

CONSTRUCTION PLANS

ROAD and STORM DRAIN PLANS

MAPLE LAWN FARMS

MIDTOWN WEST DISTRICT - AREA 1

LOTS 1-9, 17-49, 52-65, 67-81, OPEN SPACE LOTS 83-88, AND COMMON OPEN AREA LOTS 89-92

- GENERAL NOTES:**
- ZONING: SITE IS BEING DEVELOPED UNDER MXD-3 REGULATIONS, PER ZDPRM, APPROVED ON 2/6/01 AND ZB-103RM APPROVED 03/20/06 AND THE COMPREHENSIVE ZONING PLAN DATED 02/02/04. UNDERLYING ZONING IS RR-DEO AND THE COMP LITE ZONING REGULATION AMENDMENTS DATED 07/20/06.
 - THE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: S-OH-1, S-O6-16, ZB-92RM, ZB-103RM, PB-383, PB-318, PB-018, PB-023, F-06-162, F-06-214, F-07-14, F-07-12, F-07-140, F-07-20, F-08-04, F-08-15, F-08-16, F-08-12, KP-09-120.
 - 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 PROJECT LIMITS. THE EXISTING CEMETERY ONCE LOCATED ON THE KESSLER PROPERTY WAS RELOCATED UNDER KP-05-12.
 - 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 AND PRIVATE ROADS, WHICH HAVE BEEN DENOTED ON THE PLAN.
 - SITE ANALYSIS

GROSS SITE AREA FOR PHASES 1 THROUGH 6C	360.24 ACRES ±
AREA OF THIS PLAN SUBMISSION	30.22 ACRES ±
DISTURBED AREA	5.0 ACRES ±
AREA OF OPEN SPACE	18.58 ACRES ±
AREA OF 100 YEAR FLOODPLAIN	4.70 ACRES ±
AREA OF ROADWAY (PUBLIC)	4.11 ACRES ±
AREA OF ROADWAY (PRIVATE)	11.55 ACRES ±
AREA OF RESIDENTIAL LOTS	0.0 ACRES ±
AREA OF OR LOTS/PARCELS	11.55 ACRES ±
AREA OF SFD LOTS	11.55 ACRES ±
TOTAL UNITS (PER S-06-16 ALLOCATION)	160 UNITS
TOTAL NUMBER OF LOTS / PARCELS (THIS PLAN SUBMISSION)	81 LOTS
NO. OF OR LOTS/PARCELS	0 LOTS
NO. OF SFD LOTS	0 LOTS
NO. OF NON-BUILDABLE PARCELS	0 PARCELS
NO. NON-BUILDABLE PARCELS	0 PARCELS
 - OPEN SPACE REQUIREMENTS

MINIMUM OPEN SPACE REQUIREMENT FOR PROJECT IS 33%.	
TOTAL OPEN SPACE REQUIRED FOR THIS PLAN SUBMISSION	10.58 ACRES ±
TOTAL OPEN SPACE PROVIDED	18.58 ACRES ±
RECREATIONAL OPEN SPACE REQUIRED FOR THIS PLAN SUBMISSION	1.80 ACRES ±
RECREATIONAL OPEN SPACE PROVIDED	1.24 ACRES ±

(SEE CHART-SHEET 2)

- EXCESS OPEN SPACE FROM THIS PHASE WILL BE USED TO FULFILL THE MINIMUM OPEN SPACE REQUIREMENTS FOR FUTURE PHASES.
- THE 160 UNITS WILL BE BROUGHT INTO THE PROJECT AS FOLLOWS:
 - 12 FROM THE HILLSIDE DISTRICT (P II-027)
 - 51 FROM THE WESTSIDE DISTRICT (P II-028)
 - 81 FROM THE MIDTOWN WEST DISTRICT (P II-002)
- SOILS DATA WAS TAKEN FROM THE SOIL SURVEY OF HOWARD COUNTY, MARYLAND ISSUED JULY 1968.
- CONTOURS SHOWN WERE TAKEN FROM AERIAL TOPOGRAPHY PREPARED DURING MARCH 1941 BY SDI AND THEN UPDATED BY GRADED CHECKS BY GUTSCHICK, LITTLE & WEBER, P. A. AND BASED ON F-04-42. BOUNDARY INFORMATION SHOWN IS BASED UPON A FIELD SURVEY PREPARED BY GUTSCHICK, LITTLE, AND WEBER, P.A. ON OR ABOUT JUNE, 2001.
- WETLAND DELINEATION WAS DETERMINED BY EXPLORATION RESEARCH, INC. AND APPROVED BY THE CORPS OF ENGINEERS UNDER JD 63701-9 ON 03/16/06. NOTICE OF INTENT TO ISSUE A PERMIT IS COVERED BY MDE TRACKING #01-NF-0344/20065421.
- 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. THIS PRELIMINARY PLAN TAKES THE FLOODPLAIN FROM THE LIMITS SHOWN IN THE EARLIER STUDY AND CONTINUES IT UPSTREAM TO THE LIMIT OF THE PROPERTY.
- HORIZONTAL AND VERTICAL DATUM IS BASED ON HOWARD COUNTY STATION 46BC AND 46BD.
- EXISTING UTILITIES WERE TAKEN FROM AVAILABLE HOWARD COUNTY RECORDS.
- PUBLIC WATER AND SEWER TO BE UTILIZED.

EXISTING WATER CONTRACT NUMBER	24-4175-D
EXISTING SEWER CONTRACT NUMBER	24-4175-D, 20-3506
- TRAFFIC STUDY WAS PREPARED AND SUBMITTED AS PART OF S-06-16, WHICH WAS SIGNED BY THE PLANNING BOARD ON 02/10/07.
- PERENNIAL STREAM BUFFERS ARE DETERMINED BY LAND USE ADJOINING THE OPEN SPACE (IE EMPLOYMENT = 50' BUFFER, RESIDENTIAL = 25' BUFFER). ALL USES ADJOINING AN INTERMITTENT STREAM = 50' BUFFER.
- STORMWATER MANAGEMENT, BOTH QUALITY AND QUANTITY, FOR THE DEVELOPMENT PROPOSED BY THESE PLANS WILL BE SATISFIED BY AN EXISTING REGIONAL FACILITY CONSTRUCTED UNDER F-03-40 AND THE FACILITY ON OPEN SPACE LOT 81 AND LOTS 82 WITH EXTENDED DETENTION AND WILL BE PUBLICLY OWNED AND JOINTLY MAINTAINED. THE RECHARGE REQUIREMENTS FOR THIS DEVELOPMENT WILL BE PROVIDED IN A PRIVATELY OWNED AND MAINTAINED FACILITY ON OPEN SPACE LOT 85. THE RECHARGE FACILITY WILL BE AN INFILTRATION TRENCH AND WILL BE PRIVATELY OWNED AND JOINTLY MAINTAINED BY THE MAPLE LAWN FARM HOA AND HOWARD COUNTY. A MICRO BIO-RETENTION FACILITY IS BEING PROVIDED ON OPEN SPACE LOT 86 TO TREAT THE RUNOFF FROM LOTS 66 THRU 74 THAT DOES NOT DRAIN TO THE POND. THIS FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE MAPLE LAWN FARM HOA.
- THE RESIDENTIAL LOTS, PARCELS AND EMPLOYMENT USE STRUCTURES DEVELOPED OR PROPOSED ON THE ORIGINAL 307 ACRE TRACT FOR MAPLE LAWN FARMS ARE GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS DEVELOPED UNDER S-OH-1, PB CASE 353 AND ZB CASE NO. 495M. HOWEVER, THE PROPOSED RESIDENTIAL AND EMPLOYMENT USES THAT ARE TO BE DEVELOPED UNDER THE AMENDED CASE S-06-16 AND ZB CASE NO. 1029M FOR THE FORMER PESSER, AND OLIVER PROPERTIES ARE SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS PER COUNCIL BILL NO. 15-2008.
- 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 MULTIFAMILY RESIDENTIAL USES, AND ALL EMPLOYMENT AND OPEN SPACE USE DEVELOPMENT FOR THE SUBJECT MAPLE LAWN FARMS PROJECT. ALL OF THE IMPROVEMENTS THAT WERE NECESSARY FOR THE MAPLE LAWN FARMS PROJECT TO BE IN COMPLIANCE WITH THE FINDINGS TEST EVALUATION RESTRICTIONS 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 KP-02-54, KP-03-02, AND KP-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-92RM & ZB-103RM AND THE DECISION AND ORDER FOR PB CASE NO. 353 (COMPREHENSIVE SKETCH PLAN S-OH-1) AND NO. 378 (COMPREHENSIVE SKETCH PLAN S-06-16) AND THE DPZ AFFO RE-PHASING LETTER DATED JULY 8, 2008.
- DEVELOPMENT FOR THIS PHASE WILL BE DONE IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED WITH S-OH-1, 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 ZB92RM.
- A NOISE STUDY WAS PREPARED BY HILDMAN & ASSOCIATES FOR S-OH-1, (APPROVED BY PLANNING BOARD ON AUGUST 8, 2001), AND UPDATED BY NIELSON 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-OH-1, AND S-06-16.

GENERAL NOTES (cont):

- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 161202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS PHASE OF THE PROJECT WILL BE PROVIDED UNDER F-12-24 AND UNDER FUTURE PHASING.
- THE 10' TREE CONFLICT EASEMENT SHOWN ON THESE PLANS GRANTS PERGO THE RIGHT TO ENTER THE EASEMENT FOR THE PURPOSE OF CUTTING DOWN TRIMMING, REMOVING AND/OR KEEPING OUT ALL TREES WHICH MAY INTERFERE WITH ANY TOWERS, POLES, STRUCTURES, WIRES, CABLES, CONDUITS OR OTHER IMPROVEMENTS WITHIN THE PERGO ROW, AS PER UBER 2505 FLO10 53.
- 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-103RM.
- 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 5' OF A DRAIN INLET STRUCTURE WITHIN 5' OF AN OPEN SPACE ACCESS DRIVE, 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.
- ALL BUFFERING AND OTHER LANDSCAPING REQUIREMENTS/FEATURES NOT SHOWN ON THIS FINAL PLAN OR F-12-24 WILL BE SHOWN AT SITE DEVELOPMENT PLAN STAGE AND WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE SKETCH PLAN.
- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES 1 AND II. IT WAS DETERMINED THAT THIS PROJECT MET THE CRITERIA OUTLINED IN THE MDE STORMWATER MANAGEMENT GUIDANCE FOR IMPLEMENTATION FOR ACCEPTANCE OF THE 2000 DESIGN CRITERIA AND THROUGH THE ADMINISTRATIVE ADJUSTMENT PROCESS, WAS GRANTED A WAIVER. THIS PLAN RECEIVED COMPREHENSIVE SKETCH PLAN APPROVAL (S-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, 2011.

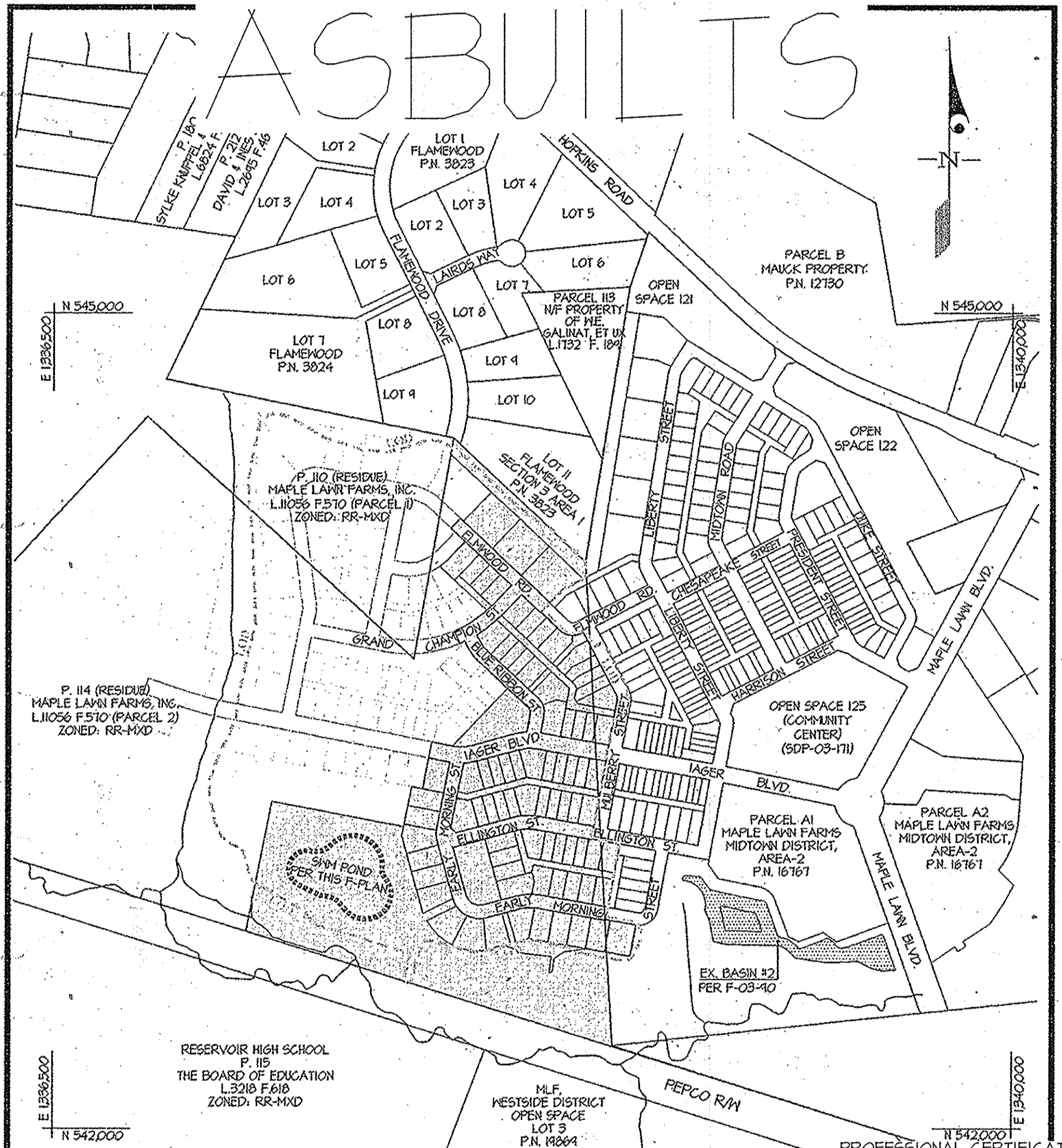
KP-02-11
ON MAY 2, 2001, KP-02-11 WAS GRANTED FOR THE FOLLOWING:
• ADDITIONAL POINTS OF ACCESS ALLOWED ONTO SANNER ROAD OTHER THAN THOSE PERMITTED BY 1610PDM, SUBJECT TO FURTHER ANALYSIS AND APPROVALS AT LATER PLAN STAGES.
• RESIDENTIAL LOTS ARE ALLOWED TO FRONT ON NEIGHBORHOOD PARKS INSTEAD BEING LIMITED FRONTAGE ON PUBLIC ROWS AS IN 161202(G)(2), SUBJECT TO ADEQUATE PRIVATE ALLEY ACCESS.

KP-02-54
ON APRIL 2, 2002, KP-02-54 WAS GRANTED, ALLOWING THE FOLLOWING:
• DEVELOPMENT WITHIN A 100' WIDE FLOODPLAIN.
• GRADING AND REMOVAL OF VEGETATIVE COVER WITHIN A 25' WETLAND BUFFER AND A 50' STREAM BUFFER.
• THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
• THE WAIVER PETITION APPROVAL PERTAINS TO THE LIMITS OF DISTURBANCE TO THE WETLANDS, STREAM CHANNEL, AND FLOODPLAIN AREAS IDENTIFIED WITHIN THE PROPOSED EMPLOYMENT DISTRICT LOCATED IN THE SOUTHWEST PORTION OF PARCELS C-2.
• MDE WATERWAY CONSTRUCTION APPROVAL IS REQUIRED PRIOR TO ROAD PLAN APPROVAL.
• ALL GRADING, CLEARING AND FILLING DISTURBANCES WITHIN THE 100' YEAR FLOODPLAIN, WETLANDS, STREAM CHANNEL AND THEIR REQUIRED BUFFERS ARE SUBJECT TO OBTAINING ALL NECESSARY WATER QUALITY CERTIFICATES AND PERMITS FROM THE MARYLAND DEPARTMENTS OF THE ENVIRONMENT NATURAL RESOURCES AND THE U.S. ARMY CORPS OF ENGINEERS, AND PRIOR TO COMMENCEMENT OF ANY GRADING DISTURBANCES. REFERENCE THE APPROVED PERMITS, CERTIFICATES OR TRACKING NUMBERS ON ALL FUTURE PLAN AND PERMIT SUBMITTALS.
• THE PHASE I STREAM CHANNEL MITIGATION AND RESTORATION PLAN SHALL BE IMPLEMENTED FOR THIS PROJECT AS PROPOSED AND SHOWN ON THE PETITIONER'S WAIVER PETITION PLAN EXHIBIT "E".

KP-03-02
ON OCT. 11, 2002, KP-03-02 WAS GRANTED TO ALLOW:
• GRADING WITHIN THE 75' STREAM BUFFER AND FLOODPLAIN AS SHOWN ON THE REVERSED GRADING EXHIBIT SUBMITTED WITH 02 WAIVER FROM SECTION 1616 (A)(2)(I) AND SECTION 1615 (I)(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 1614 (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.

KP-03-120
ON JULY 24, 2003, KP-03-120 WAS GRANTED FOR THE FOLLOWING:
• INSTALLATION OF A TEMPORARY STREAM CROSSING FOR THE PURPOSE OF EARTH MOVING OPERATIONS.

KP-05-02
ON AUGUST 20, 2004, KP-05-02 WAS GRANTED, ALLOWING THE FOLLOWING:
• DEVELOPMENT OR SUBDIVISION IN A CEMETERY (WAIVER FROM SECTION 161504).
• REMOVAL OF HUMAN REMAINS FROM A CEMETERY PRIOR TO DEVELOPMENT (WAIVER FROM SECTION 161306).



LOCATION PLAN
SCALE: 1" = 400'

SHEET INDEX

- 1 - COVER SHEET
- 2 - OVERALL PROJECT CRITERIA AND INFORMATION
- 3 - ROAD CONSTRUCTION PLAN - ELMHURD ROAD
- 4 - ROAD CONSTRUCTION PLAN - BLUE RIBBON STREET and GRAND CHAMPION STREET
- 5 - ROAD CONSTRUCTION PLAN - LASER BOULEVARD
- 6 - ROAD CONSTRUCTION PLAN - EARLY MORNING STREET
- 7 - ROAD CONSTRUCTION PLAN - ELLINGTON STREET
- 8 - ROAD DETAILS
- 9 - SIGNING, STREET TREE and LIGHTING
- 10 - STORM DRAIN INFORMATION PLAN
- 11 - STORM DRAIN DRAINAGE AREA MAP
- 12 - STORM DRAIN PROFILES
- 13 - STORM DRAIN PROFILES
- 14 - STORM DRAIN PROFILES
- 15 - LAND USE PLAN
- 16 - LANDSCAPE PLAN / NOTES & DETAILS
- 17 - LANDSCAPE PLAN / NOTES & DETAILS
- 18 - FOREST CONSERVATION PLAN
- 19 - FOREST CONSERVATION NOTES and DETAILS

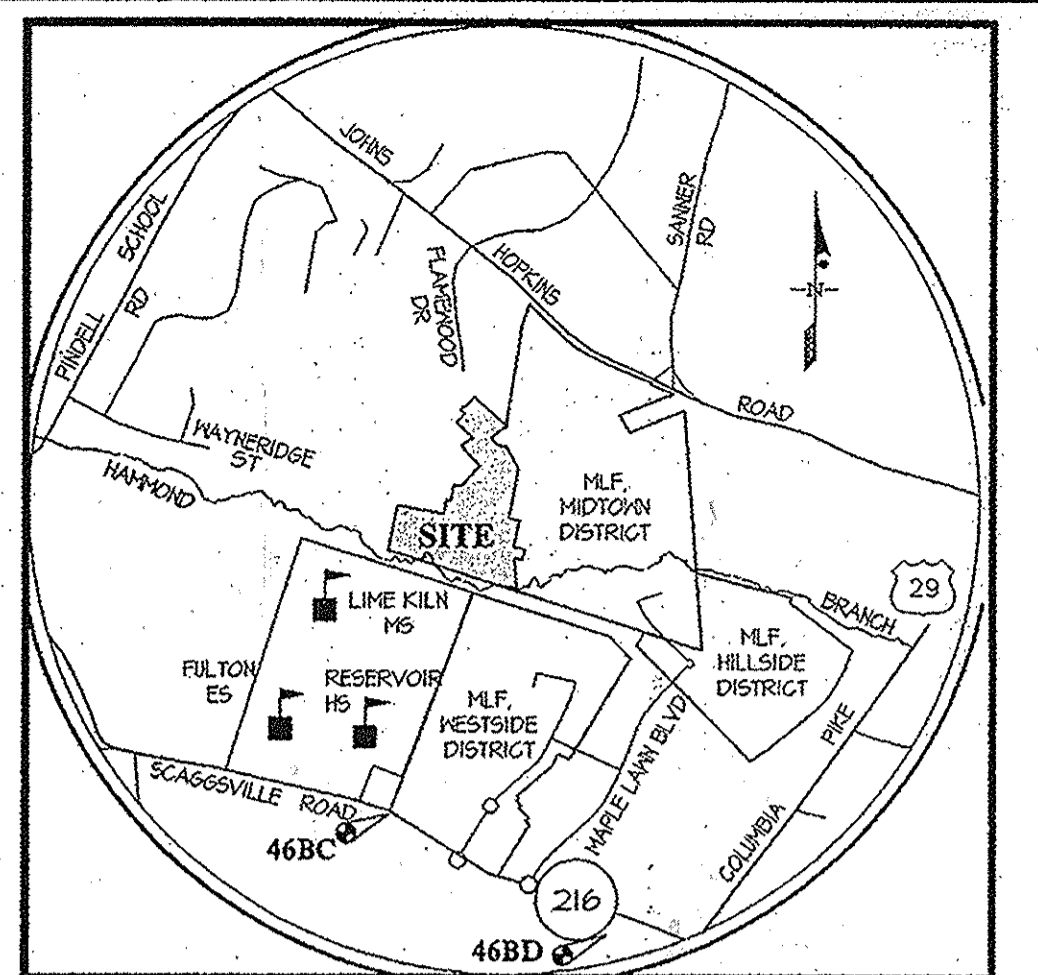
PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12475, Expiration Date: May 26, 2016.

11-19-15
Date

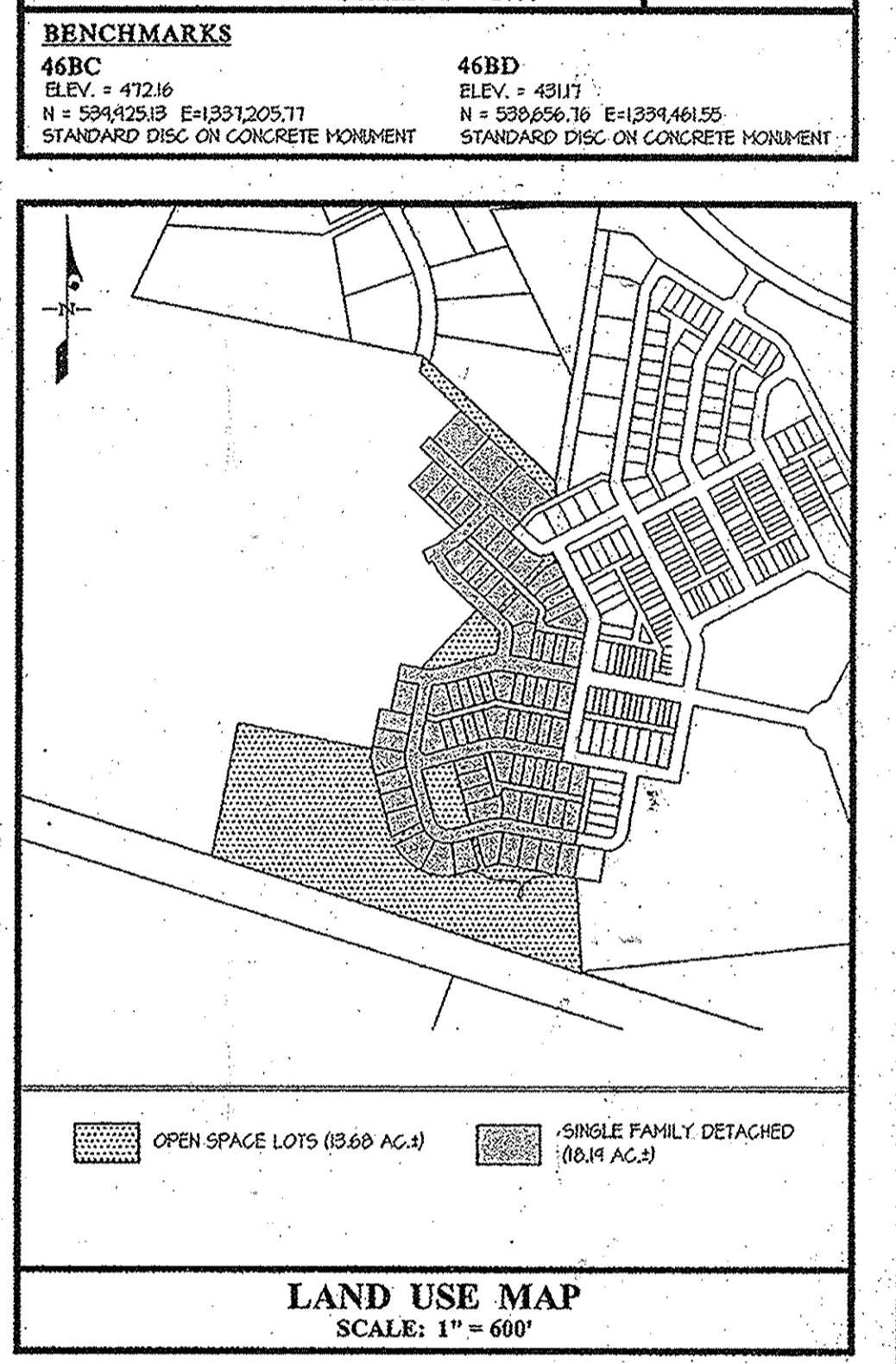
Carl K. Gutschick
Professional Engineer
Maryland Reg. No. 12475

LEGEND

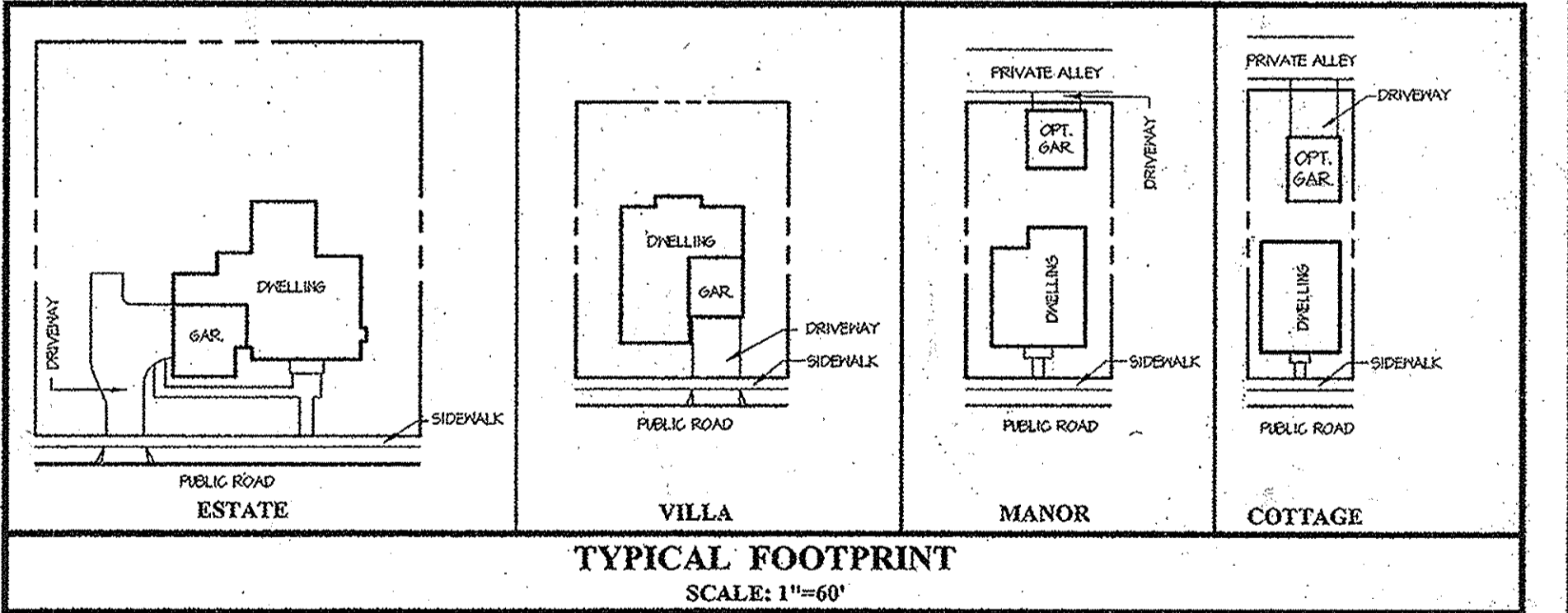
- 400 --- EXISTING CONTOUR
- 400 --- PROPOSED CONTOUR
- EXISTING TREE LINE
- EX 8" S --- EXISTING SANITARY SEWER
- EX 8" W --- EXISTING WATERLINE
- EXISTING FIRE HYDRANT
- PROPOSED STORM DRAIN
- STRUCTURE NUMBER
- CONCRETE SIDEWALK
- PROPOSED 10' CROSSWALK
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED BITUMINOUS CURB
- PROPOSED BARRICADE
- 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



VICINITY MAP
SCALE: 1" = 200'



LAND USE MAP
SCALE: 1" = 600'



TYPICAL FOOTPRINT
SCALE: 1" = 60'

THIS PLAN SET, F-12-29 (PLAT AND ROAD PLANS) AND F-12-30 (SWM AND SEDIMENT CONTROL) REPRESENT ALL OF THE WORK CALLED FOR ON P-11-02, AND ARE MEANT TO BE REVIEWED AND APPROVED TOGETHER. THE REASON FOR THE DUAL SET OF PLANS IS THE DIFFERENTIAL TIMES FOR DEDICATING THE SWM FACILITIES AND THE REST OF THE PUBLIC IMPROVEMENTS.

LOT INFORMATION

LOT TYPE	LOTS	MINIMUM LOT SIZE & WIDTH AT FRONT DRL	MINIMUM SETBACK REQUIREMENTS
COTTAGE	13-15, 18-20, 24-26, 29-32, 34-37, 40-43, 45-48, 52-55	SEE SHEET 2	SEE SHEET 2
MANOR	5-7, 9-10, 12, 16-17, 23, 28, 33, 38-39, 44, 49-51, 56-59, 62-65	SEE SHEET 2	SEE SHEET 2
VILLA	4, 8, 11, 21-22, 27, 60-61, 66-68	SEE SHEET 2	SEE SHEET 2
ESTATE	1-3	SEE SHEET 2	SEE SHEET 2

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] 2-21-12
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 3/14/12
 Chief, Division of Land Development Date

[Signature] 3/13/12
 Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3903 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
 BURTNSVILLE, MARYLAND 20866
 TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-959-2524 FAX: 301-421-4185

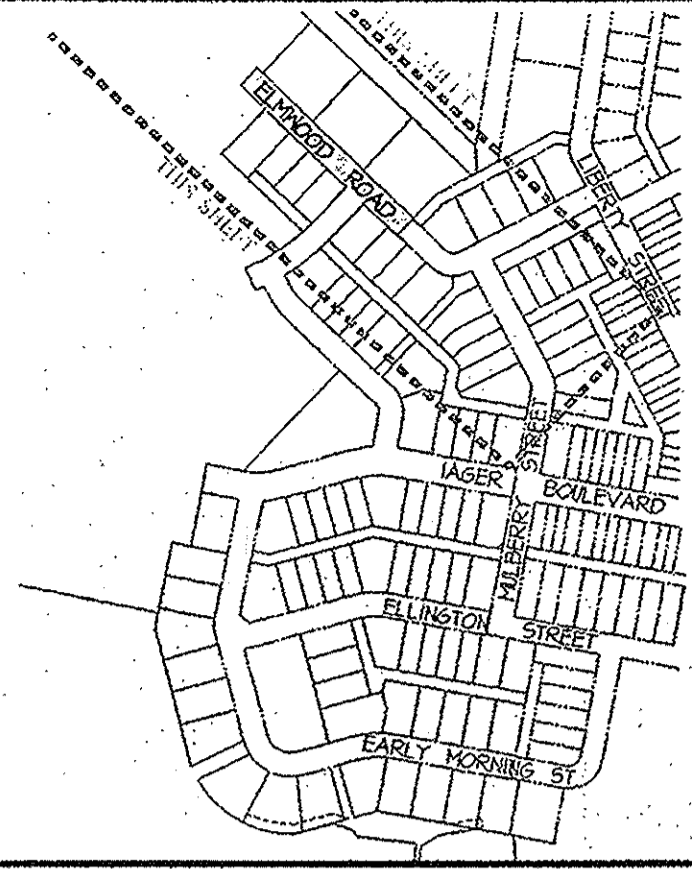
PREPARED FOR:
 G&R DEVELOPMENT, INC.
 SUITE 300 WOODMOUNT CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12475, EXPIRATION DATE: MAY 26, 2017.

2-2-12
 Date

COVER SHEET
MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT - AREA 1
 LOTS 1-9, 17-49, 52-65, 67-81, OPEN SPACE LOTS 83-88, AND COMMON OPEN AREA LOTS 89-92

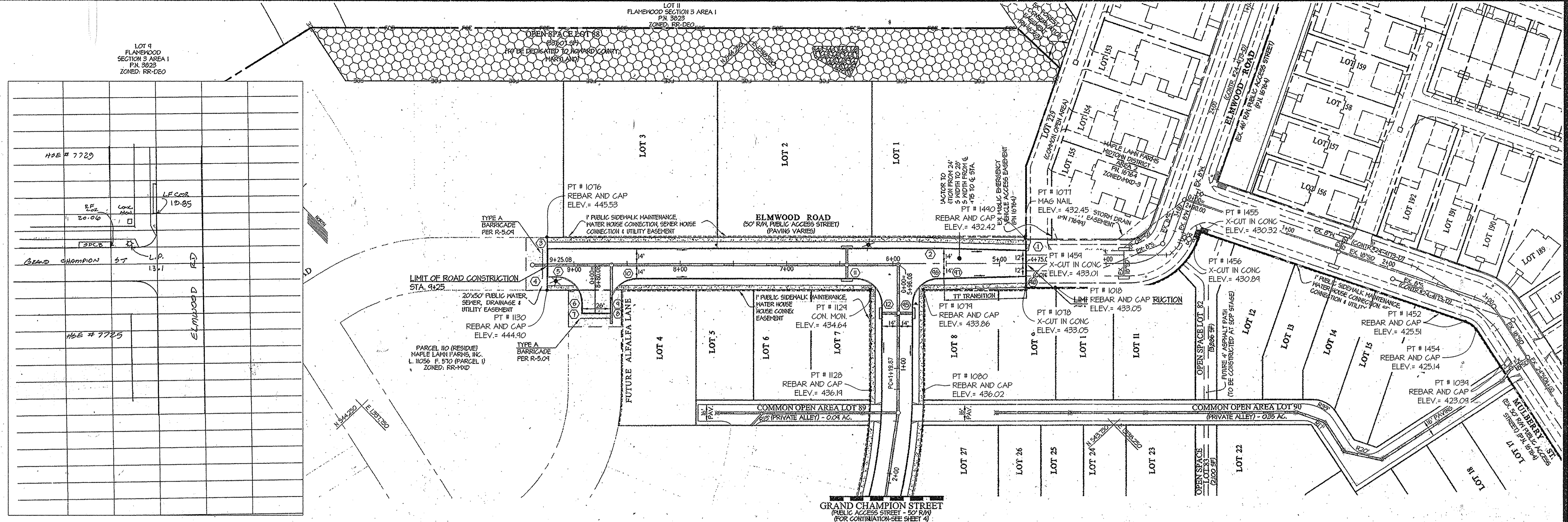
SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	09001
DATE	TAX MAP - GRID	SHEET
NOV. 2015	41-21/46-3	1 OF 19
FEB., 2012		



KEY MAP SCALE: 1" = 400'

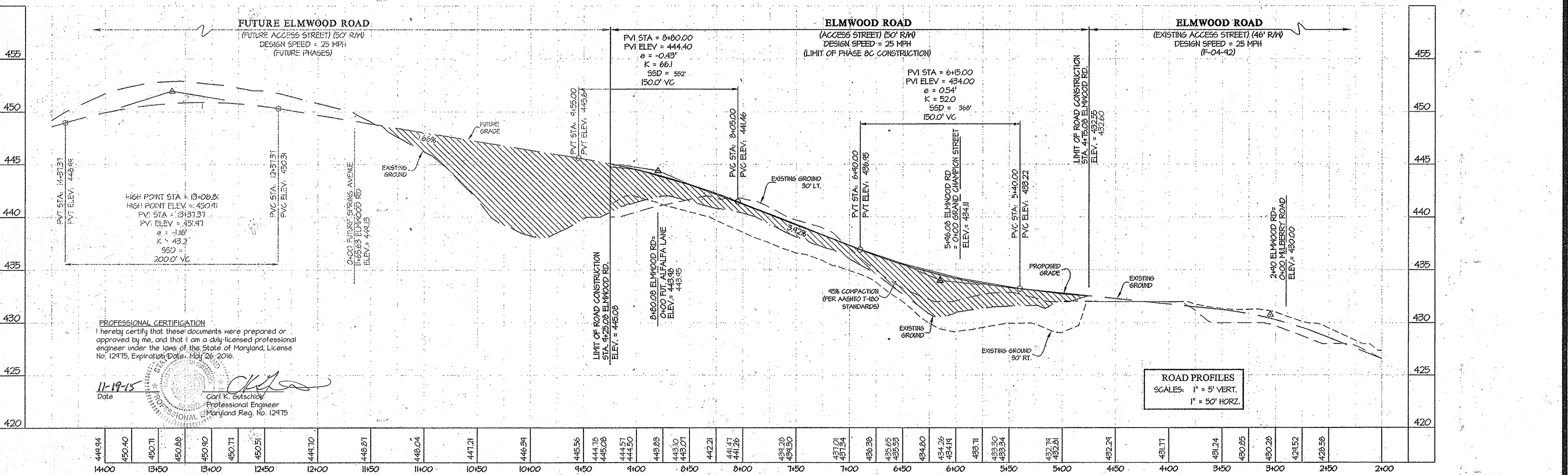
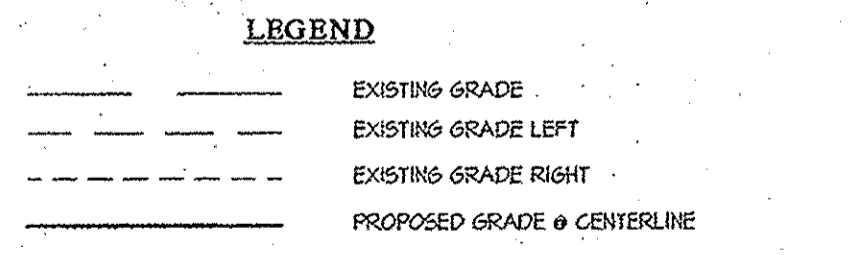
TOP OF CURB ELEVATION TABLE FOR ELMWOOD ROAD

PT. NO.	STATION	OFFSET	ELEV.	ASBUILT
1	4+79.00	12' RT.	432.72	432.33
2	5+57.01	14' RT.	433.54	433.63
3	4+24.41	14' RT.	394.74	445.18
4	4+24.41	12' LT.	394.80	445.18
5	4+11.28	12' LT.	400.24	445.12
6	0+39.00	12' LT.	443.18	
7	0+46.91	12' LT.	443.38	
8	0+46.91	14' LT.	445.32	
9	0+39.00	14' LT.	445.2	
10	8+41.00	14' LT.	442.45	443.32
11	6+39.01	14' LT.	425.25	435.48
12	6+10.00	34' LT.	434.32	434.34
13	5+82.00	34' LT.	434.32	434.32
14	5+51.00	14' LT.	433.54	433.65
15	5+52.01	14' LT.	433.53	433.31
16	4+79.00	12' LT.	432.72	432.64



CONCRETE MONUMENT #1129 ROAD CONSTRUCTION PLAN VIEW - ELMWOOD ROAD SCALE: 1" = 50'

- NOTES**
- ALL CURB RADII ARE 25' UNLESS OTHERWISE NOTED.
 - FOR TYPICAL ROAD SECTIONS SEE SHEET 8.
 - FOR STREET TREE AND STREET LIGHT INFORMATION, SEE SHEET 4.
 - FOR STORM DRAIN INFORMATION, SEE SHEET 10.
 - ALL STORM DRAIN IN COMMON OPEN AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED.
 - A PUBLIC SIDEWALK MAINTENANCE WATER HOUSE CONNECTION SEWER HOUSE CONNECTION & UTILITY EASEMENT HAS BEEN ADDED TO LOTS WITH FRONT AND/OR SIDE LOT LINES ADJACENT TO A PUBLIC RIGHT-OF-WAY.
 - ALL SIDEWALK IS 4' UNLESS OTHERWISE NOTED.
 - ALL SIDEWALKS THAT END WITH A HANDICAP RAMP MUST MEET HOWARD COUNTY STANDARD R-402 (SIDEWALK RAMP TYPE B).
 - THERE SHALL 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
 Chief, Bureau of Highways
 Date: 2-21-12

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Division of Land Development
 Date: 3/14/12
 Chief, Development Engineering Division
 Date: 5/13/12

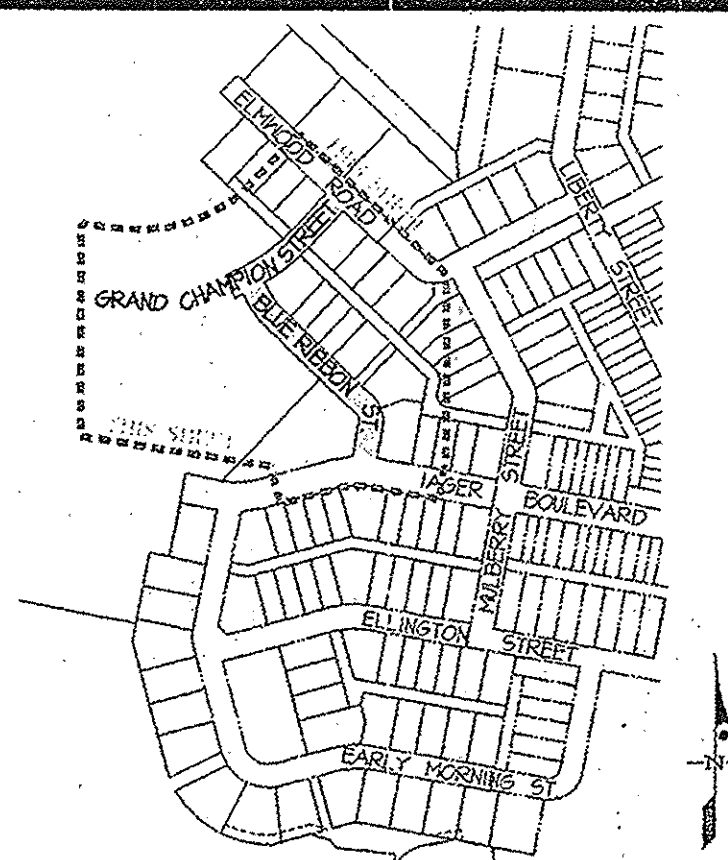
GLWGUTSCHICK LITTLE & WEBER, P.A.
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 3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN OFFICE PARK
 BURTONTOWN, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-850-1820 DC/VA: 301-988-2324 FAX: 301-421-4188

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 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12475, EXPIRATION DATE: MAY 26, 2017.
 Date: 2-2-12
 Carl K. Gutschick
 Professional Engineer
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ROAD CONSTRUCTION PLAN - ELMWOOD ROAD
MAPLE LAWN FARMS
 MIDTOWN WEST DISTRICT - AREA 1
 LOTS 1-9, 17-49, 52-65, 67-81, OPEN SPACE LOTS 83-88, AND
 COMMON OPEN AREA LOTS 89-92
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	09001
DATE	TAX MAP - GRID	SHEET
NOV., 2015 FEB., 2012	41-21/46-3	3 OF 19



KEY MAP SCALE: 1" = 400'

TOP OF CURB ELEVATION TABLE FOR GRAND CHAMPION STREET

PT. NO.	STATION	OFFSET	ELEV.	ASBUILT
(1)	0+4.00	34' RT.	435.25	435.48
(2)	0+96.00	14' RT.	434.32	434.34
(3)	1+82.87	14' RT.	435.80	435.83
(4)	3+04.87	14' RT.	434.16	434.14
(5)	3+04.91	13.96' LT.	434.17	434.14
(6)	2+48.84	13.42' LT.	434.06	430.74
(7)	2+21.00	14' LT.	431.75	431.73
(8)	1+82.87	14' LT.	435.80	435.80
(9)	0+34.00	14' LT.	434.32	434.32
(10)	0+4.00	34' LT.	433.54	433.65

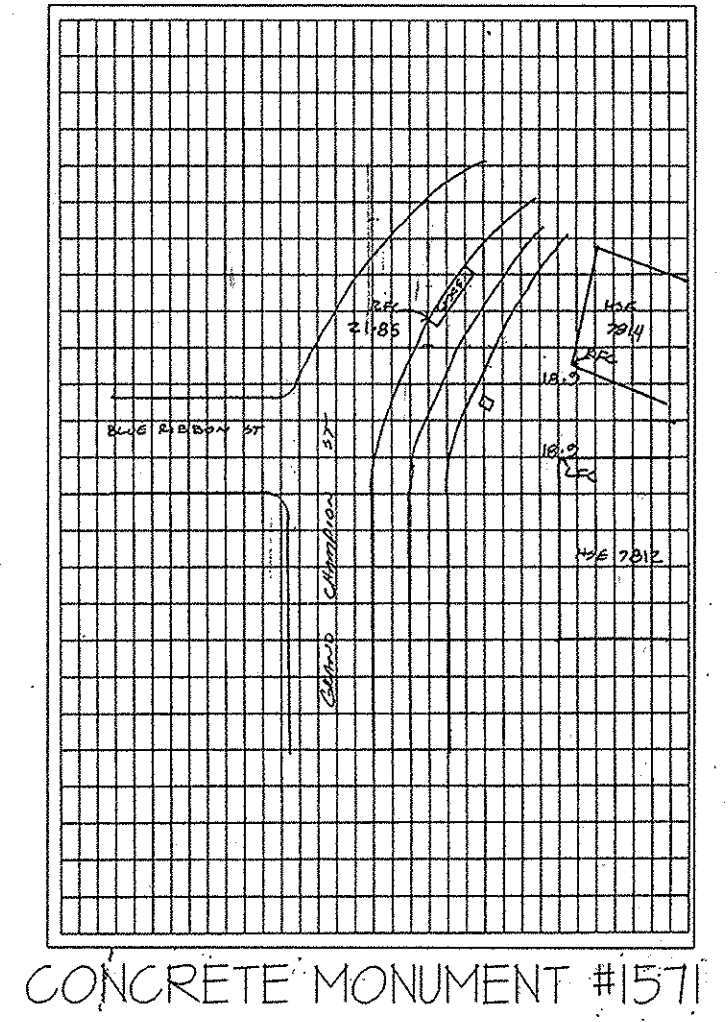
TOP OF CURB ELEVATION TABLE FOR BLUE RIBBON STREET

PT. NO.	STATION	OFFSET	ELEV.	ASBUILT
(1)	4+62.83	14' LT.	431.17	431.35
(2)	4+31.12	14' LT.	436.52	436.60
(3)	4+13.23	14' LT.	435.91	435.93
(4)	2+48.17	12' LT.	431.76	431.64
(5)	2+40.17	20' LT.	431.34	431.33
(6)	1+96.17	20' LT.	430.22	430.12
(7)	1+90.17	14' LT.	430.22	430.32
(8)	1+41.21	14' LT.	428.40	424.07
(9)	0+86.60	14' LT.	421.84	421.43
(10)	0+31.50	14' LT.	426.10	426.20
(11)	0+01.11	33.42' LT.	425.81	425.43
(12)	0+15.51	31' RT.	426.51	426.53
(13)	0+40.51	14' RT.	426.41	426.34
(14)	0+86.60	14' RT.	421.84	421.71
(15)	1+41.21	14' RT.	428.50	428.98
(16)	4+13.23	14' RT.	435.91	435.45
(17)	4+31.12	14' RT.	436.52	436.47
(18)	4+62.83	14' RT.	431.17	431.38

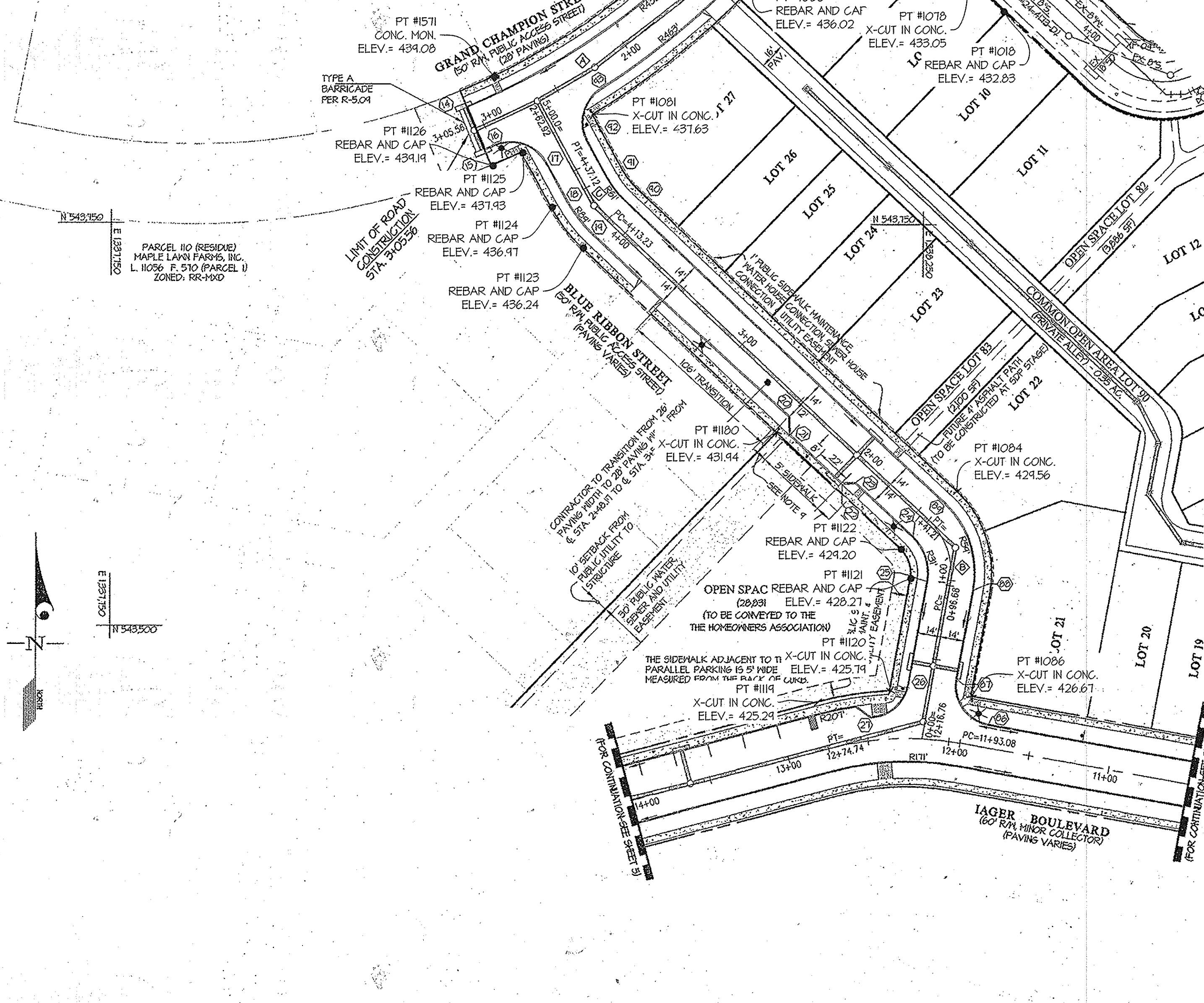
- NOTES:**
- ALL CURB RADII ARE 25' UNLESS OTHERWISE NOTED.
 - FOR TYPICAL ROAD SECTIONS SEE SHEET 8.
 - FOR STREET TREE AND STREET LIGHT INFORMATION, SEE SHEET 9.
 - FOR STORM DRAIN INFORMATION, SEE SHEET 10.
 - ALL STORM DRAIN IN COMMON OPEN AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED.
 - A PUBLIC 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.

LEGEND

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



CONCRETE MONUMENT #1571



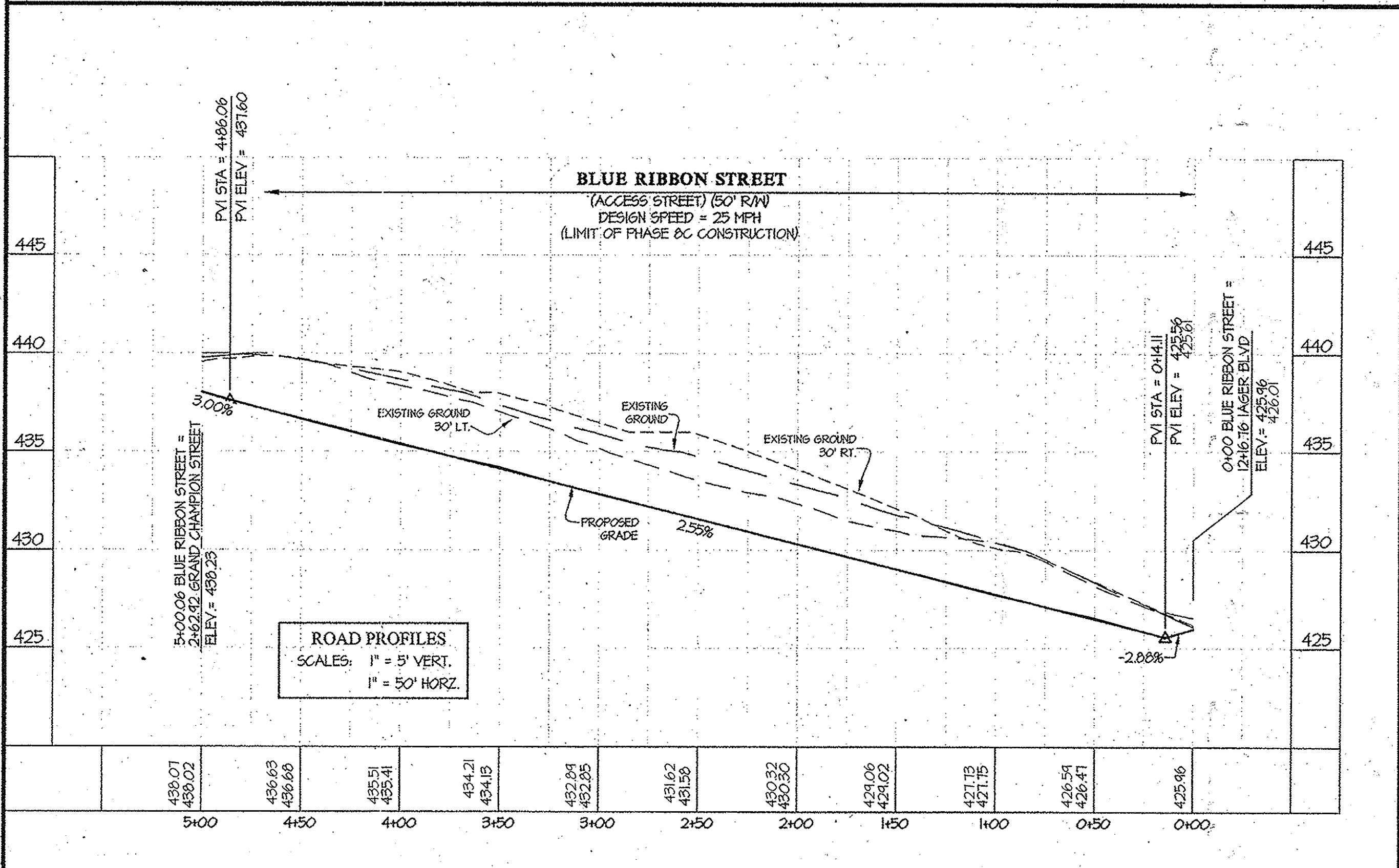
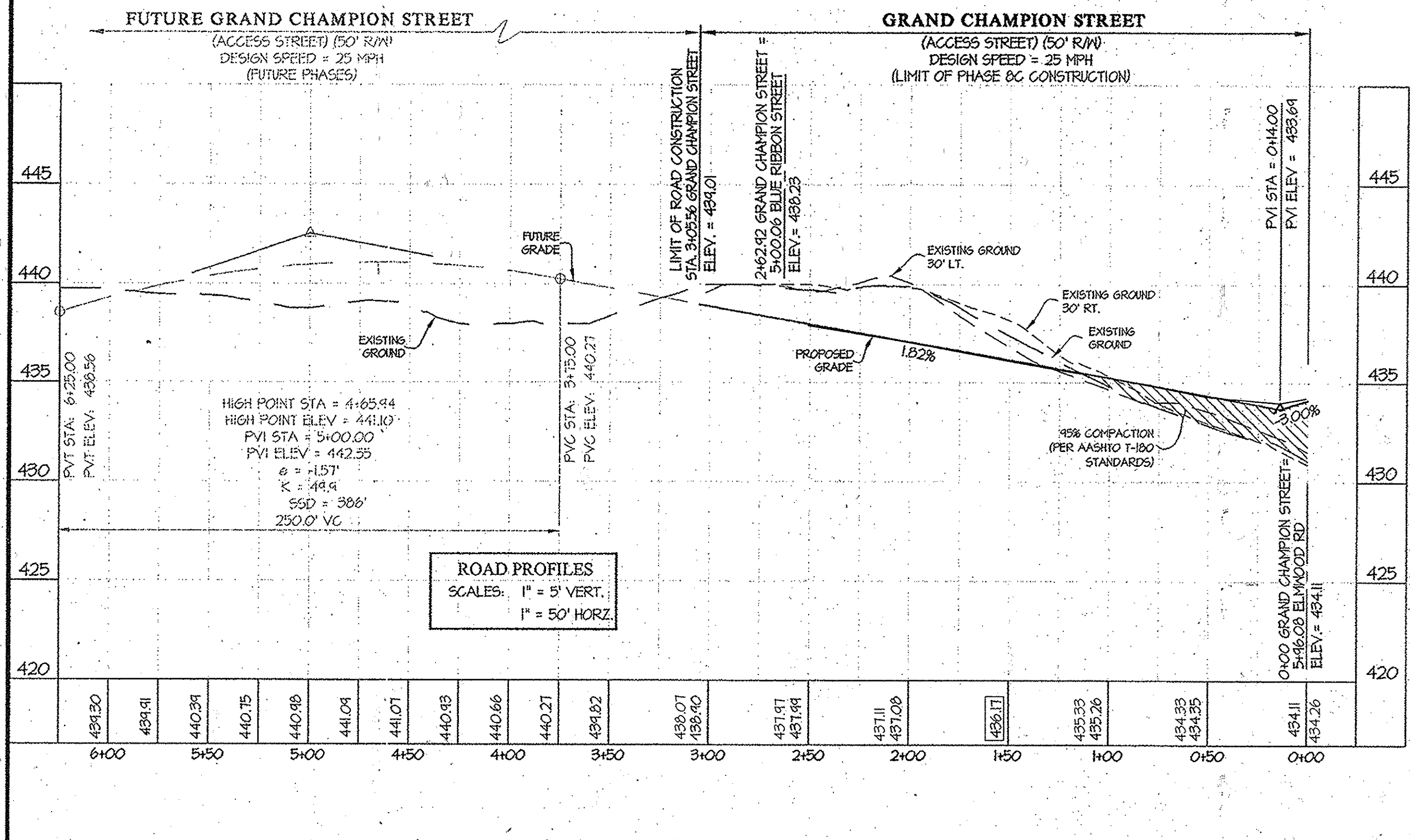
ROAD CONSTRUCTION PLAN VIEW - GRAND CHAMPION STREET and BLUE RIBBON STREET SCALE: 1" = 50'

C.L. CURVE DATA CHART - GRAND CHAMPION STREET

CURVE	PC STA.	PT STA.	RADIUS	TANGENT	ASC.	CHORD	BEARING	DELTA
(1)	1+82.87	3+05.56	444.00'	94.94'	189.64'	184.51'	N 55°19'52" E	23°41'44"

C.L. CURVE DATA CHART - BLUE RIBBON STREET

CURVE	PC STA.	PT STA.	RADIUS	TANGENT	ASC.	CHORD	BEARING	DELTA
(1)	0+86.60	1+41.21	49.00'	24.22'	44.52'	42.14'	N 10°10'07" W	156°42'02"
(2)	4+13.23	4+31.12	75.00'	12.02'	23.90'	23.74'	S 31°24'22" E	10°15'16"



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Wade Z. Calverly 2-21-12
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
W. J. ... 3/14/12
 Chief, Division of Land Development Date
... 3/12/12
 Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3809 NATIONAL DRIVE - SUITE 250 - BURTONTOWN OFFICE PARK
 BURTONTOWN, MARYLAND 20886
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-589-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:
 G&R DEVELOPMENT, INC.
 SUITE 300 WOODHOLME CENTER
 1829 REGISTERTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

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



ROAD CONSTRUCTION PLAN - GRAND CHAMPION STREET and BLUE RIBBON STREET
MAPLE LAWN FARMS
 MIDTOWN WEST DISTRICT - AREA 1
 LOTS 19, 17-49, 52-65, 67-81, OPEN SPACE LOTS 83-88, AND COMMON OPEN AREA LOTS 89-92

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	09001
DATE NOV, 2015	TAX MAP - GRD.	SHEET
FEB, 2012	41-21/46-3	4 OF 19

PROFESSIONAL CERTIFICATION
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12475, Expiration Date, MAY 26, 2016.
 11-19-15
 Date
Mark Bennett
 Professional Engineer
 Maryland Reg. No. 12475

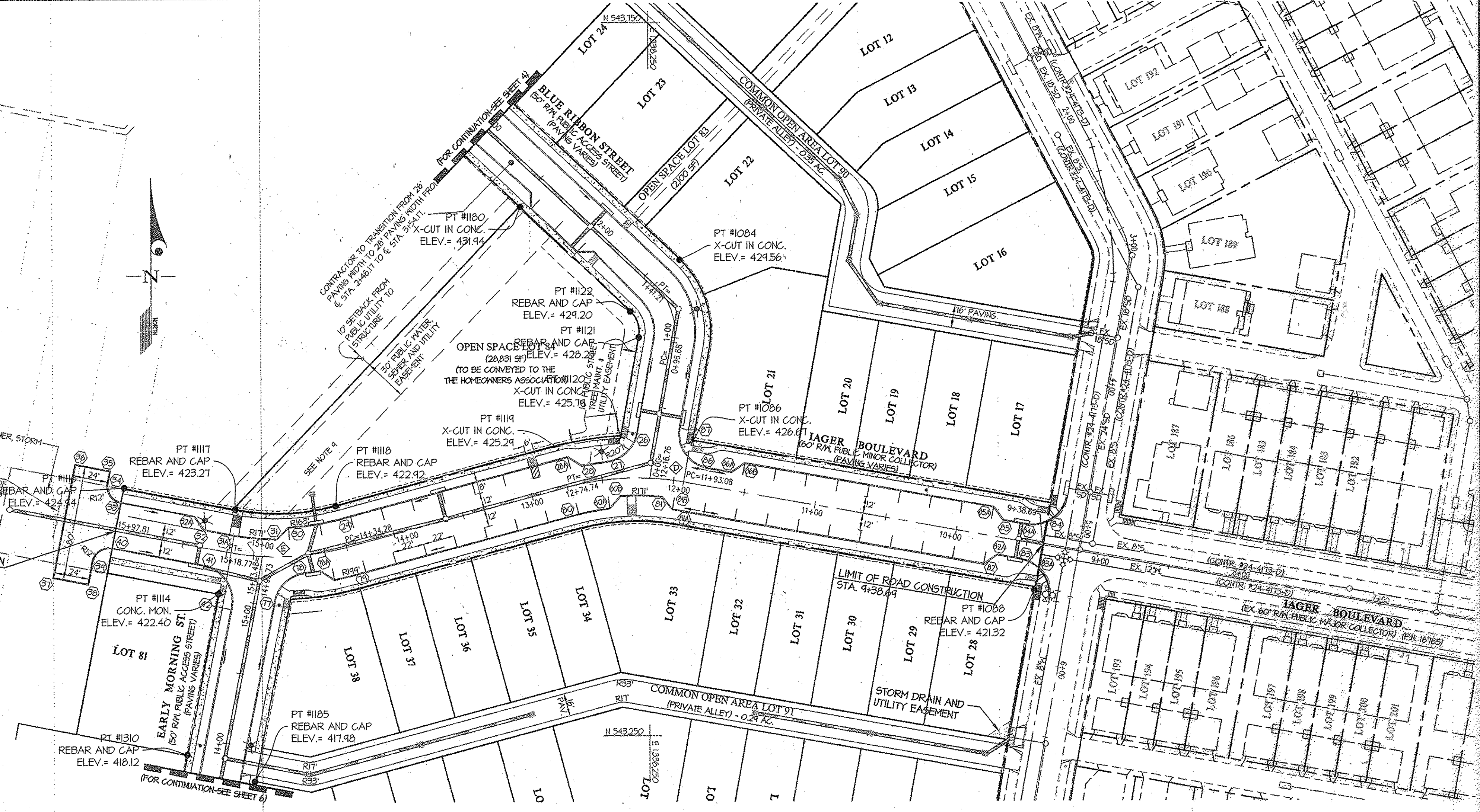
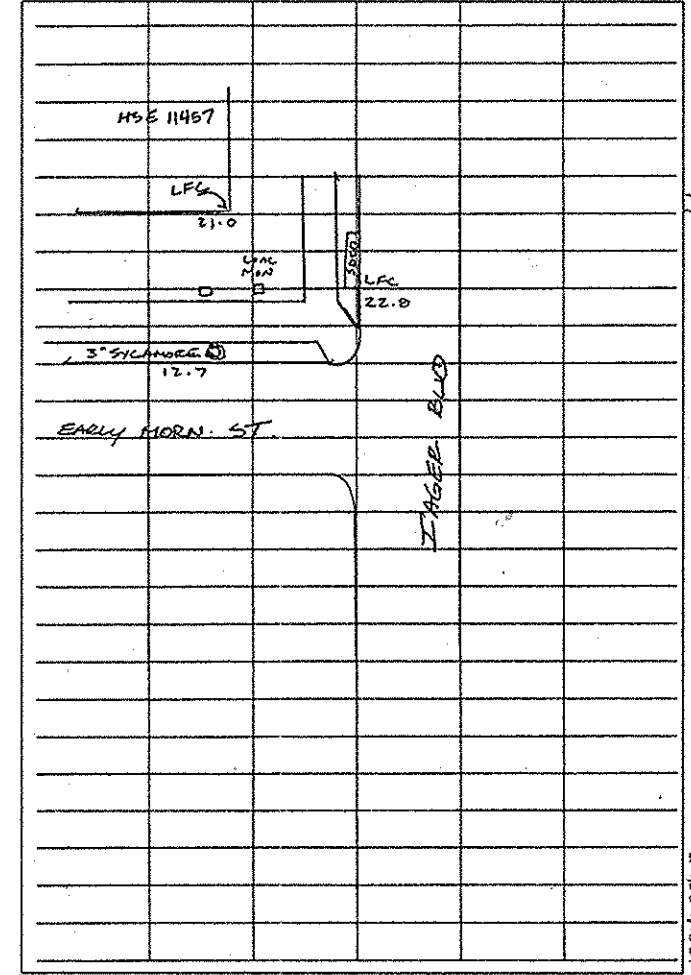
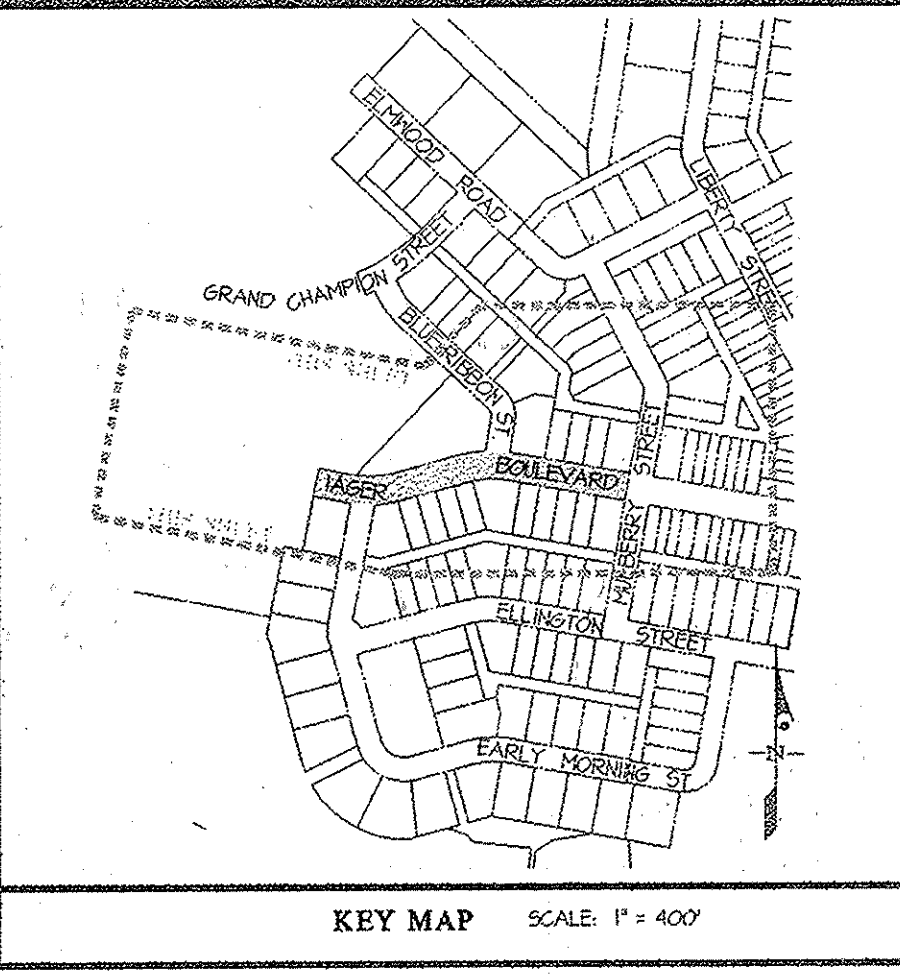
ASBUILTS

ASBUILT SHEET 3 OF 10

ASBUILTS F-12-29

TOP OF CURB ELEVATION TABLE FOR IAGER BOULEVARD

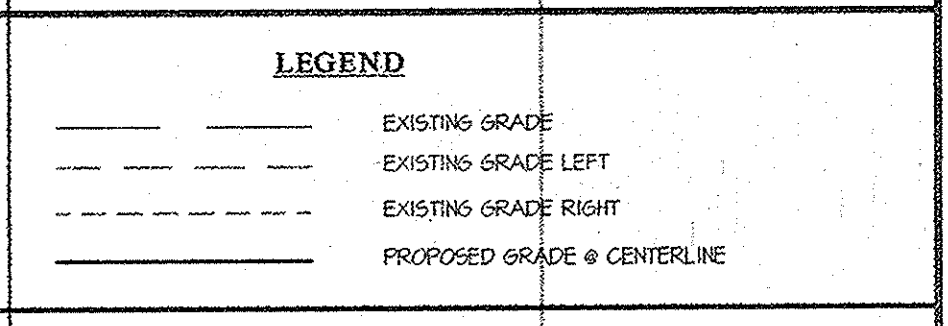
PT. NO.	STATION	OFFSET	ELEV.	ASBULT
26	12+25.42	31.28' RT.	425.91	426.26
27	12+45.88	12' RT.	425.60	426.00
28	12+62.01	12' RT.	425.63	425.64
29	12+64.58	20' RT.	425.21	425.21
30	14+34.26	20' RT.	422.34	422.45
31	14+14.35	20' RT.	422.31	422.32
32	14+88.32	12' RT.	422.60	422.65
33	15+81.71	12' RT.	422.41	423.08
34	15+31.82	12' RT.	423.30	423.26
35	15+49.82	20' RT.	423.22	423.54
36	15+41.81	20' RT.	424.58	
37	16+04.81	32' RT.	424.52	
38	16+04.81	40' RT.	424.32	
39	16+33.81	40' RT.	424.48	
40	16+33.81	40' LT.	424.48	
41	16+04.81	40' LT.	424.32	
42	16+04.81	24' LT.	424.76	
43	15+41.81	12' LT.	424.82	424.81
44	15+32.81	12' LT.	423.20	423.16
45	15+04.64	31.21' LT.	422.06	421.54
46	14+05.24	31.15' LT.	422.01	421.40
47	14+64.70	12' LT.	422.52	422.25
48	14+54.10	12' LT.	422.52	422.23
49	14+41.10	20' LT.	422.24	422.31
50	14+34.26	20' LT.	422.34	
51	12+74.14	20' LT.	425.11	425.18
52	12+47.02	20' LT.	425.62	425.64
53	12+38.00	12' LT.	425.48	425.44
54	12+06.66	12' LT.	426.21	426.22
55	11+47.64	20' LT.	426.08	426.45
56	11+38.00	20' LT.	426.04	
57	4+71.14	20' LT.	423.33	423.52
58	4+64.14	12' LT.	423.35	423.34
59	4+52.64	12' LT.	422.88	422.81
60	4+38.64	16.24' LT.	422.30	422.11
61	4+38.64	16.24' RT.	422.30	422.22
62	4+52.64	12' RT.	422.88	422.81
63	4+64.14	12' RT.	423.35	423.24
64	4+71.14	20' RT.	423.33	423.34
65	11+71.64	12' RT.	426.31	426.53
66	11+64.14	12' RT.	426.36	426.34
67	11+53.14	20' RT.	426.10	426.21
68	12+01.04	31.21' RT.	425.51	426.36



CL. CURVE DATA CHART - IAGER BOULEVARD

CURVE	PC STA.	PT STA.	RADIUS (TANGENT)	ARC (CHORD)	BEARING	DELTA
1	11+32.00	12+74.14	125.00'	41.50'	80.84°	80.84°
2	14+34.26	15+81.71	125.00'	43.00'	164.41°	83.36°

- NOTES:
- ALL CURB RADII ARE 25' UNLESS OTHERWISE NOTED.
 - FOR TYPICAL ROAD SECTIONS SEE SHEET 8.
 - FOR STREET TREE AND STREET LIGHT INFORMATION, SEE SHEET 4.
 - FOR STORM DRAIN INFORMATION, SEE SHEET 10.
 - ALL STORM DRAIN IN COMMON OPEN AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED.
 - A PUBLIC SIDEWALK MAINTENANCE, WATER HOUSE CONNECTION, SEWER HOUSE CONNECTION & UTILITY EASEMENT HAS BEEN ADDED TO LOTS WITH FRONT AND/OR SIDE LOT LINES ADJACENT TO A PUBLIC RIGHT-OF-WAY.
 - 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 B1.

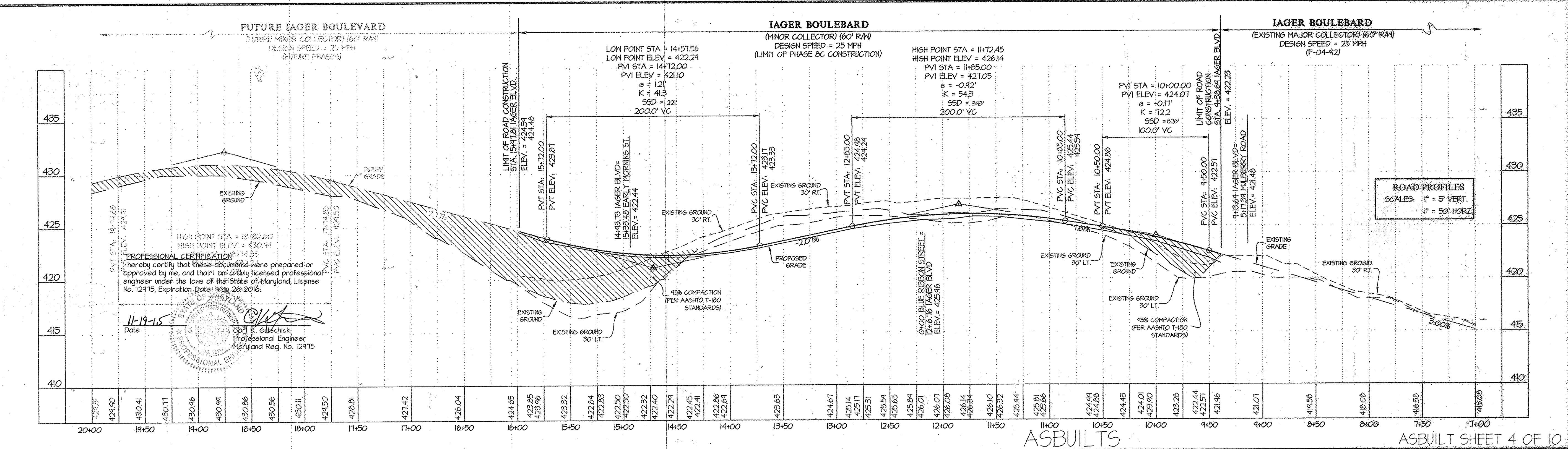


APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Chief, Bureau of Highways _____ Date _____

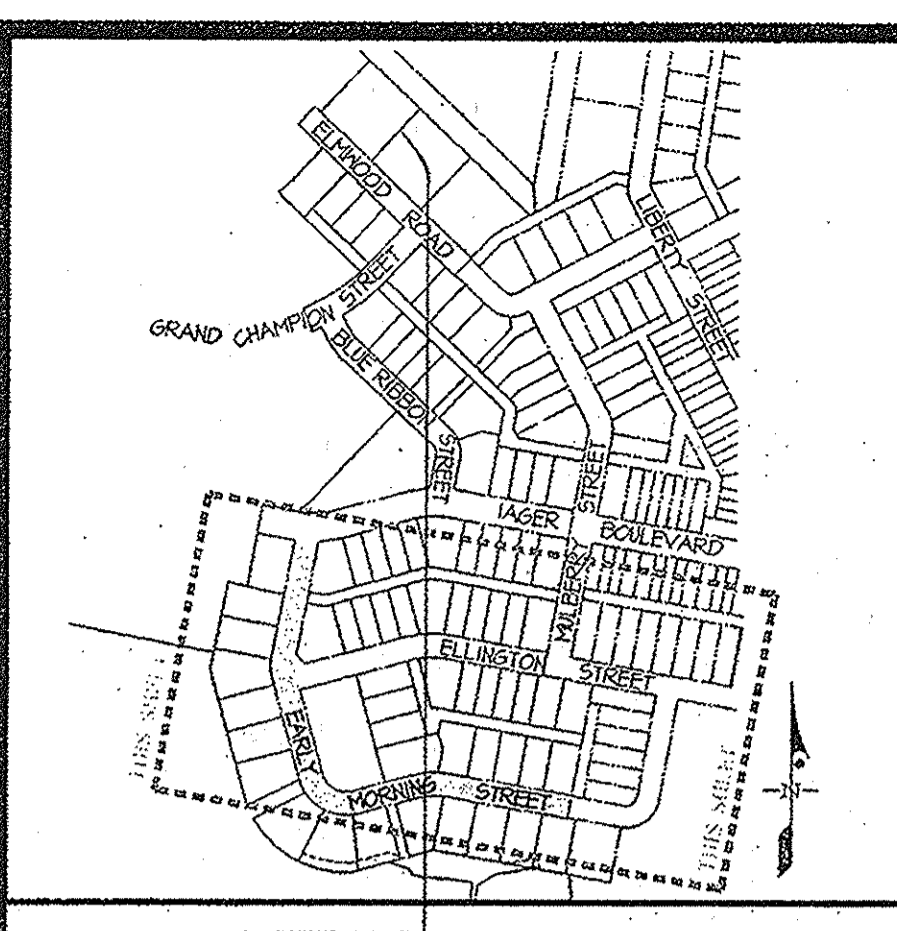
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Division of Land Development _____ Date _____

Chief, Development Engineering Division _____ Date _____

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3809 NATIONAL DRIVE - SUITE 250 - BURTONTOWNE OFFICE PARK
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 TEL: 301-421-4024 FAX: 410-881-1820 DC/VA: 301-889-2524 FAX: 301-421-4188



STATION	ELEVATION	STATION	ELEVATION	STATION	ELEVATION
20+00	426.23	14+00	422.00	8+00	418.00
21+00	424.80	15+00	423.50	9+00	419.50
22+00	430.41	16+00	425.00	10+00	421.00
23+00	430.11	17+00	426.50	11+00	422.50
24+00	430.06	18+00	428.00	12+00	424.00
25+00	430.48	19+00	429.50	13+00	425.50
26+00	430.86	20+00	431.00	14+00	427.00
27+00	430.56	21+00	432.50	15+00	428.50
28+00	430.11	22+00	434.00	16+00	430.00
29+00	429.50	23+00	435.50	17+00	431.50
30+00	428.81	24+00	437.00	18+00	433.00
31+00	428.04	25+00	438.50	19+00	434.50
32+00	427.14	26+00	440.00	20+00	436.00
33+00	426.04	27+00	441.50	21+00	437.50
34+00	424.65	28+00	443.00	22+00	439.00
35+00	423.05	29+00	444.50	23+00	440.50
36+00	421.26	30+00	446.00	24+00	442.00
37+00	419.28	31+00	447.50	25+00	443.50
38+00	417.00	32+00	449.00	26+00	445.00
39+00	414.45	33+00	450.50	27+00	446.50
40+00	411.66	34+00	452.00	28+00	448.00
41+00	408.64	35+00	453.50	29+00	449.50
42+00	405.32	36+00	455.00	30+00	451.00
43+00	401.71	37+00	456.50	31+00	452.50
44+00	397.81	38+00	458.00	32+00	454.00
45+00	393.64	39+00	459.50	33+00	455.50
46+00	389.21	40+00	461.00	34+00	457.00
47+00	384.54	41+00	462.50	35+00	458.50
48+00	379.74	42+00	464.00	36+00	460.00
49+00	374.81	43+00	465.50	37+00	461.50
50+00	369.76	44+00	467.00	38+00	463.00
51+00	364.59	45+00	468.50	39+00	464.50
52+00	359.32	46+00	470.00	40+00	466.00
53+00	353.96	47+00	471.50	41+00	467.50
54+00	348.51	48+00	473.00	42+00	469.00
55+00	342.98	49+00	474.50	43+00	470.50
56+00	337.38	50+00	476.00	44+00	472.00
57+00	331.73	51+00	477.50	45+00	473.50
58+00	326.04	52+00	479.00	46+00	475.00
59+00	320.32	53+00	480.50	47+00	476.50
60+00	314.58	54+00	482.00	48+00	478.00
61+00	308.81	55+00	483.50	49+00	479.50
62+00	303.02	56+00	485.00	50+00	481.00
63+00	297.21	57+00	486.50	51+00	482.50
64+00	291.38	58+00	488.00	52+00	484.00
65+00	285.54	59+00	489.50	53+00	485.50
66+00	279.68	60+00	491.00	54+00	487.00
67+00	273.81	61+00	492.50	55+00	488.50
68+00	267.93	62+00	494.00	56+00	490.00
69+00	262.04	63+00	495.50	57+00	491.50
70+00	256.14	64+00	497.00	58+00	493.00
71+00	250.23	65+00	498.50	59+00	494.50
72+00	244.32	66+00	500.00	60+00	496.00
73+00	238.41	67+00	501.50	61+00	497.50
74+00	232.49	68+00	503.00	62+00	499.00
75+00	226.58	69+00	504.50	63+00	500.50
76+00	220.67	70+00	506.00	64+00	502.00
77+00	214.75	71+00	507.50	65+00	503.50
78+00	208.84	72+00	509.00	66+00	505.00
79+00	202.92	73+00	510.50	67+00	506.50
80+00	197.01	74+00	512.00	68+00	508.00
81+00	191.10	75+00	513.50	69+00	509.50
82+00	185.19	76+00	515.00	70+00	511.00
83+00	179.28	77+00	516.50	71+00	512.50
84+00	173.37	78+00	518.00	72+00	514.00
85+00	167.46	79+00	519.50	73+00	515.50
86+00	161.55	80+00	521.00	74+00	517.00
87+00	155.64	81+00	522.50	75+00	518.50
88+00	149.73	82+00	524.00	76+00	520.00
89+00	143.82	83+00	525.50	77+00	521.50
90+00	137.91	84+00	527.00	78+00	523.00
91+00	132.00	85+00	528.50	79+00	524.50
92+00	126.09	86+00	530.00	80+00	526.00
93+00	120.18	87+00	531.50	81+00	527.50
94+00	114.27	88+00	533.00	82+00	529.00
95+00	108.36	89+00	534.50	83+00	530.50
96+00	102.45	90+00	536.00	84+00	532.00
97+00	96.54	91+00	537.50	85+00	533.50
98+00	90.63	92+00	539.00	86+00	535.00
99+00	84.72	93+00	540.50	87+00	536.50
100+00	78.81	94+00	542.00	88+00	538.00
101+00	72.90	95+00	543.50	89+00	539.50
102+00	66.99	96+00	545.00	90+00	541.00
103+00	61.08	97+00	546.50	91+00	542.50
104+00	55.17	98+00	548.00	92+00	544.00
105+00	49.26	99+00	549.50	93+00	545.50
106+00	43.35	100+00	551.00	94+00	547.00
107+00	37.44	101+00	552.50	95+00	548.50
108+00	31.53	102+00	554.00	96+00	550.00
109+00	25.62	103+00	555.50	97+00	551.50
110+00	19.71	104+00	557.00	98+00	553.00
111+00	13.80	105+00	558.50	99+00	554.50
112+00	7.89	106+00	560.00	100+00	556.00
113+00	1.98	107+00	561.50	101+00	557.50
114+00	-3.93	108+00	563.00	102+00	559.00
115+00	-9.84	109+00	564.50	103+00	560.50
116+00	-15.75	110+00	566.00	104+00	562.00
117+00	-21.66	111+00	567.50	105+00	563.50
118+00	-27.57	112+00	569.00	106+00	565.00
119+00	-33.48	113+00	570.50	107+00	566.50
120+00	-39.39	114+00	572.00	108+00	568.00
121+00	-45.30	115+00	573.50	109+00	569.50
122+00	-51.21	116+00	575.00	110+00	571.00
123+00	-57.12	117+00	576.50	111+00	572.50
124+00	-63.03	118+00	578.00	112+00	574.00
125+00	-68.94	119+00	579.50	113+00	575.50
126+00	-74.85	120+00	581.00	114+00	577.00
127+00	-80.76	121+00	582.50	115+00	578.50
128+00	-86.67	122+00	584.00	116+00	580.00
129+00	-92.58	123+00	585.50	117+00	581.50
130+00	-98.49	124+00	587.00	118+00	583.00
131+00	-104.40	125+00	588.50	119+00	584.50
132+00	-110.31	126+00	590.00	120+00	586.00
133+00	-116.22	127+00	591.50	121+00	587.50
134+00	-122.13	128+00	593.00	122+00	589.00
135+00	-128.04	129+00	594.50	123+00	590.50
136+00	-133.95	130+00	596.00	124+00	592.00
137+00	-139.86	131+00	597.50	125+00	593.50
138+00	-145.77	132+00	599.00	126+00	595.00
139+00	-151.68	133+00	600.50	127+00	596.50
140+00	-157.59	134+00	602.00	128+00	598.00
141+00	-163.50	135+00	603.50	129+00	599.50
142+00	-169.41	136+00	605.00	130+00	601.00
143+00	-175.32	137+00	606.50	131+00	602.50

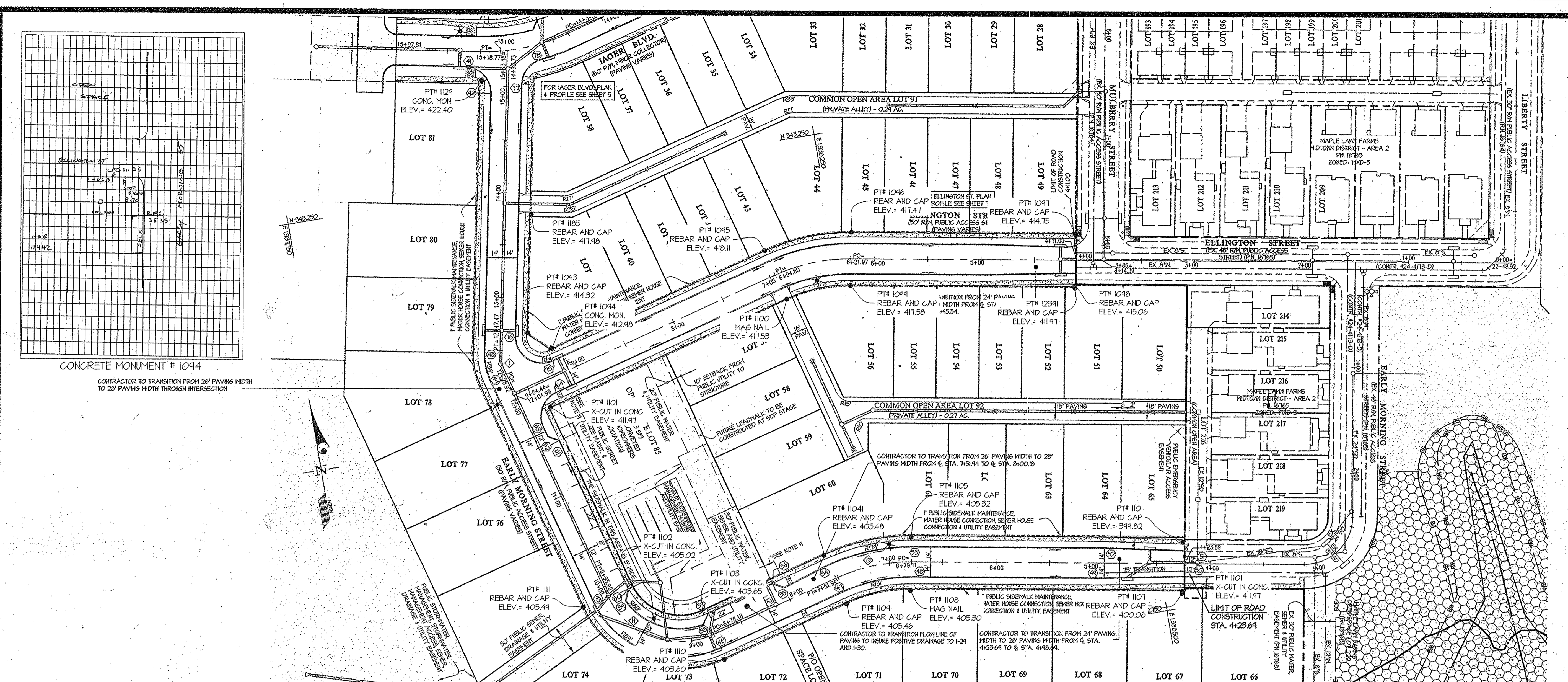


TOP OF CURB ELEVATION TABLE FOR EARLY MORNING STREET

PT. NO	STATION	OFFSET	ELEV.	ASBUILT
41	15+71.74	3' LT.	311.85	423.16
42	14+42.74	1' LT.	421.33	421.40
43	12+47.41	1' LT.	418.24	415.26
44	12+26.42	1' LT.	412.56	412.54
45	9+45.94	1' LT.	395.45	405.17
46	8+19.19	1' LT.	403.49	403.45
47	7+51.94	1' LT.	404.92	405.07
48	6+78.11	1' LT.	404.95	404.31
49	4+49.64	1' LT.	401.30	401.15
50	4+23.61	1' LT.	394.21	394.66
51	4+23.61	12' RT.	394.21	394.57
52	4+48.64	12' RT.	401.30	401.48
53	6+78.11	14' RT.	404.95	405.09
54	7+60.03	13.82' RT.	404.21	405.01
55	8+00.10	12' RT.	404.26	404.45
56	8+08.10	20' RT.	403.92	403.84
57	8+14.10	20' RT.	403.28	403.24
58	8+41.13	12' RT.	403.44	403.41
59	9+82.52	12' RT.	396.33	404.69
60	9+82.52	20' RT.	395.45	404.74
61	11+47.81	20' RT.	409.74	409.87
62	11+55.94	12' RT.	410.28	410.32
63	11+55.94	12' RT.	410.61	410.74
64	11+92.84	37.07' RT.	412.42	411.82
65	12+41.00	46.7 RT.	412.42	412.35
66	12+63.54	14' RT.	413.71	413.71
67	15+22.12	14' RT.	421.84	421.90
68	15+26.07	31.86' RT.	422.46	422.25

C.L. CURVE DATA CHART - EARLY MORNING STREET

CURVE	PC STA	PT STA	RADIUS	TANGENT	ARC	CHORD	BEARING	DELTA
1	6+78.11	7+51.94	165.00	26.14	51.94	51.19	S 83°53'43" E	18°02'00"
2	8+19.19	9+45.94	75.00	17.50	17.50	17.50	S 60°01'22" E	18°02'00"
3	12+26.42	12+48.35	45.00	10.46	20.95	20.95	S 02°02'21" E	26°10'00"



- NOTES:**
- ALL CURB RADII ARE 25' UNLESS OTHERWISE NOTED.
 - FOR TYPICAL ROAD SECTIONS SEE SHEET 8.
 - FOR STREET TREE AND STREET LIGHT INFORMATION, SEE SHEET 4.
 - FOR STORM DRAIN INFORMATION, SEE SHEET 10.
 - ALL STORM DRAIN IN COMMON OPEN AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED.
 - A PUBLIC SIDEWALK MAINTENANCE WATER HOUSE CONNECTION SEWER HOUSE CONNECTION & UTILITY EASEMENT HAS BEEN ADDED TO LOTS WITH FRONT AND/OR SIDE LOT LINES ADJACENT TO A PUBLIC RIGHT-OF-WAY.
 - ALL SIDEWALK IS 4' UNLESS OTHERWISE NOTED.
 - THERE WILL BE A 10' TRANSITION FROM 4' SIDEWALK TO 5' SIDEWALK ADJACENT TO THE CURB. THE 5' WIDTH IS TO BE MEASURED FROM THE BACK OF CURB.

LEGEND

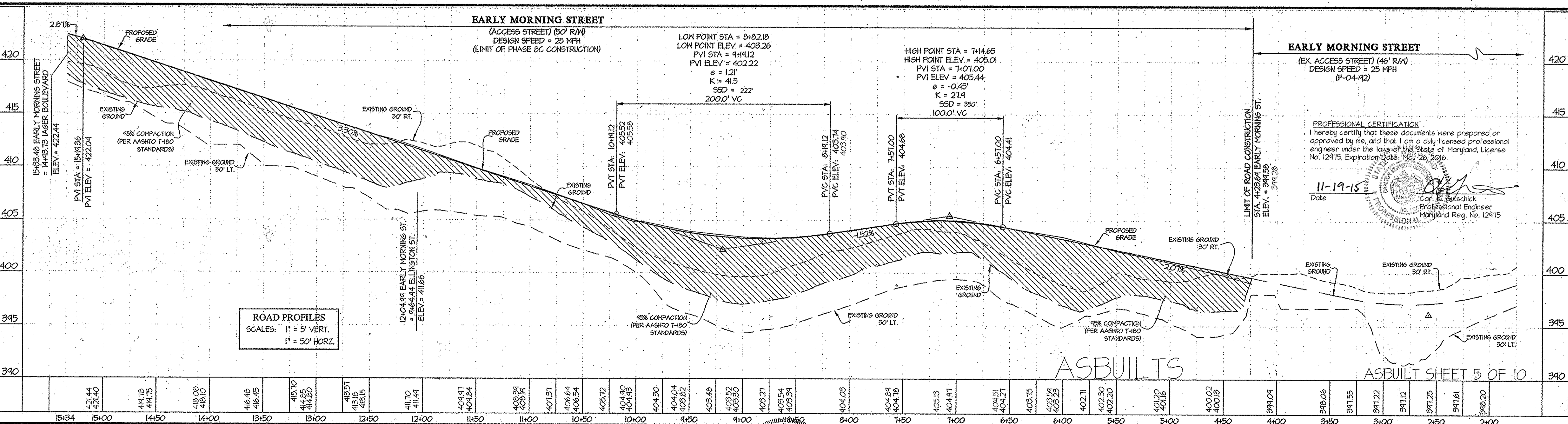
- EXISTING GRADE
- EXISTING GRADE LEFT
- EXISTING GRADE RIGHT
- PROPOSED GRADE @ CENTERLINE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Walter J. Underhill
 Chief, Bureau of Highways
 2-21-12
 Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Kathleen
 Chief, Division of Land Development
 3/14/12
 Date

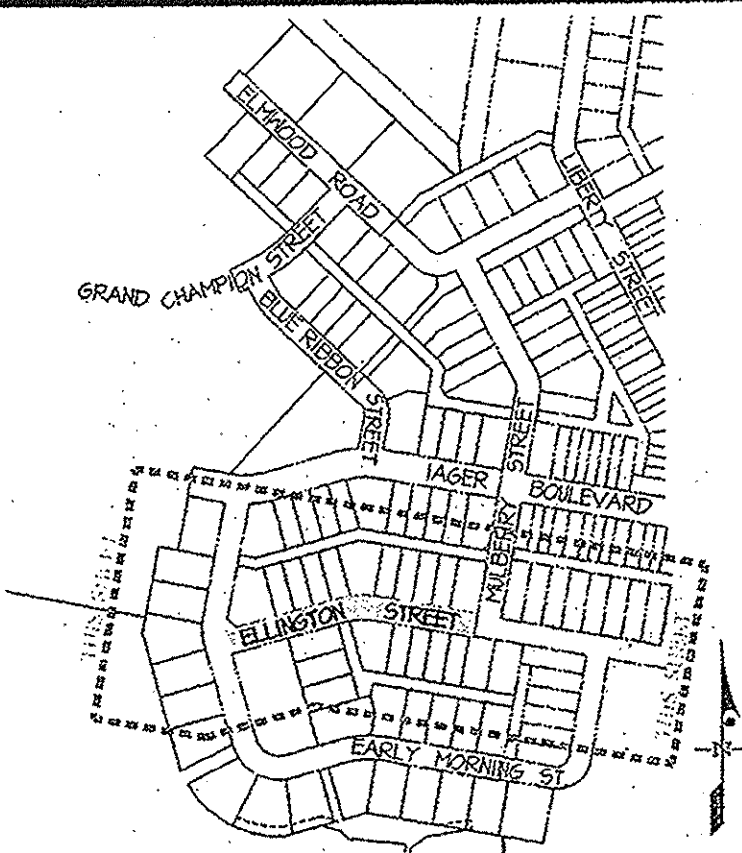
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Mark Bennett
 Chief, Development Engineering Division
 3/15/12
 Date

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 BALTIMORE 410-889-1620 DC/VA 301-939-2524 FAX: 301-421-4188



ROAD CONSTRUCTION PLAN - EARLY MORNING STREET

STATION	ELEVATION	STATION	ELEVATION	STATION	ELEVATION	STATION	ELEVATION	STATION	ELEVATION
15+34	423.44	15+00	421.40	14+50	418.70	14+00	418.02	13+50	416.45
	415.10		414.25		414.50		413.10		413.15
	413.57		413.10		413.15		411.70		411.41
	409.47		409.24		408.34		407.97		406.64
	406.64		406.54		405.12		404.30		404.04
	404.04		403.82		403.46		403.32		403.27
	403.27		403.21		402.91		404.08		404.84
	404.84		404.78		405.15		404.91		404.51
	404.51		404.21		403.15		403.54		403.33
	403.33		403.25		402.11		402.30		402.20
	402.20		402.10		401.70		400.02		400.18
	399.04		399.06		391.04		390.06		391.55
	391.55		391.22		391.12		391.25		391.61
	391.61		390.20						



KEY MAP SCALE: 1" = 400'

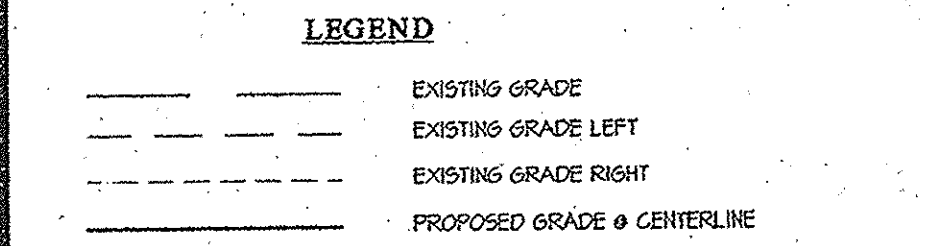
TOP OF CURB ELEVATION TABLE FOR ELLINGTON STREET

PT. NO.	STATION	OFFSET	ELEV.	ASBUILT
63	9+52.44	94.0' LT.	410.61	410.60
64	9+11.74	14' LT.	412.47	412.24
65	6+94.80	14' LT.	417.67	411.28
66	6+21.97	14' LT.	417.01	411.09
67	4+45.00	14' LT.	415.61	415.65
68	4+20.33	12' LT.	414.84	414.75
69	4+18.00	12' LT.	414.81	414.60
70	4+10.61	14.30' RT.	414.74	414.50
71	4+20.54	12' RT.	414.84	414.95
72	4+43.00	14' RT.	415.61	415.63
73	6+21.97	14' RT.	417.01	417.05
74	6+94.80	14' RT.	417.67	417.71
75	9+11.74	14' RT.	412.47	412.44
76	9+40.11	50.0' RT.	413.77	413.76

CL. CURVE DATA CHART - ELLINGTON STREET

CURVE	PC STA.	PT STA.	RADIUS	TANGENT	ARC	CHORD	BEARING	DELTA
1	6+21.97	6+94.80	165.00'	31.02'	12.83'	12.24'	S 87°31'41" W	25°11'22"

- NOTES:**
- ALL CURB RADII ARE 25' UNLESS OTHERWISE NOTED.
 - FOR TYPICAL ROAD SECTIONS SEE SHEET D.
 - FOR STREET TREE AND STREET LIGHT INFORMATION SEE SHEET 9.
 - FOR STORM DRAIN INFORMATION SEE SHEET 10.
 - ALL STORM DRAIN IN COMMON OPEN AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED.
 - A PUBLIC SIDEWALK MAINTENANCE, WATER HOSE CONNECTION, SEWER HOSE 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.

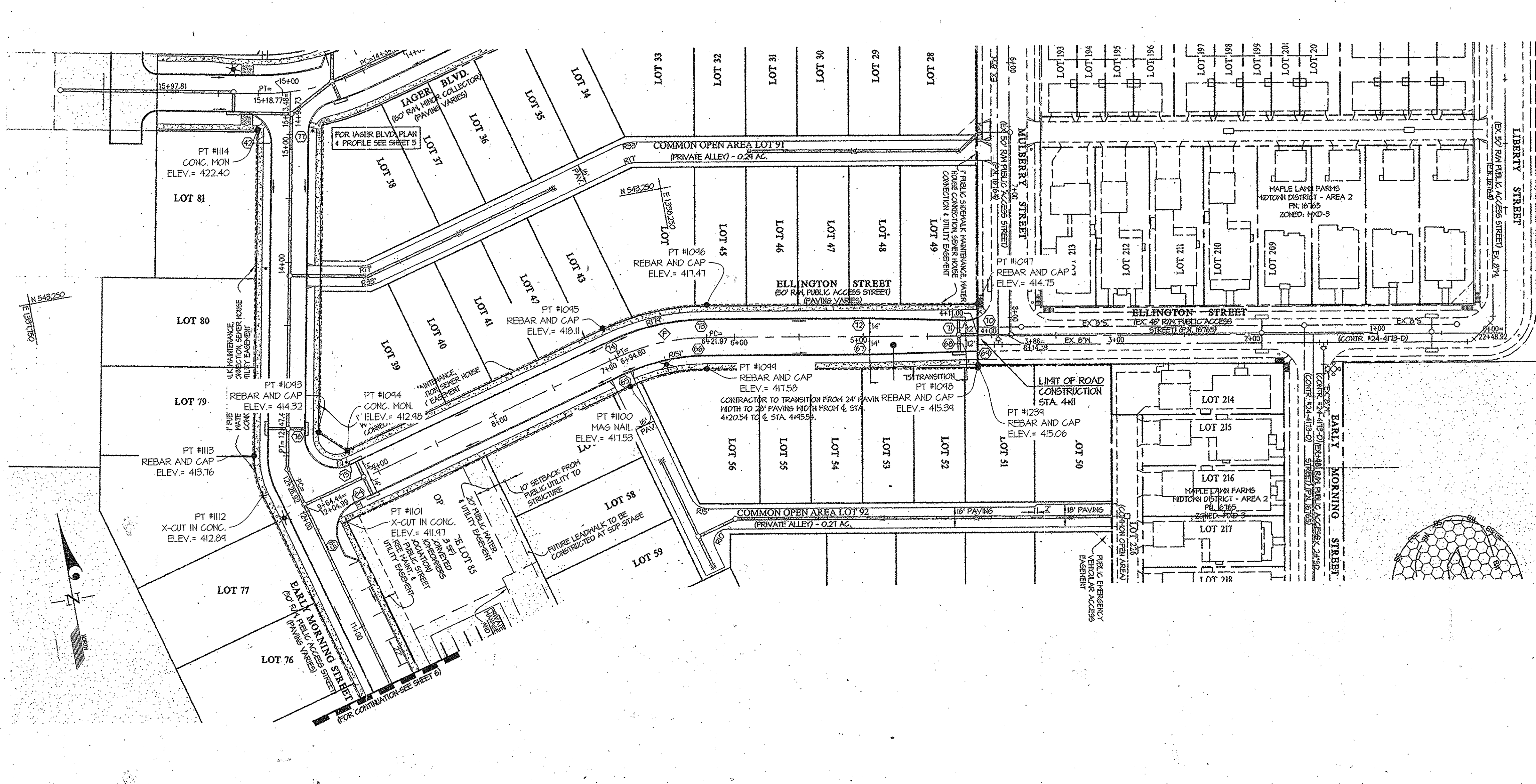


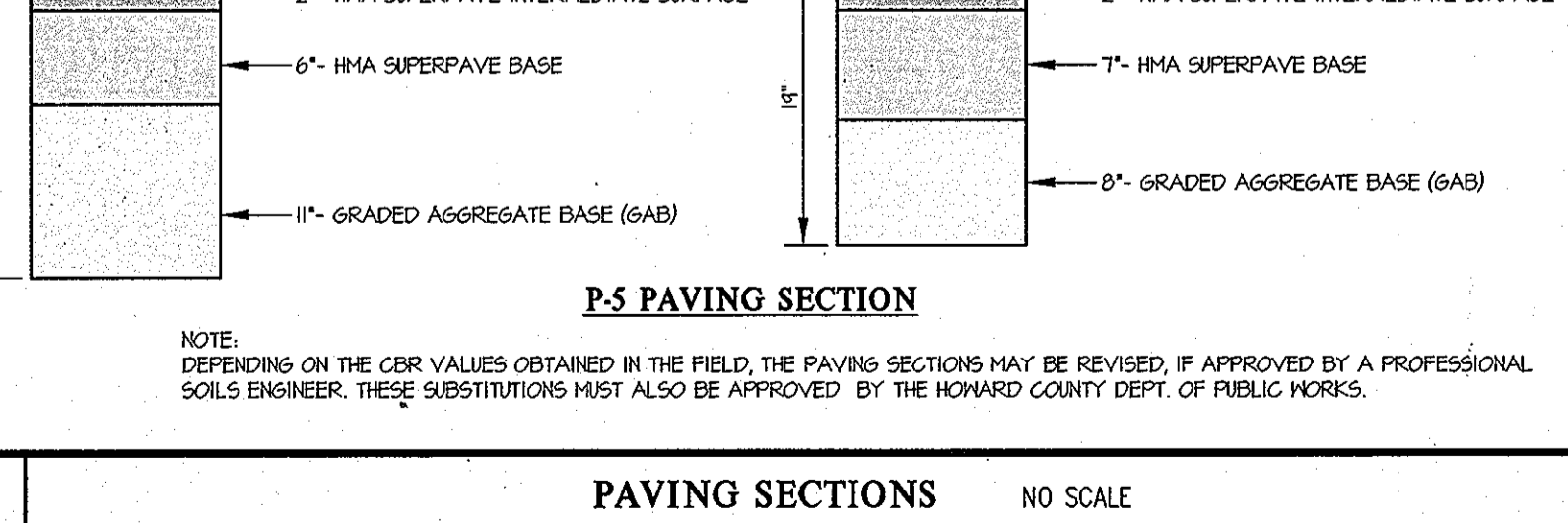
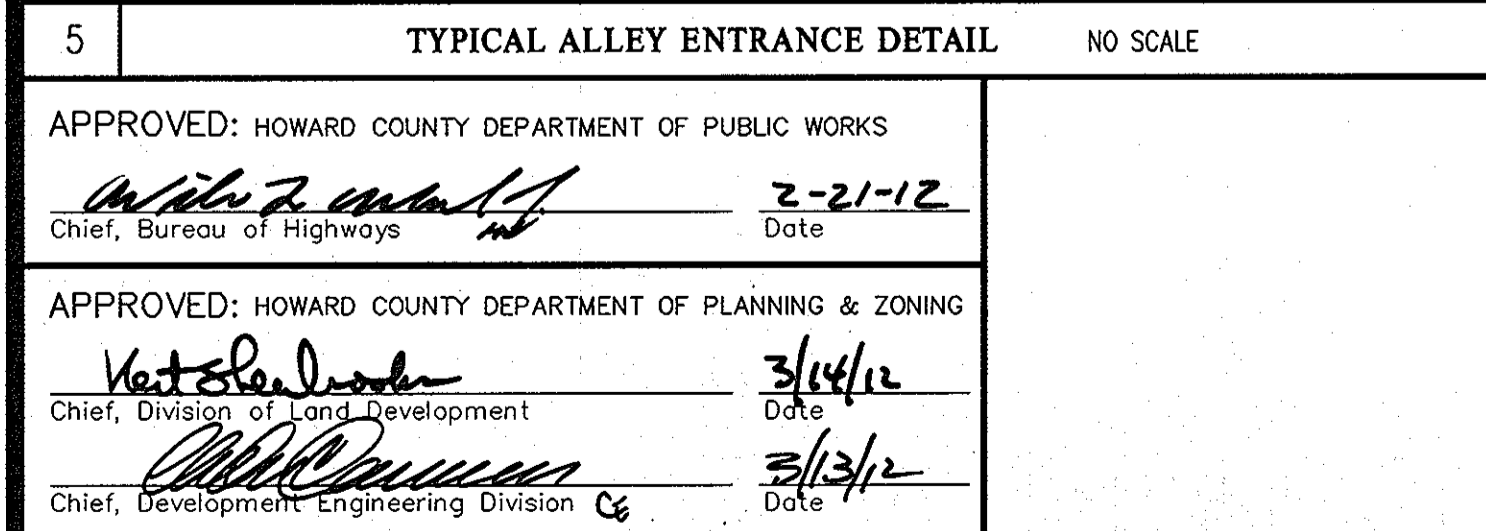
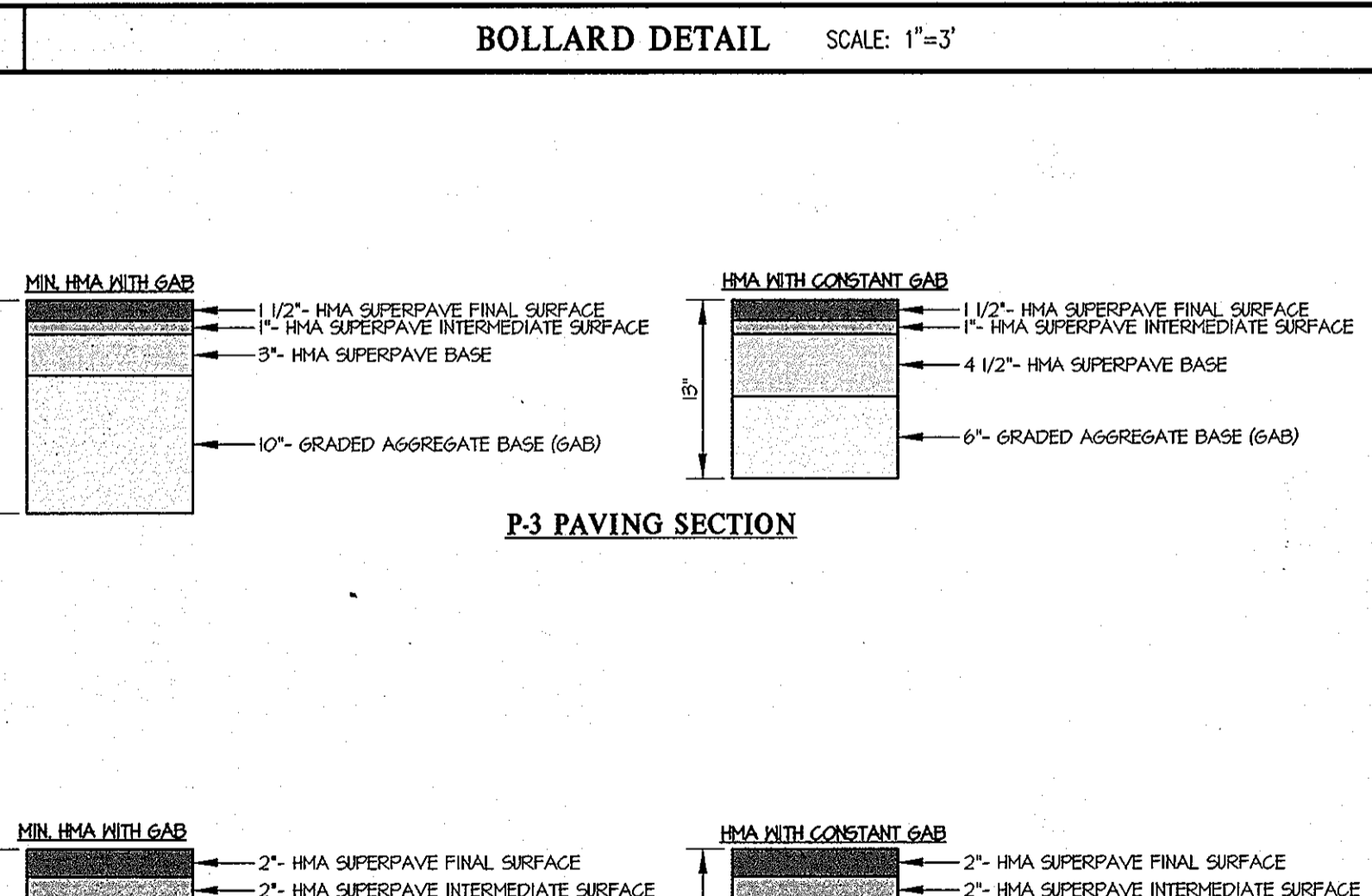
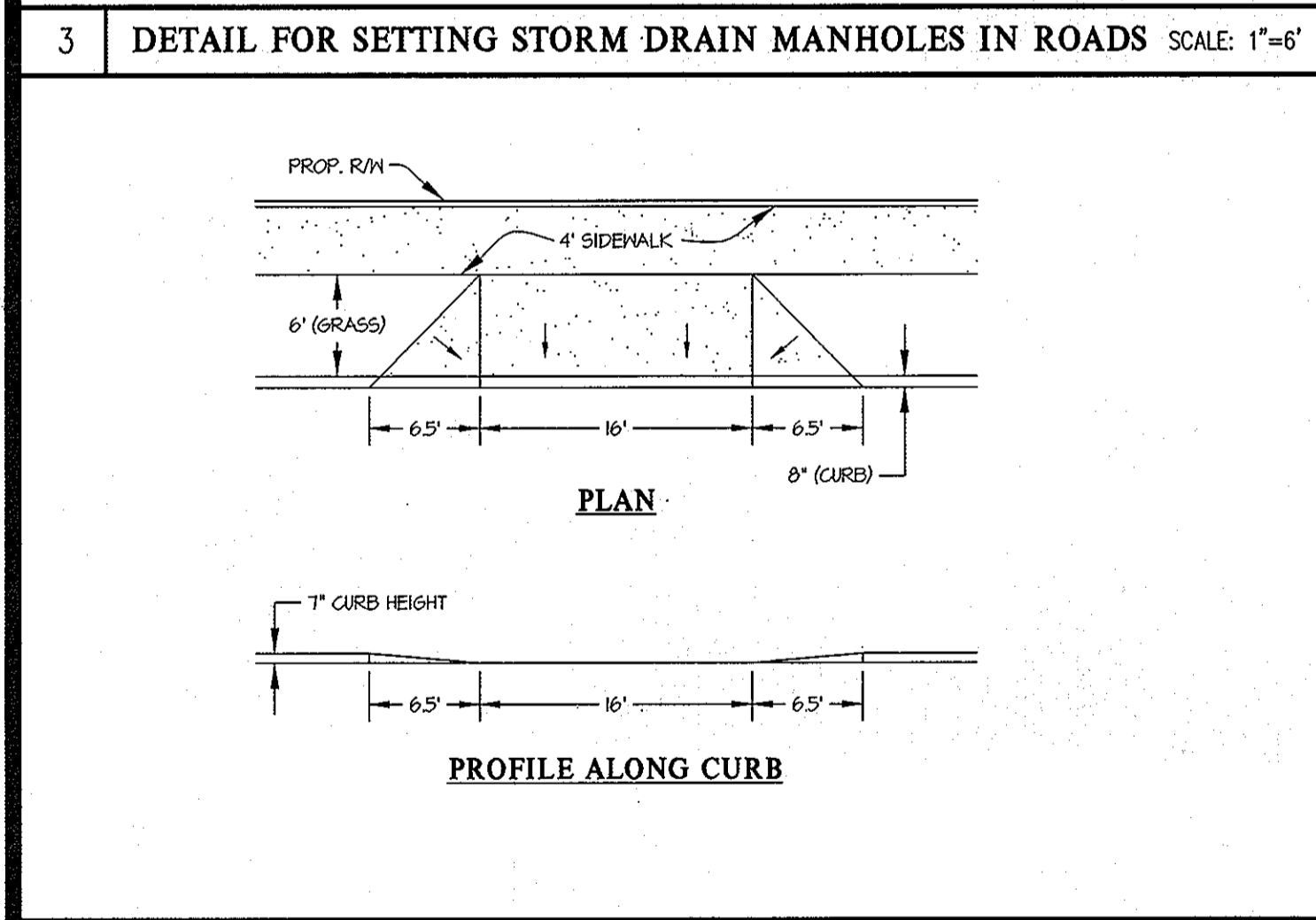
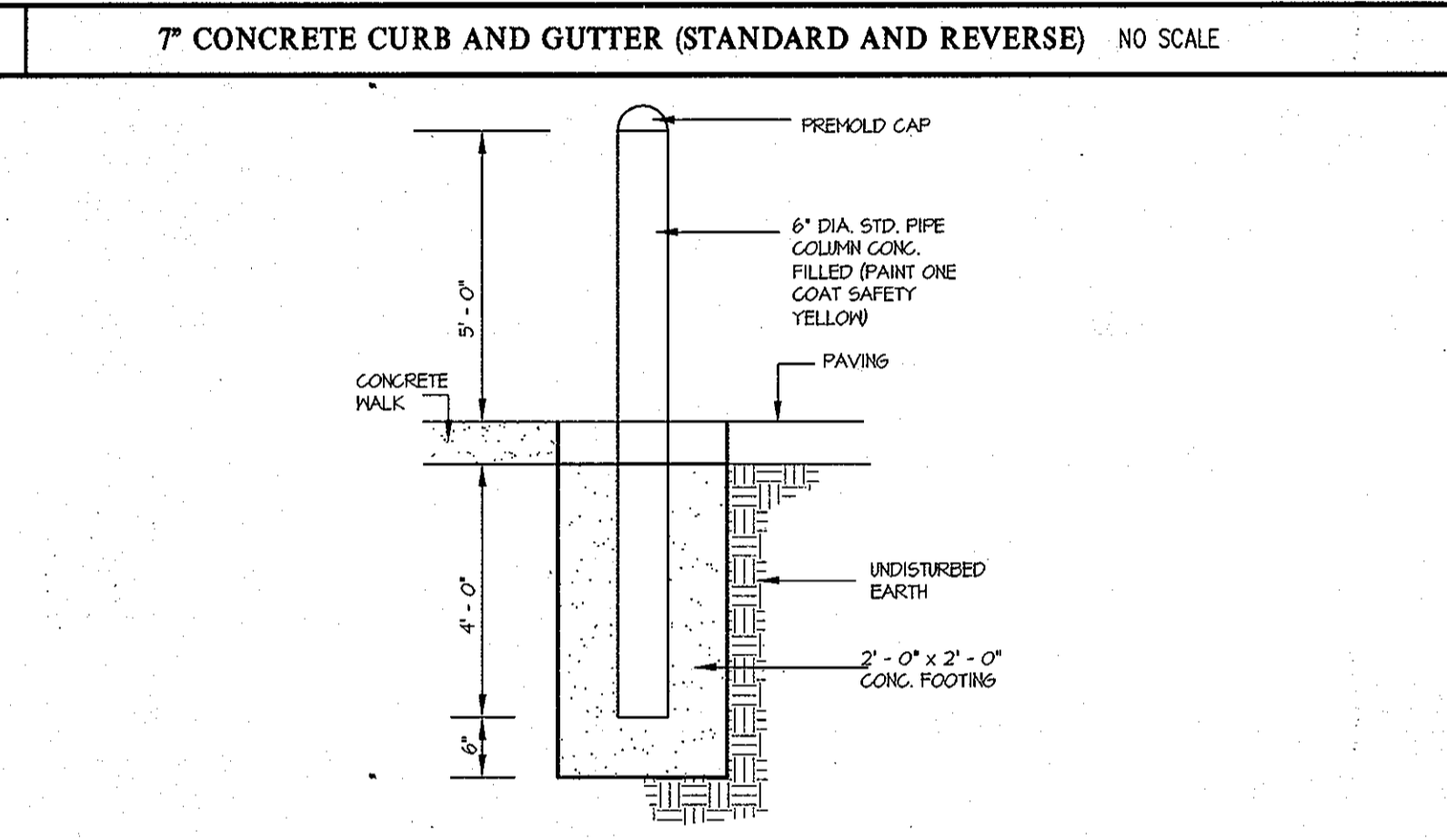
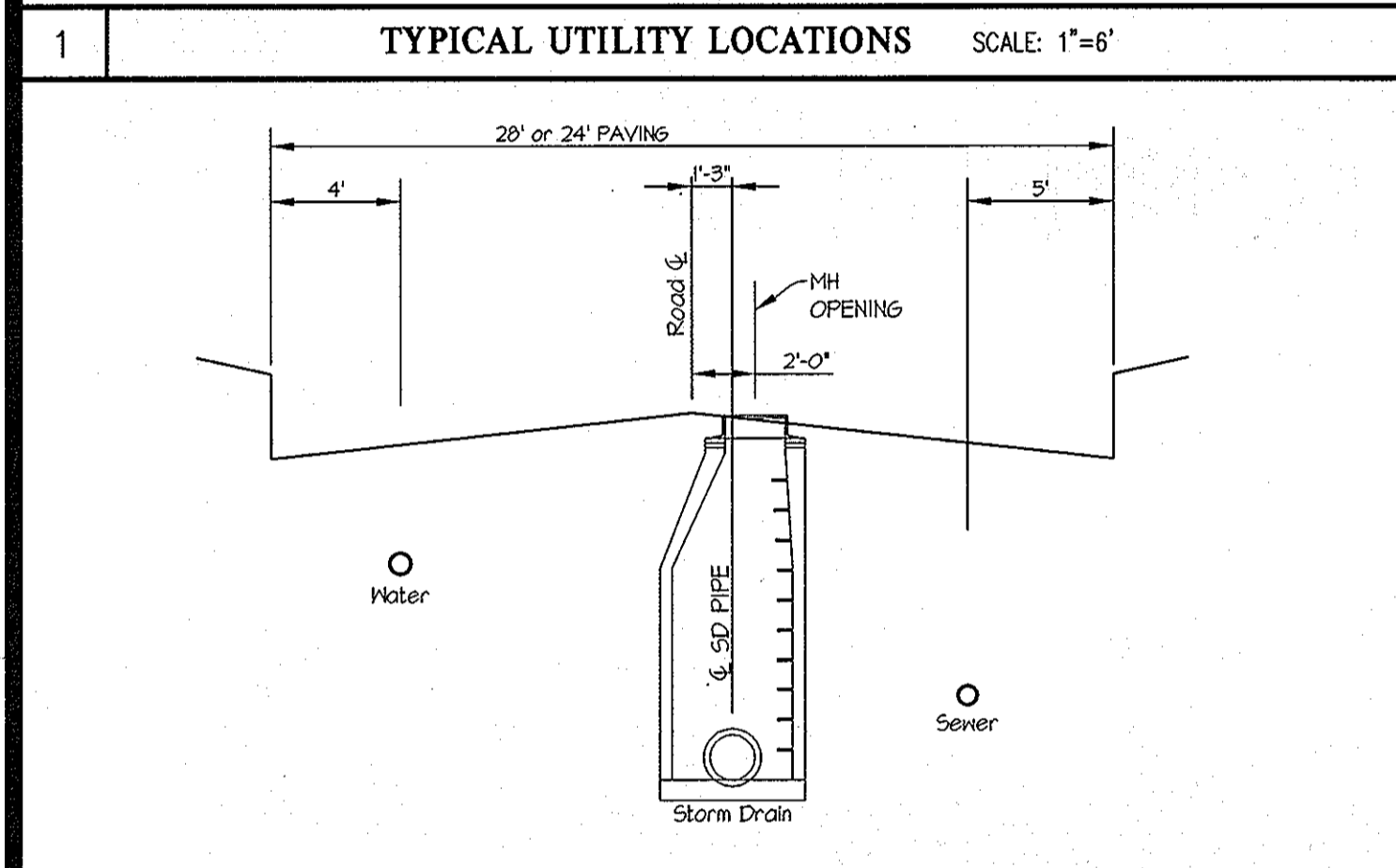
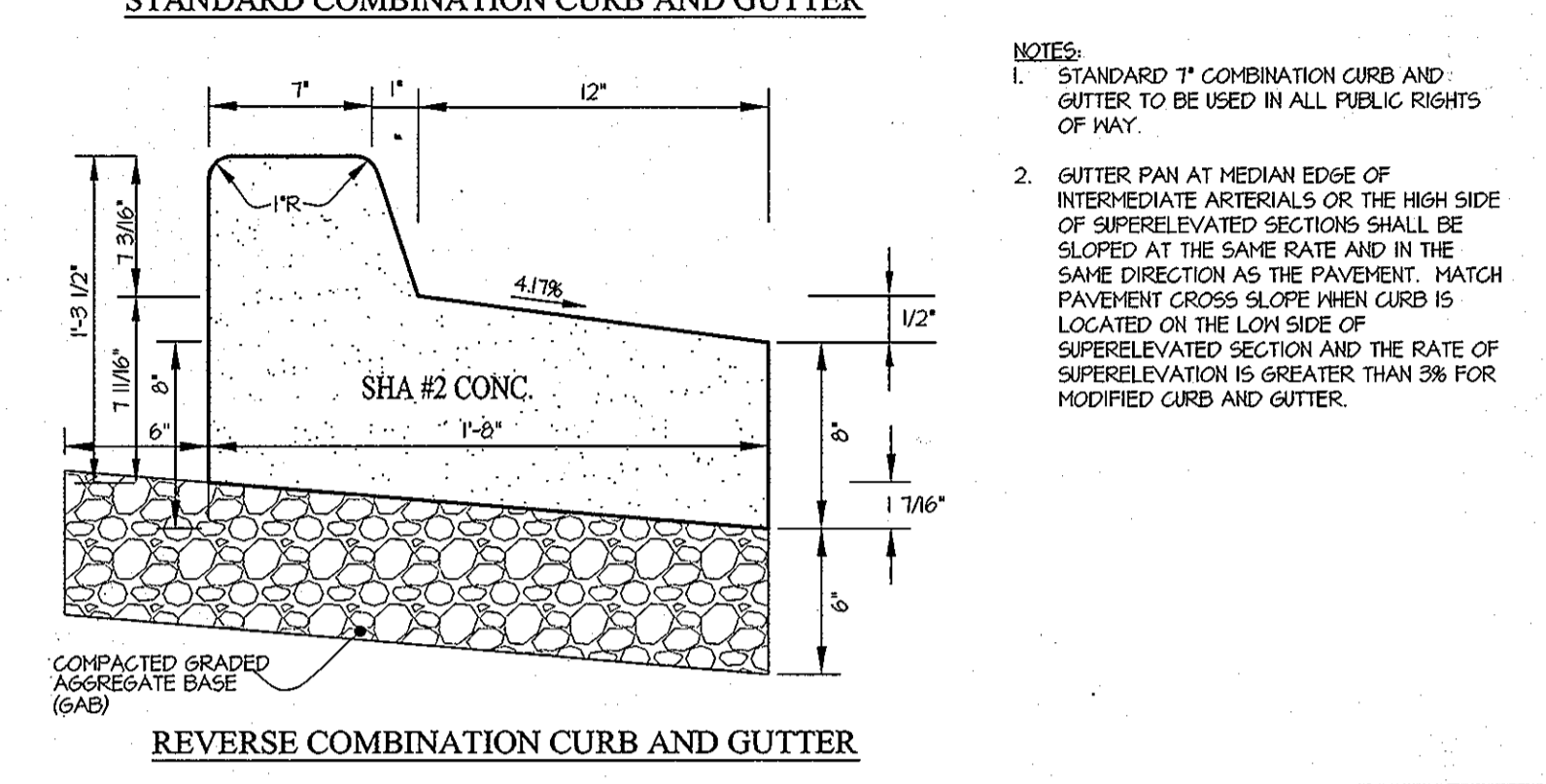
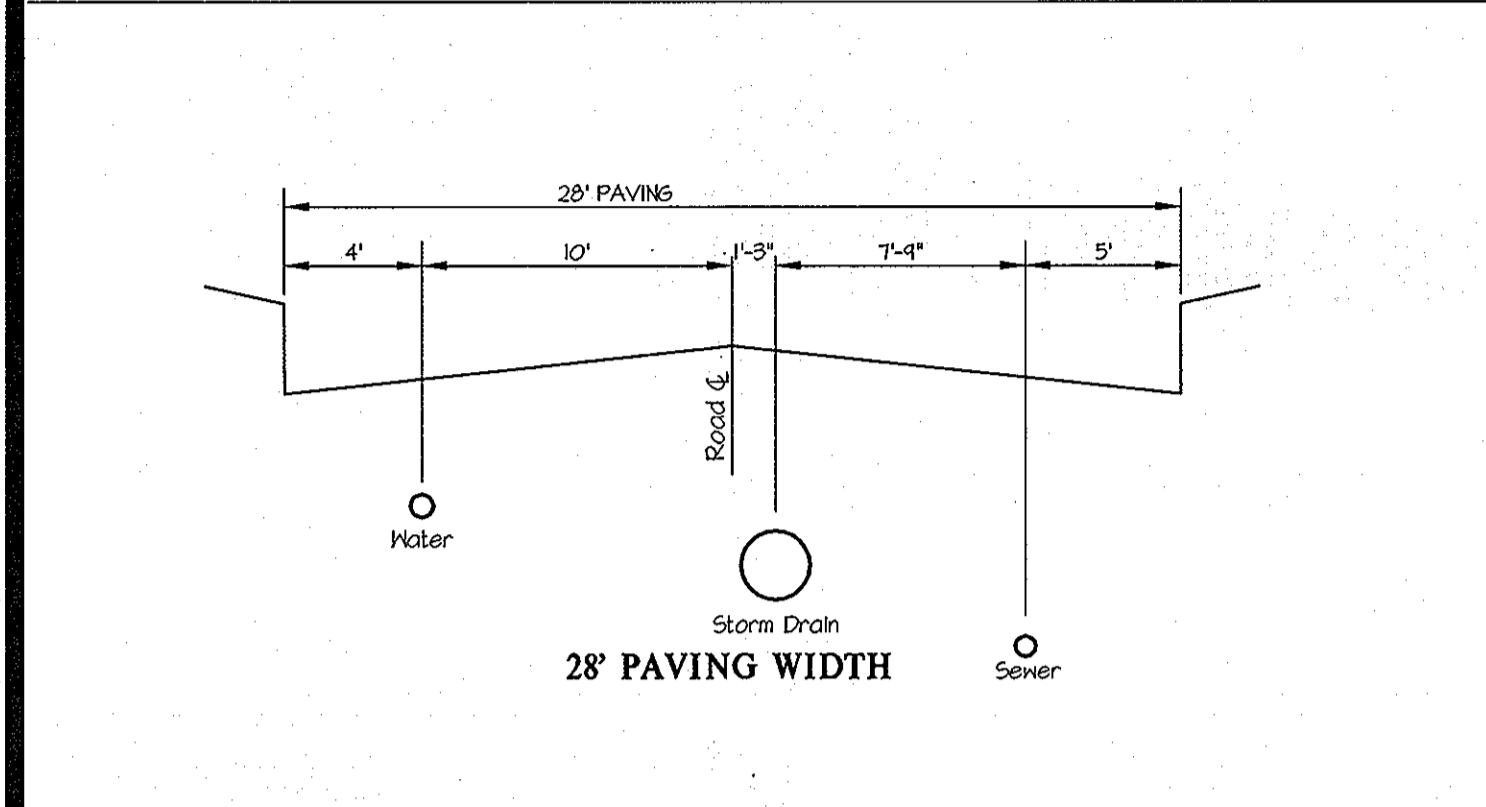
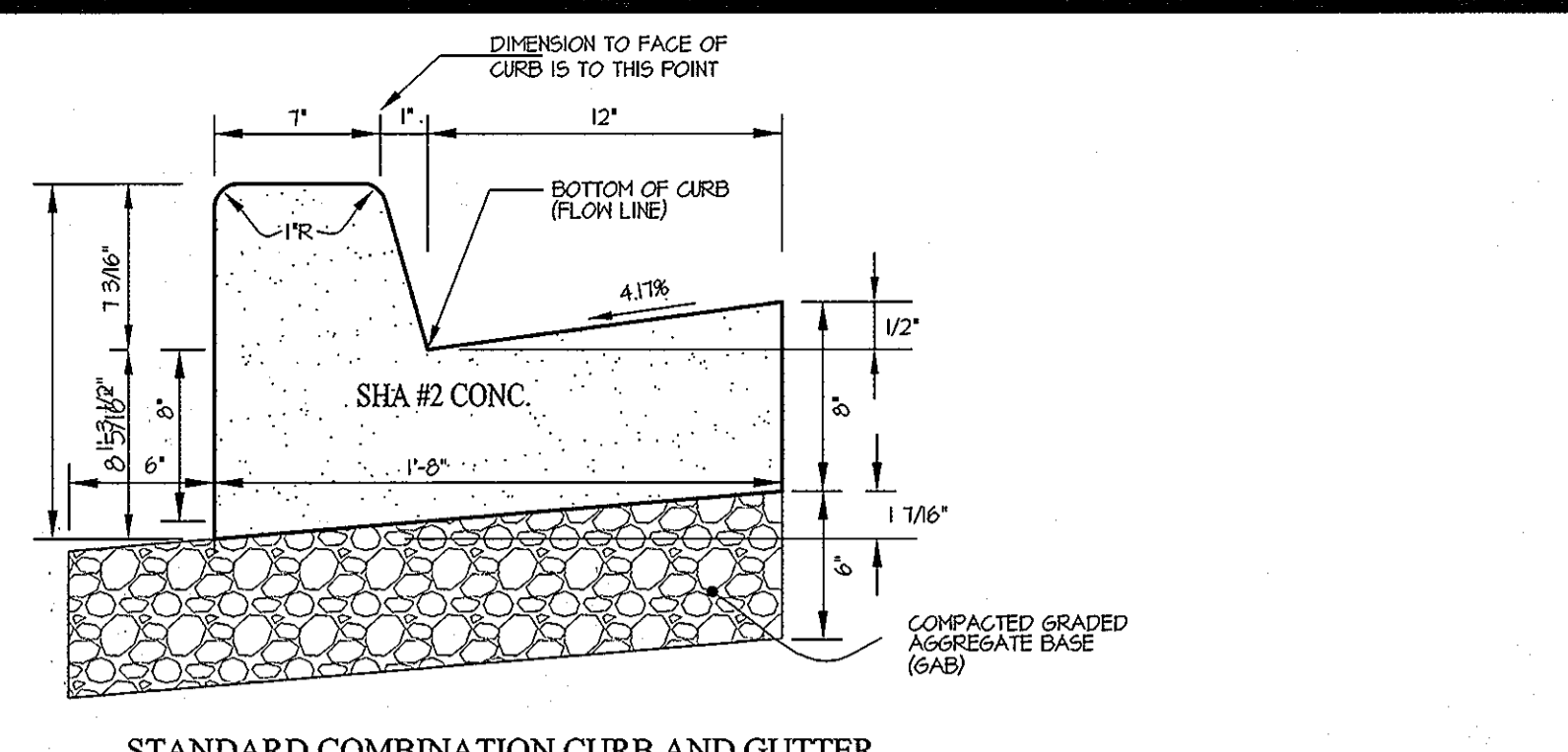
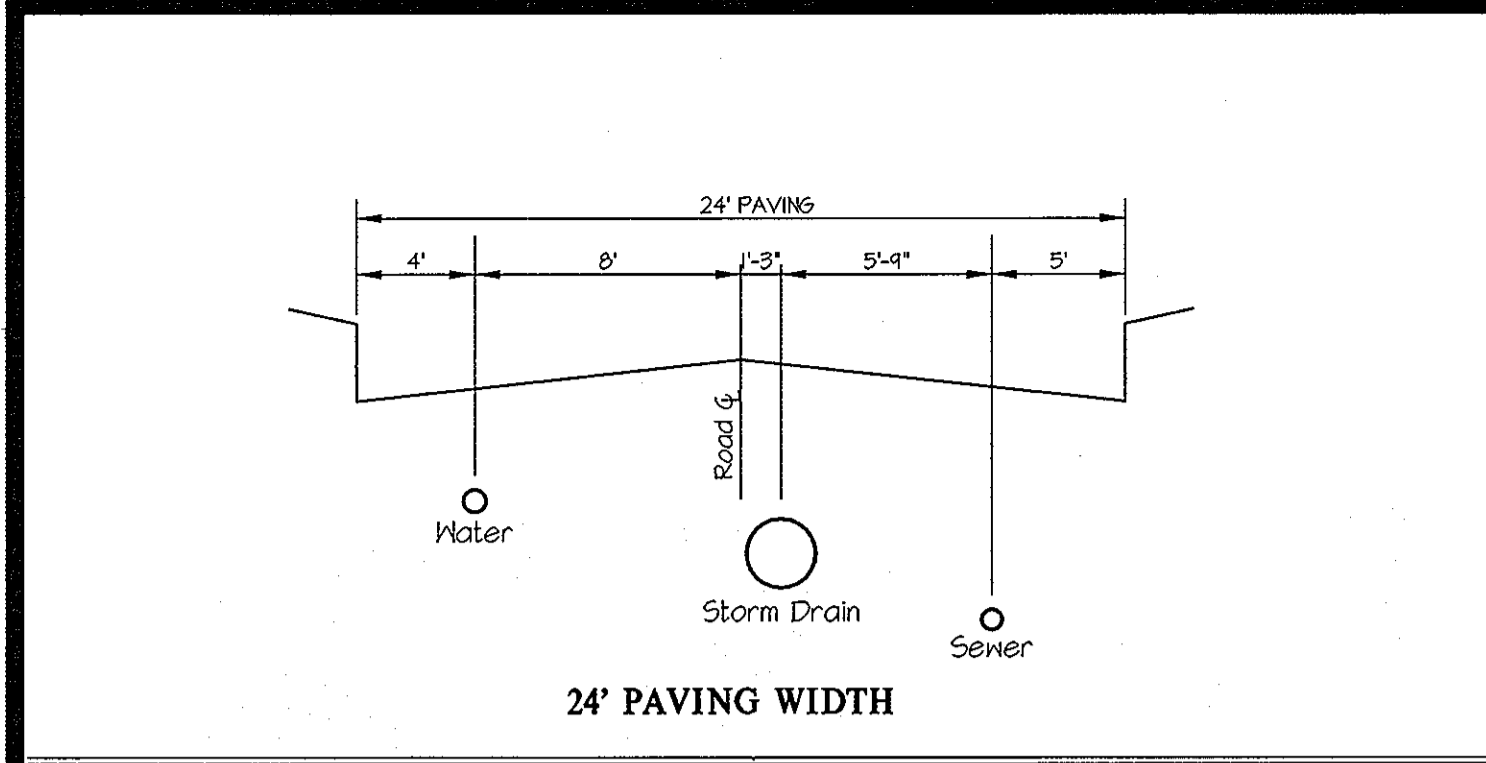
APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Walter J. ... 2-21-12
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Kate ... 3/14/12
 Chief, Division of Land Development Date
... 3/12/12
 Chief, Development Engineering Division Date

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 200 - BIRKINGVILLE OFFICE PARK
 BIRKINGVILLE, MARYLAND 20885
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES. DDS	DRN. KLP	CHK. DEV
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APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Chief, Bureau of Highways
 2-21-12
 Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Division of Land Development
 3/14/12
 Date

Chief, Development Engineering Division
 3/13/12
 Date

PREPARED FOR:
 G&R DEVELOPMENT, INC.
 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. 12272
 EXPIRATION DATE: MAY 28, 2012
 2-2-12

ROAD INFORMATION											
ROAD NAME	STATION	CLASSIFICATION	DESIGN SPEED	A	B	C	D	E	F	R/W	SECTION
ELMWOOD ROAD	4+75.08 TO 5+52.08	ACCESS STREET	25 MPH	Varies	Varies	Varies	Varies	4'	4'	50'	P-3
ELMWOOD ROAD	5+52.08 TO 4+25.08	ACCESS STREET	25 MPH	14'	14'	6'	6'	4'	4'	50'	P-3
ELLINGTON STREET	4+11 TO 4+45	ACCESS STREET	25 MPH	Varies	Varies	Varies	Varies	4'	4'	50'	P-3
ELLINGTON STREET	4+45 TO 4+64.44	ACCESS STREET	25 MPH	14'	14'	6'	6'	4'	4'	50'	P-3
EARLY MORNING ST.	4+29.64 TO 4+80.64	ACCESS STREET	25 MPH	Varies	Varies	Varies	Varies	4'	4'	50'	P-3
EARLY MORNING ST.	4+80.64 TO 7+51.94	ACCESS STREET	25 MPH	14'	14'	6'	6'	4'	4'	50'	P-3
EARLY MORNING ST.	7+51.94 TO 8+00.10	ACCESS STREET	25 MPH	Varies	Varies	Varies	Varies	4'	4'	50'	P-3
EARLY MORNING ST.	8+04.13 TO 4+82.32	ACCESS STREET	25 MPH	14'	12'	8'	6'	4'	4'	50'	P-3
EARLY MORNING ST.	11+55.94 TO 11+65.94	ACCESS STREET	25 MPH	14'	12'	8'	6'	4'	4'	50'	P-3
EARLY MORNING ST.	11+65.94 TO 15+33.40	ACCESS STREET	25 MPH	14'	14'	6'	6'	4'	4'	50'	P-3
GRAND CHAMPION ST.	0+00 TO 3+05.56	ACCESS STREET	25 MPH	14'	14'	6'	6'	4'	4'	50'	P-3
BLUE RIBBON STREET	0+00 TO 1+00.17	ACCESS STREET	25 MPH	14'	14'	6'	6'	4'	4'	50'	P-3
BLUE RIBBON STREET	2+40.17 TO 3+54.22	ACCESS STREET	25 MPH	Varies	Varies	Varies	Varies	4'	4'	50'	P-3
BLUE RIBBON STREET	3+54.22 TO 5+00.06	ACCESS STREET	25 MPH	14'	14'	6'	6'	4'	4'	50'	P-3

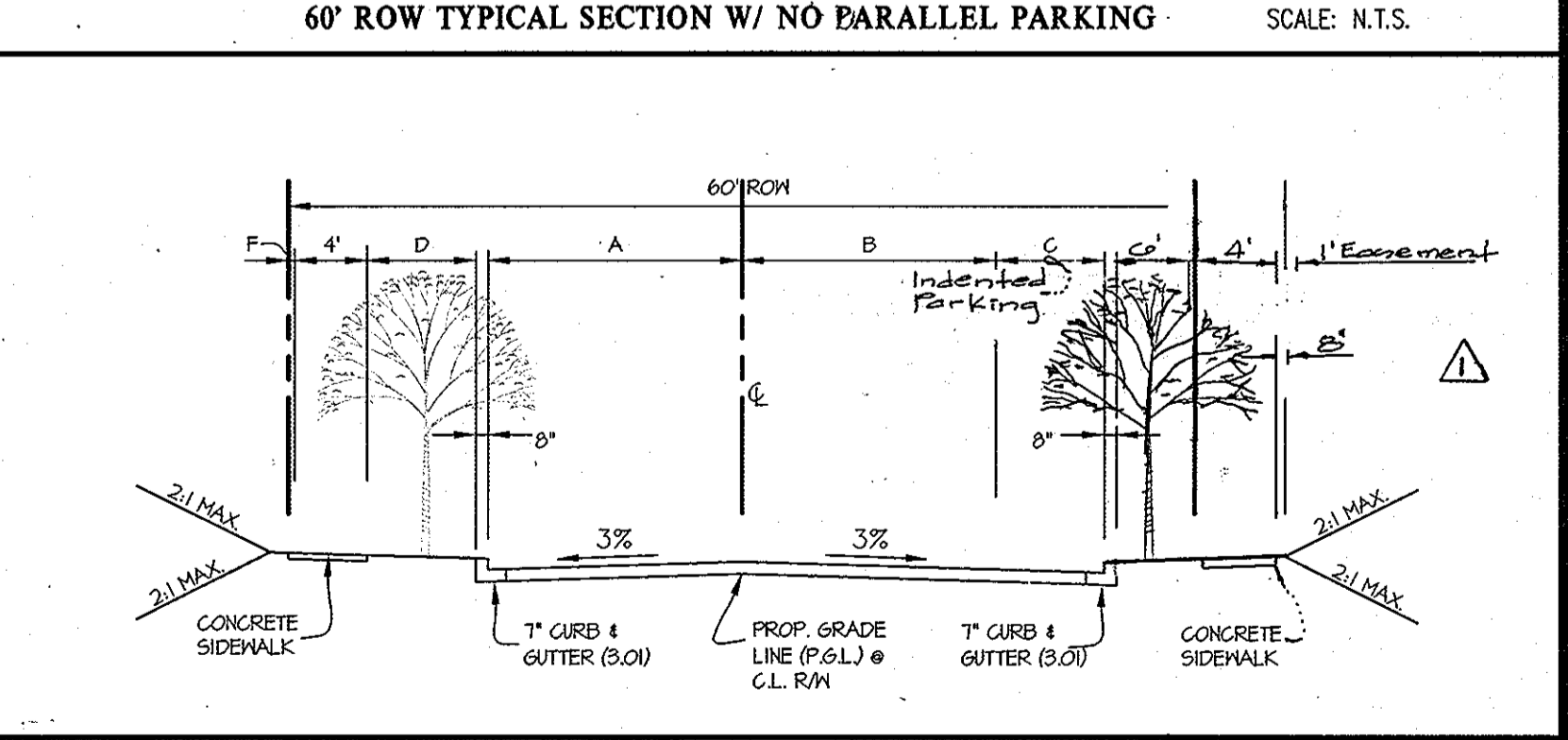
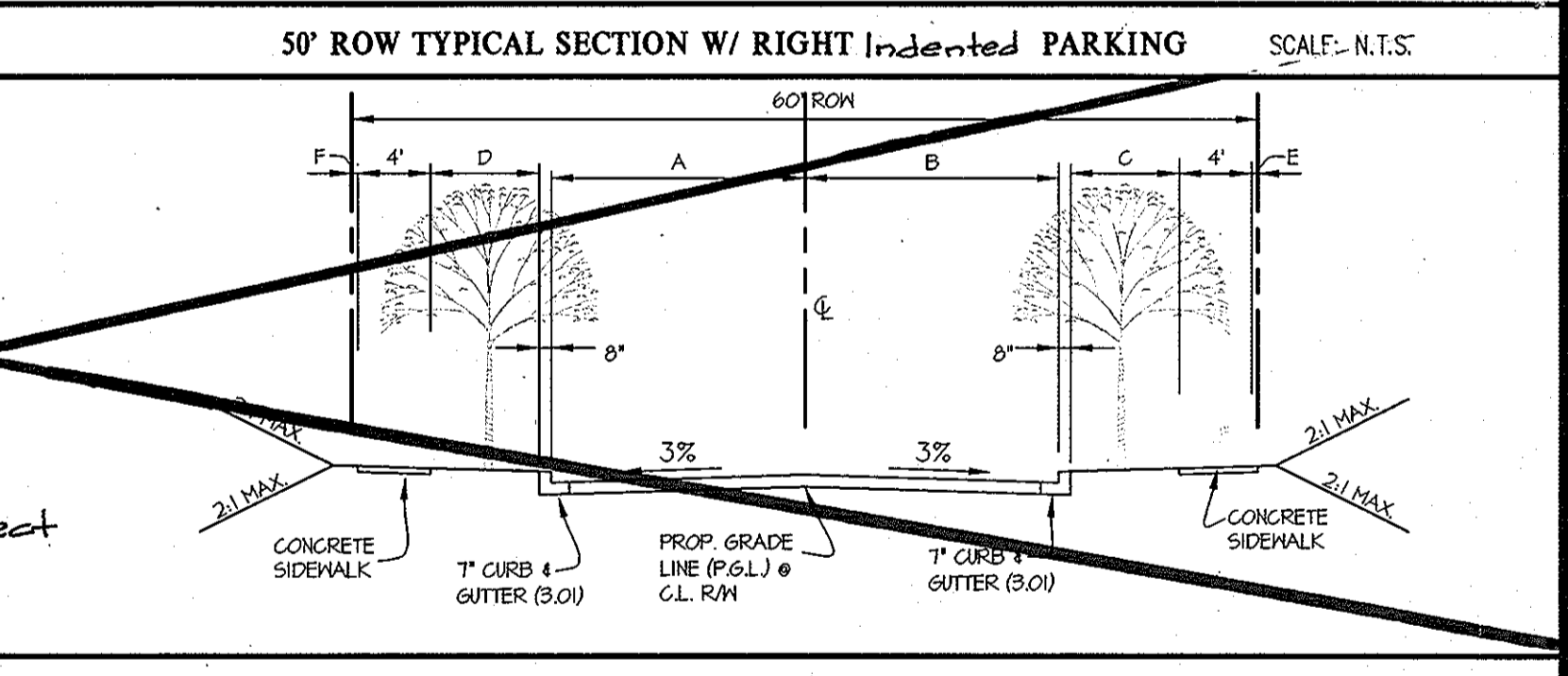
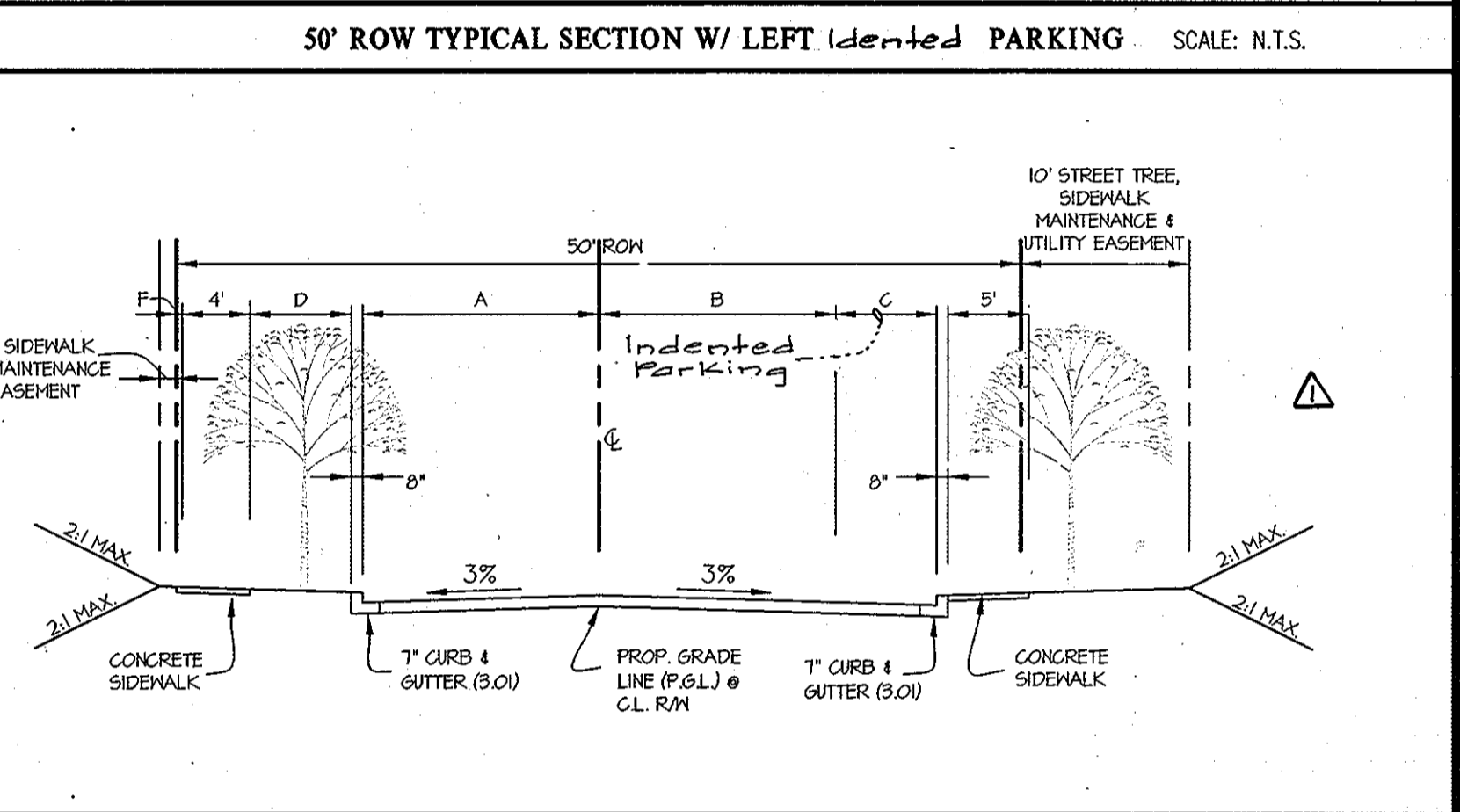
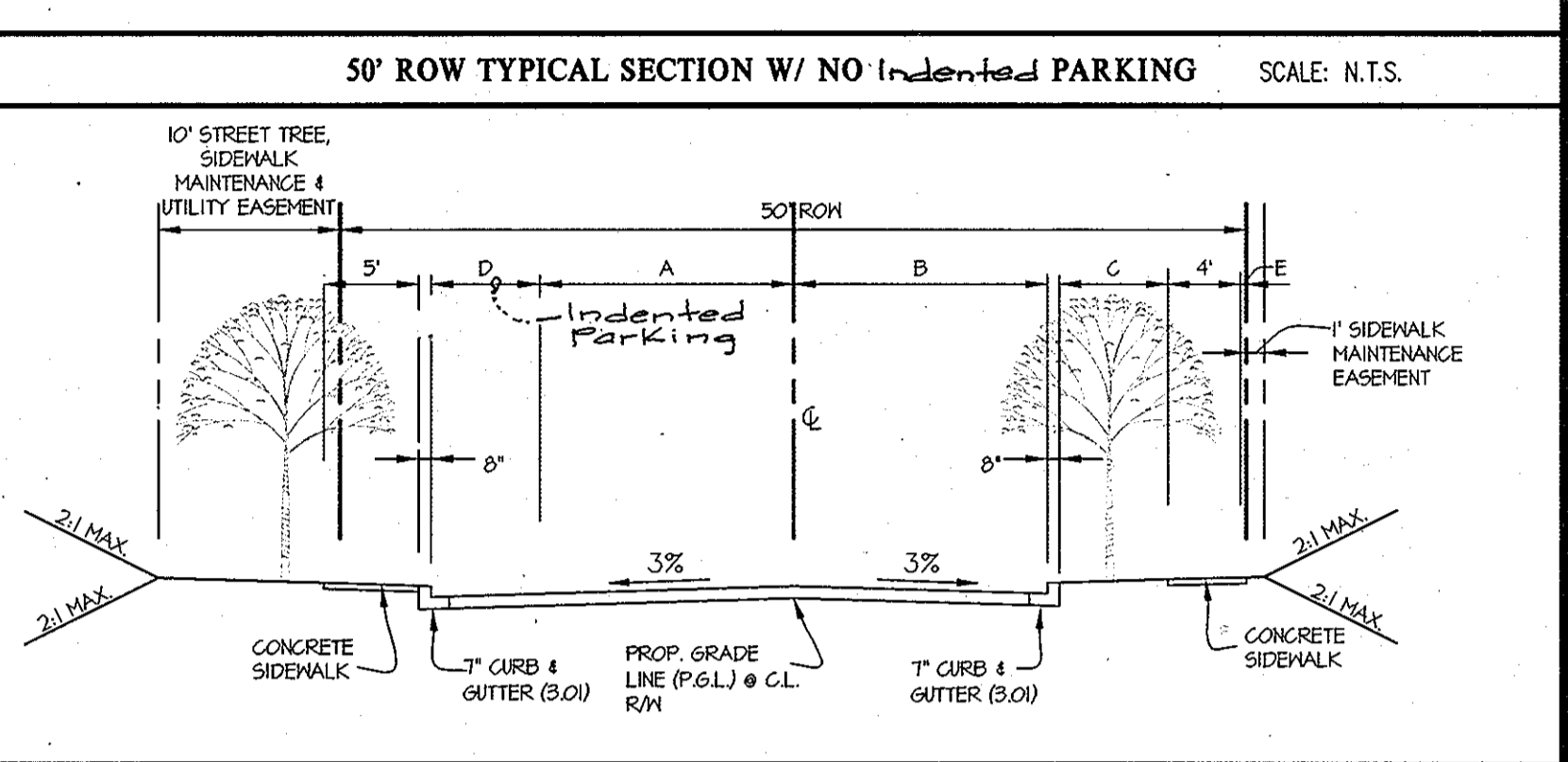
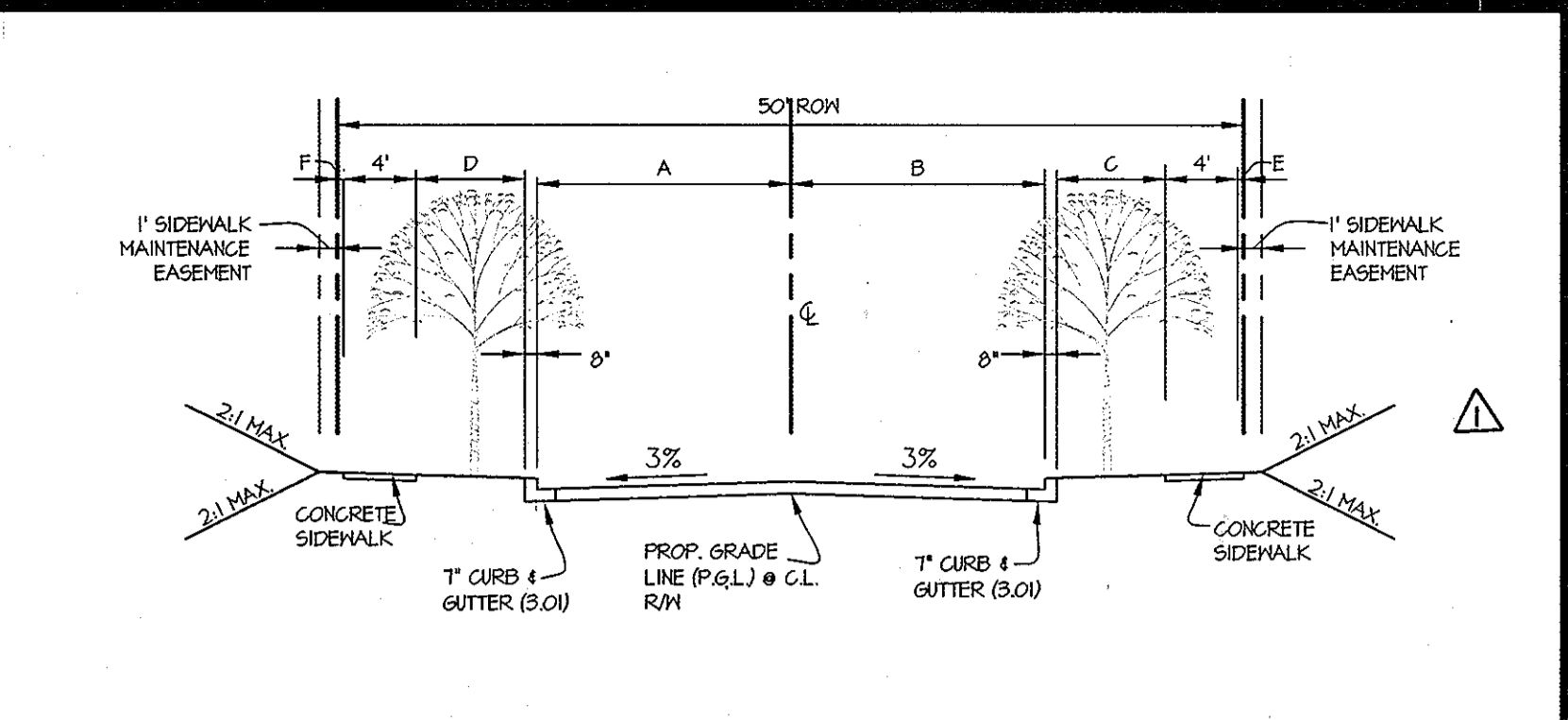
ROAD INFORMATION											
ROAD NAME	STATION	CLASSIFICATION	DESIGN SPEED	A	B	C	D	E	F	R/W	SECTION
BLUE RIBBON STREET	1+00.17 TO 2+40.17	ACCESS STREET	25 MPH	12'	14'	6'	8'	4'	4'	50'	P-3

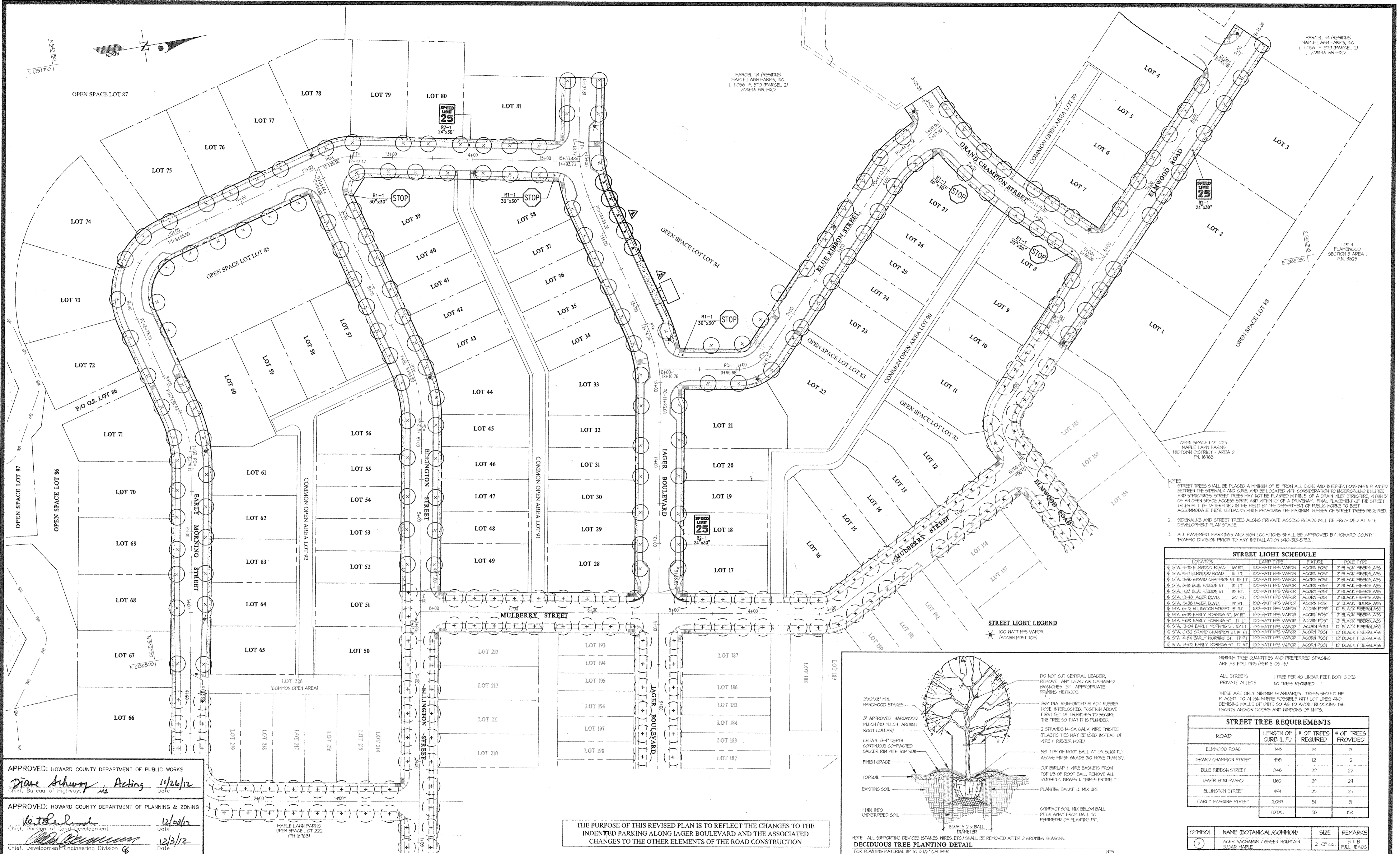
ROAD INFORMATION											
ROAD NAME	STATION	CLASSIFICATION	DESIGN SPEED	A	B	C	D	E	F	R/W	SECTION
EARLY MORNING ST.	8+00.13 TO 8+84.13	ACCESS STREET	25 MPH	14'	12'	8'	6'	4'	4'	50'	P-3
EARLY MORNING ST.	9+82.32 TO 11+55.94	ACCESS STREET	25 MPH	14'	12'	8'	6'	4'	4'	50'	P-3

ROAD INFORMATION											
ROAD NAME	STATION	CLASSIFICATION	DESIGN SPEED	A	B	C	D	E	F	R/W	SECTION
IAGER BOULEVARD	4+38.64 TO 12+46.25	MINOR COLLECTOR	25 MPH	14'	14'	10'	10'	133'	133'	60'	P-5
IAGER BOULEVARD	14+65.20 TO 15+46.70	MINOR COLLECTOR	25 MPH	14'	14'	10'	10'	133'	133'	60'	P-5

*see attached detail to reflect indented parking along Iager Boulevard.

ROAD INFORMATION											
ROAD NAME	STATION	CLASSIFICATION	DESIGN SPEED	A	B	C	D	E	F	R/W	SECTION
IAGER BOULEVARD	14+65.20 TO 15+46.70	MINOR COLLECTOR	25 MPH	8'						60'	P-5



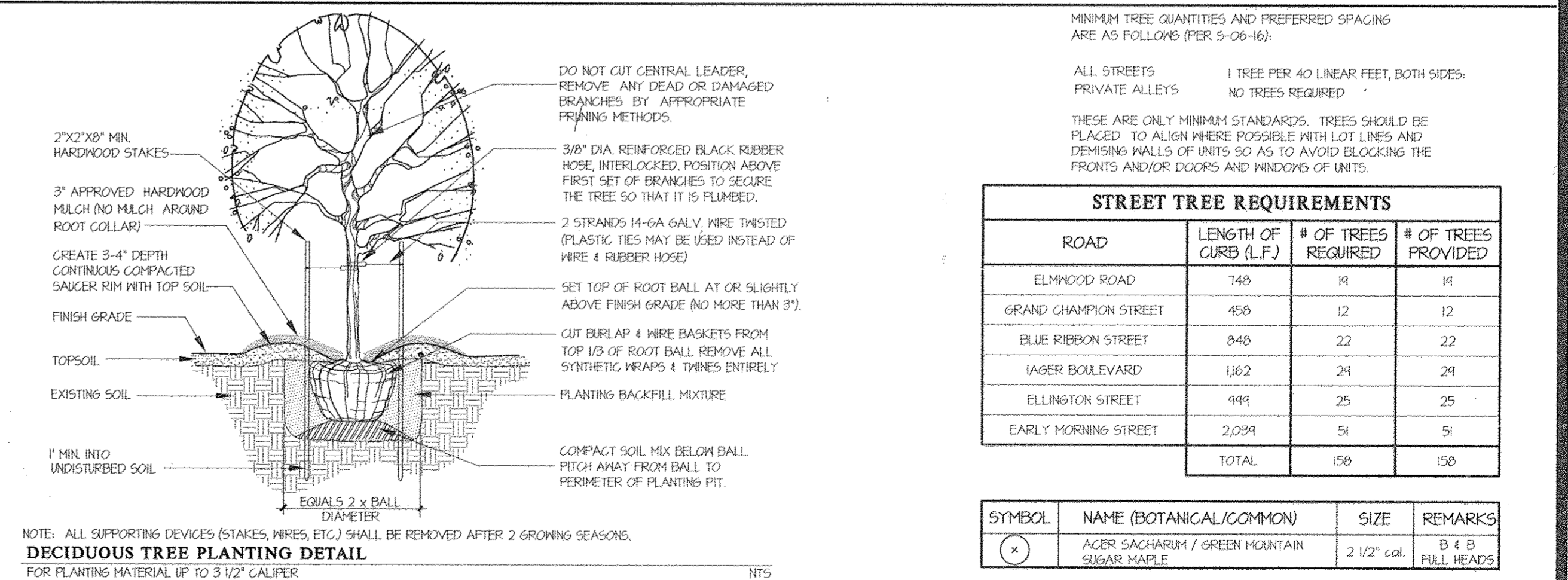


- NOTES:
- STREET TREES SHALL BE PLACED A MINIMUM OF 15' FROM ALL SIGNS AND INTERSECTIONS WHEN PLANTED BETWEEN THE SIDEWALK AND CURB, AND BE LOCATED WITH CONSIDERATION TO UNDERGROUND UTILITIES AND STRUCTURES. STREET TREES MAY NOT BE PLANTED WITHIN 5' OF A DRAIN INLET STRUCTURE WITHIN 5' OF AN OPEN SPACE 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.
 - 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 (410-313-5152).

STREET LIGHT SCHEDULE			
LOCATION	LAMP TYPE	FIXTURE	POLE TYPE
§ STA. 4+70 ELMWOOD ROAD W/ RT.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
§ STA. 9+11 ELMWOOD ROAD W/ LT.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
§ STA. 2+96 GRAND CHAMPION ST. 80' LT.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
§ STA. 3+18 BLUE RIBBON ST. 80' LT.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
§ STA. 12+31 BLUE RIBBON ST. 80' RT.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
§ STA. 12+48 JAGER BLVD. 207 RT.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
§ STA. 15+30 JAGER BLVD. 81 RT.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
§ STA. 6+12 ELLINGTON STREET 80' RT.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
§ STA. 6+48 EARLY MORNING ST. 80' RT.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
§ STA. 4+30 EARLY MORNING ST. 17' LT.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
§ STA. 12+04 EARLY MORNING ST. 80' LT.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
§ STA. 0+32 GRAND CHAMPION ST. 80' RT.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
§ STA. 4+84 EARLY MORNING ST. 17' RT.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
§ STA. 14+02 EARLY MORNING ST. 17' RT.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS

STREET LIGHT LEGEND

★ 100 WATT HPS VAPOR (ACORN POST TOP)



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 DENSIFY WALLS OF UNITS SO AS TO AVOID BLOCKING THE FRONTS AND/OR DOORS AND WINDOWS OF UNITS.

STREET TREE REQUIREMENTS			
ROAD	LENGTH OF CURB (L.F.)	# OF TREES REQUIRED	# OF TREES PROVIDED
ELMWOOD ROAD	148	14	14
GRAND CHAMPION STREET	456	12	12
BLUE RIBBON STREET	848	22	22
JAGER BOULEVARD	1362	24	24
ELLINGTON STREET	994	25	25
EARLY MORNING STREET	2,024	51	51
TOTAL		156	156

SYMBOL	NAME (BOTANICAL/COMMON)	SIZE	REMARKS
★	ACER SACHARINUM / GREEN MOUNTAIN SUGAR MAPLE	2 1/2" x 8'	B & B FULL HEADS

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Diane Schuyler Acting 11/26/12
 Chief, Bureau of Highways

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
W. J. Schuyler 12/03/12
 Chief, Division of Land Development

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
W. J. Schuyler 12/31/12
 Chief, Development Engineering Division

THE PURPOSE OF THIS REVISED PLAN IS TO REFLECT THE CHANGES TO THE INDENTED PARKING ALONG JAGER BOULEVARD AND THE ASSOCIATED CHANGES TO THE OTHER ELEMENTS OF THE ROAD CONSTRUCTION

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

DATE	REVISION	BY	APP'R.
11-28-2012		JB	DEV
2/14/13	Added Mail Pavilion to plan view, relocate street trees accordingly	JB	DEV
4-18-13	Phase construction to reflect partial parking, revised street tree locations	JB	DEV

PREPARED FOR:
 G&R DEVELOPMENT, INC.
 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. 13925.
 EXPIRATION DATE: MAY 28, 2012
 10-29-12 *W. J. Schuyler*

SIGNING, STREET TREE and LIGHTING PLAN

MAPLE LAWN FARMS
 MIDTOWN WEST DISTRICT - AREA 1
 LOTS 1-9, 17-49, 52-65, 67-81, OPEN SPACE LOTS 83-88, AND
 COMMON OPEN AREA LOTS 89-92

SCALE: 1" = 50'
 ZONING: MXD-3
 G. L. W. FILE No. 09001

DATE: OCT., 2012
 TAX MAP - GRID: 41-21/46-3
 SHEET: 9 OF 19

ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

C FACTOR COMPUTATIONS			
STRUCTURE	AREA (AC.)	C	IMPERVIOUS
I-1	0.31	0.71	0.5%
I-2	0.43	0.71	0.5%
I-3	0.30	0.71	0.5%
I-4	0.33	0.71	0.5%
I-5	0.25	0.71	0.5%
I-6	0.31	0.71	0.5%
I-7	0.44	0.71	0.5%
I-8	0.22	0.71	0.5%
I-9	0.04	0.71	0.5%
I-10	0.43	0.71	0.5%
I-11	0.46	0.71	0.5%
I-12	0.11	0.71	0.5%
I-13	0.44	0.71	0.5%
I-14	0.50	0.71	0.5%
I-15	0.41	0.71	0.5%
I-21	0.11	0.71	0.5%
I-22	0.36	0.71	0.5%
I-23	0.24	0.71	0.5%
I-26	0.16	0.71	0.5%
I-27	0.45	0.71	0.5%
I-28	0.64	0.71	0.5%
I-29	0.24	0.71	0.5%
I-30	0.53	0.71	0.5%
I-31	0.20	0.71	0.5%
I-32	0.40	0.71	0.5%
I-33	0.34	0.71	0.5%
I-34	0.71	0.71	0.5%
I-35	0.35	0.71	0.5%
I-36	0.42	0.71	0.5%
I-37	0.10	0.71	0.5%
I-38	0.11	0.71	0.5%
I-39	0.10	0.71	0.5%
I-40	0.14	0.71	0.5%
I-41	0.08	0.71	0.5%
I-42	0.12	0.71	0.5%
I-43	0.20	0.71	0.5%
I-44	0.23	0.71	0.5%
I-45	0.23	0.71	0.5%
I-46	0.11	0.71	0.5%
I-47	0.21	0.71	0.5%
I-48	0.20	0.71	0.5%
I-49	0.23	0.71	0.5%
I-49A	0.21	0.71	0.5%
I-50	0.16	0.71	0.5%
I-51	0.06	0.71	0.5%
I-52	0.11	0.71	0.5%
I-53	0.24	0.71	0.5%
I-54	0.22	0.71	0.5%
I-55	0.20	0.71	0.5%
I-56	0.24	0.71	0.5%
I-57	0.15	0.71	0.5%
I-58	0.23	0.71	0.5%
I-59	0.15	0.71	0.5%
I-60	0.32	0.71	0.5%
I-62	0.04	0.71	0.5%
EX I-115	0.40	0.71	0.5%
EX I-116	0.30	0.71	0.5%
M-22	0.41	0.71	0.5%
M-30	0.80	0.71	0.5%
ST-1	0.32	0.71	0.5%
I-5A	1.91	0.71	0.5%
I-1A	0.31	0.57	5.5%
I-111	0.23	0.41	3.2%
I-115	0.44	0.41	3.2%



LEGEND

- 400' ——— EXISTING CONTOUR
- FP ——— 100 YEAR FLOODPLAIN
- SB ——— STREAM BUFFER
- FCR ——— FOREST CONSERVATION EASEMENT
- SDA ——— STORM DRAIN DRAINAGE AREA

NOTE: C1 TYPE SOILS ASSUMED FOR ALL DRAINAGE AREAS DUE TO MASS GRADING.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Walter Z. ... 2-21-12
 Chief, Bureau of Highways Date

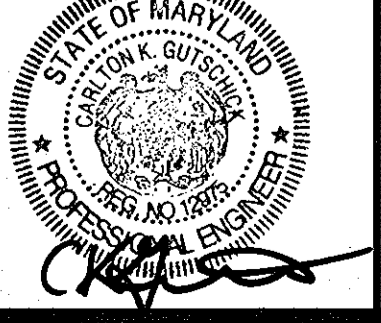
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
K. ... 3/1/12
 Chief, Division of Land Development Date
... 3/12/12
 Chief, Development Engineering Division Date

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/WA: 301-989-2524 FAX: 301-421-4186

DATE	BY	APPR.	REVISION
2-21-12	WZ	...	Added note above title block

PREPARED FOR:
 G&R DEVELOPMENT, INC.
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

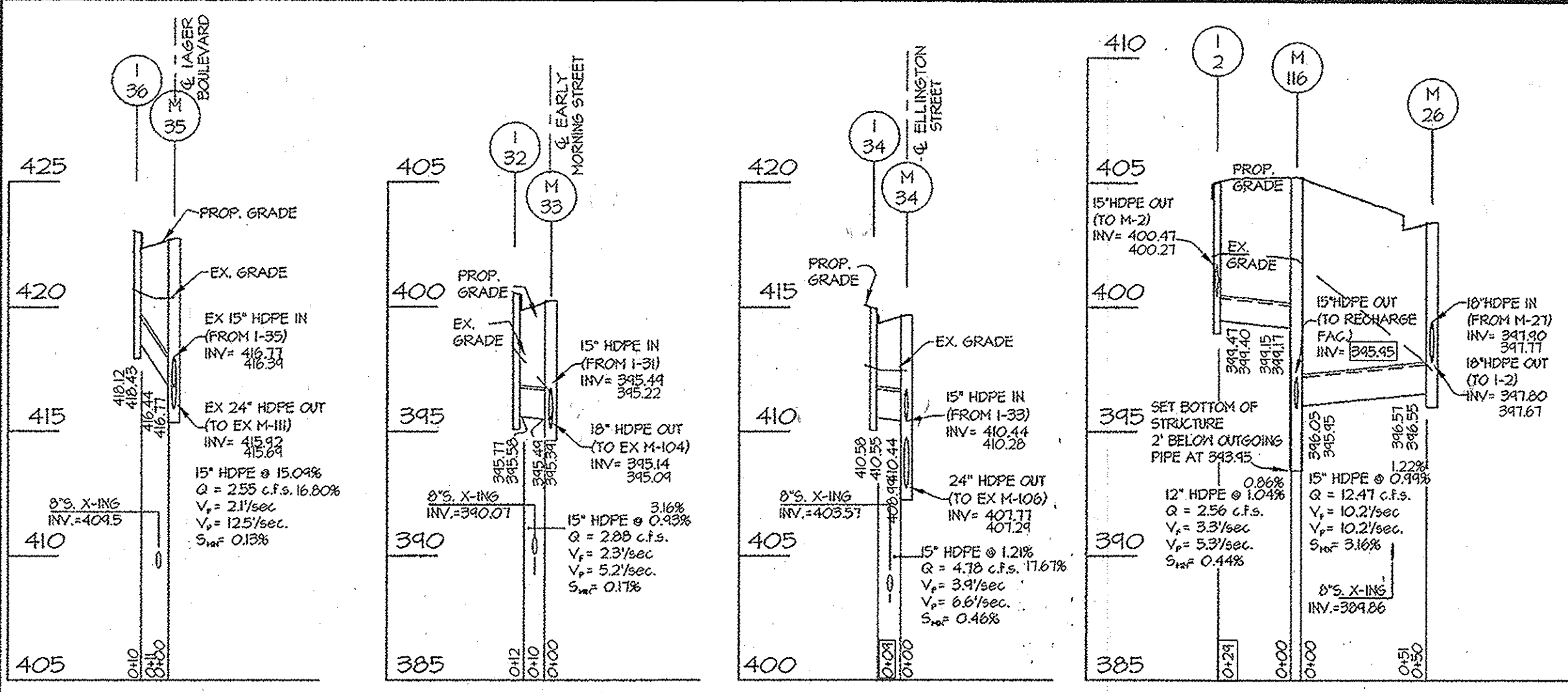
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975.
 EXPIRATION DATE: MAY 28, 2012
 2-2-12



STORM DRAIN DRAINAGE AREA MAP
MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT - AREA 1
 LOTS 1-9, 17-49, 52-65, 67-81, OPEN SPACE LOTS 83-88, AND COMMON OPEN AREA LOTS 89-92

SCALE	ZONING	G. L. W. FILE NO.
1" = 100'	MXD-3	09001
DATE	TAX MAP - GRID	SHEET
FEB, 2012	41-21/46-3	11 OF 19

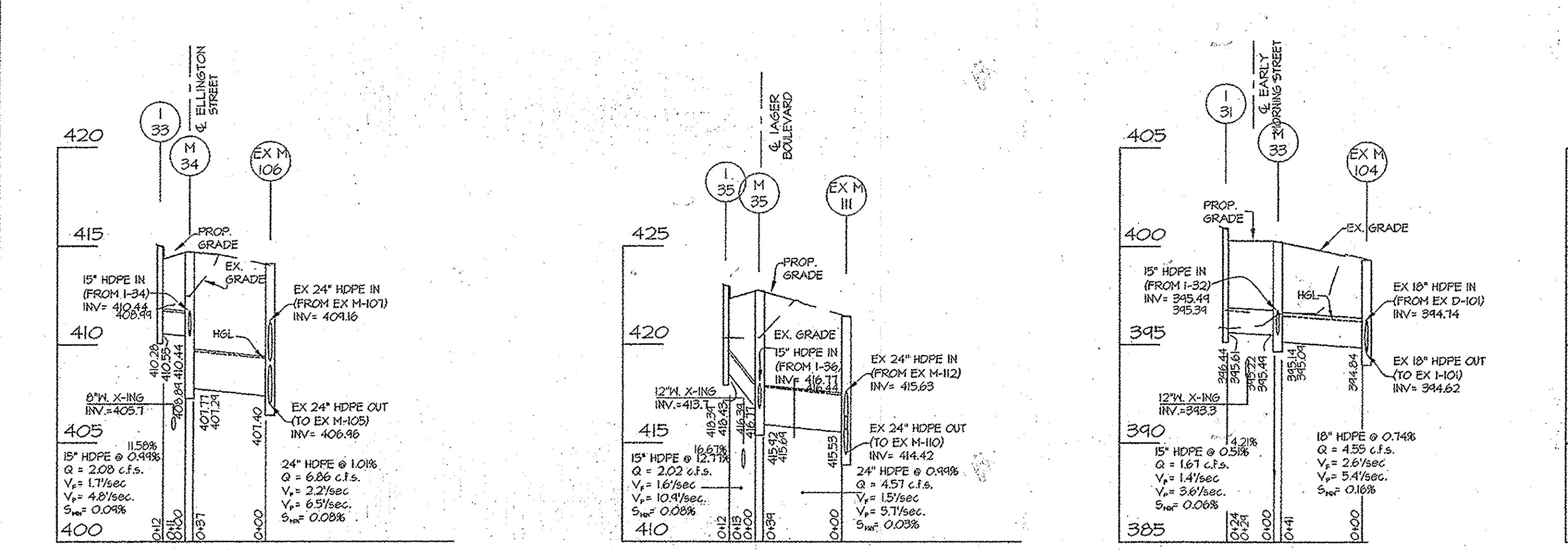
This Plan is For Storm Drain Information Only!



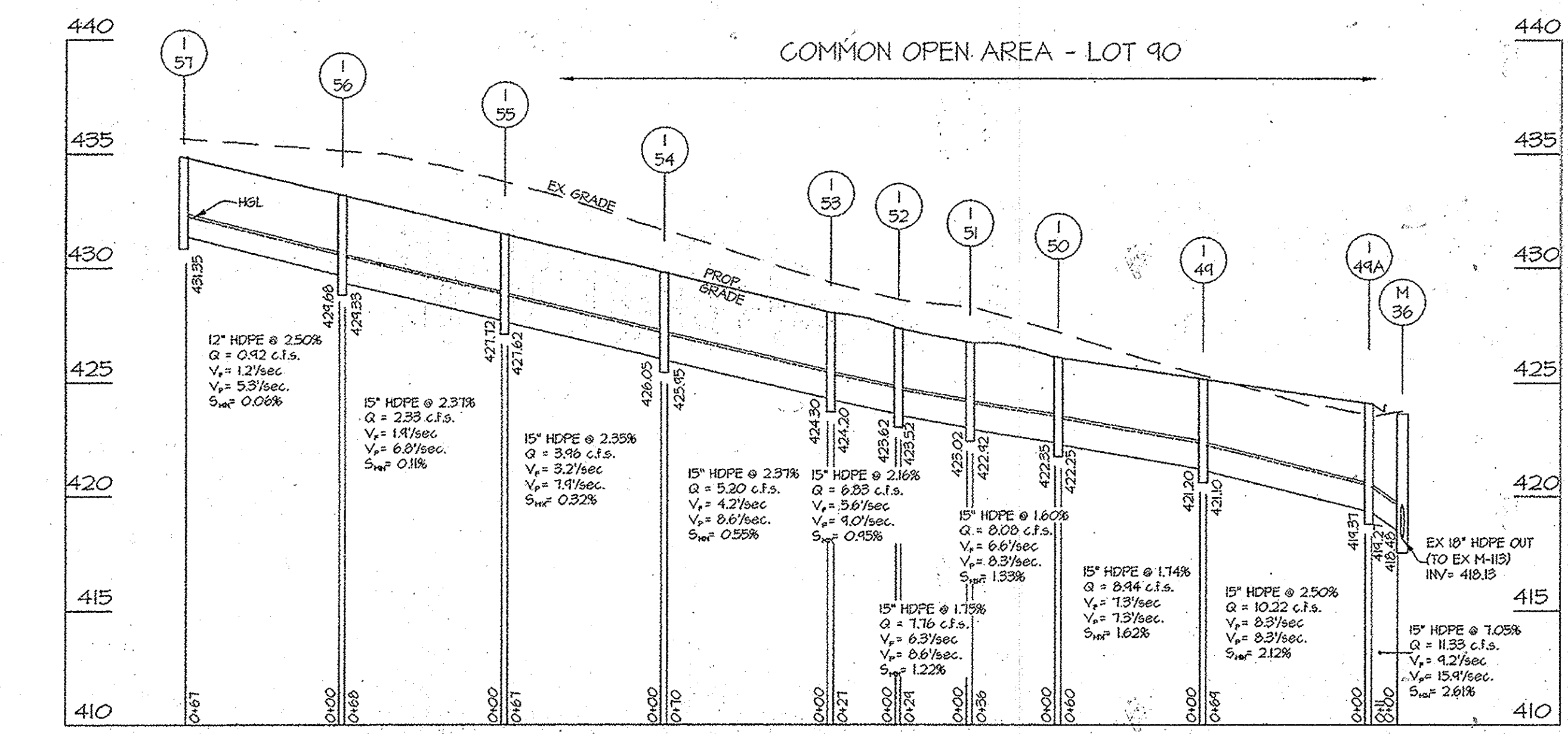
PIPE SCHEDULE			
SIZE	TYPE	QUANTITY (L.F.)	REMARKS
12"	HDPE	230	
15"	HDPE	876	
18"	HDPE	55	
24"	HDPE	76	

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

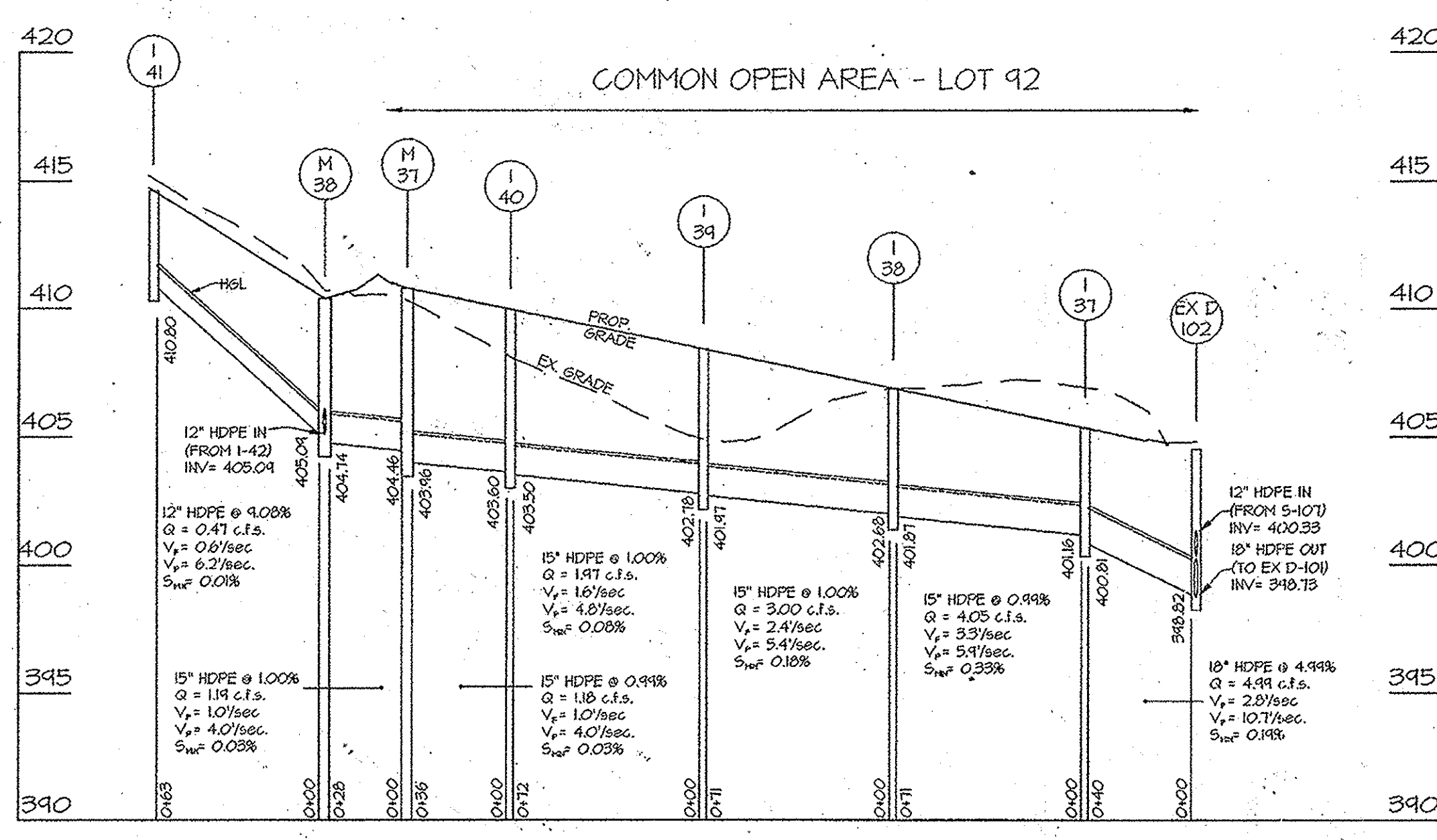
COORDINATE POINT GIVEN IS TO THE CENTERLINE OF STRUCTURE AT THE FACE OF CURB FOR INLETS AND TO THE CENTERLINE OF STRUCTURE FOR MANHOLES AND END SECTIONS.
NYLOPLAST - ADS END SECTION OR APPROVED EQUAL.
*ALL DOUBLE 'S' INLETS SHALL UTILIZE BICYCLE SAFE GRATES (EAST JORDAN IRON WORKS, OR APPROVED EQUAL).
NOTE: ALL WATER AND SEWER CROSSINGS SHOWN ARE PER CONTRACT: 24-4102-D OR 24-4104-D.



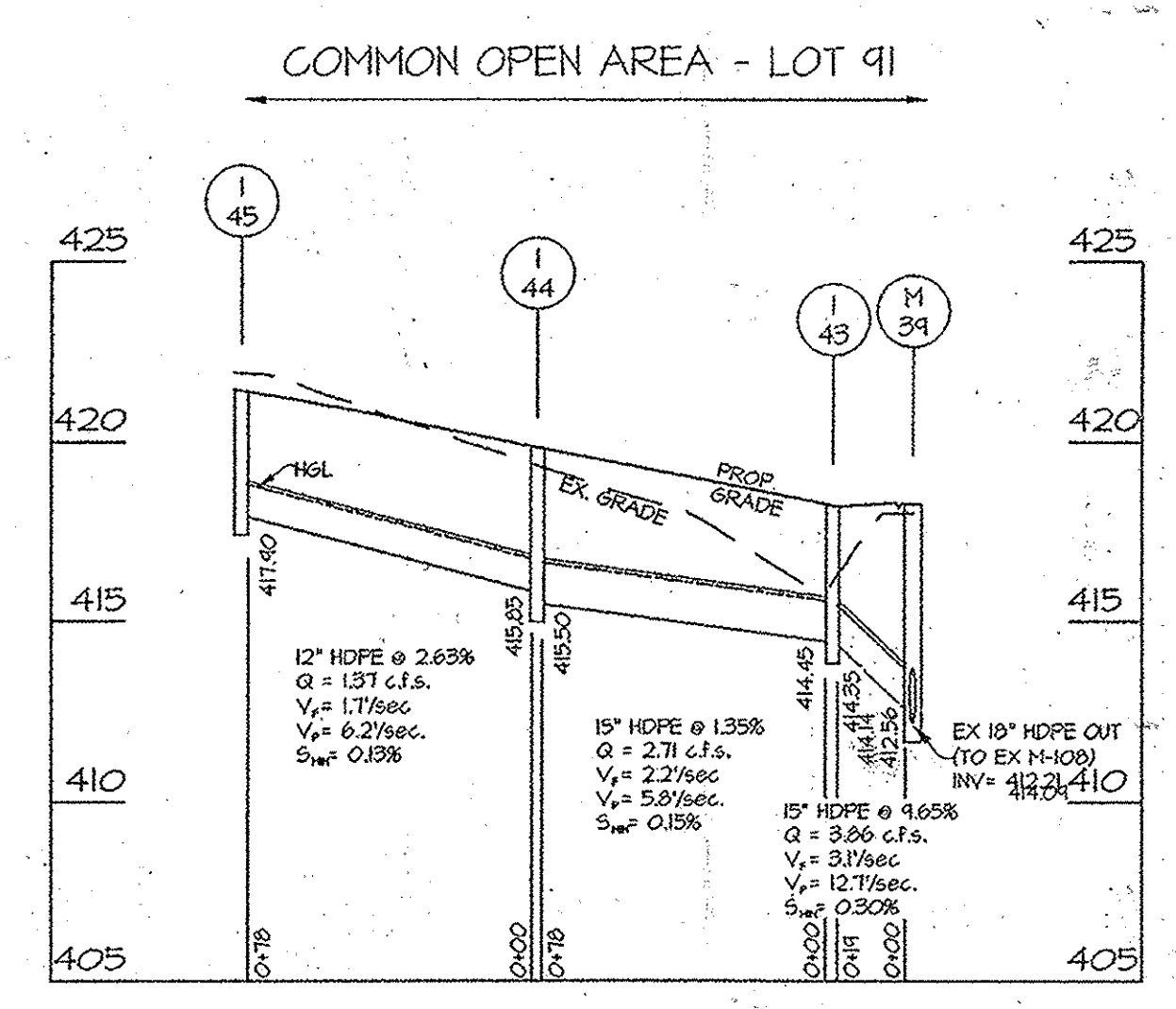
COMMON OPEN AREA LOT 92



COMMON OPEN AREA - LOT 90



COMMON OPEN AREA - LOT 92



COMMON OPEN AREA - LOT 91

STRUCTURE SCHEDULE												STD. DETAIL	LOCATIONS	REMARKS
NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT		AS-BUILT		AS-BUILT					
			PROPOSED UPPER	PROPOSED LOWER	PROPOSED UPPER	PROPOSED LOWER	AS-BUILT UPPER	AS-BUILT LOWER						
I-31	AJO INLET	3'	400.57	400.35	401.11	400.87	---	395.61	396.44	HO. CO. D 4.02	N 542,782 E 1,338,484			
I-32	AJO INLET	3'	400.57	400.35	400.43	400.15	---	395.58	396.72	HO. CO. D 4.02	N 542,811 E 1,338,444			
I-33	AJO INLET	3'	414.46	414.40	414.93	414.91	---	410.55	410.28	HO. CO. D 4.02	N 543,061 E 1,338,456			
I-34	AJO INLET	3'	414.97	414.90	415.01	414.95	---	410.55	410.58	HO. CO. D 4.02	N 543,105 E 1,338,454			
I-35	AJO INLET	3'	423.07	422.76	423.10	422.87	---	418.43	418.39	HO. CO. D 4.02	N 543,372 E 1,338,505			
I-36	AJO INLET	3'	423.07	422.76	423.30	422.79	---	418.43	418.12	HO. CO. D 4.02	N 543,400 E 1,338,510			
I-37	DOUBLE 'S' INLET	2'-T"	405.36	405.31	---	---	401.16	400.81	---	HO. CO. D 4.23	N 542,937 E 1,338,518			
I-38	DOUBLE 'S' INLET	2'-T"	406.91	406.85	---	---	402.68	401.87	---	HO. CO. D 4.23	N 542,950 E 1,338,445			
I-39	DOUBLE 'S' INLET	2'-T"	408.44	408.38	---	---	402.78	401.97	---	HO. CO. D 4.23	N 542,963 E 1,338,373			
I-40	DOUBLE 'S' INLET	2'-T"	410.00	409.94	---	---	403.60	403.50	---	HO. CO. D 4.23	N 542,976 E 1,338,300			
I-41	DOUBLE 'S' INLET	2'-T"	414.69	414.52	---	---	410.80	---	---	HO. CO. D 4.23	N 543,034 E 1,338,213			
I-42	DOUBLE 'S' INLET	2'-T"	408.80	408.64	---	---	405.20	---	---	HO. CO. D 4.23	N 542,950 E 1,338,287			
I-43	DOUBLE 'S' INLET	2'-T"	418.24	418.18	---	---	414.45	414.35	---	HO. CO. D 4.23	N 543,231 E 1,338,483			
I-44	DOUBLE 'S' INLET	2'-T"	414.88	414.82	---	---	415.85	415.50	---	HO. CO. D 4.23	N 543,251 E 1,338,403			
I-45	DOUBLE 'S' INLET	2'-T"	421.44	421.34	---	---	---	417.90	---	HO. CO. D 4.23	N 543,266 E 1,338,323			
I-49	DOUBLE 'S' INLET	2'-T"	425.18	425.13	---	---	421.20	421.10	---	HO. CO. D 4.23	N 543,542 E 1,338,473			
I-49A	DOUBLE 'S' INLET	2'-T"	424.10	424.05	---	---	419.37	419.27	---	HO. CO. D 4.23	N 543,524 E 1,338,544			
I-50	DOUBLE 'S' INLET	2'-T"	426.13	426.08	---	---	422.35	422.25	---	HO. CO. D 4.23	N 543,553 E 1,338,411			
I-51	DOUBLE 'S' INLET	2'-T"	426.80	426.75	---	---	423.02	422.92	---	HO. CO. D 4.23	N 543,584 E 1,338,340			
I-52	DOUBLE 'S' INLET	2'-T"	427.41	427.35	---	---	423.62	423.52	---	HO. CO. D 4.23	N 543,615 E 1,338,395			
I-53	DOUBLE 'S' INLET	2'-T"	428.09	428.02	---	---	424.30	424.20	---	HO. CO. D 4.23	N 543,641 E 1,338,382			
I-54	DOUBLE 'S' INLET	2'-T"	424.83	424.77	---	---	426.05	425.95	---	HO. CO. D 4.23	N 543,640 E 1,338,330			
I-55	DOUBLE 'S' INLET	2'-T"	431.50	431.44	---	---	421.72	421.62	---	HO. CO. D 4.23	N 543,738 E 1,338,280			
I-56	DOUBLE 'S' INLET	2'-T"	433.21	433.15	---	---	424.68	424.58	---	HO. CO. D 4.23	N 543,787 E 1,338,228			
I-57	DOUBLE 'S' INLET	2'-T"	434.89	434.82	---	---	---	431.35	---	HO. CO. D 4.23	N 543,834 E 1,338,178			
M-33	STD MANHOLE	4'	---	400.23	400.04	395.49	395.14	395.39	395.09	HO. CO. G 5.12	N 542,748 E 1,338,492			
M-34	STD MANHOLE	4'	---	414.69	414.59	410.44	407.77	408.89	407.29	HO. CO. G 5.12	N 543,044 E 1,338,458			
M-35	STD MANHOLE	4'	---	422.72	422.01	416.71	415.92	416.48	415.69	HO. CO. G 5.12	N 543,387 E 1,338,507			
M-36	STD MANHOLE	4'	---	423.25	---	410.48	418.13	---	---	HO. CO. G 5.12	N 543,531 E 1,338,558			
M-37	STD MANHOLE	4'	---	410.80	---	404.46	403.96	---	---	HO. CO. G 5.12	N 542,983 E 1,338,261			
M-38	STD MANHOLE	4'	---	410.39	405.09	404.74	---	---	---	HO. CO. G 5.12	N 542,975 E 1,338,230			
M-39	STD MANHOLE	4'	---	418.25	417.94	412.56	412.21	414.14	414.09	HO. CO. G 5.12	N 543,248 E 1,338,502			
M-116	STD MANHOLE	4'	---	405.23	404.65	397.17	395.95	399.15	395.48	HO. CO. G 5.12	N 543,248 E 1,338,502			

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Chief, Bureau of Highways
 Date: 2-21-12

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Division of Land Development
 Date: 3/16/12

Chief, Development Engineering Division
 Date: 3/6/12

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

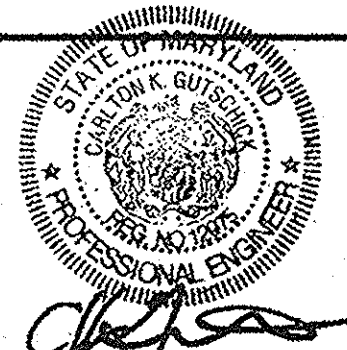
11-19-15
 Date
 C. F. Gutschick
 Professional Engineer
 Maryland Reg. No. 12475

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3809 NATIONAL DRIVE - SUITE 200 - BIRTSVILLE OFFICE PARK
 BIRTSVILLE, MARYLAND, 20888
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188

PREPARED FOR:
 G&R DEVELOPMENT, INC.
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

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

2-2-12
 Date
 C. F. Gutschick
 Professional Engineer
 Maryland Reg. No. 12475



ELECTION DISTRICT No. 5

ASBUILTS
 STORM DRAIN PROFILES
 MAPLE LAWN FARMS
 MDTOWN WEST DISTRICT - AREA 1
 LOTS 1-3, 17-49, 52-65, 67-81, OPEN SPACE LOTS 83-88, AND
 COMMON OPEN AREA LOTS 89-92

SCALE
 1" = 50' (H)
 1" = 5' (V)

DATE
 NOV, 2015
 FEB, 2012

ZONING
 MXD-3

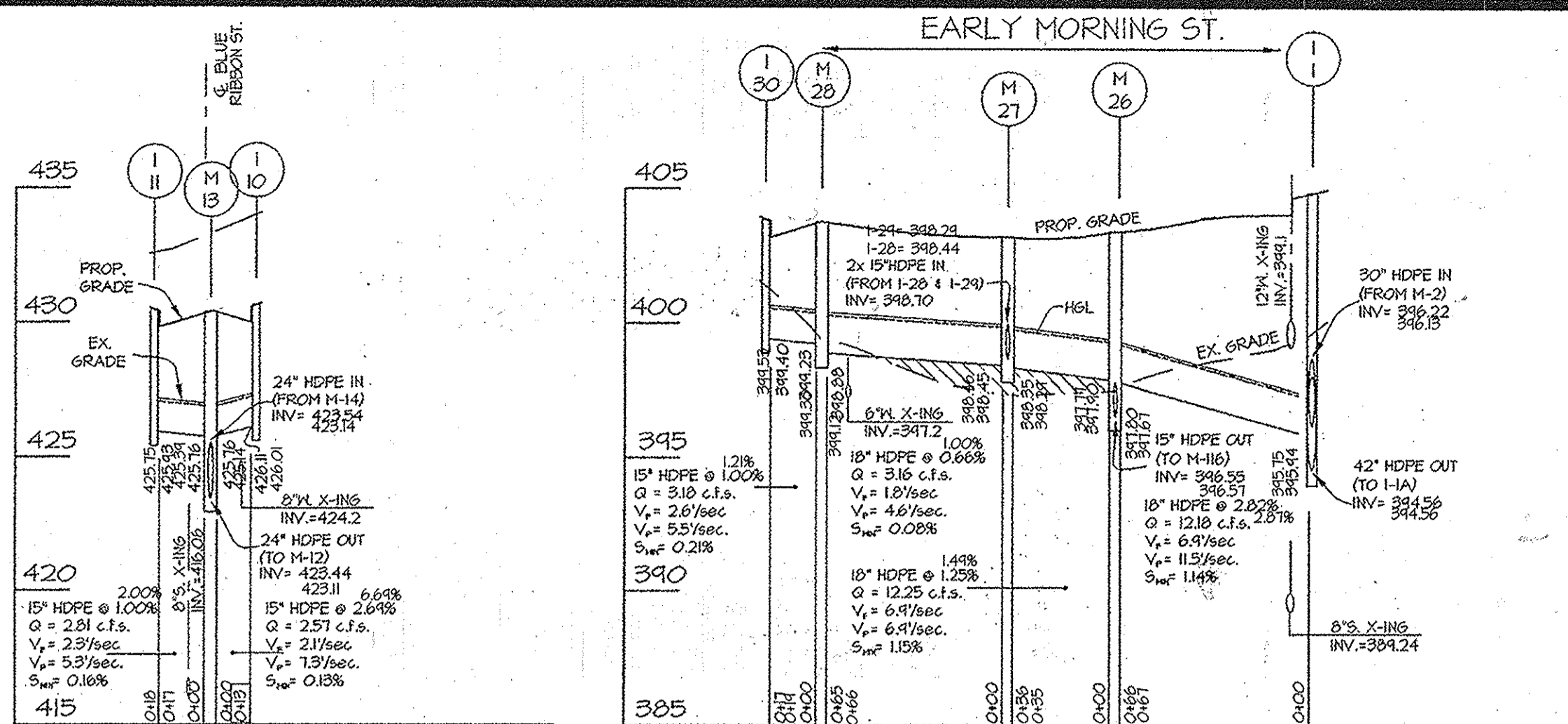
TAX MAP - GRID
 41-21/46-3

G. L. W. FILE NO.
 09001

SHEET
 12 OF 19

HOWARD COUNTY, MARYLAND

EARLY MORNING ST.



PIPE SCHEDULE			
SIZE	TYPE	QUANTITY (LF)	REMARKS
12"	HDPE	34	
15"	HDPE	265	
18"	HDPE	445	
24"	HDPE	765	

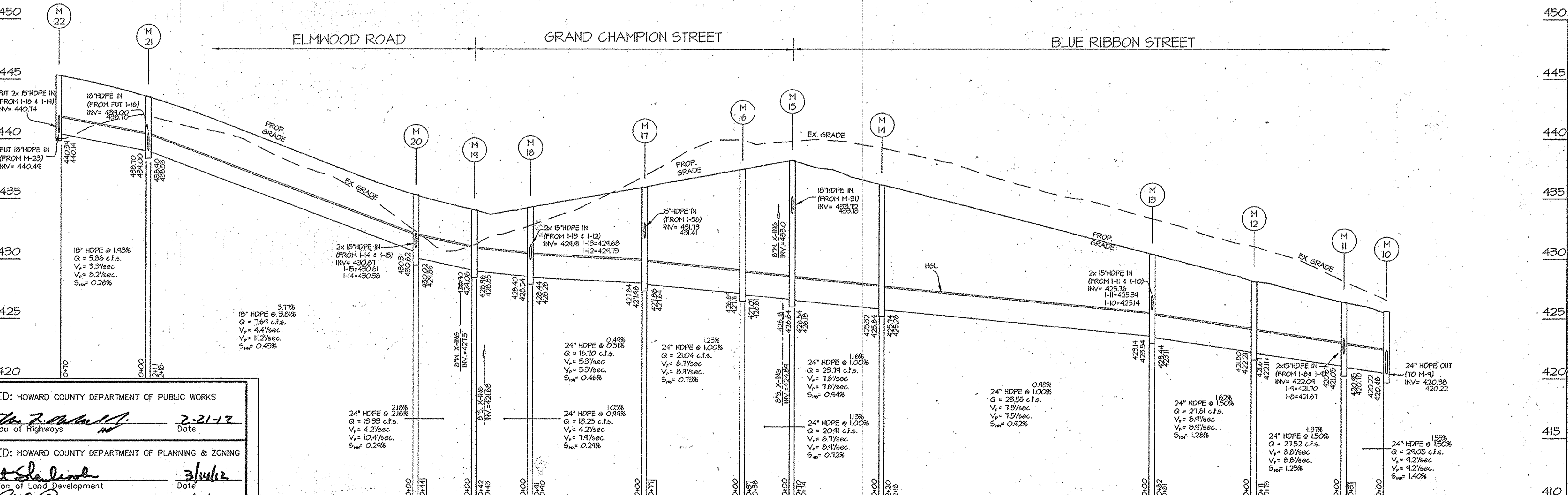
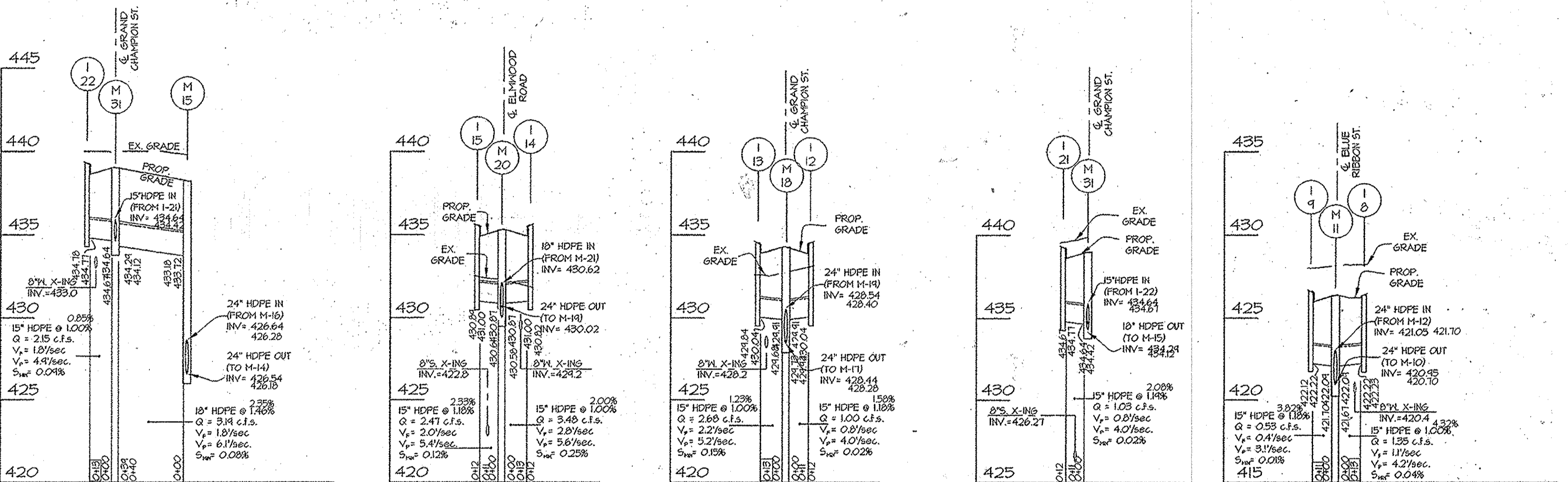
HDPE Indicates High Density Polyethylene pipe, such as M-12 by ADS, or H-G by Hancor or an approved equal.
Trench bedding to be provided per Howard County Detail 6 2.01, "Trench for P.V.C. pipe and HDPE."

- 1 COORDINATE POINT GIVEN IS TO THE CENTERLINE OF STRUCTURE AT THE FACE OF CURB FOR INLETS AND TO THE CENTERLINE OF STRUCTURE FOR MANHOLES AND END SECTIONS.
- 2 NYLOPLAST - ADS END SECTION OR APPROVED EQUAL.

* ALL DOUBLE 'S' INLETS SHALL UTILIZE BICYCLE SAFE GRATES (EAST JORDAN IRON WORKS, OR APPROVED EQUAL)
NOTE: ALL WATER AND SEWER CROSSINGS SHOWN ARE PER CONTRACT: 24-4102-D OR 24-4104-D.

STRUCTURE SCHEDULE

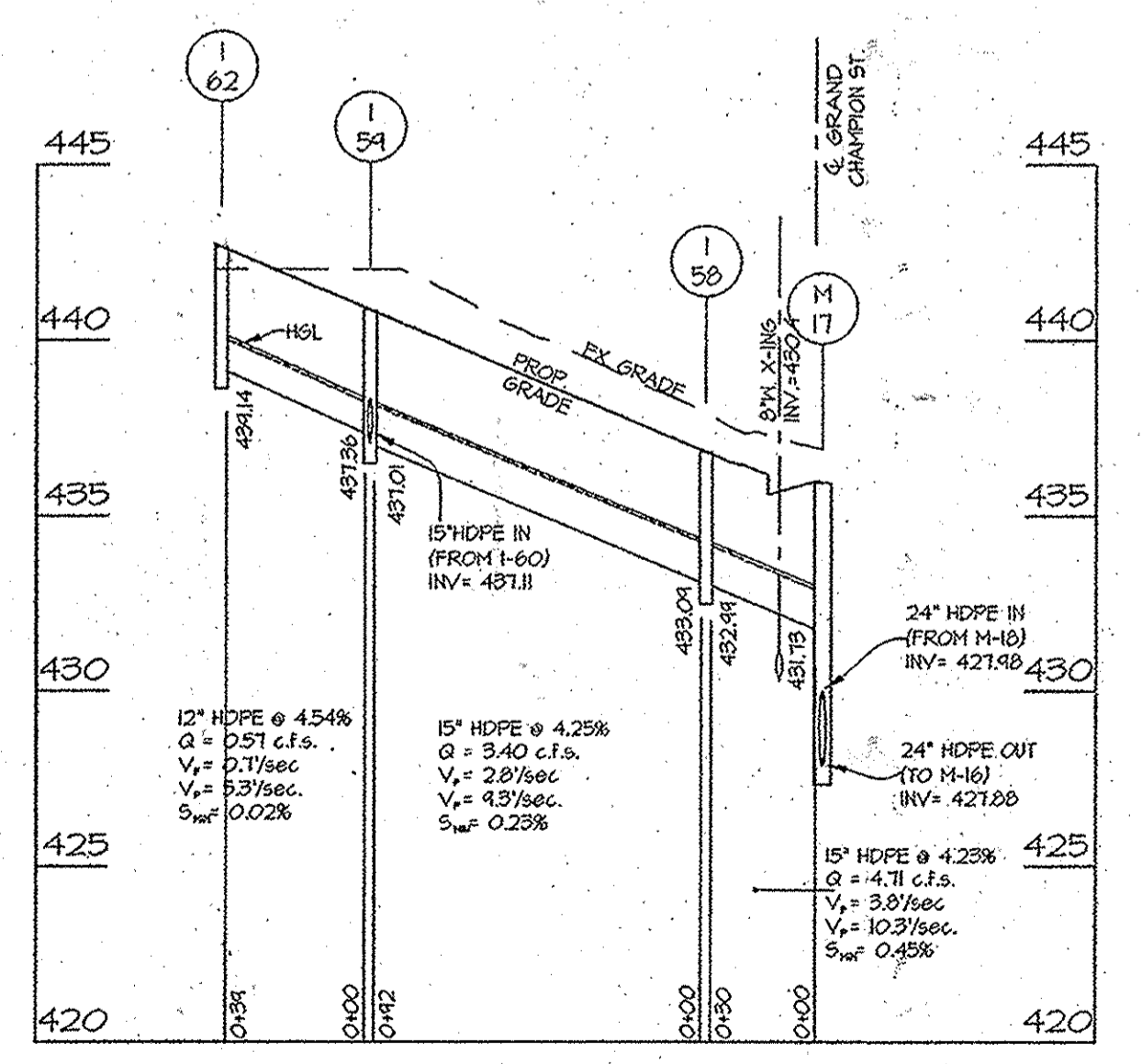
NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT		STD. DETAIL	LOCATIONS	REMARKS				
			PROPOSED	AS-BUILT	PROPOSED	AS-BUILT							
I-1	AJO INLET	3'	404.93	404.64	404.88	404.68	346.40	344.50	346.13	344.56	HO. CO. D 4.02	N 542,842 E 1331,975	
I-8	AJO INLET	3'	426.68	426.41	426.57	426.43	422.22	---	---	422.23	HO. CO. D 4.02	N 543,475 E 1338,212	
I-9	AJO INLET	3'	426.68	426.41	426.59	426.37	---	---	---	422.22	HO. CO. D 4.02	N 543,478 E 1338,245	
I-10	AJO INLET	3'	430.65	430.38	430.60	430.41	---	---	---	426.11	HO. CO. D 4.02	N 543,618 E 1338,220	
I-11	AJO INLET	3'	430.49	430.22	430.33	430.16	---	---	---	425.76	HO. CO. D 4.02	N 543,543 E 1338,191	
I-12	AJO INLET	3'	434.57	434.30	434.66	434.51	430.04	---	---	429.92	HO. CO. D 4.02	N 543,958 E 1338,186	
I-13	AJO INLET	3'	434.57	434.30	434.61	434.36	---	---	---	430.04	HO. CO. D 4.02	N 543,977 E 1338,165	
I-14	AJO INLET	3'	435.66	435.38	435.72	435.41	431.00	---	---	430.82	HO. CO. D 4.02	N 544,044 E 1338,183	
I-15	AJO INLET	3'	435.66	435.38	435.78	435.55	---	---	---	431.00	HO. CO. D 4.02	N 544,024 E 1338,164	
I-21	AJO INLET	3'	434.27	434.11	434.21	434.13	---	---	---	434.77	HO. CO. D 4.02	N 543,796 E 1337,178	
I-22	AJO INLET	3'	434.26	434.11	434.33	434.12	---	---	---	434.77	HO. CO. D 4.02	N 543,822 E 1337,167	
I-30	AJO INLET	3'	403.82	403.75	---	---	---	---	---	344.40	HO. CO. D 4.02	N 542,336 E 1338,135	
I-58	DOUBLE 'S' INLET	2'-7"	436.90	436.78	---	---	433.09	432.99	---	---	HO. CO. D 4.23	N 543,921 E 1338,087	
I-59	DOUBLE 'S' INLET	2'-7"	440.92	440.80	---	---	437.36	437.01	---	---	HO. CO. D 4.23	N 543,986 E 1338,018	
I-62	DOUBLE 'S' INLET	2'-7"	442.64	442.57	---	---	---	434.14	---	---	HO. CO. D 4.23	N 544,015 E 1337,988	
M-10	STD MANHOLE	4'	---	425.65	425.73	420.65	420.55	420.22	420.22	---	HO. CO. 6 5.12	N 543,441 E 1338,251	
M-11	STD MANHOLE	4'	---	426.34	426.22	422.09	421.24	421.70	240.70	---	HO. CO. 6 5.12	N 543,416 E 1338,258	
M-12	STD MANHOLE	4'	---	428.04	427.92	422.62	422.52	421.90	421.67	---	HO. CO. 6 5.12	N 543,549 E 1338,271	
M-13	STD MANHOLE	4'	---	430.31	430.14	425.16	423.44	425.39	423.11	---	HO. CO. 6 5.12	N 543,607 E 1338,210	
M-14	STD MANHOLE	4'	---	435.99	435.92	425.84	425.74	425.32	425.28	---	HO. CO. 6 5.12	N 543,761 E 1338,047	
M-15	STD MANHOLE	4'	---	438.22	438.08	433.72	428.54	433.18	426.18	---	HO. CO. 6 5.12	N 543,827 E 1338,012	
M-16	STD MANHOLE	4'	---	437.47	---	427.11	427.01	426.69	426.61	---	HO. CO. 6 5.12	N 543,848 E 1338,041	
M-17	STD MANHOLE	4'	---	435.98	435.87	431.78	427.88	431.41	427.64	---	HO. CO. 6 5.12	N 543,948 E 1338,111	
M-18	STD MANHOLE	4'	---	434.28	434.18	429.91	428.44	429.73	428.28	---	HO. CO. 6 5.12	N 543,966 E 1338,176	
M-19	STD MANHOLE	4'	---	434.08	434.15	429.06	428.96	428.90	428.85	---	HO. CO. 6 5.12	N 544,000 E 1338,208	
M-20	STD MANHOLE	4'	---	435.29	435.31	430.87	430.02	430.61	429.86	---	HO. CO. 6 5.12	N 544,038 E 1338,173	
M-21	STD MANHOLE	4'	---	443.50	443.30	439.00	438.90	438.70	438.53	---	HO. CO. 6 5.12	N 544,186 E 1338,012	
M-22	STD MANHOLE	4'	---	445.36	---	440.74	440.39	---	---	---	HO. CO. 6 5.12	N 544,231 E 1337,958	
M-26	STD MANHOLE	4'	---	403.44	403.47	397.90	396.55	397.77	396.57	---	HO. CO. 6 5.12	N 544,231 E 1337,958	
M-27	STD MANHOLE	4'	---	403.23	403.19	398.70	398.35	398.46	398.29	---	HO. CO. 6 5.12	N 542,800 E 1338,074	
M-28	STD MANHOLE	4'	---	403.80	403.82	399.23	398.88	399.30	399.12	---	HO. CO. 6 5.12	N 542,818 E 1338,140	
M-31	STD MANHOLE	4'	---	439.00	438.92	434.64	434.24	434.67	---	---	HO. CO. 6 5.12	N 543,808 E 1337,973	



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

11-19-15
Date
Carl E. Gutschick
Professional Engineer
Maryland Reg. No. 12475

COMMON OPEN AREA
LOT 89



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Walter P. ... 2-21-17
Chief, Bureau of Highways
Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Rob ... 3/16/12
Chief, Division of Land Development
Date

... 5/10/12
Chief, Development Engineering Division
Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3059 NATIONAL DRIVE - SUITE 200 - BURTINSVILLE OFFICE PARK
BURTINSVILLE, MARYLAND 20855
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4185

PREPARED FOR:
G&R DEVELOPMENT, INC.
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 DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 12475
EXPIRATION DATE: MAY 26, 2016



STORM DRAIN PROFILES
MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT - AREA 1
LOTS 19, 17-49, 52-65, 67-81, OPEN SPACE LOTS 83-88, AND
COMMON OPEN AREA LOTS 89-92

SCALE
1" = 50' (H)
1" = 5' (V)

ZONING
MXD-3

G. L. W. FILE NO.
09001

TAX MAP - GRID
41-21/46-3

SHEET
13 OF 19

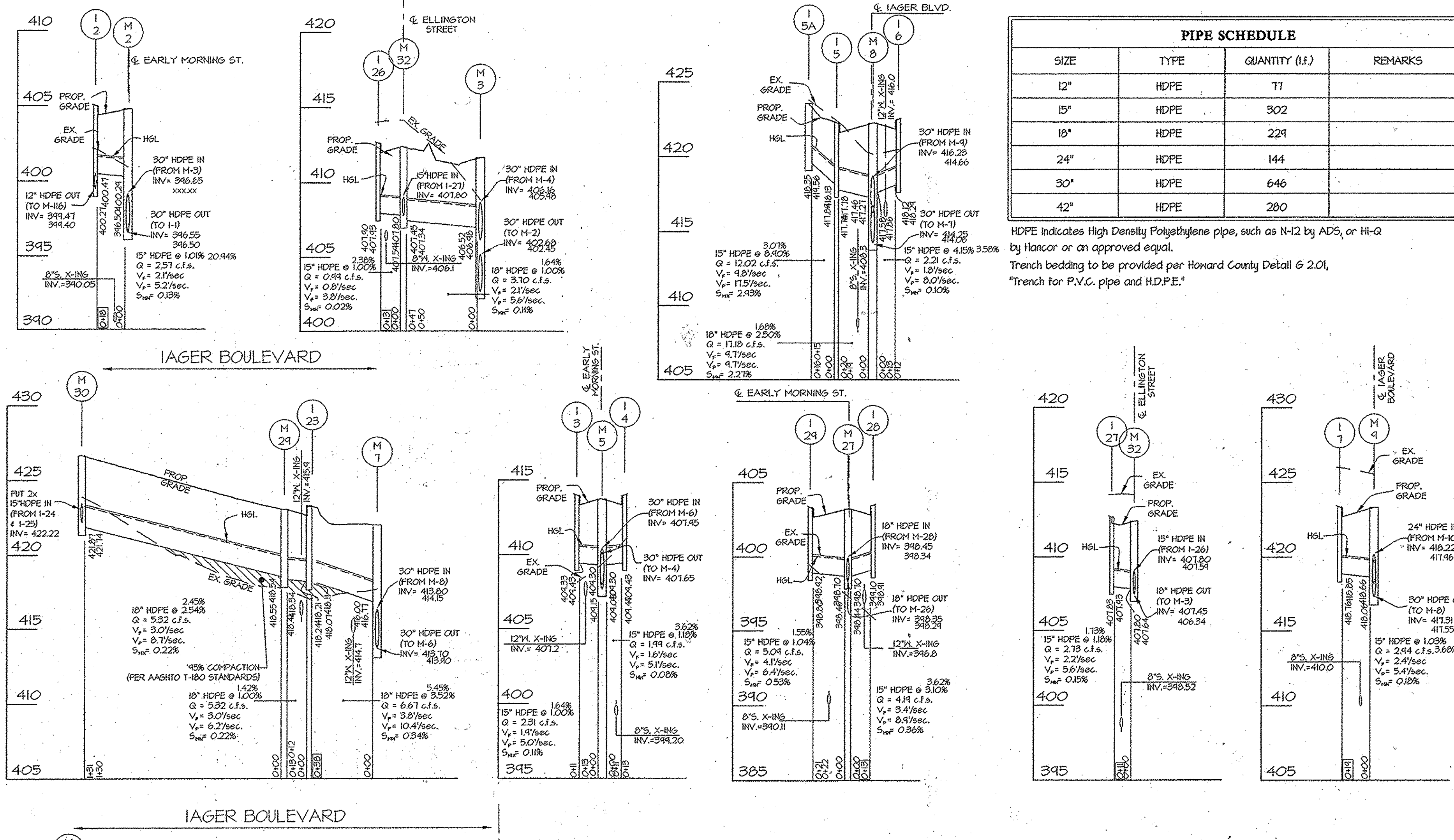
DATE
NOV. 2015
FEB. 2012

HOWARD COUNTY, MARYLAND

PIPE SCHEDULE			
SIZE	TYPE	QUANTITY (L.F.)	REMARKS
12"	HDPE	77	
15"	HDPE	302	
18"	HDPE	224	
24"	HDPE	144	
30"	HDPE	646	
42"	HDPE	280	

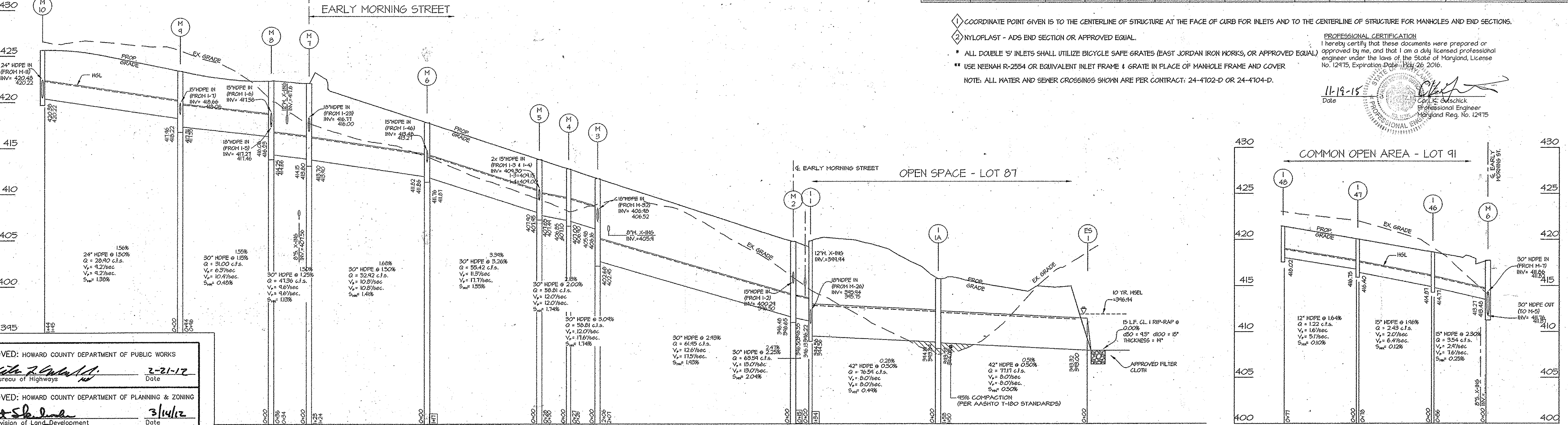
HDPE Indicates High Density Polyethylene pipe, such as M-12 by ADS, or H-C by Hancox or an approved equal.
Trench bedding to be provided per Howard County Detail G 2.01, "Trench for P.V.C. pipe and HDPE."

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-1	AJO INLET	3'	404.93	404.64	404.88	404.68	396.22	394.56	396.13	395.75	HO. CO. D 4.02	N 542,864 E 1,338,006	
I-1A	MANHOLE **	5'	---	401.00	---	400.88	393.84	393.74	394.19	394.08	HO. CO. G 5.13	N 542,780 E 1,331,851	
I-2	AJO INLET	3'	405.12	404.80	405.22	404.85	400.41	399.47	400.27	399.40	HO. CO. D 4.02	N 542,864 E 1,338,006	
I-3	AJO INLET	3'	414.12	413.77	414.01	413.65	---	409.43	---	409.33	HO. CO. D 4.02	N 543,120 E 1,337,816	
I-4	AJO INLET	3'	414.12	413.77	414.07	413.77	409.43	---	---	409.47	HO. CO. D 4.02	N 543,114 E 1,337,843	
I-5	AJO INLET	3'	422.20	422.18	---	---	418.13	---	417.18	---	HO. CO. D 4.02	N 543,405 E 1,338,017	
I-5A	DOUBLE 5' INLET	2'-7"	---	421.60	---	---	---	419.56	---	---	HO. CO. D 4.23	N 543,421 E 1,338,015	
I-6	AJO INLET	3'	422.46	422.46	422.03	422.10	418.12	---	---	413.90	HO. CO. D 4.02	N 543,364 E 1,338,071	
I-7	AJO INLET	3'	423.38	423.16	423.43	423.42	---	418.85	---	418.76	HO. CO. D 4.02	N 543,423 E 1,338,038	
I-23	AJO INLET	3'	311.61	311.11	423.47	423.16	418.21	418.11	418.29	418.07	HO. CO. D 4.02	N 543,370 E 1,337,854	
I-26	AJO INLET	3'	412.15	412.42	412.82	412.58	---	407.93	---	407.90	HO. CO. D 4.02	N 543,055 E 1,337,866	
I-27	AJO INLET	3'	412.15	412.42	412.57	412.35	---	407.93	---	---	HO. CO. D 4.02	N 543,082 E 1,337,878	
I-28	AJO INLET	3'	403.43	403.43	403.43	403.39	399.10	---	---	398.91	HO. CO. D 4.02	N 542,786 E 1,338,071	
I-29	AJO INLET	3'	403.31	403.28	---	---	---	398.92	---	---	HO. CO. D 4.02	N 542,822 E 1,338,082	
I-46	DOUBLE 5' INLET	2'-7"	418.65	418.54	---	---	414.81	414.71	---	---	HO. CO. D 4.23	N 543,224 E 1,338,012	
I-47	DOUBLE 5' INLET	2'-7"	420.04	420.00	---	---	416.15	416.40	---	---	HO. CO. D 4.23	N 543,244 E 1,338,090	
I-48	DOUBLE 5' INLET	2'-7"	421.43	421.39	---	---	---	418.02	---	---	HO. CO. D 4.23	N 543,265 E 1,338,067	
M-2	STD MANHOLE	5'	---	404.74	---	404.71	400.29	396.55	396.50	396.55	HO. CO. G 5.13	N 542,853 E 1,337,987	
M-3	STD MANHOLE	5'	---	411.67	---	411.70	406.98	402.68	406.52	402.45	HO. CO. G 5.13	N 543,056 E 1,337,932	
M-4	STD MANHOLE	5'	---	412.17	---	412.55	407.21	407.11	406.90	406.85	HO. CO. G 5.13	N 543,086 E 1,337,824	
M-5	STD MANHOLE	5'	---	413.68	---	413.65	409.30	407.65	409.15	407.11	HO. CO. G 5.13	N 543,117 E 1,337,930	
M-6	STD MANHOLE	5'	---	417.13	---	417.47	413.48	411.85	413.27	411.87	HO. CO. G 5.13	N 543,235 E 1,337,954	
M-7	STD MANHOLE	5'	---	422.00	---	421.85	416.77	413.79	413.00	413.90	HO. CO. G 5.13	N 543,360 E 1,337,878	
M-8	STD MANHOLE	5'	---	422.26	---	422.21	417.58	414.25	417.46	414.66	HO. CO. G 5.13	N 543,371 E 1,338,013	
M-9	STD MANHOLE	4'	---	423.34	---	423.31	418.66	417.31	418.06	417.55	HO. CO. G 5.12	N 543,403 E 1,338,008	
M-10	STD MANHOLE	4'	---	425.65	---	425.73	420.65	420.55	420.22	420.22	HO. CO. G 5.12	N 543,441 E 1,338,251	
M-21	STD MANHOLE	4'	---	403.23	---	403.19	398.70	398.35	398.46	398.29	HO. CO. G 5.12	N 542,800 E 1,338,074	
M-29	STD MANHOLE	4'	---	423.04	---	423.05	418.54	418.34	418.55	418.41	HO. CO. G 5.12	N 543,385 E 1,337,936	
M-30	STD MANHOLE	4'	---	426.65	---	425.79	422.22	421.87	421.74	---	HO. CO. G 5.12	N 543,411 E 1,337,804	
M-32	STD MANHOLE	4'	---	412.34	---	---	407.80	407.45	---	---	HO. CO. G 5.12	N 543,069 E 1,337,882	
ES-1	END SECTION	42"	---	393.00	---	---	396.5	---	---	---	---	N 542,825 E 1,337,706	



1 COORDINATE POINT GIVEN IS TO THE CENTERLINE OF STRUCTURE AT THE FACE OF CURB FOR INLETS AND TO THE CENTERLINE OF STRUCTURE FOR MANHOLES AND END SECTIONS.
 2 NYLOPLAST - ADS END SECTION OR APPROVED EQUAL.
 * ALL DOUBLE 5' INLETS SHALL UTILIZE BICYCLE SAFE GRATES (EAST JORDAN IRON WORKS, OR APPROVED EQUAL)
 ** USE NYENAH R-2554 OR EQUIVALENT INLET FRAME & GRATE IN PLACE OF MANHOLE FRAME AND COVER
 NOTE: ALL WATER AND SEWER CROSSINGS SHOWN ARE PER CONTRACT: 24-4102-D OR 24-4104-D.

11-19-15
 Date
 PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12475, EXPIRATION DATE: MAY 26, 2016.
 C. L. W. Gutschick
 Professional Engineer
 Maryland Reg. No. 12475

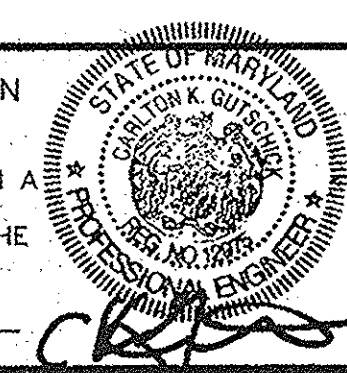


APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Chief, Bureau of Highways
 Date: 2-21-17
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Division of Land Development
 Date: 3/14/12
 Chief, Development Engineering Division
 Date: 3/13/12

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20885
 TEL: 301-421-4024 BALD: 410-880-1820 DC/VA: 301-899-2524 FAX: 301-421-4186

PREPARED FOR:
 G&R DEVELOPMENT, INC.
 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 DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12475, EXPIRATION DATE: MAY 26, 2012.



ASBUILTS
 STORM DRAIN PROFILES
 MAPLE LAWN FARMS
 MIDDLETOWN WEST DISTRICT - AREA 1
 LOTS 19, 17-49, 52-65, 67-81, OPEN SPACE LOTS 83-88, AND
 COMMON OPEN AREA LOTS 89-92

ASBUILT SHEET 10 OF 10
 SCALE: 1" = 50' (H), 1" = 5' (V)
 ZONING: MXD-3
 G. L. W. FILE NO.: 09001
 DATE: NOV, 2015
 TAX MAP - GRID: 41-21/46-3
 SHEET: 14 OF 19



LEGEND

	OPEN SPACE AREA
	SINGLE FAMILY DETACHED
	ROAD RIGHT OF WAY (PUBLIC & PRIVATE)
	STORM DRAIN DRAINAGE DIVIDE (SEE F-12-30 FOR STORMWATER MANAGEMENT DRAINAGE DIVIDE)

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
W. R. ... 2-21-12
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
K. ... 3/14/12
 Chief, Division of Land Development Date
C. ... 3/12/12
 Chief, Development Engineering Division Date

GLW Gutschick Little & Weber, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

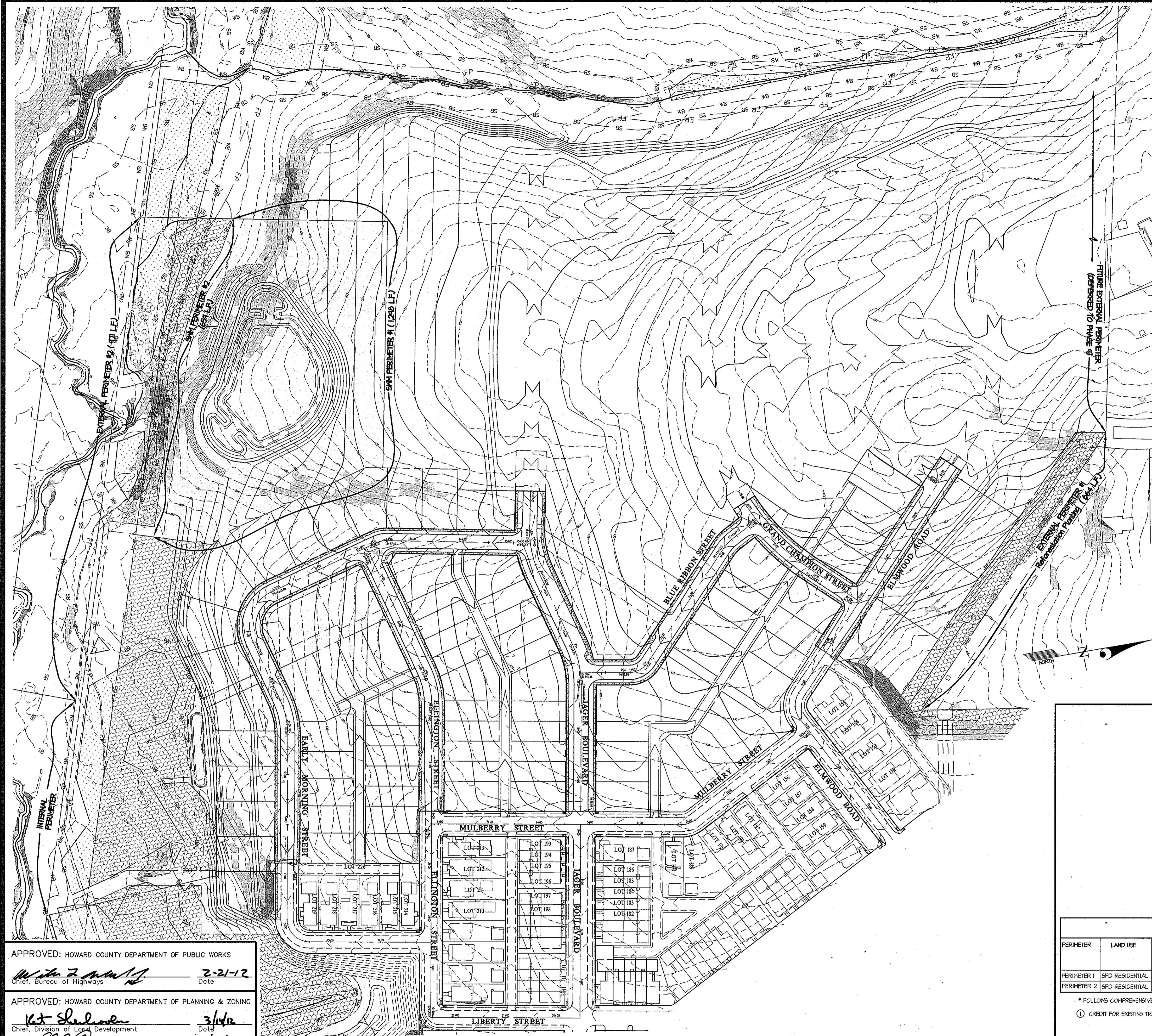
PREPARED FOR:
 G&R DEVELOPMENT, INC.
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS
 WERE PREPARED OR APPROVED BY
 ME, AND THAT I AM A DULY LICENSED
 PROFESSIONAL ENGINEER UNDER THE
 LAWS OF THE STATE OF MARYLAND,
 LICENSE NO. 12875
 EXPIRATION DATE: MAY 28, 2012
 2-2-12



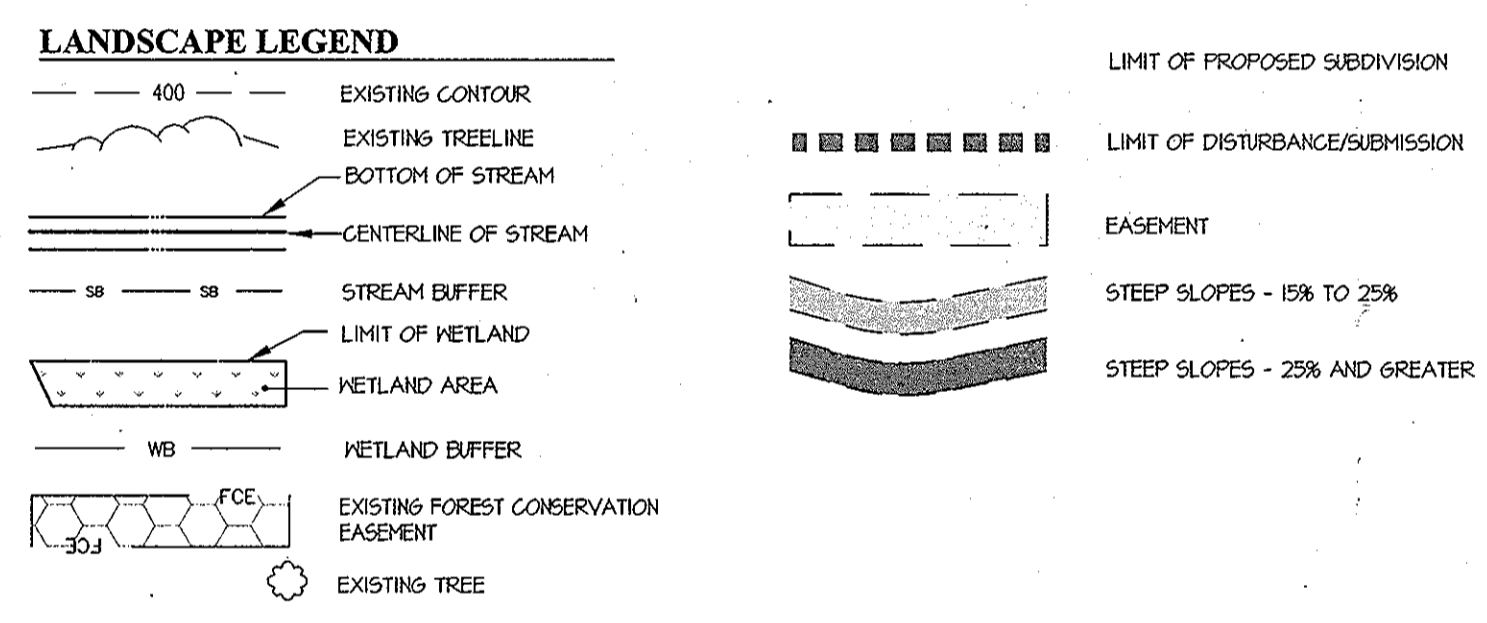
LAND USE PLAN
MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT - AREA 1
 LOTS 1-9, 17-49, 52-65, 67-81, OPEN SPACE LOTS 83-88, AND
 COMMON OPEN AREA LOTS 89-92
 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 100'	MXD-3	09001
DATE	TAX MAP - GRID	SHEET
FEB., 2012	41-21/46-3	15 OF 19



- NOTES**
- AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL AND THE MLF LANDSCAPE DESIGN CRITERIA. IN ADDITION, NO SUBSTITUTIONS OR REALLOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN THE DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.
 - THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERRIES, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPINGS SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
 - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE, THE LANDSCAPE MANUAL, AND THE MLF LANDSCAPE DESIGN CRITERIA WITH 61 SHADE TREES, 33 ORNAMENTALS, AND 162 EVERGREEN TREES REQUIRED. A LANDSCAPE SURETY IN THE AMOUNT OF \$41350.00 WILL BE POSTED TO DPM WITH THE DEVELOPER'S AGREEMENT.

- LANDSCAPING NOTES**
- STREET TREES WILL BE PROVIDED AT FINAL PLAN STAGE.
 - INTERNAL PLANTINGS 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 TREE: 1:80 LINEAR FEET OF MEASURED PERIMETER EDGE, AND
SMALL ORNAMENTAL DECIDUOUS TREE: 1:60 LINEAR FEET OF MEASURED PERIMETER EDGE AND
EVERGREEN TREE: 1:20 LINEAR FEET OF MEASURED PERIMETER EDGE.
 - AFForestation PLANTING SIZE SHALL BE LARGE ENOUGH TO MEET THE LANDSCAPE BUFFERING REQUIREMENT ALONG EXTERNAL PERIMETERS WHERE APPLICABLE.
 - UNLESS NOTED, ALL STEEP SLOPES AREAS WITHIN THE LIMITS OF SUBMISSION ARE LESS THAN 5,000 SF.
 - 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.



RESIDENTIAL LANDSCAPE PERIMETER REQUIREMENTS SCHEDULE

RESIDENTIAL LOT LINE	LENGTH OF SIDE PERIMETER	REQUIRED LANDSCAPING
R1	120'	
R2	105'	
R3	105'	
R4	105'	
R5	104'	
R6	92'	
R7	104'	
R8	106'	
R9	114'	
R10	104'	
R11	110'	
R12	114'	
R13	115'	

THE REQUIRED LOT LANDSCAPING PER THE MLF LANDSCAPE DESIGN CRITERIA (5-06-16, SHEET B) SHALL BE PROVIDED AT 50% STAGE

EXTERNAL PERIMETER PLANTING SCHEDULE - SCHEDULE A

PERIMETER	LAND USE	ADJACENT LAND USE	TYPE OF BUFFER	LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	NUMBER OF PLANTS REQUIRED	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	CREDIT FOR EXISTING WALL, FENCE OR BERM (YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	NUMBER OF PLANTS PROVIDED		
					SHADE TREES	ORNAMENTALS TREES	EVERGREEN TREES	SHADE TREES	ORNAMENTALS TREES	EVERGREEN TREES
PERIMETER 1	SFD RESIDENTIAL	SFD RESIDENTIAL	'A' Buffer *	664'	4	11	34	YES, 100%	NO	NO
PERIMETER 2	SFD RESIDENTIAL	INSTITUTIONAL	'A' Buffer *	471'	13	17	50	YES, 100%	NO	EXISTING WOODLAND

* FOLLOWS COMPREHENSIVE SKETCH PLAN GUIDELINE REQUIREMENTS
 (1) CREDIT FOR EXISTING TREES RETAINED ALONG THIS PERIMETER. ALL EXISTING TREES IDENTIFIED ARE 2 1/2" OR GREATER. (FOR MORE INFO SEE SHEET IT)

Note: This Plan For Landscape Information Only!

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 [Signature] 2-21-12
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 [Signature] 3/14/12
 Chief, Division of Land Development Date

[Signature] 2/13/12
 Chief, Development Engineering Division Date

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/WA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:
 C&R DEVELOPMENT, INC.
 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. 129275
 EXPIRATION DATE: MAY 26, 2012



LANDSCAPE PLAN / NOTES and DETAILS

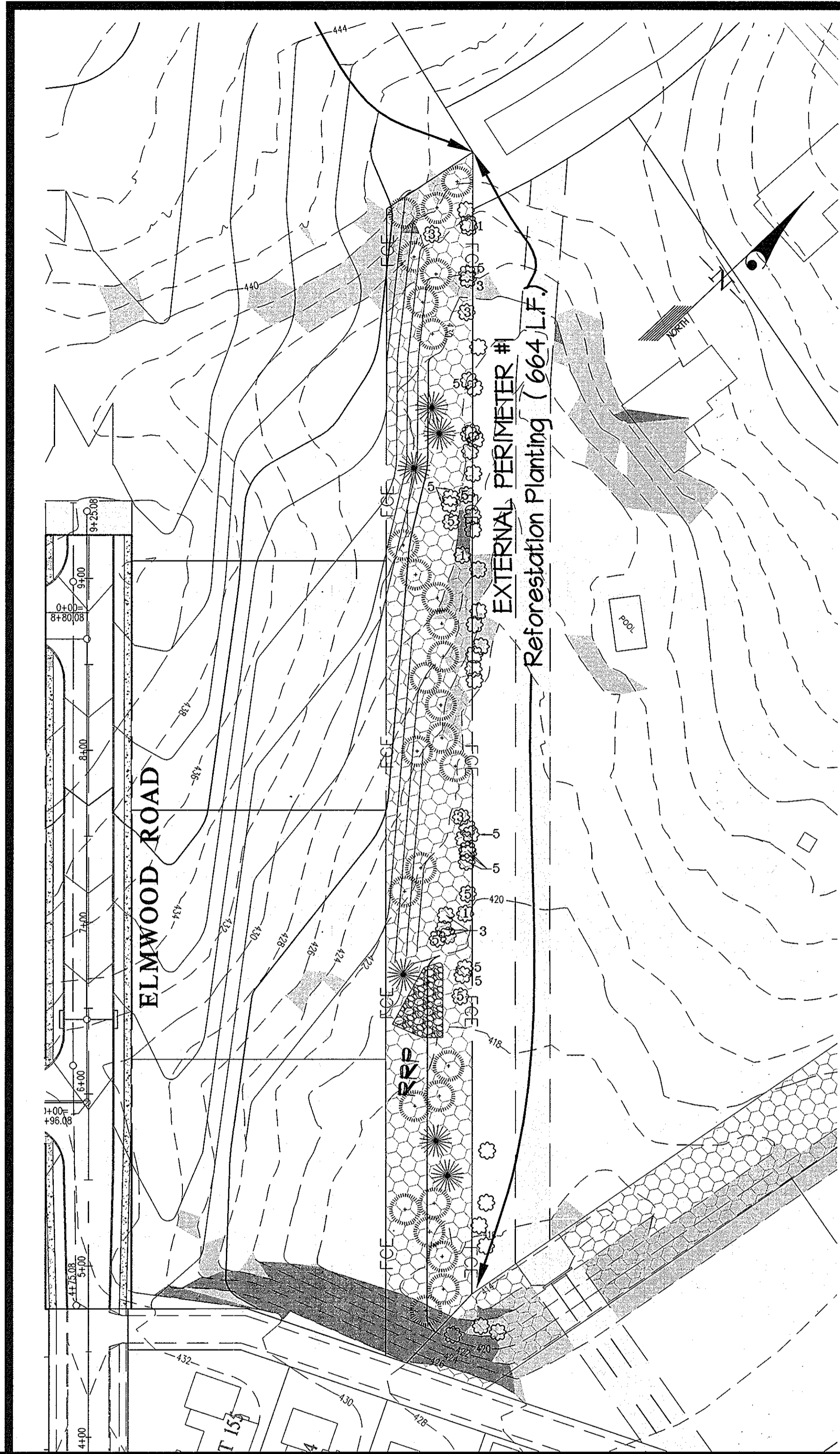
MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT - AREA 1
 LOTS 1-9, 17-49, 52-65, 67-81, OPEN SPACE LOTS 83-88, AND COMMON OPEN AREA LOTS 89-92

SCALE	ZONING	G. L. W. FILE No.
1" = 100'	MXD-3	09001
DATE	TAX MAP - GRID	SHEET
FEB., 2012	41-21/46-3	16 OF 19

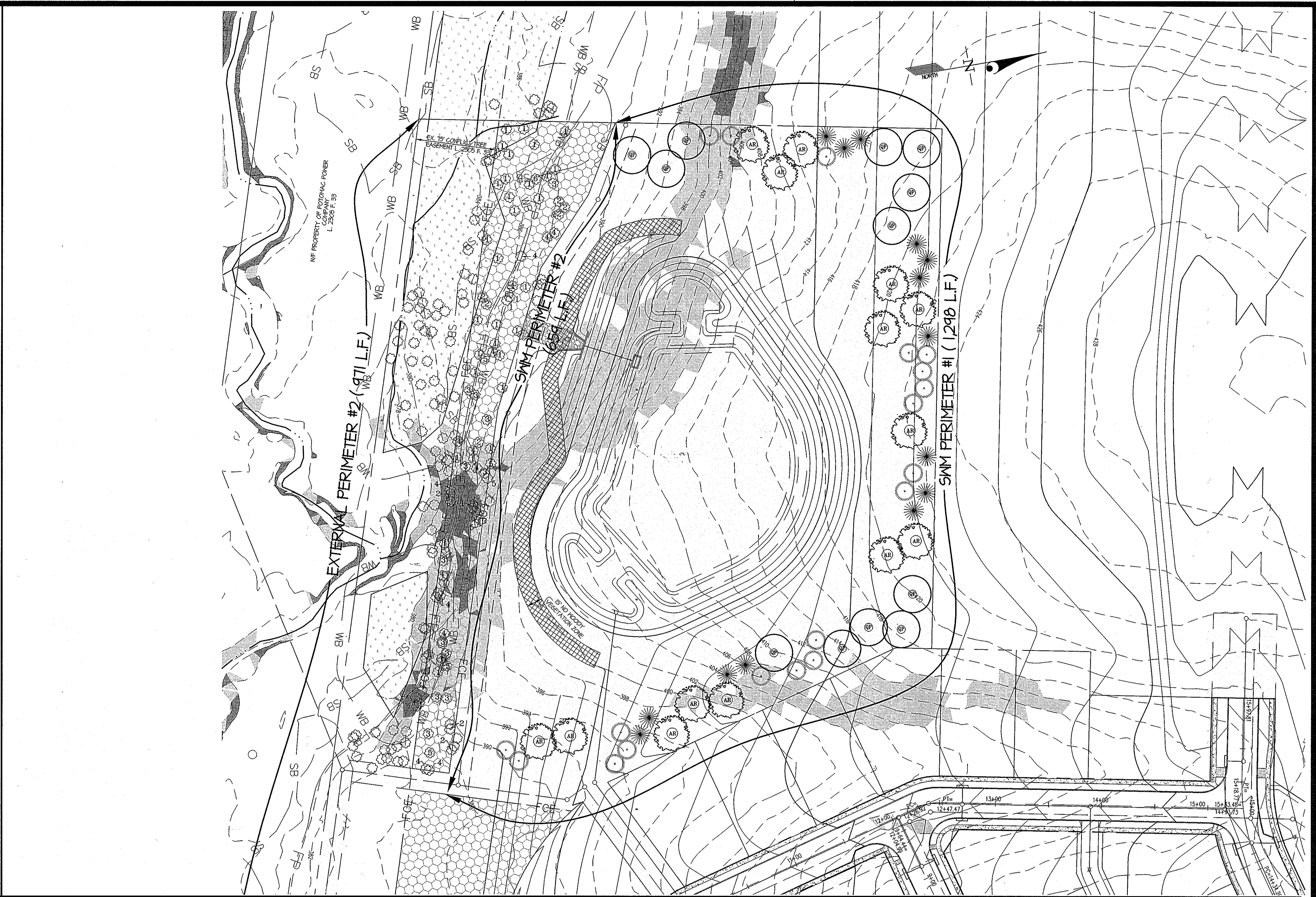
ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

L:\CAD\DRAWINGS\09001\FINALS\ROADS-SD\09001.LS.dwg PLOTTED: 2/1/2012 5:58 PM, LAST SAVED: 2/1/2012 3:08 PM, PLOTTED BY: Doug Vandae R/A



EXTERNAL PERIMETER #1



STORMWATER MANAGEMENT PERIMETER #1 and #2

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
William J. ... 2-21-12
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
K. ... 3/14/12
 Chief, Division of Land Development Date
... 5/3/12
 Chief, Development Engineering Division Date

DEVELOPER'S/OWNER'S LANDSCAPE CERTIFICATE
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN SECTION 16.024 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AND THE MLF LANDSCAPE DESIGN CRITERIA. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR-GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
... Vice President
 DEVELOPER'S/OWNER'S NAME

PLANT LIST					
SYMBOL	QTY.	NAMES (BOTANICAL / SCIENTIFIC)	SIZE	ROOT	COMMENTS
SHADE TREES					
	14	ACER RUBRUM 'AUTUMN FLAME' AUTUMN FLAME MAPLE	2 1/2"-3" Cal.	B4B	
	12	QUERCUS PALUSTRIS PIN OAK	2 1/2"-3" Cal.	B4B	
EVERGREEN TREES					
	41	PINUS STROBUS WHITE PINE	6'-8" Ht.	B4B	
	20	ILEX OPACA AMERICAN HOLLY	6'-8" Ht.	B4B	

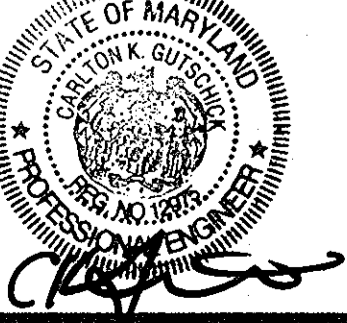
STORMWATER MANAGEMENT AREA LANDSCAPING - SCHEDULE D										
PERIMETER	PROPOSED LAND USE	TYPE OF BUFFER	ADJACENT LAND USE	LINEAR-FOOT OF PERIMETER	NUMBER OF PLANTS REQUIRED		CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR-FOOT) DESCRIBE BELOW IF NEEDED.	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR-FOOT) DESCRIBE BELOW IF NEEDED.	NUMBER OF PLANTS PROVIDED	
					SHADE TREES	EVERGREEN TREES			SHADE TREES	EVERGREEN TREES
SMH-1	SMH	5' BUFFER *	RESIDENTIAL (SFD)	1248 L.F.	26	33	NO	NO	26	33
SMH-2	SMH	PER EXTERNAL PERIMETER #2	INSTITUTIONAL	654 L.F.	13	15	PER EXTERNAL PERIMETER #2	NO	SEE NOTE 1	SEE NOTE 1

- ① CREDIT FOR EXISTING TREES RETAINED ALONG THIS PERIMETER. ALL EXISTING TREES IDENTIFIED ARE 2 1/2" OR GREATER.
- LEGEND FOR EX. TREES RETAINED
- ① EXISTING MAPLE TREE (42)
 - ② EXISTING ASH TREE (4)
 - ③ EXISTING CHERRY TREE (20)
 - ④ EXISTING TULIP POPLAR TREE (15)
 - ⑤ EXISTING HAWKWOOD TREE (22)
 - ⑥ EXISTING SHEET GUM TREE (1)

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 200 - BURTNSVILLE OFFICE PARK
 BURTNSVILLE, MARYLAND 20868
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:
 G&R DEVELOPMENT, INC.
 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 28, 2012
 2-2-12



LANDSCAPE PLAN / NOTES and DETAILS
MAPLE LAWN FARMS
 MIDDLETOWN WEST DISTRICT - AREA 1
 LOTS 1-9, 17-49, 52-65, 67-81, OPEN SPACE LOTS 83-88, AND COMMON OPEN AREA LOTS 89-92

SCALE	ZONING	G. L. W. FILE NO.
1" = 50'	MXD-3	09001
DATE	TAX MAP - GRID	SHEET
FEB., 2012	41-21/46-3	17 OF 19

FOREST CONSERVATION PLANTING QUANTITY SCHEDULE					
FOREST PLANTING LOCATION NO.	FCE-21	FCE-28	FCE-29	FCE-30	TOTAL
AREA TO BE PLANTED (IN AC.)	0.71	0.04	0.40	0.01	1.22
BASE QUANTITY OF 2" CAL. TREES REQUIRED (AT 100 TREES/AC.)	77	4	40	1	122
CREDIT FOR LANDSCAPE TREES TO BE PLANTED	34	0	0	0	34
REQUIRED QUANTITY OF 2" CAL. TREES TO BE PLANTED	43	4	40	1	88

FOREST CONSERVATION PLANT LIST					
PLANT NAME (BOTANICAL/COMMON)	FOREST PLANTING AREA				
	FCE-21	FCE-28	FCE-29	FCE-30	TOTAL
AMELANCHIER CANADENSIS/SERVICEBERRY					
ACER RUBRUM/RED MAPLE	9		10	1	20
CERCIS CANADENSIS/EASTERN REDBUD	9		5		14
LIRIODENDRON TULIPERA/TULIP TREE	7		5		12
PLATANUS OCCIDENTALIS/ AMERICAN SYCAMORE (PLANETREE)			5		5
QUERCUS PALUSTRIS/PIN OAK	9		5		14
LIQUIDAMBAR STYRACIFLUA/SWEET GUM					
QUERCUS RUBRUM/RED OAK	9		10		19
QUERCUS BICOLOR/SHAMP WHITE OAK					
PINUS STROBUS/WHITE PINE		4			4
TOTAL	43	4	40	1	88

FOREST CONSERVATION LEGEND

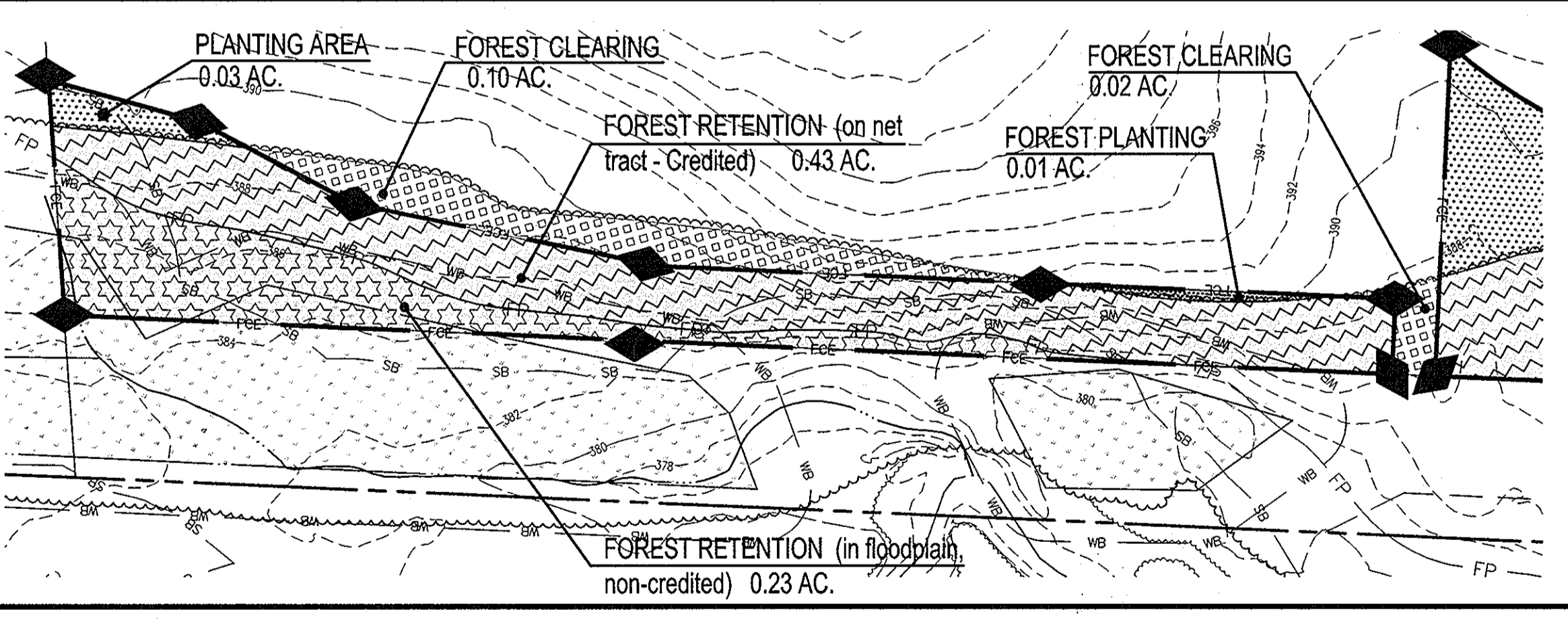
- 400 --- EXISTING CONTOUR
- EXISTING TREELINE
- CENTERLINE OF STREAM
- FP --- FLOODPLAIN
- SB --- STREAM BUFFER
- LIMIT OF WETLAND
- WETLAND AREA
- WB --- WETLAND BUFFER
- EXISTING FOREST CONSERVATION EASEMENT
- FCE --- FOREST CONSERVATION SIGN
- PROPOSED FOREST CONSERVATION EASEMENT
- LIMIT OF DISTURBANCE
- AREA OF NEW ADDITIONAL MASS GRADING OUTSIDE OF THE AREA TO BE PLANTED
- AREA OF PLAN SUBMISSION TO BE PLATTED AT F-PLAN STAGE
- NON-CREDITED FOREST RETENTION
- CREDITED FOREST RETENTION
- FOREST CLEARING
- PLANTING AREA (AFFORESTATION AND REFORESTATION)
- TREE PROTECTION FENCE

NOTE: FOR STEEP SLOPES SEE LANDSCAPE PLANS, SHEETS 15-17.

NOTE: 1. THE QUANTITY SHOWN ABOVE IS FOR PLANTING WITH 2 1/2" CAL. TREES AT 20' X 20' SPACINGS. EVERGREEN TREES SHALL BE 6"-8" HT.

TABULATION OF PROPOSED FOREST CONSERVATION AREAS					
	21	28	29	30	TOTAL
CREDITED FOREST PLANTING PROVIDED IN THE 100-YR FLOOD PLAIN	0	0	0	0	0
CREDITED FOREST PLANTING PROVIDED OUTSIDE THE 100-YR FLOOD PLAIN	0.71	0.04	0.40	0.01	1.22
NON-CREDITED FOREST RETENTION INSIDE THE 100-YR FLOOD PLAIN	0	0.23	0.33	0.03	0.59
CREDITED FOREST RETENTION OUTSIDE THE 100-YR FLOOD PLAIN	0	0.43	1.12	0	2.15
TOTAL AREA OF EACH FOREST CONSERVATION AREA	0.71	0.70	2.45	0.04	3.96

FOREST CONSERVATION WORKSHEET	
SITE DATA	
A. GROSS SITE AREA	51.80
B. AREA WITHIN 100-YEAR FLOOD PLAIN	2.44
C. NET TRACT AREA	55.36
D. LAND USE CATEGORY	MXD-3
EXISTING FOREST COVER	
G. EXISTING FOREST ON NET TRACT AREA	2.34
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD (On Net Tract Area)	0.00
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD (On Net Tract Area)	0.00
PROPOSED FOREST CLEARING	
J. FOREST AREAS TO BE CLEARED (On Net Tract Area)	0.19
K. FOREST AREAS TO BE RETAINED (On Net Tract Area)	2.15
PLANTING REQUIREMENTS	
L. TOTAL REFORESTATION ABOVE THRESHOLD REQUIRED (I x 0.25)	0.00
M. TOTAL REFORESTATION REQUIRED (J+K-2.00)	0.38
N. TOTAL AFFORESTATION REQUIRED (E - G)	5.96
O. TOTAL AFFORESTATION AND REFORESTATION REQUIRED	6.34
PLANTING TO BE PROVIDED	
P. TOTAL PLANTING TO BE PROVIDED	1.22
Q. MIN. FOREST CONSERVATION AREA REQUIRED (6.34 + 2.15)	8.49
R. FOREST CONSERVATION AREA PROVIDED	3.96



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Chief, Bureau of Highways
 Date: 2-21-12

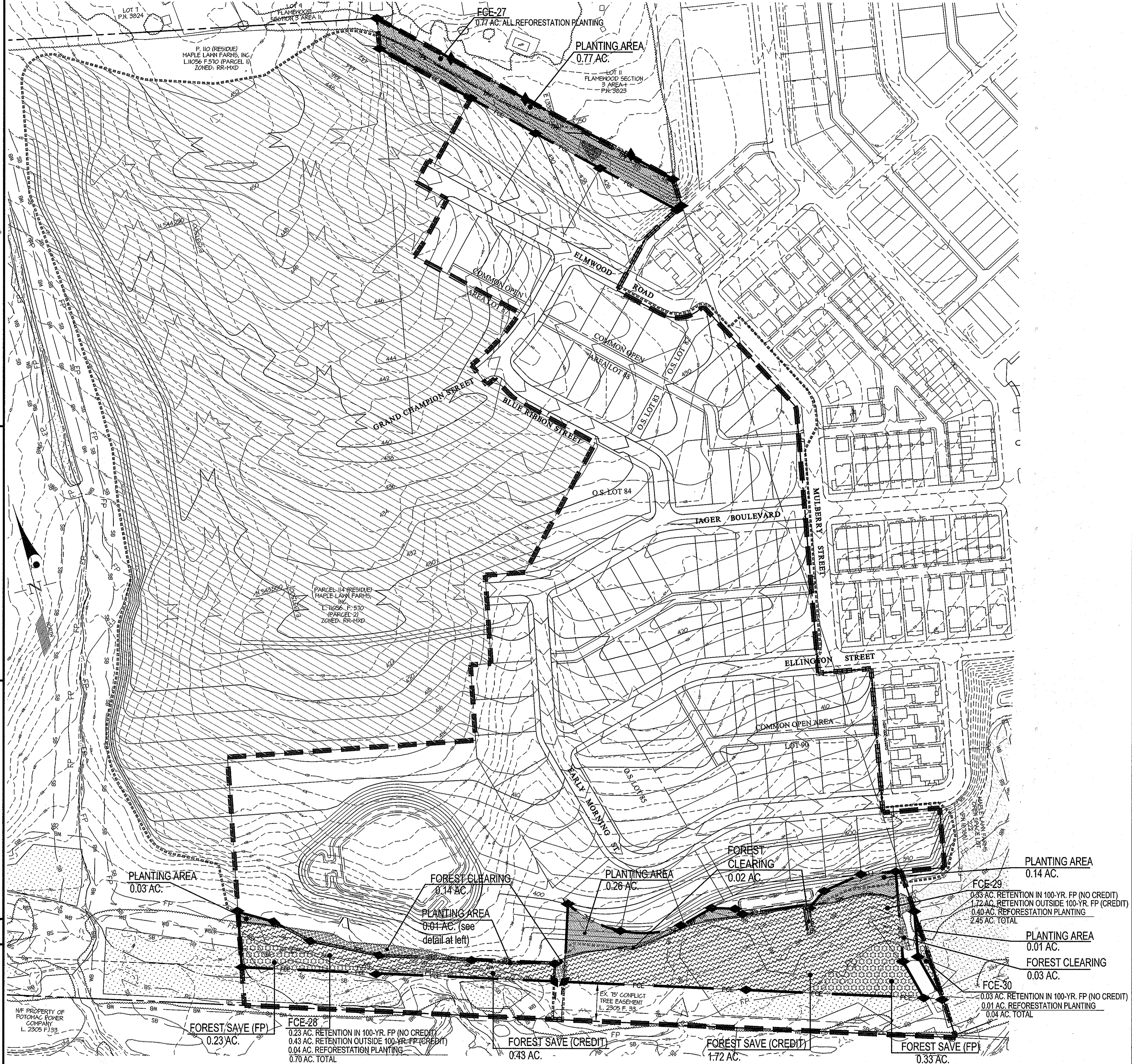
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Division of Land Development
 Date: 3/14/12

Chief, Development Engineering Division
 Date: 3/13/12

STATE OF MARYLAND
 Michael E. Tran
 2/1/12

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 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188

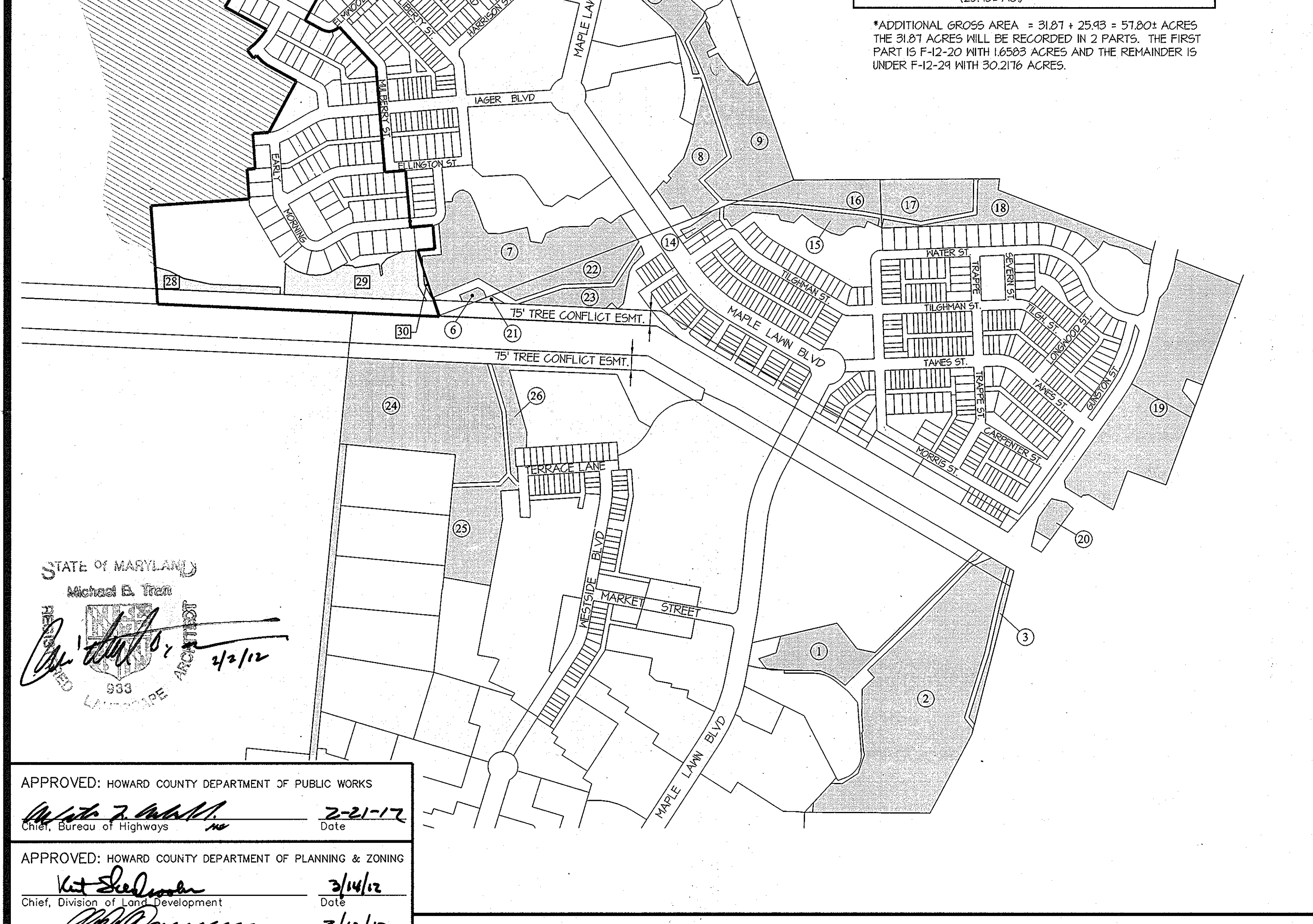
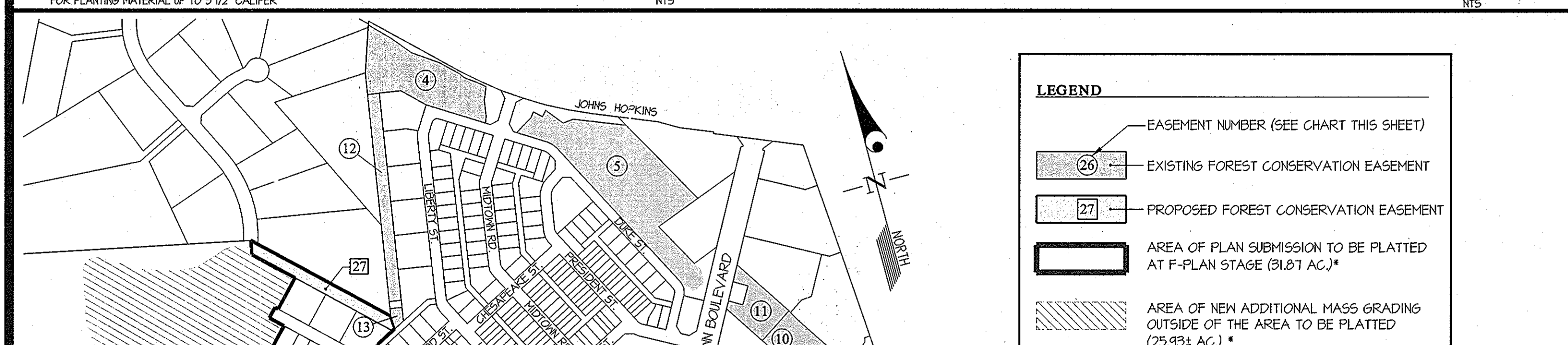
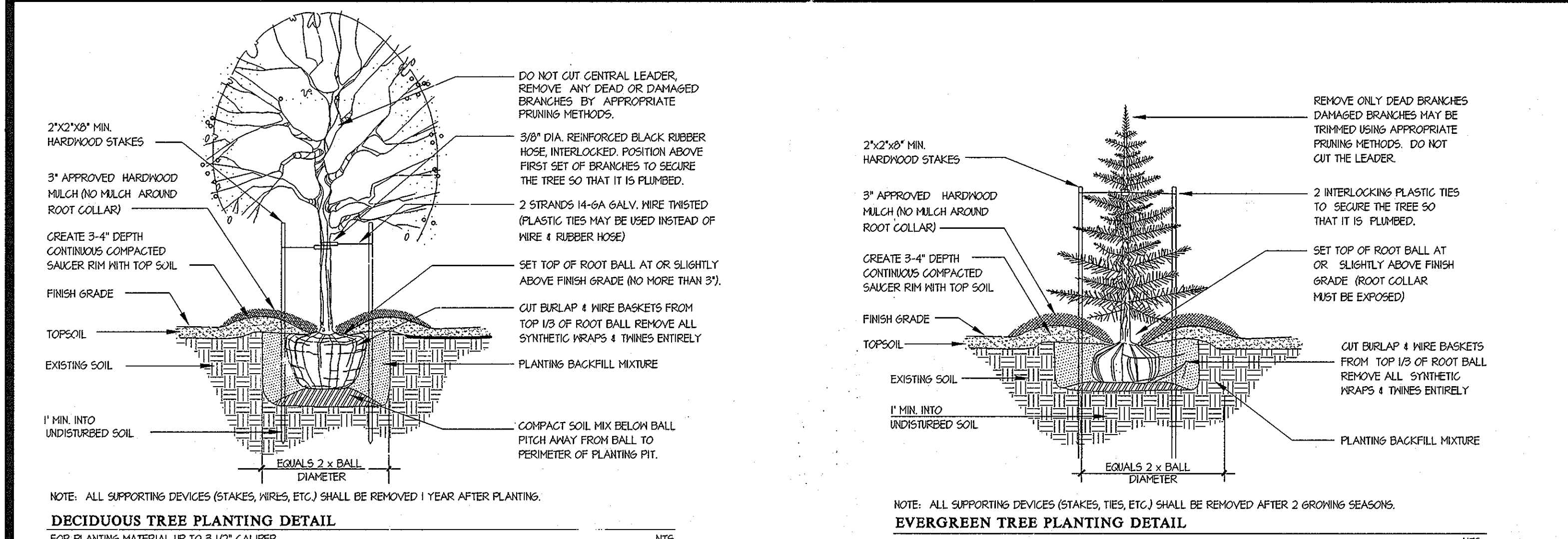
DATE	REVISION	BY	APPR.



PREPARED FOR:
 C&R DEVELOPMENT, INC.
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

FOREST CONSERVATION PLAN
MAPLE LAWN FARMS
 MIDTOWN WEST DISTRICT - AREA 1
 LOTS 1-9, 17-49, 52-65, 67-81, OPEN SPACE LOTS 83-88, AND
 COMMON OPEN AREA LOTS 89-92

SCALE	ZONING	G. L. W. FILE NO.
1" = 100'	MXD-3	09001
DATE	TAX MAP - GRID	SHEET
FEB., 2012	41-21/46-3	18 OF 19



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

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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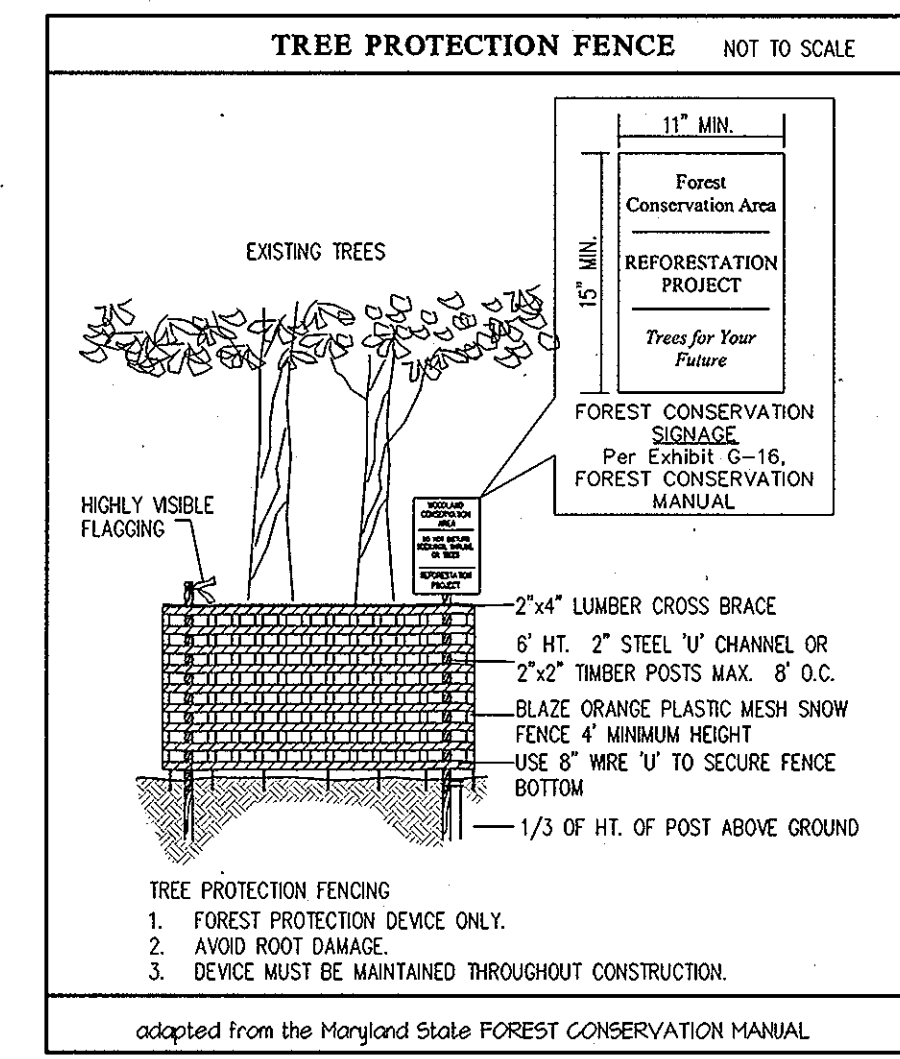
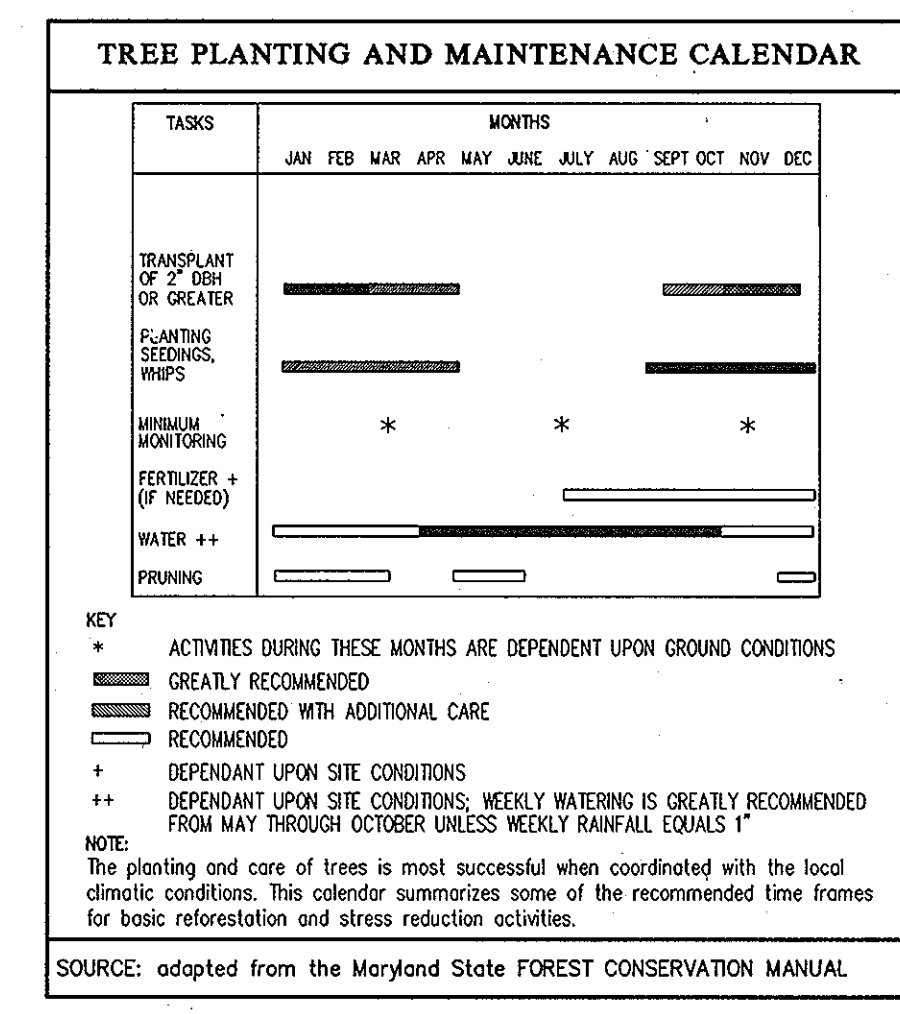
FOREST CONSERVATION TRACKING CHART
RETENTION / AFFORESTATION / REFORESTATION SUMMARY TABLE FOR MAPLE LAWN PROJECT

PHASE	NEW GROSS ACRE	FLOODPLAIN AREA (Ac.)	NET TRACT AREA (Ac.)	EX. FOREST AREA (Ac.)	FOREST CLEARED	FOREST RETAINED	EXCESS RETENTION	REF/AFF REQUIRED	CREDITED PLANTING PROVIDED	EXCESS FOREST CONSERVATION (Planting & Retention)	COMMENTS
1	51.98	3.40	48.58	9.45	0.51	8.94	0.63	0.00	4.56	5.19	F-03-07 (created FCE 1-3)
2	75.20 (1)	2.38	72.82	0.00	0.00	0.00	0.00	10.92	6.97	-3.95	F-03-90 (created FCE 455)
	5.70 (1)	0.00	5.70	0.00	0.00	0.00	0.00	0.86	0.00	-0.86	SDP-03-140 (for mass grading)
											F-04-79 (adjusted FCE 4)
											F-04-88 (adjusted FCE 5)
											F-04-92 (created FCE 6-13)
											F-05-82 (adjusted FCE 7 & 8)
											F-05-81 (created FCE 14-16)
											F-05-139 (adjusted FCE 11)
											F-06-239 (decreased FCE 8-9 and increased FCE-10 by same net = 0)
											F-05-112113 (created ML Blvd RW to connect Hillside & Business Distr.)
											F-06-43 (re-subdivided Parcels from F-05-81)
											F-06-161 (created FCE 17-20)
											F-06-162 (adjusted FCE 15)
											F-08-72 (created FCE 21-23)
											F-08-54 (created FCE 24-26)
											SDP-07-43 (for mass grading)
											F-10-84
											F-10-81 (re-subdivided area from F-06-161)
											F-11-27 (re-subdivided area from F-06-161)
											F-12-21 (re-subdivided area from F-08-54)
											F-12-029 (creates FCE 27-30)
F-12-015 (No Phase)	9.37	0.00	0.00	0.00	0.00	0.00	0.00	1.41	0.00	-1.41	9.97 (area of C-27 + area of Parcel P) less area of B-1 from PN 19870
Part of 8C (F-12-20)	1.66	0.00	0.00	0.00	0.00	0.00	0.00	0.25	0.00	-0.25	1.6583 ac = area of subdivision to be recorded by the plat for F-12-20
Subtotal	344.42	36.31	297.69	19.93	4.77	15.16	0.63	36.94	40.00	1.62	
Part of 8C (F-12-29)	56.14 (7)	2.44	53.70	2.34	0.19	2.15	0.00	6.10	1.22	-4.88	
Running Total	400.56	38.75	350.79	22.27	4.96	17.31	0.63	43.04	41.22	-3.26	

- (1) Includes future phase areas of Maple Lawn farms. When these areas are recorded in their phases, the forest conservation requirements will already have been met.
- (2) 19.09 acres = 59.80 acres (phase-3 site total) - 40.71 acres (area of forest cons. in phase-3 already provided by F-03-90 (25.01 ac.) and SDP-03-140 (4.70 ac.))
- (3) 3.12 acres = 4.38 acres (phase-4 site total) - 1.26 acres (area of forest cons. in phase-4 already provided by F-03-90 and F-04-92)
- (4) Total area for phase-5A (54.61 ac.) = area planted (33.06 ac.) + area mass graded outside planted area (21.55 ac.)
- (5) Total area for phase-6A (19.30 ac.) = area planted (15.05 ac.) + area already covered under F-06-161 (4.25 ac.)
- (6) Total area for phase-6B (69.86 ac.) = area of P.116 prior to planting (94.21 ac.) - area of SDP-07-43 within limits of this submission (23.79 ac.) - area covered by this plan (0.56 ac.)
- (7) The 56.14 ac. = area to be planted under F-12-029 (30.21 ac.) + adjacent mass grading area (25.93 ac.)

EXISTING FOREST CONSERVATION EASEMENT AREAS

District	Phase	File No.	Easement	Forest Retention on Net Tract (Credit)	Forest Retention in Floodplain (Non-Credit)	Forest Planting on Net Tract	Forest Planting in Floodplain	TOTAL
Business	1	F-03-07	1	0.98	0.21	1.27	0.03	2.49
			2	7.60	2.02	2.66	0.87	12.88
			3	0.35	0.05	0.00	0.00	0.41
			4	0.00	0.00	0.00	0.00	0.00
			5	0.00	0.00	0.00	0.00	0.00
			6	0.00	0.14	0.00	0.00	0.14
			7	0.05	2.47	0.80	2.75	6.07
			8	0.15	1.35	1.03	0.58	3.12
			9	0.01	2.49	0.67	1.58	4.75
			10	0.00	0.00	0.48	0.58	1.06
			11	0.00	0.00	0.08	0.13	0.21
			12	0.00	0.00	0.22	0.71	0.93
			13	0.00	0.00	0.00	1.00	1.00
			14	0.00	0.00	0.11	0.10	0.21
			15	0.27	0.26	0.34	0.29	1.16
Midtown and Hillside	4	F-05-81	16	0.00	1.74	0.01	0.05	1.80
			17	0.01	1.97	0.02	0.02	2.02
			18	0.00	0.46	1.03	0.77	2.26
			19	3.23	3.02	3.07	0.34	9.66
			20	0.00	0.00	0.15	0.35	0.50
			21	0.00	0.05	0.00	0.02	0.07
			22	0.00	0.83	0.00	0.62	1.45
			23	0.00	0.00	0.07	0.99	1.06
			24	2.49	0.02	7.05	0.44	10.00
			25	0.00	0.00	2.46	0.37	2.83
Westside	6B	F-06-54	26	0.00	0.00	0.90	0.00	0.90
			27	0.00	0.00	0.00	0.00	0.00
Hillside	8A	F-11-27	28	0.00	0.00	0.00	0.00	0.00
			29	0.00	0.00	0.00	0.00	0.00
Westside	8B	F-12-21	30	0.00	0.00	0.00	0.00	0.00
			31	0.00	0.00	0.77	0.00	0.77
Midtown West	8C	F-12-29 (this plan)	32	0.43	0.23	0.04	0.00	0.70
			33	1.72	0.33	0.40	0.00	2.45
			34	0.00	0.00	0.01	0.00	0.04
RUNNING TOTAL			17.3	17.67	27.8	13.42	76.19	



- NOTES:
- THE TREE PROTECTION FENCING SHOWN ON THESE PLANS IS TEMPORARY AND SHALL REMAIN IN PLACE DURING CONSTRUCTION ACTIVITY, BUT THE FOREST CONSERVATION SIGNAGE IS PERMANENT AND SHALL REMAIN IN PLACE AROUND THE FOREST CONSERVATION EASEMENTS AFTER THE REMOVAL OF THE TREE PROTECTION FENCING.
 - FOREST CONSERVATION SIGNAGE SHALL BE INSTALLED ALONG THE PERIMETER OF THE CONSERVATION EASEMENT AT 50' TO 100' APART AND AT ALL CORNERS WHERE THE EASEMENT CHANGES DIRECTION.
 - ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

- GENERAL NOTES**
- THIS AFFORESTATION PLAN IS PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBTITLE 12 "FOREST CONSERVATION" OF THE HOWARD COUNTY CODE.
 - IMPLEMENTATION OF THIS PLAN MUST BE PERFORMED BY A CONTRACTOR WHOSE KNOWLEDGEABLE AND EXPERIENCED AFFORESTATION/REFORESTATION TECHNIQUES AND PRACTICES.
 - THE OWNER IS RESPONSIBLE FOR A 2-YEAR (MIN.) POST-CONSTRUCTION PERIOD WHICH INVOLVES ACTIVITIES NECESSARY TO ENSURE SURVIVAL AND GROWTH OF THE CONSERVATION AREA. TWO INSPECTIONS PER YEAR BY A QUALIFIED PROFESSIONAL AT BEGINNING AND END OF THE GROWING SEASON ARE RECOMMENDED IN ORDER TO TAKE REMEDIAL STEPS AS NECESSARY. IF, AFTER ONE YEAR, THE POSSIBILITY EXISTS THAT THE ORIGINAL PLANTINGS (IF APPLICABLE) WILL NOT MEET SURVIVAL RATE STANDARDS, THE APPLICANT MAY CHOOSE TO ESTABLISH REINFORCEMENT PLANTINGS.
 - AT THE END OF THE POST-CONSTRUCTION MANAGEMENT AND PROTECTION PERIOD, CERTIFICATION BY A QUALIFIED CONSULTANT WILL BE REQUIRED BEFORE TO THE OWNER CAN BE RELEASED FROM HIS/HER FOREST CONSERVATION OBLIGATION TO THE ADMINISTRATOR OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION OF ANY EXISTING UTILITIES. THE REPAIR OF ANY UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE AT THE CONTRACTOR'S EXPENSE.
 - THE FOREST CONSERVATION EASEMENTS SHOWN ON THIS PLAN WILL BE ESTABLISHED TO FULFILL THE REQUIREMENTS OF THE FOREST CONSERVATION PROGRAM. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEEP OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
 - THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.022 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR PHASE 2c OF THE ON-GOING MLF PROJECT ARE 215 ACRES OF RETENTION AND 634 ACRES OF AFFORESTATION & REFORESTATION PLANTING FOR A TOTAL OBLIGATION OF 849 ACRES. OF THE 634 ACRES OF REQUIRED FORESTATION PLANTING, 122 ACRES WILL BE PLANTED WITH THIS PHASE (2c) AND THE REMAINING 512 ACRES IS OFFSET BY 181 ACRES OF EXCESS CREDITED PLANTING FROM PREVIOUS PHASES (1621 acres remaining after applying 0.254 acres to the F-12-20 portion this Phase, 2c) WHICH LEAVES 3,254 ACRES THAT WILL BE PLANTED WITH THE NEXT FUTURE PHASE.
- FOREST CONSERVATION SURETY IN THE AMOUNT OF \$26,572.00 (FOR 122 AC. OF FORESTATION PLANTING AS POSTED) WILL BE FURNISHED BY THE DEVELOPER/AGREEMENT.

- CONSTRUCTION PERIOD PROTECTION PROGRAM @ F-PLAN STAGE**
- THE LIMIT OF FOREST RETENTION SHALL BE STAKED AND FLAGGED.
 - A PRE-CONSTRUCTION MEETING AT THE SITE SHOULD BE HELD TO CONFIRM THE LIMITS OF CLEARING SPECIFIED. THE MEETING SHOULD INCLUDE THE OWNER OR THE OWNER'S REPRESENTATIVE, THE ON-SITE FOREMAN IN CHARGE OF LAND DISTURBANCE, THE ENVIRONMENTAL CONSULTANT AND THE APPROPRIATE HOWARD COUNTY INSPECTORS.
 - FOREST PROTECTION DEVICES AND SIGNS (SEE DETAILS) SHALL BE INSTALLED PRIOR TO ANY CLEARING OR GRADING. THE PROTECTION DEVICES AND SIGNS SHALL BE MAINTAINED DURING THE ENTIRE CONSTRUCTION PERIOD. NONE OF THE DEVICES SHALL BE ANCHORED OR ATTACHED IN ANY WAY TO THE TREES TO BE SAVED. THE MAINTENANCE TIME FRAME MAY BE EXTENDED TO ACCOMMODATE SUBSEQUENT PHASES OF DEVELOPMENT.
 - EQUIPMENT, VEHICLES AND BUILDING MATERIALS SHALL NOT BE WITHIN THE PROTECTED AREA. ACTIVITIES STRICTLY TO FULFILL ANY REFORESTATION PLANTING AND MAINTENANCE (I.E. MATTERING, FERTILIZING, THINNING, PRUNING, REMOVAL OF DEAD AND DISEASED TREES) WERE NECESSARY, ETC.) OF THE CONSERVATION AREA ARE PERMITTED. CLEARING FOR THE PURPOSE OF SODDING OR PLANTING GRASS IS NOT PERMITTED WITHIN THE FOREST CONSERVATION AREA ONCE IT'S ESTABLISHED.
 - AT THE END OF THE CONSTRUCTION PERIOD, THE DESIGNATED QUALIFIED PROFESSIONAL SHALL CONVEY CERTIFICATION TO THE ADMINISTRATOR OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM THAT ALL FOREST RETENTION AREAS HAVE BEEN PRESERVED, ALL REFORESTATION AND/OR AFFORESTATION PLANTINGS (IF APPLICABLE) HAVE BEEN INSTALLED AS REQUIRED BY THE FOREST CONSERVATION PLAN, AND THAT ALL PROTECTION MEASURES REQUIRED FOR THE POST-CONSTRUCTION PERIOD HAVE BEEN INSTALLED. UPON REVIEW OF THE FINAL CERTIFICATION DOCUMENT FOR COMPLETENESS AND ACCURACY, THE PROGRAM COORDINATOR WILL NOTIFY THE OWNER OF RELEASE FROM THE CONSTRUCTION PERIOD OBLIGATIONS. THE 2-YEAR (MIN.) POST-CONSTRUCTION MANAGEMENT AND PROTECTION PERIOD THEN COMMENCES.
- FOREST CONSERVATION PROGRAM SEQUENCE @ F-PLAN STAGE**
- OBTAIN ALL NECESSARY PERMITS.
 - STAKEOUT LIMITS OF DISTURBANCE.
 - FIELD MEETINGS TO REVIEW AND VERIFY LIMIT OF DISTURBANCE FOR THE LIMITS OF GRADING AND CONSTRUCTION.
 - INSTALL FOREST CONSERVATION SIGNS (SEE DETAIL ON THIS SHEET) AND FOREST PROTECTION DEVICES ALONG THE LIMIT OF DISTURBANCE THAT INVOLVES CLEARING AND/OR RETENTION OF TREES) SEE ALSO THE SEDIMENT CONTROL PLANS FOR OTHER PROTECTION MEASURES.
 - COMMENCE SITE CONSTRUCTION.
 - INSPECTION AND CERTIFICATION FOR THE RELEASE OF THE CONSTRUCTION PERIOD OBLIGATIONS; START OF POST-CONSTRUCTION MANAGEMENT PERIOD.
 - POST-CONSTRUCTION MANAGEMENT FOR A PERIOD OF 2 YEARS (MIN.).
 - FINAL INSPECTION AND CERTIFICATION FOR THE RELEASE OF THE OWNER'S FOREST CONSERVATION OBLIGATION.

FOREST CONSERVATION NOTES and DETAILS

MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT - AREA 1
LOTS 1-9, 17-49, 52-65, 67-81, OPEN SPACE LOTS 83-88, AND COMMON OPEN AREA LOTS 89-92

SCALE: AS SHOWN ZONING: MXD-3 G. L. W. FILE No. 09001

DATE: FEB, 2012 TAX MAP - GRID: 41-21/46-3 SHEET: 19 OF 19

ELECTION DISTRICT No. 5 HOWARD COUNTY, MARYLAND