

STANDARD DRAWING LEGEND
FOR ENTIRE PLAN SET

LIMIT OF WORK ——— LOW ——— LOW ———
LIMIT OF DISTURBANCE ——— LOD ——— LOD ———

Table with 3 columns: EXISTING NOTE, TYPICAL NOTE TEXT, PROPOSED NOTE. Includes symbols for on-site property line, neighboring property line, easement line, and setback line.

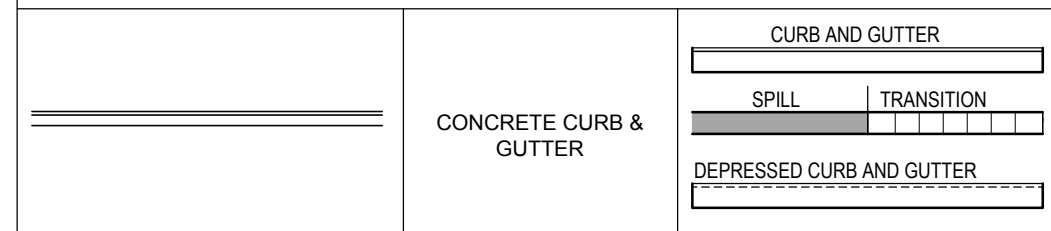


Table with 3 columns: EXISTING NOTE, TYPICAL NOTE TEXT, PROPOSED NOTE. Includes symbols for utility pole with light, pole light, traffic light, utility pole, typical light, acorn light, typical sign, and parking counts.

Table with 3 columns: EXISTING NOTE, TYPICAL NOTE TEXT, PROPOSED NOTE. Includes contour lines and spot elevations.

Table with 3 columns: EXISTING NOTE, TYPICAL NOTE TEXT, PROPOSED NOTE. Includes sanitary labels, storm labels, sanitary sewer lateral, underground water line, underground electric line, underground gas line, overhead wire, underground telephone line, underground cable line, storm sewer, and sanitary sewer main.

Table with 3 columns: EXISTING NOTE, TYPICAL NOTE TEXT, PROPOSED NOTE. Includes hydrant, sanitary manhole, storm manhole, water meter, water valve, gas valve, gas meter, typical end section, headwall or endwall, grate inlet, curb inlet, clean out, electric manhole, telephone manhole, electric box, and electric pedestal.

Table with 3 columns: EXISTING NOTE, TYPICAL NOTE TEXT, PROPOSED NOTE. Includes monitoring well, test pit, benchmark, and boring.

STANDARD ABBREVIATIONS

FOR ENTIRE PLAN SET

Table of standard abbreviations including AC (ACRES), ADA (AMERICANS WITH DISABILITY ACT), ARCH (ARCHITECTURAL), BC (BOTTOM OF CURB), BF (BASEMENT FLOOR), BK (BLOCK), BL (BASELINE), BLDG (BUILDING), BM (BUILDING BENCHMARK), BRL (BUILDING RESTRICTION LINE), CF (CUBIC FEET), CL (CENTERLINE), CMP (CORRUGATED METAL PIPE), CONN (CONNECTION), CONC (CONCRETE), CPP (CORRUGATED PLASTIC PIPE), CY (CUBIC YARDS), DEC (DECORATIVE), DEP (DEPRESSED), DIP (DUCTILE IRON PIPE), DOM (DOMESTIC), ELEC (ELECTRIC), ELEV (ELEVATION), EP (EDGE OF PAVEMENT), ES (EDGE OF SHOULDER), EW (END WALL), EX (EXISTING), FES (FLARED END SECTION), FF (FINISHED FLOOR), FH (FIRE HYDRANT), FG (FINISHED GRADE), G (GRADE), GF (GARAGE FLOOR (AT DOOR)), GH (GRADE HIGHER SIDE OF WALL), GL (GRADE LOWER SIDE OF WALL), GR (GRATE), GV (GATE VALVE), HDPE (HIGH DENSITY POLYETHYLENE PIPE), HP (HIGH POINT), HOR (HORIZONTAL), HW (HEADWALL), INT (INTERSECTION), INV (INVERT), LF (LINEAR FOOT), LOC (LIMITS OF CLEARING), LOD (LIMITS OF DISTURBANCE), LOS (LINE OF SIGHT), LP (LOW POINT), LIS (LANDSCAPE), MAX (MAXIMUM), MIN (MINIMUM), MH (MANHOLE), MJ (MECHANICAL JOINT), OC (ON CENTER), PA (POINT OF ANALYSIS), PC (POINT CURVATURE), PCCR (POINT OF COMPOUND CURVATURE, CURB RETURN), PI (POINT OF INTERSECTION), POG (POINT OF GRADE), PROP (PROPOSED), PT (POINT OF TANGENCY), PTCR (POINT OF TANGENCY, CURB RETURN), PVC (POLYVINYL CHLORIDE PIPE), PVI (POINT OF VERTICAL INTERSECTION), PVT (POINT OF VERTICAL TANGENCY), R (RADIUS), RCP (REINFORCED CONCRETE PIPE), RET WALL (RETAINING WALL), RW (RIGHT OF WAY), S (SLOPE), SAN (SANITARY SEWER), SF (SQUARE FEET), STA (STATION), STM (STORM), SW (SIDEWALK), TBR (TO BE REMOVED), TBRL (TO BE RELOCATED), TC (TOP OF CURB), TELE (TELEPHONE), TPF (TREE PROTECTION FENCE), TW (TOP OF WALL), TYP (TYPICAL), UG (UNDERGROUND), UP (UTILITY POLE), W (WIDE), WL (WATER LINE), WM (WATER METER), ± (PLUS OR MINUS), ° (DEGREE), Ø (DIAMETER), # (NUMBER).

CONCEPT PLANS

FOR SOUTHERN CROSSROADS

LOCATION OF SITE

4100 MAPLE AVENUE

BALTIMORE COUNTY, HALETHORPE, MD, 21227

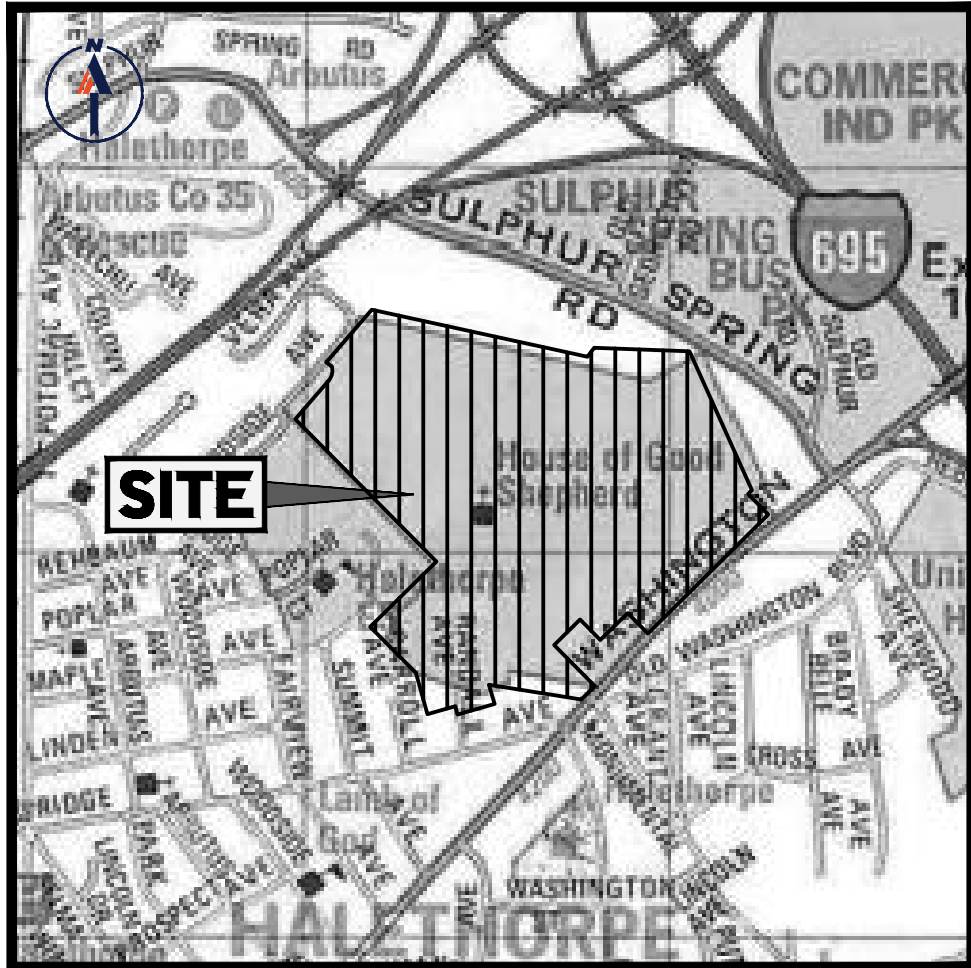
TAX MAP 108, GRID 6, PARCEL 861, TAX ACCOUNT NO. 2500015832

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'

SHEET INDEX

Table with 2 columns: SHEET TITLE, SHEET NUMBER. Includes coversheet, overall site plan, site constraints plan, site proposal plan, overall landscape plan, and landscape plan.

PREPARED BY



CONTACT: BRANDON R. ROWE, P.E.

PLAN REFERENCES

- REFERENCES: BOUNDARY & TOPOGRAPHIC SURVEY, FOREST STAND DELINEATION PLAN, STEEP SLOPE ANALYSIS WORK MAP, WETLAND AND FOREST DELINEATION REPORT.

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

REVISIONS

Table with 4 columns: REV, DATE, COMMENT, DRAWN BY. Includes a grid for recording revisions.



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PROJECT No.: MD1921031
DRAWN BY: RLB
DATE: 6/25/20
CHECKED BY: BRR
CAD ID: 0

CONCEPT PLANS

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
ELECTION DISTRICT: 13TH
COUNCILMANIC DISTRICT: 1ST



901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
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PROFESSIONAL ENGINEER
B.R. ROWE, P.E. (LICENSE NO. 40968, EXPIRATION DATE: 7/3/2021)

SHEET TITLE:

COVER SHEET

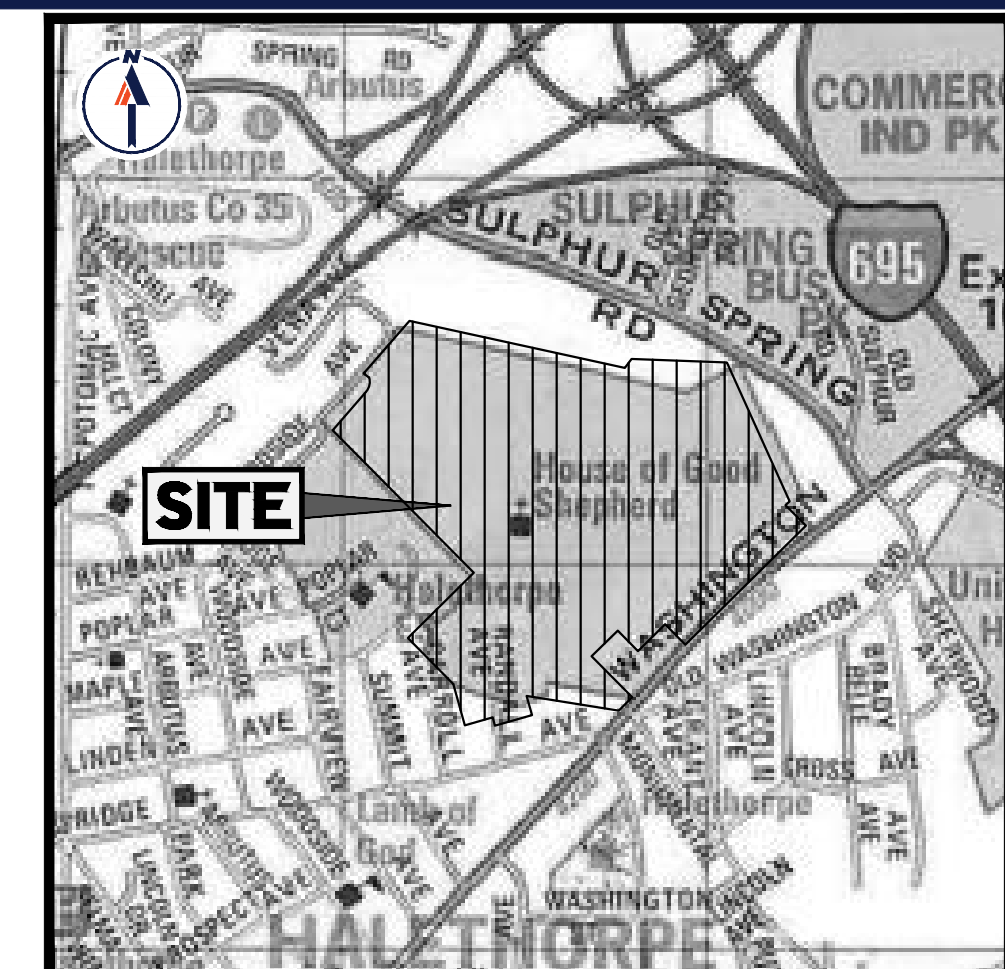
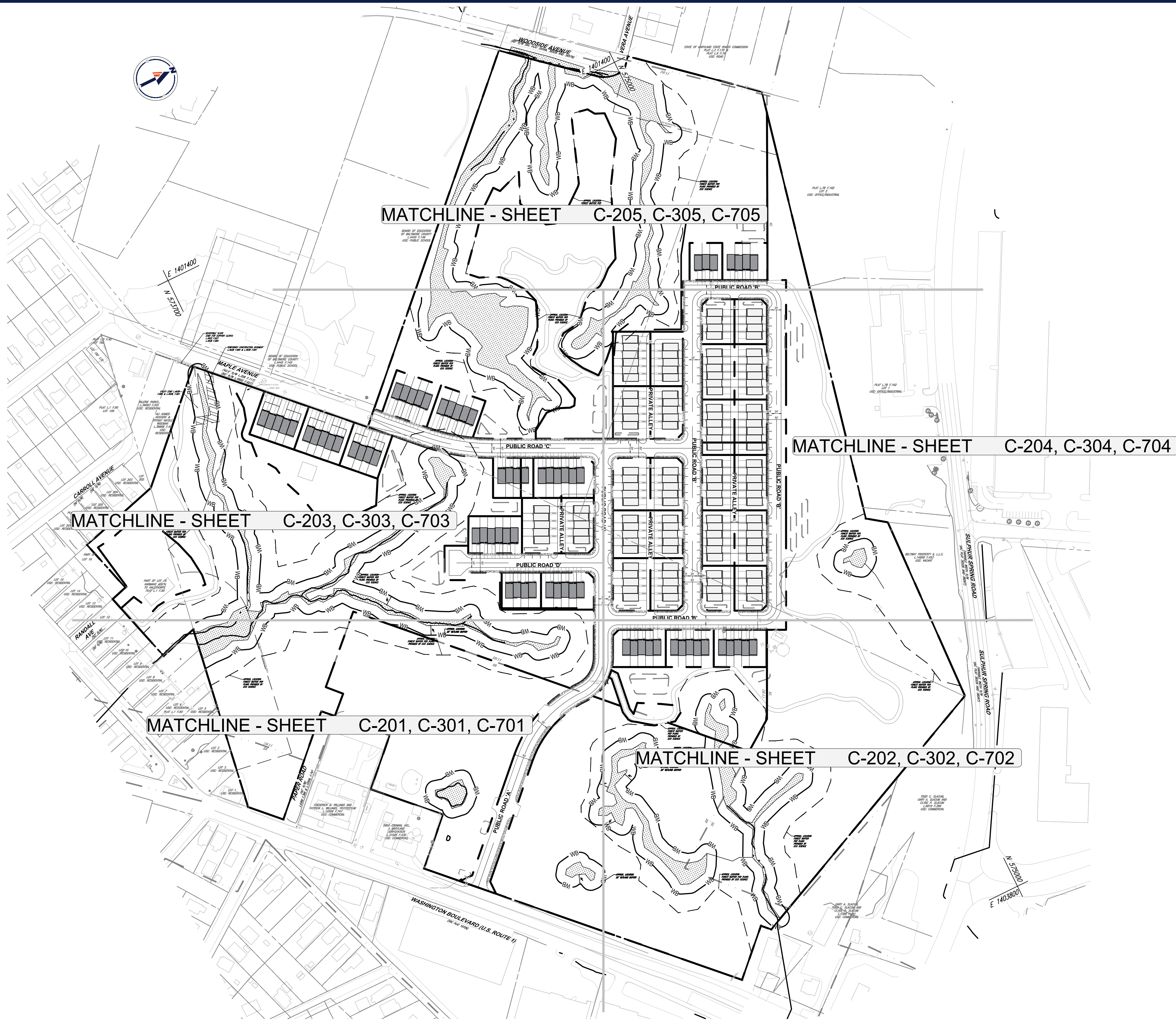
SHEET NUMBER: C-100

ORG. DATE - 6/25/20

CONCEPT PLAN NOTES

- 1. THIS CONCEPT WAS PREPARED STRICTLY AND SOLELY BASED UPON INFORMATION IDENTIFIED IN THE PLAN REFERENCES.
2. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING SOLELY FROM LAYOUT PREFERENCES AND GUIDANCE DICTATED AND IDENTIFIED SOLELY BY THE CLIENT. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED, AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF APPLICABLE REQUIREMENTS AND THE PROCUREMENT OF ALL NECESSARY JURISDICTIONAL APPROVALS.
3. THIS CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES, ONLY, AND IS NOT INTENDED TO BE USED AS A ZONING AND CONSTRUCTION DOCUMENT.
4. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO THE ENGINEER BY THE OWNER AND OTHERS NOT UNDER ENGINEER'S CONTROL, AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON PERFORMANCE OF ADDITIONAL DUE DILIGENCE AND/OR FIELD SURVEY.
5. IT IS STRONGLY RECOMMENDED THAT A ZONING CONFORMANCE ANALYSIS BE PERFORMED TO DETERMINE AND EVALUATE IF THERE ARE ANY RESTRICTIONS AND/OR ZONING ISSUES, CONCERNS OR RESTRICTIONS THAT MAY OR COULD IMPACT THE FEASIBILITY OF THIS PROJECT AS THE OWNER HAS DESCRIBED IT.

TRACKING NUMBER: MAJ-2020-00010
PAI NUMBER: 13-0239
OWNER/DEVELOPER: H & H ROCK COMPANIES
6800 DEERPATH ROAD, SUITE 100
ELKRIDGE, MD 21075
CONTACT: MARK L. LEVY (PRESIDENT)
PHONE: 410-979-2442
PREPARED BY: BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MD 21204
PHONE: 410-821-7900
DATE: 6/26/20



LOCATION MAP
SCALE: 1"=1000'

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CAD ID:	OSP-0

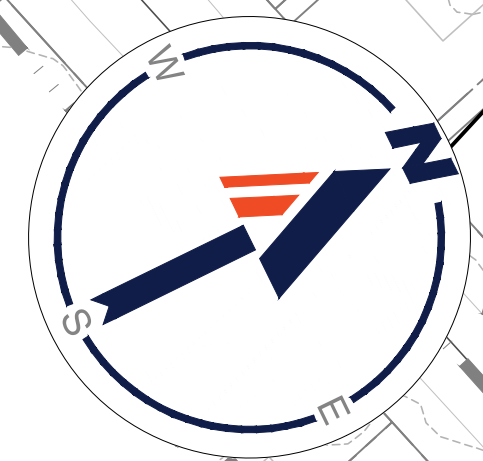
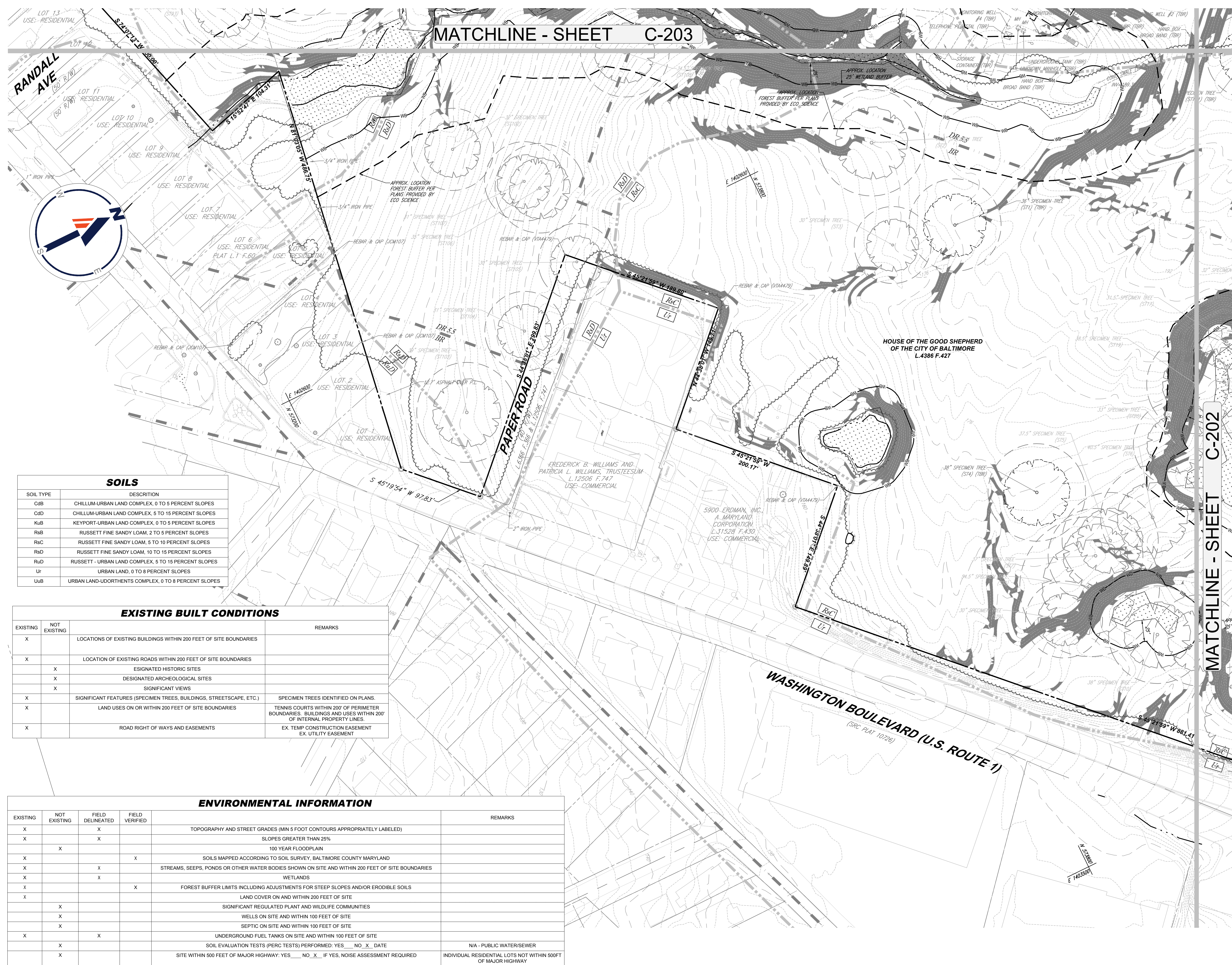
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GROWTH TIER I
ELECTION DISTRICT: 13TH
COUNCILMANIC DISTRICT: 1ST

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B.R. ROWE
PROFESSIONAL ENGINEER
I BRAD ROWE, ENGINEER, CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 49068, EXPIRATION DATE: 7/3/2021

TRACKING NUMBER: MAJ-2020-00010 PAI NUMBER: 13-0239	SHEET TITLE: OVERALL SITE PLAN
OWNER/DEVELOPER H & H ROCK COMPANIES 6800 DEERPATH ROAD, SUITE 100 ELK RIDGE, MD 21075 CONTACT: MARK L. LEVY (PRESIDENT) PHONE: 410-579-2442	SHEET NUMBER: C-101
PREPARER OF PLAN BOHLER 901 DULANEY VALLEY ROAD, SUITE 801 TOWSON, MD 21204 PHONE: 410-821-7900 DATE: 6/25/20	ORG. DATE: 6/25/20

MATCHLINE - SHEET C-203



SOILS

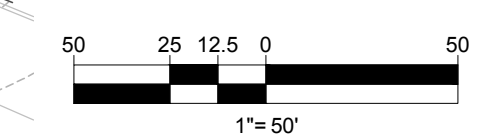
SOIL TYPE	DESCRIPTION
CbB	CHILLUM-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES
CdD	CHILLUM-URBAN LAND COMPLEX, 5 TO 15 PERCENT SLOPES
KuB	KEYPORT-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES
RaB	RUSSETT FINE SANDY LOAM, 2 TO 5 PERCENT SLOPES
RaC	RUSSETT FINE SANDY LOAM, 5 TO 10 PERCENT SLOPES
RaD	RUSSETT FINE SANDY LOAM, 10 TO 15 PERCENT SLOPES
RuD	RUSSETT - URBAN LAND COMPLEX, 5 TO 15 PERCENT SLOPES
Ur	URBAN LAND, 0 TO 8 PERCENT SLOPES
UuB	URBAN LAND-UDORTHERTS COMPLEX, 0 TO 8 PERCENT SLOPES

EXISTING BUILT CONDITIONS

EXISTING	NOT EXISTING	REMARKS
X		LOCATIONS OF EXISTING BUILDINGS WITHIN 200 FEET OF SITE BOUNDARIES
X		LOCATION OF EXISTING ROADS WITHIN 200 FEET OF SITE BOUNDARIES
	X	DESIGNATED HISTORIC SITES
	X	DESIGNATED ARCHEOLOGICAL SITES
	X	SIGNIFICANT VIEWS
X		SIGNIFICANT FEATURES (SPECIMEN TREES, BUILDINGS, STREETSCAPE, ETC.)
X		LAND USES ON OR WITHIN 200 FEET OF SITE BOUNDARIES
X		ROAD RIGHT OF WAYS AND EASEMENTS

ENVIRONMENTAL INFORMATION

EXISTING	NOT EXISTING	FIELD DELINEATED	FIELD VERIFIED	REMARKS
X		X		TOPOGRAPHY AND STREET GRADES (MIN 5 FOOT CONTOURS APPROPRIATELY LABELED)
X		X		SLOPES GREATER THAN 25%
	X			100 YEAR FLOODPLAIN
X			X	SOILS MAPPED ACCORDING TO SOIL SURVEY, BALTIMORE COUNTY MARYLAND
X		X		STREAMS, SEEPS, PONDS OR OTHER WATER BODIES SHOWN ON SITE AND WITHIN 200 FEET OF SITE BOUNDARIES
X		X		WETLANDS
X			X	FOREST BUFFER LIMITS INCLUDING ADJUSTMENTS FOR STEEP SLOPES AND/OR ERODIBLE SOILS
X				LAND COVER ON AND WITHIN 200 FEET OF SITE
	X			SIGNIFICANT REGULATED PLANT AND WILDLIFE COMMUNITIES
	X			WELLS ON SITE AND WITHIN 100 FEET OF SITE
	X			SEPTIC ON SITE AND WITHIN 100 FEET OF SITE
X		X		UNDERGROUND FUEL TANKS ON SITE AND WITHIN 100 FEET OF SITE
	X			SOIL EVALUATION TESTS (PERC TESTS) PERFORMED: YES ___ NO ___ X ___ DATE
	X			SITE WITHIN 500 FEET OF MAJOR HIGHWAY: YES ___ NO ___ X ___ IF YES, NOISE ASSESSMENT REQUIRED



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CONTACT: MARK L. LEVY (PRESIDENT)
PHONE: 410-979-2442

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

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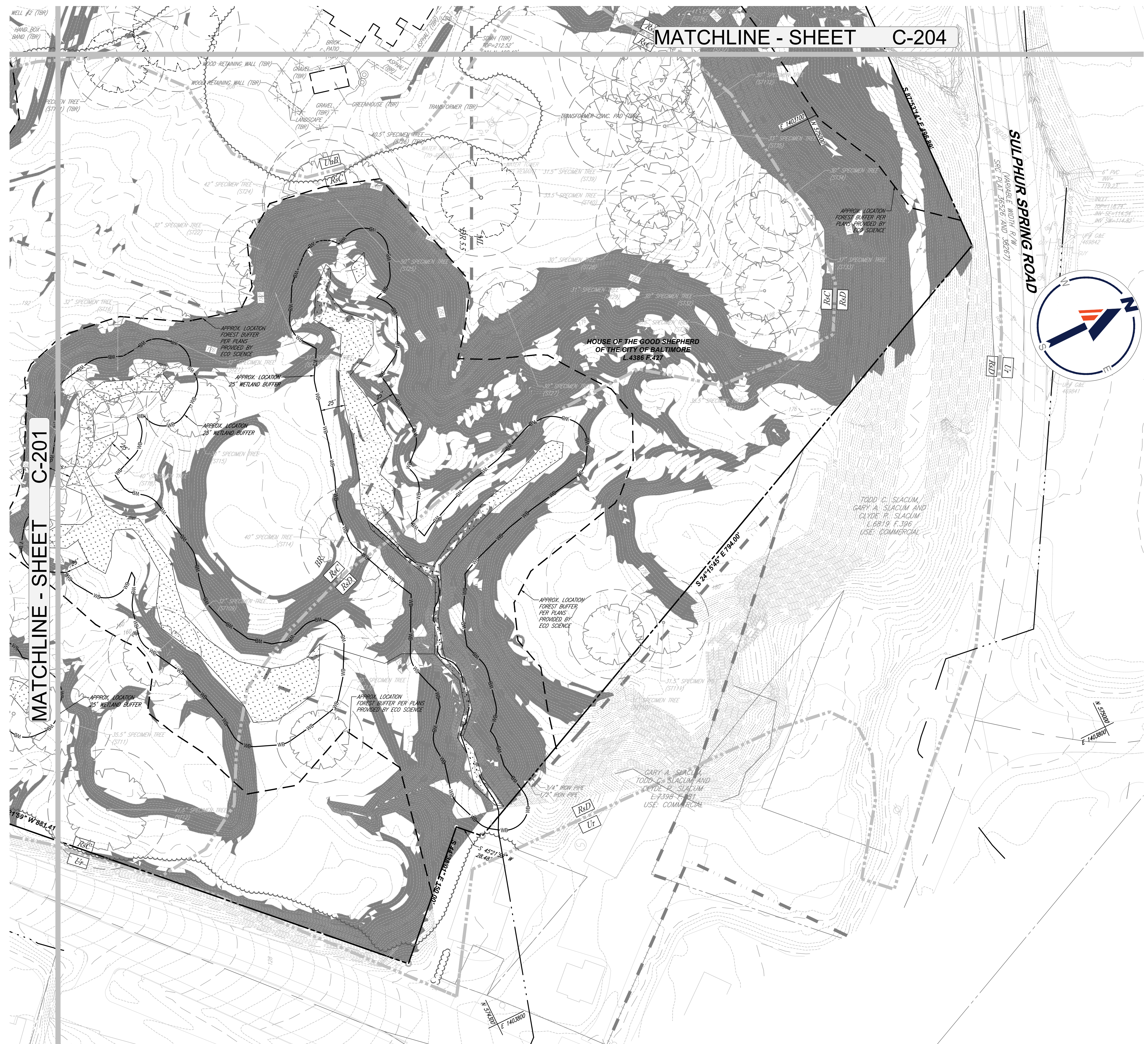
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HALETHORPE, MD 21227
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TAX ACCT. 2500019832
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ELECTION DISTRICT: 13TH
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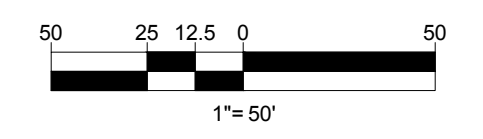
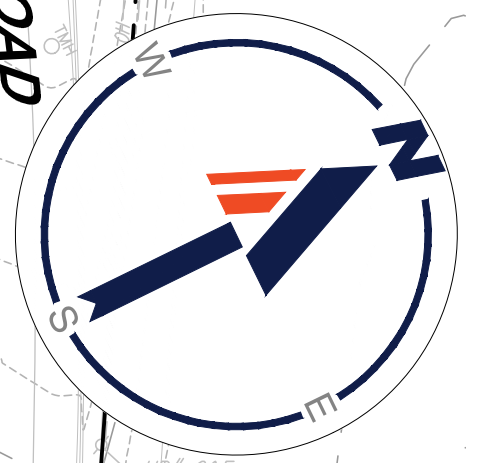
B.R. ROWE
PROFESSIONAL ENGINEER
I BRANCH, STATE OF MARYLAND
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 4068, EXPIRATION DATE: 7/30/21

SITE CONSTRAINTS PLAN
SHEET NUMBER:
C-201
ORG. DATE - 6/25/20



MATCHLINE - SHEET C-204

MATCHLINE - SHEET C-201



TRACKING NUMBER: MAJ-2020-00010
 PAI NUMBER: 13-0239

OWNER/DEVELOPER
 H & H ROCK COMPANIES
 6800 DEERPATH ROAD, SUITE 100
 ELK RIDGE, MD 21075
 CONTACT: MARK L. LEVY (PRESIDENT)
 PHONE: 410-579-2442

PREPARER OF PLAN
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 TOWSON, MD 21284
 PHONE: 410-821-7900
 DATE: 6/25/20

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 DRAWN BY: RLB
 CHECKED BY: BRR
 DATE: 6/25/20
 CAD ID.: SCP-0

CONCEPT PLANS

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B.R. ROWE
 PROFESSIONAL ENGINEER
 I BRANCH OF THE PROFESSION OF ENGINEERING UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 49068, EXPIRATION DATE: 7/30/21

SHEET TITLE:
SITE CONSTRAINTS PLAN

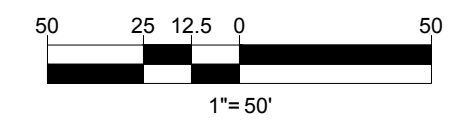
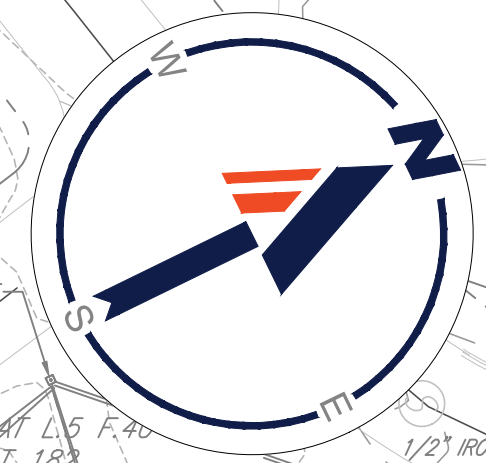
SHEET NUMBER:
C-202

ORG. DATE - 6/25/20

MATCHLINE - SHEET C-205

MATCHLINE - SHEET C-204

MATCHLINE - SHEET C-201



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 MD@BohlerEng.com

B.R. ROWE
 PROFESSIONAL ENGINEER
 STATE OF MARYLAND
 PROFESSIONAL CERTIFICATION
 I, BRADLEY B. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 40608, EXPIRATION DATE: 7/30/21

SHEET TITLE:
SITE CONSTRAINTS PLAN

SHEET NUMBER:
C-203

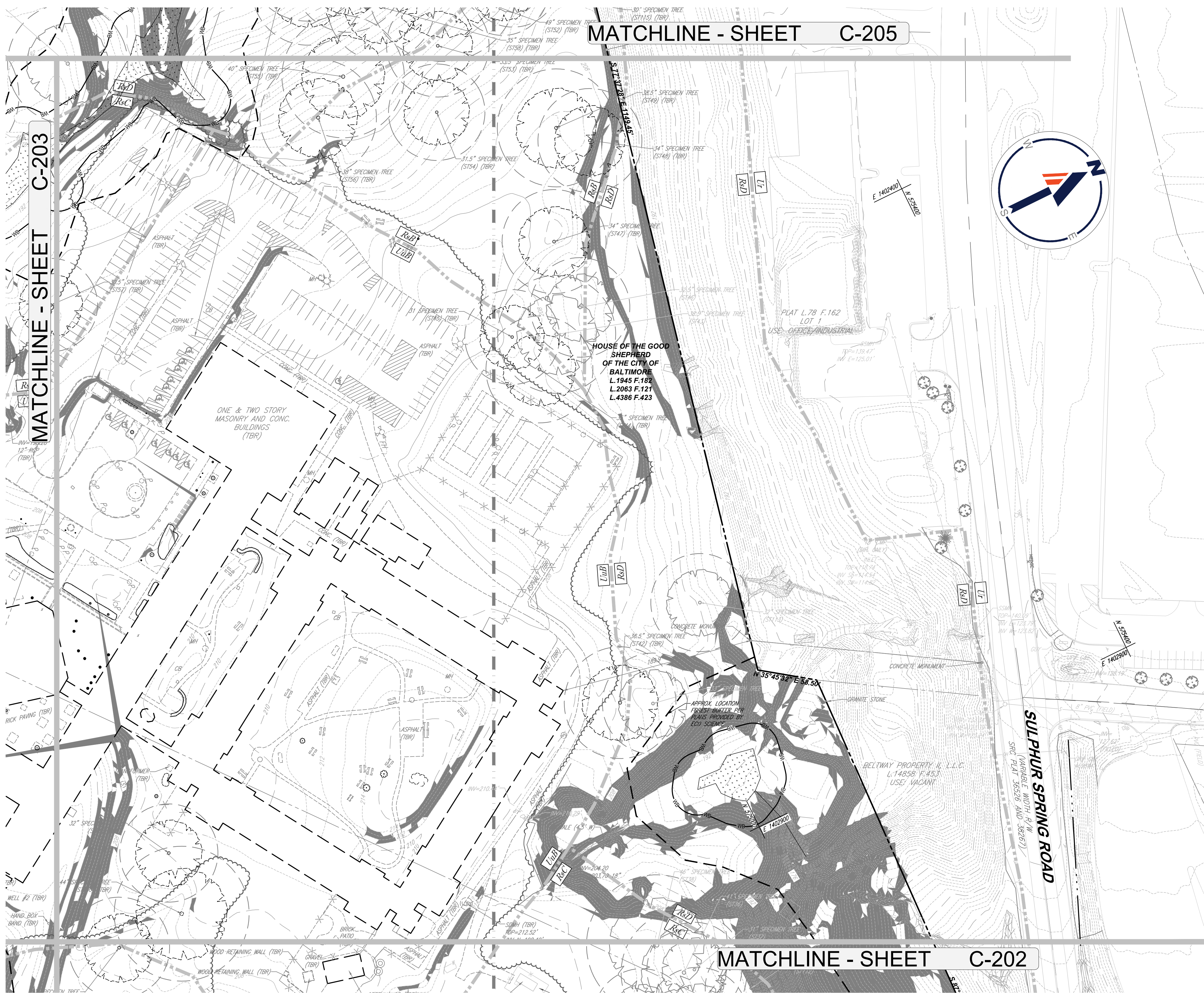
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OWNER/DEVELOPER
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 6800 DEERPATH ROAD, SUITE 100
 ELK RIDGE, MD 21075
 CONTACT: MARK L. LEVY (PRESIDENT)
 PHONE: 410-579-2442

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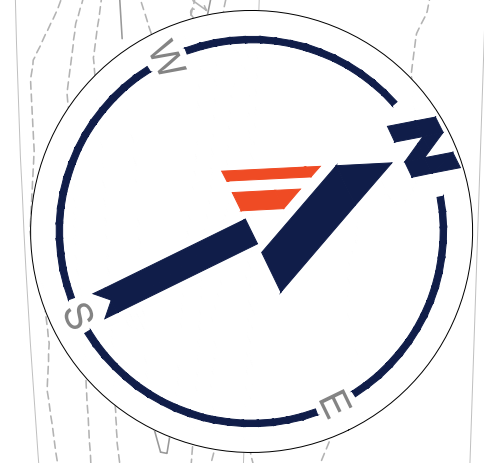
JUN 24, 2020
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MATCHLINE - SHEET C-205

MATCHLINE - SHEET C-203

MATCHLINE - SHEET C-202



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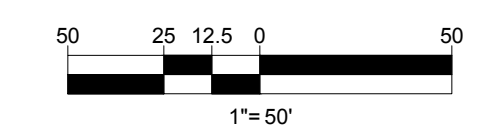
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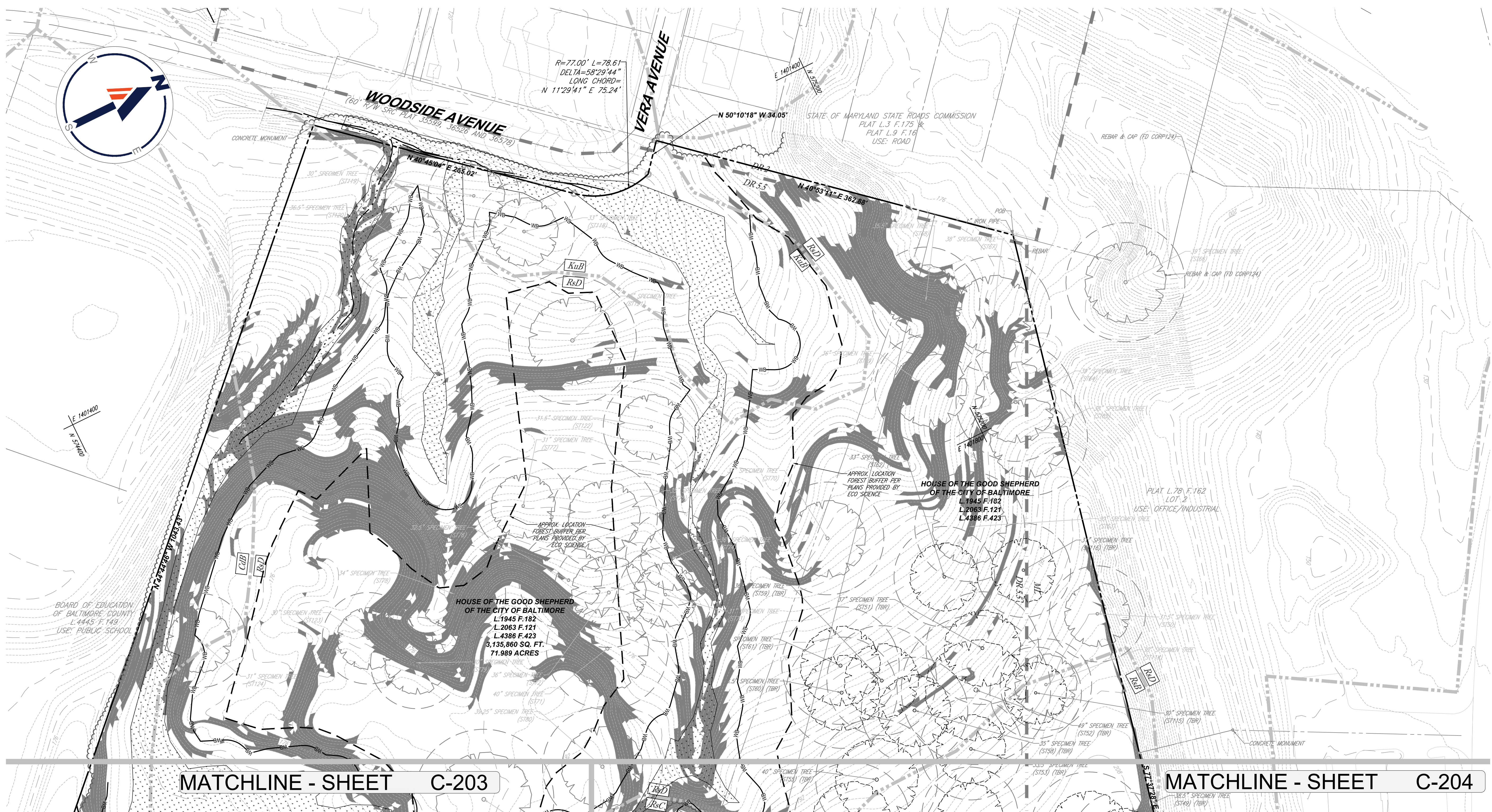
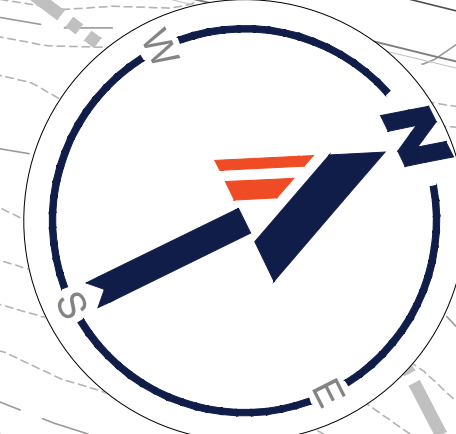
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 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

B.R. ROWE
 PROFESSIONAL ENGINEER
 STATE OF MARYLAND
 PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 4068, EXPIRATION DATE: 7/3/2021



TRACKING NUMBER: MAJ-2020-00010
 PAI NUMBER: 13-0239
OWNER/DEVELOPER
 H & H ROCK COMPANIES
 6800 DEERPATH ROAD, SUITE 100
 ELK RIDGE, 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: 6/25/20

SHEET TITLE:
SITE CONSTRAINTS PLAN
 SHEET NUMBER:
C-204
 ORG. DATE - 6/25/20



MATCHLINE - SHEET C-203

MATCHLINE - SHEET C-204

BOARD OF EDUCATION
OF BALTIMORE COUNTY
L.4445 F.149
USE: PUBLIC SCHOOL

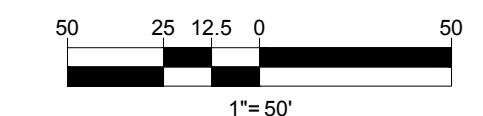
HOUSE OF THE GOOD SHEPHERD
OF THE CITY OF BALTIMORE
L.1945 F.182
L.2063 F.423
3,135,860 SQ. FT.
71.989 ACRES

HOUSE OF THE GOOD SHEPHERD
OF THE CITY OF BALTIMORE
L.1945 F.182
L.2063 F.423
L.4386 F.423

PLAT L.78 F.162
LOT 2
USE: OFFICE/INDUSTRIAL

$R=77.00'$ $L=78.61'$
 $\Delta=58^{\circ}29'44''$
LONG CHORD=
 $N 11^{\circ}29'41'' E 75.24'$

STATE OF MARYLAND STATE ROADS COMMISSION
PLAT L.3 F.175 R.
PLAT L.9 F.110
USE: ROAD



TRACKING NUMBER: MAJ-2020-00010
PAI NUMBER: 13-0239

OWNER/DEVELOPER
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PREPARER OF PLAN
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901 DULANEY VALLEY ROAD, SUITE 801
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PHONE: 410-821-7900
DATE: 6/25/20

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT No.: MD1921031
DRAWN BY: RLB
CHECKED BY: BRR
DATE: 6/25/20
CAD ID: SCP-9

CONCEPT PLANS

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 383
TAX ACCT. 1600007730
TAX MAP 109, GRID 1, PARCEL 578
TAX ACCT. 2500015833
GROWTH TIER 1
ELECTION DISTRICT: 13TH
COUNCILMANIC DISTRICT: 1ST

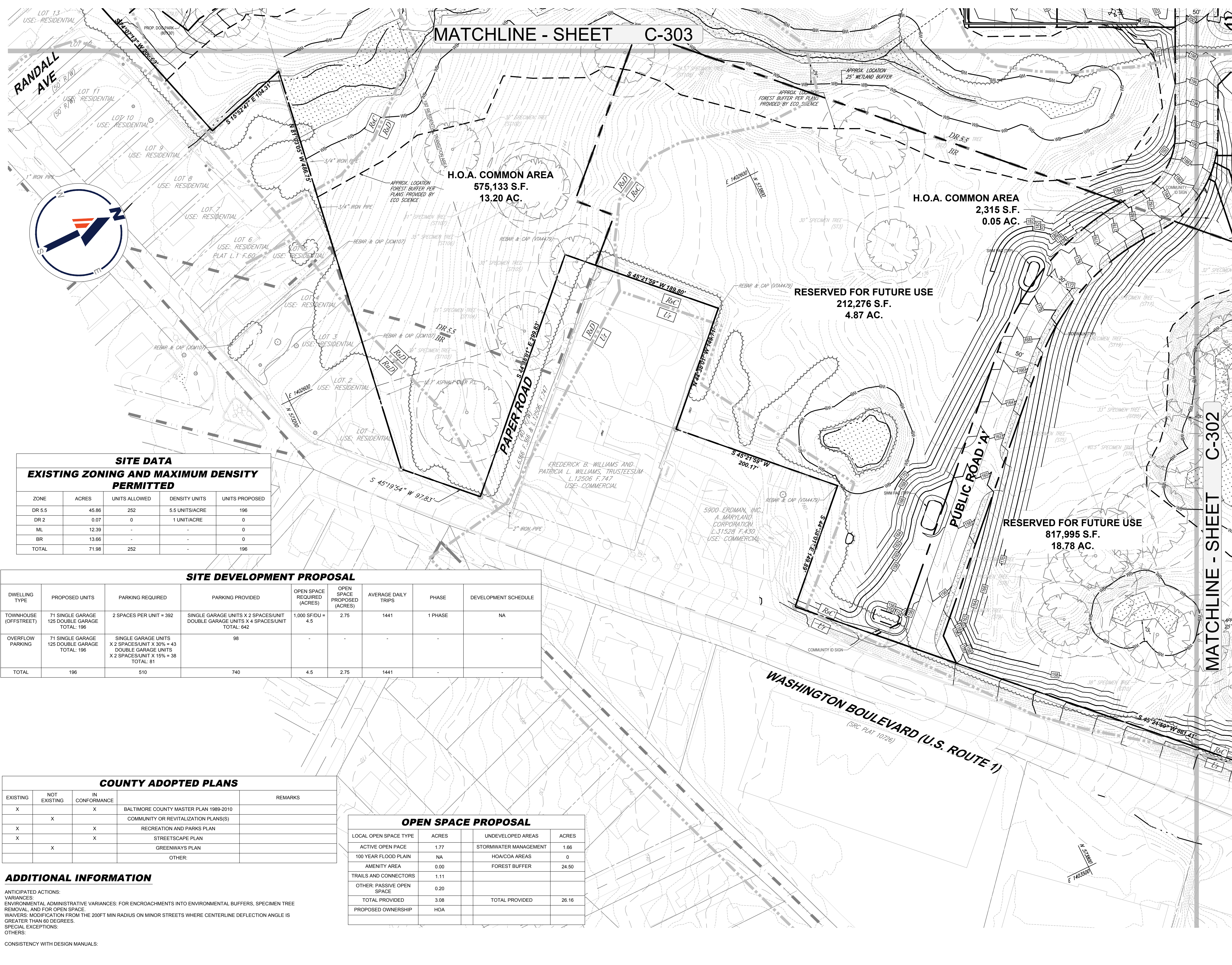
BOHLER
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TOWSON, MARYLAND 21204
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Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
571 WYOMING STREET, SUITE 202
BALTIMORE, MD 21201
I BRANCH, ROWE, HAS BEEN CERTIFIED THAT THESE DOCUMENTS WERE PREPARED BY ME, AND THAT I AM A DULANEY VALLEY PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 40608, EXPIRATION DATE: 7/30/21

SHEET TITLE:
SITE CONSTRAINTS PLAN

SHEET NUMBER:
C-205

ORG. DATE - 6/25/20



SITE DATA

EXISTING ZONING AND MAXIMUM DENSITY PERMITTED

ZONE	ACRES	UNITS ALLOWED	DENSITY UNITS	UNITS PROPOSED
DR 5.5	45.86	252	5.5 UNITS/ACRE	196
DR 2	0.07	0	1 UNIT/ACRE	0
ML	12.39	-	-	0
BR	13.66	-	-	0
TOTAL	71.98	252	-	196

SITE DEVELOPMENT PROPOSAL

DWELLING TYPE	PROPOSED UNITS	PARKING REQUIRED	PARKING PROVIDED	OPEN SPACE REQUIRED (ACRES)	OPEN SPACE PROPOSED (ACRES)	AVERAGE DAILY TRIPS	PHASE	DEVELOPMENT SCHEDULE
TOWNHOUSE (OFFSTREET)	71 SINGLE GARAGE 125 DOUBLE GARAGE TOTAL: 196	2 SPACES PER UNIT = 392	SINGLE GARAGE UNITS X 2 SPACES/UNIT DOUBLE GARAGE UNITS X 4 SPACES/UNIT TOTAL: 642	1,000 SF/DU = 4.5	2.75	1441	1 PHASE	NA
OVERFLOW PARKING	71 SINGLE GARAGE 125 DOUBLE GARAGE TOTAL: 196	SINGLE GARAGE UNITS X 2 SPACES/UNIT X 30% = 43 DOUBLE GARAGE UNITS X 2 SPACES/UNIT X 15% = 38 TOTAL: 81	98					
TOTAL	196	510	740	4.5	2.75	1441		

COUNTY ADOPTED PLANS

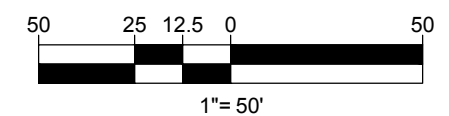
EXISTING	NOT EXISTING	IN CONFORMANCE	REMARKS
X		X	BALTIMORE COUNTY MASTER PLAN 1989-2010
	X		COMMUNITY OR REVITALIZATION PLANS(S)
X		X	RECREATION AND PARKS PLAN
X		X	STREETSCAPE PLAN
	X		GREENWAYS PLAN
			OTHER:

OPEN SPACE PROPOSAL

LOCAL OPEN SPACE TYPE	ACRES	UNDEVELOPED AREAS	ACRES
ACTIVE OPEN SPACE	1.77	STORMWATER MANAGEMENT	1.68
100 YEAR FLOOD PLAIN	NA	HOA/COA AREAS	0
AMENITY AREA	0.00	FOREST BUFFER	24.50
TRAILS AND CONNECTORS	1.11		
OTHER: PASSIVE OPEN SPACE	0.20		
TOTAL PROVIDED	3.08	TOTAL PROVIDED	26.16
PROPOSED OWNERSHIP	HOA		

ADDITIONAL INFORMATION

ANTICIPATED ACTIONS:
 VARIANCES:
 ENVIRONMENTAL ADMINISTRATIVE VARIANCES: FOR ENCROACHMENTS INTO ENVIRONMENTAL BUFFERS, SPECIMEN TREE REMOVAL, AND FOR OPEN SPACE
 WAIVERS: MODIFICATION FROM THE 200FT MIN RADIUS ON MINOR STREETS WHERE CENTERLINE DEFLECTION ANGLE IS GREATER THAN 60 DEGREES.
 SPECIAL EXCEPTIONS:
 OTHERS:
 CONSISTENCY WITH DESIGN MANUALS:



TRACKING NUMBER: MAJ-2020-00010
 PAI NUMBER: 13-0239

OWNER/DEVELOPER
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 6800 DEERPATH ROAD, SUITE 100
 ELK RIDGE, MD 21075
 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

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PROJECT No.: MD1921031
 DRAWN BY: RLB
 CHECKED BY: BRR
 DATE: 6/25/20
 CAD ID: SPP-0

CONCEPT PLANS

FOR
SOUTHERN CROSSROADS
 SITE LOCATION
 4100 MAPLE AVENUE
 BALTIMORE COUNTY
 HALETHORPE, MD 21227
 TAX MAP 108, GRID 6, PARCEL 861
 TAX ACCT. 2500019832
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 TAX ACCT. 2500015833
 GROWTH TIER I
 ELECTION DISTRICT: 13TH
 COUNCILMANIC DISTRICT: 1ST

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B.R. ROWE
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 5717 WINDMILL LANE, SUITE 200
 ELK RIDGE, MD 21075
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SHEET TITLE:
SITE PROPOSAL PLAN

SHEET NUMBER:
C-301

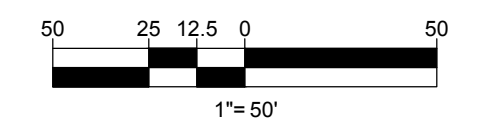
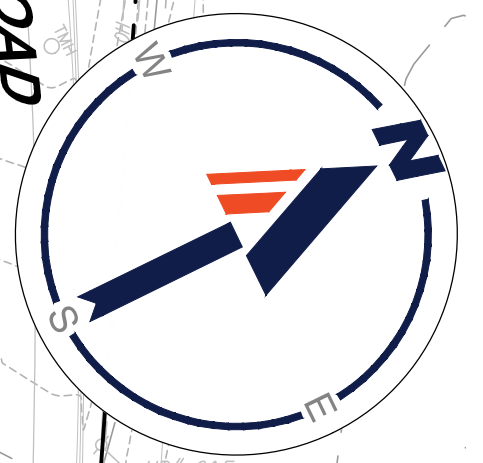
ORG. DATE - 6/25/20

JUN 24, 2020
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MATCHLINE - SHEET C-304

MATCHLINE - SHEET C-301



TRACKING NUMBER: MAJ-2020-00010
 PAI NUMBER: 13-0239

OWNER/DEVELOPER
 H & H ROCK COMPANIES
 6800 DEERPATH ROAD, SUITE 100
 ELK RIDGE, MD 21075
 CONTACT: MARK L. LEVY (PRESIDENT)
 PHONE: 410-579-2442

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

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 SITE CIVIL AND CONSULTING ENGINEERING
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 DRAWN BY: RLB
 CHECKED BY: BRR
 DATE: 6/26/20
 CAD ID.: SPP-0

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 BALTIMORE COUNTY
 HALETHORPE, MD 21227
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 TAX MAP 109, GRID 1, PARCEL 578
 TAX ACCT. 2500015833
 GROWTH TIER I
 ELECTION DISTRICT: 13TH
 COUNCILMANIC DISTRICT: 1ST

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B.R. ROWE
 PROFESSIONAL ENGINEER
 5710 WINDY HILLS DRIVE
 ANNAPOLIS, MD 21403
 I BRAGGOW, ROWE, LEVY & ASSOCIATES, INC. CERTIFIES THAT THESE DOCUMENTS WERE PREPARED BY ME, AND THAT I AM A DULANEY VALLEY PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 49068, EXPIRATION DATE: 7/30/21

SHEET TITLE:
SITE PROPOSAL PLAN

SHEET NUMBER:
C-302

ORG. DATE - 6/25/20

MATCHLINE - SHEET C-305

MATCHLINE - SHEET C-301



BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
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PROJECT No.:	MD1921031
DRAWN BY:	RLB
CHECKED BY:	BRR
DATE:	6/25/20
CAD ID.:	SPP-0

CONCEPT PLANS

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



BOHLER
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 STATE OF MARYLAND
 PROFESSIONAL CERTIFICATION
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SHEET TITLE:
SITE PROPOSAL PLAN

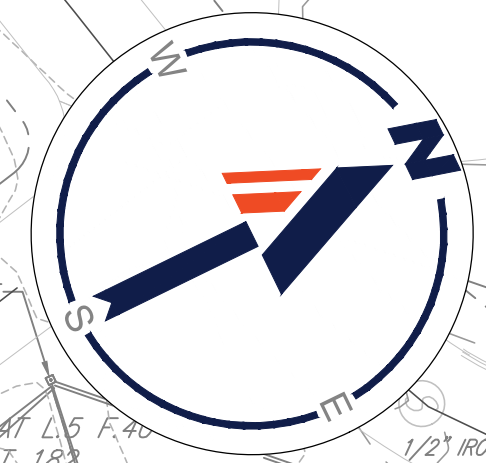
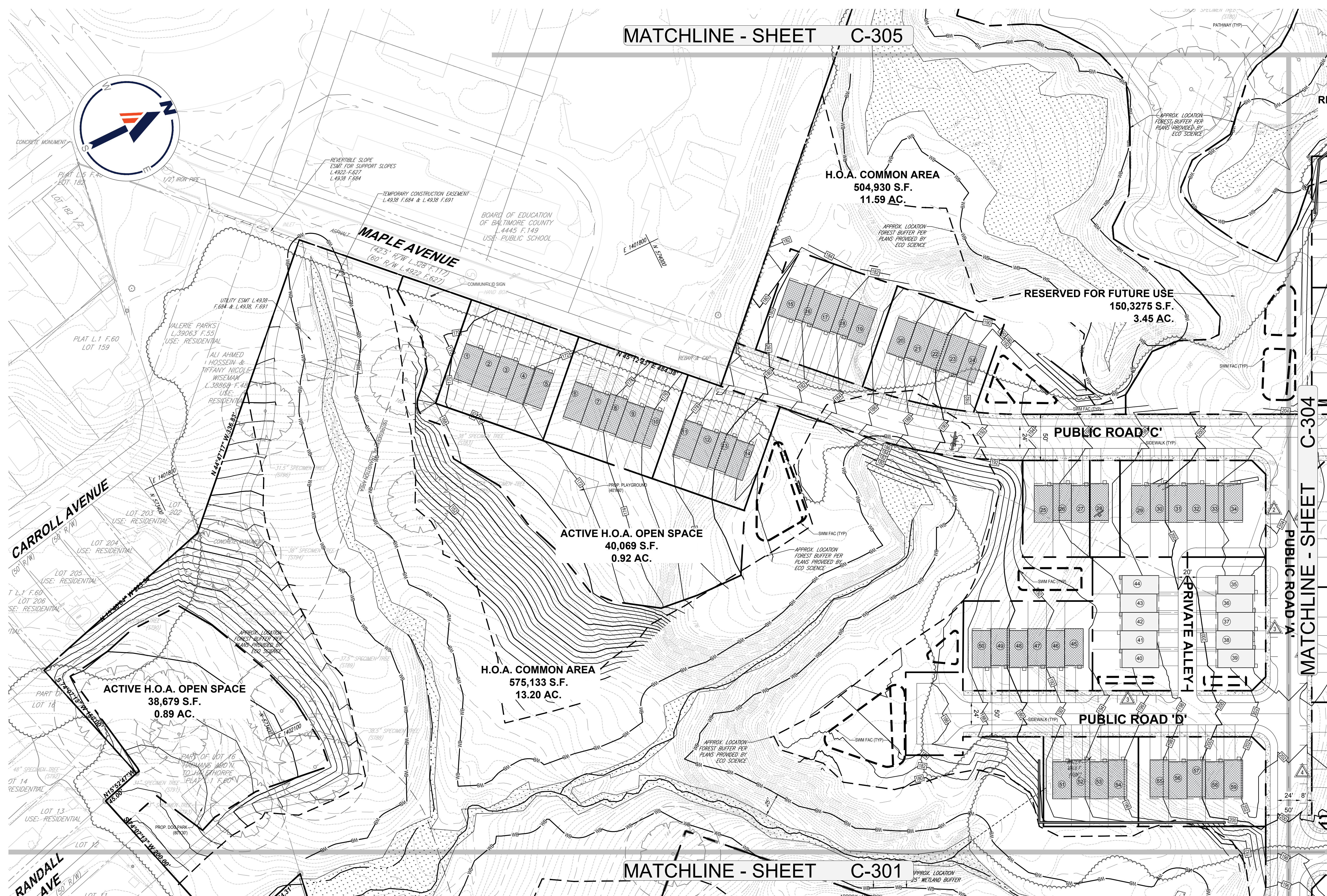
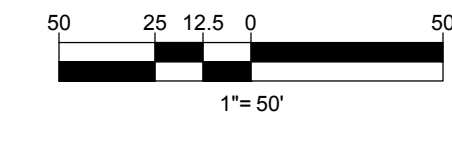
SHEET NUMBER:
C-303

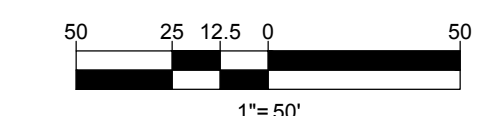
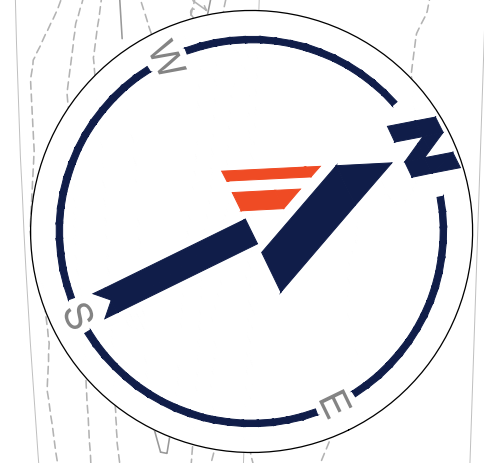
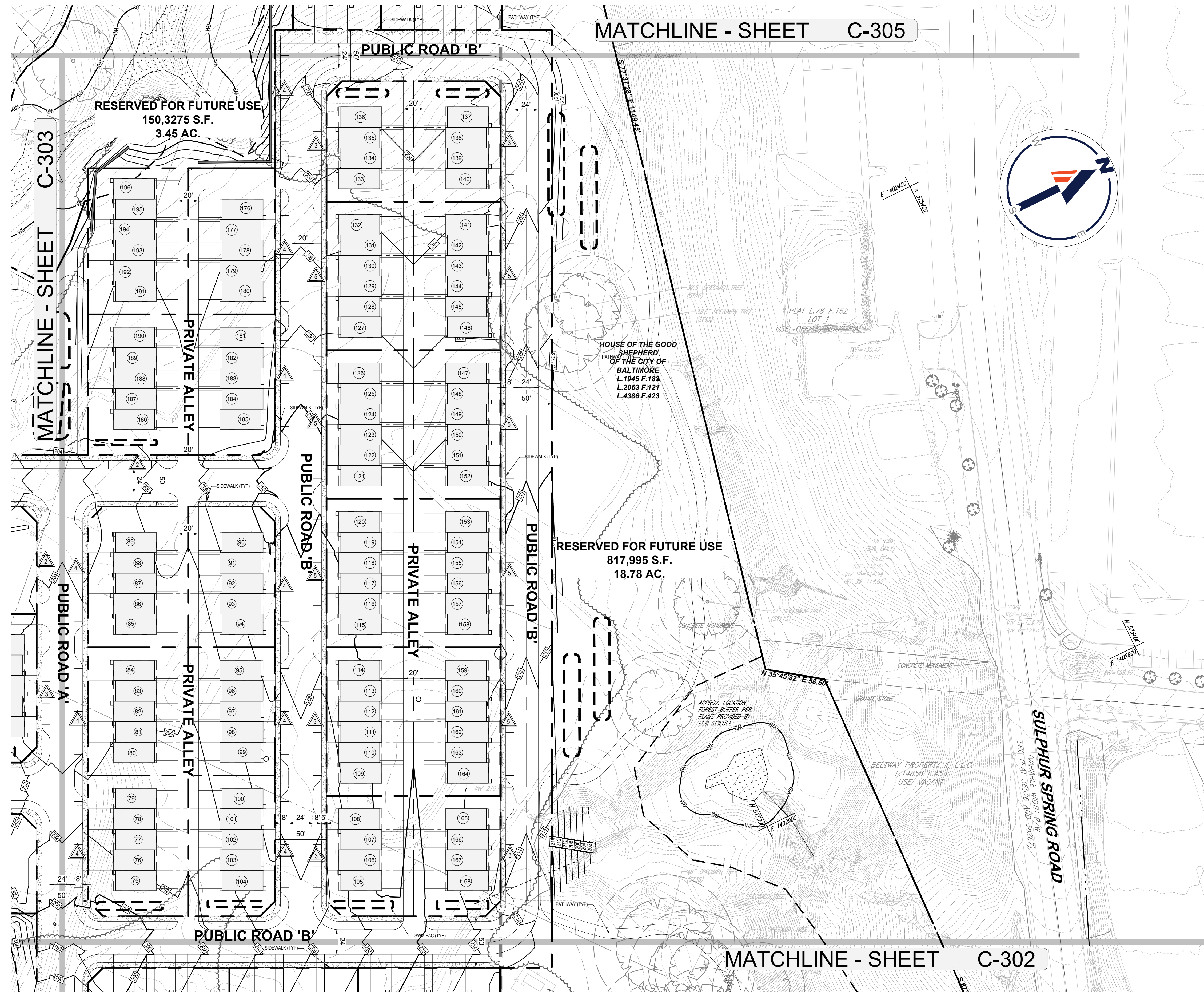
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TRACKING NUMBER: MAJ-2020-00010
 PAI NUMBER: 13-0239

OWNER/DEVELOPER
 H & H ROCK COMPANIES
 6800 DEERPATH ROAD, SUITE 100
 ELK RIDGE, 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: 6/25/20





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PAI NUMBER: 13-0239

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PHONE: 410-821-7900

PREPARER OF PLAN
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901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MD 21284
PHONE: 410-821-7900
DATE: 6/25/20

REVISIONS

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PROJECT No.: MD1921031
DRAWN BY: RLB
CHECKED BY: BRR
DATE: 6/25/20
CAD ID.: SPP-0

CONCEPT PLANS

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
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TAX MAP 109, GRID 1, PARCEL 578
TAX ACCT. 2500015833
GROWTH TIER 1
ELECTION DISTRICT: 13TH
COUNCILMANIC DISTRICT: 1ST

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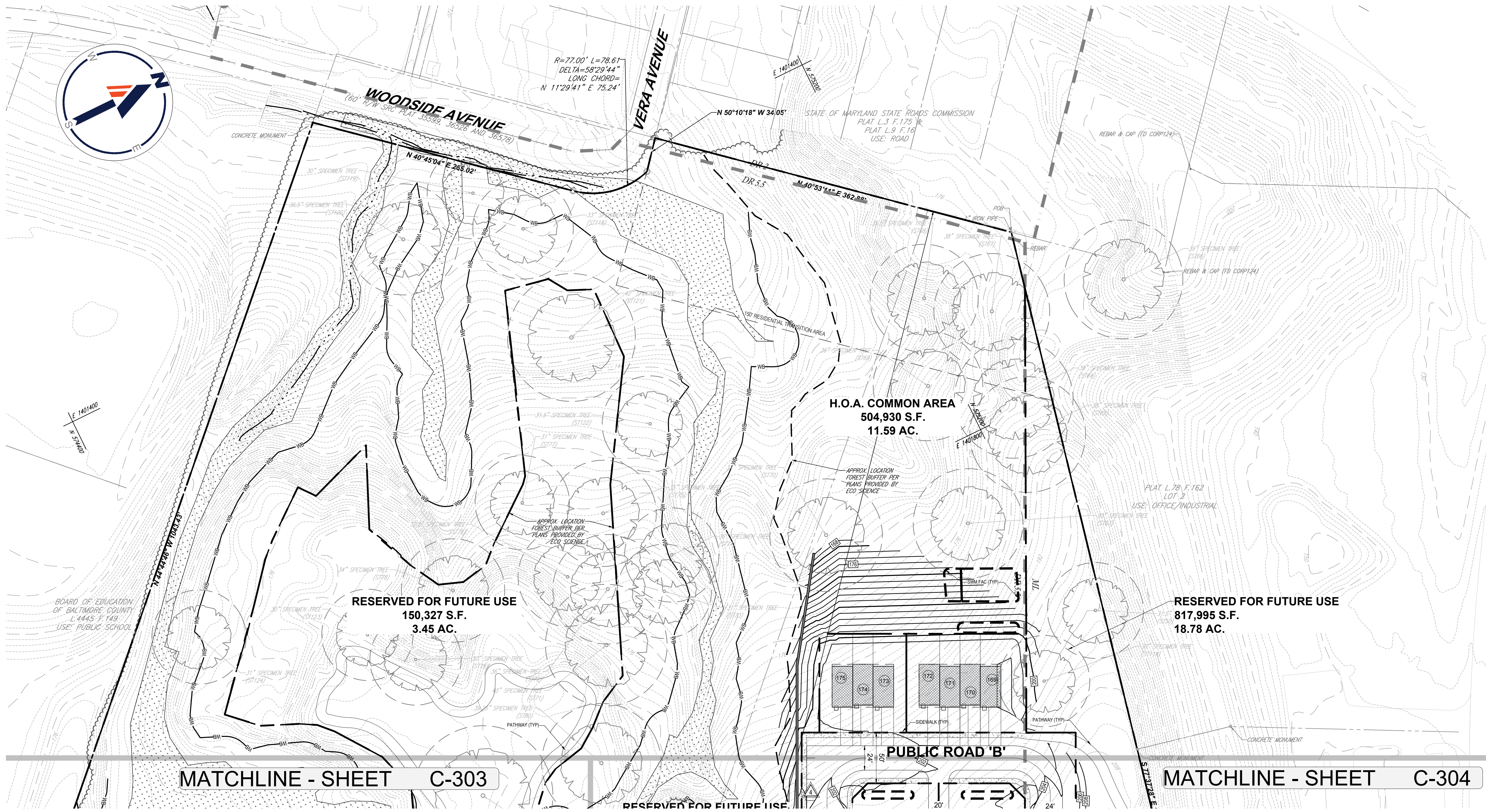
B.R. ROWE

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STATE OF MARYLAND
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SHEET TITLE:
SITE PROPOSAL PLAN

SHEET NUMBER:
C-304

ORG. DATE - 6/25/20



MATCHLINE - SHEET C-303

MATCHLINE - SHEET C-304



TRACKING NUMBER: MAJ-2020-00010
PAI NUMBER: 13-0239

OWNER/DEVELOPER
H & H ROCK COMPANIES
6800 DEERPATH ROAD, SUITE 100
ELK RIDGE, MD 21075
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

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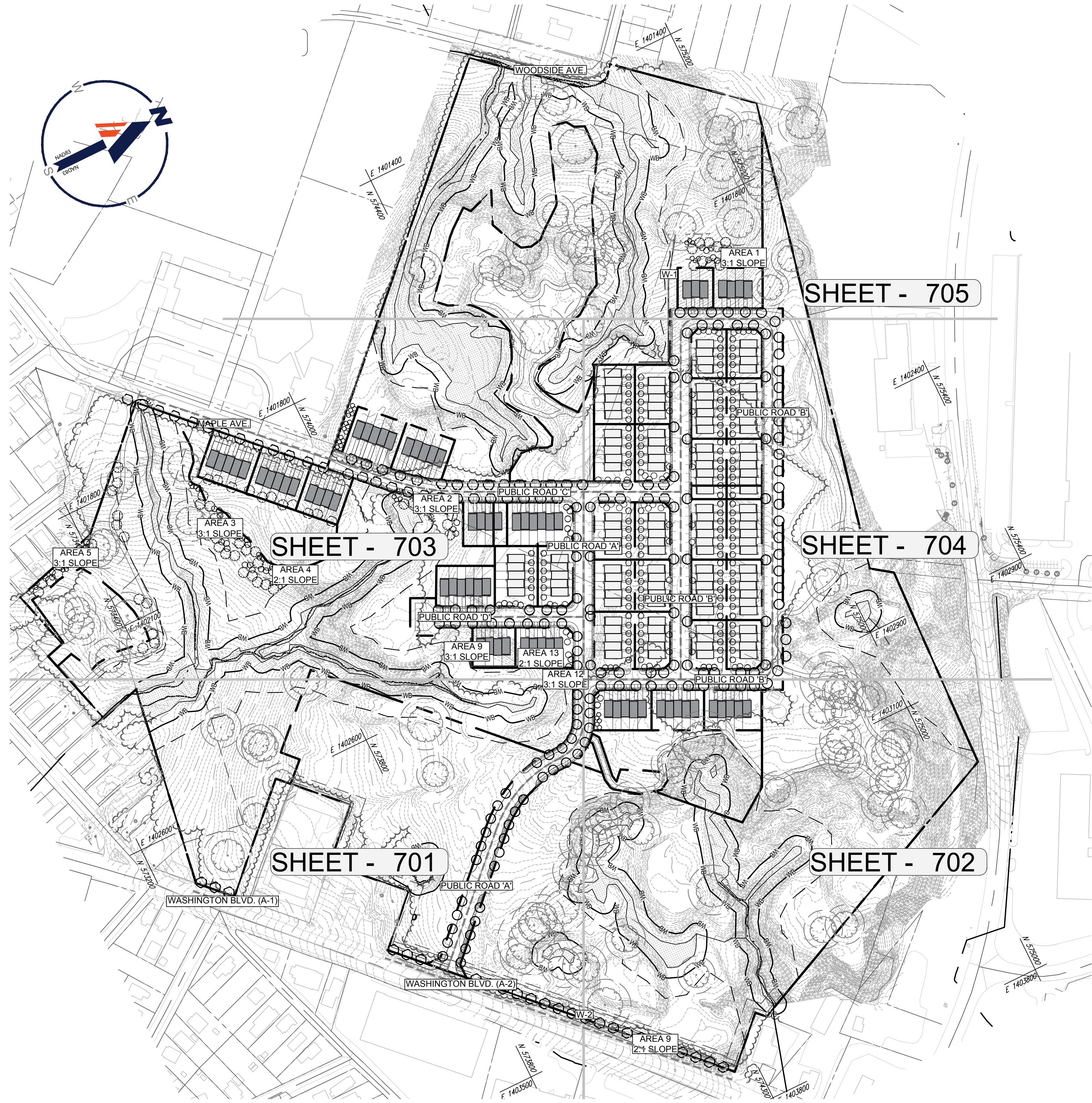
PROFESSIONAL ENGINEER
5777 WINDY RIDGE RD
P.O. BOX 10000
TOWSON, MD 21286
LICENSE NO. 4968, EXPIRATION DATE: 7/30/21

SHEET TITLE:
SITE PROPOSAL PLAN

SHEET NUMBER:
C-305

ORG. DATE - 6/25/20

LANDSCAPE SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL. / HT.	CONT.
SHADE TREES					
ARA	20	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG COLUMNAR RED MAPLE	2 1/2-3' CAL. / 12-14'	B+B
PXAB	50	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	2 1/2-3' CAL. / 12-14'	B+B
QBC	88	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2-3' CAL. / 12-14'	B+B
QPH	80	QUERCUS PHELLOS	WILLOW OAK	2 1/2-3' CAL. / 12-14'	B+B
QR	15	QUERCUS RUBRA	RED OAK	2 1/2-3' CAL. / 12-14'	B+B
TCOR	73	TILIA CORDATA	LITTLELEAF LINDEN	2 1/2-3' CAL.	B+B
SUBTOTAL: 306					
ORNAMENTAL TREES					
AC	19	AMELANCHIER CANADENSIS	MULTI STEM SHADBLow SERVICEBERRY	1-1 1/2' CAL. / 8-10'	B+B
AL	12	AMELANCHIER LAEVIS	ALLEGHANY SERVICEBERRY	1-1 1/2' CAL. / 8-10'	B+B
CC	23	CERCIS CANADENSIS	EASTERN REDBUD	2-2 1/2' CAL. / 8-10'	B+B
CMAS	33	CORNUS MAS	CORNELIAN CHERRY	1-1 1/2' CAL. / 8-10'	B+B
LI	148	LAGERSTROEMIA INDICA	COMMON CRAPEMYRTLE	1-1 1/2' CAL. / 8-10'	B+B
MV	10	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	1-1 1/2' CAL. / 8-10'	B+B
SUBTOTAL: 245					
EVERGREEN TREES					
PS	66	PINUS STROBUS	EASTERN WHITE PINE	6-7 HT.	B+B
SUBTOTAL: 66					



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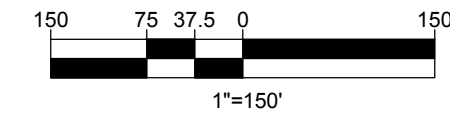
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 TOWSON, MARYLAND 21204
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

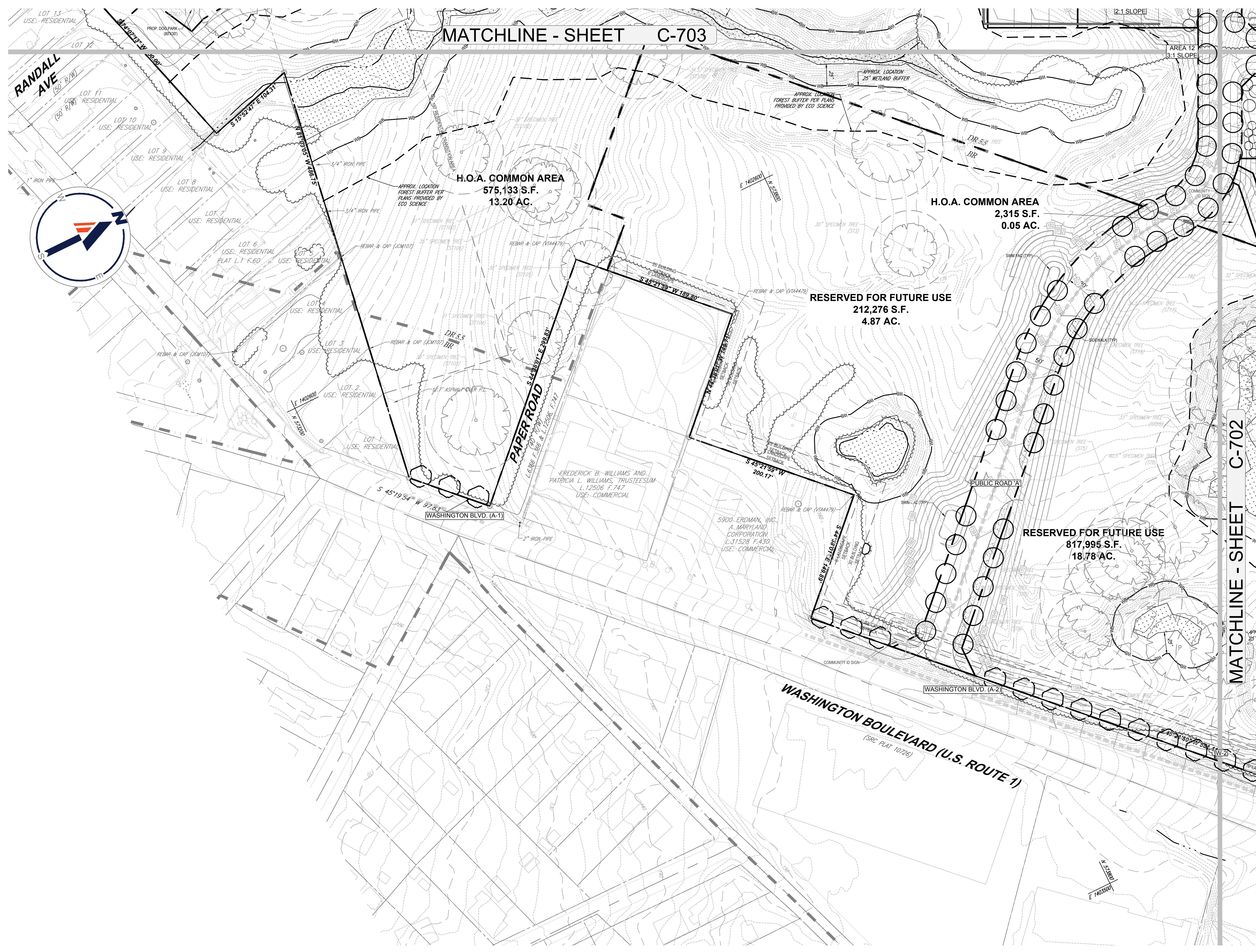
E.R. McWILLIAMS
 06/25/2020
 REGISTERED LANDSCAPE ARCHITECT
 PROFESSIONAL CERTIFICATION
 I, ERIC R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE REVIEWED AND APPROVED BY ME, AND THAT I AM A LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 3697, EXPIRATION DATE: 9/20/25

TRACKING NUMBER: MAJ-2020-00010
 PAI NUMBER: 13-0239
OWNER/DEVELOPER
 H & H ROCK COMPANIES
 6800 DEERPATH ROAD, SUITE 100
 ELK RIDGE, MD 21075
 CONTACT: MARK L. LEVY (PRESIDENT)
 PHONE: 410-379-2442
PREPARER OF PLAN
 BOHLER
 901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MD 21204
 PHONE: 410-821-7900
 DATE: 6/26/20

OVERALL LANDSCAPE PLAN
 SHEET NUMBER:
C-700
 ORG. DATE: 6/25/20

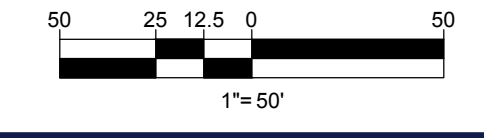
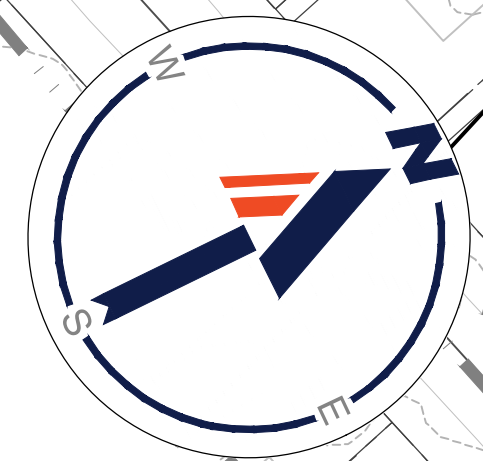


JUN 24, 2020
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MATCHLINE - SHEET C-703

MATCHLINE - SHEET C-702



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REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT No.: MD1921031
 DRAWN BY: RLB
 CHECKED BY: BRR
 DATE: 6/25/20
 CAD ID: LSP-0

CONCEPT PLANS
 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
 GROWTH TIER I
 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

E.R. McWILLIAMS
 06/25/2020
 REGISTERED LANDSCAPE ARCHITECT
 WITH PROFESSIONAL CERTIFICATION
 I, ERIC R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 3697, EXPIRATION DATE: 9/20/25

TRACKING NUMBER: MAJ-2020-00010
 PAI NUMBER: 13-0239

OWNER/DEVELOPER
 H & H ROCK COMPANIES
 6800 DEERPATH ROAD, SUITE 100
 ELK RIDGE, 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: 6/25/20

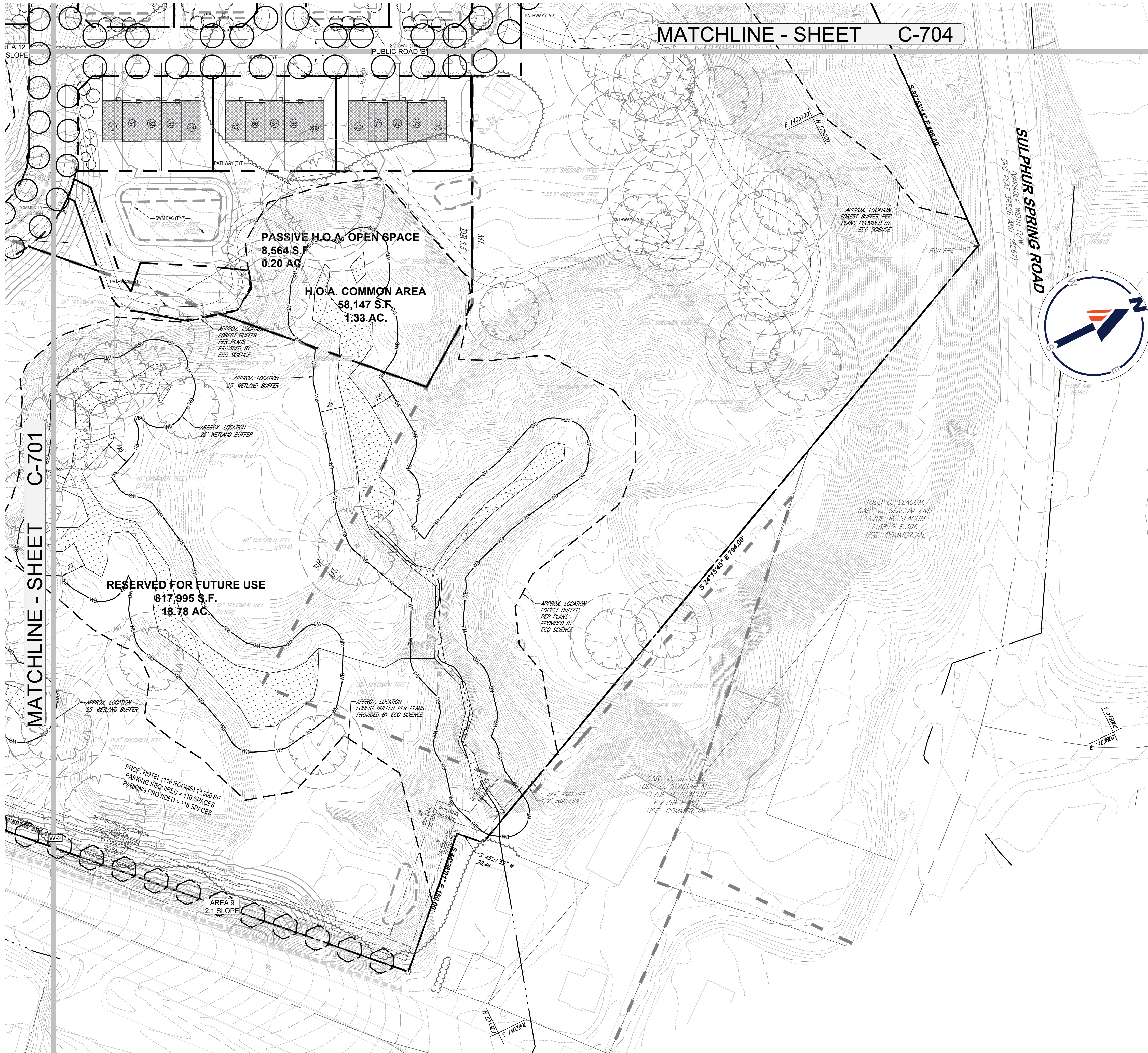
LANDSCAPE PLAN

SHEET NUMBER:
C-701

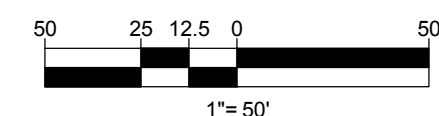
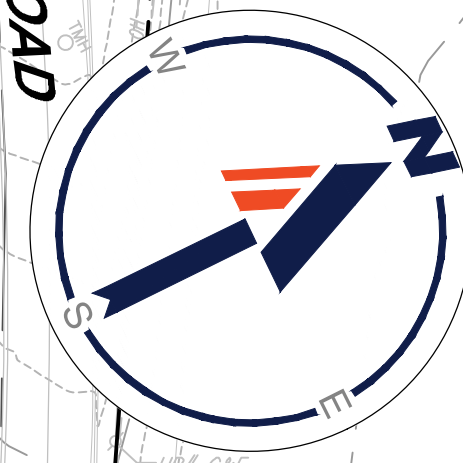
ORG. DATE - 6/25/20

JUN 24, 2020
 C:\PROGRAMDATA\BOHLER\PROJECTS\13333\MD192103_LSP-0-1\LAYOUT_C-701 - LANDSCAPE PLAN

MATCHLINE - SHEET C-704



MATCHLINE - SHEET C-701



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PROJECT No.:	MD1921031
DRAWN BY:	RLB
CHECKED BY:	BRR
DATE:	6/25/20
CAD ID.:	LSP-0

CONCEPT PLANS
 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
 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

E.R. McWILLIAMS
 REGISTERED LANDSCAPE ARCHITECT
 PROFESSIONAL CERTIFICATION
 I, ERIC R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM AN ACTIVE LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 9897, EXPIRATION DATE: 9/20/25

TRACKING NUMBER: MAJ-2020-00010
 PAI NUMBER: 13-0239

OWNER/DEVELOPER
 H & H ROCK COMPANIES
 6800 DEERPATH ROAD, SUITE 100
 ELKRIDGE, MD 21075
 CONTACT: MARK L. LEVY (PRESIDENT)
 PHONE: 410-321-7300

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

LANDSCAPE PLAN

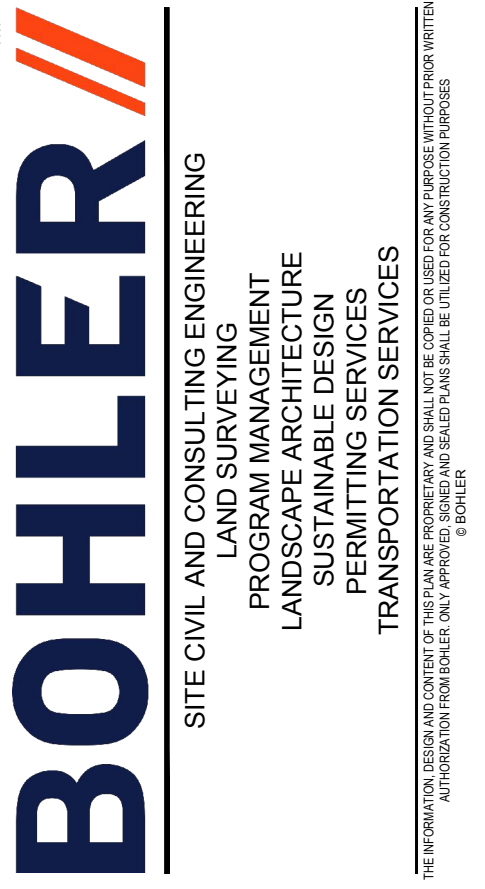
SHEET NUMBER:
C-702

ORG. DATE - 6/25/20

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MATCHLINE - SHEET C-705

MATCHLINE - SHEET C-701



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PROJECT No.:	MD1921031
DRAWN BY:	RLB
CHECKED BY:	BRR
DATE:	6/25/20
CAD ID.:	LSP-0

CONCEPT PLANS

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
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

E.R. McWILLIAMS

06/25/2020
REGISTERED LANDSCAPE ARCHITECT
M.D. 1997
PROFESSIONAL CERTIFICATION
I, E.R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 3697, EXPIRATION DATE: 9/20/25

SHEET TITLE:
LANDSCAPE PLAN

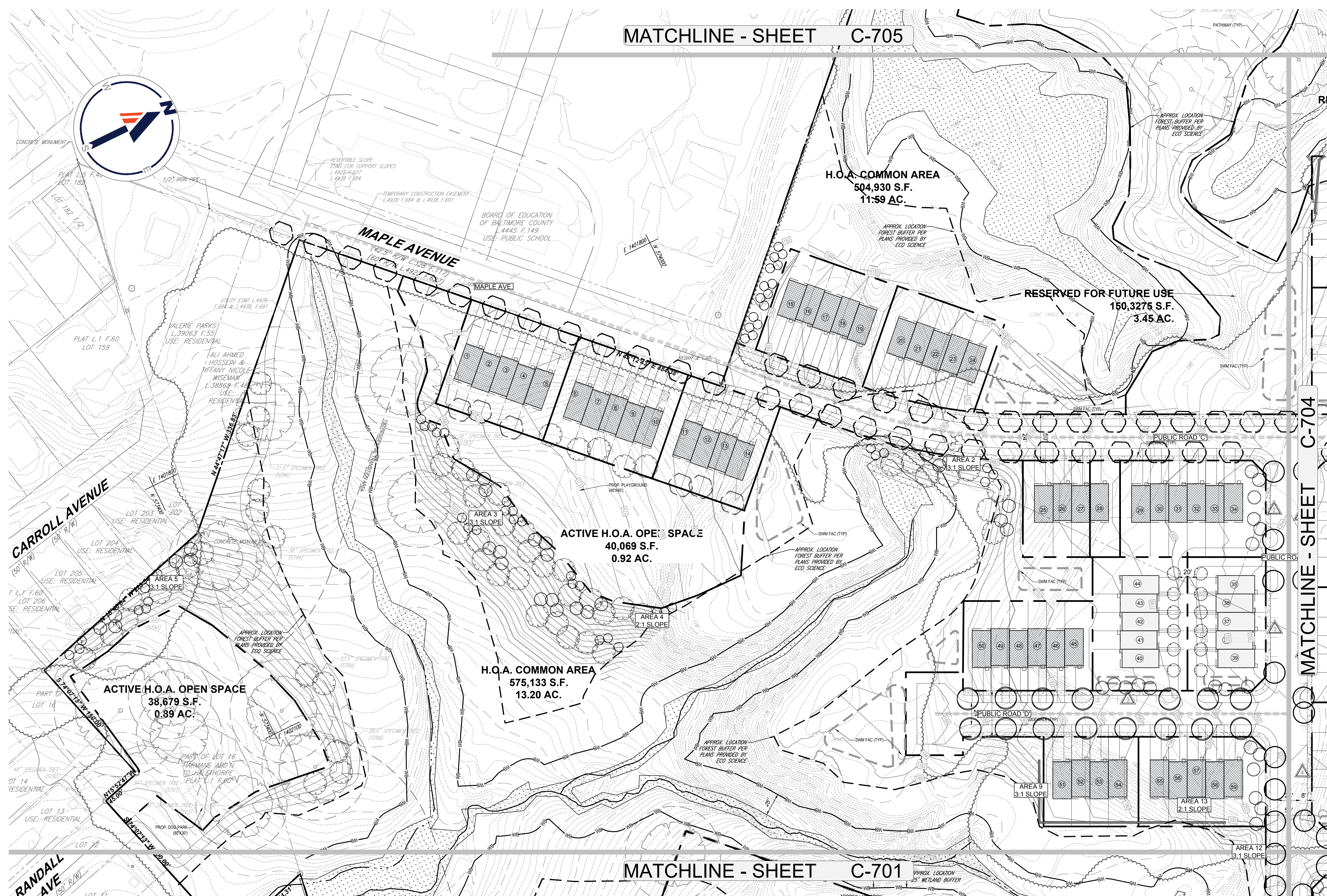
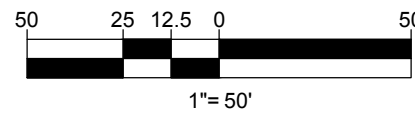
SHEET NUMBER:
C-703

ORG. DATE - 6/25/20

TRACKING NUMBER: MAJ-2020-00010
PAI NUMBER: 13-0239

OWNER/DEVELOPER
H & H ROCK COMPANIES
6800 DEERPATH ROAD, SUITE 100
ELK RIDGE, MD 21075
CONTACT: MARK L. LEVY (PRESIDENT)
PHONE: 410-321-7900

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

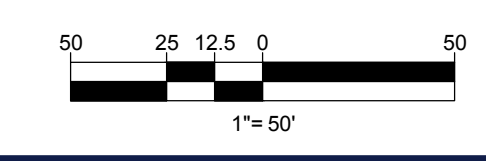
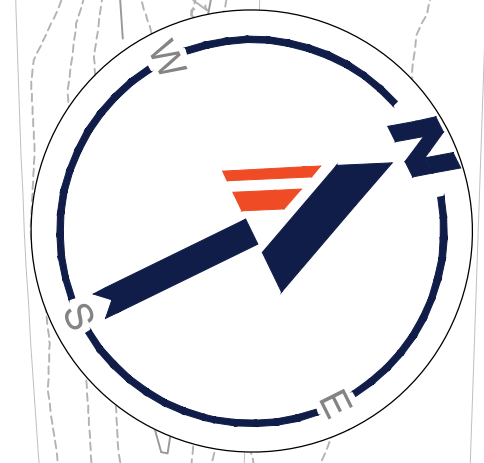




MATCHLINE - SHEET C-705

MATCHLINE - SHEET C-702

MATCHLINE - SHEET C-703



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 CHECKED BY: BRR
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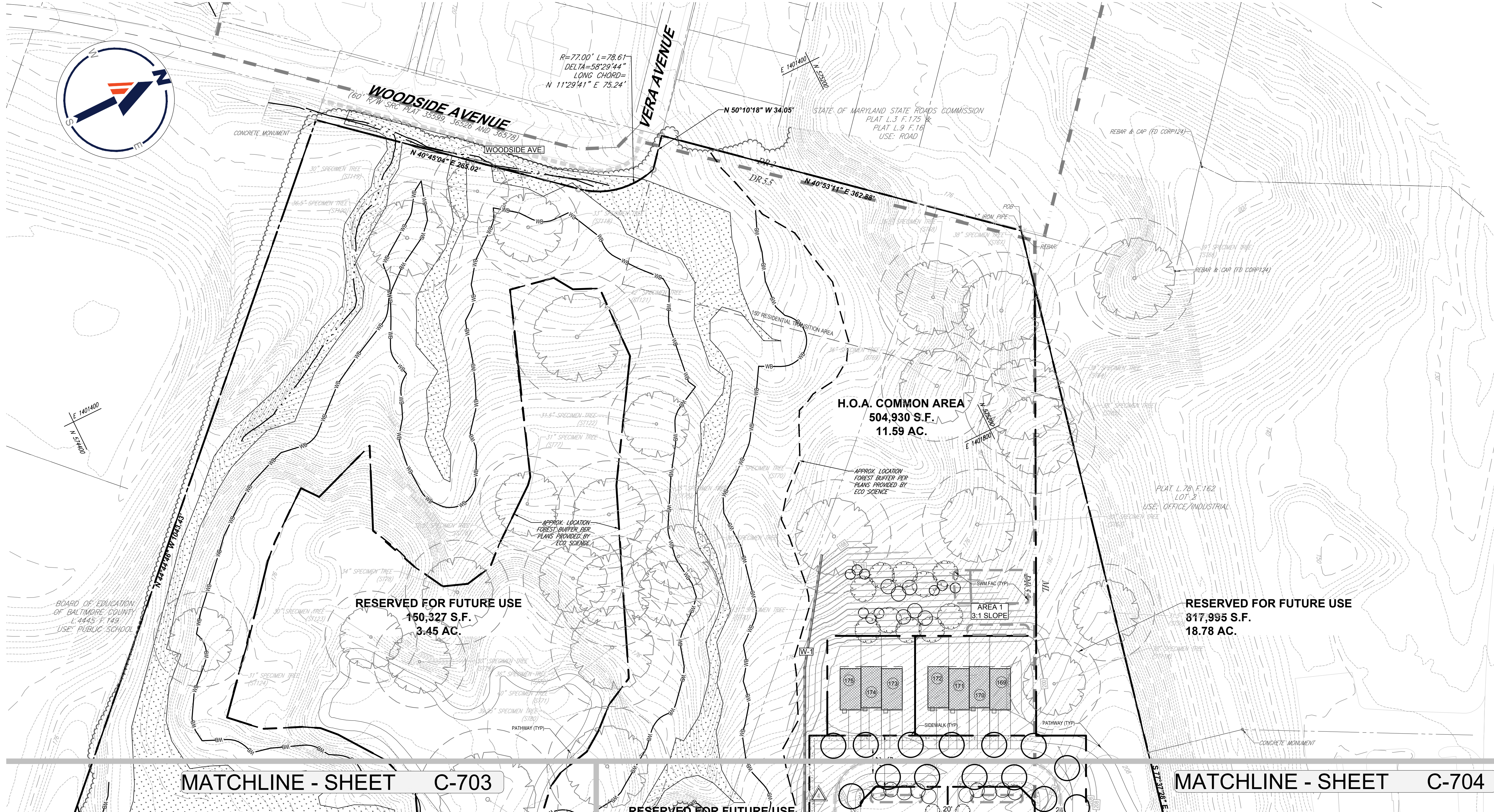
CONCEPT PLANS
 FOR
SOUTHERN CROSSROADS
 SITE LOCATION
 4100 MAPLE AVENUE
 BALTIMORE COUNTY
 HALETHORPE, MD 21227
 TAX MAP 108, GRID 6, PARCEL 861
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 GROWTH TIER I
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 COUNCILMANIC DISTRICT: 1ST

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 TOWSON, MARYLAND 21204
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E.R. McWILLIAMS
 06/25/2020
 REGISTERED LANDSCAPE ARCHITECT
 PROFESSIONAL CERTIFICATION
 I, ERIC R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 3697, EXPIRATION DATE: 9/20/25

TRACKING NUMBER: MAJ-2020-00010
 PAI NUMBER: 13-0239
OWNER/DEVELOPER
 H & H ROCK COMPANIES
 6800 DEERPATH ROAD, SUITE 100
 ELK RIDGE, 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

LANDSCAPE PLAN
 SHEET NUMBER:
C-704
 ORG. DATE - 6/25/20



MATCHLINE - SHEET C-703

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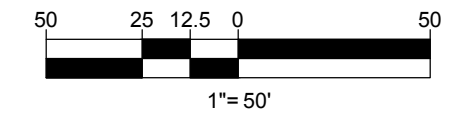
CONCEPT PLANS
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SOUTHERN CROSSROADS
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E.R. McWILLIAMS
 06/25/2020
 REGISTERED LANDSCAPE ARCHITECT
 PROFESSIONAL CERTIFICATION
 I, E.R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM AN INDIVIDUALLY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 9897 EXPIRATION DATE: 9/20/25

SHEET TITLE:
LANDSCAPE PLAN
 SHEET NUMBER:
C-705
 ORG. DATE - 6/25/20

TRACKING NUMBER: MAJ-2020-00010
 PAI NUMBER: 13-0239
OWNER/DEVELOPER
 H & H ROCK COMPANIES
 6800 DEERPATH ROAD, SUITE 100
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 CONTACT: MARK L. LEVY (PRESIDENT)
 PHONE: 410-379-2442
PREPARER OF PLAN
 BOHLER
 901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MD 21204
 PHONE: 410-821-7900
 DATE: 6/25/20



JUN 24, 2020
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