

CONSTRUCTION PLANS

MAPLE LAWN FARMS

GARDEN DISTRICT - AREA 1

LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110, COMMON OPEN AREA LOTS 111 thru 114 and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'

GENERAL NOTES:

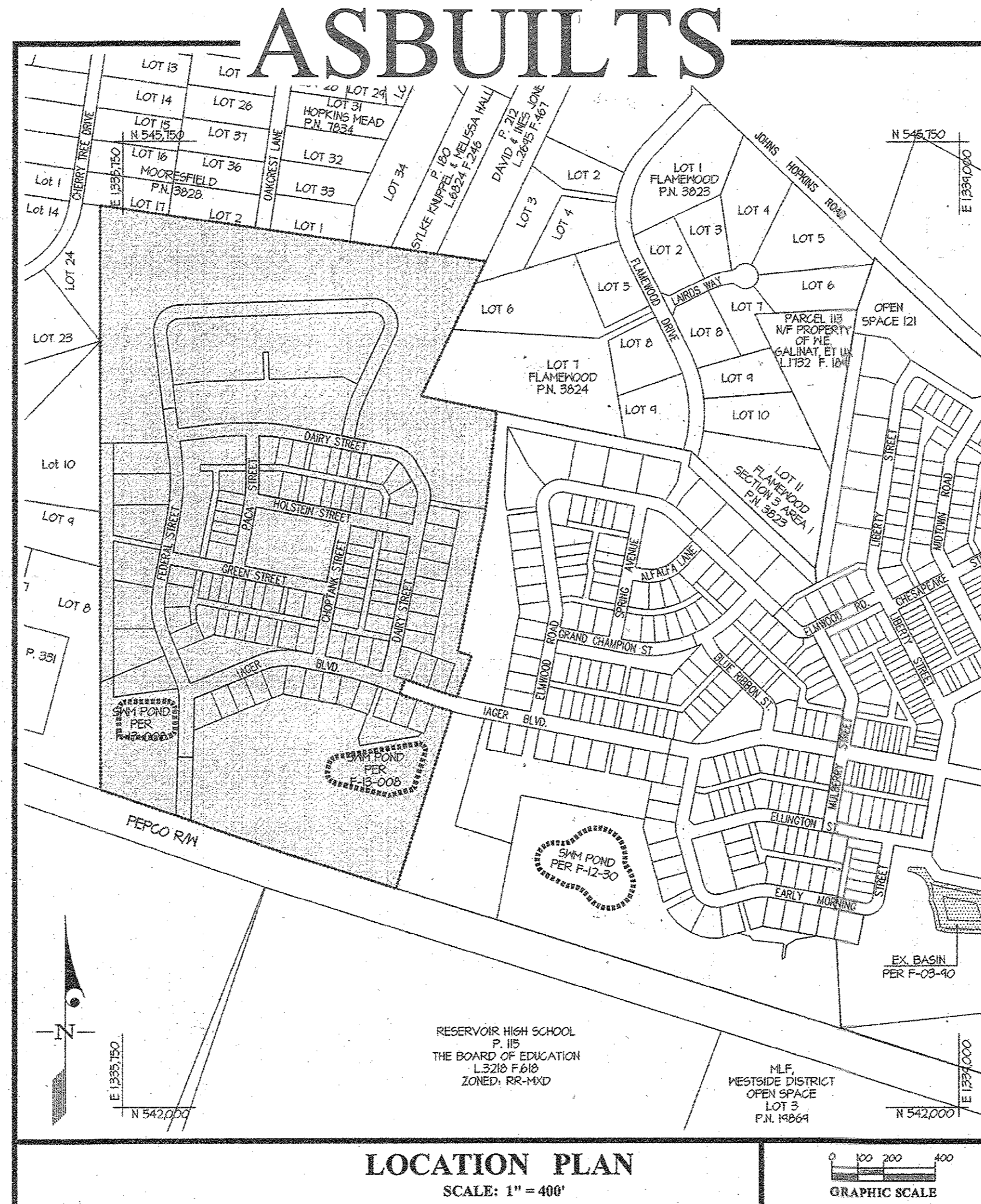
- ZONING, SITE IS BEING DEVELOPED UNDER MXD-3 REGULATIONS, PER ZPPM, APPROVED ON 2/20/11 AND ZB-1039M APPROVED 09/20/06 AND THE COMPREHENSIVE ZONING PLAN DATED 02/02/04. UNDERLYING ZONING IS RR-DEO AND THE CONP LITE ZONING REGULATION AMENDMENTS DATED 01/20/06.
- THE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: 5-01-11, 5-06-16, ZB-1039M, ZB-1039M, PB-353, PB-378, NP-01-11, NP-03-02, NP-03-120, F-12-24, F-12-30, F-13-007, F-13-008, AND F-13-023.
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- 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.
- SITE ANALYSIS
GROSS SITE AREA FOR PHASES I THROUGH IV: 444.43 ACRES ±
AREA OF THIS PLAN SUBMISSION: 15.74 ACRES ±
DISTURBED AREA: 97.4 ACRES ±
AREA OF OPEN SPACE: 23.81 ACRES ±
AREA OF 100 YR FLOODPLAIN: 9.42 ACRES ±
AREA OF ROADWAY (PUBLIC): 1.42 ACRES ±
AREA OF ROADWAY (PRIVATE): 1.35 ACRES ±
AREA OF RESIDENTIAL LOTS: 1135 ACRES ±
AREA OF OR LOTS/PARCELS: 0.00 ACRES ±
AREA OF 500 LOTS: 1135 ACRES ±
TOTAL UNITS (PER 5-06-16 ALLOCATIONS): 40 LOTS
TOTAL NUMBER OF LOTS / PARCELS (THIS PLAN SUBMISSION): 101 LOTS
NO. OF OR LOTS/PARCELS: 0 LOTS
NO. OF 500 LOTS: 40 LOTS
AREA OF NON-BUILDABLE PARCELS: 25.80 ACRES ±
NO. NON-BUILDABLE PARCELS: 3 PARCELS
- 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 1991 BY SDI AND THEN UPDATED BY GRADE CHECKS PERFORMED BY GUTSCHICK, LITTLE & WEBER, P.A. AND BASED ON F-13-008. BOUNDARY INFORMATION SHOWN IS BASED UPON A FIELD SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. ON OR ABOUT JUNE, 2004.
- WETLAND DELINEATION WAS DETERMINED BY EXPLORATION RESEARCH, INC. AND APPROVED BY THE CORPS OF ENGINEERS UNDER 30 CFR 318.9 ON 03/18/10. IMPACTS TO WETLANDS AND WATERS OF THE STATE RESULTING FROM THIS DEVELOPMENT ARE AUTHORIZED BY MDE PERMIT #01-NR-031/2006-521.
- THE 100-YEAR FLOOD PLAIN LIMITS WERE DETERMINED BY THE FLOODPLAIN STUDY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. AS PART OF F-02-12 AND F-11-02.
- HORIZONTAL AND VERTICAL DATUM IS BASED ON HOWARD COUNTY STATION 46BC AND 41EA.
- EXISTING UTILITIES WERE TAKEN FROM AVAILABLE HOWARD COUNTY RECORDS.
- PUBLIC WATER AND SEWER TO BE UTILIZED.
EXISTING WATER CONTRACT NUMBERS: 24-4175-D AND 24-4186-D
EXISTING SEWER CONTRACT NUMBERS: 24-4175-D AND 24-4186-D
- TRAFFIC STUDY WAS PREPARED AND SUBMITTED AS PART OF 5-06-16, WHICH WAS SIGNED BY THE PLANNING BOARD ON 02/20/07.
- PERENNIAL STREAM BUFFERS ARE DETERMINED BY LAND USE ADJOINING THE OPEN SPACE (I.E. EMPLOYMENT + 50' BUFFER, RESIDENTIAL + 75' BUFFER). ALL USES ADJOINING AN INTERMITTENT STREAM + 50' BUFFER.
- STORMWATER MANAGEMENT, FOR BOTH QUALITY AND QUANTITY, FOR THE INFRASTRUCTURE AND RESIDENTIAL LOTS WILL BE SATISFIED BY TWO REGIONAL FACILITIES CONSTRUCTED UNDER F-13-008. THE FACILITIES WILL BE 3-POND SYSTEMS WITH EXTENDED DETENTION. THEY WILL BE PUBLICLY OWNED WITH JOINT MAINTENANCE. THE TWO 3-POND SYSTEMS WILL SERVE AS SEDIMENT BASINS FOR THE GRADING SHOWN BEFORE BEING CONVERTED. THE RECHARGE REQUIREMENTS FOR THIS AREA WILL BE PROVIDED IN PRIVATELY OWNED AND MAINTAINED FACILITIES TO BE LOCATED WITHIN OPEN SPACE LOTS 10 AND III. OPEN SPACE LOTS 10 AND III WILL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION. THE REV. FACILITIES WILL BE CONSTRUCTED WITH THESE FINAL ROAD PLANS.
- THE RESIDENTIAL LOTS, PARCELS AND EMPLOYMENT USE STRUCTURES DEVELOPED OR PROPOSED ON THE ORIGINAL 501 ACRE TRACT FOR MAPLE LAWN FARMS ARE GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS DEVELOPED UNDER 5-01-11, PB CASE 353 AND ZB CASE NO. 985M. HOWEVER, THE PROPOSED RESIDENTIAL AND EMPLOYMENT USES THAT ARE TO BE DEVELOPED UNDER THE AMENDED CGP, 5-06-16 AND ZB CASE NO. 1039M FOR THE FORMER VESSEL 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. 13-2003.
- AS STATED IN THE DECISION AND ORDER FOR THIS PLAN, THE PLANNING BOARD SHALL REVIEW AND APPROVE SITE DEVELOPMENT PLANS FOR ALL SINGLE FAMILY ATTACHED AND MULTI-FAMILY RESIDENTIAL USES, AND ALL EMPLOYMENT AND OPEN SPACE USE DEVELOPMENT FOR THE SUBJECT MAPLE LAWN FARMS PROJECT. ALL OF THE IMPROVEMENTS THAT WERE NECESSARY FOR THE MAPLE LAWN FARMS PROJECT TO BE IN COMPLIANCE WITH THE FUNDING TEST EVALUATION RESTRICTIONS ENUNCIATED BY THE ZONING BOARD ON PAGE 22-23 OF ITS DECISION ON THE PFP HAVE BEEN CONSTRUCTED.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF SIGN STRUCTURES IS PERMITTED WITHIN LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, AND 100 YEAR FLOOD PLAIN AREAS, EXCEPT AS PERMITTED UNDER NP-02-54, NP-03-02, AND NP-05-120.
- 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-1039M & ZB-1039M AND THE DECISION AND ORDER FOR PB CASE NO. 353 (COMPREHENSIVE SKETCH PLAN 5-01-11) AND NO. 378 (COMPREHENSIVE SKETCH PLAN, 5-06-16) AND THE DPZ APFO RE-PHASING LETTER DATED JULY 8, 2008.
- DEVELOPMENT FOR THIS PHASE WILL BE DONE IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED WITH 5-01-11, 5-06-16, PB-353, AND PB-378.
- THE TRANSPORTATION AND TRAVEL DESIGN WILL BE IMPLEMENTED AS OUTLINED IN THE PETITIONER'S EXHIBIT 33 AS SUBMITTED AS PART OF ZB1039M.
- A NOISE STUDY WAS PREPARED BY MILLMAN & ASSOCIATES FOR S. O'H-T, (APPROVED BY PLANNING BOARD ON AUGUST 8, 2000), AND UPDATED BY NELSON T. BALLARD COMPANY IN MAY 2006 FOR 5-06-16 (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 5-01-11, AND 5-06-16.

GENERAL NOTES (cont.):

- THE ORIGINAL FOREST CONSERVATION OBLIGATION THAT WAS ESTABLISHED FOR ALL OF MAPLE LAWN FARMS HAS BEEN FILLED WITH THE FOREST CONSERVATION EASEMENTS CREATED UNDER F-12-002 AND PLATS 22460 THRU 22470.
- THE 15' TREE CONFLICT EASEMENT SHOWN ON THESE PLANS GRANTS PERFO THE RIGHT TO ENTER THE EASEMENT FOR THE PURPOSE OF CUTTING DOWN, TRIMMING, REMOVING AND/OR KEEPING CUT ALL TREES WHICH MAY INTERFERE WITH ANY TOWERS, POLES, STRUCTURES, WIRES, CABLES, CONDUITS OR OTHER IMPROVEMENTS WITHIN THE PERFO ROW, AS PER LBLR 2305 FOLIO 33.
- ALL BUFFERINGS AND OTHER LANDSCAPING REQUIREMENTS/FEATURES WILL BE PROVIDED AT THE SITE DEVELOPMENT PLAN STAGE AND/OR THE FINAL PLAN STAGE AND WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE SKETCH PLAN CRITERIA.
- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II. IT WAS DETERMINED THAT THIS PROJECT MET THE CRITERIA OUTLINED IN THE MDE STORMWATER MANAGEMENT REGULATIONS, GUIDANCE FOR IMPLEMENTATION FOR ACCEPTANCE OF THE 2000 DESIGN CRITERIA AND THROUGH THE ADMINISTRATIVE WAIVER PROCESS, WAS GRANTED A WAIVER. THIS PLAN RECEIVED COMPREHENSIVE SKETCH PLAN APPROVAL (5-06-16) 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.
- TRAFFIC CONTROL DEVICES:
A) THE 8"X10" SIGN AND THE STREET NAME SIGN (S/N) ASSEMBLY FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETED.
B) THE TRAFFIC CONTROL DEVICE LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY HOWARD COUNTY TRAFFIC DIVISION (410-313-2480) PRIOR TO THE INSTALLATION OF ANY OF THE TRAFFIC CONTROL DEVICES.
C) ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
D) ALL SIGNS POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON 2" GALVANIZED STEEL PERFORATED "QUICK FRANCH", SQUARE TUBE POST (4 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL PERFORATED SQUARE TUBE SLEEVE (2 GAUGE) - 3" LONG. THE ANCHOR SHALL NOT EXTEND MORE THAN 2" QUICK FRANCH HOLES ABOVE GROUND LEVEL. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURES AND POLES SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL VOLUME III (2006), SECTION 553.A. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- 45% COMPACTION AT ALL FILL AREAS SHALL BE IN ACCORDANCE WITH THE AA-510-100 STANDARDS.
- PRIOR TO COMMENCEMENT OF GRADING OPERATIONS ON THE AREA IDENTIFIED AS GARDEN DISTRICT-PARCEL 7M (MAPLE LAWN FARMS, INC.), THE EXISTING WELL MUST BE SEALED AND THE EXISTING SEPTIC FIELD MUST BE ABANDONED AT THE RESIDENCE IDENTIFIED AS "1451 CHERRY TREE DRIVE", WHICH IS ON THE SUBJECT PROPERTY. THE DRILLED WELL, NO-13-0252, IS TO BE SEALED BY A LICENSED WELL DRILLER. THE WELL ABANDONING REPORT IS TO BE RECEIVED BY THE HEALTH DEPARTMENT PRIOR TO GRADING OPERATIONS. THE SEPTIC TANK IS TO BE RIPPED, CRUSHED, AND FILLED WITH CLEAN EARTH MATERIALS. THE CONTRACTOR ABANDONING THE SEPTIC SYSTEM IS TO SEND THE INVOICE FOR RIPPING THE TANK AND A WRITTEN REPORT WITH PHOTOS TO THE HEALTH DEPARTMENT.

NP-01-11
ON MAY 2, 2001, NP-01-11 WAS GRANTED FOR THE FOLLOWING:
• ADDITIONAL POINTS OF ACCESS ALLOWED ON SAUNER ROAD OTHER THAN THOSE PERMITTED BY 16.10(H)(1), SUBJECT TO FURTHER ANALYSIS AND APPROVALS AT LATER PLAN STAGES.
• RESIDENTIAL LOTS ARE ALLOWED TO FRONT ON NEIGHBORHOOD PARKS INSTEAD BEING LIMITED FRONTAGE ON PUBLIC RIMS AS IN 16.20(C)(2), SUBJECT TO ADEQUATE PRIVATE ALLEY ACCESS.

NP-03-02
ON OCT. 12, 2002, NP-03-02 WAS GRANTED TO ALLOW:
• GRADING WITHIN THE 75' STREAM BUFFER AND FLOODPLAIN AS SHOWN ON THE REVISED GRADING EXHIBIT SUBMITTED 9/6/02 (WAIVER FROM SECTION 16.16 (A)(2)(I) AND SECTION 16.15 (C)(2) RESPECTIVELY).
• ELIMINATION OF TRUNCATION AT RIGHT-OF-WAY CORNERS OF RESIDENTIAL LOTS AND OTHER PARCEL CORNERS AT RIGHT-OF-WAYS WHERE NECESSARY TO ACHIEVE THE TRADITIONAL NEIGHBORHOOD DESIGN (WAIVER FROM SECTION 16.16 (E)).
THE DISTURBANCE WITHIN THE FLOODPLAIN AND STREAM BUFFER IS SUBJECT TO OBTAINING THE NECESSARY PERMITS FROM MDE AND CNR. ELIMINATION OF THE TRUNCATIONS IS SUBJECT TO HAVING ADEQUATE SIGHT AND INTERSECTION DISTANCE AS DETERMINED BY THE DPZ DEVELOPMENT ENGINEERING DIVISION.

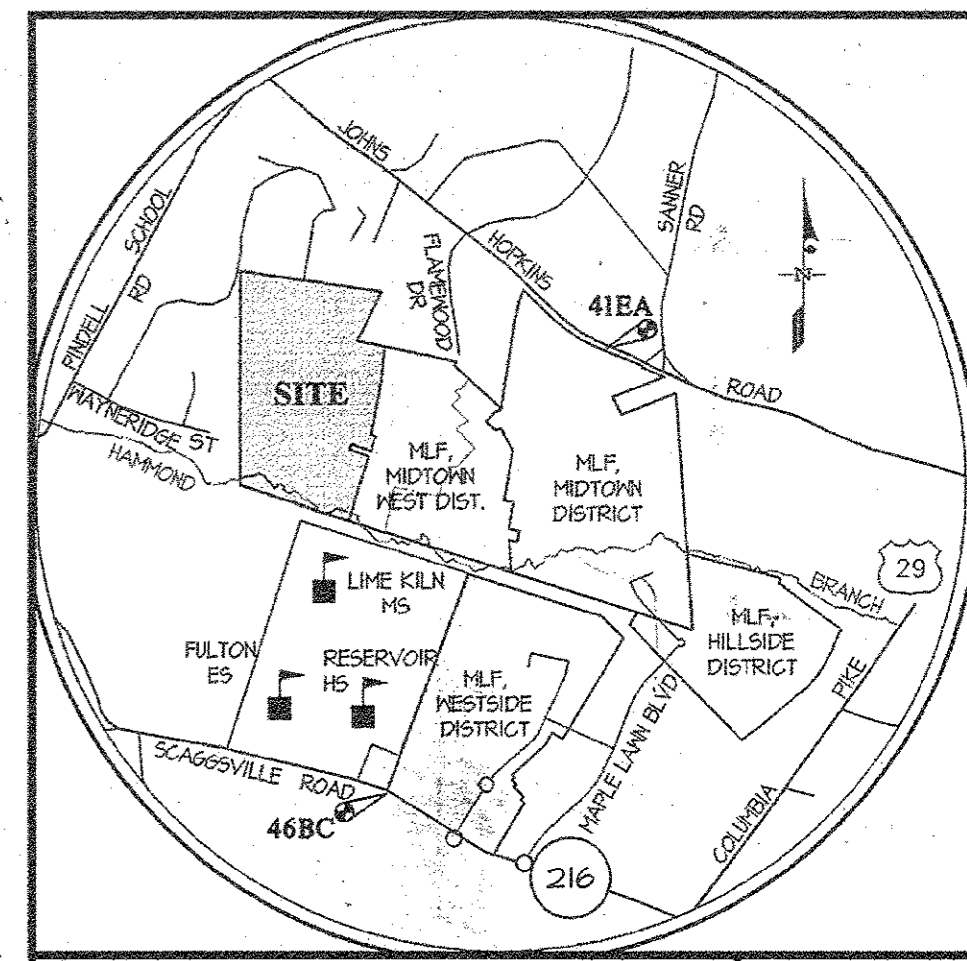


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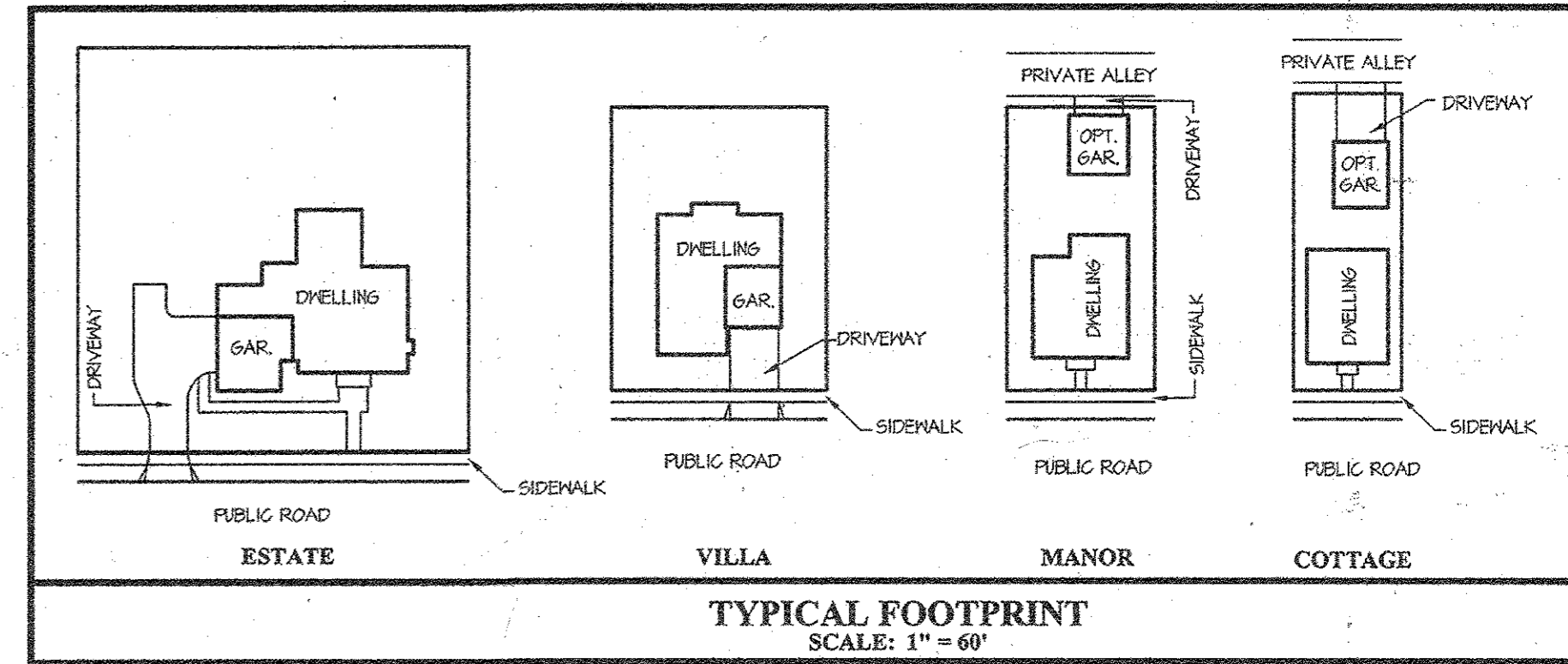
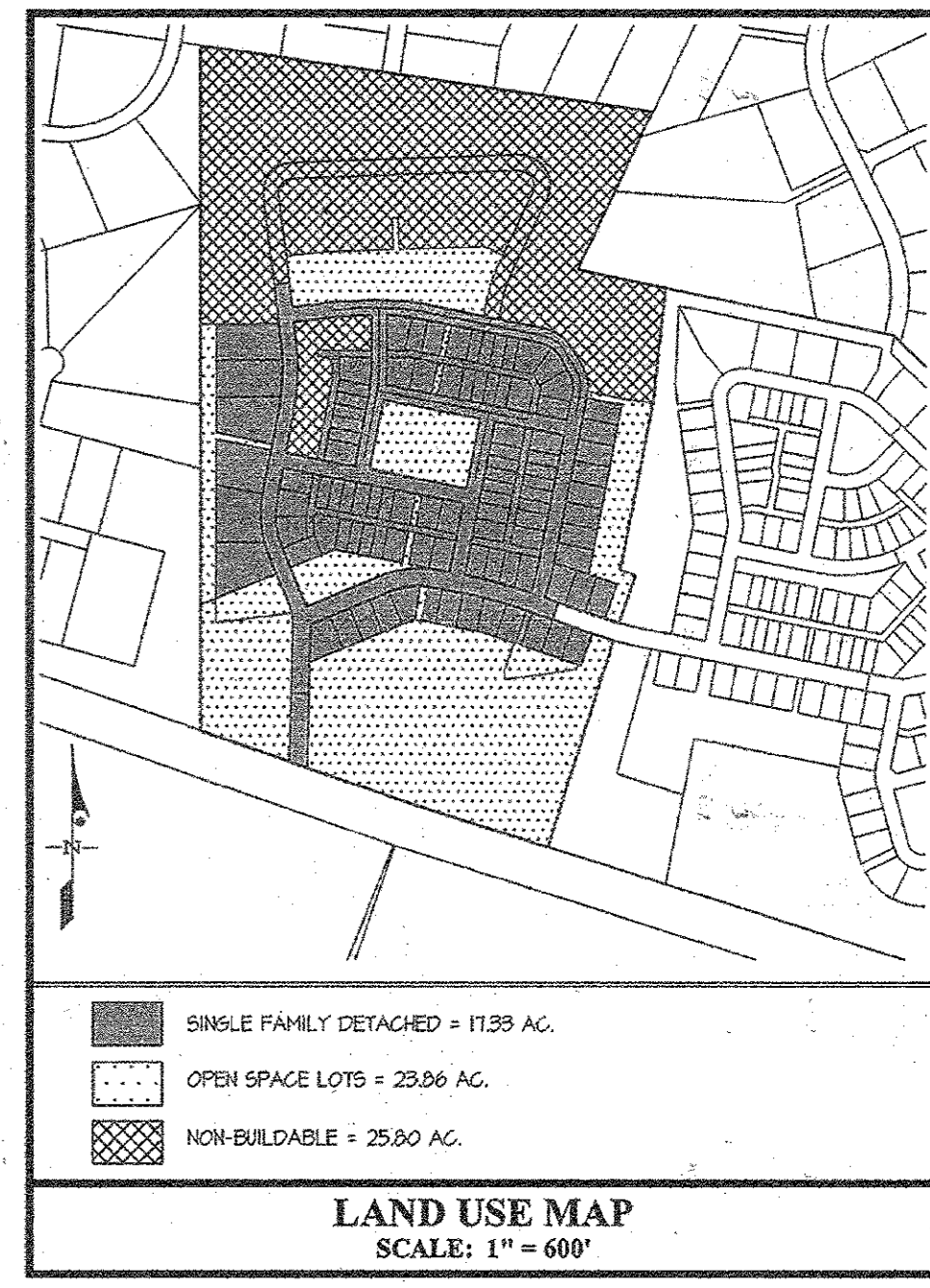
LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING TREELINE
- PROPOSED STORM DRAIN
- STORM DRAIN STRUCTURE NO.
- PROPOSED SEWER MAIN
- PROPOSED WATER MAIN
- CONCRETE SIDEWALK
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED BITUMINOUS CURB
- 100 YEAR FLOODPLAIN
- STREAM BUFFER
- FOREST CONSERVATION EASEMENT
- BOTTOM OF STREAM
- CENTERLINE OF STREAM
- LIMIT OF WETLAND
- WETLAND AREA
- WETLAND BUFFER
- PROPOSED STREET LIGHT
- STREET LIGHT PER F-13-007
- PROPOSED STREET TREE
- STREET TREE PER F-13-007
- PROPOSED STREET SIGN
- STREET SIGN PER F-13-007
- TOP OF CURB LOCATION



BENCHMARKS

46BC ELEV. = 412.16 N = 539125.19 E = 1331205.71 STANDARD DISC ON CONCRETE MONUMENT	41EA ELEV. = 407.05 N = 544825.81 E = 1339121.44 STANDARD DISC ON CONCRETE MONUMENT
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LOT INFORMATION

LOT TYPE	LOTS	MINIMUM LOT SIZE & WIDTH AT FRONT BRL.	MINIMUM SETBACK REQUIREMENTS
COTTAGE	32-36, 45-44, 52-55, 63-66, 72-76, 83-86, 93-96	SEE SHEET 2	SEE SHEET 2
MANOR	31-44, 60-61, 68-70	SEE SHEET 2	SEE SHEET 2
VILLA	1-24, 31, 50-51, 56-59, 62, 67, 71, 77-82, 81-82	SEE SHEET 2	SEE SHEET 2
ESTATE	25-30	SEE SHEET 2	SEE SHEET 2

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
W. J. ... 5-7-14
Chief, Bureau of Highways

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
... 5-21-14
Chief, Division of Land Development

... 5-20-14
Chief, Development Engineering Division

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3609 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

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

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975, EXPIRATION DATE: MAY 26, 2016.
4/24/14

PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12975, Expiration Date: May 26, 2016.
4/21/14
Date
Carl K. Gutschick
Professional Engineer
Maryland Reg. No. 12975

ASBUILTS
COVER SHEET
MAPLE LAWN FARMS
GARDEN DISTRICT - AREA 1
LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110,
COMMON OPEN AREA LOTS 111 thru 114
and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	12001
DATE	TAX MAP - GRID	SHEET
MAR 2018 APRIL 2014	41-21/46-3	1 OF 36

SUMMARY OF DEVELOPMENT CRITERIA (PER S-06-16)

OPEN SPACE (OS)

PERMITTED USES
ANY USE WHICH DOES NOT INVOLVE ANY EXTENSIVE COVERAGE OF LAND WITH STRUCTURES, INCLUDING, BUT NOT LIMITED TO PARKS, PLAYING FIELDS, PLAY GROUNDS, TENNIS, BASKETBALL, AND ALL PURPOSE COURTS, GOLF COURSES, POOLS, PATHWAYS, ANY OTHER OUTDOOR RECREATIONAL USES, AND ENVIRONMENTAL FACILITIES...

OTHER PERMITTED USES:

- 6. PUBLIC OR PRIVATE CHILD CARE CENTER.
7. COMMUNITY CENTER FOR CUSTOMARY COMMUNITY ACTIVITIES INCLUDING BUT NOT LIMITED TO THE PRESENTATION AND PERFORMANCE OF OUTDOOR COMMUNITY ACTIVITIES, PUBLIC OR PRIVATE, SUCH AS MUSICAL AND THEATRICAL PERFORMANCES, OUTDOOR PICNICS, ART SHOWS, AND CARNAVALS.
8. RUMAGE SALES, WHITE ELEPHANT SALES, CAFE SALES, DANCES, AND SIMILAR ACTIVITIES.
9. OPERATION OF A COMMUNITY HALL INCLUDING LEASING OF SAME FOR PUBLIC OR PRIVATE USE.
10. OPERATION OF INCIDENTAL COMMERCIAL ACTIVITIES SUCH AS A SNACK BAR.
11. PUBLIC OR PRIVATE TENNIS COURTS, TOGETHER WITH SUCH INCIDENTAL COMMERCIAL ACTIVITIES AS ARE CONSISTENT WITH PRIMARY USE OF THE LOT AS A TENNIS FACILITY.
12. BUILDINGS AND PARKING LOTS WHICH ARE OWNED AND USED BY ANY GOVERNMENTAL ENTITY OR HOMEOWNERS' ASSOCIATION OR ARE USED FOR NON-PROFIT PURPOSES INCLUDING BUT NOT LIMITED TO:
a. COMMUNITY LIBRARY FACILITY.
b. TENN CENTER BUILDING INCLUDING INCIDENTAL SALES ON THE PREMISES OF FOOD AND BEVERAGES.
c. BUILDINGS USED PRIMARILY FOR RELIGIOUS ACTIVITIES.
d. MAIL ROOM, POST OFFICE, POOL HOUSE, MEETING HALL, EXERCISE FACILITY, LEASING OFFICES, ADMINISTRATIVE OFFICES, INCLUDING INCIDENTAL SALES ON THE PREMISES OF FOOD AND BEVERAGES.
13. PARK STRUCTURES INCLUDING BUT NOT LIMITED TO GAZEBOES, PAVILIONS, AMPHITHEATRE SEATING, DECKS, FOUNTAINS, WALKS, HARDCAPE PLAZAS, TRAILS, PATIOS, ETC.
14. UTILITY FACILITIES.
15. ENVIRONMENTAL FACILITIES SUCH AS DRAINAGE, STORMWATER MANAGEMENT FACILITIES, WETLAND MITIGATION, AFForestation OR REFORESTATION.
16. ACTIVITY AREAS SUCH AS TOT LOTS, VOLLEYBALL AND MULTI-PURPOSE COURTS, PISCINE AREAS, ETC.
17. SIGN AND ENTRY FEATURES MAY BE LOCATED AT ANY LOCATION IN A SETBACK, IF APPROVED BY THE PLANNING BOARD AND DOES NOT INTERFERE WITH SIGHT DISTANCE ALONG PUBLIC ROADS.

LOT AREA

NO MINIMUM/maximum LOT SIZES APPLY WITHIN OPEN SPACE LAND USE AREAS EXCEPT THAT 35% OF THE GROSS ACRES OF ALL REGISTERED LAND MUST BE OPEN SPACE AND 10% OF THE OPEN SPACE MUST BE AVAILABLE FOR ACTIVE RECREATION.

SETBACKS

BUILDINGS OR STRUCTURES WITHIN OPEN SPACE LAND USE AREAS SHALL BE A MINIMUM OF 10' FROM ANY RIGHT-OF-WAY OR PROPERTY LINE, EXCEPT THAT PARK LIKE STRUCTURES SUCH AS GAZEBOES, PAVILIONS, BENCHES, FOUNTAINS AND SIMILAR STRUCTURES MAY BE LOCATED ANYWHERE WITHIN AN OPEN SPACE LOT, EXCEPT HOWEVER, THAT BUILDINGS AND STRUCTURES MAY BE PERMITTED ANYWHERE WITHIN OPEN SPACE LAND USE AREAS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

HEIGHT

THESE SHALL BE NO HEIGHT LIMITATIONS FOR BUILDINGS OR STRUCTURES IN OPEN SPACE LAND USE AREAS, PROVIDED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

COVERAGE

NO COVERAGE REQUIREMENT IS IMPOSED UPON LOTS WITHIN OPEN SPACE LAND USE AREAS.

PARKING

HEALTH CLUB SHINNING CLUB, COMMUNITY TENNIS COURT
100 SPACES PER 1000 SQUARE FEET OF NET LEASABLE AREA
10 SPACE PER SEVEN PERSONS PERMITTED IN THE POOL AT ONE TIME BY THE HEALTH DEPT.
20 SPACES PER COURT

SUCH PARKING AREAS MAY BE IN PARKING LOTS, PARALLEL SPACES LOCATED ON PAVED AREAS IN AND/OR ADJACENT TO PUBLICLY MAINTAINED ROADWAYS, ADJACENT TO PUBLIC OR PRIVATE SERVICE DRIVES OR ORIENTED DIAGONALLY OR AT RIGHT ANGLES TO SUCH ROADWAYS OR SERVICE DRIVES.
REDUCTIONS IN PARKING REQUIREMENTS ARE PERMITTED PURSUANT TO THE HOWARD COUNTY ZONING REGULATIONS SECTIONS B33.0 (PARKING STUDIES), AND B33.EI (SHARED PARKING).

ACCESSORY USES

ANY USE NORMALLY AND CUSTOMARILY INCIDENTAL TO ANY USE PERMITTED IN ANY LAND USE AREA SHALL BE PERMITTED.

SINGLE FAMILY DETACHED (SFD)

PERMITTED USES
ALL LOTS WITHIN SINGLE FAMILY DETACHED LAND USE AREAS SHALL BE USED ONLY FOR ONE SINGLE FAMILY DETACHED DWELLING, OR ONE ZERO LOT LINE DWELLING UNIT PER LOT. PRIVATE RECREATIONAL FACILITIES SUCH AS SWIMMING POOLS, TENNIS COURTS AND BASKETBALL COURTS RESERVED FOR THE ON-SITE RESIDENTS AND THEIR GUESTS ARE ALSO PERMITTED. ACCESSORY STRUCTURES AND ACCESSORY USES ARE ALSO PERMITTED.

ANY OF THE PERMITTED USES MAY INCLUDE HOME OCCUPATIONS WITHIN THE PRINCIPAL STRUCTURE.

THE FOLLOWING ADDITIONAL USES NOT REFERRED TO OR INCLUDED IN THE ABOVE USES, WHICH ARE ALLOWED BY SPECIAL EXCEPTION IN THE RR DISTRICT, WILL BE PERMITTED AS A MATTER OF RIGHT IN THE SINGLE FAMILY DETACHED LAND USE AREAS, AND ARE SPECIFICALLY APPROVED BY THE PLANNING BOARD ON THIS AMENDED COMPREHENSIVE SKETCH PLAN.

- ANTIQUE SHOPS, ART GALLERIES AND CRAFT SHOPS
• BED AND BREAKFAST INNS
• CONCERT OR RECITAL ESTABLISHMENTS
• HOME OCCUPATIONS (ALSO SEE SECTION 126.0 (C) FOR ACCESSORY USE PROVISIONS)
• CHARITABLE AND PHILANTHROPIC INSTITUTIONS
• HONEY-NURSING HOMES, GROUP CARE FACILITIES, CHILDREN'S HOMES
• ATHLETIC FACILITIES-ATHLETIC FIELDS, COMMERCIAL OR COMMUNITY SWIMMING POOLS, TENNIS CLUBS AND SIMILAR USES
• COUNTRY CLUBS AND GOLF COURSES
• PUBLIC UTILITY USES, LIMITED TO: (A) UTILITY SUBSTATION, (B) ABOVE GROUND PIPELINES, (C) PUMPING STATIONS, (D) TELEPHONE EXCHANGES, (E) OTHER UTILITY DEVICES SUCH AS TRANSFORMERS, SWITCH GEAR, TELEPHONE CABINETS, ETC.
• ENTRANCE FEATURES FOR SUBDIVISIONS
• ACCESSORY DWELLING UNITS (SUCH UNITS SHALL NOT COUNT TOWARDS THE MAXIMUM NUMBER OF DWELLING UNITS; SUCH UNITS SHALL BE OWNED AND MAINTAINED BY THE OWNER OF THE PRINCIPAL DWELLING UNIT; ALSO SEE SECTION 104).

FOR ALL LOTS AND PARCELS WHICH ARE TECHNICALLY IN THE SFD LAND USE, BUT LATER RECORDED AS ADDITIONAL OPEN SPACE (E.G. NC05 & WALKWAY PARCELS) THE PROVISIONS OF THE OPEN SPACE CRITERIA SHALL BE USED IN LIEU OF THE SFD CRITERIA.

DENSITY

AVERAGE DENSITY SHALL NOT EXCEED 2.8 DWELLING UNITS PER GROSS ACRE BASED ON THE ENTIRE AREA OF THE SINGLE FAMILY DETACHED LAND USE.

SUMMARY OF DEVELOPMENT CRITERIA (CONTINUED)

LOT SIZE AND MINIMUM

Table with 3 columns: LOT TYPE, MINIMUM LOT SIZE, MIN LOT WIDTH AT FRONT BRL. Includes rows for Cottage, Manor, and Estate.

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

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

STRUCTURE SETBACKS

THE MINIMUM REQUIRED SETBACKS FOR SINGLE FAMILY DETACHED STRUCTURES SHALL BE AS FOLLOWS:

Table with 4 columns: LOT TYPE, MIN. FRONT SETBACK, MIN. SIDE SETBACK, MINIMUM REAR SETBACK TO PRINCIPAL STRUCTURE. Includes rows for Cottage, Manor, Villa, and Estate.

A ZERO LOT LINE DWELLING UNIT MAY BE LOCATED ON ANY PROPERTY LINE WHICH IS NOT A STREET RIGHT-OF-WAY PROVIDED THAT (I) NO PART OF THE DWELLING SHALL ENCRoACH ON THE ADJOINING LOT. (II) AN ACCESS EASEMENT FOR THE PURPOSE OF MAINTENANCE TO THE SIDE OF THE STRUCTURE SHALL BE INCLUDED IN THE DEED WHERE APPROPRIATE. SPACING BETWEEN DWELLING UNITS SHALL BE A MINIMUM OF 6'. GARAGES HOWEVER, MAY ADJOIN ALONG THE PROPERTY LINE, PROVIDED THEY COMPLY WITH ALL BUILDING AND FIRE CODE REGULATIONS.

HABITABLE SPACE AND/OR OPEN/ENCLOSED DECKS MAY BE BUILT OVER ATTACHED GARAGES. IN THOSE CASES, THE GARAGE SETBACKS SHALL GOVERN.

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

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

STRUCTURES MAY BE LOCATED ANYWHERE WITHIN SUCH SETBACK AREAS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

EXCEPTIONS TO SETBACK REQUIREMENTS

- PORCHES MAY ENCRoACH INTO THE FRONT YARD TO WITHIN 2' FROM THE FRONT PROPERTY LINE OR RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS, TO WITHIN 12" FOR ESTATES. PORCHES MAY ENCRoACH INTO THE SIDE YARD OF CORNER LOTS TO WITHIN 2' FROM THE RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS TO WITHIN 12" FOR ESTATES. WHERE A SIDE YARD ADJUTS AN OPEN SPACE OR PASSAGE, PORCHES MAY ENCRoACH TO WITHIN 1' FROM THE SIDE PROPERTY LINE FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12" FOR ESTATES.
• STOOFS AND STEPS MAY ENCRoACH INTO THE FRONT AND SIDE YARDS TO WITHIN 1' FROM THE FRONT PROPERTY LINE.
• GARDEN WALLS, FENCES, PIERS, GATES AND SIMILAR ORNAMENTS MAY BE BUILT IN THE FRONT AND SIDE YARDS, PROVIDED THAT THEY DO NOT ENCRoACH INTO THE FRONT PROPERTY LINE OR GREATER THAN 48" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 12" ALONG THE SIDE AND REAR PROPERTY LINES. AN ARCHWAY OR PIERS DEFINING A LEAD WALK MAY BE UP TO 4'.
• MASORRY VENEERS MAY ENCRoACH A MAXIMUM OF SIX INCHES INTO ANY REQUIRED SETBACK AREA.

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

BUILDING HEIGHT
MAXIMUM BUILDING HEIGHT ON ALL LOTS SHALL BE 30' TO THE MIDDPOINT OF THE ROOF. HEIGHT MEASURED FROM THE HIGHEST ADJOINING GROUND ELEVATION ADJACENT TO THE BUILDING, EXCEPT AS OTHERWISE APPROVED ON A SITE DEVELOPMENT PLAN BY THE HOWARD COUNTY PLANNING BOARD.

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

PARKING
NO LESS THAN TWO PARKING SPACES SHALL BE PROVIDED FOR EACH SINGLE FAMILY DETACHED DWELLING UNIT. NO LESS THAN ONE PARKING SPACE SHALL BE PROVIDED FOR EACH ACCESSORY DWELLING UNIT. SUCH SPACES MAY CONSIST OF GARAGE, DRIVEWAY AND/OR SIMILAR OFF-STREET PARKING SPACES. VISITOR PARKING AND OVERFLOW PARKING MAY BE ACCOMMODATED AS ON-STREET PARKING WITHIN THE PUBLIC RIGHT-OF-WAY.

REDUCTIONS IN PARKING REQUIREMENTS ARE PERMITTED PURSUANT TO THE HOWARD COUNTY ZONING REGULATIONS SECTION B33.EI (SHARED PARKING).

OTHER RESIDENTIAL (OR)

PERMITTED USES
APARTMENT DWELLINGS INCLUDING STACKED TOWNHOUSES AND OTHER ARCHITECTURAL LAYOUTS WITH BOTH HORIZONTAL AND VERTICAL PARTY WALLS; SINGLE-FAMILY ATTACHED DWELLINGS, LIVE-WORK UNITS, SEMI-DETACHED DWELLINGS AND TWO-FAMILY DWELLINGS SHALL BE PERMITTED WITHIN OTHER RESIDENTIAL LAND USE AREAS, MIDTOWN PARCEL A-1 AND THE OR AREA OF THE WESTSIDE DISTRICT MAY CONTAIN LIVE-WORK UNITS.

STACKED TOWNHOUSES HAVE THE APPEARANCE OF CONVENTIONAL TOWNHOUSES, BUT ARE ACTUALLY SEPARATED BOTH HORIZONTALLY AND VERTICALLY. THE UNITS MAY OR MAY NOT HAVE INTEGRAL AT-GARAGE GARAGES.

LIVE-WORK UNITS ARE VERTICALLY INTEGRATED BUILDING TYPES, WHERE THE FIRST FLOOR (AND BASEMENT, IF PROVIDED) SHALL BE UTILIZED AS COMMERCIAL SPACE AND THE UPPER LEVEL(S) SHALL BE RESIDENTIAL USE ONLY.

UPPER FLOORS OF ALL OTHER RESIDENTIAL STRUCTURES SHALL BE RESIDENTIAL USE ONLY.
APARTMENT BUILDING TYPES MAY ALSO INCLUDE ACCESSORY USES, SUPPORT SERVICES, AND AMENITIES INCLUDING BUT NOT LIMITED TO EXERCISE FACILITY, ADMINISTRATIVE OFFICES, MAIL ROOM, MEETINGS ROOMS, ETC. WITH NO LIMITATIONS IN SIZE. COMMERCIAL/RETAIL SPACE ON THE FIRST FLOOR OF AN APARTMENT BUILDING MAY NOT EXCEED 1000 SQUARE FEET OR 15% OF THE GROSS FIRST FLOOR AREA, WHICHEVER IS GREATER. THIS CRITERIA IS NOT MEANT TO PROHIBIT VERTICALLY INTEGRATED USES WHERE THE FIRST FLOOR IS COMMERCIAL/RETAIL AND THE UPPER FLOORS RESIDENTIAL.

OTHER PERMITTED USES INCLUDE PRIVATE RECREATIONAL FACILITIES SUCH AS TOT LOTS, SWIMMING POOLS, BASKETBALL COURTS AND TENNIS COURTS, RESERVED FOR THE USE OF A SPECIFIC PROJECT'S RESIDENTS AND THEIR GUESTS. SUCH FACILITIES MAY BE LOCATED WITHIN CONDOMINIUM DEVELOPMENTS AS WELL AS WITHIN COMMUNITIES WHERE ALL PROPERTIES ARE INCLUDED WITHIN RECORDED COVENANTS AND LIENS, WHICH GOVERN AND PROVIDE FINANCIAL SUPPORT FOR OPERATIONS OF THE FACILITIES.

ANY OF THE PERMITTED USES MAY INCLUDE HOME OCCUPATIONS WITHIN THE PRINCIPAL STRUCTURE.

ACCESSORY STRUCTURES AND USES ARE ALSO PERMITTED FOR ALL OTHER RESIDENTIAL LAND USE AREAS. THE FOLLOWING ADDITIONAL USES NOT REFERRED TO OR INCLUDED IN THE ABOVE USES, WHICH ARE ALLOWED BY SPECIAL EXCEPTION IN THE RR DISTRICT, WILL BE PERMITTED AS A MATTER OF RIGHT IN THE OTHER RESIDENTIAL LAND USE AREAS, AND ARE SPECIFICALLY APPROVED BY THE PLANNING BOARD ON THIS AMENDED COMPREHENSIVE SKETCH PLAN.

- ANTIQUE SHOPS, ART GALLERIES AND CRAFT SHOPS
• BED AND BREAKFAST INNS
• CONCERT OR RECITAL ESTABLISHMENTS
• HOME OCCUPATIONS (ALSO SEE SECTION 126.0 (C) FOR ACCESSORY USE PROVISIONS)
• CHARITABLE AND PHILANTHROPIC INSTITUTIONS
• HONEY-NURSING HOMES, GROUP CARE FACILITIES, CHILDREN'S HOMES
• ATHLETIC FACILITIES-ATHLETIC FIELDS, COMMERCIAL OR COMMUNITY SWIMMING POOLS, TENNIS CLUBS AND SIMILAR USES
• COUNTRY CLUBS AND GOLF COURSES
• PUBLIC UTILITY USES, LIMITED TO: (A) UTILITY SUBSTATION, (B) ABOVE GROUND PIPELINES, (C) PUMPING STATIONS, (D) TELEPHONE EXCHANGES, (E) OTHER UTILITY DEVICES SUCH AS TRANSFORMERS, SWITCH GEAR, TELEPHONE CABINETS, ETC.
• ENTRANCE FEATURES FOR SUBDIVISIONS
• ACCESSORY DWELLING UNITS (SUCH UNITS SHALL NOT COUNT TOWARDS THE MAXIMUM NUMBER OF DWELLING UNITS; SUCH UNITS SHALL BE OWNED AND MAINTAINED BY THE OWNER OF THE PRINCIPAL DWELLING UNIT; ALSO SEE SECTION 104).

FOR ALL LOTS AND PARCELS WHICH ARE TECHNICALLY IN THE OR LAND USE, BUT LATER RECORDED AS ADDITIONAL OPEN SPACE (E.G. NC05 & WALKWAY PARCELS) THE PROVISIONS OF THE OPEN SPACE CRITERIA SHALL BE USED IN LIEU OF THE OR CRITERIA.

DENSITY
AVERAGE DENSITY SHALL NOT EXCEED 14.0 UNITS PER GROSS ACRE BASED ON THE ENTIRE AREA OF OTHER RESIDENTIAL LAND USE.

LOT SIZE
NO MINIMUM OR MAXIMUM LOT SIZE IS ESTABLISHED FOR THE OTHER RESIDENTIAL LAND USE AREAS.

SUMMARY OF DEVELOPMENT CRITERIA (CONTINUED)

STRUCTURE SETBACKS
THE MINIMUM REQUIRED SETBACKS FOR OTHER RESIDENTIAL STRUCTURES SHALL BE AS FOLLOWS:

Table with 5 columns: LOT TYPE, MIN. FRONT SETBACK, MIN. SIDE SETBACK, MINIMUM REAR SETBACK TO REAR GARAGE (ATTACHED OR DETACHED) OR TO ACCESSORY STRUCTURE, MINIMUM FRONT, SIDE, AND REAR SETBACK FROM MAPLE LAWN BLVD.

HABITABLE SPACE AND/OR OPEN/ENCLOSED DECKS MAY BE BUILT OVER ATTACHED GARAGES. IN THOSE CASES, THE GARAGE SETBACKS SHALL GOVERN. WHERE THE REAR LOT LINE IS CONTIGUOUS TO GREEN OPEN SPACE, THE REAR PROPERTY LINE SHALL BE REDUCED TO 10' AND THE REAR SETBACK FOR DECKS MAY BE REDUCED TO 3'.

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

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

BETWEEN APARTMENT BUILDINGS, THE MINIMUM SETBACK DISTANCES SHALL BE 30' FRONT TO FRONT, 50' BACK TO BACK, 50' FRONT TO BACK AND 15' FOR ALL OTHER CONDITIONS. BETWEEN SINGLE-FAMILY ATTACHED BUILDINGS, THE MINIMUM SETBACK DISTANCES SHALL BE 30' FRONT TO FRONT, 50' BACK TO BACK (EXCEPT ACROSS AN ALLEY), 50' BACK TO FRONT AND 6' OR AS REQUIRED BY THE BUILDING CODE FOR ALL OTHER CONDITIONS.

IN THE HILLSIDE DISTRICT, THE FRONT AND SIDE SETBACKS FROM MAPLE LAWN BLVD. MAY BE REDUCED TO 5'. ON PARCEL A-1 IN MIDTOWN, THE FRONT SETBACK FOR APARTMENTS, INCLUDING MAPLE LAWN BLVD. MAY BE REDUCED TO 10'.

STRUCTURES MAY BE LOCATED ANYWHERE WITHIN SUCH SETBACK AREAS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

EXCEPTIONS TO SETBACK REQUIREMENTS

- PORCHES MAY ENCRoACH INTO THE FRONT YARD TO WITHIN 2' FROM THE FRONT PROPERTY LINE OR RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS, TO WITHIN 12" FOR ESTATES. PORCHES MAY ENCRoACH INTO THE SIDE YARD OF CORNER LOTS TO WITHIN 2' FROM THE RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS TO WITHIN 12" FOR ESTATES. WHERE A SIDE YARD ADJUTS AN OPEN SPACE OR PASSAGE, PORCHES MAY ENCRoACH TO WITHIN 1' FROM THE SIDE PROPERTY LINE FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12" FOR ESTATES.
• STOOFS AND STEPS MAY ENCRoACH INTO THE FRONT AND SIDE YARDS TO WITHIN 1' FROM THE FRONT PROPERTY LINE.
• GARDEN WALLS, FENCES, PIERS, GATES AND SIMILAR ORNAMENTS MAY BE BUILT IN THE FRONT AND SIDE YARDS, PROVIDED THAT THEY DO NOT ENCRoACH INTO THE FRONT PROPERTY LINE OR GREATER THAN 48" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 12" ALONG THE SIDE AND REAR PROPERTY LINES. AN ARCHWAY OR PIERS DEFINING A LEAD WALK MAY BE UP TO 4'.
• MASORRY VENEERS MAY ENCRoACH A MAXIMUM OF SIX INCHES INTO ANY REQUIRED SETBACK AREA.

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

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

COVERAGE
NO COVERAGE REQUIREMENTS ARE IMPOSED IN OTHER RESIDENTIAL LAND USE AREAS.

PARKING
NO LESS THAN TWO PARKING SPACES SHALL BE PROVIDED FOR EACH SINGLE FAMILY ATTACHED, LIVE-WORK, SEMI-DETACHED, AND TWO-FAMILY DWELLING UNIT. NO LESS THAN ONE AND ONE-HALF PARKING SPACE SHALL BE PROVIDED FOR EACH APARTMENT UNIT. SUCH SPACES MAY CONSIST OF GARAGE, DRIVEWAY AND/OR SIMILAR OFF-STREET PARKING SPACES. NO LESS THAN ONE PARKING SPACE SHALL BE PROVIDED FOR EACH ACCESSORY DWELLING UNIT. SUCH PARKING SHALL BE PROVIDED IN PROXIMITY TO EACH DWELLING UNIT AND MAY BE INCLUDED AS PART OF A COMMON PARKING AREA PROVIDED FOR RESIDENTS, TENANTS, AND GUESTS. PRINCIPAL STRUCTURES SHALL BE NO CLOSER THAN 15' TO THE CURB OF COMMON PARKING AREAS WITH HEAD-IN OR ANGLED PARKING, AND NO CLOSER THAN 10' TO THE CURB FOR PARALLEL PARKING UNLESS SUFFICIENT LANDSCAPING IS PROVIDED TO JUSTIFY A REDUCTION IN THE SETBACK. PER THE HOWARD COUNTY LANDSCAPE MANUAL, LIVE-WORK UNITS ARE EXEMPT FROM THIS SETBACK REQUIREMENT. VISITOR PARKING AND OVERFLOW PARKING MAY ALSO BE ACCOMMODATED AS ON STREET AND PARALLEL PARKING WITHIN THE PUBLIC RIGHT-OF-WAY.

SUCH PARKING AREAS MAY BE PARALLEL SPACES LOCATED ON PAVED AREAS IN AND/OR ADJACENT TO PUBLICLY MAINTAINED ROADWAYS, ADJACENT TO PUBLIC OR PRIVATE SERVICE DRIVES OR ORIENTED DIAGONALLY OR AT RIGHT ANGLES TO SUCH ROADWAYS OR SERVICE DRIVES.

REDUCTIONS IN PARKING REQUIREMENTS ARE PERMITTED PURSUANT TO THE HOWARD COUNTY ZONING REGULATIONS SECTION B33.EI (SHARED PARKING).

WALKING FOR THE ELDERLY AND/OR HANDICAPPED PERSONS
IN THE EVENT A FACILITY QUALIFIES UNDER FEDERAL, STATE OR COUNTY PROGRAMS INTENDED TO PROMOTE HOUSING FOR THE ELDERLY OR HANDICAPPED, THE PARKING REQUIREMENTS MAY BE MODIFIED TO PROVIDE FOR FOUR PARKING SPACES FOR EVERY TEN DWELLING UNITS PARTICIPATING IN SUCH PROGRAM. IN THE EVENT THE UNITS ARE WITHDRAWN FROM SUCH A HOUSING PROGRAM, THE OWNER OF THE FACILITY SHALL IMMEDIATELY NOTIFY THE DEPARTMENT OF PLANNING AND ZONING AND SHALL CONSTRUCT, PRIOR TO FURTHER OCCUPANCY OF THE WITHDRAWN UNITS, SUCH ADDITIONAL PARKING SPACES AS ARE NECESSARY TO PROVIDE ONE AND ONE-HALF PARKING SPACE FOR EACH DWELLING UNIT WITHDRAWN.

ANY OF THE PERMITTED USES MAY INCLUDE HOME OCCUPATIONS WITHIN THE PRINCIPAL STRUCTURE.

ACCESSORY STRUCTURES AND USES ARE ALSO PERMITTED FOR ALL OTHER RESIDENTIAL LAND USE AREAS.

THE FOLLOWING ADDITIONAL USES NOT REFERRED TO OR INCLUDED IN THE ABOVE USES, WHICH ARE ALLOWED BY SPECIAL EXCEPTION IN THE RR DISTRICT, WILL BE PERMITTED AS A MATTER OF RIGHT IN THE OTHER RESIDENTIAL LAND USE AREAS, AND ARE SPECIFICALLY APPROVED BY THE PLANNING BOARD ON THIS AMENDED COMPREHENSIVE SKETCH PLAN.

- ANTIQUE SHOPS, ART GALLERIES AND CRAFT SHOPS
• BED AND BREAKFAST INNS
• CONCERT OR RECITAL ESTABLISHMENTS
• HOME OCCUPATIONS (ALSO SEE SECTION 126.0 (C) FOR ACCESSORY USE PROVISIONS)
• CHARITABLE AND PHILANTHROPIC INSTITUTIONS
• HONEY-NURSING HOMES, GROUP CARE FACILITIES, CHILDREN'S HOMES
• ATHLETIC FACILITIES-ATHLETIC FIELDS, COMMERCIAL OR COMMUNITY SWIMMING POOLS, TENNIS CLUBS AND SIMILAR USES
• COUNTRY CLUBS AND GOLF COURSES
• PUBLIC UTILITY USES, LIMITED TO: (A) UTILITY SUBSTATION, (B) ABOVE GROUND PIPELINES, (C) PUMPING STATIONS, (D) TELEPHONE EXCHANGES, (E) OTHER UTILITY DEVICES SUCH AS TRANSFORMERS, SWITCH GEAR, TELEPHONE CABINETS, ETC.
• ENTRANCE FEATURES FOR SUBDIVISIONS
• ACCESSORY DWELLING UNITS (SUCH UNITS SHALL NOT COUNT TOWARDS THE MAXIMUM NUMBER OF DWELLING UNITS; SUCH UNITS SHALL BE OWNED AND MAINTAINED BY THE OWNER OF THE PRINCIPAL DWELLING UNIT; ALSO SEE SECTION 104).

FOR ALL LOTS AND PARCELS WHICH ARE TECHNICALLY IN THE OR LAND USE, BUT LATER RECORDED AS ADDITIONAL OPEN SPACE (E.G. NC05 & WALKWAY PARCELS) THE PROVISIONS OF THE OPEN SPACE CRITERIA SHALL BE USED IN LIEU OF THE OR CRITERIA.

DENSITY
AVERAGE DENSITY SHALL NOT EXCEED 14.0 UNITS PER GROSS ACRE BASED ON THE ENTIRE AREA OF OTHER RESIDENTIAL LAND USE.

LOT SIZE
NO MINIMUM OR MAXIMUM LOT SIZE IS ESTABLISHED FOR THE OTHER RESIDENTIAL LAND USE AREAS.

OVERALL TRACKING CHART

Large table with columns for PHASE NO., FILE REF. NO., GROSS ACRES, NON-BUILDABLE (SF, OR, EHP, OS, %), S.F.D. AC. (%), O.R. AC. (%), EHP AC. (%), O.S. AC. (%), PUB. RD., PRIV. RD. ACRES, SFD UNITS, O.R. UNITS (APT./S.F.A.), S.F.D. DENSITY, O.R. DENSITY, EMP. BLDG. AREA, EMP. F.A.R.

Summary table with columns: OVERALL DENSITY TABULATION, OVERALL NUMBER OF SFD UNITS / GROSS ACRE OF S.F.D., OVERALL NUMBER OF O.R. UNITS / GROSS ACRE OF O.R., OVERALL EMPLOYMENT FAR, OVERALL SFD/OS DENSITY PER OVERALL GROSS ACRE.

- LAND ACRES INCLUDE NON-BUILDABLE AREAS
** INDICATES TOTAL NUMBER OF UNITS ALLOWED AT 'BUILT OUT' PER THE COMPREHENSIVE SKETCH PLAN.

OVERALL OPEN SPACE TRACKING CHART

Table with columns: PHASE NO., FILE NO., GROSS ACRES, O.S. AC. (%), ACTIVE OS. AC. (%). Lists various phases and their corresponding open space metrics.

* The percent of active open space is based upon the total open space provided. 10% RECREATIONAL OPEN SPACE IS REQUIRED. Active Open Spaces credited:

Table with columns: Area, Area used, Total. Breaks down open space into Midtown Area 1, Hillside Area 1, Hillside Area 3, Westside Area 2, Westside Area 3, Midtown West Area 1, Midtown West Area 3, Garden District Area 1.

NON-BUILDABLE TRACKING CHART

Table with columns: PARCEL, TOTAL NON-BUILDABLE PARCEL AREA, FILE UNDER WHICH PARCEL WAS CREATED, FILE UNDER WHICH PARCEL WAS CONVERTED, AREA CONVERTED, CONVERTED TO, AREA REMAINING. Lists various parcels and their non-buildable status.

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

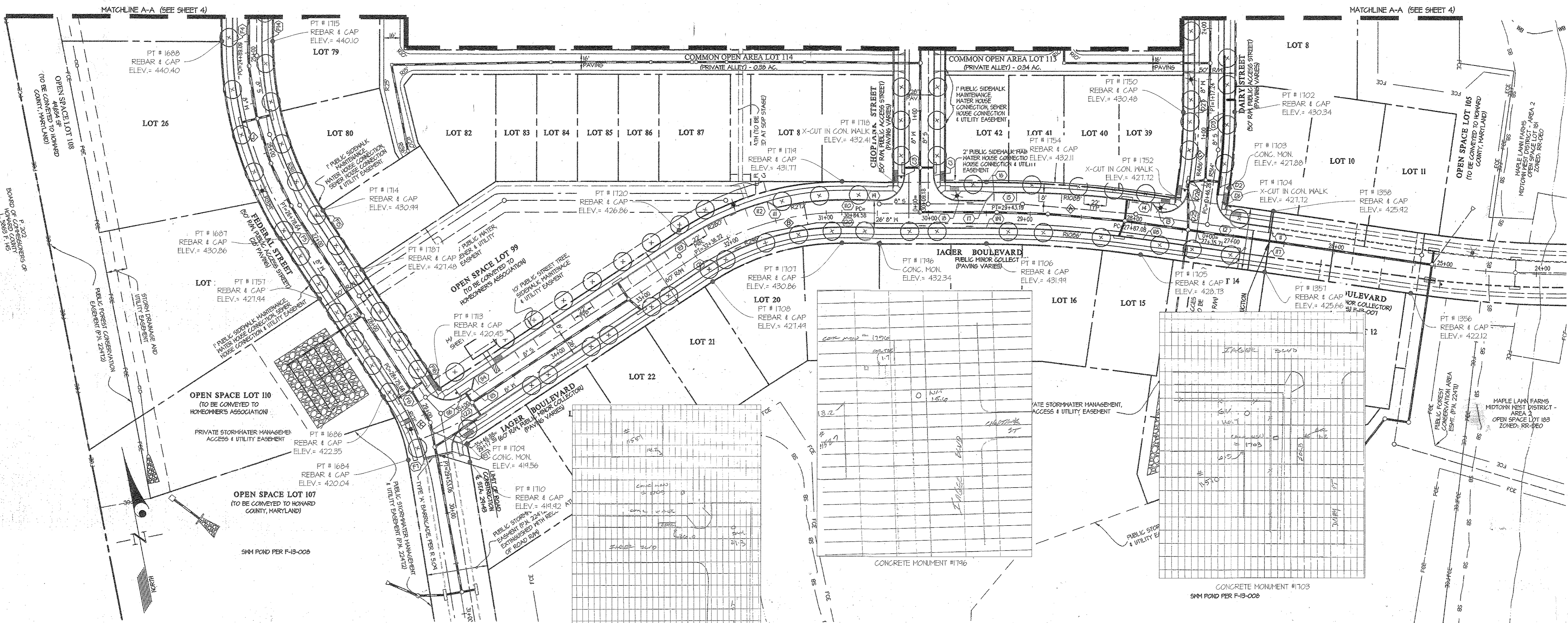
Approval signatures and dates from the Chief, Bureau of Highways, Chief, Division of Land Development, and Chief, Development Engineering Division.

Logo and contact information for GLW GUTSCHICK LITTLE & WEBER, P.A., including address, phone numbers, and website.

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

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, EXPIRATION DATE: MAY 28, 2016.

OVERALL PROJECT CRITERIA AND INFORMATION: SCALE NO SCALE, ZONING MXD-3, G. L. W. FILE NO. 12001, DATE APRIL, 2014, TAX MAP - GRID 41-21/46-3, SHEET 2 OF 36.



- NOTES:**
- ROAD CONSTRUCTION PROFILE FOR LAGER BOULEVARD IS ON SHEET 5.
 - ROAD CONSTRUCTION PROFILES FOR FEDERAL STREET ARE ON SHEETS 6 AND 7.
 - ROAD CONSTRUCTION PROFILES FOR GREEN STREET AND HOLSTEIN STREET ARE ON SHEET 8.
 - ROAD CONSTRUCTION PROFILES FOR DAIRY STREET ARE ON SHEETS 4 AND 10.
 - ROAD CONSTRUCTION PROFILES FOR CHOPTANK STREET AND PACA STREET ARE ON SHEET 11.
 - ALL CURB RADI ARE 25' UNLESS OTHERWISE NOTED.
 - FOR TYPICAL ROAD SECTIONS SEE SHEET 12.
 - FOR STREET TREE AND STREET LIGHT INFORMATION SEE SHEETS 14 AND 15.
 - FOR STORM DRAIN INFORMATION SEE SHEETS 14 AND 20.
 - 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 SIDEWALKS 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.
 - FOR 8" AND 8" SEE CONT. #24-4705-D AND CONT. #24-4706-D.

TOP OF CURB ELEVATION TABLE FOR DAIRY STREET

PT. NO.	STATION	OFFSET	ELEV.	ASBUILT	PT. NO.	STATION	OFFSET	ELEV.	ASBUILT
(D1)	0+34.00	14.0' RT.	421.85	421.76	(D7)	1+65.19	20.0' RT.	461.94	461.80
(D2)	0+46.26	14.0' RT.	420.06	421.72	(D8)	1+74.98	20.0' RT.	460.01	460.18
(D3)	1+17.24	14.0' RT.	430.18	424.86	(D9)	1+84.48	12.0' RT.	460.04	454.98
(D4)	7+16.04	14.0' RT.	448.02	441.94	(D10)	1+82.56	12.0' RT.	454.32	454.33
(D5)	7+81.71	14.0' RT.	450.16	450.26	(D11)	0+294.00	14.0' LT.	421.85	421.70
(D6)	8+61.32	14.0' RT.	452.53	452.23	(D12)	0+46.26	14.0' LT.	420.06	421.84
(D7)	9+52.70	14.0' RT.	455.07	455.04	(D13)	1+17.24	14.0' LT.	430.18	424.91
(D8)	10+41.91	14.0' RT.	450.16	450.24	(D14)	1+74.98	14.0' LT.	443.16	443.10
(D9)	11+22.91	34.0' RT.	454.11	458.88	(D15)	6+91.03	14.0' LT.	445.44	445.35
(D10)	11+49.91	34.0' RT.	454.11	458.87	(D16)	7+16.04	14.0' LT.	448.02	448.06
(D11)	11+49.91	31.0' RT.	454.11	458.85	(D17)	7+81.71	14.0' LT.	450.16	450.28
(D12)	11+79.91	12.0' RT.	458.25	458.77	(D18)	8+61.32	14.0' LT.	452.53	452.07
(D13)	12+04.22	12.0' RT.	458.46	458.44	(D19)	9+52.70	14.0' LT.	455.07	455.05
(D14)	12+12.62	20.0' RT.	458.11	458.04	(D20)	10+41.91	14.0' LT.	450.16	451.18
(D15)	13+14.73	20.0' RT.	456.50	456.83	(D21)	11+22.91	14.0' LT.	454.11	454.56
(D16)	14+14.45	20.0' RT.	458.91	458.18	(D22)	11+49.91	14.0' LT.	454.11	454.21
(D17)	14+82.26	12.0' RT.	454.45	454.44	(D23)	11+79.91	14.0' LT.	458.25	461.75
(D18)	15+34.40	12.0' RT.	461.16	461.22	(D24)	11+49.91	14.0' LT.	450.16	462.12
(D19)	15+474.0	20.0' RT.	461.16	461.32	(D25)	11+79.91	14.0' LT.	458.25	454.31
(D20)	15+65.05	20.0' RT.	461.62	461.73	(D26)	12+04.22	14.0' LT.	458.46	426.41
(D21)					(D27)	12+12.62	14.0' LT.	458.11	419.45

TOP OF CURB ELEVATION TABLE FOR LAGER BOULEVARD

PT. NO.	STATION	OFFSET	ELEV.	ASBUILT	PT. NO.	STATION	OFFSET	ELEV.	ASBUILT
(L1)	2+61.64	14.0' RT.	425.43	425.10	(L11)	3+45.64	12.0' RT.	424.71	428.91
(L2)	2+76.71	14.0' RT.	426.11	425.91	(L12)	3+59.34	20.0' RT.	428.75	428.75
(L3)	2+76.73	14.0' RT.	427.49	427.67	(L13)	3+59.34	20.0' RT.	428.75	428.44
(L4)	2+76.73	14.0' RT.	427.49	427.19	(L14)	3+40.23	20.0' RT.	420.11	420.06
(L5)	2+21.04	20.0' RT.	431.22	431.01	(L15)	3+40.23	20.0' RT.	420.11	414.87
(L6)	2+39.63	20.0' RT.	431.34	431.25	(L16)	3+50.84	12.0' RT.	414.75	414.67
(L7)	2+43.44	12.0' RT.	431.64	431.44	(L17)	2+61.64	14.0' LT.	425.43	424.74
(L8)	2+43.18	12.0' RT.	431.43	431.91	(L18)	2+76.73	14.0' LT.	426.11	426.01
(L9)	3+04.18	12.0' RT.	431.63	431.33	(L19)	2+76.73	14.0' LT.	426.11	431.34
(L10)	3+04.50	12.0' RT.	430.95	430.74	(L20)	3+04.50	14.0' LT.	430.74	430.71
(L11)	3+45.64	12.0' RT.	424.71	428.91	(L21)	3+26.22	14.0' LT.	426.94	426.41
(L12)	3+59.34	20.0' RT.	428.75	428.75	(L22)	3+51.91	14.0' LT.	419.41	419.45
(L13)	3+59.34	20.0' RT.	428.75	428.44					
(L14)	3+40.23	20.0' RT.	420.11	420.06					
(L15)	3+40.23	20.0' RT.	420.11	414.87					
(L16)	3+50.84	12.0' RT.	414.75	414.67					
(L17)	2+61.64	14.0' LT.	425.43	424.74					
(L18)	2+76.73	14.0' LT.	426.11	426.01					
(L19)	2+76.73	14.0' LT.	426.11	431.34					
(L20)	3+04.50	14.0' LT.	430.74	430.71					
(L21)	3+26.22	14.0' LT.	426.94	426.41					
(L22)	3+51.91	14.0' LT.	419.41	419.45					

TOP OF CURB ELEVATION TABLE FOR FEDERAL STREET

PT. NO.	STATION	OFFSET	ELEV.	ASBUILT	PT. NO.	STATION	OFFSET	ELEV.	ASBUILT
(F1)	1+85.29	14.0' RT.	434.75	434.77	(F11)	1+81.02	14.0' RT.	431.41	431.50
(F2)	1+81.02	14.0' RT.	431.41	431.50	(F12)	2+21.04	14.0' RT.	433.10	433.39
(F3)	2+21.04	14.0' RT.	433.10	433.39	(F13)	2+39.63	14.0' RT.	434.84	434.90
(F4)	2+39.63	14.0' RT.	434.84	434.90	(F14)	2+43.44	14.0' RT.	434.84	434.84
(F5)	2+43.44	14.0' RT.	434.84	434.84	(F15)	2+43.44	14.0' RT.	434.84	434.84
(F6)	2+43.44	14.0' RT.	434.84	434.84	(F16)	2+43.44	14.0' RT.	434.84	434.84
(F7)	2+43.44	14.0' RT.	434.84	434.84	(F17)	2+43.44	14.0' RT.	434.84	434.84
(F8)	2+43.44	14.0' RT.	434.84	434.84	(F18)	2+43.44	14.0' RT.	434.84	434.84
(F9)	2+43.44	14.0' RT.	434.84	434.84	(F19)	2+43.44	14.0' RT.	434.84	434.84
(F10)	2+43.44	14.0' RT.	434.84	434.84	(F20)	2+43.44	14.0' RT.	434.84	434.84
(F11)	1+81.02	14.0' RT.	431.41	431.50	(F21)	2+21.04	14.0' LT.	433.10	432.94
(F12)	2+21.04	14.0' RT.	433.10	433.39	(F22)	2+39.63	14.0' LT.	434.84	434.74
(F13)	2+39.63	14.0' RT.	434.84	434.90	(F23)	2+43.44	14.0' LT.	434.84	434.84
(F14)	2+43.44	14.0' RT.	434.84	434.90	(F24)	2+43.44	14.0' LT.	434.84	434.84
(F15)	2+43.44	14.0' RT.	434.84	434.84	(F25)	2+43.44	14.0' LT.	434.84	434.84
(F16)	2+43.44	14.0' RT.	434.84	434.84	(F26)	2+43.44	14.0' LT.	434.84	434.84
(F17)	2+43.44	14.0' RT.	434.84	434.84	(F27)	2+43.44	14.0' LT.	434.84	434.84
(F18)	2+43.44	14.0' RT.	434.84	434.84	(F28)	2+43.44	14.0' LT.	434.84	434.84
(F19)	2+43.44	14.0' RT.	434.84	434.84	(F29)	2+43.44	14.0' LT.	434.84	434.84
(F20)	2+43.44	14.0' RT.	434.84	434.84	(F30)	2+43.44	14.0' LT.	434.84	434.84
(F21)	2+21.04	14.0' LT.	433.10	432.94	(F31)	2+21.04	14.0' LT.	433.10	432.94
(F22)	2+39.63	14.0' LT.	434.84	434.74	(F32)	2+39.63	14.0' LT.	434.84	434.74
(F23)	2+43.44	14.0' LT.	434.84	434.84	(F33)	2+43.44	14.0' LT.	434.84	434.84
(F24)	2+43.44	14.0' LT.	434.84	434.84	(F34)	2+43.44	14.0' LT.	434.84	434.84
(F25)	2+43.44	14.0' LT.	434.84	434.84	(F35)	2+43.44	14.0' LT.	434.84	434.84
(F26)	2+43.44	14.0' LT.	434.84	434.84	(F36)	2+43.44	14.0' LT.	434.84	434.84
(F27)	2+43.44	14.0' LT.	434.84	434.84	(F37)	2+43.44	14.0' LT.	434.84	434.84
(F28)	2+43.44	14.0' LT.	434.84	434.84	(F38)	2+43.44	14.0' LT.	434.84	434.84
(F29)	2+43.44	14.0' LT.	434.84	434.84	(F39)	2+43.44	14.0' LT.	434.84	434.84
(F30)	2+43.44	14.0' LT.	434.84	434.84	(F40)	2+43.44	14.0' LT.	434.84	434.84

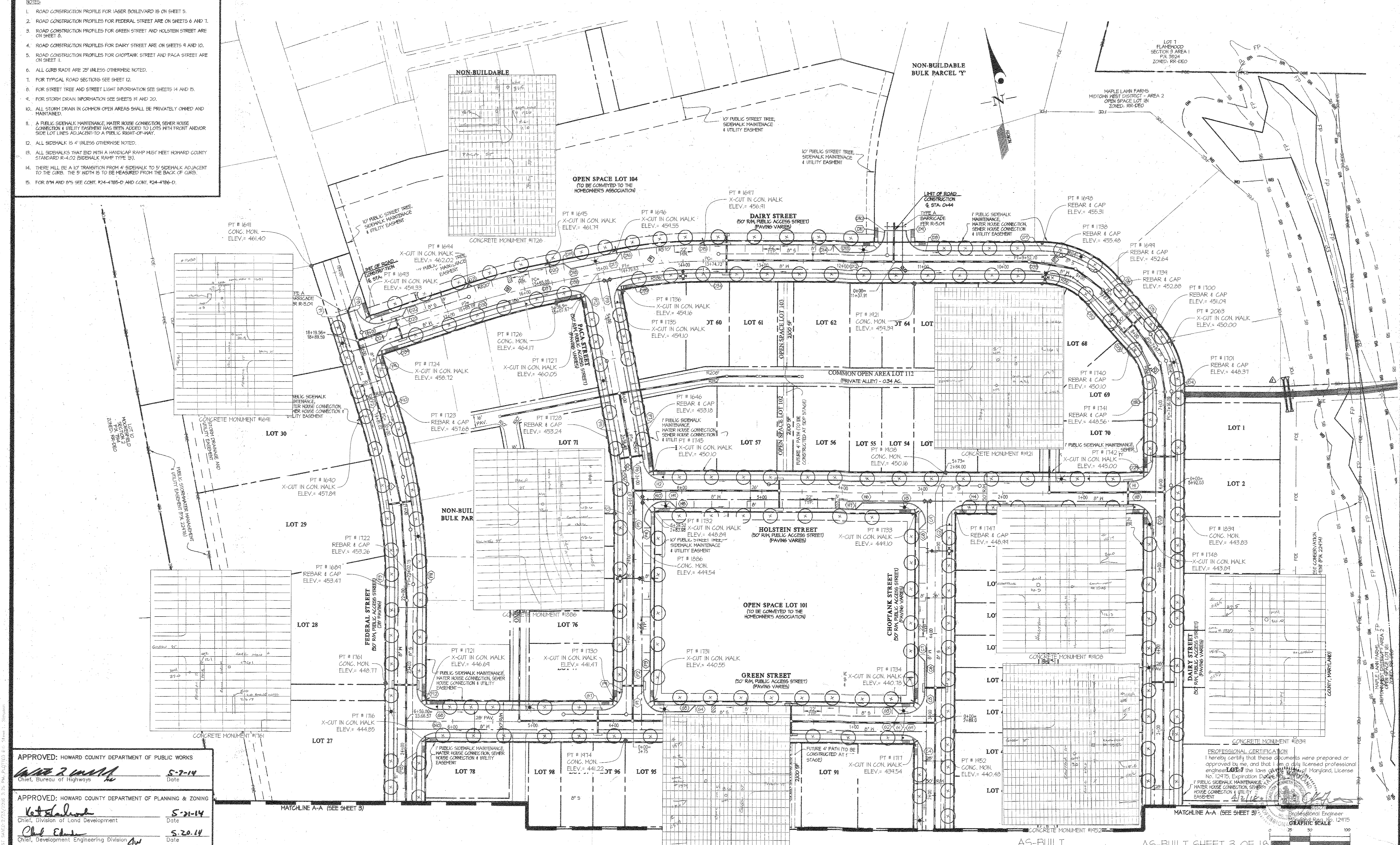
TOP OF CURB ELEVATION TABLE FOR PACA STREET

PT. NO.	STATION	OFFSET	ELEV.	ASBUILT	PT. NO.	STATION	OFFSET	ELEV.	ASBUILT
(P1)	0+31.00	12.0' RT.	441.24	441.24	(P11)	0+31.00	12.0' RT.	441.24	441.24
(P2)	0+35.00	12.0' RT.	441.90	441.82	(P12)	0+35.00	12.0' RT.	441.90	441.82
(P3)	0+38.00	20.0' RT.	441.96	441.92	(P13)	0+38.00	20.0' RT.	441.96	441.92
(P4)	2+34.00	20.0' RT.	448.41	448.34	(P14)	2+34.00	20.0' RT.	448.41	448.34
(P5)	2+46.94	12.0' RT.	448.44	448.80	(P15)	2+46.94	12.0' RT.	448.44	448.80
(P6)	3+18.71	14.0' RT.	451.50	451.42	(P16)	3+18.71	14.0' RT.	451.50	451.42
(P7)	3+61.21	14.0' RT.	453.01	453.26	(P17)	3+61.21	14.0' RT.	453.01	453.26
(P8)	5+17.81	14.0' RT.	458.81	458.78	(P18)	5+17.81	14.0' RT.	458.81	458.78
(P9)	0+34.00	14.0' RT.	444.54	444.28	(P19)	0+34.00	14.0' RT.	444.54	444.28
(P10)	0+34.00	14.0' RT.	444.54	444.28	(P20)	0+34.00	14.0' RT.	444.54	444.28
(P11)	0+31.00	12.0' RT.	441.24	441.24	(P21)	0+31.00	12.0' RT.	441.24	441.24
(P12)	0+35.00	12.0' RT.	441.90	441.82	(P22)	0+35.00	12.0' RT.	441.90	441.82
(P13)	0+38.00	20.0' RT.	441.96	441.92	(P23)	0+38.00	20.0' RT.	441.96	441.92
(P14)	2+34.00	20.0' RT.	448.41	448.34	(P24)	2+34.00	20.0' RT.	448.41	448.34
(P15)	2+46.94	12.0' RT.	448.44	448.80	(P25)	2+46.94	12.0' RT.	448.44	448.80
(P16)	3+18.71	14.0' RT.	451.50	451.42	(P26)	3+18.71	14.0' RT.	451.50	451.42
(P17)	3+61.21	14.0' RT.	453.01	453.26	(P27)	3+61.21	14.0' RT.	453.01	453.26
(P18)	5+17.81	14.0' RT.	458.81	458.78	(P28)	5+17.81	14.0' RT.	458.81	458.78
(P19)	0+34.00	14.0' RT.	444.54	444.28	(P29)	0+34.00	14.0' RT.	444.54	444.28
(P20)	0+34.00	14.0' RT.	444.54	444.28	(P30)	0+34.00	14.0' RT.	444.54	444.28
(P21)	0+31.00	12.0' RT.	441.24	441.24	(P31)	0+31.00	12.0' RT.	441.24	441.24
(P22)	0+35.00	12.0' RT.	441.90	441.82	(P32)	0+35.00	12.0' RT.	441.90	441.82
(P23)	0+38.00	20.0' RT.	441.96	441.92	(P33)	0+38.00	20.0' RT.	441.96	441.92
(P24)	2+34.00	20.0' RT.	448.41	448.34	(P34)	2+34.00	20.0' RT.	448.41	448.34
(P25)	2+46.94	12.0' RT.	448.44	448.80	(P35)	2+46.94	12.0' RT.	448.44	448.80
(P26)	3+18.71	14.0' RT.	451.50	451.42	(P36)	3+18.71	14.0' RT.	451.50	451.42
(P27)	3+61.21	14.0' RT.	453.01	453.26	(P37)	3+61.21	14.0' RT.	453.01	453.26
(P28)	5+17.81	14.0' RT.	458.81	458.78	(P38)	5+17.81	14.0' RT.	458.81	458.78
(P29)	0+34.00	14.0' RT.	444.54	444.28	(P39)	0+34.00	14.0' RT.	444.54	444.28
(P30)	0+34.00	14.0' RT.	444.54	444.28	(P40)	0+34.00	14.0' RT.	444.54	444.28

TOP OF CURB ELEVATION TABLE FOR GREEN STREET

PT. NO.	ST
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- NOTES:**
- ROAD CONSTRUCTION PROFILE FOR JAGER BOULEVARD IS ON SHEET 5.
 - ROAD CONSTRUCTION PROFILES FOR FEDERAL STREET ARE ON SHEETS 6 AND 7.
 - ROAD CONSTRUCTION PROFILES FOR GREEN STREET AND HOLSTEIN STREET ARE ON SHEET 8.
 - ROAD CONSTRUCTION PROFILES FOR DAIRY STREET ARE ON SHEETS 9 AND 10.
 - ROAD CONSTRUCTION PROFILES FOR CHOPTANK STREET AND PACA STREET ARE ON SHEET 11.
 - ALL CURB RADII ARE 25' UNLESS OTHERWISE NOTED.
 - FOR TYPICAL ROAD SECTIONS SEE SHEET 12.
 - FOR STREET TREE AND STREET LIGHT INFORMATION SEE SHEETS 14 AND 15.
 - FOR STORM DRAIN INFORMATION SEE SHEETS 14 AND 20.
 - 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 B).
 - THERE WILL BE A 10' TRANSITION FROM 4' SIDEWALK TO 5' SIDEWALK ADJACENT TO THE CURB. THE 9' WIDTH IS TO BE MEASURED FROM THE BACK OF CURB.
 - FOR 8'W AND 8'S SEE CONT. #24-4165-D AND CONT. #24-4166-D.



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Mark J. ... 5-7-14
 Chief, Bureau of Highways

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Chad ... 5-21-14
 Chief, Division of Land Development

Chad ... 5-20-14
 Chief, Development Engineering Division

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS; LAND SURVEYORS; LAND PLANNERS; LANDSCAPE ARCHITECTS
 3809 NATIONAL DRIVE - SUITE 250 - BURTOWNSVILLE OFFICE PARK
 BURTOWNSVILLE, MARYLAND 20886
 TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

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

DATE	REVISION	AKJ	DEV
2014-08-04	ADDED OPEN SPACE CURB CUT		

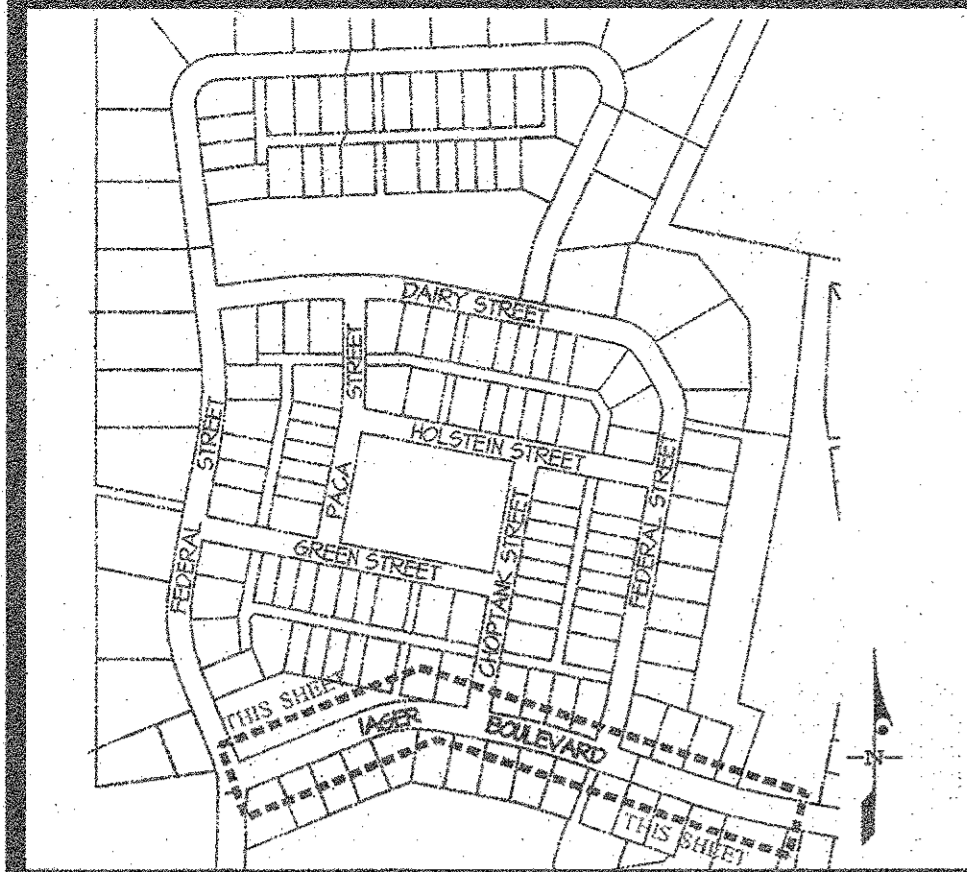
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12973.
 EXPIRATION DATE: MAR 28, 2015
 4/24/14

ROAD CONSTRUCTION PLAN
MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA 1
 LOTS 1 thru 99, OPEN SPACE LOTS 99 thru 110,
 COMMON OPEN AREA LOTS III thru II4
 and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'

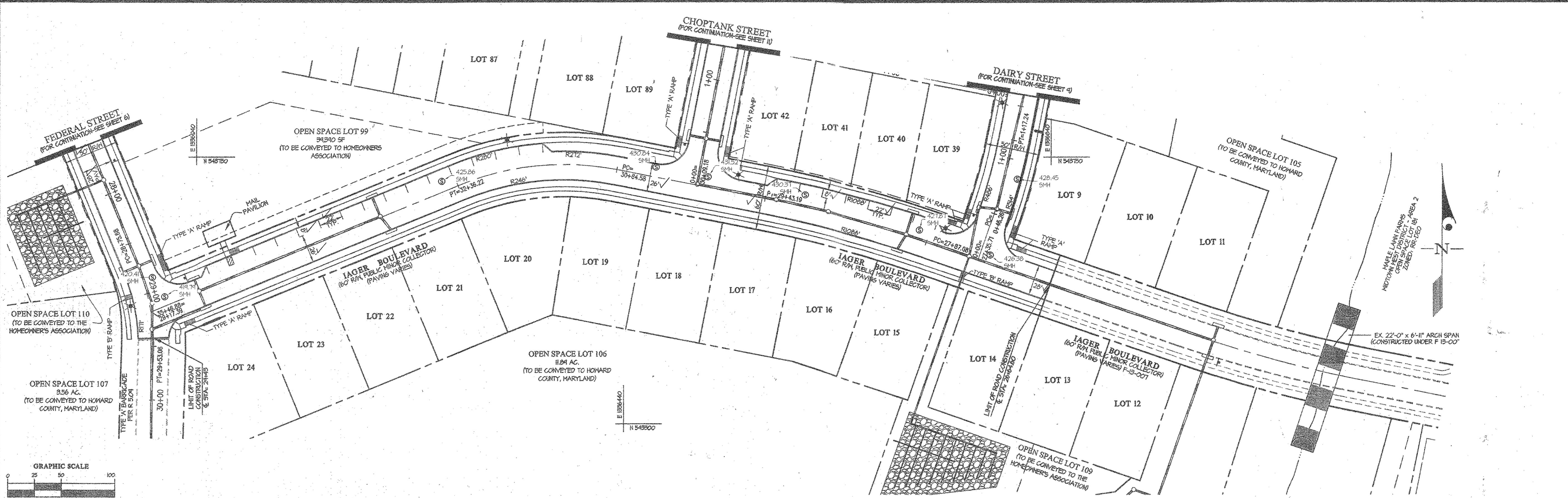
SCALE: 1" = 50'
 ZONING: MXD-3
 G. L. W. FILE NO.: 12001
 DATE: MAR, 2018
 APRIL, 2014
 TAX MAP - GRID: 41-21/46-3
 SHEET: 4 OF 36
 HOWARD COUNTY, MARYLAND

AS-BUILT SHEET 3 OF 18
 HOWARD COUNTY, MARYLAND

1. CONDO/PLANNING/DESIGN/VA, INC. BY GUY W. GUTSCHICK, LICENSED PROFESSIONAL ENGINEER, NO. 12973, STATE OF MARYLAND, LICENSE NO. 12973, EXPIRES MAR 28, 2015.

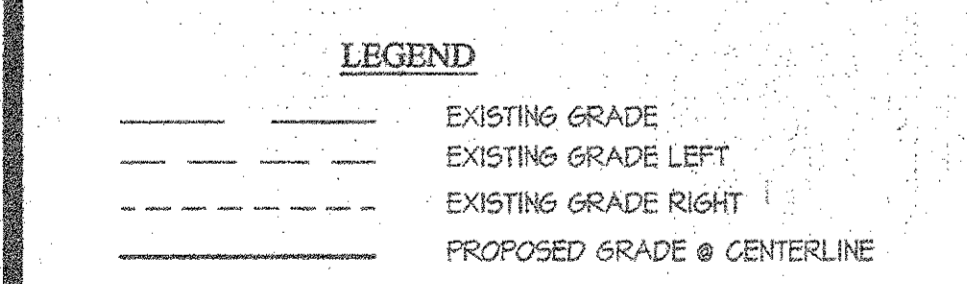


KEY MAP SCALE: 1" = 400'



ROAD CONSTRUCTION PLAN VIEW - IAGER BOULEVARD SCALE: 1" = 50'

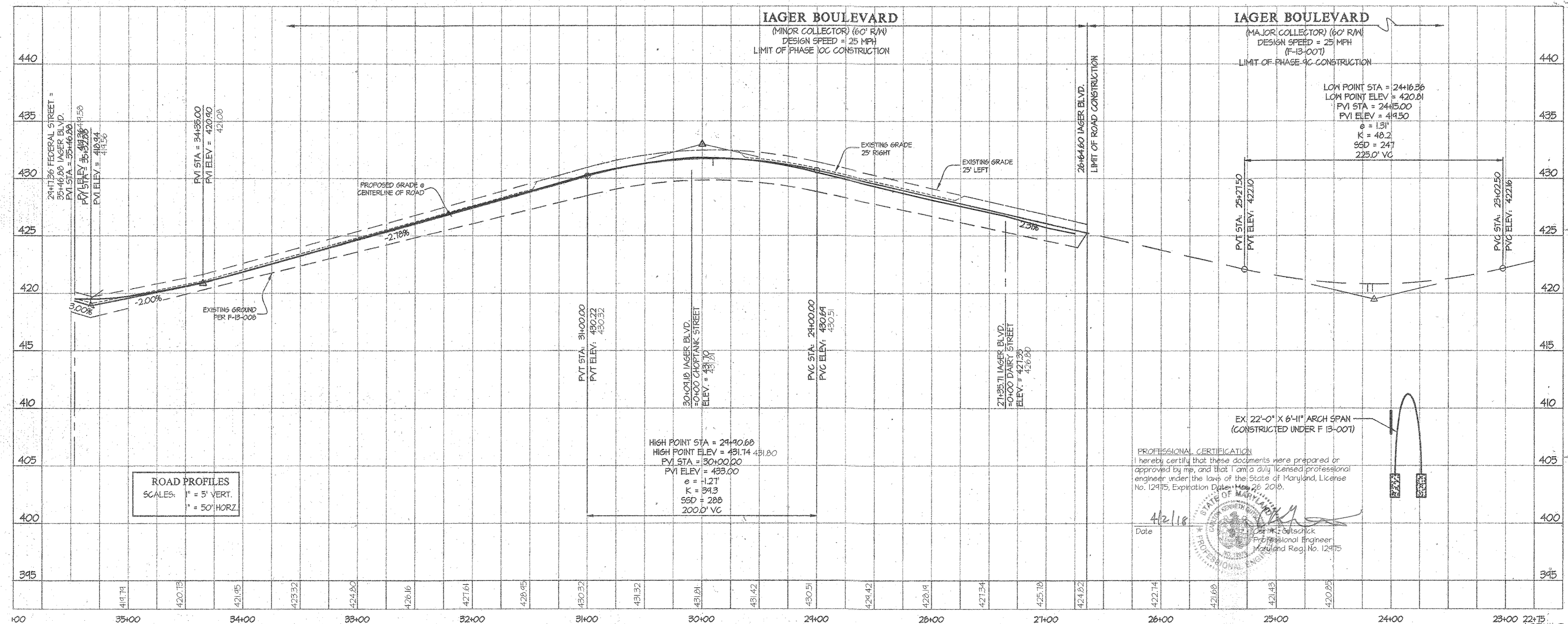
- NOTES:
1. ALL CURB RADI ARE 25' UNLESS OTHERWISE NOTED.
 2. FOR TYPICAL ROAD SECTIONS SEE SHEET 12.
 3. FOR STREET TREE AND STREET LIGHT INFORMATION, SEE SHEETS 14-15.
 4. FOR STORM DRAIN INFORMATION, SEE SHEET 14-20.
 5. ALL STORM DRAIN IN COMMON OPEN AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED.
 6. A PUBLIC SIDEWALK MAINTENANCE, WATER HOUSE CONNECTION, SEWER HOUSE CONNECTION & UTILITY EASEMENT HAS BEEN ADDED TO LOTS WITH FRONT AND/OR SIDE LOT LINES ADJACENT TO A PUBLIC RIGHT-OF-WAY.
 7. ALL SIDEWALK IS 4' UNLESS OTHERWISE NOTED.
 8. ALL SIDEWALKS THAT END WITH A HANDICAP RAMP MUST MEET HOWARD COUNTY STANDARD R-4.02 (SIDEWALK RAMP TYPE 'B').
 9. THERE WILL BE A 10' TRANSITION FROM 4' SIDEWALK TO 5' SIDEWALK ADJACENT TO THE CURB. THE 5' WIDTH IS TO BE MEASURED FROM THE BACK OF CURB.
 10. FOR MAIL PAVILION DETAILS, SEE SHEET 12.



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
W. R. M. A. 5-7-14
 Chief, Bureau of Highways

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
W. K. S. L. 5-21-14
 Chief, Division of Land Development

Chad Edwards 5-20-14
 Chief, Development Engineering Division



GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3609 NATIONAL AVE. - SUITE 200 - BIRTONVILLE OFFICE PARK
 BURTONVILLE, MARYLAND 20886
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4188

DATE	REVISION	BY	APPR.

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

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 124175, EXPIRATION DATE: MAY 26, 2016.

4-24-14



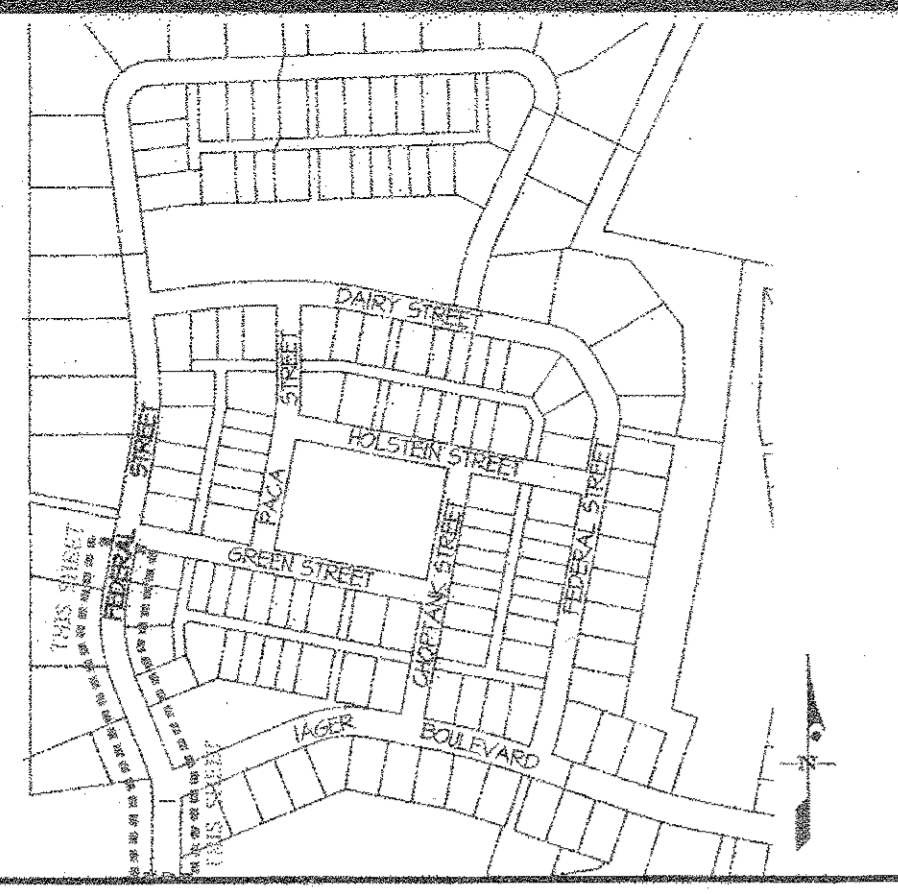
AS-BUILT
ROAD CONSTRUCTION PROFILES - IAGER BOULEVARD

MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA 1
 LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110,
 COMMON OPEN AREA LOTS 111 thru 114
 and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'

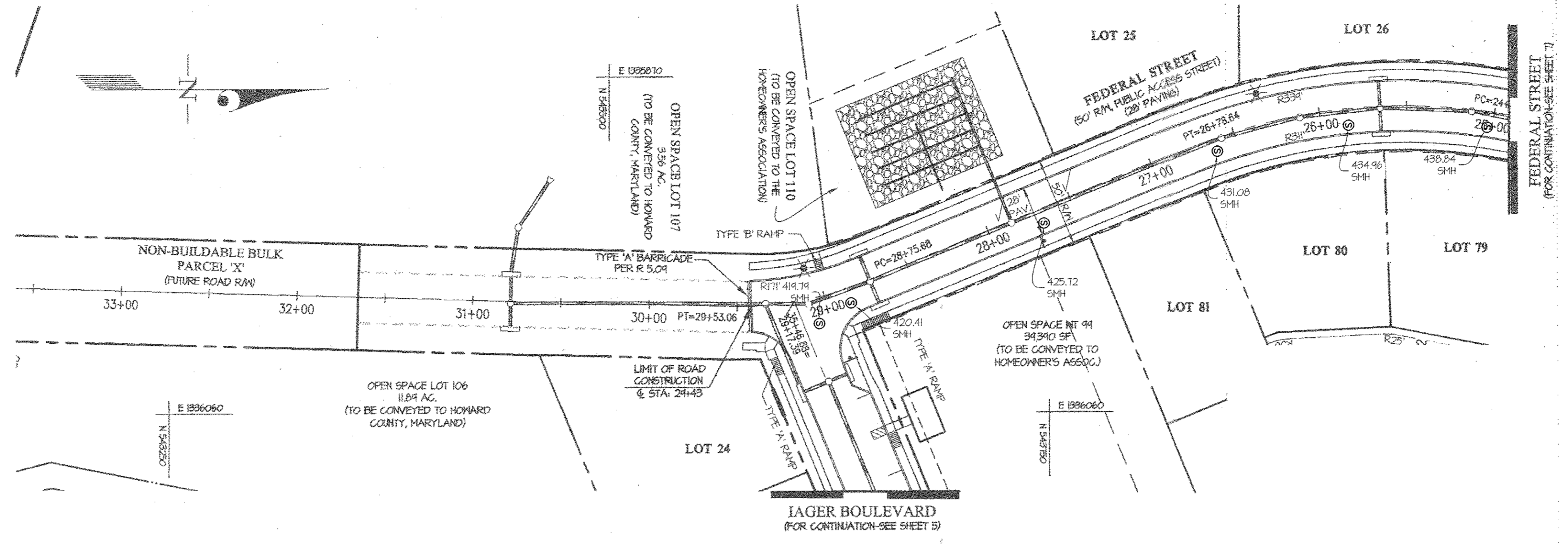
ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

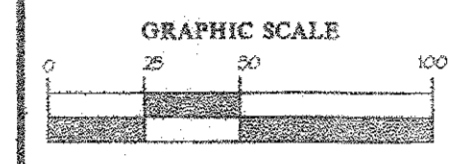
SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	12001
DATE	TAX MAP - GRID	SHEET
MAR, 2016 APRIL, 2014	41-21/46-3	5 OF 36



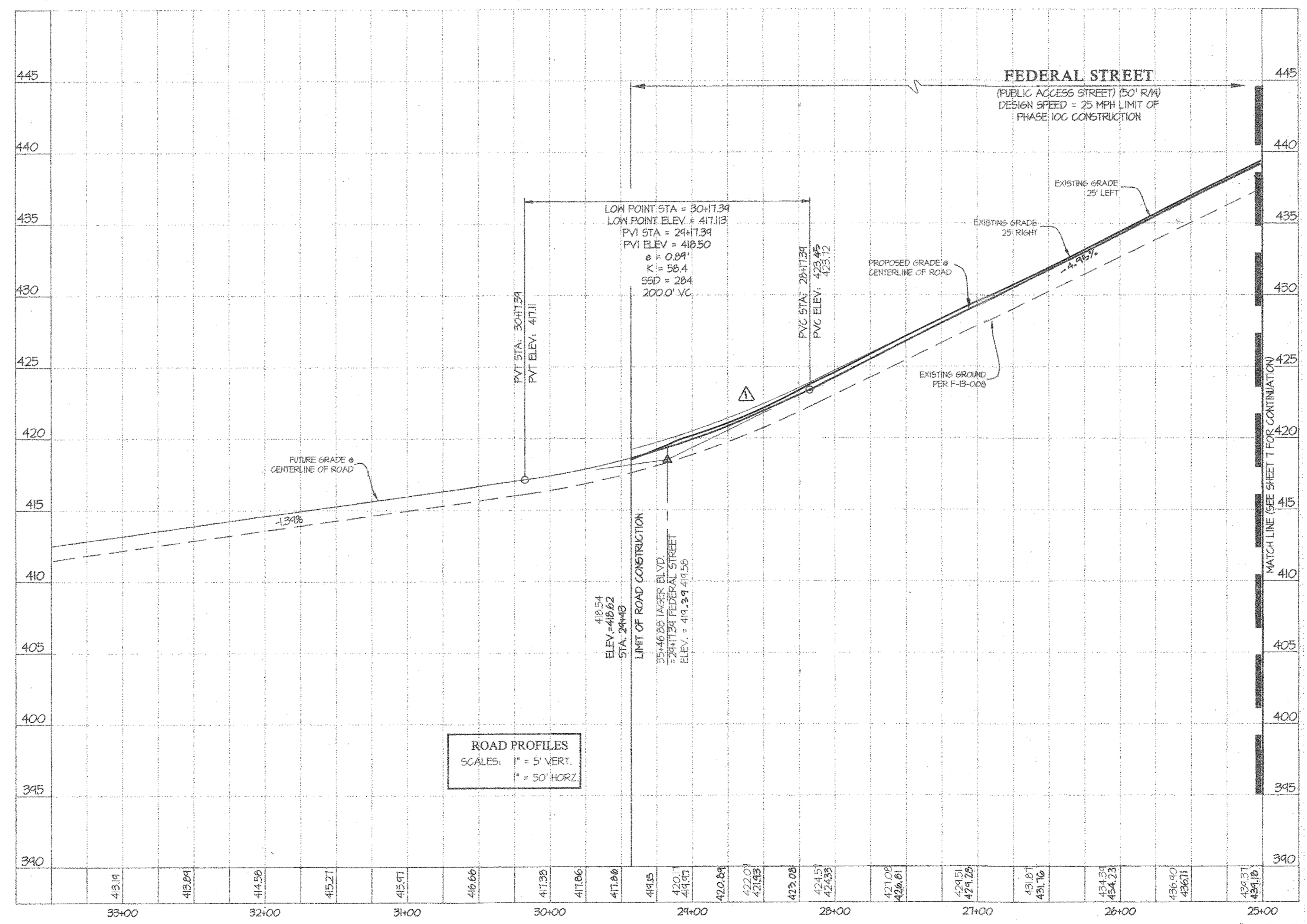
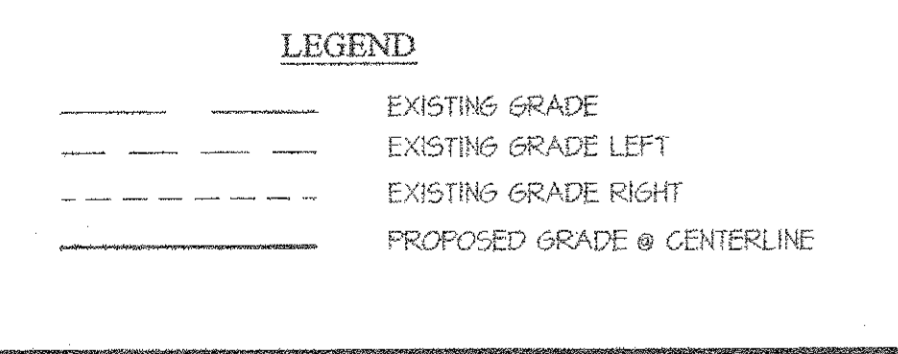
KEY MAP SCALE: 1" = 400'



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



- NOTES**
- ALL CURB RADI ARE 25' UNLESS OTHERWISE NOTED.
 - FOR TYPICAL ROAD SECTIONS SEE SHEET 12.
 - FOR STREET TREE AND STREET LIGHT INFORMATION, SEE SHEETS 14-15.
 - FOR STORM DRAIN INFORMATION, SEE SHEET 18-20.
 - 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.
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 - 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
W. R. Smith
 Chief, Bureau of Highways
 Date: 5-7-14

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
W. R. Smith
 Chief, Division of Land Development
 Date: 5-21-14
Chris Edwards
 Chief, Development Engineering Division
 Date: 5-20-14

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 2018.
 Date: 4/2/18
E. K. Gutschick
 Professional Engineer
 Maryland Reg. No. 12475

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3009 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
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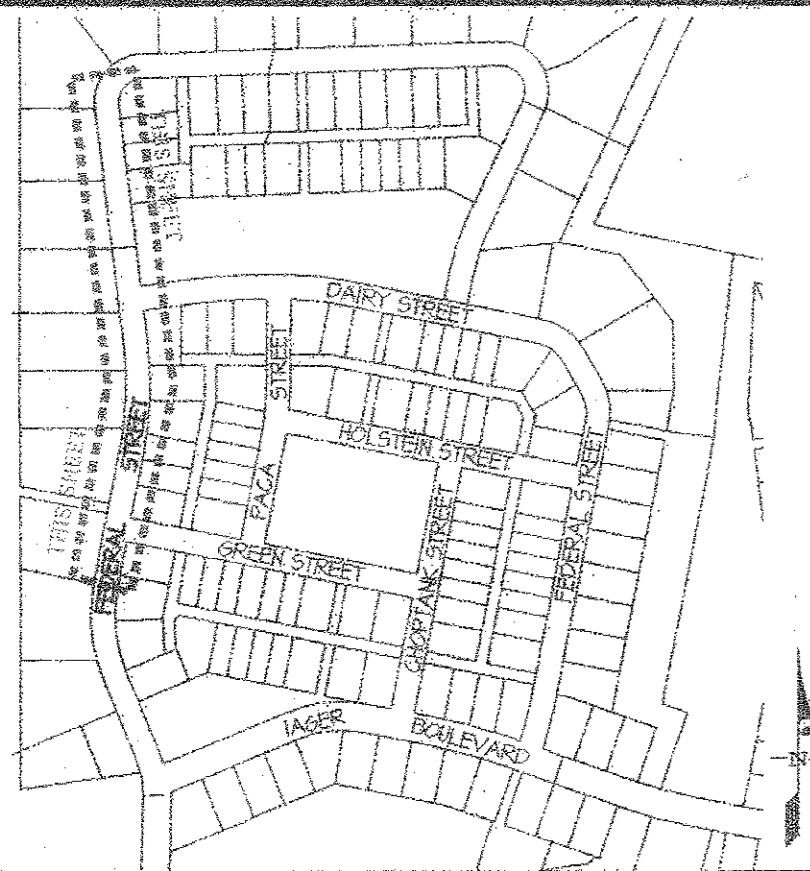
DATE	REVISION	BY	APP'R
2014-4-28	REVISED ROAD GRADE OF FEDERAL STREET TO BALANCE THE SITE	EV	DEV

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

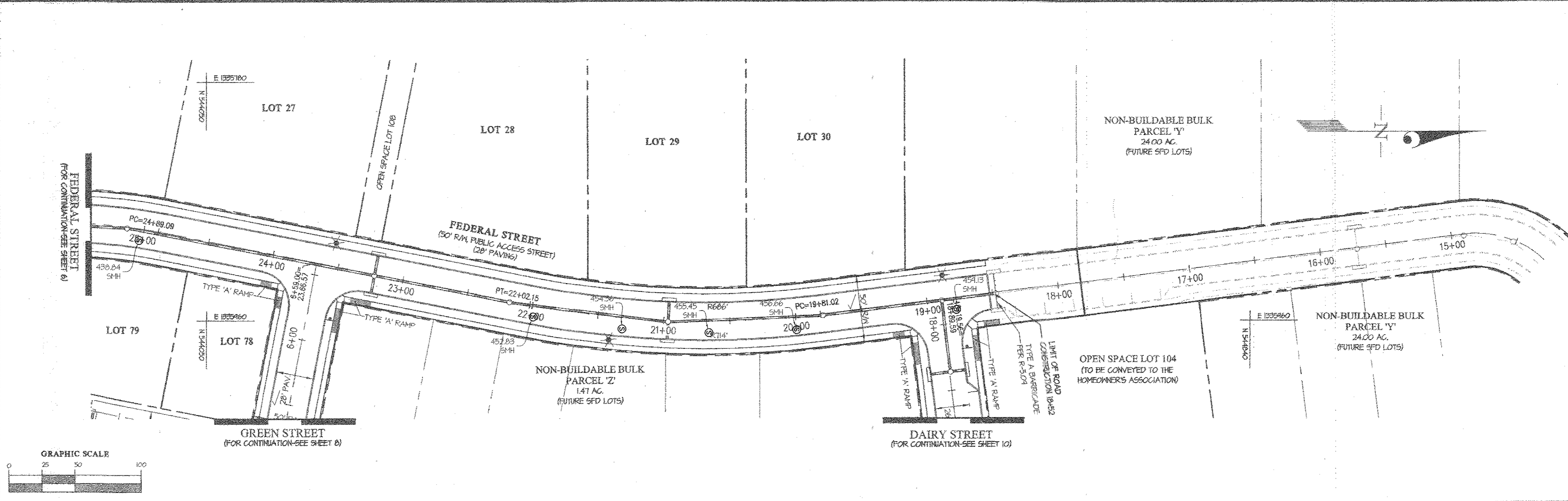
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12875, EXPIRATION DATE: MAY 26, 2018.
 Date: 4/24/14
E. K. Gutschick

ASBUILTS
 ROAD CONSTRUCTION PROFILES - FEDERAL STREET
MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA I
 LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110, COMMON OPEN AREA LOTS 111 thru 114 and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'
 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	12001
DATE	TAX MAP - GRID	SHEET
MAR. 2018 APRIL, 2014	41-21/46-3	6 OF 36



KEY MAP SCALE: 1" = 400'



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

- NOTES**
1. ALL CURB RADII ARE 25' UNLESS OTHERWISE NOTED.
 2. FOR TYPICAL ROAD SECTIONS SEE SHEET 12.
 3. FOR STREET TREE AND STREET LIGHT INFORMATION, SEE SHEETS 14-15.
 4. FOR STORM DRAIN INFORMATION, SEE SHEETS 14-20.
 5. ALL STORM DRAIN IN COMMON OPEN AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED.
 6. 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.
 7. ALL SIDEWALK IS 4' UNLESS OTHERWISE NOTED.
 8. ALL SIDEWALKS THAT END WITH A HANDICAP RAMP MUST MEET HOWARD COUNTY STANDARD R-4.02 (SIDEWALK RAMP TYPE B).
 9. THERE WILL BE A 10' TRANSITION FROM 4' SIDEWALK TO 5' SIDEWALK ADJACENT TO THE CURB. THE 5' WIDTH IS TO BE MEASURED FROM THE BACK OF CURB.

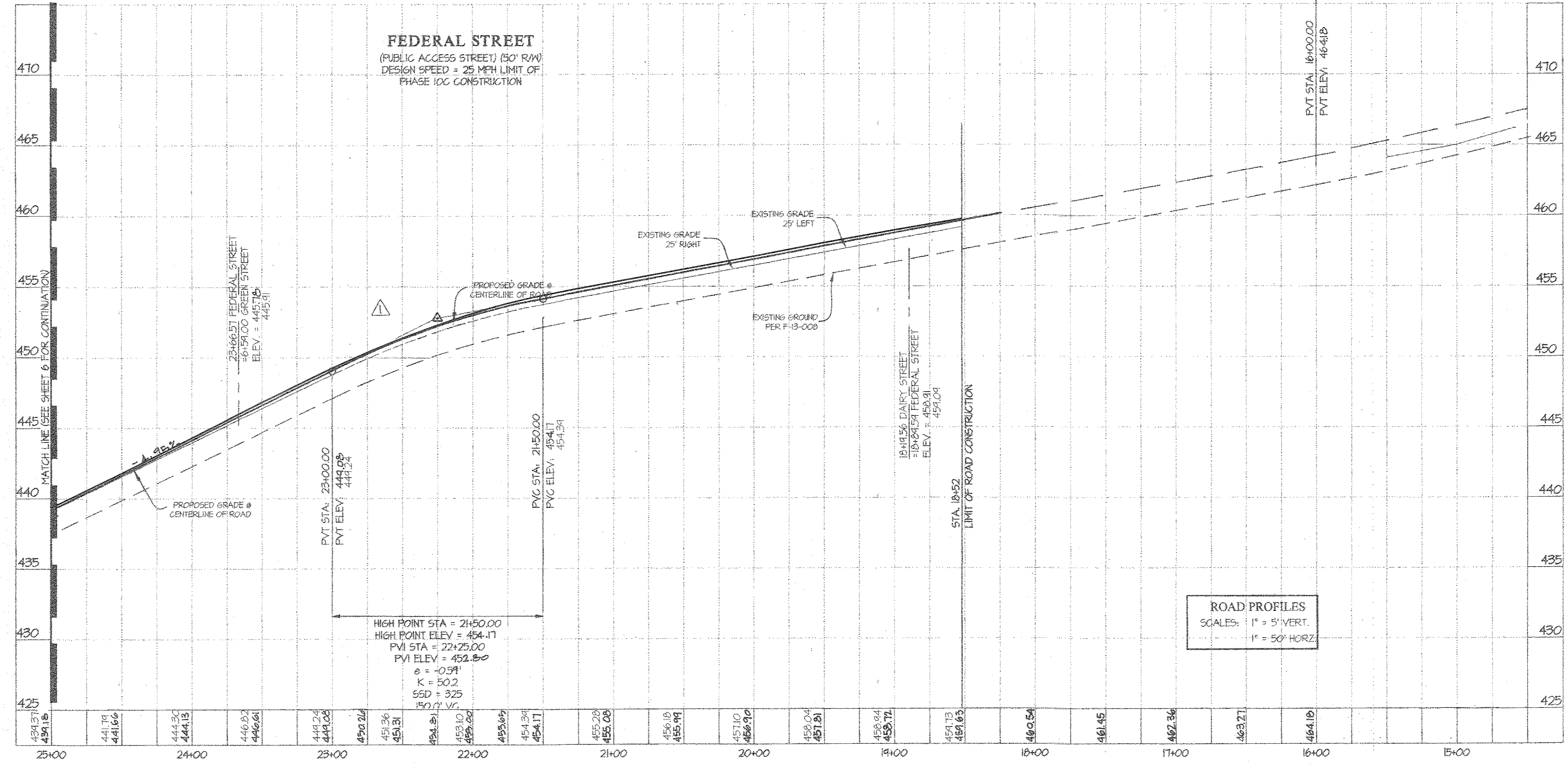
LEGEND

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Mark Z. Smith 5-7-14
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
W. J. Johnson 5-21-14
 Chief, Division of Land Development Date

Chad Edwards 5-20-14
 Chief, Development Engineering Division Date



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

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.

4/2/18
 Date *Gert R. Leutschick*
 Gert R. Leutschick
 Professional Engineer
 Maryland Reg. No. 12475

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN, MARYLAND 20886
 TEL: 301-421-4024 FAX: 410-880-1820 DC/PA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	DEV	APPR.
2/15/14	REVISED ROAD GRADE OF FEDERAL STREET TO BALANCE THE SITE	GLW	DEV	

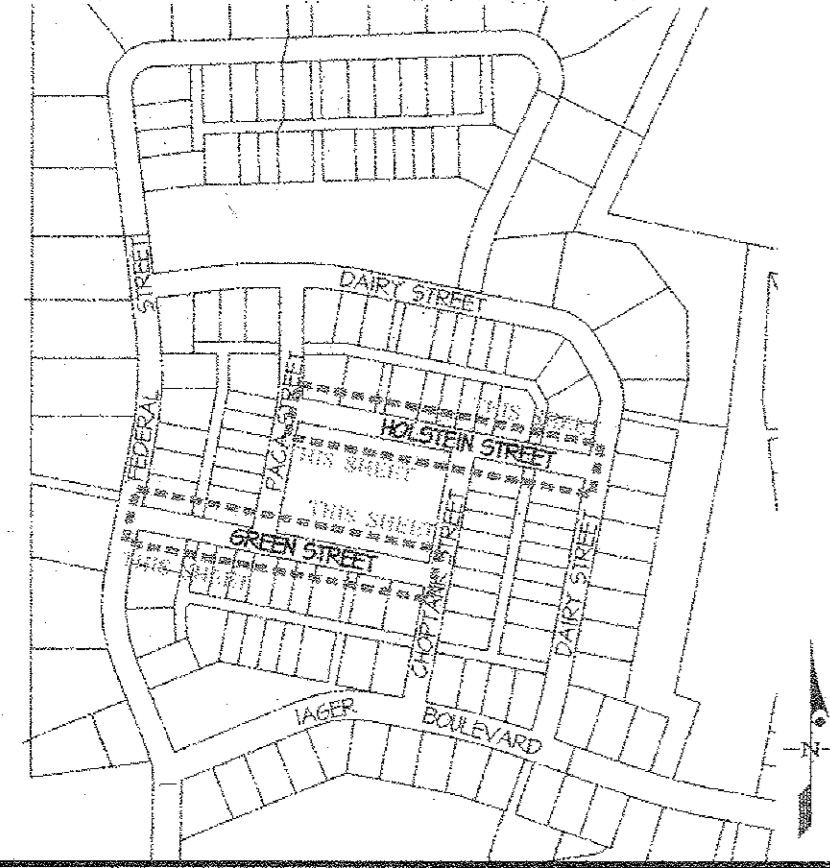
PREPARED FOR:
 MAPLE LAWN FARMS I, LLC
 SUITE 300 WOODHOLME CENTER
 1823 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

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.

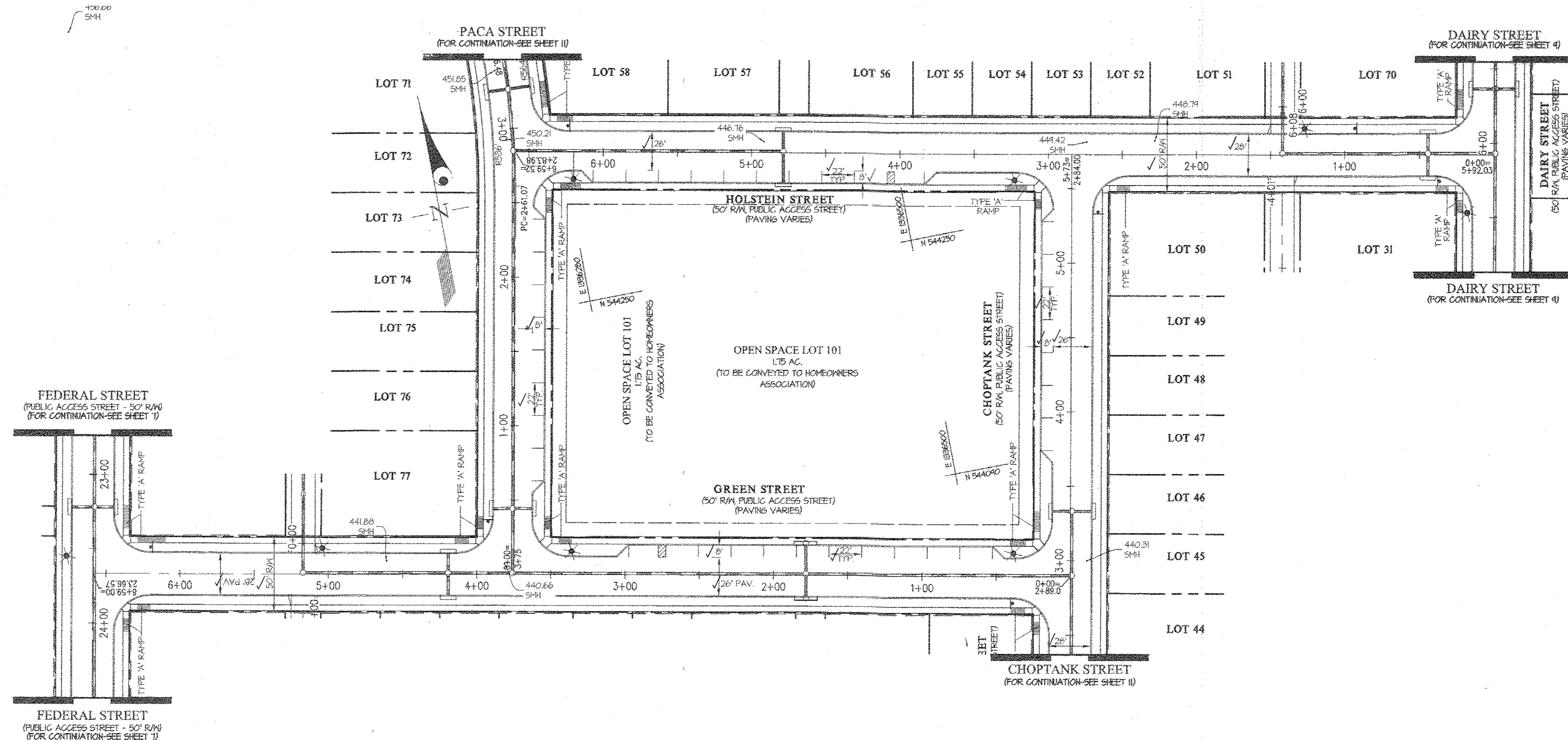
Gert R. Leutschick
 Gert R. Leutschick
 Professional Engineer
 Maryland Reg. No. 12475

AS-BUILT
ROAD CONSTRUCTION PROFILES - FEDERAL STREET
MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA 1
 LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110,
 COMMON OPEN AREA LOTS 111 thru 114
 and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	12001
DATE	TAX MAP - GRID	SHEET
MAR 2018 APRIL 2014	41-21/46-3	7 OF 36



KEY MAP SCALE: 1" = 400'

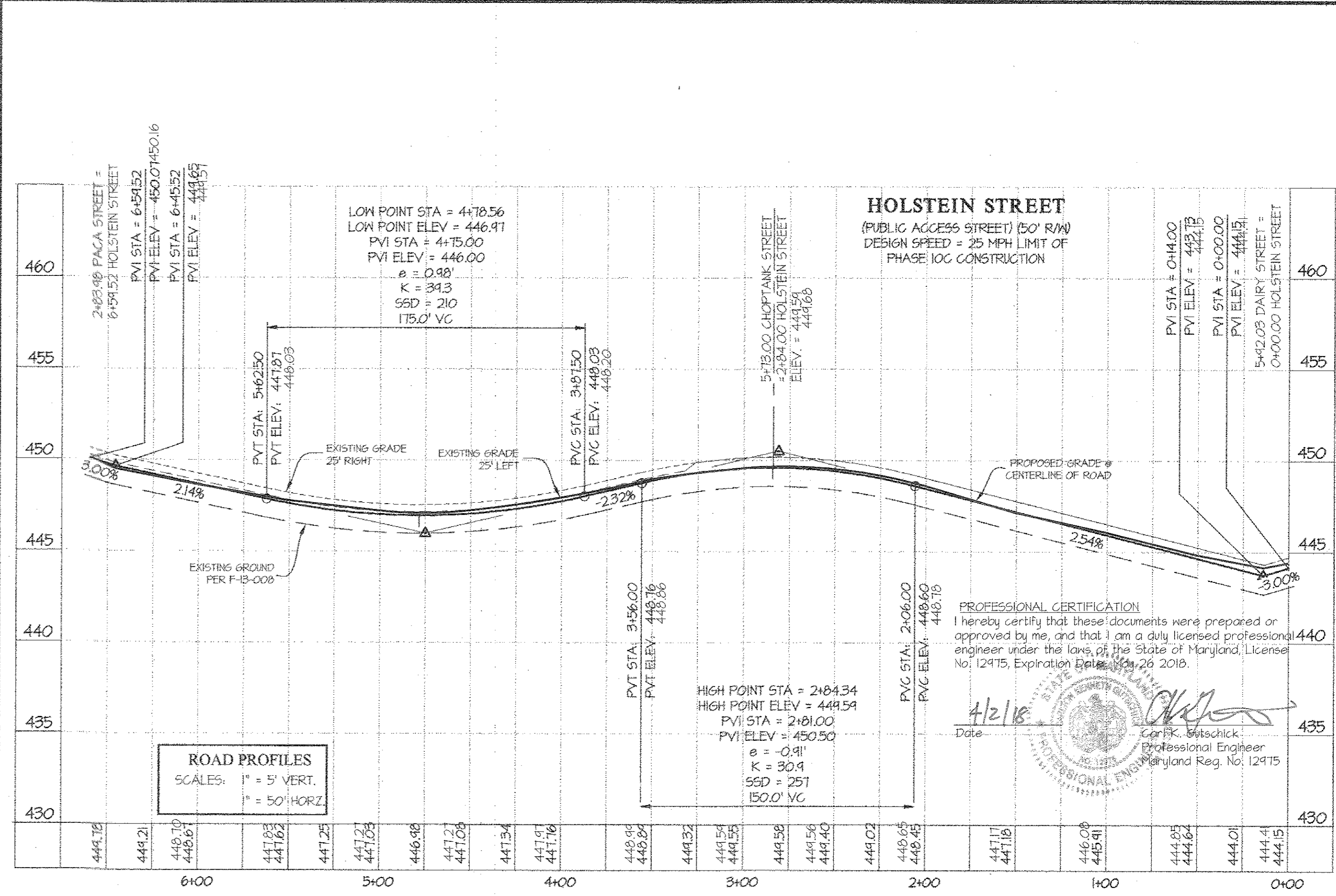
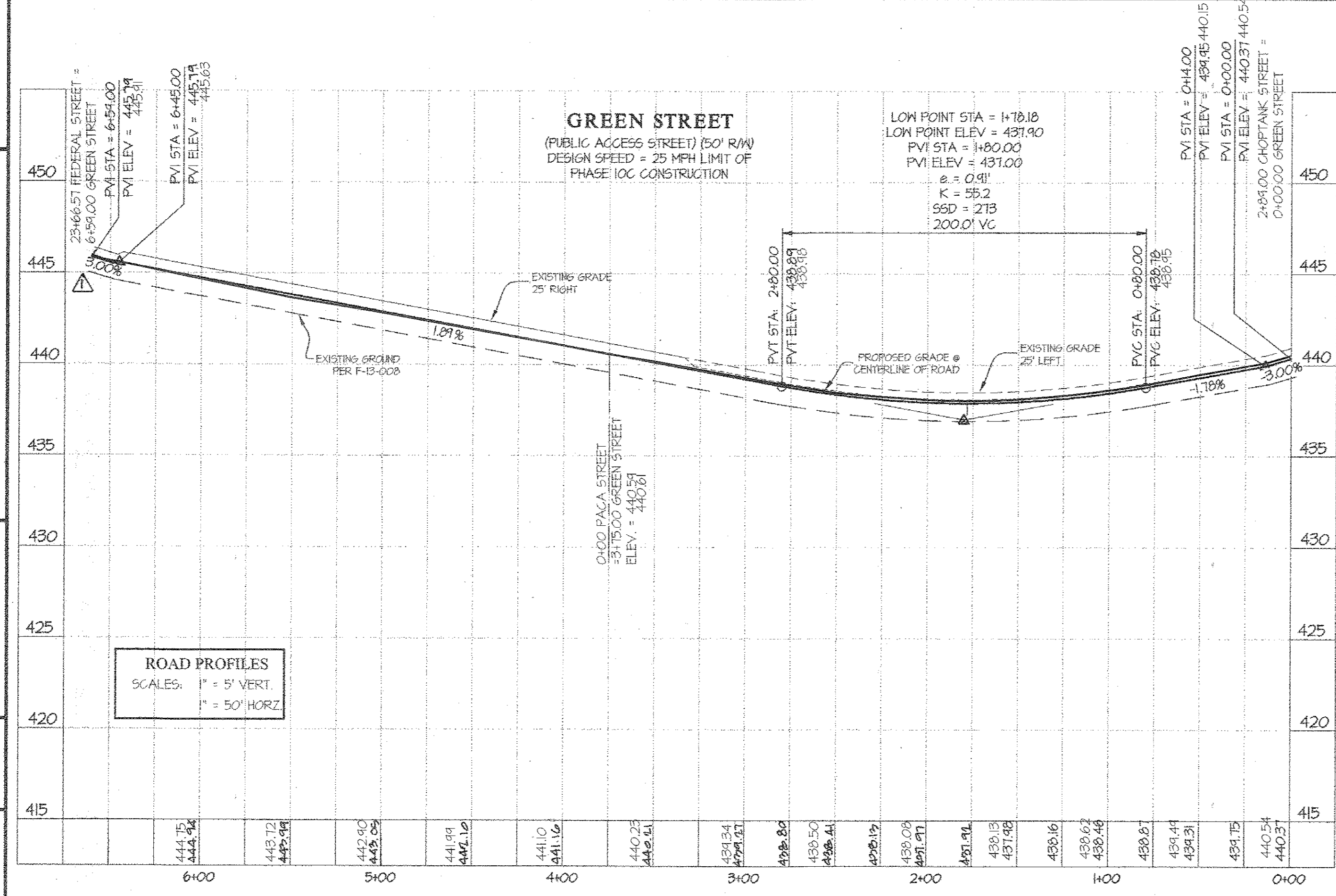


ROAD CONSTRUCTION PLAN VIEW - GREEN STREET & HOLSTEIN STREET SCALE: 1" = 50'

- NOTES:**
1. ALL CURB RADII ARE 25' UNLESS OTHERWISE NOTED.
 2. FOR TYPICAL ROAD SECTIONS SEE SHEET 12.
 3. FOR STREET TREE AND STREET LIGHT INFORMATION SEE SHEETS 14-15.
 4. FOR STORM DRAIN INFORMATION, SEE SHEET 13-20.
 5. ALL STORM DRAIN IN COMMON OPEN AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED.
 6. A PUBLIC SIDEWALK, MAINTENANCE, WATER HOUSE CONNECTION, SEWER HOUSE CONNECTION & UTILITY EASEMENT HAS BEEN ADDED TO LOTS WITH FRONT AND/OR SIDE LOT LINES ADJACENT TO A PUBLIC RIGHT-OF-WAY.
 7. ALL SIDEWALK IS 4' UNLESS OTHERWISE NOTED.
 8. ALL SIDEWALKS THAT END WITH A HANDICAP RAMP MUST MEET HOWARD COUNTY STANDARD R-4.02 (SIDEWALK RAMP TYPE 'B').
 9. THERE WILL BE A 10' TRANSITION FROM 4' SIDEWALK TO 5' SIDEWALK ADJACENT TO THE CURB. THE 5' WIDTH IS TO BE MEASURED FROM THE BACK OF CURB.

LEGEND

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



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
William J. Williams 5-7-14
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Keith Schuler 5-21-14
 Chief, Division of Land Development Date

Chris Edmunds 5-20-14
 Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3889 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BALT: 410-680-1820 DC/VA: 301-680-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
2014-4-28	REVISED ROAD GRADE OF GREEN STREET AT INTERSECTION WITH FEDERAL ROAD	JK	DEV

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

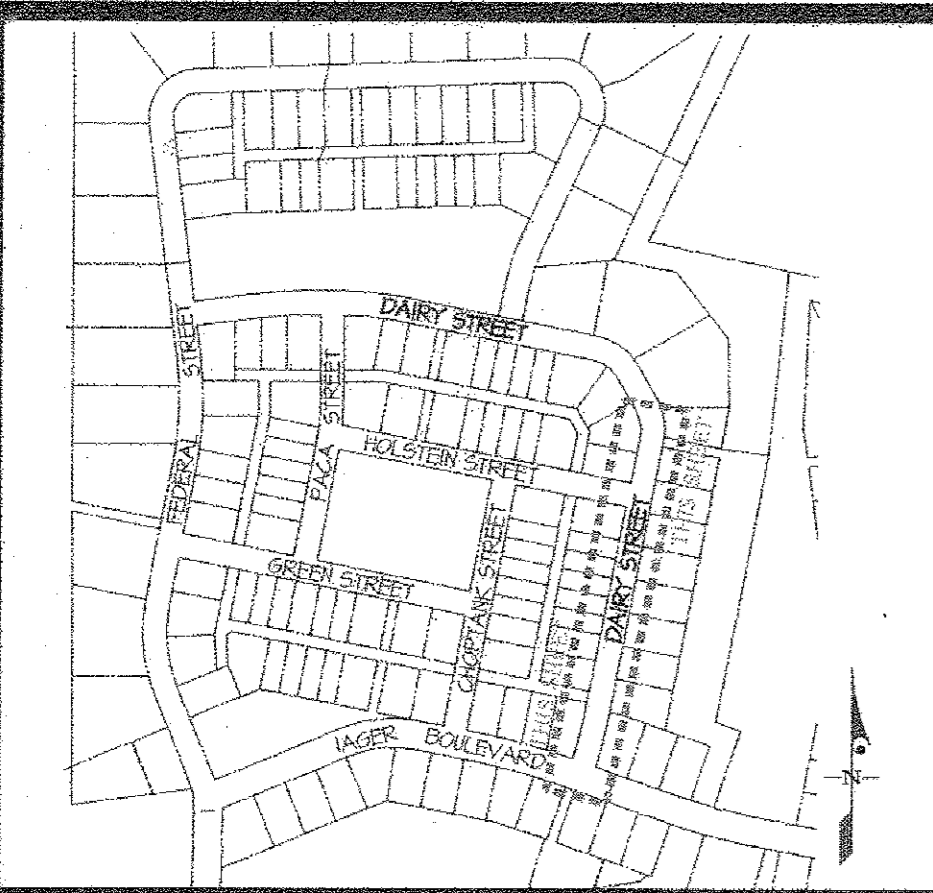
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12915.
 EXPIRATION DATE: MAY 28, 2015
 4/24/14

ASBUILTS
 ROAD CONSTRUCTION PROFILES - GREEN STREET & HOLSTEIN STREET

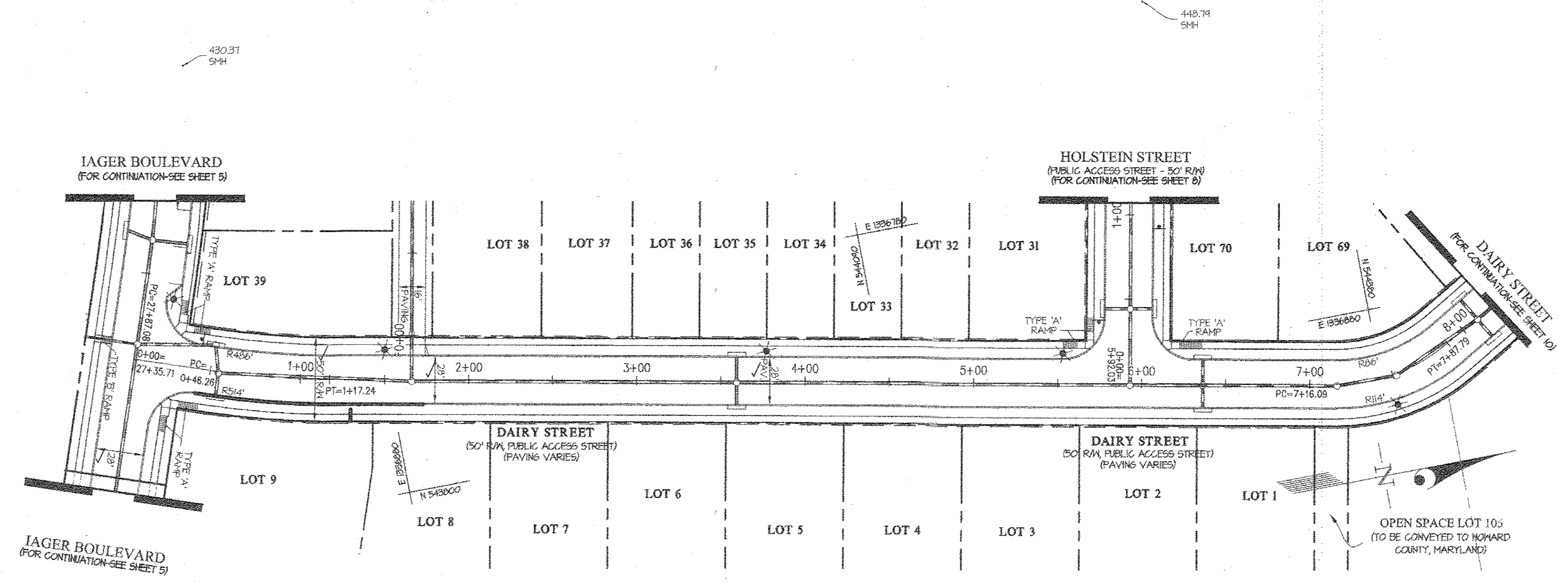
MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA 1
 LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110,
 COMMON OPEN AREA LOTS 111 thru 114
 and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'

ELECTION DISTRICT No. 5

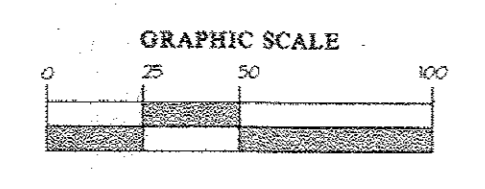
SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	12001
DATE	TAX MAP - GRID	SHEET
MAR. 2014 APRIL, 2014	41-21/46-3	8 OF 36



KEY MAP SCALE: 1" = 400'



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



- NOTES:**
1. ALL CURB RADI ARE 25' UNLESS OTHERWISE NOTED.
 2. FOR TYPICAL ROAD SECTIONS SEE SHEET 12.
 3. FOR STREET TREE AND STREET LIGHT INFORMATION, SEE SHEETS 14-15.
 4. FOR STORM DRAIN INFORMATION, SEE SHEET 19-20.
 5. ALL STORM DRAIN IN COMMON OPEN AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED.
 6. A PUBLIC SIDEWALK MAINTENANCE WATER HOUSE CONNECTION, SEWER HOUSE CONNECTION & UTILITY EASEMENT HAS BEEN ADDED TO LOTS WITH FRONT AND/OR SIDE LOT LINES ADJACENT TO A PUBLIC RIGHT-OF-WAY.
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 8. ALL SIDEWALKS THAT END WITH A HANDICAP RAMP MUST MEET HOWARD COUNTY STANDARD R-4.02 (SIDEWALK RAMP TYPE 'B').
 9. THERE WILL BE A 10' TRANSITION FROM 4' SIDEWALK TO 5' SIDEWALK ADJACENT TO THE CURB. THE 5' WIDTH IS TO BE MEASURED FROM THE BACK OF CURB.

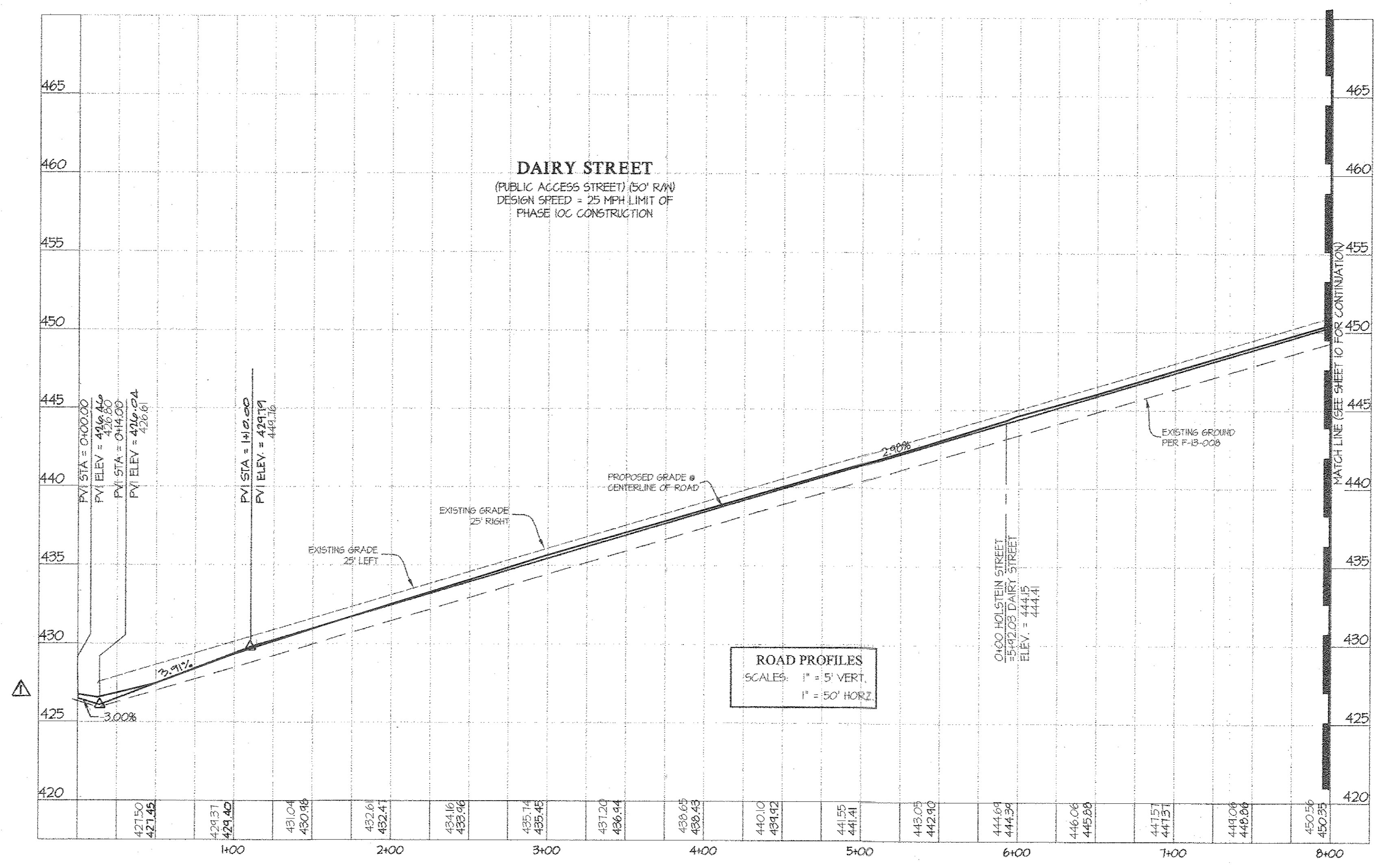
LEGEND

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
W. R. ... 5-7-14
 Chief, Bureau of Highways

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
V. ... 5-21-14
 Chief, Division of Land Development

C. ... 5-20-14
 Chief, Development Engineering Division



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

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: 04/21/2018.

4/21/18
 Date
... G. Gutschick
 Professional Engineer
 Maryland Reg. No. 12475

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: 301-421-0224 BAL: 410-880-1820 DC/VA: 301-389-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R
2015-4-22	REVISED ROAD GRADE OF DAIRY STREET AT INTERSECTION WITH JAGER BLVD	JK	DEV

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

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12475, EXPIRATION DATE: MAY 26, 2018

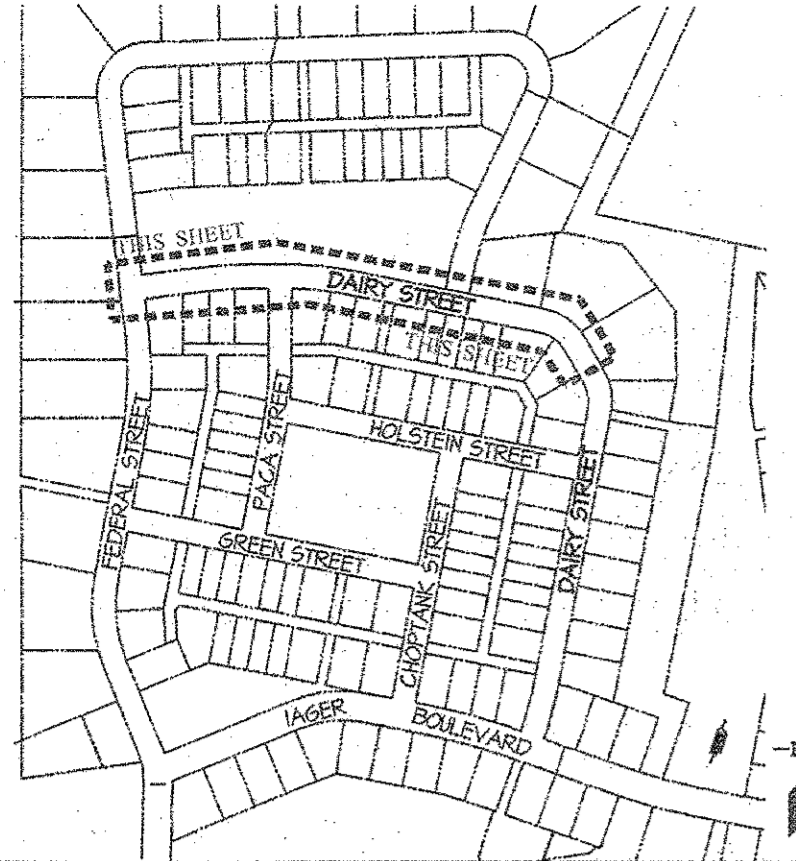
4/21/18
... G. Gutschick

ASBUILTS
 ROAD CONSTRUCTION PROFILES - DAIRY STREET

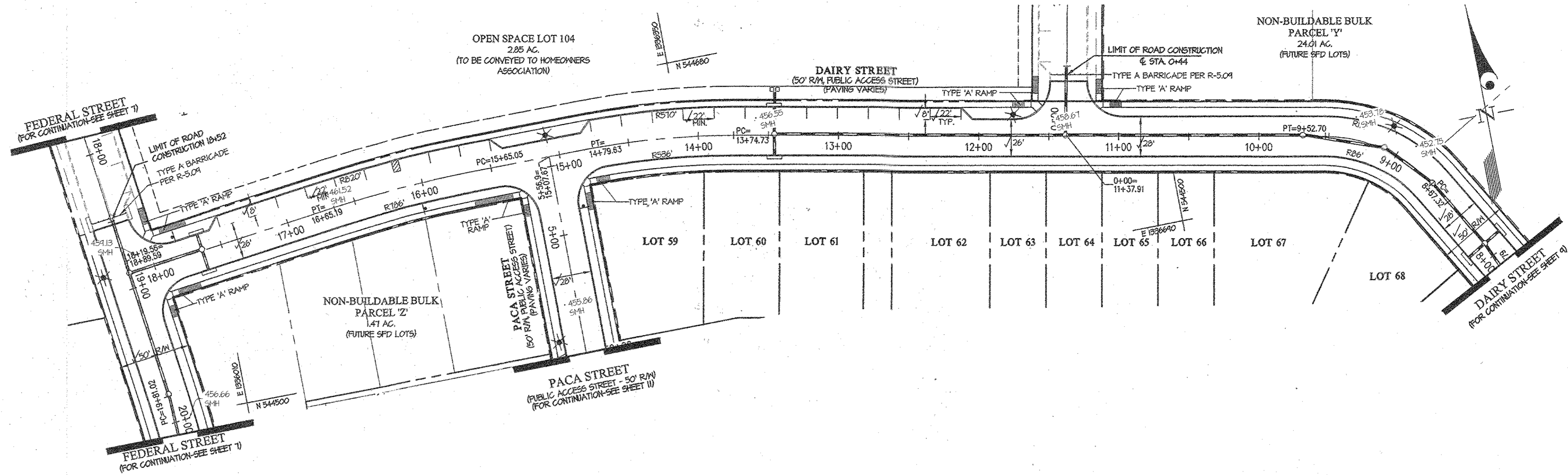
MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA 1
 LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110,
 COMMON OPEN AREA LOTS 111 thru 114
 and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'

ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

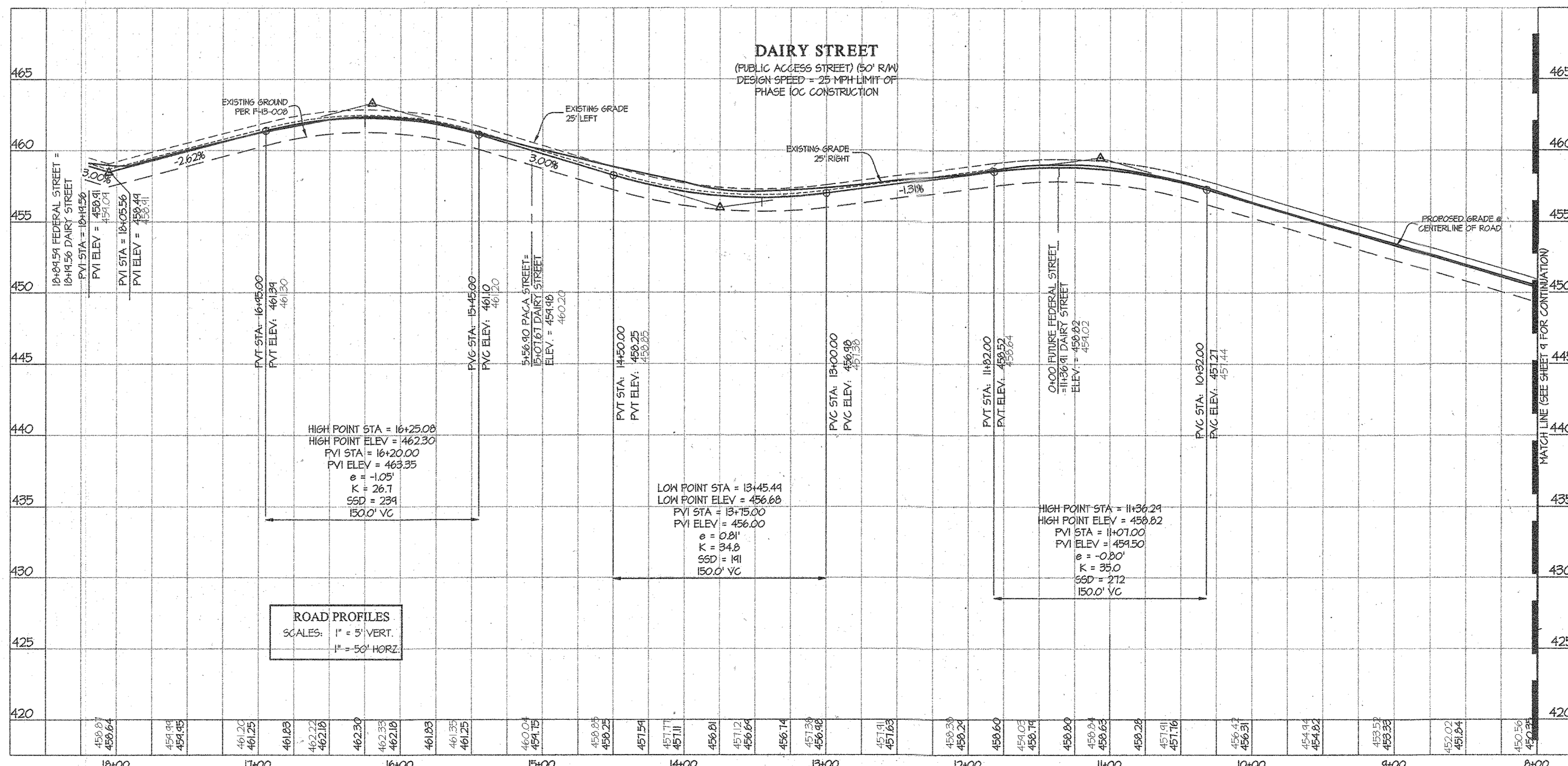
SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	12001
DATE MAR. 2018 APRIL, 2014	TAX MAP - GRID 41-21/46-3	SHEET g OF 36



KEY MAP SCALE: 1" = 400'



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



ASBUILTS

ROAD CONSTRUCTION PROFILES - DAIRY STREET

MAPLE LAWN FARMS

GARDEN DISTRICT - AREA I
LOTS 1 thru 58, OPEN SPACE LOTS 99 thru 110,
COMMON OPEN AREA LOTS 111 thru 114
and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'

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 28, 2018.

4/2/18
Date
Carl K. Vutschick
Professional Engineer
Maryland Reg. No. 12475

- NOTES:
- ALL CURB RADII ARE 25' UNLESS OTHERWISE NOTED.
 - FOR TYPICAL ROAD SECTIONS SEE SHEET 12.
 - FOR STREET TREE AND STREET LIGHT INFORMATION, SEE SHEETS 14-15.
 - FOR STORM DRAIN INFORMATION, SEE SHEET 14-20.
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LEGEND

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Walter J. Miller 5-7-14
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Carl K. Vutschick 5-21-14
 Chief, Division of Land Development Date

Chad Clark 5-20-14
 Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3908 NATIONAL DRIVE - SUITE 250 - BURTONTOWNE OFFICE PARK
 BURTONTOWNE, MARYLAND 20886
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4188

DES. DEV. DRN. JRD. CHK. CKG.

DATE	REVISION	BY	APPR.

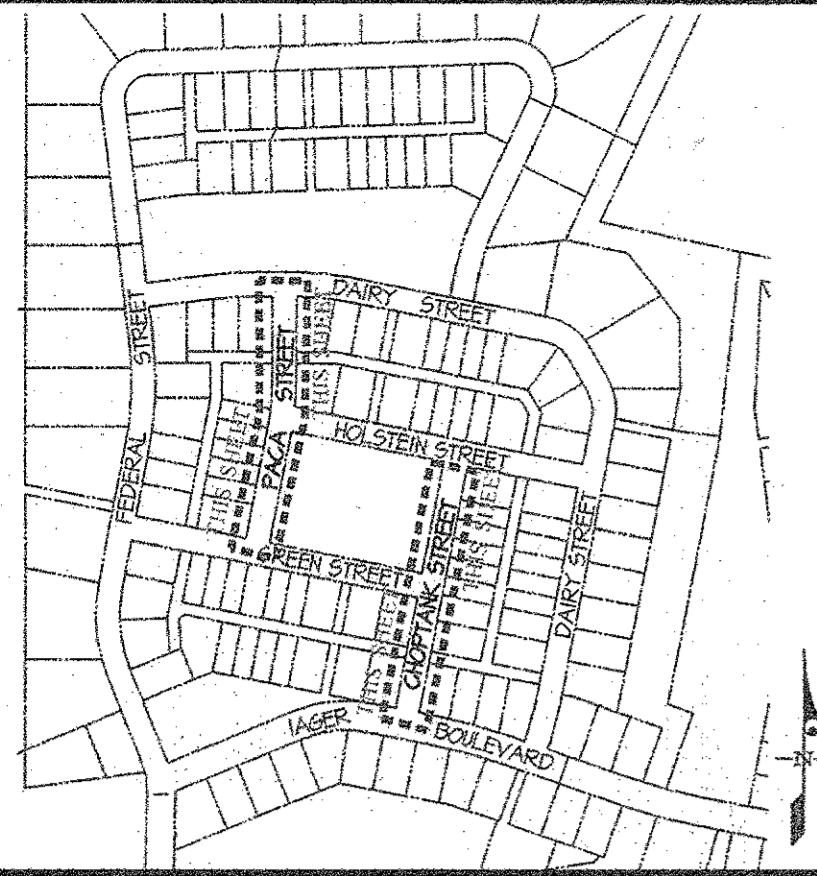
PREPARED FOR:
 MAPLE LAWN FARMS I, LLC
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12475, EXPIRATION DATE: MAY 28, 2018.

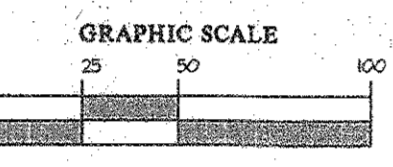
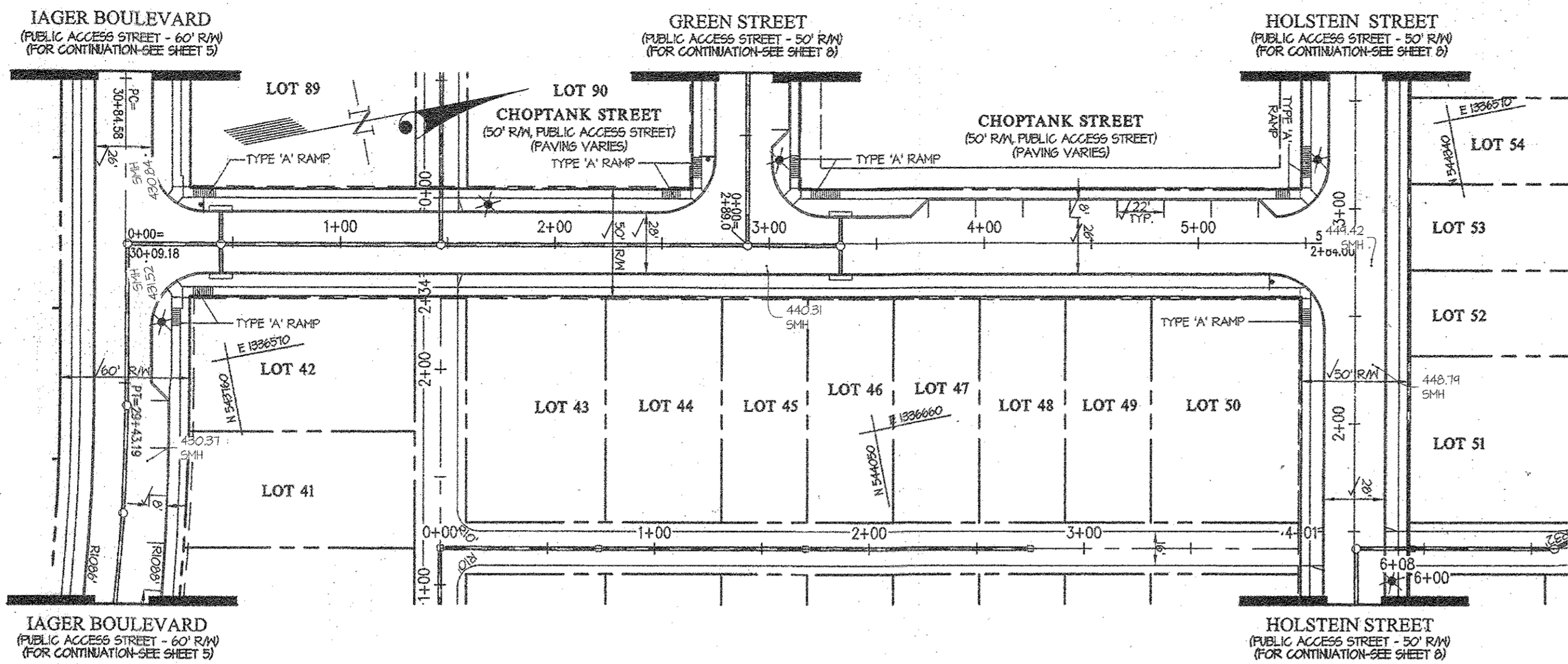
Carl K. Vutschick

ELECTION DISTRICT No. 5

SCALE AS SHOWN	ZONING MXD-3	G. L. W. FILE NO. 12001
DATE MAR 2018 APRIL, 2014	TAX MAP - GRID 41-21/46-3	SHEET 10 OF 36

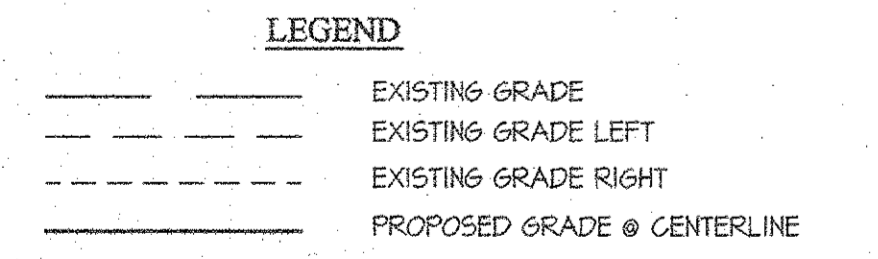


KEY MAP SCALE: 1" = 400'



ROAD CONSTRUCTION PLAN VIEW - CHOPTANK STREET & PACA STREET SCALE: 1" = 50'

- NOTES:**
- ALL CURB RADI ARE 25' UNLESS OTHERWISE NOTED.
 - FOR TYPICAL ROAD SECTIONS SEE SHEET 12.
 - FOR STREET TREE AND STREET LIGHT INFORMATION SEE SHEETS 14-15.
 - FOR STORM DRAIN INFORMATION SEE SHEET 11-20.
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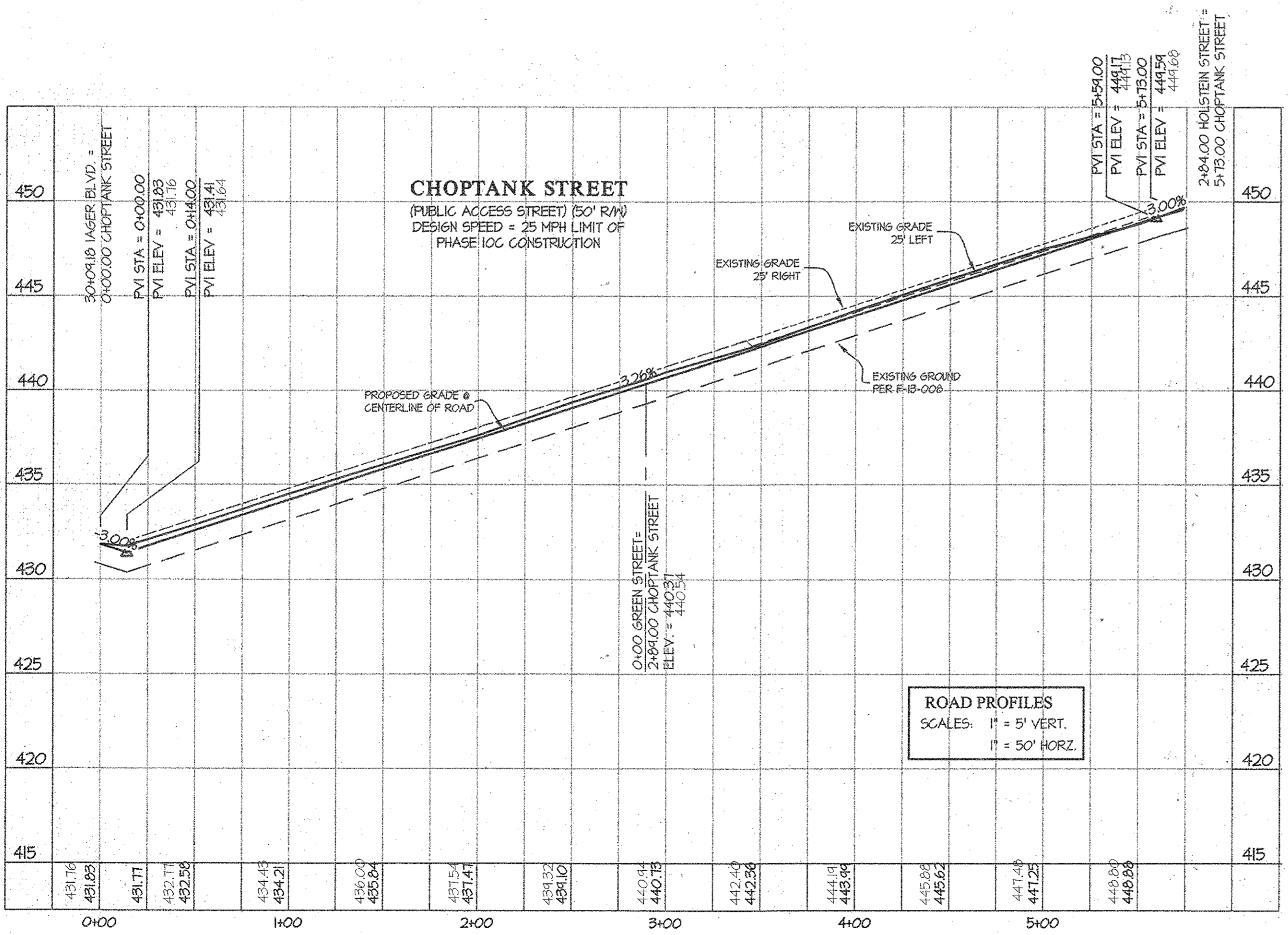


APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Michael J. Wolf
 Chief, Bureau of Highways
 5-7-14
 Date

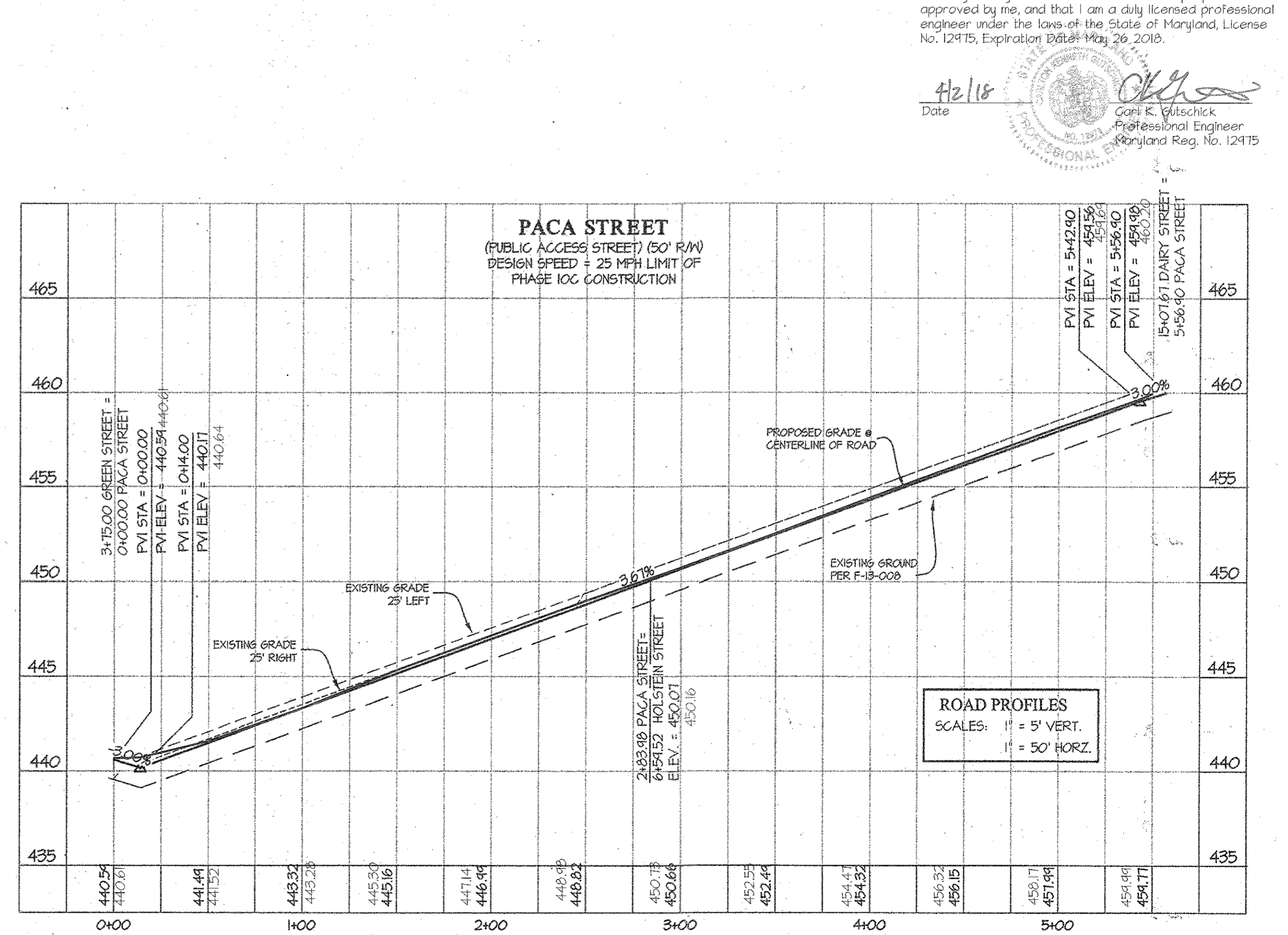
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Walter L. ...
 Chief, Division of Land Development
 5-21-14
 Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Chad ...
 Chief, Development Engineering Division
 5-20-14
 Date

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 CO/VA: 301-988-2524 FAX: 301-421-4185



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



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

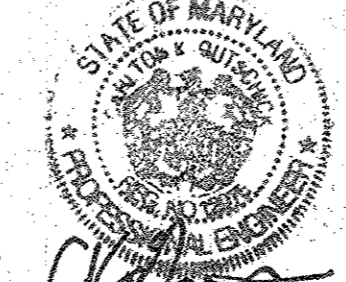
PROFESSIONAL CERTIFICATION
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12915, Expiration Date: May 26, 2018.
 Date: 4/2/18
 Carl K. Gutschick
 Professional Engineer
 Maryland Reg. No. 12915

DATE	REVISION	BY	APPR.

DES.	DEV.	DRN.	JRD.	CHK.	CKG.

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

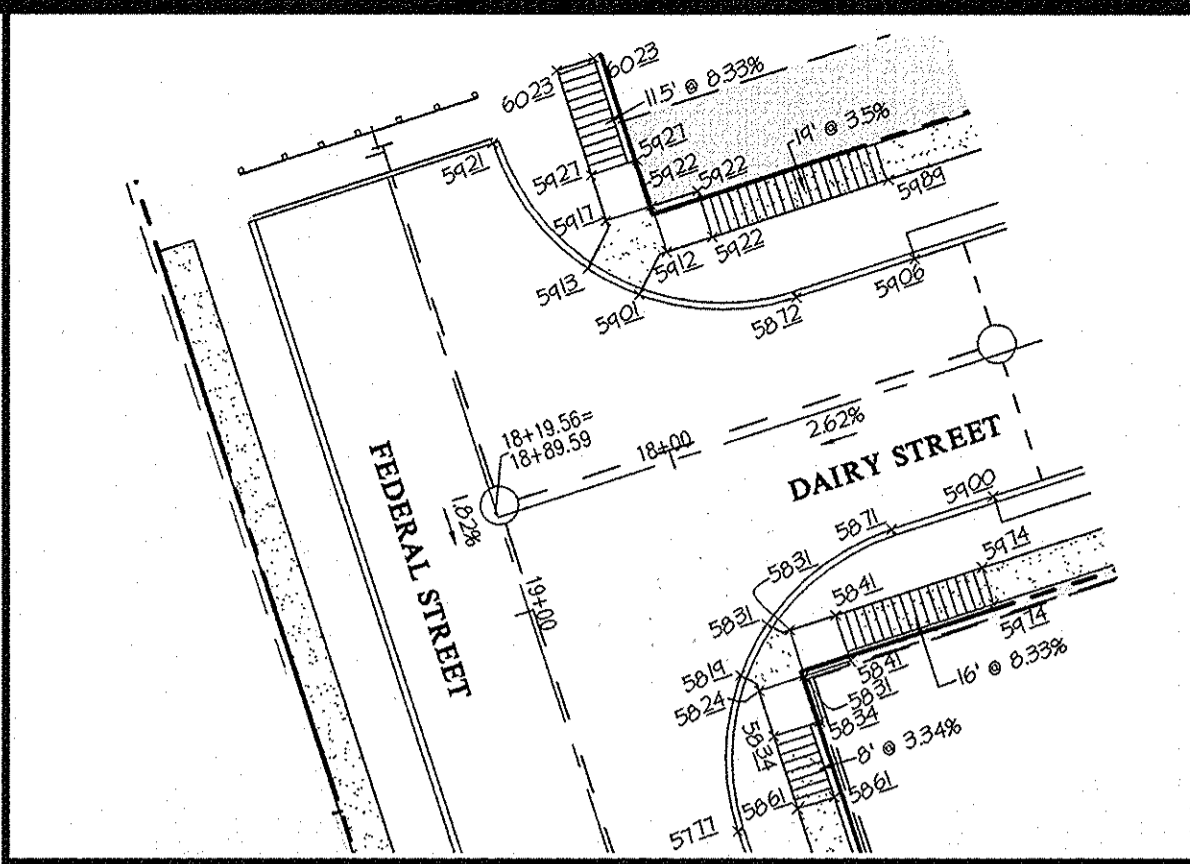
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 4/2/18



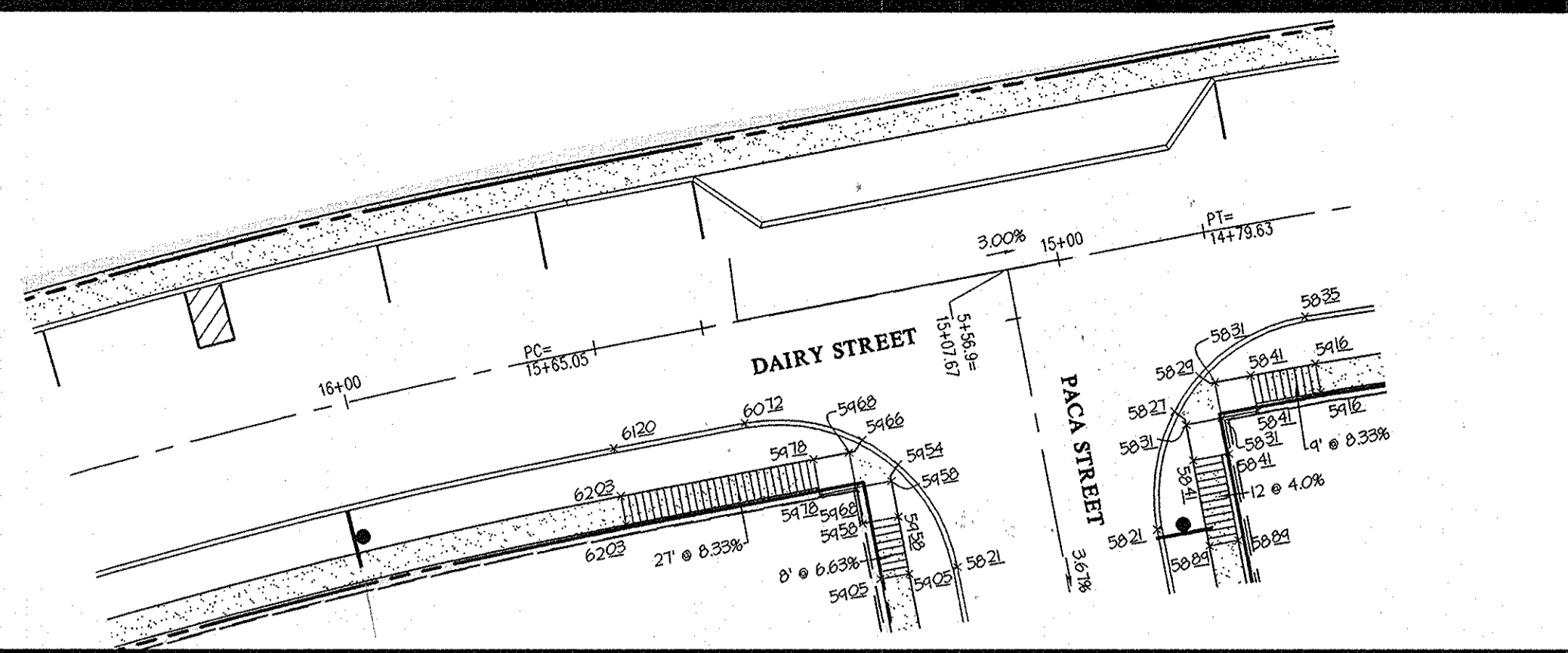
ASBUILTS
 ROAD CONSTRUCTION PROFILES - CHOPTANK STREET & PACA STREET
MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA 1
 LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110,
 COMMON OPEN AREA LOTS 111 thru 114
 and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	12001
DATE	TAX MAP - GRID	SHEET
MAR. 2018 APRIL, 2014	41-21/46-3	11 OF 36

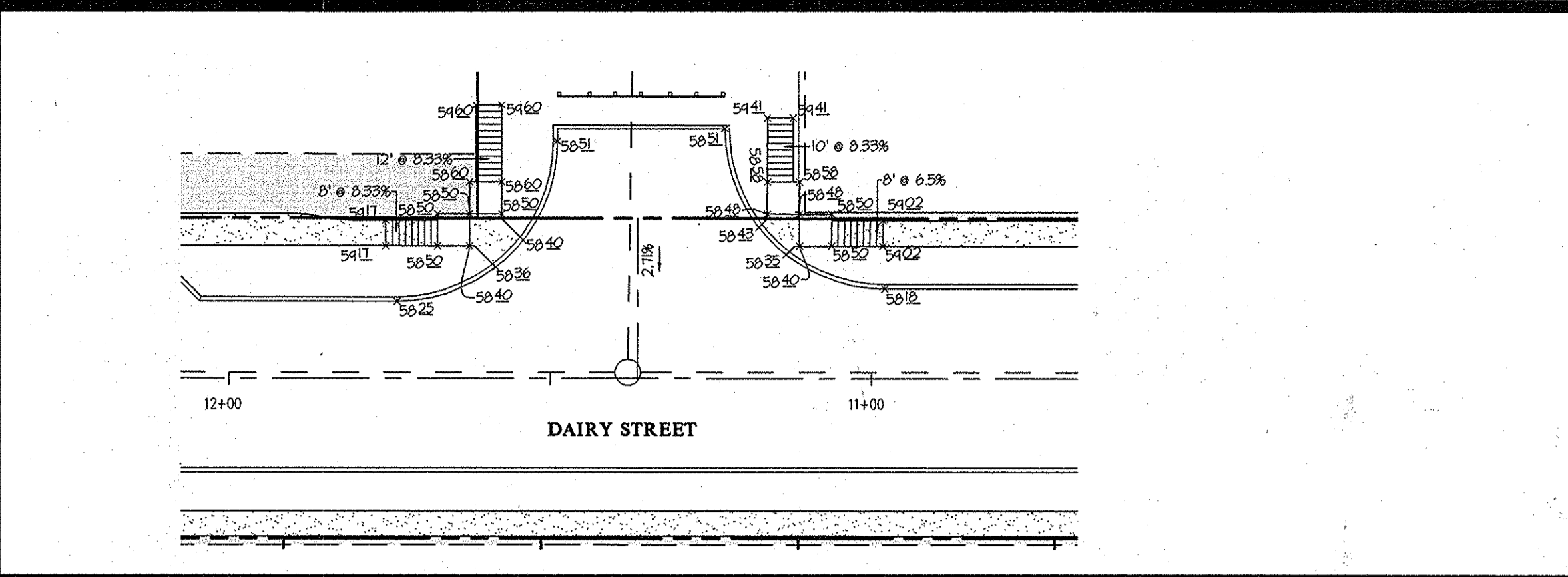
ASBUILT SHEET 10 OF 18



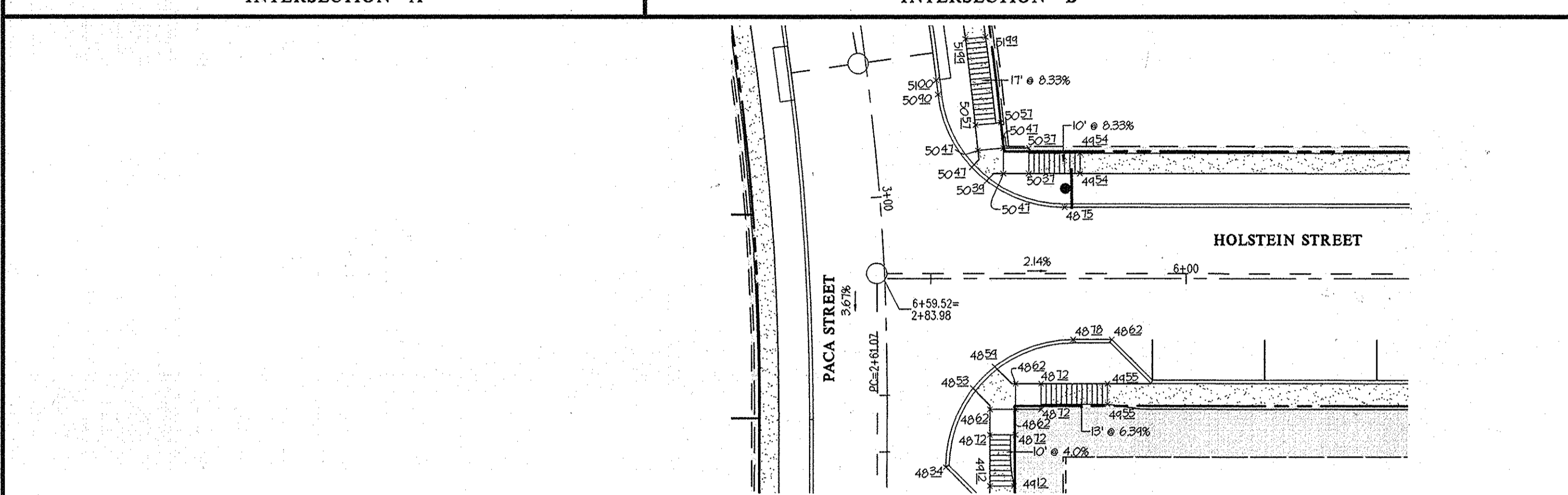
INTERSECTION 'A'



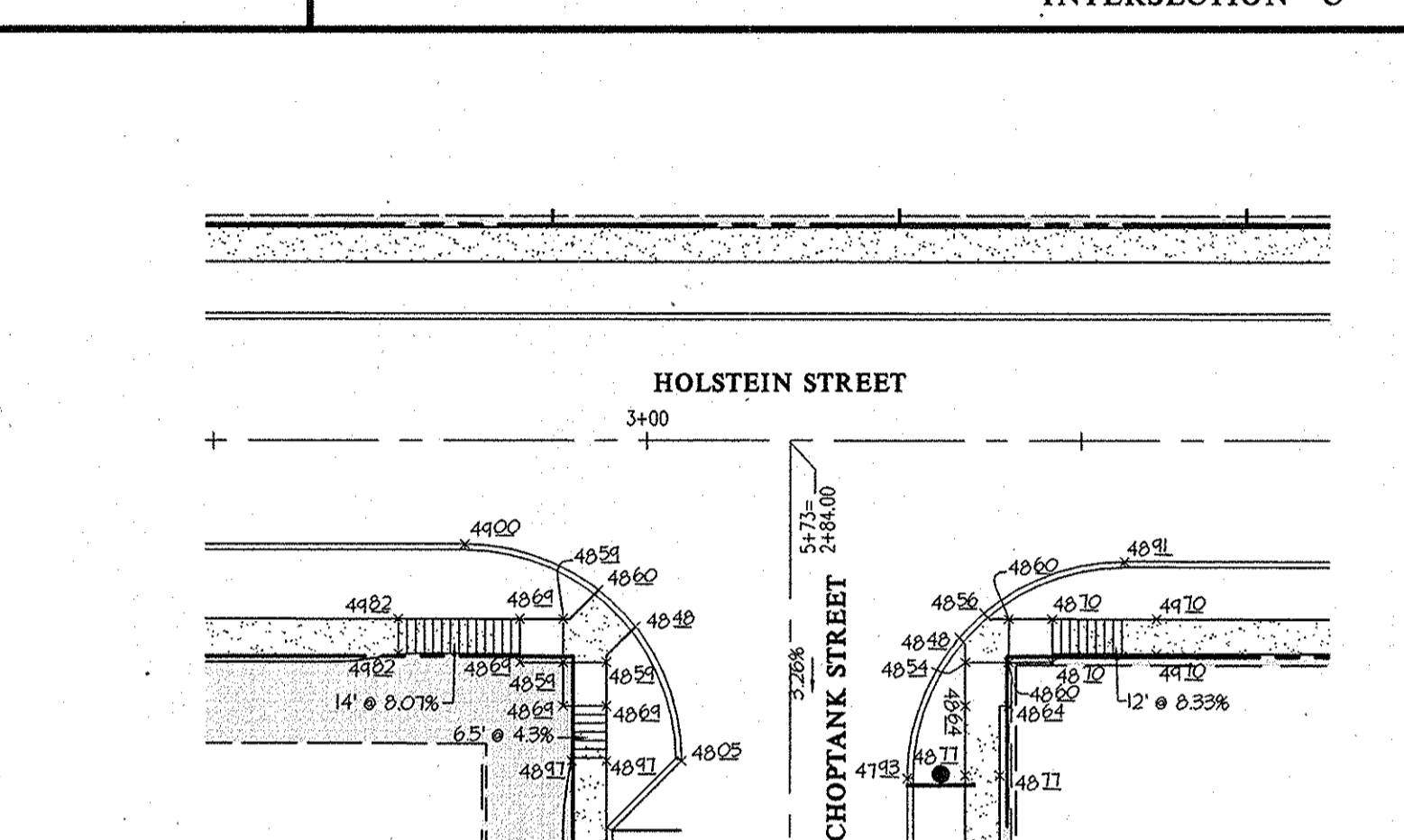
INTERSECTION 'B'



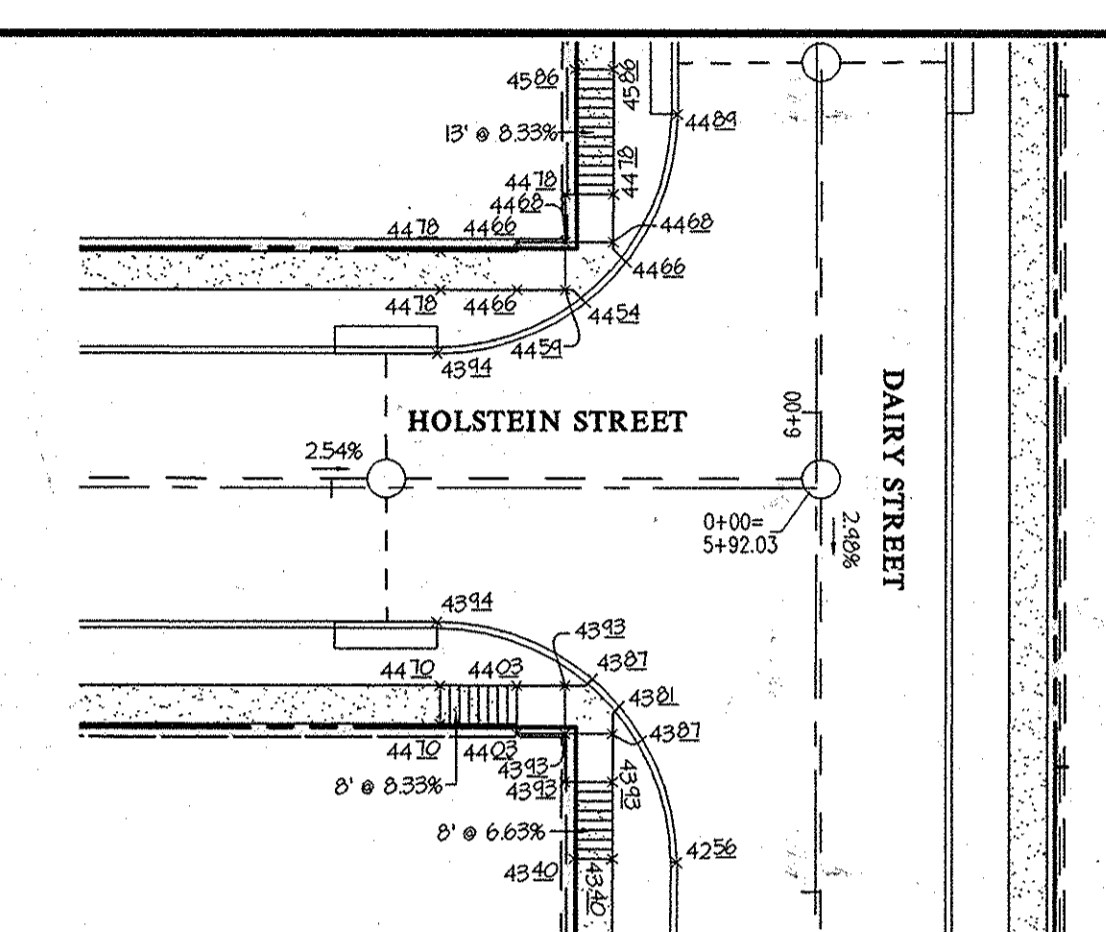
INTERSECTION 'C'



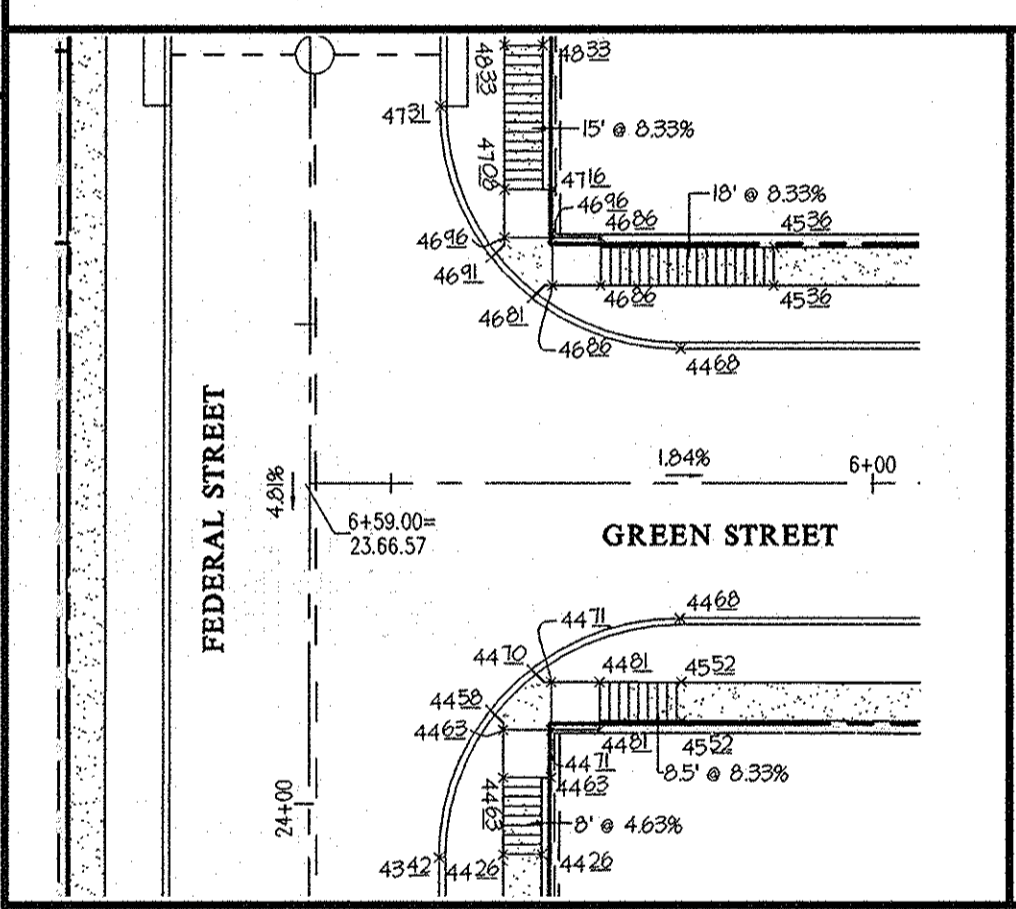
INTERSECTION 'D'



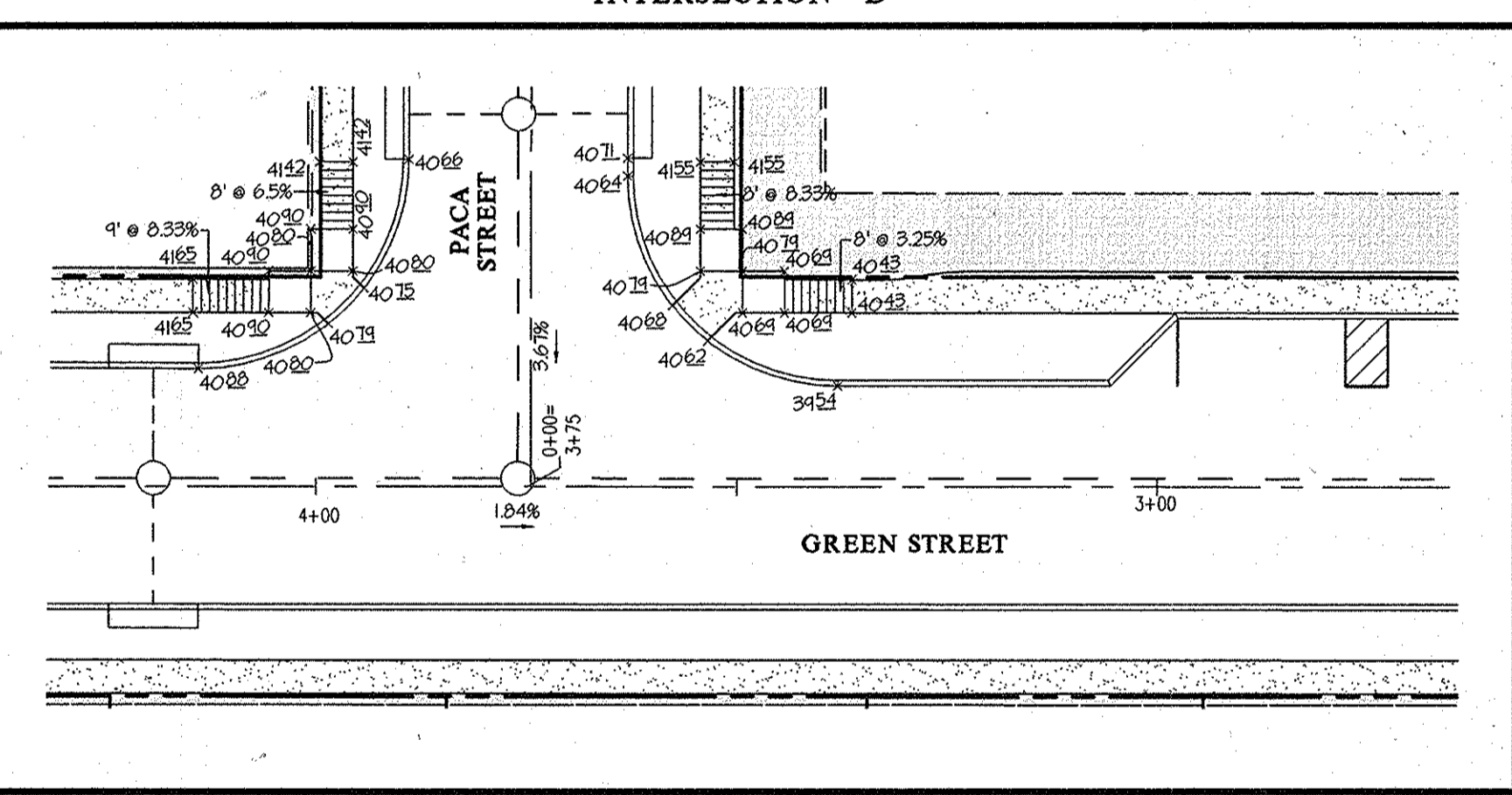
INTERSECTION 'E'



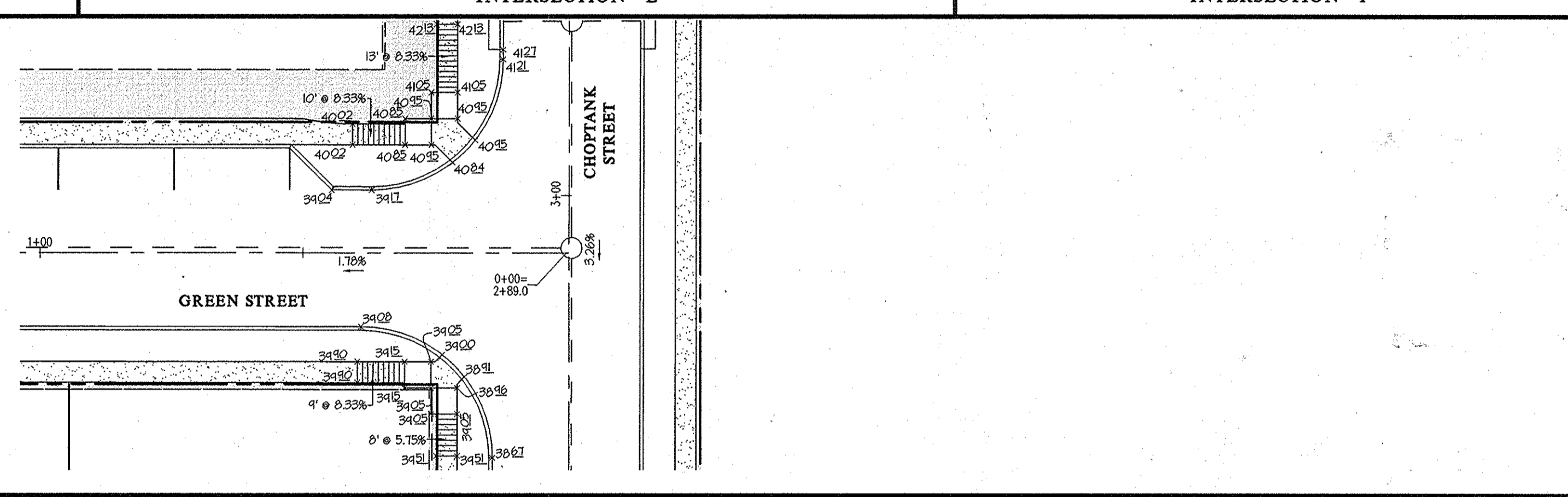
INTERSECTION 'F'



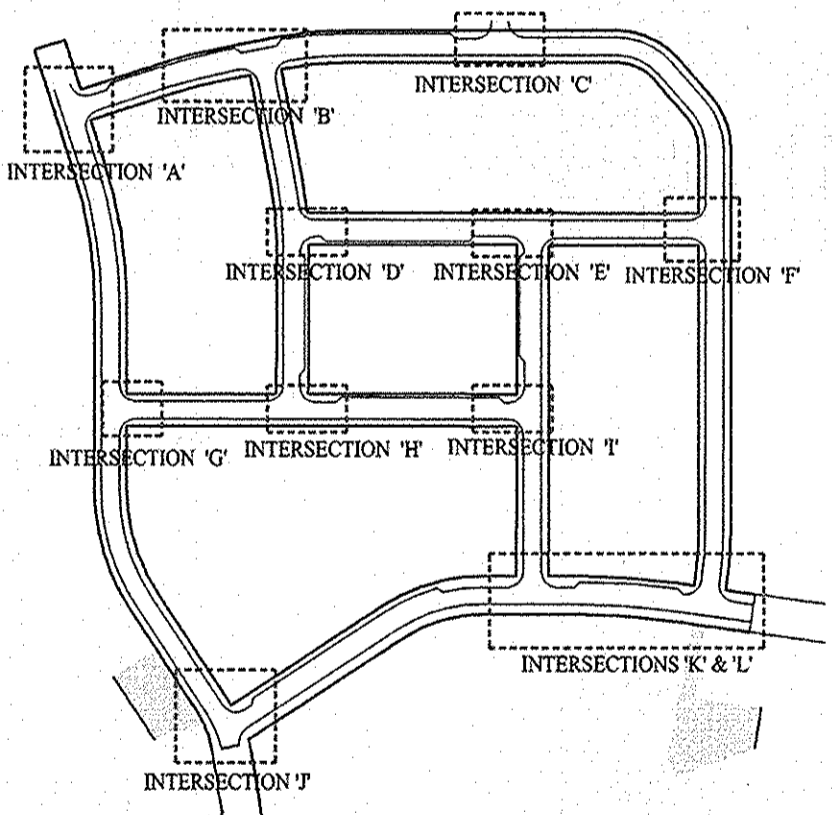
INTERSECTION 'G'



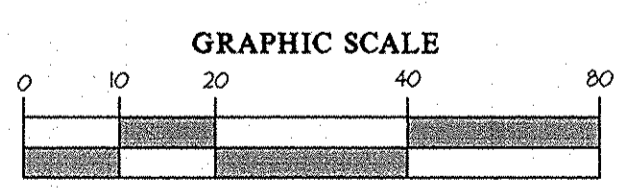
INTERSECTION 'H'



INTERSECTION 'I'



KEY MAP SCALE: 1" = 300'

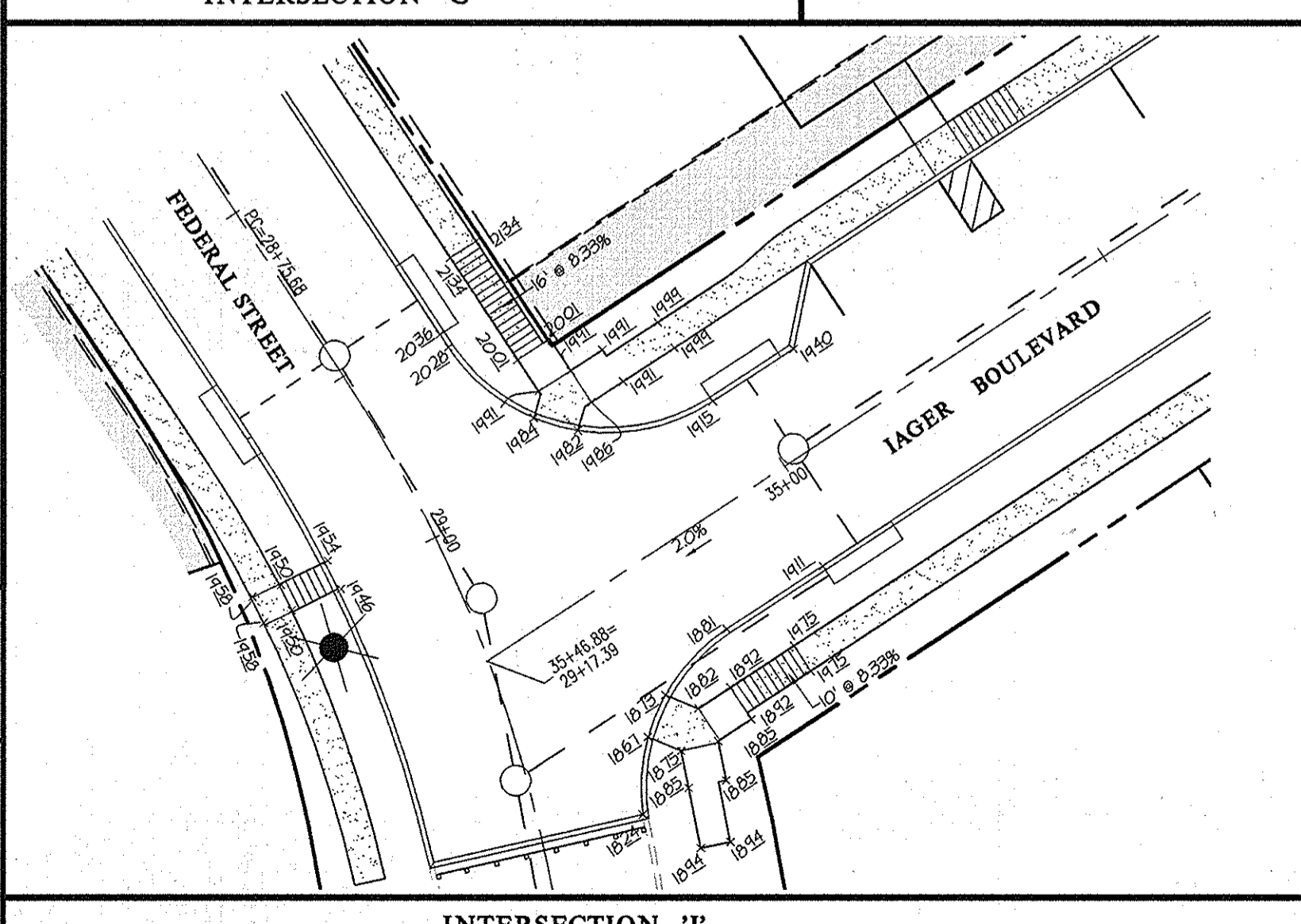


APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Mark Z. Bennett 5-7-14
 Chief, Bureau of Highways Date

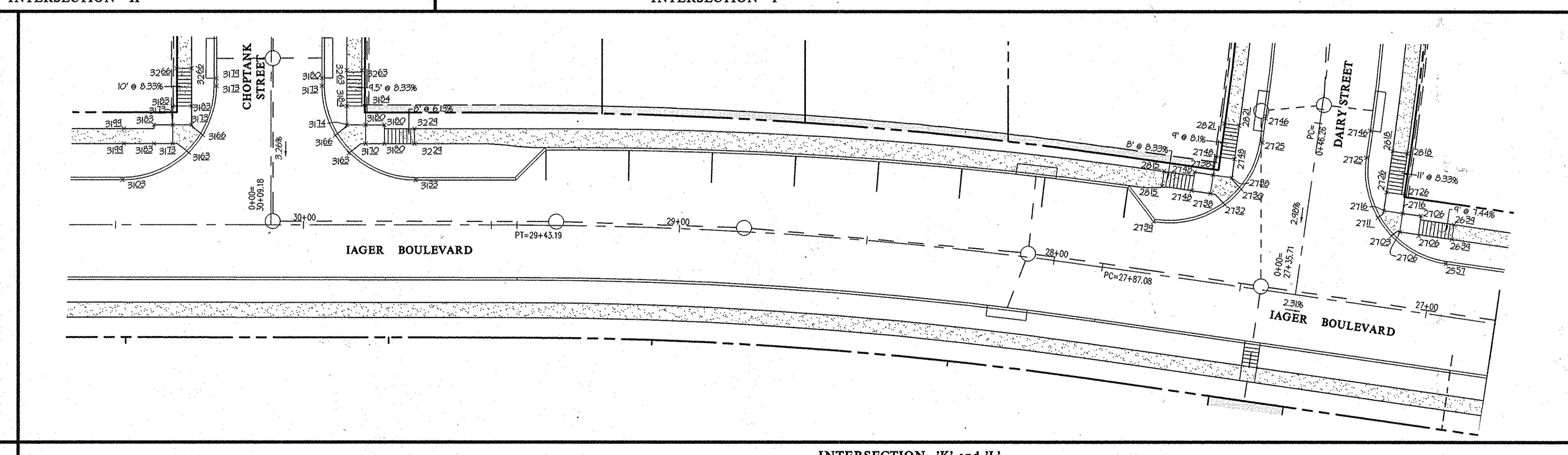
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
W. Stalder 5-21-14
 Chief, Division of Land Development Date

Ad Clark 5-20-14
 Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3929 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186



INTERSECTION 'J'

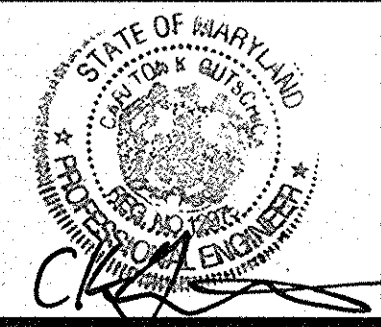


INTERSECTION 'K' and 'L'

DATE	REVISION	BY	APPR.

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

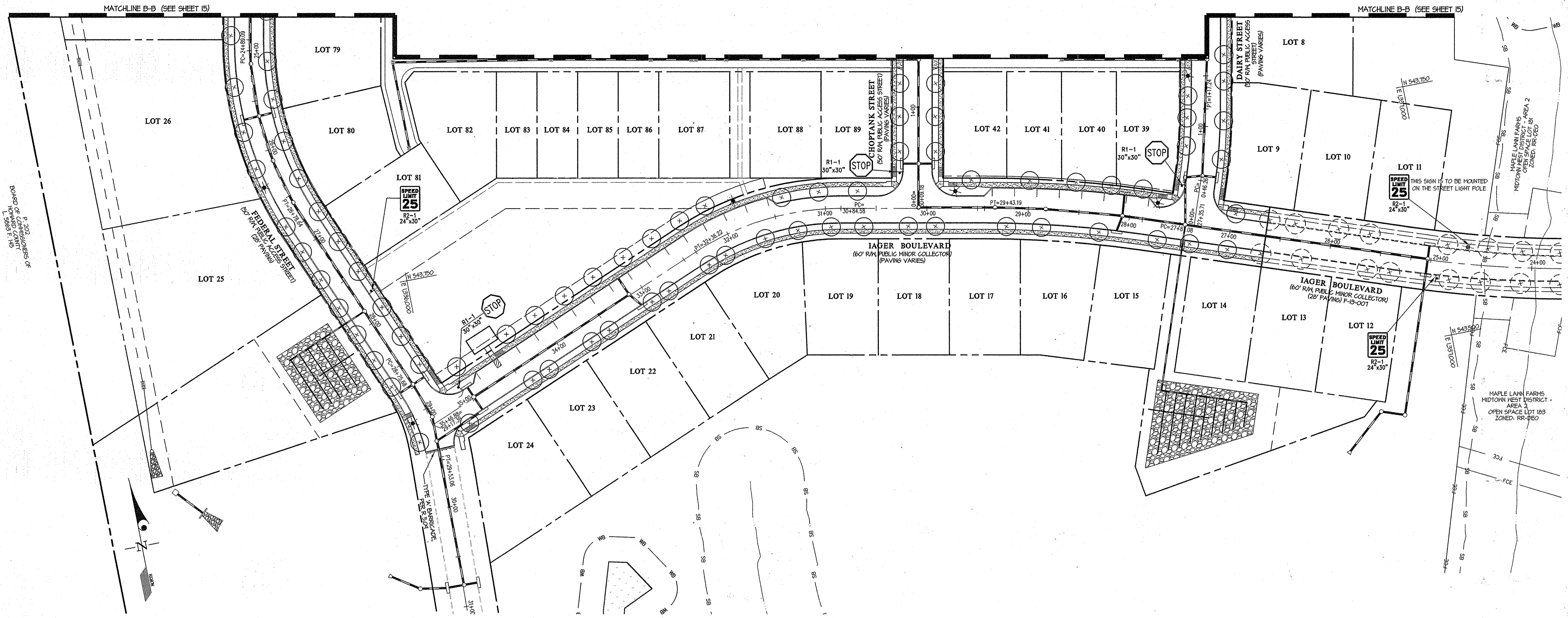
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS
 WERE PREPARED OR APPROVED BY
 ME, AND THAT I AM A DAILY LICENSED
 PROFESSIONAL ENGINEER UNDER THE
 LAWS OF THE STATE OF MARYLAND,
 LICENSE NO. 12275
 EXPIRATION DATE: MAY 26, 2016
Mark Z. Bennett
 4/24/14



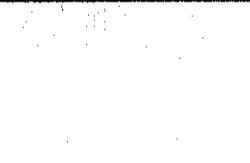
ADA COMPLIANT SIDEWALK RAMP
MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA 1
 LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110,
 COMMON OPEN AREA LOTS 111 thru 114
 and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1" = 20'	MXD-3	12001
DATE	TAX MAP - GRID	SHEET
APRIL, 2014	41-21/46-3	13 OF 36

L:\CAD\DRAWINGS\2014\PLANS BY CLW\PLANS\2014\13_ADA.dwg PLOTTED: 4/22/2014 1:58 PM, DWT: SAVED: 4/29/2014 2:08 PM, PLOTTED BY: Jennifer R. Dicks



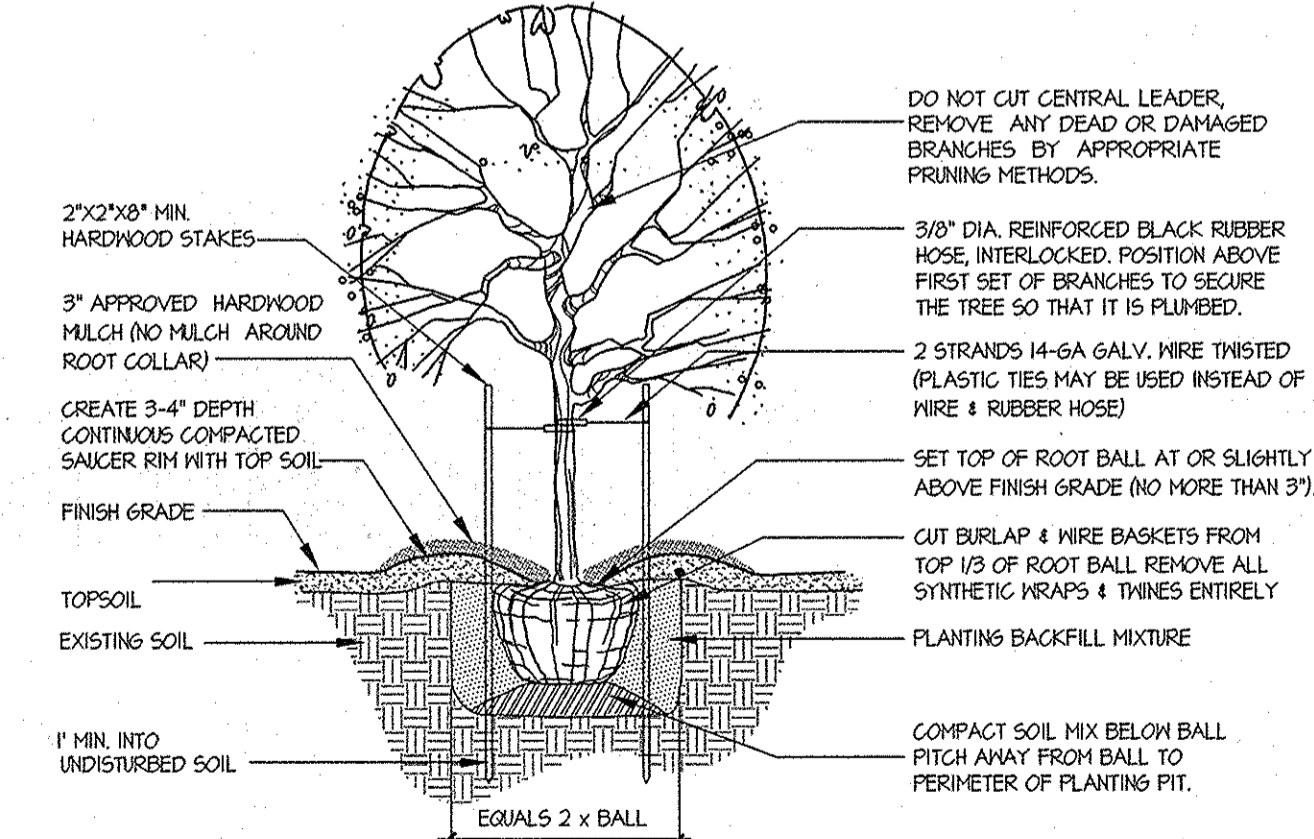
NOTES:
 1. STREET TREES SHALL BE PLACED A MINIMUM OF 15' FROM ALL SIGNS AND INTERSECTIONS WHEN PLANTED BETWEEN THE SIDEWALK AND CURB AND BE LOCATED WITH CONSIDERATION TO UNDERGROUND UTILITIES AND STRUCTURES. STREET TREES MAY NOT BE PLANTED WITHIN 5' OF A DRAIN INLET STRUCTURE, WITHIN 5' OF AN OPEN SPACE 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.
 2. SIDEWALKS AND STREET TREES ALONG PRIVATE ACCESS ROADS WILL BE PROVIDED AT SITE DEVELOPMENT PLAN STAGE.
 3. ALL PAVEMENT MARKINGS AND SIGN LOCATIONS SHALL BE APPROVED BY HOWARD COUNTY TRAFFIC DIVISION PRIOR TO ANY INSTALLATION (410-313-5152).



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Michelle Walsh 5-2-14
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
John Schuman 5-21-14
 Chief, Division of Land Development Date

Chad Edmister 5-20-14
 Chief, Development Engineering Division Date



NOTE: ALL SUPPORTING DEVICES (STAKES, WIRES, ETC.) SHALL BE REMOVED AFTER 2 GROWING SEASONS.

DECIDUOUS TREE PLANTING DETAIL
 FOR PLANTING MATERIAL UP TO 3 1/2" CALIPER NTS

STREET TREE REQUIREMENTS

ROAD	LENGTH OF CURB (L.F.)	# OF TREES REQUIRED	# OF TREES PROVIDED
IAGER BOULEVARD	1552'	34	34
CHOPTANK STREET	485'	25	25
GREEN STREET	1,047'	26	26
HOLSTEIN STREET	1,051'	26	26
PACA STREET	845'	21	21
DAIRY STREET	3,244'	81	81
FEDERAL STREET	1,457'	44	44
TOTAL		267	267

STREET LIGHT SCHEDULE

STATION	ROAD	LENGTH	LOCATION
Sta. 21+74.26	IAGER BOULEVARD	18.50'	RT
Sta. 24+12.00	IAGER BOULEVARD	17.00'	RT
Sta. 31+83.00	IAGER BOULEVARD	21.83'	RT
Sta. 0+38.54	GREEN STREET	18.00'	RT
Sta. 3+36.12	GREEN STREET	17.50'	RT
Sta. 5+04.00	GREEN STREET	17.50'	RT
Sta. 1+21.00	HOLSTEIN STREET	17.50'	RT
Sta. 3+22.73	HOLSTEIN STREET	17.50'	LT
Sta. 6+14.78	HOLSTEIN STREET	18.00'	LT
Sta. 4+25.76	PACA STREET	18.00'	LT
Sta. 1+50.00	DAIRY STREET	17.50'	LT
Sta. 3+15.00	DAIRY STREET	17.50'	LT
Sta. 5+83.00	DAIRY STREET	17.50'	LT
Sta. 7+41.53	DAIRY STREET	17.50'	LT
Sta. 9+10.74	DAIRY STREET	17.50'	LT
Sta. 11+75.81	DAIRY STREET	17.50'	LT
Sta. 15+07.62	DAIRY STREET	18.00'	RT
Sta. 29+08.00	FEDERAL STREET	17.50'	RT
Sta. 28+32.00	FEDERAL STREET	17.50'	RT
Sta. 23+55.00	FEDERAL STREET	17.50'	RT
Sta. 2+40.01	FEDERAL STREET	17.50'	LT
Sta. 18+86.04	FEDERAL STREET	17.50'	LT
Sta. 16+10.00	CHOPTANK STREET	17.50'	LT

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

MINIMUM TREE QUANTITIES AND PREFERRED SPACINGS 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 WHILE TREES SHOULD BE PLACED TO ALIGN WHERE POSSIBLE WITH LOT LINES AND DEMISING WALLS OF UNITS SO AS TO AVOID BLOCKING THE FRONTS AND/OR DOORS AND WINDOWS OF UNITS. SPACING REQUIREMENTS WITH RESPECT TO STREET LIGHTS AND UTILITIES MUST BE SATISFIED.

STREET LIGHT SCHEDULE

LOCATION

ALL STREET LIGHTS ARE 100 MATT HPS VAPOR WITH AN ACORN POST TOP ON A 12' BLACK FIBERGLASS POLE

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONVILLE OFFICE PARK
 BURTONVILLE, MARYLAND 20886
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

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

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

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 129275
 EXPIRATION DATE: MAY 26, 2016
 4/28/14

SIGNING, STREET TREE and LIGHTING PLAN

MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA 1
 LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110,
 COMMON OPEN AREA LOTS 111 thru 114
 and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'

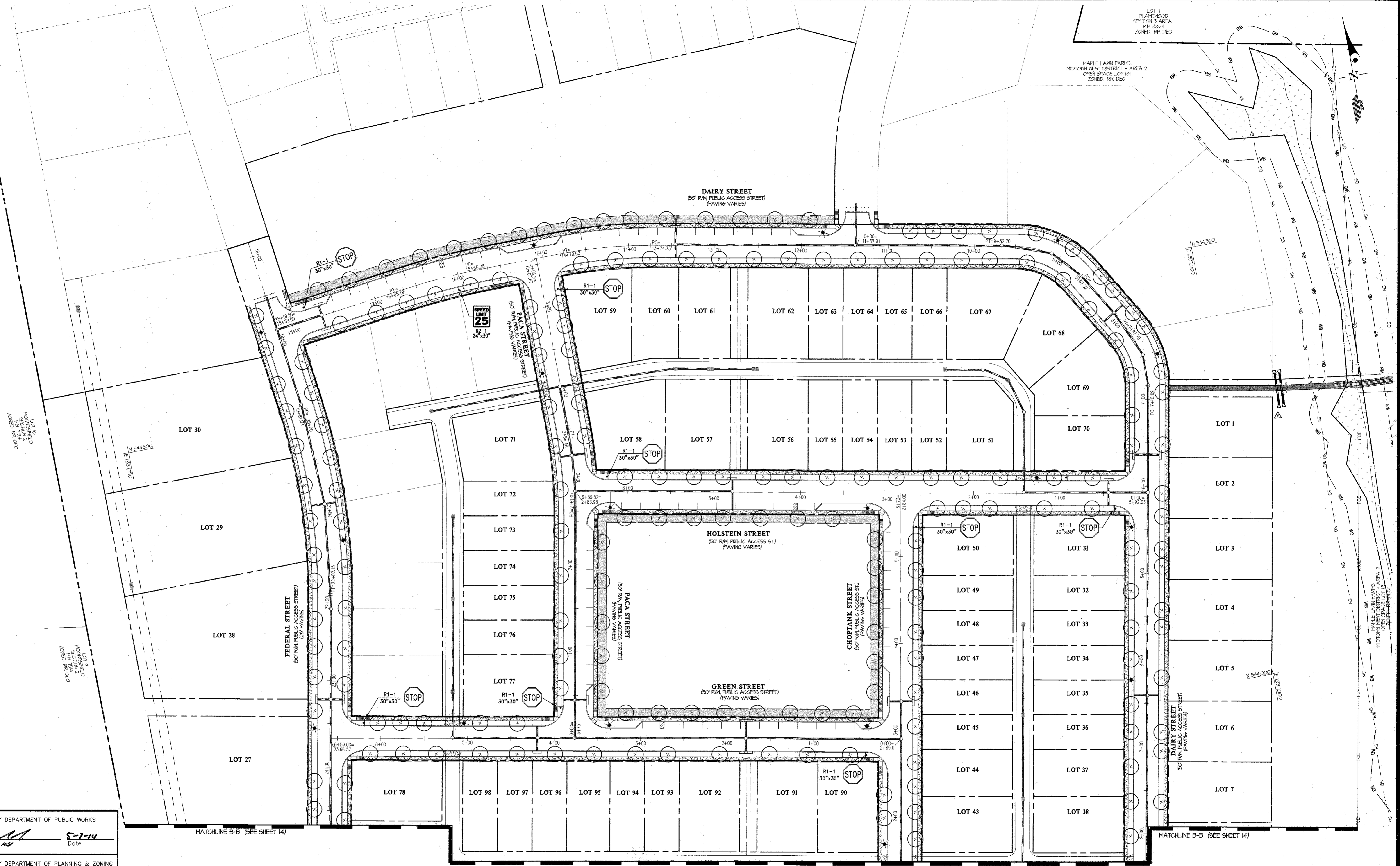
SCALE 1" = 50'
 ZONING MXD-3
 G. L. W. FILE No. 12001
 DATE APRIL, 2014
 TAX MAP - GRID 41-21/46-3
 SHEET 14 OF 36

STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 LICENSE NO. 129275
 EXPIRATION DATE: MAY 26, 2016
 4/28/14

ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

LOT 1
FLANWOOD
SECTION 3 AREA 1
P.N. 3024
ZONED: RR-DEO

MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT - AREA 2
OPEN SPACE LOT 181
ZONED: RR-DEO



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Michael J. [Signature] 5-2-14
Chief, Bureau of Highways

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 5-21-14
Chief, Division of Land Development
[Signature] 5-20-14
Chief, Development Engineering Division

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	APP'R.
2014-08-09	ADDED OPEN SPACE CURBVERT	HKJ	DEV

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

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS
WERE PREPARED OR APPROVED BY
ME, AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 12975
EXPIRATION DATE: MAY 28, 2016
4/21/14 *[Signature]*

SIGNING, STREET TREE and LIGHTING PLAN
MAPLE LAWN FARMS
GARDEN DISTRICT - AREA 1
LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110,
COMMON OPEN AREA LOTS 111 thru 114
and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'
ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	MXD-3	12001
DATE	TAX MAP - GRID	SHEET
APRIL, 2014	41-21/46-3	15 OF 36

L:\CAD\DRAWINGS\2014\PLANS BY GLW\FINALS\2014-15_SSTL.dwg, PLOTTED: 4/22/2014 1:13 PM, LAST SAVED: 4/18/2014 5:16 PM, PLOTTED BY: Jennifer R. Dibbs

'C' FACTOR COMPUTATIONS			
STRUCTURE	AREA (AC.)	'C'	IMPERVIOUS
I-436	4.56 Ac.	0.56	55%
I-437	1.54 Ac.	0.56	55%
I-438	1.22 Ac.	0.56	55%
I-439	1.03 Ac.	0.56	55%
I-440	0.71 Ac.	0.56	55%
I-441	0.45 Ac.	0.56	55%
I-442	0.10 Ac.	0.56	55%
I-443	0.20 Ac.	0.56	55%
I-444	0.81 Ac.	0.56	55%
ST-424	5.16 Ac.	0.52	46%
I-421	0.35 Ac.	0.56	55%
I-420	0.36 Ac.	0.56	55%
I-411	0.32 Ac.	0.56	55%
I-416	0.36 Ac.	0.56	55%
I-413	0.31 Ac.	0.56	55%
I-412	0.39 Ac.	0.56	55%
I-408	0.42 Ac.	0.56	55%
I-407	0.53 Ac.	0.56	55%
I-404	0.31 Ac.	0.56	55%
I-403	0.23 Ac.	0.56	55%
ES-5	7.24 Ac.	78*	14%
I-341	0.34 Ac.	0.56	55%
I-340	0.30 Ac.	0.56	55%
I-339	0.35 Ac.	0.56	55%
I-338	0.22 Ac.	0.56	55%
I-331	0.23 Ac.	0.56	55%
I-366	0.40 Ac.	0.56	55%
I-365	0.60 Ac.	0.56	55%
I-363	0.31 Ac.	0.56	55%
I-362	0.31 Ac.	0.56	55%
I-361	0.35 Ac.	0.56	55%
I-374	0.23 Ac.	0.56	55%
I-373	0.21 Ac.	0.56	55%
I-376	0.36 Ac.	0.56	55%
I-375	0.24 Ac.	0.56	55%
I-373	0.31 Ac.	0.56	55%
I-372	0.30 Ac.	0.56	55%
I-371	0.36 Ac.	0.56	55%
I-370	0.26 Ac.	0.56	55%
I-364	0.24 Ac.	0.56	55%
I-368	0.28 Ac.	0.56	55%
I-367	0.24 Ac.	0.56	55%
I-366	0.48 Ac.	0.56	55%
I-365	0.46 Ac.	0.56	55%
I-365A	1.15 Ac.	0.56	55%
I-363	0.26 Ac.	0.56	55%
I-361	0.28 Ac.	0.56	55%
I-354	0.35 Ac.	0.56	55%
I-351	0.23 Ac.	0.56	55%
I-356	0.24 Ac.	0.56	55%
I-354	0.35 Ac.	0.56	55%
I-353	0.28 Ac.	0.56	55%
I-352	0.33 Ac.	0.56	55%
I-351	0.31 Ac.	0.56	55%
I-350	0.36 Ac.	0.56	55%
I-348	0.24 Ac.	0.56	55%
I-347	0.33 Ac.	0.56	55%
I-344	0.34 Ac.	0.56	55%
I-343	0.50 Ac.	0.56	55%
I-340	0.60 Ac.	0.56	55%
I-334	1.41 Ac.	0.56	55%
I-335	0.36 Ac.	0.56	55%
I-334	0.30 Ac.	0.56	55%
I-330	0.31 Ac.	0.56	55%
I-324	0.32 Ac.	0.56	55%
ST-321	6.13 Ac.	0.50	46%
I-322	0.51 Ac.	0.56	55%
I-321	0.47 Ac.	0.56	55%
I-311	0.37 Ac.	0.56	55%
I-316	0.21 Ac.	0.56	55%
I-313	0.47 Ac.	0.56	55%
I-312	0.45 Ac.	0.56	55%
I-304	0.44 Ac.	0.56	55%
I-308	0.38 Ac.	0.56	55%
I-305	0.46 Ac.	0.56	55%
I-304	0.48 Ac.	0.56	55%

NOTE: DUE TO MASS GRADINGS 'C' SOIL WAS USED FOR CALCULATIONS.
 NOTE: STRUCTURES M-64, I-304, I-305, M-A, M-B AND ES-3 ARE EXISTING UNDER F-13-001.

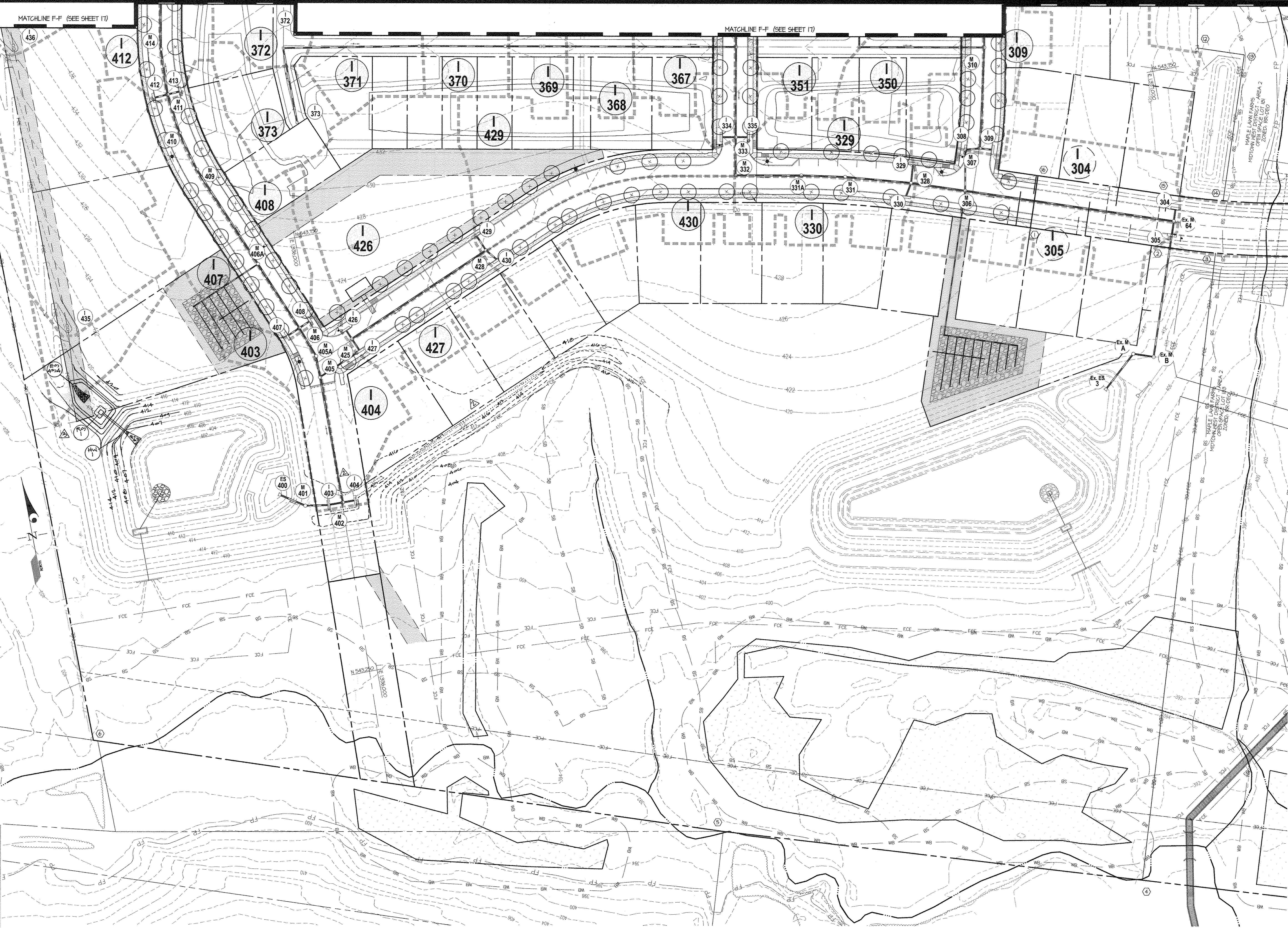
SWALE 'C' FACTOR COMPUTATIONS			
SWALE STATION	AREA (AC.)	TOTAL AREA (AC.)	'C' FACTOR
WEST 14+0	3.36	3.36	71
WEST 10+10	1.20	4.56	71
WEST 1+40	1.54	6.10	71
WEST 4+20	1.22	7.32	71
WEST 0+45	1.03	8.35	71
WEST 0+00	0.23	8.58	71
EAST 14+52	2.45	11.03	71
EAST 9+11	1.62	12.65	71
EAST 5+00	1.35	14.00	71
EAST 0+00	1.51	15.49	71

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
W. J. ... 5-21-14
 Chief, Bureau of Highways

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
W. J. ... 5-21-14
 Chief, Division of Land Development

Chad ... 5-20-14
 Chief, Development Engineering Division

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



DATE	REVISION	BY	APPR.
10-22-2011	Revised Grading at Pond 4	JK	DEV
10-10-2010	Rev contours to reflect field conditions	JK	DEV
2010-08-04	ADDED STRUCTURE TO 'C' FACTOR COMPUTATIONS TABLE	JK	DEV

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

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12875
 EXPIRATION DATE: MAY 26, 2015
 4/24/14 *CKA*

DRAINAGE AREA MAP
MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA 1
 LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110,
 COMMON OPEN AREA LOTS 111 thru 114
 and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	MXD-3	12001
DATE	TAX MAP - GRID	SHEET
APRIL, 2014	41-21/46-3	16 OF 36

L:\CAD\DRAWINGS\2014\PLANS BY GLW\FINALS\2014 16-18 SD DAM.dwg
 PLOTTED: 4/22/2014 11:17 PM. LAST SAVED: 2/18/2014 3:49 PM. PLOTTED BY: Jennifer R. Dice

MATCHLINE G-G (SEE SHEET 18)

MATCHLINE G-G (SEE SHEET 18)

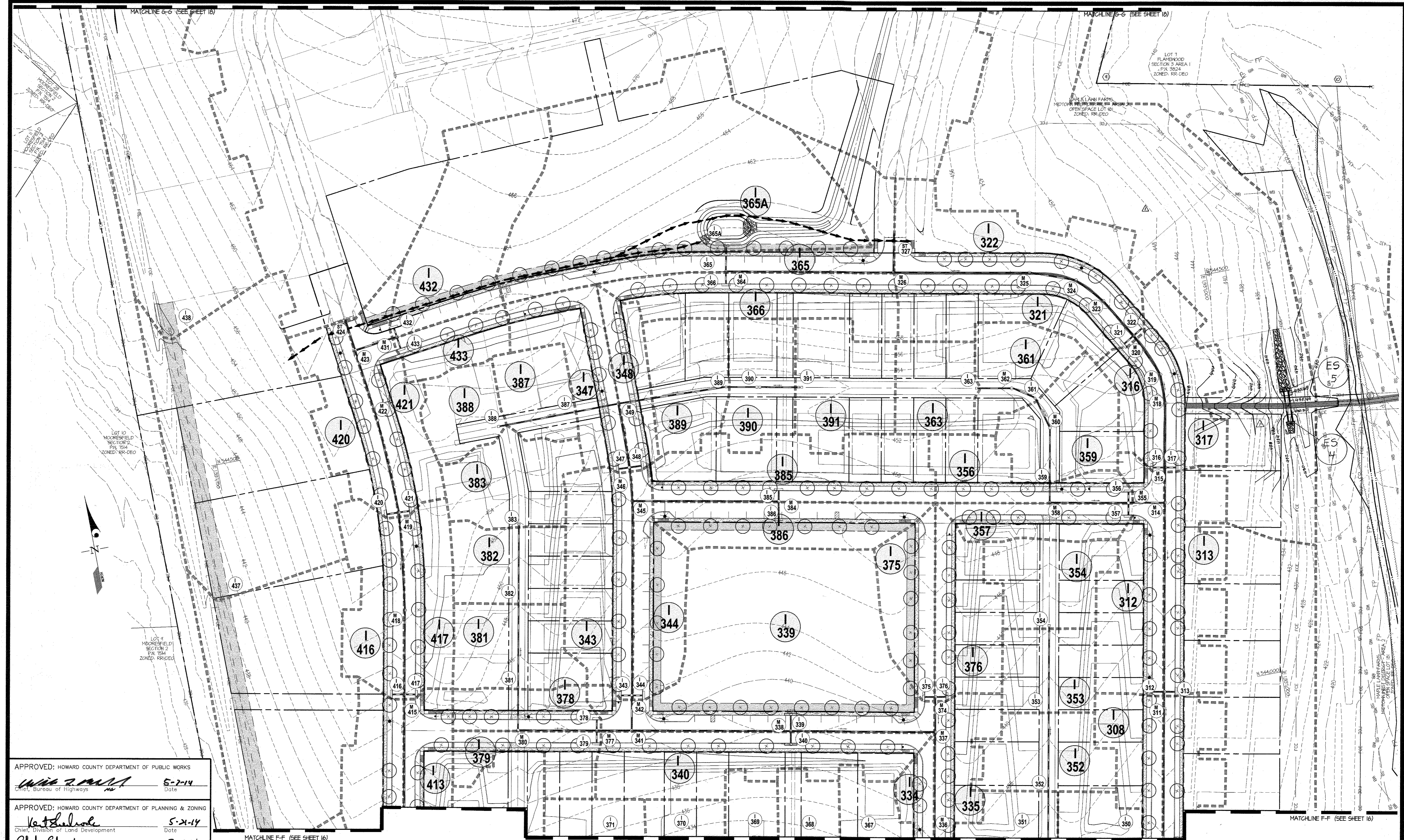
LOT 10 MOORESFIELD SECTION 2 P.N. 7514 ZONED RR-DEO

LOT 4 MOORESFIELD SECTION 2 P.N. 7514 ZONED RR-DEO

LOT 7 FLAMEWOOD SECTION 3 AREA 1 P.N. 3824 ZONED RR-DEO

MAPLE LAWN FARMS MIDTOWN PREPARED FOR OPEN SPACE LOT 101 ZONED RR-DEO

MAPLE LAWN FARMS MIDTOWN PREPARED FOR OPEN SPACE LOT 101 ZONED RR-DEO



MATCHLINE F-F (SEE SHEET 16)

MATCHLINE F-F (SEE SHEET 16)

MATCHLINE F-F (SEE SHEET 16)

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

W. J. ... 5-2-14
Chief, Bureau of Highways

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

K. ... 5-21-14
Chief, Division of Land Development

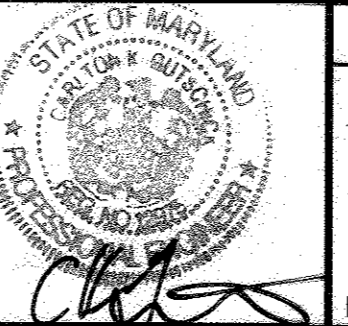
C. ... 5-20-14
Chief, Development Engineering Division

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 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

2016-08-04	RAISED DRAINAGE AREA AND ADDED OPEN SPACE CULVERT	HKJ	DEV
DATE	REVISION	BY	APPR.

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

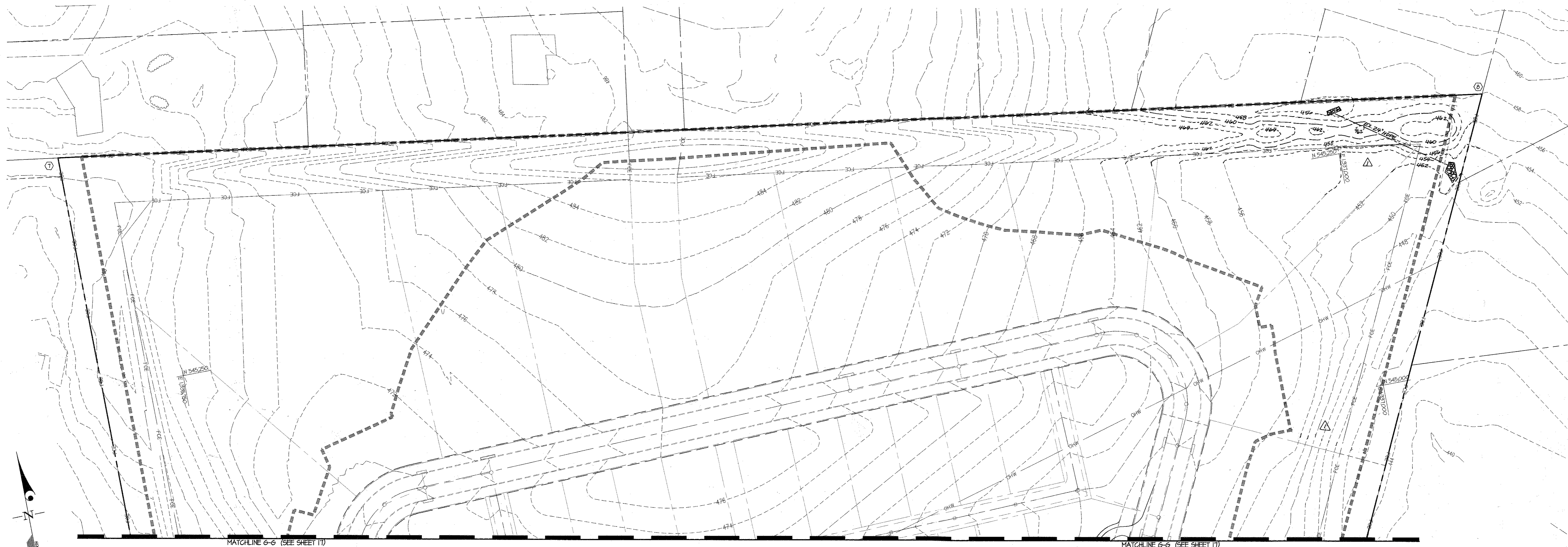
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS
WERE PREPARED OR APPROVED BY
ME, AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 12975
EXPIRATION DATE: MAY 28, 2016
4/24/14



DRAINAGE AREA MAP
MAPLE LAWN FARMS
GARDEN DISTRICT - AREA 1
LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110,
COMMON OPEN AREA LOTS 111 thru 114
and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'
ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1" = 50'	MXD-3	12001
DATE	TAX MAP - GRID	SHEET
APRIL, 2014	41-21/46-3	17 OF 36

L:\CAD\DRAWINGS\2014\PLANS BY GUY\NVA\12001 16-18 5D DAM.dwg, PLOTTED: 4/22/2014 1:20 PM, LAST SAVED: 4/18/2014 3:49 PM, PLOTTED BY: Jennifer R. Dicks



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

Will Z. Miller 5-27-14
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

W. J. Schuler 5-21-14
 Chief, Division of Land Development Date

Chad Edwards 5-20-14
 Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 220 - 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	APP'R.
2014-08-04	REVISED DRAINAGE AREA AND EXISTING TOPOGRAPHY	HJK	DEV

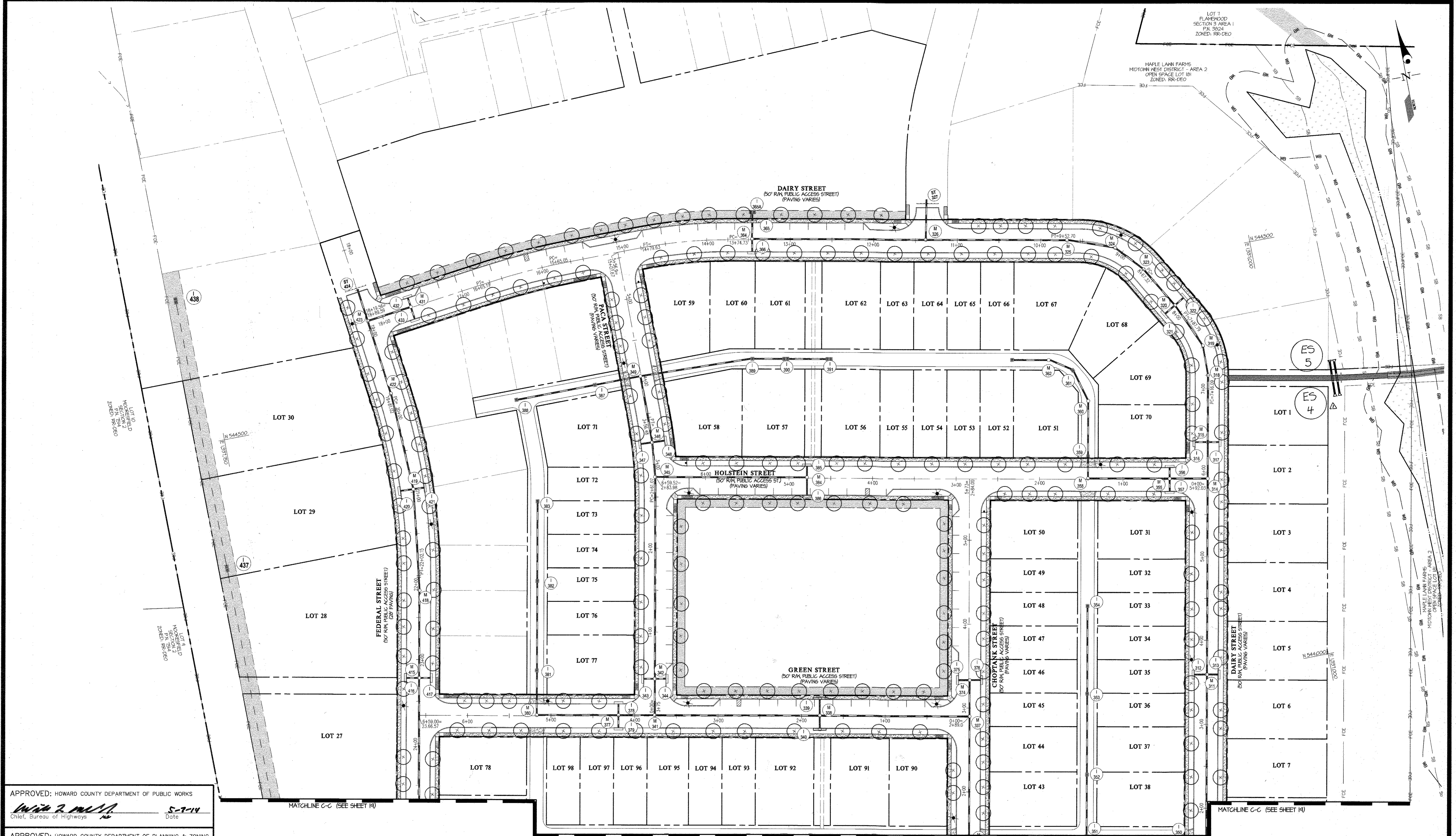
PREPARED FOR:
 MAPLE LAWN FARMS I, LLC
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12972
 EXPIRATION DATE: MAY 28, 2016
42414

DRAINAGE AREA MAP
MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA I
 LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110,
 COMMON OPEN AREA LOTS 111 thru 114
 and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'
 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	MXD-3	12001
DATE	TAX MAP - GRID	SHEET
APRIL, 2014	41-21/46-3	18 OF 36

L:\CAD\DRAWINGS\2014\PLANS BY G.L.W.\MALS\2001 16-18_S0_DAM.dwg
 PLOTTER: 4/22/2014 1:23 PM, LAST SAVED: 4/18/2014 3:49 PM, PLOTTED BY: Jennifer R. Dick



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
W. J. M. M. 5-7-14
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
K. B. L. 5/21/14
 Chief, Division of Land Development Date
C. E. 5-20-14
 Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-683-1820 DC/VA: 301-386-2524 FAX: 301-421-4186

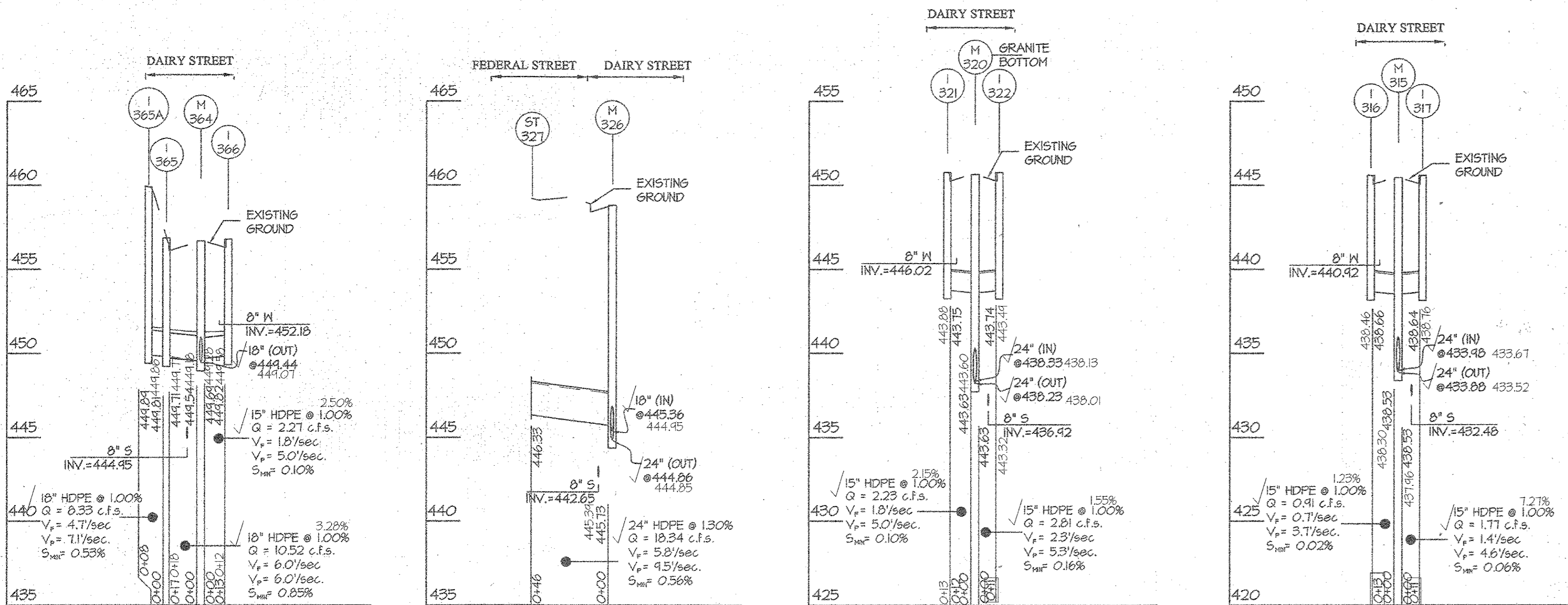
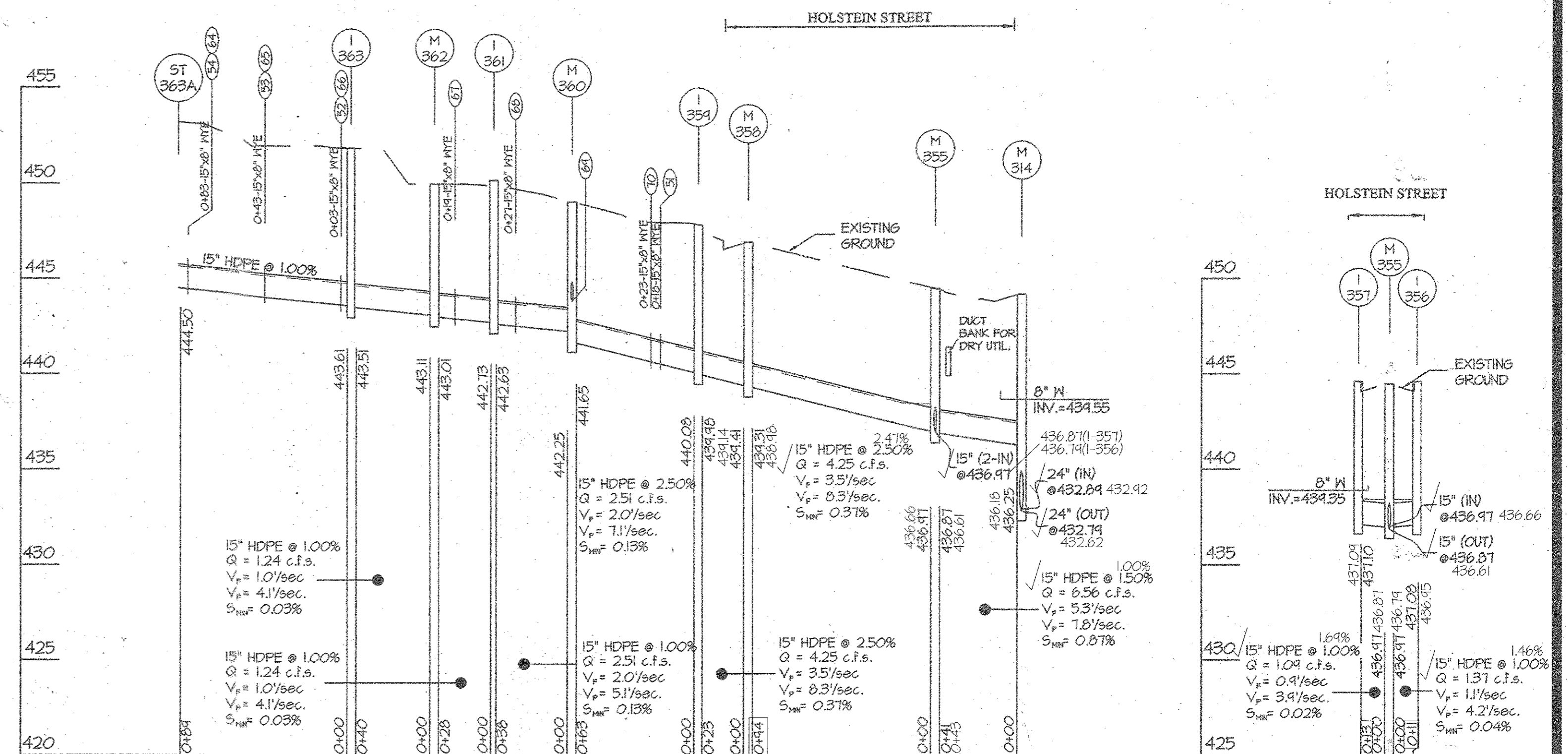
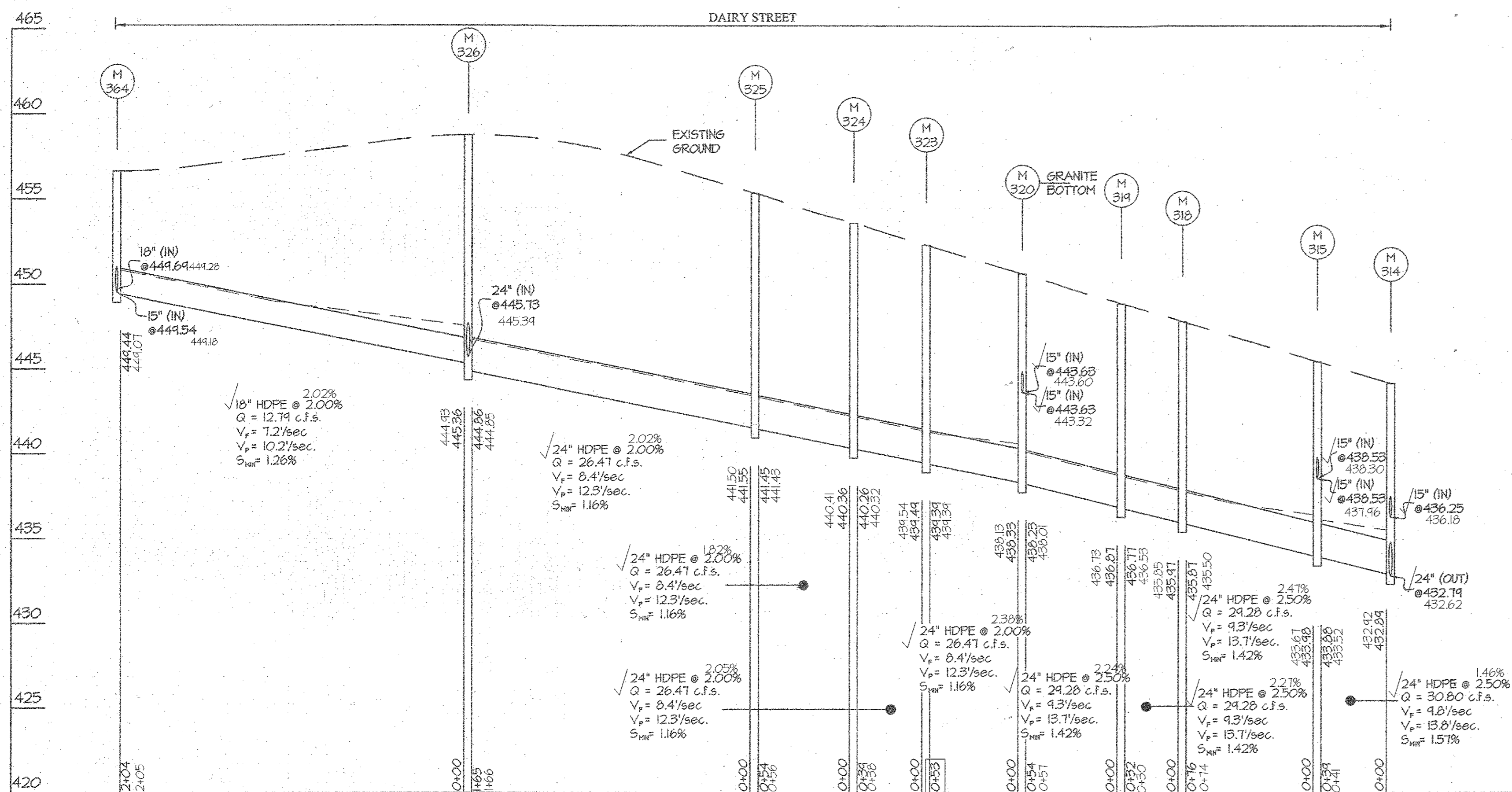
DATE	DESCRIPTION	BY	APP'R.
2018-08-24	ADDED OPEN SPACE CULVERT	HKJ	DEV

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

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12925
 EXPIRATION DATE: MAY 26, 2016
422114 *C. K.*

STORM DRAIN INFORMATION PLAN
MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA 1
 LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110,
 COMMON OPEN AREA LOTS 111 thru 114
 and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'
 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	MXD-3	12001
DATE	TAX MAP - GRID	SHEET
APRIL, 2014	41-21/46-3	20 OF 36



LOT No.	INV. OF MAIN LINE	INV. 8" HDPE @ MAIN	INV. 8" HDPE @ PROP. LINE
51	436.10	436.41	436.60
52	434.34	434.63	434.76
53	434.74	440.03	440.16
54	440.14	440.43	440.56
64	440.14	440.43	440.56
65	434.74	440.03	440.16
66	434.34	434.63	434.76
67	438.62	438.91	439.04
68	438.22	438.51	438.64
69		444.23	444.33
70	436.23	436.52	436.65

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. 12915, Expiration Date: 12/31/2018.

4/2/18
Date
Gail R. Culechick
Professional Engineer
Maryland Reg. No. 12915

SIZE	TYPE	QUANTITY (L.F.)	REMARKS
8"	HDPE	144	
15"	HDPE	500	
18"	HDPE	224	
24"	HDPE	558	

NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT		STD. DETAIL	LOCATIONS	REMARKS				
			PROPOSED UPPER	AS-BUILT LOWER	PROPOSED UPPER	AS-BUILT LOWER							
ST-327	STUB	2'-0"	---	---	---	446.33	HO. CO. SD 4.03	N 544,623 E 1,336,624					
I-316	A-10 INLET	2'-6"	445.81	445.44	445.74	445.42	---	438.66	438.46	HO. CO. SD 4.03	N 544,278 E 1,336,840		
I-317	A-10 INLET	2'-6"	445.81	445.44	445.81	445.44	---	438.64	438.76	HO. CO. SD 4.03	N 544,212 E 1,336,920		
I-321	A-10 INLET	2'-6"	450.83	450.68	450.76	451.11	---	443.75	443.88	HO. CO. SD 4.03	N 544,435 E 1,336,884		
I-322	COG-15 INLET	2'-6"	450.90	450.46	451.14	450.81	---	443.74	443.44	SHA MD. SD 374.62	N 544,450 E 1,336,910		
I-356	A-10 INLET	2'-6"	444.80	444.53	444.81	444.75	---	437.08	436.95	HO. CO. SD 4.03	N 544,255 E 1,336,856		
I-357	A-10 INLET	2'-6"	444.80	444.53	444.83	444.41	---	437.10	437.04	HO. CO. SD 4.03	N 544,225 E 1,336,850		
I-359	S INLET	2'-15"	447.56	447.48	---	440.08	439.98	---	---	HO. CO. SD 4.22	N 544,285 E 1,336,762		
I-361	S INLET	2'-15"	444.17	444.13	---	442.73	442.63	---	---	HO. CO. SD 4.22	N 544,240 E 1,336,763		
I-363	S INLET	2'-15"	450.76	450.68	---	443.61	443.51	---	---	HO. CO. SD 4.22	N 544,416 E 1,336,644		
I-365	A-10 INLET	2'-6"	456.68	456.68	456.67	456.58	449.81	449.71	449.86	449.77	HO. CO. SD 4.03	N 544,636 E 1,336,494	
I-365A	SS INLET	2'-15"	XXX	XXX	---	444.84	---	---	---	HO. CO. SD 4.23	N 544,646 E 1,336,422		
I-366	A-10 INLET	2'-6"	456.68	456.66	456.64	456.75	---	449.82	449.58	HO. CO. SD 4.03	N 544,600 E 1,336,413		
M-314	STANDARD MANHOLE	4'-0"	444.16	---	444.15	---	436.25	432.74	436.16	432.62	HO. CO. 6-512	N 544,282 E 1,336,847	
M-315	STANDARD MANHOLE	4'-0"	445.45	---	445.47	---	438.58	433.88	438.50	433.52	HO. CO. 6-512	N 544,275 E 1,336,906	
M-316	STANDARD MANHOLE	4'-0"	447.83	---	448.88	---	435.97	435.87	435.85	435.50	HO. CO. 6-512	N 544,353 E 1,336,921	
M-319	STANDARD MANHOLE	4'-0"	448.84	---	447.91	---	436.87	436.77	436.73	436.53	HO. CO. 6-512	N 544,384 E 1,336,921	
M-320	STANDARD MANHOLE	4'-0"	450.64	---	450.54	---	443.63	438.23	443.60	438.01	HO. CO. 6-512	N 544,443 E 1,336,840	
M-323	STANDARD MANHOLE	4'-0"	452.33	---	452.25	---	439.44	439.34	439.54	439.34	HO. CO. 6-512	N 544,442 E 1,336,864	
M-324	STANDARD MANHOLE	4'-0"	453.60	---	453.51	---	440.36	440.26	440.41	440.32	HO. CO. 6-512	N 544,524 E 1,336,841	
M-325	STANDARD MANHOLE	4'-0"	455.35	---	455.26	---	441.55	441.45	441.50	441.43	HO. CO. 6-512	N 544,544 E 1,336,786	
M-326	STANDARD MANHOLE	4'-0"	458.74	---	458.80	---	445.78	444.86	445.34	444.85	HO. CO. 6-512	N 544,576 E 1,336,620	
M-355	STANDARD MANHOLE	4'-0"	444.47	---	444.44	---	436.97	436.87	436.66	436.61	HO. CO. 6-512	N 544,241 E 1,336,853	
M-358	STANDARD MANHOLE	4'-0"	446.95	---	446.88	---	439.41	439.31	439.14	438.98	HO. CO. 6-512	N 544,260 E 1,336,757	
M-360	STANDARD MANHOLE	4'-0"	448.52	---	---	---	442.25	441.65	---	---	HO. CO. 6-512	N 544,350 E 1,336,775	
M-362	STANDARD MANHOLE	4'-0"	444.72	---	---	---	443.11	443.01	---	---	HO. CO. 6-512	N 544,407 E 1,336,737	
M-364	STANDARD MANHOLE	4'-0"	456.66	---	456.94	---	449.64	449.44	449.28	449.07	HO. CO. 6-512	N 544,616 E 1,336,416	

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Chief, Bureau of Highways
 Date: 5-7-14

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Division of Land Development
 Date: 5-21-14

Chief, Development Engineering Division
 Date: 5-20-14

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3309 NATIONAL DRIVE - SUITE 250 - BURTSMVILLE OFFICE PARK
 BURTSMVILLE, MARYLAND 20868
 TEL: 301-421-4024 FAX: 410-890-1820 DC/VA: 301-989-2524 FAX: 301-421-4188

PREPARED FOR:
 MAPLE LAWN FARMS I, LLC
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-844-8400

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. 12915, EXPIRATION DATE: 12/31/2018.

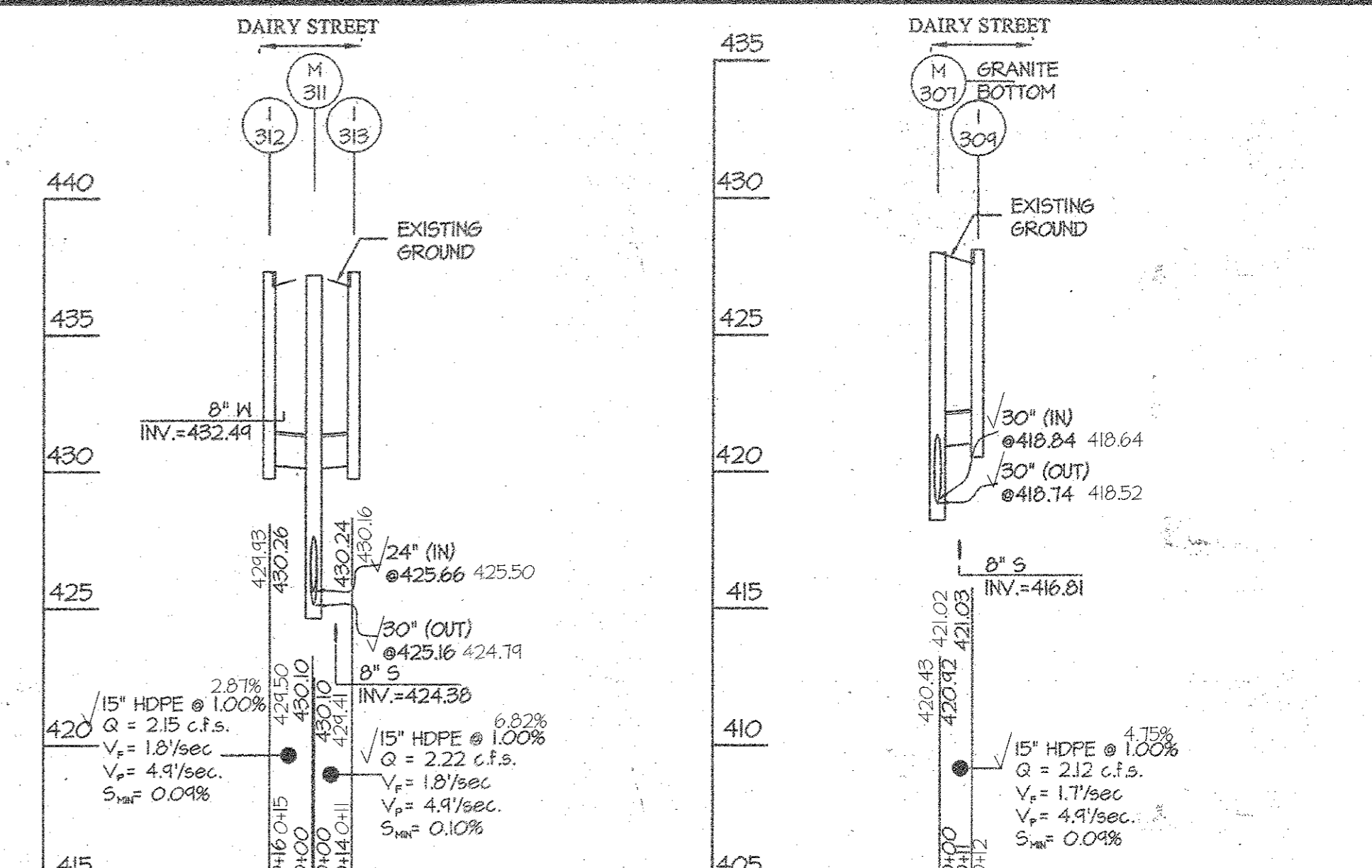
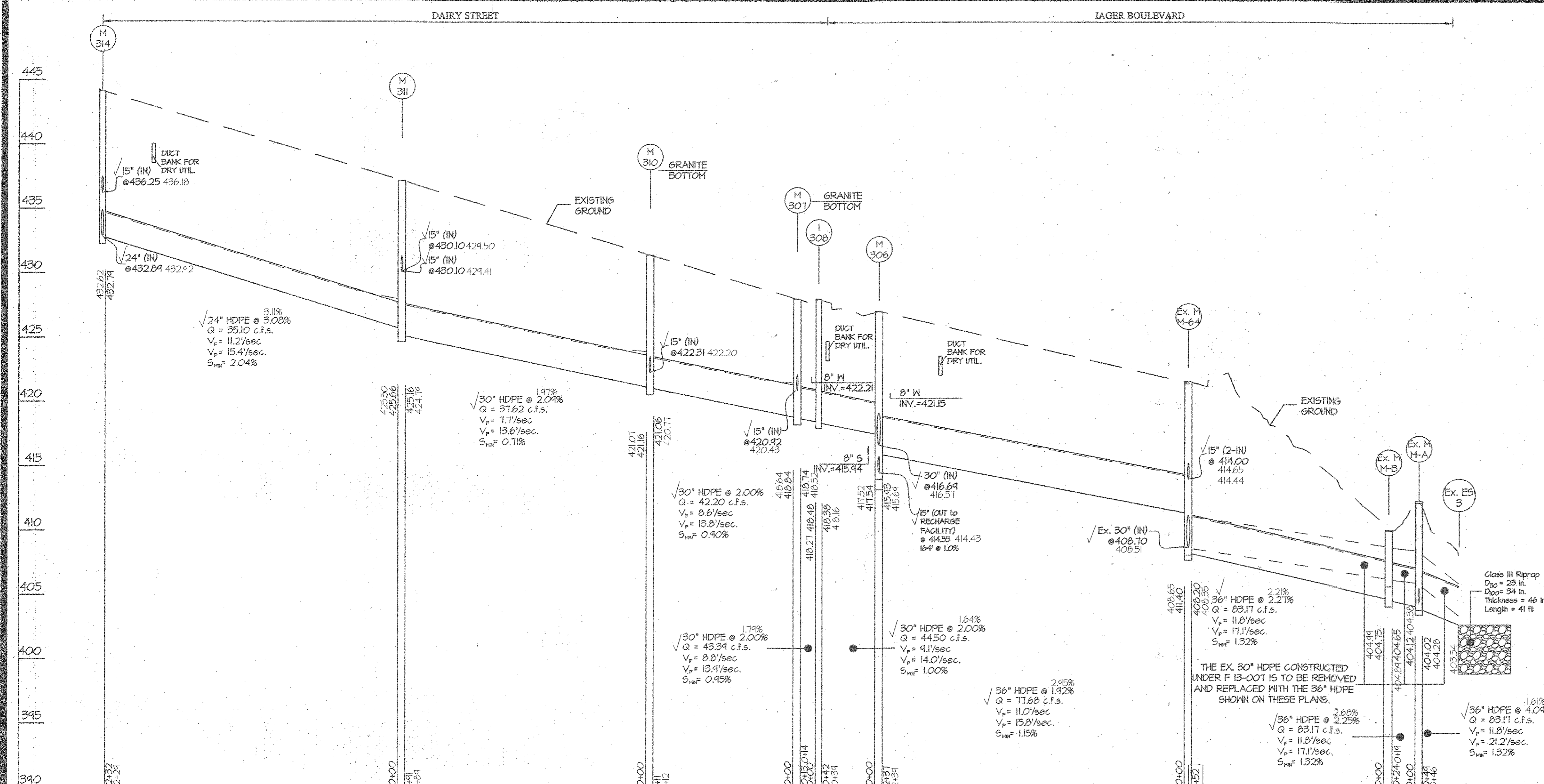


AS-BUILT
STORM DRAIN PROFILES
MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA I
 LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110,
 COMMON OPEN AREA LOTS 111 thru 114
 and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'

AS-BUILT SHEET II OF 18
 SCALE: 1"=50' (H), 1"=5' (V)
 ZONING: MXD-3
 G. L. W. FILE NO.: 12001
 DATE: APRIL, 2014
 TAX MAP - GRID: 41-21/46-3
 SHEET: 21 OF 36

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

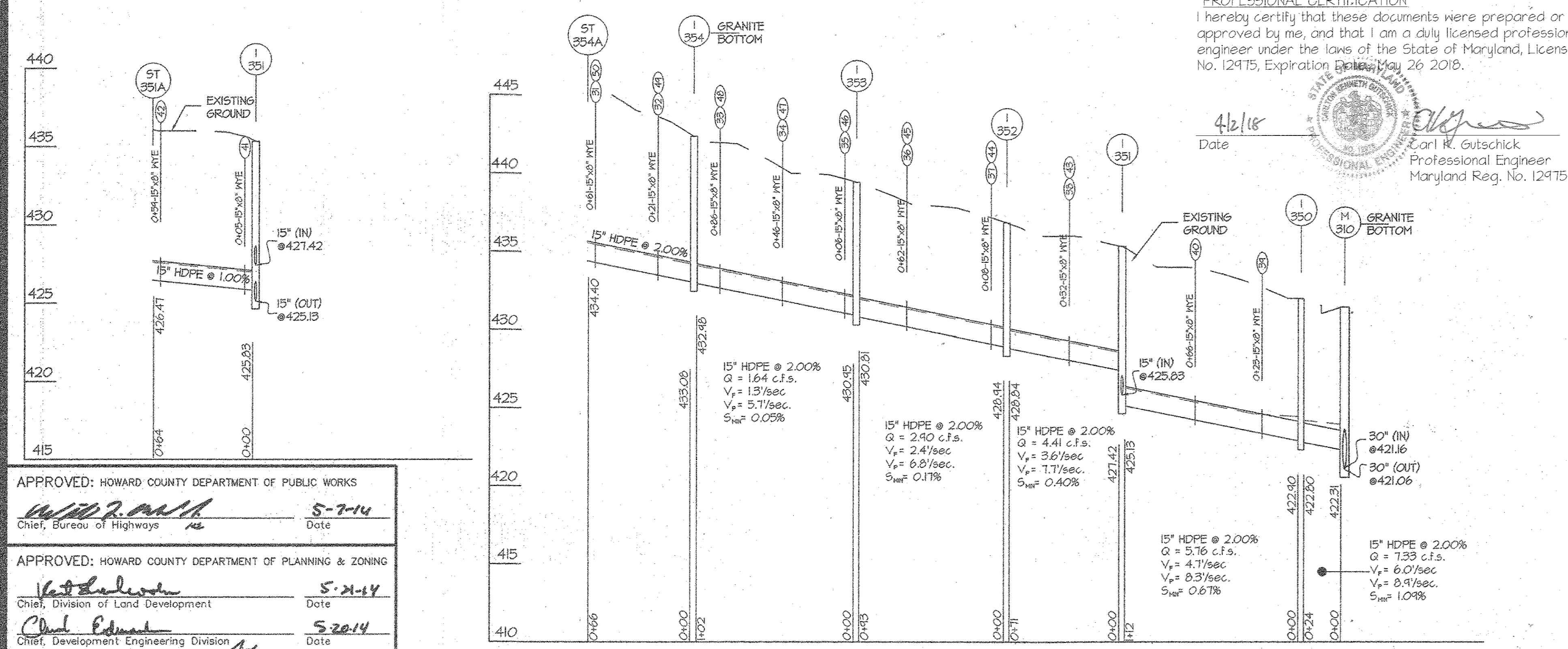


LOT No.	INV. OF MAIN LINE	INV. OF MAIN	INV. OF HDPE
31	434.01	434.30	434.43
32	433.61	433.90	434.03
33	431.80	432.01	432.22
34	430.40	430.61	430.82
35	429.00	429.21	429.42
36	428.06	428.35	428.46
37	426.98	427.21	427.40
38	425.21	425.58	425.71
39	422.98	423.28	423.41
40	423.61	423.90	424.03
41	424.91	425.20	425.33
42	425.45	425.74	425.81
43	425.21	425.56	425.71
44	426.98	427.21	427.40
45	428.06	428.35	428.46
46	429.00	429.21	429.42
47	430.40	430.61	430.82
48	431.80	432.01	432.22
49	433.61	433.90	434.03
50	434.01	434.30	434.43

SIZE	TYPE	QUANTITY (L.F.)	REMARKS
8"	HDPE	260	
15"	HDPE	591 546	
24"	HDPE	232 224	
30"	HDPE	351 354	
36"	HDPE	462 456	

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. 129175, Expiration Date: May 26, 2018.

Date: 4/2/18
 Carl K. Gutschick
 Professional Engineer
 Maryland Reg. No. 129175



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-304	A-10 INLET	2'-6"	421.87	421.68	421.70	421.46	---	414.11	---	414.44	HO. CO. SD 4.03	N 543,512 E 1,336,916		
I-305	A-10 INLET	2'-6"	421.87	421.68	421.69	421.45	---	414.14	---	414.65	HO. CO. SD 4.03	N 543,562 E 1,336,906		
I-308	CO6-10 INLET	2'-6"	428.25	427.95	427.75	427.33	418.48	418.38	418.27	418.16	SHA MD. SD 314.62	N 543,703 E 1,336,712		
I-304	A-10 INLET	2'-6"	428.37	428.04	427.91	427.50	---	421.03	---	421.02	HO. CO. SD 4.03	N 543,641 E 1,336,803		
I-312	A-10 INLET	2'-6"	437.55	437.23	437.80	437.34	---	430.26	---	429.43	HO. CO. SD 4.03	N 544,006 E 1,336,836		
I-313	A-10 INLET	2'-6"	437.55	437.23	437.68	437.36	---	430.24	---	430.16	HO. CO. SD 4.03	N 544,000 E 1,336,867		
I-350	S INLET	2'-15"	432.00	431.95	---	---	---	422.90	---	422.80	HO. CO. SD 4.22	N 543,811 E 1,336,188		
I-351	S INLET	2'-15"	434.57	434.41	---	---	---	421.42	---	425.13	HO. CO. SD 4.22	N 543,841 E 1,336,675		
I-352	S INLET	2'-15"	436.51	436.44	---	---	---	428.94	---	428.84	HO. CO. SD 4.22	N 543,913 E 1,336,684		
I-353	S INLET	2'-15"	438.95	438.87	---	---	---	430.95	---	430.81	HO. CO. SD 4.22	N 544,008 E 1,336,106		
I-354	S INLET	2'-15"	442.31	442.18	---	---	---	433.08	---	432.98	HO. CO. SD 4.22	N 544,111 E 1,336,728		
Ex. M-64	STANDARD MANHOLE	5'-0"	421.42	---	421.40	---	---	414.00	408.20	414.38	408.43	HO. CO. 6-513	N 543,576 E 1,336,911	
M-306	STANDARD MANHOLE	5'-0"	427.08	---	426.80	---	---	417.54	414.55	417.52	414.43	HO. CO. 6-513	N 543,651 E 1,336,763	
M-307	STANDARD MANHOLE	5'-0"	428.01	---	427.42	---	---	418.24	418.74	420.43	418.52	HO. CO. 6-513	N 543,702 E 1,336,784	
M-310	STANDARD MANHOLE	5'-0"	431.43	---	431.21	---	---	422.31	421.06	422.20	420.71	HO. CO. 6-513	N 543,813 E 1,336,816	
M-311	STANDARD MANHOLE	5'-0"	437.19	---	437.22	---	---	430.10	425.16	429.50	424.79	HO. CO. 6-513	N 544,003 E 1,336,853	
M-314	STANDARD MANHOLE	4'-0"	444.16	---	444.15	---	---	436.25	432.74	436.18	432.62	HO. CO. 6-512	N 544,232 E 1,336,841	

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 BAL: 410-889-1820 DC/VA: 301-989-2524 FAX: 301-421-4188

DATE	REVISION	BY	APPR.

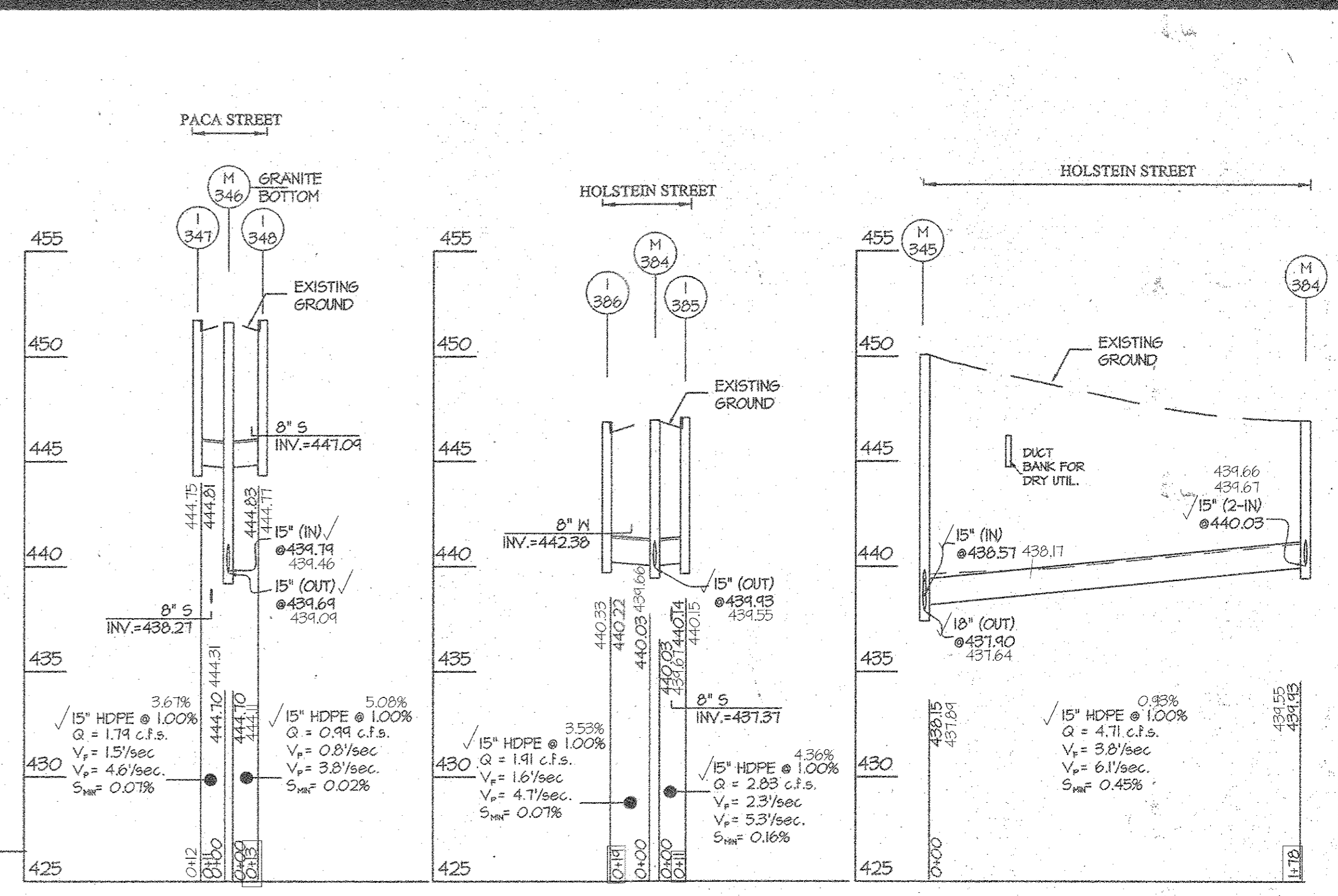
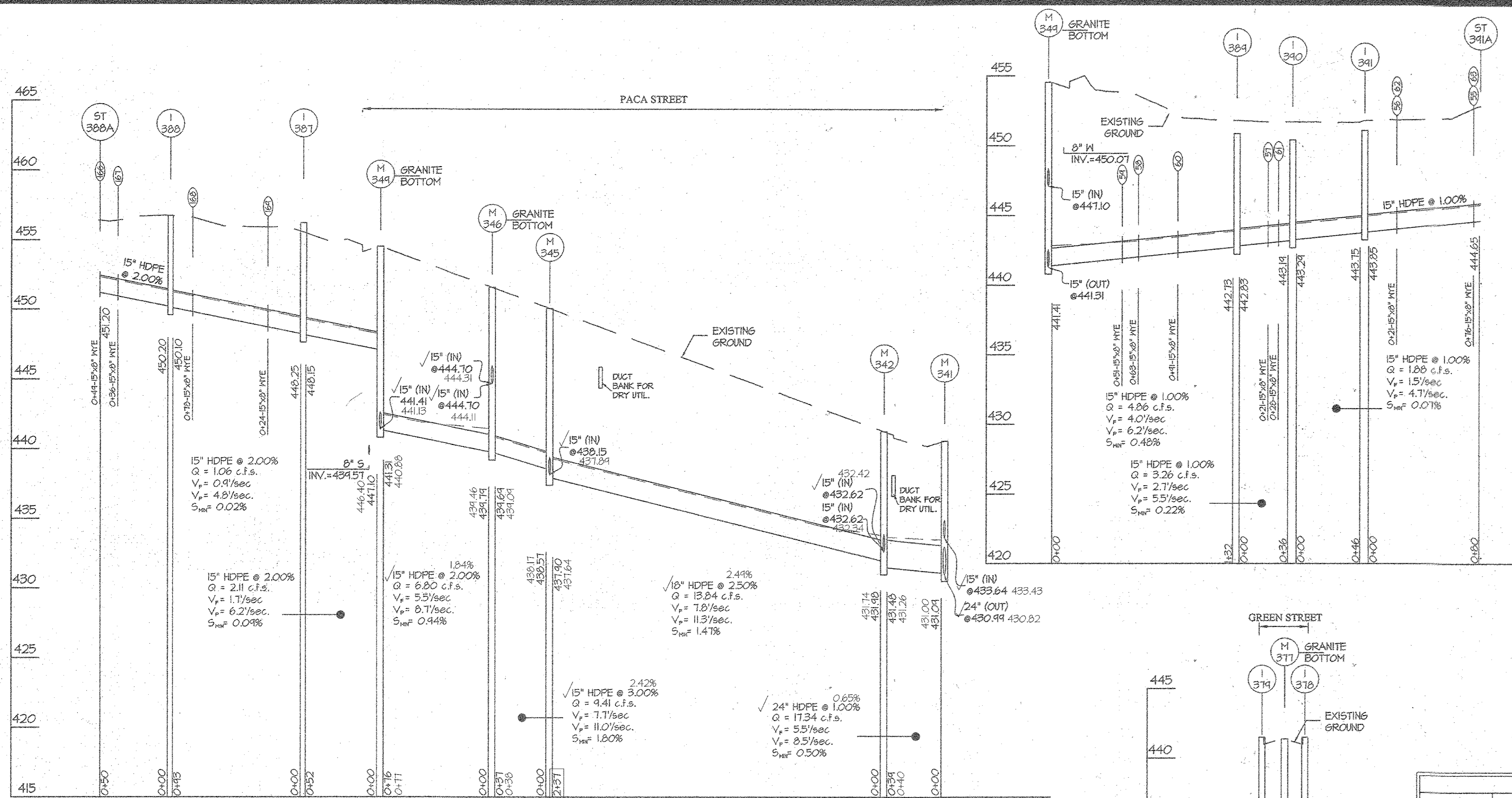
PREPARED FOR:
 MAPLE LAWN FARMS I, LLC
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 129175
 EXPIRATION DATE: May 26, 2018

4/2/18
 Carl K. Gutschick
 Professional Engineer
 Maryland Reg. No. 129175

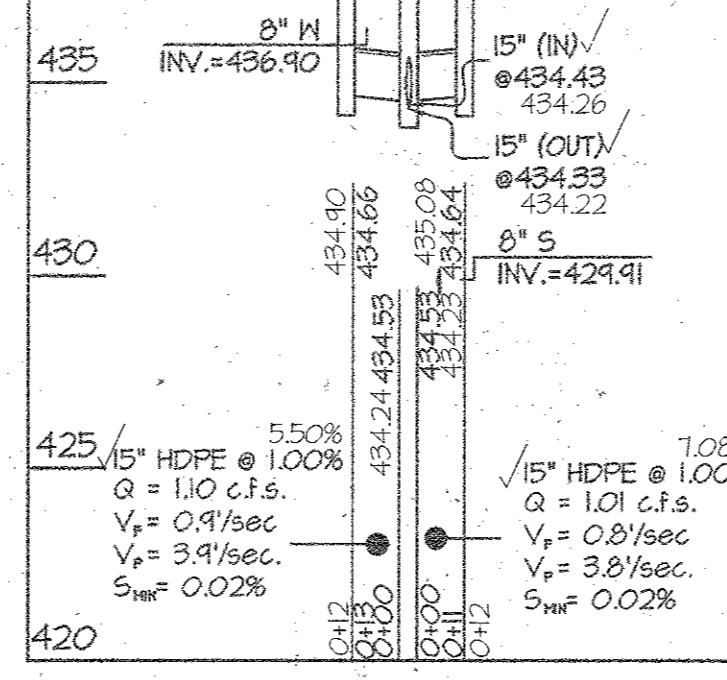
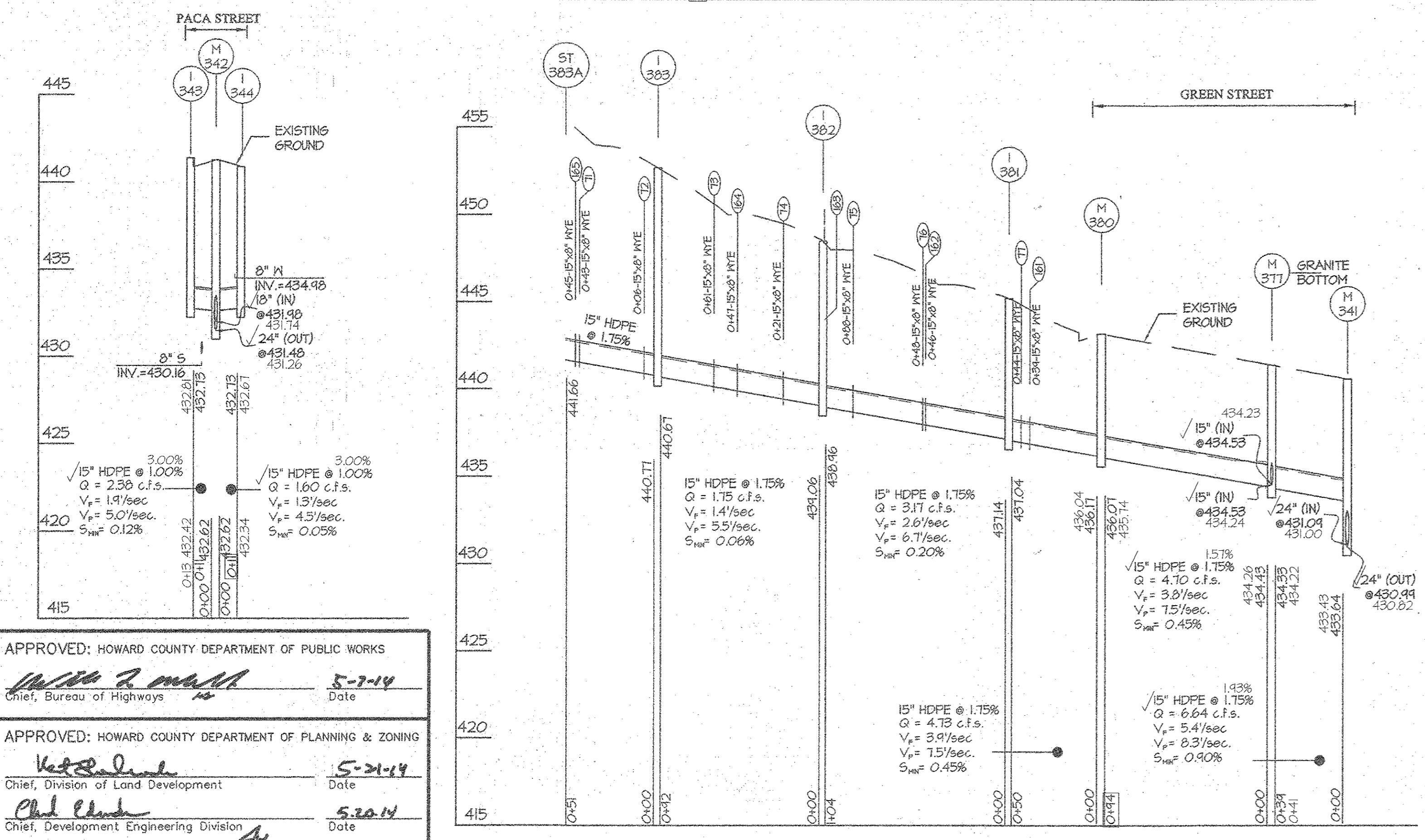
STORM DRAIN PROFILES ASBUILTS
MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA 1
 LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110,
 COMMON OPEN AREA LOTS 111 thru 114
 and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'

SCALE	ZONING	G. L. W. FILE NO.
1"=50' (H) 1"=5' (V)	MXD-3	12001
DATE: APRIL 2018	TAX MAP - GRID: 41-21/46-3	SHEET: 22 OF 36



PROFESSIONAL CERTIFICATION
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12975, Expiration Date: May 26, 2018.
 Date: 4/2/18
 Carl K. Gutschick
 Professional Engineer
 Maryland Reg. No. 12975

PIPE SCHEDULE			
SIZE	TYPE	QUANTITY (L.F.)	REMARKS
8"	HDPE	300	
15"	HDPE	1310	
18"	HDPE	281	
24"	HDPE	34	



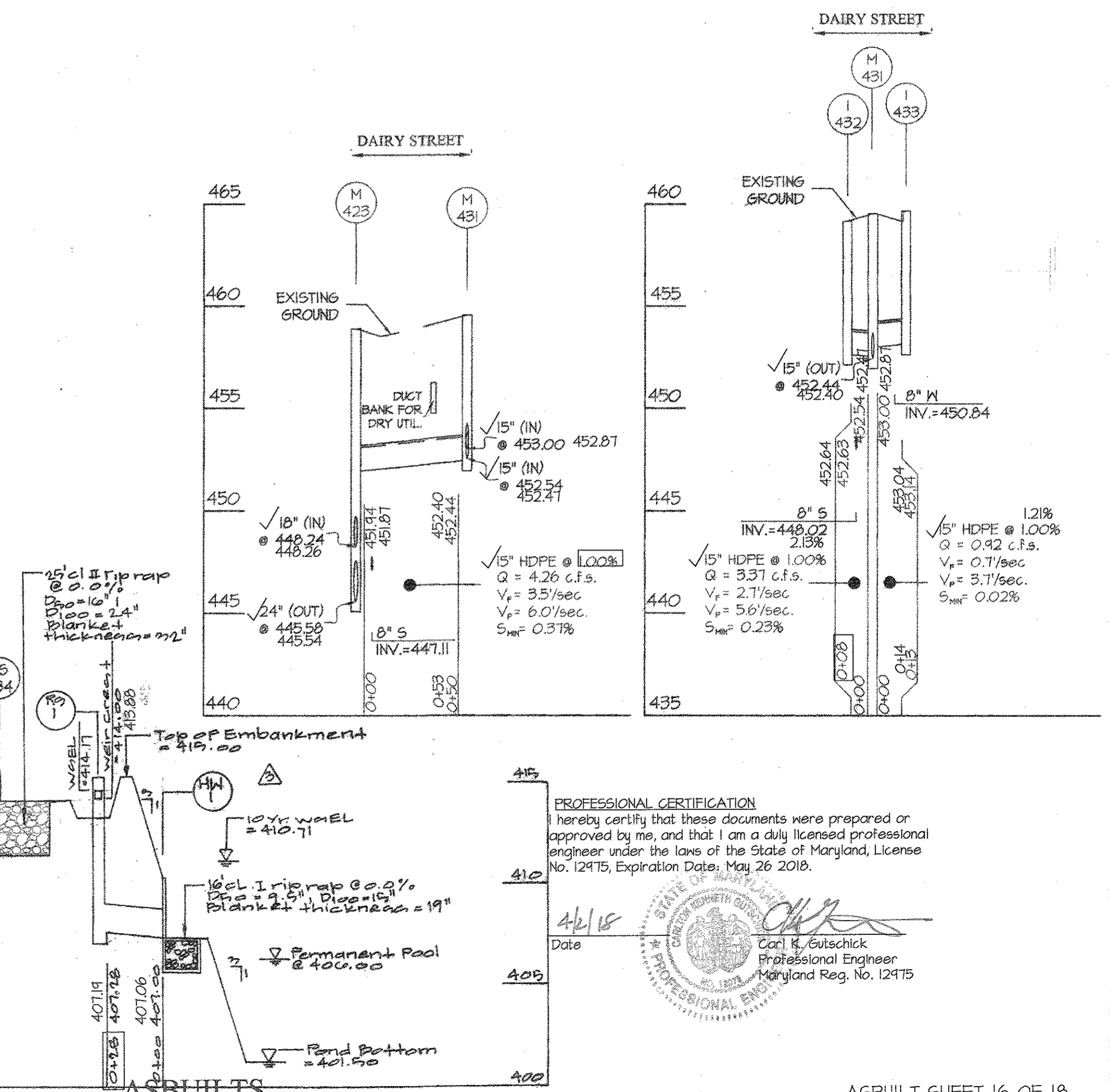
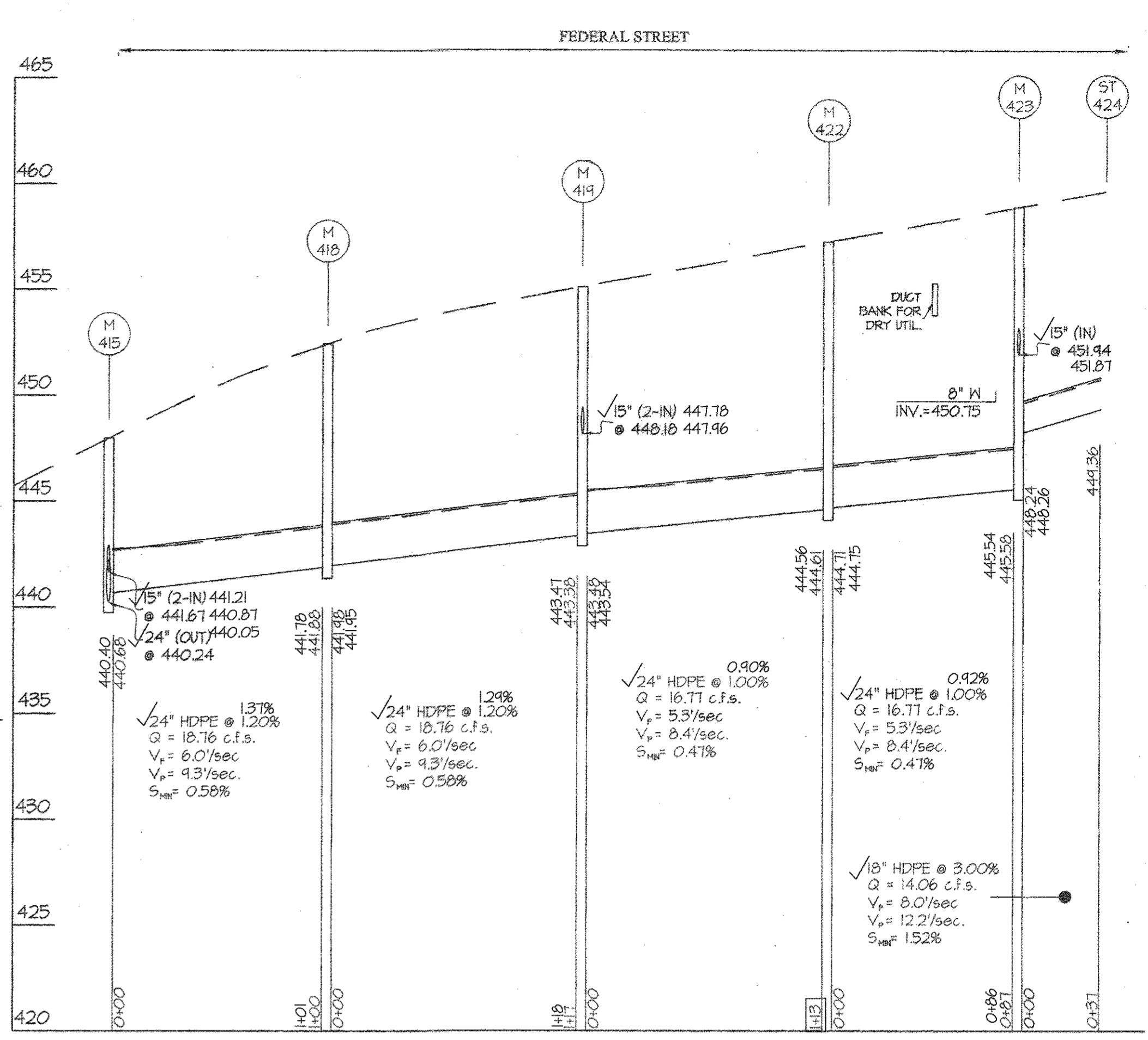
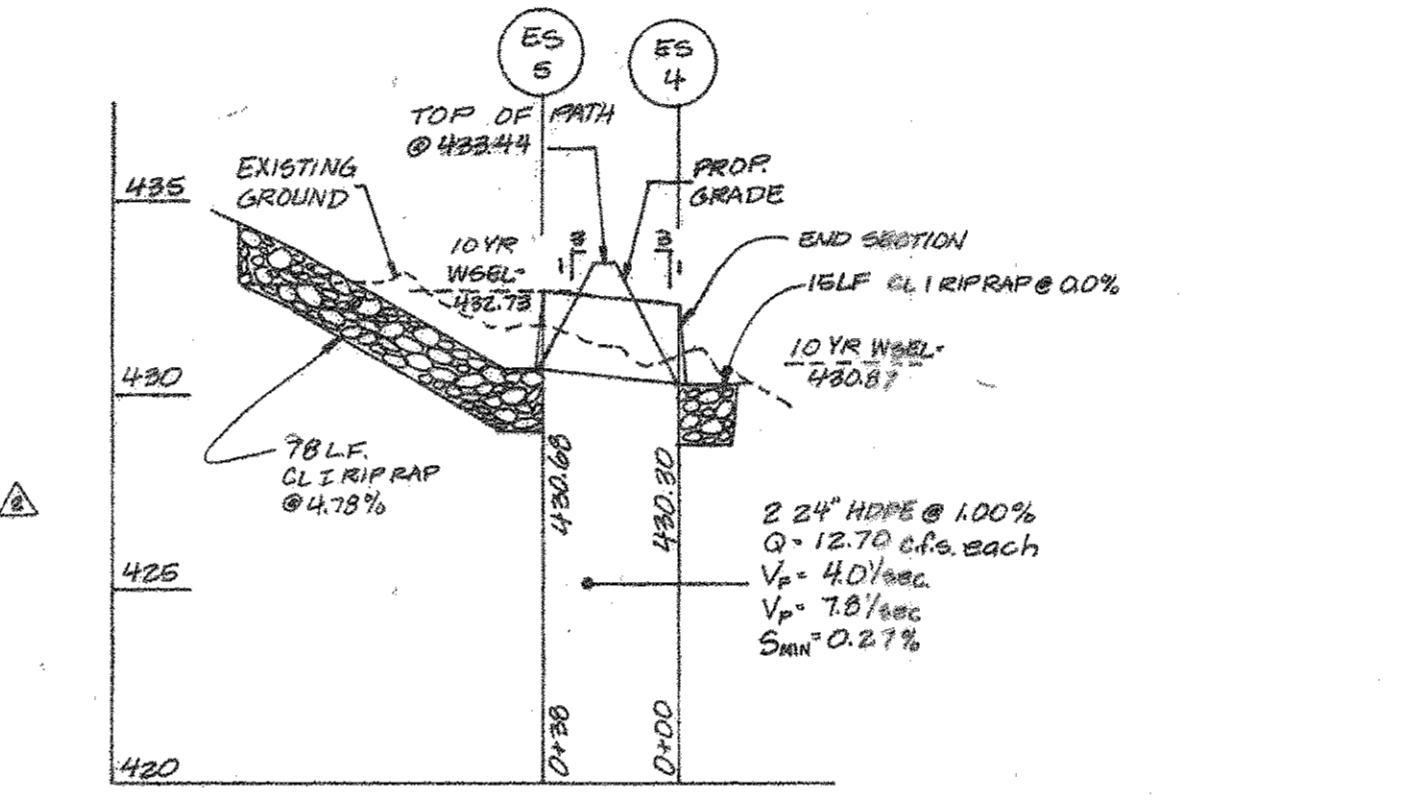
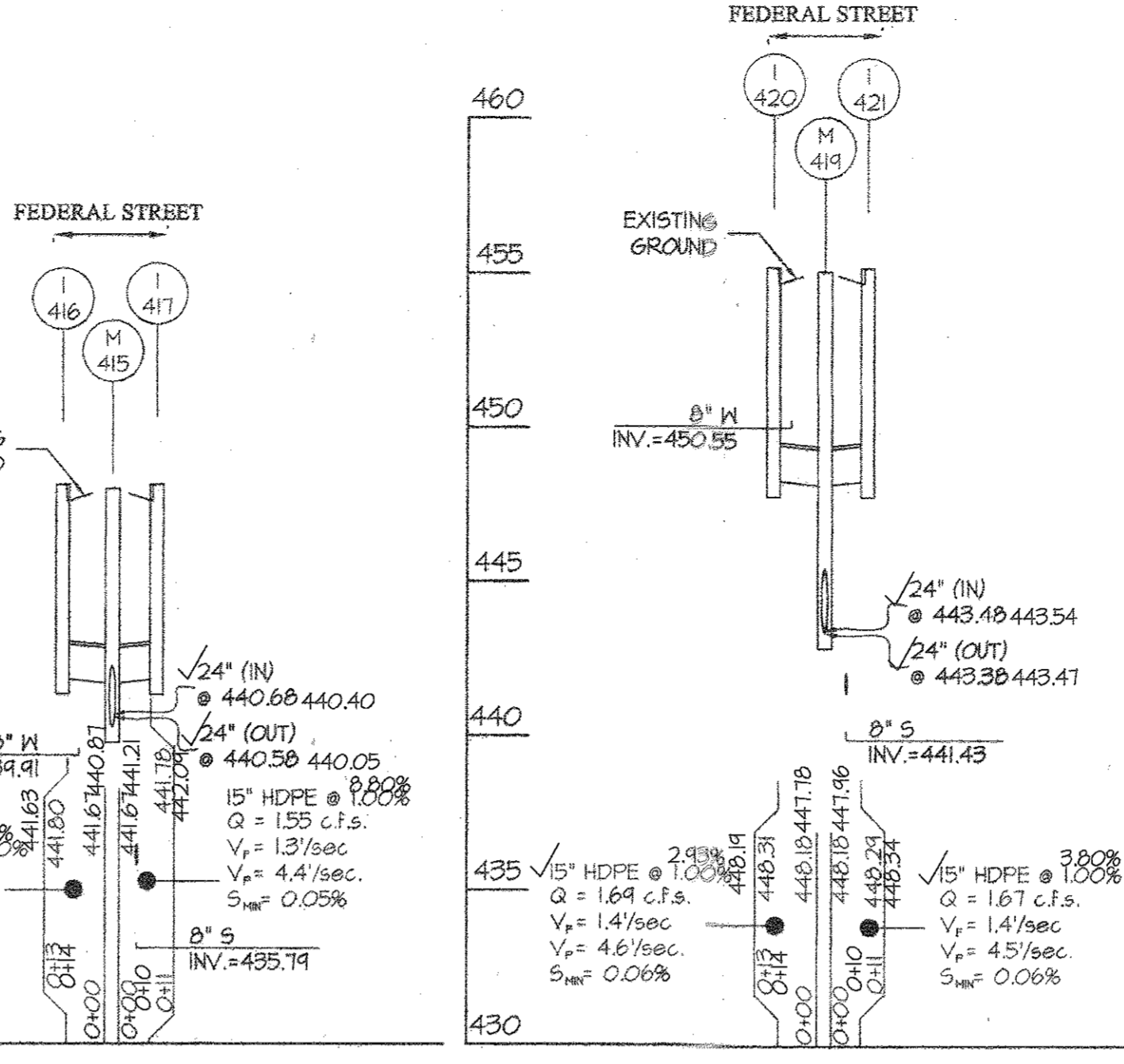
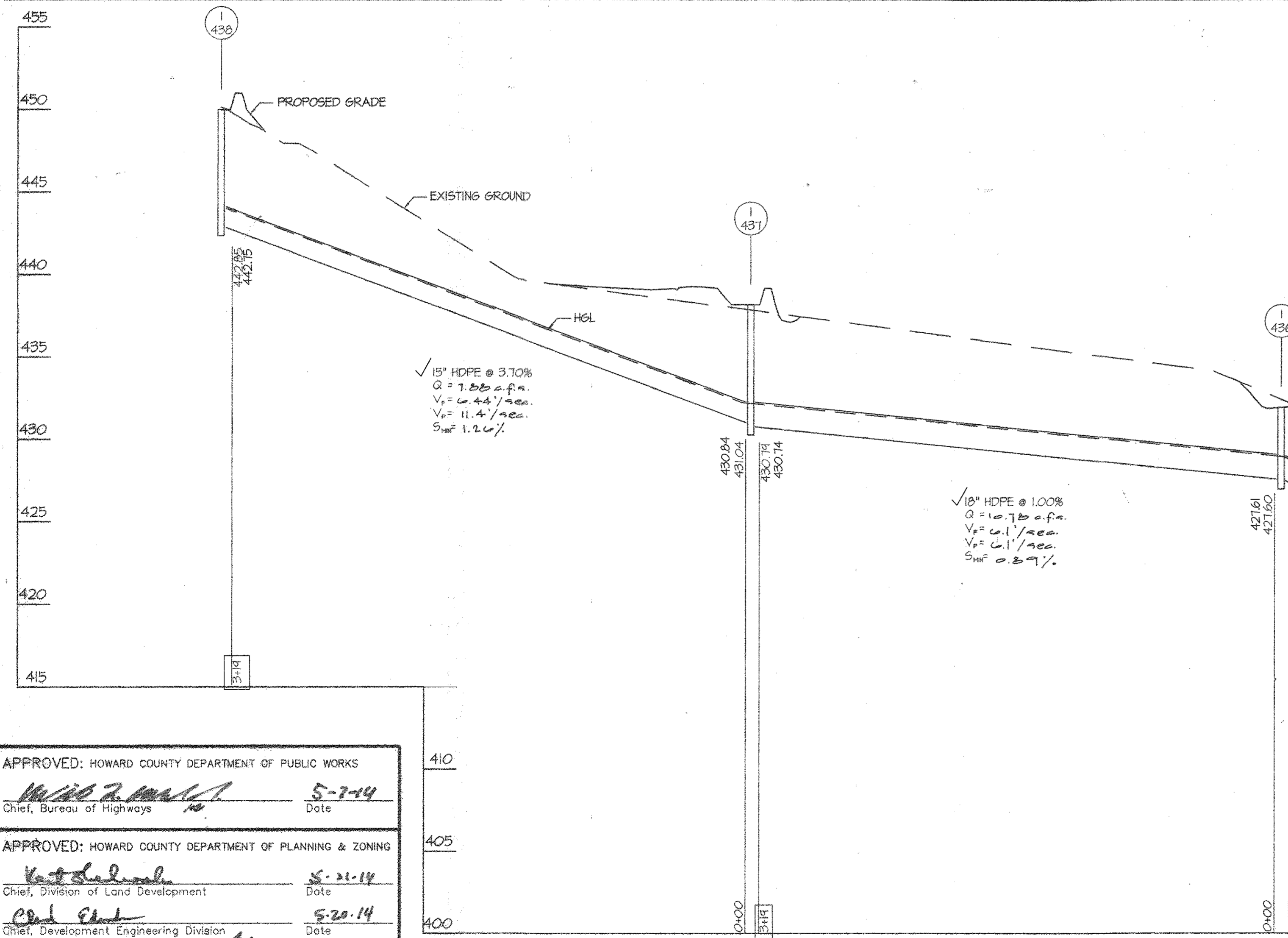
YARD DRAIN SCHEDULE			
LOT NO.	INV. OF MAIN LINE	INV. 8" HDPE @ MAIN	INV. 8" HDPE @ PROP. LINE
56	442.34	442.68	442.76
56	441.74	442.08	442.21
57	440.77	441.06	441.1
58	439.77	440.06	440.17
59	439.85	439.94	440.09
60	440.05	440.34	440.51
61	440.24	441.13	441.26
62	441.74	442.08	442.21
63	442.34	442.68	442.76
71	442.95	443.24	443.36
72	442.58	442.81	443.01
73	439.53	439.82	439.95
74	439.13	439.42	439.55
75	436.93	437.22	437.35
76	436.53	436.82	436.95
77	434.68	434.91	435.04
78	434.63	434.92	435.05
79	436.51	436.80	436.93
80	434.63	434.91	444.01
81	439.34	439.68	439.81
82	442.91	443.26	443.34
83	444.91	450.20	450.20
84	444.65	444.94	450.07
85	448.54	448.83	448.96
86	447.46	447.75	447.88

STRUCTURE SCHEDULE										STD. DETAIL	LOCATIONS	REMARKS
NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT		AS-BUILT		REMARKS			
			PROPOSED UPPER	PROPOSED LOWER	PROPOSED UPPER	PROPOSED LOWER	AS-BUILT UPPER	AS-BUILT LOWER				
I-343	A-IO INLET	2'-6"	441.65	441.26	441.36	441.31	---	432.73	432.81	HO. CO. SD 4.03	N 544,126 E 1,336,180	
I-344	A-IO INLET	2'-6"	441.65	441.26	441.44	441.40	---	432.73	432.61	HO. CO. SD 4.03	N 544,120 E 1,336,217	
I-347	A-IO INLET	2'-6"	451.99	451.60	452.02	451.48	---	444.81	444.75	HO. CO. SD 4.03	N 544,401 E 1,336,230	
I-348	A-IO INLET	2'-6"	451.99	451.60	451.99	451.58	---	444.83	444.77	HO. CO. SD 4.03	N 544,400 E 1,336,268	
I-378	A-IO INLET	2'-6"	441.68	441.48	441.64	441.51	---	434.64	435.08	HO. CO. SD 4.03	N 544,103 E 1,336,154	
I-379	A-IO INLET	2'-6"	441.68	441.48	441.64	441.40	---	434.66	434.90	HO. CO. SD 4.03	N 554,073 E 1,336,144	
I-381	S INLET	2'-15"	444.91	444.70	437.14	437.04	---	439.06	439.96	HO. CO. SD 4.22	N 544,154 E 1,336,066	
I-382	S INLET	2'-15"	448.20	448.10	439.06	439.96	---	439.06	439.96	HO. CO. SD 4.22	N 544,264 E 1,336,086	
I-383	S INLET	2'-15"	451.43	451.77	440.77	440.67	---	440.77	440.67	HO. CO. SD 4.22	N 544,351 E 1,336,105	
I-385	A-IO INLET	2'-6"	447.15	447.15	441.27	441.12	---	440.14	440.15	HO. CO. SD 4.03	N 544,338 E 1,336,424	
I-386	A-IO INLET	2'-6"	446.97	446.97	447.05	446.88	---	440.22	440.33	HO. CO. SD 4.03	N 544,302 E 1,336,423	
I-387	S INLET	2'-15"	454.88	454.82	448.25	448.15	---	448.25	448.15	HO. CO. SD 4.22	N 544,481 E 1,336,198	
I-388	S INLET	2'-15"	456.80	456.73	450.20	450.10	---	450.20	450.10	HO. CO. SD 4.22	N 544,481 E 1,336,102	
I-389	S INLET	2'-15"	450.86	450.80	442.83	442.73	---	442.83	442.73	HO. CO. SD 4.22	N 544,475 E 1,336,389	
I-390	SS INLET	2'-15"	450.48	450.48	443.24	443.14	---					

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					
ST-424	STUB														
I-416	A-10 INLET	2'-6"	448.43	447.90	448.47	447.92	-	441.80	441.63	HO. CO. SD 4.03	N 544,646 E 1,335,940				
I-417	A-10 INLET	2'-6"	448.43	447.90	448.39	447.86	-	441.78	442.09	HO. CO. SD 4.03	N 544,175 E 1,335,940				
I-420	A-10 INLET	2'-6"	453.41	452.21	455.52	455.19	-	448.31	448.19	HO. CO. SD 4.03	N 544,400 E 1,335,944				
I-421	A-10 INLET	2'-6"	453.41	452.21	455.32	455.12	-	448.29	448.34	HO. CO. SD 4.03	N 544,399 E 1,335,945				
I-432	A-10 INLET	2'-6"	459.94	459.66	459.98	459.54	-	452.63	452.64	HO. CO. SD 4.03	N 544,626 E 1,335,997				
I-433	A-10 INLET	2'-6"	459.88	459.60	459.85	459.51	-	453.14	453.04	HO. CO. SD 4.03	N 544,591 E 1,336,001				
I-435	DOUBLE S-INLET	2'-6"	419.00	419.00	418.64	418.62	414.72	414.62	414.70	414.57	HO. CO. SD 4.22	N 543,699 E 1,335,125			
I-436	DOUBLE S-INLET	2'-6"	432.50	432.50	432.22	432.18	427.60	427.50	427.61	427.41	HO. CO. SD 4.22	N 544,024 E 1,335,125			
I-437	DOUBLE S-INLET	2'-6"	438.00	438.00	437.55	437.55	431.04	430.79	430.84	430.74	HO. CO. SD 4.22	N 544,349 E 1,335,124			
I-438	DOUBLE S-INLET	2'-6"	450.00	450.00	449.42	449.38	-	442.85	442.75	HO. CO. SD 4.23	N 544,674 E 1,335,124				
ES-434	END STRUCTURE	18"	414.00	412.50			414.00	-	414.00			N 543,635 E 1,335,120			
ES-5		24"	432.68				430.68					N 544,340 E 1,337,071			
M-414	STANDARD MANHOLE	4'-0"	438.51	-	438.45		431.52	431.42	431.48	431.35	HO. CO. 6-512	N 543,990 E 1,335,890			
M-415	STANDARD MANHOLE	4'-0"	447.91	-	447.91		441.68	440.24	441.21	440.05	HO. CO. 6-512	N 544,171 E 1,335,926			
M-416	STANDARD MANHOLE	4'-0"	452.42	-	452.31		441.98	441.88	441.95	441.78	HO. CO. 6-512	N 544,280 E 1,335,946			
M-419	STANDARD MANHOLE	4'-0"	455.11	-	455.00		448.18	443.38	447.96	443.41	HO. CO. 6-512	N 544,340 E 1,335,961			
M-422	STANDARD MANHOLE	4'-0"	457.24	-	457.37		444.71	444.61	444.75	444.56	HO. CO. 6-512	N 544,511 E 1,335,956			
M-423	STANDARD MANHOLE	4'-0"	458.89	-	458.96		451.94	445.58	451.87	445.54	HO. CO. 6-512	N 544,607 E 1,335,945			
M-431	STANDARD MANHOLE	4'-0"	459.54	-	459.47		453.00	452.44	452.87	452.40	HO. CO. 6-512	N 544,614 E 1,336,000			
ES-4		24"	432.30	-			430.30					N 544,302 E 1,337,069			

SIZE	TYPE	QUANTITY (L.F.)	REMARKS
15"	HDPE	438	
18"	HDPE	700	
24"	HDPE	403	

No (Inside)	Type	Width	Proposed Upper	Proposed Lower	As-Built Upper	As-Built Lower	Std. Detail	Locations	Remarks
Rev-1	A-10 Inlet	2'-6"	415	415	414.98	414.78	407.19	HO. CO. D-4-21	N 543,971 E 1,335,345
Rev-1	End Headwall	2'-8"	419.25	407		407.09	407.06	HO. CO. D-5-21	N 543,971 E 1,335,366



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Chief, Bureau of Highways
 Date: 5-7-14

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Division of Land Development
 Date: 5-21-14

Chief, Development Engineering Division
 Date: 5-20-14

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 2018.

4/21/14
 Date
 Carl K. Gutschick
 Professional Engineer
 Maryland Reg. No. 12475

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3809 NATIONAL DRIVE - SUITE 250 - BURTONTOWN, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-988-2324 FAX: 301-421-4188

DATE	REVISION	BY	APP'R.
2017-12-22	Rev storm drain profile & update pipe structure schedule	gt	DEV
2018-02-24	ADDED OPEN SPACE CULVERT PROFILE	ACJ	DEV
2018-4-23	REVISED SD TOP ELEVATIONS PER ROAD GRADE REVISIONS	gt	DEV

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

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12475, EXPIRATION DATE: MAY 26, 2018.

4/21/14
 Date
 Carl K. Gutschick
 Professional Engineer
 Maryland Reg. No. 12475

STORM DRAIN PROFILES
 MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA I
 LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110,
 COMMON OPEN AREA LOTS 111 thru 114
 and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'

ELECTION DISTRICT No. 5

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

ZONING
 MXD-3

G. L. W. FILE NO.
 12001

DATE
 APRIL, 2014

TAX MAP - GRID
 41-21/46-3

SHEET
 26 OF 36

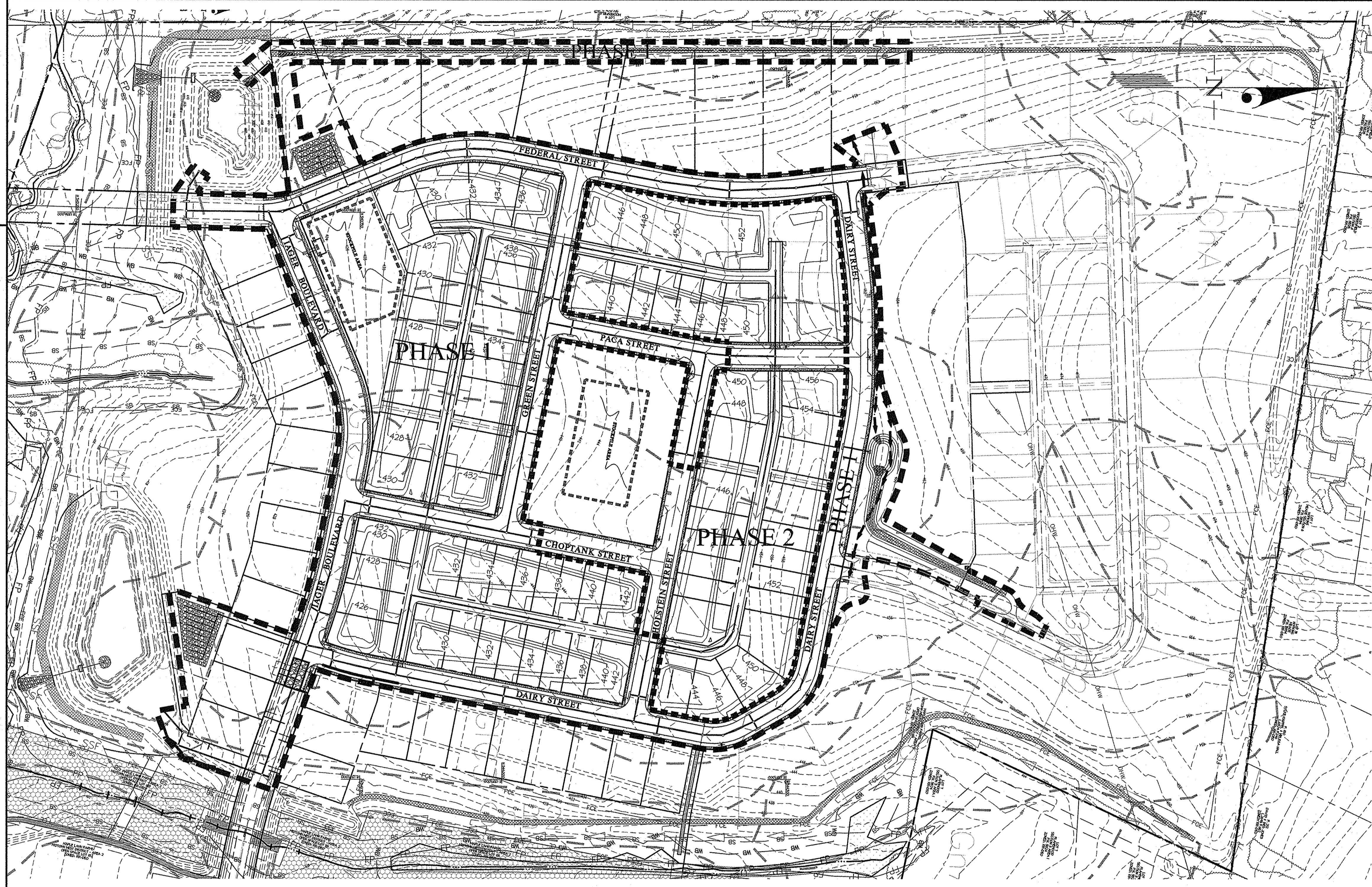
HOWARD COUNTY, MARYLAND

GRADING/SEDIMENT CONTROL LEGEND

	EXISTING CONTOUR		STABILIZED CONSTRUCTION ENTRANCE
	PROPOSED CONTOUR		EXISTING EARTH DIKE
	EXISTING TREELINE		PROPOSED EARTH DIKE
	PROPOSED TREELINE		EXISTING SUPER SILT FENCE
	FLOODPLAIN CROSS SECTION		PROPOSED SILT FENCE
	LIMIT OF SUBMISSION		PROPOSED SUPER SILT FENCE
	PROPERTY CORNER		EROSION CONTROL MATTING
	LIMITS OF DISTURBANCE		

SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT AND ARRANGE FOR AN ON-SITE PRE-CONSTRUCTION MEETING. (1 WEEK)
 - INSTALL STONE CONSTRUCTION ENTRANCE AND SILT FENCE AS SHOWN ON THESE PLANS. (1 WEEK)
 - INSPECT SEDIMENT CONTROL DEVICES CONSTRUCTED UNDER F-13-008 AND MAKE REPAIRS AS NEEDED. THE CONTRACTOR IS TO CONSTRUCT THE CLEANWATER DIVERSION ALONG THE RIGHT-OF-WAY ON THE NORTH SIDE OF DAIRY STREET AT THE NORTHERN MOST LIMITS OF PHASE 1 AS SHOWN ON SHEET 27. FOR THE DIVERSION DRAINING TO THE EAST, THE CONTRACTOR IS TO INSTALL THE DIVERSION IN THE "INITIAL" LOCATION (2 WEEKS)
- PHASE 1**
- BEGIN CONSTRUCTION OF THE FOLLOWING STORM DRAINS PER THIS PLAN: E5 434 NORTH ALONG WESTERN MOST BOUNDARY OF THE PROJECT TO I-409; E5 400 NORTH ALONG FEDERAL STREET TO ST-224 AND ALL OF THE RIMS CONTRIBUTING TO THEM E5 3 TO THE STORM DRAINS THAT RUN NORTH ALONG CHOFTANK STREET UP TO I-413; NORTH ALONG DAIRY STREET TO I-365A, EAST ALONG GREEN STREET TO I-430; AND NORTH ALONG PACA STREET TO I-365A. ONLY THE WATER AND SEWER SHOWN ON CONT. #24-1195-D AND CONT. #24-1196-D WITHIN THESE SAME LIMITS CAN BE CONSTRUCTED AT THIS TIME. THE CONTRACTOR IS TO BLOCK INLETS I-403 AND I-404 UNTIL THE CURB AND GUTTER HAS BEEN EXTENDED TO THIS POINT. ALL OTHER INLETS ARE TO REMAIN OPEN TO DIRECT RUNOFF TO THE SEDIMENT BASINS. THE CONTRACTOR MUST INSURE THAT SEDIMENT LADEN RUNOFF IS DIRECTED TO THE INLETS. THEREFORE, TEMPORARY STONE AND/OR ASPHALT BERMS MUST BE INSTALLED UNTIL THE SURFACE COURSE OF PAVING HAS BEEN LAID DOWN. (3 MONTHS)
 - ONCE PERMISSION HAS BEEN GRANTED BY THE SEDIMENT CONTROL INSPECTOR, THE CONTRACTOR IS TO RELOCATE THE DIVERSION ALONG THE NORTH RIGHT-OF-WAY LINE OF DAIRY STREET TO ITS "FINAL" LOCATION. (1 WEEK)
 - ONCE PERMISSION HAS BEEN GRANTED FROM THE SEDIMENT CONTROL, BEGIN THE LOT GRADING. THE LOM POINTS CREATED AS A RESULT OF THE GRADING WILL DRAIN TO STUBS PROVIDED IN THE ALLEY DRAINAGE SYSTEM. ANY EXCESS MATERIAL IS TO BE TAKEN TO OPEN SPACE LOT 99 AT THE INTERSECTION OF MAPLE BOULEVARD AND FEDERAL STREET. THE CONTRACTOR MUST IMPLEMENT DUST CONTROL MEASURES PER THE SPECIFICATIONS ON SHEET 33. (1 MONTH)
 - STABILIZE THE DISTURBED AREAS IN ACCORDANCE WITH THE TEMPORARY SEEDING SPECIFICATIONS ON SHEET 33. WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, BEGIN THE WORK SHOWN WITHIN THE AREA SHOWN AS PHASE 2 ON SHEET 27. (1 WEEK)
- PHASE 2**
- BEGIN CONSTRUCTION OF THE FOLLOWING STORM DRAINS PER THIS PLAN: M1 346 NORTH ALONG PACA STREET, FROM M1 350 NORTH TO THE STORM DRAINS WITHIN OPEN SPACE LOT 112, FROM M1 380 NORTH TO THE STORM DRAINS WITHIN OPEN SPACE LOT 111. ONLY THE WATER AND SEWER SHOWN ON CONT. #24-1195-D AND CONT. #24-1196-D WITHIN THESE LIMITS CAN BE CONSTRUCTED AT THIS TIME. ALL INLETS ARE TO REMAIN OPEN TO DIRECT RUNOFF TO THE SEDIMENT BASINS. THE CONTRACTOR MUST INSURE THAT SEDIMENT LADEN RUNOFF IS DIRECTED TO THE INLETS. THEREFORE, TEMPORARY STONE AND/OR ASPHALT BERMS MUST BE INSTALLED UNTIL THE SURFACE COURSE OF PAVING HAS BEEN LAID DOWN. (3 MONTHS)
 - ONCE PERMISSION HAS BEEN GRANTED FROM THE SEDIMENT CONTROL, BEGIN THE LOT GRADING. THE LOM POINTS CREATED AS A RESULT OF THE GRADING WILL DRAIN TO STUBS PROVIDED IN THE ALLEY DRAINAGE SYSTEM. ANY EXCESS MATERIAL IS TO BE TAKEN TO OPEN SPACE LOT 101 NEAR THE CENTER OF THE SITE. THE CONTRACTOR MUST IMPLEMENT DUST CONTROL MEASURES PER THE SPECIFICATIONS ON SHEET 33. (1 MONTH)
 - STABILIZE THE DISTURBED AREAS IN ACCORDANCE WITH THE TEMPORARY SEEDING SPECIFICATIONS ON SHEET 33. (1 WEEK)
 - INSTALL THE CURB AND GUTTER, SIDEWALKS, PATHWAY, AND BASE PAVING. (2 MONTHS)
 - FINE GRADE SITE AND STABILIZE DISTURBED AREAS. AT THIS POINT, THE GRADING BEING DONE SHOULD FALL WITHIN THE ROAD RIGHT-OF-WAY. (1 MONTH)
 - AS AREAS ARE STABILIZED AND PERMISSION HAS BEEN GRANTED BY THE SEDIMENT CONTROL INSPECTOR, THE SEDIMENT CONTROL DEVICES CAN BE REMOVED. IMMEDIATELY STABILIZE ANY DISTURBANCE DUE TO THEIR REMOVAL. (1 MONTH)
 - WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR FLUSH THE STORM DRAIN SYSTEMS. (2 DAYS)



ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] 4/24/14
SIGNATURE OF ENGINEER DATE

BUILDER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HSCD.

[Signature] 4/23/14
SIGNATURE OF DEVELOPER/BUILDER DATE

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

[Signature] 5/16/14
HOWARD S.C.D. DATE

100 YEAR FLOODPLAIN STUDY

CROSS SECTION	MEAL FT.
STREAM A'	
2400	344.32
6150	409.68
13471	428.68
8165	409.42
4130	410.68
10400	418.68
14400	423.33
15400	435.84
STREAM B'	
3400	400.70
4400	400.15
STREAM HE-II	
3431	406.58
1150	415.94
HAMMOND BRANCH	
21641	391.04
11400	344.32
78400	344.51
81468	345.00
84430	345.81
87123	348.42
89433	400.04
90462	401.11

AREA OF PROPOSED PHASES
PHASE 1: 17.30 AC.
PHASE 2: 8.43 AC.

EARTH DIKE TREATMENT (ED #1) - LOCATED ALONG THE WESTERN LIMIT OF DISTURBANCE

STARTING STATION	ENDING STATION	PERCENT SLOPE	INCREMENTAL AREA SQUARE FEET	ACRES	TOTAL AREA	TREATMENT
25+20	19+00	2.90%	249549 SF	5.7 AC.	5.7 AC.	A-2
19+00	14+00	0.90%	100188 SF	2.3 AC.	8.0 AC.	B-2
14+00	4+00	6.10%	64876 SF	1.6 AC.	9.6 AC.	B-3

EARTH DIKE TREATMENT (ED #1) - ENGINEERED SWALE ALONG THE WESTERN LIMIT OF DISTURBANCE

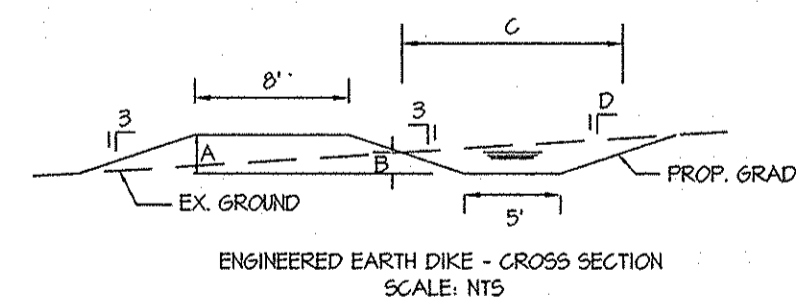
STARTING STATION	ENDING STATION	TOTAL AREA	CN	TC	Q ₂	A	B	C	D	TREATMENT	REMARKS
4+00	7+00	11.5 AC.	44	0.11	45.1 cfs	2.0'	12.3'	12.3'	3	STONE LINED	
7+00	9+00	12.4 AC.	44	0.15	51.3 cfs	2.0'	0.48'	10.7'	3	STONE LINED	
9+00	3+00	15.4 AC.	44	0.15	55.2 cfs	2.0'	1.01'	11.0'	3	STONE LINED	
3+00	1+00	16.3 AC.	44	0.11	66.9 cfs	2.0'	1.12'	11.1'	3	STONE LINED	

EARTH DIKE TREATMENT (ED #2) - LOCATED ALONG THE EASTERN LIMIT OF DISTURBANCE

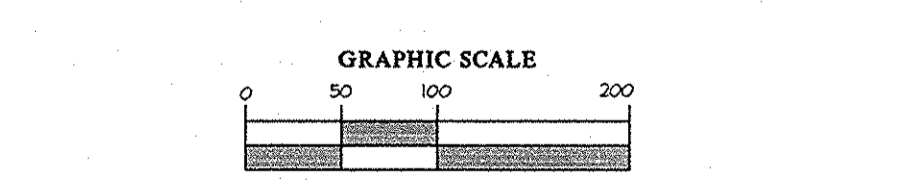
STARTING STATION	ENDING STATION	PERCENT SLOPE	INCREMENTAL AREA SQUARE FEET	ACRES	TOTAL AREA	TREATMENT
25+20	17+00	2.90%	0	0	0 AC.	A-2*
17+00	15+00	0.90%	175000	4.0	4.0 AC.	A-2
15+00	14+00	6.10%	261360	6.0	10.0 AC.	B-3

EARTH DIKE TREATMENT (ED #2) - ENGINEERED SWALE ALONG THE EASTERN LIMIT OF DISTURBANCE

STARTING STATION	ENDING STATION	TOTAL AREA	CN	TC	Q ₂	A	B	C	D	TREATMENT	REMARKS
14+00	7+00	12.3 AC.	44	TC	48.4 cfs	2.0'	0.91'	11.0'	3	STONE LINED	
7+00	3+00	14.8 AC.	44	TC	58.9 cfs	2.0'	1.03'	11.2'	3	STONE LINED	
3+00	1+00	16.2 AC.	44	TC	64.4 cfs	2.0'	1.10'	11.6'	3	STONE LINED	



NOTE: EARTHDIKE TREATMENT AND THE ENGINEERED EARTHDIKE CROSS SECTION DETAIL CORRESPOND TO THE EARTHDIKE/SWALES THAT WERE CONSTRUCTED AT THE WESTERN AND EASTERN LIMITS OF THE SITE UNDER APPROVED PLANS F-13-008.



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] 5-7-14
Chief, Bureau of Highways

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 5-21-14
Chief, Division of Land Development

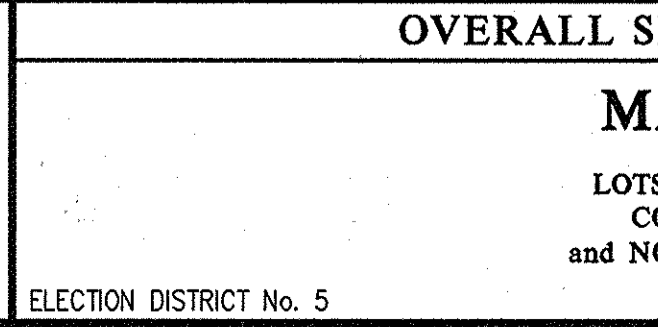
[Signature] 5-20-14
Chief, Development Engineering Division

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

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

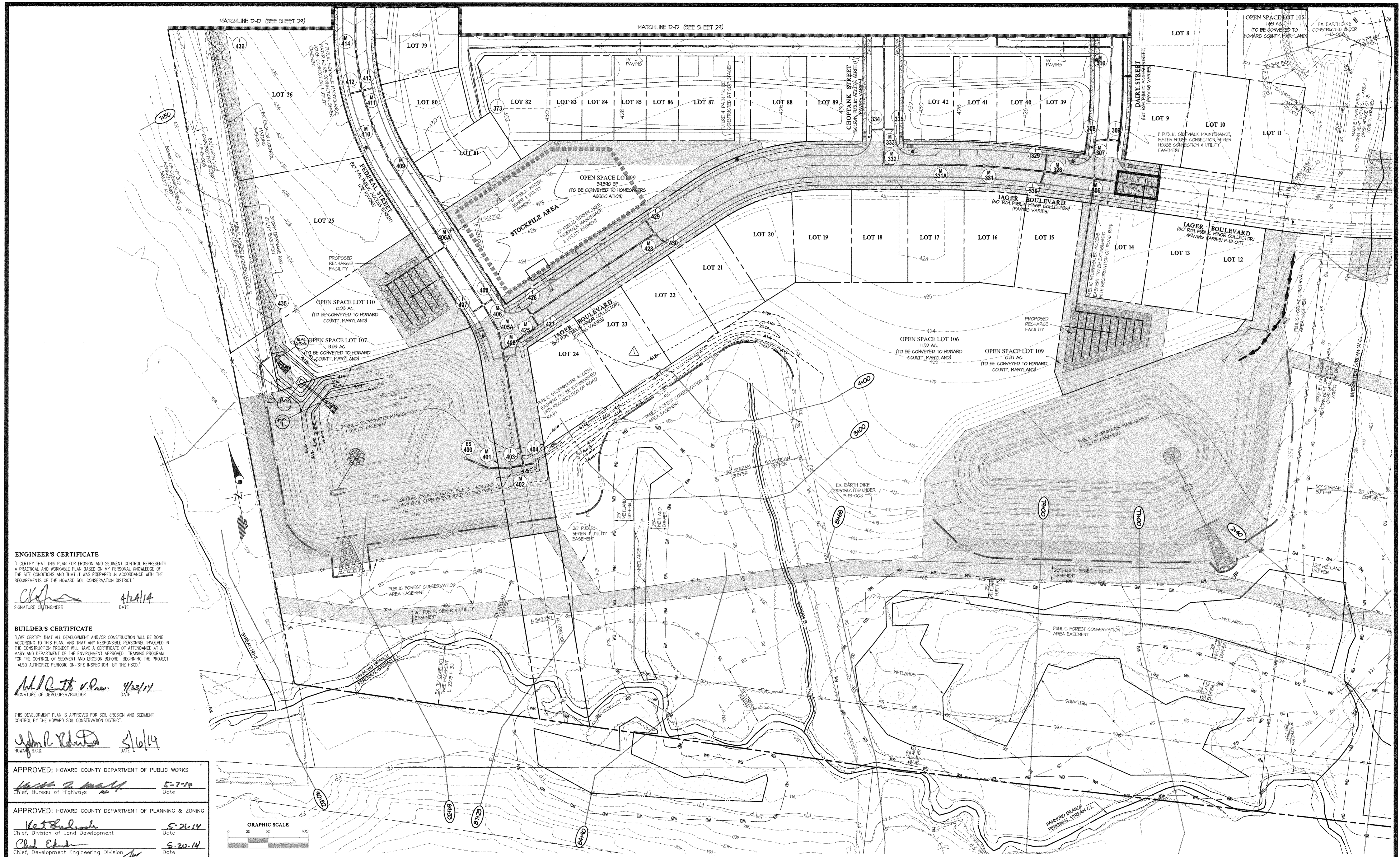
PREPARED FOR:
MAPLE LAWN FARMS I, LLC
SUITE 300 WOODHOLME CENTER
1829 REISTERSTOWN ROAD
BALTIMORE, MD 21208
ATTN: MARK BENNETT
410-484-8400

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12878
EXPIRATION DATE: MAY 25, 2016
4/24/14 *[Signature]*



OVERALL SEDIMENT CONTROL PHASE LIMITS
MAPLE LAWN FARMS
GARDEN DISTRICT - AREA 1
LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110,
COMMON OPEN AREA LOTS 111 thru 114
and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'

SCALE	ZONING	G. L. W. FILE NO.
1"=100'	MXD-3	12001
DATE	TAX MAP - GRID	SHEET
APRIL, 2014	41-21-46-3	27 OF 36



ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
[Signature] 4/24/14
 SIGNATURE OF ENGINEER DATE

BUILDER'S CERTIFICATE
 I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HSCD.
[Signature] 4/23/14
 SIGNATURE OF DEVELOPER/BUILDER DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
[Signature] 5/16/14
 HOWARD S.C.D. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] 5-7-14
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 5-21-14
 Chief, Division of Land Development Date

[Signature] 5-20-14
 Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BALT: 410-980-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

NO.	DATE	REVISION	BY	APP'R.
1	12/29/10	Revised Grading at Pond 4	34	DEV
2	2/16/14	Revised contours to reflect field conditions	34	DEV
				BY
				APP'R.

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

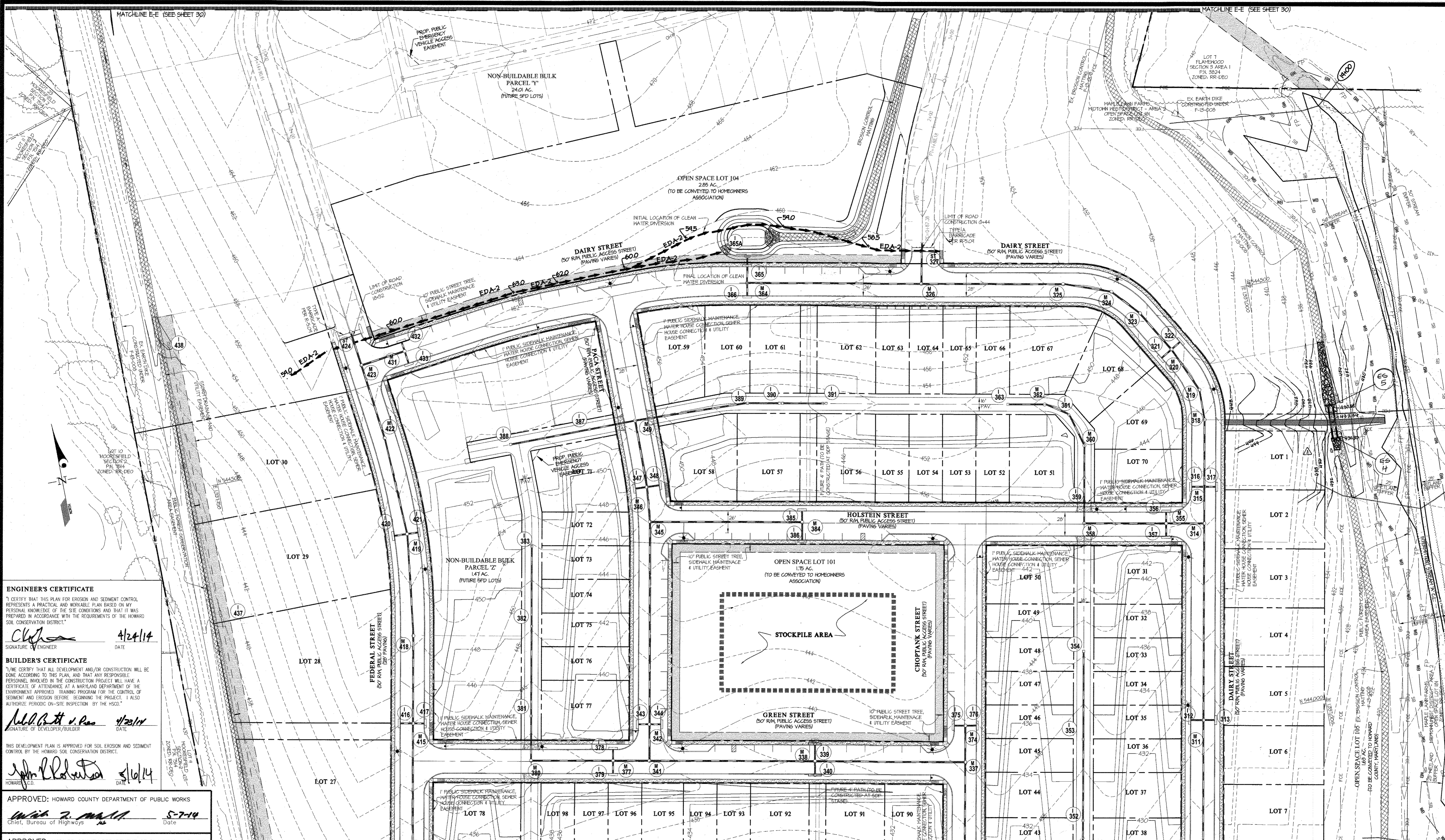
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12875
 EXPIRATION DATE: MAY 26, 2018
 4/24/14 *[Signature]*

SEDIMENT CONTROL and GRADING PLAN

MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA 1
 LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110,
 COMMON OPEN AREA LOTS 111 thru 114
 and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE NO.
1" = 50'	MXD-3	12001
DATE	TAX MAP - GRID	SHEET
APRIL, 2014	41-21/46-3	28 OF 36



ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Cliff 4/24/14
 SIGNATURE OF ENGINEER DATE

BUILDER'S CERTIFICATE
 I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HSCD.

John P. Robertson 4/23/14
 SIGNATURE OF DEVELOPER/BUILDER DATE

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

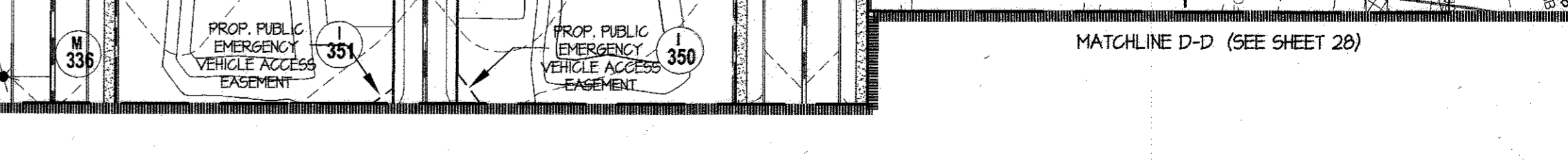
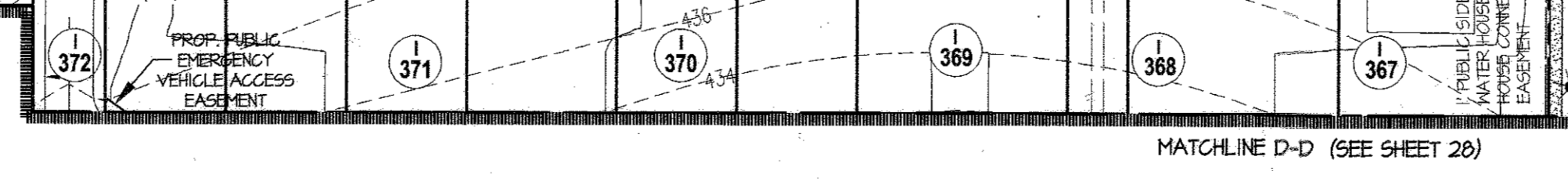
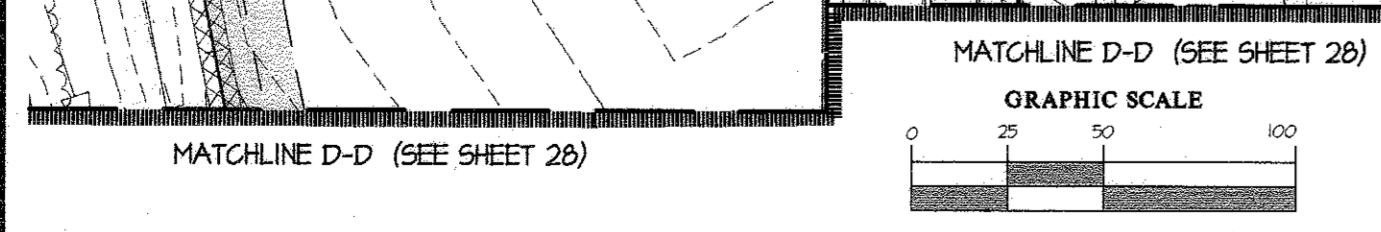
John P. Robertson 4/16/14
 HOWARD S.C.D. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Walt Z. Smith 5-7-14
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Walt Z. Smith 5-21-14
 Chief, Division of Land Development Date

Cliff 5-20-14
 Chief, Development Engineering Division Date

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

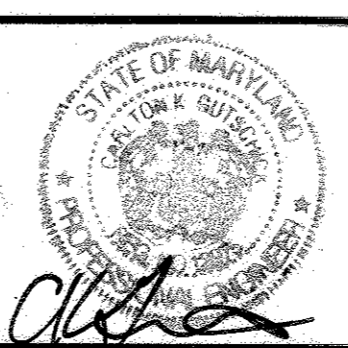


2016-08-04
 DES. DEV. DRN. KLP. CHK. CKG.
 DATE REVISION

ADDED OPEN SPACE CULTIVATED
 DATE REVISION

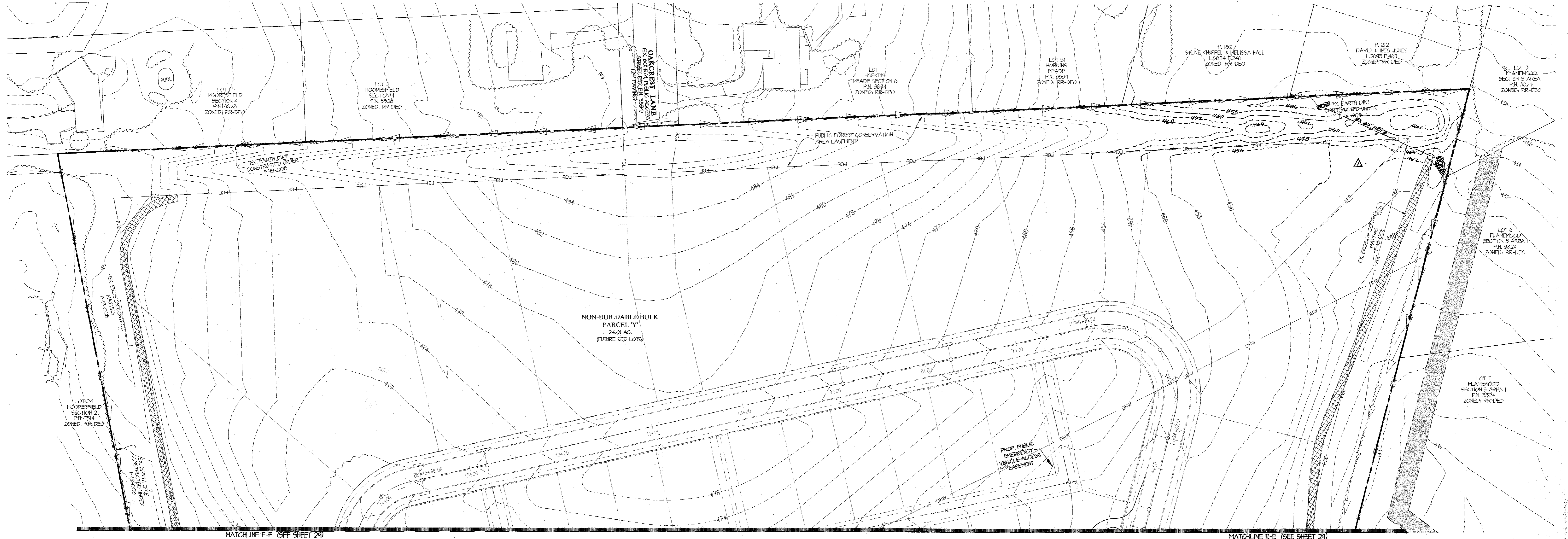
PREPARED FOR:
 MAPLE LAWN FARMS I, LLC
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12872, EXPIRATION DATE: MAY 28, 2016.
 4/24/14 *Cliff*



SEDIMENT CONTROL and GRADING PLAN		
MAPLE LAWN FARMS		
GARDEN DISTRICT - AREA I LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110, COMMON OPEN AREA LOTS 111 thru 114 and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'		
SCALE	ZONING	G. L. W. FILE NO.
1" = 50'	MXD-3	12001
DATE	TAX MAP - GRID	SHEET
APRIL, 2014	41-21/46-3	29 OF 36
ELECTION DISTRICT No. 5 HOWARD COUNTY, MARYLAND		

L:\CAD\DRAWINGS\2016\PLANS BY GUY\PLANS\2016-08-04-27-30-00-00-00.dwg
 PLOTTED: 4/22/2014 11:08 AM, LAST SAVED: 4/21/2014 11:45 PM, PLOTTED BY: Jennifer R. Dickie



PT. NO.	NORTH	EAST
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5	542944.5243	133634.2066
6	543232.4536	133665.0732
7	543501.4803	133662.6764
8	545282.3471	133761.3565
9	544751.8404	133611.0446
10	544611.9104	133729.6278
11	54433.2440	133761.7814
12	543766.5844	133705.0274
13	543748.7134	133706.4085
14	543590.2561	133705.2785
15	543610.2334	133645.3866
16	543656.4314	133648.5292

MATCHLINE E-E (SEE SHEET 24)

MATCHLINE E-E (SEE SHEET 24)

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] 4/24/14
 SIGNATURE OF ENGINEER DATE

BUILDER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HSCD.

[Signature] 4/23/14
 SIGNATURE OF DEVELOPER/BUILDER DATE

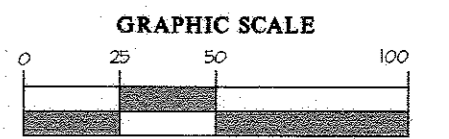
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] 5/27/14
 HOWARD S.C.D. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] 5-21-14
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 5-21-14
 Chief, Division of Land Development Date

[Signature] 5-20-14
 Chief, Development Engineering Division Date



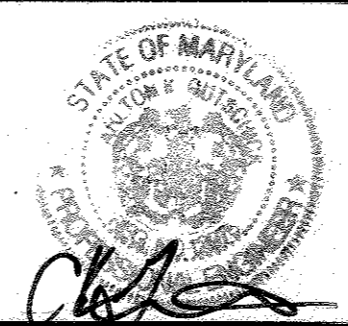
GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20888
 TEL: 301-421-4024 BAL: 410-880-1820 DC/YA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
2016-08-04	REVISED EXISTING TOPOGRAPHY	HJK	DEV

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

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12876, EXPIRATION DATE: MAY 28, 2016.

4/24/14 *[Signature]*



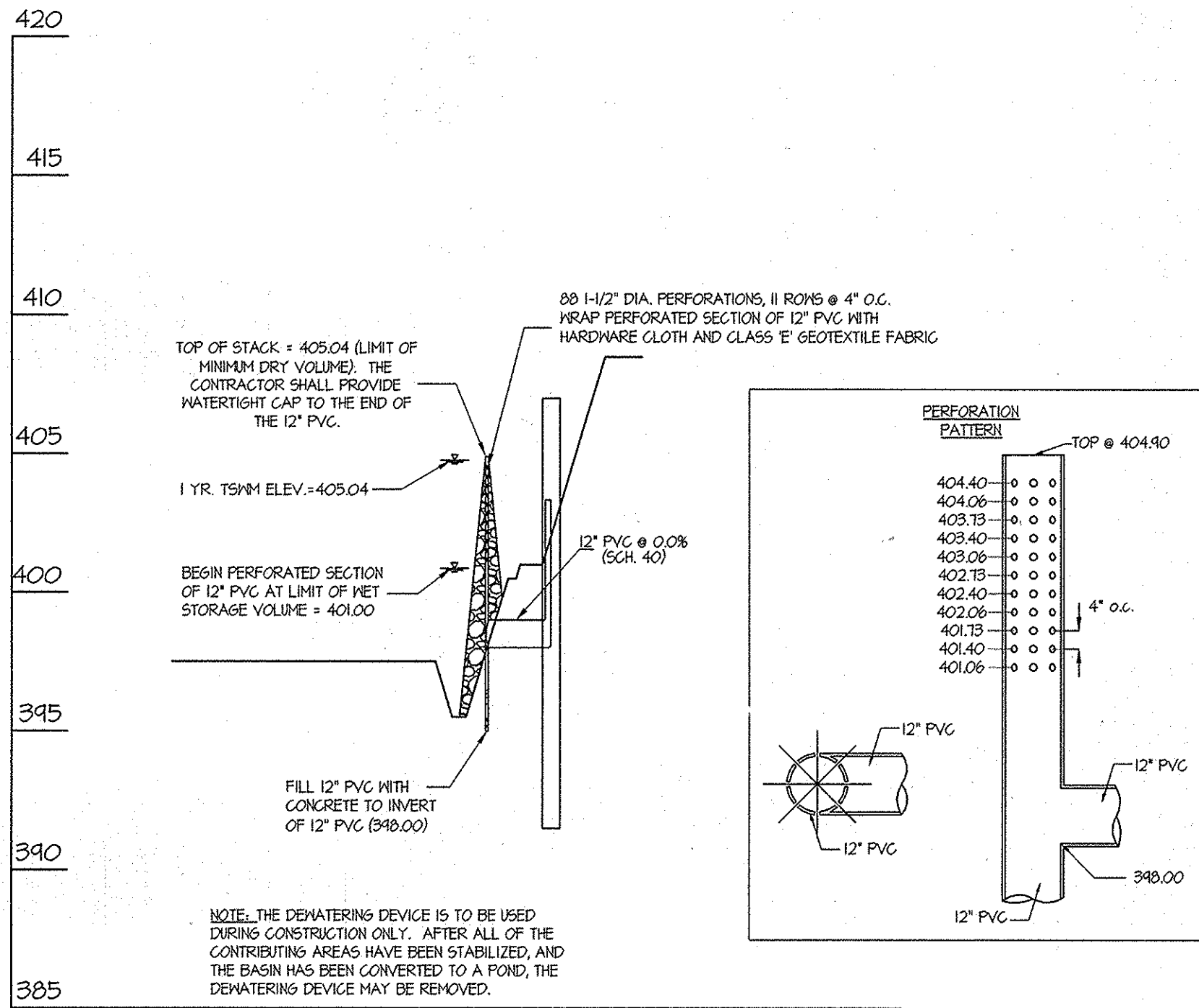
SEDIMENT CONTROL and GRADING PLAN

MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA I
 LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110,
 COMMON OPEN AREA LOTS 111 thru 114
 and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'

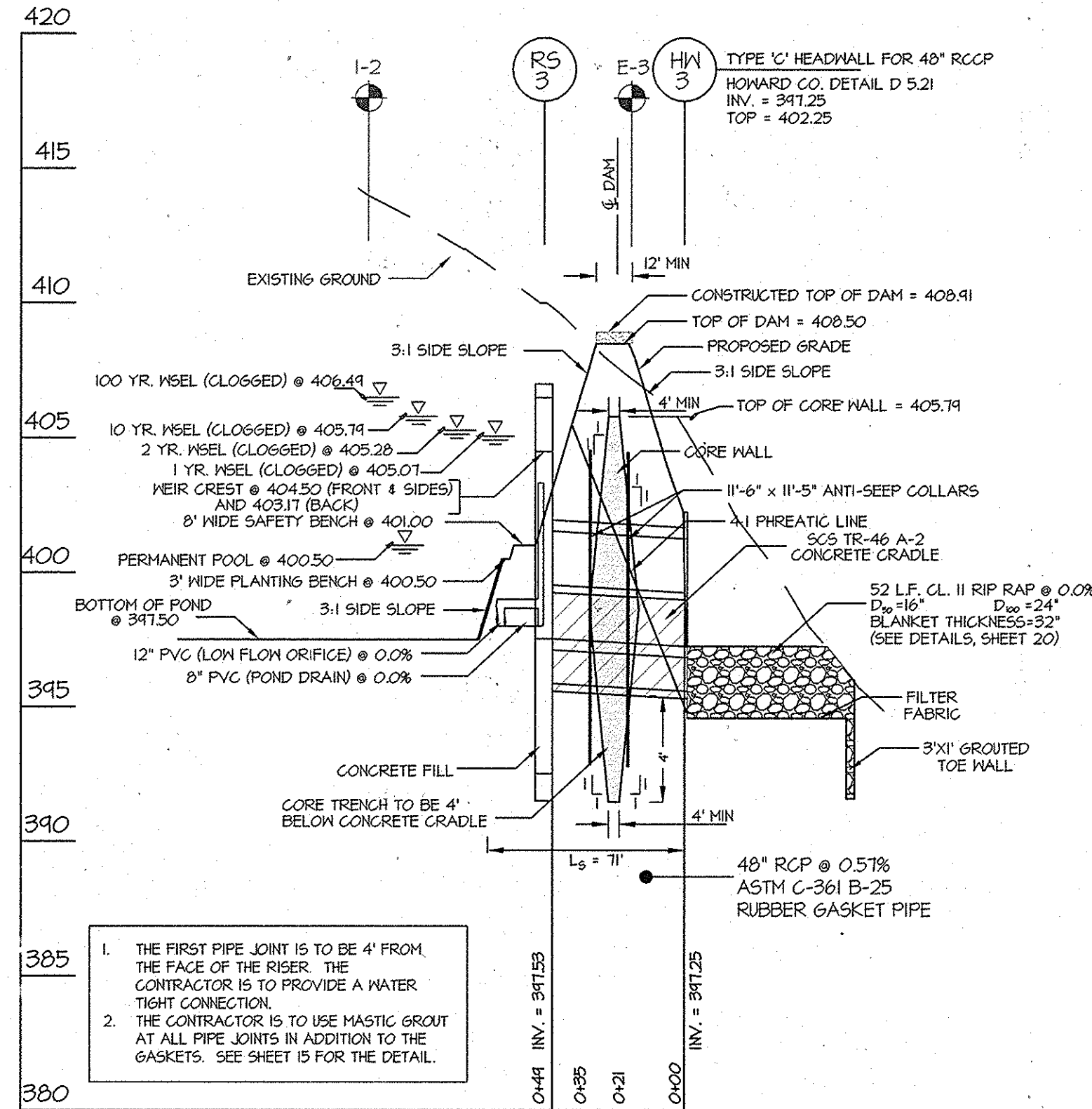
ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1" = 50'	MXD-3	12001
DATE	TAX MAP - GRID	SHEET
APRIL, 2014	41-21/46-3	30 OF 36

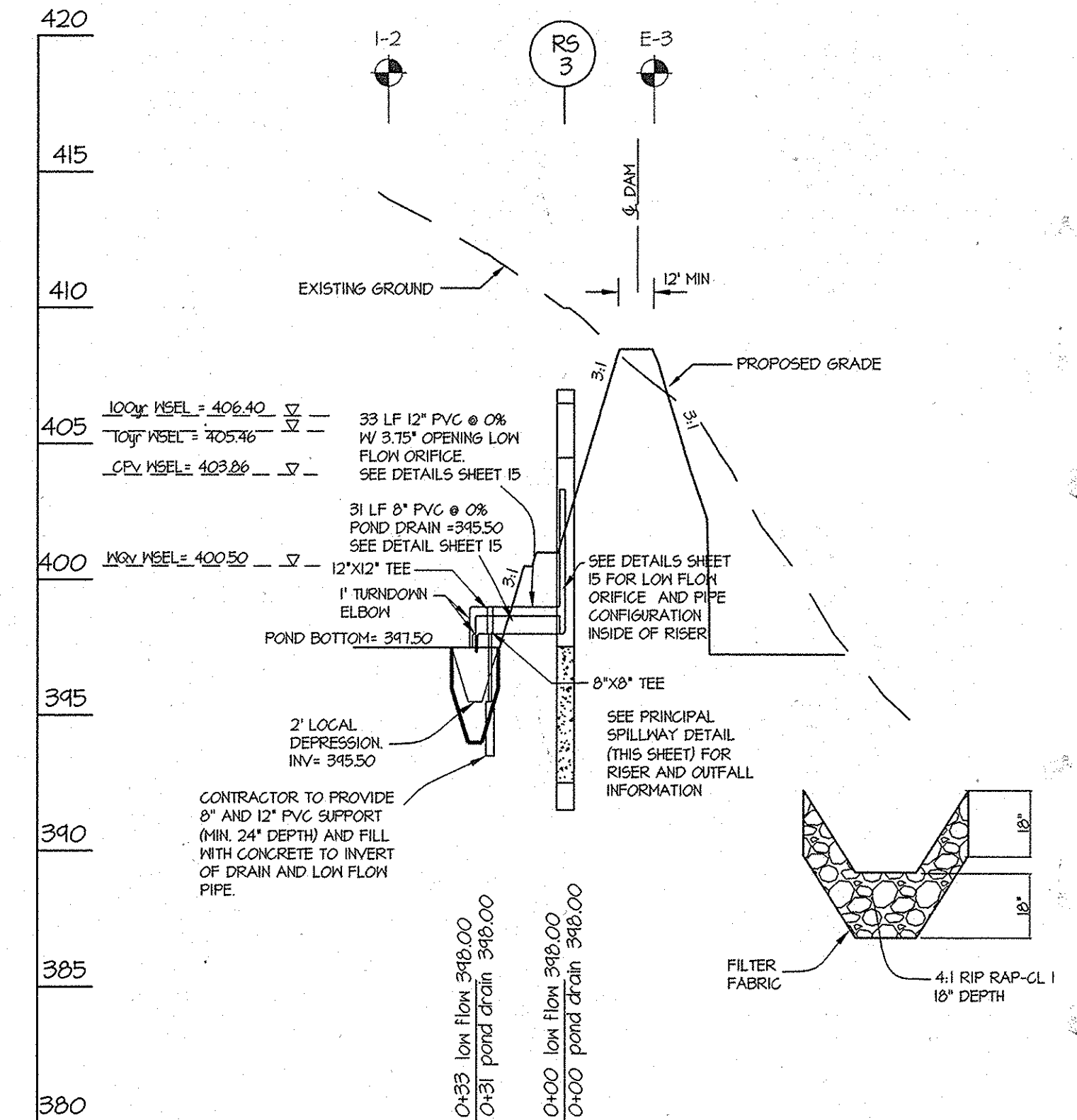
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DEWATERING DEVICE - TEMPORARY SWM
SCALE: 1"=5' (H)
1"=50' (V)



PROFILE THROUGH PRINCIPAL SPILLWAY SCALE: 1"=5' (V)
1"=50' (H)



PROFILE THROUGH POND DRAIN AND LOW FLOW RELEASE SCALE: 1"=5' (V)
1"=50' (H)

ENGINEER'S CERTIFICATE
I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

Chad R. Little 4/24/14
ENGINEER'S SIGNATURE DATE

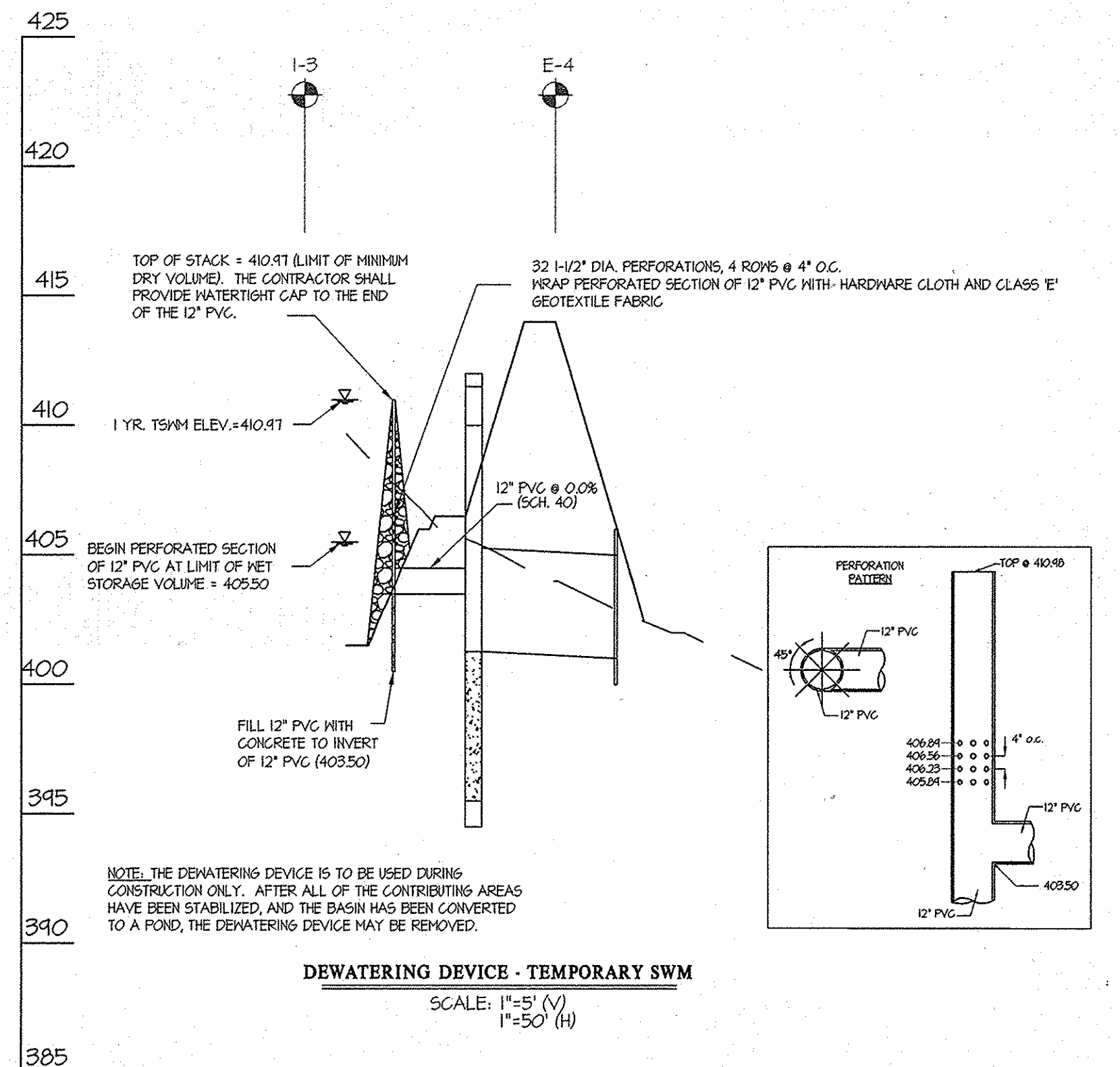
BUILDER'S CERTIFICATE
I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

William H. v. Pao 4/23/14
SIGNATURE OF DEVELOPER/BUILDER DATE

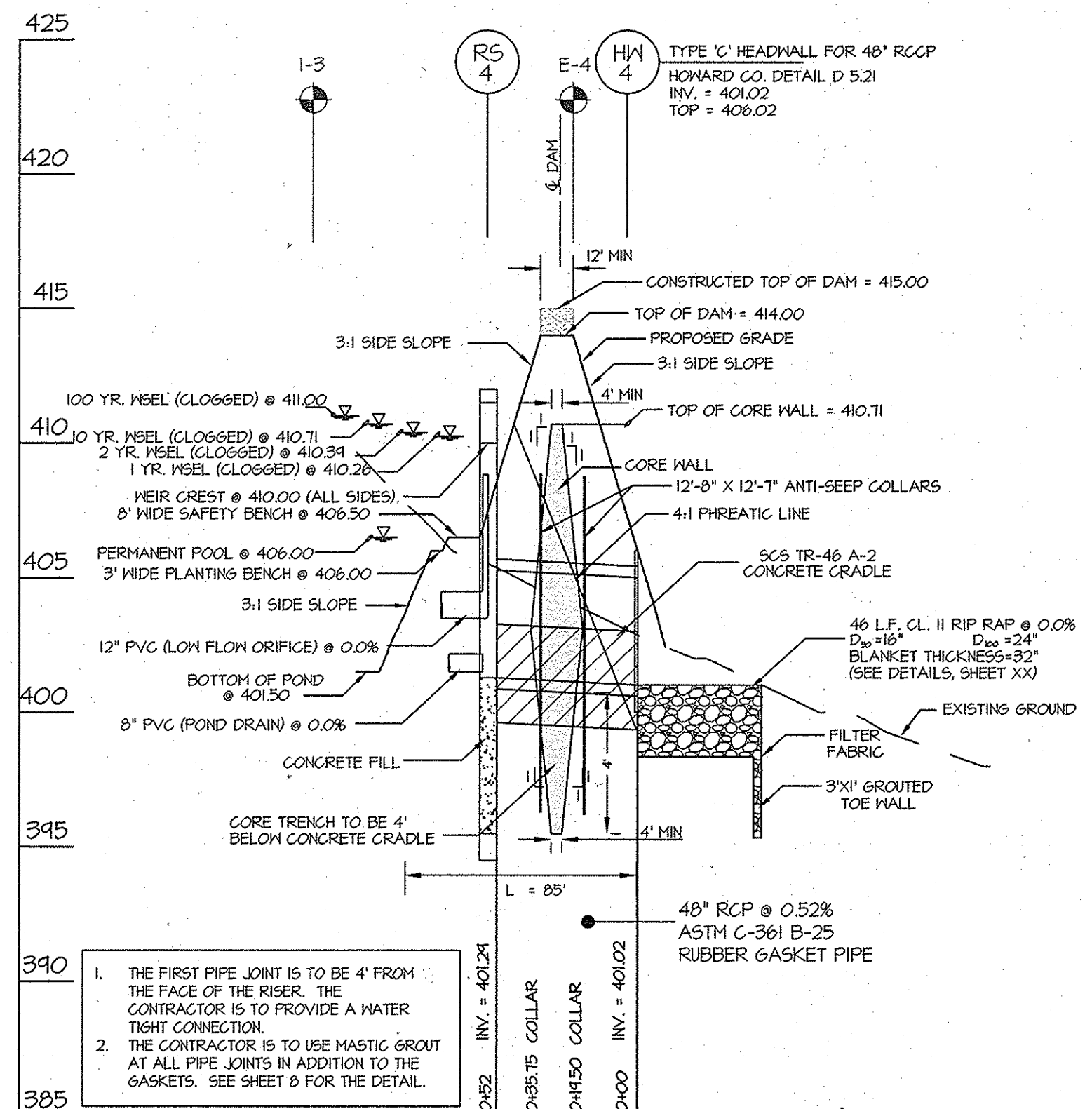
THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

John R. Little 5/10/14
HOWARD S.C.D. DATE

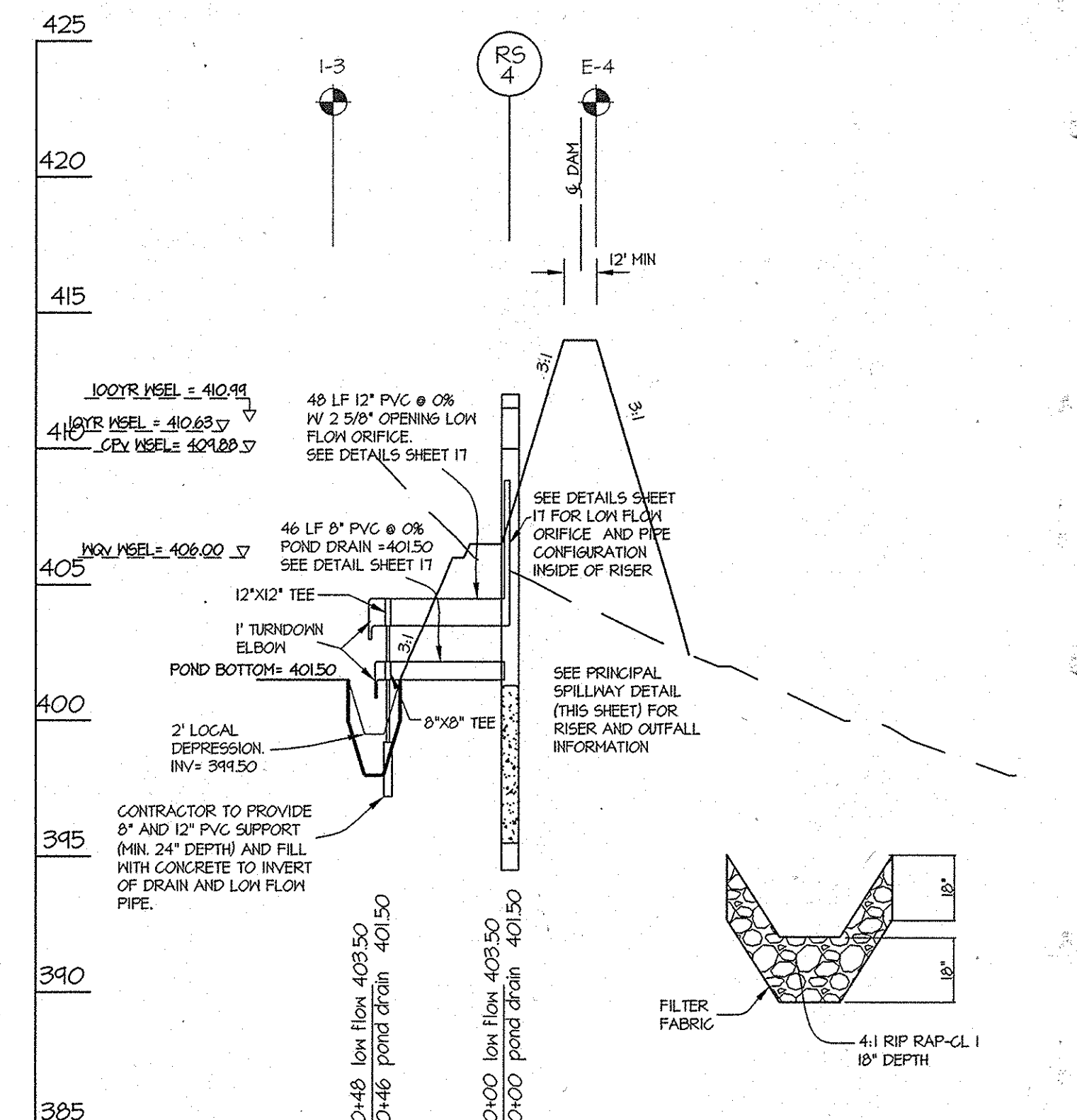
THE PROFILES SHOWN ON THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE BEING PROVIDED TO ASSIST THE SEDIMENT CONTROL INSPECTOR WITH DETERMINING WHEN THE CLEAN OUT ELEVATION HAS BEEN REACHED AND MAINTENANCE ON THE FACILITIES IS REQUIRED. THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THESE SHEETS WERE CONSTRUCTED UNDER F 13-00B AND WILL REMAIN AS SEDIMENT BASINS THROUGH OUT THE TIME THE AREA SHOWN ON THESE PLANS IS DEVELOPED.



DEWATERING DEVICE - TEMPORARY SWM
SCALE: 1"=5' (H)
1"=50' (V)



PROFILE THROUGH PRINCIPAL SPILLWAY SCALE: 1"=5' (V)
1"=50' (H)



PROFILE THROUGH POND DRAIN AND LOW FLOW RELEASE SCALE: 1"=5' (V)
1"=50' (H)

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
William R. Little 5-7-14
Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Vestal Little 5-21-14
Chief, Division of Land Development Date

Chad Little 5-20-14
Chief, Development Engineering Division Date

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

DATE	REVISION	BY	APP'R.

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

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

4/24/14 *Chad R. Little*

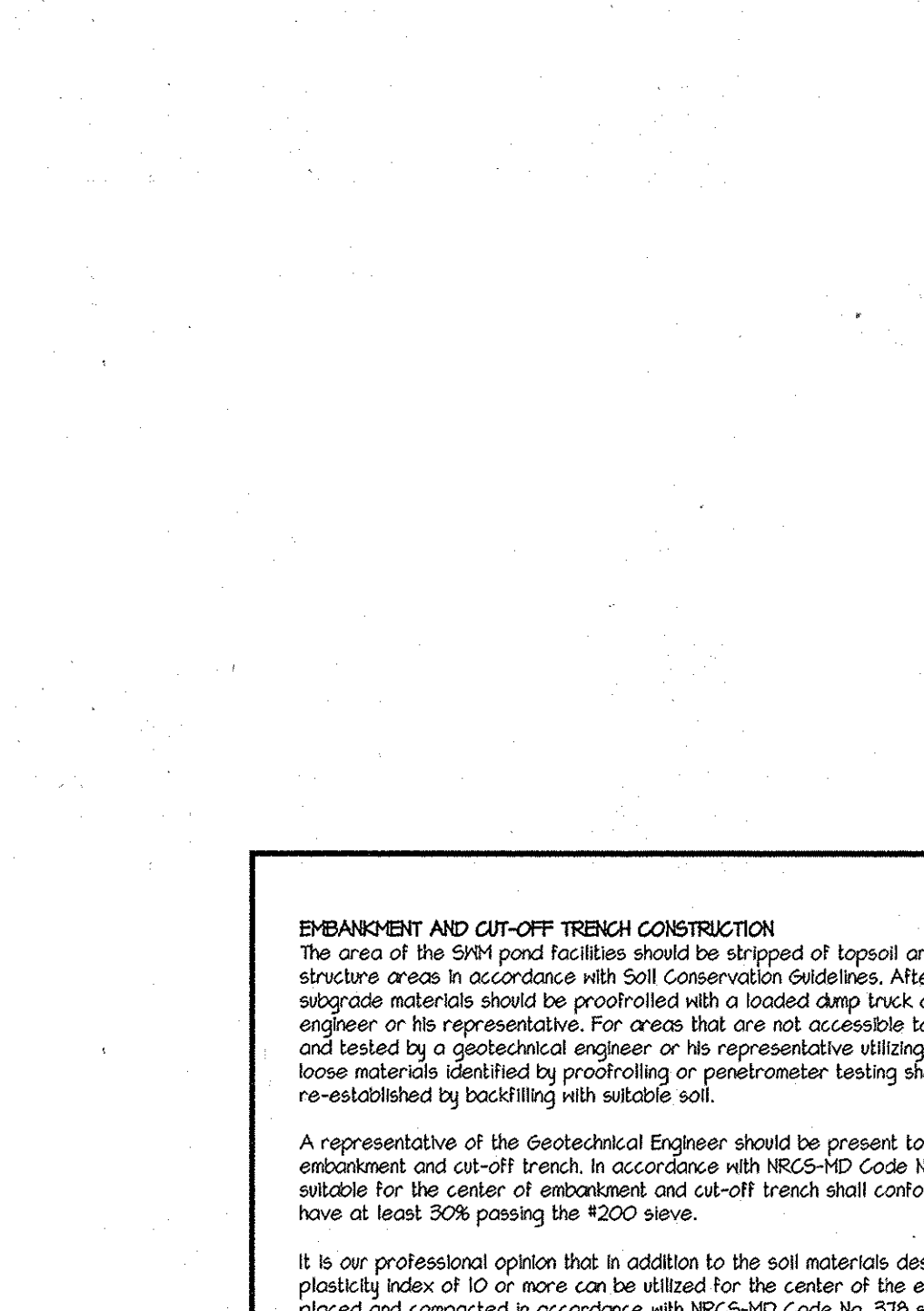
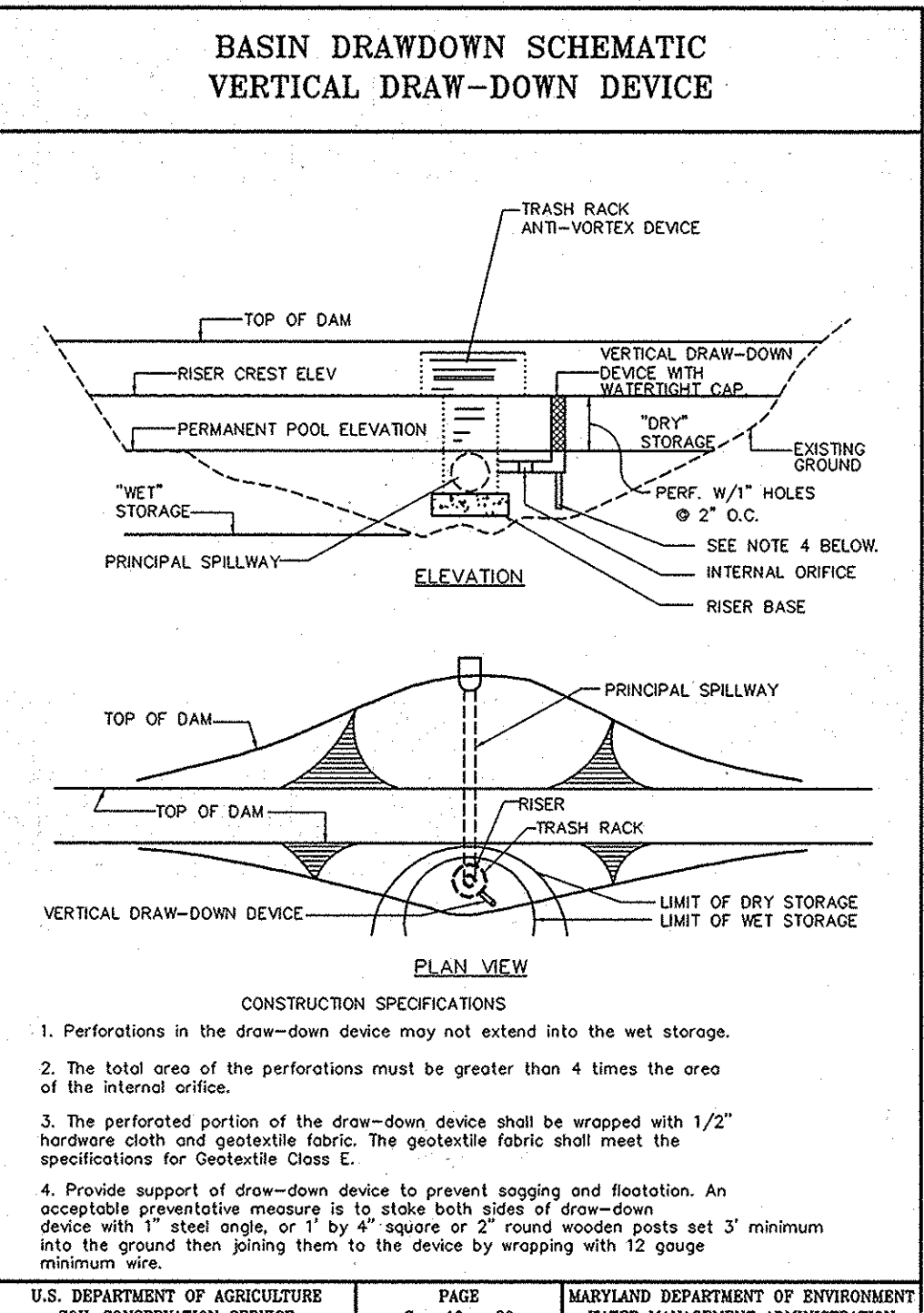
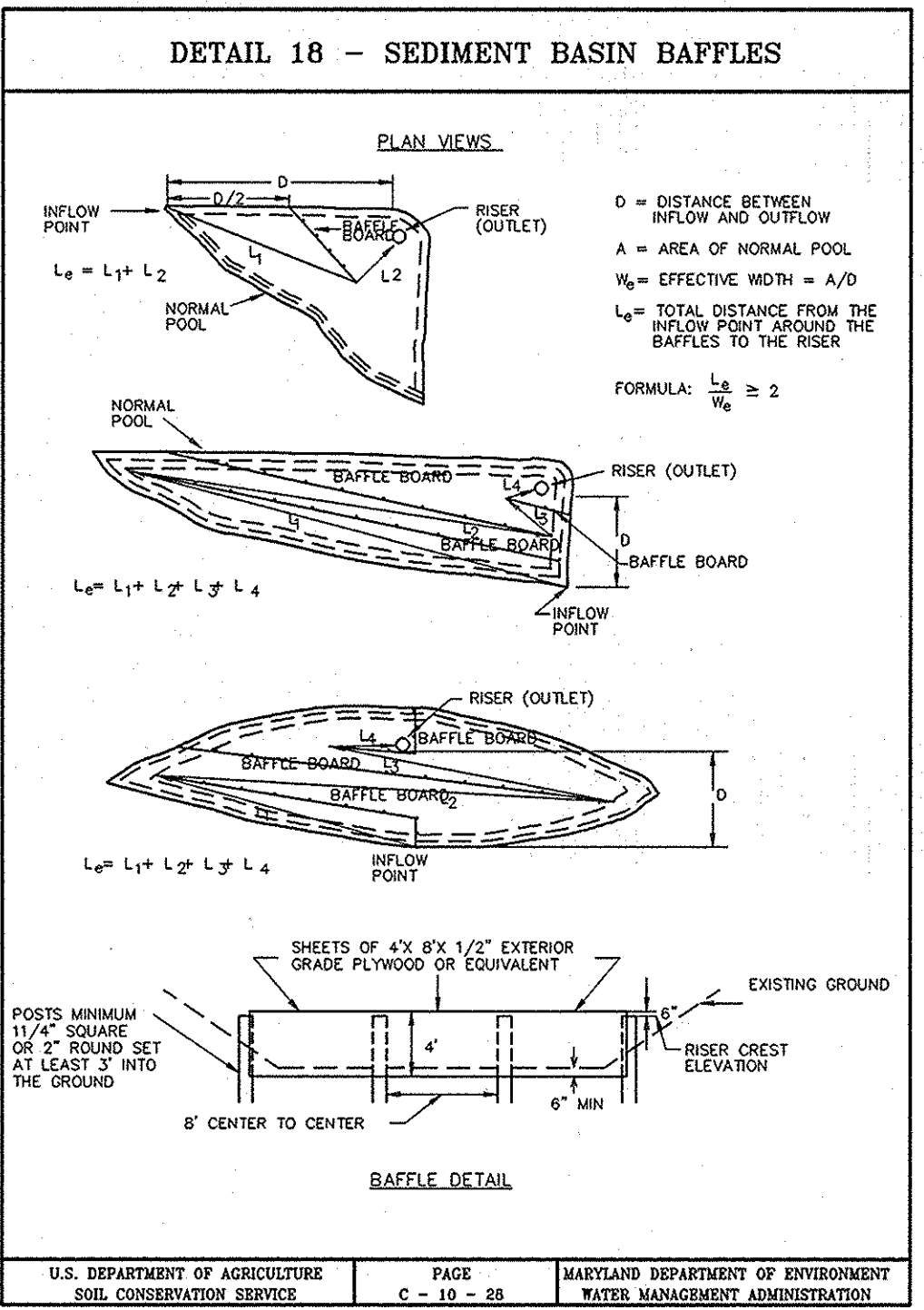
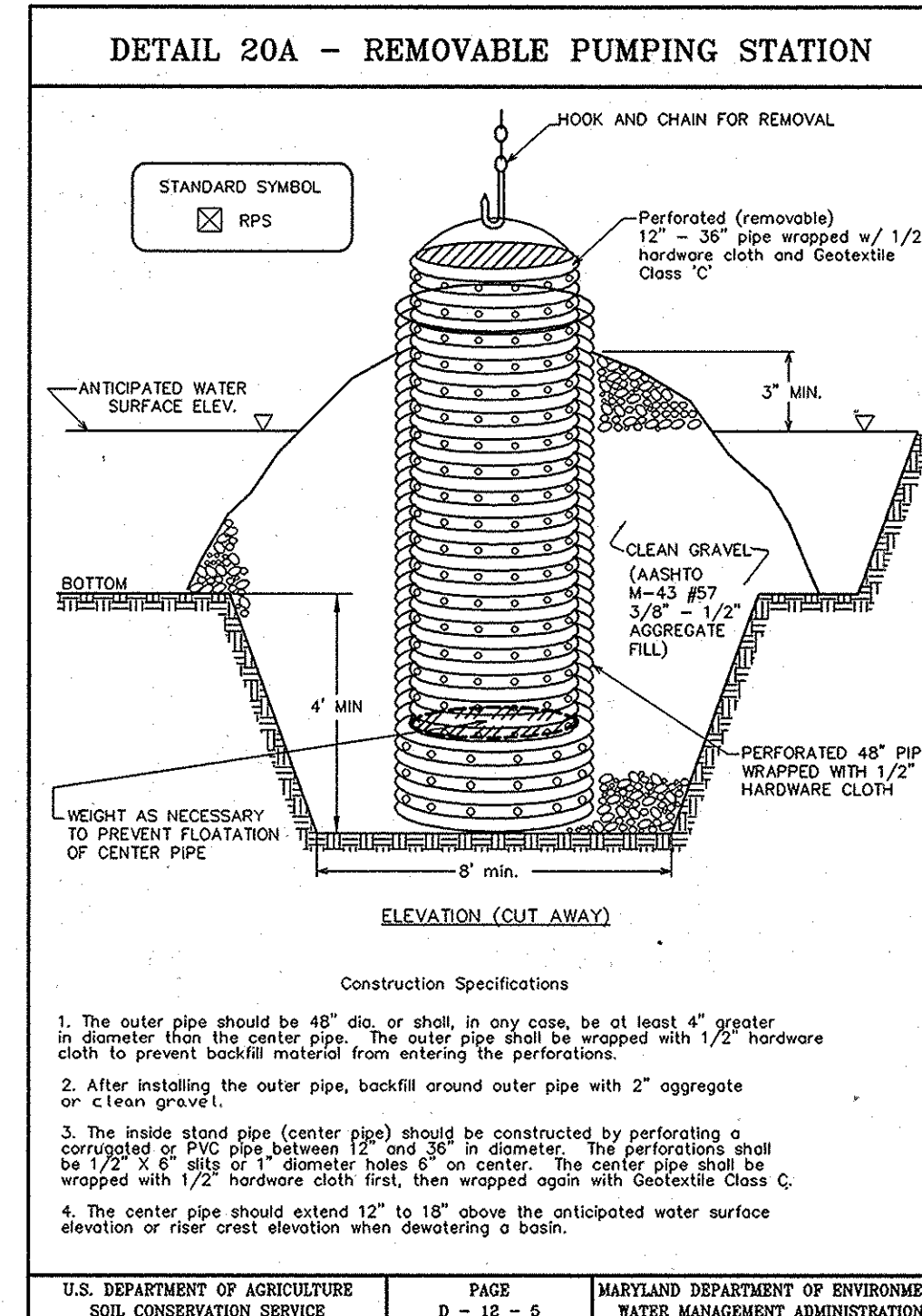
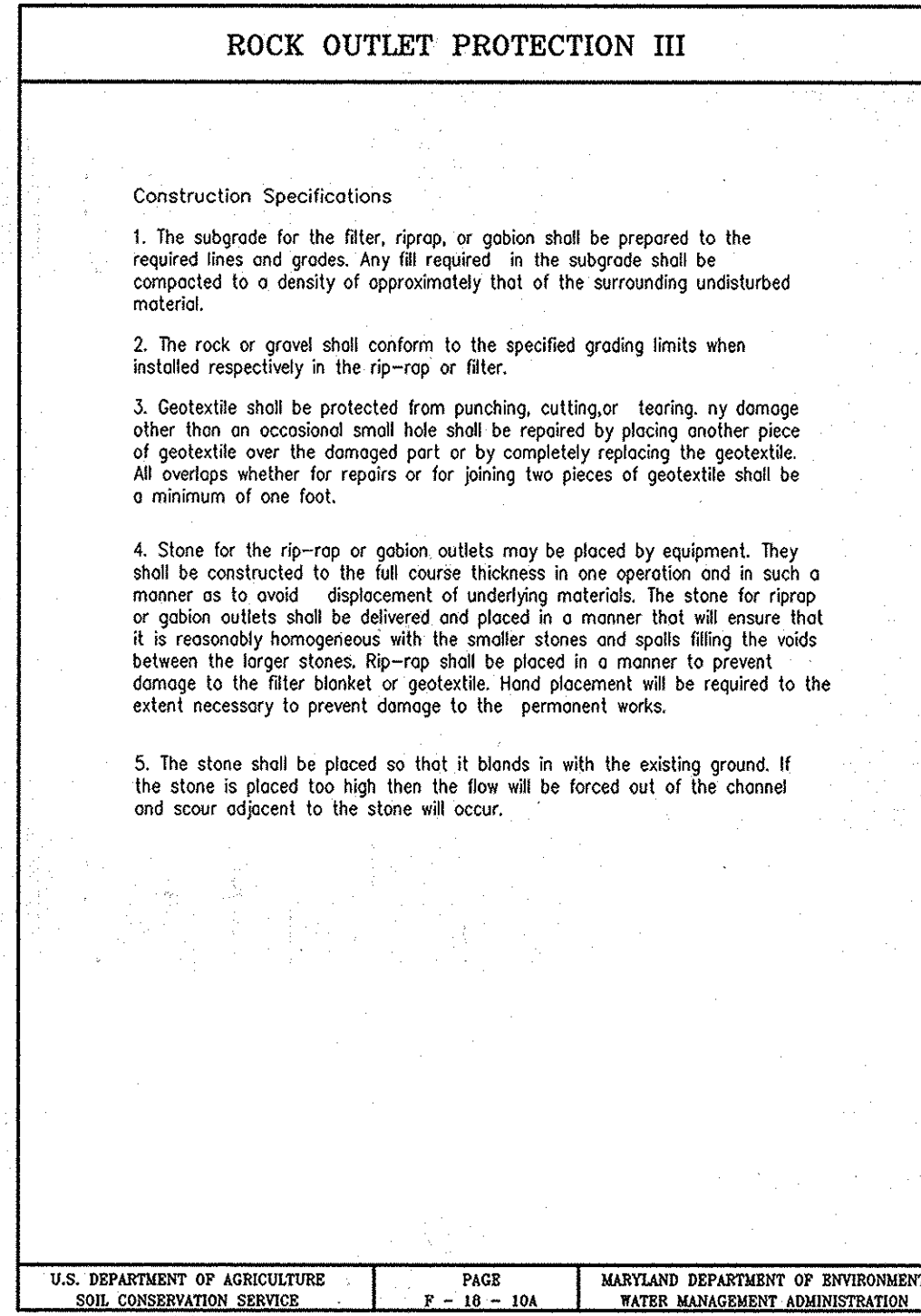
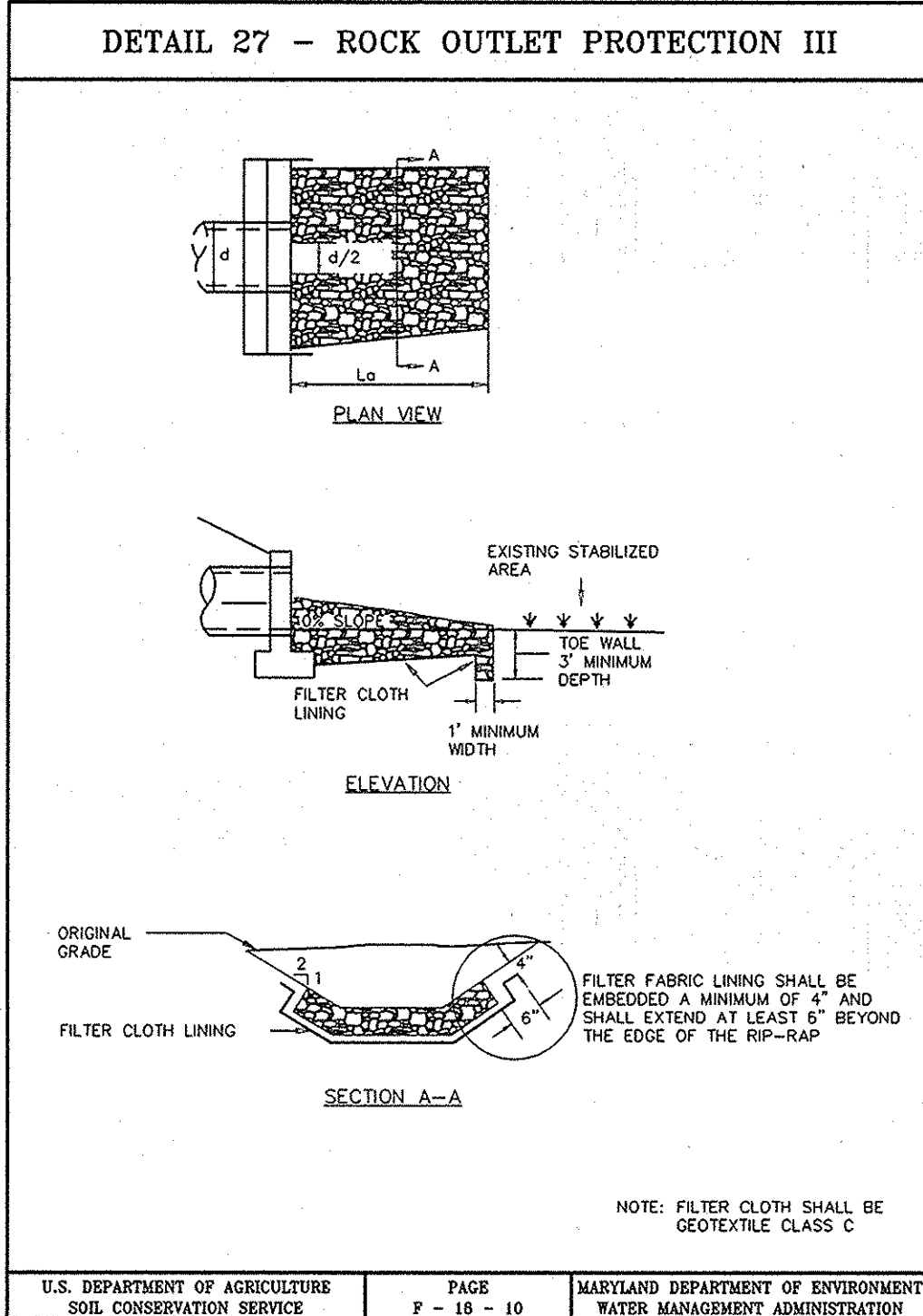
PONDS 3 & 4 DETAILS (APPROVED UNDER F-13-008)

MAPLE LAWN FARMS
GARDEN DISTRICT - AREA 1
LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110,
COMMON OPEN AREA LOTS 111 thru 114
and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'

ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	12001
DATE	TAX MAP - GRID	SHEET
APRIL, 2014	41-21/46-3	31 OF 36

L:\CAD\DRAWINGS\CONTR\PLANS BY G\BY\PLANS\2009-31-32 APPROVED POND DETAILS.DWG PLOTTED: 4/22/2014 11:18 AM, LAST SAVED: 4/18/2014 11:14 AM, PLOTTED BY: Jennifer R. Dick



ROAD CONSTRUCTION SPECIFICATIONS

THESE SPECIFICATIONS ARE APPROPRIATE TO ALL PONDS FACILITIES. ALL REFERENCES TO ASTM AND AASHTO SPECIFICATIONS APPLY TO THE MOST RECENT VERSION.

SITE PREPARATION

AREAS DESIGNATED FOR BORROW AREAS, EMBANKMENT, AND STRUCTURAL WORKS SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL. ALL TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED. CHANNEL BANKS AND SHARP BREAKS SHALL BE SLOPED TO NO STEEPER THAN 1:1. ALL TREES SHALL BE CLEARED AND GRUBBED WITHIN 20 FEET OF THE TOE OF THE EMBANKMENT.

AREAS TO BE COVERED BY THE RESERVOIR WILL BE CLEARED OF ALL TREES, BRUSH, LOGS, FENCES, RUBBISH AND OTHER OBJECTIONABLE MATERIAL UNLESS OTHERWISE DESIGNATED ON THE PLANS. TREES, BRUSH AND STUMPS SHALL BE CUT APPROXIMATELY LEVEL WITH THE GROUND SURFACE.

ALL CLEARED AND GRUBBED MATERIAL SHALL BE DISPOSED OF OUTSIDE AND BELOW THE LIMITS OF THE DAM AND RESERVOIR AS DIRECTED BY THE OWNER OR HIS REPRESENTATIVE. WHEN SPECIFIED, A SUFFICIENT QUANTITY OF TOPSOIL WILL BE STOCKPILED IN A SUITABLE LOCATION FOR USE ON THE EMBANKMENT AND OTHER DESIGNATED AREAS.

EARTH FILL

MATERIAL - THE FILL MATERIAL SHALL BE TAKEN FROM APPROVED DESIGNATED BORROW AREAS. IT SHALL BE FREE OF ROOTS, STUMPS, MOOD, RUBBISH, STONES GREATER THAN 6" FROZEN OR OTHER OBJECTIONABLE MATERIALS. FILL MATERIAL FOR THE CENTER OF THE EMBANKMENT CONFORM TO UNIFIED SOIL CLASSIFICATION GC, SC, CH, OR CL AND MUST HAVE AT LEAST 30% PASSING THE #200 SIEVE. CONSIDERATION MAY BE GIVEN TO THE USE OF OTHER MATERIALS IN THE EMBANKMENT IF DESIGNED BY A GEOTECHNICAL ENGINEER. SUCH SPECIAL DESIGNS MUST HAVE CONSTRUCTION SUPERVISED BY A GEOTECHNICAL ENGINEER.

MATERIALS USED IN THE OUTER SHELL OF THE EMBANKMENT MUST HAVE THE CAPABILITY TO SUPPORT VEGETATION OF THE QUALITY REQUIRED TO PREVENT EROSION OF THE EMBANKMENT.

PLACEMENT - AREAS ON WHICH FILL IS TO BE PLACED SHALL BE SCARIFIED PRIOR TO PLACEMENT OF FILL. FILL MATERIALS SHALL BE PLACED IN MAXIMUM 8-INCH THICK (BEFORE COMPACTION) LAYERS WHICH ARE TO CONTINUE OVER THE ENTIRE LENGTH OF THE FILL. THE MOST PERMEABLE BORROW MATERIAL SHALL BE PLACED IN THE DOWNSTREAM PORTIONS OF THE EMBANKMENT. THE PRINCIPAL SPILLWAY MUST BE INSTALLED CONCURRENTLY WITH FILL PLACEMENT AND NOT EXCAVATED INTO THE EMBANKMENT.

COMPACTION - THE MOVEMENT OF THE HAULING AND SPREADING EQUIPMENT OVER THE FILL SHALL BE CONTROLLED SO THAT THE ENTIRE SURFACE OF EACH LIFT SHALL BE TRAVERSED BY NOT LESS THAN ONE TREAD TRACK OF HEAVY EQUIPMENT OR COMPACTION SHALL BE ACHIEVED BY A MINIMUM OF FOUR COMPLETE PASSES OF A SLEEPFOOT RUBBER TIRE OR VIBRATORY ROLLER. FILL MATERIAL SHALL CONTAIN SUFFICIENT MOISTURE SUCH THAT THE REQUIRED DEGREE OF COMPACTION WILL BE OBTAINED WITH THE EQUIPMENT USED. THE FILL MATERIAL SHALL CONTAIN SUFFICIENT MOISTURE SO THAT IF FORMED INTO A BALL IT WILL NOT CRUMBLE, YET NOT BE SO WET THAT WATER CAN BE SQUEEZED OUT.

WHEN REQUIRED BY THE REVIEWING AGENCY THE MINIMUM REQUIRED DENSITY SHALL NOT BE LESS THAN 95% OF MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN 2% OF THE OPTIMUM. EACH LAYER OF FILL SHALL BE COMPACTED AS NECESSARY TO OBTAIN THAT DENSITY, AND IS TO BE CERTIFIED BY THE ENGINEER AT THE TIME OF CONSTRUCTION. ALL COMPACTION IS TO BE DETERMINED BY AASHTO METHOD T-99 (STANDARD PROCTOR).

EMBANKMENT CORE - THE CORE SHALL BE PARALLEL TO THE CENTERLINE OF THE EMBANKMENT AS SHOWN ON THE PLANS. THE TOP WIDTH OF THE CORE SHALL BE A MINIMUM OF FOUR FEET. THE HEIGHT SHALL EXTEND UP TO AT LEAST THE 10-YEAR WATER ELEVATION OR AS SHOWN ON THE PLANS. THE SIDE SLOPES SHALL BE 1 TO 1 OR FLATTER. THE CORE WITH CONSTRUCTION EQUIPMENT, ROLLERS, OR HAND TAMPERS TO ASSURE MAXIMUM DENSITY AND MINIMUM PERMEABILITY. IN ADDITION, THE CORE SHALL BE PLACED CONCURRENTLY WITH THE OUTER SHELL OF THE EMBANKMENT.

STRUCTURE BACKFILL

BACKFILL ADJACENT TO PIPES OR STRUCTURES SHALL BE OF THE TYPE AND QUALITY CONFORMING TO THAT SPECIFIED FOR THE ADDITIONAL FILL MATERIAL. THE FILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED FOUR INCHES IN THICKNESS AND COMPACTED BY HAND TAMPERS OR OTHER MANUALLY DIRECTED COMPACTION EQUIPMENT. THE MATERIAL NEEDS TO FILL COMPLETELY ALL SPACES UNDER AND ADJACENT TO THE PIPE. AT NO TIME DURING THE BACKFILLING OPERATION SHALL EQUIPMENT BE ALLOWED TO OPERATE CLOSER THAN FOUR FEET, MEASURED HORIZONTALLY, TO ANY PART OF A STRUCTURE UNDER NO CIRCUMSTANCES SHALL EQUIPMENT BE DRIVEN OVER ANY PART OF A CONCRETE STRUCTURE OR PIPE UNLESS THERE IS A COMPACTED FILL OF 24" OR GREATER OVER PIPE.

STRUCTURE BACKFILL MAY BE FLOWABLE FILL MEETING THE REQUIREMENTS OF MARYLAND DEPARTMENT OF TRANSPORTATION, STATE HIGHWAY ADMINISTRATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, SECTION 505 AS MODIFIED. THE MIXTURE SHALL HAVE A 100-200 PSI, 28 DAY UNCONFIRMED COMPRESSIVE STRENGTH. THE FLOWABLE FILL SHALL HAVE A MINIMUM PH OF 4.0 AND A MINIMUM RESISTIVITY OF 2000 OHM-CM. MATERIAL SHALL BE PLACED SUCH THAT A MINIMUM OF 6" (MEASURED PERPENDICULAR TO THE OUTSIDE OF THE PIPE) OF FLOWABLE FILL SHALL BE UNDER (BEDDING) OVER AND, ON THE SIDES OF THE PIPE. IT OR NEEDS TO EXTEND UP TO THE SPRING LINE, AVERAGE LENGTH OF THE PIPE SHALL BE 1" TO ASSURE FLOWABILITY OF THE MATERIAL. ADEQUATE MEASURES SHALL BE TAKEN (SAND BAGS, ETC.) TO PREVENT FLOATING THE PIPE. WHEN USING FLOWABLE FILL, ALL METAL PIPE SHALL BE BITUMINOUS COATED. ANY ADJOINING SOIL FILL SHALL BE PLACED TO EXCEED FOUR INCHES IN THICKNESS AND COMPACTED BY HAND TAMPERS OR OTHER MANUALLY DIRECTED COMPACTION EQUIPMENT. MATERIAL SHALL COMPLETELY FILL ALL VOIDS ADJACENT TO THE FLOWABLE FILL ZONE. AT NO TIME DURING THE BACKFILLING OPERATION SHALL EQUIPMENT BE ALLOWED TO OPERATE CLOSER THAN FOUR FEET, MEASURED HORIZONTALLY, TO ANY PART OF A STRUCTURE. UNDER NO CIRCUMSTANCES SHALL EQUIPMENT BE DRIVEN OVER ANY PART OF A STRUCTURE OR PIPE UNLESS THERE IS A COMPACTED FILL OF 24" OR GREATER OVER THE STRUCTURE OR PIPE. BACKFILL MATERIAL OUTSIDE THE STRUCTURE BACKFILL (FLOWABLE FILL) ZONE SHALL BE OF THE TYPE AND QUALITY CONFORMING TO OTHER EMBANKMENT MATERIALS.

PIPE CONDUITS

ALL PIPES SHALL BE CIRCULAR IN CROSS SECTION.

CORRUGATED METAL PIPE - ALL OF THE FOLLOWING CRITERIA SHALL APPLY FOR CORRUGATED METAL PIPE:

- MATERIALS - (POLYMER COATED STEEL PIPE) - STEEL PIPES WITH POLYMERIC COATINGS SHALL HAVE A MINIMUM COATING THICKNESS OF 0.01 INCH (0.25 MIL) ON BOTH SIDES OF THE PIPE. THIS PIPE AND ITS APPURTENANCES SHALL CONFORM TO THE REQUIREMENTS OF AASHTO SPECIFICATIONS M-245 & M-246 WITH WATER-TIGHT COUPLING BANDS OR FLANGES.
- MATERIALS - (ALUMINUM COATED STEEL PIPE) - THIS PIPE AND ITS APPURTENANCES SHALL CONFORM TO THE REQUIREMENTS OF AASHTO SPECIFICATION M-274 WITH WATER-TIGHT COUPLING BANDS OR FLANGES. ALUMINUM COATED STEEL PIPE WHEN USED FOR PUMP SOILS OR WHEN SOILS ARE WATER CONDUCTIVE WARRANT THE NEED FOR INCREASED DURABILITY. SHALL BE FULLY BITUMINOUS COATED PER REQUIREMENTS OF AASHTO SPECIFICATION M-HO TYPE A. ANY ALUMINUM COATING DAMAGE OR OTHERWISE REMOVED SHALL BE RE-COATED WITH GOLD APPLIED BITUMINOUS COATING. ALUMINUM COATED STEEL PIPE THAT ARE TO BE IN CONTACT WITH CONCRETE SHALL BE PAINTED WITH ONE COAT OF ZINC CHROMATE PRIMER OR TWO COATS OF ASPHALT.
- MATERIALS - (ALUMINUM PIPE) - THIS PIPE AND ITS APPURTENANCES SHALL CONFORM TO THE REQUIREMENTS OF AASHTO SPECIFICATION M-H6 OR M-211 WITH WATER-TIGHT COUPLING BANDS OR FLANGES. ALUMINUM PIPE, WHEN USED WITH FLOWABLE FILL OR WHEN SOIL AND/OR WATER CONDITIONS WARRANT FOR INCREASED DURABILITY, SHALL BE FULLY BITUMINOUS COATED PER REQUIREMENTS OF AASHTO SPECIFICATION M-HO TYPE A. ALUMINUM SURFACES THAT ARE TO BE IN CONTACT WITH CONCRETE SHALL BE PAINTED WITH ONE COAT OF ZINC CHROMATE PRIMER OR TWO COATS OF ASPHALT. HOT DIP GALVANIZED BOLTS MAY BE USED FOR CONNECTIONS. THE PH OF THE SURROUNDING SOILS SHALL BE BETWEEN 4 AND 9.
- COUPLING BANDS, ANTI-SEEP COLLARS, END SECTIONS, ETC., MUST BE COMPOSED OF THE SAME MATERIAL AND COATINGS AS THE PIPE. METALS MUST BE INSULATED FROM DISSIMILAR MATERIALS WITH USE OF RUBBER OR PLASTIC INSULATING MATERIALS AT LEAST 24 MILS IN THICKNESS.
- CONNECTIONS - ALL CONNECTIONS WITH PIPES MUST BE COMPLETELY WATER-TIGHT. THE DRAIN PIPE OR BARREL CONNECTION TO THE RISER SHALL BE HELDED ALL AROUND WHEN THE PIPE AND RISER ARE METAL. ANTI-SEEP COLLARS SHALL BE CONNECTED TO THE PIPE IN SUCH A MANNER AS TO BE COMPLETELY WATER-TIGHT. DIMPLE BANDS ARE NOT CONSIDERED TO BE WATER-TIGHT.

ALL CONNECTIONS SHALL USE A RUBBER OR NEOPRENE GASKET WHEN JOINING PIPE SECTIONS. THE END OF EACH PIPE SHALL BE RE-ROLLED AN ADEQUATE NUMBER OF CORUGATIONS TO ACCOMMODATE THE BANDWIDTH. THE FOLLOWING TYPE CONNECTIONS ARE ACCEPTABLE FOR PIPES LESS THAN 24 INCHES IN DIAMETER: FLANGES ON BOTH ENDS OF THE PIPE WITH A CIRCULAR 5/8 INCH CLOSED CELL NEOPRENE GASKET. PRE-PLANNED TO THE FLANGE BOLT CIRCLE, SANDWICHED BETWEEN ADJACENT FLANGES; A 12-INCH WIDE STANDARD LAP TYPE BAND WITH 12-INCH WIDE BY 3/8-INCH THICK CLOSED CELL CIRCULAR NEOPRENE GASKET; AND A 12-INCH WIDE HUGGER TYPE BAND WITH O-RING GASKETS HAVING A MINIMUM DIAMETER OF 1/2 INCH GREATER THAN THE CORUGATION DEPTH. PIPES 24 INCHES IN DIAMETER AND LARGER SHALL BE CONNECTED BY A 24 INCH LONG ANNULAR CORRUGATED BAND USING A MINIMUM OF 4 (FOUR) RODS AND LUGS, 2 ON EACH CONNECTING PIPE END. A 24-INCH WIDE BY 3/8-INCH THICK CLOSED CELL CIRCULAR NEOPRENE GASKET WILL BE INSTALLED WITH 12 INCHES ON THE END OF EACH PIPE. FLANGED JOINTS WITH 3/8 INCH CLOSED CELL GASKETS THE FULL WIDTH OF THE FLANGE IS ALSO ACCEPTABLE.

HELICALLY CORRUGATED PIPE SHALL HAVE EITHER CONTINUOUSLY HELDED SEAMS OR HAVE LOCK SEAMS WITH INTERNAL CAULKING OR A NEOPRENE BEAD.

- BEDDING - THE PIPE SHALL BE FIRMLY AND UNIFORMLY BEDDED THROUGHOUT ITS ENTIRE LENGTH. WHERE ROCK OR SOFT, SPONGY OR OTHER UNSTABLE SOIL IS ENCOUNTERED, ALL SUCH MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE EARTH COMPACTED TO PROVIDE ADEQUATE SUPPORT.
- BACKFILLINGS SHALL CONFORM TO "STRUCTURE BACKFILL".
- OTHER DETAILS (ANTI-SEEP COLLARS, VALVES, ETC.) SHALL BE AS SHOWN ON THE DRAWINGS.

PLASTIC PIPE - THE FOLLOWING CRITERIA SHALL APPLY FOR PLASTIC PIPE:

- MATERIALS - PVC PIPE SHALL BE PVC-120 OR PVC-1220 CONFORMING TO ASTM D-1185 OR ASTM D-2241. CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) PIPE COUPLINGS AND FITTINGS SHALL CONFORM TO THE FOLLOWING: 4" - 10" INCH PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M252 TYPE S, AND 12" THROUGH 24" INCH SHALL MEET THE REQUIREMENTS OF AASHTO M254 TYPE S.
- JOINTS AND CONNECTIONS TO ANTI-SEEP COLLARS SHALL BE COMPLETELY WATER-TIGHT.
- BEDDING - THE PIPE SHALL BE FIRMLY AND UNIFORMLY BEDDED THROUGHOUT ITS ENTIRE LENGTH. WHERE ROCK OR SOFT, SPONGY OR OTHER UNSTABLE SOIL IS ENCOUNTERED, ALL SUCH MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE EARTH COMPACTED TO PROVIDE ADEQUATE SUPPORT.
- BACKFILLINGS SHALL CONFORM TO "STRUCTURE BACKFILL".
- OTHER DETAILS (ANTI-SEEP COLLARS, VALVES, ETC.) SHALL BE AS SHOWN ON THE DRAWINGS.

CONCRETE

CONCRETE SHALL MEET THE REQUIREMENTS OF MARYLAND DEPARTMENT OF TRANSPORTATION, STATE HIGHWAY ADMINISTRATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, SECTION 414, MIX NO. 3.

ROCK RIPRAP

ROCK RIPRAP SHALL MEET THE REQUIREMENTS OF MARYLAND DEPARTMENT OF TRANSPORTATION, STATE HIGHWAY ADMINISTRATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, SECTION 311.

GEOTEXTILE SHALL BE PLACED UNDER ALL RIPRAP AND SHALL MEET THE REQUIREMENTS OF MARYLAND DEPARTMENT OF TRANSPORTATION, STATE HIGHWAY ADMINISTRATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, SECTION 421.01, CLASS C.

CARE OF WATER DURING CONSTRUCTION

ALL WORK ON PERMANENT STRUCTURES SHALL BE CARRIED OUT IN AREAS FREE FROM WATER. THE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN ALL TEMPORARY Dikes, LEVEES, COFFERDAMS, DRAINAGE CHANNELS, AND STREAM DIVERSIONS NECESSARY TO PROTECT THE AREAS TO BE OCCUPIED BY THE PERMANENT WORKS. THE CONTRACTOR SHALL ALSO FURNISH, INSTALL, OPERATE, AND MAINTAIN ALL NECESSARY PUMPING AND OTHER EQUIPMENT REQUIRED FOR REMOVAL OF WATER FROM VARIOUS PARTS OF THE WORK AND FOR MAINTAINING THE EXCAVATIONS, FOUNDATION AND OTHER PARTS OF THE WORK FREE FROM WATER AS REQUIRED OR DIRECTED BY THE ENGINEER FOR CONSTRUCTING EACH PART OF THE WORK. AFTER HAVING SERVED THEIR PURPOSE, ALL TEMPORARY PROTECTIVE WORKS SHALL BE REMOVED OR LEVELED AND GRADED TO THE EXTENT REQUIRED TO PREVENT OBSTRUCTION IN ANY DEGREE WHATSOEVER OF THE FLOW OF WATER TO THE SPILLWAY OR OUTLET WORKS AND SO NOT TO INTERFERE IN ANY WAY WITH THE OPERATION OR MAINTENANCE OF THE STRUCTURE. STREAM DIVERSIONS SHALL BE MAINTAINED UNTIL THE FILL PLACEMENT THROUGH THE PERMANENT WORKS. THE REMOVAL OF WATER FROM THE REQUIRED EXCAVATION AND THE FOUNDATION SHALL BE ACCOMPLISHED IN A MANNER AND TO THE EXTENT THAT WILL MAINTAIN STABILITY OF THE EXCAVATION SLOPES AND BOTTOM REQUIRED EXCAVATIONS AND WILL ALLOW SATISFACTORY PERFORMANCE OF ALL CONSTRUCTION OPERATIONS. DURING THE PLACING AND CONNECTIONS OF MATERIAL IN REQUIRED EXCAVATIONS, THE WATER LEVEL AT THE LOCATIONS BEING REPAIRED SHALL BE MAINTAINED BELOW THE BOTTOM OF THE EXCAVATION AT SUCH LOCATIONS WHICH MAY REQUIRE DRAINING THE WATER SIPS FROM WHICH THE WATER SHALL BE PUMPED.

STABILIZATION

ALL BORROW AREAS SHALL BE GRADED TO PROVIDE PROPER DRAINAGE AND LEFT IN A SLIGHTLY CONCAVE CONDITION. ALL EXPOSED SURFACES OF THE EMBANKMENT, SPILLWAY, SPILL AND BORROW AREAS, AND BERMS SHALL BE STABILIZED BY SEEDING, LIMING, FERTILIZING AND MULCHING.

EROSION AND SEDIMENT CONTROL

CONSTRUCTION OPERATIONS WILL BE CARRIED OUT IN SUCH A MANNER THAT EROSION WILL BE CONTROLLED AND WATER AND AIR POLLUTION MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT WILL BE FOLLOWED. CONSTRUCTION PLANS SHALL DETAIL EROSION AND SEDIMENT CONTROL MEASURES.

OPERATION AND MAINTENANCE

AN OPERATION AND MAINTENANCE PLAN IN ACCORDANCE WITH LOCAL OR STATE REGULATIONS WILL BE PREPARED FOR ALL PONDS. AS A MINIMUM, THE DAM INSPECTION CHECKLIST LOCATED IN APPENDIX A SHALL BE INCLUDED AS PART OF THE OPERATION AND MAINTENANCE PLAN AND PERFORMED AT LEAST ANNUALLY. WRITTEN RECORDS OF MAINTENANCE AND MAJOR REPAIRS NEEDS TO BE RETAINED IN A FILE. THE ISSUANCE OF A MAINTENANCE AND REPAIR PERMIT FOR ANY REPAIRS OR MAINTENANCE THAT INVOLVES THE MODIFICATION OF THE DAM OR SPILLWAY FROM ITS ORIGINAL DESIGN AND SPECIFICATIONS IS REQUIRED. A PERMIT IS ALSO REQUIRED FOR ANY REPAIRS OR RECONSTRUCTION THAT INVOLVE A SUBSTANTIAL PORTION OF THE STRUCTURE. ALL INDICATED REPAIRS ARE TO BE MADE AS SOON AS PRACTICAL.

HOWARD SOIL CONSERVATION DISTRICT OPERATION, MAINTENANCE AND INSPECTION NOTE

INSPECTION OF THE POND(S) SHOWN HEREON SHALL BE PERFORMED AT LEAST ANNUALLY, IN ACCORDANCE WITH THE CHECKLIST AND REQUIREMENTS CONTAINED WITHIN THE SOCA 505 'STANDARDS AND SPECIFICATIONS FOR PONDS' (MD-310). THE POND OWNERS AND ANY HEIRS, SUCCESSORS OR ASSIGNS SHALL BE RESPONSIBLE FOR THE SAFETY OF THE POND AND THE CONTINUED OPERATION, SURVEILLANCE, INSPECTION, AND MAINTENANCE THEREOF. THE POND OWNERS SHALL PROMPTLY NOTIFY THE SOIL CONSERVATION DISTRICT OF ANY VISUAL OBSERVATIONS THAT MAY BE INDICATORS OF DISTRESS SUCH AS EXCESSIVE SEEPAGE, TURBID SEEPAGE, SLIDING OR SLUMPING.

OPERATION AND MAINTENANCE SCHEDULE FOR PUBLICLY OWNED AND MAINTAINED RETENTION POND

ROUTINE MAINTENANCE (BY HOMEOWNERS ASSOCIATION)

- FACILITY SHALL BE INSPECTED ANNUALLY AND AFTER MAJOR STORMS. INSPECTIONS SHALL BE PERFORMED DURING FINE WEATHER TO DETERMINE IF THE POND IS FUNCTIONING PROPERLY.
- TOP AND SIDE SLOPES OF THE EMBANKMENT SHALL BE MOWED A MINIMUM OF TWO (2) TIMES PER YEAR, ONCE IN JUNE AND ONCE IN SEPTEMBER. OTHER SIDE SLOPES AND MAINTENANCE ACCESS SHALL BE MOWED AS NEEDED.
- DEBRIS AND LITTER SHALL BE REMOVED DURING REGULAR MOWING OPERATIONS AS NEEDED.
- VISIBLE SIGNS OF EROSION IN THE POND AS WELL AS THE RIP-RAP OR GABION OUTLET SHALL BE REPAIRED AS SOON AS IT IS NOTICED.

NON-ROUTINE MAINTENANCE (BY HOWARD COUNTY)

- STRUCTURAL COMPONENTS OF THE POND SUCH AS THE DAM, THE RISER, AND THE PIPES SHALL BE REPAIRED UPON THE DETECTION OF ANY DAMAGE. THE COMPONENTS SHALL BE INSPECTED DURING ROUTINE MAINTENANCE OPERATIONS.
- SEEDING SHALL BE REMOVED FROM THE POND AND FOREBAY NO LATER THEN WHEN THE CAPACITY OF THE POND OR SHALL BE FULL OF SEDIMENT OR WHEN DEERED NECESSARY FOR AESTHETIC REASONS, UPON APPROVAL FROM THE DEPARTMENT OF PUBLIC WORKS.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

Chief, Bureau of Highways 5-7-14

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chief, Division of Land Development 5-21-14

Chief, Development Engineering Division 5-20-14

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE/MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

Signature 4/24/14

BUILDER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

Signature 4/24/14

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. 12976.

Signature 4/24/14

POND NOTES AND DETAILS (APPROVED UNDER F-13-008)

MAPLE LAWN FARMS GARDEN DISTRICT - AREA 1

LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110, COMMON OPEN AREA LOTS 111 thru 114 and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'

SCALE: AS SHOWN

ZONING: MXD-3

G. L. W. FILE NO.: 12001

DATE: APRIL, 2014

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

SHEET: 32 OF 36

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3039 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK

BURTNSVILLE, MARYLAND 20866

TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES. JRD DRN. JRD CHK. DEV

DATE	REVISION	BY	APP'R.

PREPARED FOR:

MAPLE LAWN FARMS I, LLC

SUITE 300 WOODMOUNT CENTER

1829 REISTERSTOWN ROAD

BALTIMORE, MD 21086

ATTN: MARK BENNETT

410-484-8400

STATE OF MARYLAND

PROFESSIONAL ENGINEER

EXPIRATION DATE: MAY 26, 2016

4/24/14

STATE OF MARYLAND

PROFESSIONAL ENGINEER

EXPIRATION DATE: MAY 26, 2016

4/24/14

STATE OF MARYLAND

PROFESSIONAL ENGINEER

EXPIRATION DATE: MAY 26, 2016

4/24/14

B-4-2 STANDARD AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

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

CRITERIA: SOIL PREPARATION 1. TEMPORARY STABILIZATION a. SEEDING PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT...

TOPSOILING 1. TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. PURPOSE IS TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW HUMIDITY CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADES...

MULCHING 1. MULCH MATERIALS (IN ORDER OF PREFERENCE) a. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR. STRAW IS TO BE FREE OF NOVIUS PLANTS...

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS. Chief, Bureau of Highways. Date: 5-7-14. APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING. Chief, Division of Land Development. Date: 5-21-14.

GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS. 3909 NATIONAL DRIVE - SUITE 250 - BURTSMITH OFFICE PARK, BURTSMITHVILLE, MARYLAND 20866.

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

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

CRITERIA: SEEDING 1. SPECIFICATIONS a. ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW...

APPLICATION 1. DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS. a. INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED ON TEMPORARY SEEDING TABLE B.1, PERMANENT SEEDING TABLE B.3, OR SITE-SPECIFIC SEEDING SUMMARIES...

MULCHING 1. MULCH MATERIALS (IN ORDER OF PREFERENCE) a. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR. STRAW IS TO BE FREE OF NOVIUS PLANTS...

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING. Chief, Division of Land Development. Date: 5-21-14. APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING. Chief, Development Engineering Division. Date: 5-20-14.

ENGINEER'S CERTIFICATE: I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

DEFINITION: TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS. PURPOSE: TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS.

CRITERIA: SEEDING 1. SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE B.3) AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY...

TEMPORARY SEEDING SUMMARY. TABLE with columns: No., SPECIES, APPLICATION RATE (lb./ac.), SEEDING DATES, SEEDING DEPTHS, FERTILIZER RATE (10-10-10), LIME RATE.

SEDIMENT CONTROL NOTES 1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION...

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING. Chief, Division of Land Development. Date: 4/24/14. APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING. Chief, Development Engineering Division. Date: 4/23/14.

SEDIMENT CONTROL NOTES AND DETAILS. SCALE: AS SHOWN. ZONING: MXD-3. G. L. W. FILE No.: 12001. DATE: APRIL, 2014. TAX MAP - GRID: 41-21/46-3. SHEET: 33 OF 36.

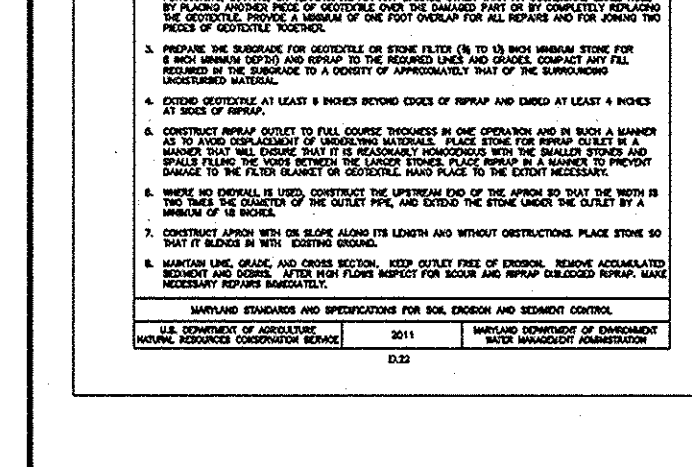
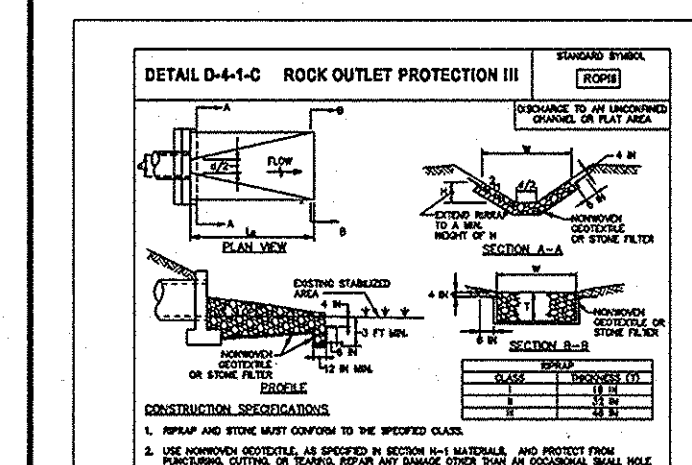
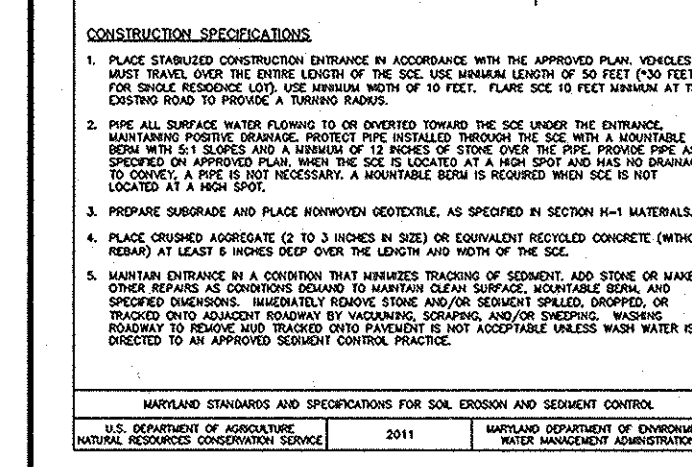
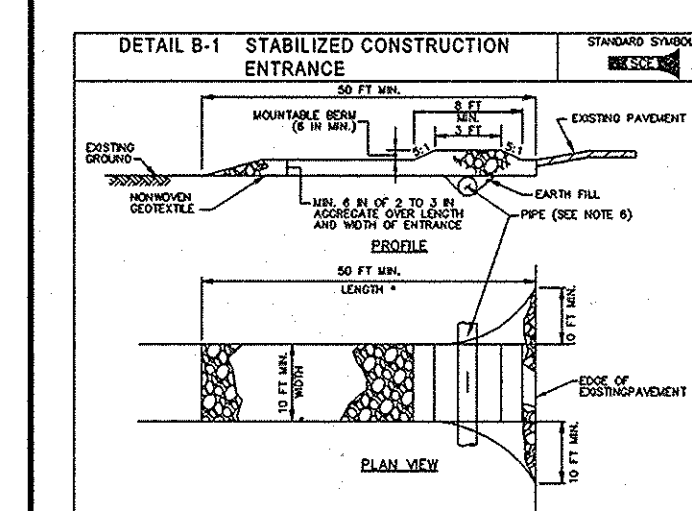
B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

DEFINITION: TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION. PURPOSE: TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS.

CRITERIA: SEED MIXTURES 1. GENERAL USE a. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE B.3) AND BASED ON THE SITE CONDITION OR PURPOSE FOUND ON TABLE B.2...

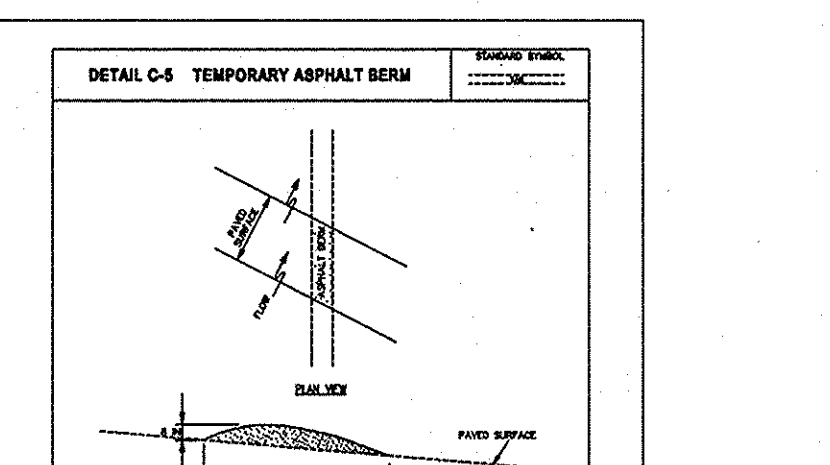
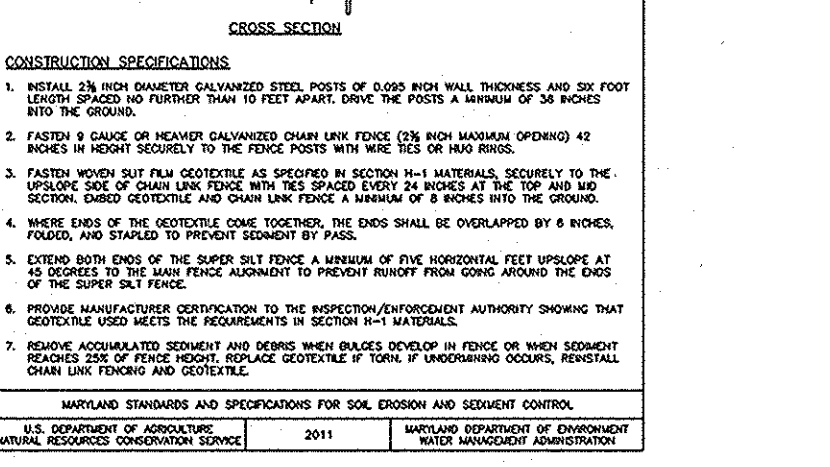
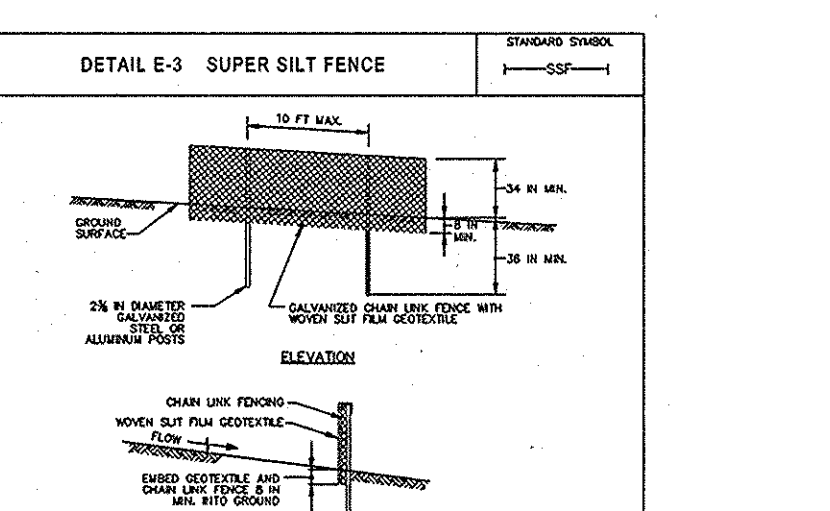
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING. Chief, Division of Land Development. Date: 4/24/14. APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING. Chief, Development Engineering Division. Date: 4/23/14.

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. EXPIRATION DATE: MAY 26, 2017.



CONSTRUCTION SPECIFICATIONS 1. PLACE STRAW MULCH IMMEDIATELY AFTER SEEDING WITH THE APPROVED PLAN. VEHICLES MUST BE KEPT OFF THE SITE UNTIL THE SEED HAS ESTABLISHED TO A DEPTH OF 1/2 INCH...

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING. Chief, Division of Land Development. Date: 4/24/14. APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING. Chief, Development Engineering Division. Date: 4/23/14.

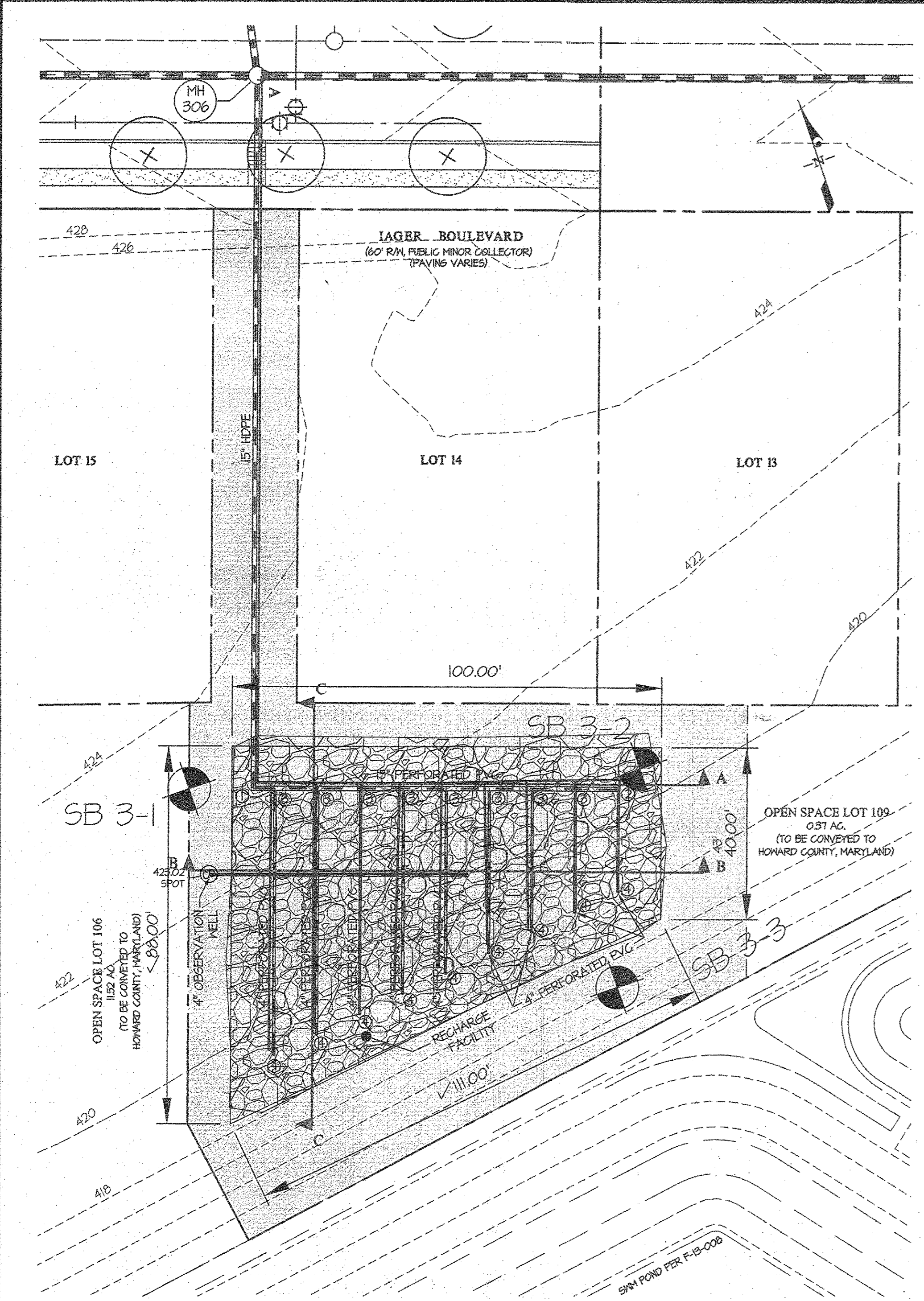


CONSTRUCTION SPECIFICATIONS 1. PLACE STRAW MULCH IMMEDIATELY AFTER SEEDING WITH THE APPROVED PLAN. VEHICLES MUST BE KEPT OFF THE SITE UNTIL THE SEED HAS ESTABLISHED TO A DEPTH OF 1/2 INCH...

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING. Chief, Division of Land Development. Date: 4/24/14. APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING. Chief, Development Engineering Division. Date: 4/23/14.

SEDIMENT CONTROL NOTES AND DETAILS. SCALE: AS SHOWN. ZONING: MXD-3. G. L. W. FILE No.: 12001. DATE: APRIL, 2014. TAX MAP - GRID: 41-21/46-3. SHEET: 33 OF 36.

SEDIMENT CONTROL NOTES AND DETAILS. SCALE: AS SHOWN. ZONING: MXD-3. G. L. W. FILE No.: 12001. DATE: APRIL, 2014. TAX MAP - GRID: 41-21/46-3. SHEET: 33 OF 36.



RECHARGE FACILITY PLAN VIEW SCALE: 1" = 20'

S.D. PIPE SUMMARY TABLE PRIVATELY OWNED AND MAINTAINED			
SIZE (INCHES)	TYPE	QUANTITY (L.F.)	REMARKS
4	SLOTTED PVC	448	SCHEDULE 40
4	PVC	23	SCHEDULE 40
15	SLOTTED PVC	85	SCHEDULE 40
15	HDPE	164	

PARTS LIST			
	TYPE	QUANTITY	ADS PART #
①	15" PVC CONVERTER	1	XXX
②	15" X 4" ELBOW	1	XXX
③	15" X 4" TEE	8	XXX
④	4" END CAP	4	XXX

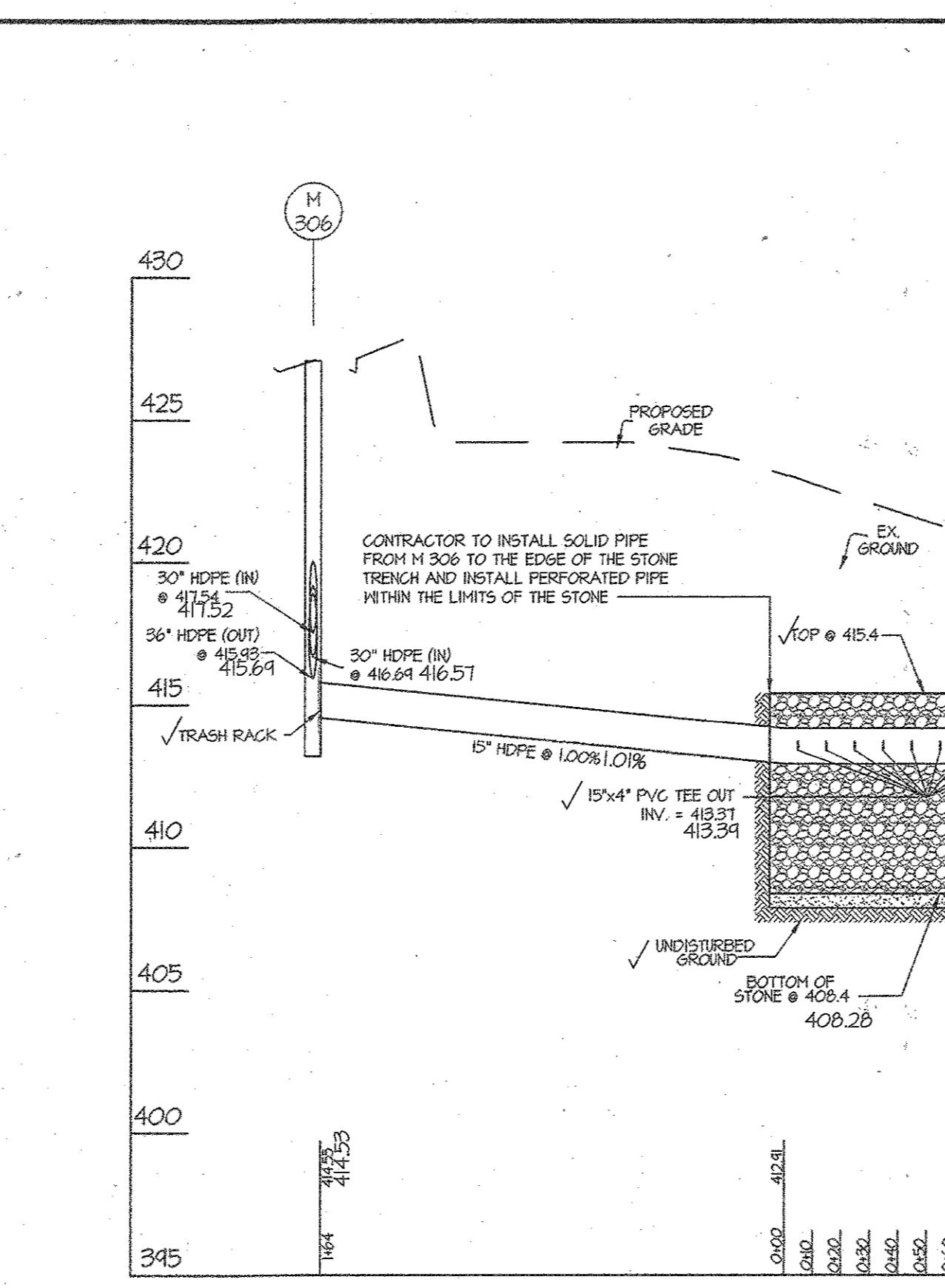
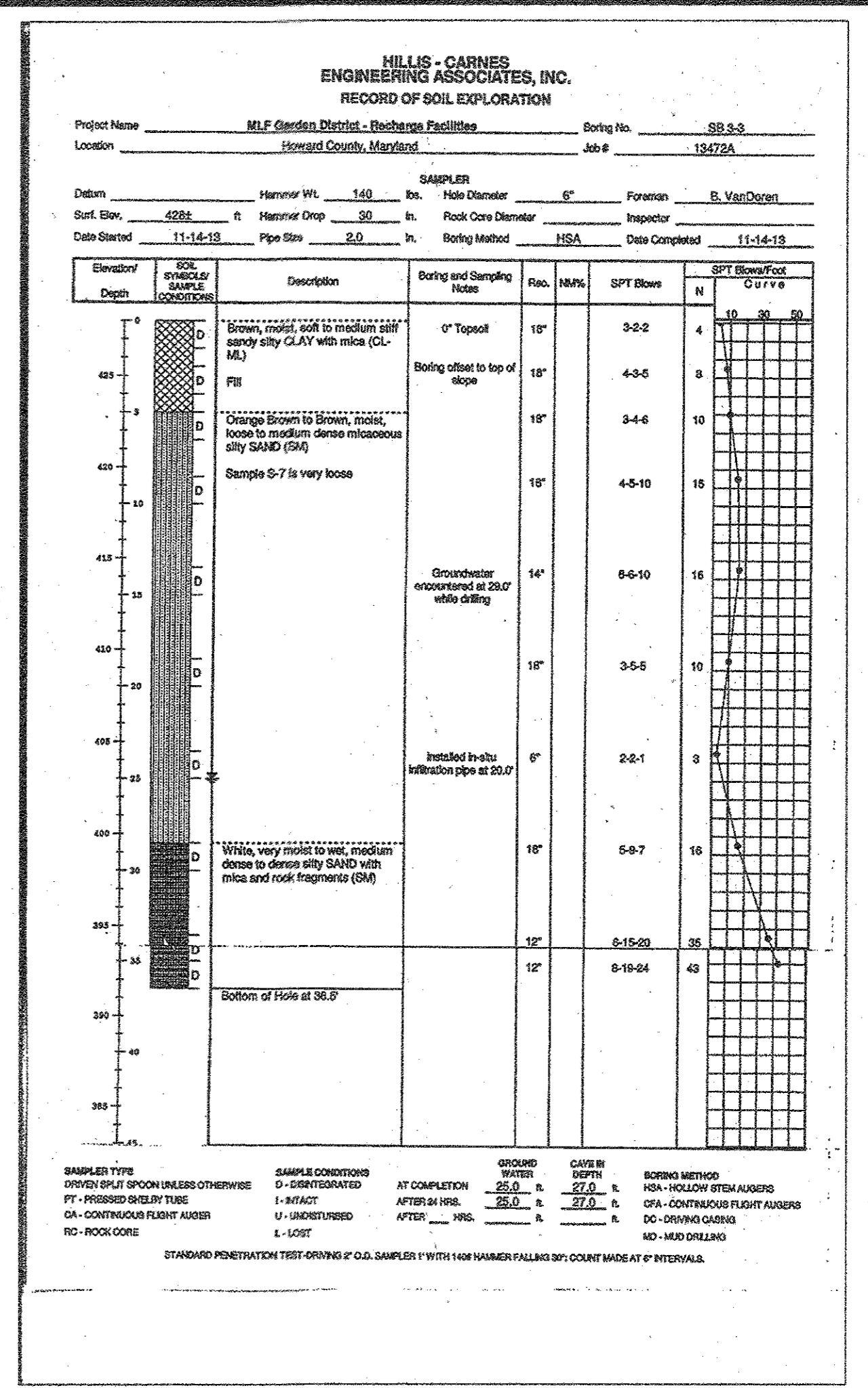
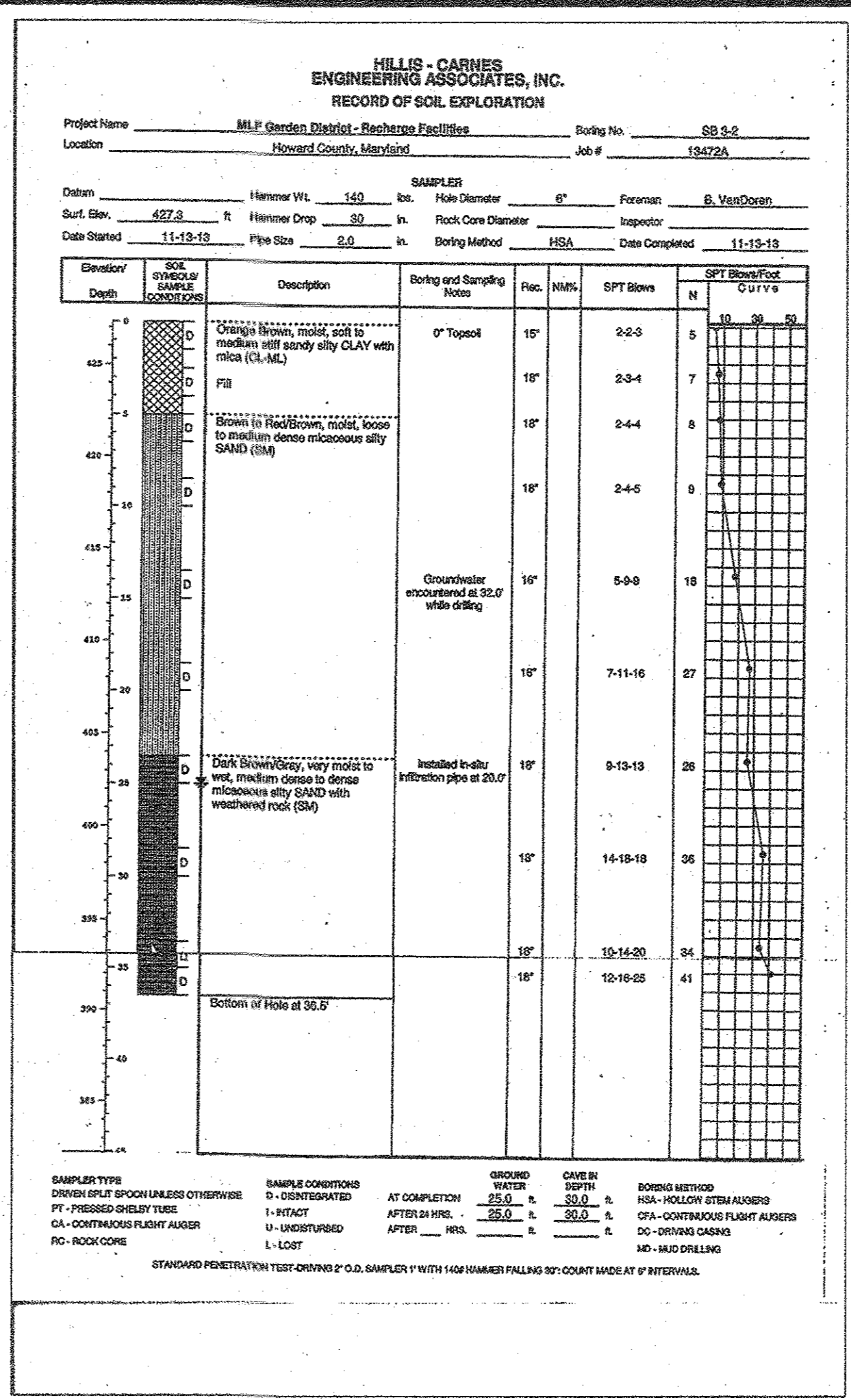
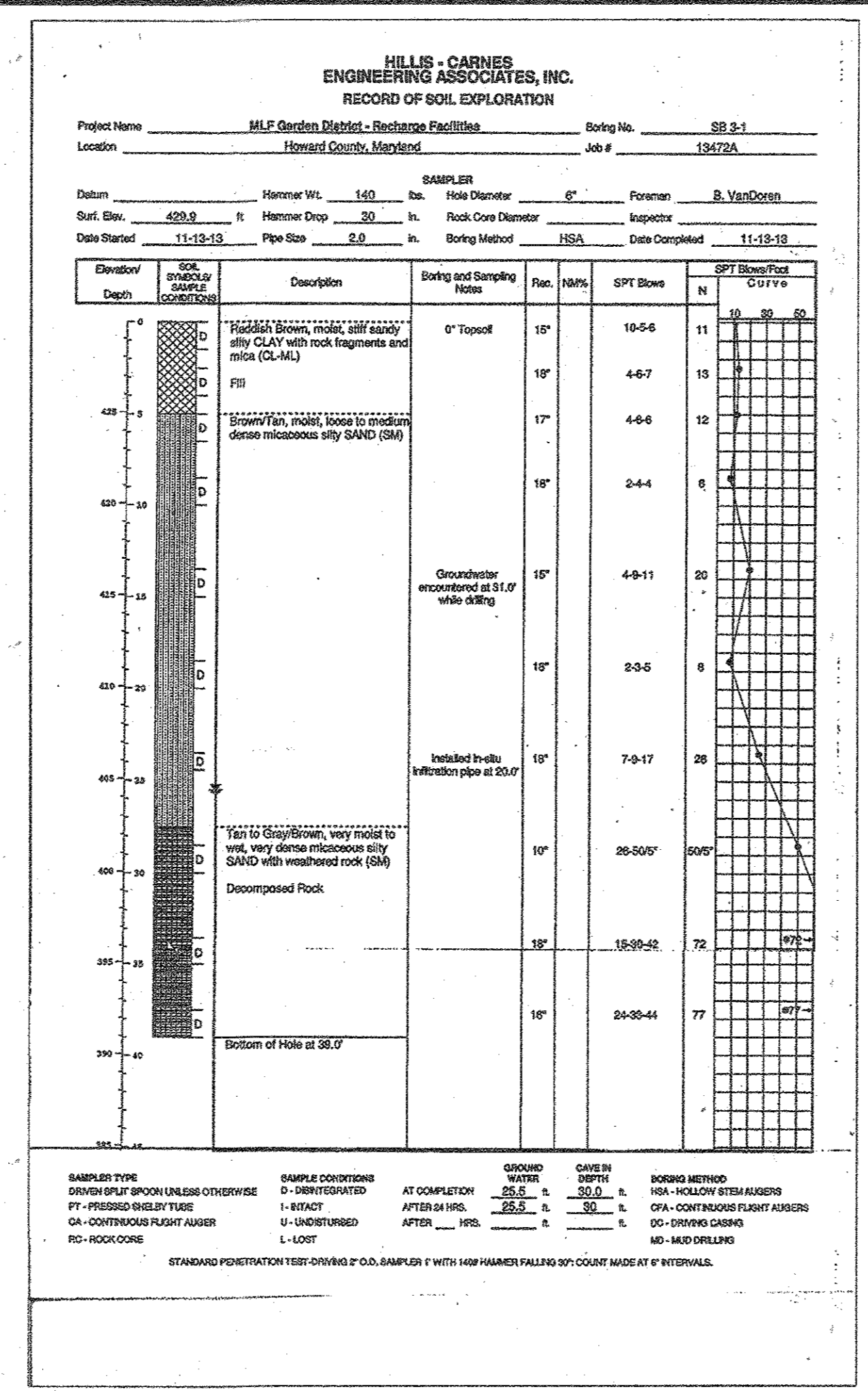
NOTES:
1. FOR OPERATION AND MAINTENANCE SCHEDULE, SEE SHEET 34.
2. FOR TRASH RACK DETAIL, SEE SHEET 34.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
W. J. ... 5-7-14
Chief, Bureau of Highways

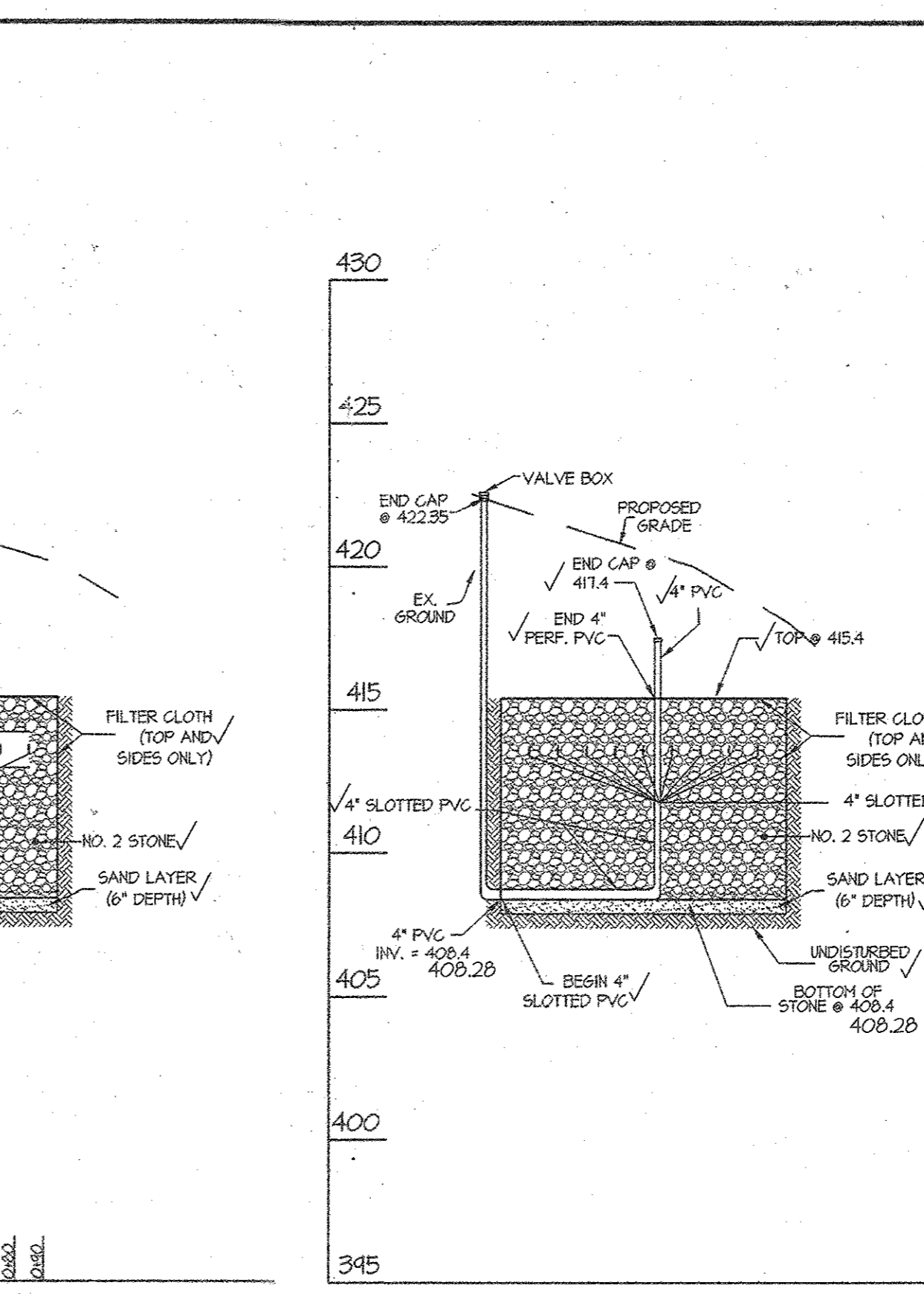
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
W. J. ... 5-21-14
Chief, Division of Land Development

Chad ... 5-20-14
Chief, Development Engineering Division

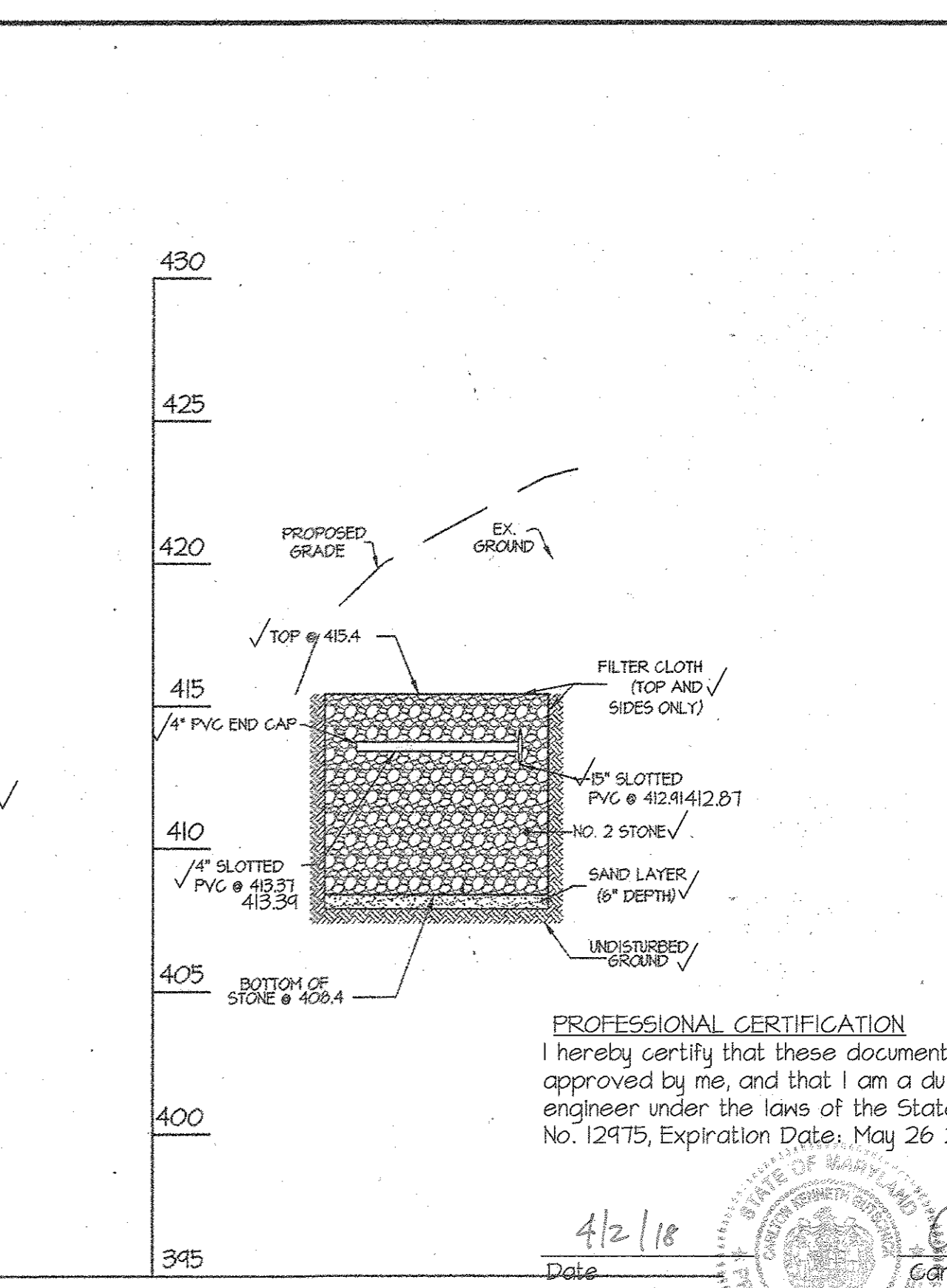
GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4188



SECTION A-A SCALE: 1" = 30" (HORZ.) 1" = 5" (VERT.)



SECTION B-B SCALE: 1" = 30" (HORZ.) 1" = 5" (VERT.)



SECTION C-C SCALE: 1" = 30" (HORZ.) 1" = 5" (VERT.)

PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12975, Expiration Date: May 26 2018.

Date: 4/2/18
Carl K. Gutschick
Professional Engineer
Maryland Reg. No. 12975

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

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975, EXPIRATION DATE: May 26, 2018.

4/2/18
Carl K. Gutschick
Professional Engineer
Maryland Reg. No. 12975

ASBUILTS
RECHARGE FACILITY NOTES and DETAILS
MAPLE LAWN FARMS
GARDEN DISTRICT - AREA I
LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110,
COMMON OPEN AREA LOTS 111 thru 114
and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	12001
DATE MAR 2018 APRIL 2018	TAX MAP - GRID 41-21/46-3	SHEET 35 OF 36

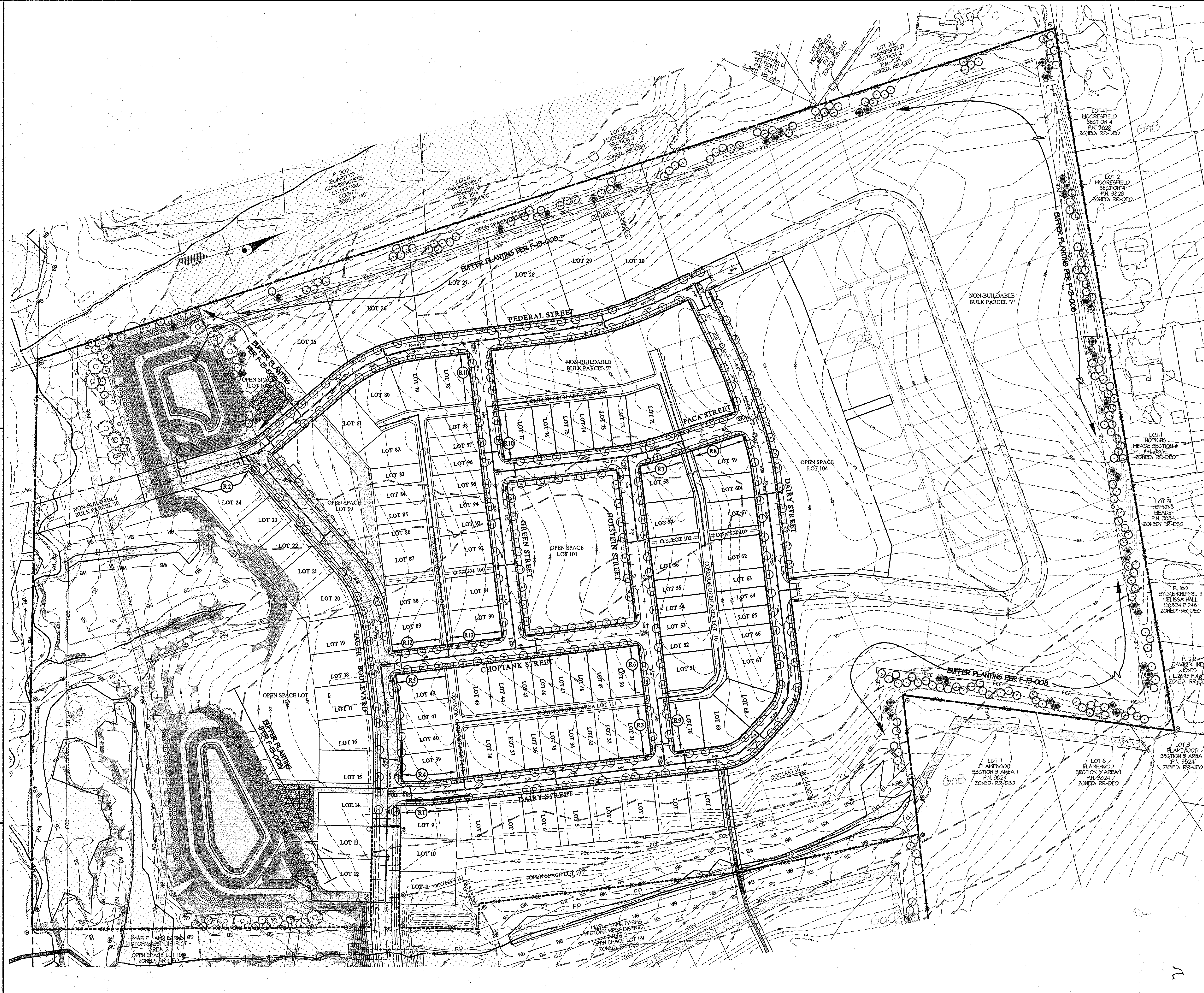
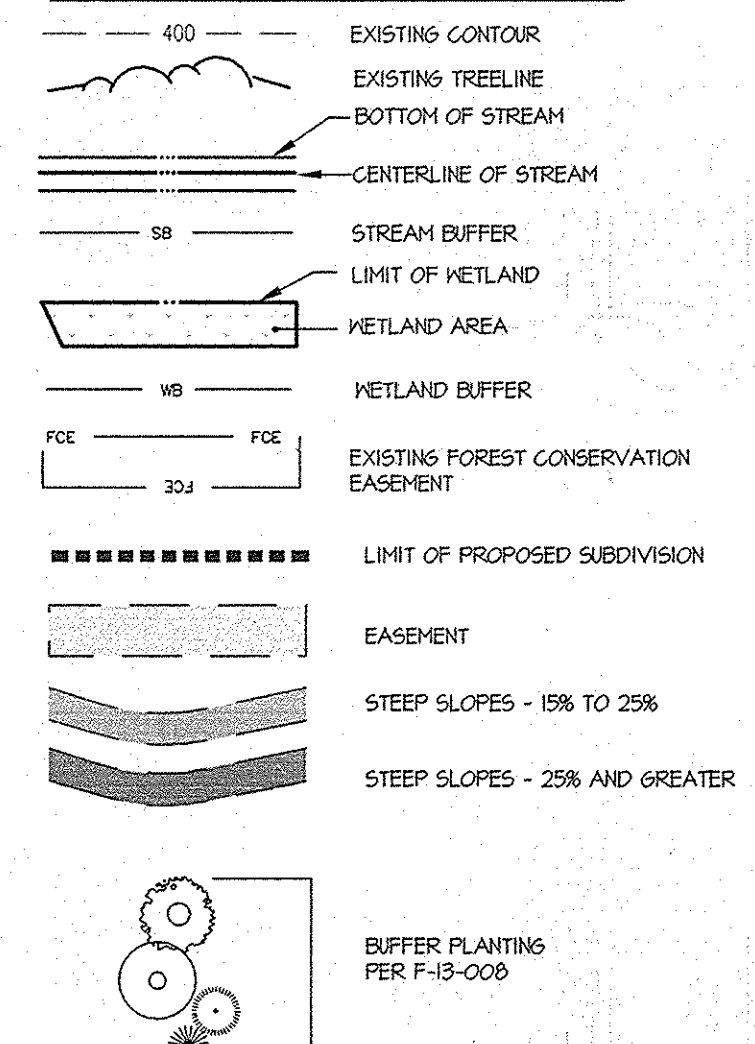
RESIDENTIAL LANDSCAPE PERIMETER REQUIREMENTS SCHEDULE		
RESIDENTIAL LOT LINE	LENGTH OF SIDE PERIMETER	REQUIRED LANDSCAPING
R1	117'	
R2	126'	
R3	105'	
R4	121'	
R5	105'	
R6	105'	
R7	90'	
R8	113'	
R9	105'	
R10	105'	
R11	105'	
R12	105'	
R13	105'	

THE REQUIRED LOT LANDSCAPING PER THE MLF LANDSCAPE DESIGN CRITERIA (5-06-16, SHEET 13 OF 15) SHALL BE PROVIDED AT SDP STAGE

SOILS CHART				
Soil Type	Soil Name	Hydrologic Soils Group	Hydric Soils	Possible Hydric Inclusions
Ba	Baile silt loam	D		X
CaB2*	Chester gravelly silt loam, 3-8% slope	B		
ChC2	Chester silt loam, 8-15% slope, moderately eroded	B		
ChC3	Chester silt loam, 8-15% slope, severely eroded	B		
Co	Codorus silt loam	C		X
CU*	Cornus silt loam	C		
Ca	Cornus silt loam	B		
DaA	Delanco silt loam, 0-3% slope	C		X
EB2*	Ellick silt loam, 3-8% slope, moderately eroded	C		
EB2*	Ellick silt loam, 3-8% slope, moderately eroded	C		
EnA	Glenville silt loam, 0-3% slope	C		X
EnB2*	Glenville silt loam, 3-8% slope, moderately eroded	C		X
GI2*	Glennel silt loam, 3-8% slope, moderately eroded	D		
Ha	Harboro silt loam	B	X	X
HB2*	Honor silt loam, 3-8% slope, moderately eroded	B		
MC2	Honor silt loam, 8-15% slope, moderately eroded	B		
MD3*	Honor silt loam, 15-25% slope, severely eroded	B		

* Soils with a moderate to high propensity towards erosion.

LANDSCAPE LEGEND



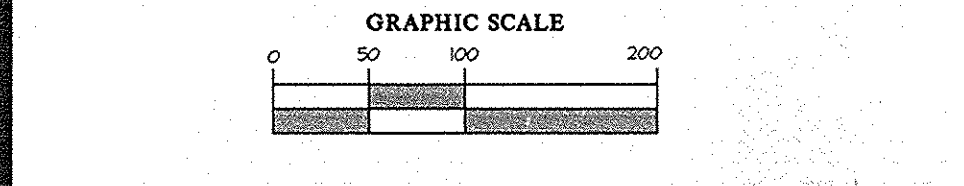
- LANDSCAPING NOTES:
- SEE SHEETS 14 AND 15 FOR STREET TREE REQUIREMENTS AND QUANTITIES.
 - LOT PLANTINGS WILL BE PROVIDED WITH THE SITE DEVELOPMENT PLANS.
 - UNLESS NOTED, ALL STEEP SLOPE AREAS WITHIN THE LIMITS OF SUBMISSION ARE LESS THAN 5,000 SF.
 - SEE F-13-002 FOR BUFFER PLANTINGS ALONG THE SMI AND EXTERNAL PERIMETERS.
 - NO LANDSCAPE SURETY IS REQUIRED WITH THIS PLAN (F-14-023).

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Will R. Ball 5-7-14
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
W. K. Edwards 5-21-14
 Chief, Division of Land Development Date

Chad Edwards 5-20-14
 Chief, Development Engineering Division Date

DATE	REVISION	BY	APPR.



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Will R. Ball 5-7-14
 Chief, Bureau of Highways Date

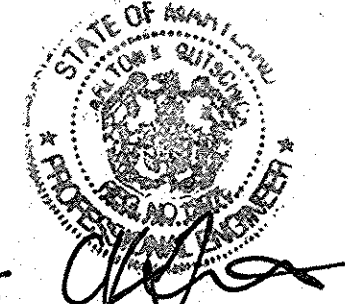
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 EXPIRATION DATE: MAY 26, 2016
 4/24/14



LANDSCAPE PLAN
MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA 1
 LOTS 1 thru 98, OPEN SPACE LOTS 99 thru 110,
 COMMON OPEN AREA LOTS 111 thru 114
 and NON-BUILDABLE BULK PARCELS 'X' thru 'Z'

SCALE	ZONING	G. L. W. FILE NO.
1" = 100'	MXD-3	12001
DATE	TAX MAP - GRID	SHEET
APRIL, 2014	41-21/46-3	36 OF 36