

GENERAL NOTES

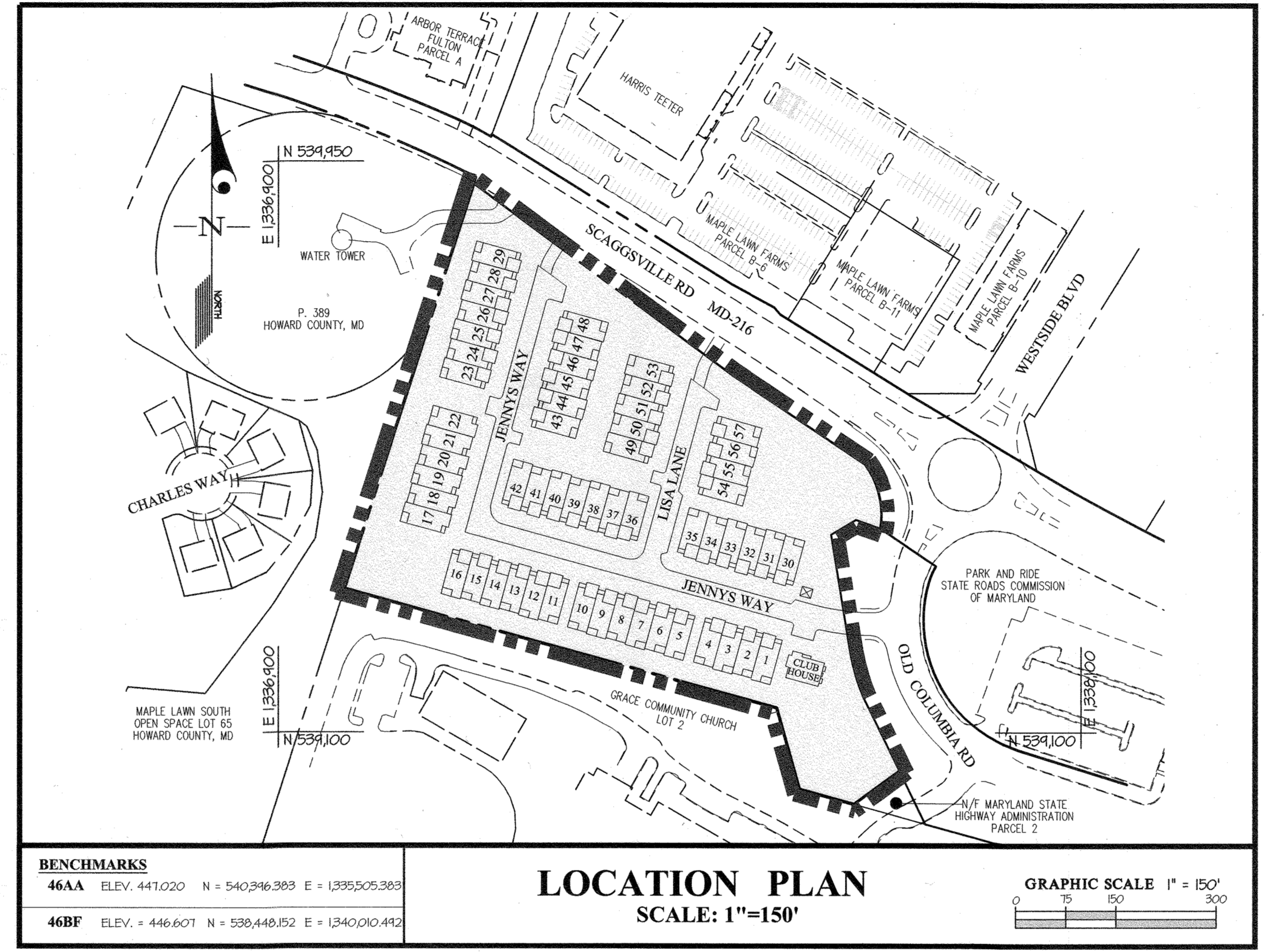
- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL NOTIFY THE BUREAU OF DEPARTMENT OF PUBLIC WORKS / BUREAU OF ENGINEERING / CONSTRUCTION INSPECTION DIVISION AT (410) 313-1800 AT LEAST 48 HOURS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-251-7771 AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK.
4. A) IF REQUIRED, ANY "STOP" SIGN OR THE STREET NAME SIGN (SNS) ASSEMBLY FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETED.
B) THE TRAFFIC CONTROL DEVICE LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY HOWARD COUNTY TRAFFIC DIVISION (410-313-2430) PRIOR TO THE INSTALLATION OF ANY OF THE TRAFFIC CONTROL DEVICES.
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). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT PLANS IS FROM THE TRAFFIC NOISE FROM MD ROUTE 216. MITIGATION OF ANY ADDITIONAL NOISE GENERATED FROM THE MECHANICAL EQUIPMENT SERVING THE GROCERY STORE ON THE NORTH SIDE OF ROUTE 216, WOULD BE THE RESPONSIBILITY OF THE GROCERY STORE, TO THE EXTENT IT EXCEEDS THE ALLOWABLE LEVELS FOR THE ZONING REGULATIONS. THE 65 DBA NOISE LINE FROM TRAFFIC NOISE DOES NOT IMPACT ANY OF THE UNITS OR THEIR CURTLAGE. NO NOISE MITIGATION IS REQUIRED.
16. THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY GEO-TECHNOLOGY ASSOCIATES, INC., DATED OCTOBER 1, 2020 AND APPROVED WITH ECP-21-016 ON FEBRUARY 3, 2021. THERE ARE NO STREAMS, WETLANDS, OR BUFFERS WITHIN THE LIMITS OF THE SITE.
17. SOILS DATA WAS TAKEN FROM THE SOIL SURVEY OF HOWARD COUNTY, MARYLAND ISSUED MARCH 2008.
18. A TRAFFIC REPORT WAS PROVIDED BY THE TRAFFIC GROUP, DATED MARCH 2021. BASED UPON THE DATA AND ANALYSES PRESENTED IN THIS STUDY, THE PROPOSED DEVELOPMENT OF THE GAIN AT MAPLE LAWN CAN BE ACCOMMODATED BY THE SURROUNDING ROAD SYSTEM, THE RESULTS OF THE CAPACITY ANALYSES FOR THE STUDY INTERSECTIONS FOR EXISTING, BACKGROUND, AND TOTAL FUTURE TRAFFIC VOLUMES SHOW THAT ACCEPTABLE LEVELS OF SERVICE CAN BE MAINTAINED AT ALL INTERSECTIONS INCLUDED IN THIS STUDY. THEREFORE, THE PROPOSED DEVELOPMENT SATISFIES HOWARD COUNTY ADEQUATE ROAD FACILITIES TEST EVALUATION REQUIREMENTS.
19. BOUNDARY INFORMATION IS FROM BOUNDARY SURVEYS BY GUTSCHK, LITTLE, AND HEBER, P.A., DATED JULY, 2020.
20. A FOREST STAND DELINEATION LETTER DATED OCT. 1, 2020 WAS FILED WITH ECP-21-016 THAT VERIFIED THAT THERE ARE NO FOREST OR SPECIMEN TREES ON THE SITE.
21. THERE IS NO FLOODPLAIN ON SITE.
22. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, OR 100 YEAR FLOODPLAIN AREAS, UNLESS PERMITTED UNDER AN AGREEMENT, WAIVER PETITION OR DETERMINED TO BE ESSENTIAL OR NECESSARY BY DPZ.
23. THE PROJECT IS WITHIN THE METROPOLITAN DISTRICT. WATER SERVICE IS PUBLIC AND SEWER SERVICE IS PUBLIC (CONTR. #24-SR14-D).
24. FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION ACT. THERE ARE 4 PCEs (all one off-site and 2 are on-site). The off-site easements are on the adjoining property. FOR THIS PROJECT, NO CLEARINGS, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. THE TOTAL FOREST CONSERVATION SURETY FOR THIS PROJECT IS \$28,425.50 (of which \$15,295.50 is for on-site afforestation \$13,130.00 for the off-site afforestation). FOR ADDITIONAL FOREST CONSERVATION INFORMATION FOR THIS PROJECT ARE ON SHEETS 24-26.
25. ALL OUTDOOR LIGHTING SHALL COMPLY WITH SECTION 13.4 OF THE ZONING REGULATIONS. STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (RHS) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993)." A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
26. TRASH COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE WILL BE PROVIDED BY THE CONDOMINIUM ASSOCIATION.
27. THE REQUIRED LANDSCAPE BUFFER PLANTINGS ARE PROVIDED IN ACCORDANCE WITH SECTION 16.124 AND THE HOWARD COUNTY LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$550,000.00 HAS BEEN POSED WITH THE DEVELOPER'S AGREEMENT FOR THE REQUIRED PLANTINGS SHOWN ON SHEETS 24, 25 AND 31.
28. MINIMUM BUILDING SETBACK RESTRICTIONS FROM PUBLIC ROADS AND PROPERTY LINES SHALL BE PROVIDED IN ACCORDANCE WITH THE ZB-1122 M.
29. APPROVAL OF THIS SITE DEVELOPMENT PLAN (SDP) DOES NOT ENSURE APPROVAL OF BUILDING PERMIT APPLICATIONS ASSOCIATED WITH THIS PLAN.
30. STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE MORE STORMWATER DESIGN MANUAL. BASED ON TABLE 5.3, THIS SITE HAS A TARGET PE OF 1.5". IN ORDER TO FULFILL THE STORMWATER MANAGEMENT REQUIREMENTS A COMBINATION OF DRY WELLS (M-5), MICRO-BIORETENTION (M-6), AND BIORETENTION (F-6) WILL BE USED. ALL FACILITIES WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
31. A PRE-SUBMISSION COMMITTEE MEETING WAS HELD FOR THIS PROJECT ON 12/29/20 AT ENHANCED UNITED METHODIST CHURCH IN COMPLIANCE WITH SECTION 16.128 OF THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
32. DRIVENAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12' (6' SERVING MORE THAN ONE RESIDENCE)
B) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATINGS (1-1 1/2" MIN)
C) GEOMETRY - MAX 12% GRADE, MAX 10% GRADE CHANGE AND MIN 40' TURNING RADIIUS
D) STRUCTURE (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (RHS LOADINGS)
E) DRAINAGE ELEMENTS - SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
33. IN ACCORDANCE WITH SECTION 12.0(A) OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES, OR ENCLOSURE MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR 1/4RD SETBACK. A SETBACK FROM A PROJECTED BOUNDARY, A SETBACK FROM A DIFFERENT ZONING DISTRICT, OR A REQUIRED DISTANCE BETWEEN BUILDINGS, SEE SEC. 12.0(A) FOR OTHER EXCEPTIONS.
34. ANY DAMAGE TO THE ADJACENT COUNTY OR STATE OWNED RIGHT-OF-WAY AND PROPERTY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
35. PRIOR TO REGRADATION OF THE FLAT, ALL EXISTING STRUCTURES SHALL BE REMOVED AND THE EXISTING WELL AND SEPTIC SHALL BE ABANDONED AND DOCUMENTATION SUBMITTED TO THE HEALTH DEPARTMENT.
36. AGE RESTRICTED ADULT HOUSING AND A MAXIMUM BUILDING LENGTH OF 240 FEET WAS APPROVED WITH ZB-1122M PER SECTION 100.0.6.2.g.
37. NP-21-041 A WAIVER REQUEST FROM SUBDIVISION SECTION 16.1204(B)(2), REQUIRING 75% ON-SITE FOREST CONSERVATION PLANTING WAS APPROVED ON FEBRUARY 10, 2021 UNDER THE FOLLOWING CONDITIONS:
1.) AT LEAST 0.70 ACRES OF AFFORESTATION MUST BE PROVIDED ON THE GATES AT MAPLE LAWN SITE AS SHOWN ON THE ENVIRONMENTAL CONCEPT PLAN EXHIBIT SUBMITTED WITH THIS PETITION. AFFORESTATION MUST BE PROVIDED IN ACCORDANCE WITH THE FOREST CONSERVATION REGULATIONS AND FOREST CONSERVATION MANUAL.
2.) THE ON-SITE FOREST CONSERVATION EASEMENT AREAS MUST BE PLANTED WITH A MIXTURE OF LARGER STOCK PLANTINGS (1 TO 3 GALLON AND 1" AND 2" CALIBER) IN ACCORDANCE WITH THE STANDARDS IN THE FOREST CONSERVATION MANUAL.
3.) THE APPLICANT MUST SATISFY THE REMAINING 0.60 ACRES OF AFFORESTATION BY PURCHASING CREDITS FROM AN ESTABLISHED FOREST MITIGATION BANK AND/OR FULFILLING THIS OBLIGATION BY PLANTING AT A SUITABLE OFF-SITE LOCATION, PREFERABLE WITHIN HIGH-PRIORITY LOCATIONS, TO BE APPROVED BY THIS DEPARTMENT DURING THE FINAL SUBDIVISION PLAN STAGE.
4.) AN AGREEMENT AND AN EASEMENT FOR ACCESS AND MAINTENANCE MUST BE PREPARED, SIGNED AND EXECUTED BETWEEN THE APPLICANT AND HOWARD COUNTY FOR THE RELOCATED DRIVEWAY ONTO THE SUBJECT SITE (GATES AT MAPLE LAWN). THIS AGREEMENT/EASEMENT MUST BE RECORDED WITH THE FINAL PLAN AND REFERENCED ON ALL SUBDIVISION AND SITE PLANS FOR THIS PROJECT.
38. THIS SITE CONTAINS AGE RESTRICTED ADULT HOUSING. UNIVERSAL DESIGN STANDARDS MUST BE INCORPORATED. THE AGE RESTRICTIONS ARE TO BE ENFORCED MONITORED BY THE HOA OR CONDOMINIUM ASSOCIATION. THE RESIGNED HOA/CONDOMINIUM DOCUMENTS AND COVENANTS ARE TO BE REVIEWED BY THE OFFICE OF LAW FOR LEGAL SUFFICIENCY AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY. THERE WILL BE A NO-STEP ACCESS FROM THE GARAGE INTO EACH UNIT.
39. PER SECTION 3.05(C)(iv) A RESIDENTIAL UNIT WITH A GARAGE, CARPORT, OR DRIVEWAY SHALL FEATURE A DEDICATED ELECTRIC LINE OF SUFFICIENT VOLTAGE SO THAT AN ELECTRIC VEHICLE CHARGING STATION MAY BE ADDED IN THE FUTURE.
40. THE DEVELOPER, AT THEIR EXPENSE, WILL REBUILD THE WATER TOWER (PARCEL 384) DRIVEWAY ENTRANCE IN A NEW LOCATION THAT PROVIDES BETTER SIGHT DISTANCE AND A FULL MOVEMENT ENTRANCE. THE NEW DRIVEWAY WILL BE OWNED AND MAINTAINED BY HOWARD COUNTY. THE REBUILD DRIVEWAY WILL BE APPROX. 20' WIDE, 125' LONG AND P-3 PAVEMENT. SEE PLANS FOR MORE INFORMATION. DO NOT CONSTRUCT DRIVEWAY WITHOUT FINAL APPROVAL FROM DPW.

LOCATION: TAX MAP 46
ZONING: PROPERTY IS ZONED R-SA-8 PER ZB-1122M
ELECTION DISTRICT: FIFTH ELECTION DISTRICT
AREA OF BUILDABLE LOTS: PARCEL 'A', 8.7 AC.
APPLICABLE DPZ FILE REFERENCES: ZB-1104, ZB-1122M, NP-21-021 and GP-21-071, ECP-21-016, NP-21-041, F-21-052, 5DP-04-014 and F-22-022

- 6. TOPOGRAPHIC SURVEY WAS PERFORMED IN JULY, 2020 BY GLW.
7. COORDINATES ARE BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS: 46AA AND 46BF.
8. THE EXISTING UTILITIES SHOWN HEREIN WERE DERIVED FROM AVAILABLE PUBLIC RECORDS. THE CONTRACTOR MUST DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS AND CONNECTION POINTS TO VERIFY EXACT LOCATION.
9. SPOT ELEVATIONS SHOWN FOR CURB ARE BOTTOM OF CURB UNLESS OTHERWISE NOTED.
10. ALL PLAN DIMENSIONS ARE TO THE FACE OF BUILDING OR CURB UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL BETWEEN ITEMS UNLESS NOTED OTHERWISE. CURB RADII ARE 5' UNLESS NOTED OTHERWISE.
11. THE CEMETERY INVENTORY MAP DOES NOT SHOW ANY CEMETERIES ON SITE OR IN THE VICINITY.
12. THE SCENIC ROADS MAP DOES NOT INDICATE ANY SCENIC ROADS ABUTTING THE SITE OR IN THE VICINITY.
13. THE HISTORIC SITES MAP DOES NOT SHOW ANY HISTORICAL SITES WITHIN THE PROJECT LIMITS.
14. THE GEO-TECHNICAL REPORT WAS PROVIDED BY GEO-TECHNOLOGY ASSOCIATES, INC., DATED OCTOBER 21, 2020.
15. A NOISE STUDY WAS PROVIDED BY POLYSONICS ACoustics 4 TECHNOLOGY CONSULTING DATED OCTOBER 12, 2020. THE 65 DBA NOISE LINE ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS, AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPT OF HOUSING AND URBAN DEVELOPMENT. THE NOISE STUDY WAS PREPARED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF VOLUME III OF THE HOWARD COUNTY DESIGN MANUAL. IN THOSE REGARDS, WITH THESE REGULATIONS ON THE PLANS, IS FROM THE TRAFFIC NOISE FROM MD ROUTE 216. MITIGATION OF ANY ADDITIONAL NOISE GENERATED FROM THE MECHANICAL EQUIPMENT SERVING THE GROCERY STORE ON THE NORTH SIDE OF ROUTE 216, WOULD BE THE RESPONSIBILITY OF THE GROCERY STORE, TO THE EXTENT IT EXCEEDS THE ALLOWABLE LEVELS FOR THE ZONING REGULATIONS. THE 65 DBA NOISE LINE FROM TRAFFIC NOISE DOES NOT IMPACT ANY OF THE UNITS OR THEIR CURTLAGE. NO NOISE MITIGATION IS REQUIRED.
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SITE DEVELOPMENT PLAN
GATES AT MAPLE LAWN

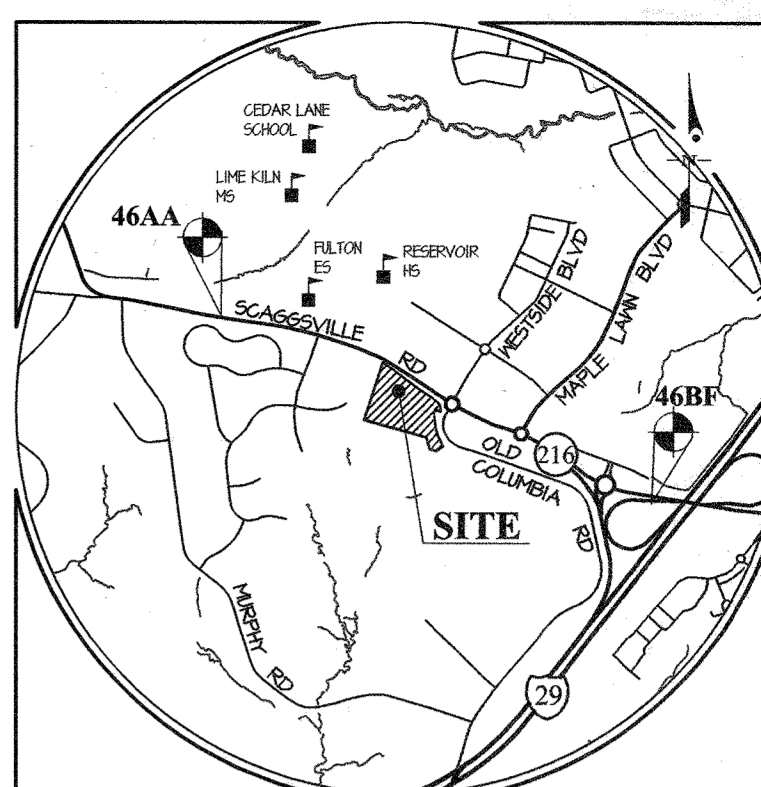
PARCEL A
57 AGE-RESTRICTED ADULT TOWNHOUSE
CONDOMINIUM DWELLING UNITS & CLUBHOUSE



LOCATION PLAN
SCALE: 1"=150'

LEGEND table with symbols for contours, easements, setbacks, and utilities.

STORMWATER MANAGEMENT INFORMATION CHART table with columns for Lot No., M-5, M-6, F-6.



BENCHMARKS table listing elevations and coordinates for benchmarks 46AA and 46BF.

SHEET INDEX table listing sheet numbers and corresponding plan details like cover sheet, site development plan, etc.

ADDRESS CHART table mapping unit numbers to street addresses (e.g., Unit 1 at 8005 Jenny's Way).

SITE ANALYSIS DATA CHART table providing project statistics: Total Project Area, Zoning, Units Allowed, etc.

BULK REQUIREMENTS (ZB-1122M) table listing setbacks and spacing requirements for buildings.

PERMIT INFORMATION CHART table for tracking MIHU application exemptions and requirements.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: [Signature]
Date: 2-10-22

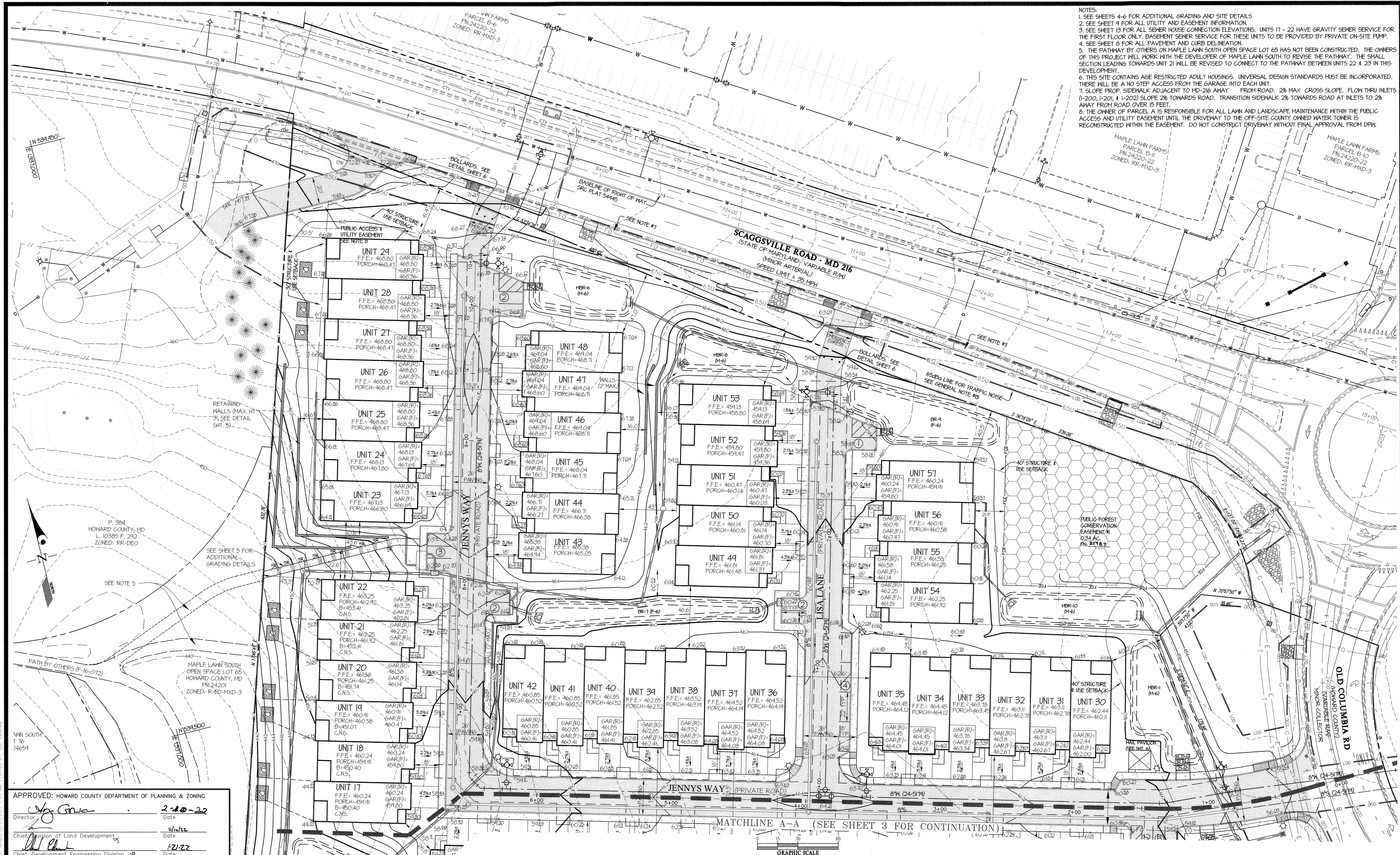
GLW logo and contact information for Planning, Engineering, and Surveying services.

DESIGNED BY, DRAWN BY, CHECKED BY table listing professional staff and their roles.

PROFESSIONAL CERTIFICATION table and seal for Don Hughes, Professional Engineer in Land Surveying.

COVER SHEET information including project name, parcel number, and resubdivision details.

- NOTES:
- SEE SHEETS 4-6 FOR ADDITIONAL GRADING AND SITE DETAILS
 - SEE SHEET 9 FOR ALL UTILITY AND EASEMENT INFORMATION
 - SEE SHEET 13 FOR ALL SEWER HOUSE CONNECTION ELEVATIONS. UNITS 17 - 22 HAVE GRAVITY SEWER SERVICE FOR THE FIRST FLOOR ONLY. BASEMENT SEWER SERVICE FOR THESE UNITS TO BE PROVIDED BY PRIVATE ON-SITE PUMP.
 - SEE SHEET 8 FOR ALL PAVEMENT AND CURB DELINEATION.
 - THE PATHWAY BY OTHERS ON MAPLE LAWN SOUTH OPEN SPACE LOT 65 HAS NOT BEEN CONSTRUCTED. THE OWNERS OF THIS PROJECT WILL WORK WITH THE DEVELOPER OF MAPLE LAWN SOUTH TO REVISE THE PATHWAY. THE SMALL SECTION LEADING TOWARDS UNIT 21 WILL BE REVISED TO CONNECT TO THE PATHWAY BETWEEN UNITS 22 & 23 IN THIS DEVELOPMENT.
 - THIS SITE CONTAINS AGE RESTRICTED ADULT HOUSINGS. UNIVERSAL DESIGN STANDARDS MUST BE INCORPORATED. THERE WILL BE A NO STEP ACCESS FROM THE GARAGE INTO EACH UNIT.
 - SLOPE PROP. SIDEWALK ADJACENT TO MD-216 ANNAY FROM ROAD. 2% MAX. CROSS SLOPE. FLOW THRU INLETS (1-200, 1-201, 1-202) SLOPE 2% TOWARDS ROAD. TRANSITION SIDEWALK 2% TOWARDS ROAD AT INLETS TO 2% AWAY FROM ROAD OVER 15 FEET.
 - THE OWNER OF PARCEL A IS RESPONSIBLE FOR ALL LAWN AND LANDSCAPE MAINTENANCE WITHIN THE PUBLIC ACCESS AND UTILITY EASEMENT UNTIL THE DRIVEWAY TO THE OFF-SITE COUNTY OWNED WATER TOWER IS RECONSTRUCTED WITHIN THE EASEMENT. DO NOT CONSTRUCT DRIVEWAY WITHOUT FINAL APPROVAL FROM DPM.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: 2-10-22

Chief, Division of Land Development: *[Signature]* Date: 2/1/22

Chief, Development Engineering Division: *[Signature]* Date: 1/21/22

GLW
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3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY	DATE	REVISION	BY	APP'R.
DDS				

PREPARED FOR:

OWNER: M/L MAPLE LAWN LLC
1202 SHADY CREEK RD
MARRIOTTVILLE, MD 21104

DEVELOPER: PULTE GROUP
9302 LEE HIGHWAY
SUITE 1000
FAIRFAX, VA 22031
PH: 703-934-9367
ATTN: DON HUGHES

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. 25975

EXPIRATION DATE: MAY 26, 2027

[Signature] 12/21/21

SITE DEVELOPMENT PLAN

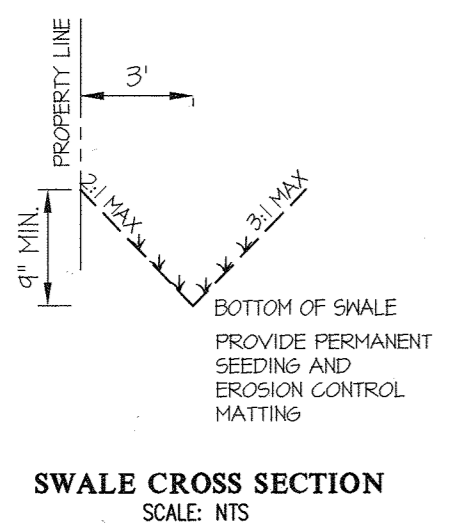
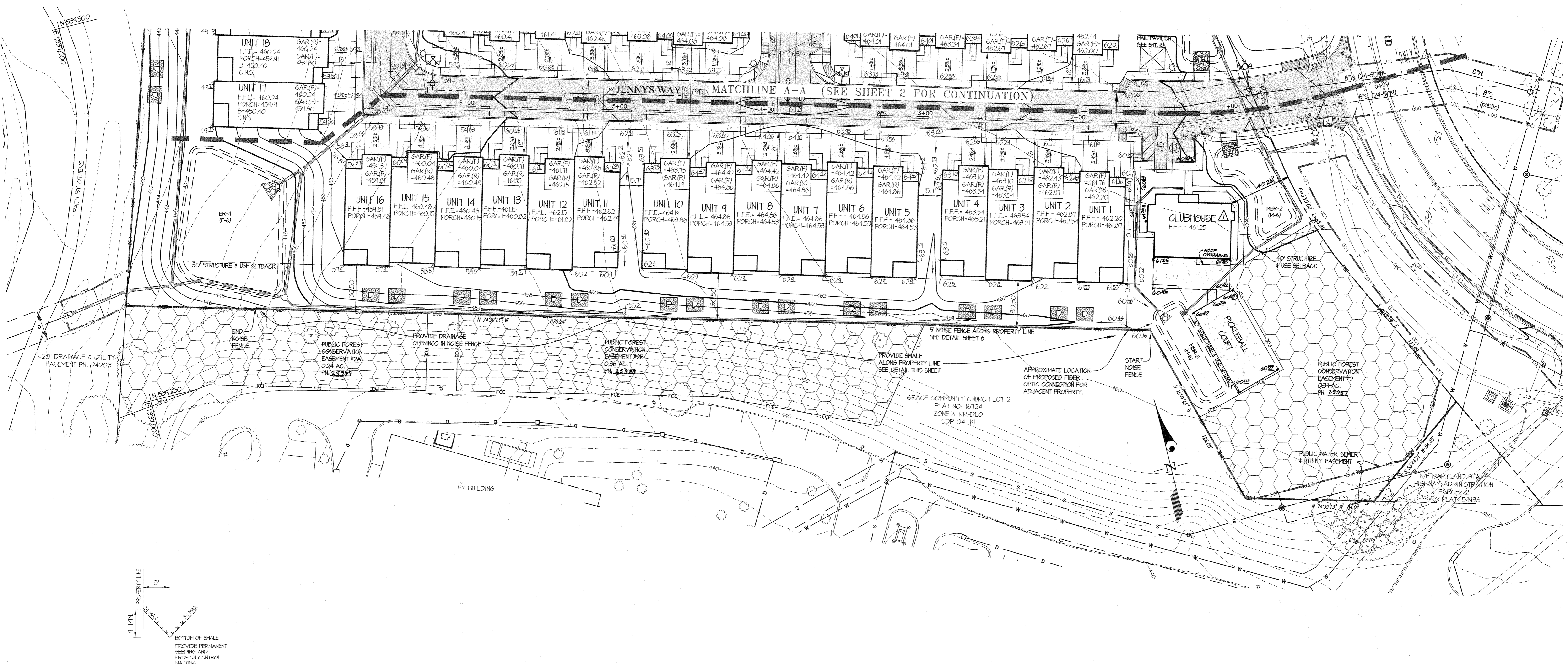
GATES AT MAPLE LAWN PARCEL A

PN: 25986-25986

A RESUBDIVISION OF PARCEL 282 & SRC Plat No. 59938 Parcels 1 & 3
L: 18909 F: 397, L: 19769, F: 001

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE NO.
1"=30'	R-SA-8	20027
DATE	TAX MAP - GRID	SHEET
NOV, 2021	46 - 3	2 OF 39



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Howard* Date: 2-16-22

Chief, Division of Land Development: *Chick* Date: 2/16/22

Chief, Development Engineering Division: *JP* Date: 1-21-22

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3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY: *DDG*

DRAWN BY:

CHECKED BY: *DDG* DATE: 04-14-2022

REVISION: REVISED CLUBHOUSE AND PATIO PER ARCHITECTURE REVISION, UPDATED GRADES

BY: *HKJ* APPR: *DDG*

NO.	DATE	REVISION	BY	APPR.
1	04-14-2022	REVISED CLUBHOUSE AND PATIO PER ARCHITECTURE REVISION, UPDATED GRADES	HKJ	DDG

PREPARED FOR:

OWNER: MLT MAPLE LAWN LLC
1202 SHADY CREEK RD
MARRIOTTVILLE, MD 21104

DEVELOPER: PULTE GROUP
9302 LEE HIGHWAY
SUITE 1000
FAIRFAX, VA 22031
PH: 703-934-9367
ATTN: DON HUGHES

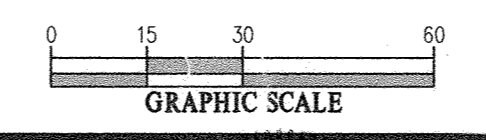
PROFESSIONAL CERTIFICATION

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, 2022

12/21/21

[Signature]



SITE DEVELOPMENT PLAN

GATES AT MAPLE LAWN PARCEL A

PN: 25986 - 25988

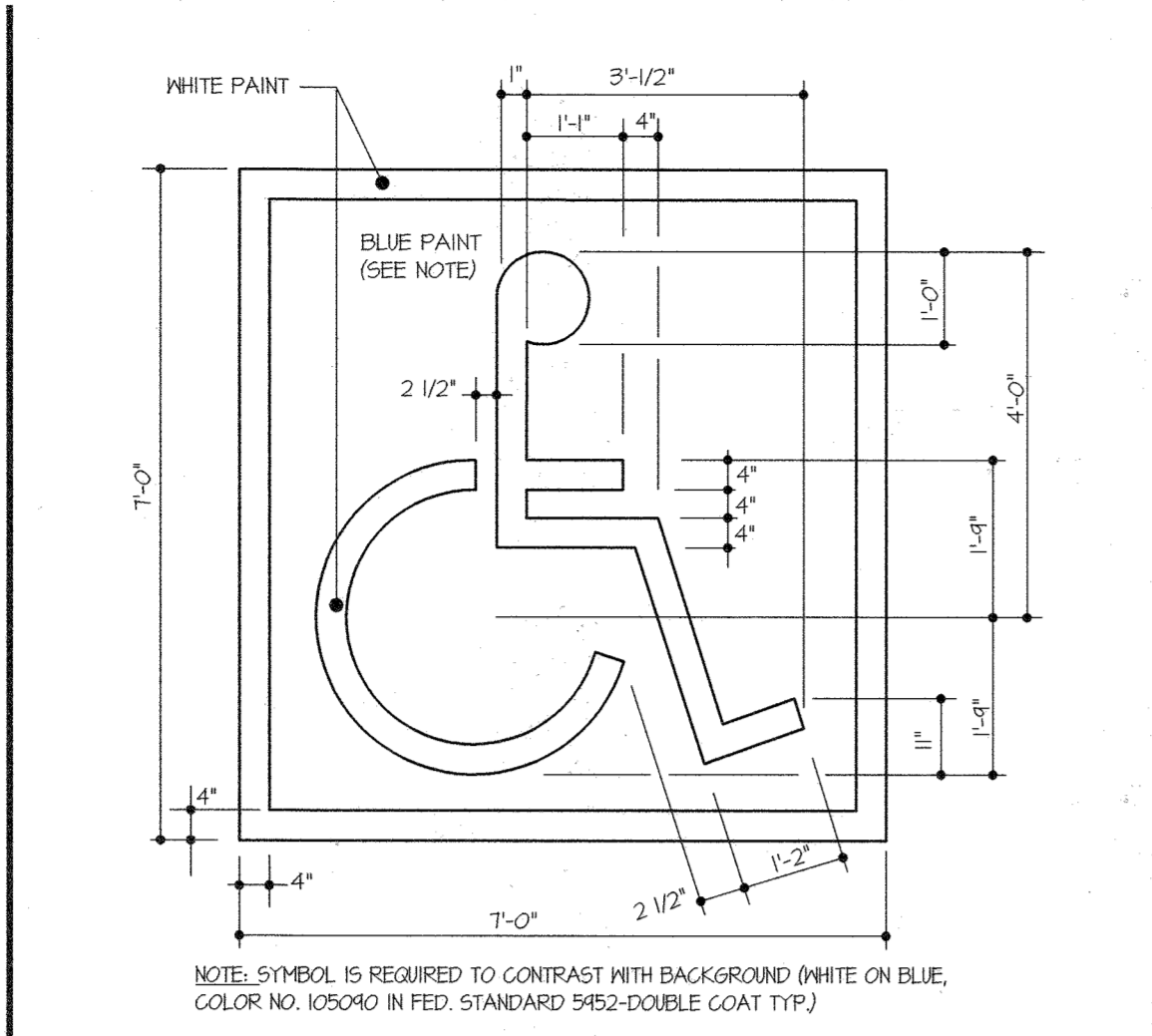
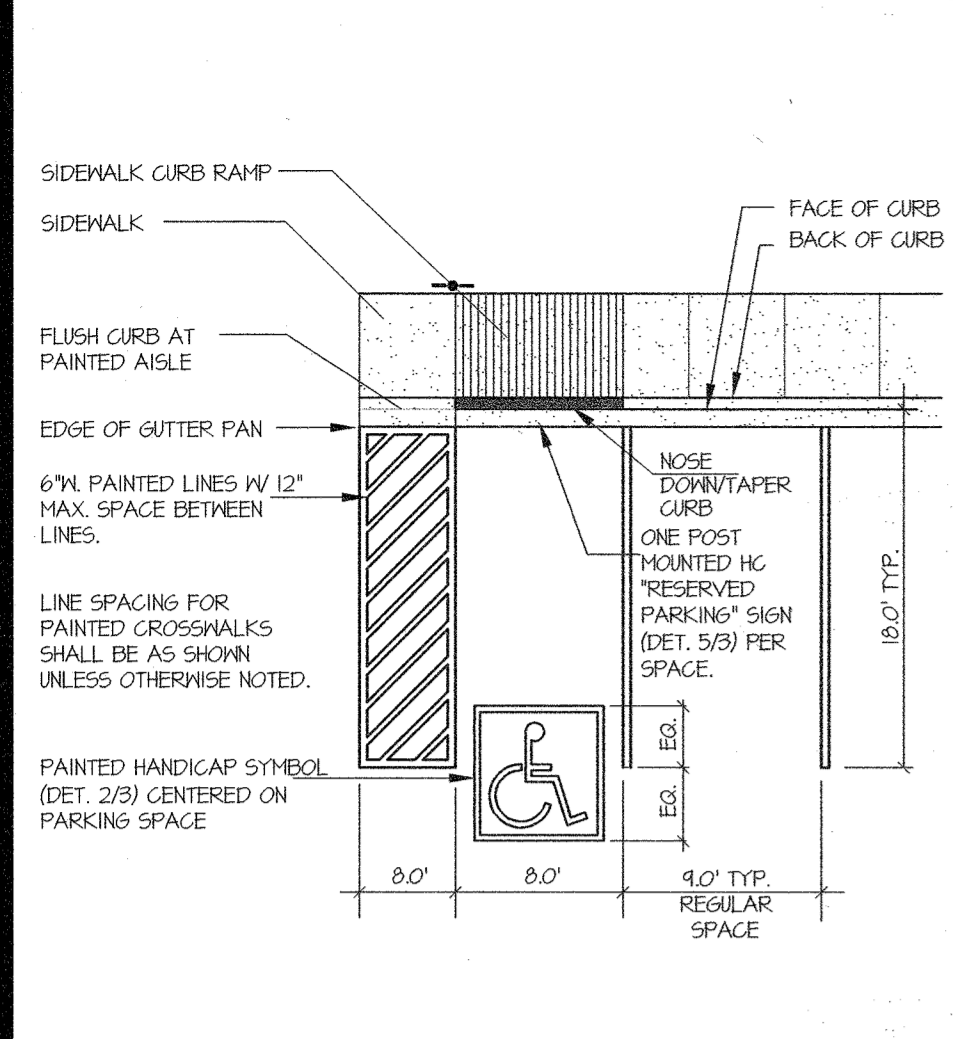
A RESUBDIVISION OF PARCEL 282 & SRC Plat No. 59938 Parcels 1 & 3
L: 18909 F: 397, L: 19769, F: 001

HOWARD COUNTY, MARYLAND

ELECTION DISTRICT No. 5

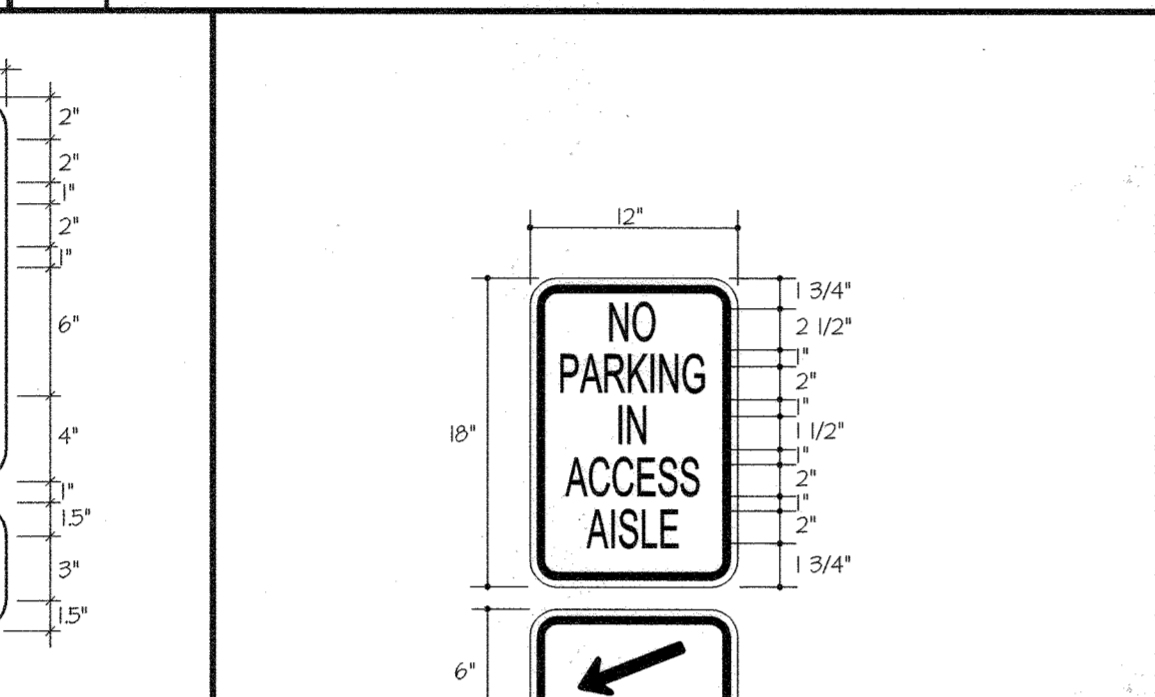
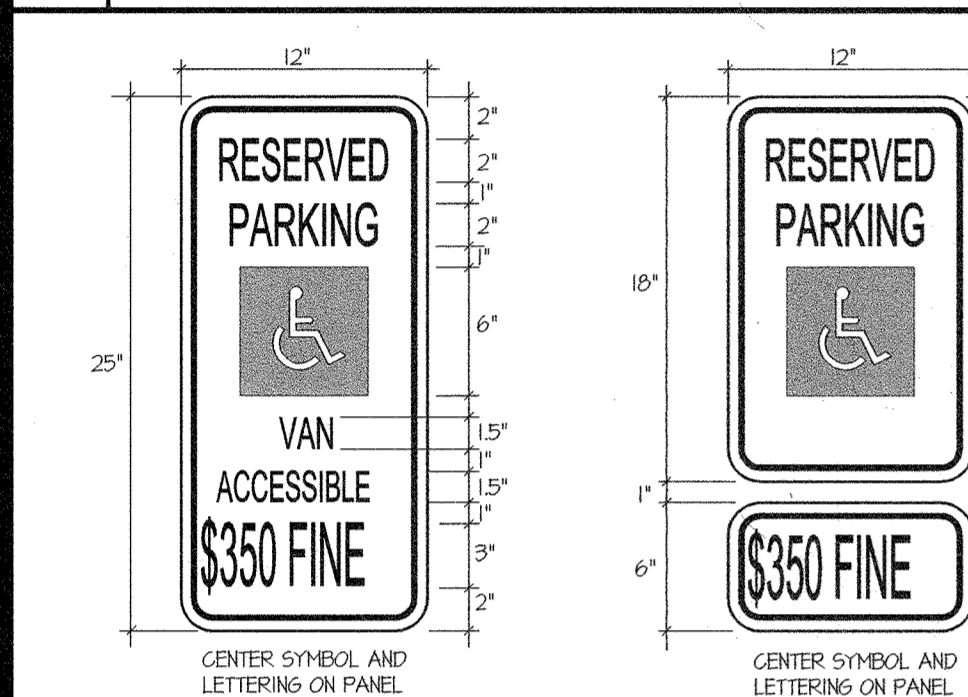
SCALE	ZONING	G. L. W. FILE No.
1" = 30'	R-SA-8	20027
DATE	TAX MAP - GRID	SHEET
DEC., 2021	46 - 3	3 OF 39

L:\CAD\DRAWINGS\2022\PLANS BY GLW\SDP\20027-SDP.dwg



1 PARKING SPACE LAYOUT NO SCALE

2 HANDICAP SPACE STENCIL LAYOUT NO SCALE

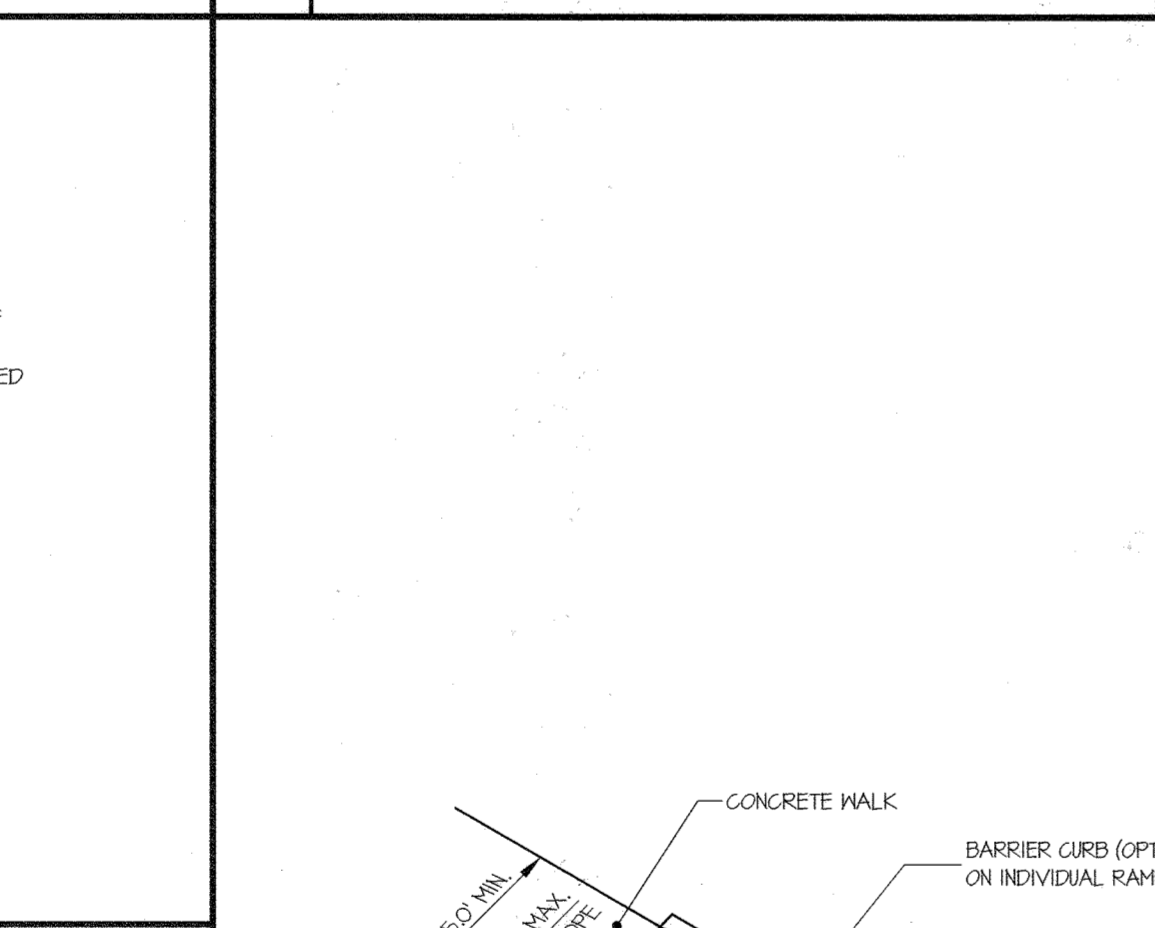
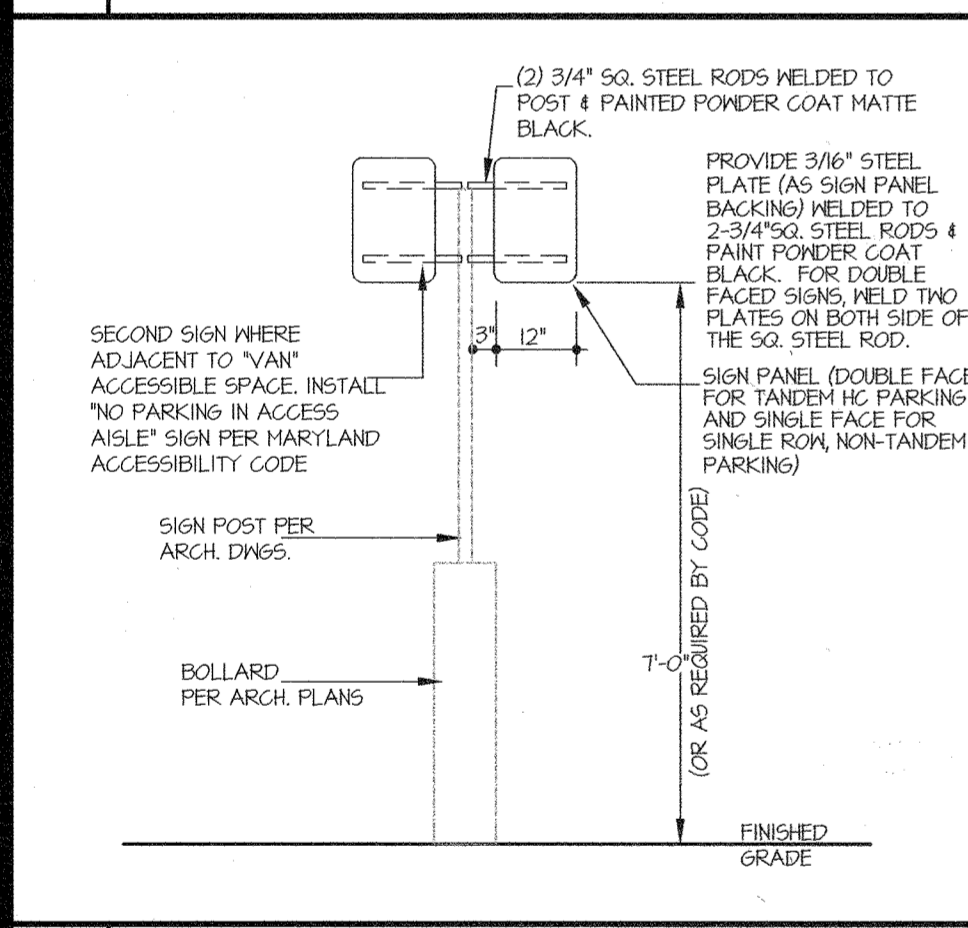


3 HANDICAP PARKING SIGNS DETAIL NO SCALE

4 ACCESS AISLE SIGN NO SCALE

GENERAL NOTES:
 1. SIGNS SHALL MEET DESIGN STANDARDS OF THE FEDERAL HIGHWAY ADMINISTRATION AND CONFORM TO THE STATE OF MARYLAND STANDARD HIGHWAY SIGN BOOKLET DETAIL R1-B.
 2. ONE SIGN IS REQUIRED PER SPACE PLACED AS SHOWN ON SITE PLAN.
 3. SPACES INDICATED ON SITE PLAN AS "VAN ACCESSIBLE" SHALL BE SIGNED ACCORDINGLY.
 4. SIGNS SHALL BE POLE MOUNTED WITH HOT DIPPED GALVANIZED COUNTY APPROVED PERFORATED CHANNEL POSTS IN THE TOP OF THE SIGN 4'-1" ABOVE FINISHED GRADE OR AS INDICATED ON SITE DRAWINGS.
 5. SIGN SHALL BE ATTACHED TO FLANGED SIDE OF POST. POST SHALL EXTEND INTO GROUND 2'-6" MIN.
 6. COLORS: LEGEND AND BORDER - GREEN SYMBOL - WHITE ON BLUE BACKGROUND BACKGROUND - WHITE

GENERAL NOTES:
 1. SIGNS SHALL MEET DESIGN STANDARDS OF THE FEDERAL HIGHWAY ADMINISTRATION AND CONFORM TO THE STATE OF MARYLAND STANDARD HIGHWAY SIGN BOOKLET DETAIL R2-12.
 2. ONE SIGN IS REQUIRED PER ACCESS ISLE PLACED AS SHOWN ON SITE PLAN.
 3. COLORS: LEGEND AND BORDER - GREEN SYMBOL - WHITE ON BLUE BACKGROUND BACKGROUND - WHITE



5 RESTRICTED PARKING SIGN(S) INSTALLATION DETAIL NO SCALE

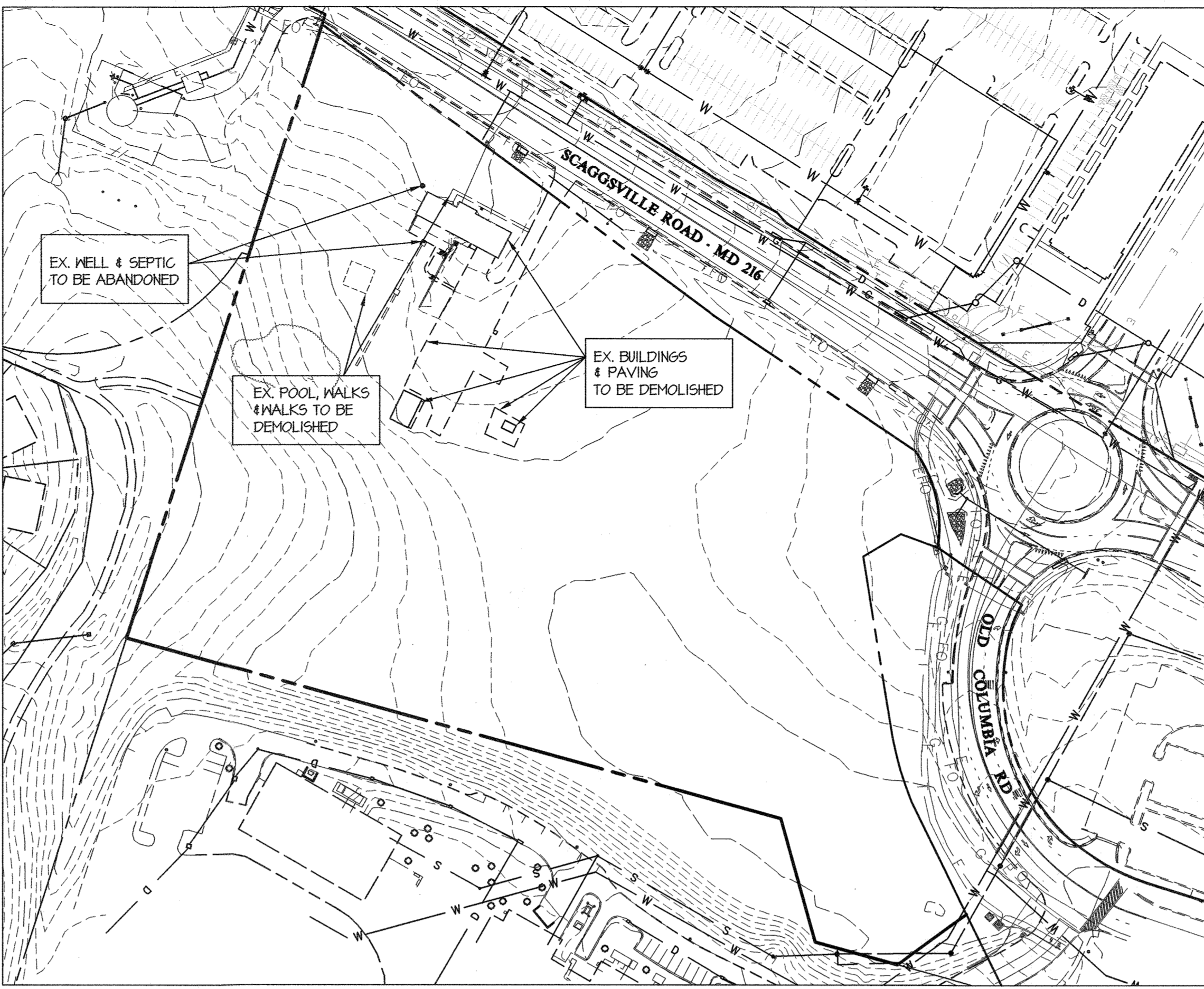
5 TYPE-C SIDEWALK RAMPS NO SCALE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* Date: 2-10-22
 Chief, Division of Land Development: *[Signature]* Date: 2/10/22
 Chief, Development Engineering Division: *[Signature]* Date: 1-21-22

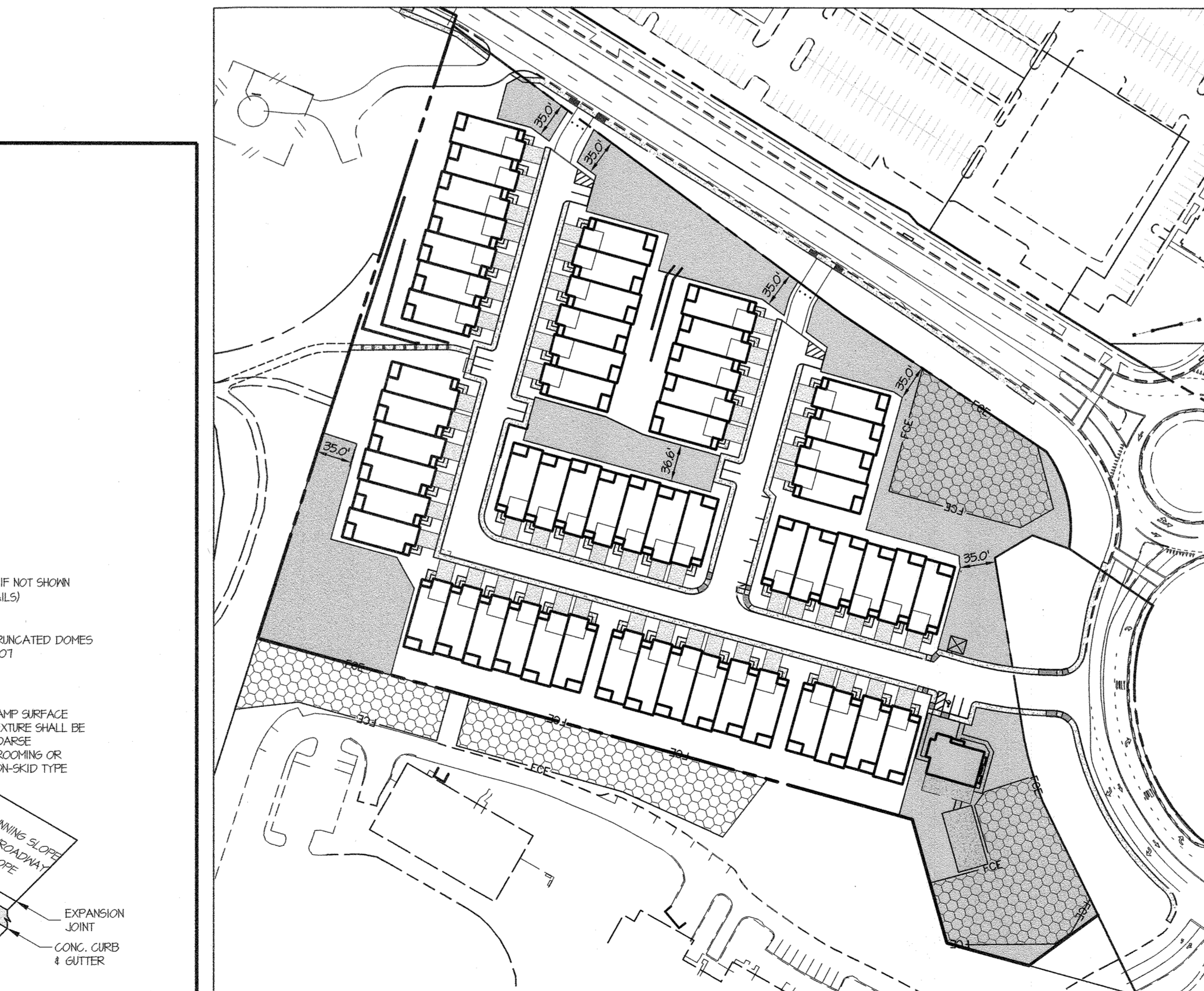
SEE HOWARD COUNTY DPW R-4.04 FOR TYPE-C RAMP ALONG CURB FILLET AND R-4.06 FOR RAMP PARALLEL TO CURB (SHOWN)

DESIGNED BY:	DBS
DRAWN BY:	
CHECKED BY:	
DATE:	REVISION
BY:	APPR.

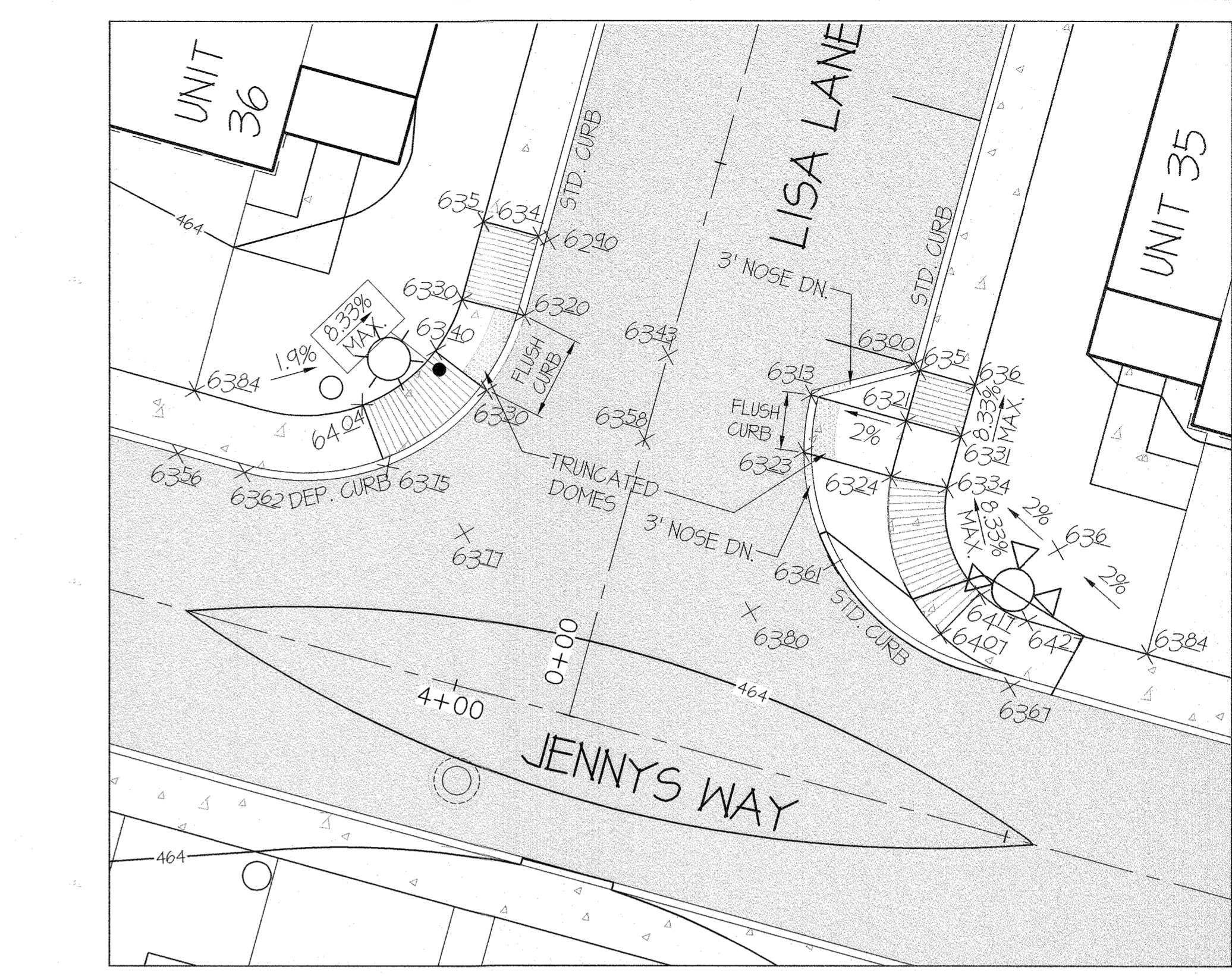
DATE:	REVISION	BY:	APPR.
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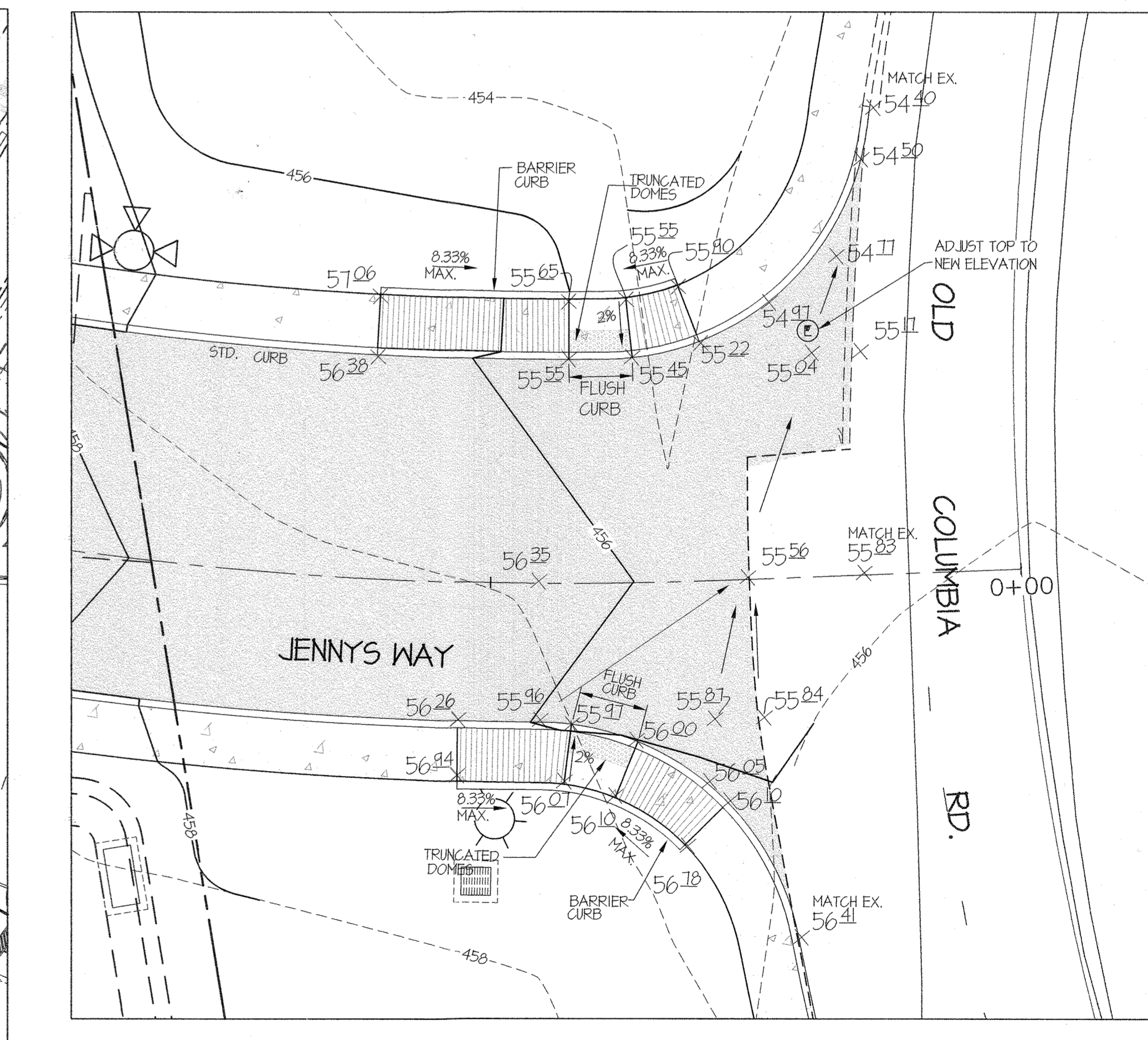
DEMOLITION PLAN SCALE: 1"=100'



OPEN SPACE PLAN SCALE: 1"=100'



RAMP DETAIL SCALE: 1"=10'



RAMP DETAIL SCALE: 1"=10'

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 PHONE: 301-421-4024 | BALTO: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-1186

DATE:	REVISION	BY:	APPR.
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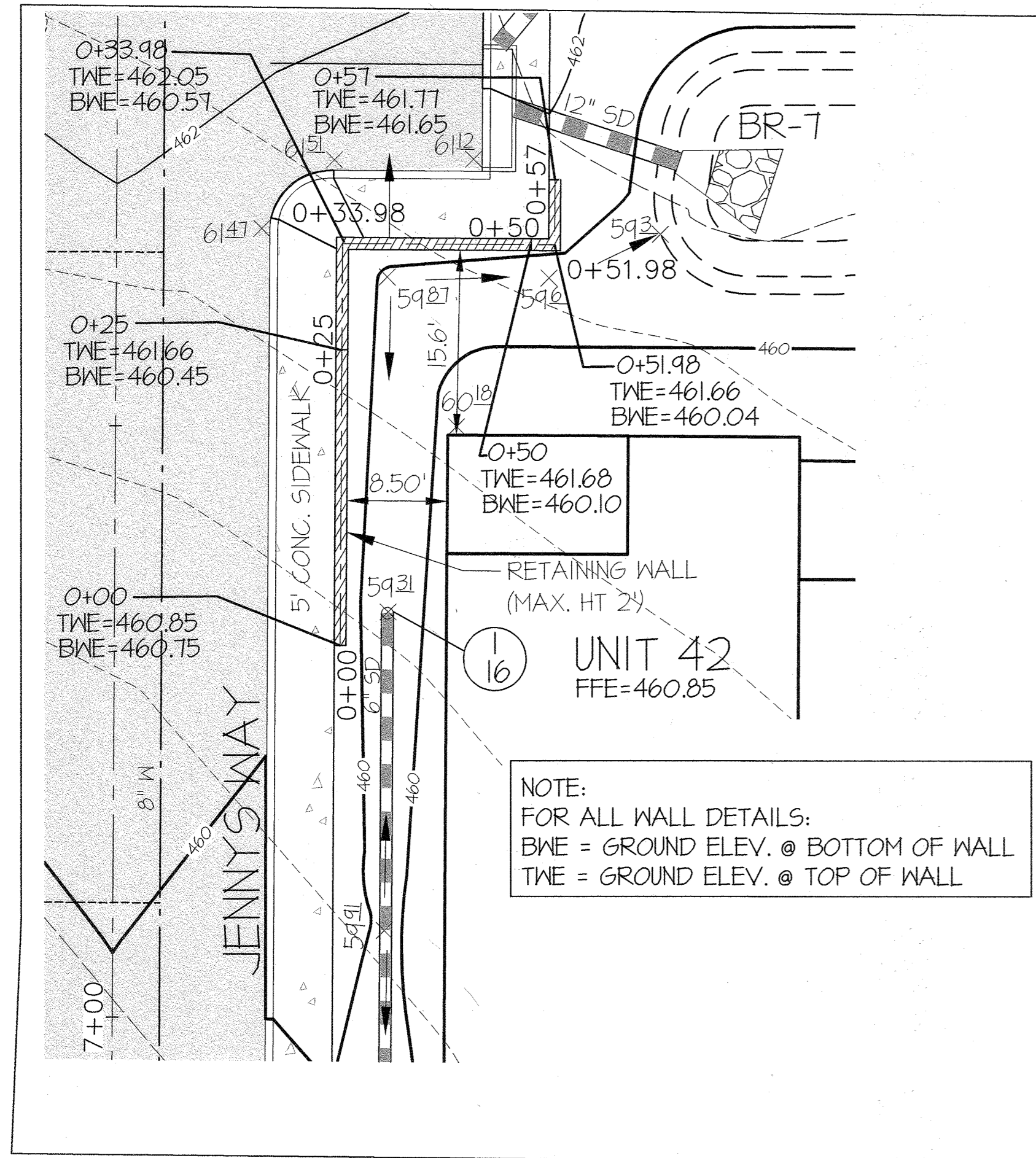
PREPARED FOR:
 OWNER: M.L. MAPLE LAWN LLC
 1202 SHADY CREEK RD
 MARRIOTTVILLE, MD 21104

DEVELOPER:
 PLUTE GROUP
 9302 LEE HIGHWAY
 SUITE 1000
 FAIRFAX, VA 22031
 PH: 703-934-9367
 ATTN: DON HUGHES

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12875
 EXPIRATION DATE: MAY 28, 2022
 12/21/21

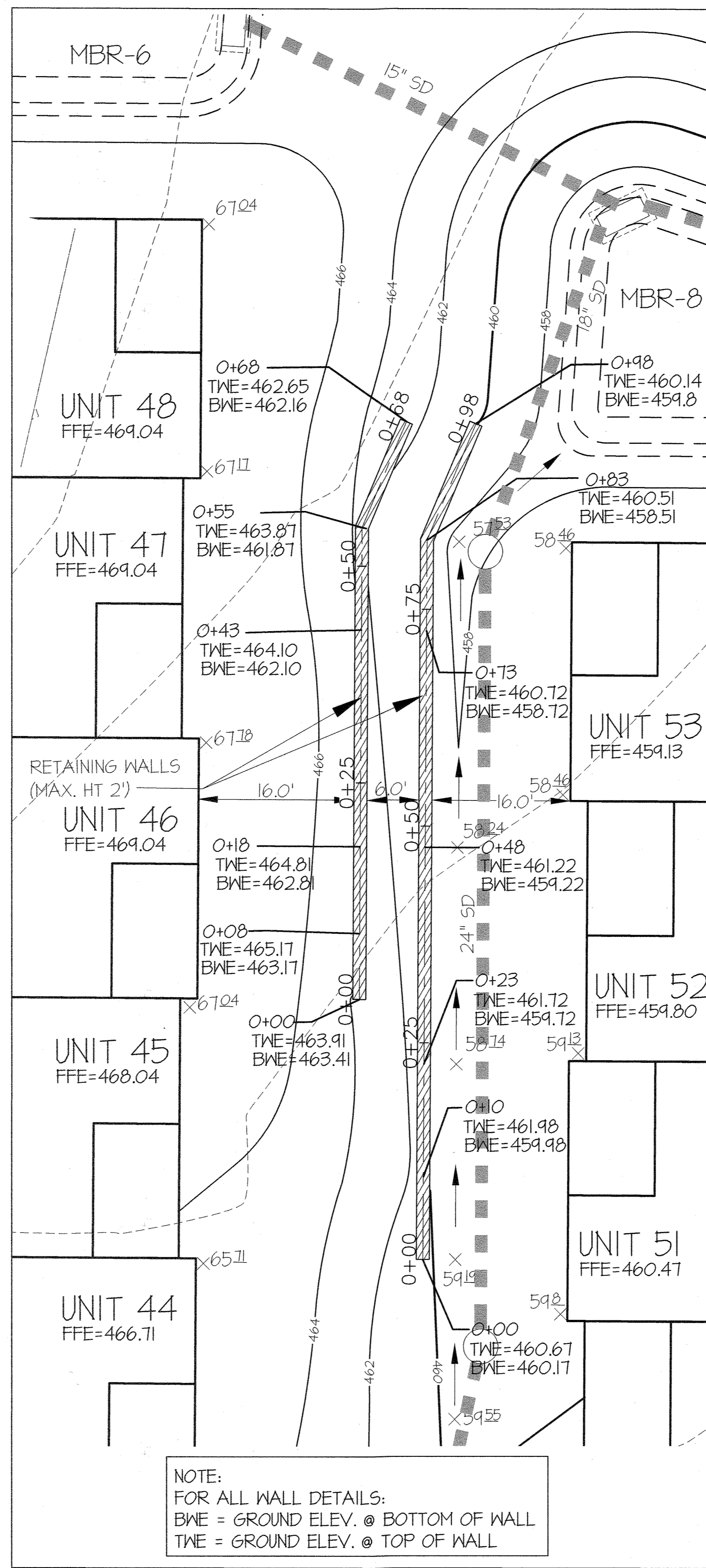
SITE DETAILS PLAN
GATES AT MAPLE LAWN PARCEL A
 PN: 25986 - 25988
 A RESUBDIVISION OF PARCEL 282 & SRC Plat No. 59938 Parcels 1 & 3
 L: 18909 F: 397, L: 19769, F: 001
 HOWARD COUNTY, MARYLAND

SCALE:	ZONING:	G. L. W. FILE NO.:
AS SHOWN	R-SA-8	20027
DATE:	TAX MAP - GRID:	SHEET:
DEC., 2021	46 - 3	4 OF 39



WALL DETAIL (SIDE OF UNIT 42)
SCALE: 1"=10'

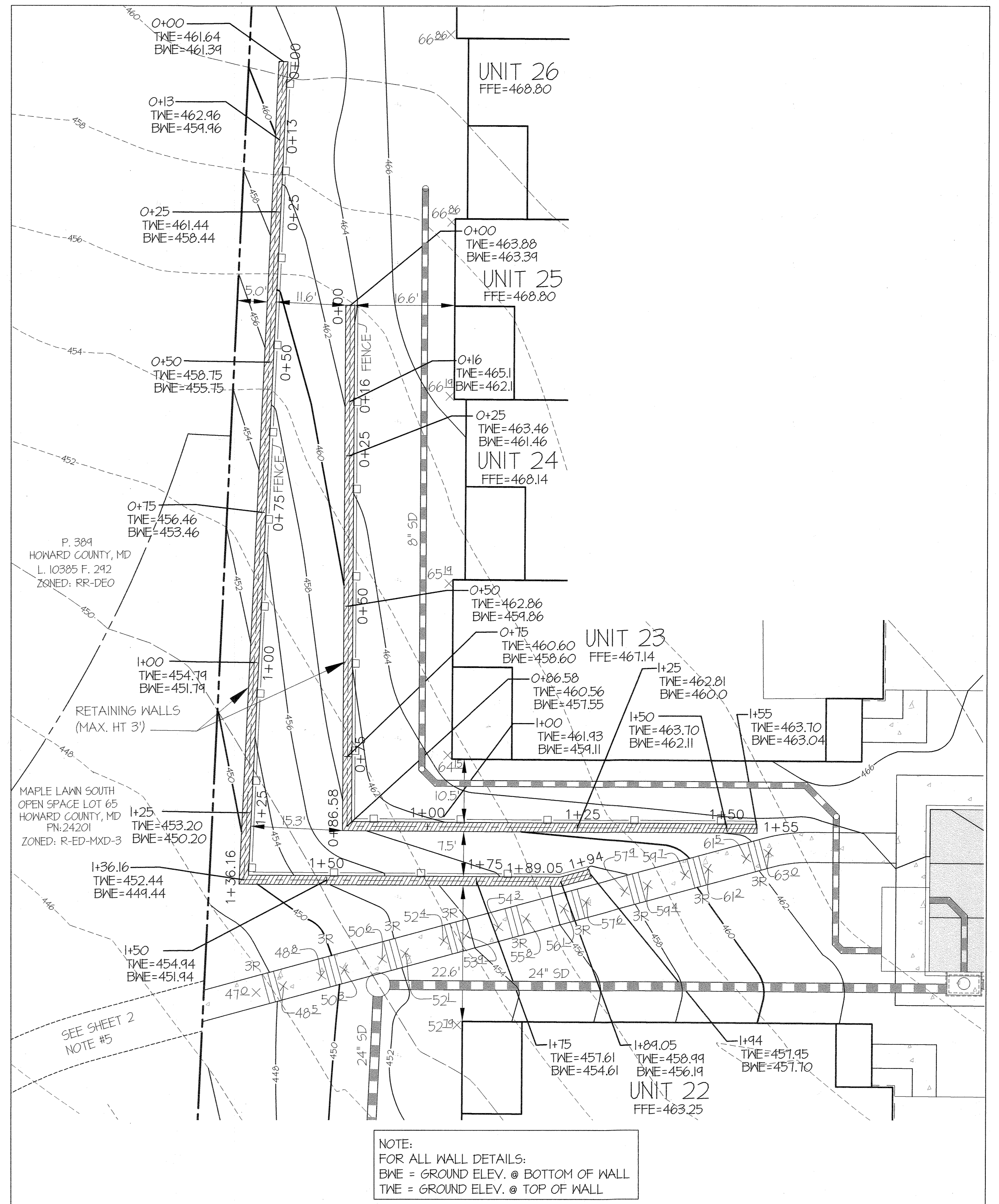
NOTE:
FOR ALL WALL DETAILS:
BWE = GROUND ELEV. @ BOTTOM OF WALL
TWE = GROUND ELEV. @ TOP OF WALL



WALL DETAIL (BEHIND LOTS 43-48/49-53)
SCALE: 1"=10'

NOTE:
FOR ALL WALL DETAILS:
BWE = GROUND ELEV. @ BOTTOM OF WALL
TWE = GROUND ELEV. @ TOP OF WALL

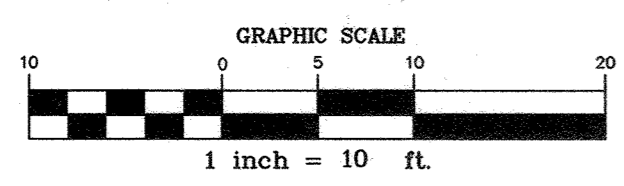
NOTES:
1. FENCE SHALL BE A MINIMUM OF THIRTY-SIX INCHES IN HEIGHT, AND THE OPENINGS IN THE FENCE OR RAIL MUST BE SMALL ENOUGH TO PREVENT THE PASSAGE OF A FOUR INCH SPHERE. FENCES MUST BE STABLE ENOUGH TO WITHSTAND 200 LBS OF CONCENTRATED LOADING APPLIED HORIZONTALLY ANY POINT.
2. SEE SHEETS 28-31 FOR ADDITIONAL WALL INFORMATION.



WALL DETAIL (BEHIND LOTS 23-26) AND PATHWAY GRADING
SCALE: 1"=10'

NOTE:
FOR ALL WALL DETAILS:
BWE = GROUND ELEV. @ BOTTOM OF WALL
TWE = GROUND ELEV. @ TOP OF WALL

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: *Ang Gawa* Date: 2-10-22
Chief, Division of Land Development: *John Adams* Date: 1-21-22
Chief, Development Engineering Division: *JR* Date:



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PHONE: 301-421-4024 | BAL: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY:	DDG
DRAWN BY:	
CHECKED BY:	
DATE:	REVISION
BY	APPR.

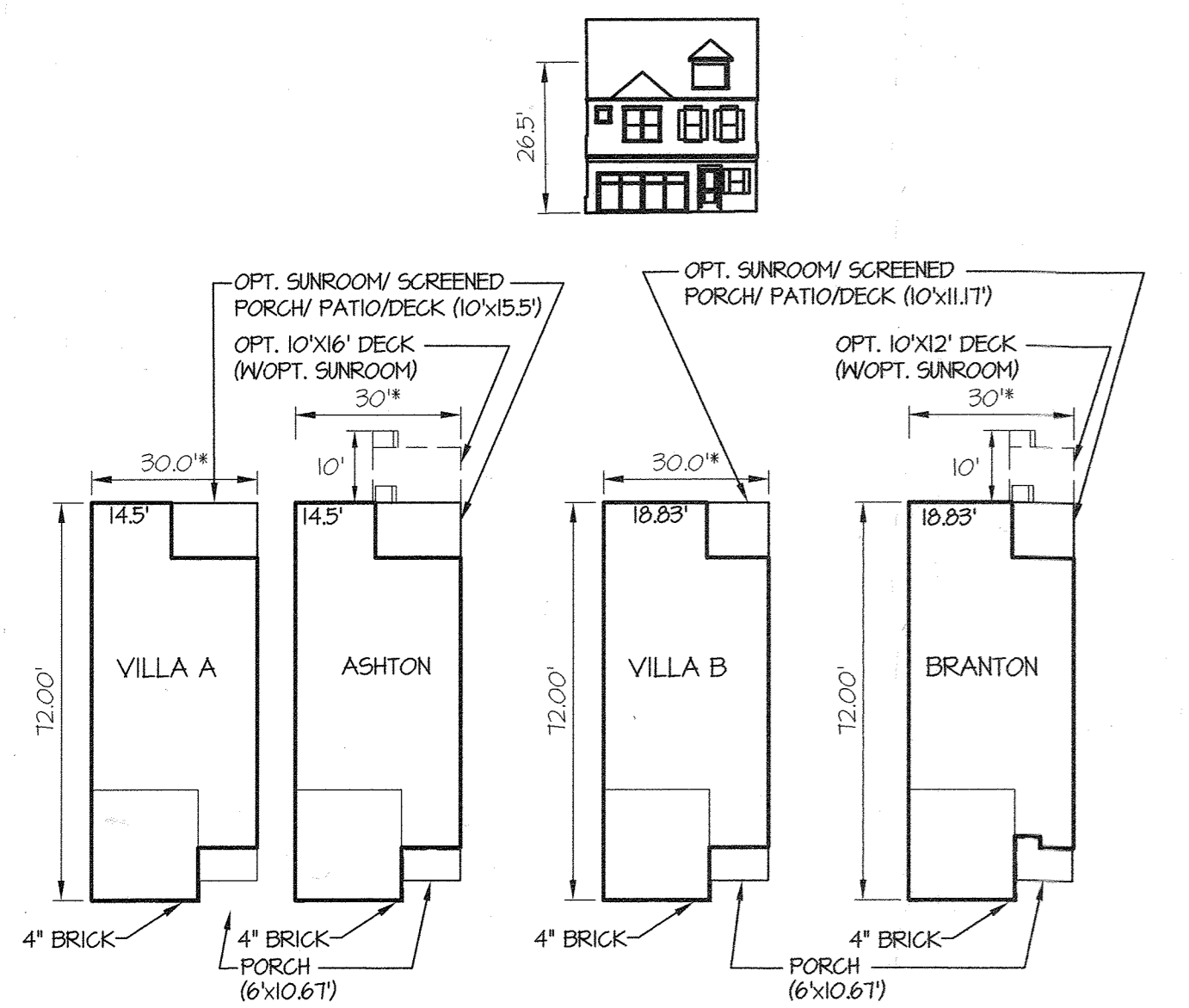
PREPARED FOR:
OWNER: MLT MAPLE LAWN LLC
1202 SHADY CREEK RD
MARRIOTTVILLE, MD 21104
DEVELOPER: PULTE GROUP
SUITE 1000
FAIRFAX, VA 22031
PH: 703-934-9367
ATTN: DON HUGHES

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, 2027
12/21/21

STATE OF MARYLAND
DON HUGHES
PROFESSIONAL ENGINEER
ELECTION DISTRICT No. 5
WALL GRADING DETAILS
GATES AT MAPLE LAWN
PARCEL A
PN: 2528a-2528a
A RESUBDIVISION OF PARCEL 282 & SRC Plat No. 59938 Parcels 1 & 3
L: 18909 F: 397, L: 19769, F: 001
HOWARD COUNTY, MARYLAND

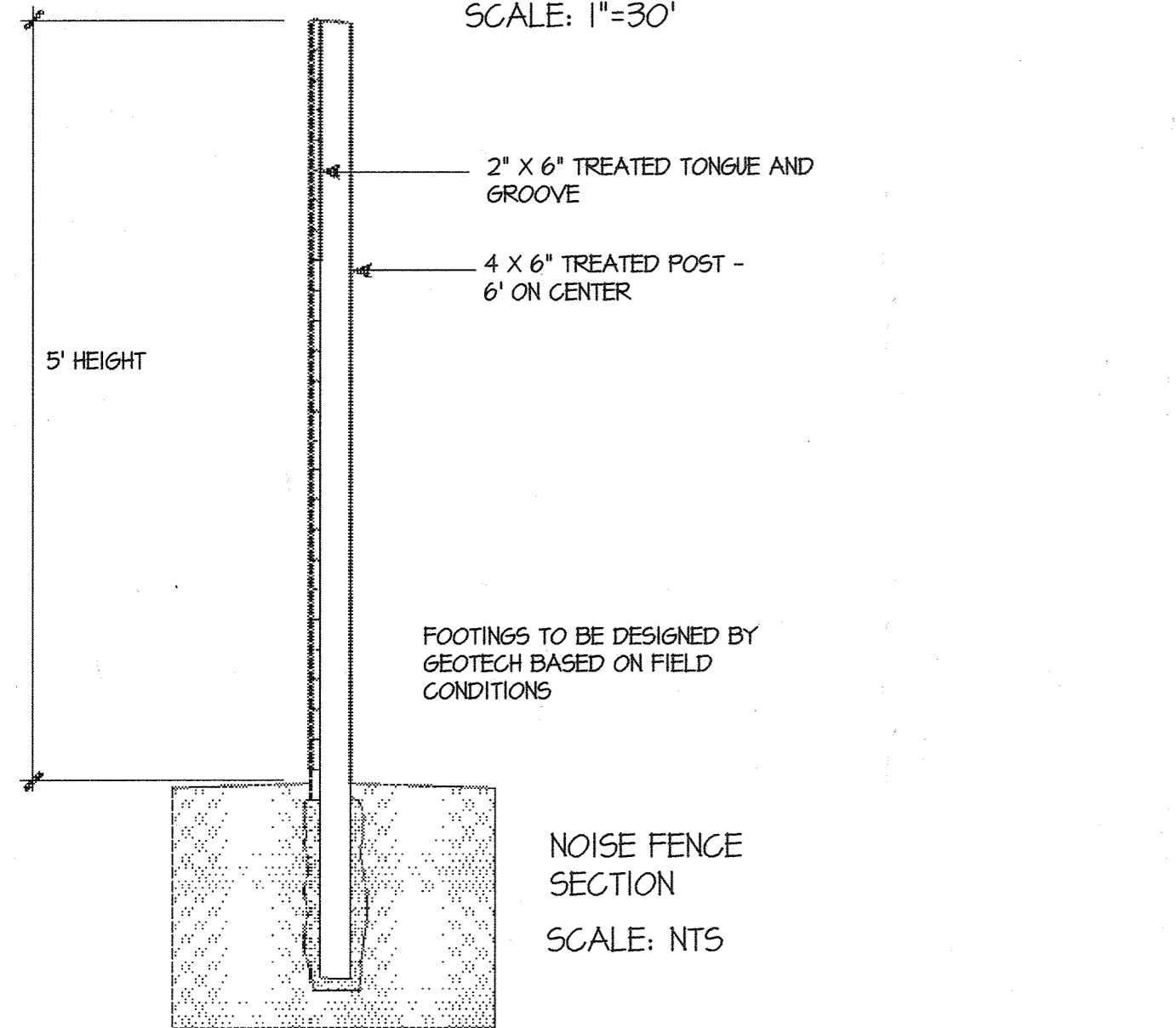
SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	R-SA-8	20027
DATE	TAX MAP - GRID	SHEET
DEC., 2021	46 - 3	5 OF 39

L:\CAD\DRAWINGS\2022\PLANS BY GLW\SDP\2022-SDP-DETAIL.dwg, PLOTTED: 12/21/2021 1:55 AM, LAST SAVED: 12/21/2021 1:54 AM, PLOTTED BY: Don Hughes



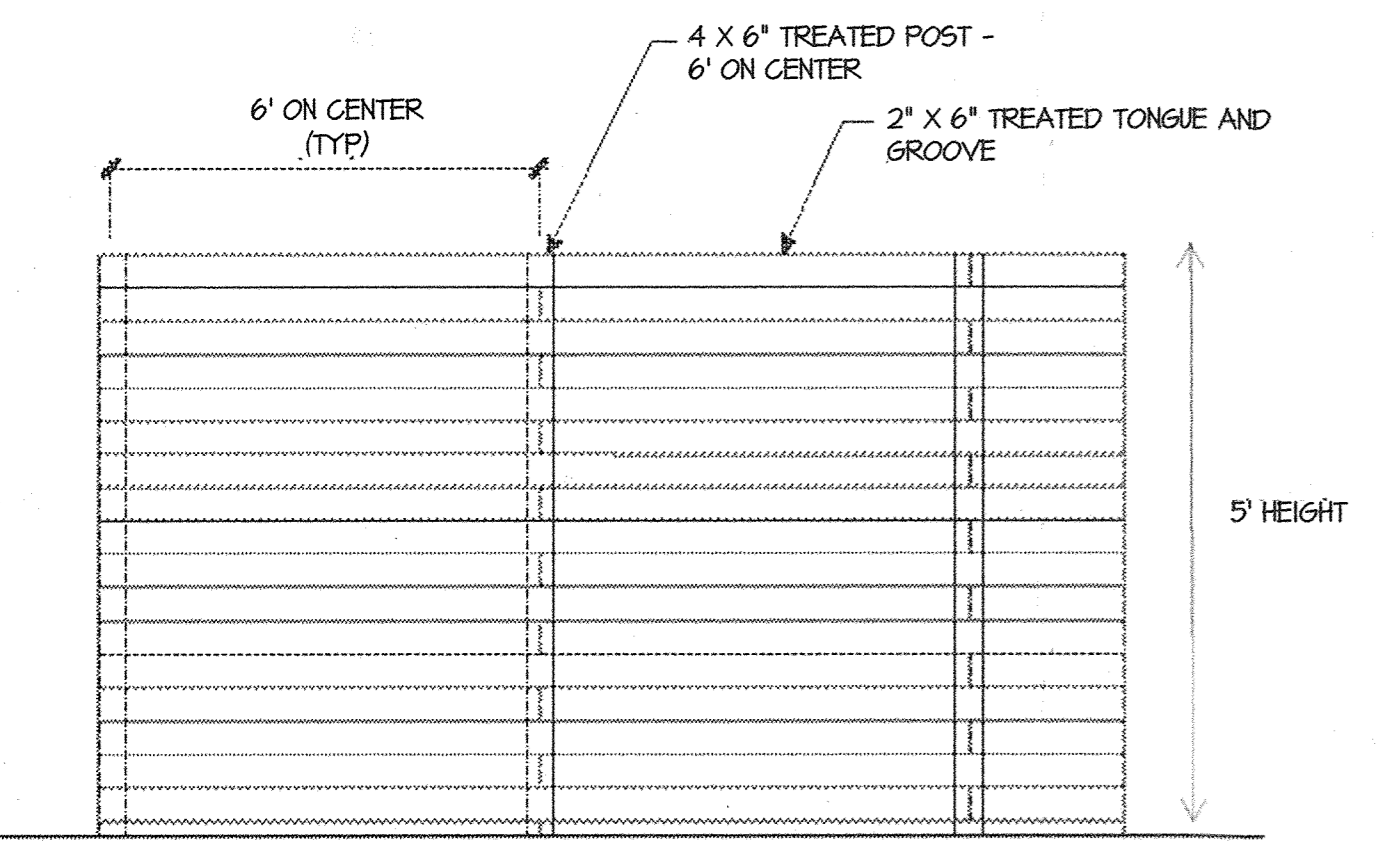
NOTES:
 1. THIS SITE CONTAINS AGE RESTRICTED ADULT HOUSINGS. UNIVERSAL DESIGN STANDARDS MUST BE INCORPORATED. THERE WILL BE A NO STEP ACCESS FROM THE GARAGE INTO EACH UNIT.
 2. END UNITS ARE 24'-10" WIDE

BUILDING TEMPLATES & ELEVATIONS
 SCALE: 1"=30'

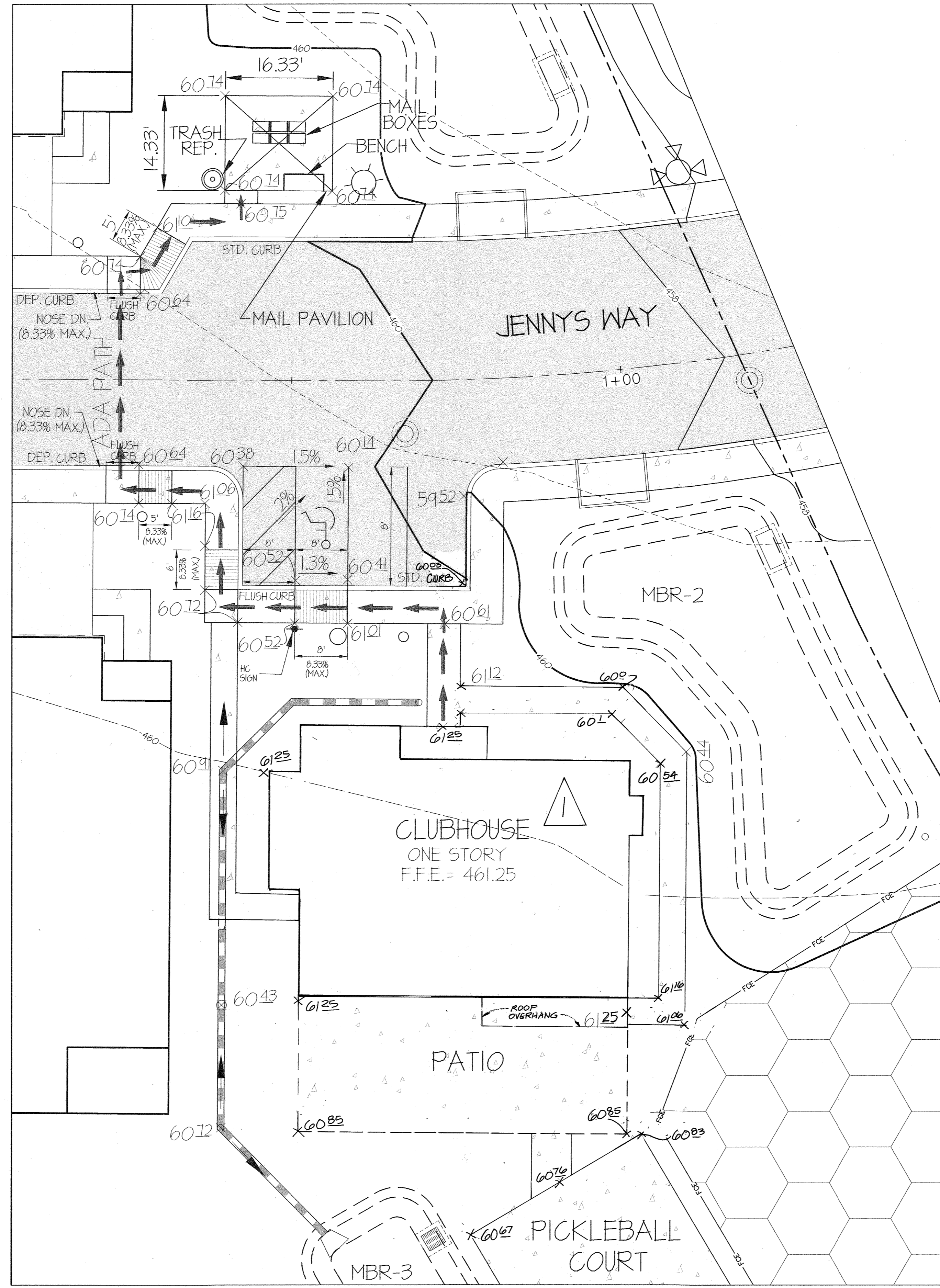


FOOTINGS TO BE DESIGNED BY GEOTECH BASED ON FIELD CONDITIONS

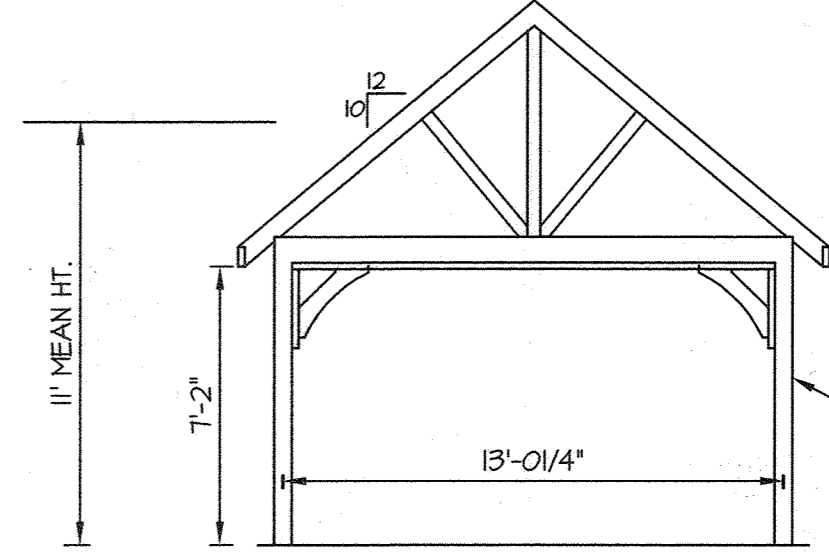
NOISE FENCE SECTION
 SCALE: NTS



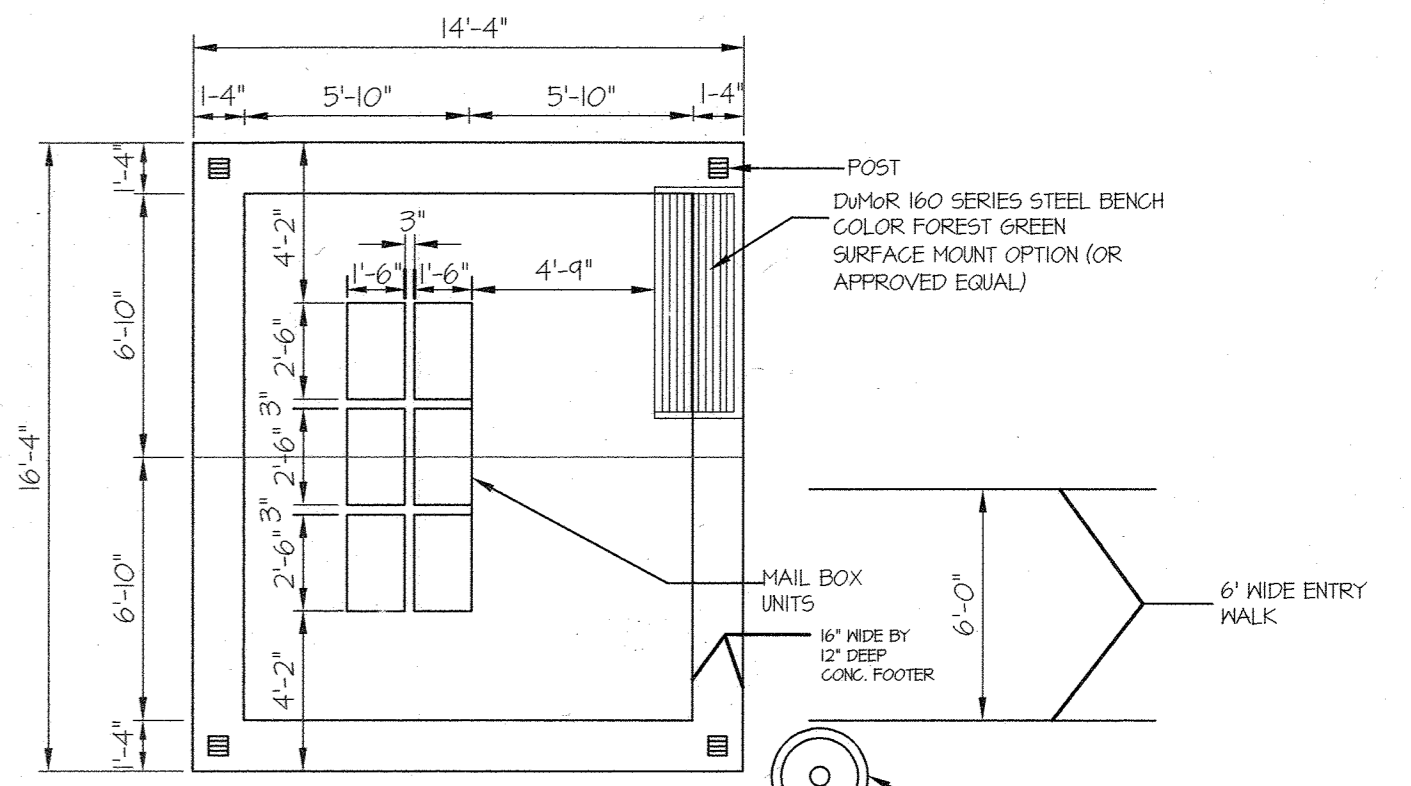
NOISE FENCE ELEVATION



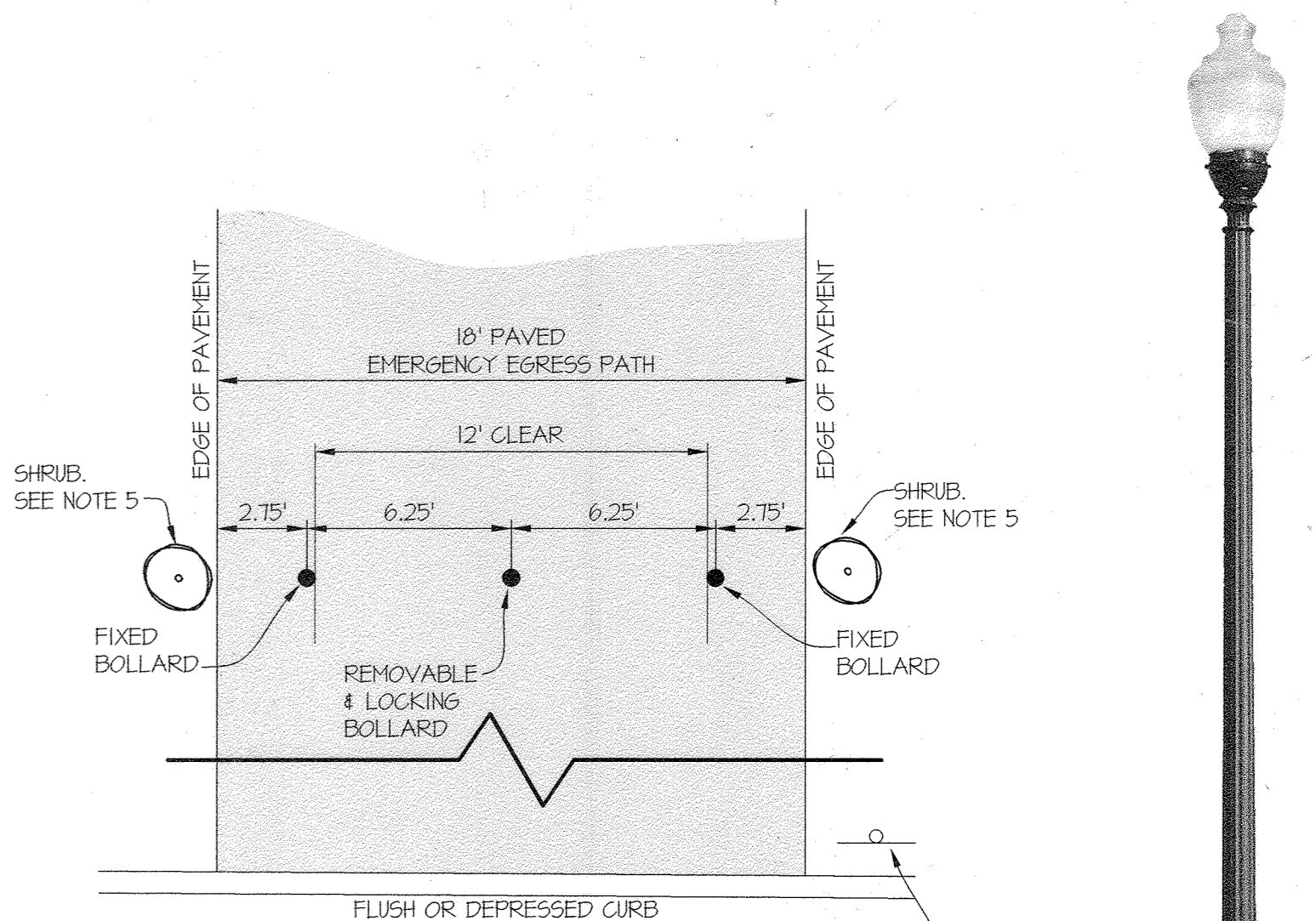
MAIL PAVILION & ADA ACCESS PLAN VIEW
 SCALE: 1"=10'



MAIL PAVILION ELEVATION
 SCALE: 1"=5'

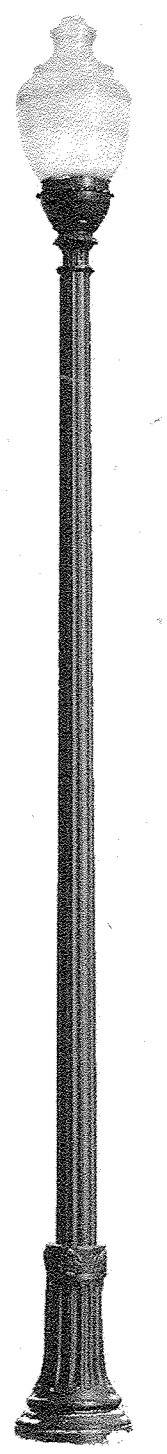


MAIL PAVILION DETAIL
 SCALE: 1"=5'



NOTES:
 1. PAVEMENT SECTION TO BE HOWARD COUNTY TYPE P-2
 2. ALL BOLLARDS TO BE METAL, 6" DIAMETER, 40" HEIGHT, PAINTED YELLOW
 3. REMOVABLE BOLLARD MUST BE LOCKING AND HAVE A PADLOCK FROM THE KNOX COMPANY.
 4. BOLLARDS TO BE SET IN CONCRETE PER MANUFACTURER'S SPECIFICATIONS.
 5. PROVIDE SHRUB OR OTHER LANDSCAPING TO DISCOURAGE NON-EMERGENCY VEHICLES FROM DRIVING AROUND BOLLARDS

BOLLARD LAYOUT DETAIL
 NO SCALE



STREET LIGHT DETAIL (NO SCALE)
 ALL STREET LIGHTS TO BE EITHER LED-100 OR LED-150 WITH ACORN POST-TOP FIXTURES MOUNTED ON A 1 1/2\"/>

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: [Signature] Date: 2-11-22
 Chief, Division of Land Development: [Signature] Date: 2/10/22
 Chief, Development Engineering Division: [Signature] Date: 1/21/22

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 3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
 PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4188

DESIGNED BY	DATE	REVISION	BY	APPR.
DDS				

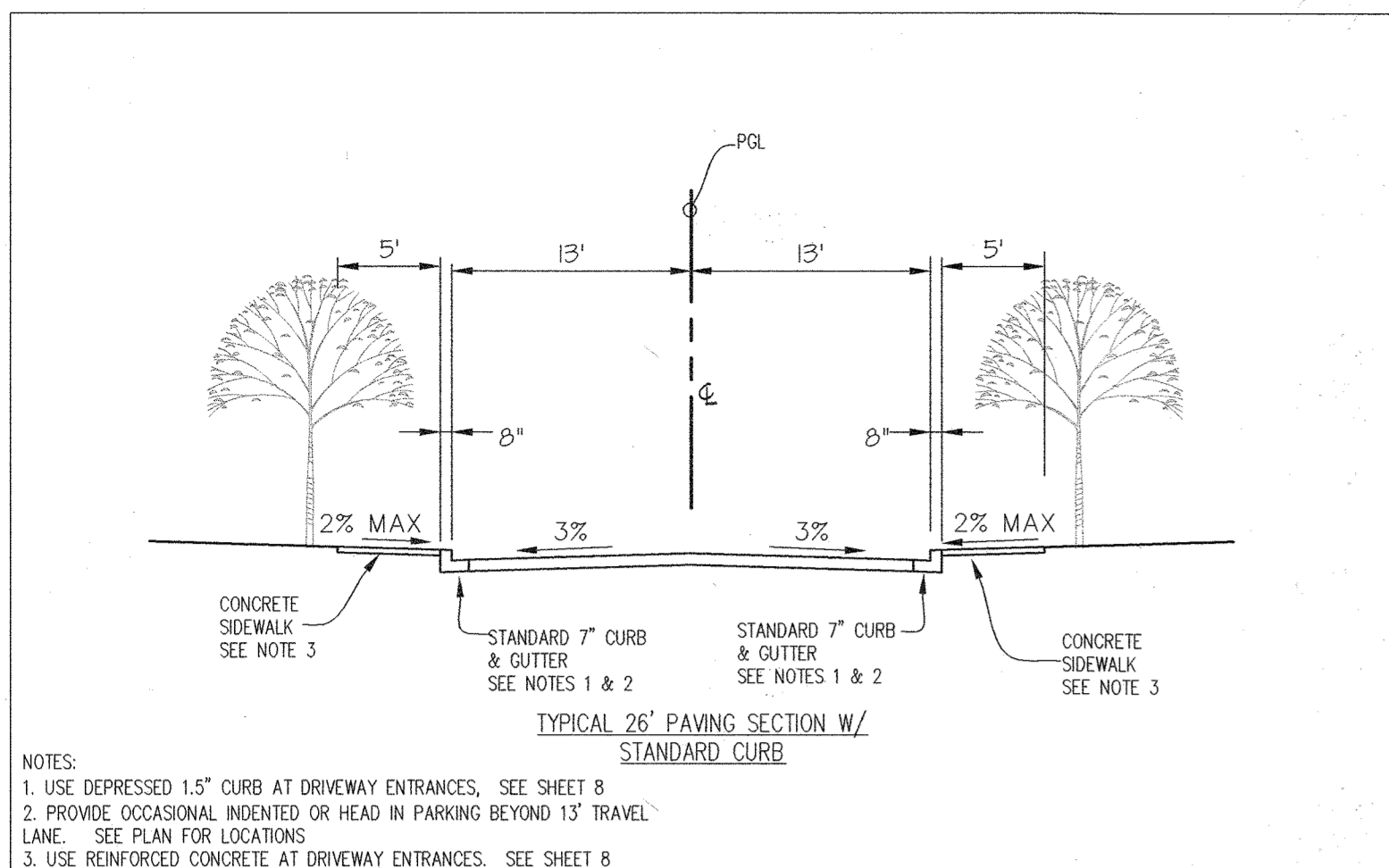
PREPARED FOR:
 OWNER: MLT MAPLE LAWN LLC
 1202 SHADY CREEK RD
 MARRIOTTVILLE, MD 21104
 DEVELOPER: PLUTE GROUP
 9302 LEE HIGHWAY
 SUITE 1000
 FARRAK, VA 22031
 PH: 703-934-9367
 ATTN: DON HUGHES

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12875
 EXPIRATION DATE: MAY 28, 2027
 12/21/21

SITE DETAILS PLAN
GATES AT MAPLE LAWN
PARCEL A
 PN: 25904-25900
 A RESUBDIVISION OF PARCEL 282 & SRC Plat No. 59938 Parcels 1 & 3
 L: 18909 F: 397, L: 19769, F: 001
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	R-SA-8	20027
DATE	TAX MAP - GRID	SHEET
DEC., 2021	46 - 3	6 OF 39

L:\CAD\DRAWINGS\2022\PLANS BY GLW\SDP\2022-SDP-DETAIL.dwg, 12/21/21 10:58 AM, LAST SAVE: 12/21/21 10:58 AM, PLOTTED: 12/21/21 11:02 AM, PLOTTER: HP DesignJet T1100, PLOT SCALE: 1:1



STREET LIGHT LOCATIONS		
STREET	STATION	TYPE
JENNY'S WAY	0+50	LED-150
JENNY'S WAY	1+40	LED-100
JENNY'S WAY	4+13	LED-100
JENNY'S WAY	6+50	LED-100
JENNY'S WAY	8+66	LED-100
JENNY'S WAY	10+27	LED-100
LISA LANE	1+26	LED-100
LISA LANE	2+40	LED-100

STREET LIGHT NOTES:
 1. ALL STREET LIGHTS TO BE EITHER LED-100 OR LED-150 WITH ACORN POST-TOP FIXTURES MOUNTED ON A 14' BLACK FIBERGLASS POLE. SEE DETAIL SHEET 6

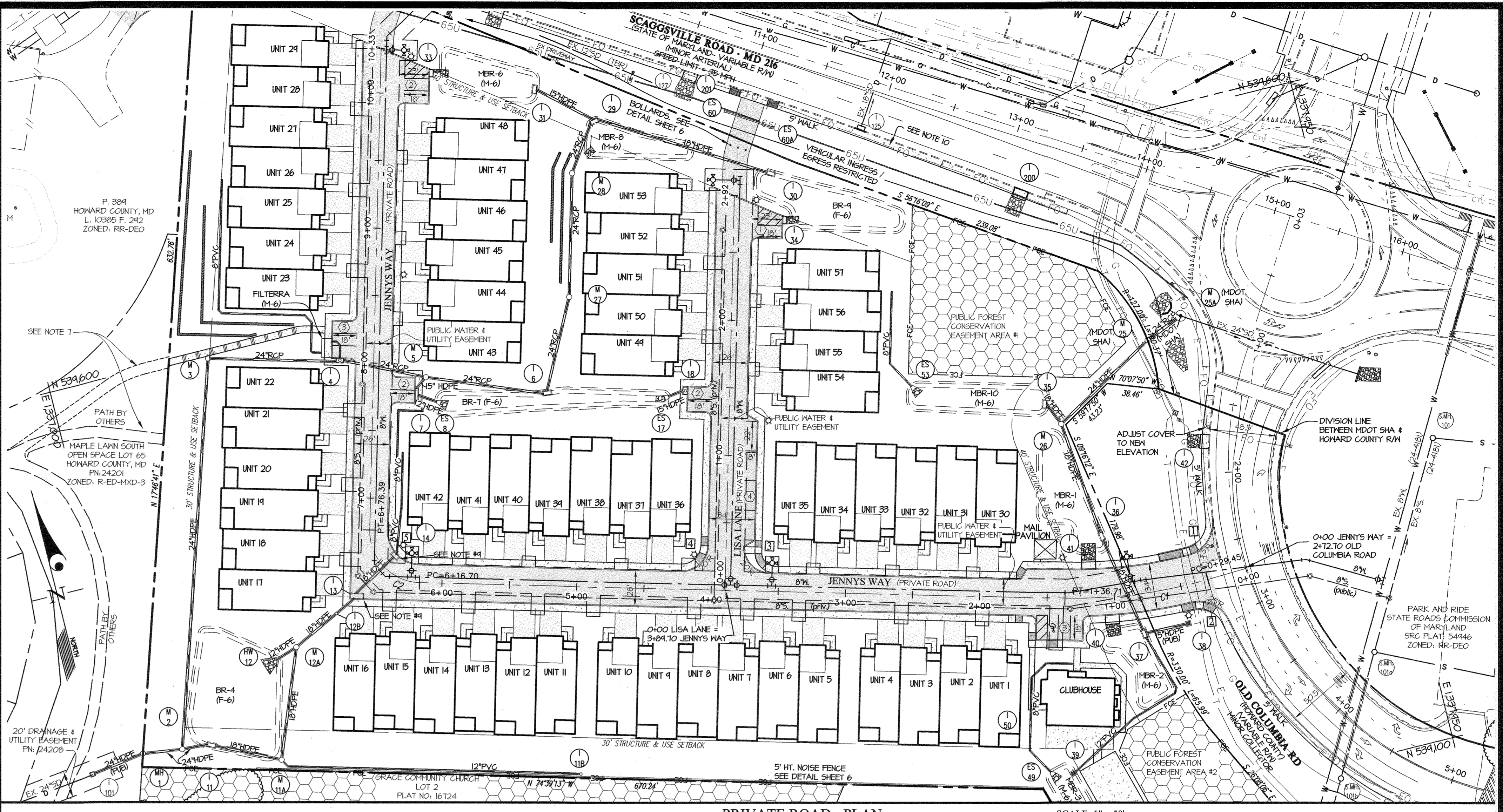
TYPICAL SECTION INFORMATION					
ROAD	STATION	SECTION	CLASSIFICATION	DESIGN SPEED	PAVING SECTION
JENNY'S WAY	0+00 TO 5+50	TYP. 26' W/ STANDARD CURB	ACCESS STREET	30 MPH	P-2
JENNY'S WAY	5+50 TO 6+50	TYP. 26' W/ STANDARD CURB	ACCESS STREET	25 MPH	P-2
JENNY'S WAY	6+50 TO 10+35	TYP. 26' W/ STANDARD CURB	ACCESS PLACE	25 MPH	P-2
LISA LANE	0+00 TO 2+42	TYP. 26' W/ STANDARD CURB	ACCESS PLACE	25 MPH	P-2

CURVE DATA CHART									
CURVE	STREET NAME	PC STA.	PT STA.	RADIUS	TANGENT	ARC	CHORD	BEARING	DELTA
C1	JENNY'S WAY	0+29.45	1+36.71	350.00'	54.05'	107.26'	106.84'	N83°25'58"W	17°33'30"
C2	JENNY'S WAY	6+16.70	6+76.39	38.00'	38.00'	59.69'	53.74'	N29°39'13"W	90°00'00"

CURB FILLET TABLE				
NO.	RADIUS	LENGTH	START	END
1	25.00'	35.15'	2+32.43 14.11'R (OCR)	PT. 0+38.87 21.00'R (J)
2	25.00'	34.24'	3+02.57 25.60'R (OCR)	PT. 0+45.24 13.0'L (J)
3	20.00'	31.42'	3+56.70 13.0'R (J)	PT. 0+33.0 13.0'R (J)
4	20.00'	31.42'	0+33.0 13.0'L (L)	PT. 4+22.7 13.0'R (J)
5	25.00'	34.21'	6+16.70 13.0'R (J)	PT. 6+76.34 13.0'R (J)

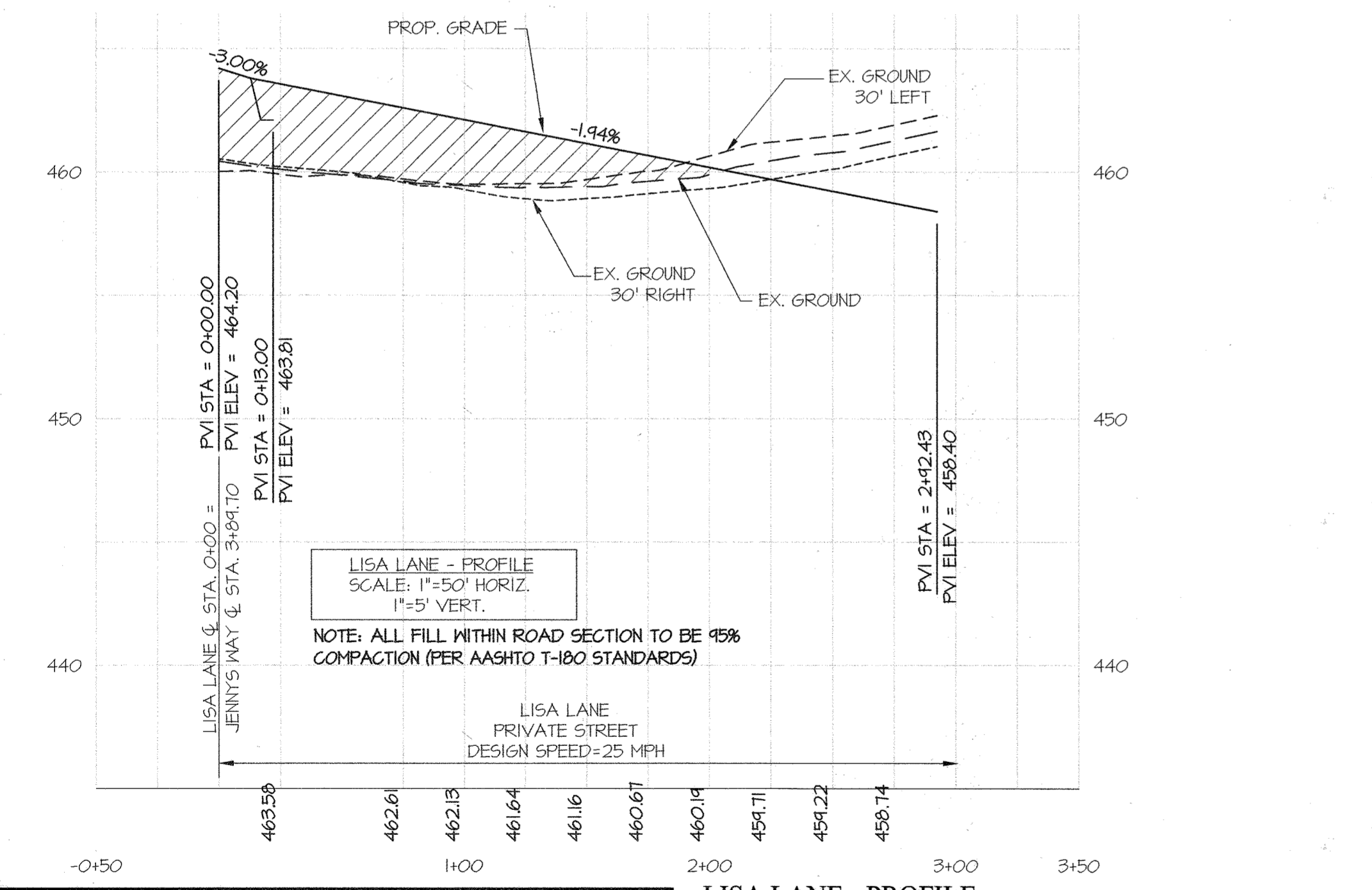
NOTE:
 (J) = JENNY'S WAY
 (L) = LISA LANE
 (OCR) = OLD COLUMBIA ROAD

- NOTES:
 1. ALL STORM DRAIN IS PRIVATE UNLESS NOTED OTHERWISE
 2. ALL ROADS ARE PRIVATE
 3. BUILDING CONSTRUCTION MATERIALS SHALL BE USED TO REDUCE THE INTERIOR SOUND TO 45 DBA
 4. SEE SHEET 8 FOR PAVEMENT DELINEATION AND CURB TYPES.
 5. SEE SHEETS 24 FOR STREET TREE LOCATIONS
 6. ALL CURB RADIUS ARE 5' UNLESS NOTED OTHERWISE
 7. THE PATHWAY BY OTHERS ON MAPLE LAWN SOUTH OPEN SPACE LOT 65 HAS NOT BEEN CONSTRUCTED. THE OWNERS OF THIS PROJECT WILL WORK WITH THE DEVELOPER OF MAPLE LAWN SOUTH TO REVISE THE PATHWAY. THE SMALL SECTION LEADING TOWARDS UNIT 21 WILL BE REVISED TO CONNECT TO THE PATHWAY BETWEEN UNITS 22 & 23 IN THIS DEVELOPMENT.
 8. SEE SHEET 32 FOR SIGNING AND STRIPING PLAN
 9. FLARE CONCRETE GUTTER TO 1' BEYOND FACE OF GRATE
 10. SLOPE PROP. SIDEWALK ADJACENT TO MID-216 AWAY FROM ROAD. 2% MAX GROSS SLOPE. FLOW THRU INLETS (1-200, 1-201, & 1-202) SLOPE 2% TOWARDS ROAD. TRANSITION SIDEWALK 2% TOWARDS ROAD AT INLETS TO 2% AWAY FROM ROAD OVER 15 FEET.

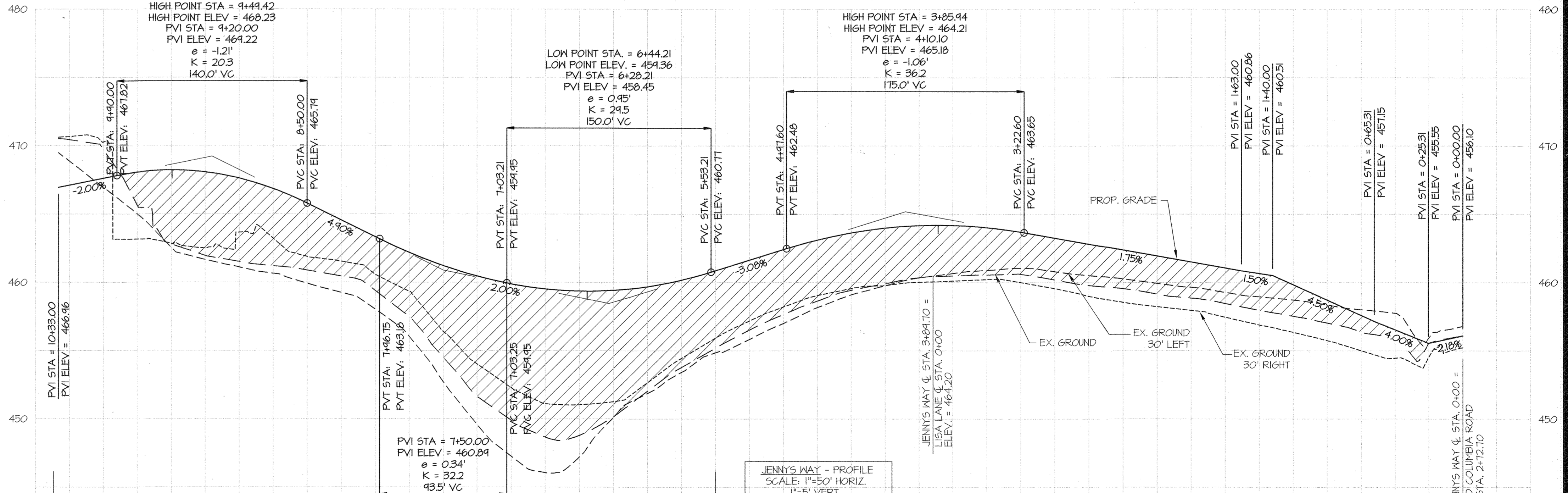


PRIVATE ROAD - PLAN

SCALE: 1" = 50'



LISA LANE - PROFILE



JENNY'S WAY - PROFILE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* Date: 2-10-22
 Chief, Division of Land Development: *[Signature]* Date: 2/10/22
 Chief, Development Engineering Division: *[Signature]* Date: 1/21/22

GLW
 PLANNING | ENGINEERING | SURVEYING
 3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
 PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY	DRAWN BY	CHECKED BY	DATE	REVISION	BY	APPR.
DDS	DDS					

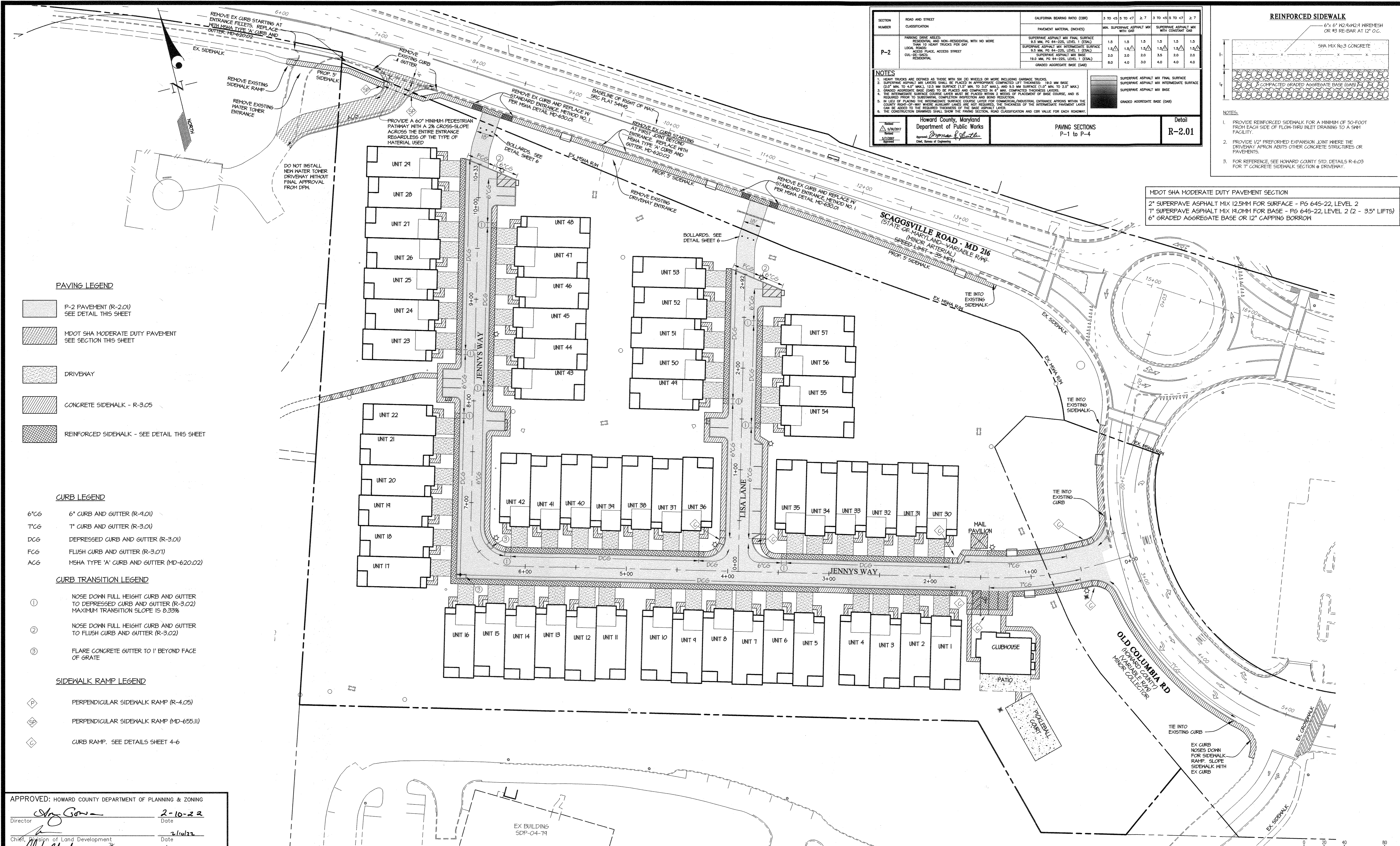
PREPARED FOR:
 OWNER: MTL MAPLE LAWN LLC
 1202 SHADY CREEK RD
 MARRIOTTVILLE, MD 21104
 DEVELOPER: PULTE GROUP
 9302 LEE HIGHWAY
 SUITE 1000
 FAIRFAX, VA 22031
 PH: 703-934-9367
 ATTN: DON HUGHES

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, 2027
[Signature]
 CIVIL ENGINEER

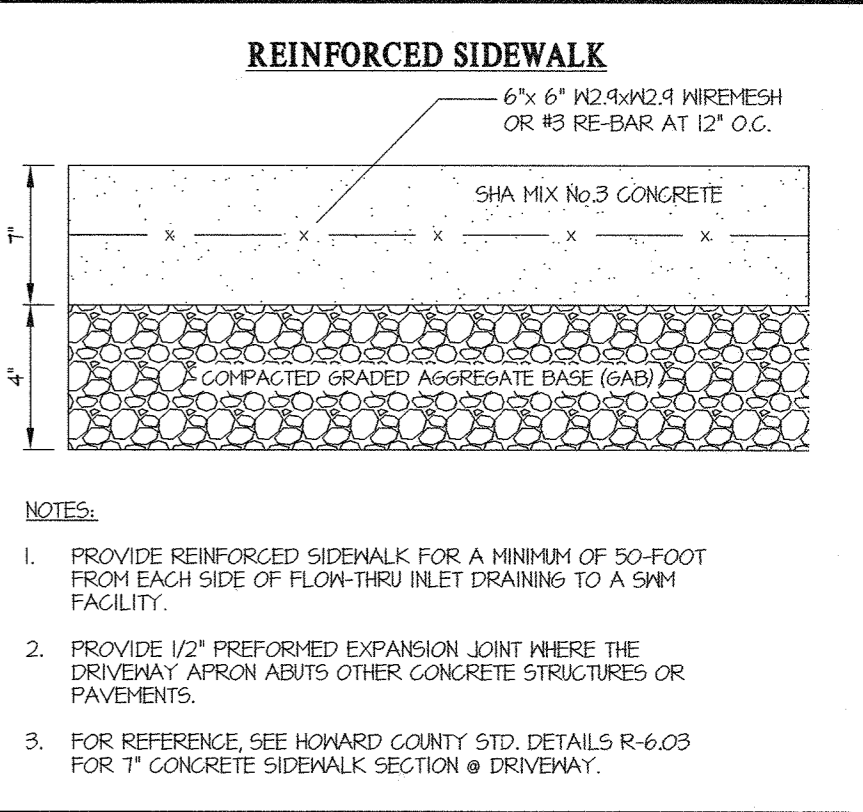
PRIVATE ROAD PROFILES
GATES AT MAPLE LAWN PARCEL A
 PN: 25186-25986
 A RESUBDIVISION OF PARCEL 282 & SRC Plat No. 59938 Parcels 1 & 3
 L: 18099 F; 397, L: 19769, F: 001
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	R-SA-8	20027
DATE	TAX MAP - GRID	SHEET
DEC., 2021	46 - 3	7 OF 39

L:\CAD\DRAWINGS\2022\PLANS BY GLW\SPV\20027 - Road Profiles, PLOTTED: 12/21/2021 8:33 AM, LAST SAVED: 11/17/2021 11:27 AM, PLOTTED BY: Don Swenney



SECTION NUMBER	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)						
		3 TO <5	5 TO <7	≥ 7	3 TO <5	5 TO <7	≥ 7	
P-2	PARKING DRIVE ABLES: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 12 HEAVY TRUCKS PER DAY LOCAL DRIVE: ACCESS PLACE, ACCESS STREET RESIDENTIAL	SUPERPAVE ASPHALT MIX FINAL SURFACE						
		MIN. SUPERPAVE ASPHALT MIX WITH CONSTANT CBR						
		SUPERPAVE ASPHALT MIX WITH INTERMEDIATE SURFACE						
		SUPERPAVE ASPHALT MIX BASE						
		8.0	4.0	3.0	4.0	4.0	4.0	



MDOT SHA MODERATE DUTY PAVEMENT SECTION
2" SUPERPAVE ASPHALT MIX 12.5MM FOR SURFACE - PG 645-22, LEVEL 2
1" SUPERPAVE ASPHALT MIX 19.0MM FOR BASE - PG 645-22, LEVEL 2 (2 - 3.5" LIFTS)
6" GRADED AGGREGATE BASE OR 12" CAPPING BORROW

- PAVING LEGEND**
- P-2 PAVEMENT (R-2.01) SEE DETAIL THIS SHEET
 - MDOT SHA MODERATE DUTY PAVEMENT SEE SECTION THIS SHEET
 - DRIVEWAY
 - CONCRETE SIDEWALK - R-3.05
 - REINFORCED SIDEWALK - SEE DETAIL THIS SHEET

- CURB LEGEND**
- 6"CG 6" CURB AND GUTTER (R-4.01)
 - T"CG T" CURB AND GUTTER (R-3.01)
 - DCG DEPRESSED CURB AND GUTTER (R-3.01)
 - FCG FLUSH CURB AND GUTTER (R-3.01)
 - ACG MSHA TYPE 'A' CURB AND GUTTER (MD-620.02)

- CURB TRANSITION LEGEND**
- 1 NOSE DOWN FULL HEIGHT CURB AND GUTTER TO DEPRESSED CURB AND GUTTER (R-3.02) MAXIMUM TRANSITION SLOPE IS 0.33%
 - 2 NOSE DOWN FULL HEIGHT CURB AND GUTTER TO FLUSH CURB AND GUTTER (R-3.02)
 - 3 FLARE CONCRETE GUTTER TO 1' BEYOND FACE OF GRATE

- SIDEWALK RAMP LEGEND**
- PERPENDICULAR SIDEWALK RAMP (R-4.05)
 - PERPENDICULAR SIDEWALK RAMP (MD-655.11)
 - CURB RAMP. SEE DETAILS SHEET 4-6

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: 2-10-22

Chief, Division of Land Development: *[Signature]* Date: 2/10/22

Chief, Development Engineering Division: *[Signature]* Date: 1-21-22

GLW
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3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
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DESIGNED BY	DRAWN BY	CHECKED BY	DATE	REVISION	BY	APPR.
DDS	DDS					

PREPARED FOR:

OWNER: MLI MAPLE LAWN LLC
1202 SHADY CREEK RD
MARRIOTTVILLE, MD 21104

DEVELOPER: PULTE GROUP
9302 LEE HIGHWAY
SUITE 1000
FAIRFAX, VA 22031
PH: 703-934-9367
ATTN: DON HUGHES

PROFESSIONAL CERTIFICATION

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EXPIRATION DATE: MAY 26, 2027

[Signature]

PAVING AND CURB PLAN

GATES AT MAPLE LAWN
PARCEL A
PN: 25186 - 25788

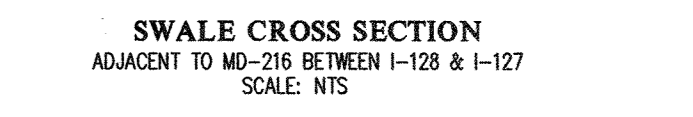
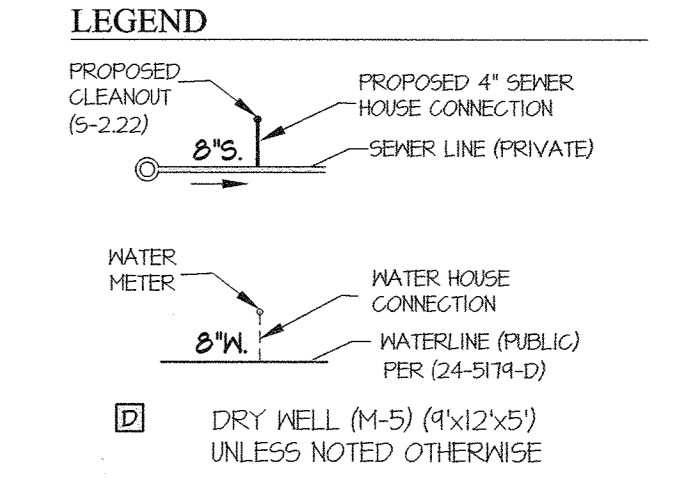
A RESUBDIVISION OF PARCEL 282 & SRC Plat No. 59938 Parcels 1 & 3
L: 18909 F: 397, L: 19769, F: 001

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
1"=40'	R-SA-8	20027
DATE	TAX MAP - GRID	SHEET
DEC., 2021	46 - 3	8 OF 39

L:\CAD\DRAWINGS\2022\PLANS BY GJM\SDP\2022 PAVING.dwg
PLOTTED: 12/21/2021 8:52 AM, LAST SAVED: 12/21/2021 8:41 AM, PLOTTED BY: Don Shereany

- NOTES:**
1. ALL SEWER HOUSE CONNECTIONS SHOWN ARE 4".
 2. ALL SEWER MANHOLES WILL BE STANDARD 4'-0" (6 5/12).
 3. ALL WATER HOUSE CONNECTIONS SHOWN WILL BE CONSTRUCTED UNDER CONTRACT NO. 24-5174-D
 4. FLARE CONCRETE GUTTER TO 1' BEYOND FACE OF GRATE
 5. SLOPE PROP. SIDEWALK ADJACENT TO MD-216 AWAY FROM ROAD. 2% MAX. CROSS SLOPE. FLOW THRU INLETS (1-200, 1-201, & 1-202) SLOPE 2% TOWARDS ROAD. TRANSITION SIDEWALK 2% TOWARDS ROAD AT INLETS TO 2% AWAY FROM ROAD OVER 15 FEET.
 6. 3'-5" RIVER JACK MAY BE USED IN PLACE OF CLASS 1 RIP-RAP AT ALL BIORETENTION OR MICRO-BIORETENTION INFLOW LOCATIONS EXCEPT FOR BR-4. RIVER JACK MAY NOT BE USED IN ANY PUBLIC RIGHT-OF-WAY



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Ally Green* Date: 2-10-22

Chief, Division of Land Development: *Walter* Date: 1-21-22

Chief, Development Engineering Division: *JP* Date: 1-21-22

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DESIGNED BY:	DATE	REVISION	BY	APPR.
WJL				
WJL				
DDS				

PREPARED FOR:

OWNER: MTL MAPLE LAWN LLC
1202 SHADY CREEK RD
MARRIOTTVILLE, MD 21104

DEVELOPER: PULTE GROUP
9302 LEE HIGHWAY
SUITE 1000
FAIRFAX, VA 22031
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ATTN: DON HUGHES

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12/21/21 *[Signature]*

UTILITY PLAN

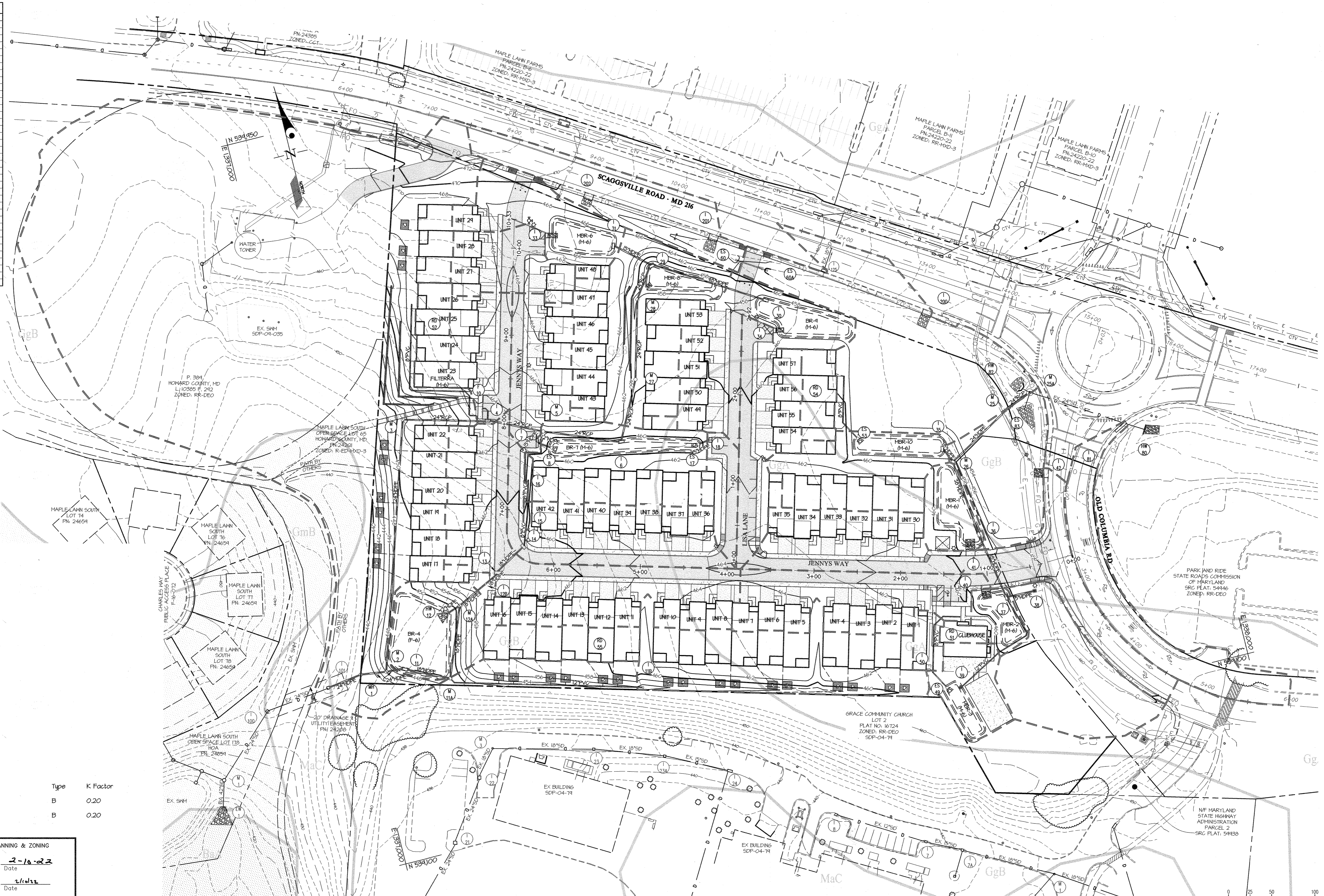
GATES AT MAPLE LAWN
PARCEL A
PN: 25180c - 25180e
A RESUBDIVISION OF PARCEL 282 & SRC Plat No. 59938 Parcels 1 & 3
L: 18909 F; 397, L: 19769, F: 001

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE NO.
1" = 40'	R-SA-8	20027
DATE	TAX MAP - GRID	SHEET
DEC., 2021	46 - 3	9 OF 39

L:\CADD\DRAWINGS\20027\PLANS BY G.W.M\SDP\20027 UTILITY PLAN.dwg
DATE PLOTTED: 2/21/22 10:58 AM LAST SAVE: 2/21/22 10:58 AM PLOTTED BY: J. Green

C' FACTOR COMPUTATIONS			
STRUCTURE	AREA (AC.)	C'	IMPERVIOUS
I-4	0.32 Ac.	0.71	85%
I-6	0.43 Ac.	0.55	50%
I-7	0.25 Ac.	0.71	85%
I-11	0.25 Ac.	0.55	50%
I-11B	0.55 Ac.	0.65	66%
I-12B	0.04 Ac.	0.71	85%
I-13	0.11 Ac.	0.71	85%
I-14	0.41 Ac.	0.71	85%
I-15	0.01 Ac.	0.55	50%
I-16	0.01 Ac.	0.55	50%
I-18	0.11 Ac.	0.71	85%
I-24	0.54 Ac.	0.55	50%
I-30	0.43 Ac.	0.71	85%
I-31	0.28 Ac.	0.55	50%
I-33	0.21 Ac.	0.71	85%
I-34	0.33 Ac.	0.71	85%
I-35	0.33 Ac.	0.55	50%
I-36	0.14 Ac.	0.55	50%
I-37	0.08 Ac.	0.55	50%
I-38	0.43 Ac.	0.30	10%
I-39	0.16 Ac.	0.55	50%
I-40	0.40 Ac.	0.71	85%
I-41	0.34 Ac.	0.71	85%
I-42	0.30 Ac.	0.86	100%
I-50	0.05 Ac.	0.55	50%
RD-51	0.03 Ac.	0.86	100%
RD-52	0.10 Ac.	0.86	100%
RD-54	0.08 Ac.	0.86	100%
RD-55	0.16 Ac.	0.86	100%
HH-60	0.40 Ac.	0.71	85%
I-21	0.36 Ac.	0.86	100%
HH-82	0.85 Ac.	0.40	26%
ES-83	0.32 Ac.	0.40	26%
EX I-101	4.81 Ac.	0.29	10%



- STORM DRAIN DRAINAGE DIVIDE
- B' TYPE SOILS
- ▨ C' TYPE SOILS
- ▩ D' TYPE SOILS

SOILS (on-site)	Map Unit Name	Type	K Factor
GgA	Glenelg loam, 0 to 3 percent slopes	B	0.20
GgB	Glenelg loam, 3 to 8 percent slopes	B	0.20

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Mary Graw* Date: 2-16-22

Chief, Division of Land Development: *[Signature]* Date: 2/16/22

Chief, Development Engineering Division: *[Signature]* Date: 1/21/22

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PLANNING | ENGINEERING | SURVEYING

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DESIGNED BY	DRAWN BY	CHECKED BY	DATE	REVISION	BY	APPR.
DDS						

PREPARED FOR:

OWNER: MTL MAPLE LAWN LLC
1202 SHADY CREEK RD
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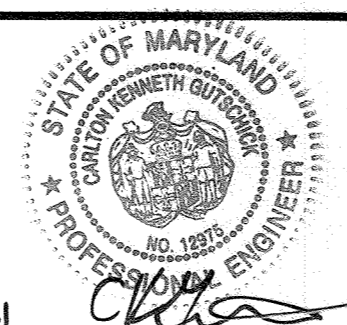
DEVELOPER: PULTE GROUP
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EXPIRATION DATE: MAY 26, 2022

12/21/21



STORM DRAIN DRAINAGE AREA MAP

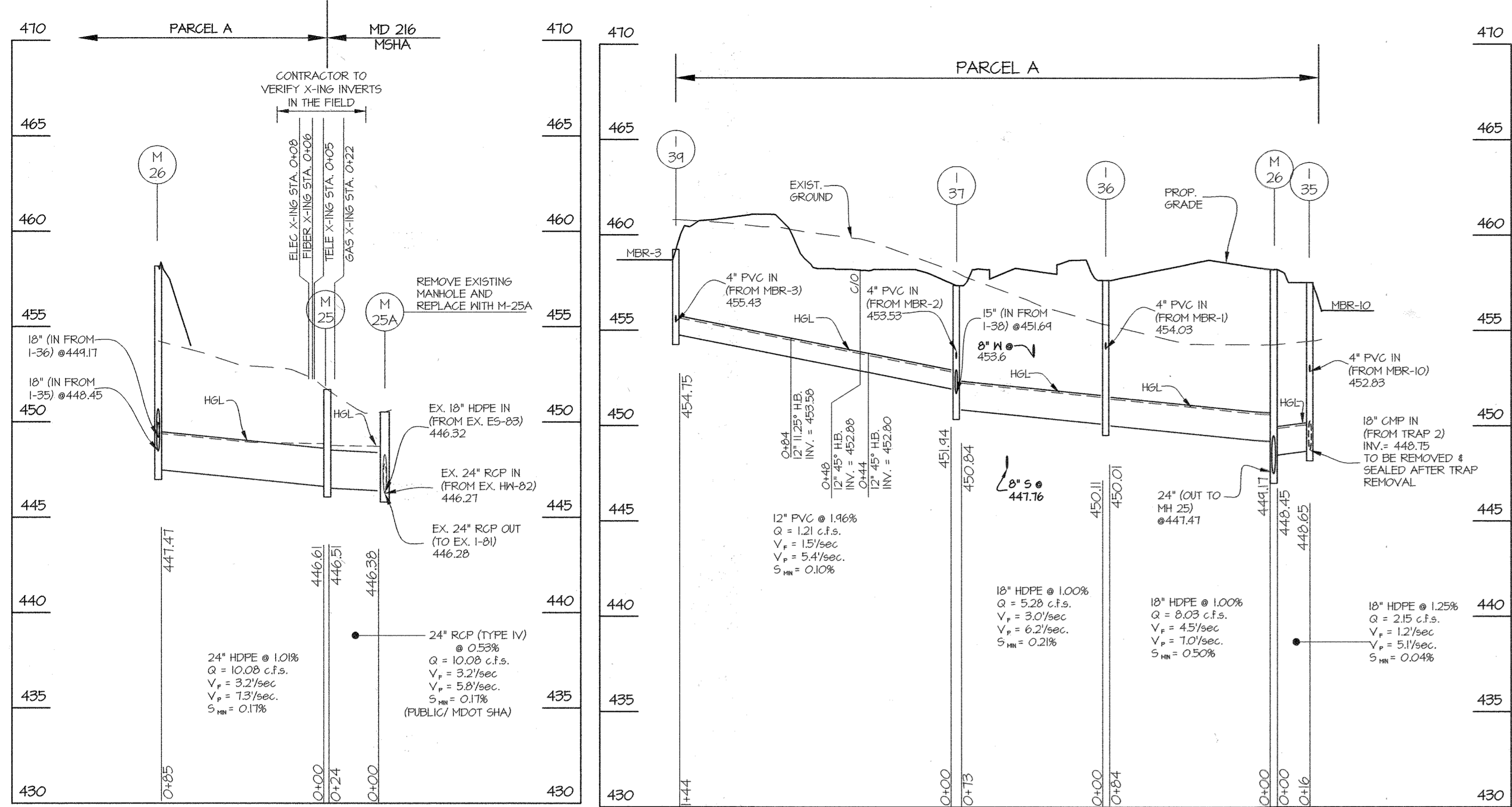
GATES AT MAPLE LAWN
PARCEL A
PN: 25786 - 25788

A RESUBDIVISION OF PARCEL 282 & SRC Plat No. 59938 Parcels 1 & 3
L: 18909 F: 397, L: 19769, F: 001

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	R-SA-8	20027
DATE	TAX MAP - GRID	SHEET
DEC., 2021	46 - 3	10 OF 39

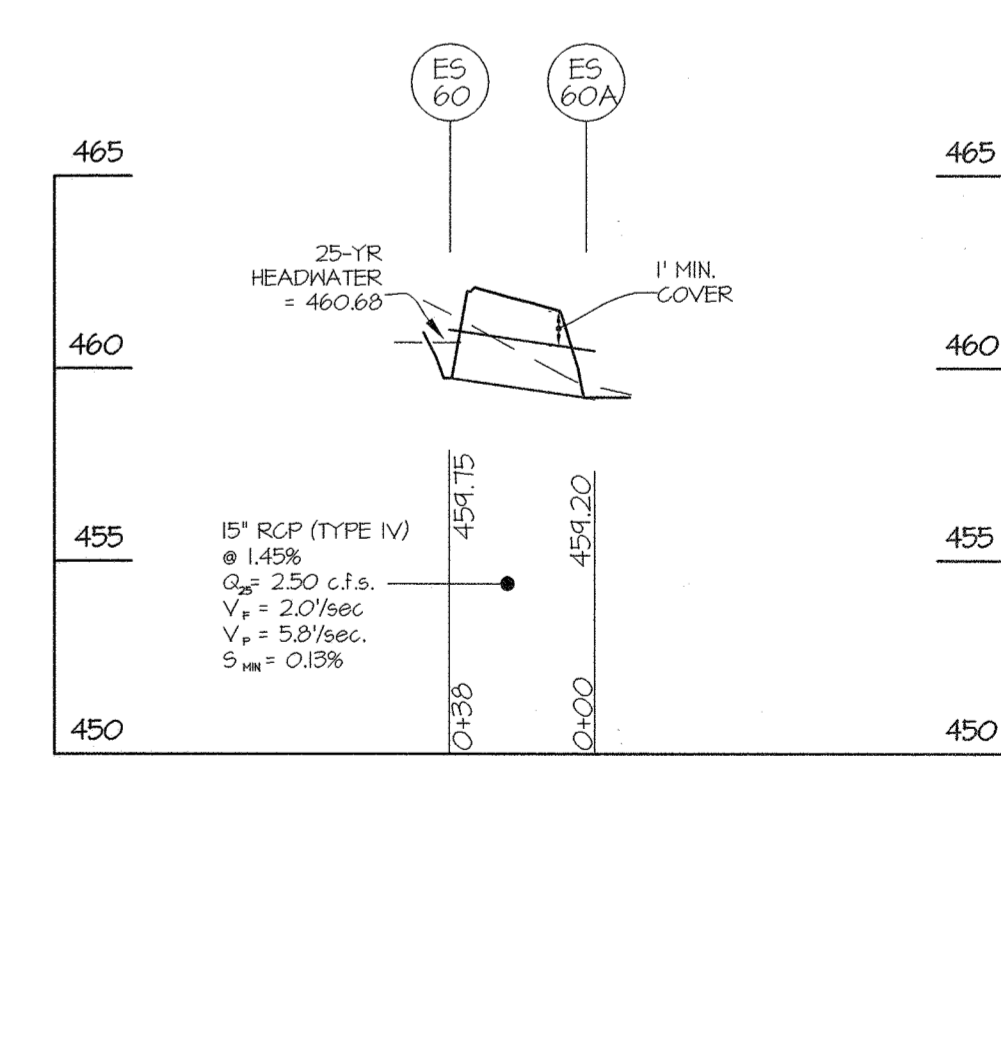
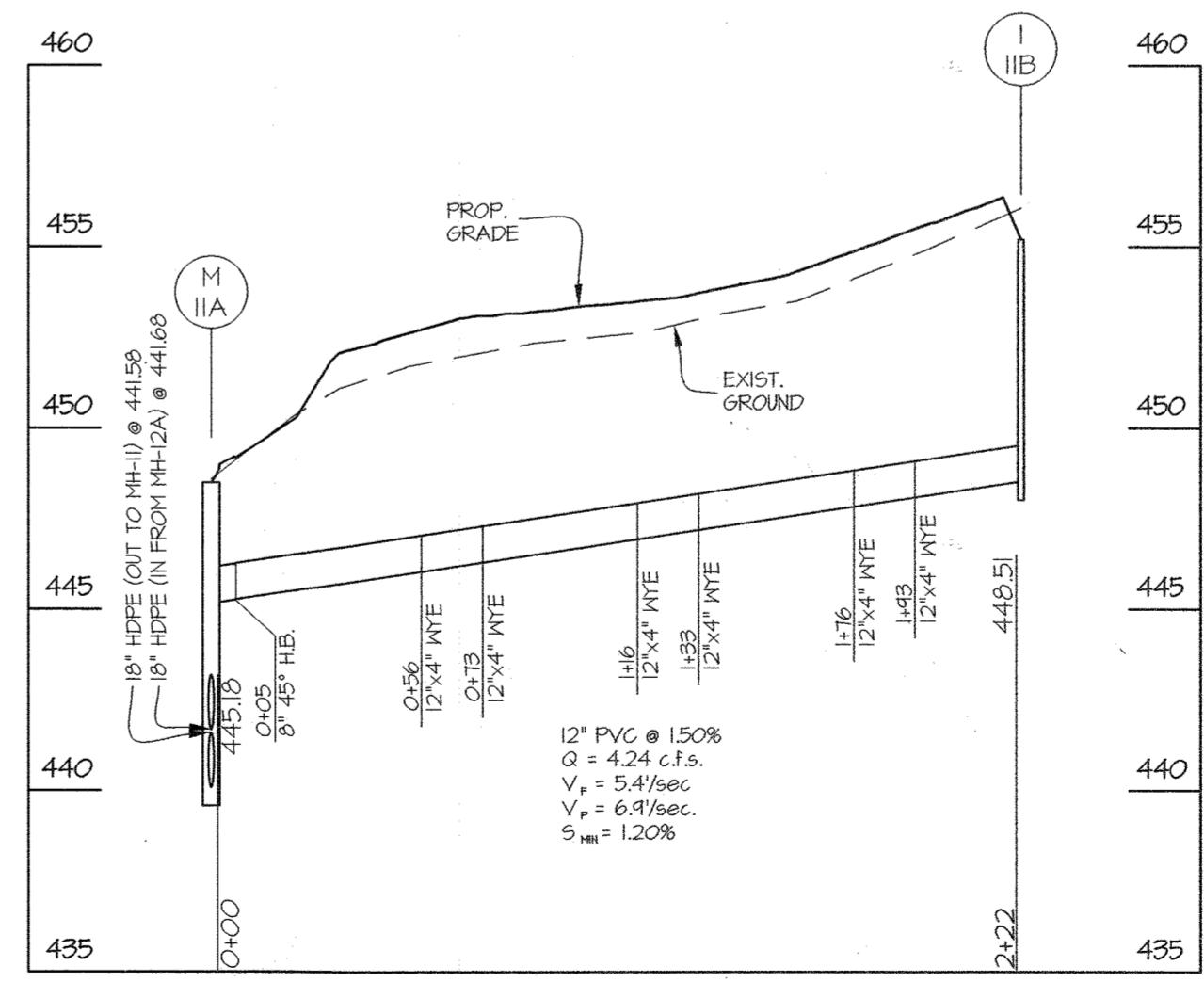
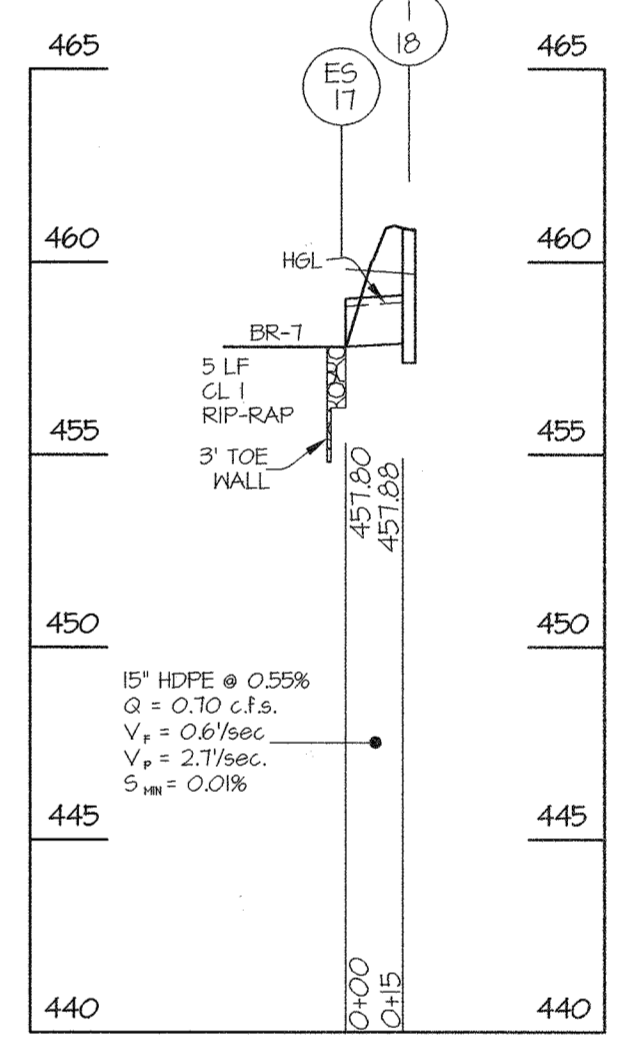
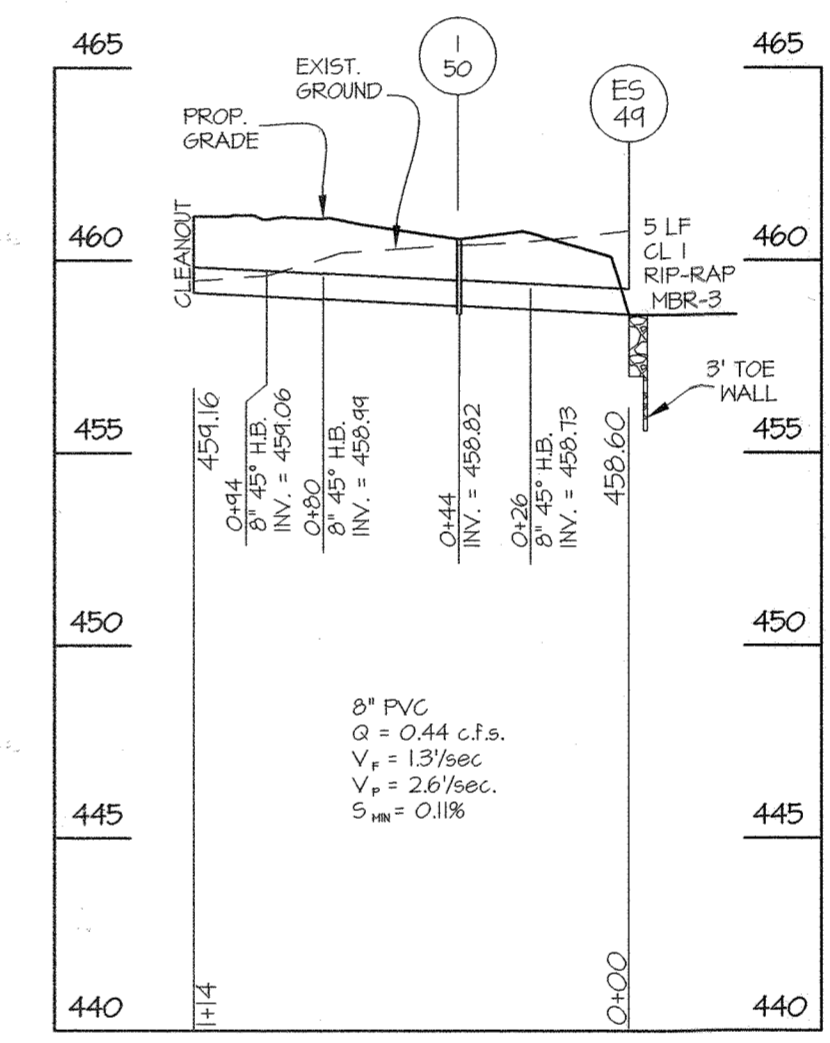
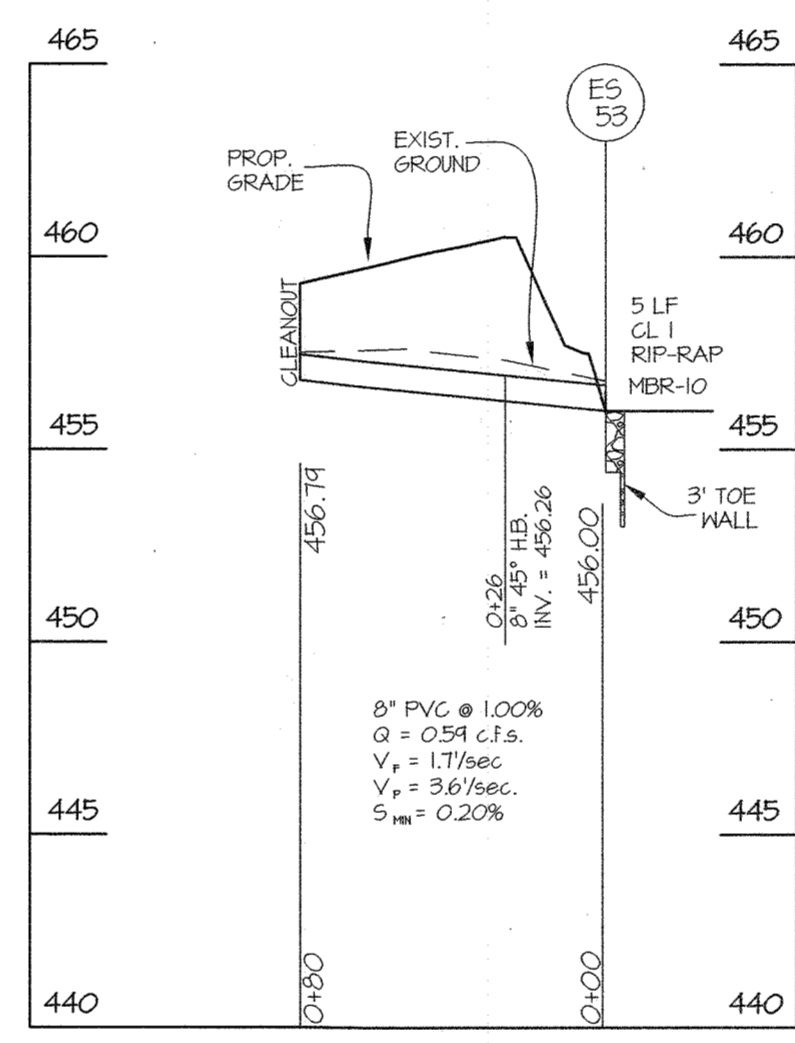
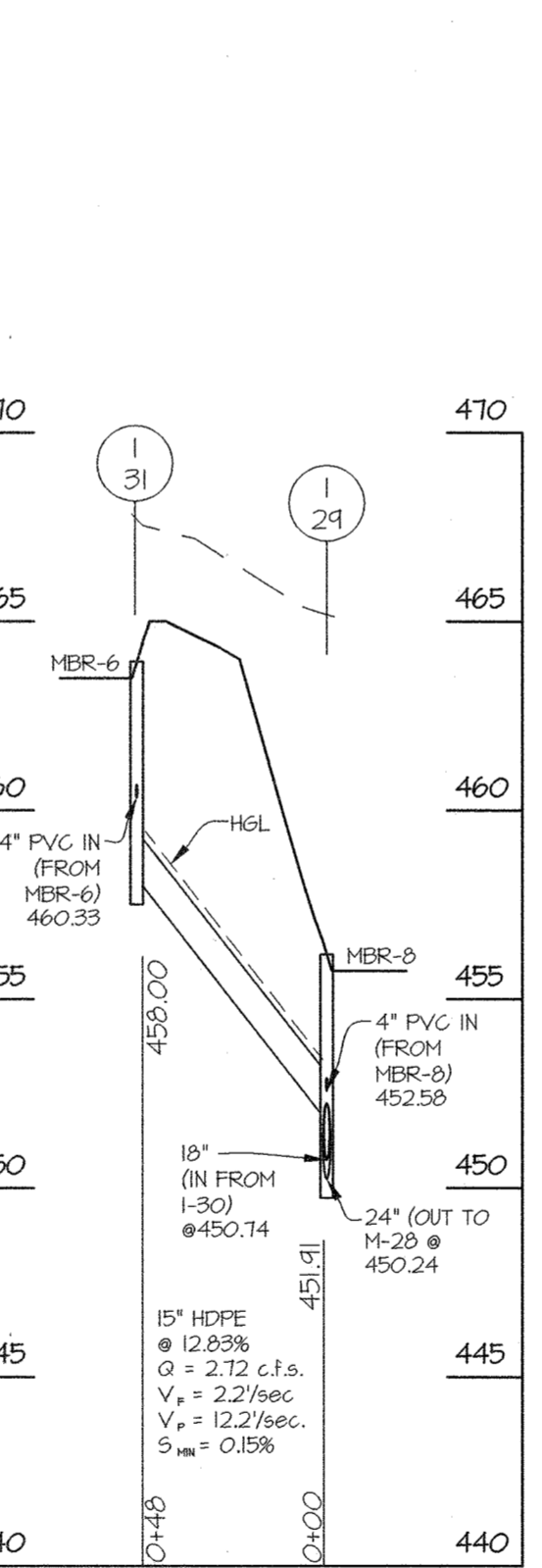
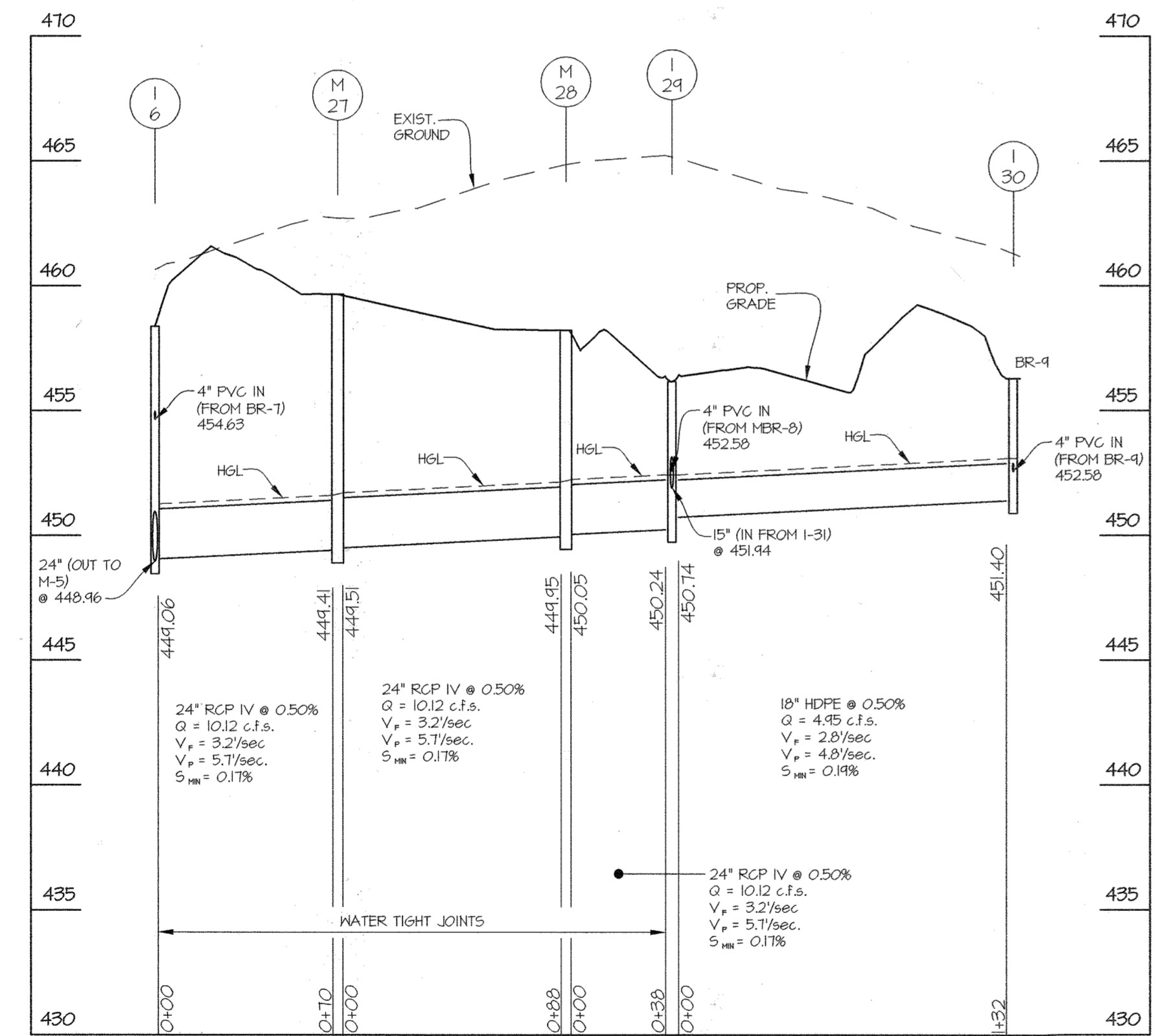
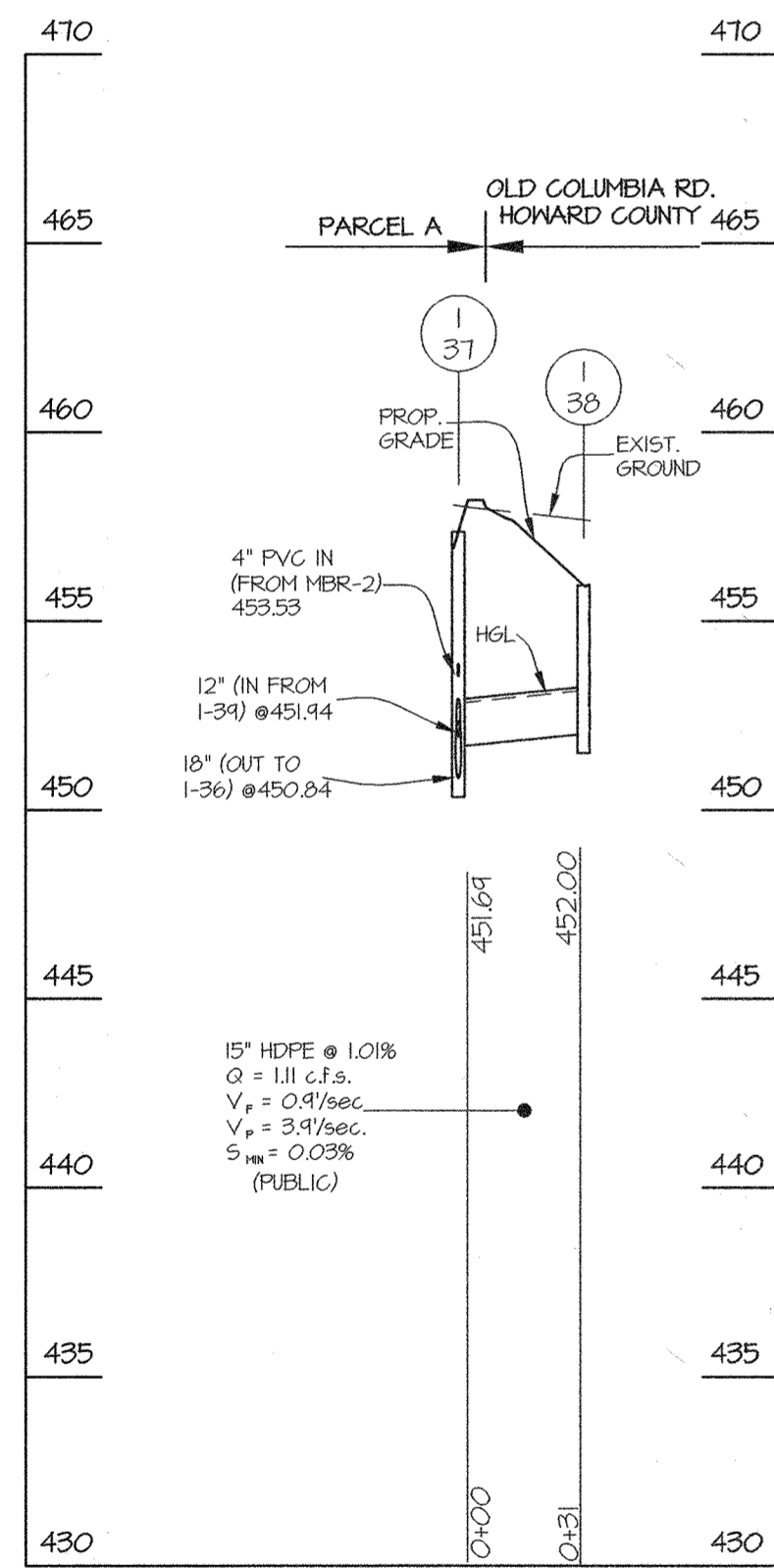
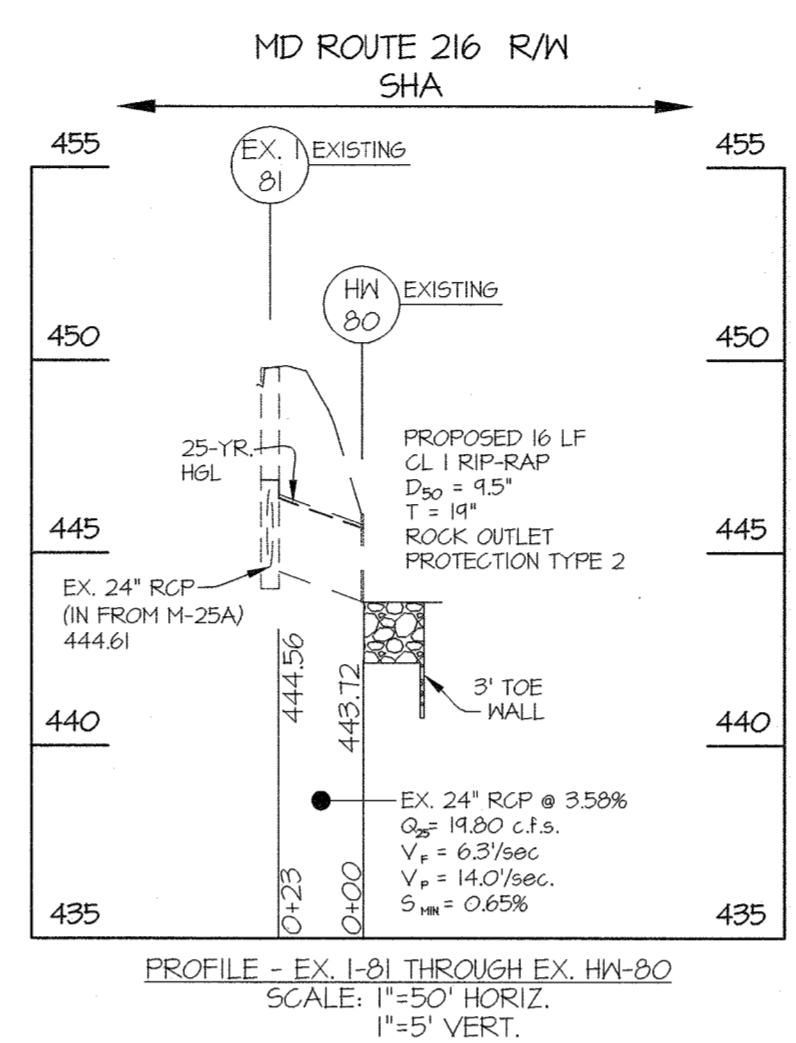
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PIPE SCHEDULE			
SIZE	TYPE	QUANTITY (L)	REMARKS
8"	PVC	144	
12"	PVC	366	
15"	HDPE	44	
15"	RCP (TYPE IV)	38	
18"	HDPE	305	
24"	HDPE	85	
24"	RCP (TYPE IV)	220	

STRUCTURE SCHEDULE											
NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT		AS-BUILT	STD. DETAIL	LOCATIONS		PRIVATE/PUBLIC
			PROPOSED	AS-BUILT	PROPOSED	AS-BUILT			N	E	
I-1B	NYLOPLAST	18"	455.91	---	448.51	---		NYLOPLAST DRAIN BASIN W/ DOME GRATE	N 594251	E 133124	
I-B	A-5 INLET	2'-6"	460.91	460.73	---	457.68		HO. CO. D-4.02	N 594487	E 1331460	
M-25	STANDARD MANHOLE	4.0'	451.64	---	446.61	446.51		MD 304.01	N 594440	E 1331201	PUBLIC MSHA
M-25A	STANDARD MANHOLE	6.0'	450.51	---	446.38	446.21		MD 304.01	N 594452	E 1331224	PUBLIC MSHA
M-26	STANDARD MANHOLE	4.0'	458.17	---	449.17	447.47		HO. CO. 6-5.12	N 594346	E 1331124	
M-27	STANDARD MANHOLE	4.0'	454.65	---	449.51	444.41		HO. CO. 6-5.12	N 594375	E 1331341	
M-28	STANDARD MANHOLE	4.0'	458.00	---	450.05	449.95		HO. CO. 6-5.12	N 594644	E 1331415	
I-24	DOUBLE 5' INLET	2'-15"	456.75	---	452.58	450.24		HO. CO. D-4.25	N 594647	E 1331441	
I-30	DOUBLE 5' INLET	2'-15"	456.75	---	452.58	451.40		HO. CO. D-4.25	N 594628	E 1331550	
I-31	DOUBLE 5' INLET	2'-15"	454.50	---	460.33	458.00		HO. CO. D-4.25	N 594730	E 1331403	
I-33	5' FLOW THRU INLET	5'-0"	466.75	466.62	---	---		HO. CO. D-4.35	N 594741	E 1331330	
I-34	5' FLOW THRU INLET	5'-0"	458.42	458.30	---	---		HO. CO. D-4.35	N 594942	E 1331594	
I-35	DOUBLE 5' INLET	2'-15"	451.00	---	452.89	448.65		HO. CO. D-4.25	N 594449	E 1331715	
I-36	DOUBLE 5' INLET	2'-15"	458.20	---	454.03	450.01		HO. CO. D-4.25	N 594307	E 1331733	
I-37	DOUBLE 5' INLET	2'-15"	451.70	---	453.53	450.84		HO. CO. D-4.25	N 594224	E 1331746	
I-38	5' INLET	2'-1"	456.00	---	452.00	---		HO. CO. D-4.24	N 594224	E 1331741	PUBLIC
I-34	5' INLET	2'-1"	454.60	---	455.43	454.75		HO. CO. D-4.24	N 594442	E 1331610	
I-40	10' FLOW THRU INLET	7'-0"	454.26	458.74	---	---		HO. CO. D-4.35	N 594241	E 1331126	
I-41	10' FLOW THRU INLET	7'-0"	454.75	454.24	---	---		HO. CO. D-4.35	N 594226	E 1331171	
I-42	10' FLOW THRU INLET	7'-0"	453.64	453.25	---	---		HO. CO. D-4.35	N 594356	E 1331027	PUBLIC
I-50	NYLOPLAST	10"	460.36	---	458.82	458.82		NYLOPLAST DRAIN BASIN W/ DOME GRATE	N 594185	E 1331648	
ES-17	END SECTION	1'-3"	454.05	---	451.20	---			N 594466	E 1331442	
ES-44	END SECTION	8"	454.27	---	458.60	---			N 594445	E 1331625	
ES-53	END SECTION	8"	456.67	---	456.00	---			N 594447	E 1331624	
ES-60	END SECTION	1'-3"	461.00	---	454.75	---		MD 368.02	N 594681	E 1331536	PUBLIC MDOT SHA
ES-60A	END SECTION	1'-3"	460.45	---	454.20	---		MD-368.02	N 594660	E 1331564	PUBLIC MDOT SHA

NOTE: ALL NYLOPLAST STRUCTURES MAY BE SUBSTITUTED FOR AN EQUIVALENT STRUCTURE



NOTE: ALL STORM DRAIN IS PRIVATE UNLESS NOTED OTHERWISE.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Steph Gove* Date: 2-12-22

Chief, Division of Land Development: *Chad Gove* Date: 2/12/22

Chief, Development Engineering Division: *Chad Gove* Date: 1/21/22

DESIGNED BY: DDS

DRAWN BY: Wsj

CHECKED BY: DDS

DATE: _____ REVISION: _____ BY: _____ APPR: _____

GLW PLANNING | ENGINEERING | SURVEYING

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PREPARED FOR:

OWNER: M.T. MAPLE LAWN LLC
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MARRIOTTVILLE, MD 21104

DEVELOPER: PULTE GROUP
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EXPIRATION DATE: MAY 26, 2022

12/21/21

STORM DRAIN PROFILES

GATES AT MAPLE LAWN

PARCEL A

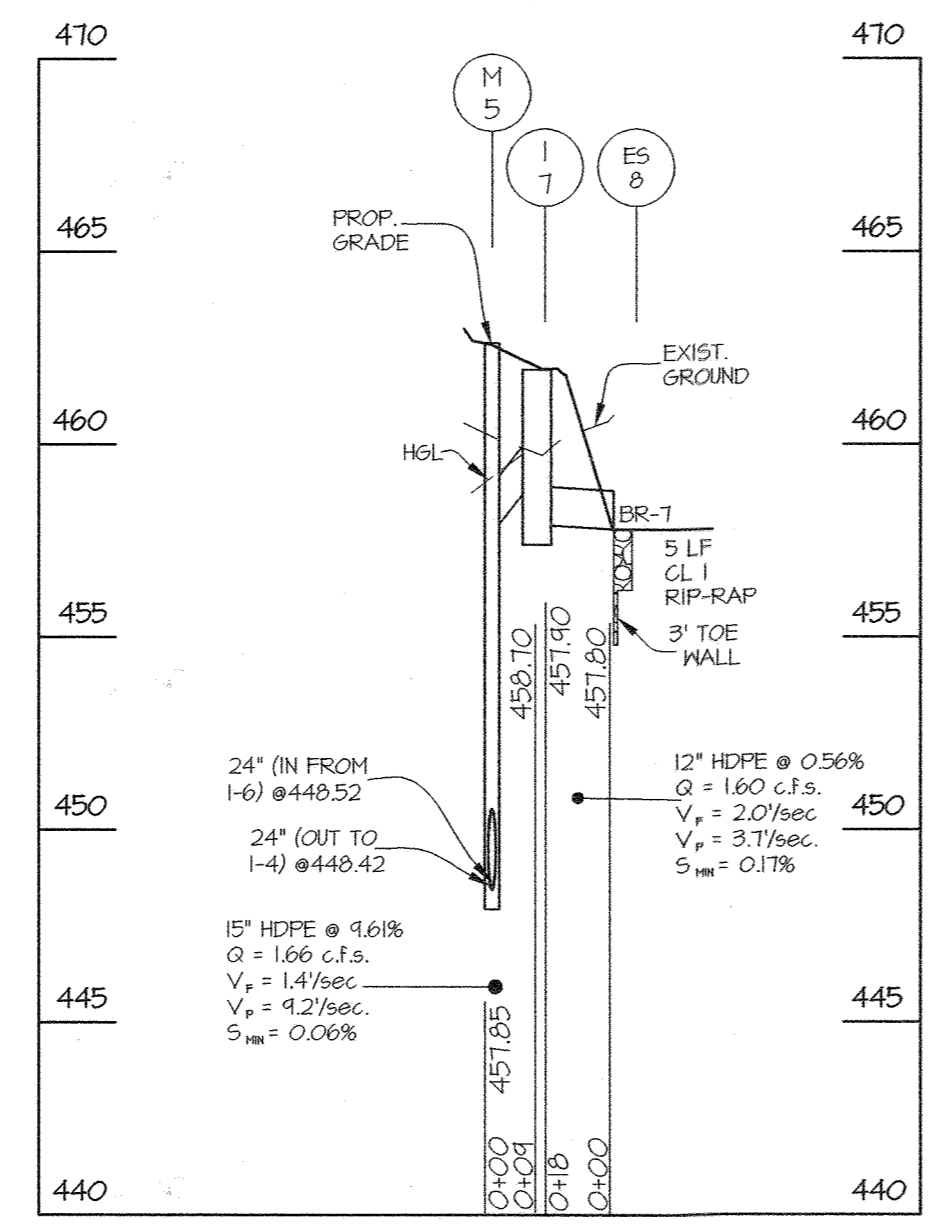
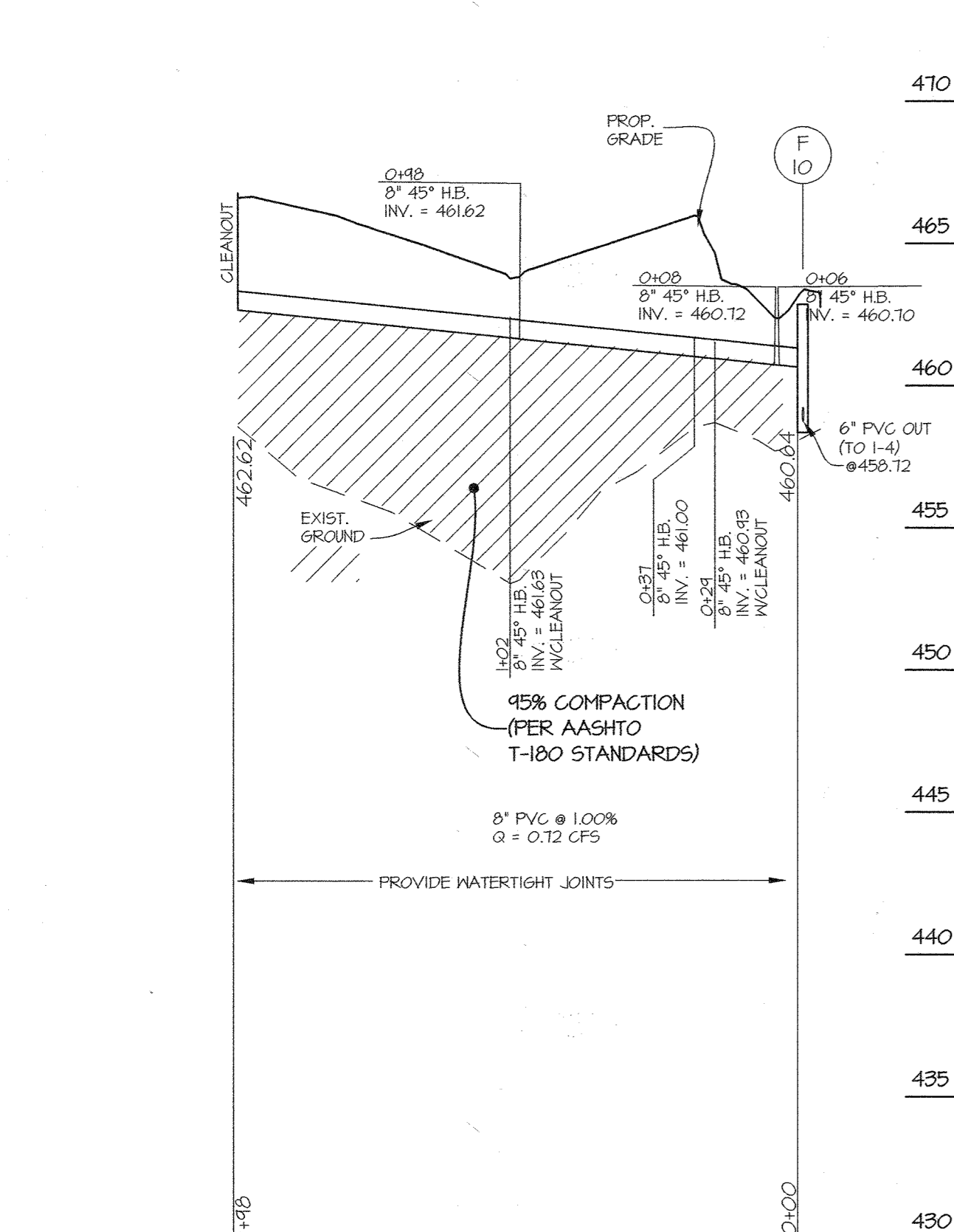
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1" = 5'		
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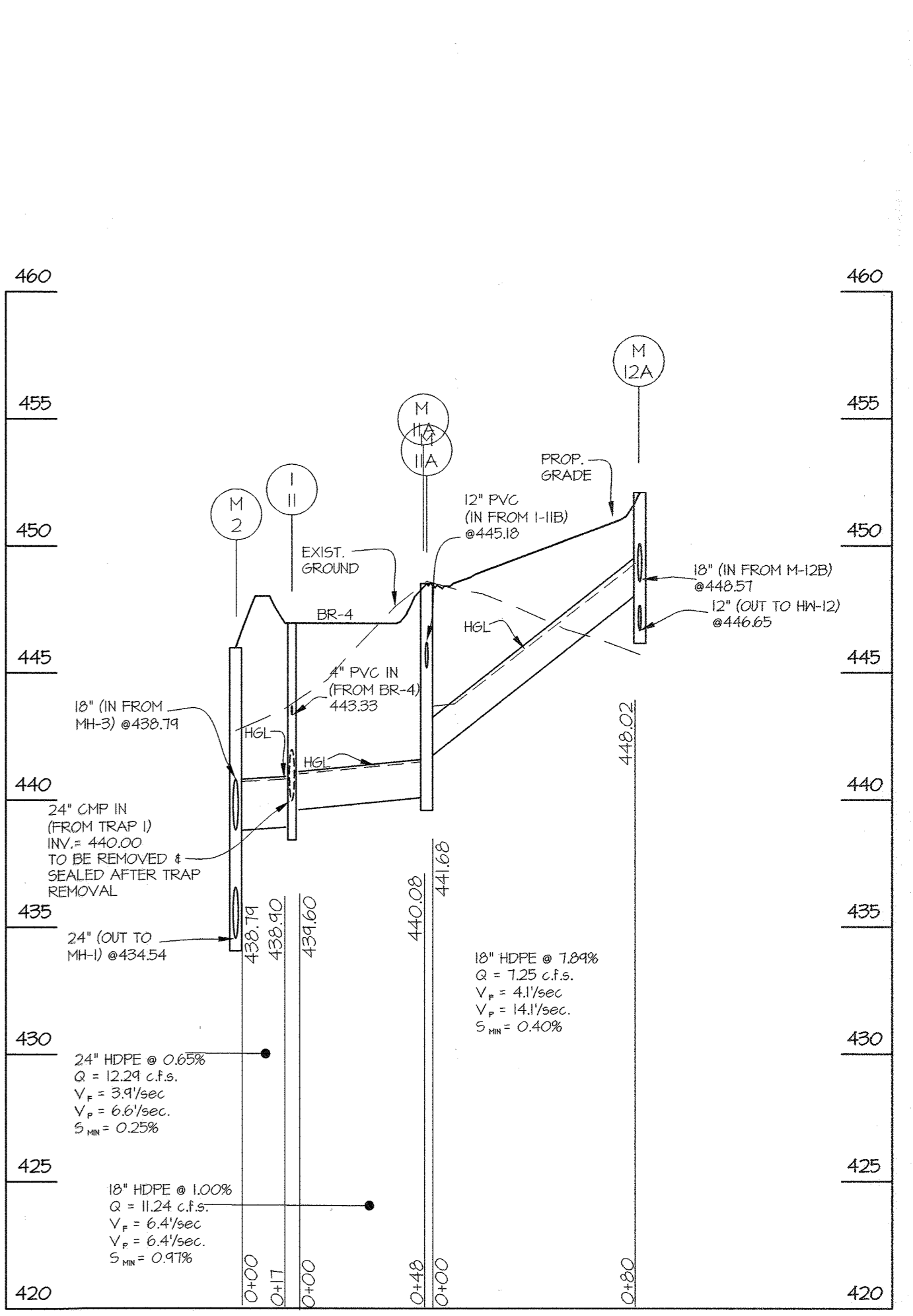
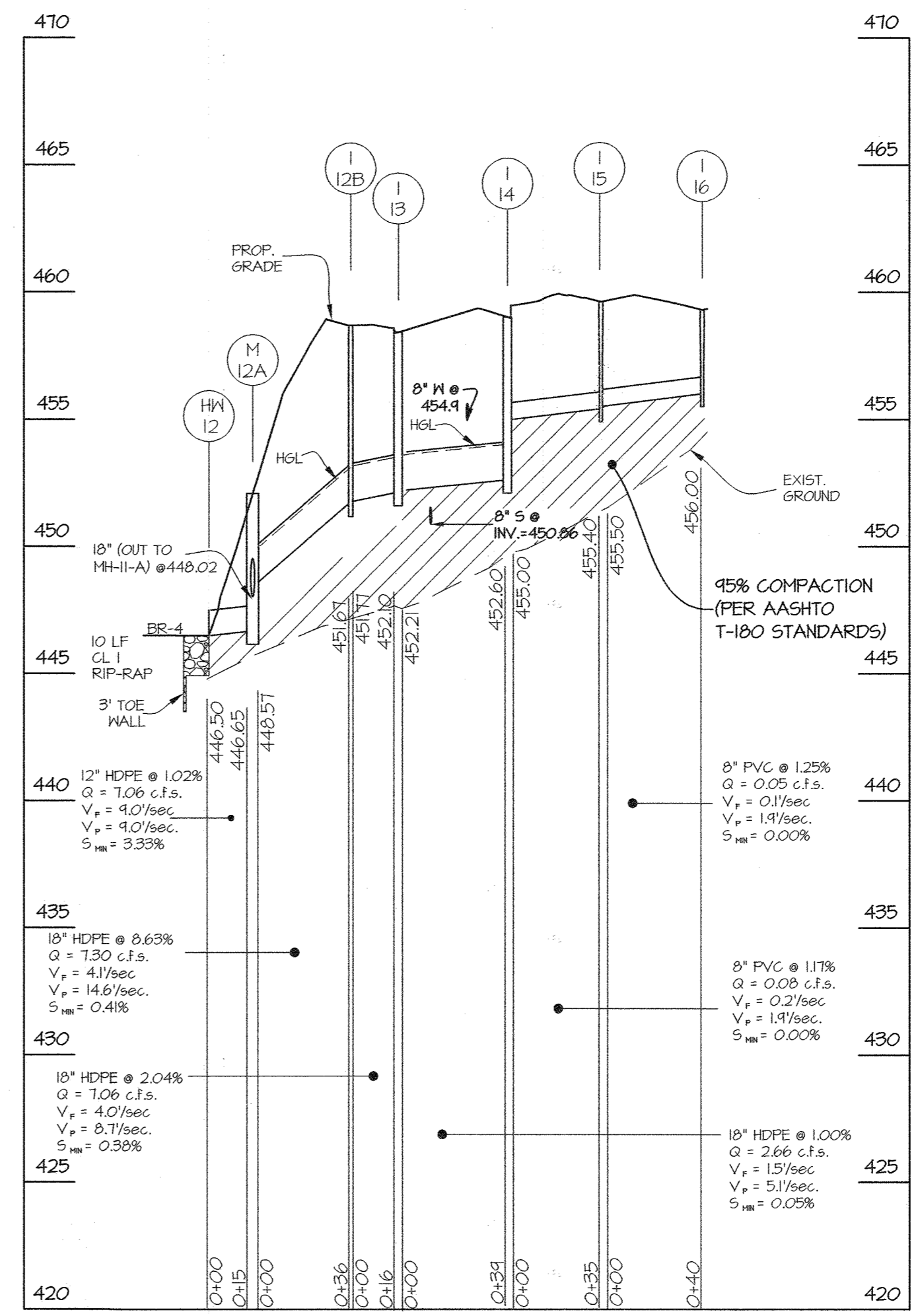
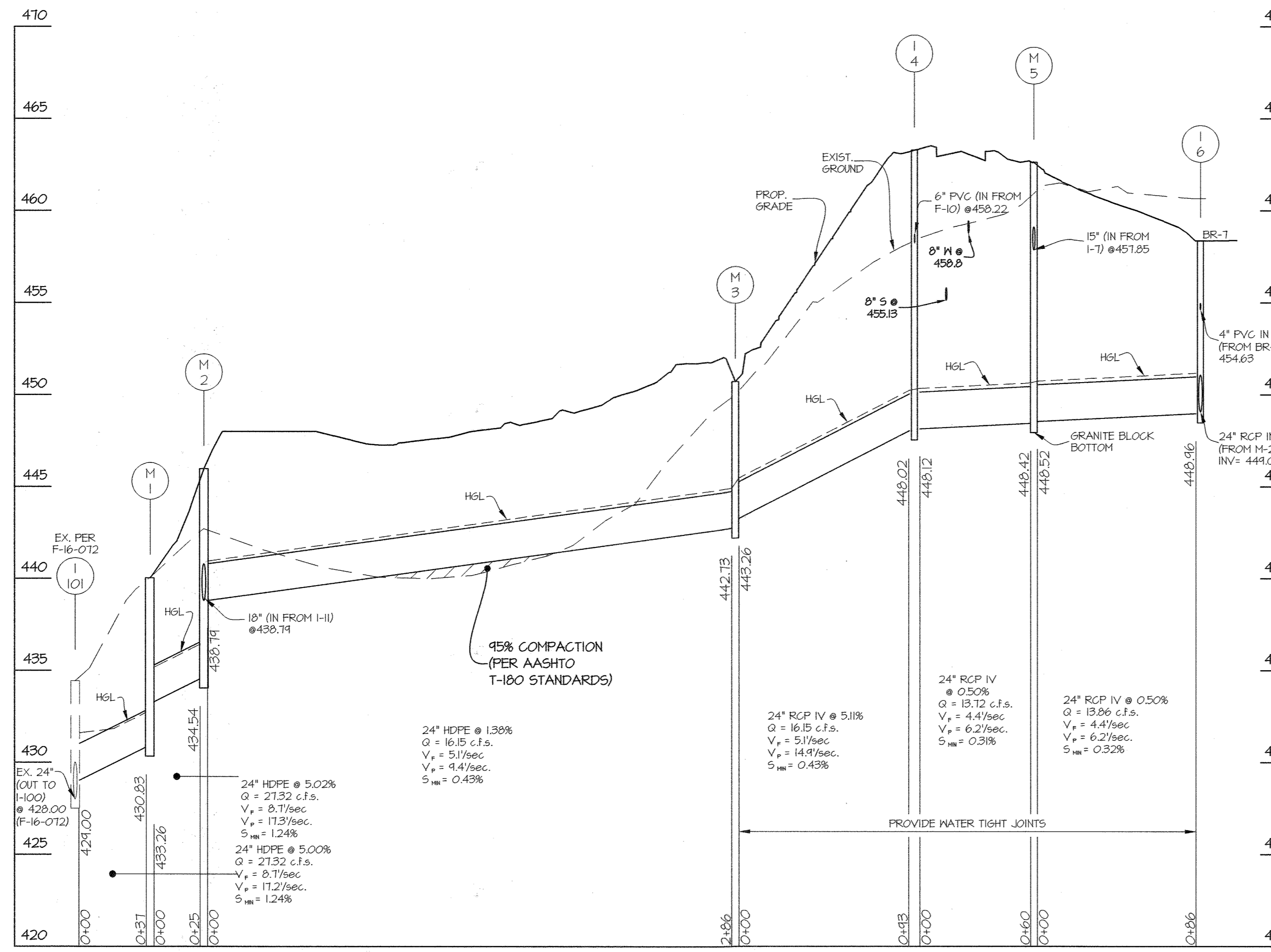
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8"	PVC	290	
12"	HDPE	33	
15"	HDPE	4	
18"	HDPE	294	
24"	HDPE	365	
24"	RCP (TYPE IV)	234	

STRUCTURE SCHEDULE													
NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT		AS-BUILT		PROPOSED		STD. DETAIL	LOCATIONS	PRIVATE/PUBLIC
			UPPER	LOWER	UPPER	LOWER	UPPER	LOWER	UPPER	LOWER			
M-1	STANDARD MANHOLE	4.0'	440.00	430.23	430.23	430.23					HO. CO. G-512	N 534323 E 1331002	PUBLIC
M-2	STANDARD MANHOLE	4.0'	446.00	438.74	434.54	434.54					HO. CO. G-512	N 534394 E 1331031	
M-3	STANDARD MANHOLE	4.0'	450.51	449.26	442.73	442.73					HO. CO. G-512	N 534596 E 1331202	
I-4	COG-5 INLET	4'-0"	463.33	463.17	458.22	448.02					MD-374.51	N 534573 E 1331265	
M-5	STANDARD MANHOLE	4.0'	462.59	457.85	448.42	448.42					HO. CO. G-512	N 534543 E 1331274	
I-6	DOUBLE 5' INLET	2'-15"	458.80	454.63	448.86	448.86					HO. CO. D-425	N 534580 E 1331266	
I-7	A-10 INLET	3'-0"	462.20	461.62	458.70	451.90					HO. CO. D-425	N 534582 E 1331262	
I-11	DOUBLE 5' INLET	3'-15"	447.50	443.33	438.90	438.90					HO. CO. D-425	N 534311 E 1331033	
M-11A	STANDARD MANHOLE	4.0'	448.60	441.66	440.08	440.08					HO. CO. G-512	N 534294 E 1331101	
M-12A	STANDARD MANHOLE	4.0'	452.00	448.57	446.65	446.65					HO. CO. G-512	N 534372 E 1331332	
I-12B	NYLOPLAST	18"	458.93	451.77	451.67	451.67					NYLOPLAST DRAIN BASIN W/ DOME GRATE	N 534384 E 1331167	
I-13	TRIPLE 5' INLET	2'-4 1/8"	458.53	458.34	452.20	452.10					MD-374.08	N 534398 E 1331185	
I-14	DOUBLE 5' INLET	2'-15"	458.97	455.00	452.60	452.60					HO. CO. D-425	N 534420 E 1331294	
I-15	NYLOPLAST	12"	454.63	455.50	455.40	455.40					NYLOPLAST DRAIN BASIN W/ DOME GRATE	N 534465 E 1331233	
I-16	NYLOPLAST	12"	454.31	454.21	456.00	---					NYLOPLAST DRAIN BASIN W/ DOME GRATE	N 534443 E 1331243	
F-10	FILTERRA	8'-0"	463.09	463.73	460.64	458.72					SEE DETAIL SHEET IT	N 534581 E 1331211	
HM-12	HEADWALL	2'-8"	444.00	---	446.50	---					HO. CO. D-511	N 534361 E 1331115	
ES-8	END SECTION	12"	452.80	---	457.80	---					HO. CO. D-511	N 534522 E 1331280	
I-200	10' FLOW THRU INLET	7'-0"	455.56	455.41	---	---					MD-374.68	N 534571 E 1331137	PUBLIC HOOT SHA
I-201	10' FLOW THRU INLET	7'-0"	465.05	464.72	---	---					MD-374.68	N 534714 E 1331594	PUBLIC HOOT SHA
I-202	10' FLOW THRU INLET	7'-0"	464.25	468.81	---	---					MD-374.68	N 534745 E 1331391	PUBLIC HOOT SHA

NOTE: ALL NYLOPLAST STRUCTURES MAY BE SUBSTITUTED FOR AN EQUIVALENT STRUCTURE



NOTE: ALL STORM DRAIN IS PRIVATE UNLESS NOTED OTHERWISE.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* Date: 2-10-22
 Chief, Division of Land Development: *[Signature]* Date: 2/16/22
 Chief, Development Engineering Division: *[Signature]* Date: 1-21-22

GLW
 PLANNING | ENGINEERING | SURVEYING
 3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
 PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-889-2524 | FAX: 301-421-4188

DESIGNED BY	DRAWN BY	CHECKED BY	DATE	REVISION	BY	APPR.
DDS	Wsj	DDS				

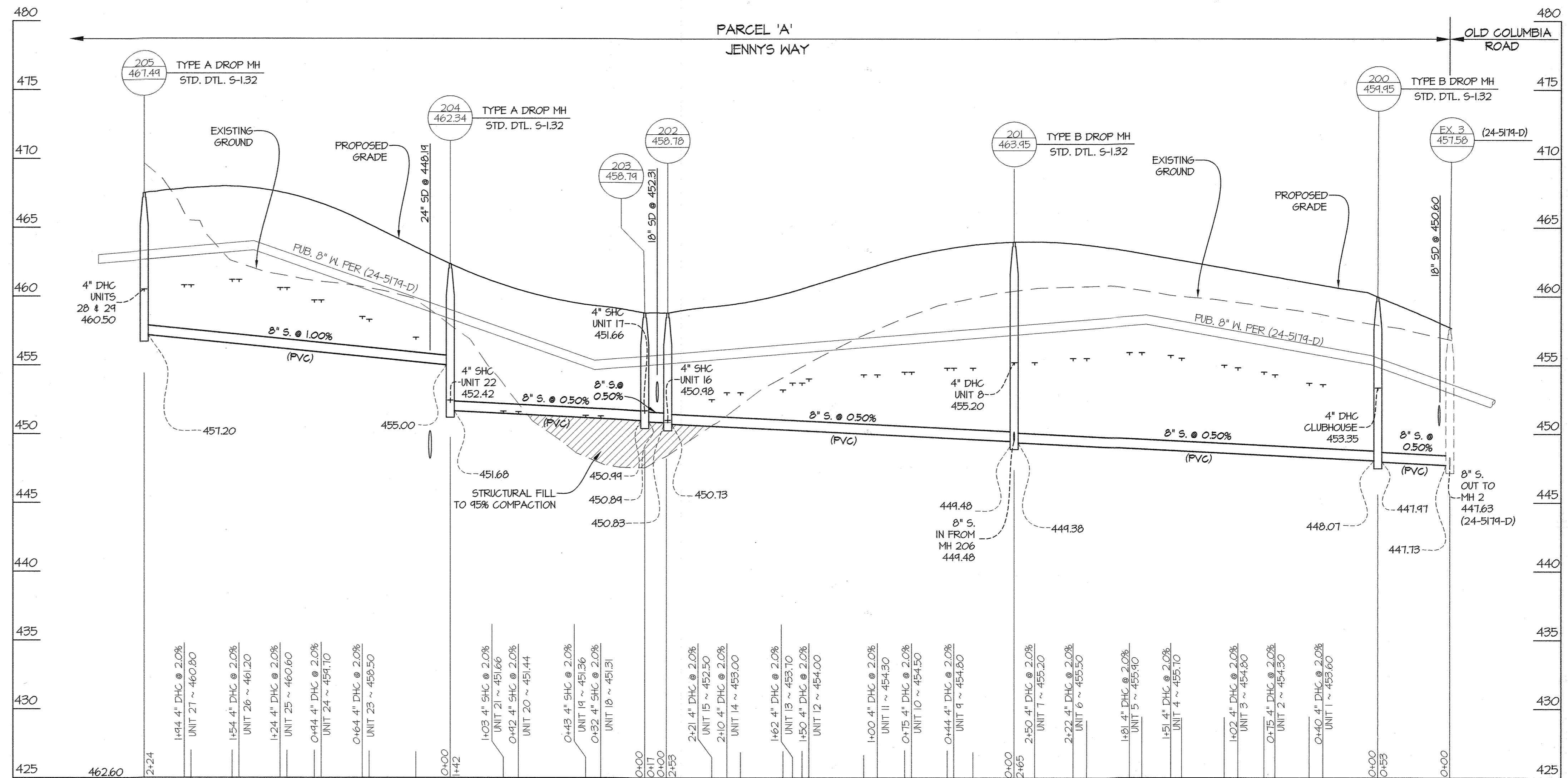
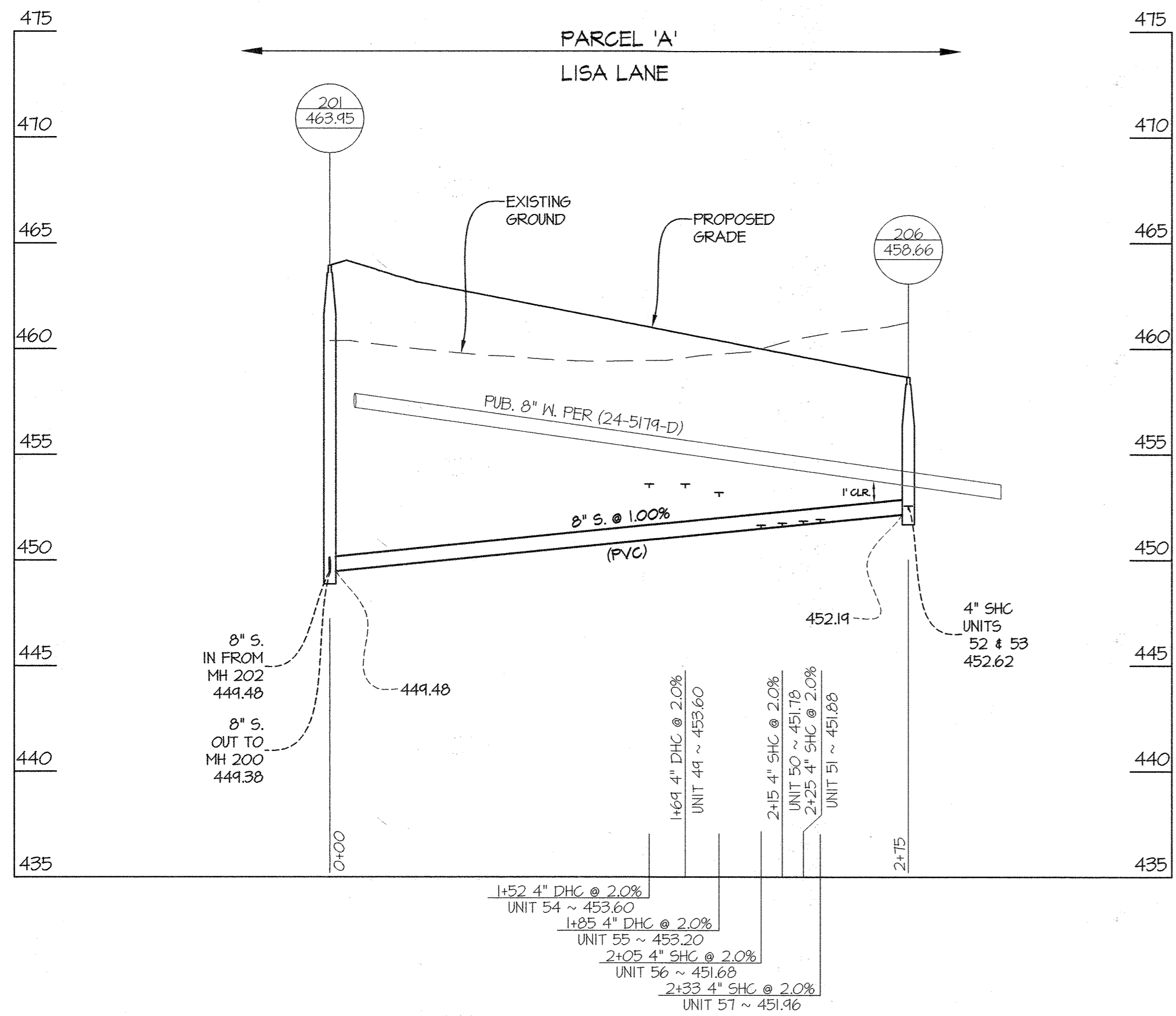
PREPARED FOR:
 OWNER: M.T. MAPLE LAWN LLC
 1202 SHADY CREEK RD
 MARRIOTTVILLE, MD 21104
 DEVELOPER: PULTE GROUP
 9302 LEE HIGHWAY
 SUITE 1000
 FAIRFAX, VA 22031
 PH: 703-934-9367
 ATTN: DON HUGHES

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, 2022
 12/21/21 *[Signature]*

STORM DRAIN PROFILES
GATES AT MAPLE LAWN PARCEL A
 PN: 25796 - 25798
 A RESUBDIVISION OF PARCEL 282 & SRC Plat No. 59938 Parcels 1 & 3
 L: 18909 F: 397, L: 17669, F: 001
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1" = 50' 1" = 5'	R-SA-8	20027
DATE	TAX MAP - GRID	SHEET
DEC., 2021	46 - 3	12 OF 39

L:\CADD\DRAWINGS\2022\PLANS BY G.W.S.P.\2022-50-PROFILES.dwg, PLOTTED: 12/21/2021 9:14 AM, LAST SAVE: 11/17/2021 12:26 PM, PLOTTED BY: Don Hughes



UNIT NO.	FFE/BSMT.	MCE	INV. @ C.O.
1	462.60	458.16	453.86
2	462.87	459.46	454.56
3	463.54	459.96	455.06
4	463.54	459.96	455.06
5	464.86	461.00	456.16
6	464.86	460.86	455.16
7	464.86	460.36	455.46
8	464.86	460.36	455.42
9	464.86	459.96	455.06
10	464.14	459.66	454.16
11	462.82	459.46	454.56
12	462.15	459.16	454.26
13	461.15	458.96	453.96
14	460.48	458.16	453.26
15	460.48	457.66	452.16
16	459.81	456.14	451.20
17	FFE=460.24 BSMT.=450.40 *CNS	456.82	451.92
18	FFE=460.24 BSMT.=450.40 *CNS	456.45	451.51
19	FFE=460.91 BSMT.=451.07 *CNS	456.42	451.62
20	FFE=461.58 BSMT.=451.14 *CNS	456.71	451.81
21	FFE=462.25 BSMT.=452.41 *CNS	456.82	451.92
22	FFE=463.25 BSMT.=453.41 *CNS	457.58	452.68

UNIT NO.	FFE/BSMT.	MCE	INV. @ C.O.
23	467.13	463.66	458.16
24	468.13	464.86	459.06
25	468.80	465.16	460.86
26	468.80	466.36	461.46
27	468.80	465.96	461.06
28	468.80	465.64	460.12
29	468.80	465.12	460.80
30	462.44	459.20	454.28
31	463.11	460.00	455.08
32	463.11	460.50	455.58
33	463.18	461.00	456.08
34	464.45	461.40	456.48
35	464.45	461.00	456.08
36	464.52	460.30	455.38
37	464.52	460.30	455.38
38	463.52	460.00	455.08
39	461.85	459.80	454.80
40	462.85	459.20	454.28
41	460.85	458.10	453.18
42	460.85	458.50	453.58
43	465.38	462.50	457.58
44	466.71	463.80	458.88
45	468.04	465.20	460.28
46	469.04	466.10	461.18
47	469.04	466.10	461.18
48	464.04	460.30	461.38
49	461.81	458.16	453.86
50	461.14	456.94	452.04
51	460.47	457.04	452.14
52	459.80	457.18	452.82
53	459.13	457.86	452.92
54	462.25	459.10	454.18
55	461.58	458.10	453.18
56	460.91	457.36	452.26
57	460.24	457.64	452.54
CLUBHOUSE	461.25	458.53	454.43

NOTE: *CNS INDICATES CANNOT SEWER BASEMENT BY GRAVITY

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* Date: 2-10-22
 Chief, Division of Land Development: *[Signature]* Date: 2/10/22
 Chief, Development Engineering Division: *[Signature]* Date: 1-21-22

GLW
 PLANNING | ENGINEERING | SURVEYING
 3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
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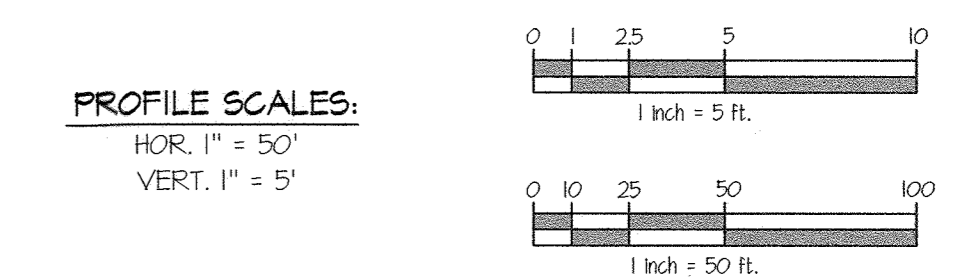
DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE	REVISION	BY	APPR.
Wsj	Wsj	DDS				

PREPARED FOR:
 OWNER: M.T. MAPLE LAWN LLC
 1202 SHADY CREEK RD
 MARRIOTTSVILLE, MD 21104
 DEVELOPER: PULTE GROUP
 9302 LEE HIGHWAY
 SUITE 1000
 FAIRFAX, VA 22031
 PH: 703-934-9367
 ATTN: DON HUGHES

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, 2022
 12/21/21 *[Signature]*

PRIVATE SEWER PROFILES
GATES AT MAPLE LAWN
PARCEL A
 PN: 25786 - 25788
 A RESUBDIVISION OF PARCEL 282 & SRC Plat No. 59938 Parcels 1 & 3
 L: 18909 F; 397, L: 19769, F. 001
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	R-SA-8	20027
DATE	TAX MAP - GRID	SHEET
DEC, 2021	46 - 3	13 OF 39



L:\CAD\DRAWINGS\20027\PLANS BY GLW\SP\20027 - SEW PROFILES.dwg -
 LUTHER: 12/21/2021 9:18 AM, LAST SAVER: 3/28/2022 9:17 AM, PLOTTED BY: Don Stearns

STORMWATER MANAGEMENT REQUIREMENT	
DEVELOPMENT AREA :	0.815 Ac.
% IMPERVIOUS:	52.8%
TARGET P _e :	1.8"
REQUIRED ESDV:	A x R _v x P _e /12 = 30,231 cf (0.815*43,560*0.525*1.8)/12 = 30,231 cf

STORMWATER MANAGEMENT RECHARGE	
DEVELOPMENT AREA :	0.815 Ac.
% IMPERVIOUS:	52.8%
RECHARGE FACTOR:	0.26
REQUIRED RECHARGE:	S x R _v x A/12 = (0.260*0.525*0.815*43,560)/12 = 4,367 cf
PROVIDED RECHARGE BY DRY WELLS:	5,302 cf

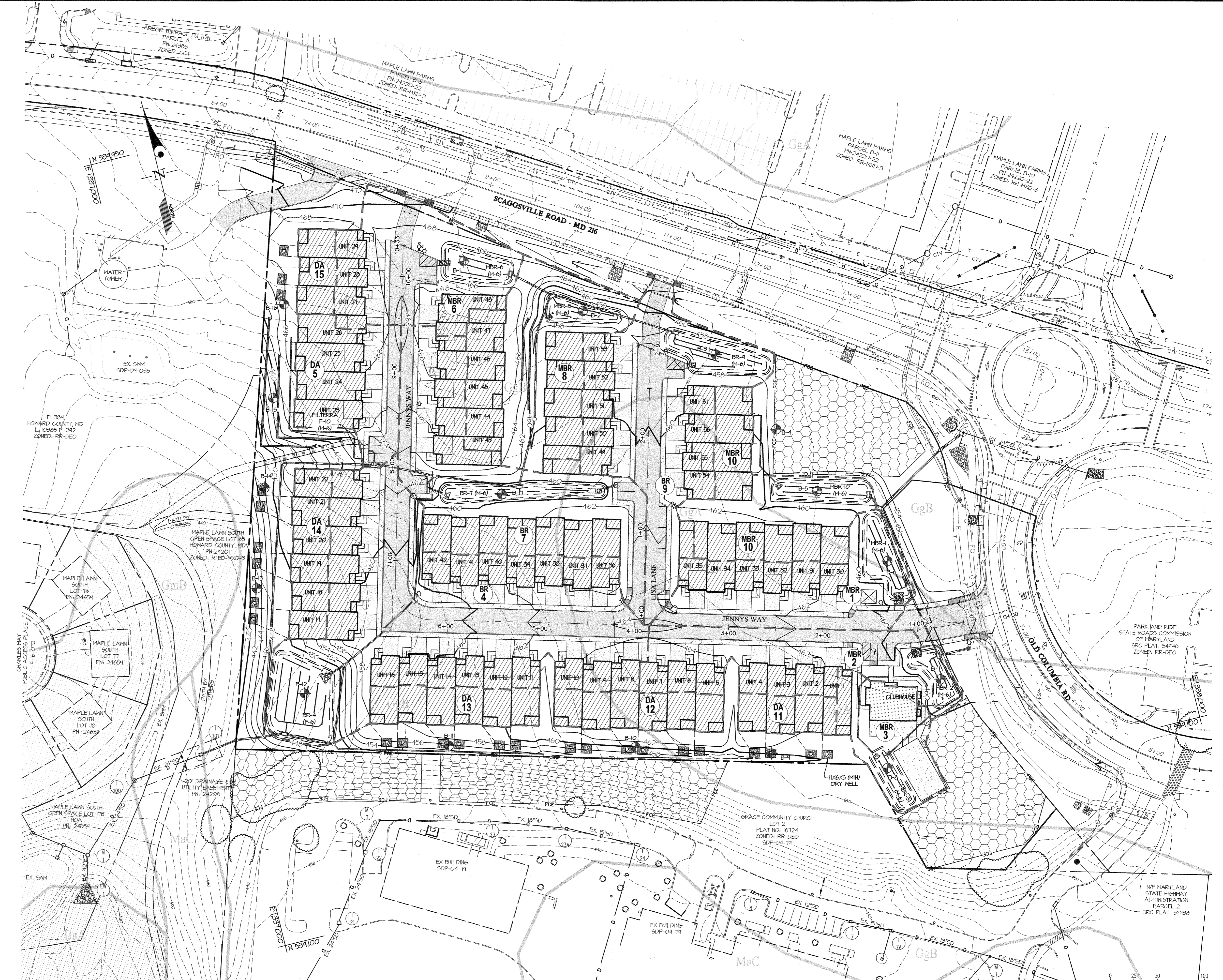
STORMWATER MANAGEMENT PROVIDED BY DEVICE	
DRY WELLS (25) (M-5):	5,302 CU-FT
MICRO-BIORETENTION (6) (M-6):	11,031 CU-FT
BIORETENTION (3) (F-6):	12,320 CU-FT
FILTERRA (1) (M-6):	1,001 CU-FT
TOTAL:	30,460 CU-FT

ESD SUMMARY TABLE				
AREA NO.	AREA (SF)	IMPERVIOUS	ESDV (CF)	P _e PROVIDED
MBR 1	20,748	63%	2,777	2.50
MBR 2	20,900	71%	1,573	1.31
MBR 3	10,595	56%	1,280	2.60
BR 4	62,500	70%	6,647	1.87
DA 5	13,855	91%	1,001	1.00
MBR 6	21,609	48%	2,260	2.60
BR 7	34,520	63%	2,327	1.31
MBR 8	25,835	44%	1,043	1.74
BR 9	32,205	64%	3,347	1.93
MBR 10	19,282	58%	2,303	2.50
DA 11	4,111	100%	766	2.35
DA 12	7,079	100%	1,296	2.31
DA 13	7,079	100%	1,296	2.31
DA 14	7,079	100%	1,296	2.31
DA 15	3,539	100%	648	2.31
TOTAL	291,736	67%	30,460	1.922
REQUIRED ESDV			30,231 cf	
PROVIDED ESDV			30,460 cf	

NOTES:
1. ALL STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE CONDOMINIUM ASSOCIATION.

- B-12 STORMWATER BORING
- STORMWATER MANAGEMENT DRAINAGE DIVIDE
- DRY WELL (M-5) (9'x12'x5') UNLESS NOTED OTHERWISE
- B' TYPE SOILS
- C' TYPE SOILS
- D' TYPE SOILS

SOILS (on-site)	Map Unit Name	Type	K Factor
GgA	Glenelg loam, 0 to 3 percent slopes	B	0.20
GgB	Glenelg loam, 3 to 8 percent slopes	B	0.20



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* Date: 2-10-22
 Chief, Division of Land Development: *[Signature]* Date: 2/10/22
 Chief, Development Engineering Division: *[Signature]* Date: 1-21-22

GLW
 PLANNING | ENGINEERING | SURVEYING
 3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
 PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-888-2524 | FAX: 301-421-4186

DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE:	REVISION:	BY:	APPR.:
DDG						

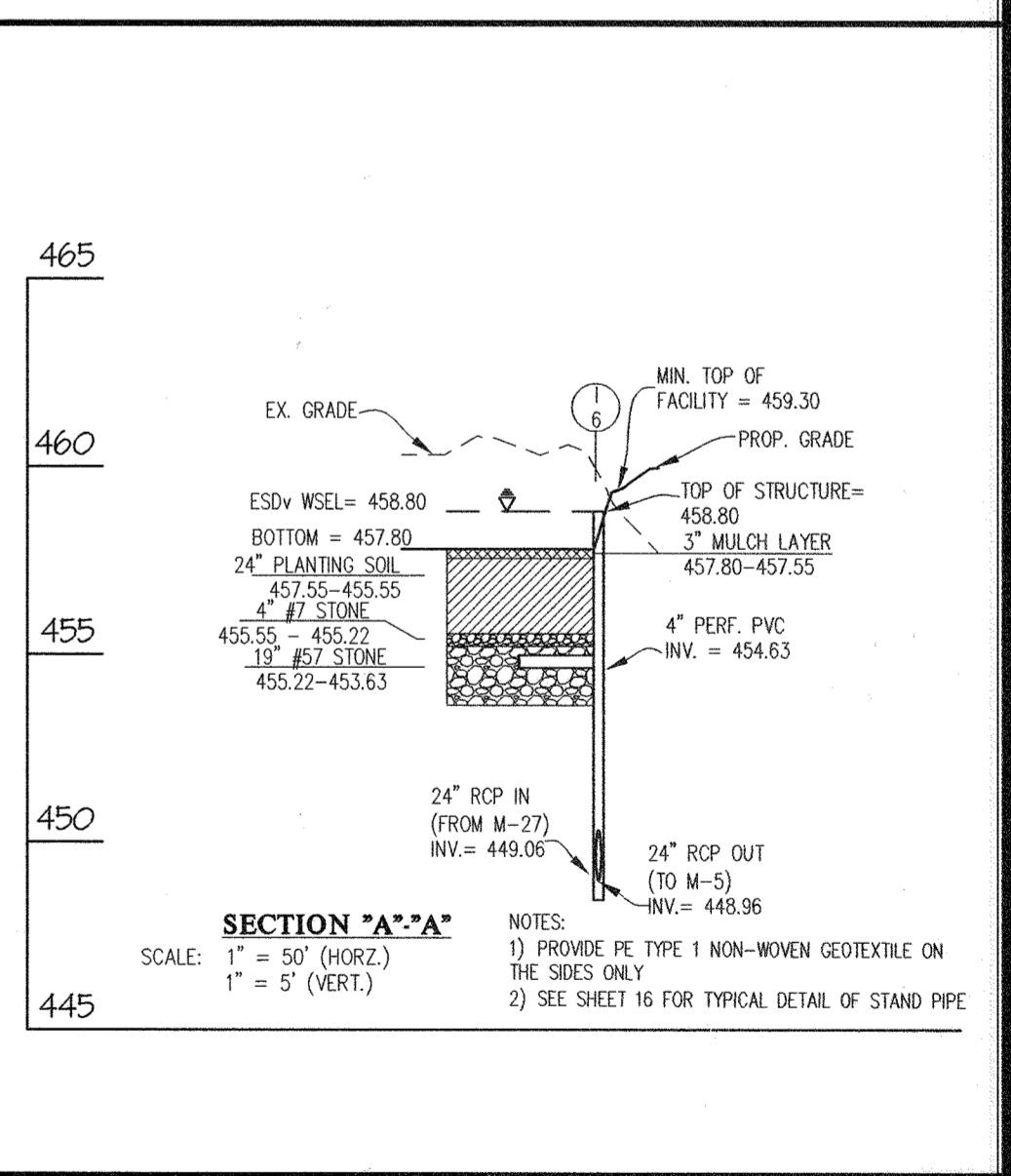
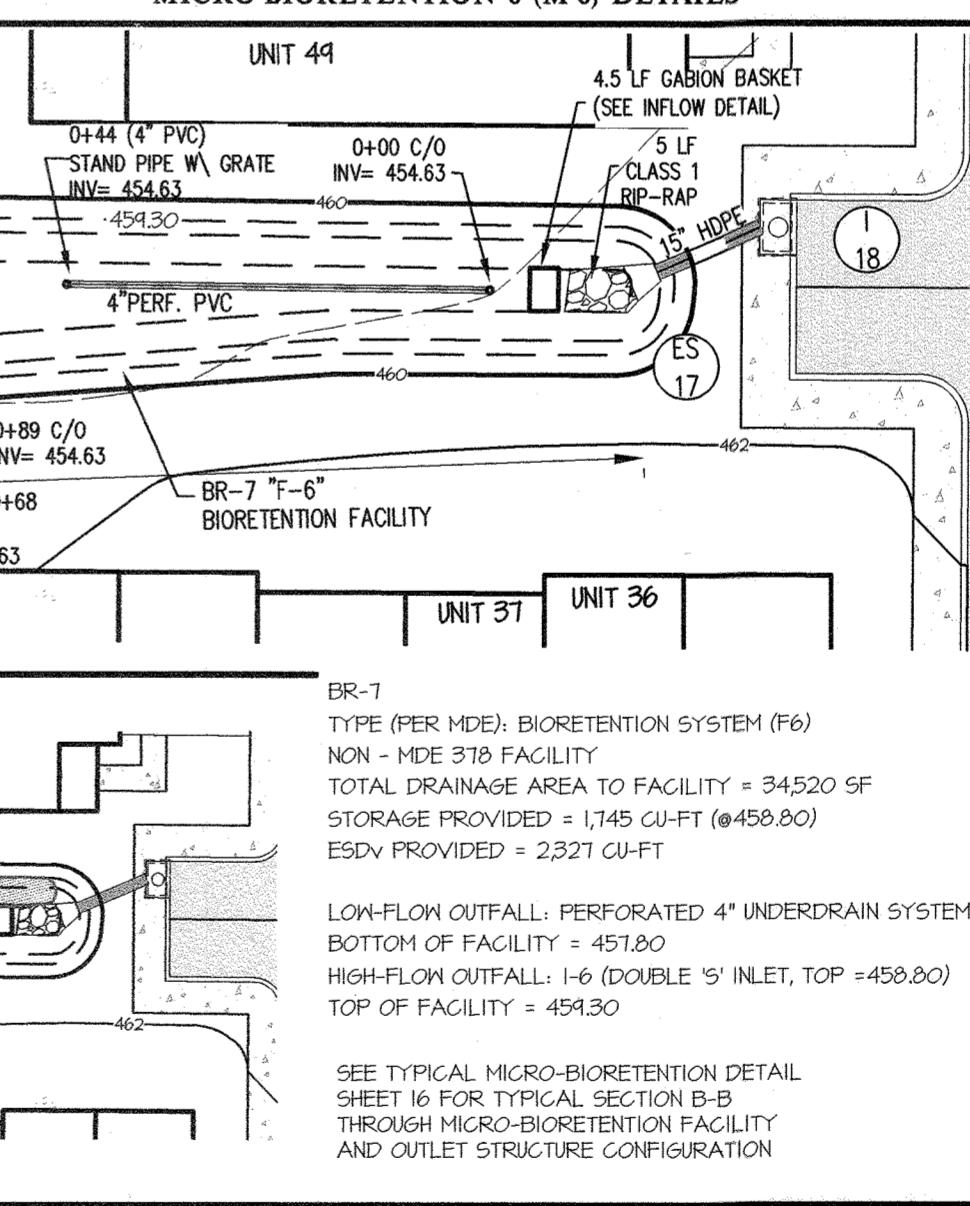
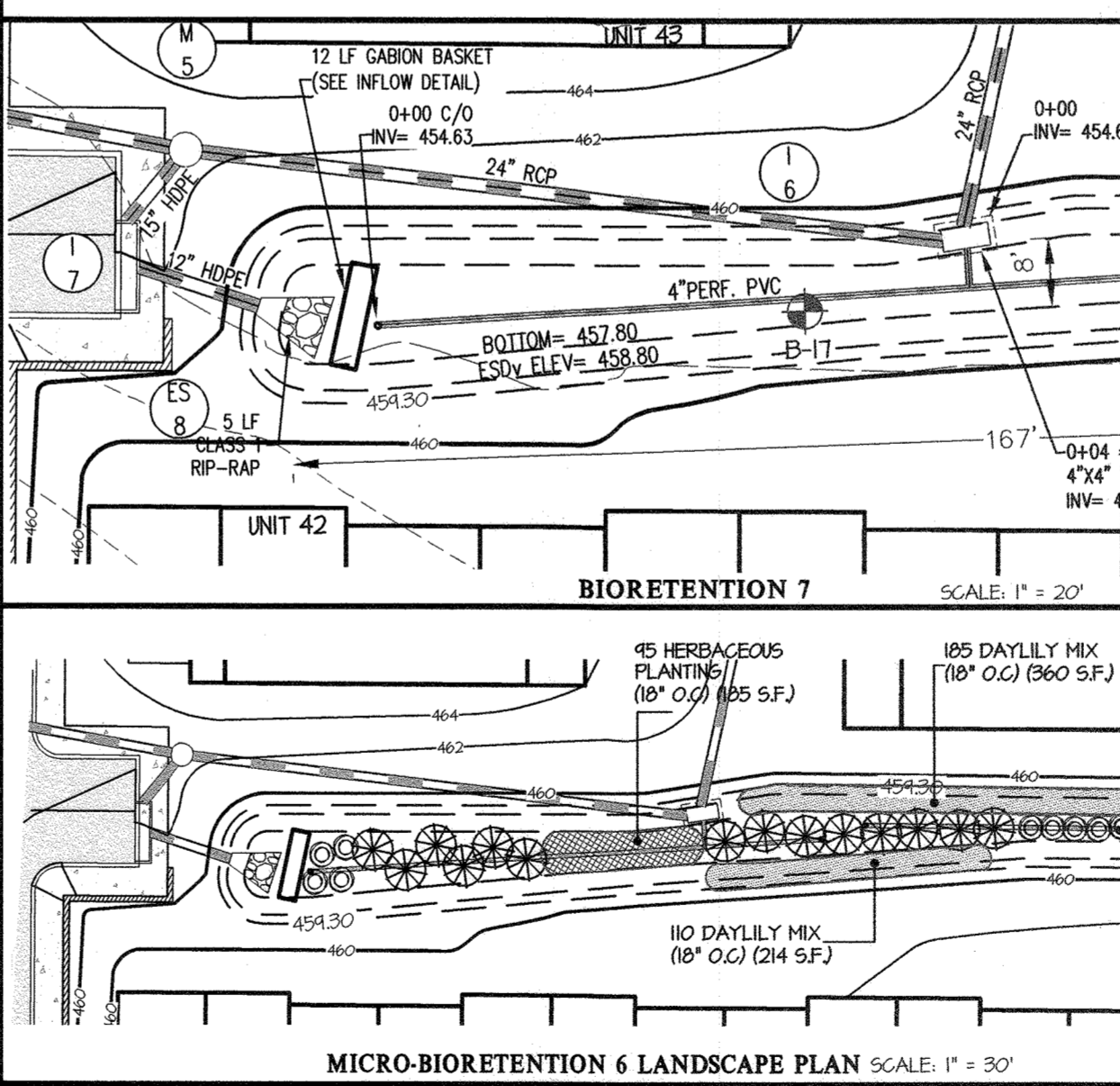
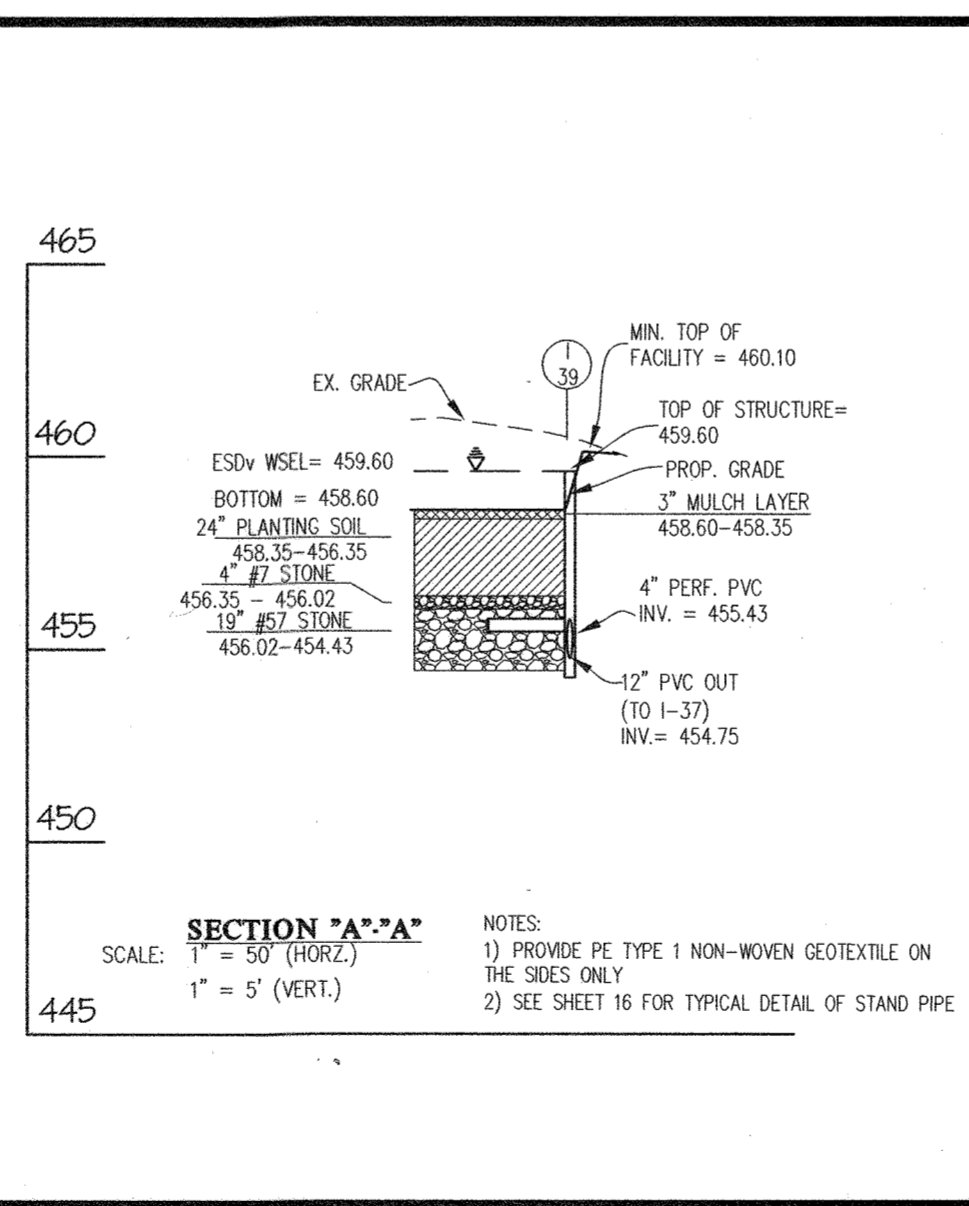
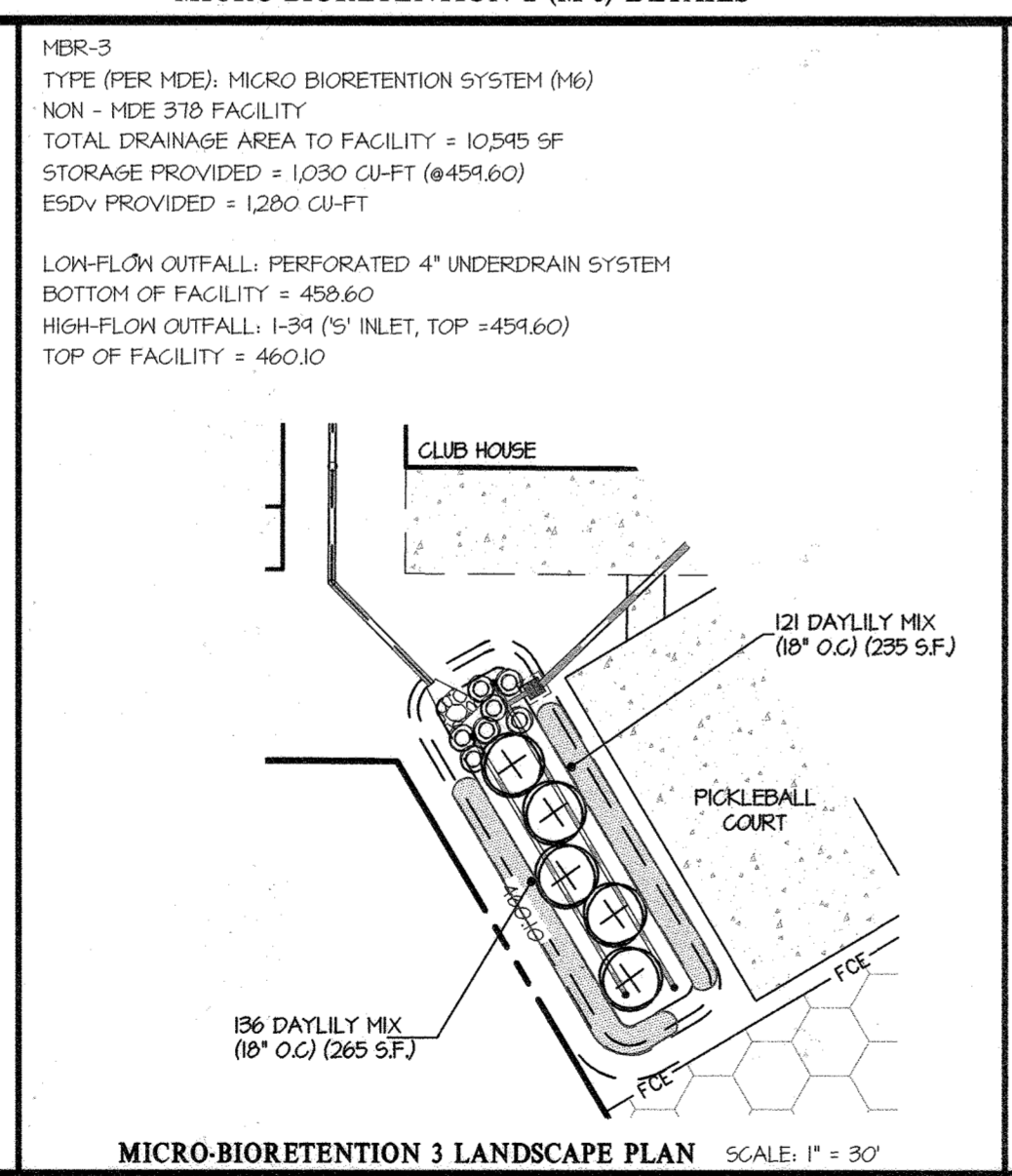
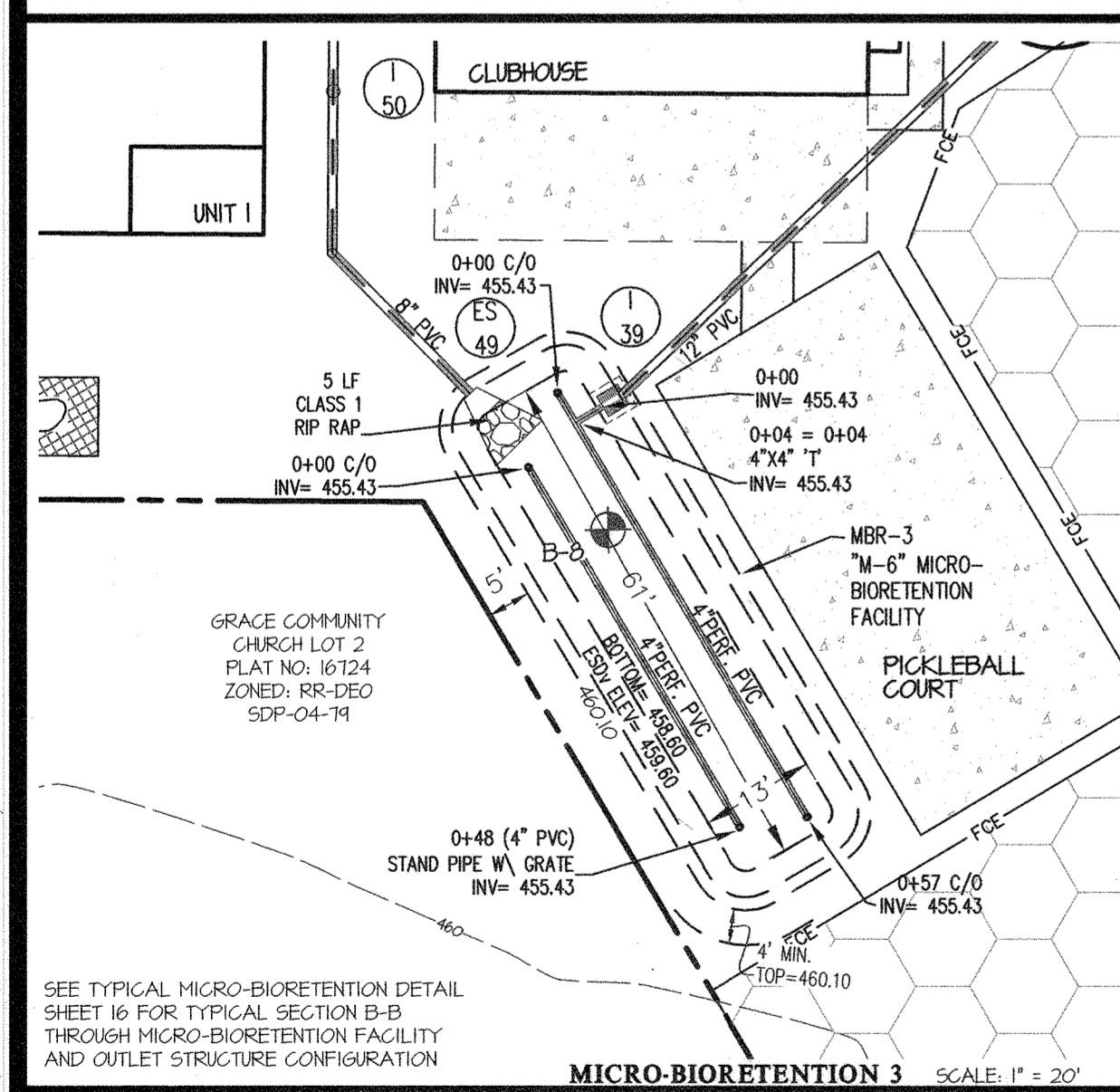
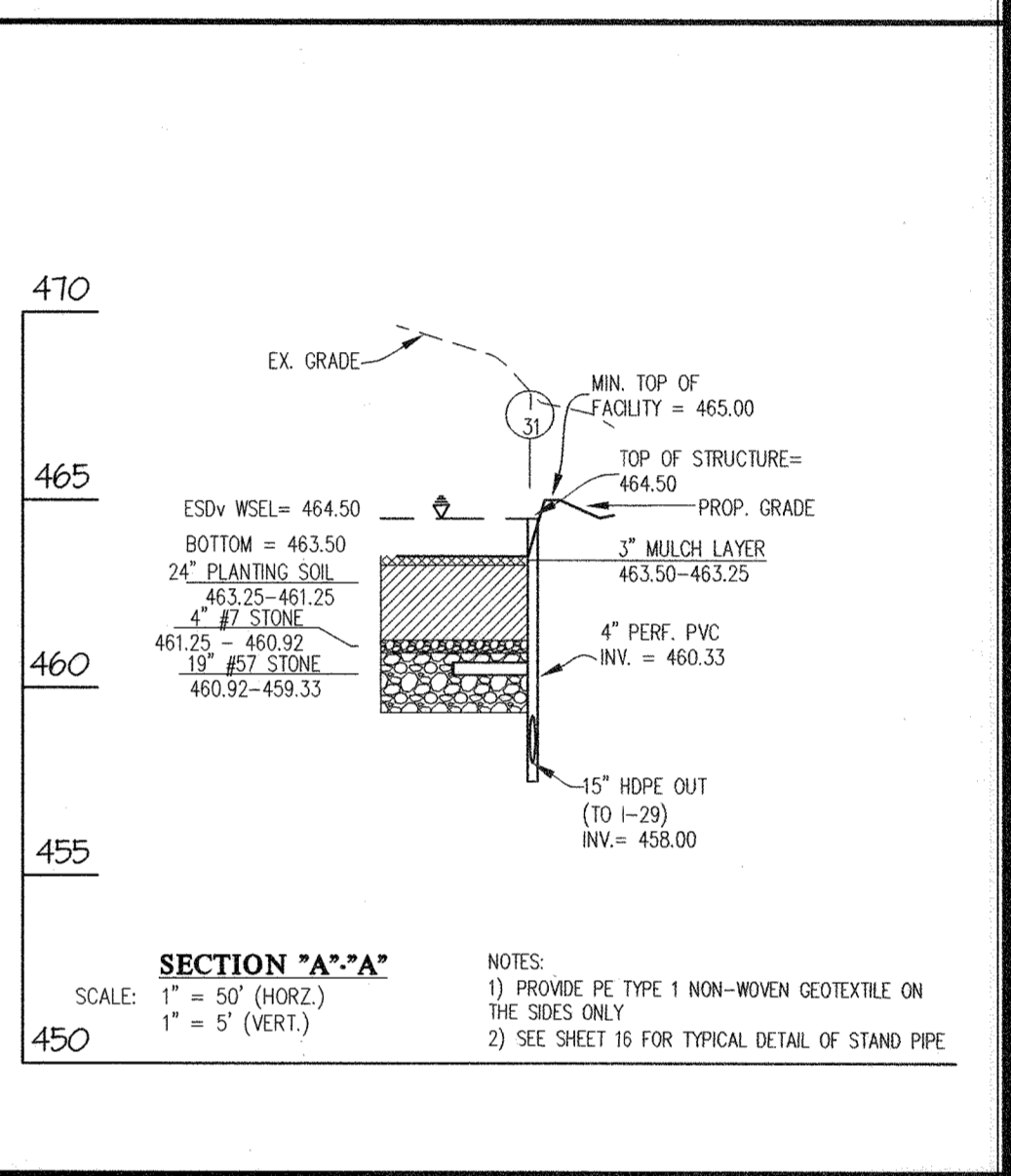
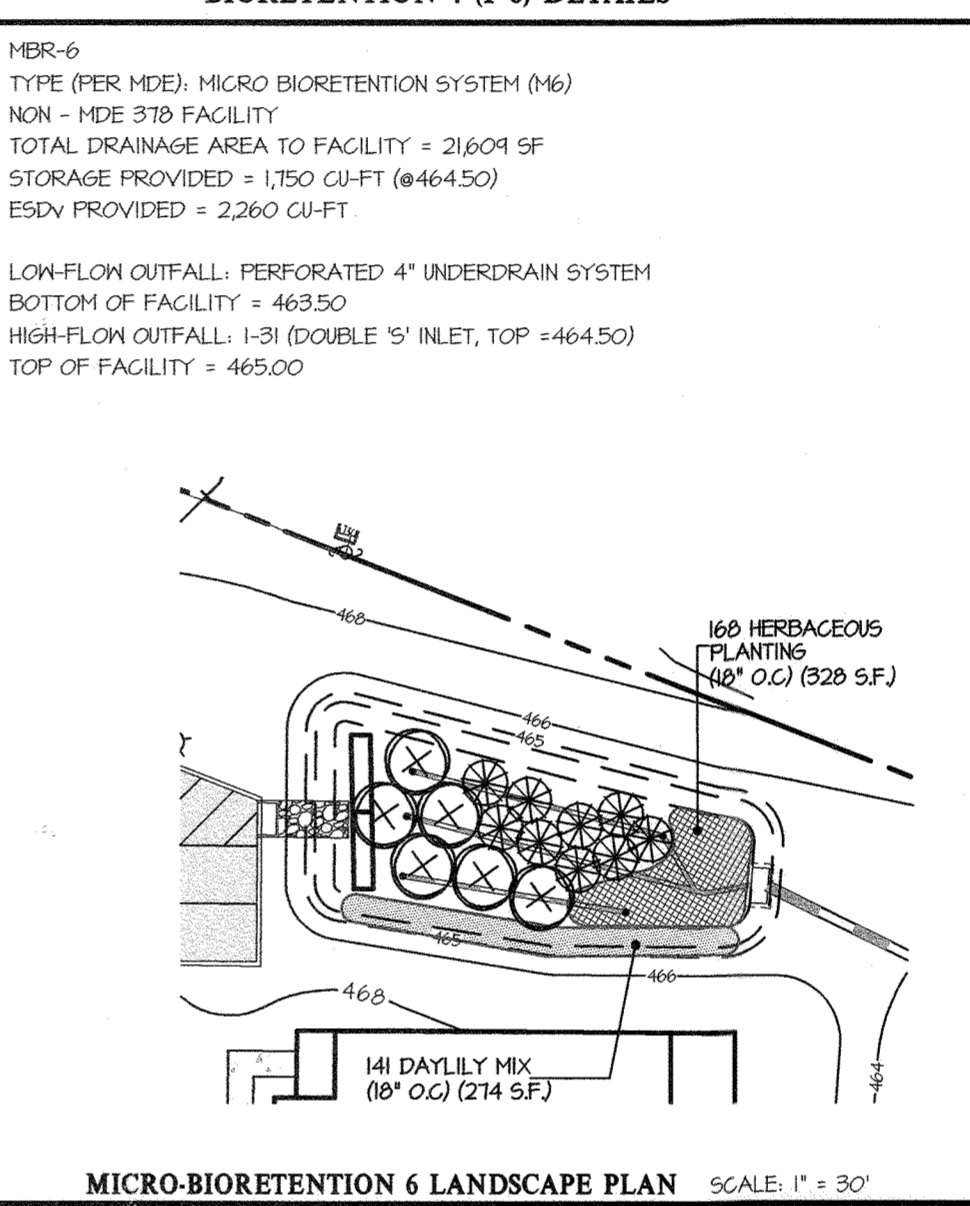
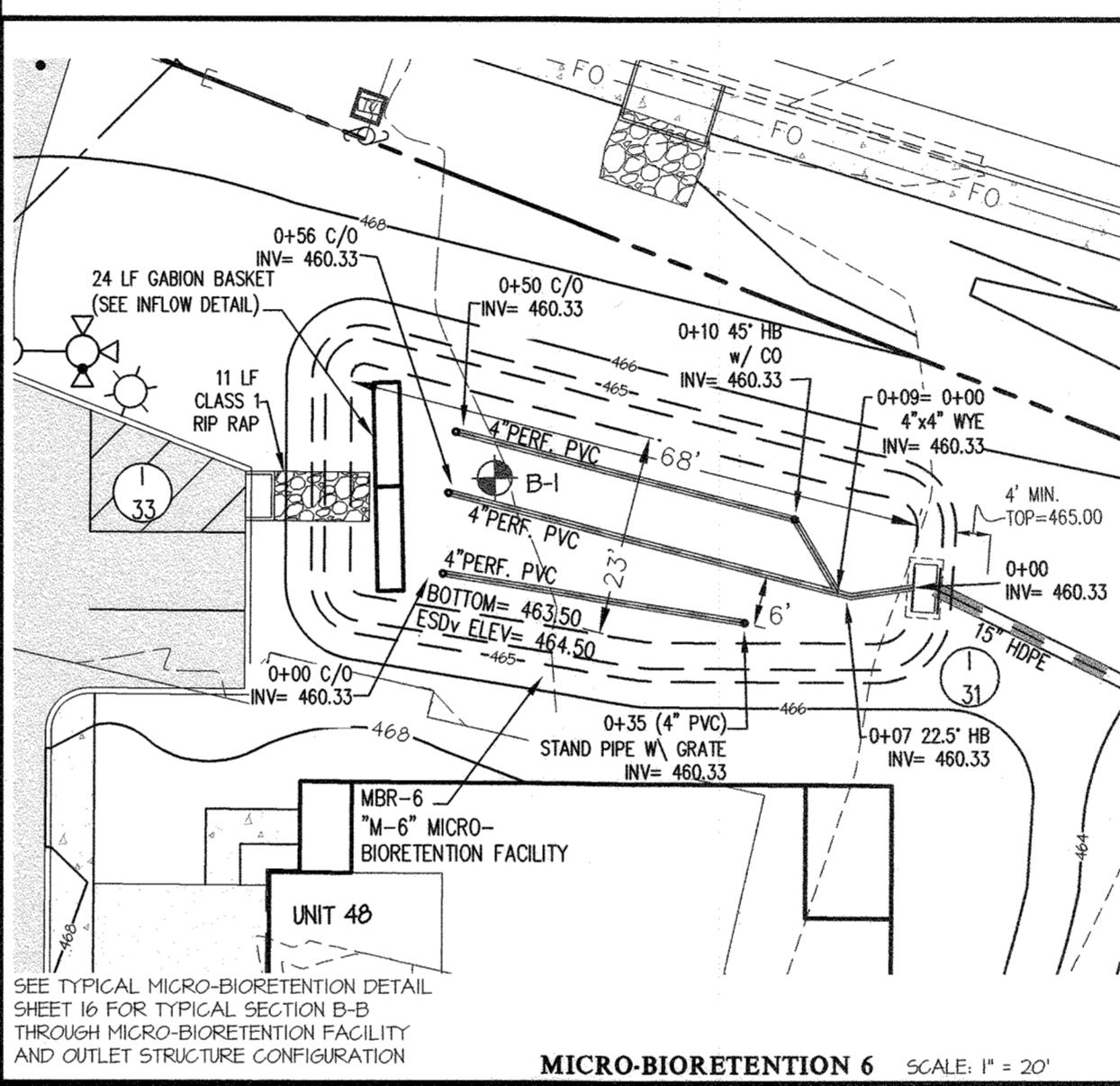
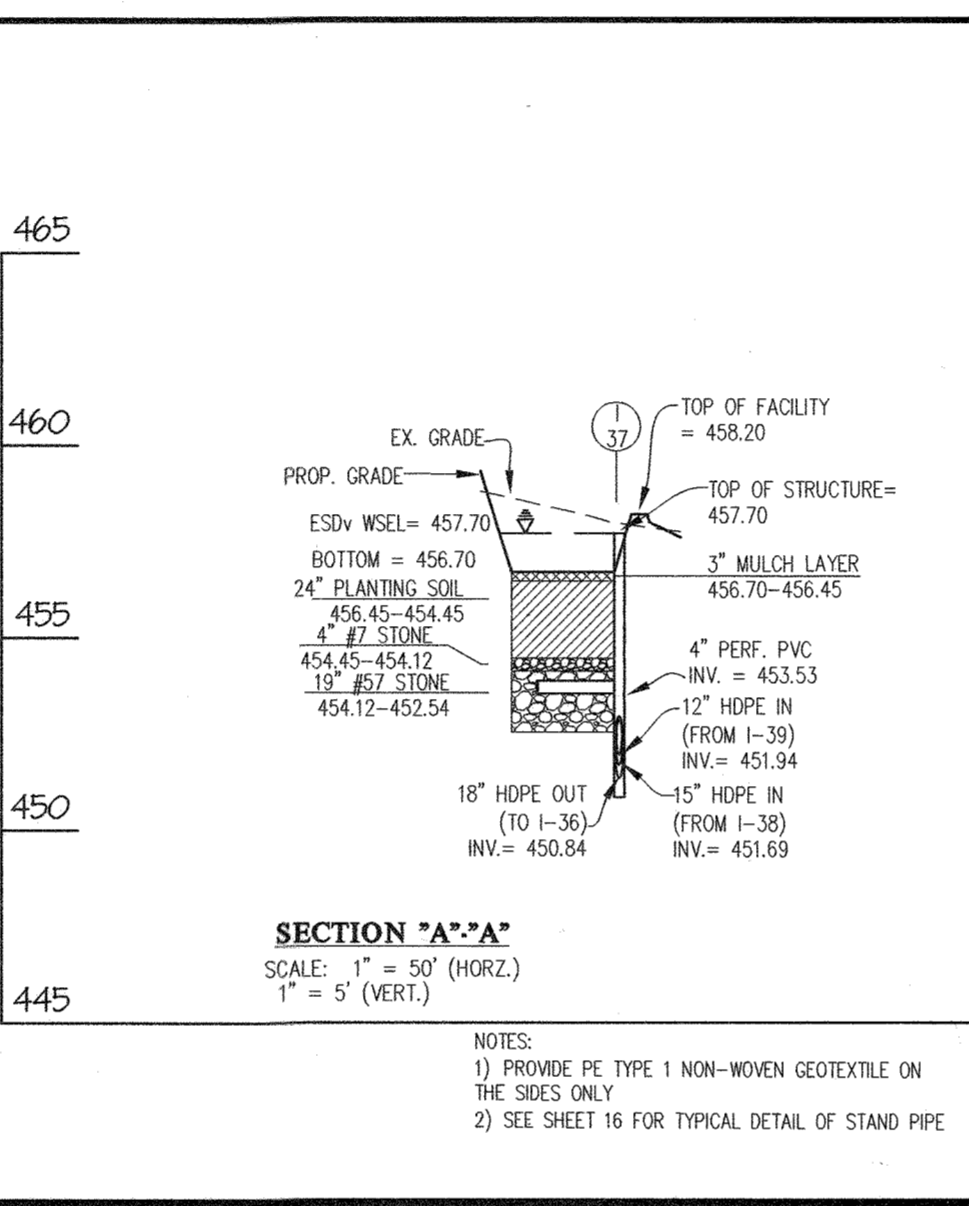
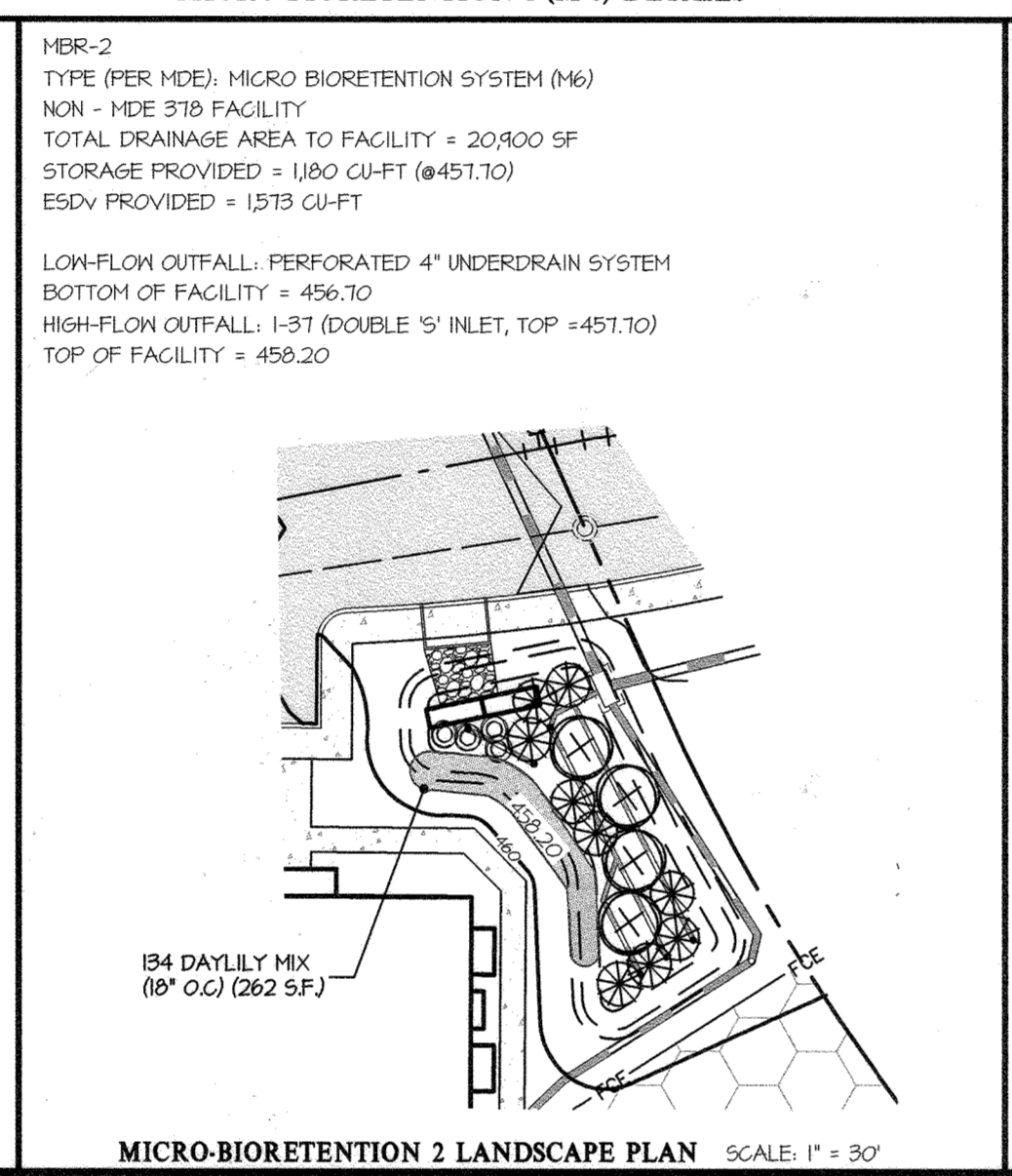
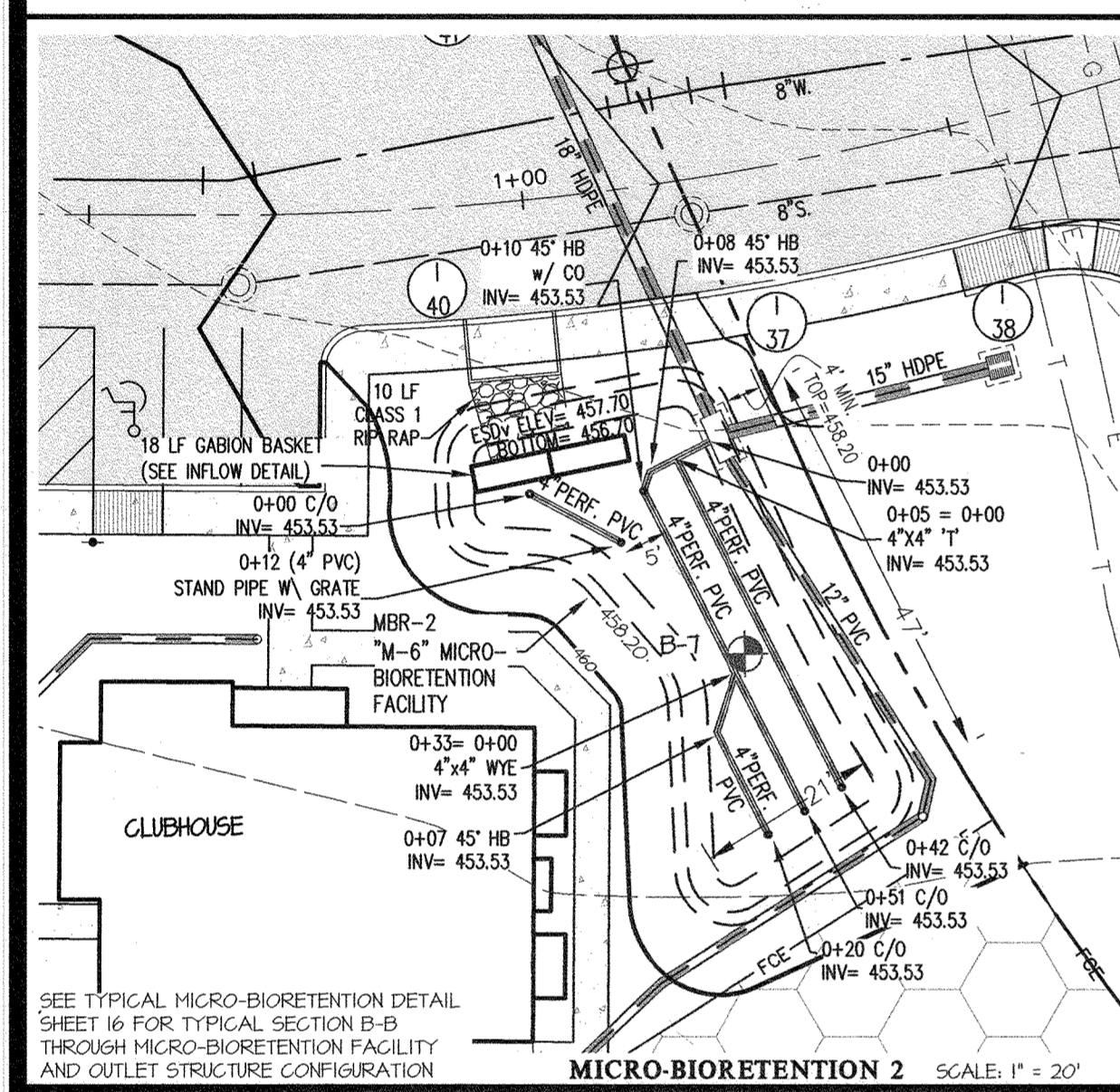
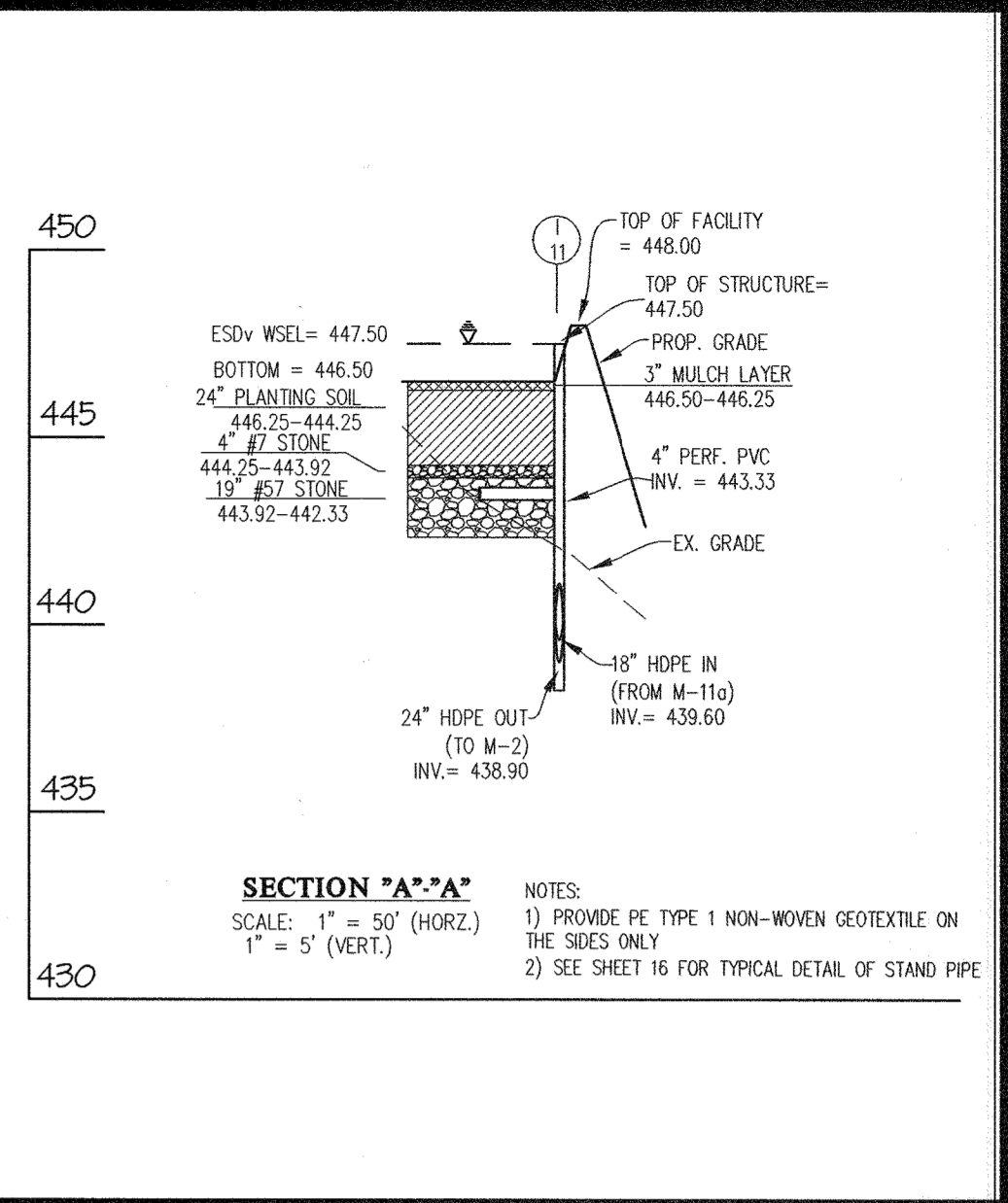
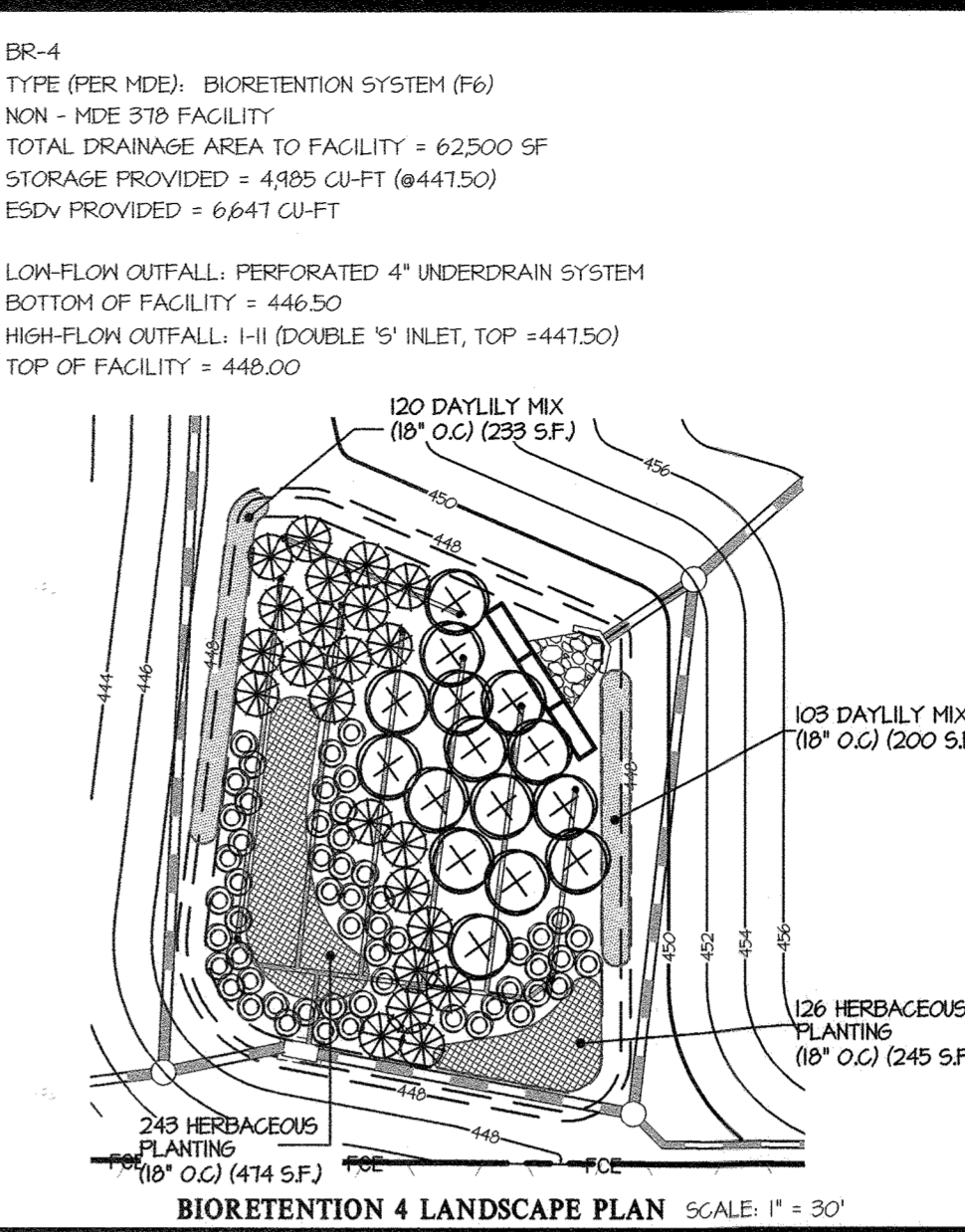
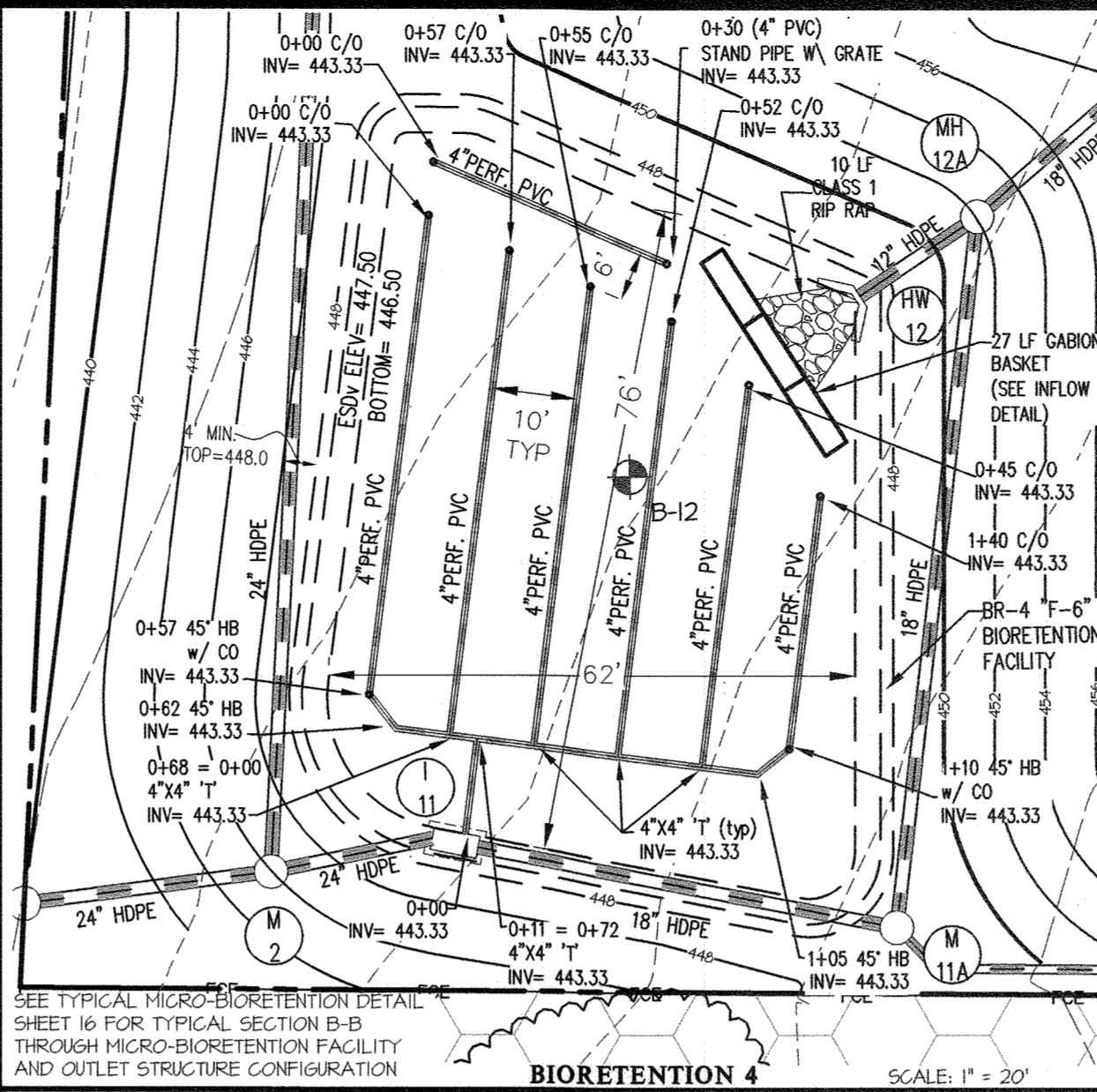
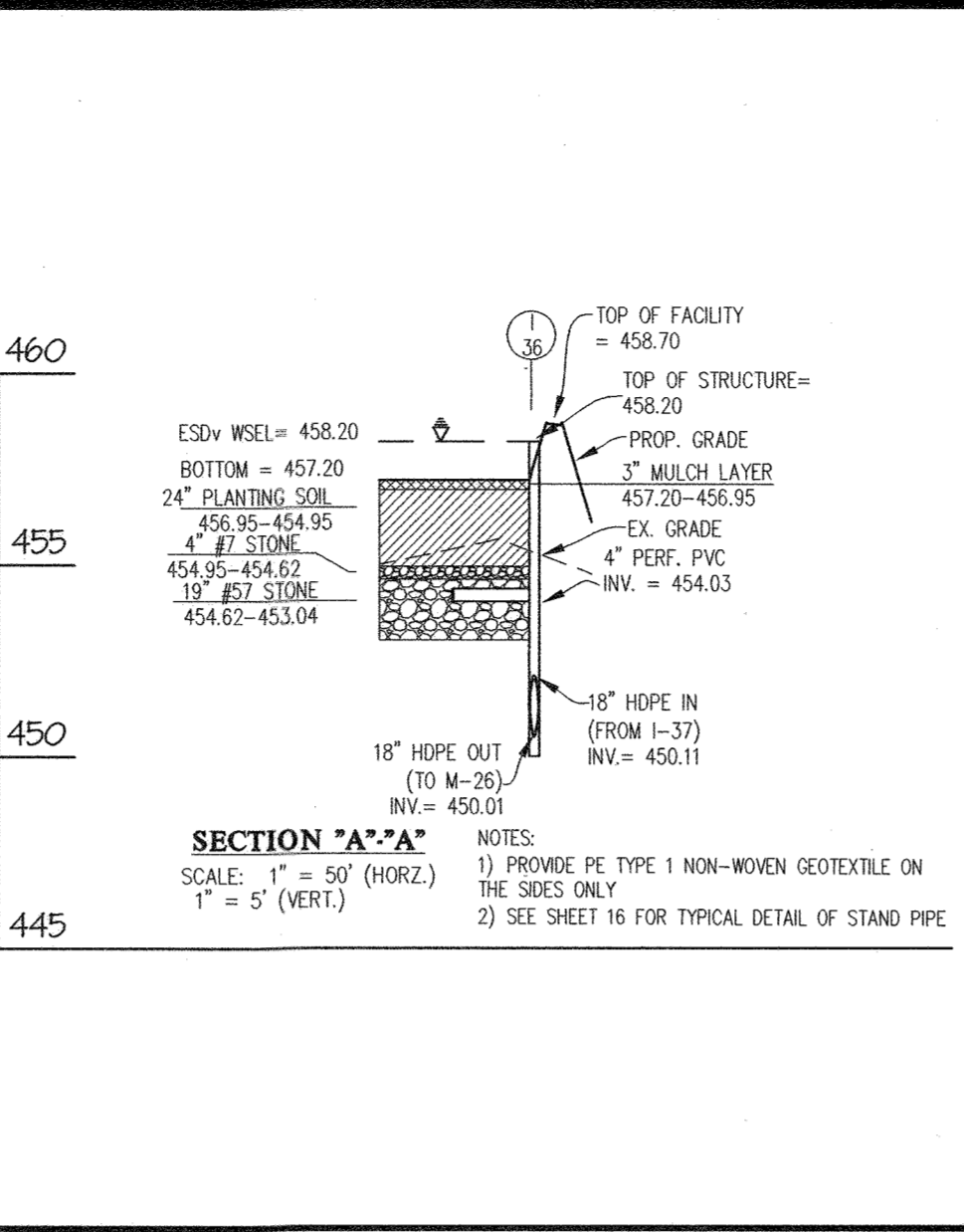
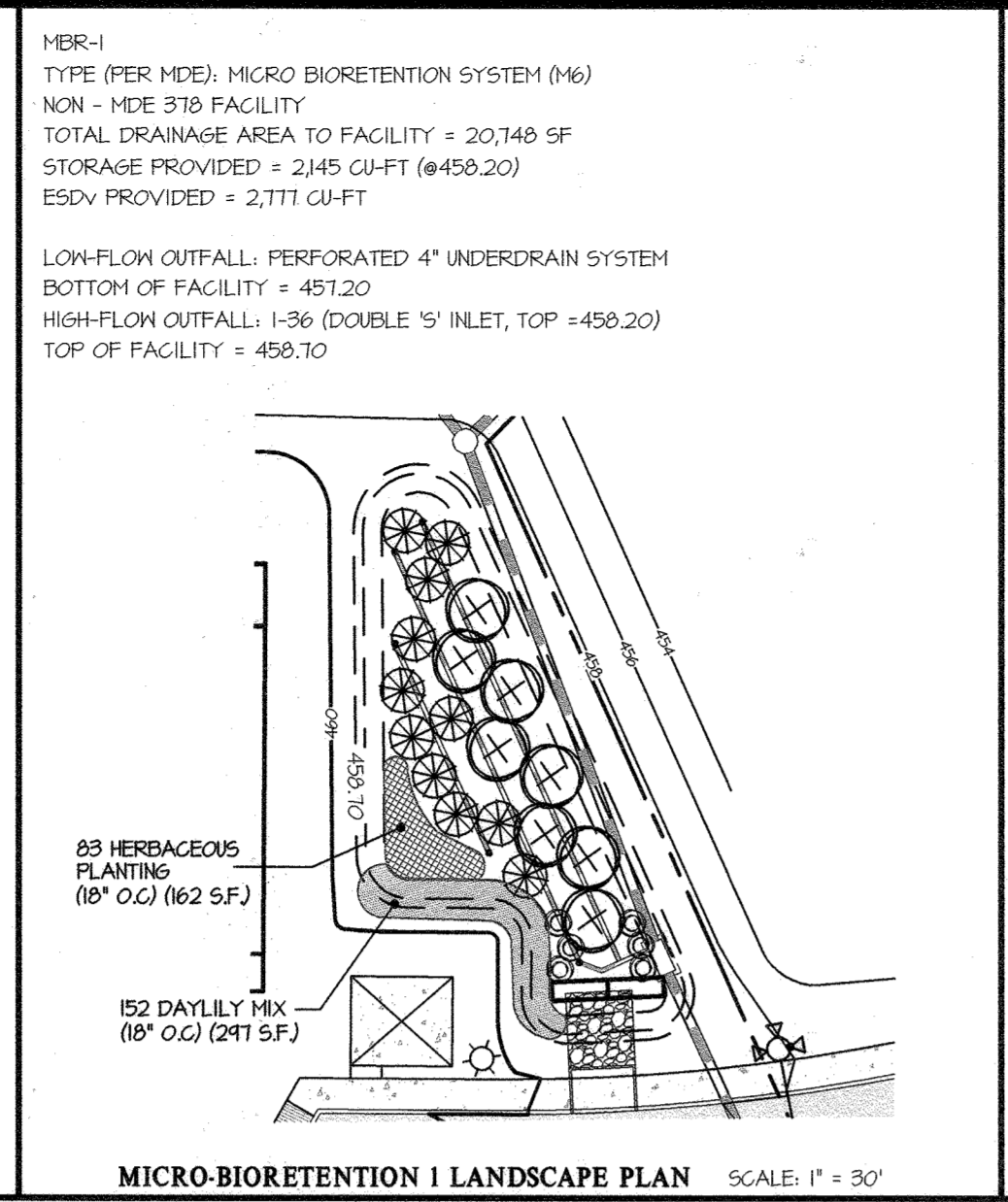
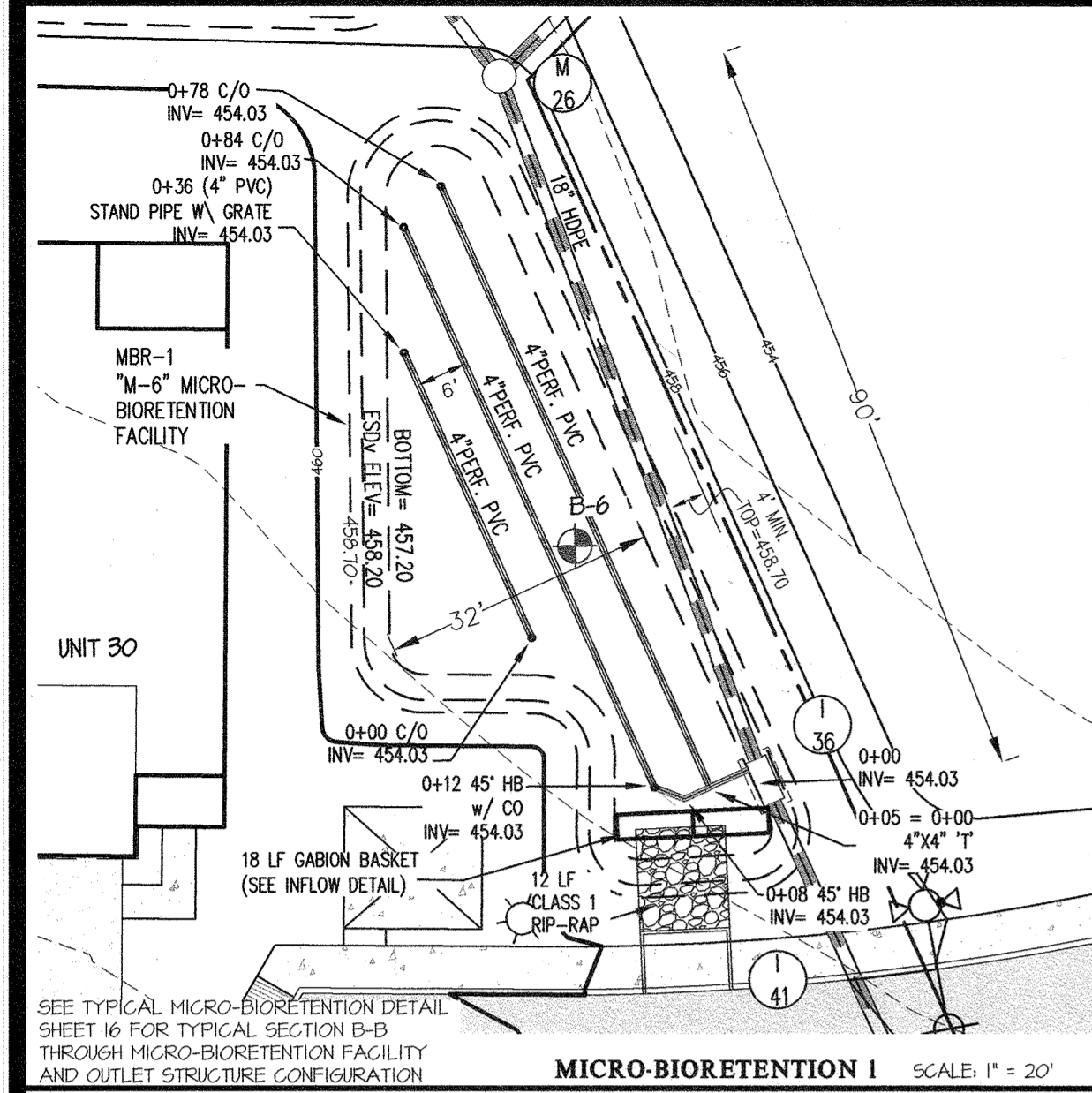
PREPARED FOR:
 OWNER: M/LT MAPLE LAWN LLC
 1202 SHADY CREEK RD
 MARRIOTTVILLE, MD 21104
 DEVELOPER: PULTE GROUP
 SUITE 1000
 FARMERS ROAD
 FARMERSVILLE, VA 22031
 PH: 703-934-9367
 ATTN: DON HUGHES

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, 2027
 12/21/21

ESD DRAINAGE AREA MAP
GATES AT MAPLE LAWN
PARCEL A
 PN: 2598a - 2598b
 A RESUBDIVISION OF PARCEL 282 & SRC Plat No. 59938 Parcels 1 & 3
 L: 18909 F: 397, L: 19769, F: 001
 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	R-SA-8	20027
DATE	TAX MAP - GRID	SHEET
DEC., 2021	46 - 3	14 OF 39

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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: 2-10-22

Chief, Division of Land Development: *[Signature]* Date: 2/10/22

Chief, Development Engineering Division: *[Signature]* Date: 1-21-22

GLW
PLANNING | ENGINEERING | SURVEYING

3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC/VA: 301-889-2524 | FAX: 301-421-1186

DESIGNED BY:	DATE:	BY:	APPR:
DD			
DRAWN BY:			
CHECKED BY:			
DATE:	REVISION:	BY:	APPR:

PREPARED FOR:
OWNER: MLT MAPLE LAWN LLC
1202 SHADY CREEK RD
MARRIOTTVILLE, MD 21104

DEVELOPER:
PULTE GROUP
9302 LEE HIGHWAY
SUITE 1000
FAIRFAX, VA 22031
PH: 703-934-9367
ATTN: DON HUGHES

PROFESSIONAL CERTIFICATION

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EXPIRATION DATE: MAY 26, 2027

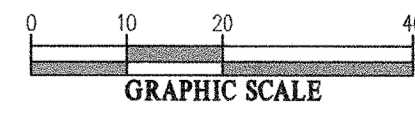
12/21/21 *[Signature]*

ESD DETAILS

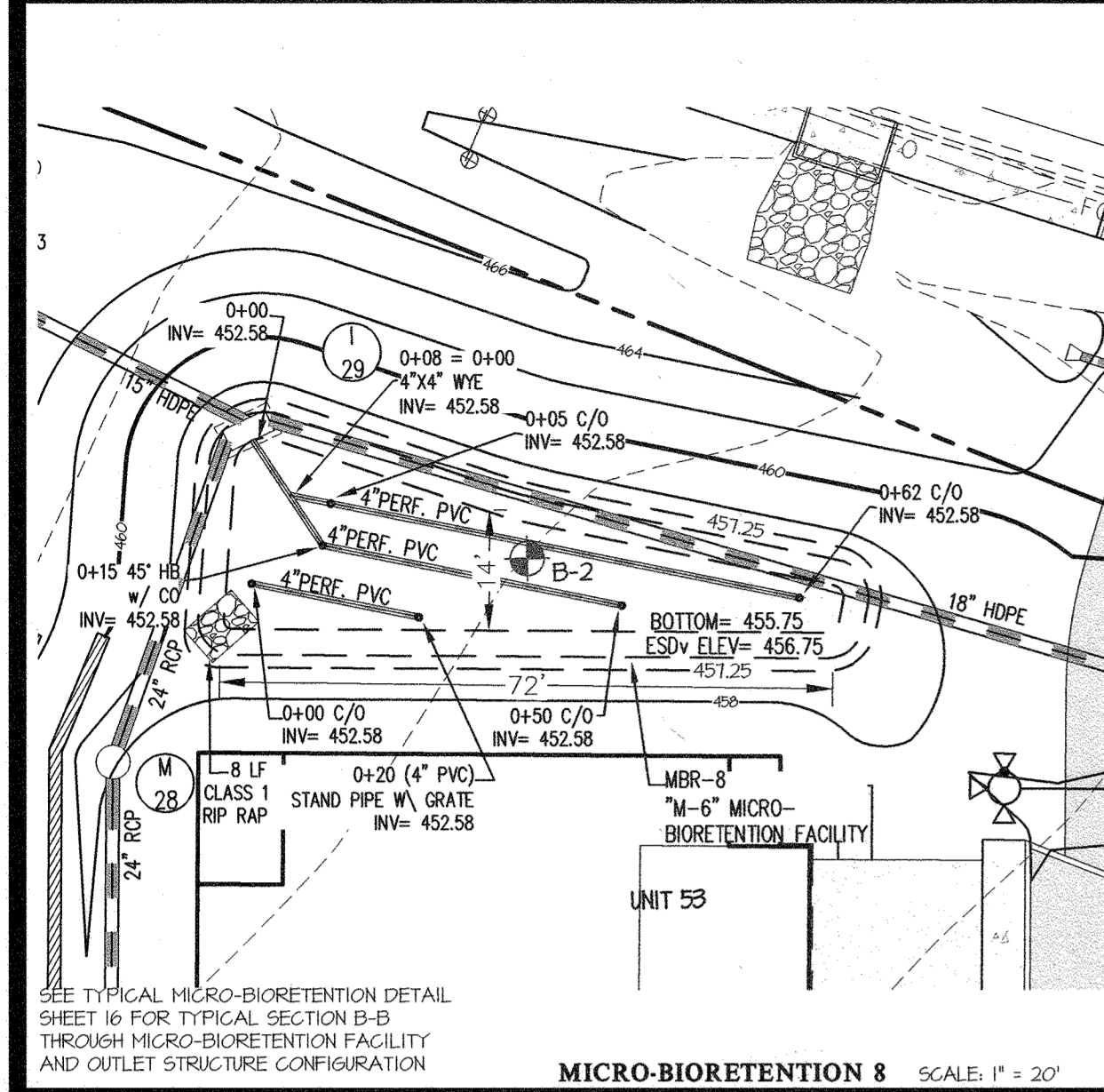
GATES AT MAPLE LAWN PARCEL A
PN: 25700-25988
A RESUBDIVISION OF PARCEL 282 & SRC Plat No. 59938 Parcels 1 & 3
L: 18909 F: 397, L: 19769, F: 001

ELECTION DISTRICT No. 5

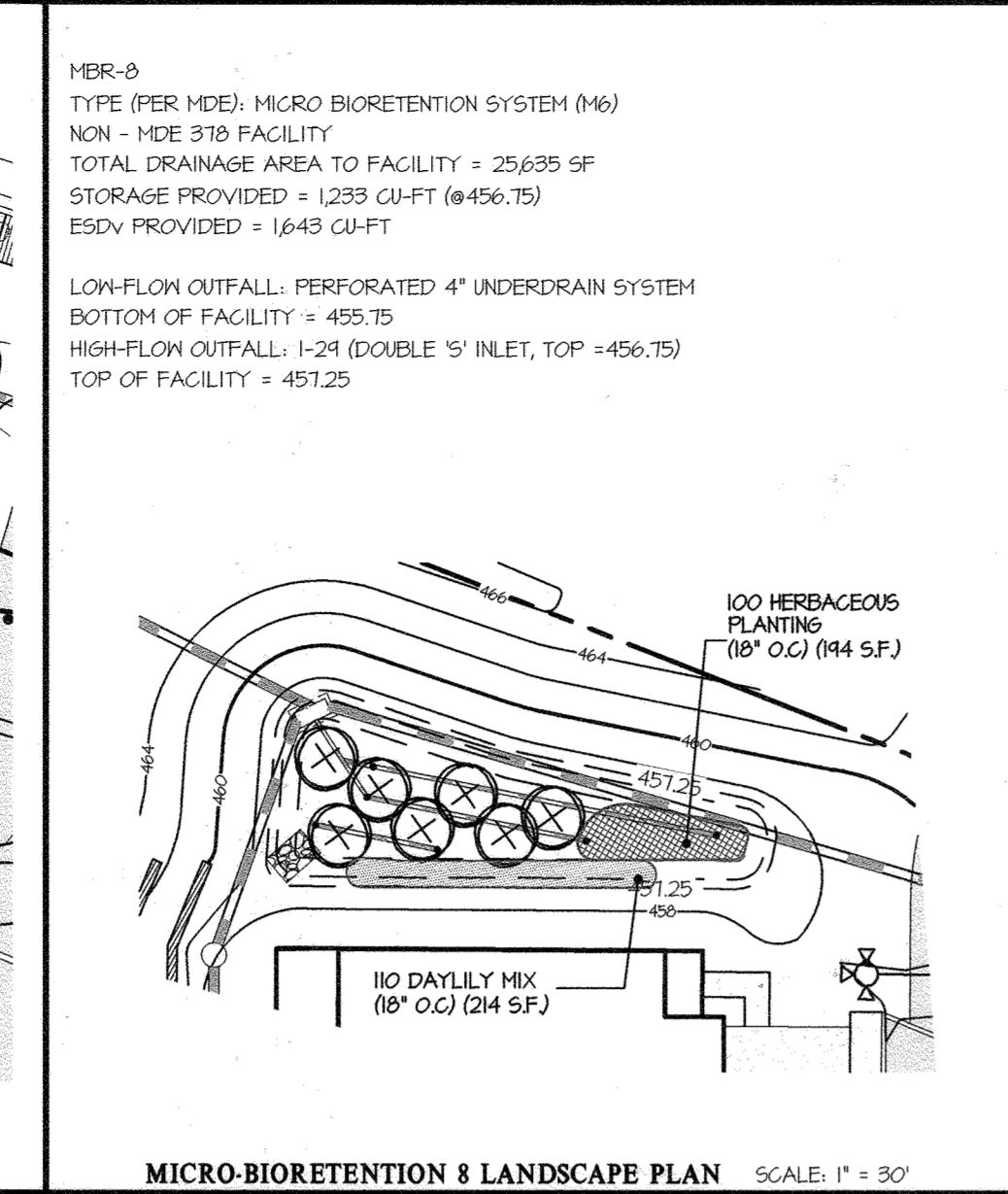
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AS SHOWN	R-SA-8	20027
DATE	TAX MAP - GRID	SHEET
DEC, 2021	46 - 3	15 OF 39



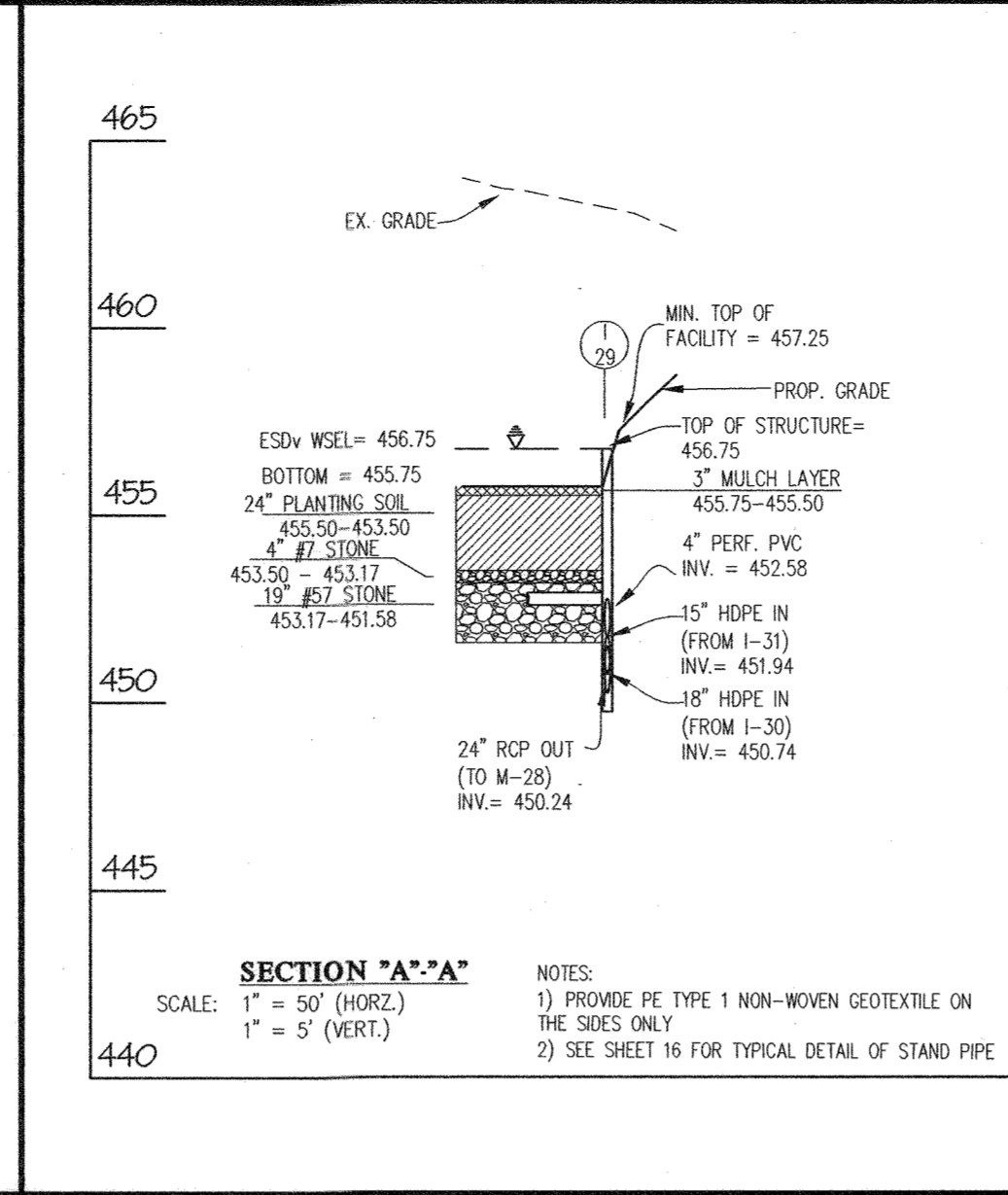
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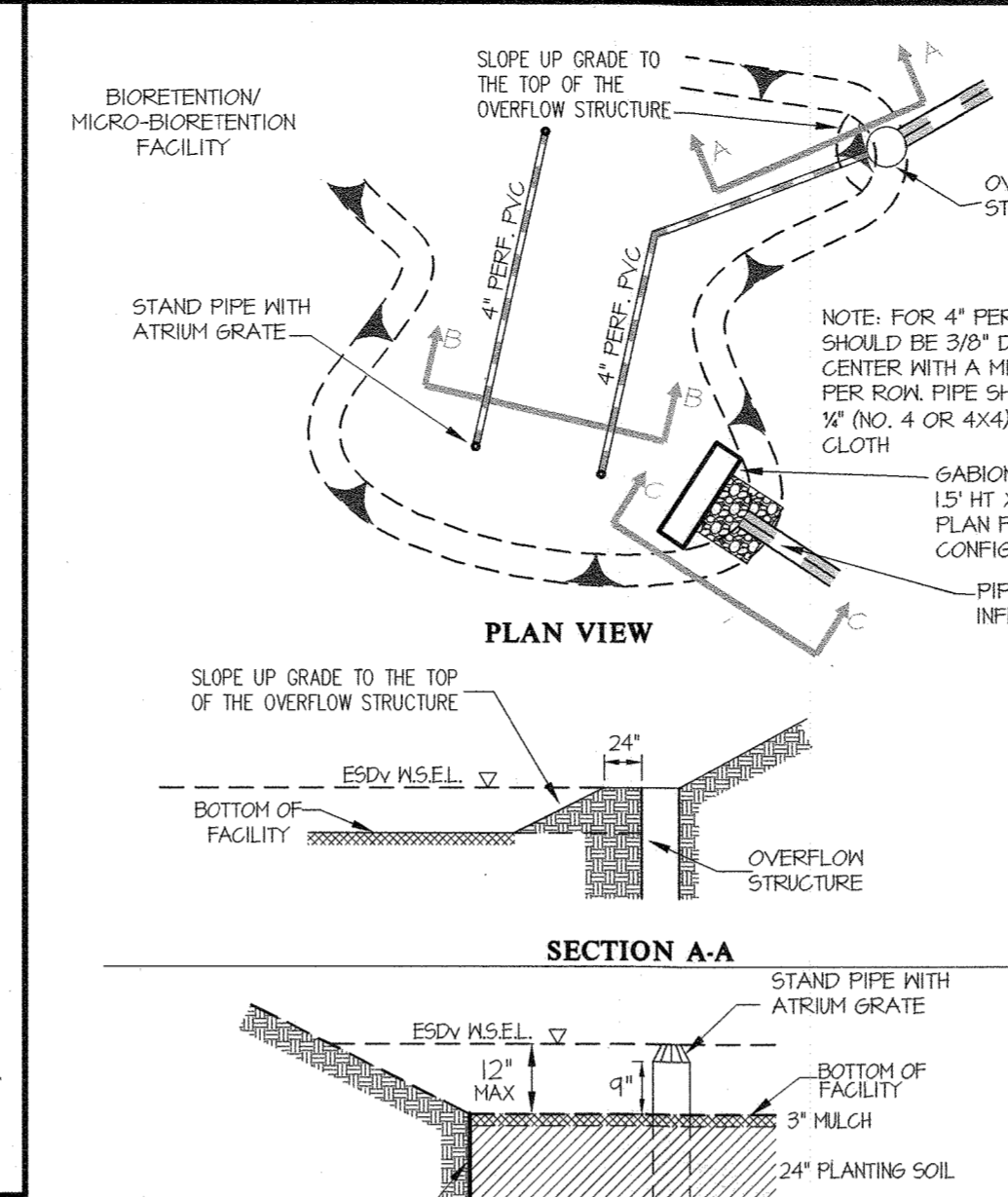
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MICRO-BIORETENTMENT 8 LANDSCAPE PLAN SCALE: 1" = 30'



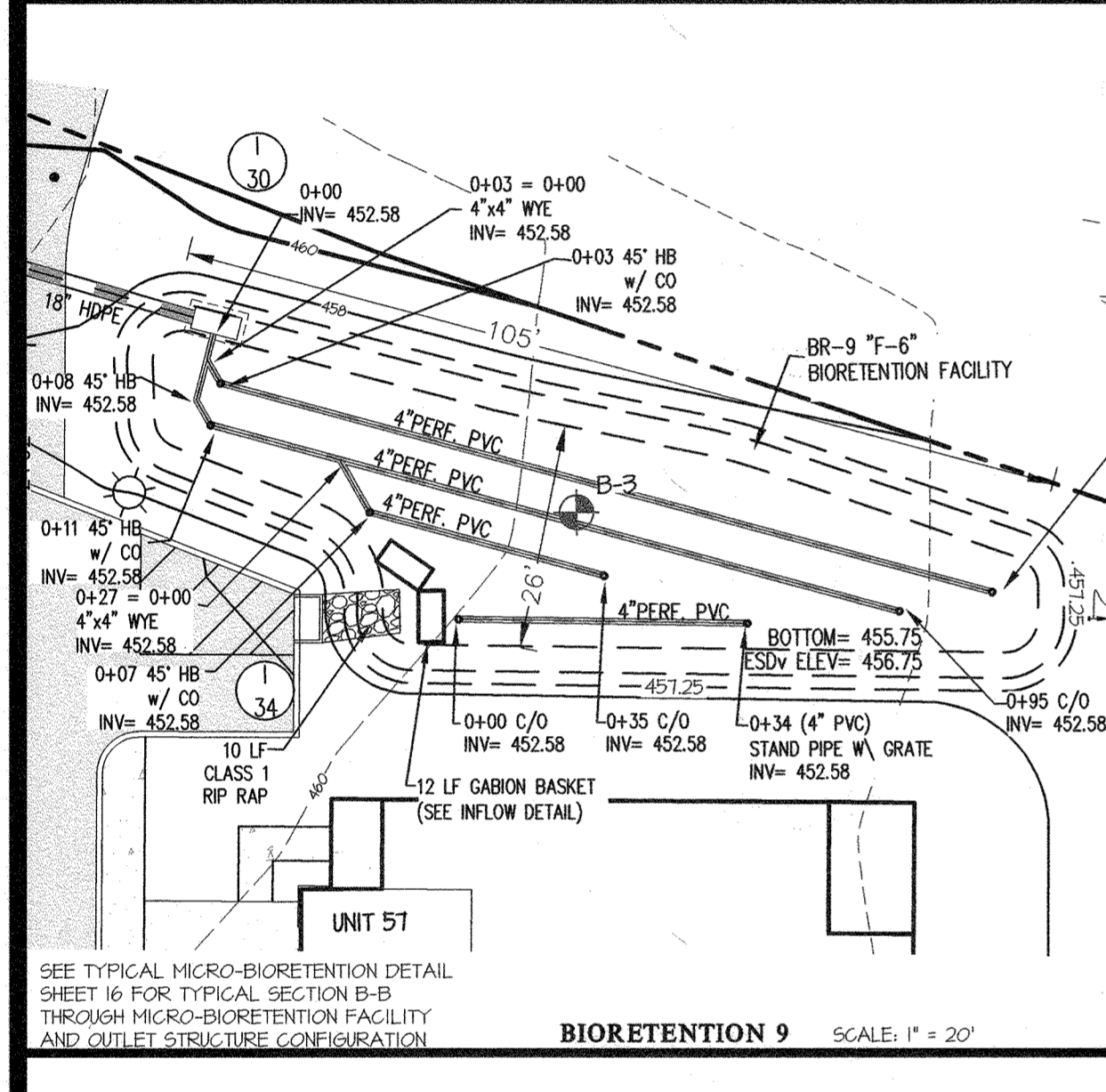
SECTION "A-A" SCALE: 1" = 5" (VERT.)



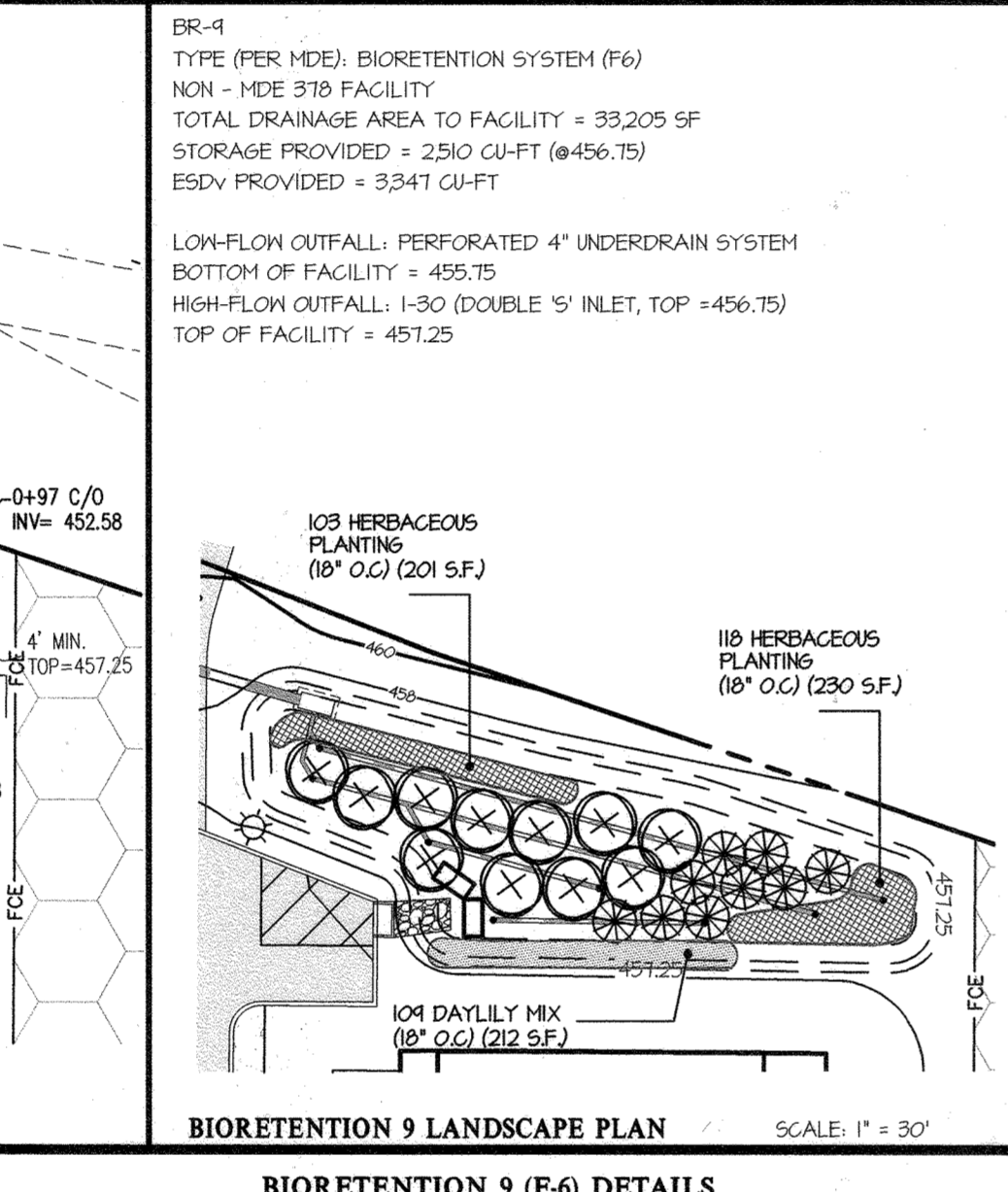
SECTION A-A SCALE: N.T.S.

GENERAL NOTES

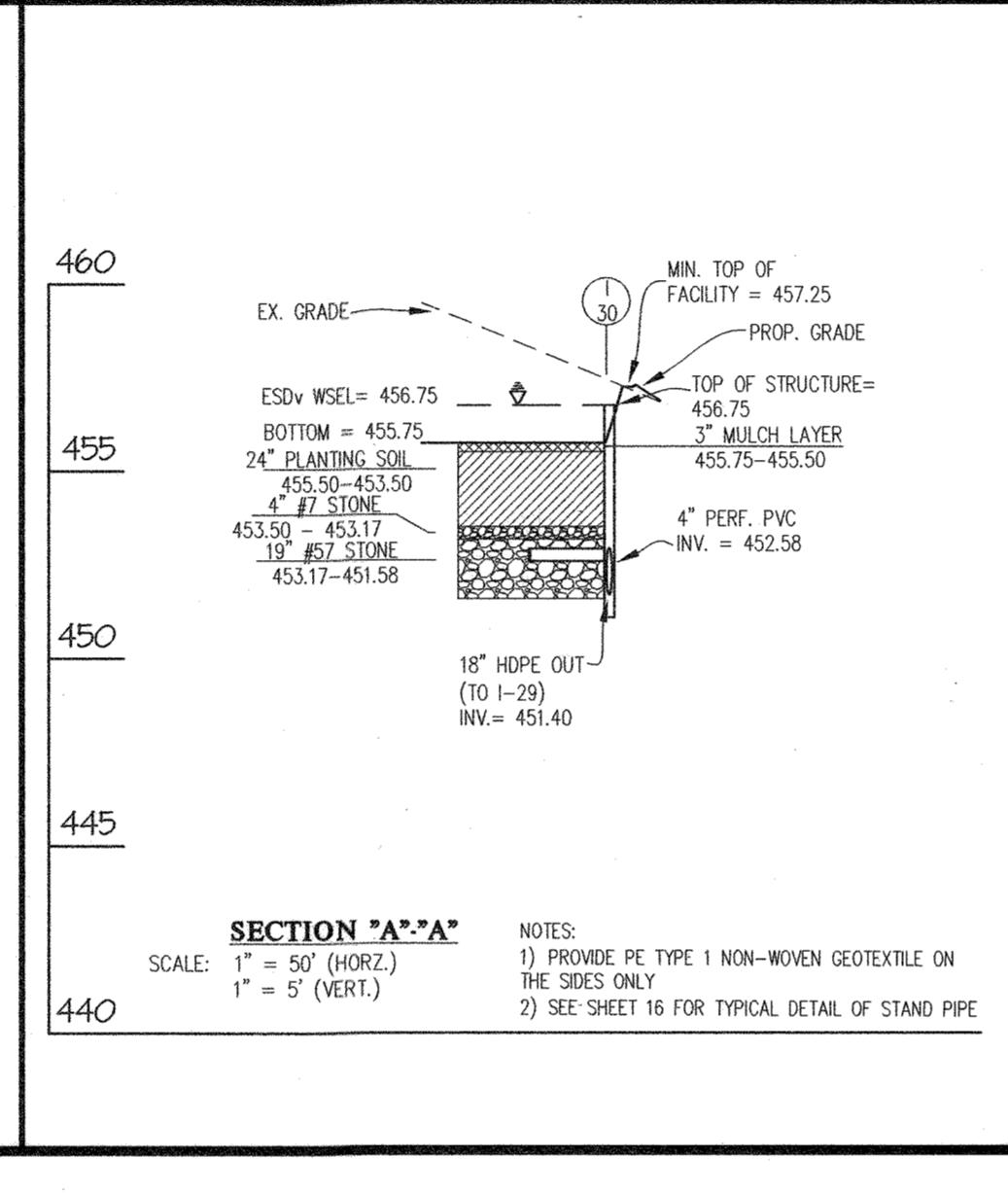
- MATERIAL SPECIFICATIONS**
THE ALLOWABLE MATERIALS TO BE USED IN THESE PRACTICES ARE DETAILED IN TABLE B.4.1.
- PLANTING SOIL**
THE SOIL SHALL BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES. NO OTHER MATERIALS OR SUBSTANCES SHALL BE MIXED OR DUMPED WITHIN THE MICRO-BIORETENTMENT PRACTICE THAT MAY BE HARMFUL TO PLANT GROWTH, OR PROVE A HINDRANCE TO THE PLANTING OR MAINTENANCE OPERATIONS. THE PLANTING SOIL SHALL BE FREE OF BERMUDA GRASS, QUACKGRASS, JOHNSON GRASS, OR OTHER NOXIOUS WEEDS AS SPECIFIED UNDER COMAR 15.08.01.05.
- PLANTING SOIL**
THE PLANTING SOIL SHALL BE TESTED AND SHALL MEET THE FOLLOWING CRITERIA:
• SOIL COMPONENT - LOAMY SAND OR SANDY LOAM (USDA SOIL TEXTURAL CLASSIFICATION) ORGANIC MATTER 1.5 - 4% (BY WEIGHT)
• CROCKING CONTENT - MINIMUM 10% BY DRY WEIGHT (ASTM D 2974). IN GENERAL, THIS CAN BE MET WITH A MIXTURE OF LOAMY SAND (60%-65%) AND COMPOST (35% TO 40%) OR SANDY LOAM (30%), COARSE SAND (30%), AND COMPOST (40%).
• CLAY CONTENT - MEDIA SHALL HAVE A CLAY CONTENT OF LESS THAN 5%.
• PH RANGE - SHOULD BE BETWEEN 5.5 - 7.0. AMENDMENTS (E.G., LIME, IRON SULFATE PLUS SULFUR) MAY BE MIXED INTO THE SOIL TO INCREASE OR DECREASE PH.
- COMPACTION**
THERE SHALL BE AT LEAST ONE SOIL TEST PER PROJECT. EACH TEST SHALL CONSIST OF BOTH THE STANDARD SOIL TEST FOR PH, AND ADDITIONAL TESTS OF ORGANIC MATTER, AND SOLUBLE SALTS. A TEXTURAL ANALYSIS IS REQUIRED FROM THE SITE STOCKPILED TOPSOIL. IF TOPSOIL IS IMPORTED, THEN A TEXTURE ANALYSIS SHALL BE PERFORMED FOR EACH LOCATION WHERE THE TOPSOIL WAS EXCAVATED.
- COMPACTION**
IT IS VERY IMPORTANT TO MINIMIZE COMPACTION OF BOTH THE BASE OF BIORETENTMENT FACILITIES AND THE REQUIRED BACKFILL. WHEN POSSIBLE, USE EXCAVATION HOES TO REMOVE ORIGINAL SOIL. IF PRACTICES ARE EXCAVATED USING A LOADER, THE CONTRACTOR SHOULD USE WIDE TRACK OR MARSH TRACK EQUIPMENT, OR LIGHT EQUIPMENT WITH TURF TIRE TIRES. USE OF EQUIPMENT WITH NARROW TRACKS OR NARROW TIRES, RUBBER TIRES WITH LARGE LUGS, OR HIGH-PRESSURE TIRES WILL CAUSE EXCESSIVE COMPACTION RESULTING IN REDUCED INFILTRATION RATES AND IS NOT ACCEPTABLE. COMPACTION WILL SIGNIFICANTLY CONTRIBUTE TO DESIGN FAILURE.
- COMPACTION**
COMPACTION CAN BE ALLEVIATED AT THE BASE OF THE BIORETENTMENT FACILITY BY USING A PRIMARY TILLING OPERATION SUCH AS A CHISEL PLOW, RIPPER, OR SUBSOILER. THESE TILLING OPERATIONS ARE TO RESTRUCTURE THE SOIL PROFILE THROUGH THE 12 INCH COMPACTION ZONE. SUBSTITUTE METHODS MUST BE APPROVED BY THE ENGINEER. ROTOTILLERS TYPICALLY DO NOT TILL DEEP ENOUGH TO REDUCE THE EFFECTS OF COMPACTION FROM HEAVY EQUIPMENT.
- ROTTOLI**
ROTTOLI TO 2 TO 3 INCHES OF SAND INTO THE BASE OF THE BIORETENTMENT FACILITY BEFORE BACKFILLING THE OPTIONAL SAND LAYER. PUMP ANY PONDED WATER BEFORE PREPARING (ROTTOLI)ING BASE.
- WHEN BACKFILLING THE TOPSOIL OVER THE SAND LAYER**, FIRST PLACE 3 TO 4 INCHES OF TOPSOIL OVER THE SAND, THEN ROTTOLI THE SAND/TOPSOIL TO CREATE A GRADATION ZONE. BACKFILL THE REMAINDER OF THE TOPSOIL TO FINAL GRADE. WHEN BACKFILLING THE BIORETENTMENT FACILITY, PLACE SOIL IN LIFTS 12 TO 18" DO NOT USE HEAVY EQUIPMENT WITHIN THE BIORETENTMENT BASIN. HEAVY EQUIPMENT CAN BE USED AROUND THE PERIMETER OF THE BASIN TO SUPPLY SOILS AND SAND. GRADE BIORETENTMENT MATERIALS WITH LIGHT EQUIPMENT SUCH AS A COMPACT LOADER OR A DOZER/LOADER WITH MARSH TRACKS.
- PLANT MATERIAL**
RECOMMENDED PLANT MATERIAL FOR MICRO-BIORETENTMENT PRACTICES CAN BE FOUND IN APPENDIX A, SECTION A.2.3.
- PLANT INSTALLATION**
COMPOST IS A BETTER ORGANIC MATERIAL SOURCE, IS LESS LIKELY TO FLOAT, AND SHOULD BE PLACED IN THE INVERT AND OTHER LOW AREAS. MULCH SHOULD BE PLACED IN SURROUNDING TO A UNIFORM THICKNESS OF 2" TO 3". SHREDDED OR CHIPPED HARDWOOD MULCH IS THE ONLY ACCEPTED MULCH. PINE MULCH AND WOOD CHIPS WILL FLOAT AND MOVE TO THE PERIMETER OF THE BIORETENTMENT AREA DURING A STORM EVENT AND ARE NOT ACCEPTABLE. SHREDDED MULCH MUST BE WELL AGED (6 TO 12 MONTHS) FOR ACCEPTANCE.
- ROOTSTOCK OF THE PLANT MATERIAL** SHALL BE KEPT MOSTLY TRANSPORT AND ON-SITE STORAGE. THE PLANT ROOT BALL SHOULD BE PLACED 50% 1/8TH OF THE BALL IS ABOVE FINAL GRADE SURFACE. THE DIAMETER OF THE PLANTING PIT SHALL BE AT LEAST SIX INCHES LARGER THAN THE DIAMETER OF THE PLANTING BALL. SET AND MAINTAIN THE PLANT STRAIGHT DURING THE ENTIRE PLANTING PROCESS. THOROUGHLY WATER GROUND BED COVER AFTER INSTALLATION.
- TREES** SHALL BE BRACED USING 2" BY 2" STAKES ONLY AS NECESSARY AND FOR THE FIRST GROWING SEASON ONLY. STAKES ARE TO BE EQUALLY SPACED ON THE OUTSIDE OF THE TREE BALL. GRASSES AND LEGUME SEED SHOULD BE DRILLED INTO THE SOIL TO A DEPTH OF AT LEAST ONE INCH. GRASS AND LEGUME PLOWS SHALL BE PLACED FOLLOWING THE NON-GRASS-GROUND COVER PLANTING SPECIFICATIONS.
- GRASSES AND LEGUME SEED** SHOULD BE DRILLED INTO THE SOIL TO A DEPTH OF AT LEAST ONE INCH. GRASS AND LEGUME PLOWS SHALL BE PLACED FOLLOWING THE NON-GRASS-GROUND COVER PLANTING SPECIFICATIONS.
- THE TOPSOIL SPECIFICATIONS** PROVIDE ENOUGH ORGANIC MATERIAL TO ADEQUATELY SUPPLY NUTRIENTS FROM NATURAL CYCLING. THE PRIMARY FUNCTION OF THE BIORETENTMENT STRUCTURE IS TO IMPROVE WATER QUALITY. ADDING FERTILIZERS, DEFLETS, OR AT A MINIMUM, IMPEDS THIS GOAL. ONLY ADD FERTILIZER IF WOOD CHIPS OR MULCH ARE USED TO AMEND THE SOIL. ROTTOLI UREA FERTILIZER AT A RATE OF 2 POUNDS PER 1000 SQUARE FEET.
- UNDERDRAINS**
UNDERDRAINS SHOULD MEET THE FOLLOWING CRITERIA:
• PIPE - SHOULD BE 4" TO 6" DIAMETER, SLOTTED OR PERFORATED RIGID PLASTIC PIPE (ASTM F758, TYPE PS 28, OR AASHTO M-278) IN A GRAVEL LAYER. THE PREFERRED MATERIAL IS SLOTTED 4" RIGID PIPE (E.G., PVC OR HDPE).
• PERFORATIONS - IF PERFORATED PIPE IS USED, PERFORATIONS SHOULD BE 3/8" DIAMETER LOCATED 6" ON CENTER WITH A MINIMUM OF FOUR HOLES PER ROW. PIPE SHALL BE WRAPPED WITH A 3" (NO. 4 OR 4X4) GALVANIZED HARDWARE CLOTH.
• GRAVEL OR THE GRAVEL LAYER (NO. 57 STONE PREFERRED) SHALL BE AT LEAST 30 THICK ABOVE AND BELOW THE UNDERDRAIN.
• THE MAIN COLLECTOR PIPE SHALL BE AT A MINIMUM 0.5% SLOPE.
• A RIGID, NON-PERFORATED OBSERVATION WELL MUST BE PROVIDED (ONE PER EVERY 1,000 SQUARE FEET) TO PROVIDE A CLEAN-OUT PORT AND MONITOR PERFORMANCE OF THE FILTER.
• A 40 LAYER OF PEA GRAVEL (1/8" TO 3/8" STONE) SHALL BE LOCATED BETWEEN THE FILTER MEDIA AND UNDERDRAIN TO PREVENT MONITOR OF FINES INTO THE UNDERDRAIN. THIS LAYER MAY BE CONSIDERED PART OF THE FILTER BED WHEN BED THICKNESS EXCEEDS 24".
- THE MAIN COLLECTOR PIPE** FOR UNDERDRAIN SYSTEMS SHALL BE CONSTRUCTED AT A MINIMUM SLOPE OF 0.5%. OBSERVATION WELLS AND/OR CLEAN-OUT PIPES MUST BE PROVIDED (ONE MINIMUM PER EVERY 1000 SQUARE FEET OF SURFACE AREA).
- MISCELLANEOUS**
THESE PRACTICES MAY NOT BE CONSTRUCTED UNTIL ALL CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.



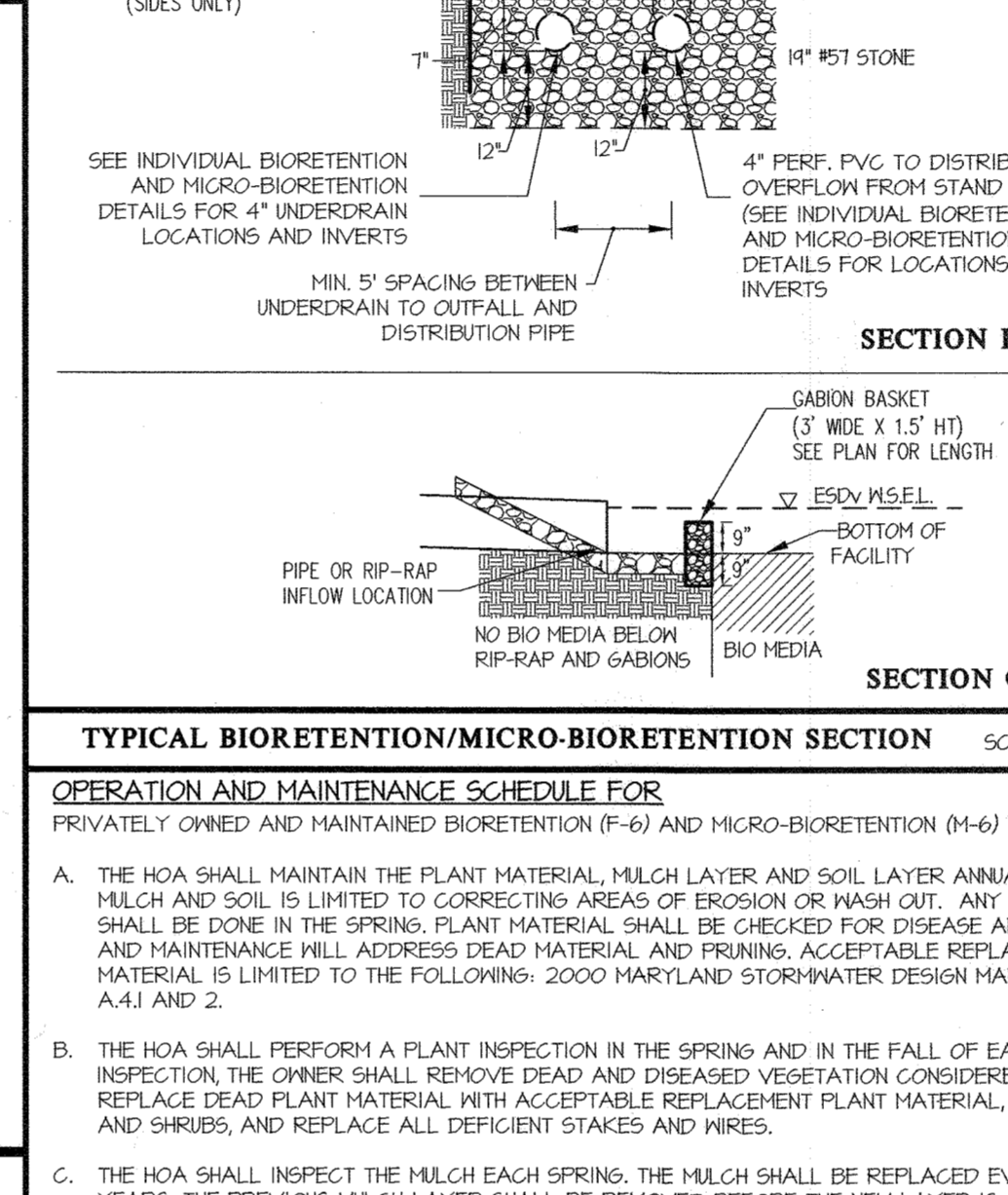
BIORETENTMENT 9 SCALE: 1" = 20'



BIORETENTMENT 9 LANDSCAPE PLAN SCALE: 1" = 30'



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



SECTION B-B and **SECTION C-C** SCALE: N.T.S.

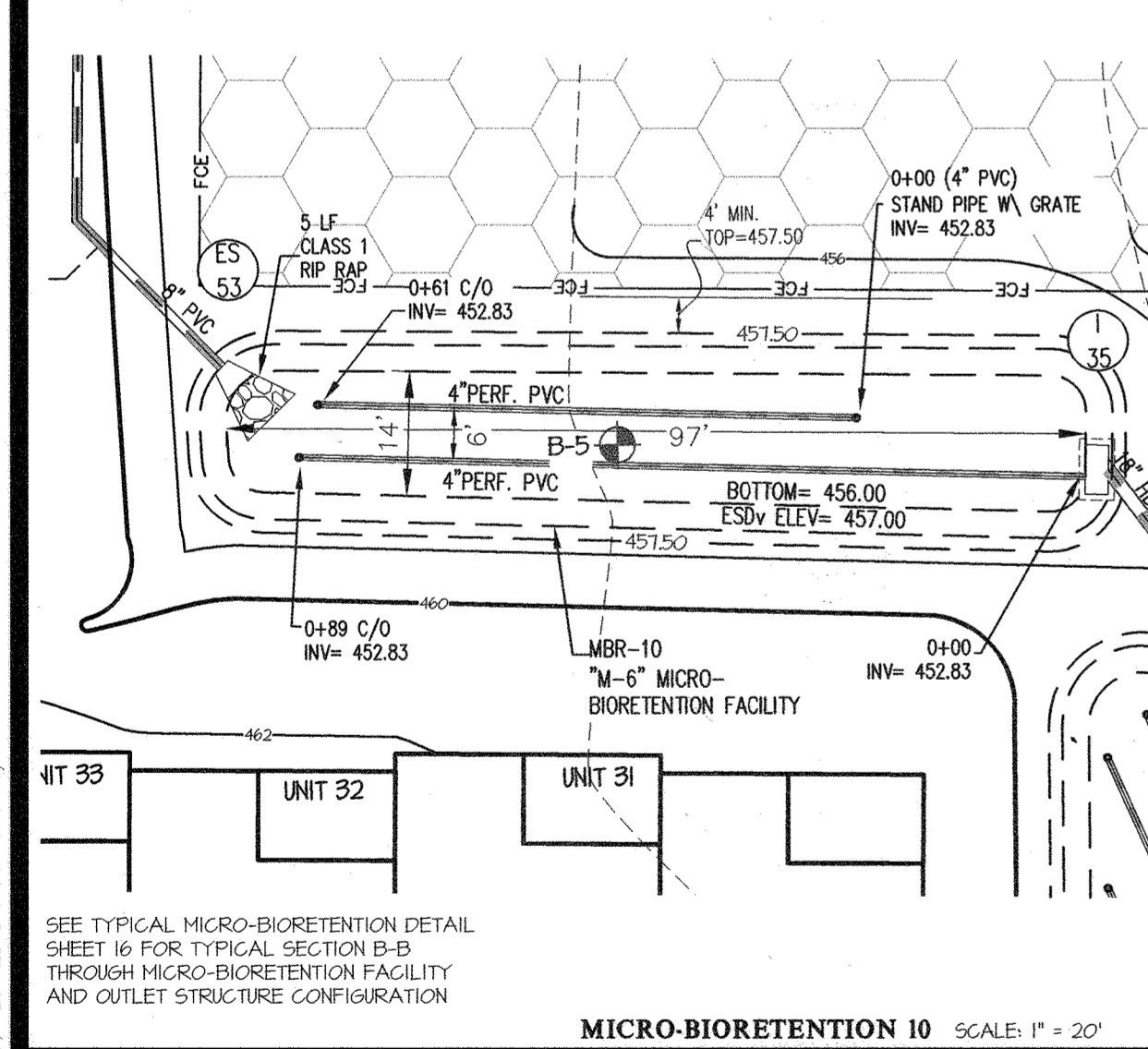
TYPICAL BIORETENTMENT/MICRO-BIORETENTMENT SECTION SCALE: N.T.S.

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED BIORETENTMENT (F-6) AND MICRO-BIORETENTMENT (M-6)

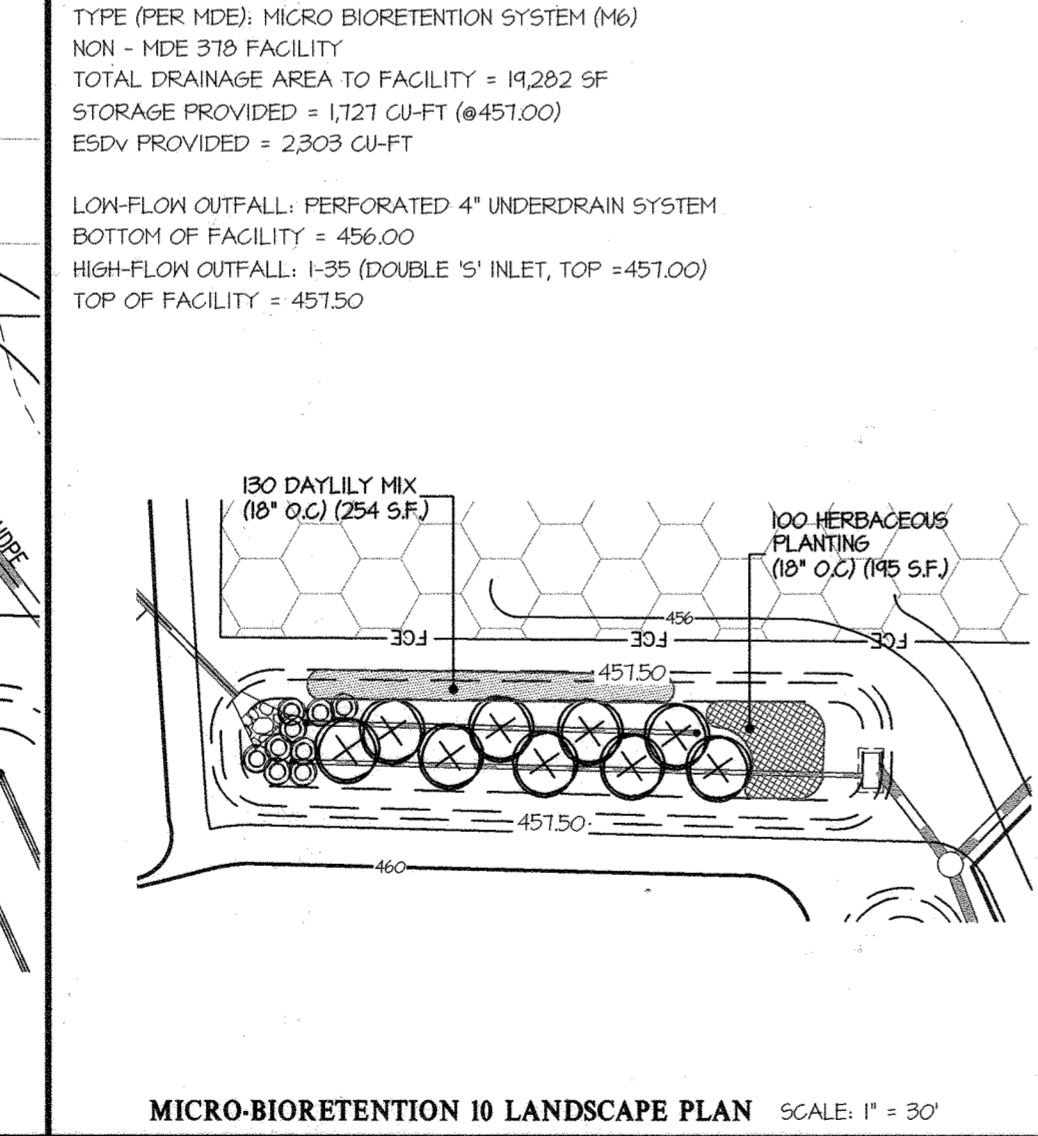
- THE HOA SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER, AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND FRUITS. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUME II, TABLE A.4.1 AND 2.
- THE HOA SHALL PERFORM A PLANT INSPECTION IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING THE INSPECTION THE OWNER SHALL REMOVE DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL, TREAT DEFICIENT TREES AND SHRUBS, AND REPLACE ALL DEFICIENT STAKES AND NIPERS.
- THE HOA SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER IS APPLIED.
- THE HOA SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.
- THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE UNDERDRAINS WITHIN THE BIO-RETENTION LAYERS.
- THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL STORM DRAIN PIPES AND STRUCTURES WITHIN PUBLIC EASEMENTS.

STORMWATER MANAGEMENT GENERAL NOTES:

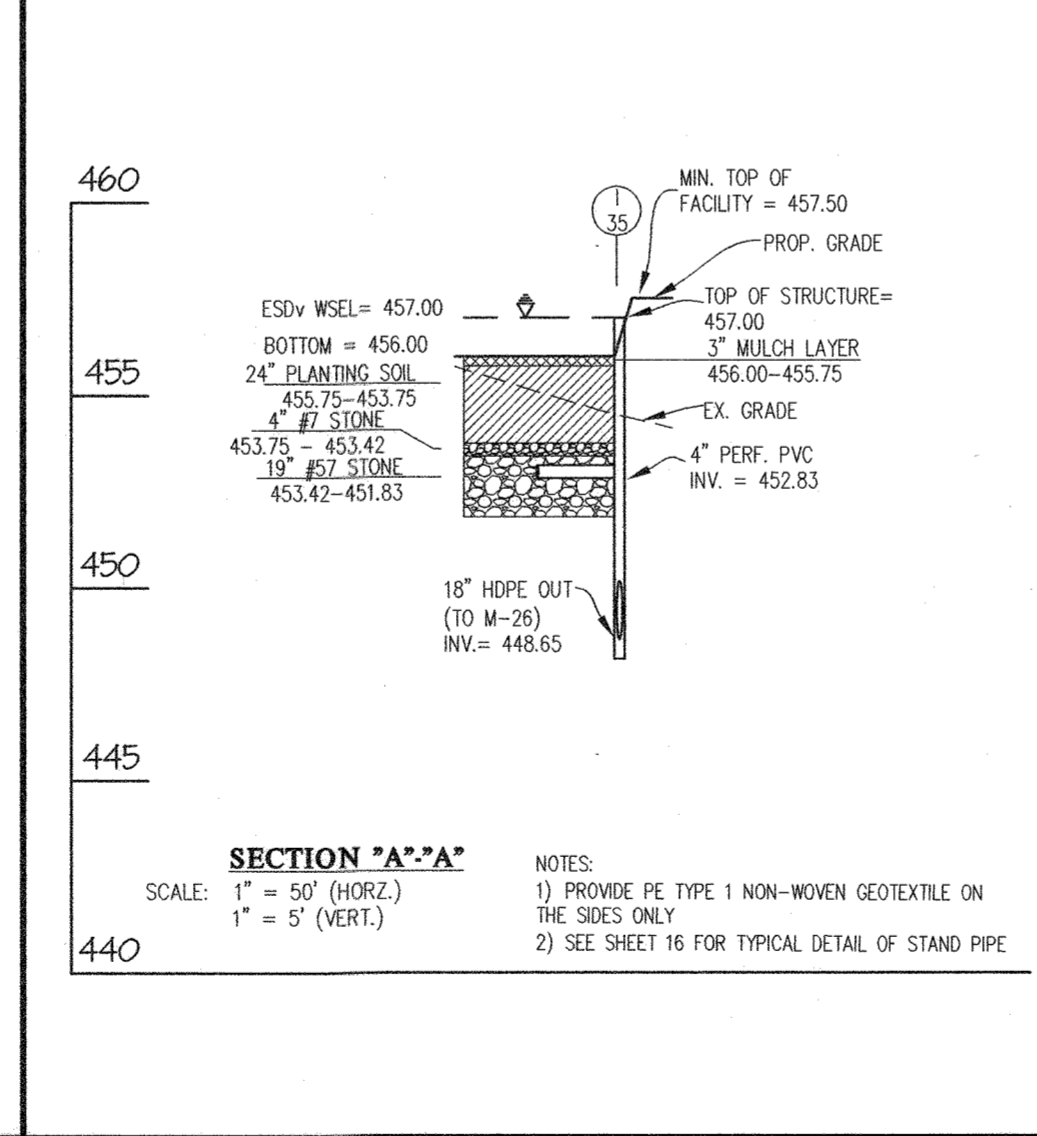
- THE STORMWATER MANAGEMENT OBLIGATION WAS MET WITH ESD PRACTICES INCLUDING: DRY WELLS (M-5), MICRO-BIORETENTMENT (M-6), AND BIORETENTMENT (F-6).
- ALL STORMWATER FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE CONDO ASSOCIATION.
- IN ADDITION TO STANDARD MDE REQUIREMENTS, THE CONTRACTOR SHOULD BE PREPARED TO Dewater EXCAVATIONS AND MAINTAIN TRAFFICABILITY OF THE SWM AREAS DURING CONSTRUCTION. ALL EXCAVATIONS SHOULD BE PROPERLY SHORED AND SUPPORTED IN ACCORDANCE WITH THE LATEST OSHA REQUIREMENTS. IF INFILTRATION FACILITY AREAS ARE EXCAVATED USING A LOADER, THE CONTRACTOR SHOULD USE WIDE-TRACK OR LIGHTWEIGHT EQUIPMENT WITH TURF TIRES TO MINIMIZE COMPACTION OF THE SUBGRADE SOILS. EXCESSIVE COMPACTION WITHIN THE INFILTRATION AREA WILL RESULT IN POOR PERFORMANCE OF THE FACILITIES. THE BASE OF THE INFILTRATION FACILITIES SHOULD BE TILLED TO A DEPTH OF 12 INCHES TO ALLEVIATE ANY COMPACTION OF THE SUBGRADE BY EXCAVATION EQUIPMENT. BACKFILL OF THE INFILTRATION FACILITIES SHOULD BE PERFORMED IN ACCORDANCE WITH MDE GUIDELINES.



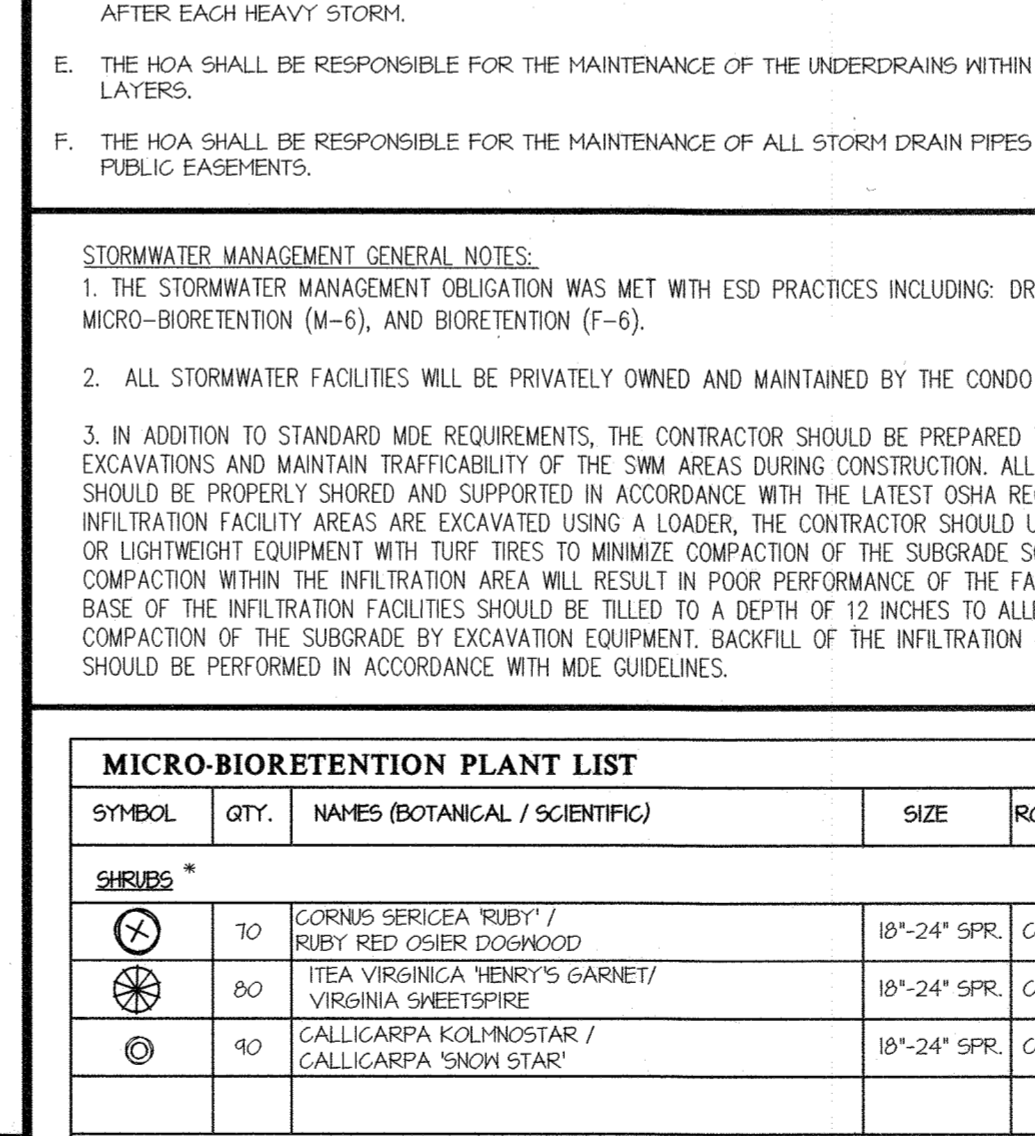
MICRO-BIORETENTMENT 10 SCALE: 1" = 20'



MICRO-BIORETENTMENT 10 LANDSCAPE PLAN SCALE: 1" = 30'



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



SECTION B-B SCALE: N.T.S.

MICRO-BIORETENTMENT PLANT LIST

SYMBOL	QTY.	NAMES (BOTANICAL / SCIENTIFIC)	SIZE	ROOT/COMMENTS
SHRUBS *				
70		CORNUS SERICEA 'RUBY' / RUBY RED OSIER DOGWOOD	18"-24" SPR.	CONTAINER
80		ITEA VIRGINICA 'HERY'S GARNET' / VIRGINIA SHEETSPIRE	18"-24" SPR.	CONTAINER
90		CALLICARPA KOLINOSTAR / CALLICARPA 'SNOW STAR'	18"-24" SPR.	CONTAINER
HERBACEOUS *				
PROVIDE AN EVEN MIX OF THE FOLLOWING PLANTS:				
DAYLILY MIX				
16/34		HERIROCALLIS 'STRAWBERRY CANDY' DAYLILY HERIROCALLIS 'JOAN SENIOR' DAYLILY HERIROCALLIS 'CHICAGO APACHE' DAYLILY	18" O.C.	CONTAINER
HERBACEOUS PLANTING				
1/36		LOBELIA CARDINALIS / CARDINAL FLOWER IRIS VERSICOLOR / BLUE FLAG IRIS HELECHORIS OVATA COTUSA-BLUNT SPIKE RUSH KALHA ANGIUSTIFOLIA SHEEP LAUREL	18" O.C.	CONTAINER

* SEE THIS SHEET FOR SHRUB AND HERBACEOUS PLANTING DETAILS

SECTION B-B SCALE: N.T.S.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Howard County* Date: 2-10-22

Chief, Division of Land Development: *Howard County* Date: 2/10/22

Chief, Development Engineering Division: *Howard County* Date: 1/21/22

GLW PLANNING [ENGINEERING] SURVEYING

3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC/VA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY:	DDB	
DRAWN BY:		
CHECKED BY:		
DATE:		
REVISION	BY	APPR.

PREPARED FOR: OWNER: MLT MAPLE LAWN LLC 1202 SHADY CREEK RD MARRIOTTVILLE, MD 21104

DEVELOPER: PULTE GROUP 9302 LEE HIGHWAY SUITE 1000 FAIRFAX, VA 22031 PH: 703-934-9367 ATTN: DON HUGHES

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, 2027

12/21/21 *[Signature]*

ESD DETAILS

GATES AT PARCEL LAWN PARCEL A
PN: 25190-25190
A RESUBDIVISION OF PARCEL 282 & SRC Plat No. 59938 Parcels 1 & 3
L: 18909 F; 397, L: 19769, F: 001

SCALE: AS SHOWN ZONING: R-SA-8 G. L. W. FILE NO.: 20027

DATE: DEC, 2021 TAX MAP - GRID: 46 - 3 SHEET: 16 OF 39

L:\CAD\DRAWINGS\2022\DWG\DWG\2022\ESD\DETAILS\ESD.DWG PLOTTED: 12/21/2021 8:39 AM. LAST SAVER: 9/26/2021 8:25 AM. PLOTTED BY: Don Swamy

LEGEND

- LOD LIMIT OF DISTURBANCE
- SF SILT FENCE
- SSF SUPERSILT FENCE
- ED EARTH DIKE
- GnA SOIL BOUNDARY SOIL TYPE
- SCE STABILIZED CONSTRUCTION ENTRANCE
- TEMPORARY SHALE
- TEMPORARY ASPHALT BERM
- GMI GABION INFLOW PROTECTION
- RIP RIPRAP INFLOW PROTECTION
- PROPOSED TEMPORARY STOCKPILE AREA
- EROSION CONTROL MATTING PER DETAIL B-4-B (SHEAR STRESS: 15 LB/SP)
- T-TFF TREE PROTECTION FENCE

HIGHLY ERODIBLE SOIL (PER H&D SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.25 AND WITH A SLOPE GREATER THAN 5 PERCENT)

SEQUENCE OF CONSTRUCTION:

SCE INDICATES STONE CONSTRUCTION ENTRANCE
 SF INDICATES SILT FENCE
 SSF INDICATES SUPER SILT FENCE
 ED INDICATES EARTH DIKE

- ON-SITE CONSTRUCTION**
- OBTAIN GRADING PERMIT AND ARRANGE FOR AN ON SITE PRE-CONSTRUCTION MEETING. (1 DAY)
 - INSTALL SCE, SF, AND SSF (3 DAYS)
 - INSTALL STORM DRAIN FROM EX-H01 TO M-11A TO STUB AND FROM M-2 TO STUB. STABILIZE ALL DISTURBANCE OUTSIDE THE LIMITS OF THE SEDIMENT CONTROLS (H-101 TO M-1) AT THE END OF EACH DAY. (3 DAYS)
 - INSTALL TRAP #1, TEMPORARY SHALE (1) AND EARTH DIKE 2. (15 DAYS)
 - BEGIN MASS GRADING SITE USING GP-21-071 STOCKPILE DIRT (30 DAYS)
 - ONCE ENOUGH OF THE STOCKPILE HAS BEEN SPREAD THROUGHOUT THE SITE, INSTALL STORM DRAIN FROM M-25A TO I-31 AND M-26 TO I-35 AND INSTALL RIP-RAP APRON AT EX-HW-80 (3 DAYS)
 - INSTALL TRAP #2 AND EARTH DIKE #2 (15 DAYS)
 - MASS GRADE REMAINDER OF SITE AND START PAVING, CURB, AND UTILITY CONSTRUCTION. TEMPORARILY OUTFALL STORM DRAIN INTO TRAP 1 AS SHOWN. (60 DAYS)
 - HOUSE CONSTRUCTION MAY BEGIN AT ANY TIME PROVIDED IT DOES NOT INTERFERE WITH THE SEDIMENT CONTROLS SHOWN.
 - ONCE JENNY'S WAY IS ON GRADE, THE STORM DRAIN DRAINING TO TRAP 1 HAS BEEN INSTALLED, AND THE FRONT HALF OF THE PADS FOR UNITS 1 - 24 DRAIN TOWARDS THE STREET, THE FOLLOWING MAY HAPPEN WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR:

- ED #2 MAY BE REMOVED AND REPLACED WITH SUPER SILT FENCE. INSTALL RETAINING WALLS BEHIND UNITS 23-26 AND PUT ENTIRE BUILDING PAD ON GRADE. STABILIZE AREA BETWEEN AND BELOW THE WALLS ONCE COMPLETE. (14 DAYS)
 - TS #1 MAY BE REMOVED AND REPLACED WITH SUPER SILT FENCE. INSTALL STORM DRAIN BEHIND UNITS I1-16. INSTALL INLET PROTECTION ON I16 ONCE COMPLETE. SEE PHASE 2 FOR ALL INLET PROTECTION TYPES. INSTALL PERMANENT SHALE BEHIND UNITS I-10 WITH EROSION CONTROL MATTING, AND COMPLETE THE FINAL GRADING IN THIS AREA. STABILIZE ONCE COMPLETE. (14 DAYS)
 - WHEN READY TO BEGIN THE NEW WATER TOWER ENTRANCE, REMOVE EARTH DIKE OR SF ALONG PROPERTY LINE IN THE AREA OF THE OFF-SITE DISTURBANCE. INSTALL SSF AND TREE PROTECTION FENCE ON WATER TOWER PARCEL. INSTALL NEW ENTRANCE 4 SIDEWALK ON WATER TOWER PARCEL. REMOVE OLD ENTRANCE. STABILIZE ALL OFF-SITE DISTURBANCE. ONCE COMPLETE, RELOCATE SSF OR EARTH DIKE BACK TO PROPERTY LINE UP TO THE LIMIT OF THE NEW ENTRANCE. CONTRACTOR MUST PROVIDE AN ACCESS ROUTE THE WATER TOWER AT ALL TIMES. (14 DAYS)
 - ONCE THE ROADS ARE BASE PAVED, UTILITY CONSTRUCTION AS SHOWN ON THIS PHASE IS COMPLETE, AND MASS GRADING IS FINISHED, WITH THE PERMISSION OF THE SCI, THE TRAPS MAY BE REMOVED. INSTALL INLET PROTECTION ON ALL INLETS AS SHOWN ON PHASE 2. REMOVE TEMPORARY STORM DRAIN OUTFALLS INTO TRAP 1 AND CONNECT TO THE ADJACENT STORM DRAIN STUBS. BACKFILL SEDIMENT TRAPS. (14 DAYS)
 - ONCE ALL DISTURBANCE WITH AN INLET DRAINAGE AREA HAS BEEN COMPLETE AND STABILIZED, INCLUDING HOUSE CONSTRUCTION, INLET PROTECTION ON THAT INLET MAY BE REMOVED. SEE SHEET 10 FOR INLET DRAINAGE AREAS.
 - ONCE ALL DISTURBANCE WITH A BIORETENTION DRAINAGE AREA HAS BEEN COMPLETE AND STABILIZED, INCLUDING HOUSE CONSTRUCTION, BIO RETENTION FACILITY MAY BE INSTALLED. SEE SHEET 14 FOR BIO DRAINAGE AREAS.
 - ONCE ALL DISTURBANCE HAS BEEN STABILIZED, REMOVE ANY REMAINING INLET PROTECTION AND FLUSH THE STORM DRAIN SYSTEM.
 - WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ANY REMAINING SEDIMENT CONTROLS
- FOR SIDEWALK CONSTRUCTION ALONG MD-216 AND OLD COLUMBIA ROAD, ALL DISTURBANCE MUST BE STABILIZED AT THE END OF EACH WORK DAY

SOILS (on-site)

Map Unit	Map Unit Name	Type	K Factor
GgA	Glenn loam, 0 to 3 percent slopes	B	0.20
GgB	Glenn loam, 3 to 8 percent slopes	B	0.20

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

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

Alexander Butcher 01/10/22
 HOWARD SOIL CONSERVATION DISTRICT DATE

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL ON EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE.

Thomas B. McKee, Managing Partner 12/22/21
 SIGNATURE OF DEVELOPER/BUILDER DATE
 PRINTED NAME & TITLE

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Carl Gutschick 12/21/21
 ENGINEER'S SIGNATURE DATE
 CARL GUTSCHICK (2175 (P.E.) MD REGISTRATION NO.)
 PRINTED NAME

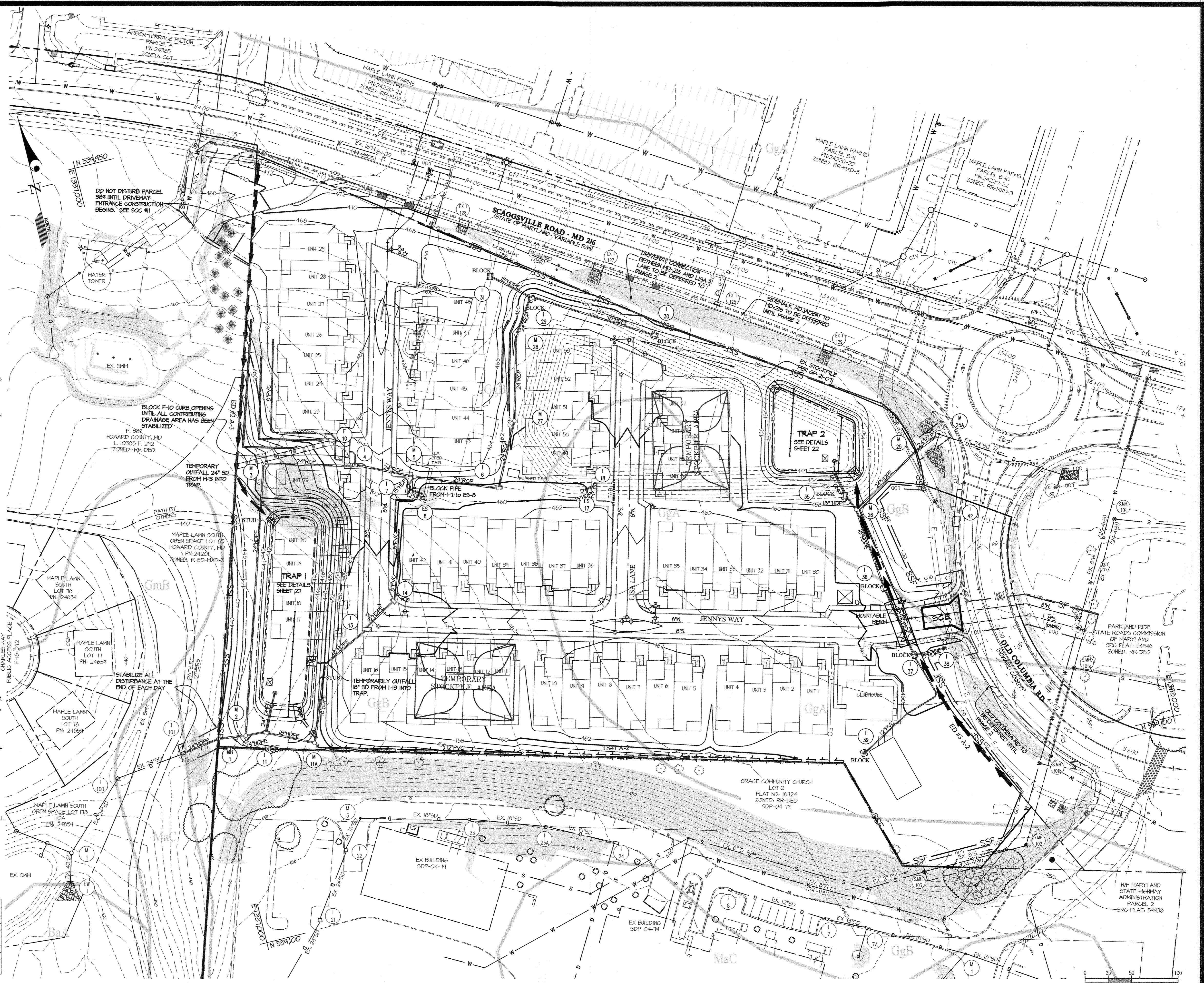
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

W. J. G... 2-16-22
 Director Date
 Chief, Division of Land Development Date
 Chief, Development Engineering Division 1-21-22 Date

- NOTES:**
- STANDARD SILT FENCE MAY BE REPLACED WITH SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.
 - WHEN SUPER SILT FENCE IS RUNNING AT A SLOPE GREATER THAN 5% FOR A DISTANCE OVER 50', CURL FENCE UP 2' FOR EVERY 2' OF ELEVATION CHANGE ALONG SILT FENCE.
 - SEDIMENT CONTROL INSPECTOR MAY RELOCATE STABILIZED CONSTRUCTION ENTRANCES.
 - SEE DETAIL B-4-B ON SHEET 20 FOR STOCKPILE BENCHING REQUIREMENTS.
 - ANY SEDIMENT CONTROLS INTERRUPTED BY THE INSTALLATION OF A UTILITY IS TO BE REPAIRED IMMEDIATELY.
- STANDARD STABILIZATION NOTE:**
- FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN:
- A) THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND
 - B) SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.

TEMPORARY DIKE/SWALE

DEVICE	DRAINAGE AREA (AC)	MAX SLOPE (%)	FLOW DEPTH (IN)	V2 (FPS)	TREATMENT
TS #1	1.03	5	0.25	4.0	A-2
ED #2	1.58	10	0.50	5.3	A-3
ED #3	1.21	1	0.15	2.8	A-2



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DESIGNED BY	DRAWN BY	CHECKED BY	DATE	REVISION	BY	APPR.
DD						

PREPARED FOR:

OWNER: MLY MAPLE LAWN LLC
 1202 SHADY CREEK RD
 MARRIOTTVILLE, MD 21104

DEVELOPER: PULTE GROUP
 9302 LEE HIGHWAY
 SUITE 1000
 FAIRFAX, VA 22031
 PH: 703-934-9367
 ATTN: DON HUGHES

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: MAR 28, 2027

1/21/22

SEDIMENT CONTROL PLAN - PHASE 1

GATES AT MAPLE LAWN PARCEL A
 PN: 25106-2590A
 A RESUBDIVISION OF PARCEL 282 & SRC Plat No. 59938 Parcels 1 & 3
 L: 18099 F: 397, L: 19769, F: 001

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	R-SA-8	20027
DATE	TAX MAP - GRID	SHEET
DEC., 2021	46 - 3	18 OF 39

L:\CADD\DRAWINGS\2022\PLANS BY GLW\SDP\2022-SDP-496.PLT PLOTTED 12/21/2021 11:21 AM. LAST SAVED: 11/17/2021 12:32 PM. PLOTTED BY: Don Sheehy

LEGEND

	AGIP	AT GRADE INLET PROTECTION
	CIP	CURB INLET PROTECTION
	SIP-A OR B	STANDARD INLET PROTECTION
	LOD	LIMIT OF DISTURBANCE
	SF	SILT FENCE
	SSF	SUPERSILT FENCE
	TAB	TEMPORARY ASPHALT BERM
		EROSION CONTROL MATS PER DETAIL B-4-6-B (SHEAR STRESS < 15 LB/5F)

SEQUENCE OF CONSTRUCTION FOR SWALE ALONG MD-216 AND DRIVEWAY CONNECTION AT MD-216 STA. 11+00.

1. INTALL DOUBLE ROW OF SSF IN SWALE AS SHOWN. (1 DAY)
2. REMOVE EXISTING 12" STORM DRAIN PIPE AND REGRADE AREA WITH A 2" BOTTOMS WITH SWALE. INSTALL EROSION CONTROL MATTING AND IMMEDIATELY STABILIZE REBUILT SWALE. (2 DAYS)
3. INSTALL DRIVEWAY CULVERT AND DRIVEWAY CONNECTION AT MD-216 STA. 11+00. (2 DAYS)
4. STABILIZE ANY REMAINING DISTURBED AREA (1 DAY)
5. REMOVE DOUBLE ROW OF SSF IN SWALE. (1 DAY)

SOILS (on-site)

Map Unit	Map Unit Name	Type	K Factor
GgA	Glenelg loam, 0 to 3 percent slopes	B	0.20
GgB	Glenelg loam, 3 to 8 percent slopes	B	0.20

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

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

Alexander Bratchi 01/10/22
 HOWARD SOIL CONSERVATION DISTRICT DATE

DEVELOPER'S/BUILDER'S CERTIFICATE
 "I HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL ON EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR HERE."

Thomas B. Miske 12/20/21
 SIGNATURE OF DEVELOPER/BUILDER DATE
 Thomas B. Miske, Managing Partner
 PRINTED NAME & TITLE

ENGINEER'S CERTIFICATE
 "I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

Carl Gutschick 12/21/21
 ENGINEER'S SIGNATURE DATE
 CARL GUTSCHICK (P.E.)
 PRINTED NAME MD REGISTRATION NO.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

John G... 2-10-22
 Director Date
John G... 1/21/22
 Chief, Division of Land Development Date
John G... 1/21/22
 Chief, Development Engineering Division Date

GLW
 PLANNING | ENGINEERING | SURVEYING
 3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
 PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4188

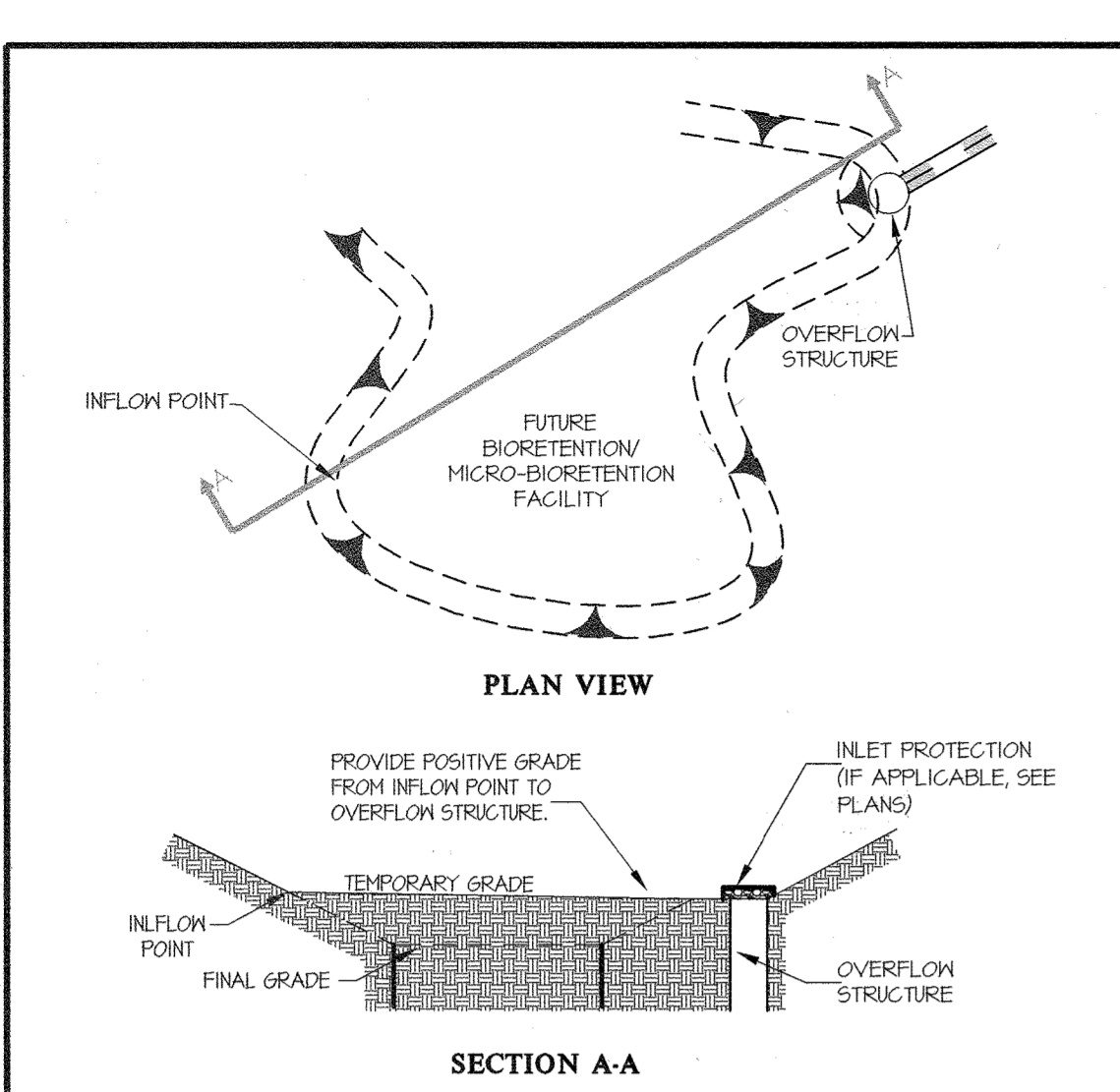
DESIGNED BY	DRAWN BY	CHECKED BY	DATE	REVISION	BY	APPR.
DDG						

PREPARED FOR:
 OWNER: M.T. MAPLE LAWN LLC
 1202 SHADY CREEK RD
 MARRIOTTVILLE, MD 21104
 DEVELOPER: PULTE GROUP
 9302 LEE HIGHWAY
 SUITE 1000
 FARMAX, VA 22031
 PH: 703-934-9367
 ATTN: DON HUGHES

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. 25196-25196
 EXPIRATION DATE: MAY 26, 2022
 12/21/21

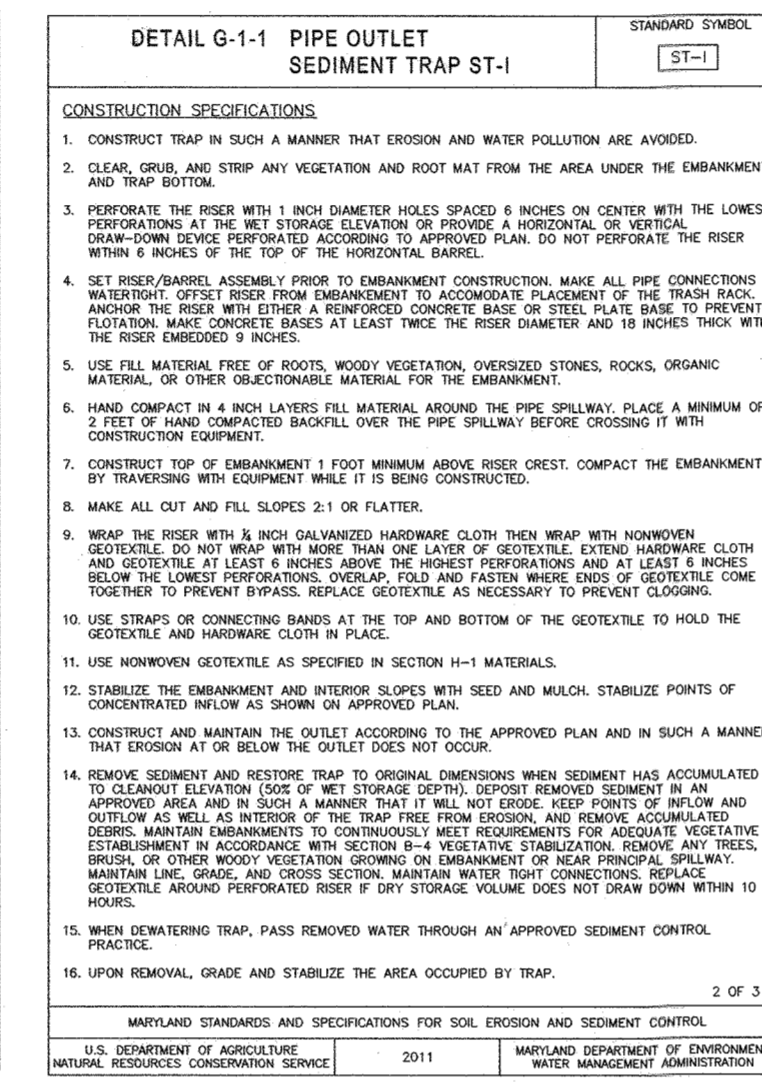
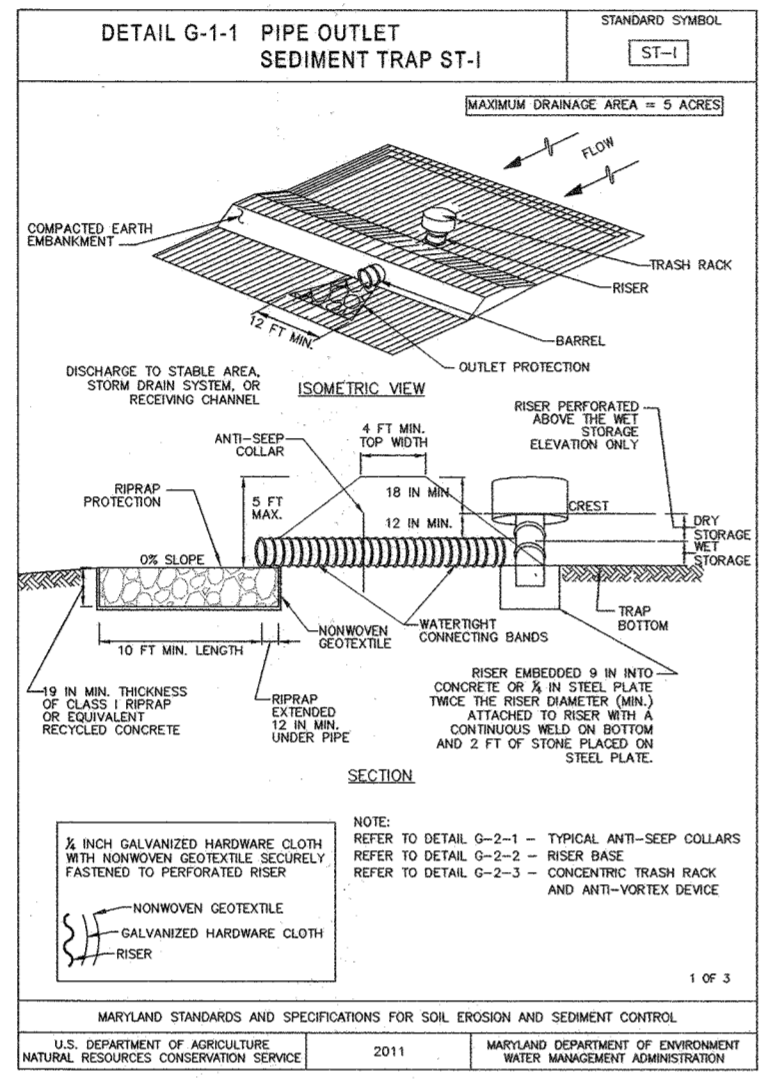
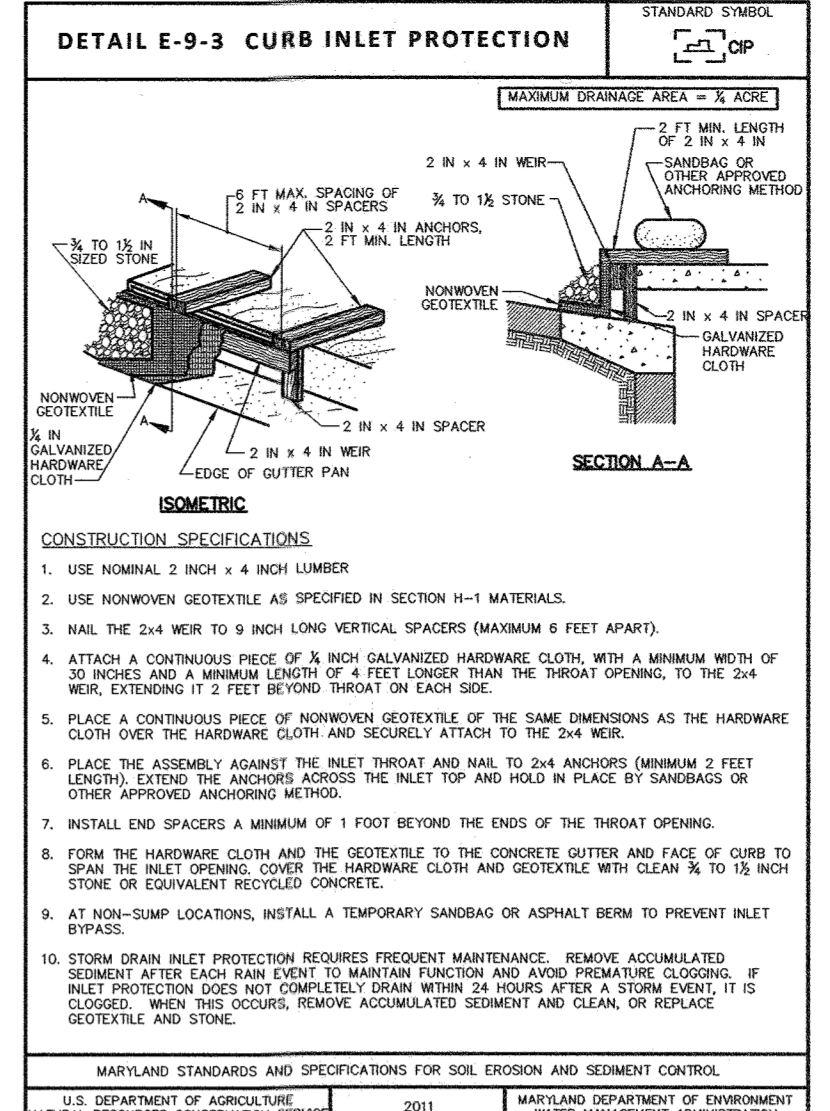
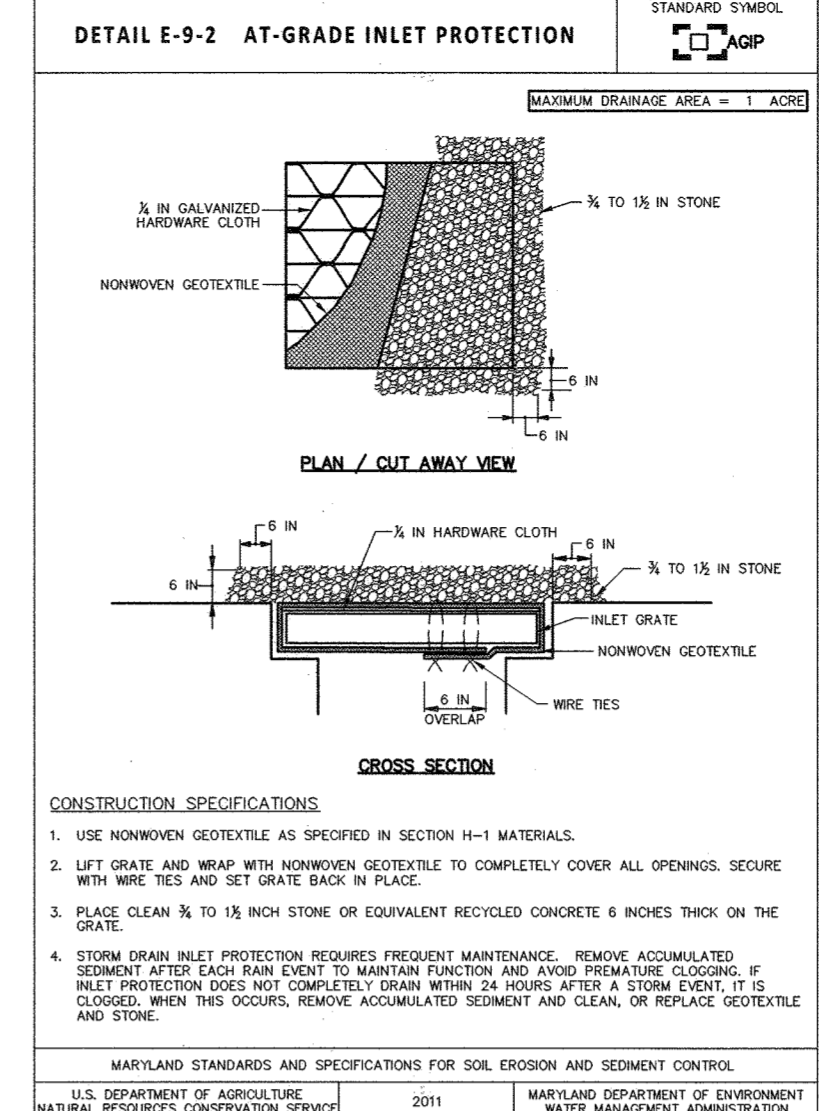
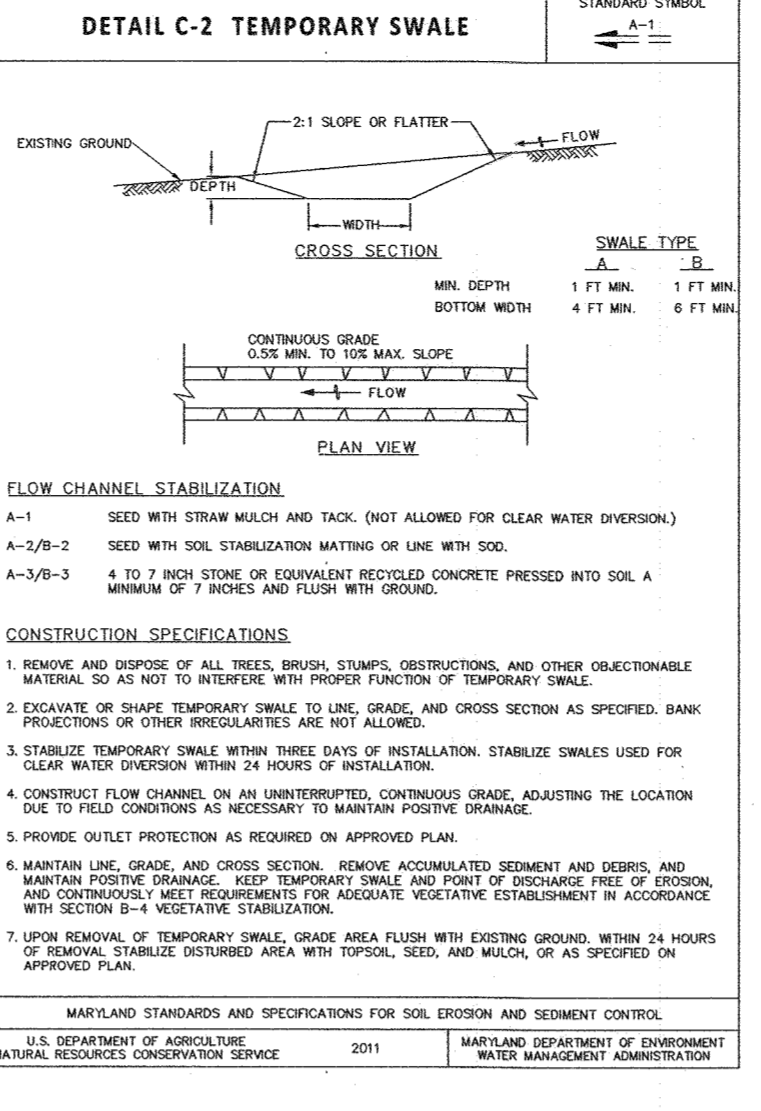
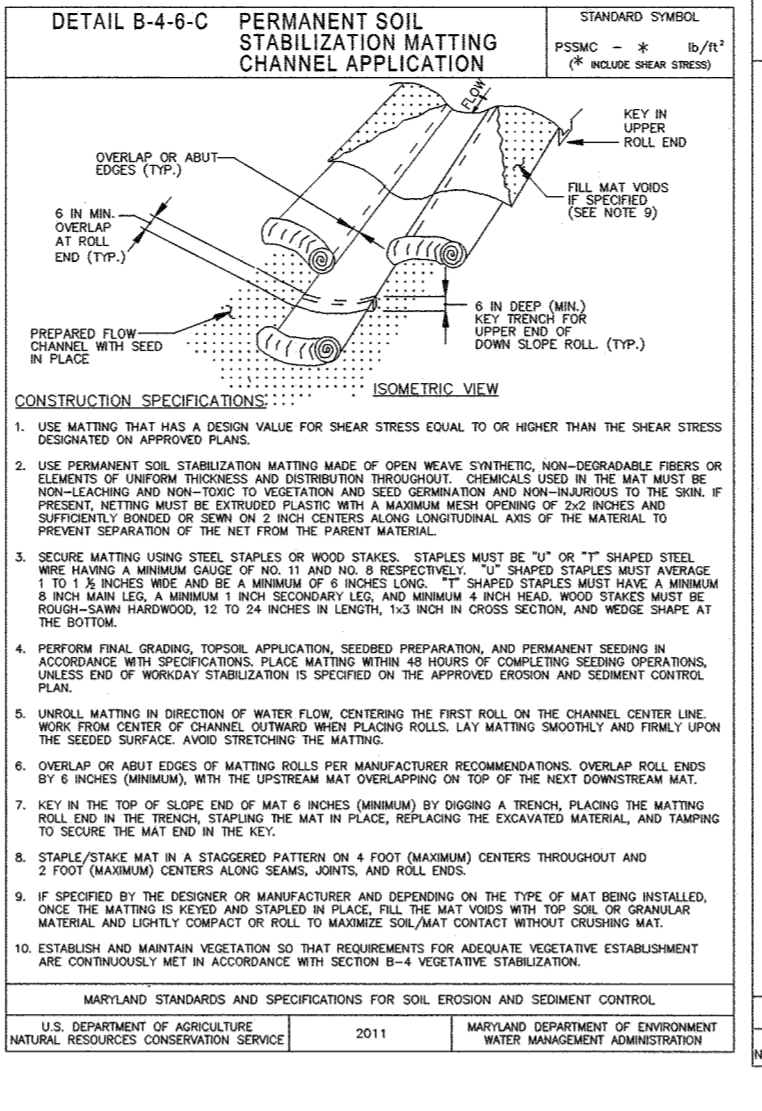
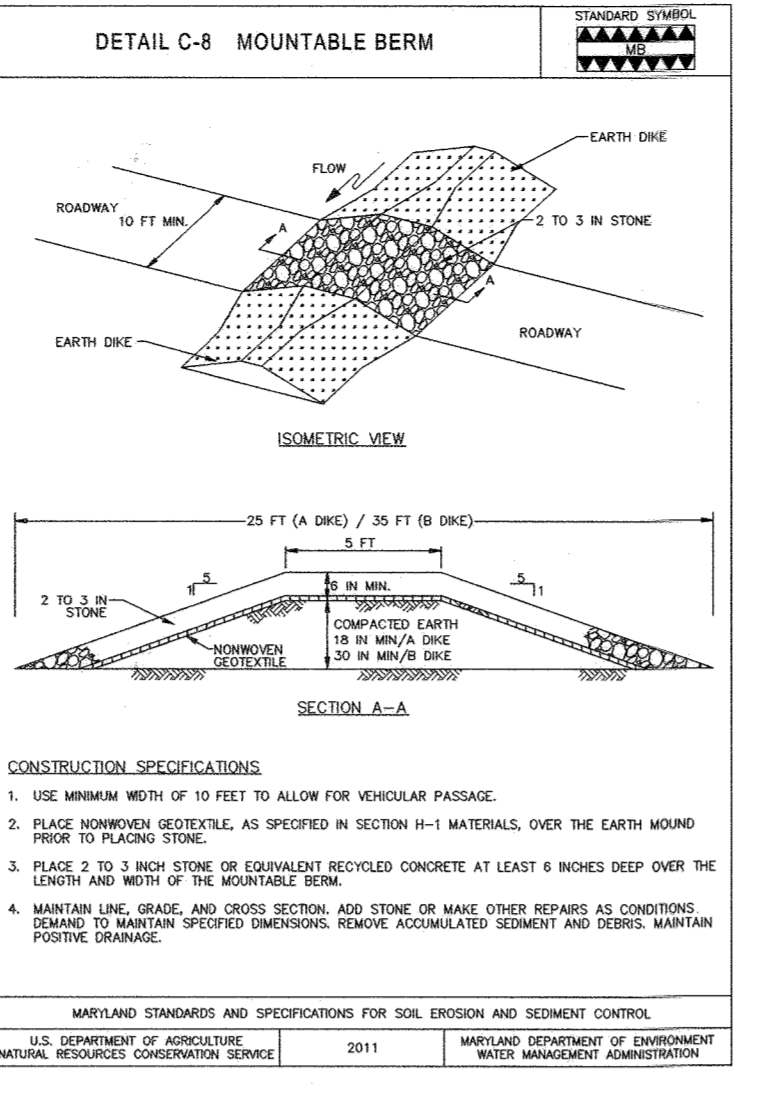
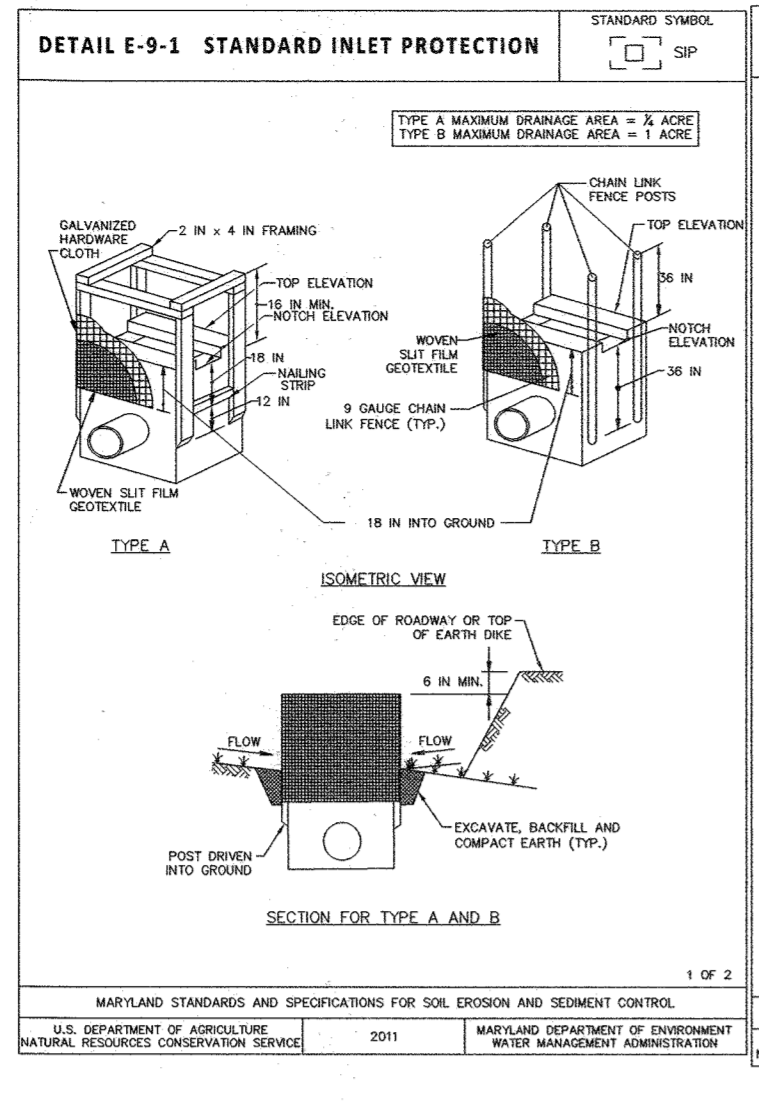
SEDIMENT CONTROL PLAN - PHASE 2
GATES AT MAPLE LAWN
PARCEL A
 PN: 25196-25196
 A RESUBDIVISION OF PARCEL 282 & SRC Plat No. 59938 Parcels 1 & 3
 L: 18909 F; 397, L: 19769, P: 001
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	R-SA-8	20027
DATE	TAX MAP - GRID	SHEET
DEC., 2021	46 - 3	19 OF 39



NOTE: DO NOT EXCAVATE TO FINAL GRADE OR INSTALL BIORETENTION / MICRO-BIORETENTION MEDIA UNTIL ALL CONTRIBUTING AREA HAS BEEN STABILIZED. IF MEDIA IS INSTALLED, PROVIDE LINER ON TOP OF THE FACILITY UNTIL ALL CONTRIBUTING AREA HAS BEEN STABILIZED.

BIORETENTION/MICRO-BIORETENTION TEMPORARY GRADING SCALE: N.T.S.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Howard County* Date: 2-10-22

Chief, Division of Land Development: *Howard County* Date: 2/10/22

Chief, Development Engineering Division: *Howard County* Date: 1-21-22

DEVELOPER'S/BUILDER'S CERTIFICATE

"I HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE."

Signature: *Thomas B. McKel* Date: 12/21/21

Signature: *Thomas B. McKel, Managing Partner* Date: 12/21/21

ENGINEER'S CERTIFICATE

"I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

Signature: *Alexander Butcher* Date: 12/21/21

Signature: *Alexander Butcher* Date: 01/10/22

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

Signature: *Alexander Butcher* Date: 01/10/22

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

GLW PLANNING | ENGINEERING | SURVEYING

3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-889-2524 | FAX: 301-421-4188

DESIGNED BY:	DDS
DRAWN BY:	DDS
CHECKED BY:	CKG
DATE:	REVISION
BY:	APPR.

PREPARED FOR:	OWNER:	DEVELOPER:
M.L. MAPLE LAWN LLC	FULTE GROUP	9302 LEE HIGHWAY
1202 SHADY CREEK RD	SUITE 1000	FAIRFAX, VA 22031
MARRIOTTVILLE, MD 21104	PH: 703-934-9367	ATTN: DON HUGHES

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, 2027

Signature: *Alexander Butcher* Date: 12/21/21

ELECTION DISTRICT No. 5

TEMPORARY STOCKPILE GRADING PLAN

GATES AT MAPLE LAWN PARCEL A

PN: 2-2196-2-2988

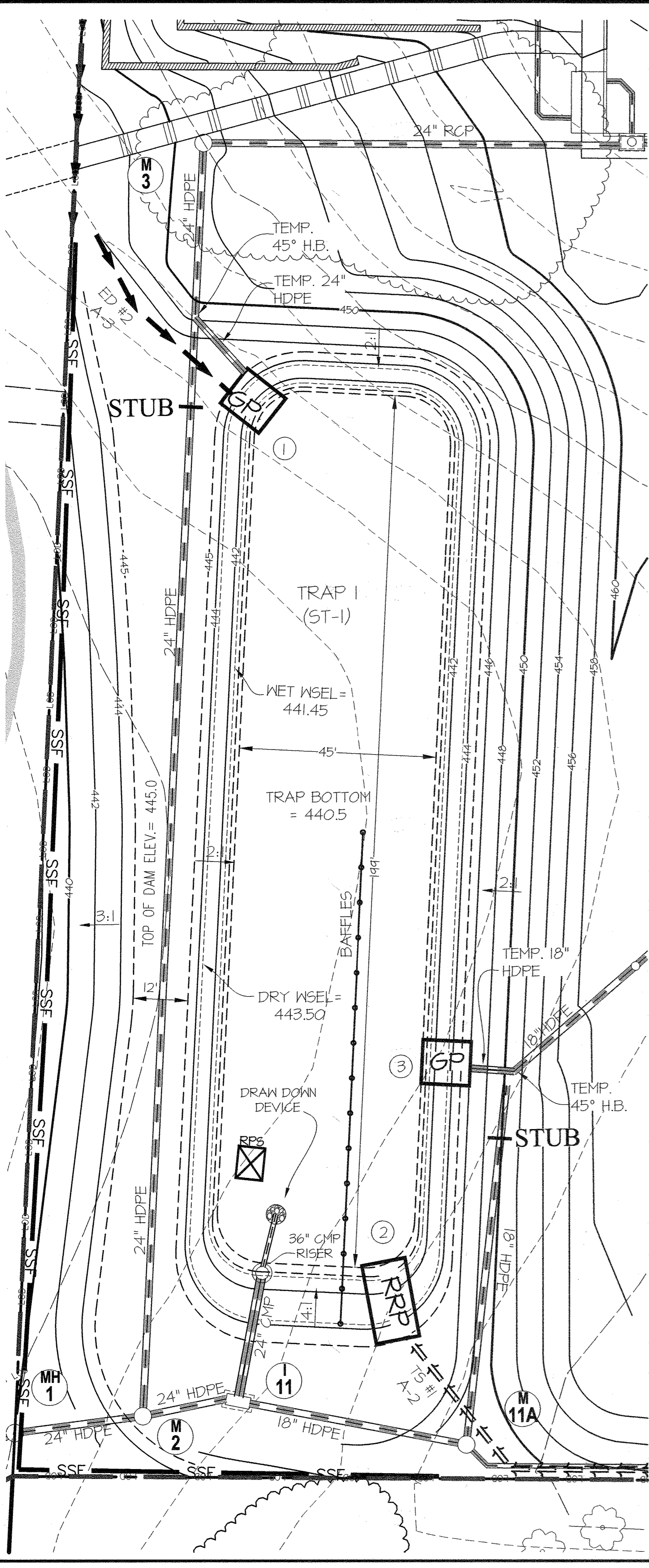
A RESUBDIVISION OF PARCEL 282 & SRC Plat No. 59938 Parcels 1 & 3

L: 18909 F: 397, L: 19769, F: 001

HOWARD COUNTY, MARYLAND

SCALE:	ZONING:	G. L. W. FILE NO.:
AS SHOWN	R-SA-8	20027
DATE:	TAX MAP - GRID:	SHEET:
DEC., 2021	46 - 3	21 OF 39

L:\CAD\DRAWINGS\2022\PLANS BY G.W.S.P\20027-SNE.dwg, PLOTTED: 12/21/2021 11:37 AM, LAST SAVED: 11/17/2021 12:32 PM, PLOTTED BY: Don Swenney



SEDIMENT TRAP 1 DATA TABLE
PIPE OUTLET SEDIMENT TRAP (ST-1)

EXISTING DRAINAGE AREA = 5.0 AC
WORST CASE INTERIM DRAINAGE AREA = 5.0 AC

NET STORAGE VOL. REQUIRED = 0.21 AC-FT
NET STORAGE VOL. PROVIDED = 0.21 AC-FT
NET STORAGE ELEV. = 441.45
DRY STORAGE REQUIRED = 0.21 AC-FT
DRY STORAGE PROVIDED = 0.52 AC-FT
DRY STORAGE WSEL = 443.50

EXISTING O-TR = 0.2 cfs
INTERIM O-TR = 0.2 cfs
SAFE PASS OF 10-YR STORM PROVIDED
Qp = 1.20 cfs
10-YR WSEL = 444.10 FT

BOTTOM ELEVATION = 440.50
TOP OF EMBANKMENT = 445.00
NEAR CREST ELEVATION = 443.50
NEAR LENGTH = 9.42'

EMERGENCY SPILLWAY ELEV. = NONE
CLEANOUT ELEVATION = 440.80
EMBANKMENT TOP WIDTH: 10' MIN
SIDE SLOPES: 2:1 INTERIOR - 3:1 EXTERIOR

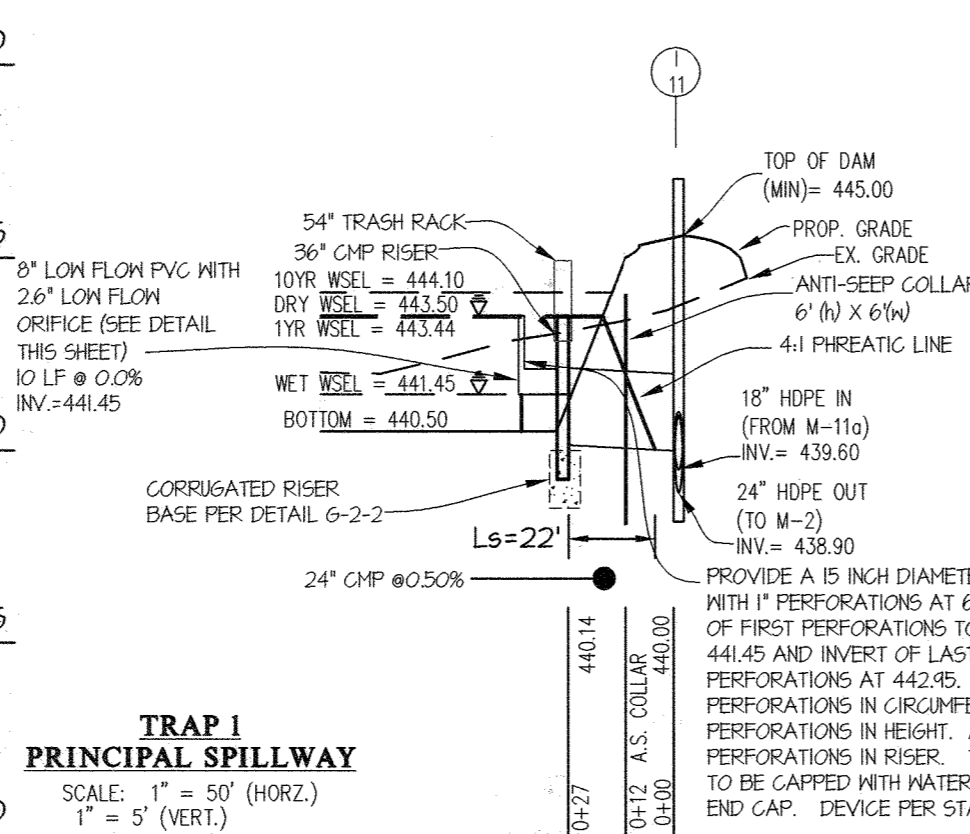
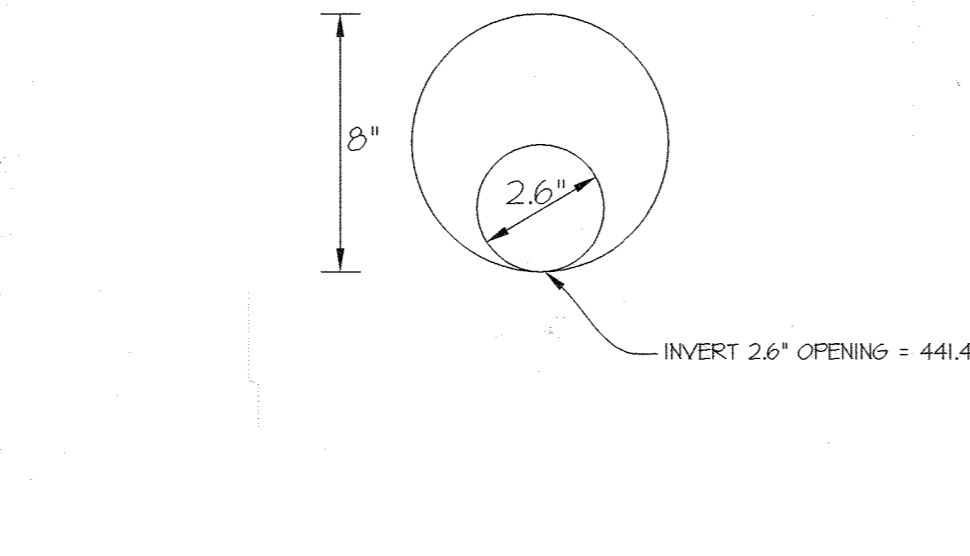
BAFFLE COMPUTATION

1 D = 101 FT.
A MET POOL = 9,811 FT²
W = √(A/2) = 10
L = 2W = 140 FT REQUIRED
L = 101 FT PROVIDED

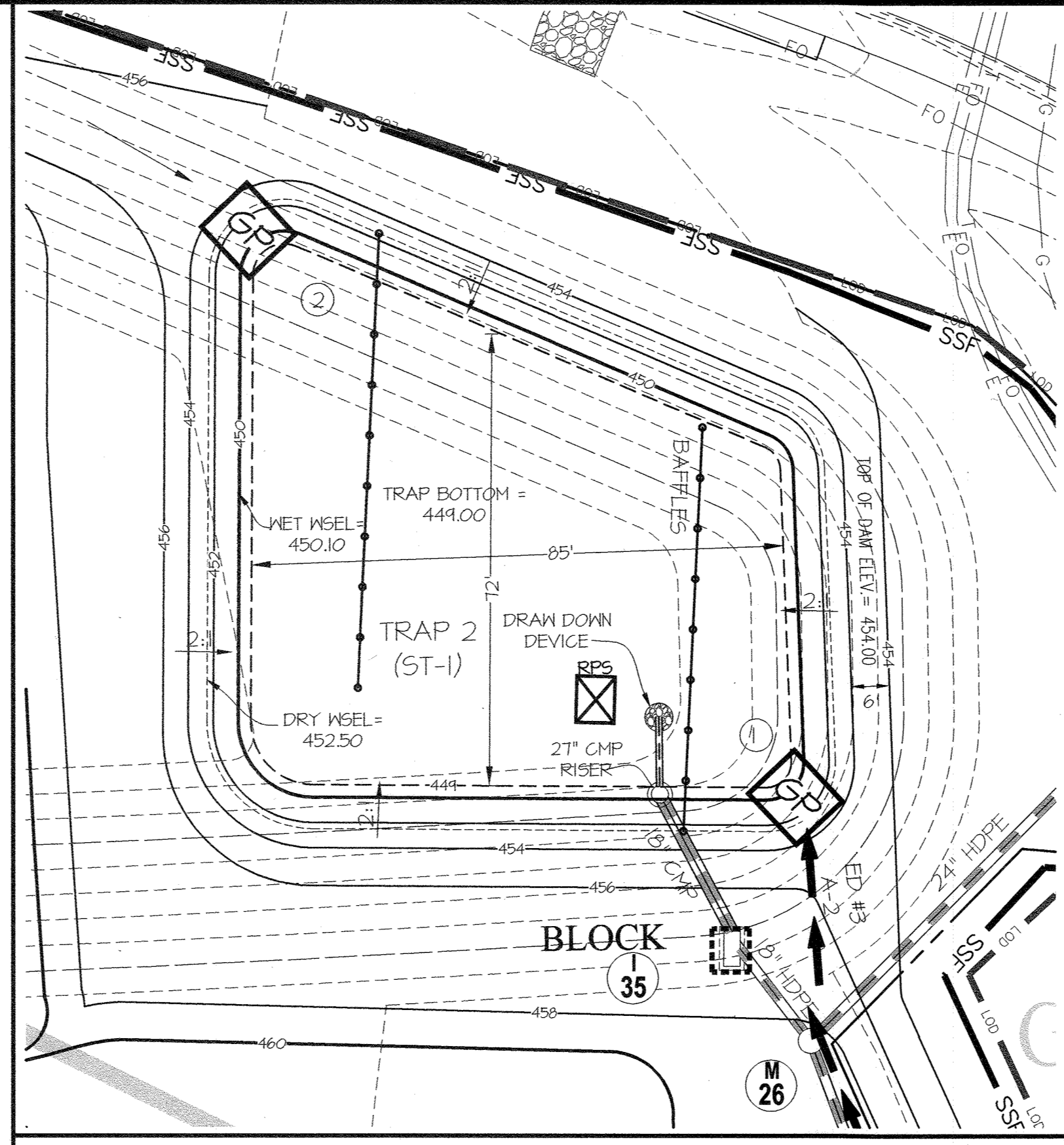
2 D = 28 FT.
A MET POOL = 9,811 FT²
W = √(A/2) = 10
L = 2W = 140 FT REQUIRED
L = 200 FT PROVIDED

3 D = 55 FT.
A MET POOL = 9,811 FT²
W = √(A/2) = 10
L = 2W = 140 FT REQUIRED
L = 155 FT PROVIDED

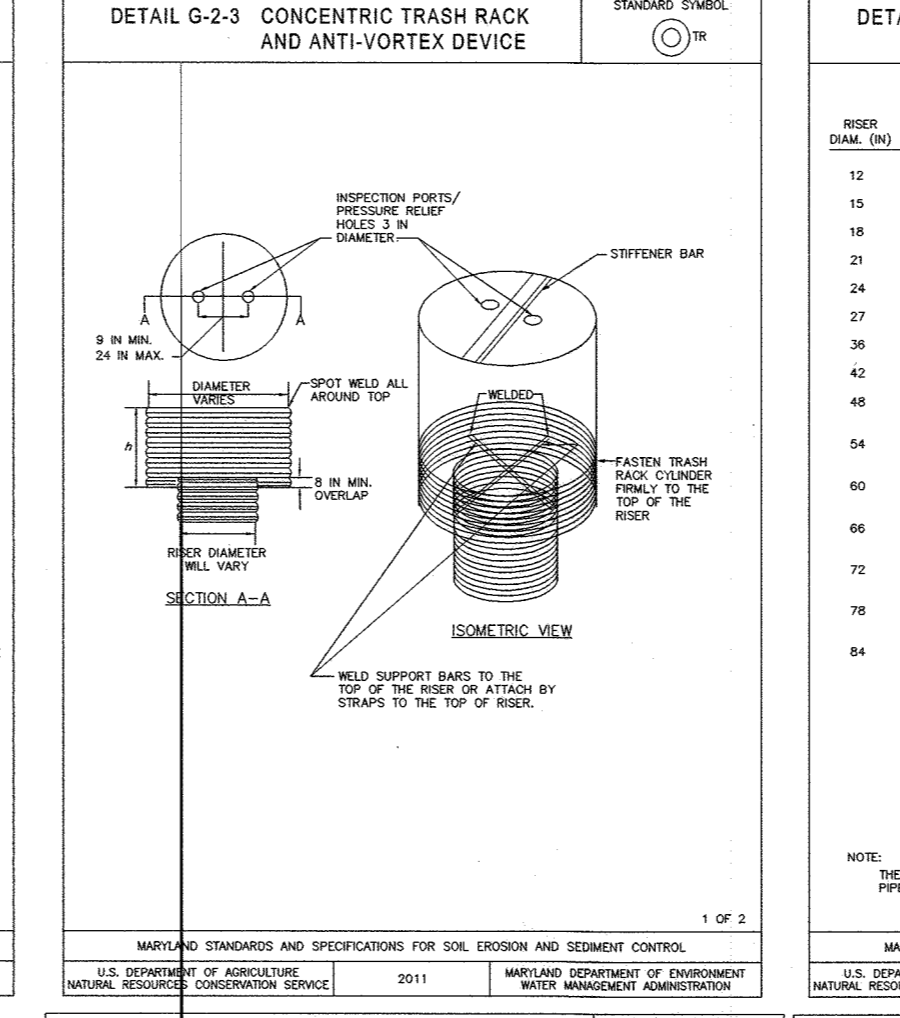
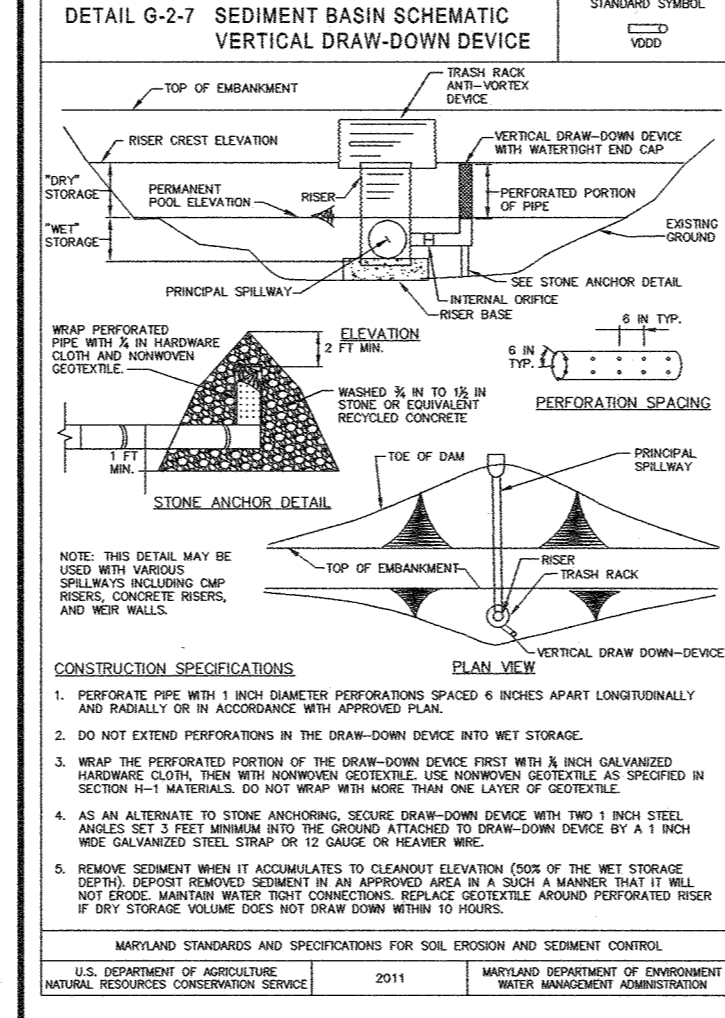
TEMPORARY STOCKPILE GRADING LOW FLOW ORIFICE



TRAP 1 PRINCIPAL SPILLWAY
SCALE: 1" = 50' (HORZ.)
1" = 5' (VERT.)

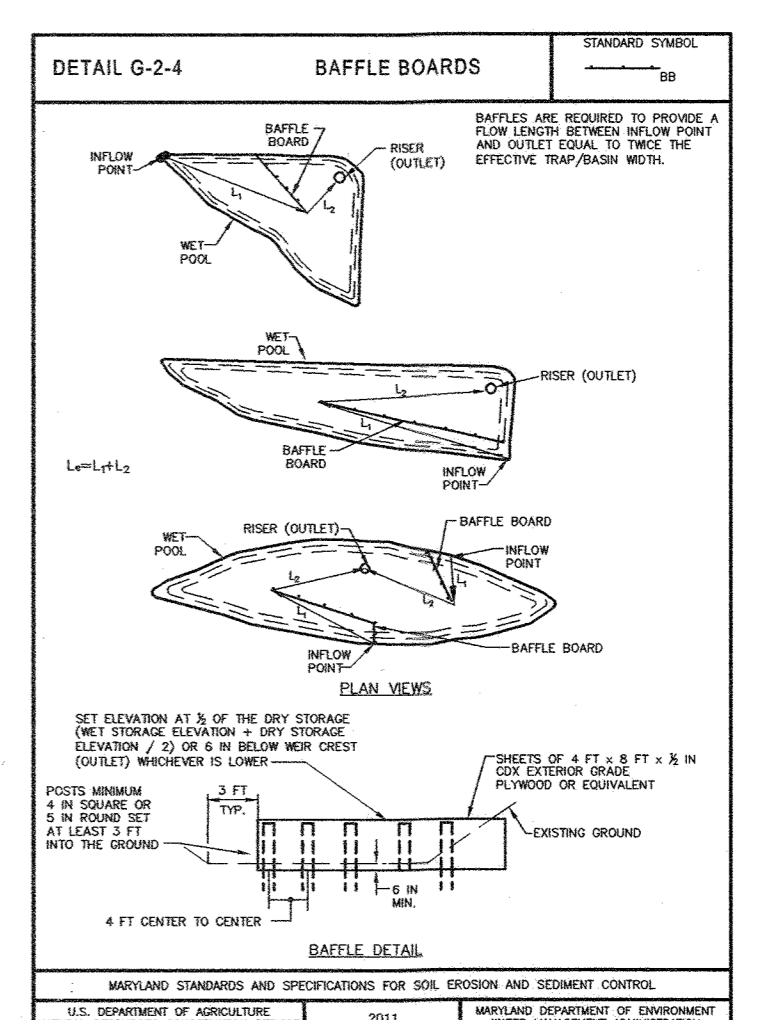
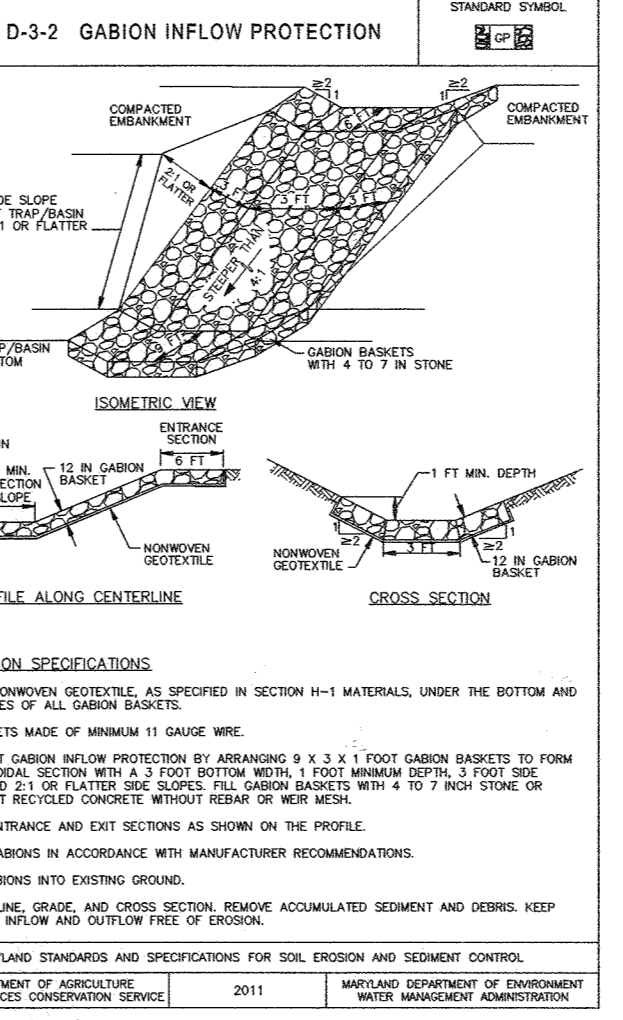
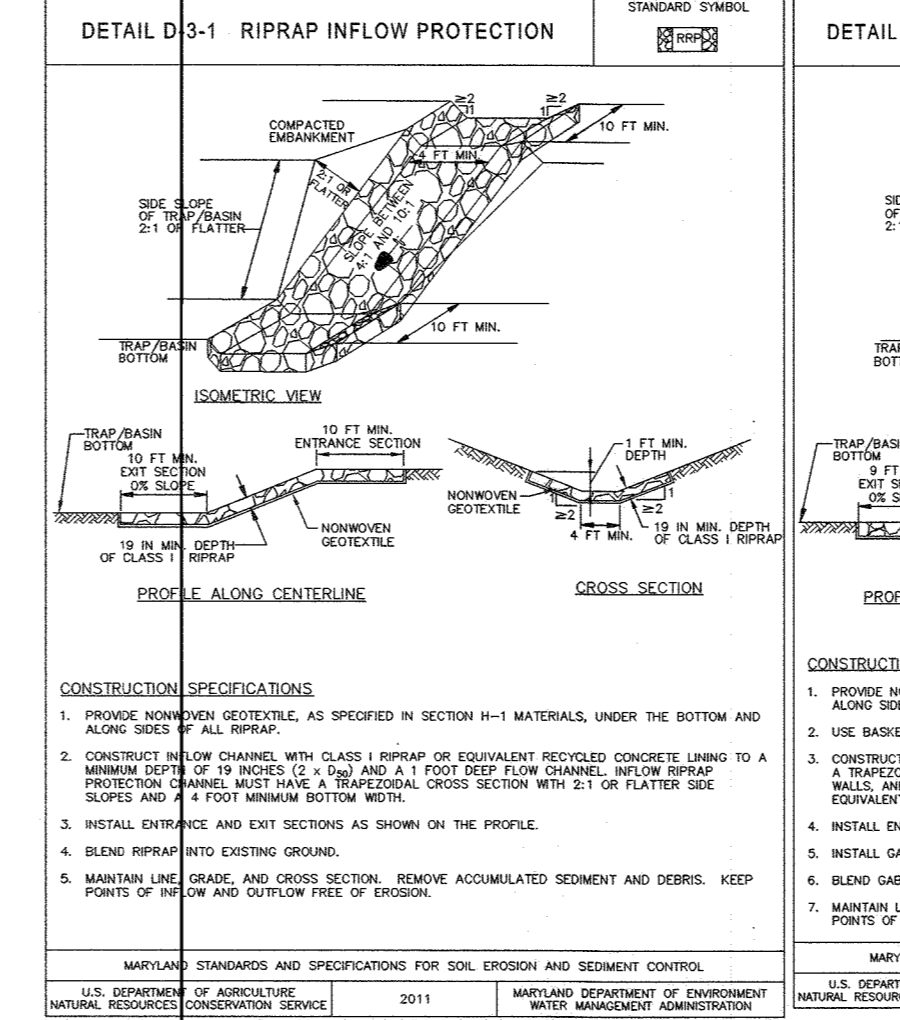
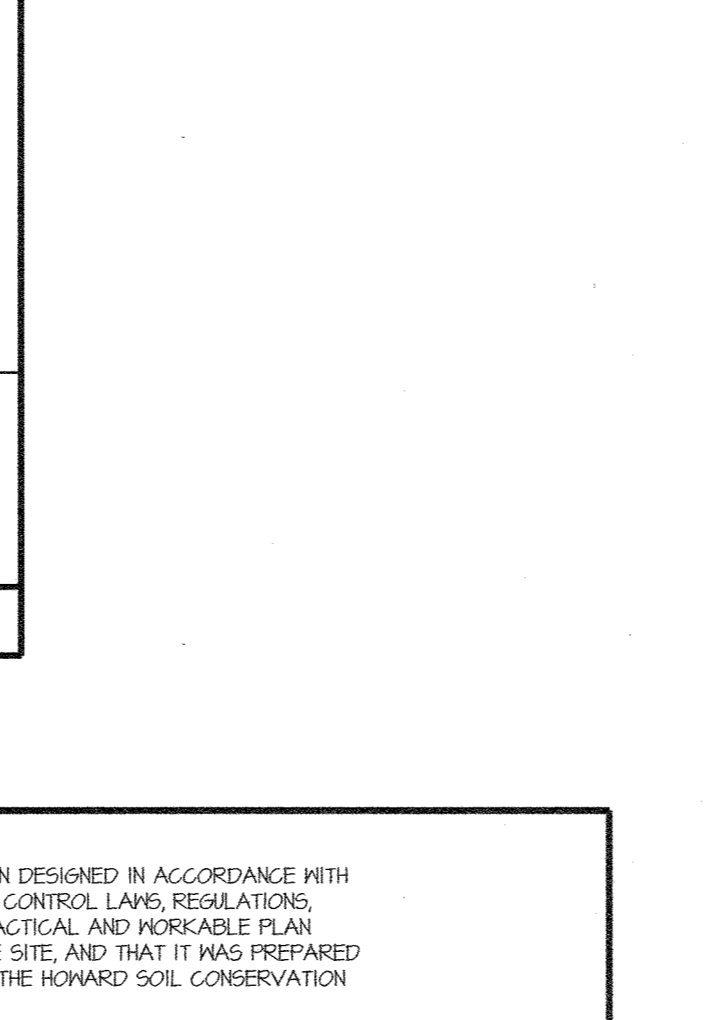
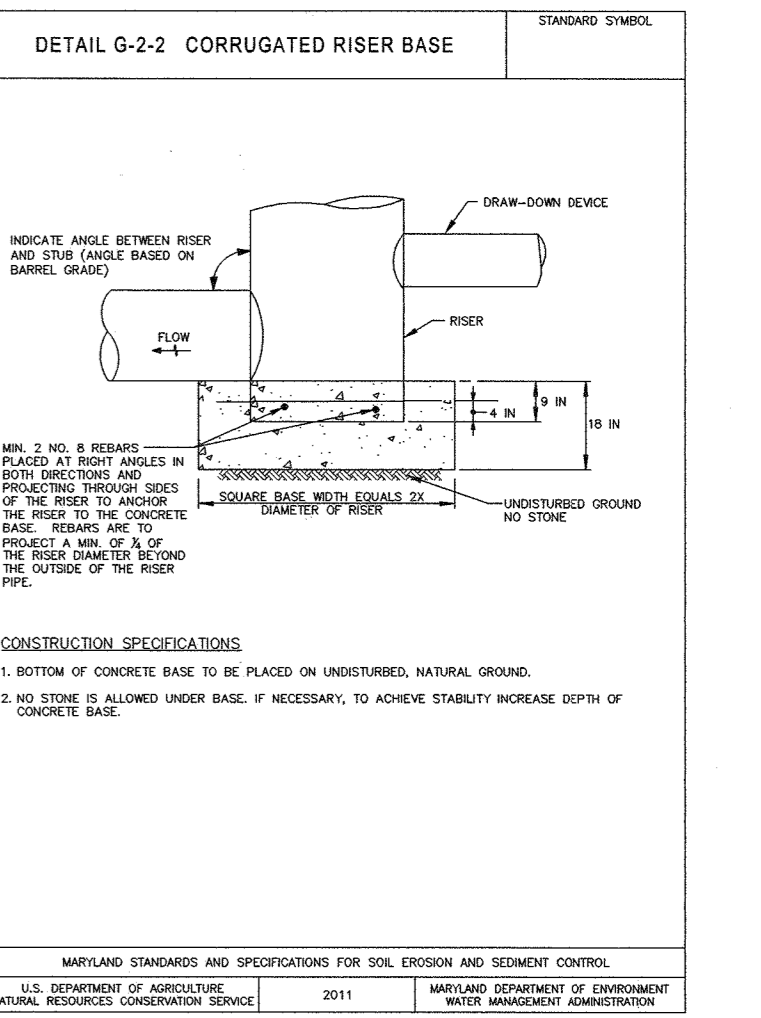
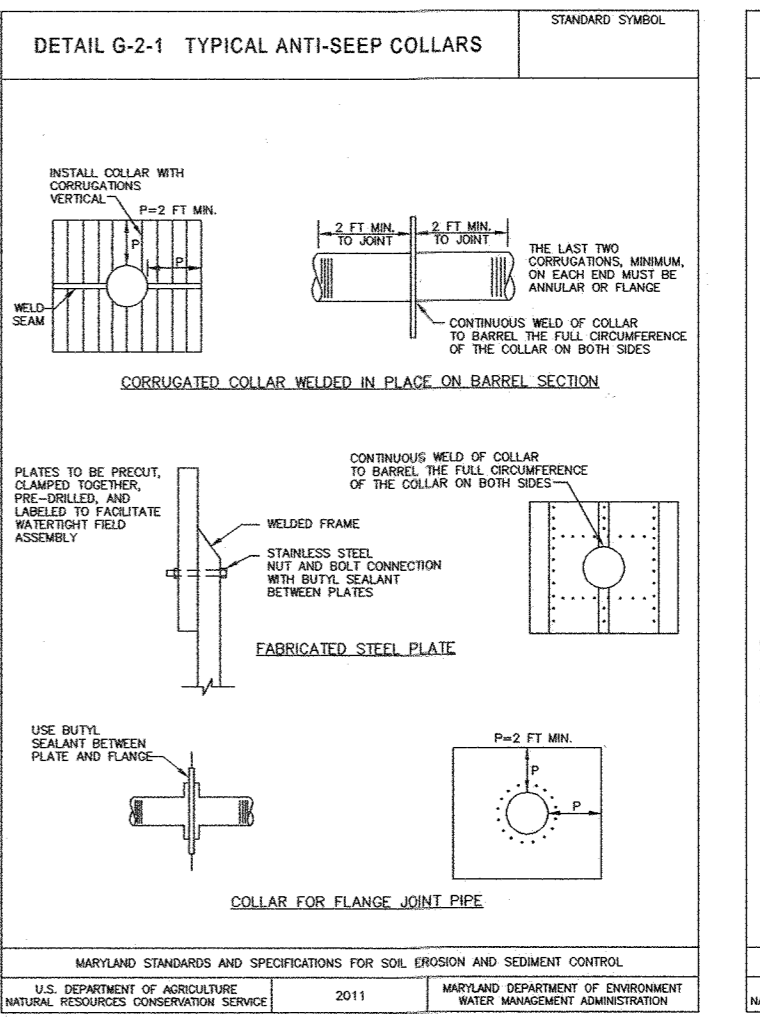


TRAP 2 DETAILS SCALE: 1" = 20'



TRASH RACK

DIAM. (IN)	QAM THICKNESS (IN)	MINIMUM SIZE SUPPORT BAR	MINIMUM SIZE STRIPPER
12	16	14	16
16	20	18	18
18	27	18	18
21	30	18	18
24	36	21	18
27	42	18	18
36	54	24	18
42	60	24	18
48	72	24	18
54	78	33	18
60	90	33	18
66	96	41	18
72	102	47	18
78	114	54	18
84	120	60	18



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: [Signature] Date: 2-10-22

Chief, Division of Land Development: [Signature] Date: 2/10/22

Chief, Development Engineering Division: [Signature] Date: 1-21-22

GLW
PLANNING | ENGINEERING | SURVEYING
3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
PHONE: 301-421-4024 | BALTO: 410-880-1820 | DC&A: 301-989-2524 | FAX: 301-421-4186

DEVELOPER'S/BUILDER'S CERTIFICATE

"I HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR HERE."

Signature: [Signature] Date: 1/20/21
Thomas B. McKee, Managing Partner

ENGINEER'S CERTIFICATE

"I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND PORTABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

Signature: [Signature] Date: 12/21/21
CARL GUTSCHICK, ENGINEER
1215 (P.E.)
MD REGISTRATION NO. [Blank]

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

Signature: [Signature] Date: 01/10/22
Alexander Butcher, HOWARD SOIL CONSERVATION DISTRICT

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, 2022

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

TEMPORARY STOCKPILE GRADING PLAN

GATES AT MAPLE LAWN PARCEL A
PN: 25186-25188
A RESUBDIVISION OF PARCEL 282 & SRC Plot No. 59938 Parcels 1 & 3
L: 18909 F; 397, L: 17699, F: 001

DESIGNED BY: DDS	PREPARED FOR: OWNER: M.L. MAPLE LAWN LLC, 1202 SHADY CREEK RD, MARRIOTTVILLE, MD 21044	DESIGNED BY: PULTE GROUP, 9302 LEE HIGHWAY, FAIRFAX, VA 22031, PH: 703-934-9367, ATTN: DON HUGHES	SCALE: AS SHOWN	ZONING: R-SA-8	G. L. W. FILE NO.: 20027
DRAWN BY: DDS	DATE: DEC., 2021	EXPIRATION DATE: MAY 26, 2022	TAX MAP - GRID: 46 - 3	SHEET: 22 OF 39	
CHECKED BY: CKG	DATE: [Blank]	ELECTION DISTRICT No. 5			

SEDIMENT TRAP 2 DATA TABLE
PIPE OUTLET SEDIMENT TRAP (ST-1)

EXISTING DRAINAGE AREA = 3.84 AC
WORST CASE INTERIM DRAINAGE AREA = 3.84 AC

NET STORAGE VOL. REQUIRED = 0.16 AC-FT
NET STORAGE VOL. PROVIDED = 0.16 AC-FT
NET STORAGE ELEV. = 450.10
DRY STORAGE REQUIRED = 0.16 AC-FT
DRY STORAGE PROVIDED = 0.41 AC-FT
DRY STORAGE WSEL = 452.50

EXISTING O-TR = 0.2 cfs
INTERIM O-TR = 0.2 cfs
SAFE PASS OF 10-YR STORM PROVIDED
Qp = 1.4 cfs
10-YR WSEL = 453.20 FT

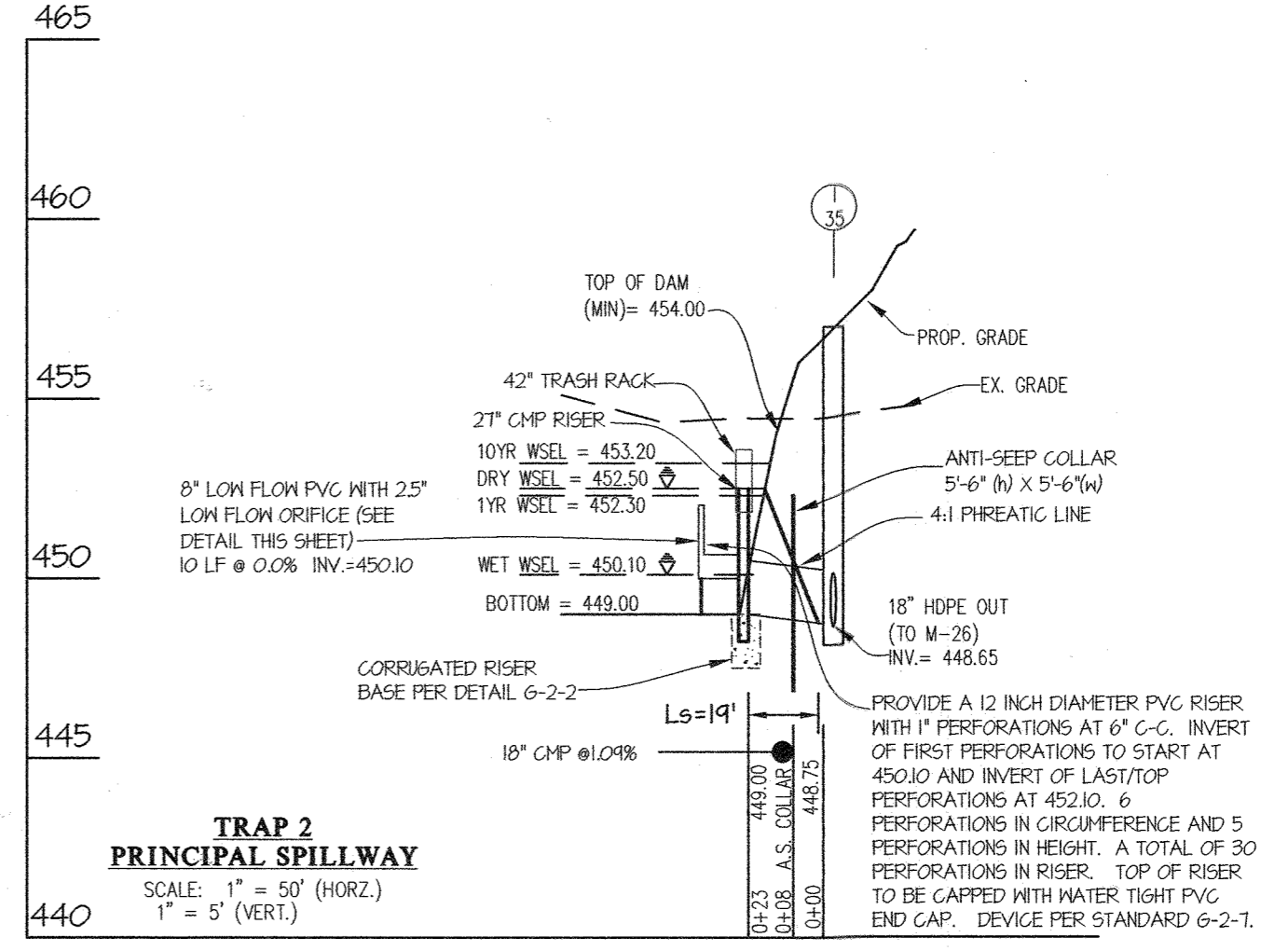
BOTTOM ELEVATION = 444.00
TOP OF EMBANKMENT = 454.00
NEAR CREST ELEVATION = 452.50
NEAR LENGTH = 11.06'

EMERGENCY SPILLWAY ELEV. = NONE
CLEANOUT ELEVATION = 449.50
EMBANKMENT TOP WIDTH: 6'
SIDE SLOPES: 2:1 INTERIOR - 3:1 EXTERIOR

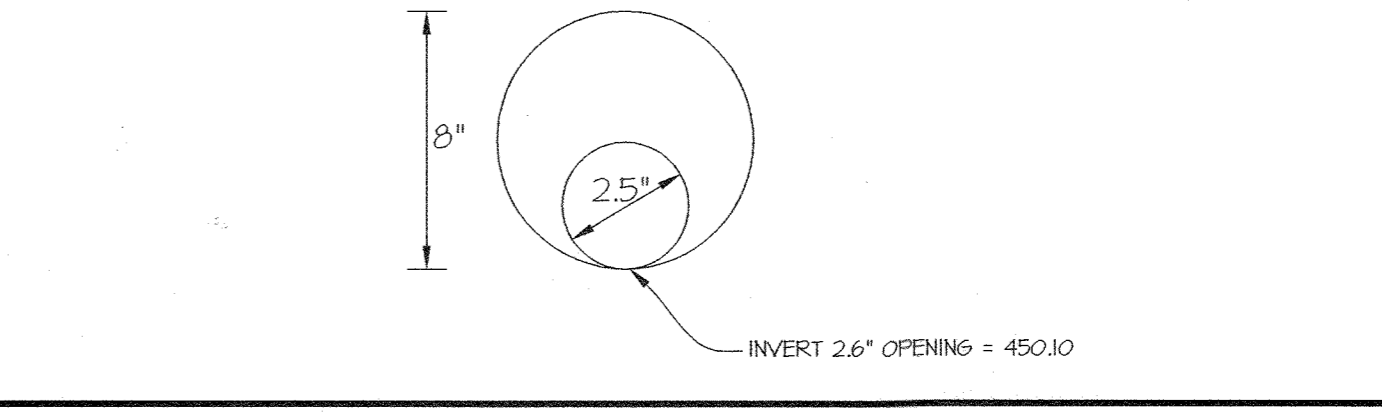
BAFFLE COMPUTATION

1 D = 20 FT.
A MET POOL = 6,650 FT²
W = √(A/2) = 58
L = 2W = 116 FT REQUIRED
L = 116 FT PROVIDED

2 D = 120 FT.
A MET POOL = 6,650 FT²
W = √(A/2) = 58
L = 2W = 116 FT REQUIRED
L = 120 FT PROVIDED



TRAP 2 PRINCIPAL SPILLWAY
SCALE: 1" = 50' (HORZ.)
1" = 5' (VERT.)



TEMPORARY STOCKPILE GRADING LOW FLOW ORIFICE

L:\CAD\DRAWINGS\2022\PLANS BY GLW\SSP\20027-SNE-6-PP...
PLOTTED: 12/21/2021 11:38 AM, LAST SAVED: 11/17/2021 12:32 PM, PLOTTER: EPC, Don Hughes

LEGEND

	LDD	LIMIT OF DISTURBANCE
	SF	SILT FENCE
	SSF	SUPERSILT FENCE
	ED	EARTH DIKE
	GnA	SOIL BOUNDARY
	GnB	SOIL TYPE
	SCE	STABILIZED CONSTRUCTION ENTRANCE
		HIGHLY ERODIBLE SOIL (PER H&O: SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR, K, GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT)
		TRAP 1 WORST CASE DRAINAGE AREA
		TRAP 2 WORST CASE DRAINAGE AREA
		EARTH DIKE DRAINAGE AREA
		TEMP. SWALE DRAINAGE AREA

NOTE: DRAINAGE DIVIDES OFFSET FOR CLARITY

WORST CASE DRAINAGE AREA INFORMATION

TRAP 1

CONDITION	AREA NO.	AREA (AC.)	CN	TC (HOURS)
EXISTING	1	5.0	58	0.24
INTERIM	1	5.0	91	0.10

WORST CASE DRAINAGE AREA INFORMATION

TRAP 2

CONDITION	AREA NO.	AREA (AC.)	CN	TC (HOURS)
EXISTING	2	3.8	58	0.23
INTERIM	2	3.8	91	0.10

TEMPORARY DIKE/SWALE

DEVICE	DRAINAGE AREA (SQ FT)	MAX. SLOPE (%)	FLOW DEPTH (IN)	V ₂ (FPS)	TREATMENT
TS #1	1.03	5	0.25	4.0	A-2
ED #2	1.58	10	0.80	5.3	A-3
ED #3	1.21	1	0.45	2.8	A-2

SOILS (on-site)

Map Unit	Map Unit Name	Type	K Factor
GgA	Glenelg loam, 0 to 3 percent slopes	B	0.20
GgB	Glenelg loam, 3 to 8 percent slopes	B	0.20

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

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

Alexander Batches
HOWARD SOIL CONSERVATION DISTRICT
DATE: 01/10/22

DEVELOPER'S/BUILDER'S CERTIFICATE
I HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL ON EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE.

Thomas B. McKee
SIGNATURE OF DEVELOPER/BUILDER
DATE: 12/22/21
Thomas B. McKee, Managing Partner
PRINTED NAME & TITLE

ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Carl Gutschick
ENGINEER'S SIGNATURE
DATE: 12/21/21
CARL GUTSCHICK
PRINTED NAME
12415 (PE)
MD REGISTRATION NO.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

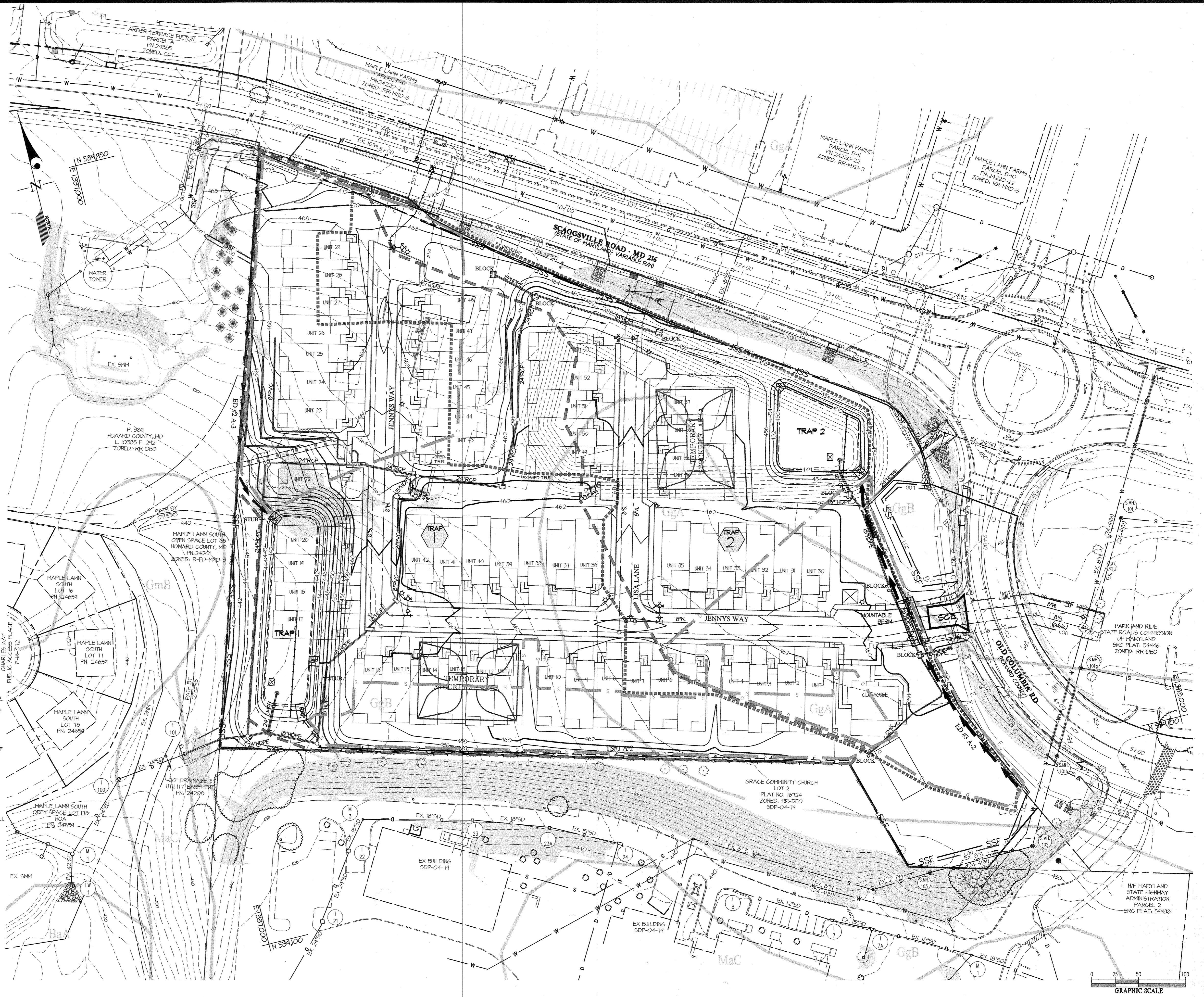
Ang Green
Director
Date: 2-10-22
2/10/22
Date
1/21/22
Date
Chief, Development Engineering Division

NOTES:

- STANDARD SILT FENCE MAY BE REPLACED WITH SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.
- WHEN SUPER SILT FENCE IS RUNNING AT A SLOPE GREATER THAN 5% FOR A DISTANCE OVER 50', CURF FENCE UP 2' FOR EVERY 2' OF ELEVATION CHANGE ALONG SILT FENCE.
- SEDIMENT CONTROL INSPECTOR MAY RELOCATE STABILIZED CONSTRUCTION ENTRANCES.
- SEE DETAIL B-4-B ON SHEET 20 FOR STOCKPILE BENCHING REQUIREMENTS.
- ANY SEDIMENT CONTROLS INTERRUPTED BY THE INSTALLATION OF A STORM DRAIN IS TO BE REPAIRED IMMEDIATELY.

STANDARD STABILIZATION NOTE:

- FOLLOWING INITIAL SOIL DISTURANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN:
- THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND
 - SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.



DESIGNED BY	DATE	REVISION	BY	APP'R.
DD				

PREPARED FOR:

OWNER: MLT MAPLE LAWN LLC 1202 SHADY CREEK RD MARRIOTTVILLE, MD 21104	DEVELOPER: PULTE GROUP 9302 LEE HIGHWAY SUITE 1000 FAIRFAX, VA 22031 PH: 703-934-9367 ATTN: DON HUGHES
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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, 2027.

12/21/21 *Carl Gutschick*

SEDIMENT CONTROL DRAINAGE AREA MAP

GATES AT MAPLE LAWN
PARCEL A
PN: 25986-25988
A RESUBDIVISION OF PARCEL 282 & SRC Flat No. 59938 Parcels 1 & 3
L: 18909 F: 397, L: 19769, F: 001
ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	R-SA-8	20027
DATE	TAX MAP - GRID	SHEET
DEC., 2021	46 - 3	23 OF 39

SPECIFICATIONS: PLANT MATERIALS AND PLANTING METHODS

A. PLANT MATERIALS

THE LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL AND/OR DIG, BALL, BURLAP AND TRANSPORT ALL OF THE PLANT MATERIALS CALLED FOR ON DRAWINGS AND/OR LISTED IN THE PLANT SCHEDULE.

1. PLANT NAMES USED IN THE PLANT SCHEDULE SHALL CONFORM WITH 'AAN' STANDARDS.

ALL PLANT MATERIAL SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE 'USA STANDARD FOR NURSERY STOCK' LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN HERE-AFTER REFERRED TO AS AAN STANDARDS.

ALL PLANTS SHALL BE NURSERY GROWN AND SHALL HAVE BEEN GROWN UNDER THE SAME CLIMATE CONDITIONS AS THE FINISH OF THIS PROJECT FOR AT LEAST TWO YEARS BEFORE PLANTING.

3. PLANT MEASUREMENTS

ALL PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED IN THE PLANT SCHEDULE.

A. CALIFER MEASUREMENTS SHALL BE TAKEN SIX INCHES (6") ABOVE GRADE FOR TREES UP TO FOUR-INCH (4") CALIFER AND TWELVE (12") ABOVE GRADE FOR TREES GREATER THAN FOUR INCHES (4") IN CALIFER.

B. MINIMUM BRANCHING HEIGHT FOR ALL SHADE TREES SHALL BE SIX FEET (6'), MAXIMUM EIGHT FEET (8').

C. CALIFER HEIGHT, SPREAD AND SIZE OF BALL SHALL BE GENERALLY AS FOLLOWS:

Table with 5 columns: CALIFER, HEIGHT, SPREAD, SIZE OF BALL, DIAMETER. Rows include measurements for 2"-2.5" califer up to 5.5"-6" califer.

ALL PLANT MATERIAL SHALL GENERALLY AVERAGE THE MEDIAN FOR THE SIZE RANGES INDICATED ABOVE AS INDICATED IN THE 'AAN' STANDARDS.

4. PLANT IDENTIFICATION

TAGS SHALL BE ATTACHED TO ALL SHADE TREES, MINOR TREES, SPECIMEN SHRUBS AND BUNDLES OR BOXES OF OTHER PLANT MATERIAL.

5. PLANT INSPECTION

THE OWNER MAY REQUEST, AT LEAST TEN (10) DAYS PRIOR TO THE INSTALLATION OF ANY PROPOSED PLANT MATERIAL, TO INSPECT ALL PROPOSED PLANT MATERIAL.

B. PLANTING METHODS

ALL PROPOSED PLANT MATERIALS THAT MEET THE SPECIFICATIONS IN SECTION A ARE TO BE PLANTED IN ACCORDANCE WITH THE FOLLOWING METHODS DURING THE PROPER PLANTING SEASONS AS DESCRIBED IN THE FOLLOWING:

1. PLANTING SEASONS

THE PLANTING OF DECIDUOUS TREES, SHRUBS AND VINES SHALL BE FROM MARCH 1ST TO JUNE 15TH AND FROM SEPTEMBER 15TH TO DECEMBER 15TH.

2. DIGGING

ALL PLANT MATERIAL SHALL BE DUG, BALLED AND BURLAPPED (B&B) IN ACCORDANCE WITH THE 'AAN STANDARDS'.

3. EXCAVATION OF PLANT PITS

THE LANDSCAPING CONTRACTOR SHALL EXCAVATE ALL PLANT PITS, VINE PITS, HEDGE TRENCHES AND SHRUB BEDS IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

A. LOCATIONS OF ALL PROPOSED PLANT MATERIAL SHALL BE STAKED AND APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT BEFORE ANY OF THE PROPOSED PLANT MATERIAL IS INSTALLED BY THE LANDSCAPE CONTRACTOR.

B. ALL PITS SHALL BE GENERALLY CIRCULAR IN OUTLINE, VERTICAL SIDES, DEPTH SHALL NOT BE LESS THAN 6" DEEPER THAN THE ROOT BALL DIAMETER SHALL NOT BE LESS THAN TWO TIMES THE DIAMETER OF THE ROOT BALL AS SET FORTH IN THE FOLLOWING SCHEDULE:

Table with 5 columns: PLANT SIZE, ROOT BALL, PIT DIA., PIT DEPTH, PIT DIA. Rows include sizes for 2"-2.5" califer up to 5.5"-6" califer.

C. IF AREAS ARE DESIGNATED AS SHRUB BEDS OR HEDGE TRENCHES, THEY SHALL BE EXCAVATED TO AT LEAST 18" DEPTH MINIMUM.

D. DIAMETER AND DEPTH OF TREE PITS SHALL GENERALLY BE AS FOLLOWS:

Table with 5 columns: PLANT SIZE, ROOT BALL, PIT DIA., PIT DEPTH, PIT DIA. Rows include sizes for 2"-2.5" califer up to 5.5"-6" califer.

A 20% COMPACTION RATIO OF SOIL TO BE REMOVED IS ASSUMED AND WILL BE ALLOWED IN CALCULATION OF EXTRA TOPSOIL.

4. STAKING, CUTTING AND WRAPPING

ALL PLANT MATERIAL SHALL BE STAKED OR SAWED, AND WRAPPED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

A. STAKES SHALL BE SOUND WOOD 2" X 2" ROUGH SAWN OAK OR SIMILAR DURABLE WOODS OR LENGTHS, MINIMUM 1'-0" FOR MAJOR TREES AND 3'-0" MINIMUM FOR MINOR TREES.

B. WIRE AND CABLE: WIRE SHALL BE NO. 6A GALVANIZED OR BETHANIZED ANNEALED STEEL WIRE FOR TREES OVER 3" CALIFER.

C. HOSE SHALL BE NEW 2 PLY REINFORCED RUBBER HOSE, MINIMUM 1/2" I.D. 'PLASTIC LOCK TIES' OR 'PAUL'S TREES BRACES' MAY BE USED IN PLACE OF WIRE AND HOSE ON TREES UP TO 3" IN CALIFER.

D. ALL TREES UNDER 3" IN CALIFER ARE TO BE PLANTED AND STAKED IN ACCORDANCE WITH THE ATTACHED PLANTING DETAILS.

5. PRUNING, EDGING AND MULCHING

EVERY TREE, SHRUB OR VINE SHALL BE PRUNED IN AN APPROPRIATE MANNER TO ITS PARTICULAR REQUIREMENTS, IN ACCORDANCE WITH ACCEPTED STANDARD PRACTICE.

A. IF AREAS ARE DESIGNATED AS SHRUB BEDS OR HEDGE TRENCHES, THEY SHALL BE EXCAVATED TO AT LEAST 18" DEPTH MINIMUM.

B. ALL TRENCHES AND SHRUB BEDS SHALL BE EDGED AND CULTIVATED TO THE LINES SHOWN ON THE DRAWINGS.

C. AFTER CULTIVATION, ALL PLANT MATERIALS SHALL BE MULCHED WITH A 3" LAYER OF FINE, SHREDED PINE BARK, PEAT MOSS, OR ANOTHER APPROVED MATERIAL OVER THE ENTIRE AREA OF THE BED OR SAUCER.

6. PLANT INSPECTION AND ACCEPTANCE

THE DESIGN REVIEW COMMITTEE SHALL BE RESPONSIBLE FOR INSPECTING ALL PLANTING PROJECTS ON A PERIODIC BASIS TO ASSURE THAT ALL WORK IS PROCEEDING IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.

7. PLANT GUARANTEE

ALL PLANT MATERIAL SHALL BE GUARANTEED FOR THE DURATION OF ONE FULL GROWING SEASON, AFTER FINAL INSPECTION AND ACCEPTANCE OF THE WORK IN THE PLANTING PROJECT.

A. FOR THIS PURPOSE, THE 'GROWING SEASON' SHALL BE THAT PERIOD BETWEEN THE END OF THE 'SPRING' PLANTING SEASON AND THE COMMENCEMENT OF THE 'FALL' PLANTING SEASON.

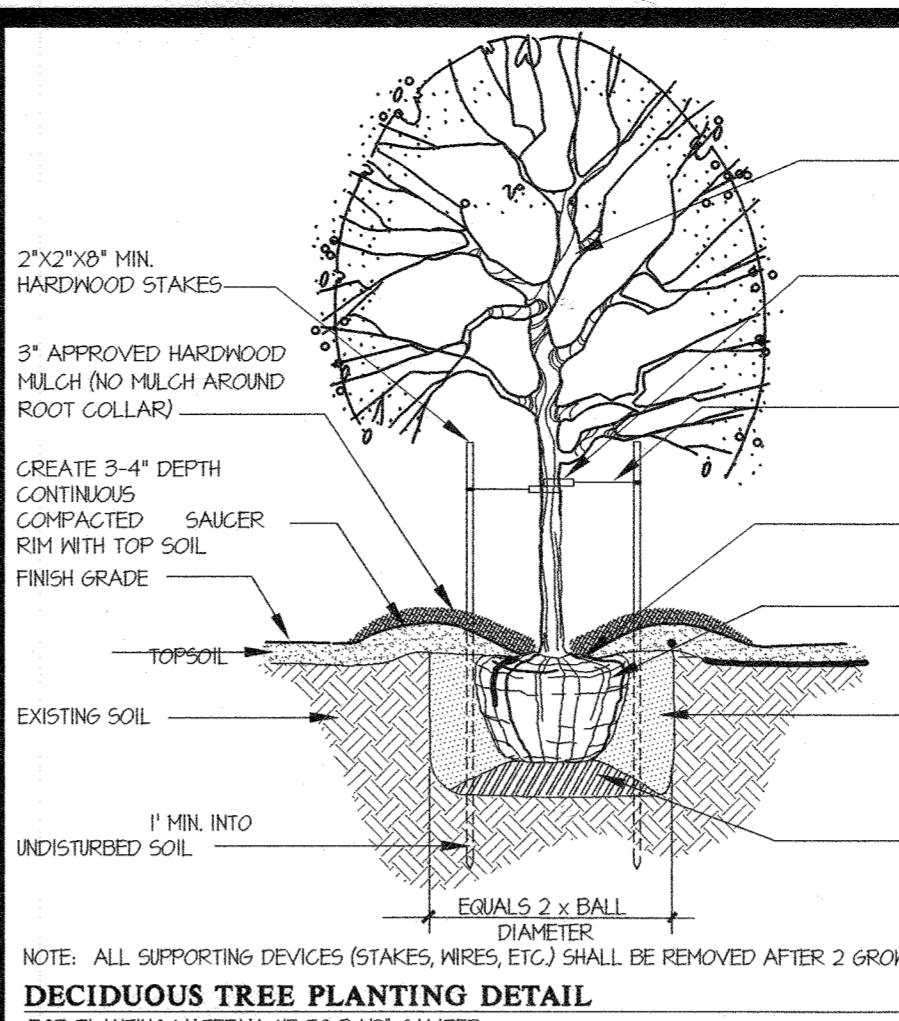
B. GUARANTEE FOR PLANTING PERFORMED AFTER THE SPECIFIED END OF THE 'SPRING' PLANTING SEASON SHALL BE EXTENDED THROUGH THE END OF THE NEXT FOLLOWING 'SPRING' PLANTING SEASON.

SODDING

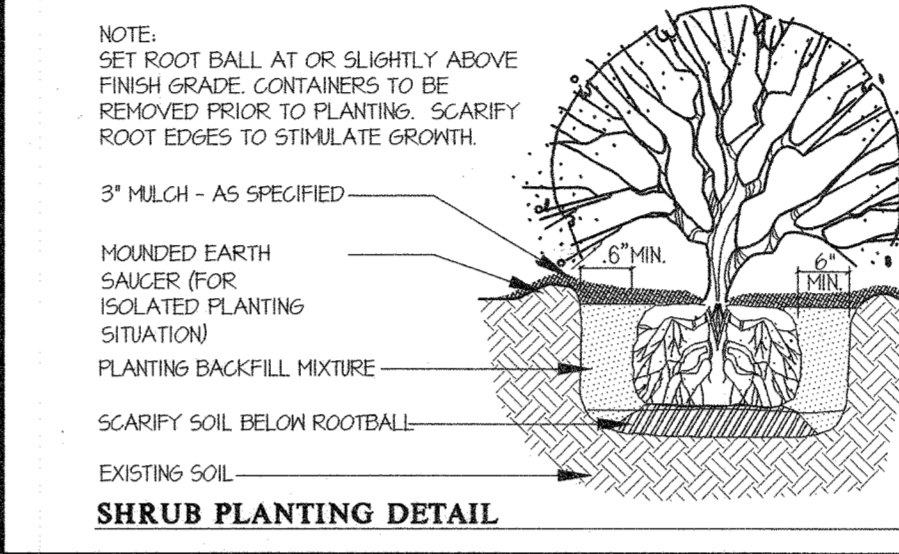
ALL SODDING SHALL BE IN ACCORDANCE TO THE LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREA'S LATEST EDITION, APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS.

ALL SOD SHALL BE STRONGLY ROOTED SOD, NOT LESS THAN TWO YEARS OLD AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES.

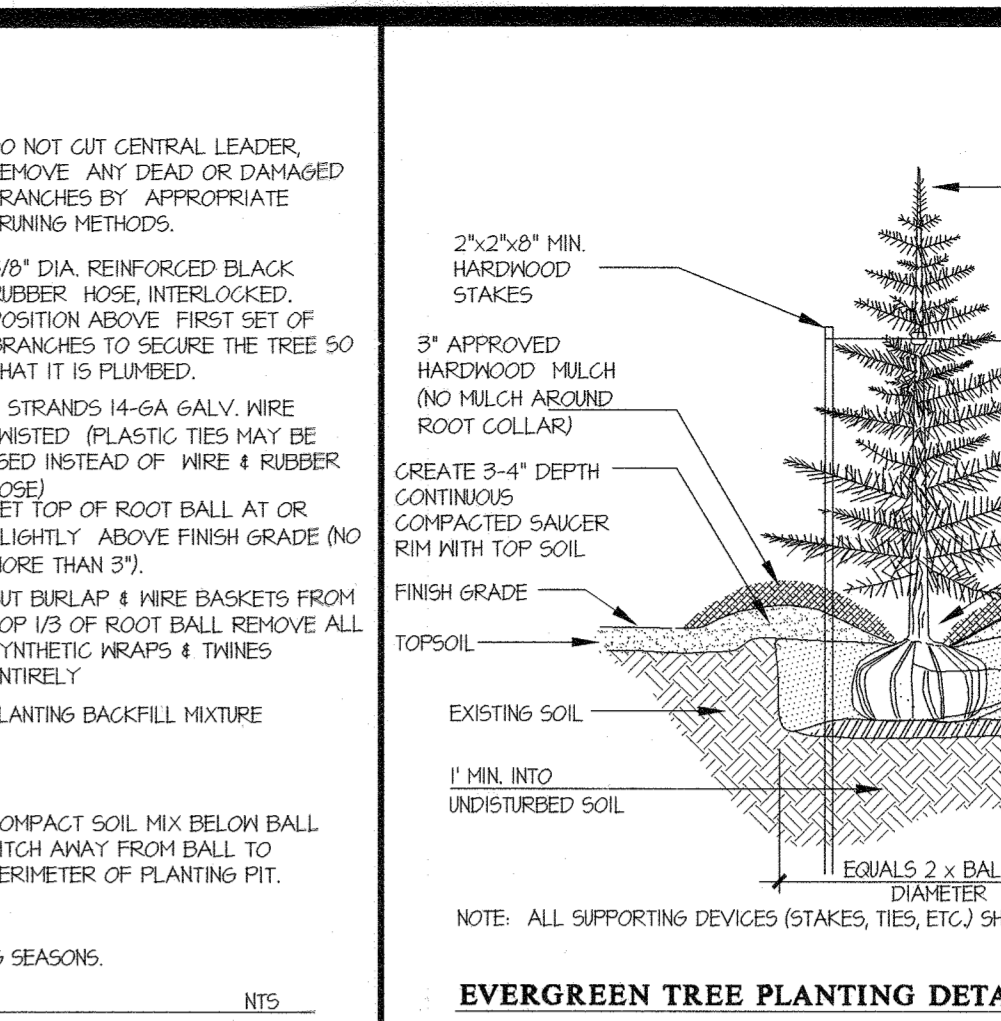
PROVIDE ONLY SOD CAPABLE OF GROWTH DEVELOPMENT WHEN PLANTED AND IN STRIPS NOT MORE THAN 18" WIDE X 4" LONG.



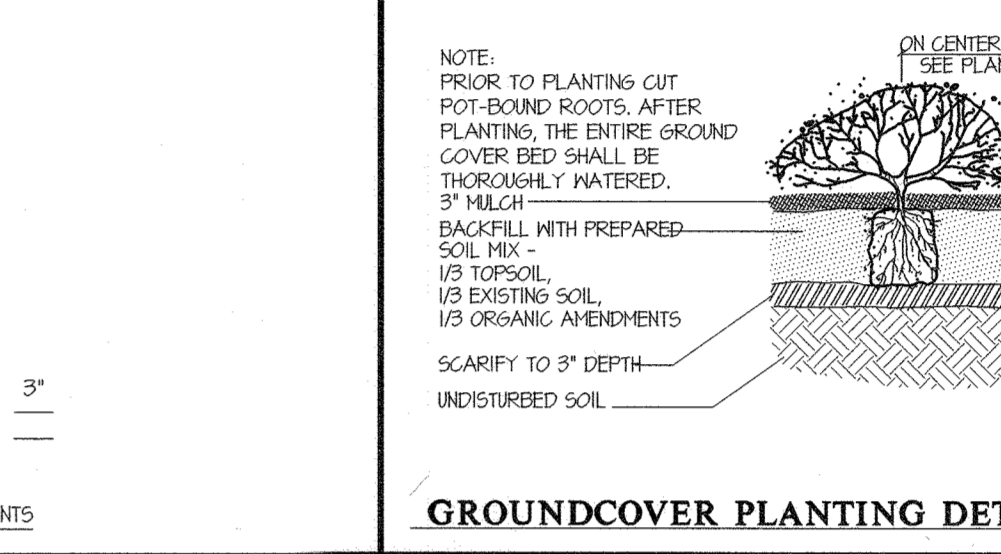
DECIDUOUS TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



EVERGREEN TREE PLANTING DETAIL



GROUNDCOVER PLANTING DETAIL

LANDSCAPE NOTES

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 61.24 OF THE HOWARD COUNTY CODE & THE HOWARD COUNTY LANDSCAPE MANUAL.

2. CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK.

3. FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK.

4. PLANT QUANTITIES SHOWN ON THE PLAN LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY.

5. ALL PLANT MATERIAL SHALL BE FULL, HEAVY, WELL-FORMED, SYMMETRICAL, AND CONFORM TO THE AAN SPECIFICATIONS.

6. NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR HIS REPRESENTATIVE.

7. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE SODDED OR SEEDED IN ACCORDANCE WITH THE PERMANENT SEEDINGS SPECIFICATION.

8. THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF HE/SHE ENCOUNTERS SOIL DRAINAGE CONDITIONS THAT MAY BE DETRIMENTAL TO THE GROWTH OF THE PLANTS.

9. ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDED HARDWOOD MULCH PER THE PLANTING DETAILS.

10. DO NOT PLANT WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT.

11. VERIFY THE LOCATION AND DEPTH OF THE COMMUNICATION LINES WITHIN THE AT&T R/W PRIOR TO ANY PLANTING WITHIN THIS R/W.

12. THE SCHEDULES ON THIS SHEET ARE PROVIDED FOR LANDSCAPE SURETY CALCULATION PURPOSES.

13. TO REQUEST A LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE POSTED LANDSCAPE SURETY, SUBMIT A WRITTEN REQUEST OF LANDSCAPE INSPECTION ALONG WITH A COPY OF THE ONE YEAR LANDSCAPE PLANT WARRANTY.

14. AT THE TIME OF INSTALLATION, ALL PLANTS SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL.

15. THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES, AND WALLS.

16. TO REQUEST A LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE POSTED LANDSCAPE SURETY, SUBMIT A WRITTEN REQUEST OF LANDSCAPE INSPECTION ALONG WITH A COPY OF THE ONE YEAR LANDSCAPE PLANT WARRANTY.

17. TO REQUEST A LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE POSTED LANDSCAPE SURETY, SUBMIT A WRITTEN REQUEST OF LANDSCAPE INSPECTION ALONG WITH A COPY OF THE ONE YEAR LANDSCAPE PLANT WARRANTY.

18. TO REQUEST A LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE POSTED LANDSCAPE SURETY, SUBMIT A WRITTEN REQUEST OF LANDSCAPE INSPECTION ALONG WITH A COPY OF THE ONE YEAR LANDSCAPE PLANT WARRANTY.

SCHEDULE-A: PERIMETER LANDSCAPE EDGE

Table with 11 columns: PERIMETER #, #1, #2, #3, #4, #5, UNIT 35, UNIT 36, UNIT 42, TOTAL. Rows include landscape buffer type, linear feet of roadway, credit for ex. vegetation, credit for wall fence or berm, and number of plants required.

SCHEDULE-B: PARKING LOT INTERNAL LANDSCAPING

Table with 2 columns: NUMBER OF PARKING SPACES, IT COMMON SURFACE SPACES. Rows include number of shade trees required and provided.

SCHEDULE-C: RESIDENTIAL INTERNAL LANDSCAPING

Table with 2 columns: NUMBER OF DWELLING UNITS, 57 SINGLE FAMILY ATTACHED UNITS. Rows include number of trees and shrubs required.

Note: Due to limited space to plant near the building, shrubs are planted near each unit; however, the shade and most of the ornamental trees are planted elsewhere in the community.

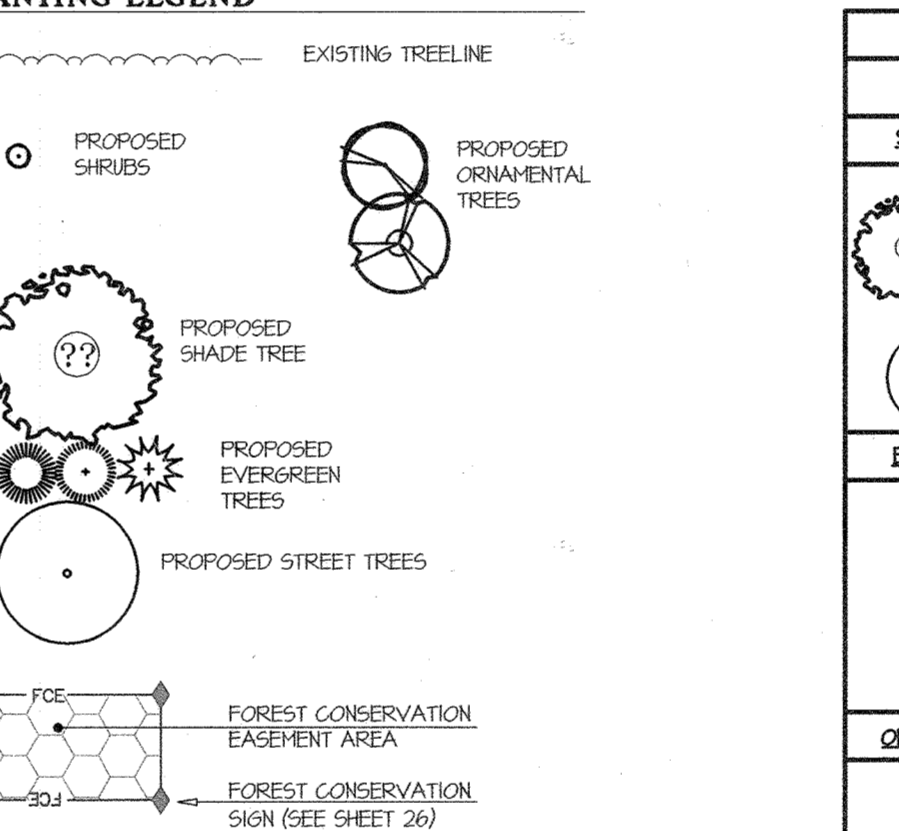
PRIVATE STREET TREE REQUIREMENTS

Table with 7 columns: ROAD NAME, CURB LENGTH (linear feet to be planted), TREES REQUIRED (at 1 Tree/40 LF), TREES PROVIDED, TREES BOTANICAL & COMMON NAMES, SIZE, REMARKS. Rows include Jennys Way and Lisa Lane.

Note: The linear feet of curb length to be planted is for both sides of the roadway except segments with driveways to the SFA units and within 30-ft of intersections.

Note: Street trees may not be planted within 5' of a drain inlet structure, 5' of an open space access strip (if applicable), or 10' of a driveway.

PLANTING LEGEND



PLANT LIST

Table with 5 columns: SYMBOL, NAMES (BOTANICAL / SCIENTIFIC), QUANT., SIZE, ROOT/COMMENTS. Rows include various tree and shrub species.

OPTIONAL PERMANENT GROUND COVER & HERBACEOUS PLANTING

Table with 4 columns: SYMBOL, NAMES (BOTANICAL / SCIENTIFIC), QUANT., CONTAINER. Rows include various ground cover and herbaceous plants.

OTHER AS SELECTED & APPROVED BY THE MAJORITY OF ADJACENT RESIDENTS

NOTES

1. SUBSTITUTION FOR DIFFERENT TYPE OF PLANT MATERIALS ARE AS FOLLOWS:

2. FOR STORMWATER MANAGEMENT (SMM) PLANTING, SEE SHEETS 1 & 16.

3. SEE SHEET 26 FOR THE AFFORESTATION PLANTING SCHEDULES.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director [Signature], Date 2-10-22

Chief, Division of Land Development [Signature], Date 2/14/22

Chief, Development Engineering Division [Signature], Date 1-21-22

BUILDER'S CERTIFICATE

ONE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 61.24 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL.

Name [Signature], Date 12/20/21

PREPARED FOR:

OWNER: MLY MAPLE LAWN LLC, 1202 SHADY CREEK RD, WARRIOTTSVILLE, MD 21104

DEVELOPER: PULTE GROUP, SUITE 1000 FAIRFAX, VA 22031

PH: 703-934-9367, ATTN: DON HUGHES

LANDSCAPE DETAILS, NOTES & SCHEDULES

GATES AT MAPLE LAWN PARCEL A, PN: 25196-25196

A RESUBDIVISION OF PARCEL 282 & SRC Plat No. 59938 Parcels 1 & 3, L: 18099 F: 397, L: 19769, F: 001

ELECTION DISTRICT No. 5, HOWARD COUNTY, MARYLAND

SCALE: 1" = 30'

ZONING: R-SA-8

G. L. W. FILE No.: 20027

DATE: DEC, 2021

TAX MAP - GRID: 46 - 3

SHEET: 25 OF 39

GLW PLANNING [ENGINEERING] SURVEYING logo and contact information.

DESIGNED BY: DDS, DRAWN BY: HKJ, CHECKED BY: MBT, DATE, REVISION, BY, APPR. fields.

PREPARED FOR: OWNER, DEVELOPER, PH: 703-934-9367, ATTN: DON HUGHES

LANDSCAPE DETAILS, NOTES & SCHEDULES, GATES AT MAPLE LAWN PARCEL A, PN: 25196-25196

GENERAL NOTES

- THIS AFFORESTATION PLAN IS PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBTITLE 12 "FOREST CONSERVATION" OF THE HOWARD COUNTY CODE.
- IMPLEMENTATION OF THIS PLAN MUST BE PERFORMED BY A CONTRACTOR THAT IS KNOWLEDGEABLE AND EXPERIENCED IN AFFORESTATION/REFORESTATION TECHNIQUES AND PRACTICES.
- THE OWNER IS RESPONSIBLE FOR A 3-YEAR (MIN.) POST-CONSTRUCTION MAINTENANCE PERIOD WHICH INVOLVES ACTIVITIES NECESSARY TO ENSURE SURVIVAL AND GROWTH OF THE CONSERVATION AREA. TWO INSPECTIONS PER YEAR BY A QUALIFIED PROFESSIONAL AT BEGINNING AND END OF THE GROWING SEASON ARE RECOMMENDED IN ORDER TO TAKE REMEDIAL STEPS AS NECESSARY. IF, AFTER ONE YEAR, THE POSSIBILITY EXISTS THAT THE ORIGINAL PLANTING (IF APPLICABLE) WILL NOT MEET SURVIVAL RATE STANDARDS, THE APPLICANT MAY CHOOSE TO ESTABLISH REINFORCEMENT PLANTINGS.
- AT THE END OF THE POST-CONSTRUCTION MANAGEMENT AND PROTECTION PERIOD, CERTIFICATION BY A QUALIFIED CONSULTANT WILL BE REQUIRED BEFORE THE OWNER CAN BE RELEASED FROM HIS/HER FOREST CONSERVATION OBLIGATION TO THE ADMINISTRATOR OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.
- THE DEVELOPER/BUILDER SHALL (IN WRITING) NOTIFY ALL PROPERTY (CONDO) OWNERS OF THIS DEVELOPMENT OF THE EXISTENCE OF FOREST CONSERVATION AREAS AND THAT DISTURBANCE TO THE FOREST CONSERVATION AREAS OR THE REMOVAL OF FOREST CONSERVATION SIGNAGE IS PROHIBITED.
- REFORESTATION/AFFORESTATION TREE PLANTINGS SHOULD BE INSTALLED IN A CURVILINEAR PATTERN TO FACILITATE MAINTENANCE BUT AVOID A GRID APPEARANCE. EACH SPECIES OF TREE SHALL BE DISTRIBUTED EVENLY WITHIN EACH FOREST CONSERVATION EASEMENT AREA.
- THE FOREST CONSERVATION EASEMENTS SHALL BE RECORDED (ON THE CORRESPONDING PLAT FOR F-21-052 AND F-22-022) TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- WP-21-041 WAS APPROVED ON FEBRUARY 4, 2021 TO SECTION 16.1200(b)(2) OF THE COUNTY CODE - 75% ON-SITE PLANTING OBLIGATION. SEE NOTE 37 ON SHEET-1.

FOREST CONSERVATION PROGRAM SEQUENCE

- OBTAIN ALL NECESSARY PERMITS.
- STAKEOUT LIMITS OF DISTURBANCE.
- FIELD MEETING TO REVIEW AND VERIFY LIMIT OF DISTURBANCE FOR THE SITE GRADING AND CONSTRUCTION.
- COMMENCE SITE CONSTRUCTION.
- PREPARE SITE SOIL BY MULCHING AND REMOVAL OF TRASH AND WEEDS INCLUDING AN APPLICATION OF HERBICIDES TO CONTROL NOXIOUS WEEDS AND INVASIVE SPECIES WHEN APPLICABLE PRIOR TO PLANTING IN THE FOREST CONSERVATION EASEMENT AREAS.
- INSTALL FOREST PLANTING AND IMMEDIATELY POST FOREST CONSERVATION SIGNS ALONG THE EDGE OF THE FCEs.
- INSPECTION AND CERTIFICATION FOR THE RELEASE OF THE CONSTRUCTION PERIOD OBLIGATIONS. START OF POST-CONSTRUCTION MANAGEMENT PERIOD.
- POST-CONSTRUCTION MANAGEMENT FOR A PERIOD OF 3 YEARS (MIN.).
- FINAL INSPECTION AND CERTIFICATION FOR THE RELEASE OF THE OWNER'S FOREST CONSERVATION SURETY.

CONSTRUCTION PERIOD PROTECTION PROGRAM

- FOREST PROTECTION DEVICES AND SIGNS (SEE DETAILS) SHALL BE INSTALLED IMMEDIATELY FOLLOWING THE AFFORESTATION PLANTING. THE PROTECTION DEVICES AND SIGNS SHALL BE MAINTAINED DURING THE ENTIRE CONSTRUCTION PERIOD. NONE OF THE DEVICES SHALL BE ANCHORED OR ATTACHED IN ANY WAY ANY TREES.
- EQUIPMENT, VEHICLES AND BUILDING MATERIALS SHALL NOT BE WITHIN THE PROTECTED FCE AREA. ACTIVITIES STRICTLY TO IMPLEMENT ANY REFORESTATION PLANTING AND MAINTENANCE (I.E. WATERING, FERTILIZING, THINNING, PRUNING, REMOVAL OF DEAD AND DISEASED TREES & INVASIVE PLANTS, WHERE NECESSARY, ETC.) OF THE CONSERVATION AREA ARE PERMITTED. CLEARING FOR THE PURPOSE OF SOODING OR PLANTING GRASS IS NOT PERMITTED WITHIN THE FOREST CONSERVATION AREAS ONCE THEY'RE ESTABLISHED.
- AT THE END OF THE CONSTRUCTION PERIOD, THE DESIGNATED QUALIFIED PROFESSIONAL SHALL CONVEY TO THE ADMINISTRATOR OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM CERTIFICATION THAT ALL FOREST RETENTION AREAS HAVE BEEN PRESERVED, ALL REFORESTATION AND/OR AFFORESTATION PLANTINGS HAVE BEEN INSTALLED AS REQUIRED BY THE FOREST CONSERVATION PLAN, AND THAT ALL PROTECTION MEASURES REQUIRED FOR THE POST-CONSTRUCTION PERIOD HAVE BEEN INSTALLED. UPON REVIEW OF THE FINAL CERTIFICATION DOCUMENT FOR COMPLETENESS AND ACCURACY, THE PROGRAM COORDINATOR WILL NOTIFY THE OWNER OF THE RELEASE FROM THE CONSTRUCTION PERIOD OBLIGATIONS. THE 3-YEAR (MIN.) POST-CONSTRUCTION MANAGEMENT AND PROTECTION PERIOD THEN COMMENCES.

FOREST CONSERVATION NARRATIVE

THIS 8.7 ACRE SITE DOES NOT HAVE A FOREST OR OTHER ENVIRONMENTAL FEATURES TO QUALIFY AS A PRIORITY AREA FOR AFFORESTATION PLANTING. THE FOREST CONSERVATION OBLIGATION FOR THIS SITE IS PLANTING UP TO THE 15% AFFORESTATION THRESHOLD WHICH IS 1.31 ACRE (0.15 x 8.7). TWO FOREST CONSERVATION EASEMENTS ARE ESTABLISHED TO PROVIDE A TOTAL OF 0.714 AC. OF ON-SITE AFFORESTATION. THE REMAINING OBLIGATION OF 0.62 AC. OF FOREST PLANTING OBLIGATION FOR THIS PROJECT IS APPROVED UNDER WP-21-041 TO BE FULFILLED OFF-SITE. THE OFF-SITE LOCATION IS ON THE ADJOINING GRACE CHURCH PROPERTY.

FOREST CONSERVATION SURETY CALCULATIONS

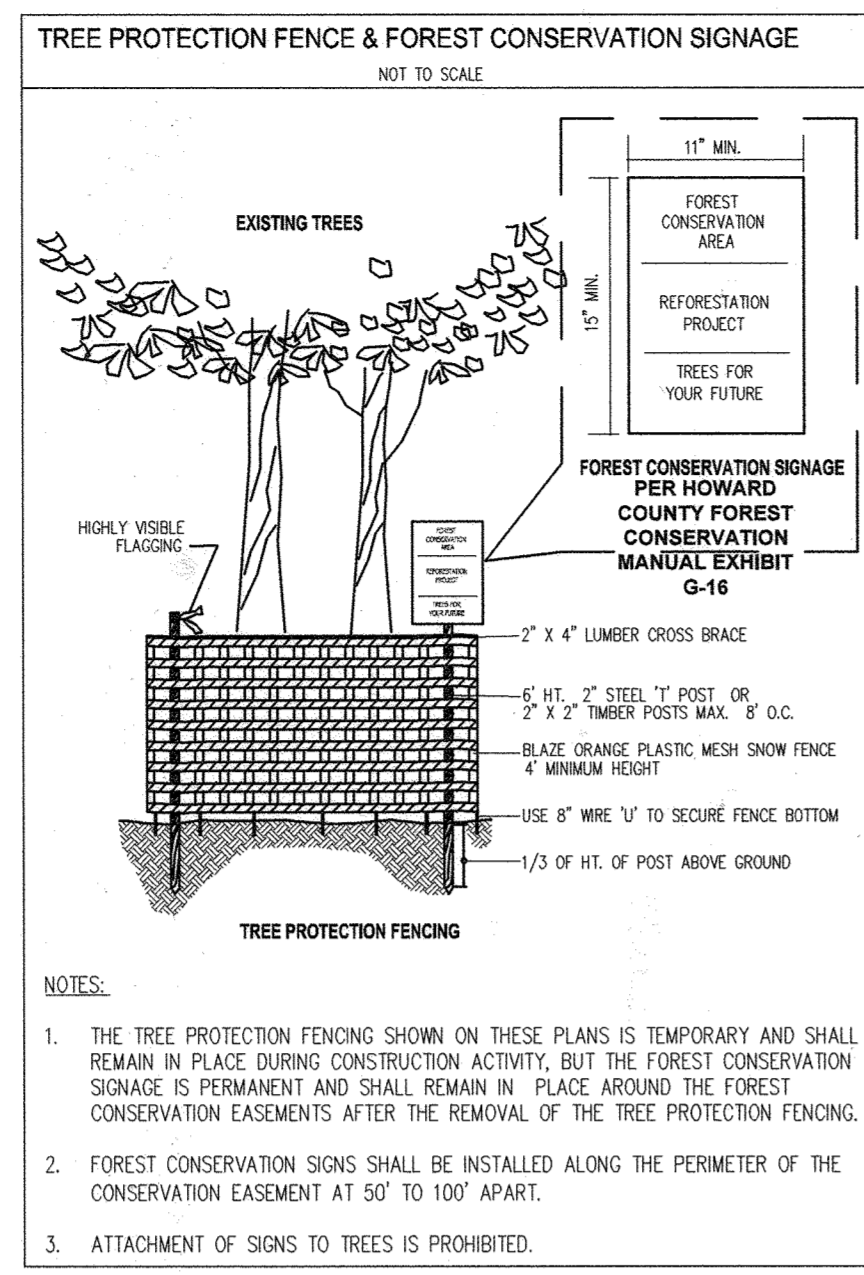
379,006 ± s.t. or 8,701 acres SITE AREA (gross & net)
 x 0.15 (Afforestation threshold for this project)
 = 56,851 s.t. (or 1,305 ac) Afforestation Obligation
 x \$0.50/s.t. Afforestation Surety Rate
 = \$28,425.50 TOTAL FOREST CONSERVATION SURETY REQUIRED (\$15,205.50 for the on-site afforested FCEs and \$13,130.00 for an off-site afforested FCEs on the adjoining Grace Community Church Property)

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Steve Gow* Date: 2-10-22
 Chief, Division of Land Development: *Chris Plunk* Date: 2/10/22
 Chief, Development Engineering Division: *JP* Date: 2-21-22

DESIGNED BY: **DDS**
 DRAWN BY: **HKJ**
 CHECKED BY: **MBT**

DATE: _____ REVISION: _____ BY: _____ APPR: _____



FOREST CONSERVATION POST-CONSTRUCTION MANAGEMENT PRACTICES

MANY OF THE PROTECTION AND MANAGEMENT PRACTICES FOR THE CONSTRUCTION PERIOD MUST BE CONTINUED FOR AT LEAST 2 GROWING SEASONS FOLLOWING OFFICIAL NOTIFICATION OF COMPLETION OF THE DEVELOPMENT (OR A SPECIFIC PHASE OF THE OVERALL DEVELOPMENT IF PHASING HAS BEEN APPROVED). THE RESPONSIBILITY TO MEET THE SURVIVAL STANDARDS REQUIRES ADEQUATE WATERING, RELAYING, THINNING OR OTHER APPROPRIATE MEASURES. ALSO, INAPPROPRIATE USES OR INTERUSIONS MUST NOT OCCUR. A RESPONSIBILITY THAT REQUIRES THE KNOWLEDGE AND COOPERATION OF THE NEW OCCUPANTS OF THE DEVELOPMENT.

MINIMUM TWO GROWING SEASON POST-CONSTRUCTION MANAGEMENT PROGRAM
 A POST-CONSTRUCTION MANAGEMENT PROGRAM MUST BE APPROVED AS PART OF THE ORIGINAL FOREST CONSERVATION PLAN AND REMAIN IN EFFECT FOR A MINIMUM OF TWO GROWING SEASONS. A LONGER PERIOD MAY BE REQUIRED FOR SPECIFIC STRATEGIES (E.G. NATURAL REGENERATION NEAR HIGH USE AREAS WHOSE LONG-TERM VIABILITY MAY TAKE LONGER TO CONFIRM).

IMPLEMENTATION OF THE POST-CONSTRUCTION MANAGEMENT PROGRAM MUST BE SUPERVISED BY A QUALIFIED PROFESSIONAL WHO SHOULD INSPECT THE STATUS OF ALL FOREST RETENTION, REFORESTATION AND AFFORESTATION AREAS AT SPECIFIED TIMES DURING THE LIFE OF THE POST CONSTRUCTION AGREEMENT AND WHO MUST CERTIFY THAT THE REQUIRED SURVIVAL RATES HAVE BEEN ACHIEVED IN ACCORDANCE WITH THE AGREEMENT PRIOR TO RELEASE OF BONDS.

INSPECTION
 INSPECTIONS SHOULD BE CARRIED OUT AT THE BEGINNING AND END OF THE GROWING SEASON TO PROMPT ANY PROBLEMS, MONITOR SURVIVAL RATES, AND SPECIFY REMEDIAL ACTIONS NEEDED TO CORRECT EXISTING PROBLEMS. APPENDIX J HAS AN EXAMPLE OF AN INSPECTION REPORT CHECKLIST.

MANAGEMENT OF FOREST CONSERVATION AREAS
 POST CONSTRUCTION MANAGEMENT INCLUDES: MAINTENANCE OF ALL FENCES, SIGNS OR OTHER DEVICES DELINEATING FOREST CONSERVATION AREAS AND OTHER MEASURES. SUCH OTHER MEASURES INCLUDE: NEEDED WATERING; REMOVAL OF DEAD OR DAMAGED MATERIAL AND CONTROL OF UNDESIRABLE COMPETING SPECIES; THINNING OR PRUNING TO ENCOURAGE PROPER GROWTH; FERTILIZING, IF NECESSARY; AND CONTROL OF PESTS. SPECIFIC PRACTICES WILL DEPEND ON THE WEATHER PREVAILING DURING THE POST CONSTRUCTION PERIOD, THE TYPES OF PLANT MATERIAL AND PLANTING METHODS USED, AND SPECIFIC SITE CONDITIONS SUCH AS PROXIMITY TO HIGH USE AREAS. IT IS THE RESPONSIBILITY OF THE POST-CONSTRUCTION PLAN SUPERVISOR TO TAKE APPROPRIATE ACTIONS AS NEEDED. THIS MANUAL, THEREFORE, DOES NOT CITE REQUIRED MEASURES. SURVIVAL SUCCESS, NOT FULFILLMENT OF A GIVEN SERIES OF TASKS, WILL BE THE MEASURE OF CONFORMANCE TO THE NEEDS OF THE POST-CONSTRUCTION PROGRAM.

NEWLY PLANTED TREES, WHETHER THEY ARE SEEDLINGS OR 4" CALIPER TRANSPLANTS, HAVE BASIC NEEDS. SOME OF THESE NEEDS CAN BE MET BY NATURE ALONE; OTHERS MAY REQUIRE HUMAN INTERVENTION. (THE THREE MOST LIKELY CAUSES OF DEATH FOR NEWLY PLANTED TREES ARE DROUGHT, COMPETING VEGETATION AND DEER.) THE BASIC MAINTENANCE REGIME SHOULD BE DETERMINED BY ON-SITE ENVIRONMENTAL CONDITIONS, STRUCTURE AND NUTRIENT CONTENT OF SOIL, AND RAINFALL. UNDERSTANDING THESE FACTORS AND THE SPECIFIC NEEDS OF THE SPECIES AND SIZE OF PLANTS USED WILL RESULT IN A HEALTHY FORESTED AREA AT THE END OF THE MAINTENANCE PERIOD. APPENDIX H CONTAINS GUIDELINE SPECIFICATIONS FOR MAINTENANCE OF FOREST CONSERVATION AREAS AND FOCUSES ON THE FOLLOWING CRITICAL NEEDS:

- WATERING
- FERTILIZING
- CONTROL OF COMPETING VEGETATION
- PROTECTION FROM PESTS, DISEASES AND MECHANICAL INJURY.

REPLACEMENT OF PLANT MATERIAL
 AN INSPECTION SHALL TAKE PLACE AT THE END OF YEAR ONE OR BEFORE THE SECOND GROWING SEASON TO EVALUATE SURVIVAL RATES WITH REFERENCE TO THE SURVIVAL RATED AT THE END OF THE TWO YEAR PERIOD. THIS IS AN OPPORTUNITY TO AVOID THE PENALTY FOR VIOLATING SURVIVAL RATE STANDARDS. THIS INSPECTION SHOULD ESTIMATE SURVIVAL POTENTIAL BASED ON THE FOLLOWING:

- VIGOR AND THREAT OF COMPETING VEGETATION (I.E. IF SEEDLINGS ARE FREE TO GROW)
- STRUCTURE
- GROWTH RATE
- CROWN DEVELOPMENT
- TRUNK HEALTH

IF, AFTER ONE YEAR, THE POSSIBILITY EXISTS THAT THE ORIGINAL PLANTING WILL NOT MEET SURVIVAL STANDARDS, THE APPLICANT MAY CHOOSE TO ESTABLISH REINFORCEMENT PLANTINGS. IF PLANT MORTALITY OF REFORESTATION OR AFFORESTATION EXCEEDS 10% OF PLANTED MATERIAL AT THE END OF THE FIRST GROWING SEASON, SUCH MATERIAL SHOULD BE REPLACED TO BRING THE TOTAL NUMBER OF TREES TO 90% OF THE ORIGINAL TOTAL. SUCH MATERIAL SHALL BE INSTALLED BY THE BEGINNING OF THE SECOND GROWING SEASON. IF AT THE END OF THE SECOND GROWING SEASON, SURVIVAL RATE DROPS BELOW 70%, SUCH MATERIAL AS NEEDED TO GUARANTEE AN 75% SURVIVAL RATE BY THE END OF THE THIRD GROWING SEASON SHALL BE INSTALLED.

EDUCATION OF NEW OCCUPANTS

THE OCCUPANTS OF A NEW DEVELOPMENT, WHETHER OWNERS OR TENANTS, MUST AVOID ACTIVITIES THAT DESTROY OR DEGRADE PROTECTED FOREST RESOURCES. THE POST-CONSTRUCTION MANAGEMENT PROGRAM MUST THEREFORE INCLUDE STEPS TO EDUCATE THE NEW OCCUPANTS ABOUT THE PROPER USE OF FOREST CONSERVATION AREAS, ABOUT THE NEED FOR THE DEVELOPER TO CARRY OUT THE POSTCONSTRUCTION MANAGEMENT PROGRAM, AND THE EVENTUAL TRANSFER OF LONG-TERM RESPONSIBILITIES TO THE OWNERS OR OCCUPANTS. SUCH EDUCATIONAL MATERIAL SHOULD INCLUDE A PLAN LOCATING ALL PROTECTED AREAS ON THE SITE AND A DESCRIPTION OF PERMITTED AND PROHIBITED ACTIVITIES WITHIN OR AFFECTING SUCH AREAS. THE FORMAT AND METHOD OF CONVEYING SUCH INFORMATION IS LEFT TO THE DISCRETION OF THE DEVELOPER.

FINAL INSPECTION AND RELEASE OF OBLIGATIONS
 AT THE END OF THE POST-CONSTRUCTION MANAGEMENT AND PROTECTION PERIOD, THE DESIGNATED RESPONSIBLE PROFESSIONAL SHALL CONVEY TO THE DEPARTMENT OF PLANNING AND ZONING CERTIFICATION THAT ALL FOREST CONSERVATION AREAS HAVE REMAINED INTACT OR HAVE BEEN RESTORED TO THE APPROPRIATE CONDITION, THAT THE CITED SURVIVAL RATES HAVE BEEN ACHIEVED, AND THAT ANY PERMANENT PROTECTION MEASURES REQUIRED BY THE PLAN ARE IN PLACE.

UPON REVIEW OF THE FINAL CERTIFICATION DOCUMENT FOR COMPLETENESS AND ACCURACY, THE COUNTY WILL NOTIFY THE DEVELOPER OF RELEASE OF SURETY AND ALL FUTURE OBLIGATIONS. THE DEVELOPER'S LAST OFFICIAL RESPONSIBILITY WILL BE TO TRANSMIT A COPY OF THIS NOTIFICATION TO THE OWNER(S) OF THE PROPERTY(IES). SUCH TRANSMITTAL WILL SERVE AS OFFICIAL NOTICE TO OWNERS OF THEIR ASSUMPTION OF FULL RESPONSIBILITY FOR ALL FUTURE FOREST CONSERVATION OBLIGATIONS.

Forest Conservation Plant Quantity Schedule

Forest Planting Location No.	FCE-1 on-site	FCE-2 on-site	FCE-2A off-site	FCE-2B off-site	Total
AREA TO BE PLANTED (in acres)	0.336	0.367	0.243	0.360	1.307
BASE QUANTITY OF 2" CAL. TREES REQUIRED (at 100/ac.)	34	37	25	36	132
CREDIT FOR LANDSCAPE TREES (minimum of 2 1/2" cal.)	7 (20% max.)	7 (20% max.)	0	0	14
REQUIRED TREE QUANTITY TO BE PLANTED	27	30	25	36	118
A. 2" caliper trees (at 100/acre)					0
B. 1" caliper trees (at 200/acre)					0

Notes:
 1. FCE-1&2 are onsite. FCE-2A & 2B are located (off-site) on the adjoining Grace Community Church property (Lot 2, PN 16724-16729).
 2. WP-21-041 requires afforestation planting to be mixture of larger stock plantings (1 to 2 gallon and 1- and 2-inch caliper). The large trees (2" caliper) will be planted at the 4 FCEs for this project. Provide a double row of trees along the edge of the Forest Conservation Easement adjacent to buildings.

Forest Conservation Plant List

Forest Conservation Easement Area	FCE-1 on-site	FCE-2 on-site	FCE-2A off-site	FCE-2B off-site	Total
Plant Name (Botanical/Common)	Quantity to Plant				
<i>Cercis canadensis / Eastern Redbud</i>			5	8	13
<i>Quercus palustris / Pin Oak</i>			5	9	14
<i>Robinia pseudoacacia / Black Locust</i>	11	11	5	10	37
<i>Tilia americana/American Linden</i>	9	11			20
<i>Ilex opaca/American Holly</i>			5	5	10
<i>Juniperus virginiana/Eastern Redcedar</i>	7	8	5	4	24
TOTAL	27	30	25	36	118

FOREST CONSERVATION WORKSHEET FOR DPZ # SDP-21-034

Net Tract Area

A. Total (Gross) Tract Area of Parcel-A	A = 8.7
B. Area within 100-year Floodplain	B = 0.0
C. Other Deductions (Identify: Section 16.1202(b)(1)(xiii) exempt areas)	C = 0.0
D. Net Tract Area	D = 8.7

Land Use Category
 Insert the number "1" under the appropriate land use (limit to only one entry)

Resid.	Resid.	Resid.	Inst./	Retail/Ind./	Mixed Use/	PUD
Rural LD	Rural MD	Suburban	Linear	Office		
0	0	1	0	0	0	0

Existing Forest Cover

E. Afforestation Threshold (Net Tract Area x 15%)	E = 1.3
F. Reforestation Threshold (Net Tract Area x 20%)	F = 1.7

Proposed Forest Clearing

G. Existing Forest Cover within the Net Tract Area	G = 0.0
H. Area of Forest above Afforestation Threshold	H = 0.0
I. Area of Forest above Reforestation Threshold	I = 0.0

Break Even Point

J. Break Even Point	J = 0.0
K. Forest Clearing Permitted without Mitigation	K = 0.0

Planting Requirements Inside Watershed

L. Total Area of Forest to be Cleared (on net tract)	L = 0.0
M. Total Area of Forest to be Retained (on net tract)	M = 0.0

Planting Requirements Outside Watershed

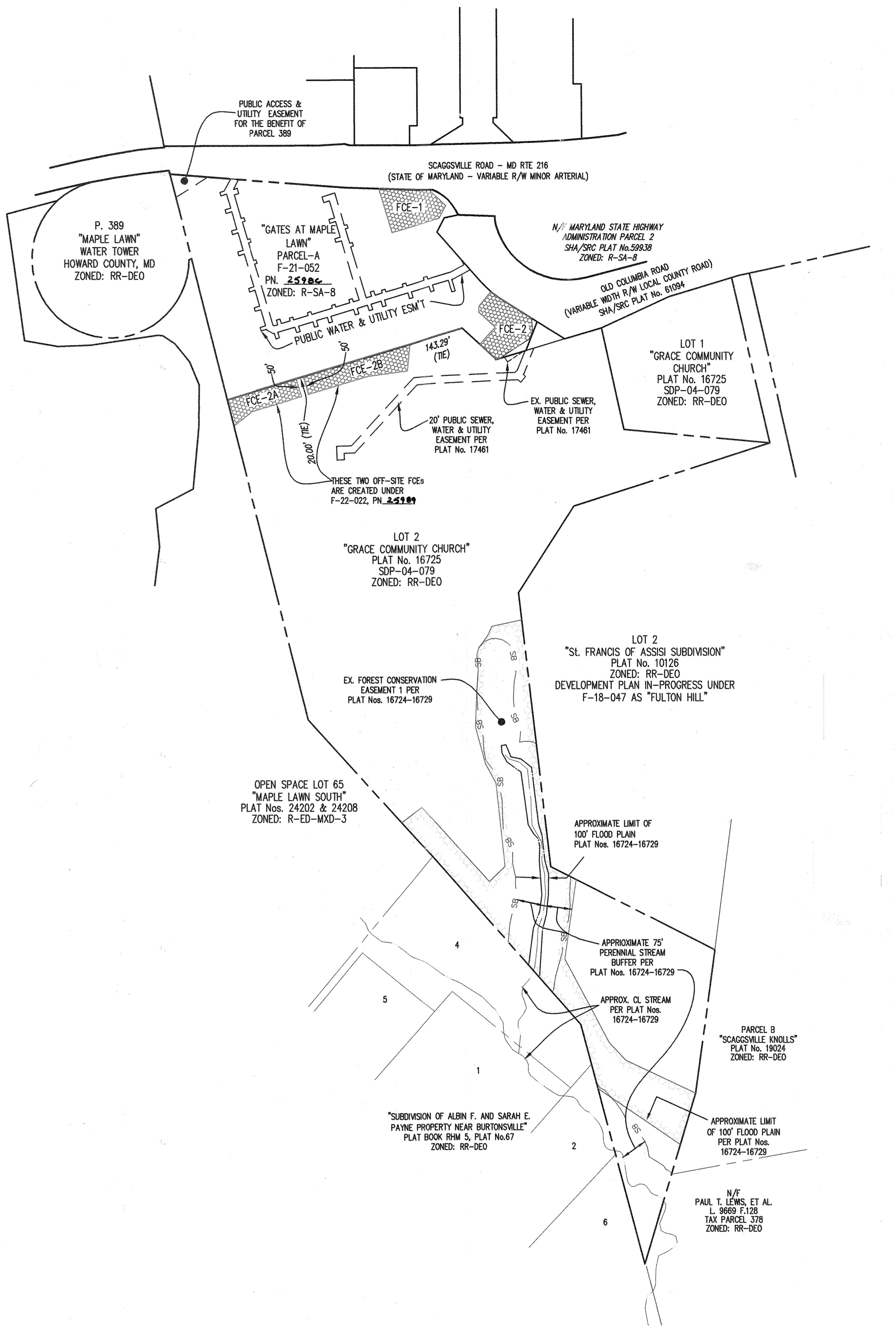
N. Reforestation for Clearing above the Reforestation Threshold	N = 0.0
P. Reforestation for Clearing below the Reforestation Threshold	P = 0.0
Q. Credit for Retention above the Reforestation Threshold	Q = 0.0
R. Total Reforestation Required	R = 0.0
S. Total Afforestation Required	S = 1.3
T. Total Reforestation and Afforestation Requirement	T = 1.3
U. 75% of Total Obligation (Retention + Planting)	U = 1.0
V. Planting Required Onsite to meet 75% Obligation	V = 1.0

Planting Requirements Outside Watershed

W. Total Planting within Development Site Watershed	W = 1.3
X. Total Afforestation Required	X = 0.0
Y. Remaining Planting within Watershed for Reforestation Credit	Y = 0.0
Z. Reforestation for Clearing above the Reforestation Threshold	Z = 0.0
AA. Reforestation for Clearing below the Reforestation Threshold	AA = 0.0
BB. Credit for Retention above the Reforestation Threshold	BB = 0.0
CC. Total Reforestation Required	CC = 0.0
DD. Total Afforestation and Reforestation Requirement	DD = 0.0

Date: Aug 2021

STATE OF MARYLAND
 Michael B. Tran
 REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 933 LANDSCAPE
 12-21-21



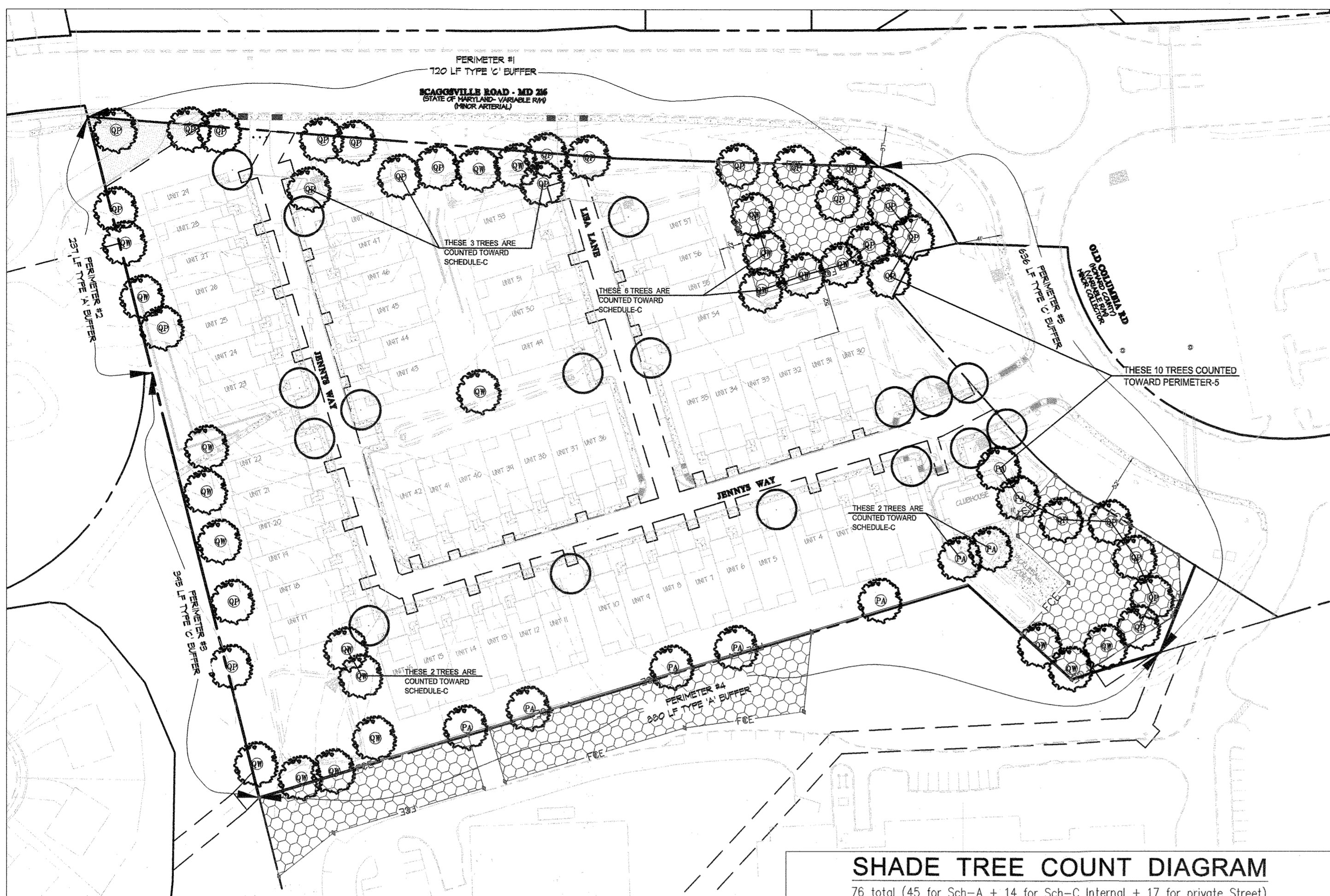
OVERALL ON-SITE & OFF-SITE FOREST CONSERVATION EASEMENTS LOCATION PLAN

NOTE: FOR CLARITY, THE ABOVE OVERALL PLAN OF PARCEL-A AND THE ADJOINING LOT-2 IS LIMITED TO SHOWING EXISTING EASEMENTS AND ENCUMBRANCES FROM RECORD PLATS AS NOTED. FOR OTHER SITE FEATURES ON PARCEL-A, SEE THE OTHER SHEETS IN THIS PLAN SET. FOR OTHER SITE FEATURES ON THE GRACE COMMUNITY CHURCH PROPERTY THAT ARE NOT SHOWN IN THIS PLAN SET, SEE SDP-04-079.

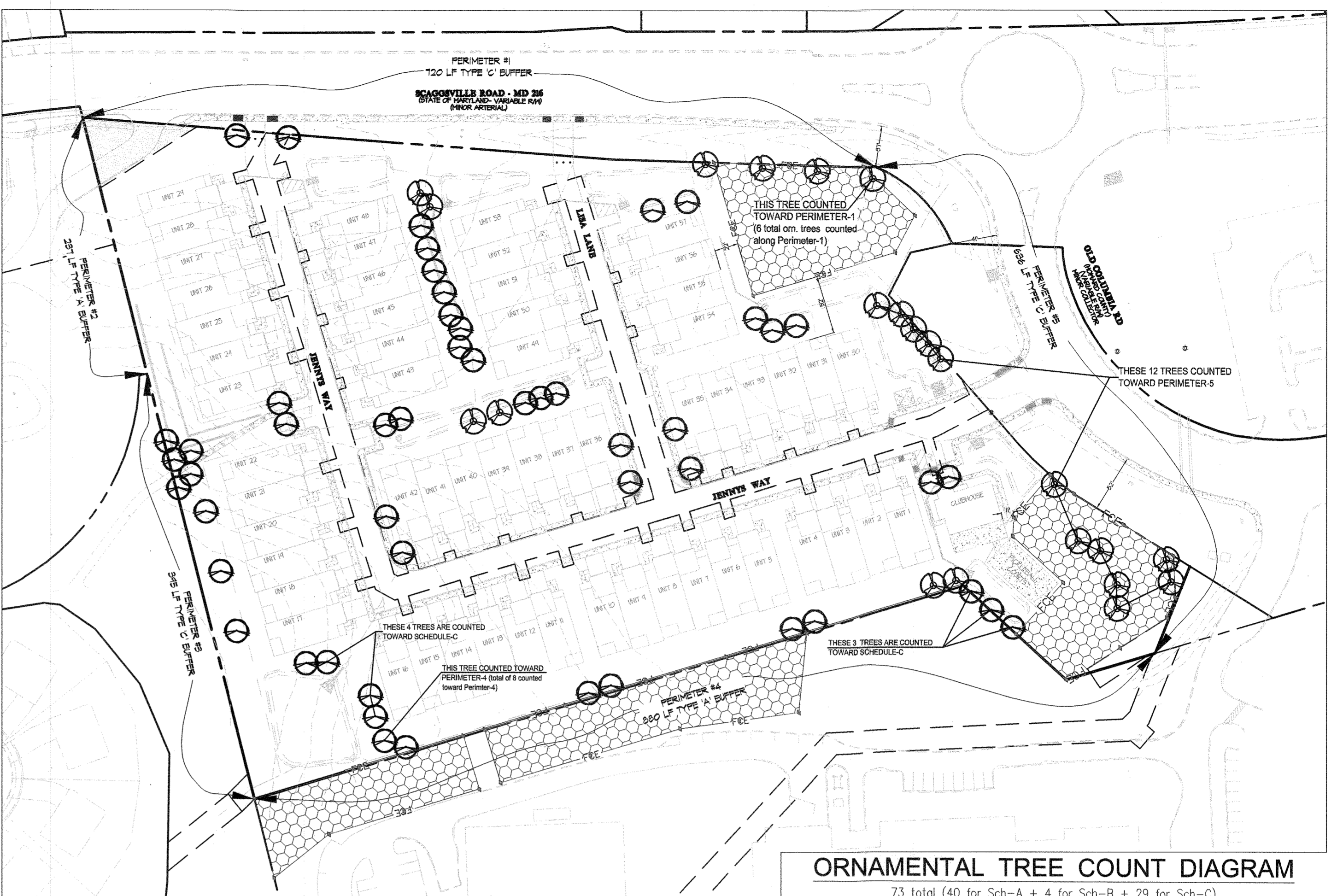
FOREST CONSERVATION CHARTS, DETAILS & NOTES

SCALE: AS SHOWN	ZONING: R-SA-8	G. L. W. FILE No.: 20027
DATE: DEC, 2021	TAX MAP - GRID: 46 - 3	SHEET: 26 OF 39

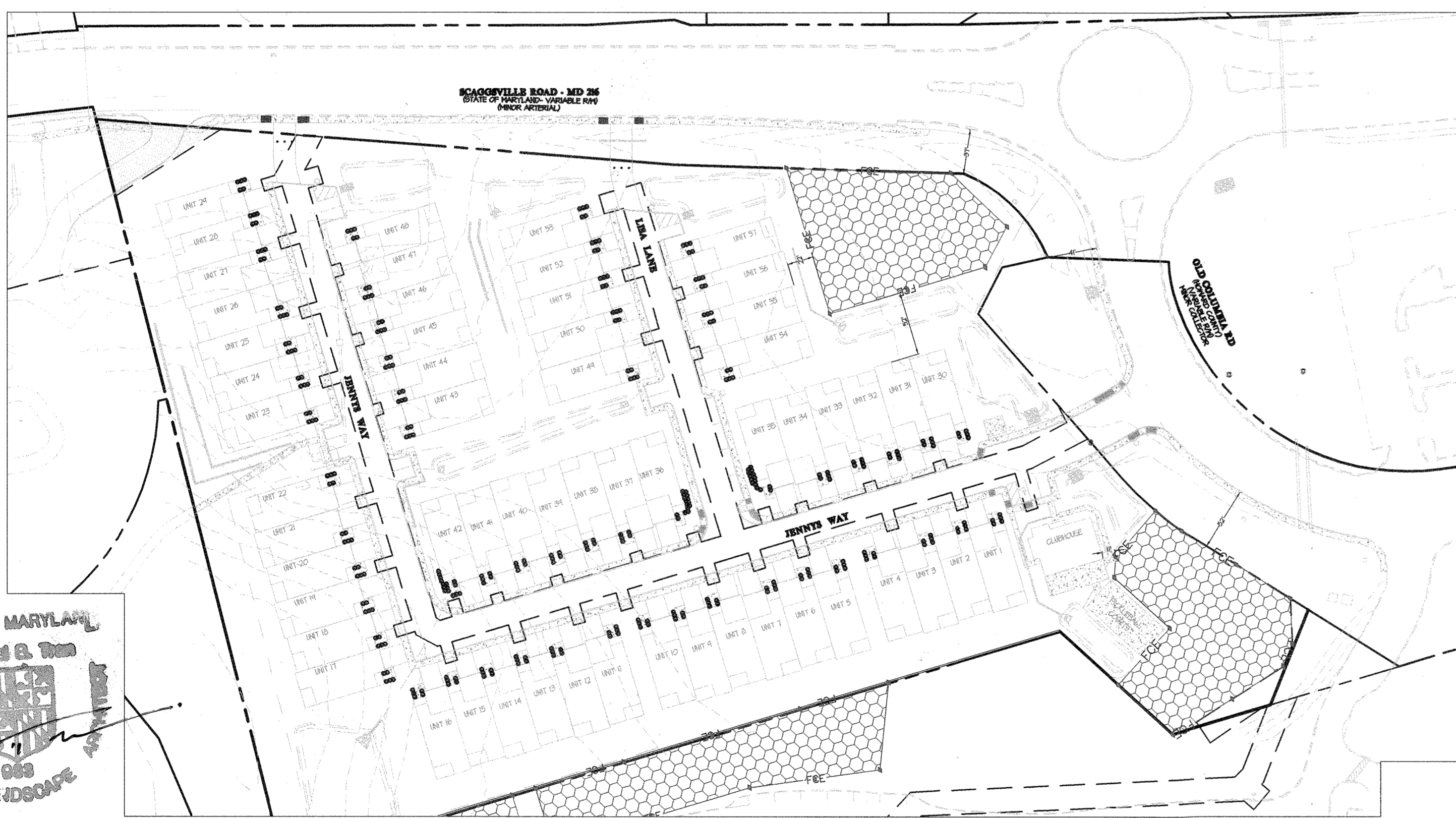
GATES AT MAPLE LAWN PARCEL A
 PN: 25906 - 25906
 A RESUBDIVISION OF PARCEL 282 & SRC Plat No. 59938 Parcels 1 & 3
 L: 18909 F: 397, L: 19769, F: 001
 HOWARD COUNTY, MARYLAND
 ELECTION DISTRICT No. 5



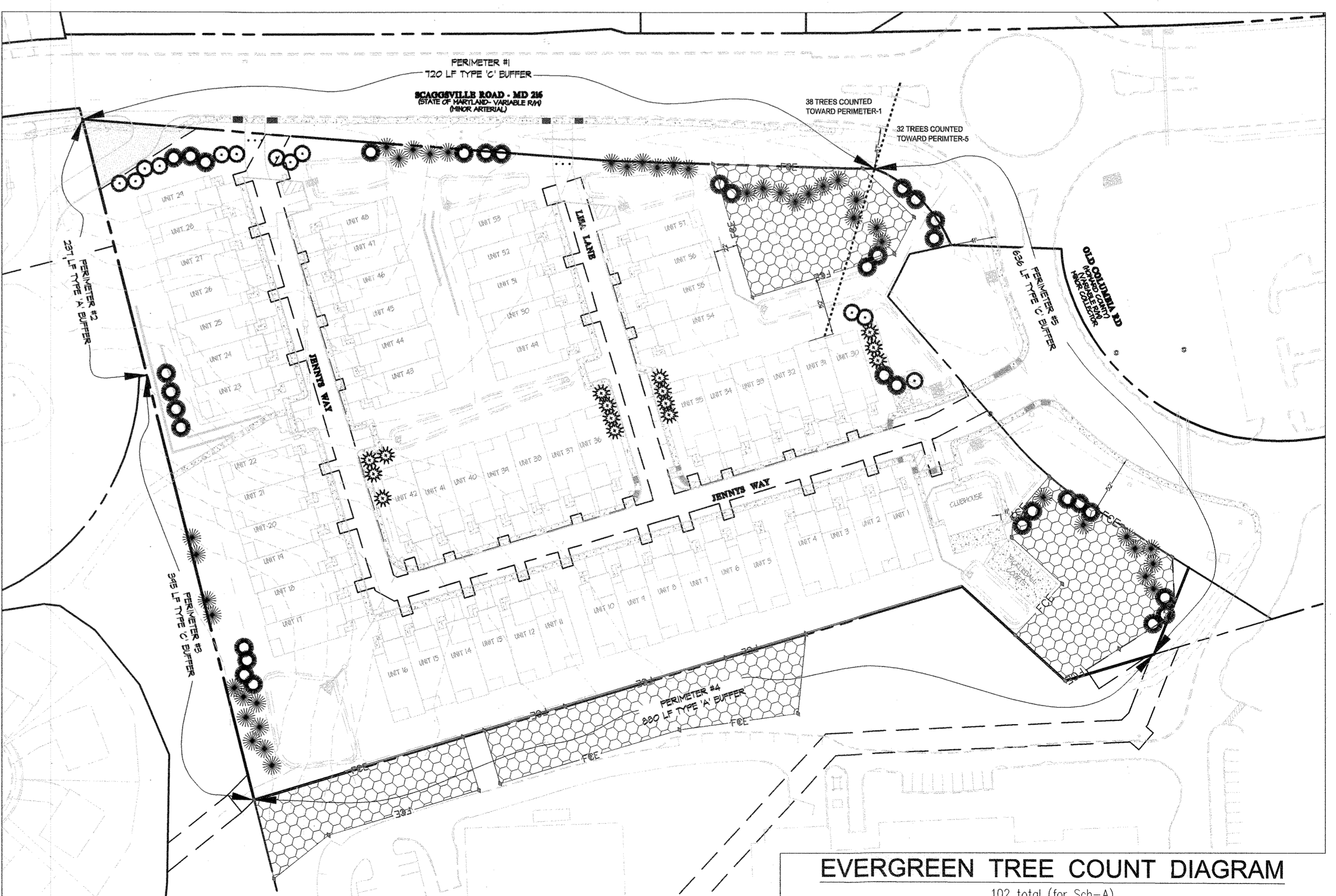
SHADE TREE COUNT DIAGRAM
76 total (45 for Sch-A + 14 for Sch-C Internal + 17 for private Street)



ORNAMENTAL TREE COUNT DIAGRAM
73 total (40 for Sch-A + 4 for Sch-B + 29 for Sch-C)



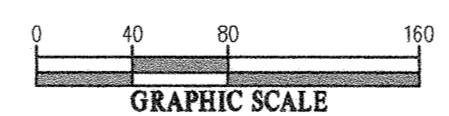
SHRUB COUNT DIAGRAM
315 total (30 for Sch-A + 285 for Sch-C)



EVERGREEN TREE COUNT DIAGRAM
102 total (for Sch-A)

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Angie Gove* Date: 2-10-22
 Chief, Division of Land Development: *John P. Smith* Date: 2/16/22
 Chief, Development Engineering Division: *JP* Date: 1-21-22

NOTE:
 FOR THE EASE AND CONVENIENCE OF COUNTING PLANT QUANTITIES AND COMPARING THEM WITH THE SCHEDULES ON SHEET 25, EACH OF THE 4 DIAGRAMS ON THIS PLAN SHOWS ONLY ONE OF THE 4 BONDED PLANT TYPES (shade tree, evergreen tree, ornamental tree or shrub) AS SHOWN ON SHEET 24. FOR SPATIAL RELATIONSHIP SEE SHEET-4 FOR INSTALLING THE PLANTS.



GLW
 PLANNING | ENGINEERING | SURVEYING
 3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
 PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY:	DATE	REVISION	BY	APPR.

PREPARED FOR:
 OWNER: MLT MAPLE LAWN LLC
 1202 SHADY CREEK RD
 MARROTTSVILLE, MD 21104
 DEVELOPER: PULTE GROUP
 9302 LEE HIGHWAY
 SUITE 1000
 FAIRFAX, VA 22031
 PH: 703-934-9367
 ATTN: DON HUGHES

PLANT COUNT DIAGRAMS
GATES AT MAPLE LAWN
PARCEL A
 PN: 25786-25980
 A RESUBDIVISION OF PARCEL 282 & SRC Plat No. 59938 Parcels 1 & 3
 L: 18909 F: 397, L: 19769, F: 001
 ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
1"=80'	R-SA-8	20027
DATE	TAX MAP - GRID	SHEET
DEC., 2021	46 - 3	27 OF 39

HOWARD COUNTY, MARYLAND

SEGMENTAL RETAINING WALL SPECIFICATIONS

PART 1 - GENERAL

1.1 WORK INCLUDES

FURNISHING AND INSTALLING SEGMENTAL RETAINING WALL UNITS, GEGRID REINFORCEMENT, WALL FILL, AND BACKFILL TO THE LINES AND GRADES SHOWN ON THE CONSTRUCTION DRAWINGS AND AS SPECIFIED HEREIN. THE CONTRACT ALSO INCLUDES FURNISHING AND INSTALLING ALL APPURTENANT MATERIALS, EQUIPMENT, AND LABOR REQUIRED FOR CONSTRUCTION AND SITE GRADING INFORMATION WAS REFERENCED FROM THE PLAN ENTITLED WALL GRADING DETAILS - GATES AT MAPLE LAWN, DATED MARCH, 2021, PREPARED BY GUTSCHICK, LITTLE AND WEBER, P.A. SOIL DESIGN PARAMETERS ARE BASED ON THE SUBSURFACE DATA BY PRESENTED IN THE REPORT OF GEOTECHNICAL EXPLOATION, DATED OCTOBER 6, 2020, PREPARED BY GTA, AND SHOULD BE VERIFIED DURING CONSTRUCTION.

1.2 REFERENCE STANDARDS

- ASTM C90 - STANDARD SPECIFICATION FOR LOADBEARING CONCRETE MASONRY UNITS
- ASTM C1262 - STANDARD TEST METHOD FOR EVALUATING THE FREEZE-THAW DURABILITY OF DRY-CAST SEGMENTAL RETAINING WALL UNITS AND RELATED CONCRETE UNITS
- ASTM C1372 - STANDARD SPECIFICATION FOR DRY-CAST SEGMENTAL RETAINING WALL UNITS
- ASTM D698 - STANDARD TEST METHODS FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING STANDARD EFFORT
- ASTM D2487 - STANDARD PRACTICE FOR CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES (UNIFIED SOIL CLASSIFICATION SYSTEM)
- ASTM D3034 - SPECIFICATION FOR POLYVINYL CHLORIDE (PVC) PIPE
- ASTM STP399 - VANE SHEAR AND CONE PENETRATION RESISTANCE TESTING OF IN-SITU SOILS
- 2018 INTERNATIONAL BUILDING CODE NATIONAL CONCRETE MASONRY ASSOCIATION DESIGN MANUAL FOR SEGMENTAL RETAINING WALLS, 3RD EDITION
- MARYLAND DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ADMINISTRATION (SHA) STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS, JULY 2018

1.3 DELIVERY, STORAGE AND HANDLING

- CONTRACTOR SHALL CHECK THE MATERIALS UPON DELIVERY TO ENSURE THAT PROPER MATERIAL HAS BEEN RECEIVED.
- CONTRACTOR SHALL PREVENT EXCESSIVE MUD, WET CEMENT, EPOXY, AND LIKE MATERIALS WHICH MAY AFFIX THEMSELVES, FROM COMING IN CONTACT WITH THE MATERIALS.
- GEORIGS SHALL BE STORED ABOVE -20° F.
- CONTRACTOR SHALL PROTECT THE MATERIALS FROM DAMAGE. DAMAGED MATERIAL SHALL NOT BE INCORPORATED INTO THE REINFORCED RETAINING WALL.

1.4 SUBMITTALS/CERTIFICATION

- IF REQUESTED BY GTA OR THE OWNER, CONTRACTOR SHALL SUBMIT QUALIFICATIONS AND DOCUMENTATION OF PRIOR EXPERIENCE TO SHOW THE NECESSARY SKILL AND EXPERIENCE. PRIOR EXPERIENCE SHALL INCLUDE RETAINING WALL CONSTRUCTION OF SIMILAR SIZE/TYPE TO THOSE SHOWN ON THIS PLAN (MINIMUM THREE PROJECTS IN THE LAST FIVE YEARS).
- CONTRACTOR SHALL SUBMIT MANUFACTURER'S CATALOG FOR THE PROPOSED MATERIALS TO GTA FOR APPROVAL A MINIMUM OF SEVEN DAYS BEFORE START OF CONSTRUCTION.
- IF REQUESTED BY GTA OR THE OWNER, CONTRACTOR SHALL SUBMIT SAMPLES OF PROPOSED MATERIALS TO GTA A MINIMUM OF SEVEN DAYS BEFORE START OF CONSTRUCTION.
- MATERIALS SHALL BE TRANSPORTED TO THE SITE ONLY AFTER APPROVAL OF THE PROPOSED MATERIAL BY GTA.

PART 2 - PRODUCTS

2.1 DEFINITIONS

- CONCRETE UNITS ARE DRY-STACKED, CONCRETE MASONRY UNITS THAT FORM THE FACE OF THE RETAINING WALL.
- CAP UNITS ARE CONCRETE MASONRY UNITS PLACED ON THE TOP COURSE OF THE CONCRETE UNITS.
- LEVELING PAD IS A COMPACTED, AGGREGATE LAYER SUPPORTING THE BOTTOM CONCRETE UNITS.
- FIBERGLASS CONNECTION PINS ARE PLACED BETWEEN SUCCESSIVE CONCRETE UNIT COURSES TO CONNECT CONCRETE UNITS AND SECURE GEORIG TO THE CONCRETE UNITS.
- GEORIG IS A HIGH-DENSITY POLYETHYLENE, POLYESTER, OR POLYPROPYLENE GRID, SPECIFICALLY FABRICATED FOR USE AS A SOIL REINFORCEMENT.
- GRAVEL FILL IS DRAINAGE AGGREGATE THAT IS PLACED WITHIN AND IMMEDIATELY BEHIND THE CONCRETE UNITS.
- REINFORCED BACKFILL IS COMPACTED, STRUCTURAL FILL PLACED BEHIND THE CONCRETE UNITS, EXTENDING THE FULL LENGTH OF THE GEORIG ZONE.
- CONTROLLED FILL IS COMPACTED, STRUCTURAL FILL PLACED BEHIND THE REINFORCED BACKFILL AND/OR SUPPORTING THE LEVELING PAD AND REINFORCED BACKFILL.
- LOW-PERMEABILITY SOIL IS A LAYER OF COMPACTED, LOW-PERMEABILITY SOIL FILL PLANNED AT THE GROUND SURFACE, EXTENDING FROM JUST BEHIND THE CAP UNIT TO THE BACK OF THE REINFORCED BACKFILL ZONE.
- DRAINAGE PIPE IS PVC OR HDPE PIPING PLACED BEHIND AND/OR THROUGH THE CONCRETE UNITS TO FACILITATE DRAINAGE OF WATER FROM BEHIND THE RETAINING WALL.
- FILTER FABRIC IS A NON-WOVEN, POLYPROPYLENE GEOTEXTILE USED TO PROVIDE SEPARATION BETWEEN GRAVEL FILL AND REINFORCED BACKFILL.

2.2 MATERIALS

- CONCRETE UNITS
 - CONCRETE UNITS SHALL BE KEYSTONE COMPACT III RETAINING WALL UNITS. SUBSTITUTION OF OTHER CONCRETE UNITS OF SIMILAR SIZE AND WEIGHT MAY BE ALLOWED WITH THE PRIOR APPROVAL OF GTA AND THE OWNER.
 - CONCRETE WALL UNITS SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI, IN ACCORDANCE WITH ASTM C90. THE CONCRETE SHALL HAVE ADEQUATE FREEZE/THAW PROTECTION, WITH A MAXIMUM MOISTURE ABSORPTION OF 8 PERCENT.
 - CONCRETE UNIT MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C1372.
 - CONCRETE UNITS SHALL PASS 100 FREEZE/THAW CYCLES IN WATER WITH LESS THAN 1% WEIGHT LOSS IN ACCORDANCE WITH ASTM C1262.
 - CONCRETE UNITS SHALL HAVE ANGLED SIDES AND BE CAPABLE OF ATTAINING THE REQUIRED CONCAVE AND CONVEX ALIGNMENT CURVES.
 - EXTERIOR CONCRETE UNIT DIMENSIONS MAY VARY. CONCRETE UNITS SHALL HAVE A MINIMUM OF ONE SQUARE FOOT OF FACE AREA EACH.
 - CONCRETE UNITS SHALL BE INTERLOCKED WITH NON-CORROSIVE REINFORCED FIBERGLASS PINS.
 - CONCRETE UNITS SHALL BE INTERLOCKED AS TO PROVIDE A NOMINAL 1-1/8-INCH OF SETBACK PER COURSE.
- CAP UNITS
 - CAP UNITS SHALL BE KEYSTONE CAP UNITS. SUBSTITUTION OF OTHER CAP UNITS OF SIMILAR SIZE AND WEIGHT MAY BE ALLOWED WITH THE PRIOR APPROVAL OF GTA.
 - CAP UNITS SHALL CONFORM TO THE REQUIREMENTS STATED IN NOTES 2.2.A.2 AND 2.2.A.5.
- LEVELING PAD
 - LEVELING PAD MATERIALS SHALL CONSIST OF COMPACTED, FREE-DRAINING, COARSE AGGREGATES MEETING THE REQUIREMENTS OF MARYLAND SHA NO. 57 STONE.
 - LEVELING PAD SHALL BE A MINIMUM OF 6 INCHES DEEP AND 24 INCHES WIDE.
- FIBERGLASS CONNECTION PINS
 - FIBERGLASS CONNECTING PINS SHALL BE THERMOSET, ISOPHTHALIC, POLYESTER RESIN PULTRUDED, REINFORCEMENT RODS, 1/2 INCH IN DIAMETER.
 - PINS SHOULD HAVE A MINIMUM FLEXURAL STRENGTH OF 128,000 PSI AND SHORT BEAM SHEAR OF 6,400 PSI.
 - FOR SUBSTITUTE CONCRETE UNITS, USE OF OTHER COMPATIBLE CONNECTOR SYSTEMS MAY BE ALLOWED WITH THE PRIOR APPROVAL OF GTA.
- GEORIG
 - GEORIG SHALL BE MIRAGRID G3XT MANUFACTURED BY TENCATE GEOSYNTHETICS AMERICAS. EQUIVALENT MATERIALS MAY BE SUBSTITUTED WITH PRIOR APPROVAL OF GTA.
 - THE GEORIG SHALL HAVE A MINIMUM LONG TERM DESIGN STRENGTH (LTD) OF 2,104 POUNDS PER FOOT. LTD IS DEFINED AS THE ULTIMATE STRENGTH DIVIDED BY REDUCTION FACTORS FOR CREEP, DURABILITY, AND INSTALLATION DAMAGE.
- GRAVEL FILL
 - GRAVEL FILL SHALL CONSIST OF CLEAN, 1 INCH MINUS CRUSHED STONE OR CRUSHED GRAVEL WITH 100 PERCENT PASSING THE 1-INCH SIEVE, 75 TO 100 PERCENT PASSING THE 3/4-INCH SIEVE, 0 TO 10 PERCENT PASSING THE NO. 4 SIEVE, AND 0 TO 5 PERCENT PASSING THE NO. 50 SIEVE.
- REINFORCED BACKFILL
 - REINFORCED BACKFILL SOILS SHALL BE NON-PLASTIC SOIL MEETING THE REQUIREMENTS OF ASHTO A-2-4 OR MORE GRANULAR. IF ADEQUATE QUANTITIES ARE NOT AVAILABLE ON-SITE, MATERIALS MEETING THESE REQUIREMENTS WILL NEED TO BE IMPORTED.
 - REINFORCED BACKFILL SHALL BE PLACED IN MAXIMUM 8-INCH LIFTS AND COMPACTED TO 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698.

H. CONTROLLED FILL

- CONTROLLED FILLS TO BE PLACED OUTSIDE OF THE REINFORCED BACKFILL ZONE SHALL CONSIST OF ON-SITE OR BORROW SOILS MEETING THE REQUIREMENT OF ASHTO A-4 OR MORE GRANULAR.
- CONTROLLED FILLS SHALL BE PLACED IN MAXIMUM 8-INCH LIFTS AND COMPACTED TO 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698, OR HIGHER IF REQUIRED BY THE GEOTECHNICAL REPORT.

I. LOW-PERMEABILITY SOIL

- LOW-PERMEABILITY SOILS TO BE PLACED AT THE TOP OF THE WALL, WHERE SPECIFIED, SHALL CONSIST OF SANDY, SILTY OR CLAYEY SOILS MEETING THE UNIFIED SOILS CLASSIFICATION SYSTEM CRITERIA FOR ML, CL, SM, OR SC, WITH A MINIMUM OF 25% PASSING THE #200 SIEVE.

J. DRAINAGE PIPE

- THE DRAINAGE PIPES SHALL BE PERFORATED OR SLOTTED PVC PIPE MANUFACTURED IN ACCORDANCE WITH ASTM D3034.

K. FILTER FABRIC

- FILTER FABRIC SHALL BE NON-WOVEN, POLYPROPYLENE GEOTEXTILE MIRAFI 140N MANUFACTURED BY TENCATE GEOSYNTHETICS AMERICAS OR TERRATEX N0.4.5 MANUFACTURED BY HANES GEO COMPONENTS. EQUIVALENT MATERIALS MAY BE SUBSTITUTED WITH PRIOR APPROVAL OF GTA.

PART 3 - EXECUTION

3.1 EXCAVATION

- THE CONTRACTOR SHALL EXCAVATE TO THE LINES AND GRADES SHOWN ON THE CONSTRUCTION DRAWINGS. UNDER NO CIRCUMSTANCES SHALL THE EXCAVATION LINES AND GRADES BE EXCEEDED, EXCEPT WITH OWNER'S APPROVAL. THE CONTRACTOR SHALL PROTECT THE EXCAVATION FROM SLOUGHING BY PLACING A MEMBRANE OVER THE FACE OF THE EXCAVATION.
- PRIOR TO RETAINING WALL CONSTRUCTION AND THE PLACEMENT OF FILL, ALL TOPSOIL SHALL BE STRIPPED AND REMOVED FROM THE SITE.
- EXCAVATIONS SHALL BE SLOPED OR OTHERWISE SUPPORTED IN ACCORDANCE WITH OCCUPATION SAFETY AND HEALTH ADMINISTRATION (OSHA) AND OTHER STATE AND LOCAL REGULATIONS.

3.2 FOUNDATION SUBGRADE PREPARATION

- FOUNDATION SOIL SHALL BE EXCAVATED AS REQUIRED FOR INSTALLATION OF THE LEVELING PAD, GEORIG, AND OTHER ELEMENTS AS SHOWN ON THE CONSTRUCTION DRAWINGS.
- FOUNDATION SOIL SHALL BE EXAMINED BY THE TESTING AGENCY TO ENSURE THAT THE ACTUAL FOUNDATION SOIL STRENGTH MEETS OR EXCEEDS ASSUMED DESIGN STRENGTH. SOILS NOT MEETING REQUIRED STRENGTH SHALL BE REMOVED AND REPLACED WITH CONTROLLED FILL, MEETING THE MATERIAL AND COMPACTION REQUIREMENTS STATED IN NOTE 2.2H.
- THE ALLOWABLE BEARING PRESSURE FOR NATURAL AND CONTROLLED FILL SOILS SHALL BE AS SPECIFIED IN PART 5.
- THE EXPOSED FOUNDATION SUBGRADE SHALL BE PROOFROOFED WITH A LOADED DUMP TRUCK. ANY SOFT OR UNSTABLE AREAS IDENTIFIED DURING THIS EVALUATION SHALL BE OVEREXCAVATED AND BACKFILLED WITH CONTROLLED FILL.
- IF FILLS REQUIRED TO ESTABLISH SLOPING SURFACES IN FRONT OF THE WALLS SHALL CONSIST OF CONTROLLED FILL MEETING THE REQUIREMENTS STATED IN NOTE 2.2H AND SHALL BE TESTED BY THE TESTING AGENCY.

3.3 LEVELING PAD

- THE LEVELING PAD SHALL BE PLACED AS SHOWN ON THE CONSTRUCTION DRAWINGS WITH A MINIMUM THICKNESS OF 6 INCHES.
- LEVELING PAD MATERIALS SHALL BE PLACED ON A SUBGRADE PREPARED AS DESCRIBED IN SECTION 3.2 AND APPROVED BY THE TESTING AGENCY.
- LEVELING PAD SHALL BE PREPARED TO ENSURE COMPLETE CONTACT OF RETAINING WALL UNIT WITH BASE. GAPS SHALL NOT BE ALLOWED.

3.4 UNIT INSTALLATION

- FIRST COURSE OF CONCRETE UNITS SHALL BE PLACED ON THE LEVELING PAD. THE CONCRETE UNITS SHALL BE CHECKED FOR LEVEL AND ALIGNMENT. THE FIRST COURSE IS THE MOST IMPORTANT TO PROVIDE ACCURATE AND ACCEPTABLE RESULTS.
- ENSURE THAT CONCRETE UNITS ARE IN FULL CONTACT WITH THE LEVELING PAD.
- CONCRETE UNITS SHALL BE PLACED SIDE BY SIDE FOR FULL LENGTH OF WALL ALIGNMENT. ALIGNMENT MAY BE DONE BY MEANS OF A STRING LINE OR OFFSET FROM BASE LINE.
- INSTALL FIBERGLASS CONNECTING PINS AT THE END OF EACH COURSE WHERE THE WALL CHANGES ELEVATION. UNITS SHALL BE TURNED INTO THE BACKFILL. UNITS SHOULD BE LAID AS TO CREATE THE MINIMUM RADIUS POSSIBLE. CONCRETE UNITS SHALL BE EMBEDDED BELOW FINAL BOTTOM-OF-WALL GRADES TO THE MINIMUM EMBEDMENT DEPTHS SHOWN ON THE WALL PROFILES. ONLY THE FRONT FACE OF THE UNITS SHOULD BE VISIBLE FROM THE SIDE OF THE WALL.
- LAY UP EACH COURSE OF CONCRETE UNITS. INSERT FIBERGLASS CONNECTING PIN INTO THE REAR SLOT OF THE LOWER CONCRETE UNIT AND INTO THE RECEIVING HOLE OF THE UPPER CONCRETE UNIT. REPEAT PROCEDURE TO THE EXTENT OF WALL HEIGHT.
- FILL CONCRETE UNIT JOINTS WITH GRAVEL FILL.
- CAP UNITS SHALL BE INSTALLED AND BONDED WITH CONSTRUCTION ADHESIVE OR EPOXY CEMENT AS REQUIRED BY MANUFACTURER. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE FOR THE BACK OF THE RETAINING WALL DURING CONSTRUCTION.

3.5 GEORIG INSTALLATION

- ALL UTILITIES IN THE VICINITY OF ANY RETAINING WALL OR GEORIG SHALL BE INSTALLED AND PROPERLY BACKFILLED PRIOR TO PLACING THE GEORIG OR CONSTRUCTING THE WALL.
- THE GEORIG SHALL BE LAID HORIZONTALLY ON COMPACTED REINFORCED BACKFILL, CONNECTED TO THE CONCRETE UNITS. HOOK GEORIG OVER THE FIBERGLASS CONNECTING PIN, PULL TAUT, AND ANCHOR BEFORE REINFORCED BACKFILL IS PLACED ON THE GEORIG.
- SLACK IN THE GEORIG AT THE WALL UNIT CONNECTIONS SHALL BE REMOVED IN A MANNER, AND TO SUCH A DEGREE, AS APPROVED BY THE TESTING AGENCY.
- GEORIG SHALL BE LAID AT THE PROPER ELEVATION AND ORIENTATION AS SHOWN ON THE CONSTRUCTION DRAWINGS OR AS DIRECTED BY THE TESTING AGENCY.
- ADDITIONAL GEORIG IS REQUIRED IN WALL CURVES OR BENDS AS SHOWN ON THE TYPICAL DETAILS.
- CORRECT ORIENTATION (ROLL DIRECTION) OF THE GEORIG SHALL BE VERIFIED BY THE CONTRACTOR.
- GEORIG SHALL BE SECURED IN PLACE WITH STAPLES, PINS, SAND BAGS, OR BACKFILL AS REQUIRED BY FILL PROPERTIES, FILL PLACEMENT PROCEDURES, OR WEATHER CONDITIONS, OR AS DIRECTED BY THE TESTING AGENCY.
- OVERLAPS
 - UNAXIAL GEORIG DOES NOT NEED TO BE OVERLAPPED IN THE ACROSS THE ROLL DIRECTION, EXCEPT TO CONTAIN THE FILL AT THE SLOPE FACE WHEN WRAP-AROUND FACING IS USED. UNAXIAL GRID SHOULD BE OVERLAPPED 48" IN THE ROLLED DIRECTION.
 - LAYER OF SOIL A MINIMUM OF 4 INCHES IN THICKNESS SHOULD BE SPREAD BETWEEN UNAXIAL GEORIG LAYERS IN THE AREA TO BE OVERLAPPED, OR AS DIRECTED.

3.6 FILL PLACEMENT

- REINFORCED BACKFILL AND CONTROLLED FILL SHALL BE PLACED AND COMPACTED AS DESCRIBED IN SECTION 2.2 AND IN ACCORDANCE WITH APPLICABLE COUNTY REQUIREMENTS.
- REINFORCED BACKFILL SHALL BE PLACED, SPREAD, AND COMPACTED IN SUCH A MANNER THAT MINIMIZES THE DEVELOPMENT OF WRINKLES IN AND/OR MOVEMENT OF THE GEORIG.
- ONLY HAND-OPERATED COMPACTION EQUIPMENT SHALL BE ALLOWED WITHIN 4 FEET OF THE WALL FACE.
- REINFORCED BACKFILL SHALL BE PLACED FROM THE WALL OUTWARD TO ENSURE THAT THE GEORIG REMAINS TAUT.
- TRACKED CONSTRUCTION EQUIPMENT SHALL NOT BE OPERATED BEHIND OR ABOVE THE WALL.
- RUBBER-TIRED EQUIPMENT MAY PASS OVER THE GEORIG REINFORCEMENT AT SLOW SPEEDS, LESS THAN 10 MPH. SUDDEN BRAKING AND SHARP TURNING SHALL BE AVOIDED.
- PLACE FILTER FABRIC BETWEEN THE GRAVEL FILL AND THE REINFORCED BACKFILL AS SHOWN ON PLANS. THE FILTER FABRIC SHALL BE EMBEDDED A MINIMUM OF TWO FEET INTO THE REINFORCED FILL.
- THE FINISHED SLOPING SURFACE ON THE TOP SIDE OF RETAINING WALLS SHALL BE PROTECTED BY INSTALLING THE PERMANENT EROSION CONTROL BLANKET AND LOAMING AND SEEDING IN ACCORDANCE WITH PROJECT REQUIREMENTS.

3.7 DRAINAGE

- GRAVEL FILL SHALL BE PLACED BEHIND THE CONCRETE UNITS TO THE LIMITS SHOWN. THE GRAVEL FILL SHALL EXTEND MINIMUM 12 INCHES BEHIND THE BACK OF THE CONCRETE UNITS. INCREASED GRAVEL FILL THICKNESS IS REQUIRED IN CURVES AND CORNERS AS SHOWN ON THE TYPICAL DETAILS.
- PLACE FILTER FABRIC BEHIND THE GRAVEL FILL AS DESCRIBED IN SECTION 3.6.
- POSITIVE DRAINAGE SHALL BE MAINTAINED DURING AND AFTER CONSTRUCTION. REINFORCED BACKFILL THAT BECAME WET DURING CONSTRUCTION SHALL BE DRIED AND RECOMPACTED, OR REMOVED AND REPLACED WITH NEW REINFORCED BACKFILL.
- INSTALL THE PERFORATED DRAINAGE PIPES AND LATERAL DRAINAGE PIPES INCREMENTALLY ALONG WITH THE INSTALLATION OF CONCRETE UNITS AND PLACEMENT OF REINFORCED BACKFILL.

PART 4 - CONSTRUCTION OBSERVATION AND TESTING

- THE RETAINING WALLS SHALL ONLY BE CONSTRUCTED UNDER THE OBSERVATION OF GTA TO CONFIRM THAT THE SOILS AND MATERIALS USED DURING CONSTRUCTION MEET THE REQUIREMENTS SPECIFIED HEREIN. IF GTA IS NOT CONTRACTED TO PROVIDE CONSTRUCTION OBSERVATION AND TESTING SERVICES DURING WALL CONSTRUCTION, GTA IS RELIEVED OF ALL RESPONSIBILITY FOR THE PERFORMANCE OF THE WALLS.
- THE REQUIRED BEARING PRESSURE BENEATH THE FOOTING OF THE WALL SHALL BE VERIFIED IN THE FIELD BY A CERTIFIED SOILS TECHNICIAN. TESTING DOCUMENTATION MUST BE PROVIDED TO GTA PRIOR TO THE START OF WALL CONSTRUCTION. THE REQUIRED TEST PROCEDURE SHALL BE THE DYNAMIC CONE PENETROMETER (DCP) TEST ASTM STP399.
- THE SUITABILITY OF FILL MATERIAL SHALL BE CONFIRMED BY THE ON-SITE TESTING AGENCY REPRESENTATIVE.

PART 5 - DESIGN CRITERIA

- REQUIRED MINIMUM ALLOWABLE FOUNDATION BEARING PRESSURE IS 2,000 PSF.
- INTERNAL FRICTION ANGLE FOR REINFORCED SOIL = 30 DEGREES.
- MOIST UNIT WEIGHT FOR REINFORCED SOIL = 120 PCF.
- FOUNDATION AND RETAINED SOIL INTERNAL FRICTION ANGLE = 28 DEGREES AND COHESION = 0 PSF.
- FOUNDATION AND RETAINED SOIL MOIST UNIT WEIGHT = 120 PCF.
- RETAINING WALLS ARE NOT DESIGNED TO RESIST HYDROSTATIC PRESSURE.

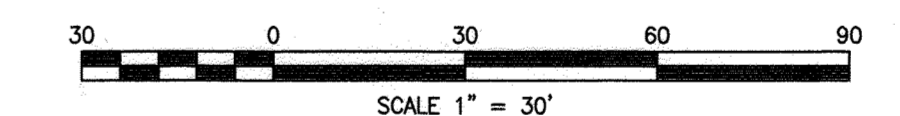
RETAINING WALL NO. 1A



RETAINING WALL LOCATION PLAN

SCALE: 1" = 30'

BASE IMAGE WAS ADAPTED FROM THE PLAN ENTITLED SITE DEVELOPMENT PLAN - GATES AT MAPLE LAWN PARCEL A, DATED JANUARY, 2021, PREPARED BY GUTSCHICK, LITTLE AND WEBER, P.A. (ORIGINAL SCALE: 1"=30').



Legend

- GTA-1 Identification and approximate location of Standard Penetration Test (SPT) borings performed by GTA in September 2020.
- B-1 Identification and approximate location of SPT borings performed by Earth Engineering Incorporated (EEI) in February of 2020.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING	
Director	2-10-22
Chief, Division of Land Development	2/10/22
Chief, Development Engineering Division	1-21-22

GTA GEO-TECHNOLOGY ASSOCIATES, INC.
 GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS
 14200 PARK CENTER DRIVE, SUITE A
 LAUREL, MARYLAND 20707
 (410) 792-8448 OR (301) 470-4470
 WWW.GTAENG.COM

DESIGNED BY:	ADM			
DRAWN BY:	VKP			
CHECKED BY:	RPM			
DATE	REVISION	BY	APP'R.	

PREPARED FOR:
 OWNER: MLT MAPLE LAWN LLC
 1202 SHADY CREEK RD
 MARROTTVILLE, MD 21044

DEVELOPER:
 PULTE GROUP
 9302 LEE HIGHWAY
 SUITE 1000
 FAIRFAX, VA 22031
 PH: 703.291.1100
 ATTN: DON HUGHES

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. 44920
 EXPIRATION DATE: 12/27/2021

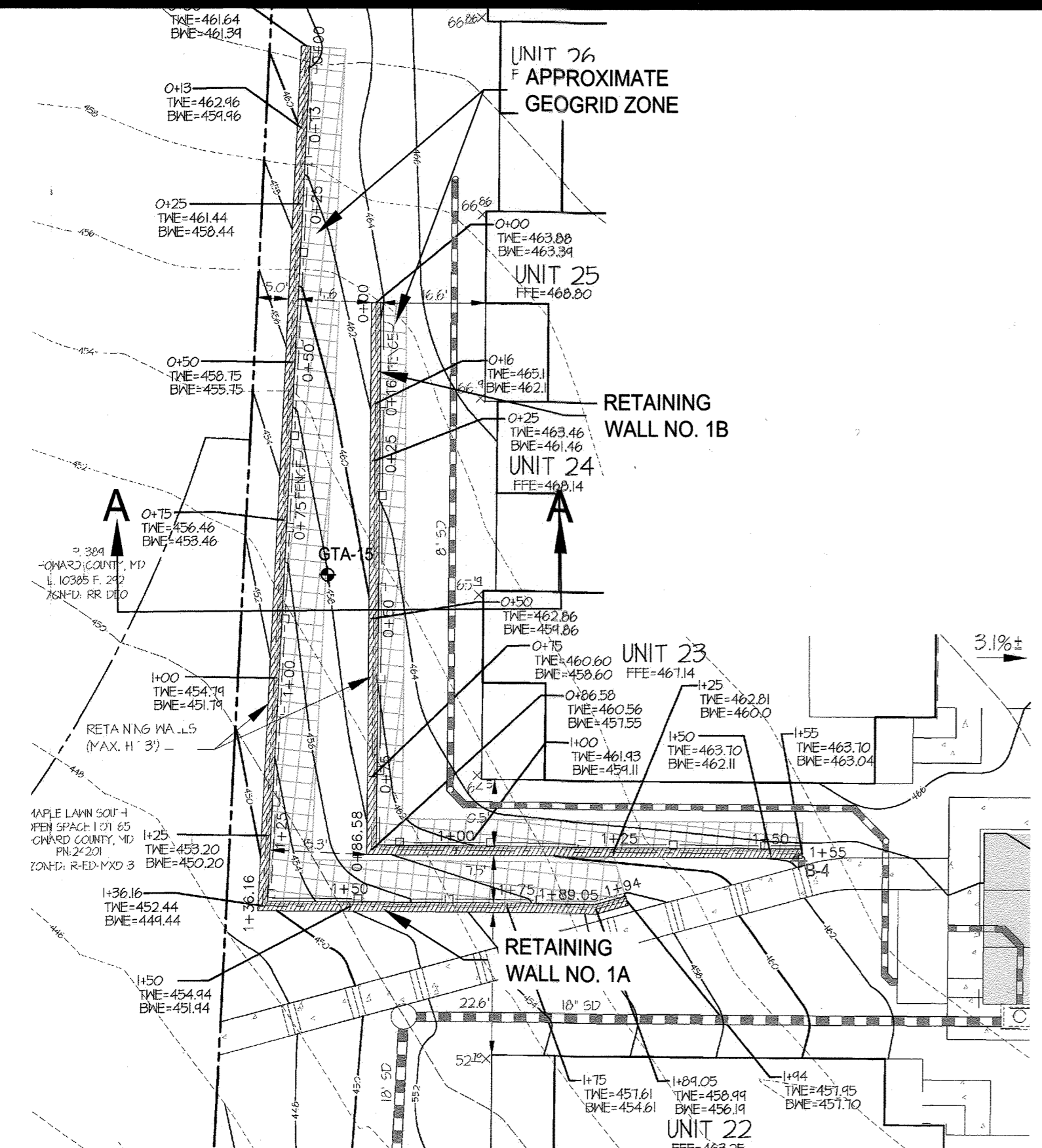
PROPOSED RETAINING WALLS - PLAN AND GENERAL NOTES

GATES AT MAPLE LAWN
 PARCEL A
 PN: 25986-25986
 A RESUBDIVISION OF PARCELS 282 & SRC Plat No. 59938 Parcels 1 & 3
 L: 18909 F.; 397, L: 19789, F.: 001

ELECTION DISTRICT No. 5 HOWARD COUNTY, MARYLAND

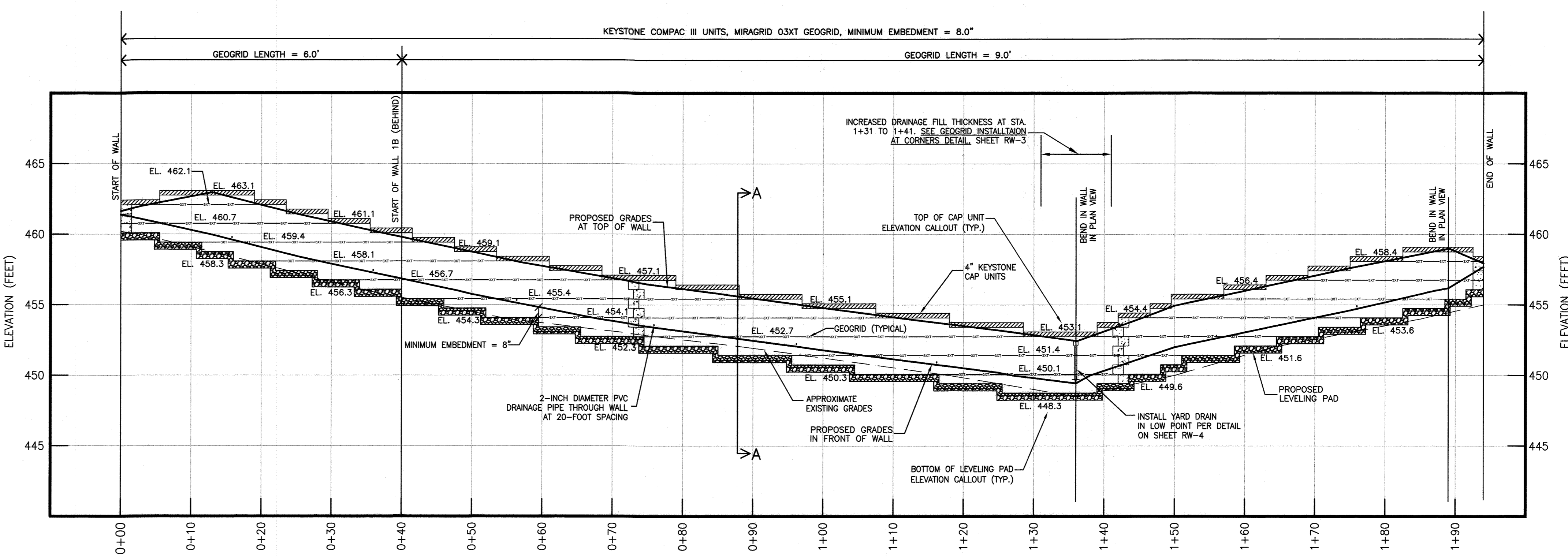
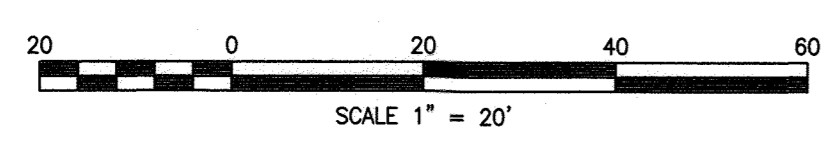
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AS SHOWN	R-SA-8	201069
DATE	TAX MAP - GRID	SHEET
NOVEMBER, 2021	46 - 3	28 OF 39

RW-1



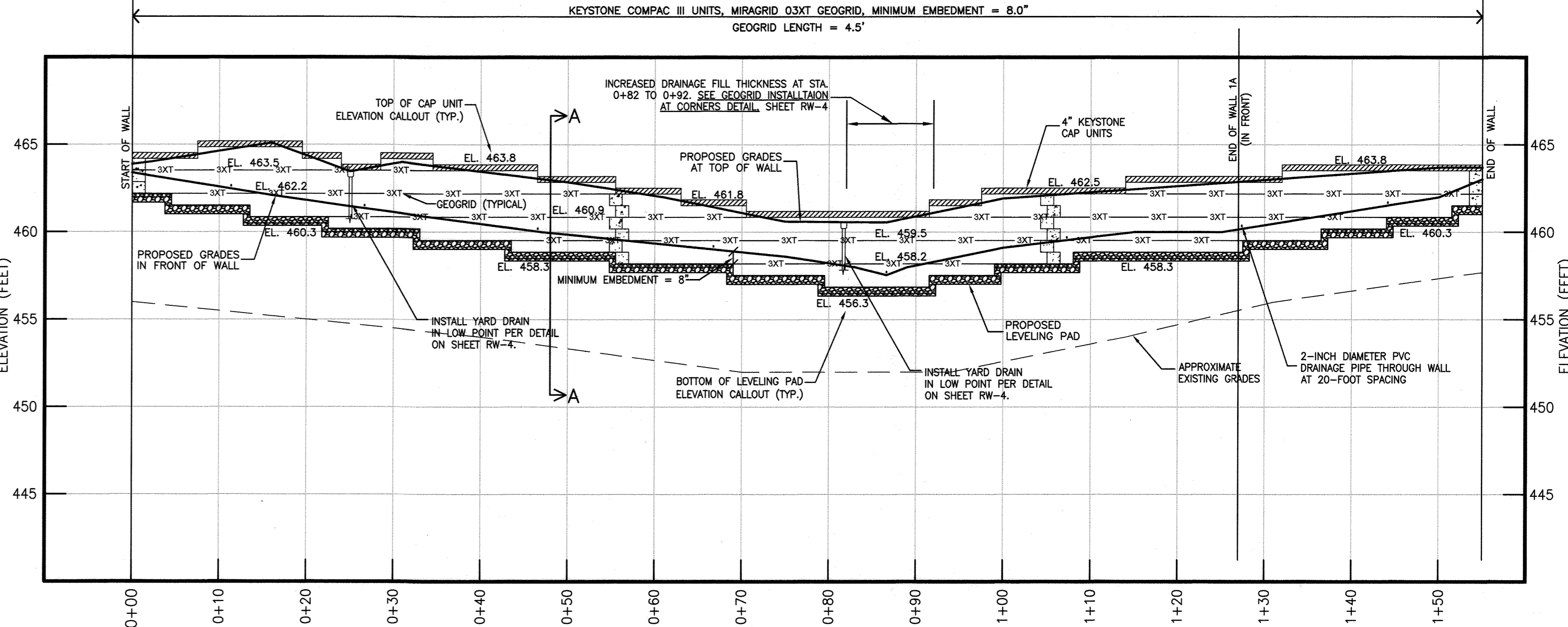
RETAINING WALL LOCATION PLAN - RW NOS. 1A & 1B

SCALE: 1" = 20'
 BASE IMAGE WAS ADAPTED FROM THE PLAN ENTITLED WALL GRADING DETAILS - GATES AT MAPLE LAWN, DATED MARCH, 2021, PREPARED BY GUTSCHICK, LITTLE AND WEBER, P.A. (ORIGINAL SCALE: 1" = 10').



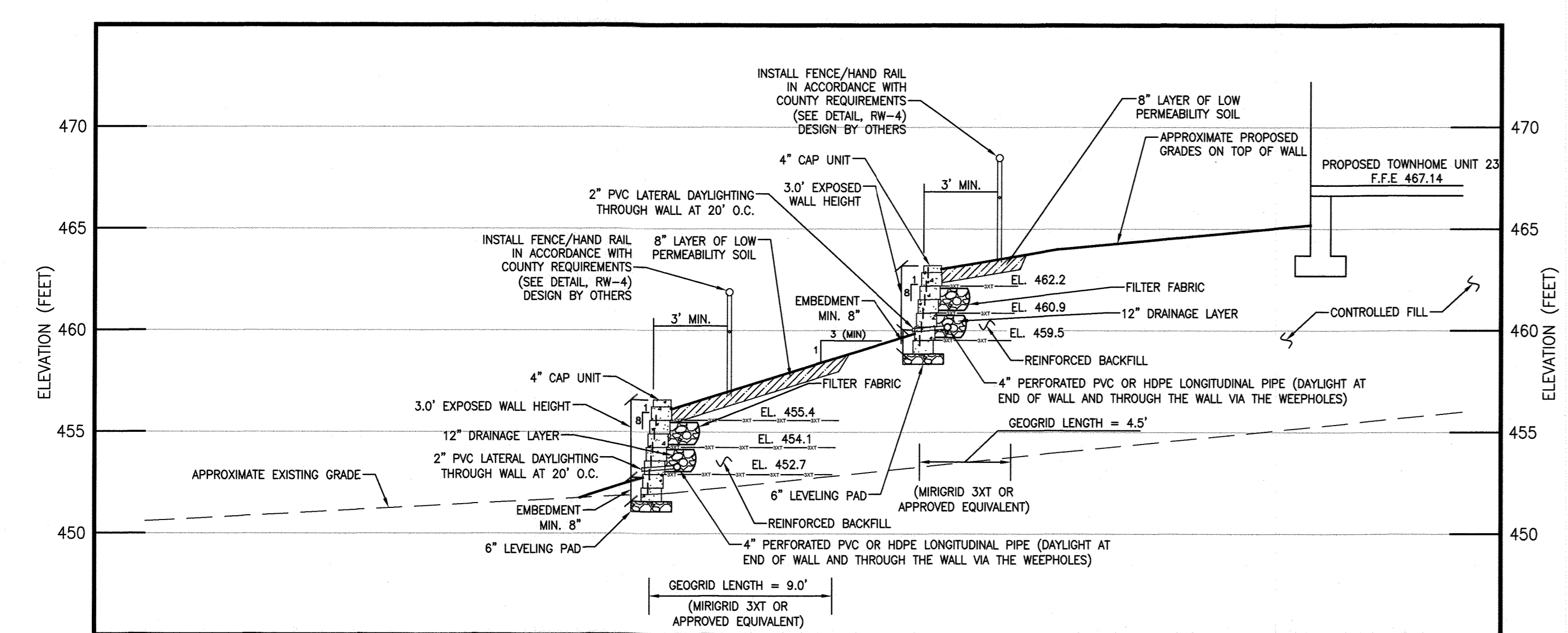
RETAINING WALL NO. 1A (LOWER TIER) - PROFILE

HORIZONTAL SCALE: 1" = 10'
 VERTICAL SCALE: 1" = 5'



RETAINING WALL NO. 1B (UPPER TIER) - PROFILE

HORIZONTAL SCALE: 1" = 10'
 VERTICAL SCALE: 1" = 5'



RETAINING WALL NOS. 1A (APPROXIMATE STATION 0+88) AND 1B (APPROXIMATE STATION 0+48) - SECTION A-A

HORIZONTAL SCALE: 1" = 5'
 VERTICAL SCALE: 1" = 5'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* Date: 02-10-22
 Chief, Division of Land Development: *[Signature]* Date: 2/10/22
 Chief, Development Engineering Division: *[Signature]* Date: 1-21-22

GTA
GEO-TECHNOLOGY ASSOCIATES, INC.
 GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS
 1420 PARK CENTER DRIVE, SUITE A
 LAUREL, MARYLAND 20707
 (410) 782-4446 or (202) 470-4470
 WWW.GTAENR.COM
 ©GEO-TECHNOLOGY ASSOCIATES, INC.

DESIGNED BY:	DATE	REVISION	BY	APPR.
ADM				
VKP				
RPM				

PREPARED FOR:
 OWNER: MLT MAPLE LAWN LLC
 1202 SHADY CREEK RD
 MARROTTSVILLE, MD 21104
 DEVELOPER: PULTE GROUP
 9302 LEE HIGHWAY
 SUITE 1000
 FAIRFAX, VA 22031
 PH: ATTN: DON HUGHES

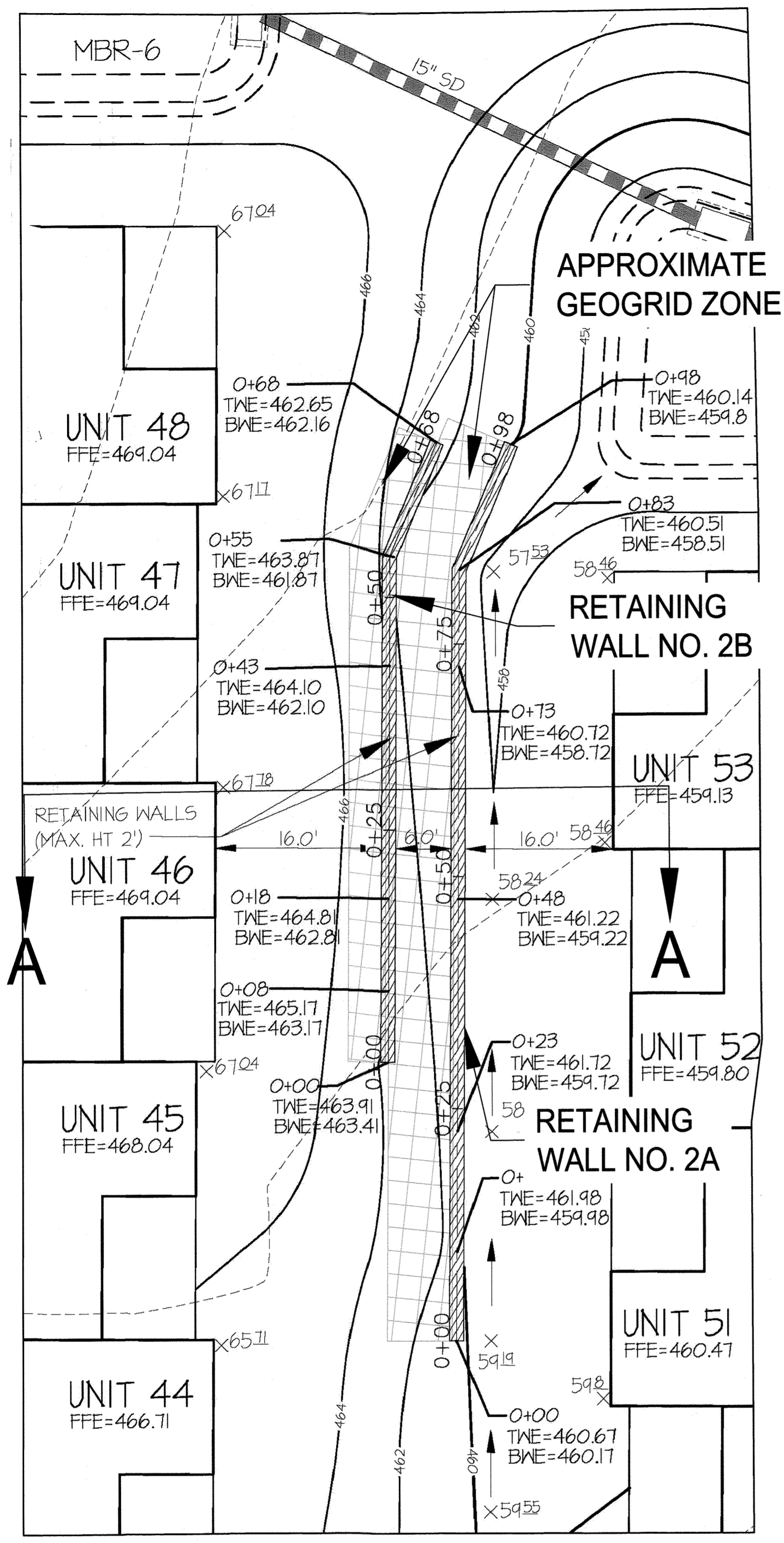
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44920
 EXPIRATION DATE: 12/22/2021

PROPOSED RETAINING WALLS - WALLS 1A AND 1B
GATES AT MAPLE LAWN
 PARCEL A
 PN: 25206-25208
 A RESUBDIVISION OF PARCELS 282 & SRC Plat No. 59938 Parcels 1 & 3
 ELECTION DISTRICT No. 5
 L: 18909 F.; 397, L.: 19769, F.: 001
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	FILE No.
AS SHOWN	R-SA-8	201069
DATE	TAX MAP - GRID	SHEET
NOVEMBER, 2021	46 - 3	29 OF 39

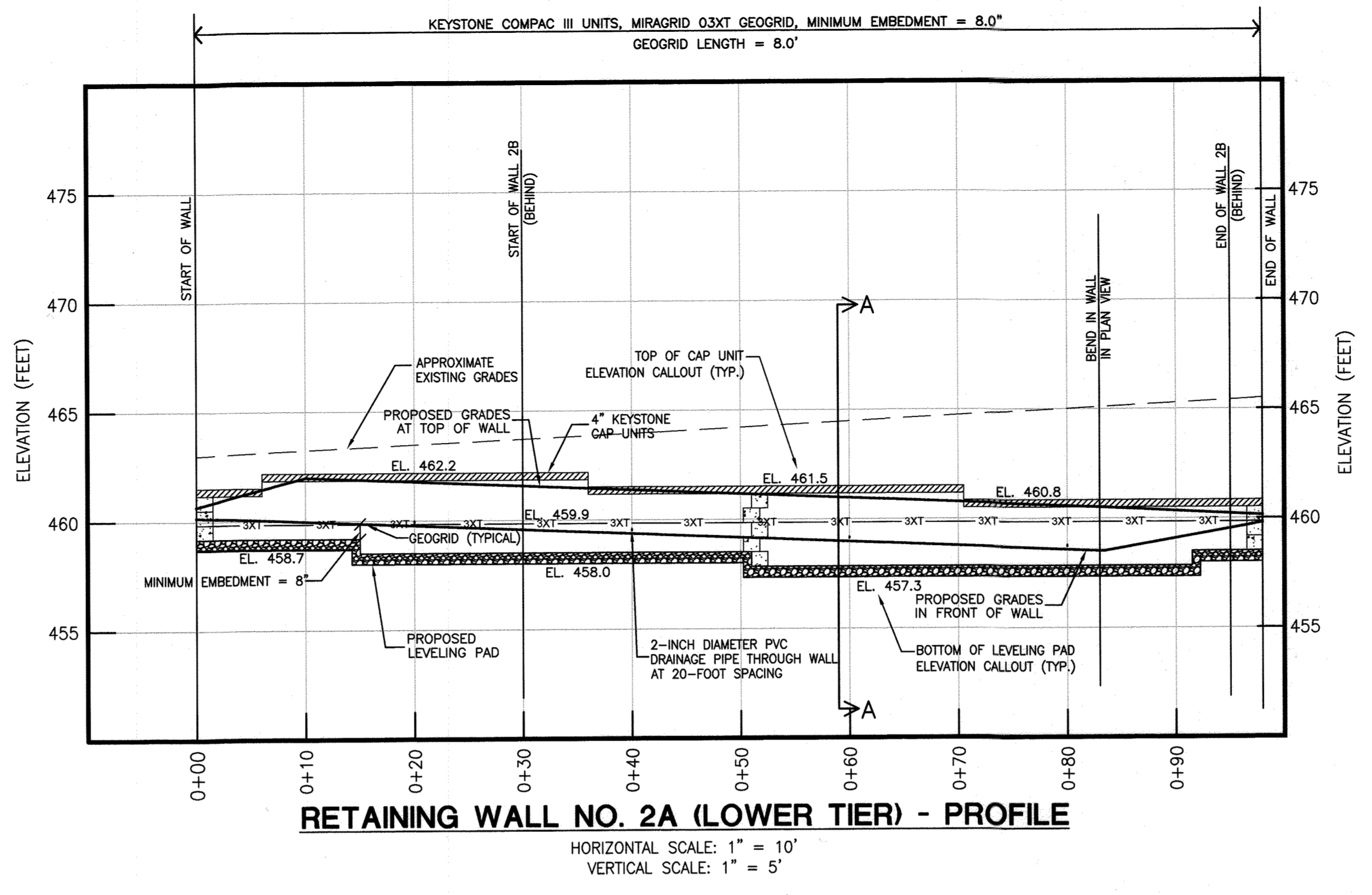
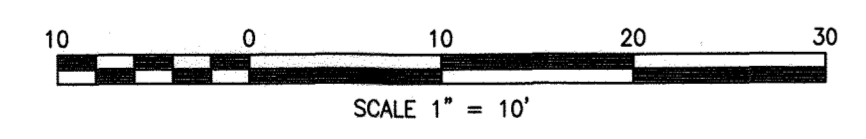
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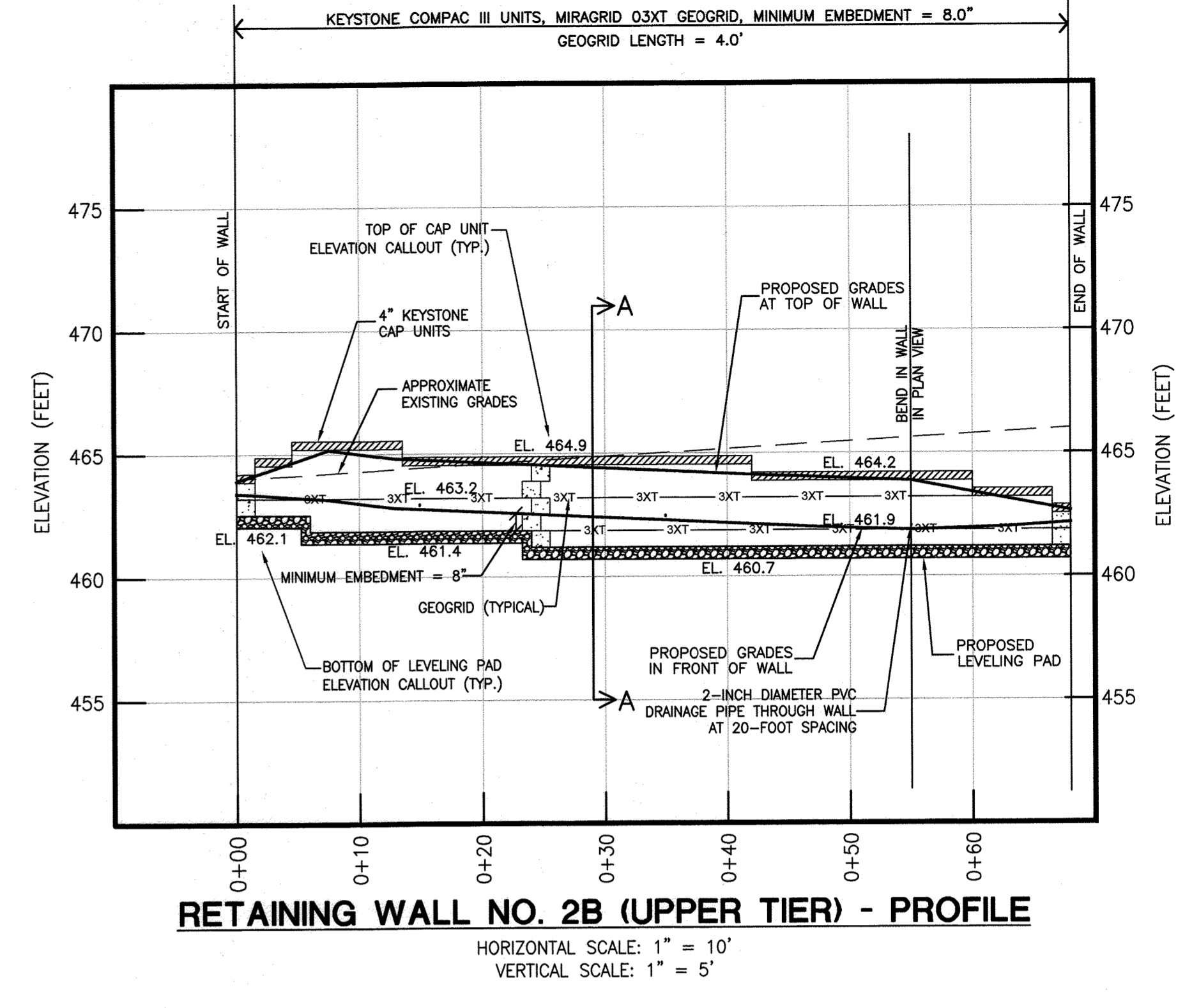
RETAINING WALL LOCATION PLAN - RW NOS. 2A & 2B

SCALE: 1" = 10'
 BASE IMAGE WAS ADAPTED FROM THE PLAN ENTITLED WALL GRADING DETAILS - GATES AT MAPLE LAWN, DATED MARCH, 2021, PREPARED BY GUTSCHICK, LITTLE AND WEBER, P.A. (ORIGINAL SCALE: 1"=10').



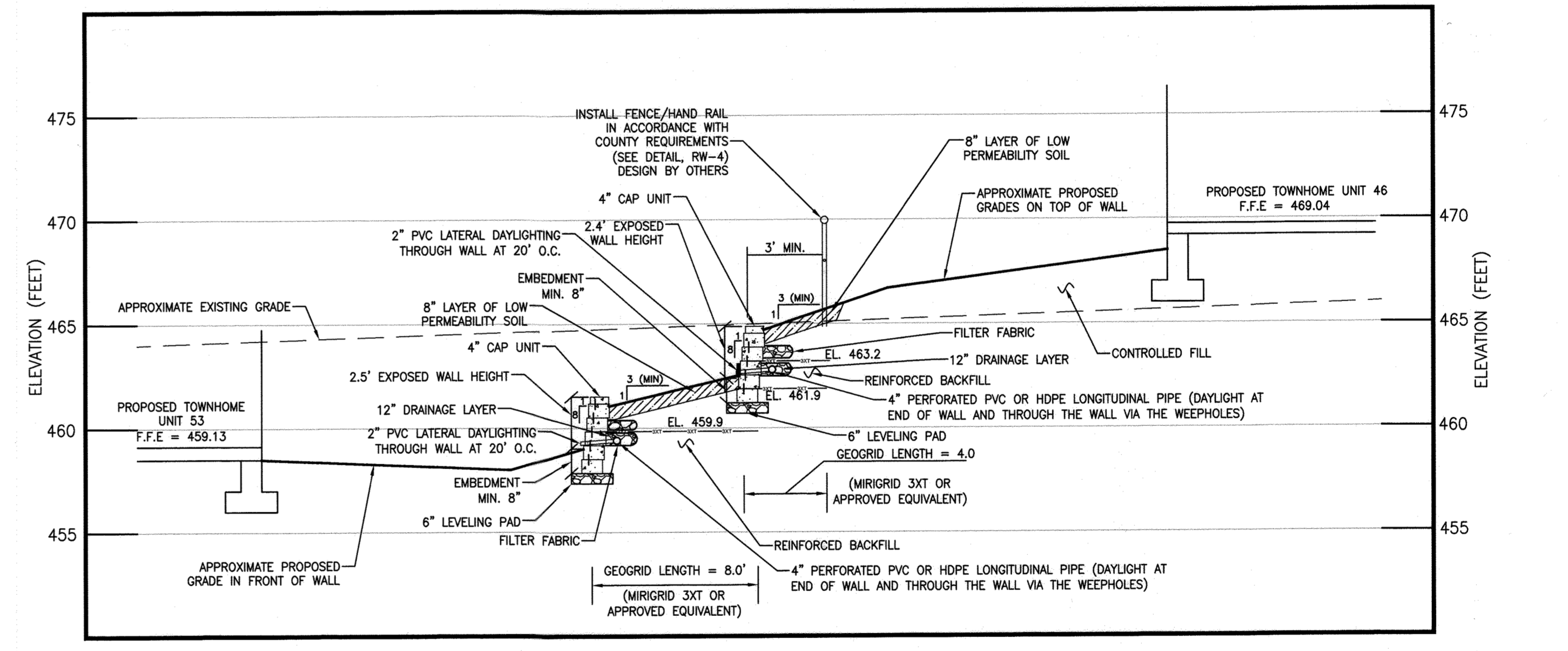
RETAINING WALL NO. 2A (LOWER TIER) - PROFILE

HORIZONTAL SCALE: 1" = 10'
 VERTICAL SCALE: 1" = 5'



RETAINING WALL NO. 2B (UPPER TIER) - PROFILE

HORIZONTAL SCALE: 1" = 10'
 VERTICAL SCALE: 1" = 5'



RETAINING WALL NOS. 2A (APPROXIMATE STATION 0+59) AND 2B (APPROXIMATE STATION 0+29) - SECTION A-A

HORIZONTAL SCALE: 1" = 5'
 VERTICAL SCALE: 1" = 5'

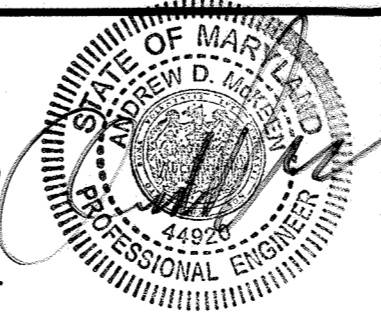
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Ang Gove* 2-10-22
 Chief, Division of Land Development: *[Signature]* 2/10/22
 Chief, Development Engineering Division: *[Signature]* 1-21-22

GTA
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 14280 PARK CENTER DRIVE, SUITE A
 LAUREL, MARYLAND 20707
 (410) 792-9448 OR (301) 470-4470
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 ©GEO-TECHNOLOGY ASSOCIATES, INC.

DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE:	REVISION:	BY:	APP'R:
ADM	VKP	RPM				

PREPARED FOR:
 OWNER: M.T. MAPLE LAWN LLC
 1202 SHADY CREEK RD
 MARRIOTTVILLE, MD 21104
 DEVELOPER: PULTE GROUP
 9302 LEE HIGHWAY
 SUITE 1000
 FAIRFAX, VA 22031
 PH: [Redacted]
 ATN: DON HUGHES

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. 44920
 EXPIRATION DATE: 12/31/2021

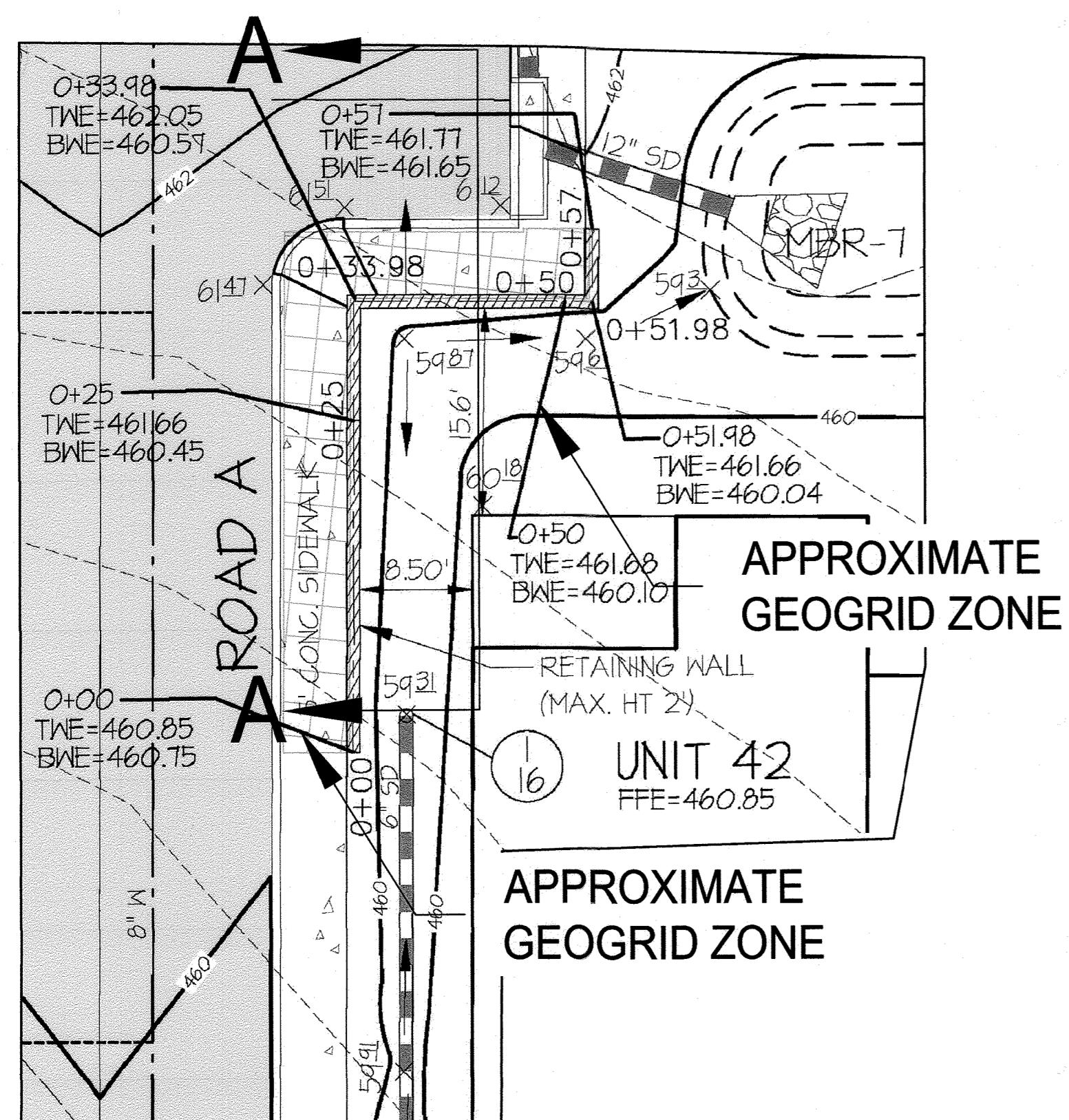


PROPOSED RETAINING WALLS - WALLS 2A AND 2B
GATES AT MAPLE LAWN
 PARCEL A
 PN: 25986-25988
 A RESUBDIVISION OF PARCELS 282 & SRC Plat No. 59938 Parcels 1 & 3
 ELECTION DISTRICT No. 5
 L: 18909 F.: 397, L.: 19789, F.: 001
 HOWARD COUNTY, MARYLAND

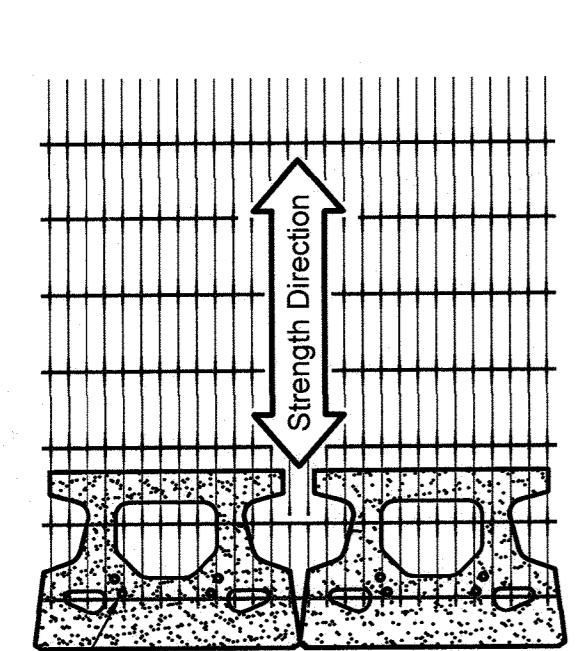
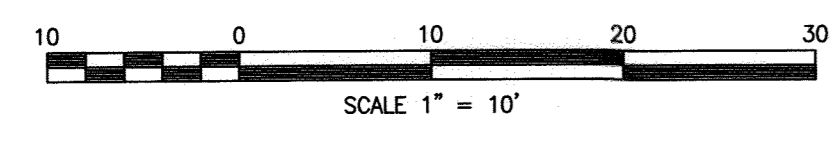
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DATE	TAX MAP - GRID	SHEET
NOVEMBER, 2021	46 - 3	30 OF 39

RW-3

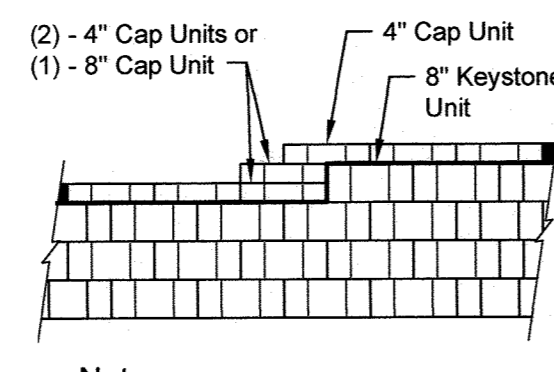
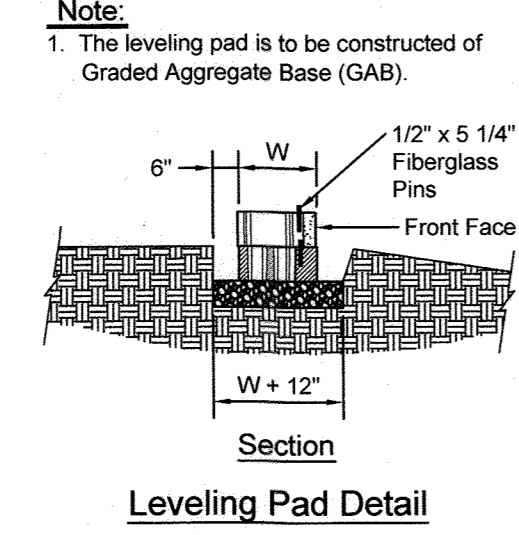
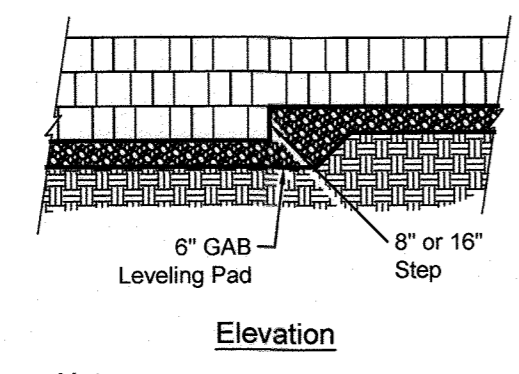
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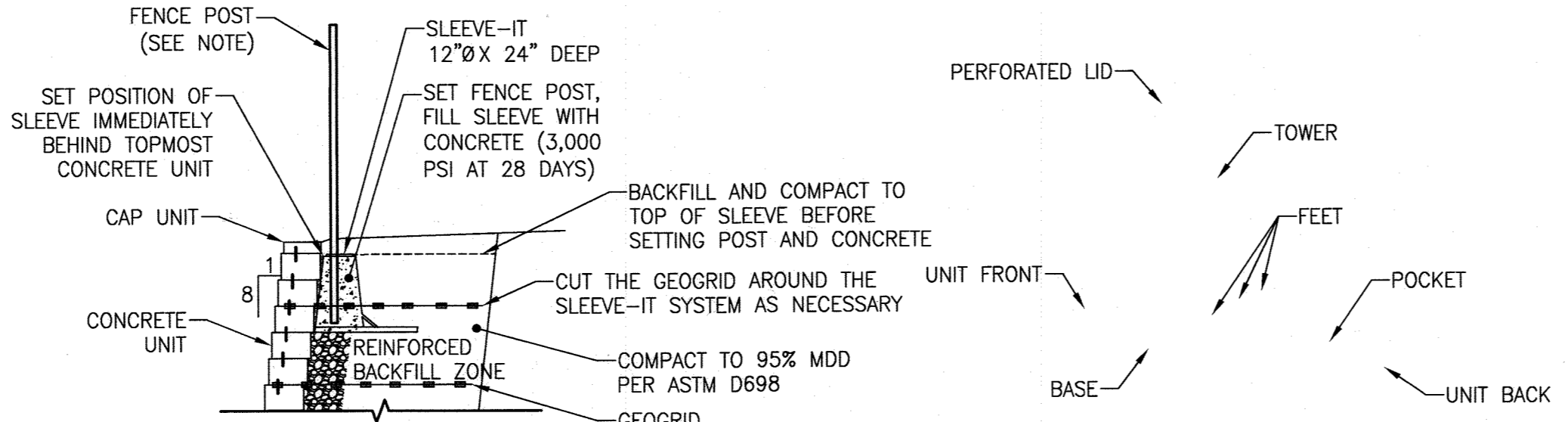
RETAINING WALL LOCATION PLAN - RW NO. 3
 SCALE: 1" = 10'
 BASE IMAGE WAS ADAPTED FROM THE PLAN ENTITLED WALL GRADING DETAILS - GATES AT MAPLE LAWN, DATED MARCH, 2021, PREPARED BY GUTSCHICK, LITTLE AND WEBER, P.A. (ORIGINAL SCALE: 1"=10').



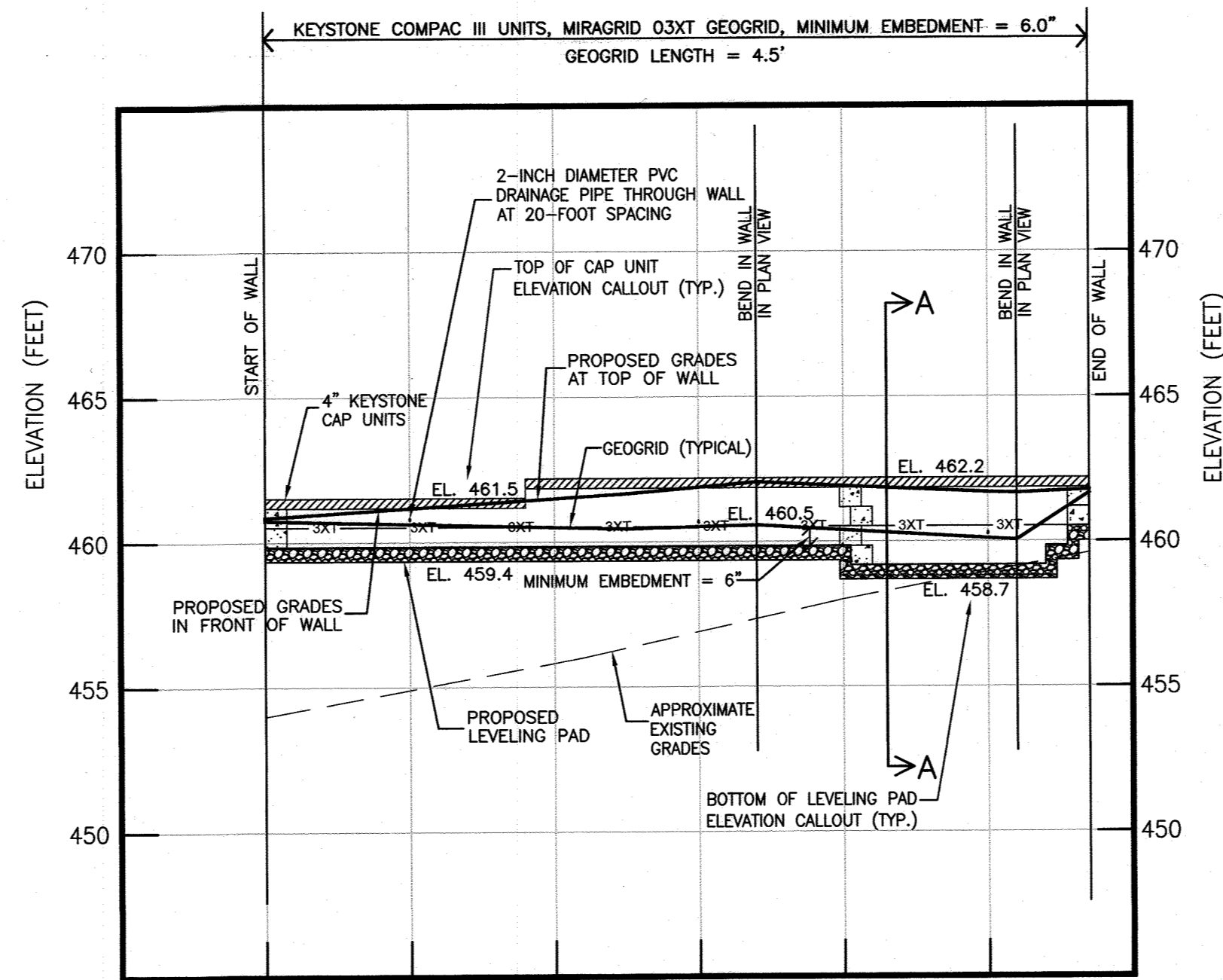
Grid & Pin Connection



Top of Wall Steps



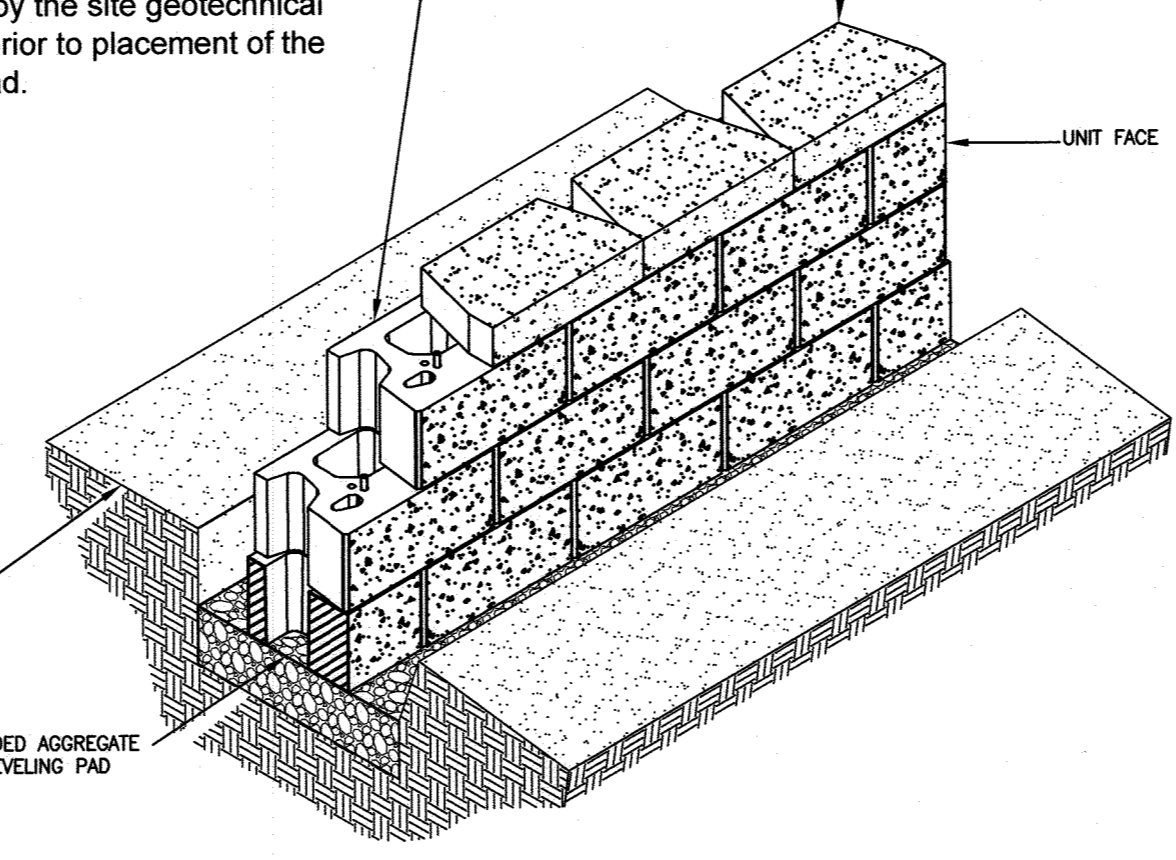
FENCE POST DETAIL USING SLEEVE-IT SD 1
 NOT TO SCALE



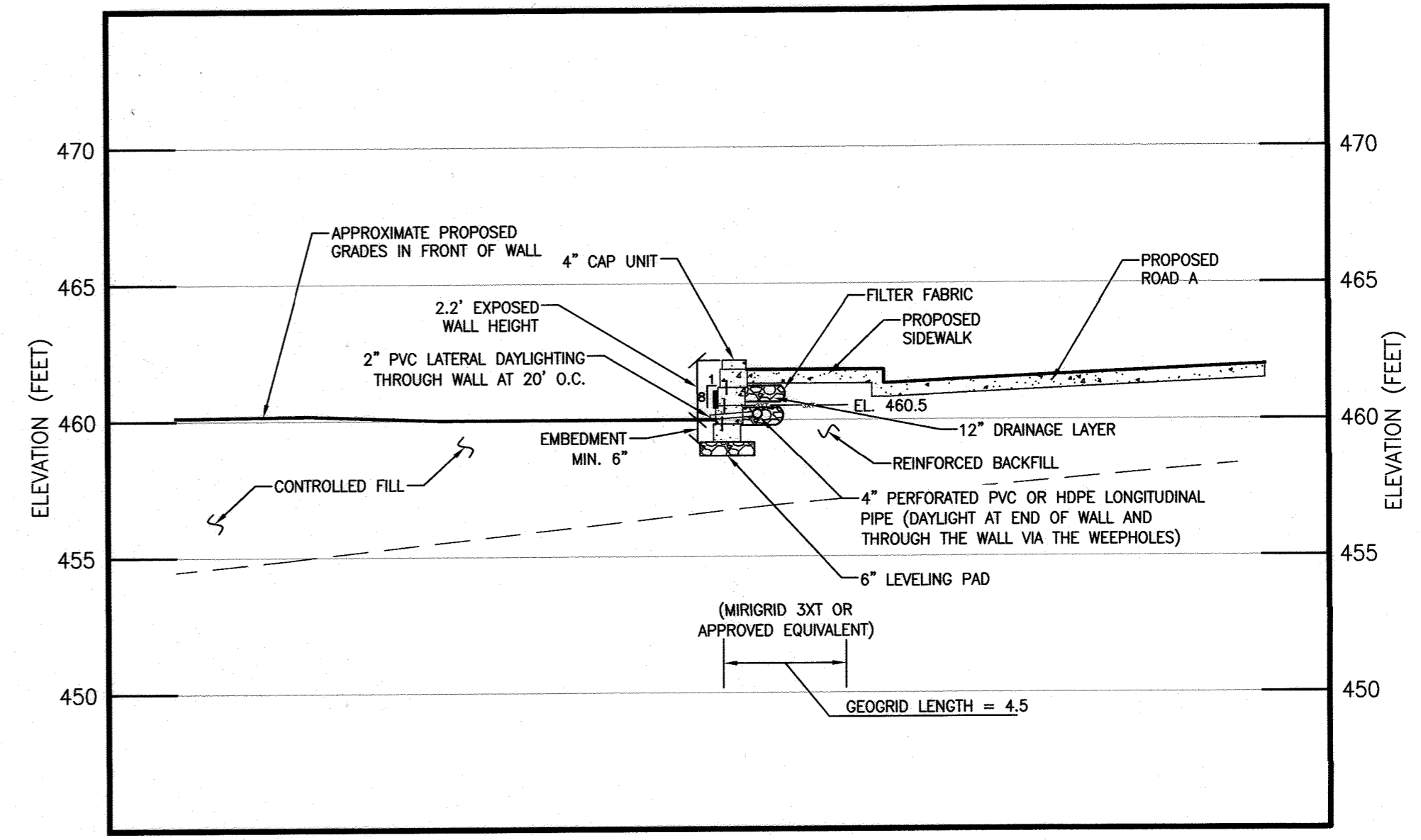
RETAINING WALL NO. 3 - PROFILE
 HORIZONTAL SCALE: 1" = 10'
 VERTICAL SCALE: 1" = 5'

Base Leveling Pad Notes:
 1. The leveling pad is to be constructed of graded aggregate base.
 2. The base foundation is to be approved by the site geotechnical engineer prior to placement of the leveling pad.

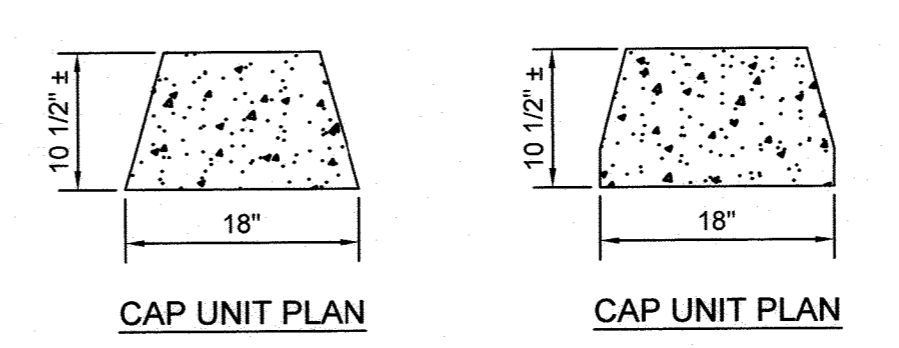
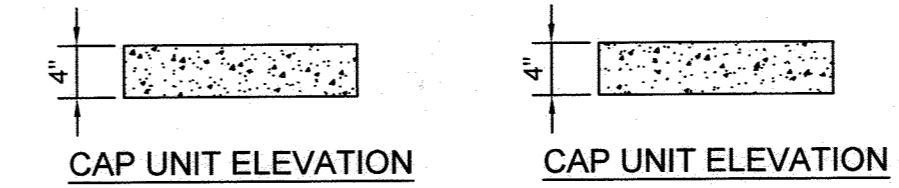
Compac III Unit	Cap Unit
Width: 18"	Width: 18"
Depth: 12"	Depth: 10 1/2"
Height: 8"	Height: 4"
Weight: 90 lbs	Weight: 50 lbs



Compac III Unit/Base Pad Isometric Section View

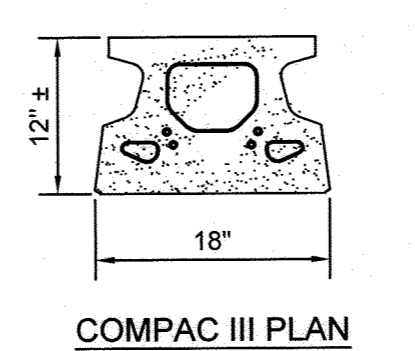
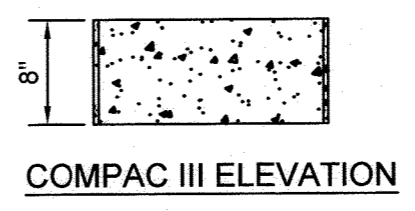


RETAINING WALL NO. 3 (APPROXIMATE STATION 0+44)
 HORIZONTAL SCALE: 1" = 5'
 VERTICAL SCALE: 1" = 5'

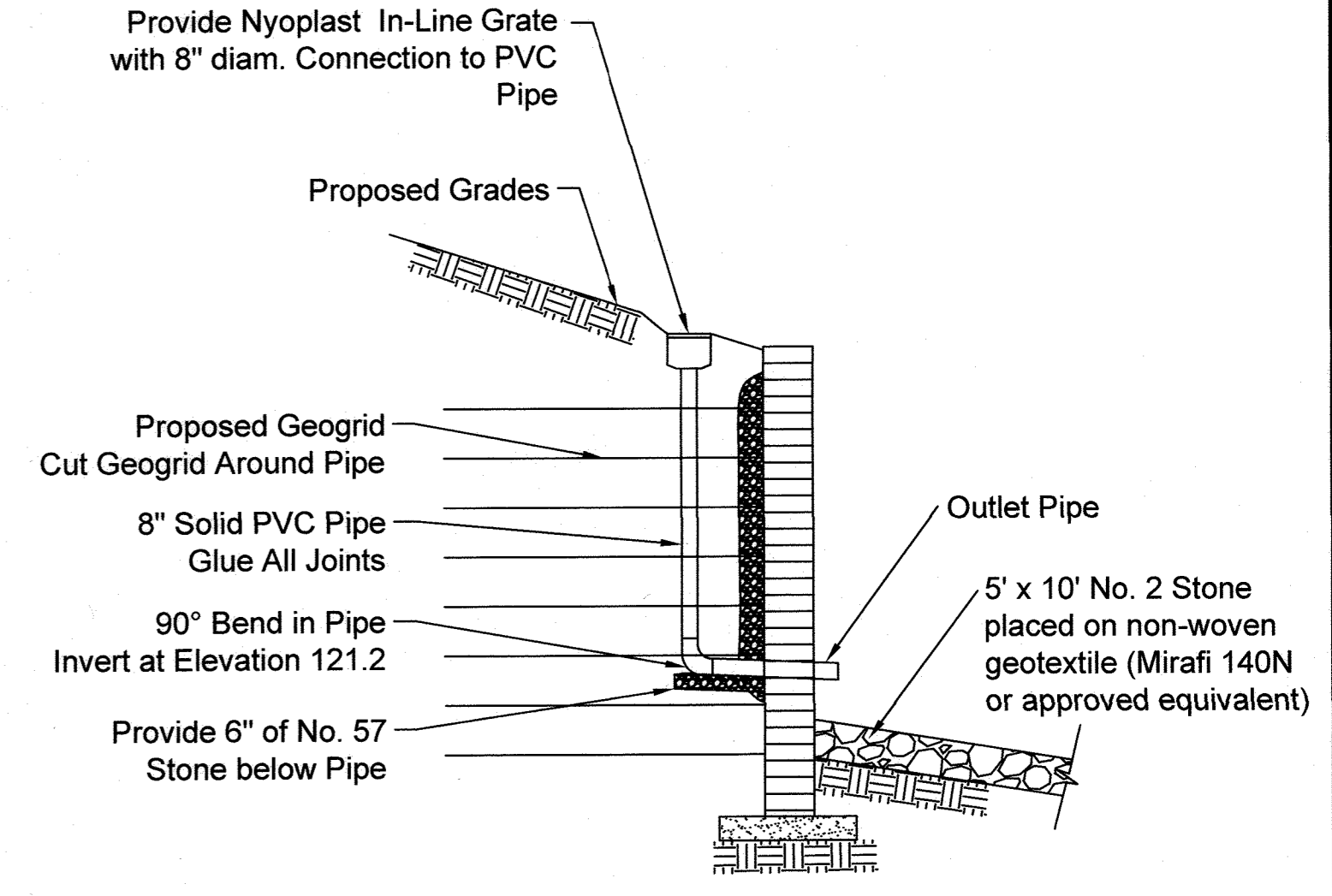


UNIVERSAL CAP UNIT OPTION
 NOT TO SCALE

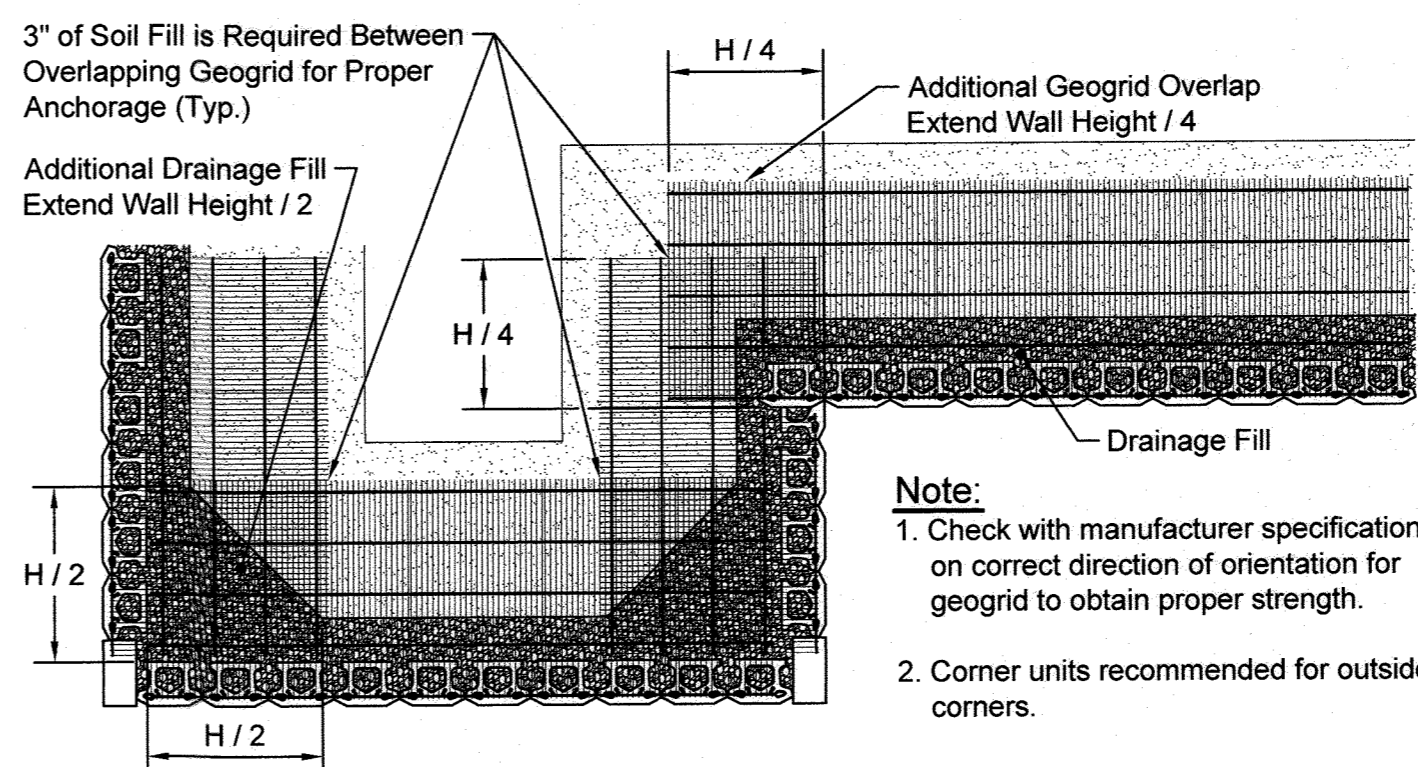
STRAIGHT SPLIT CAP UNIT OPTION
 NOT TO SCALE



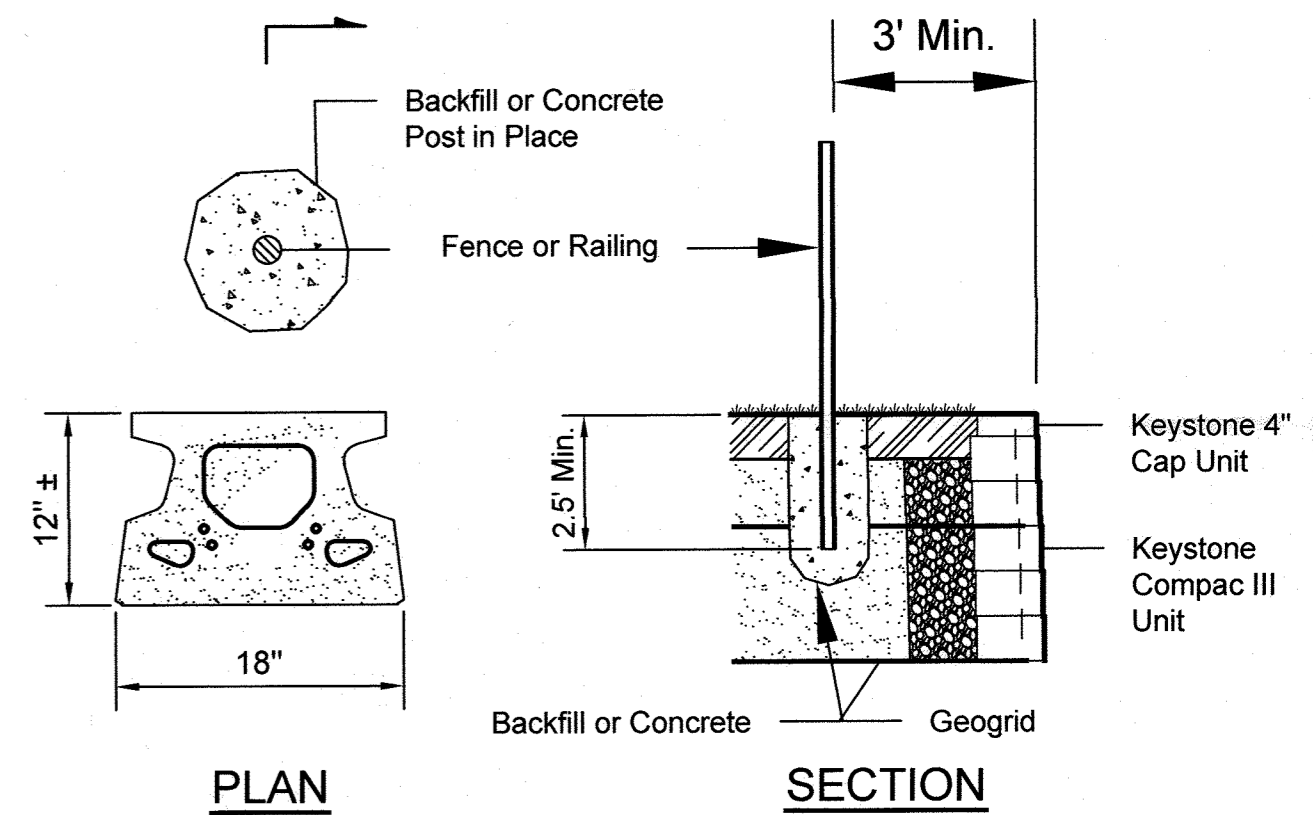
COMPAC III UNIT
 NOT TO SCALE



Yard Drain Detail
 NOT TO SCALE



Geogrid Installation at Corners



TYPICAL DETAIL FOR FENCE POST

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: [Signature] Date: 02-10-22
 Chief, Division of Land Development: [Signature] Date: 2/10/22
 Chief, Development Engineering Division: [Signature] Date: 1-27-22

GIA
GEO-TECHNOLOGY ASSOCIATES, INC.
 GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS
 14280 PARK CENTER DRIVE, SUITE A
 LAUREL, MARYLAND 20707
 (410) 792-9448 or (301) 470-4470
 WWW.GIAENG.COM
 ©GEO-TECHNOLOGY ASSOCIATES, INC.

DESIGNED BY	DATE	REVISION	BY	APP'R.
ADM				
DRAWN BY				
VKP				
CHECKED BY				
RPM				

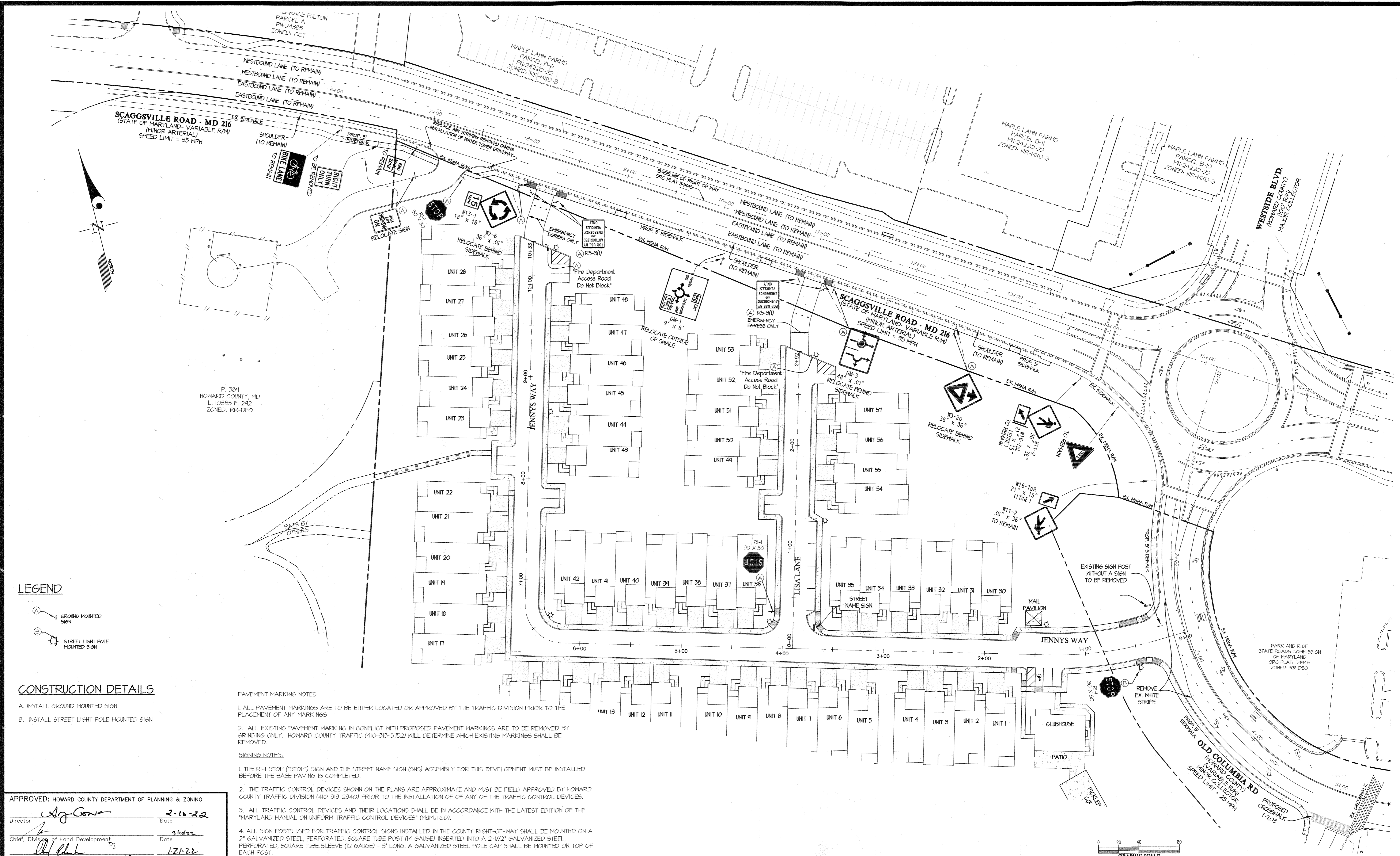
PREPARED FOR:
 OWNER: M/T MAPLE LAWN LLC
 1202 SHADY CREEK RD
 MARRIOTTVILLE, MD 21104
 DEVELOPER: PULTE GROUP
 9302 LEE HIGHWAY
 SUITE 1000
 FAIRFAX, VA 22031
 P/L: [Signature]
 ATN: DON HUGHES

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. 44920, EXPIRATION DATE: 3/27/2021

PROPOSED RETAINING WALLS - WALL 3 AND TYPICAL DETAILS
GATES AT MAPLE LAWN
 PARCEL A
 PN: 25786-25788
 A RESUBDIVISION OF PARCELS 282 & SRC Plat No. 59938 Parcels 1 & 3
 L: 18909 F.; 397, L: 19769, F. 001
 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	FILE No.
AS SHOWN	R-SA-8	201069
DATE	TAX MAP - GRID	SHEET
NOVEMBER, 2021	46 - 3	31 OF 39

RW-4



LEGEND

- (A) GROUND MOUNTED SIGN
- (B) STREET LIGHT POLE MOUNTED SIGN

CONSTRUCTION DETAILS

- A. INSTALL GROUND MOUNTED SIGN
- B. INSTALL STREET LIGHT POLE MOUNTED SIGN

PAVEMENT MARKING NOTES

1. ALL PAVEMENT MARKINGS ARE TO BE EITHER LOCATED OR APPROVED BY THE TRAFFIC DIVISION PRIOR TO THE PLACEMENT OF ANY MARKINGS
2. ALL EXISTING PAVEMENT MARKING IN CONFLICT WITH PROPOSED PAVEMENT MARKINGS ARE TO BE REMOVED BY GRINDING ONLY. HOWARD COUNTY TRAFFIC (410-313-5752) WILL DETERMINE WHICH EXISTING MARKINGS SHALL BE REMOVED.

SIGNING NOTES:

1. THE RI-1 STOP ("STOP") SIGN AND THE STREET NAME SIGN (SNS) ASSEMBLY FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETED.
2. THE TRAFFIC CONTROL DEVICES SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY HOWARD COUNTY TRAFFIC DIVISION (410-313-2340) PRIOR TO THE INSTALLATION OF ANY OF THE TRAFFIC CONTROL DEVICES.
3. ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUMT/COD).
4. ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: 2-16-22

Chief, Division of Land Development: *[Signature]* Date: 2/16/22

Chief, Development Engineering Division: *[Signature]* Date: 1/21/22

GLW
PLANNING | ENGINEERING | SURVEYING

3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
PHONE: 301-421-4024 | BAL: 410-880-1820 | DC&VA: 301-889-2524 | FAX: 301-421-4186

DESIGNED BY:	DATE	REVISION	BY	APP'R.
DDG				
DRAWN BY:				
CHECKED BY:				

PREPARED FOR:

OWNER: MLT MAPLE LAWN LLC
1202 SHADY CREEK RD
MARRIOTTVILLE, MD 21104

DEVELOPER: PULTE GROUP
9302 LEE HIGHWAY
SUITE 1000
FAIRFAX, VA 22031
PH: 703-934-9367
ATTN: DON HUGHES

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, 2027

1/21/22

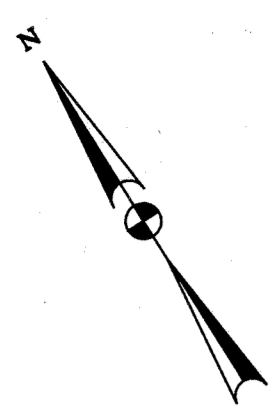
SIGNING AND STRIPING PLAN

GATES AT MAPLE LAWN
PARCEL A
PN: 2578C-2578B
A RESUBDIVISION OF PARCEL 282 & SRC Plat No. 59938 Parcels 1 & 3
L: 18909 F; 397, L: 19769 F; 001

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
1"=40'	R-SA-8	20027
DATE	TAX MAP - GRID	SHEET
DEC., 2021	46 - 3	32 OF 39

L:\CADD\DRAWINGS\2022\PLANS BY GLW\2022\2022 SIGN STRIPING.dwg, PLOTTED: 12/21/2021 11:58 AM, LAST SAVED: 11/17/2021 1:37 PM, PLOTTED BY: Don Swamy

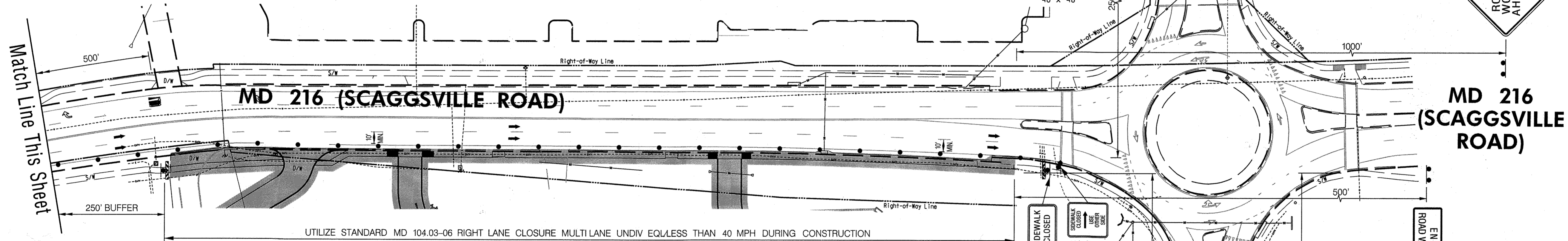
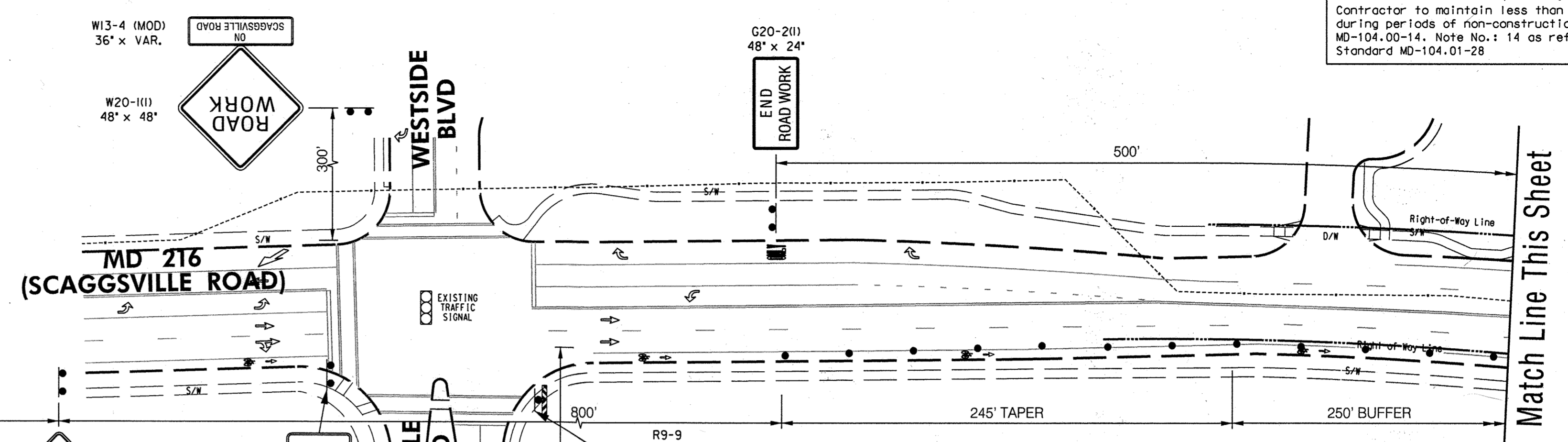


SEQUENCE OF OPERATION PHASE 1

1. CONTRACTOR SHALL CONSULT THE MD-SHA BOOK OF STANDARDS FOR THE CURRENT TYPICALS FOR IMPLEMENTING TEMPORARY TRAFFIC CONTROL.
2. INSTALL ADVANCE WARNING SIGNS AND CHANNELIZING DEVICES (DRUMS) (DESIGN SPEED IS 35 MPH FOR MD 216. TRAFFIC CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THEY ARE NO LONGER NEEDED.
3. CONSTRUCT SIDEWALK AND DRIVEWAY ON EASTBOUND MD 216 AS PER ROADWAY PLANS.
4. CONTRACTOR SHALL RESTORE CONSTRUCTION AREA BACK TO EXISTING GRADE AT THE END OF THE WORK DAY.
5. ALL DRIVEWAYS AND ROADWAY SHALL REMAIN OPEN AND UNOBSTRUCTED BY ANY CHANNELIZING DEVICES DURING PERIODS OF NON- CONSTRUCTION.

Drop Off Policy
Contractor to maintain less than 2.5 in. of drop-off during periods of non-construction. See General Notes MD-104.00-14, Note No. 14 as reference and use Standard MD-104.01-28

NOTE:
The following standards are required for this project:
MD 104.01-28 Staged Roadway Construction
MD 104.03-02 Shoulder Work/Multilane Undiv Equal/Less than 40 MPH
MD 104.03-06 Right Lane Closure/Multilane Undiv Equal/Less than 40 MPH
MD 104.06-09C Ped and Curb-Lane Control/Multilane Undiv Equal/Less than 40 MPH
For all standards referred to on the plans the contractor must go to the Book of Standards which will have the most current version. The Book of Standards can be accessed at:
<http://apps.roads.maryland.gov/businesswithshabizstdspecsdesmanualstdpubpublicationsonline/bhd/bookstd/index.asp>
All items are to be constructed in accordance with the current version of the referenced standard at the time of construction.



LEGEND

- DRUM
- POST SIGN
- ↑ TRAFFIC FLOW ARROW
- CURRENT PHASE WORK AREA
- ROAD WORK PROPOSED SIGN

MOT GENERAL NOTES

1. CONTRACTOR SHALL CONSULT THE MD-SHA BOOK OF STANDARDS FOR THE CURRENT TYPICALS AND NOTES FOR IMPLEMENTING TEMPORARY TRAFFIC CONTROL PLANS DETAIL TRAFFIC CONTROL FOR PEAK-HOUR HOUR MOVEMENTS EXCEPT WHERE NOTED. UTILIZE TYPICALS AS NOTED FOR NON-PEAK HOUR WORK ZONES AS NECESSARY.
2. ANY WORK WITHIN THE TRAVELED PORTION OF THE ROADWAY SHALL BE RESTRICTED TO THE HOURS BETWEEN 9:00 AM AND 3:00 PM MONDAY THROUGH FRIDAY.
3. CONTRACTOR SHALL RESTORE CONSTRUCTION AREA BACK TO EXISTING GRADE AT THE END OF THE WORK DAY.
4. ALL DRIVEWAYS AND ROADWAY SHALL REMAIN OPEN AND UNOBSTRUCTED BY ANY CHANNELIZING DEVICES DURING PERIODS OF NON-CONSTRUCTION.
5. CONTRACTOR TO INSTALL FINAL PAVING UPON COMPLETION OF MOT PHASE.
6. ADVANCE WARNING DEVICES, TAPERS AND TRANSITIONS SET PER DESIGN SPEED: 35 MPH FOR MD 216.
7. CONTRACTOR SHALL INFORM PRIVATE PROPERTY OWNERS IMPACTED BY ROAD CONSTRUCTION.

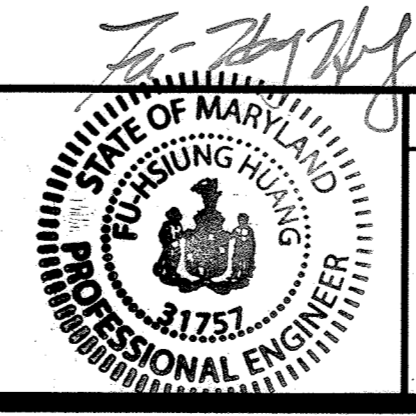
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* Date: 2-10-22
 Chief, Division of Land Development: *[Signature]* Date: 2/10/22
 Chief, Development Engineering Division: *[Signature]* Date: 2-1-22

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 9900 Franklin Square Drive
 Baltimore, Maryland 21236
 410-931-6600 • 800-583-8411 Fax: 410-931-6601
 www.trafficgroup.com
 "Merging Innovation and Excellence"

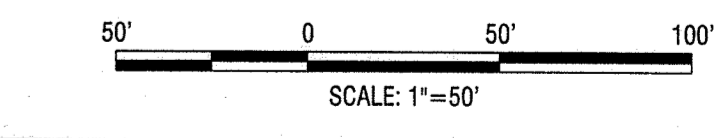
DESIGNED BY:	FDB			
DRAWN BY:	FDB			
CHECKED BY:	JJD			
DATE:				

PREPARED FOR:
 OWNER: MILY MAPLE LAWN LLC
 1202 SHADY CREEK ROAD
 MARRIOTTSVILLE, MD 21104
 DEVELOPER: PULTE GROUP
 9302 LEE HIGHWAY
 SUITE 1000
 FAIRFAX, VA 22031
 PH: ATTN: DON HUGHES

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.: 31757
 EXPIRATION DATE: 6-28-23

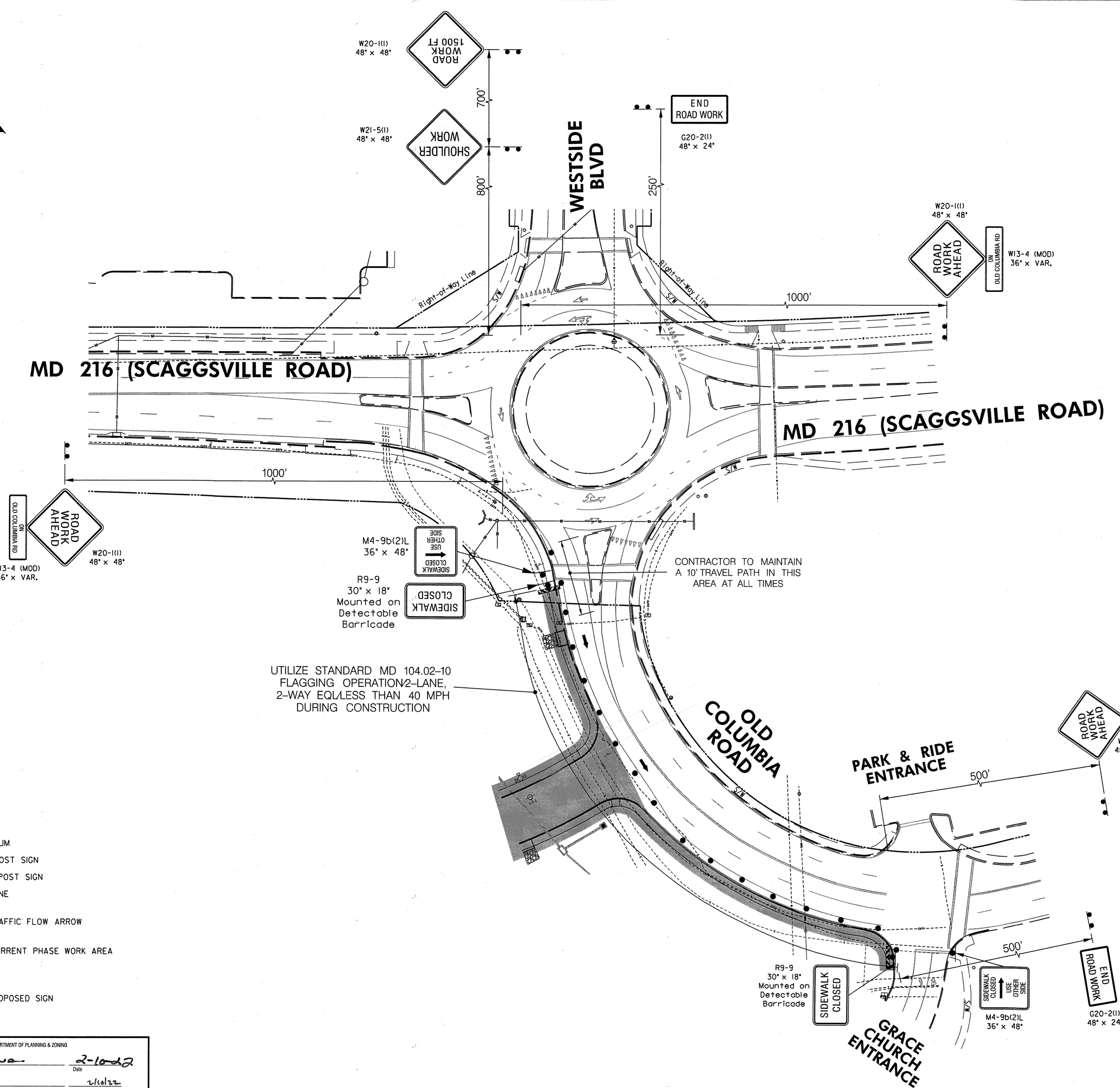
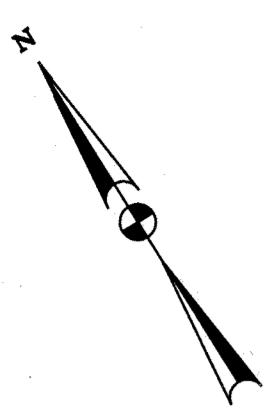


MOT PHASE 1
GATES AT MAPLE LAWN
 PARCEL A
 PN: 2510-2510
 A RESUBDIVISION OF PARCELS 282 & SRC PLAT NO. 59938 PARCELS 1 & 3
 L: 18909 F.: 397, L.: 19769, F.: 001
 ELECTION DISTRICT - 5
 HOWARD COUNTY, MARYLAND



SCALE	ZONING	FILE NO.
1" = 50'	R-SA-8	2020-0722
DATE	TAX MAP - GRD	SHEET
NOVEMBER, 2021	46 - 3	33 OF 39

Drop Off Policy
 Contractor to maintain less than 2.5 in. of drop-off during periods of non-construction. See General Notes MD-104.00-14. Note No.: 14 as reference and use Standard MD-104.01-28



- SEQUENCE OF OPERATION PHASE 2**
1. CONTRACTOR SHALL CONSULT THE MD-SHA BOOK OF STANDARDS FOR THE CURRENT TYPICALS FOR IMPLEMENTING TEMPORARY TRAFFIC CONTROL.
 2. INSTALL ADVANCE WARNING SIGNS AND CHANNELIZING DEVICES (DRUMS) (DESIGN SPEED IS 25 MPH FOR OLD COLUMBIA ROAD. TRAFFIC CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THEY ARE NO LONGER NEEDED.
 3. CONSTRUCT SIDEWALK AND DRIVEWAY ON SOUTHBOUND OLD COLUMBIA ROAD AS PER ROADWAY PLANS
 4. CONTRACTOR SHALL RESTORE CONSTRUCTION AREA BACK TO EXISTING GRADE AT THE END OF THE WORK DAY.
 5. ALL DRIVEWAYS AND ROADWAY SHALL REMAIN OPEN AND UNOBSTRUCTED BY ANY CHANNELIZING DEVICES DURING PERIODS OF NON- CONSTRUCTION.

NOTE:
 The following standards are required for this project:
 MD 104.01-28 Staged Roadway Construction
 MD 104.02-10 Flagging Operation 2-Lane, 2-Way Equal/Less than 40 MPH
 MD 104.03-02 Shoulder Work/Multilane Undiv Equal/Less than 40 MPH
 MD 104.06-09C Ped and Curb-Lane Control/Multilane Undiv Equal/Less than 40 MPH
 For all standards referred to on the plans the contractor must go to the Book of Standards which will have the most current version. The Book of Standards can be accessed at:
<http://apps.roads.maryland.gov/businesswithshabizstdspecsdesmanualstdpub/publicationsonline/bhd/bookstd/index.asp>
 All items are to be constructed in accordance with the current version of the referenced standard at the time of construction.

CONTRACTOR TO MAINTAIN A 10' TRAVEL PATH IN THIS AREA AT ALL TIMES

UTILIZE STANDARD MD 104.02-10 FLAGGING OPERATION 2-LANE, 2-WAY EQL LESS THAN 40 MPH DURING CONSTRUCTION

- LEGEND**
- DRUM
 - POST SIGN
 - POST SIGN
 - ◇ CONE
 - ↑ TRAFFIC FLOW ARROW
 - CURRENT PHASE WORK AREA
 - ◇ ROAD WORK PROPOSED SIGN

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* Date: 2-10-22
 Chief, Division of Planning & Development: *[Signature]* Date: 1-21-22
 Chief, Development Engineering Division: *[Signature]* Date: 1-21-22



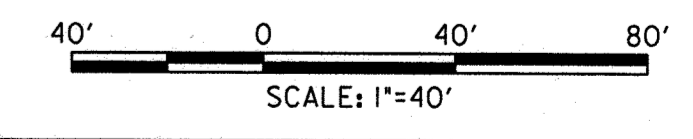
DESIGNED BY:	DATE	REVISION	BY	APP'R
FDB				
DRAWN BY:				
FDB				
CHECKED BY:				
JJD				

PREPARED FOR:
 OWNER: M/L MAPLE LAWN LLC
 1202 SHADY CREEK ROAD
 MARRIOTTSVILLE, MD 21104
 DEVELOPER: PULTE GROUP
 5302 LEE HIGHWAY
 SUITE 1000
 FAIRFAX, VA 22031
 PH: 703-291-1100
 ATTN: DON HUGHES

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.: 21757
 EXPIRATION DATE: 6-28-23

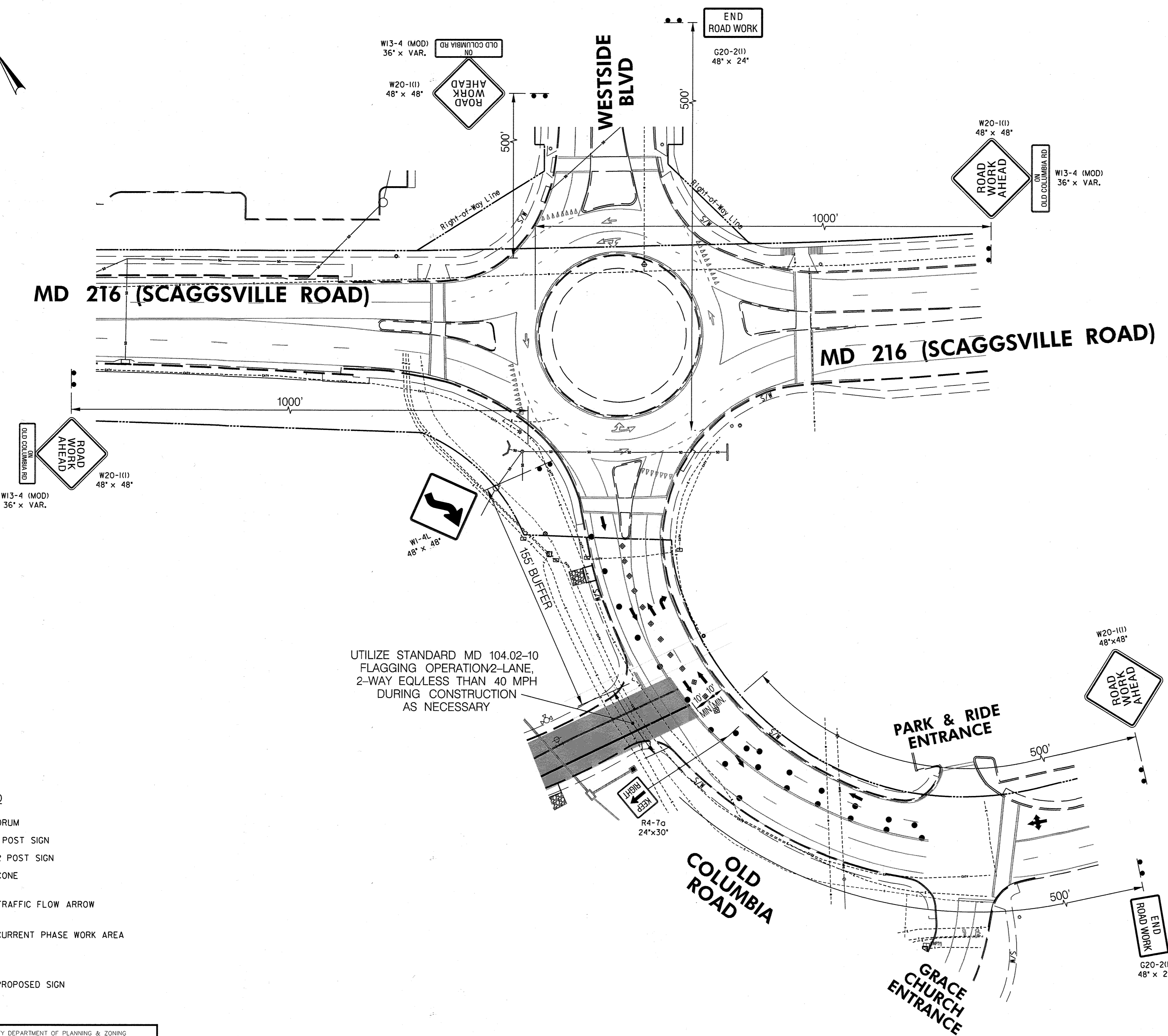
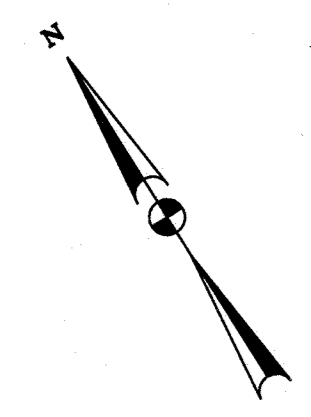


MOT PHASE 2
GATES AT MAPLE LAWN
 PARCEL A
 PN: 2518a-2528a
 A RESUBDIVISION OF PARCELS 282 & SRC PLAT NO. 59938 PARCELS 1 & 3
 L: 18909 F.: 397. L: 19769, F.: 001
 ELECTION DISTRICT - 5
 HOWARD COUNTY, MARYLAND



SCALE	ZONING	FILE NO.
1" = 40'	R-SA-8	2020-0722
DATE	TAX MAP - GRD	SHEET
NOVEMBER, 2021	46 - 3	34 OF 39

Drop Off Policy
 Contractor to maintain less than 2.5 in. of drop-off during periods of non-construction. See General Notes MD-104.00-14. Note No.: 14 as reference and use Standard MD-104.01-28



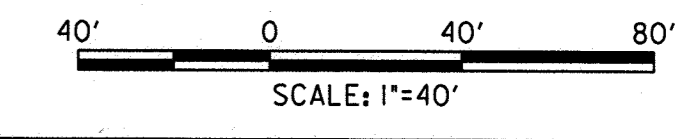
- SEQUENCE OF OPERATION PHASE 3
1. CONTRACTOR SHALL CONSULT THE MD-SHA BOOK OF STANDARDS FOR THE CURRENT TYPICAL'S FOR IMPLEMENTING TEMPORARY TRAFFIC CONTROL.
 2. INSTALL ADVANCE WARNING SIGNS AND CHANNELIZING DEVICES (DRUMS) (DESIGN SPEED IS 25 MPH FOR OLD COLUMBIA ROAD. TRAFFIC CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THEY ARE NO LONGER NEEDED.
 3. CONTRACTOR SHALL RESTORE CONSTRUCTION AREA BACK TO EXISTING GRADE AT THE END OF THE WORK DAY.
 4. ALL DRIVEWAYS AND ROADWAY SHALL REMAIN OPEN AND UNOBSTRUCTED BY ANY CHANNELIZING DEVICES DURING PERIODS OF NON- CONSTRUCTION.

NOTE:
 The following standards are required for this project:
 MD 104.01-28 Staged Roadway Construction
 MD 104.02-10 Flagging Operation 2-Lane, 2-Way Equal/Less than 40 MPH
 MD 104.02-04 Lane Shift Left Side 2-Lane, 2-way Equal/Less than 40 MPH
 MD 104.06-09C Ped and Curb-Lane Control/Multilane Undiv Equal/Less than 40 MPH
 For all standards referred to on the plans the contractor must go to the Book of Standards which will have the most current version. The Book of Standards can be accessed at:
<http://apps.roads.maryland.gov/businesswithsha/bizstdsspecsdesmanualstdpubpublicationsonline/ohdbookstd/index.asp>
 All items are to be constructed in accordance with the current version of the referenced standard at the time of construction.

UTILIZE STANDARD MD 104.02-10 FLAGGING OPERATION 2-LANE, 2-WAY EQL LESS THAN 40 MPH DURING CONSTRUCTION AS NECESSARY

- LEGEND
- DRUM
 - POST SIGN
 - 2 POST SIGN
 - ◇ CONE
 - ↑ TRAFFIC FLOW ARROW
 - CURRENT PHASE WORK AREA
 - ◇ ROAD WORK PROPOSED SIGN

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* Date: 2-10-22
 Chief, Division of Land Development: *[Signature]* Date: 2/10/22
 Chief, Development Engineering Division: *[Signature]* Date: 1-21-22



The Traffic Group, Inc.
 Suite H
 9900 Franklin Square Drive
 Baltimore, Maryland 21238
 410-931-6600 1-800-583-8411 Fax 410-631-6601
 www.trafficgroup.com
 "Merging Innovation and Excellence"

DESIGNED BY:	DATE	REVISION	BY	APP'R
FDB				
DRAWN BY:				
FDB				
CHECKED BY:				
JJD				

PREPARED FOR:
 OWNER: MLT MAPLE LAWN LLC
 1200 SHADY CREEK ROAD
 WARRIOTTSVILLE, MD 21104
 DEVELOPER: PULTE GROUP
 9302 LEE HIGHWAY
 SUITE 1000
 FAIRFAX, VA 22031
 PR: ATTN: DON HUGHES

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.: 31757
 EXPIRATION DATE: 6-28-23



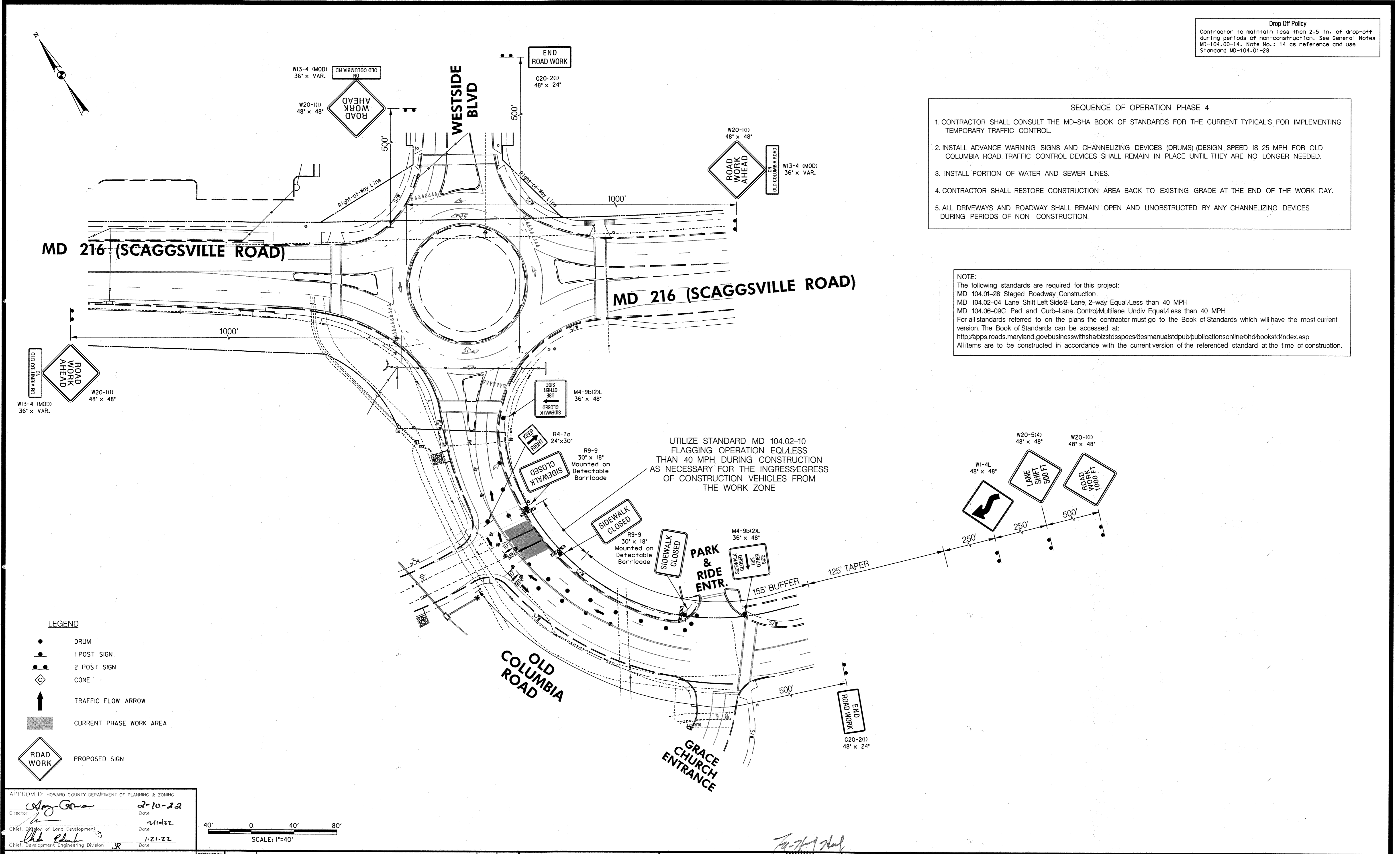
MOT PHASE 3
GATES AT MAPLE LAWN
 PARCEL A
 PN: 25786-25786
 A RESUBDIVISION OF PARCELS 282 & SRC PLAT NO. 59938 PARCELS 1 & 3
 L: 18909 F.: 397, L.: 19769, F.: 001
 HOWARD COUNTY, MARYLAND
 ELECTION DISTRICT - 5

SCALE	ZONING	FILE No.
1" = 40'	R-SA-8	2020-0722
DATE	TAX MAP - GRD	SHEET
NOVEMBER, 2021	46-3	35 OF 39

Drop Off Policy
 Contractor to maintain less than 2.5 in. of drop-off during periods of non-construction. See General Notes MD-104.00-14, Note No. 14 as reference and use Standard MD-104.01-28

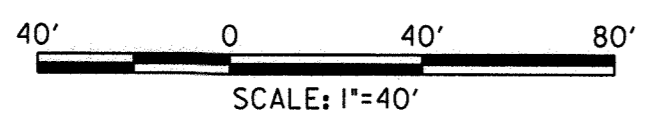
- SEQUENCE OF OPERATION PHASE 4**
1. CONTRACTOR SHALL CONSULT THE MD-SHA BOOK OF STANDARDS FOR THE CURRENT TYPICAL'S FOR IMPLEMENTING TEMPORARY TRAFFIC CONTROL.
 2. INSTALL ADVANCE WARNING SIGNS AND CHANNELIZING DEVICES (DRUMS) (DESIGN SPEED IS 25 MPH FOR OLD COLUMBIA ROAD. TRAFFIC CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THEY ARE NO LONGER NEEDED.
 3. INSTALL PORTION OF WATER AND SEWER LINES.
 4. CONTRACTOR SHALL RESTORE CONSTRUCTION AREA BACK TO EXISTING GRADE AT THE END OF THE WORK DAY.
 5. ALL DRIVEWAYS AND ROADWAY SHALL REMAIN OPEN AND UNOBSTRUCTED BY ANY CHANNELIZING DEVICES DURING PERIODS OF NON- CONSTRUCTION.

NOTE:
 The following standards are required for this project:
 MD 104.01-28 Staged Roadway Construction
 MD 104.02-04 Lane Shift Left Side 2-Lane, 2-way Equal/Less than 40 MPH
 MD 104.06-09C Ped and Curb-Lane Control/Multilane Undiv Equal/Less than 40 MPH
 For all standards referred to on the plans the contractor must go to the Book of Standards which will have the most current version. The Book of Standards can be accessed at:
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 All items are to be constructed in accordance with the current version of the referenced standard at the time of construction.



- LEGEND**
- DRUM
 - 1 POST SIGN
 - 2 POST SIGN
 - ◇ CONE
 - ↑ TRAFFIC FLOW ARROW
 - CURRENT PHASE WORK AREA
 - ◇ ROAD WORK PROPOSED SIGN

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* Date: 2-10-22
 Chief, Division of Land Development: *[Signature]* Date: 2/10/22
 Chief, Development Engineering Division: *[Signature]* Date: 1-21-22



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 Baltimore, Maryland 21236
 410-931-6600 1-800-583-8411 Fax: 410-931-6601
 www.trafficgroup.com
 "Merging Innovation and Excellence"

DESIGNED BY	DATE	REVISION	BY	APP'R.
FDB				
DRAWN BY				
FDB				
CHECKED BY				
JJD				

PREPARED FOR:
OWNER: M/L MAPLE LAWN LLC
 1202 SHADY CREEK ROAD
 MARRIOTTVILLE, MD 21104
DEVELOPER: PULTE GROUP
 3802 LEE HIGHWAY
 SUITE 1000
 FAIRFAX, VA 22031
 PH: ATTN: DON HUGHES

PROFESSIONAL CERTIFICATION -
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 WERE PREPARED OR APPROVED BY
 ME, AND THAT I AM A DULY LICENSED
 PROFESSIONAL ENGINEER UNDER THE
 LAWS OF THE STATE OF MARYLAND.
 LICENSE NO.: 31757
 EXPIRATION DATE: 8-28-23

[Signature]
PROFESSIONAL ENGINEER

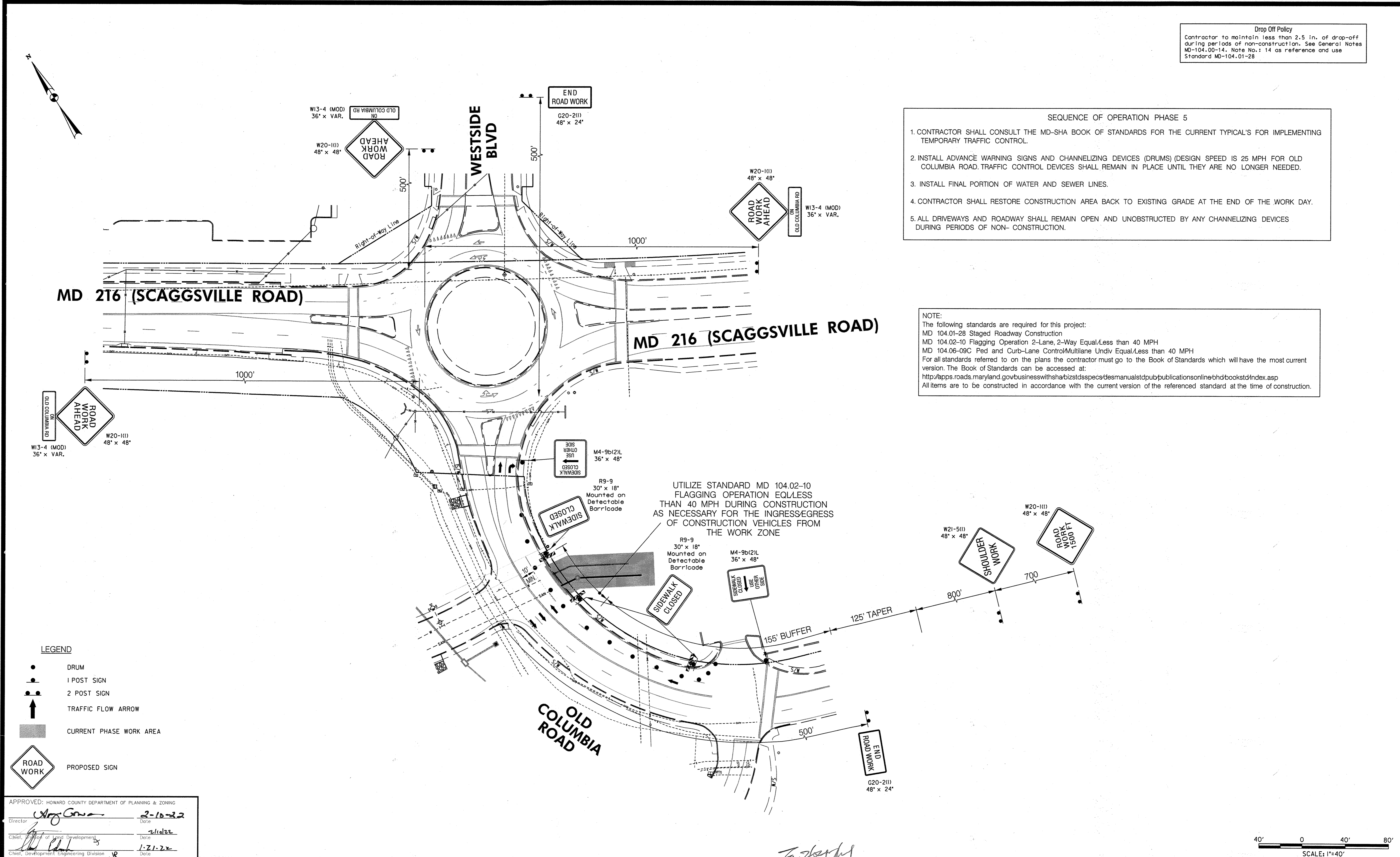
MOT PHASE 4
GATES AT MAPLE LAWN
 PARCEL A
 PN: 25316 - 25768
 A RESUBDIVISION OF PARCELS 282 & SRC PLAT NO. 59938 PARCELS 1 & 3
 L: 18909 F: 397, L: 19769, F: 001
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	FILE NO.
1" = 40'	R-SA-8	2020-0722
DATE	TAX MAP - GRID	SHEET
NOVEMBER, 2021	46 - 3	36 OF 39

Drop Off Policy
 Contractor to maintain less than 2.5 in. of drop-off during periods of non-construction. See General Notes MD-104.00-14. Note No: 14 as reference and use Standard MD-104.01-28

- SEQUENCE OF OPERATION PHASE 5**
1. CONTRACTOR SHALL CONSULT THE MD-SHA BOOK OF STANDARDS FOR THE CURRENT TYPICALS FOR IMPLEMENTING TEMPORARY TRAFFIC CONTROL.
 2. INSTALL ADVANCE WARNING SIGNS AND CHANNELIZING DEVICES (DRUMS) (DESIGN SPEED IS 25 MPH FOR OLD COLUMBIA ROAD. TRAFFIC CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THEY ARE NO LONGER NEEDED.
 3. INSTALL FINAL PORTION OF WATER AND SEWER LINES.
 4. CONTRACTOR SHALL RESTORE CONSTRUCTION AREA BACK TO EXISTING GRADE AT THE END OF THE WORK DAY.
 5. ALL DRIVEWAYS AND ROADWAY SHALL REMAIN OPEN AND UNOBSTRUCTED BY ANY CHANNELIZING DEVICES DURING PERIODS OF NON- CONSTRUCTION.

NOTE:
 The following standards are required for this project:
 MD 104.01-28 Staged Roadway Construction
 MD 104.02-10 Flagging Operation 2-Lane, 2-Way Equal/Less than 40 MPH
 MD 104.06-09C Ped and Curb-Lane Control/Multilane Undiv Equal/Less than 40 MPH
 For all standards referred to on the plans the contractor must go to the Book of Standards which will have the most current version. The Book of Standards can be accessed at:
<http://apps.roads.maryland.gov/businesswithshabizstdspecs/desmanualstdpub/publicationsonline/chdbookstd/index.asp>
 All items are to be constructed in accordance with the current version of the referenced standard at the time of construction.



LEGEND

- DRUM
- POST SIGN
- POST SIGN
- ↑ TRAFFIC FLOW ARROW
- CURRENT PHASE WORK AREA
- ◇ ROAD WORK PROPOSED SIGN

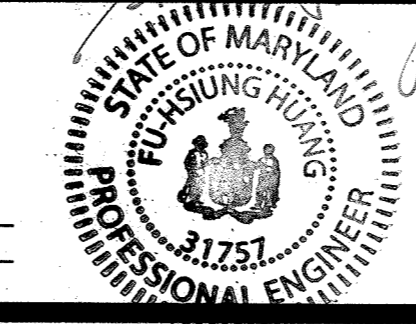
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* Date: 2-10-22
 Chief of Land Development: *[Signature]* Date: 2-10-22
 Chief, Development Engineering Division: *[Signature]* Date: 1-21-22

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 Suite H
 9900 Franklin Square Drive
 Baltimore, Maryland 21236
 410-931-6600 1-800-583-8411 Fax: 410-931-6601
 www.trafficgroup.com
 "Merging Innovation and Excellence"

DESIGNED BY:	DATE	REVISION	BY	APP'R
FDB				
DRAWN BY:				
FDB				
CHECKED BY:				
JJD				

PREPARED FOR:
 OWNER: MLT MAPLE LAWN LLC
 1202 SHADY CREEK ROAD
 MARRIOTTVILLE, MD 21104
 DEVELOPER: PULTE GROUP
 9302 LEE HIGHWAY
 SUITE 1002
 FAIRFAX, VA 22031
 PH: ATTN: DON HUGHES

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.: 31757
 EXPIRATION DATE: 6-28-23

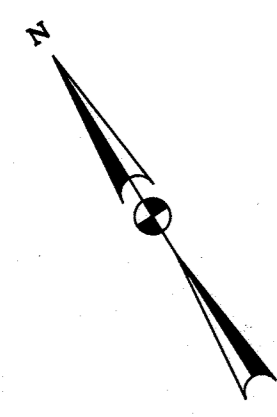


MOT PHASE 5
GATES AT MAPLE LAWN
 PARCEL A
 PN: 25186 - 25286
 A RESUBDIVISION OF PARCELS 282 & SRC PLAT NO. 59938 PARCELS 1 & 3
 L: 18909 F.: 397, L.: 19769, F.: 001
 HOWARD COUNTY, MARYLAND

SCALE: 1"=40'

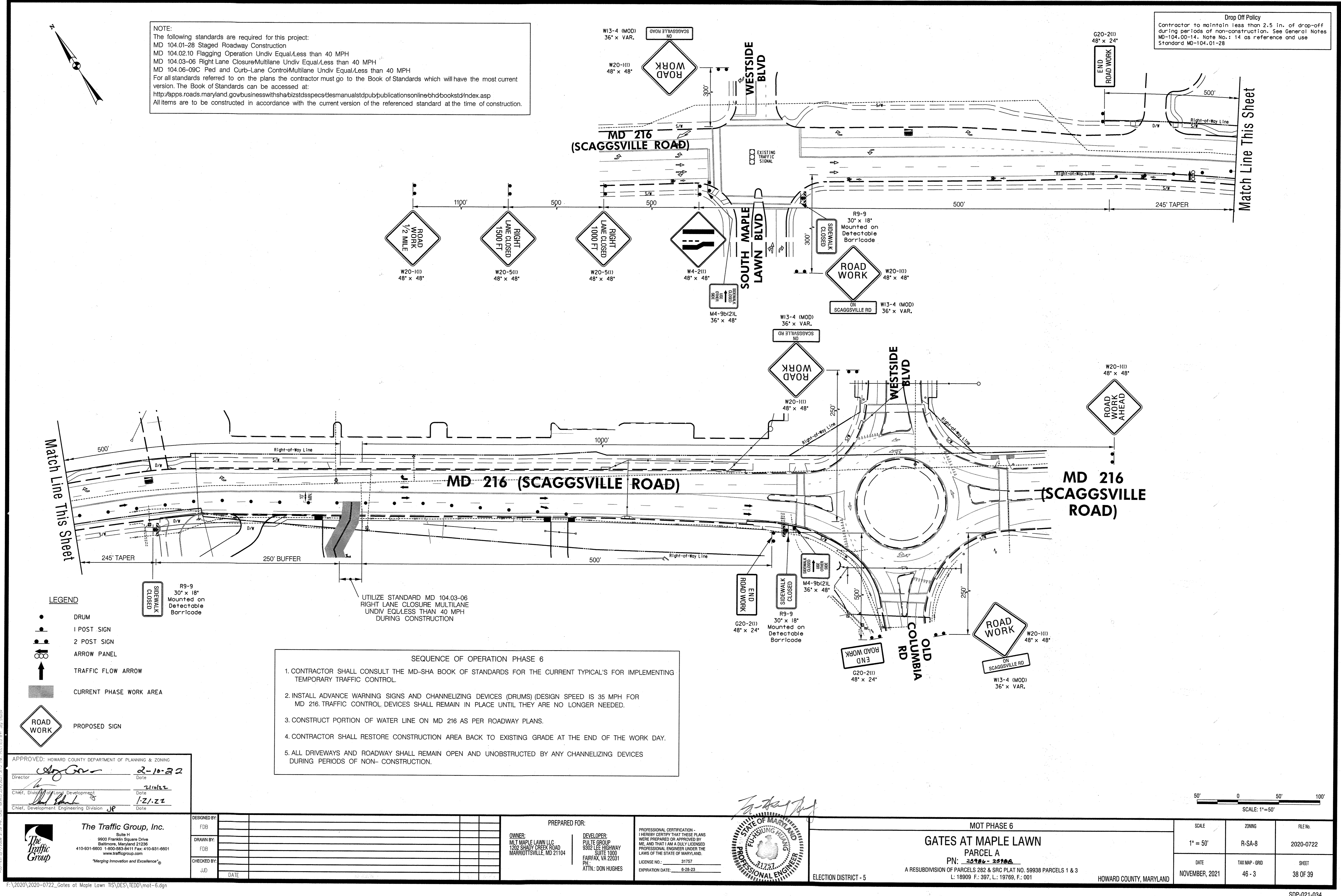
SCALE	ZONING	FILE No.
1" = 40'	R-SA-8	2020-0722
DATE	TAX MAP- GRID	SHEET
NOVEMBER, 2021	46 - 3	37 OF 39

F:\2020\2020-0722_Gates at Maple Lawn -RIS\DES\LEDD\mot-5.dgn



NOTE:
 The following standards are required for this project:
 MD 104.01-28 Staged Roadway Construction
 MD 104.02.10 Flagging Operation Undiv Equal/Less than 40 MPH
 MD 104.03-06 Right Lane Closure/Multilane Undiv Equal/Less than 40 MPH
 MD 104.06-09C Ped and Curb-Lane Control/Multilane Undiv Equal/Less than 40 MPH
 For all standards referred to on the plans the contractor must go to the Book of Standards which will have the most current version. The Book of Standards can be accessed at:
<http://apps.roads.maryland.gov/businesswithsha/bizstdspecs/desmanualstdpub/publicationsonline/hd/bookstd/index.asp>
 All items are to be constructed in accordance with the current version of the referenced standard at the time of construction.

Drop Off Policy
 Contractor to maintain less than 2.5 in. of drop-off during periods of non-construction. See General Notes MD-104.00-14, Note No.: 14 as reference and use Standard MD-104.01-28



- LEGEND**
- DRUM
 - 1 POST SIGN
 - 2 POST SIGN
 - ARROW PANEL
 - TRAFFIC FLOW ARROW
 - CURRENT PHASE WORK AREA
 - PROPOSED SIGN

SEQUENCE OF OPERATION PHASE 6

1. CONTRACTOR SHALL CONSULT THE MD-SHA BOOK OF STANDARDS FOR THE CURRENT TYPICAL'S FOR IMPLEMENTING TEMPORARY TRAFFIC CONTROL.
2. INSTALL ADVANCE WARNING SIGNS AND CHANNELIZING DEVICES (DRUMS) (DESIGN SPEED IS 35 MPH FOR MD 216. TRAFFIC CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THEY ARE NO LONGER NEEDED.
3. CONSTRUCT PORTION OF WATER LINE ON MD 216 AS PER ROADWAY PLANS.
4. CONTRACTOR SHALL RESTORE CONSTRUCTION AREA BACK TO EXISTING GRADE AT THE END OF THE WORK DAY.
5. ALL DRIVEWAYS AND ROADWAY SHALL REMAIN OPEN AND UNOBSTRUCTED BY ANY CHANNELIZING DEVICES DURING PERIODS OF NON- CONSTRUCTION.

UTILIZE STANDARD MD 104.03-06 RIGHT LANE CLOSURE MULTILANE UNDIV EQ LESS THAN 40 MPH DURING CONSTRUCTION

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* Date: 2-10-22
 Chief, Division of Land Development: *[Signature]* Date: 2/16/22
 Chief, Development Engineering Division: *[Signature]* Date: 1/21/22

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 www.trafficgroup.com
 "Merging Innovation and Excellence"

DESIGNED BY:	FDB				
DRAWN BY:	FDB				
CHECKED BY:	JJD				
DATE:					

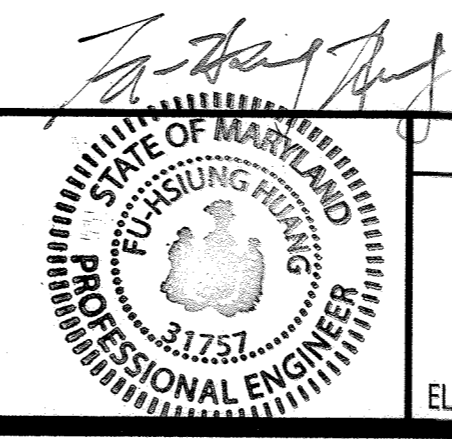
PREPARED FOR:

OWNER:
 MLY MAPLE LAWN LLC
 1202 SHADY CREEK ROAD
 MARRIOTTVILLE, MD 21104

DEVELOPER:
 PULTE GROUP
 9302 LEE HIGHWAY
 SUITE 1000
 FAIRFAX, VA 22031
 PH: 703-291-1100
 ATTN: DON HUGHES

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.

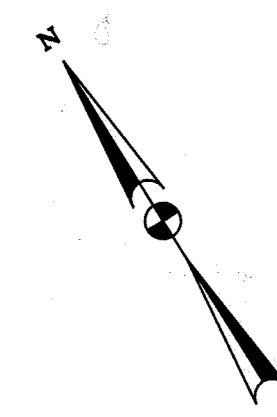
LICENSE NO.: 31757
 EXPIRATION DATE: 6-28-23



MOT PHASE 6
GATES AT MAPLE LAWN
PARCEL A
 PN: 25984-25984
 A RESUBDIVISION OF PARCELS 282 & SRC PLAT NO. 69938 PARCELS 1 & 3
 L: 18909 F.: 397, L.: 19769, F.: 001
 HOWARD COUNTY, MARYLAND

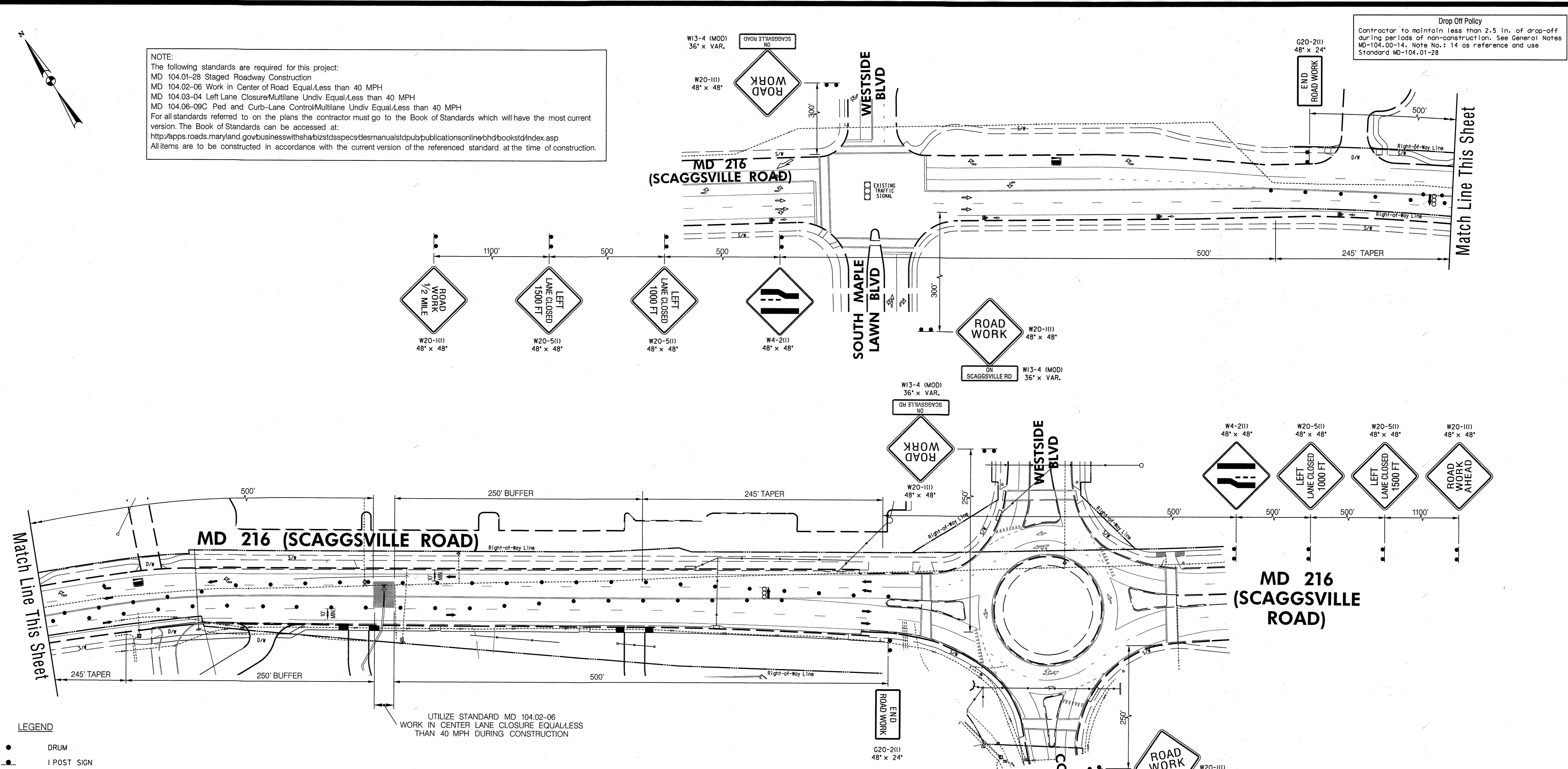
SCALE	ZONING	FILE No.
1" = 50'	R-SA-8	2020-0722
DATE	TAX MAP - GRD	SHEET
NOVEMBER, 2021	46-3	38 OF 39

F:\2020\2020-0722_Gates at Maple Lawn TIS\DES\TDD\mot-6.dgn



NOTE:
 The following standards are required for this project:
 MD 104.01-28 Staged Roadway Construction
 MD 104.02-06 Work in Center of Road Equal/Less than 40 MPH
 MD 104.03-04 Left Lane Closure/Multilane Undiv Equal/Less than 40 MPH
 MD 104.06-09C Ped and Curb-Lane Control/Multilane Undiv Equal/Less than 40 MPH
 For all standards referred to on the plans the contractor must go to the Book of Standards which will have the most current version. The Book of Standards can be accessed at:
<http://apps.roads.maryland.gov/businesswithshabizstdspecs/desmanualstdpub/publicationsonline/bhdbookstd/index.asp>
 All items are to be constructed in accordance with the current version of the referenced standard at the time of construction.

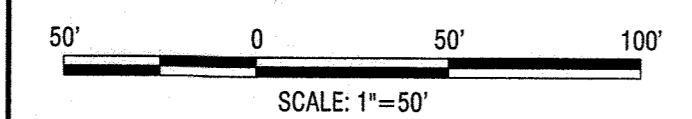
Drop Off Policy
 Contractor to maintain less than 2.5 in. of drop-off during periods of non-construction. See General Notes MD-104.00-14, Note No.: 14 as reference and use Standard MD-104.01-28



- LEGEND**
- DRUM
 - 1 POST SIGN
 - 2 POST SIGN
 - ARROW PANEL
 - TRAFFIC FLOW ARROW
 - CURRENT PHASE WORK AREA
 - PROPOSED SIGN

- SEQUENCE OF OPERATION PHASE 7**
1. CONTRACTOR SHALL CONSULT THE MD-SHA BOOK OF STANDARDS FOR THE CURRENT TYPICAL'S FOR IMPLEMENTING TEMPORARY TRAFFIC CONTROL.
 2. INSTALL ADVANCE WARNING SIGNS AND CHANNELIZING DEVICES (DRUMS) (DESIGN SPEED IS 35 MPH FOR MD 216. TRAFFIC CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THEY ARE NO LONGER NEEDED.
 3. CONSTRUCT REMAINING WATER LINE ON MD 216 AS PER ROADWAY PLANS.
 4. CONTRACTOR SHALL RESTORE CONSTRUCTION AREA BACK TO EXISTING GRADE AT THE END OF THE WORK DAY.
 5. ALL DRIVEWAYS AND ROADWAY SHALL REMAIN OPEN AND UNOBSTRUCTED BY ANY CHANNELIZING DEVICES DURING PERIODS OF NON- CONSTRUCTION.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* Date: 2-10-22
 Chief, Division of Land Development: *[Signature]* Date: 2/10/22
 Chief, Development Engineering Division: *[Signature]* Date: 1/21/22



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DESIGNED BY:	FDB		
DRAWN BY:	FDB		
CHECKED BY:	JJD		
	DATE		

PREPARED FOR:
 OWNER: MLT MAPLE LAWN LLC
 1202 SHADY CREEK ROAD
 MARRIOTTVILLE, MD 21104
 DEVELOPER:
 PULTE GROUP
 5002 LEE HIGHWAY
 SUITE 1000
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 PH: DON HUGHES

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 LICENSE NO.: 31757
 EXPIRATION DATE: 6-28-23



MOT PHASE 7
GATES AT MAPLE LAWN
 PARCEL A
 PN: 25786 - 25786
 A RESUBDIVISION OF PARCELS 282 & SRC PLAT NO. 59388 PARCELS 1 & 3
 L: 18909 F.: 397, L.: 19769, F.: 001
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	FILE No.
1" = 50'	R-SA-8	2020-0722
DATE	TAX MAP - GRID	SHEET
NOVEMBER, 2021	46 - 3	39 OF 39