



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Voice/Relay

Amy Gowan, Director

FAX 410-313-3467

**Subject: Special Planning Board Subject for Redline Revision to F-12-021  
Maple Lawn Farms, Westside District, Areas 1 and 2, HOA Open Space Lot 4**

To: Planning Board Members

Thru: Amy Gowan, Director DS  
AG

From: Derrick Jones  
Division of Land Development

Date: April 30, 2020

A redline revision to the construction plans for Maple Lawn Farms, Westside District, F-12-021, is scheduled to be presented as a special subject for Planning Board approval on May 21, 2020.

In accordance with Maple Lawn Farms Development Criteria and the Decision and Order for PB Case No. 378, the Planning Board's approval is required for all development activity located within the open space land use area for this MXD-3 zoned project.

The proposed redline revision to the construction drawings for this project includes the construction of 14,759 SF open-air, multi-purpose paved recreational courts (to be enclosed by a fence), a 625 SF paved plaza, walkway, landscaping and storm drains to be located within Open Space Lot 4.

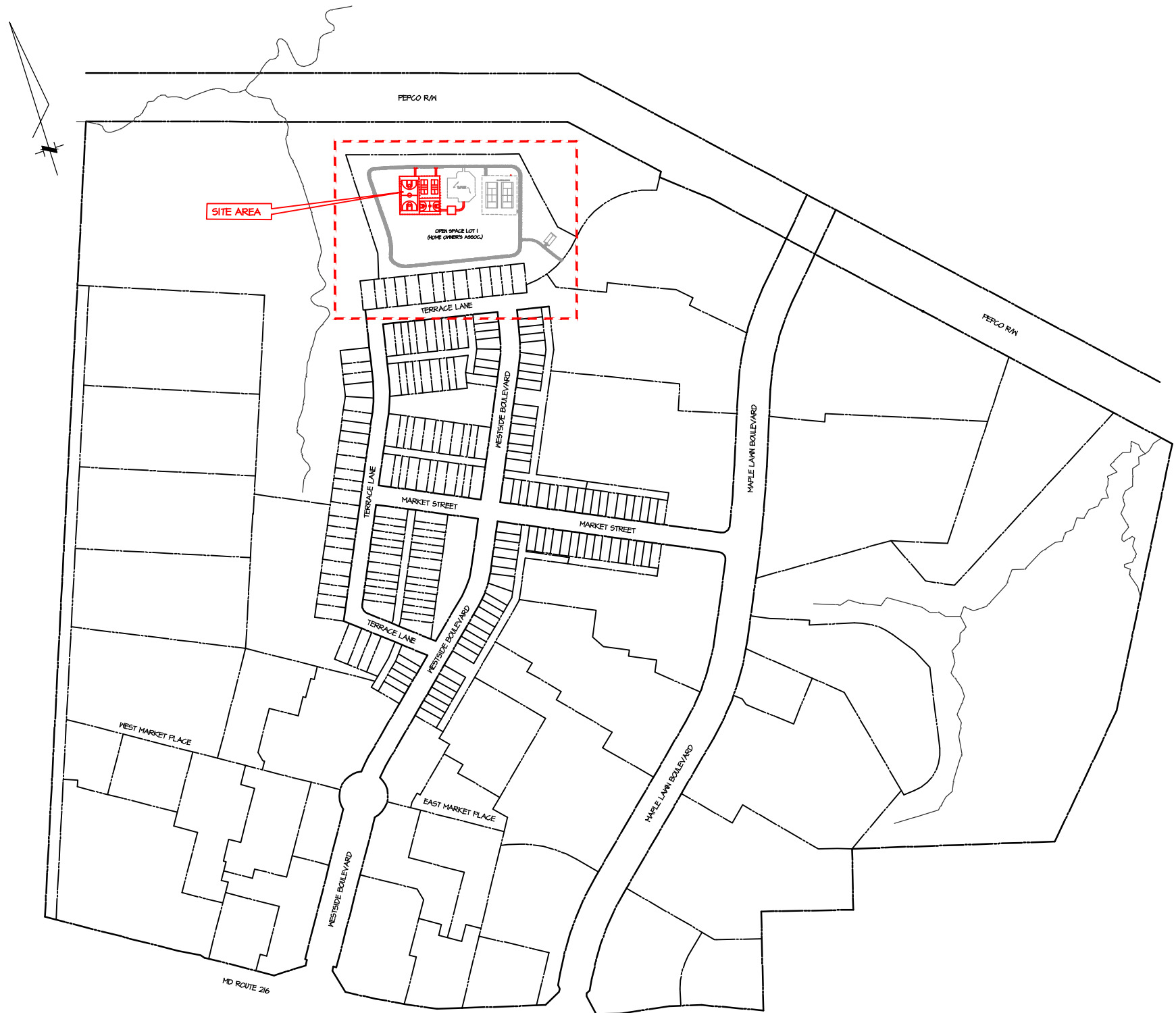
Open Space Lot 4 is 4.75 acres and is located directly north of Terrace Lane and at the rear of residential townhome lots 40-53 in the Westside District of Maple Lawn. The Lot is mostly green space and contains two tennis courts, a mulched play area, a pavilion, an exercise trail, and landscaping.

The proposed redline revision complies with the applicable requirements of the Maple Lawn Farms Development Criteria for open space use setbacks and parking. The proposed multi-purpose court, fence and plaza comply with the 10-foot structure setback from adjoining property lines. There are no structure height limits for open space lots. Two parking spaces are required for each tennis court for a total requirement of four spaces. To meet this parking requirement, a total of 4 existing on-street parking spaces will be provided at Westside Boulevard (a public street) 365 feet from the courts.

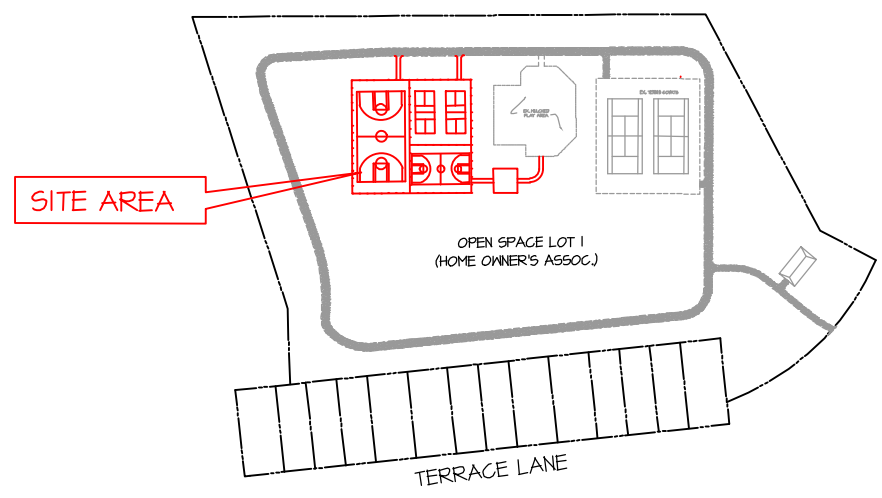
The Department of Planning and Zoning recommends approval of this special subject to redline F-12-021 to construct an open-air multi-purpose court, a plaza, walkway, landscaping and storm drains within Open Space Lot 4 of the Westside District.

If you have any questions, please contact Derrick Jones at 410-313-4330 or by email at [djones@howardcountymd.gov](mailto:djones@howardcountymd.gov).





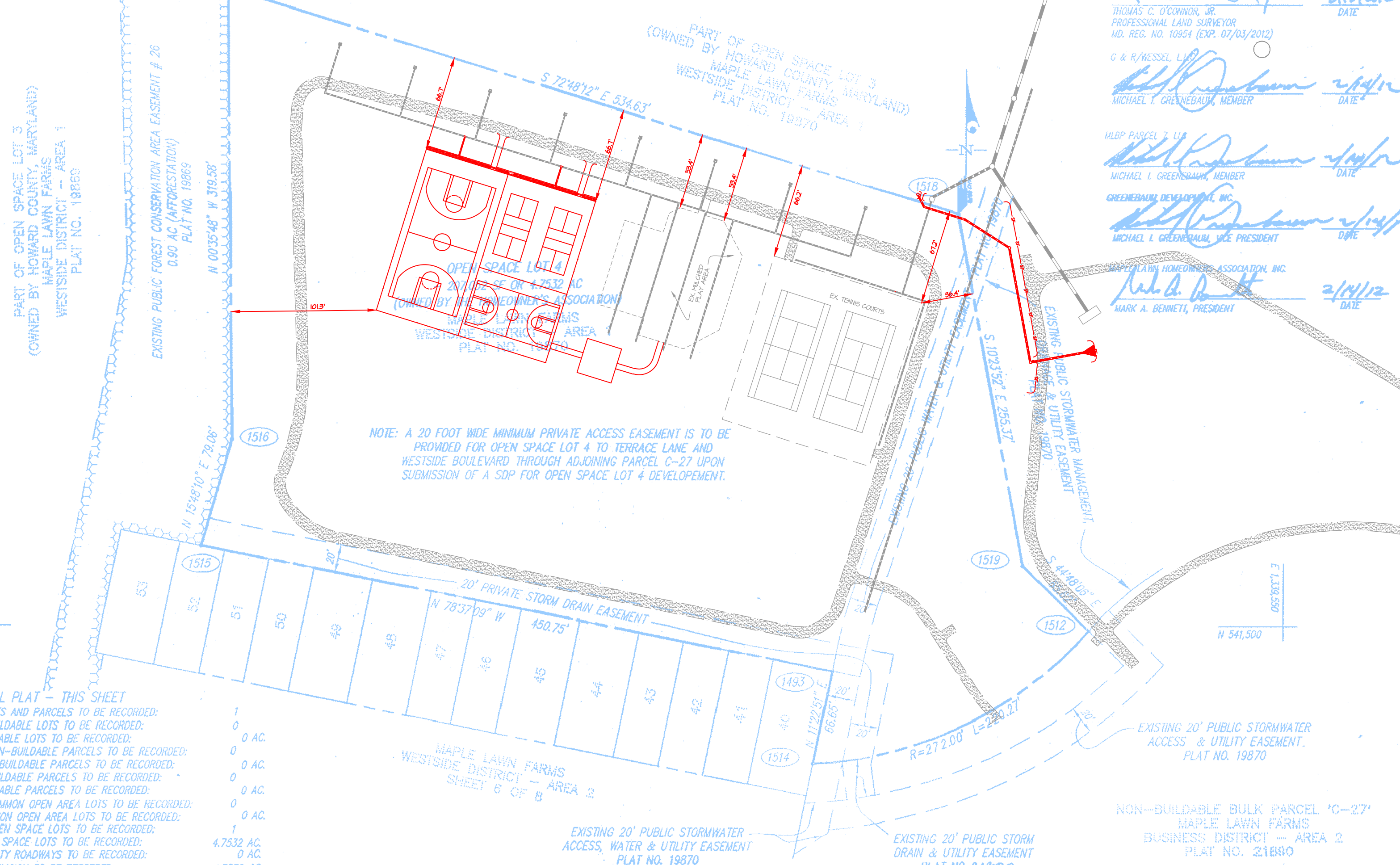
VICINITY MAP  
SCALE: 1" = 400'



INSET  
SCALE: 1" = 200'

099827.2  
N 541,950  
099827.2  
N 541,500

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1512-1514	272.00'	220.27'	116.58'	214.30'	S 63°56'54" W	46°23'55"



THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

*Thomas C. O'Connor, Jr.*  
THOMAS C. O'CONNOR, JR.  
PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10954 (EXP. 07/03/2012)

*Michael I. Greenbaum*  
MICHAEL I. GREENBAUM, MEMBER  
DATE: 2/15/2012

*Michael I. Greenbaum*  
MICHAEL I. GREENBAUM, MEMBER  
DATE: 2/14/12

*Michael I. Greenbaum*  
MICHAEL I. GREENBAUM, VICE PRESIDENT  
DATE: 2/14/12

*Mark A. Bennett*  
MARK A. BENNETT, PRESIDENT  
DATE: 2/14/12

POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
1080	540,629.9271	1,339,136.6977	1465	540,288.8992	1,338,460.4276
1079	540,681.6577	1,339,167.6481	1466	540,244.5495	1,338,500.8393
1217	540,547.1600	1,338,743.8545	1467	540,117.8983	1,338,361.8443
1218	540,618.7195	1,338,796.8084	1468	540,089.2836	1,338,333.8870
1219	541,194.1576	1,339,069.3413	1474	539,815.0395	1,338,649.1504
1220	541,282.9781	1,339,098.8220	1475	540,011.2568	1,338,333.2100
1221	541,350.0010	1,339,112.3128	1476	540,090.4284	1,338,205.8057
1222	541,420.0772	1,339,764.1713	1484	540,377.5916	1,338,409.2968
1223	541,251.4449	1,338,730.2279	1485	540,362.8153	1,338,393.0747
1224	541,215.5690	1,338,721.4249	1486	540,239.1838	1,338,494.9507
1225	541,225.5122	1,338,673.4083	1487	540,165.2677	1,338,562.3036
1226	541,261.3114	1,338,684.2111	1488	540,767.8753	1,339,219.2321
1227	541,323.3549	1,339,693.6996	1489	540,835.4734	1,339,076.5025
1228	541,378.9015	1,339,217.1503	1490	541,185.9841	1,339,242.5076
1229	541,338.1613	1,339,171.1331	1491	541,318.4284	1,339,289.1668
1230	541,271.1384	1,339,157.6423	1492	541,330.8846	1,339,207.2838
1231	541,188.4758	1,339,123.5671	1493	541,468.1319	1,339,234.9098
1232	540,787.9001	1,338,943.3229	1494	541,568.3748	1,338,736.0984
1233	540,733.6743	1,338,917.6411	1495	541,480.1444	1,338,719.1389
1234	540,593.0380	1,338,851.0344	1496	541,478.9605	1,338,725.0209
1235	540,502.8103	1,338,784.2863	1497	541,384.5344	1,338,701.9613
1365	541,190.5511	1,338,983.5404	1498	541,382.2887	1,338,613.7570
1366	541,200.8239	1,338,961.8501	1499	541,243.0591	1,338,585.7320
1367	541,119.1893	1,338,984.7564	1500	540,621.7081	1,338,291.4535
1368	541,236.0153	1,338,738.7028	1501	540,583.1833	1,338,372.7922
1369	541,236.9016	1,338,086.5380	1502	540,571.0432	1,338,387.4079
1370	541,260.1410	1,339,016.4988	1503	540,479.9031	1,338,311.3723
1424	540,819.5211	1,339,336.6814	1504	540,388.3585	1,338,421.1048
1425	540,514.9504	1,339,370.4645	1512	541,498.9072	1,339,414.2830
1429	539,853.3046	1,338,672.0444	1514	541,402.7918	1,339,221.7578
1430	539,891.3746	1,338,637.3546	1515	541,557.0775	1,338,793.0242
1431	539,919.6630	1,338,668.3994	1516	541,633.1452	1,338,814.5533
1432	540,029.7979	1,338,588.0436	1517	541,521.8100	1,338,811.2260
1433	540,050.0038	1,338,590.2184	1518	541,794.6447	1,339,321.9267
1434	540,099.5276	1,338,545.0920	1519	541,543.4645	1,339,368.0471
1435	540,122.6773	1,338,570.4975	1555	540,138.6857	1,338,928.1944
1436	540,150.0263	1,338,545.5770	1556	540,274.7427	1,338,212.6938
1441	540,480.7086	1,338,808.4825	1557	540,306.4081	1,338,161.7076
1443	540,600.4948	1,338,965.2144	1558	540,458.2209	1,338,262.2028
1463	540,124.2423	1,338,284.8290	1592	540,813.5820	1,338,869.0971
1464	540,182.2462	1,338,321.4329	1593	541,354.6827	1,338,751.0043

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	1
2. TOTAL NUMBER OF BUIDABLE LOTS TO BE RECORDED:	0
3. TOTAL AREA OF BUIDABLE LOTS TO BE RECORDED:	0 AC.
4. TOTAL NUMBER OF NON-BUIDABLE PARCELS TO BE RECORDED:	0
5. TOTAL AREA OF NON-BUIDABLE PARCELS TO BE RECORDED:	0 AC.
6. TOTAL NUMBER OF BUIDABLE PARCELS TO BE RECORDED:	0
7. TOTAL AREA OF BUIDABLE PARCELS TO BE RECORDED:	0 AC.
8. TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED:	0
9. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED:	0 AC.
10. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	1
11. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	4.7532 AC.
12. TOTAL AREA OF COUNTY ROADWAYS TO BE RECORDED:	0 AC.
13. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	4.7532 AC.

**OWNERS**

G & R/WESSEL, LLC (EXISTING PARCEL B-2 & NON-BUILDABLE PARCEL K), MLBP PARCEL 7, LLC (EXISTING NON-BUILDABLE PARCEL L), MAPLE LAWN HOMEOWNERS ASSOCIATION, INC. (EXISTING OPEN SPACE LOT 4) & GREENBAUM DEVELOPMENT, INC. (EXISTING NON-BUILDABLE PARCEL I & PARCEL C-17)  
c/o GREENBAUM & ROSE ASSOCIATES, INC.  
1829 RESTERSTOWN ROAD SUITE 300  
BALTIMORE, MD. 21208 PH: 410-484-8400

**APPROVED:** FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

*Bridgette A. Bielewicz*  
COUNTY HEALTH OFFICER  
DATE: 2/15/12

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Chad Edwards*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: 2-15-12

*Kurt Shepley*  
DIRECTOR  
DATE: 2/20/12

**OWNER'S DEDICATION**

G & R/WESSEL, L.L.C., A MARYLAND LIMITED LIABILITY COMPANY, BY MICHAEL I. GREENBAUM, MEMBER, MAPLE LAWN HOMEOWNERS ASSOCIATION, INC., A MARYLAND CORPORATION, BY MARK A. BENNETT, PRESIDENT, MLBP PARCEL 7, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MICHAEL I. GREENBAUM, VICE PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 14 DAY OF FEB 2012

G & R/WESSEL, L.L.C.  
BY: *Michael I. Greenbaum*  
MICHAEL I. GREENBAUM, MEMBER  
ATTEST: *Mark A. Bennett*  
MLBP PARCEL 7, LLC  
BY: *Michael I. Greenbaum*  
MICHAEL I. GREENBAUM, MEMBER  
ATTEST: *Mark A. Bennett*  
GREENBAUM DEVELOPMENT, INC.  
BY: *Michael I. Greenbaum*  
MICHAEL I. GREENBAUM, VICE PRESIDENT  
ATTEST: *Mark A. Bennett*  
MAPLE LAWN HOMEOWNERS ASSOCIATION, INC.  
BY: *Mark A. Bennett*  
MARK A. BENNETT, PRESIDENT  
ATTEST: *Susan McCowan*

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED TO G & R/WESSEL, L.L.C. (ALSO KNOWN AS G & R/WESSEL, LLC), BY THE FOLLOWING CONVEYANCES: FROM KATH WESSEL, BY A DEED DATED FEBRUARY 23, 2001 AND RECORDED IN LIBER 5376 AT FOLIO 335, FROM GERALD L. WESSEL, BY A DEED DATED FEBRUARY 23, 2001 AND RECORDED IN LIBER 5376 AT FOLIO 335, FROM KATH WESSEL, BY A DEED DATED FEBRUARY 23, 2001 AND RECORDED IN LIBER 5376 AT FOLIO 342, FROM JUDY ANN MARIE GIACHINO, BY A DEED DATED FEBRUARY 23, 2001 AND RECORDED IN LIBER 5376 AT FOLIO 351, FROM PARKER JACKSON FURR, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARY E. WESSEL, BY A DEED DATED OCTOBER 1, 2001 AND RECORDED IN LIBER 5727 AT FOLIO 689, FROM DOROTHY C. VOLLMERHAUSEN, PERSONAL REPRESENTATIVE OF THE ESTATE OF RAYMOND L. WESSEL, BY A DEED DATED FEBRUARY 28, 2002 AND RECORDED IN LIBER 6034 AT FOLIO 400, FROM DOROTHY C. VOLLMERHAUSEN, BY A DEED DATED FEBRUARY 28, 2002 AND RECORDED IN LIBER 6034 AT 404, FROM JANET L. HALL, PERSONAL REPRESENTATIVE OF THE ESTATE OF CATHERINE M. WESSEL, BY A DEED DATED APRIL 5, 2005 AND RECORDED IN LIBER 9166 AT FOLIO 445 (RE-RECORDED IN LIBER 10741 AT 93), FROM EMILY R. WESSEL, BY A DEED DATED MAY 18, 2005 AND RECORDED IN LIBER 8214 AT FOLIO 675 (RE-RECORDED IN LIBER 10741 AT 93), AND ALL OF THE LAND CONVEYED TO MAPLE LAWN HOMEOWNERS ASSOCIATION, INC. FROM G&R WESSEL, L.L.C. BY A DEED DATED MARCH 28, 2008 AND RECORDED IN LIBER 11178 AT FOLIO 329 AND ALL OF THE LAND CONVEYED TO MLBP PARCEL 7, LLC FROM MAPLE LAWN HOLDINGS, LLC, BY A DEED DATED SEPTEMBER 18, 2008 AND RECORDED IN LIBER 12082 AT FOLIO 374 AND ALL OF THE LAND CONVEYED TO GREENBAUM DEVELOPMENT, INC. FROM G&R/MAPLE LAWN (K), LLC AND G&R/WESSEL, L.L.C. BY A DEED DATED MARCH 1, 2011 AND RECORDED IN LIBER 13508 AT FOLIO 90 AND ALSO A RESUBDIVISION OF NON-BUILDABLE PARCELS 'I' AND 'K' AND A REVISION TO OPEN SPACE LOT 4 AS SHOWN ON A SUBDIVISION PLAT ENTITLED "MAPLE LAWN FARMS, WESTSIDE DISTRICT - AREA 1, PARCELS 'B-1' THRU 'B-5', OPEN SPACE LOTS 1 THRU 4 AND NON-BUILDABLE PARCELS 'L', 'U' AND 'X'" AND RECORDED AS PLAT NOS. 19867-19872, ALSO BEING A RESUBDIVISION OF PARCEL 'C-17' AS SHOWN ON A SUBDIVISION PLAT ENTITLED "MAPLE LAWN FARMS, BUSINESS DISTRICT - AREA 1, PARCELS 'C-15' THRU 'C-17'" AND RECORDED AS PLAT NOS. 19089-19089 AND ALSO BEING A REVISION TO NON-BUILDABLE PARCEL 'L' AS SHOWN ON A RESUBDIVISION PLAT ENTITLED "MAPLE LAWN FARMS, WESTSIDE DISTRICT - AREA 1, PARCELS 'B-12' THRU 'B-17', NON-BUILDABLE PARCEL 'L' AND OPEN SPACE LOT 2" AND RECORDED AS PLAT NOS. 20712-20713 AND A REVISION TO PARCEL 'B-2' AS SHOWN ON A SUBDIVISION PLAT ENTITLED "MAPLE LAWN FARMS, BUSINESS DISTRICT - AREA 1, PARCELS 'C-15' THRU 'C-17'" AND RECORDED AS PLAT NOS. 20713-20713; ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Thomas C. O'Connor, Jr.*  
THOMAS C. O'CONNOR, JR.  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10954 (EXP. 07/03/2012)

DATE: 2/15/2012



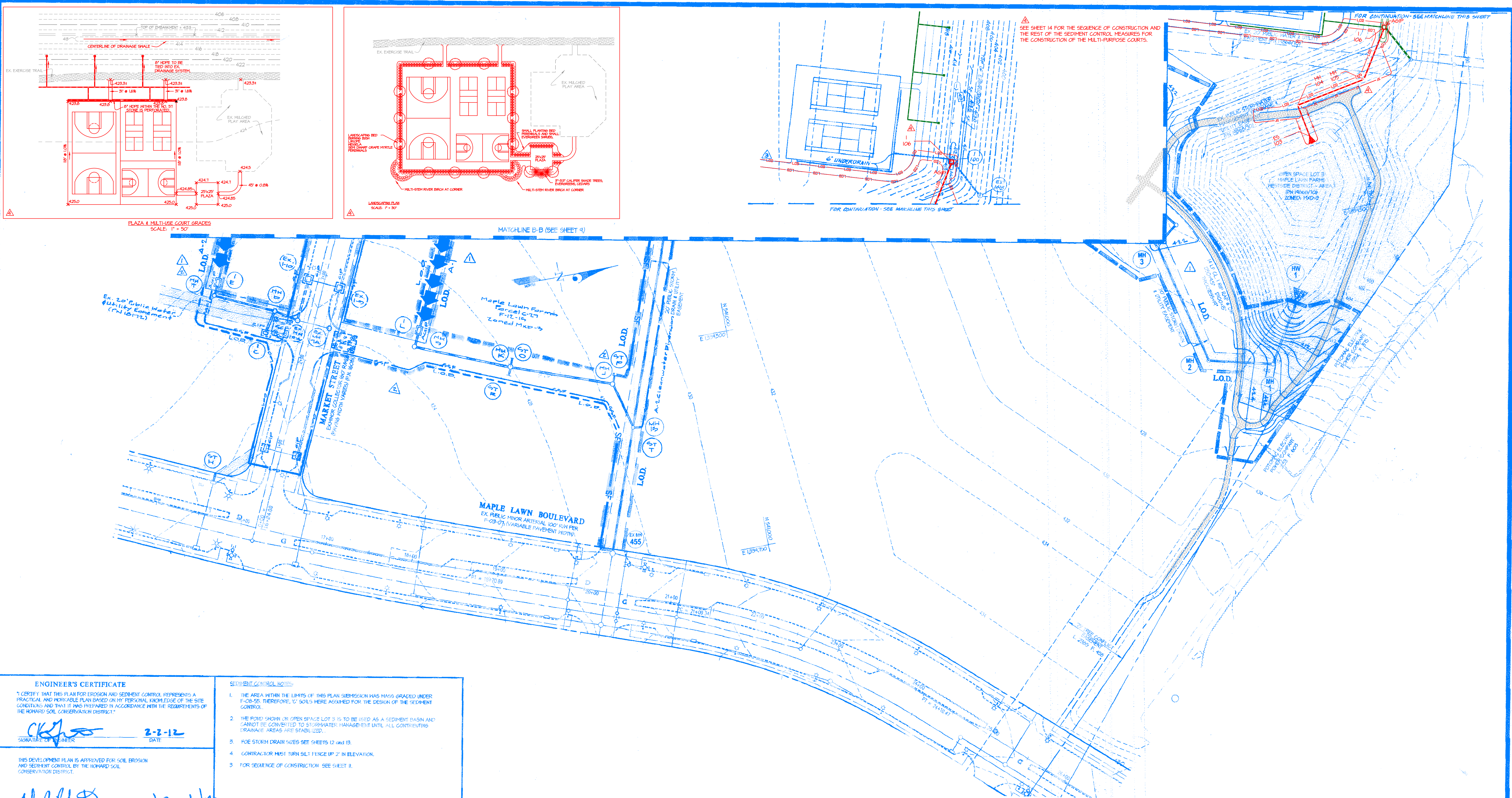
RECORDED AS PLAT NUMBER 22051 ON 2/24/12, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**MAPLE LAWN FARMS**  
WESTSIDE DISTRICT - AREA 2  
LOTS 1 THRU 67, OPEN SPACE LOT 68,  
COMMON OPEN AREA LOTS 69 THRU 71 AND  
NON-BUILDABLE BULK PARCELS 'Q' THRU 'T'  
AND  
WESTSIDE DISTRICT - AREA 1  
OPEN SPACE LOT 4, PARCEL 'B-2' AND  
NON-BUILDABLE PARCEL 'L'

(A RESUBDIVISION OF NON-BUILDABLE PARCELS 'I' & 'K' AND REVISION TO OPEN SPACE LOT 4, MAPLE LAWN FARMS, WESTSIDE DISTRICT - AREA 1, PLAT NOS. 19867-19872 AND A RESUBDIVISION OF PARCEL 'C-17', MAPLE LAWN FARMS, BUSINESS DISTRICT - AREA 1, PLAT NOS. 19089-19089, A REVISION TO NON-BUILDABLE PARCEL 'L', WESTSIDE DISTRICT - AREA 1, PLAT NOS. 20712-20713 AND A REVISION TO PARCEL 'B-2', WESTSIDE DISTRICT - AREA 1, PLAT NOS. 20713-20713)

ZONE: MXD-3 TM 41, GRID 21 & TM 46, GRID 3, PARCEL 116  
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=60' SHEET 8 OF 8 JANUARY 2012

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 200 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MD 22066  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4168  
DRAWN BY: PWC CHECK BY: BT



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

*CKH*  
 SIGNATURE OF ENGINEER  
 DATE: 2-2-12

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

*John C. Holston*  
 HOWARD S.C.D.  
 DATE: 2/9/12

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

*Wade Z. White*  
 Chief, Bureau of Highways  
 DATE: 2-21-12

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Pat Skelton*  
 Chief, Division of Land Development  
 DATE: 3/9/12

*William*  
 Chief, Development Engineering Division  
 DATE: 3/7/12

**SEDIMENT CONTROL NOTES:**

- THE AREA WITHIN THE LIMITS OF THIS PLAN SUBMISSION HAS MASS GRADED UNDER F-08-55; THEREFORE, 'C' SOILS WERE ASSIGNED FOR THE DESIGN OF THE SEDIMENT CONTROL.
- THE POND SHOWN ON OPEN SPACE LOT 3 IS TO BE USED AS A SEDIMENT BASIN AND CANNOT BE CONVERTED TO STORMWATER MANAGEMENT UNTIL ALL CONTRIBUTING DRAINAGE AREAS ARE STABILIZED.
- FOR STORM DRAIN SIZES SEE SHEETS 12 AND 13.
- CONTRACTOR MUST TURN SILT FENCE 2' IN ELEVATION.
- FOR SEQUENCE OF CONSTRUCTION SEE SHEET 14.

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

*Mark Bennett*  
 SIGNATURE OF DEVELOPER/BUILDER  
 DATE: 2/2/12

2020-09-10	REPLACED EX. I-100 WITH NEW I-106 TO DIVERT 1 YEAR STORM TO EXISTING 5MM POND, PROVIDED SPOT ELEVATIONS AND LANDSCAPING AROUND THE PROPOSED AMENITIES, AND SEDIMENT CONTROL.	DEV
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**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 FAX: 301-421-4198

DATE	REVISION	BY	APPR.
2/2/12	Added stubs for yard drains to alley inlets in as Lot 4, added p.e.v. asphalt path, parking & storm drain associated with the recreational area.		
2/2/12	Added storm drains to concrete alleys which will be created when the new buildable parcels become residential lots. Rev. the sediment control accordingly.		
2/14/12	SHOWED GRADING, SEDIMENT CONTROL AND STORM DRAINS TO PICK UP RUNOFF FROM OPEN SPACE	HSJ	

PREPARED FOR:  
 GREENBAUM DEVELOPMENT, INC  
 SUITE 300 WOODHOLME CENTER  
 1679 REGISTERTOWN ROAD  
 BALTIMORE, MD 21208  
 ATTN: MARK BENNETT  
 410-484-8400

**PROFESSIONAL CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12925  
 EXPIRATION DATE: MAY 26, 2012

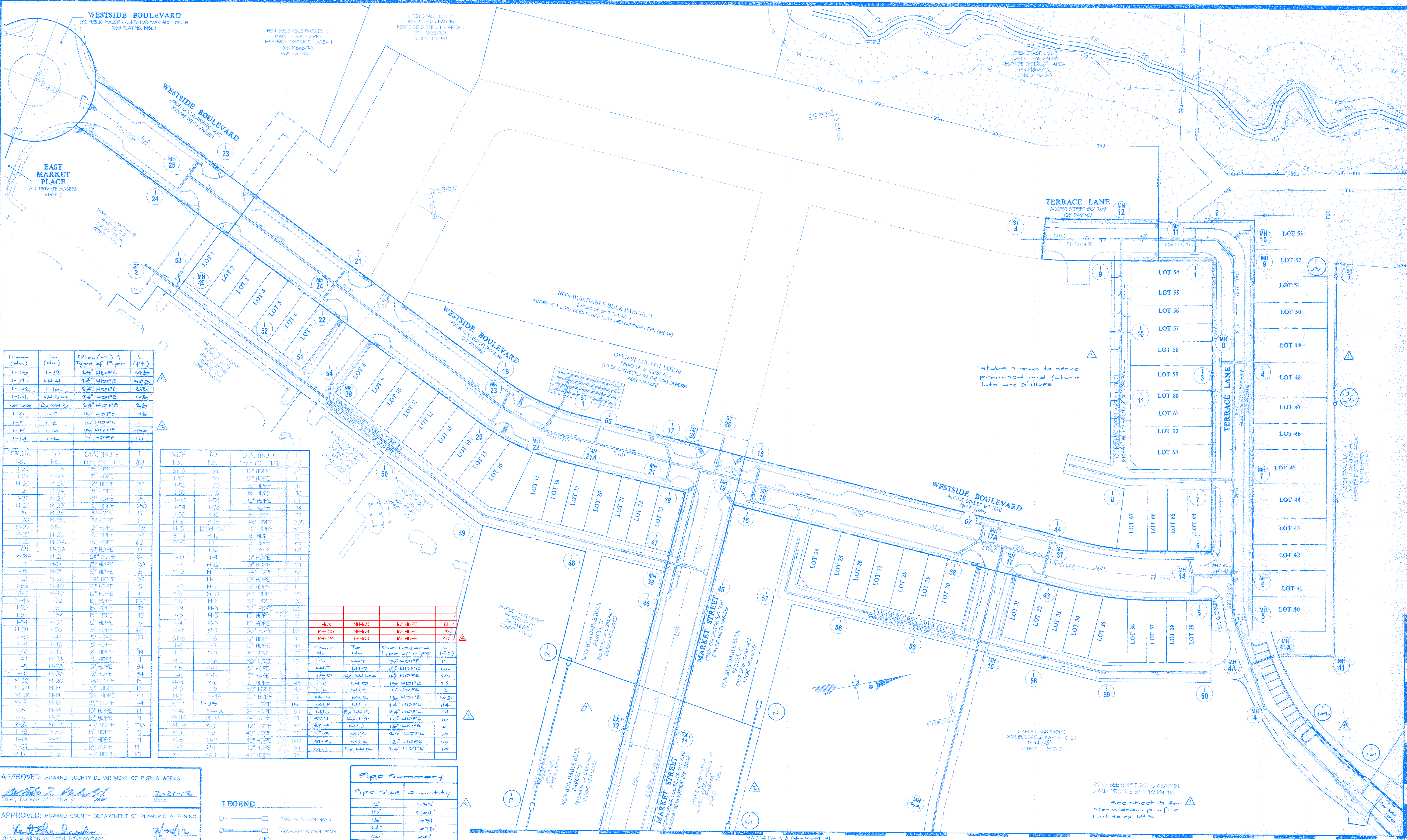
2-2-12  
*CKH*



**THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY**

**SEDIMENT CONTROL PLAN**  
**MAPLE LAWN FARMS**  
**WESTSIDE DISTRICT - AREA 2**  
 WESTSIDE DISTRICT - AREA 2 LOTS 1 thru 67, OS, LOT 68, C.O.A. LOTS 69 thru 71 AND NON-BUILDABLE BULK PARCELS Q THRU T  
 WESTSIDE DISTRICT - AREA 1 REVISIONS TO OPEN SPACE LOT 4, PARCEL 'B-2' AND NON-BUILDABLE PARCEL 'L'  
 ELECTION DISTRICT No. 5

SCALE 1"=50'	ZONING MXD-3	G. L. W. FILE NO. 10001
DATE JANUARY, 2012	TAX MAP - GRID 41-21/46-3	SHEET 10 OF 22



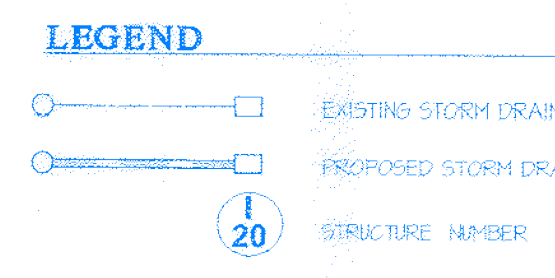
From (No.)	To (No.)	Dia. (in.) & Type of Pipe	L (ft.)
I-33	I-32	24" HDPE	14.2
I-32	MH 41	24" HDPE	20.3
I-102	I-101	24" HDPE	6.5
I-101	MH 100	24" HDPE	6.3
MH 100	EX. MH 10	24" HDPE	2.3
I-4	I-5	16" HDPE	17.3
I-5	I-6	16" HDPE	7.7
I-6	I-7	16" HDPE	16.0
I-7	I-8	16" HDPE	11.1

FROM No.	TO No.	DIA. (IN.) & TYPE OF PIPE	L (ft.)
I-23	M-25	18" HDPE	17
I-24	M-25	18" HDPE	19
M-25	M-24	18" HDPE	21.1
I-21	M-24	18" HDPE	17
I-22	M-24	18" HDPE	19
M-24	M-23	18" HDPE	25.0
I-18	M-23	18" HDPE	17
I-20	M-23	18" HDPE	19
M-23	M-22	18" HDPE	4.8
M-23	M-22	18" HDPE	5.3
M-22	M-21A	18" HDPE	6.2
I-65	M-21A	18" HDPE	17
M-21A	M-21	24" HDPE	9.2
I-17	M-21	18" HDPE	20
I-18	M-21	18" HDPE	15
M-21	M-20	24" HDPE	3.3
I-53	M-40	12" HDPE	15
ST-2	M-40	12" HDPE	4.7
M-40	I-52	18" HDPE	100
I-52	I-51	18" HDPE	7.3
I-51	M-34	18" HDPE	4.3
I-54	M-34	12" HDPE	15
M-34	I-50	18" HDPE	10.1
I-50	I-44	18" HDPE	2.7
I-44	I-43	18" HDPE	12.1
I-43	I-41	18" HDPE	9.9
I-41	M-38	18" HDPE	11
I-45	M-38	18" HDPE	3.4
M-38	M-30	18" HDPE	3.4
M-30	M-20	24" HDPE	11.5
M-20	M-14	30" HDPE	1.3
ST-26	M-14	30" HDPE	4.7
M-14	M-18	36" HDPE	4.4
I-15	M-18	18" HDPE	1.7
I-16	M-18	18" HDPE	1.4
M-18	M-11A	42" HDPE	27.6
I-43	M-91	18" HDPE	1.3
I-44	M-91	18" HDPE	1.4
M-91	M-37	18" HDPE	1.1
M-37	M-16	42" HDPE	1.5
M-17	M-16	42" HDPE	1.5

FROM No.	TO No.	DIA. (IN.) & TYPE OF PIPE	L (ft.)
ST-3	I-51	12" HDPE	6.1
I-51	I-56	12" HDPE	7.1
I-56	I-55	18" HDPE	9.1
I-55	M-16	18" HDPE	7.0
I-60	I-59	12" HDPE	12.1
I-59	I-58	18" HDPE	7.4
I-58	M-16	18" HDPE	7.4
M-16	M-15	48" HDPE	20.5
M-15	EX. M-455	48" HDPE	34.2
ST-4	M-12	18" HDPE	11.2
ST-5	I-41	12" HDPE	6.5
I-41	I-40	12" HDPE	6.4
I-40	I-4	18" HDPE	7.4
I-4	M-12	18" HDPE	2.7
M-12	M-11	24" HDPE	2.6
I-1	M-11	18" HDPE	1.3
I-2	M-11	18" HDPE	1.1
M-11	M-10	30" HDPE	2.8
M-10	M-4	30" HDPE	2.6
M-4	M-8	30" HDPE	1.25
I-3	M-8	18" HDPE	1.3
I-4	M-8	18" HDPE	1.1
M-8	M-7	30" HDPE	1.31
ST-6	I-8	12" HDPE	7.1
I-8	I-7	12" HDPE	9.4
I-7	M-7	18" HDPE	2.7
M-7	M-6	30" HDPE	1.13
I-5	M-14	18" HDPE	1.4
I-6	M-14	18" HDPE	1.8
M-14	M-6	18" HDPE	4.5
M-6	M-5	30" HDPE	4.6
M-5	M-4A	30" HDPE	5.1
ST-7	I-3	24" HDPE	6.7
M-4A	M-4	24" HDPE	2.4
M-4A	M-4	42" HDPE	5.2
M-4	M-3	42" HDPE	2.21
M-3	M-2	42" HDPE	1.40
M-2	M-1	42" HDPE	1.4
M-1	M-1	42" HDPE	1.5

From No.	To No.	Dia. (in.) & type of pipe	L (ft.)
MH-106	MH-105	10" HDPE	61'
MH-105	MH-104	10" HDPE	78'
MH-104	ES-103	10" HDPE	40'
I-8	M-7	18" HDPE	11
M-7	M-6	30" HDPE	1.13
M-6	M-5	30" HDPE	4.6
M-5	M-4A	30" HDPE	5.1
M-4A	M-4	24" HDPE	2.4
M-4	M-3	42" HDPE	2.21
M-3	M-2	42" HDPE	1.40
M-2	M-1	42" HDPE	1.4
M-1	M-1	42" HDPE	1.5

Pipe Summary	
Pipe Size	Quantity
12"	285'
15"	2104'
18"	1031'
24"	1078'
30"	604'
36"	47'
42"	915'
48"	697'



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

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*[Signature]* 2/10/12  
 Chief, Division of Land Development

*[Signature]* 2/7/12  
 Chief, Development Engineering Division

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3939 NATIONAL DRIVE - SUITE 350 - BURTSMVILLE OFFICE PARK  
 BURTSMVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188

DATE	REVISION	BY	APPR.
10-7-2013	Added stubs for yard drains to alley inlets in OS Lot 4.	DEV	
11-29-13	Added asphalt path, parking & storm drain associated with recreational area.	DEV	
01-02-14	Added storm drain in the area of future alleys, updated pipe summary & storm drain information accordingly.	DEV	
2020-03-10	REVISED TABLES TO REFLECT ADDITIONAL STORM DRAIN NEAR ATHLETIC COURTS	DEV	

**PREPARED FOR:**  
 GREENBAUM DEVELOPMENT, INC  
 SUITE 300 WOODHOLME CENTER  
 1829 REISTERSTOWN ROAD  
 BALTIMORE, MD 21208  
 ATTN: MARK BENNETT  
 410-484-8400

**PROFESSIONAL CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12925  
 EXPIRATION DATE: MAY 28, 2012  
 2-2-12 *[Signature]*

**STORM DRAIN INFORMATION PLAN**  
**MAPLE LAWN FARMS**  
 WESTSIDE DISTRICT - AREA 2  
 WESTSIDE DISTRICT - AREA 2 LOTS 1 thru 67, OS, LOT 68, COA, LOTS 69 thru 71 AND NON-BUILDABLE BULK PARCELS Q THRU T  
 WESTSIDE DISTRICT - AREA 1 REVISIONS TO OPEN SPACE LOT 4, PARCEL 'B-2' AND NON-BUILDABLE PARCEL 'L'  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	C. L. W. FILE NO.
1"=50'	MXD-3	10001
DATE	TAX MAP - GRID	SHEET
JANUARY, 2012	41-21/46-3	12 OF 22

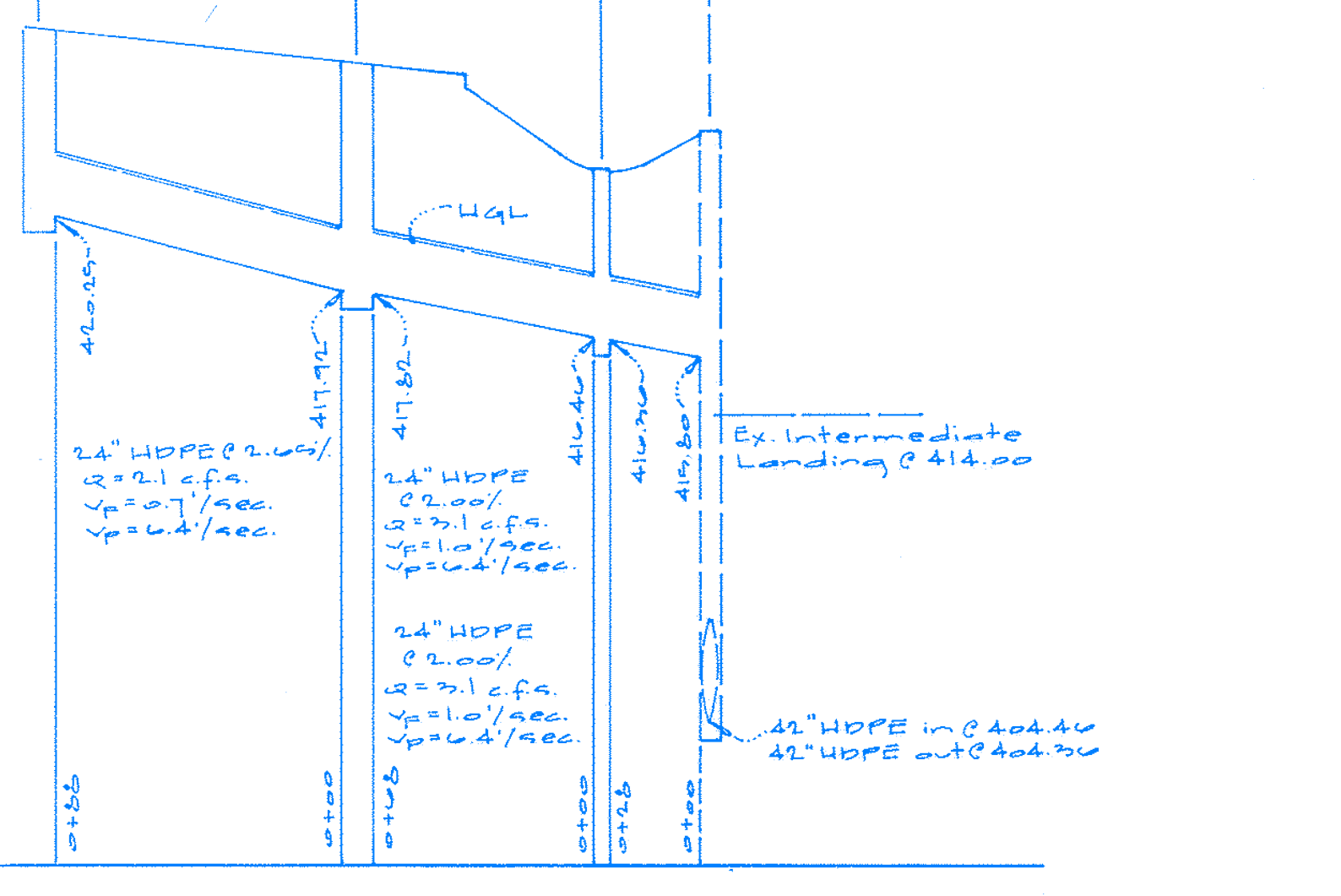
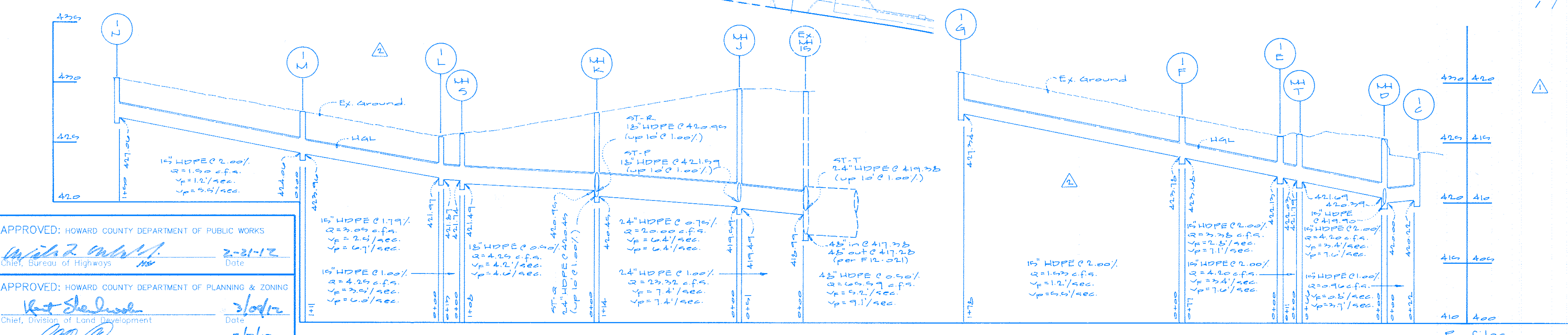
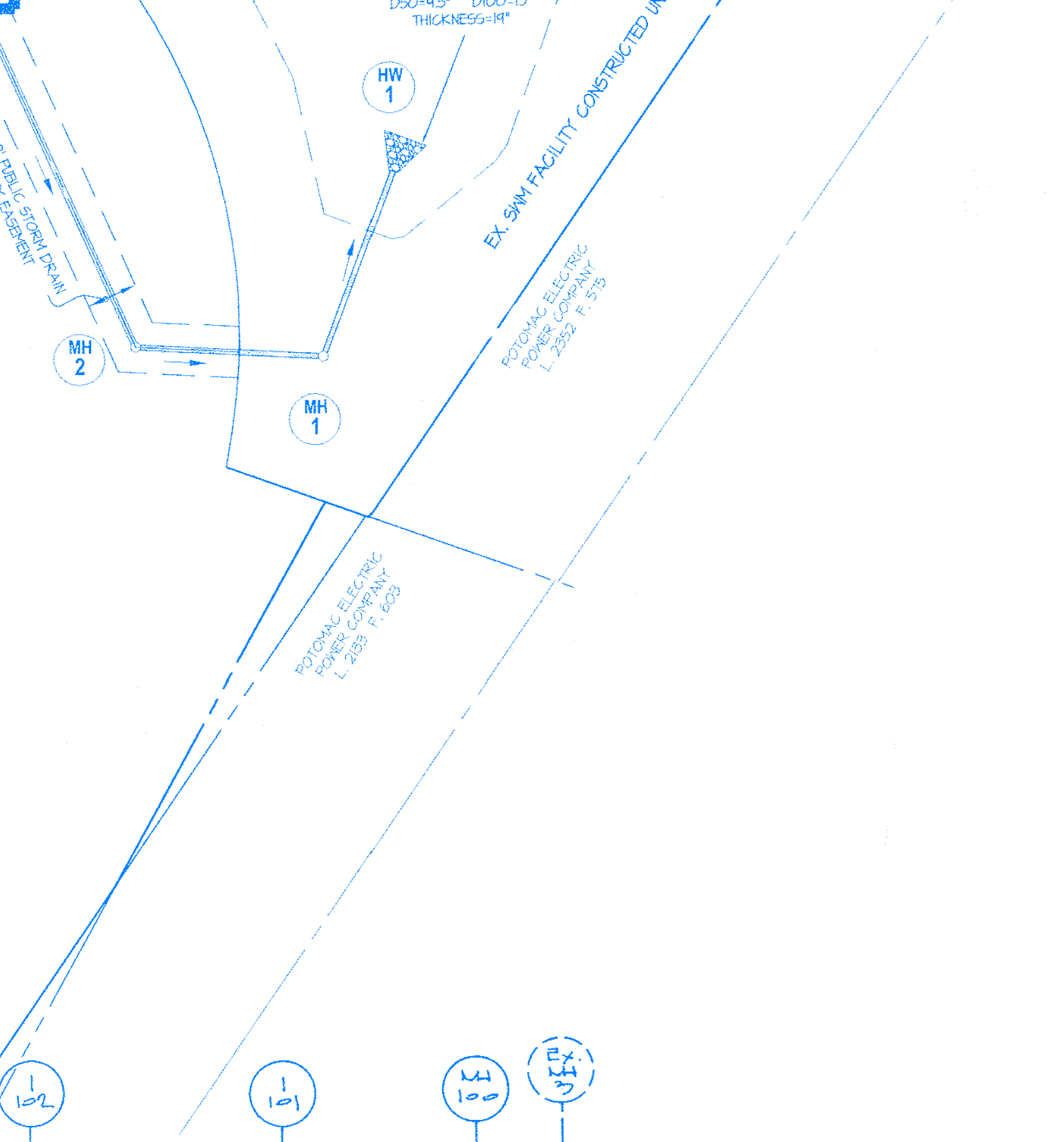
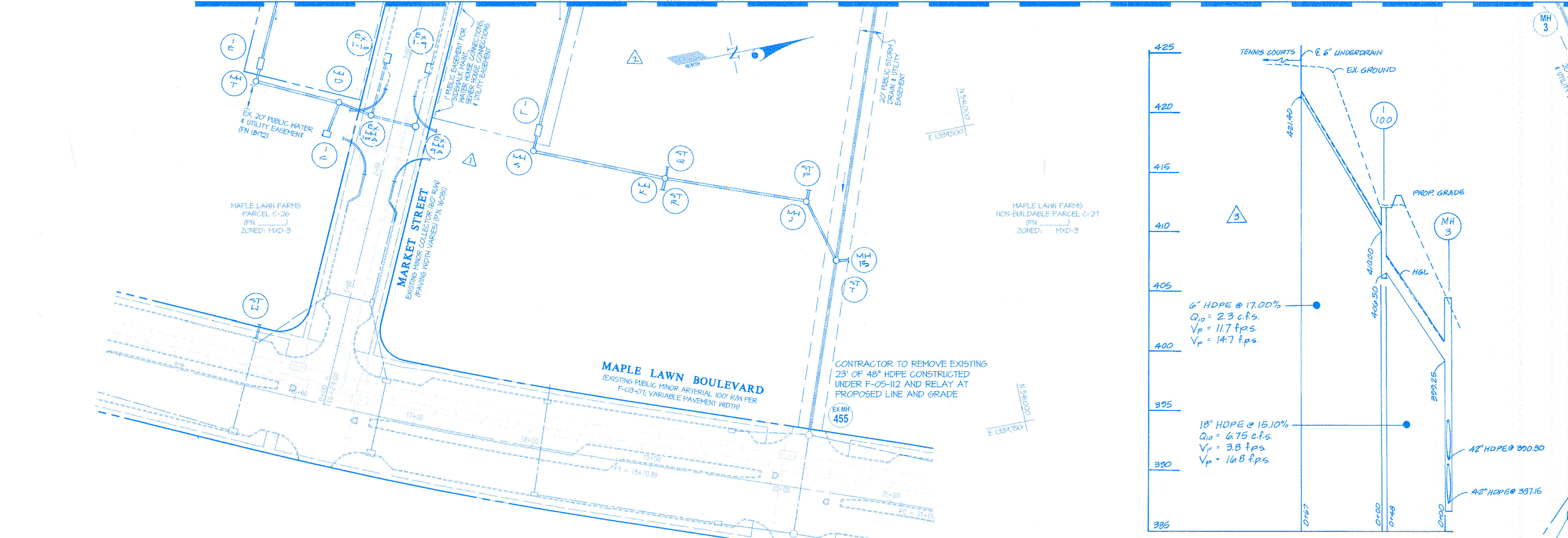
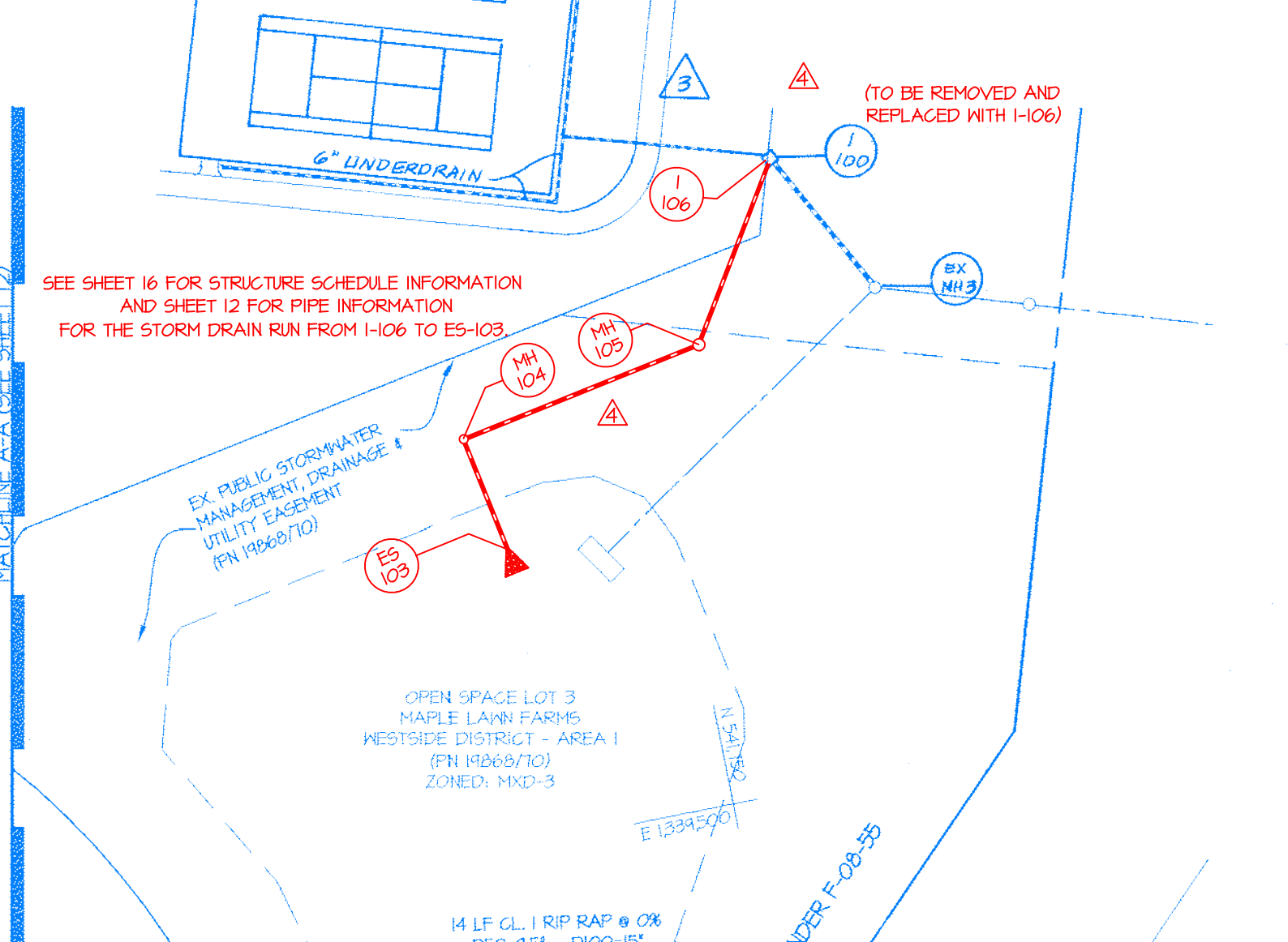
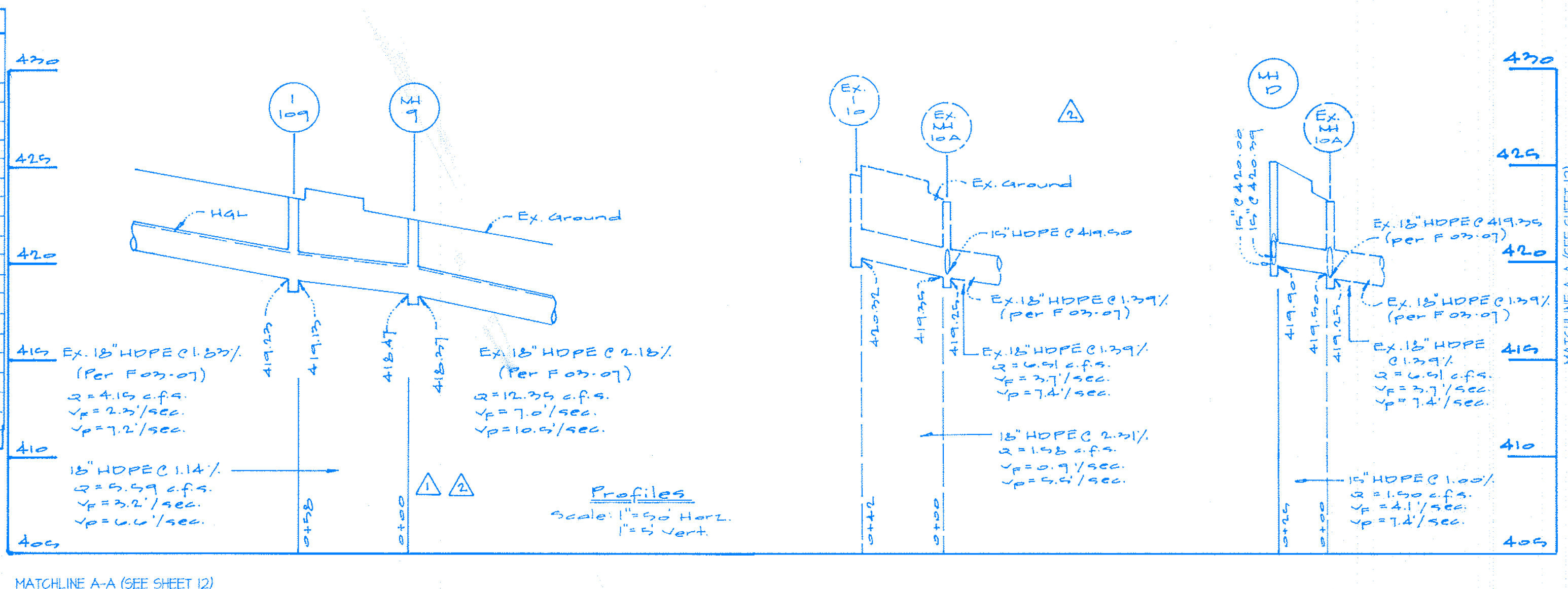
stubs shown to serve proposed and future lots are 6" HDPE.

NOTE: SEE SHEET 20 FOR STORM DRAIN PROFILE ST 1 TO MH 41A  
 See sheet 13 for storm drain profile I-102 to ex. MH 3.

MATCHLINE A-A (SEE SHEET 13)

Structure Schedule								
No.	Type	Width (width)	Top Elevation upper	Top Elevation lower	Inv. Elevation upper	Inv. Elevation lower	Detail	Location
1-1a	Double 'S' Comb Inlet	4'-0"	424.69	424.69	420.32	420.32	H.C. 404.34	N 540.542 E 1,339.349
1-1a	Double 'S' Comb Inlet	4'-0"	424.69	424.69	419.70	419.70	H.C. 404.34	N 540.542 E 1,339.349
1-1a	Standard Manhole	4'-0"	425.92	425.92	418.47	418.47	H.C. 404.34	N 540.542 E 1,339.421
1-1a	A-10 Inlet	4'-0"	426.26	426.26	420.25	420.25	H.C. 404.34	N 541.425 E 1,339.241
1-1a	A-10 Inlet	4'-0"	425.75	425.75	417.82	417.82	H.C. 404.34	N 541.421 E 1,339.422
1-1a	Standard Manhole	4'-0"	421.25	421.25	410.46	410.46	H.C. 404.34	N 541.524 E 1,339.421
1-1a	Double 'S' Inlet	4'-0"	420.27	420.27	421.00	421.00	H.C. 404.34	N 540.707 E 1,339.157
1-1a	Double 'S' Inlet	4'-0"	421.64	421.64	423.90	423.90	H.C. 404.34	N 540.703 E 1,339.325
1-1a	Double 'S' Inlet	4'-0"	425.42	425.42	421.97	421.97	H.C. 404.34	N 540.542 E 1,339.422
1-1a	Double 'S' Inlet	4'-0"	420.80	420.80	421.34	421.34	H.C. 404.34	N 540.543 E 1,339.094
1-1a	Double 'S' Inlet	4'-0"	427.14	427.14	423.16	423.16	H.C. 404.34	N 540.473 E 1,339.259
1-1a	Double 'S' Inlet	4'-0"	425.93	425.93	422.15	422.15	H.C. 404.34	N 540.440 E 1,339.259
1-1a	Double 'S' Comb Inlet	4'-0"	424.14	424.14	420.22	420.22	H.C. 404.34	N 540.447 E 1,339.447
1-1a	Standard Manhole	4'-0"	425.26	425.26	419.70	419.70	H.C. 404.34	N 540.477 E 1,339.277
1-1a	Standard Manhole	4'-0"	429.46	429.46	419.49	419.49	H.C. 404.34	N 540.501 E 1,339.522
1-1a	Standard Manhole	4'-0"	427.44	427.44	420.45	420.45	H.C. 404.34	N 540.749 E 1,339.471
1-1a	Standard Manhole	4'-0"	425.02	425.02	421.47	421.47	H.C. 404.34	N 540.447 E 1,339.447
1-1a	Standard Manhole	4'-0"	425.03	425.03	421.47	421.47	H.C. 404.34	N 540.473 E 1,339.247
1-1a	SINGLE 'S' INLET	2'-0"	412.00	412.00	406.50	406.50	H.C. 0.422	N 541.804 E 1,339.300

SEE SHEET 16 FOR STRUCTURE SCHEDULE INFORMATION AND SHEET 12 FOR PIPE INFORMATION FOR THE STORM DRAIN RUN FROM I-106 TO ES-103.



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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Chief, Division of Land Development  
 Date: 3/09/12

APPROVED: HOWARD COUNTY DEPARTMENT OF ENGINEERING  
 Chief, Development Engineering Division  
 Date: 2/7/12

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3509 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20886  
 TEL: 301-421-4024 BALT: 410-860-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R
07/01/09	Relocate storm drain; add profiles. Revise curb & gutter to reflect entrances.	JRO	
01/01/10	Add storm drain in plan & profile for future alleys. Revised structure schedule accordingly.	JKV	
2014-08-01	ADDED STORM DRAIN FROM THE UNDERDRAIN TO EX. MH'S IN PLAN AND PROFILE. UPDATED SCHEDULE.	JKV	
2020-03-10	ADDED ADDITIONAL STORM DRAIN NEAR ATHLETIC COURTS AND REFERENCED LOCATION OF STRUCTURE SCHEDULE.	DEV	

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

PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
 LICENSE NO. 12975  
 EXPIRATION DATE: MAY 26, 2022

2-2-12

STORM DRAIN INFORMATION PLAN

**MAPLE LAWN FARMS**  
 WESTSIDE DISTRICT - AREA 2  
 WESTSIDE DISTRICT - AREA 2 LOTS 1 thru 67, 03; LOT 68, 00A; LOTS 69 thru 71  
 AND NON-BUILDABLE BULK PARCELS Q THRU T  
 WESTSIDE DISTRICT - AREA 1 REVISIONS TO OPEN SPACE LOT 4, PARCEL 'B-2' AND NON-BUILDABLE PARCEL 'L'  
 HOWARD COUNTY, MARYLAND

SCALE: 1"=50'

ZONING: MXD-3

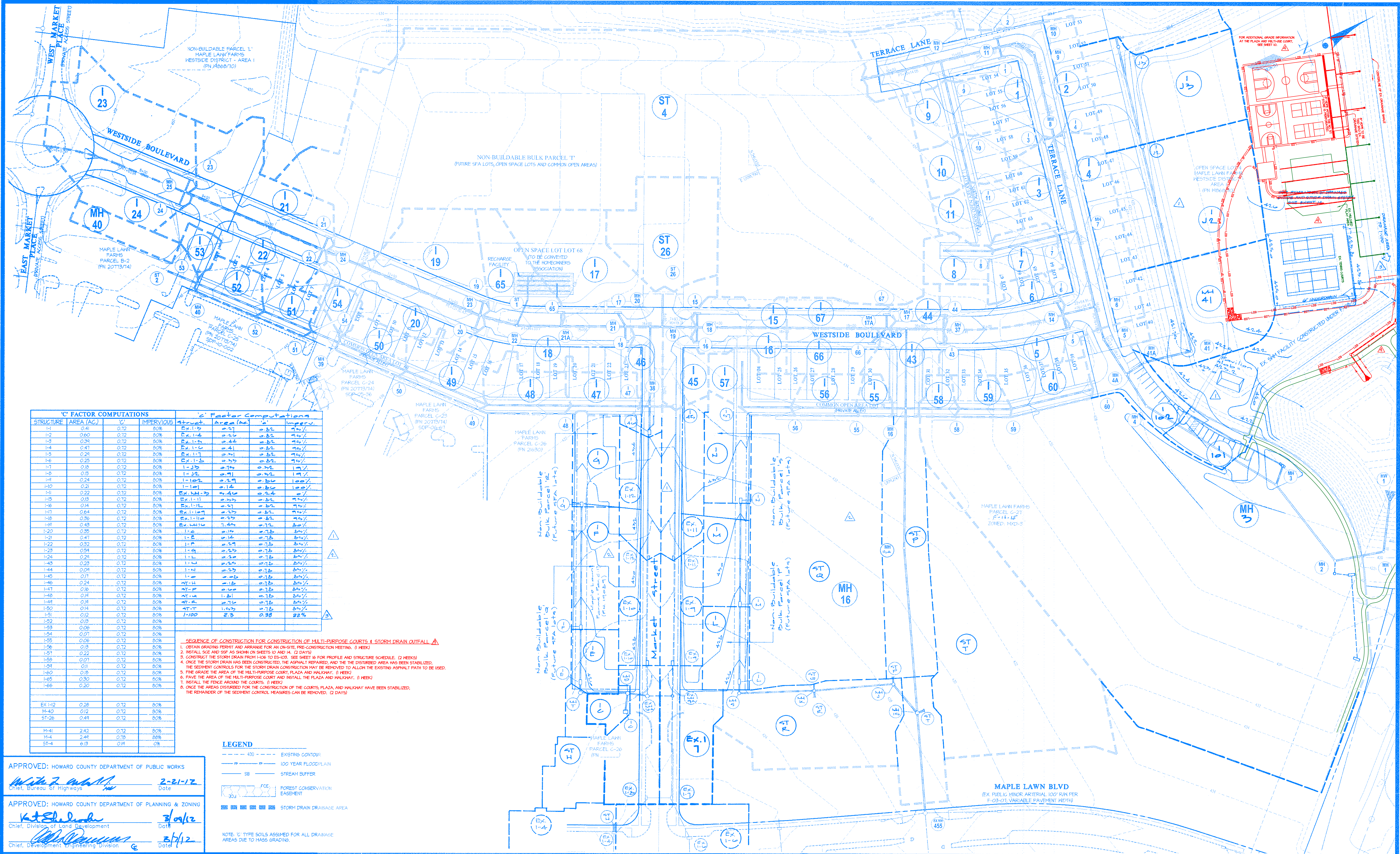
G. L. W. FILE NO.: 10001

DATE: JANUARY, 2012

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

SHEET: 13 OF 22

ELECTION DISTRICT No. 5



**'C' FACTOR COMPUTATIONS**

STRUCTURE	AREA (AC)	'C'	IMPERVIOUS	Street	Area (Ac)	'C'	Impervious
I-1	0.41	0.32	80%	Ex. 1-1	0.47	0.32	80%
I-2	0.60	0.32	80%	Ex. 1-2	0.46	0.32	80%
I-3	0.39	0.32	80%	Ex. 1-3	0.44	0.32	80%
I-4	0.41	0.32	80%	Ex. 1-4	0.41	0.32	80%
I-5	0.24	0.32	80%	Ex. 1-5	0.29	0.32	80%
I-6	0.25	0.32	80%	Ex. 1-6	0.27	0.32	80%
I-7	0.18	0.32	80%	1-7	0.20	0.32	80%
I-8	0.15	0.32	80%	1-8	0.17	0.32	80%
I-9	0.24	0.32	80%	1-9	0.29	0.32	80%
I-10	0.21	0.32	80%	1-10	0.14	0.32	80%
I-11	0.22	0.32	80%	Ex. 1-11	0.46	0.32	80%
I-12	0.15	0.32	80%	Ex. 1-12	0.20	0.32	80%
I-13	0.14	0.32	80%	Ex. 1-13	0.27	0.32	80%
I-14	0.64	0.32	80%	Ex. 1-14	0.27	0.32	80%
I-15	0.86	0.32	80%	Ex. 1-15	0.27	0.32	80%
I-16	0.43	0.32	80%	Ex. 1-16	0.27	0.32	80%
I-20	0.35	0.32	80%	1-20	0.10	0.32	80%
I-21	0.47	0.32	80%	1-21	0.16	0.32	80%
I-22	0.32	0.32	80%	1-22	0.17	0.32	80%
I-23	0.84	0.32	80%	1-23	0.27	0.32	80%
I-24	0.24	0.32	80%	1-24	0.20	0.32	80%
I-43	0.23	0.32	80%	1-43	0.20	0.32	80%
I-44	0.04	0.32	80%	1-44	0.27	0.32	80%
I-45	0.17	0.32	80%	1-45	0.20	0.32	80%
I-46	0.24	0.32	80%	AT-1	0.18	0.32	80%
I-47	0.18	0.32	80%	AT-2	1.81	0.32	80%
I-48	0.14	0.32	80%	AT-3	0.20	0.32	80%
I-50	0.14	0.32	80%	AT-4	1.67	0.32	80%
I-51	0.12	0.32	80%	1-100	2.3	0.32	80%
I-52	0.13	0.32	80%				
I-53	0.06	0.32	80%				
I-54	0.07	0.32	80%				
I-55	0.06	0.32	80%				
I-56	0.13	0.32	80%				
I-57	0.22	0.32	80%				
I-58	0.07	0.32	80%				
I-59	0.11	0.32	80%				
I-60	0.18	0.32	80%				
I-65	0.30	0.32	80%				
I-66	0.20	0.32	80%				
EX-1-2	0.26	0.32	80%				
M-40	0.12	0.12	80%				
ST-26	0.44	0.12	80%				
M-4	2.42	0.32	80%				
M-4	2.48	0.32	80%				
ST-4	6.13	0.12	80%				

- SEQUENCE OF CONSTRUCTION FOR CONSTRUCTION OF MULTI-PURPOSE COURTS, 1 STORM DRAIN OUTFALL, 1**
- OBTAIN GRADING PERMIT AND ARRANGE FOR AN ON-SITE, PRE-CONSTRUCTION MEETING. (1 WEEK)
  - INSTALL SCE AND SFP AS SHOWN ON SHEETS 10 AND 14. (2 DAYS)
  - CONSTRUCT THE STORM DRAIN FROM 100 TO 25+00. SEE SHEET 16 FOR PROFILE AND STRUCTURE SCHEDULE. (2 WEEKS)
  - ONCE THE STORM DRAIN HAS BEEN CONSTRUCTED, THE ASPHALT REPAIRED, AND THE DISTURBED AREA HAS BEEN STABILIZED, THE SEDIMENT CONTROLS FOR THE STORM DRAIN CONSTRUCTION MAY BE REMOVED TO ALLOW THE EXISTING ASPHALT PATH TO BE USED.
  - FINE GRADE THE AREA OF THE MULTI-PURPOSE COURTS, PLAZA AND WALKWAY. (1 WEEK)
  - PAVE THE AREA OF THE MULTI-PURPOSE COURTS AND INSTALL THE PLAZA AND WALKWAY. (1 WEEK)
  - INSTALL THE FENCE AROUND THE COURTS. (1 WEEK)
  - ONCE THE AREAS DISTURBED FOR THE CONSTRUCTION OF THE COURTS, PLAZA, AND WALKWAY HAVE BEEN STABILIZED, THE REMAINDER OF THE SEDIMENT CONTROL MEASURES CAN BE REMOVED. (2 DAYS)

**LEGEND**

- 400 --- EXISTING CONTOUR
- 100 YEAR FLOODPLAIN
- SB --- STREAM BUFFER
- FCE --- FOREST CONSERVATION EASEMENT
- STORM DRAIN DRAINAGE AREA

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

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*K. T. Shuler* 3/09/12  
 Chief, Division of Land Development Date

*John P. Danner* 2/7/12  
 Chief, Development Engineering Division Date

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
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DATE	REVISION	BY	APPR.
2/19/12	Revise drainage areas to reflect change in storm drains and inlets.	DEV	
2/21/12	Revise drainage areas & information to reflect the construction of storm drains within alleys when the non-buildable bulk parcels are re-subdivided & re-zoned as residential lots.	DEV	
2012-03-10	ADD STORM DRAIN DRAINAGE AREA INFORMATION, EROSION TRAIL AND STORM DRAINS.	JKI	
2012-03-10	SHOWED ADDITIONAL STORM DRAINS, ATHLETIC COURTS AND FEATURES TO REFLECT EX. CONDITIONS.	DEV	

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



**STORM DRAIN DRAINAGE AREA MAP**  
**MAPLE LAWN FARMS**  
 WESTSIDE DISTRICT - AREA 2  
 WESTSIDE DISTRICT - AREA 2 LOTS 1 thru 67, O.S. LOT 68, COA LOTS 69 thru 71  
 AND NON-BUILDABLE BULK PARCELS Q THRU T  
 WESTSIDE DISTRICT - AREA 1 REVISIONS TO OPEN SPACE LOT 4, PARCEL 'B-2' AND NON-BUILDABLE PARCEL 'L'  
 ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
1"=60'	MXD-3	10001
DATE	TAX MAP - GRID	SHEET
JANUARY, 2012	41-21/46-3	14 OF 22





PLAZA & MULTI-USE COURT GRADES  
 SCALE: 1" = 40'