

STANDARD DRAWING LEGEND FOR ENTIRE PLAN SET

Table with columns for EXISTING NOTE, TYPICAL NOTE TEXT, and PROPOSED NOTE. Includes symbols for utility poles, traffic lights, and various site features.

STANDARD ABBREVIATIONS FOR ENTIRE PLAN SET

Table listing abbreviations for various site features such as ACRES, ARCHITECTURAL, BASEMENT FLOOR, etc.

Table with columns for EXISTING, NOT EXISTING, IN CONFORMANCE, and REMARKS. Lists various site conditions and their status.

Table with columns for SHEET TITLE and SHEET NUMBER. Lists various sheets and their corresponding numbers.

EROSION AND SEDIMENT NOTE

1. THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR SLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

LOT ADDRESSES

Table listing lot addresses and corresponding street names, such as 4181-4135 MAPLE AVENUE and 1629 IRON RIDGE ROAD.

COUNTY ADOPTED STANDARDS

Table listing county adopted standards and their corresponding sheet numbers.

FIRE MARSHAL NOTES

- List of fire marshal notes regarding fire hydrant installation, fire prevention code requirements, and fire department access.

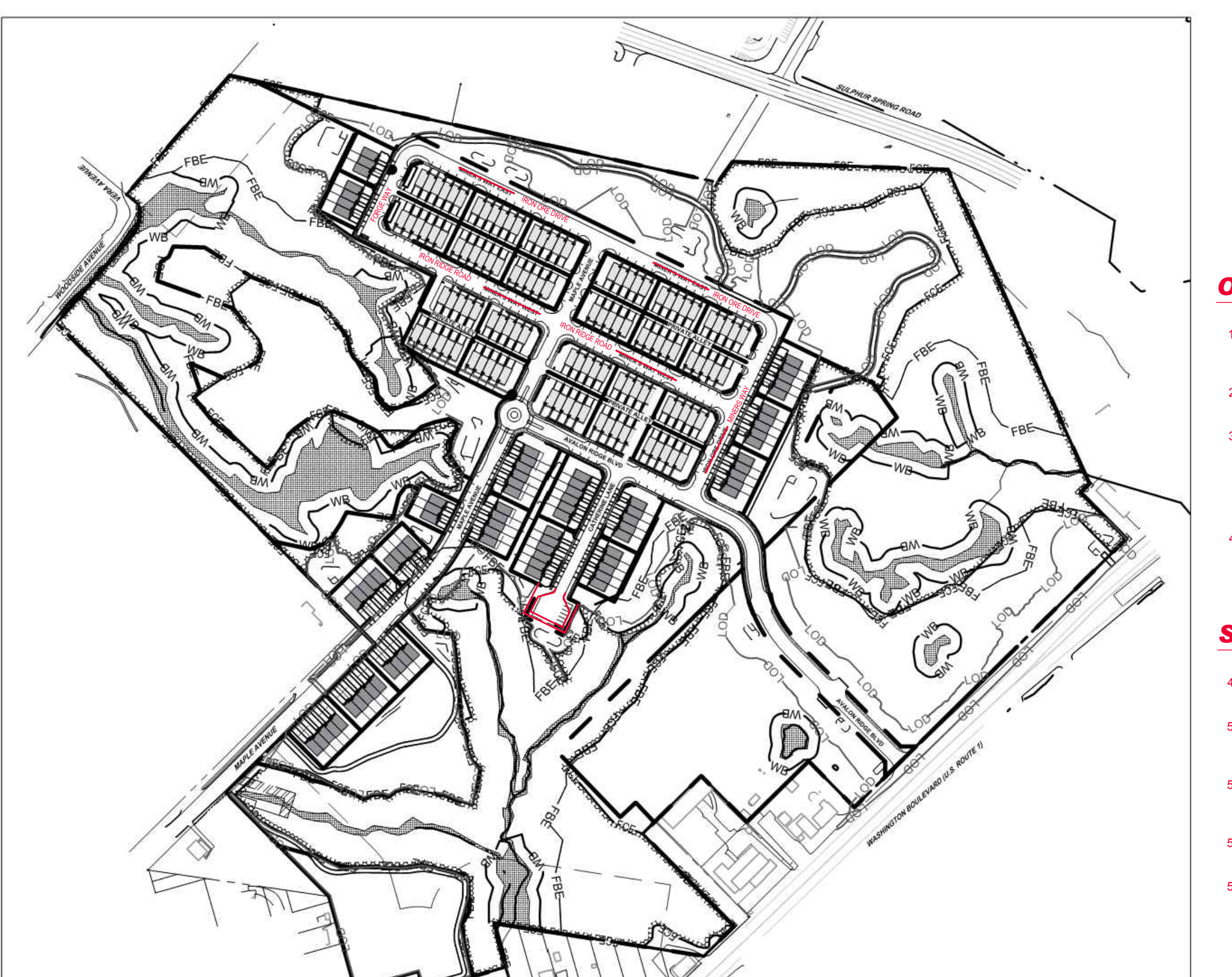
DEVELOPMENT PLANS FOR SOUTHERN CROSSROADS

LOCATION OF SITE 4100 MAPLE AVENUE BALTIMORE COUNTY, HALETHORPE, MD, 21227

TAX MAP 108, GRID 6, PARCEL 861, TAX ACCOUNT NO. 2500015832 TAX MAP 109, GRID 1, PARCEL 393, TAX ACCOUNT NO. 1600007730 TAX MAP 109, GRID 1, PARCEL 578, TAX ACCOUNT NO. 2500015833

ELECTION DISTRICT: 13TH COUNCILMANIC DISTRICT: 1ST

LOCATION MAP SCALE: 1"=1000'



OPEN SPACE NOTES

- List of open space notes detailing requirements for open space, retaining walls, and site amenities.

SITE INFORMATION (CONT.)

- Continuation of site information notes, including requirements for signage, water mains, and stormwater management.

PERMITTED DENSITIES

Table showing permitted densities for different zones, including DR 5.5, DR 2, ML, and BR.

OPEN SPACE PROPOSAL

Table showing the open space proposal, including local open space type, acres, and undeveloped areas.

DEDICATION TABLE

Table showing the dedication table, including type of conveyance, no., and area.

SETBACK CHART

Table showing the setback chart, including front yard, side yard, and rear setbacks.

PARKING TABULATION CHART

Table showing the parking tabulation chart, including dwelling type, proposed units, and parking required.

DELINQUENT ACCOUNTS CERTIFICATION

DELINQUENT ACCOUNTS CERTIFICATION text regarding the certification of delinquent accounts.

OWNER/DEVELOPER

OWNER/DEVELOPER information including name, address, and contact details.

PREPARER OF PLAN

PREPARER OF PLAN information including name, address, and contact details.

COVER SHEET

COVER SHEET information including sheet number and date.

BOHLER logo and contact information for BOHLER CIVIL AND CONSULTING ENGINEERING.

REVISIONS table with columns for REV, DATE, COMMENT, and DRAWN BY.

- 1. COUNTY INFORMATION: GENIUS TRACT: 404 WATERSHED: PATAPSCO RIVER COUNCILMANIC DISTRICT: 1 ELECTION DISTRICT: 13TH GROWTH TIER: 1

FOR CONCEPT PURPOSES ONLY

PAI# 13-0239 DEVELOPMENT PLAN MAJ-2020-00010 FOR SOUTHERN CROSSROADS SITE LOCATION

4100 MAPLE AVENUE BALTIMORE COUNTY HALETHORPE, MD 21227

TAX MAP 108, GRID 6, PARCEL 861 TAX ACCT: 2500015832

TAX MAP 109, GRID 1, PARCEL 393 TAX ACCT: 1600007730

TAX MAP 109, GRID 1, PARCEL 578 TAX ACCT: 2500015833

901 DULANEY VALLEY ROAD, SUITE 801 TOWSON, MARYLAND 21284

BOHLER logo and contact information.

B.R. ROWE logo and contact information.

PROFESSIONAL ENGINEER information for Brandon R. Rowe.

DELINQUENT ACCOUNTS CERTIFICATION text.

OWNER/DEVELOPER information.

PREPARER OF PLAN information.

COVER SHEET information.

CONTACT: BRANDON R. ROWE, P.E.

BOHLER logo and contact information.

DELINQUENT ACCOUNTS CERTIFICATION text.

OWNER/DEVELOPER information.

PREPARER OF PLAN information.

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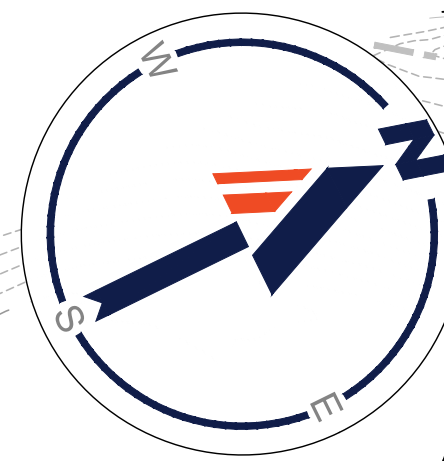
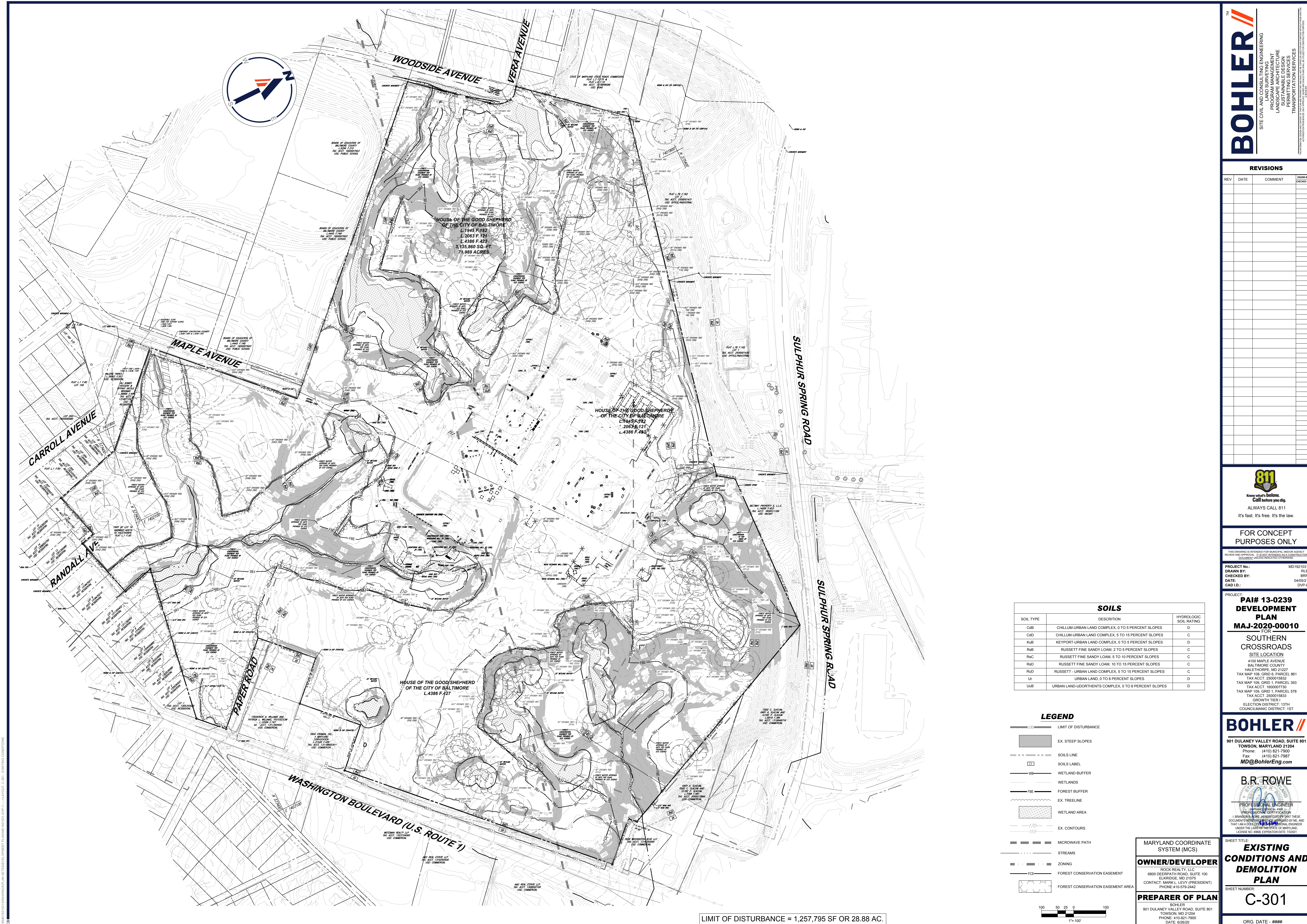
BOHLER logo and contact information.

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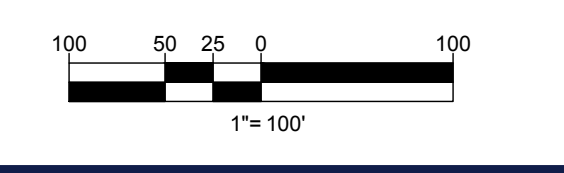
HOUSE OF THE GOOD SHEPHERD
OF THE CITY OF BALTIMORE
L-1945 F-183
L-2063 F-121
L-4386 F-429
3,135,860 SQ. FT.
73.989 ACRES

HOUSE OF THE GOOD SHEPHERD
OF THE CITY OF BALTIMORE
L-2063 F-121
L-4386 F-429

HOUSE OF THE GOOD SHEPHERD
OF THE CITY OF BALTIMORE
L-4386 F-427

SOILS		
SOIL TYPE	DESCRIPTION	HYDROLOGIC SOIL RATING
C2B	CHILLUM-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES	D
C2D	CHILLUM-URBAN LAND COMPLEX, 5 TO 15 PERCENT SLOPES	C
K2B	KEYPORT-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES	D
R2B	RUSSETT FINE SANDY LOAM, 2 TO 5 PERCENT SLOPES	C
R2C	RUSSETT FINE SANDY LOAM, 5 TO 10 PERCENT SLOPES	C
R2D	RUSSETT FINE SANDY LOAM, 10 TO 15 PERCENT SLOPES	C
R2U	RUSSETT-URBAN LAND COMPLEX, 5 TO 15 PERCENT SLOPES	C
U1	URBAN LAND, 0 TO 8 PERCENT SLOPES	D
U2B	URBAN LAND-URDORTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES	D

- LEGEND**
- LIMIT OF DISTURBANCE
 - EX. STEEP SLOPES
 - SOILS LINE
 - SOILS LABEL
 - WETLAND BUFFER
 - WETLANDS
 - FBE FOREST BUFFER
 - EX. TREELINE
 - WETLAND AREA
 - EX. CONTOURS
 - MICROWAVE PATH
 - STREAMS
 - ZONING
 - FCE FOREST CONSERVATION EASEMENT
 - FOREST CONSERVATION EASEMENT AREA



LIMIT OF DISTURBANCE = 1,257,795 SF OR 28.88 AC.

MARYLAND COORDINATE SYSTEM (MCS)

OWNER/DEVELOPER
ROCK REALTY, LLC
6800 DEERRATH ROAD, SUITE 100
ELK RIDGE, MD 21078
CONTACT: MARK L. LEVY (PRESIDENT)
PHONE: 410-579-2442

PREPARER OF PLAN
BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MD 21284
PHONE: 410-821-7900
DATE: 6/26/20

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LAND MANAGEMENT
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

811
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FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL, AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONTRACT DOCUMENT AND IS SUBJECT TO CHANGE.

PROJECT NO.: MD1921031
DRAWN BY: RLB
CHECKED BY: BWR
DATE: 04/05/21
CAD I.D.: DVP-0

**PAI# 13-0239
DEVELOPMENT
PLAN
MAJ-2020-0010**

FOR
**SOUTHERN
CROSSROADS**
SITE LOCATION
4100 MAPLE AVENUE
BALTIMORE COUNTY
BALTIMORE, MD 21227
TAX MAP 108, GRID 6, PARCEL 861
TAX ACCT. 2500015832
TAX MAP 109, GRID 1, PARCEL 393
TAX ACCT. 1600007730
TAX MAP 109, GRID 1, PARCEL 578
TAX ACCT. 2500015833
GROWTH TIER 1
ELECTION DISTRICT: 13TH
COUNCILMANIC DISTRICT: 1ST

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
PHONE: (410) 821-7900
FAX: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
1980 PROFESSIONAL CERTIFICATION
13 BRANDOVER LANE, BALTIMORE, MD 21204
DOCUMENTS AND SEALING: I HAVE REVIEWED THIS PROJECT AND HAVE APPROVED BY ME AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 20988, EXPIRATION DATE: 12/31/21

SHEET TITLE:
**EXISTING
CONDITIONS AND
DEMOLITION
PLAN**

SHEET NUMBER:
C-301
ORG. DATE - ####

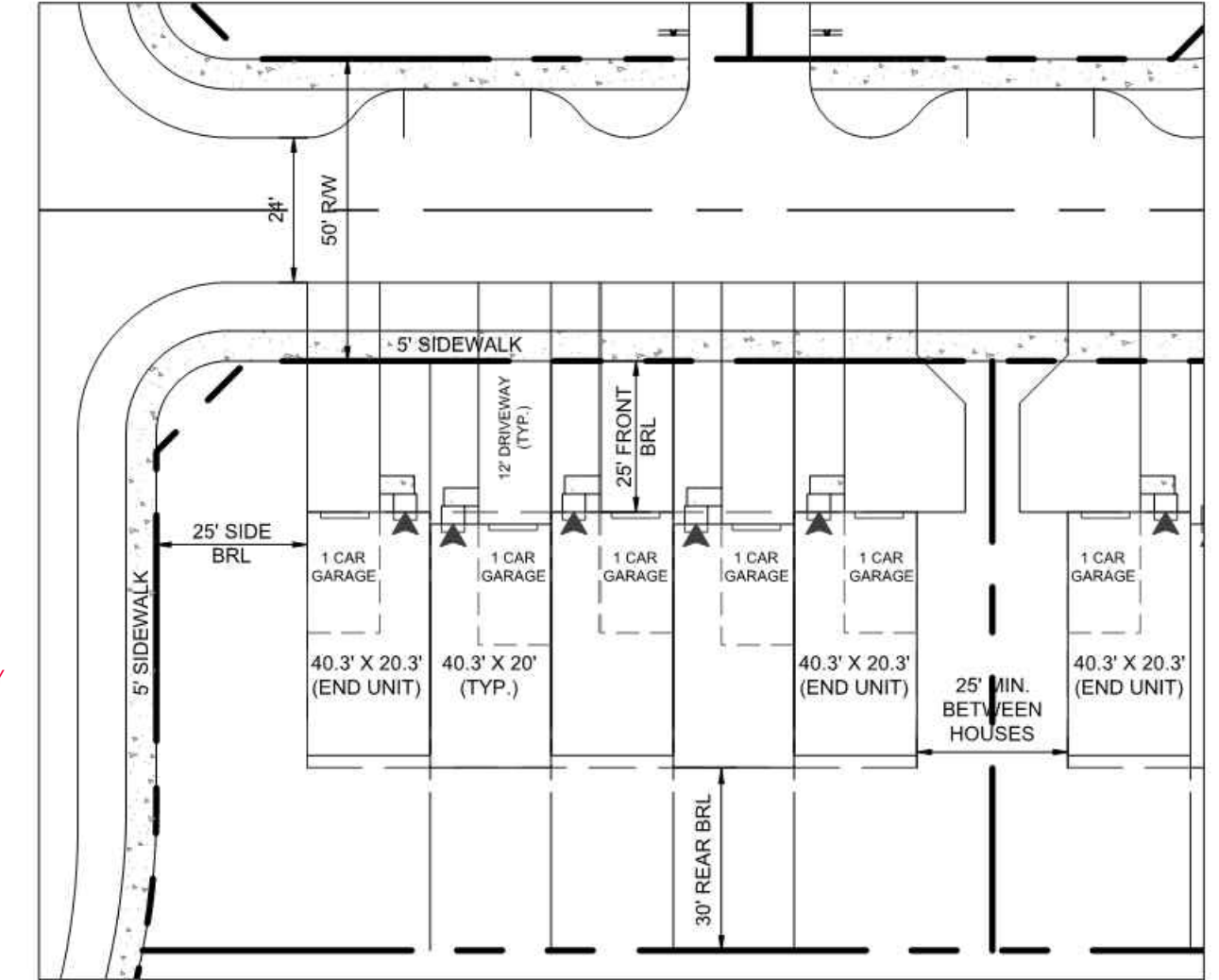
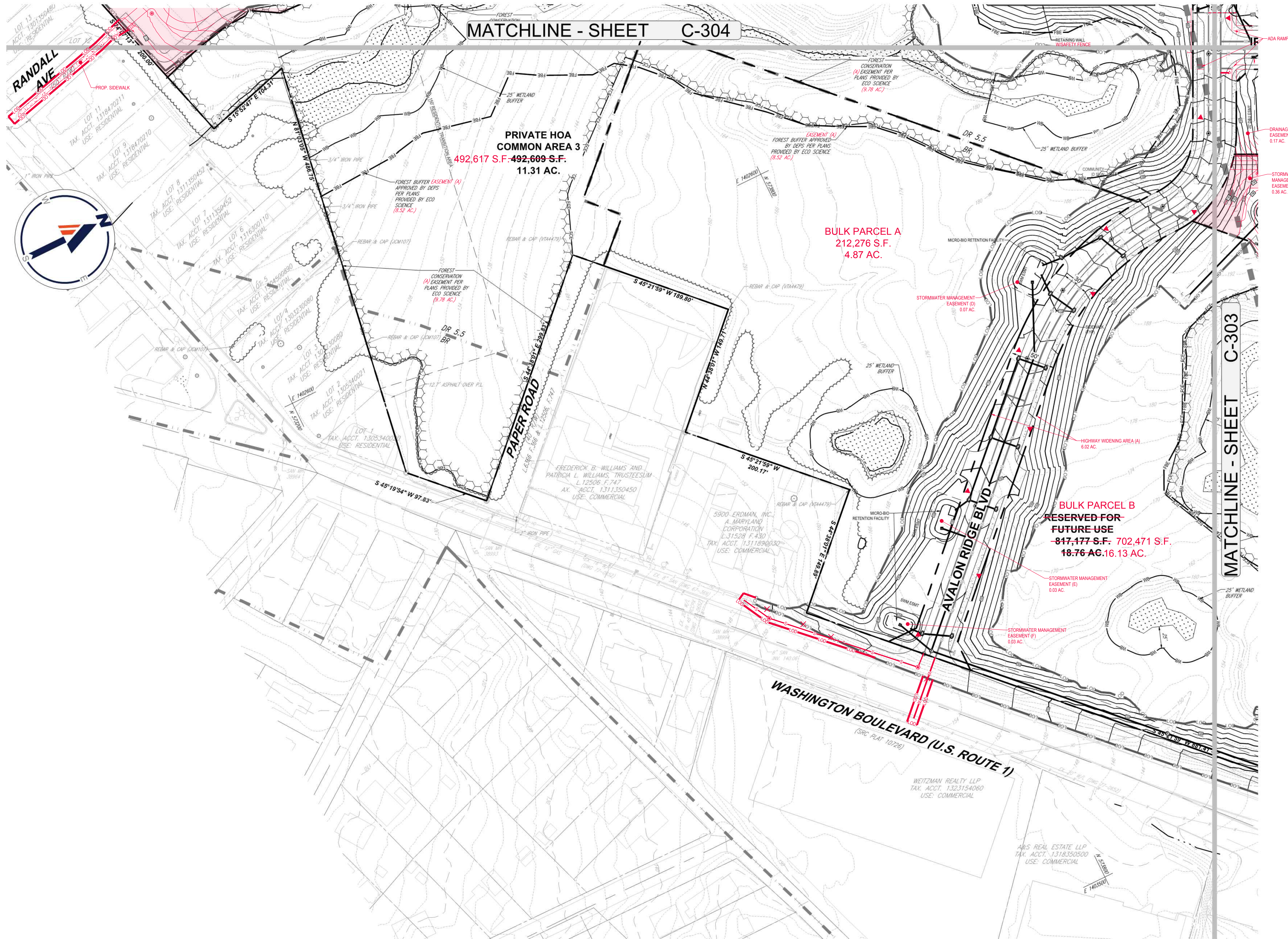
MATCHLINE - SHEET C-304

MATCHLINE - SHEET C-303

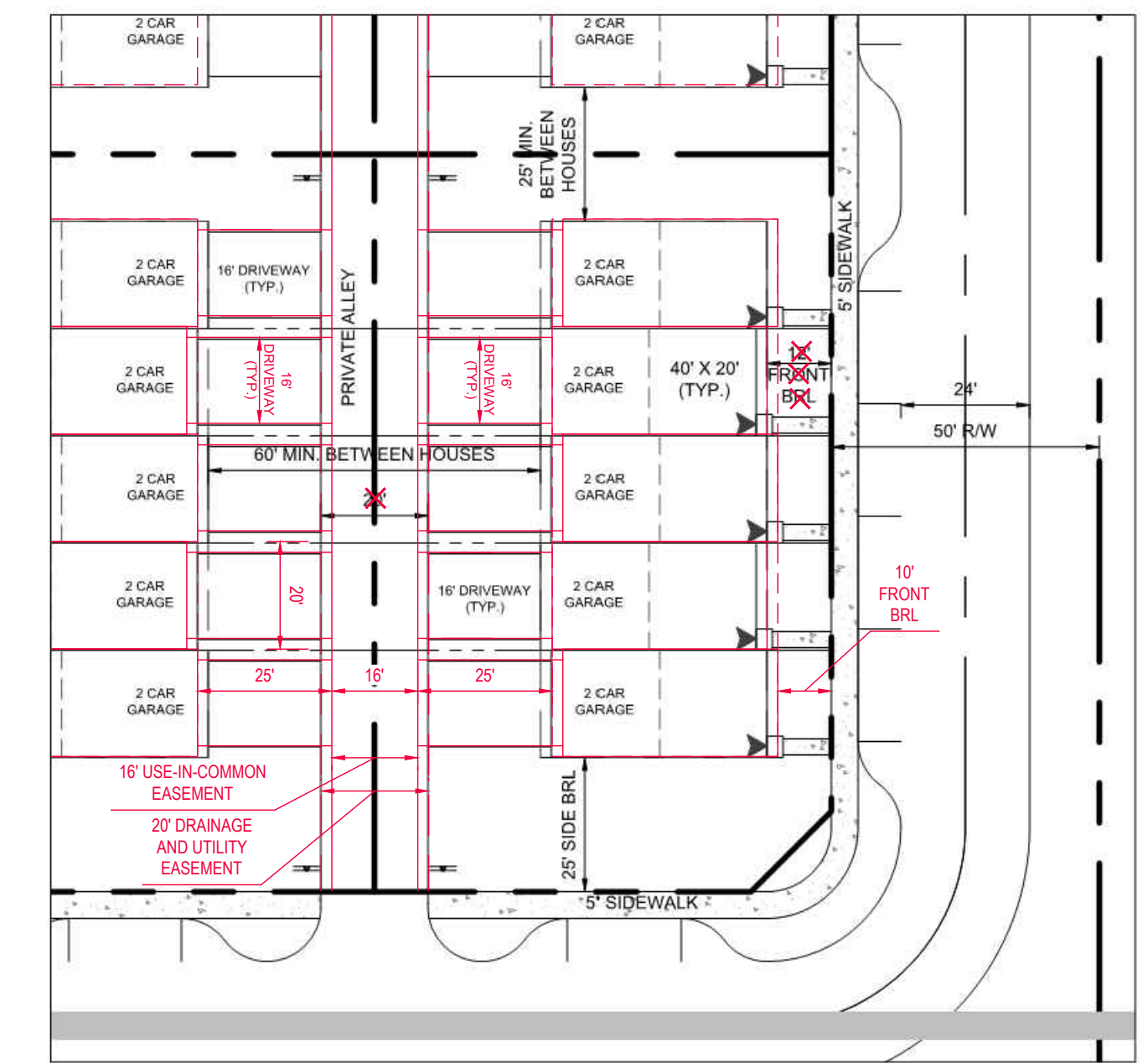
PRIVATE HOA COMMON AREA 3
492,617 S.F. 492,609 S.F.
11.31 AC.

BULK PARCEL A
212,276 S.F.
4.87 AC.

BULK PARCEL B
RESERVED FOR FUTURE USE
-817,177 S.F. 702,471 S.F.
18.76 AC. 16.13 AC.



TYPICAL FRONT LOADED TOWNHOUSE UNITS WITH GARAGE AND DRIVEWAYS
SCALE: 1"=30'
GARAGES ARE SINGLE CAR AND ARE USED TO MEET PARKING REQUIREMENTS.



TYPICAL REAR LOADED TOWNHOUSE UNITS WITH GARAGE AND DRIVEWAYS
SCALE: 1"=30'
GARAGES ARE DOUBLE CAR AND ARE USED TO MEET PARKING REQUIREMENTS. NO GROUND FLOOR DECKS THAT YOU CANNOT WALK UNDER MUST BE ABLE TO WALK UNDER DECKS.



REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	7/26/21	PER DPC COMMENTS	RLB	TO

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Know what's below. Call before you dig. ALWAYS CALL 811. It's fast. It's free. It's the law.

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PROJECT NO.: MD1921031
DRAWN BY: RLB
CHECKED BY: BMR
DATE: 04/05/21
CAD I.D.: DVP-0

PROJECT: PAI# 13-0239 DEVELOPMENT PLAN MAJ-2020-00010 FOR SOUTHERN CROSSROADS SITE LOCATION
4100 MAPLE AVENUE BALTIMORE COUNTY
HALETHORPE, MD 21227
TAX MAP 108, GRID 8, PARCEL 881
TAX ACCT. 2900018833
TAX MAP 108, GRID 1, PARCEL 393
TAX ACCT. 1900007730
TAX MAP 109, GRID 1, PARCEL 578
TAX ACCT. 2900018833
GROWTH TIER 1
ELECTION DISTRICT: 13TH
COUNCILMANIC DISTRICT: 1ST

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
PROFESSIONAL CERTIFICATION
I, BRADYSON B. ROWE, CERTIFY THAT THESE DOCUMENTS AND PLANS WERE PREPARED BY ME AND THAT I AM A SOLELY RESPONSIBLE PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 0088, EXPIRATION DATE: 11/30/21

OWNER/DEVELOPER: MARYLAND COORDINATE SYSTEM (MCS)
OWNER/DEVELOPER: ROCK REALTY, LLC
8600 DIERRATH ROAD, SUITE 100
ELK RIDGE, MD 21078
CONTACT: MARK L. LEVY (PRESIDENT)
PHONE: 410-579-2442

PREPARER OF PLAN: BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MD 21284
PHONE: 410-821-7900
DATE: 02/26/20

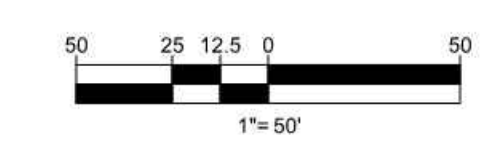
SHEET NUMBER: C - 302
ORG. DATE: ##/##/##

- NOTES:**
- MIN. OF 12"
 - ALL STORM DRAIN TO BE 10" HDPE UNLESS OTHERWISE NOTED ON THE PLAN.
 - ALL ROOF DRAIN TO BE 6" PVC UNLESS OTHERWISE NOTED ON THE PLAN.
 - ALL WATERLINE TO BE 12" DIP UNLESS OTHERWISE NOTED ON THE PLAN.
 - ALL SANITARY SEWER TO BE 8" PVC UNLESS OTHERWISE NOTED ON THE PLAN.
 - RAMPS WILL BE PROVIDED AT ALL STREET INTERSECTIONS. THE RAMPS WILL HAVE DETAILABLE WARNING AREAS AND BE CONSTRUCTED IN ACCORDANCE WITH STANDARD (A) 3.9.0A OR 3.9.0B.
 - ALL WATER HOUSE CONNECTIONS TO BE 1.5" CONNECTION WITH 1' METER.
 - ALL SANITARY HOUSE CONNECTIONS TO BE 4" MIN.
 - ALL FIRE HYDRANT LEADS TO BE 6" DIP.

LEGEND

---EOD---	LIMIT OF DISTURBANCE
---WB---	WETLAND BUFFER
---	WETLANDS
---FBE---	FOREST BUFFER
---	EX. TREELINE
---	WETLAND AREA
---	FOREST CONSERVATION EASEMENT
---	FOREST CONSERVATION EASEMENT AREA
---	SETBACK LINE
---	EX. CONTOURS
---	PROP. CONTOURS
---	PROP. STORM DRAIN
---	PROP. ROOF DRAIN
---	PROP. WATER LINE
---	PROP. SANITARY SEWER
---	MICROWAVE PATH
---	FIRE HYDRANT
---	PARKING LABEL

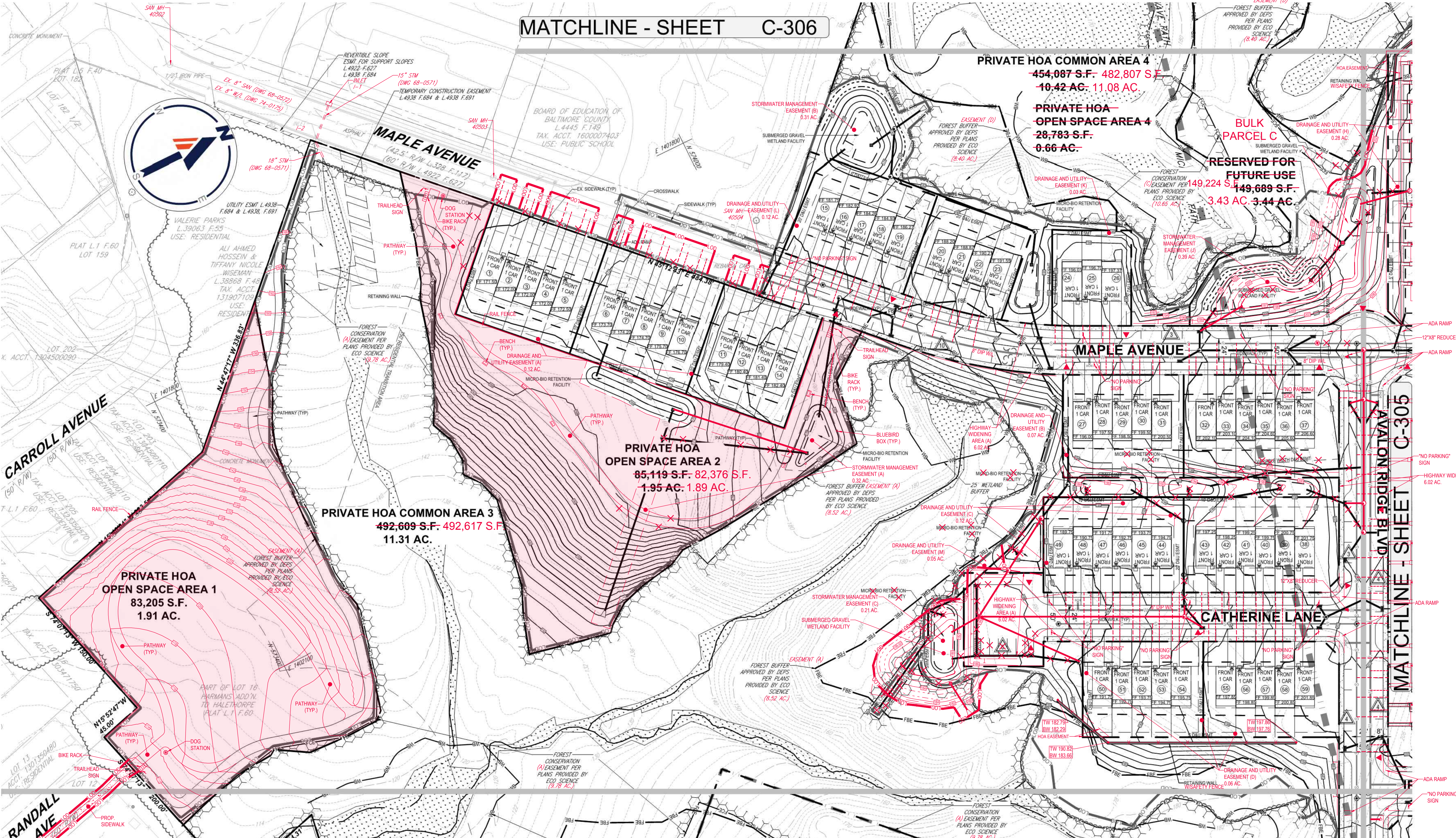
- | | |
|-----|---------------------------|
| --- | METAL GUARDRAIL |
| --- | STORM DRAIN MANHOLE |
| --- | STORM DRAIN INLET |
| --- | SANITARY MANHOLE |
| --- | STREET LIGHT |
| --- | SANITARY HOUSE CONNECTION |
| --- | WATER HOUSE CONNECTION |
| --- | PROPOSED STORM DRAIN |
| --- | LIMIT OF DISTURBANCE |
| --- | PROPOSED EASEMENT |
| --- | TRAFFIC SIGN |
| --- | BLUESHED BOX |
| --- | PICNIC TABLE |
| --- | BENCH |
| --- | BIKE RACK |
| --- | DOG STATION |
| --- | OPEN SPACE AREA |



LIMIT OF DISTURBANCE = 1,257,795 SF OR 28.88 AC.

DATE: 02/26/20
PROJECT: PAI# 13-0239 DEVELOPMENT PLAN MAJ-2020-00010
DRAWN BY: RLB
CHECKED BY: BMR
DATE: 04/05/21
CAD I.D.: DVP-0

MATCHLINE - SHEET C-306



REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	7/20/21	PER DPC COMMENTS	TL	TC

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PROJECT No.: MD1921031
DRAWN BY: RLB
CHECKED BY: BWR
DATE: 04/05/21
CAD I.D.: DVP-0

PAI# 13-0239 DEVELOPMENT PLAN MAJ-2020-00010

SOUTHERN CROSSROADS SITE LOCATION

4100 MAPLE AVENUE
BALTIMORE COUNTY
HALETHORPE, MD 21227
TAX MAP 108, GRID 8, PARCEL 881
TAX ACCT. 2500018833
TAX MAP 108, GRID 1, PARCEL 393
TAX ACCT. 1800007730
TAX MAP 109, GRID 1, PARCEL 578
TAX ACCT. 2500018833
GROWTH TIER 1
ELECTION DISTRICT: 13TH
COUNCILMANIC DISTRICT: 1ST

BOHLER

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE

PROFESSIONAL ENGINEER
PROFESSIONAL CERTIFICATION
I, BRYAN R. ROWE, DO HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR SUPERVISED BY ME AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 9998. EXPIRATION DATE: 11/30/21

DEVELOPMENT PLAN

SHEET NUMBER:
C - 304

ORG. DATE - ##/##/##

NOTES:

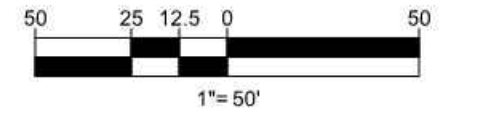
- ALL STORM DRAIN TO BE 12" HDPE UNLESS OTHERWISE NOTED ON THE PLAN.
- MIN. OF 12"
- ALL ROOF DRAIN TO BE 6" PVC UNLESS OTHERWISE NOTED ON THE PLAN.
- ALL WATERLINE TO BE 12" DIP UNLESS OTHERWISE NOTED ON THE PLAN.
- ALL SANITARY SEWER TO BE 8" PVC UNLESS OTHERWISE NOTED ON THE PLAN.
- RAMPS WILL BE PROVIDED AT ALL STREET INTERSECTIONS. THE RAMPS WILL HAVE DETRACTABLE WARNING AREAS AND BE CONSTRUCTED IN ACCORDANCE WITH STANDARD 268.3.2 (A) & (B).
- ALL WATER HOUSE CONNECTIONS TO BE 1.5" CONNECTION WITH 1' METER.
- ALL SANITARY HOUSE CONNECTIONS TO BE 4" MN.
- ALL FIRE HYDRANT LEADS TO BE 6" DP.

LEGEND

—	LIMIT OF DISTURBANCE
—WB—	WETLAND BUFFER
—W—	WETLANDS
—FBE—	FOREST BUFFER
—	EX. TREELINE
(Pattern)	WETLAND AREA
—FC—	FOREST CONSERVATION EASEMENT
(Pattern)	FOREST CONSERVATION EASEMENT AREA
—	SETBACK LINE
—	EX. CONTOURS
—170—	PROP. CONTOURS
—187—	PROP. CONTOURS
—	PROP. STORM DRAIN
—	PROP. ROOF DRAIN
—	PROP. WATER LINE
—	PROP. SANITARY SEWER
—	MICROWAVE PATH
—	FIRE HYDRANT
—	PARKING LABEL

(Symbol)	METAL GUARDRAIL
(Symbol)	STORM DRAIN MANHOLE
(Symbol)	STORM DRAIN INLET
(Symbol)	SANITARY MANHOLE
(Symbol)	STREET LIGHT
(Symbol)	SANITARY HOUSE CONNECTION
(Symbol)	WATER HOUSE CONNECTION
(Symbol)	PROPOSED STORM DRAIN
(Symbol)	LIMIT OF DISTURBANCE
(Symbol)	PROPOSED EASEMENT
(Symbol)	TRAFFIC SIGN
(Symbol)	BLUEBIRD BOX
(Symbol)	PICNIC TABLE
(Symbol)	BENCH
(Symbol)	BIKE RACK
(Symbol)	DOG STATION
(Symbol)	OPEN SPACE AREA

LIMIT OF DISTURBANCE = 1,257,795 SF OR 28.88 AC.

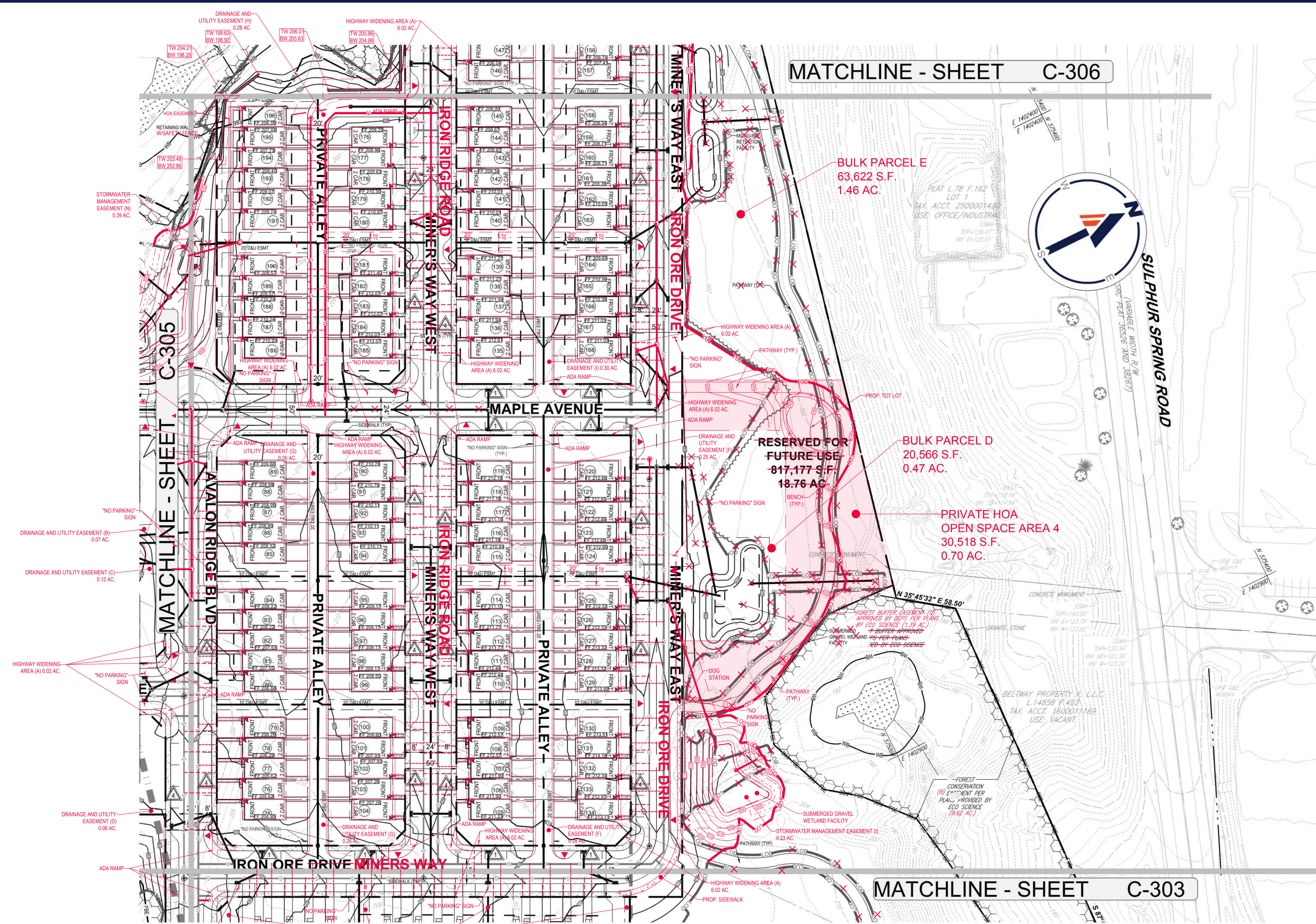


BULK PARCEL E
63,622 S.F.
1.46 AC.

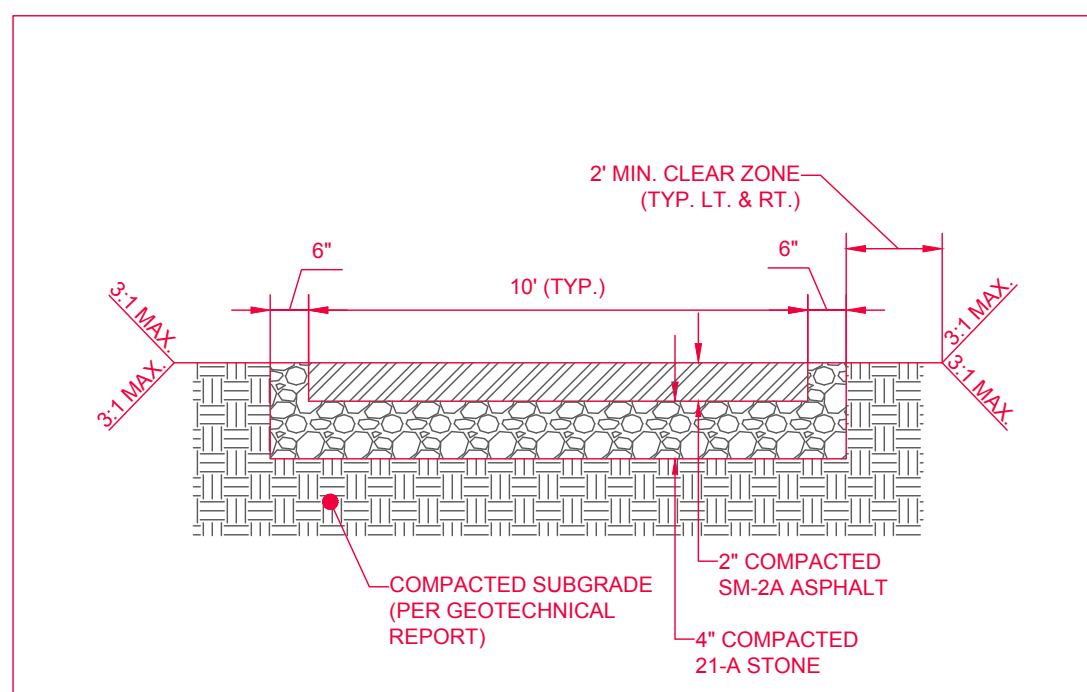
RESERVED FOR
FUTURE USE
817,177 S.F.
18.76 AC

BULK PARCEL D
20,566 S.F.
0.47 AC.

PRIVATE HOA
OPEN SPACE AREA 4
30,518 S.F.
0.70 AC.



- NOTES:** MIN. OF 12"
1. ALL STORM DRAIN TO BE 14" HDPE UNLESS OTHERWISE NOTED ON THE PLAN.
 2. ALL ROOF DRAIN TO BE 6" PVC UNLESS OTHERWISE NOTED ON THE PLAN.
 3. ALL WATERLINE TO BE 12" DIP UNLESS OTHERWISE NOTED ON THE PLAN.
 4. ALL SANITARY SEWER TO BE 8" PVC UNLESS OTHERWISE NOTED ON THE PLAN.
 5. RAMPS WILL BE PROVIDED AT ALL STREET INTERSECTIONS. THE RAMPS WILL HAVE DETECTABLE WARNING AREAS AND BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAILS R-3A OR R-3B.
 6. ALL WATERHOUSE CONNECTIONS TO BE 1.5" CONNECTION WITH 1" METER.
 7. ALL SANITARY HOUSE CONNECTIONS TO BE 4" MN.
 8. ALL FIRE HYDRANT LEADS TO BE 6" DP.



NOTE:
1. TRAIL CROSS SLOPE NOT TO EXCEED 2.00%.

LEGEND

---	METAL GUARDRAIL	---	LIMIT OF DISTURBANCE
○	STORM DRAIN MANHOLE	WB	WETLAND BUFFER
●	STORM DRAIN INLET	W	WETLANDS
○	SANITARY MANHOLE	FBE	FOREST BUFFER
▲	STREET LIGHT	- - -	EX. TREELINE
- - -	SANITARY HOUSE CONNECTION	---	WETLAND AREA
- - -	WATER HOUSE CONNECTION	---	FOREST CONSERVATION EASEMENT
- - -	PROPOSED STORM DRAIN	---	FOREST CONSERVATION EASEMENT AREA
---	LIMIT OF DISTURBANCE	---	SETBACK LINE
---	PROPOSED EASEMENT	---	EX. CONTOURS
+	TRAFFIC SIGN	---	PROP. CONTOURS
■	BLUESBIRD BOX	---	PROP. STORM DRAIN
□	PICNIC TABLE	---	PROP. ROOF DRAIN
■	BENCH	---	PROP. WATER LINE
○	BIKE RACK	---	PROP. SANITARY SEWER
○	DOG STATION	---	MICROWAVE PATH
○	OPEN SPACE AREA	---	FIRE HYDRANT
		---	PARKING LABEL



LIMIT OF DISTURBANCE = 1,257,795 SF OR 28.88 AC.

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	7/20/21	PER OPC COMMENTS	RLB	TCG

NO.	DESCRIPTION	DATE	BY	CHKD.

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 DRAWN BY: RLB
 CHECKED BY: BWR
 DATE: 04/05/21
 CAD I.D.: DVP-0

PROJECT:
PAI# 13-0239
DEVELOPMENT
PLAN
MAJ-2020-00010
 FOR
SOUTHERN
CROSSROADS
 SITE LOCATION
 4100 MAPLE AVENUE
 BALTIMORE COUNTY
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 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

B.R. ROWE
 PROFESSIONAL ENGINEER
 PROFESSIONAL CERTIFICATION
 STATE OF MARYLAND
 17168
 EXPIRES 08/01/2024
 DOCUMENTS PREPARED BY ME AND THAT I AM A SOLELY RESPONSIBLE PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 0098. EXPIRATION DATE: 10/30/21

SHEET TITLE:
DEVELOPMENT PLAN

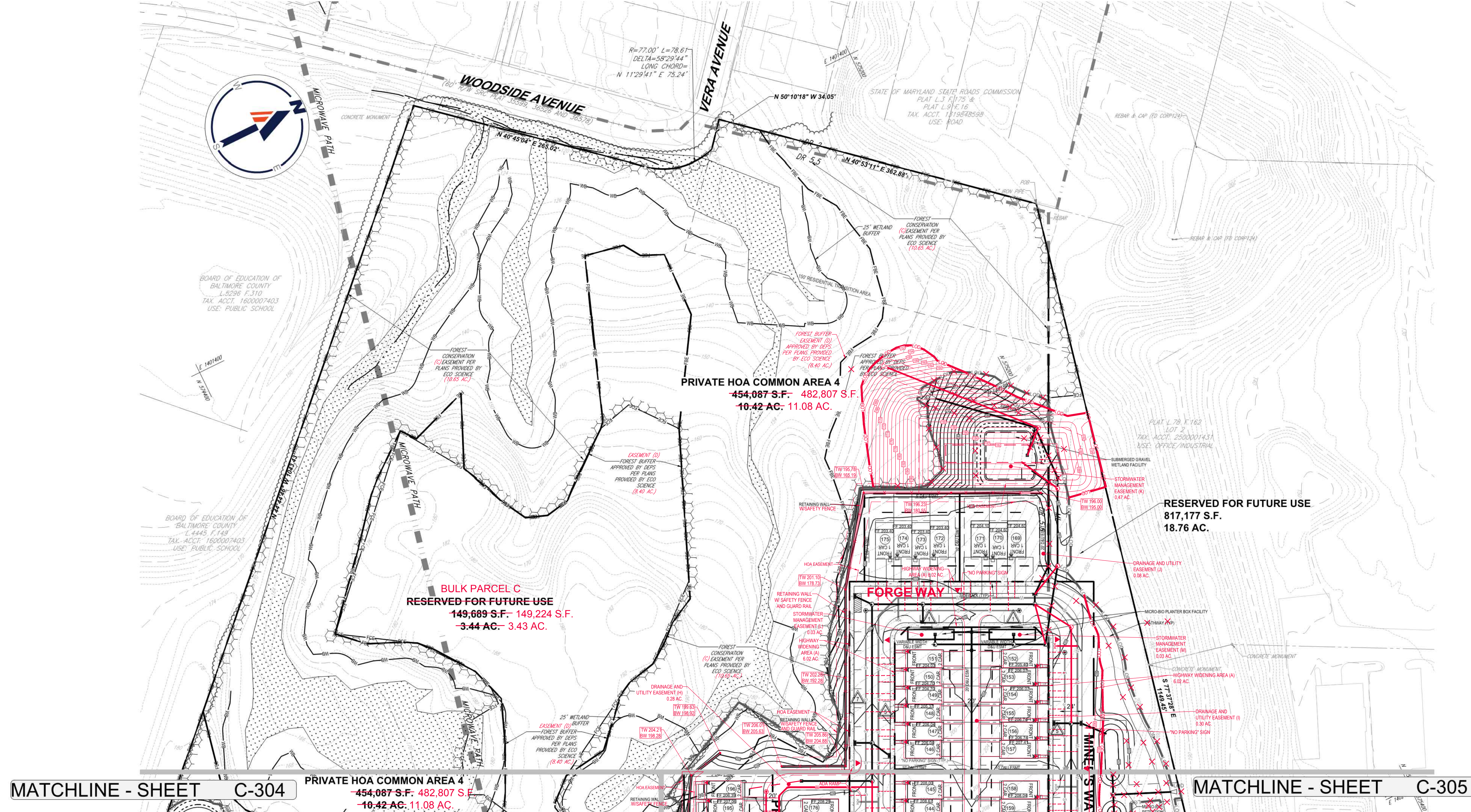
SHEET NUMBER:
C - 305
 ORG. DATE - ####

No. 12, 2021 HYDROLOGICAL DRAWINGS PLAN SET DEVELOPMENT PLAN/MD1921031/001/001/1-1/AVD/OT C-305 - DEVELOPMENT PLAN



BOARD OF EDUCATION OF
BALTIMORE COUNTY
L-5296 F-310
TAX. ACCT. 1600007403
USE: PUBLIC SCHOOL

BOARD OF EDUCATION OF
BALTIMORE COUNTY
L-4445 F-145
TAX. ACCT. 1600007403
USE: PUBLIC SCHOOL



MATCHLINE - SHEET C-304

PRIVATE HOA COMMON AREA 4
454,087 S.F. 482,807 S.F.
10.42 AC 11.08 AC

MATCHLINE - SHEET C-305

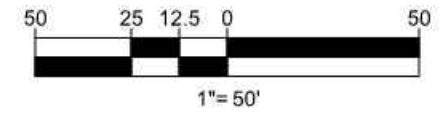
LIMIT OF DISTURBANCE = 1,257,795 SF OR 28.88 AC.

NOTES:

1. ALL STORM DRAIN TO BE 4" HDPE UNLESS OTHERWISE NOTED ON THE PLAN.
2. ALL ROOF DRAIN TO BE 6" PVC UNLESS OTHERWISE NOTED ON THE PLAN.
3. ALL WATERLINE TO BE 12" DIP UNLESS OTHERWISE NOTED ON THE PLAN.
4. ALL SANITARY SEWER TO BE 8" PVC UNLESS OTHERWISE NOTED ON THE PLAN.
5. RAMPS WILL BE PROVIDED AT ALL STREET INTERSECTIONS. THE RAMPS WILL HAVE DETECTABLE WARNING AREAS AND BE CONSTRUCTED IN ACCORDANCE WITH STANDARD 101 (A11.8.6.3.2).
6. ALL WATER HOUSE CONNECTIONS TO BE 1.5" CONNECTION WITH 1" METERS.
7. ALL SANITARY HOUSE CONNECTIONS TO BE 4" MN.
8. ALL FIRE HYDRANT LEADS TO BE 6" DP.

LEGEND

- | | |
|---------------------------|-----------------------------------|
| METAL GUARDRAIL | LIMIT OF DISTURBANCE |
| STORM DRAIN MANHOLE | WETLAND BUFFER |
| STORM DRAIN INLET | WETLANDS |
| SANITARY MANHOLE | FOREST BUFFER |
| STREET LIGHT | EX. TREE LINE |
| SANITARY HOUSE CONNECTION | WETLAND AREA |
| WATER HOUSE CONNECTION | FOREST CONSERVATION EASEMENT |
| PROPOSED STORM DRAIN | FOREST CONSERVATION EASEMENT AREA |
| LIMIT OF DISTURBANCE | SETBACK LINE |
| PROPOSED EASEMENT | EX. CONTOURS |
| TRAFFIC SIGN | PROP. CONTOURS |
| BLUEBIRD BOX | PROP. STORM DRAIN |
| PICNIC TABLE | PROP. ROOF DRAIN |
| BENCH | PROP. WATER LINE |
| BIKE RACK | PROP. SANITARY SEWER |
| DOG STATION | MICROWAVE PATH |
| OPEN SPACE AREA | FIRE HYDRANT |
| | PARKING LABEL |



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LAND DESIGN
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	7/20/21	PER DPC COMMENTS	RLB	TG

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FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS PREPARED FOR CONCEPT PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. THE DRAWING IS SUBJECT TO APPROVAL BY THE BOARD OF PUBLIC WORKS.

PROJECT NO.: MD1921031
DRAWN BY: RLB
CHECKED BY: BBR
DATE: 04/05/21
CAD I.D.: DVP-0

PROJECT:
PAI# 13-0239
DEVELOPMENT PLAN
MAJ-2020-00010
FOR
SOUTHERN CROSSROADS
SITE LOCATION
4100 MAPLE AVENUE
BALTIMORE COUNTY
HALETHORPE, MD 21227
TAX MAP 108, GRID 8, PARCEL 881
TAX ACCT. 2900018832
TAX MAP 109, GRID 1, PARCEL 393
TAX ACCT. 1000007730
TAX MAP 109, GRID 1, PARCEL 578
TAX ACCT. 2900018833
GROWTH TIER 1
ELECTION DISTRICT: 13TH
COUNCILMANIC DISTRICT: 1ST

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
PROFESSIONAL CERTIFICATION
MARYLAND BOARD OF PROFESSIONAL ENGINEERS
EXPIRES 03/31/2023
I HEREBY CERTIFY THAT THESE DOCUMENTS AND SERVICES WERE PREPARED BY ME AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 4096. EXPIRATION DATE: 1/30/21

SHEET TITLE:
DEVELOPMENT PLAN

SHEET NUMBER:
C - 306

ORG. DATE - ###/###/###

NAD 83/01, NAVD 88

MARYLAND COORDINATE SYSTEM (MCS)

OWNER/DEVELOPER
ROCK REALTY, LLC
8600 DIERRATH ROAD, SUITE 100
ELKBRIDGE, MD 21075
CONTACT: MARK L. LEVY (PRESIDENT)
PHONE: 410-579-2442

PREPARER OF PLAN
BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MD 21204
PHONE: 410-821-7900
DATE: 6/26/20