

# SITE DEVELOPMENT PLAN MAPLE LAWN OFFICE BUILDING 1 PARCEL C-3

- General Notes**
- All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications if applicable.
  - The contractor shall notify the Department of Public Works, Bureau of Engineering, Construction Inspection Division at (410) 313-1880 at least five (5) working days prior to the start of work.
  - The contractor shall notify "Miss Utility" at 1-800-251-TTTT at least 48 hours prior to any excavation work being done.
  - Project Background:  
Location: TAX MAP #46, GRIDS 3 & 4  
Zoning: MXD-3  
Election District: 5th  
Buildable Lot Area: 440 AC.  
Res. Plat: PLAT # 16514
  - The contractor shall notify the Howard County Department of Public Works, Bureau of Utilities at (410) 313-4400 at least five (5) working days prior to starting any excavation work.
  - Proposed Use: Office Building
  - All plan dimensions are to face of building unless otherwise noted. Dimensions are measured perpendicular or radially between items unless otherwise noted.
  - Existing topography is shown per field run survey information by Gutschick, Little, Weber, P.A. & by design grades from design plans for construction.
  - Coordinates and bearings are based upon the '83 MD State Coordinate system (NAD '83) as projected by Howard County Geodetic Control Stations No. 41EA, 41EB, 41EA and No. 46B2. Property is zoned MXD-3 per the 10-18-83 Comprehensive Zoning Plan. Per ZB-945M was approved 2/8/01 granting approval to PDP.
  - See Department of Planning & Zoning file numbers: 5-01-17, ZB-445M, PB-353, WF-01-111(\*), WF-02-54(\*\*), P-02-12, P-03-01, F-03-07, F-03-40, SDF-03-140, AND F-04-55.
  - Water and sewer service is public.
  - All existing water and sewer is per Contract 24-4062-D.
  - All existing public storm drain is per F-03-07.
  - Stormwater Management is being provided by F-03-07, along with a drywell and stormceptor on this site plan.
  - Recording reference: Plat No. 16514.
  - Existing utilities are based on approved design plans for construction and field location by Gutschick, Little & Weber, P.A.
  - There are no known cemeteries, grave sites or historic structures located on the subject property.
  - There are no scenic roads within or adjacent to the subject property.
  - There is no floodplain on this site.
  - There are no wetlands on this site.
  - This property was brought into the Metropolitan District on August 8, 2001.
  - Building setbacks and building restrictions are in accordance with the approved Development Criteria per PB Case No. 353 and 5-01-17.
  - As a consequence of the sketch plan, 5-01-17 approval prior to November 15, 2001, this project is grandfathered to the Fourth Edition of the Subdivision and Land Development Regulations.
  - Open space lots contain active recreational facilities as allowed by the approved comprehensive development criteria.
  - Phasing for this project is in accordance with the Decision and Order for ZB-945M and the Decision and Order for PB Case No. 553 (5-01-17).
  - The Traffic Study was approved as part of Sketch Plan 5-01-17.
  - Water and Sewer House Connection limits shown on these plans is from the road R/W to within 5' of the building. Refer to architectural for remainder on construction.
  - Forest Conservation for this site has been provided under F-03-07.
  - All easements (Public and Private) shown on these plans are per Recorded Plat# 16080 thru 16083, unless otherwise noted.
  - Because this plan submission is non-residential use, a noise study is not required.
  - Building will have an automatic fire protection sprinkler system.
  - This office building is located in an Employment Area which is not part of a Retail Center.
  - The drywell/stormceptor facility shown on Parcel C-3 satisfies the recharge requirements for Parcels C-3, C-4, and C-5.
  - The shared access and parking requirement for Parcels "C-3" thru "C-6" is covered by Section 101. Access and parking easement is Amended and Repealed Declaration of Covenants, Condition and Restrictions for Maple Lawn Commercial Association, Inc. and recorded among the Land Records of Howard County, Maryland in Liber 7414 of Folio 230.
  - All exterior light fixtures shall be oriented to direct light inwards and downwards away from all adjoining residential use areas and public roads in accordance with Section 134 of the Howard County Zoning Regulations. THE LIGHT INTENSITY AT THE PROPERTY LINE WILL NOT EXCEED 0.1 FOOT CANDLES.
  - On February 5, 2004, the Howard County Planning Board approved this SDF with the requested setback reductions from 15' to 12.5' between the building and adjacent parking areas as required by the Development Criteria.

**\*WF-01-111**

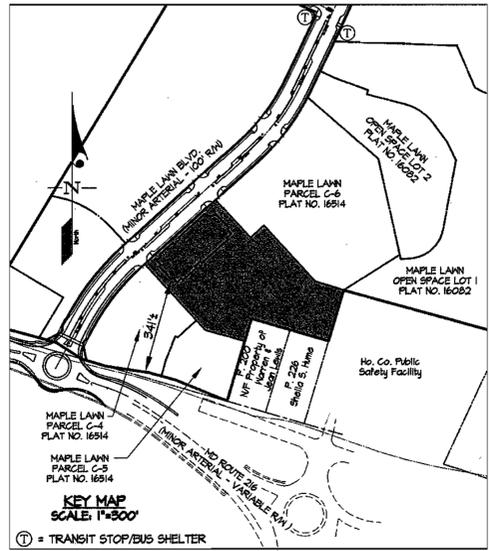
Vehicular ingress and egress to Maryland Route 216 and along proposed Maple Lawn Boulevard Extension through the subdivision is restricted, except at the various points of access to be approved by the Department of Planning and Zoning under the conditions of WF-01-111(\*), which was granted on May 2, 2001, allowing the following:

- Development within a 100 year floodplain, and
  - Grading and removal of vegetative cover within a 25' wetland buffer and a 50' stream buffer.
- The approval is subject to the following conditions:
- The waiver petition approval pertains to the limits of disturbance to the wetlands, stream channel, and floodplain areas identified within the proposed employment district located in the southeast portion of Parcel C-2.
  - MDE waterway construction approval is required prior to road plan approval.
  - All grading, clearing and filling disturbances within the 100 year floodplain, wetlands, stream channel and their required buffers are subject to obtaining all necessary Water Quality Certificates and permits from the Maryland Departments of the Environment, Natural Resources and the U.S. Army Corps of Engineers, and prior to commencement of any grading disturbances. Reference the approved permits, certificates or tracking numbers on all future plan and permit submittals.
  - The Phase I stream channel mitigation and restoration plan shall be implemented for this project as proposed and shown on the Petitioner's Waiver Petition Plan Exhibit "E".

**\*\*WF-02-54**

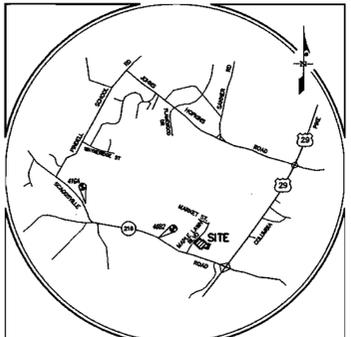
No grading, removal of vegetative cover or trees, or placement of new structures is permitted within limits of wetlands, streams or their required buffers, and 100 year flood plain areas except as permitted under WF-02-54. WF-02-54 was granted on April 2, 2002, allowing the following:

- Development within a 100 year floodplain, and
  - Grading and removal of vegetative cover within a 25' wetland buffer and a 50' stream buffer.
- The approval is subject to the following conditions:
- The waiver petition approval pertains to the limits of disturbance to the wetlands, stream channel, and floodplain areas identified within the proposed employment district located in the southeast portion of Parcel C-2.
  - MDE waterway construction approval is required prior to road plan approval.
  - All grading, clearing and filling disturbances within the 100 year floodplain, wetlands, stream channel and their required buffers are subject to obtaining all necessary Water Quality Certificates and permits from the Maryland Departments of the Environment, Natural Resources and the U.S. Army Corps of Engineers, and prior to commencement of any grading disturbances. Reference the approved permits, certificates or tracking numbers on all future plan and permit submittals.
  - The Phase I stream channel mitigation and restoration plan shall be implemented for this project as proposed and shown on the Petitioner's Waiver Petition Plan Exhibit "E".



**Site Analysis Data Chart**

- Gross Area of Parcel C-3 = 141,605 Sq. Ft. (4.40 Ac.)
- Limit of Disturbed Area = 4.86 Ac.
- Zoning: MXD-3.
- Proposed Use: Office Building
- Building Coverage: (% of Gross Acreage)  
Office Building 1: 31,283 SQ. FT. = 0.22 Ac. (16.37%)  
Lower Level (Mechanical & Storage Only) = 0  
Total Building Floor Area = 31,283 s.f. = 45,445 s.f.



**Parking Tabulation**

**Gross Generation Data**

Office Building One  
Floor Rentable Area \*  
Lower Level (Mechanical & Storage Only) = 0  
Ground Floor = 28,556 s.f.  
Second and Third Floors (each) = 28,440 s.f.  
Total Floor Rentable Area = 85,436 s.f.  
Total Number of Spaces Required = 282 spaces (@ 3.5 spaces per 1000 s.f.)  
Parking Provided = 334 spaces \*\*

- As defined by BOMA (Building Owners and Managers Association) guidelines.  
The surplus parking may be used for accessory uses within the office building.
- The 334 spaces are distributed as follows:  
10 on-street parallel spaces  
10 on-site parallel spaces  
314 head-in spaces within parking field
- Handicap Parking
- Number of Handicap Spaces Required = 8 spaces
  - Number of Handicap Spaces Provided = 8 spaces
  - Number of Van Accessible Spaces Required = 2 spaces
  - Number of Van Accessible Spaces Provided = 2 spaces

**BENCHMARKS**

415A ELEV. = 462.16  
STANDARD DISC ON CONCRETE MONUMENT

46B2 ELEV. = 474.67  
STANDARD DISC ON CONCRETE MONUMENT

**Employment Parcel Size**

No minimum or maximum parcel sizes apply in the Employment land use areas.

**Height**

Maximum building height shall be limited to 120' unless approved to be greater in a Site Development Plan by the Howard County Planning Board. Additionally, the following shall apply:

- Commercial buildings at the corner of Johns Hopkins Road and Somner Road (Maple Lawn Boulevard) Parcel A-3 not exceed three stories.
- Commercial buildings east of Somner Road (Maple Lawn Boulevard), Parcel A-2 at the Focal Point shall not exceed four stories.
- Commercial buildings in the Workplace District within 300 feet of MD Route 216 shall not exceed one story.
- Commercial buildings in the Workplace District located between 300 feet and 500 feet from MD Route 216 shall not exceed four stories.
- Commercial buildings in the Workplace District beyond 500 feet of MD Route 216 shall not exceed eight stories.

**Permitted Uses**

The following uses are permitted in Employment land use areas:

Employment uses permitted only within M-1 Zoning District shall not be permitted. All uses permitted as a matter of right in the FOR, B-1 and M-1 Districts, as per Petitioner's PDP Exhibit 7B, without regard to any limitations or restrictions on retail or personal service uses otherwise permitted in such districts; fast food, convenience stores, country clubs and golf courses, movie theaters, legitimate theaters and dinner theaters, public utility uses (excluding stand-alone communication towers), group care facilities, housing for the elderly and/or hand capped persons, nursing homes and sheltered housing. Parcel A-2 may contain Live-Work Units as defined in the Other Residential (OR) section. Accessory Structures and Accessory Uses are also permitted.

The following additional uses not referred to or included in the above uses, which are allowed by Special Exception in the FOR, B-1 and M-1 districts, will be permitted as a matter of right in the Employment Land Use Areas, and are specifically approved by the Planning Board on this Comprehensive Sketch Plan provided, however, that quarries, temporary wrecked vehicle storage and yard waste shall not be allowed.

- Public school buildings-temporary conversion to other uses
- Theaters, legitimate and dinner
- Theaters, movie
- Public utility uses, limited to the following: utility substations, above ground pipelines, pumping stations, telephone stations, and telephone exchanges, but no stand-alone commercial communications towers.

The following use restrictions also apply:

- No more than 15% of the total Employment land use area may be devoted to warehouse and light manufacturing uses.
- Cemeteries, mausoleums & crematoriums are not permitted.
- A maximum of one gasoline service station is permitted. The gasoline service station may include a car wash, car repair facilities, and/or convenience store food.
- No single Retail Center shall exceed 100,000 square feet. Retail Centers may include retail stores, personal service establishments, and similar uses, as well as fast food restaurants on a gasoline service station; however for all Retail Centers the total square foot area which may be used for retail stores and personal service business shall not exceed 152,370 (300 square feet per gross acre). No individual retail establishment within the MXD-3 District shall have a gross floor area greater than 65,000 square feet. Retail and personal services and other allowed uses, such as restaurants and a gasoline service station may also be located within other designated Employment Areas outside of a Retail Center.

Section 128.F shall apply to Employment land use areas.

**Coverage**

No coverage requirement is imposed in Employment land use areas.

**Floor Area Ratio (FAR)**

Overall limit is 0.35 calculated on the total acreage for all Employment land use areas.

**Employment (cont.)**

**Setbacks (Also see "Project Boundary Setbacks")**

The minimum setback for employment/commercial structures shall be as follows:

- 50' from the boundary line along Johns Hopkins Road or Route 216.
- 10' from the right-of-way of Somner Road (Maple Lawn Boulevard).

No setback is required from the right-of-way of any internal public or private roads other than for Maple Lawn Blvd as noted above. Except that no structure shall be closer than 15' to any curb or edge of a road, drive, or parking area.

10' from any other property line

**Parking Setbacks**

- 15' to public right-of-way of Somner Road (Maple Lawn Boulevard) except for parallel parking adjacent to roadway.
- 10' to any other property or boundary line (except for parallel parking adjacent to roadway, or where a parcel line lies within a use-in-common parking area serving multiple parcels.)
- 20' to project boundary line along Johns Hopkins or Route 216

**Exceptions to Setback Requirements**

Structures may be located anywhere within setback areas in accordance with a Site Development Plan approved by the Howard County Planning Board.

Except for the following, Section 128.A1 applies:

Bay windows, eaves, French balconies, porches, cornices, awnings, signs, and similar architectural elements may encroach fully into any setback.

Arcades may encroach into any setback to within 1' of the property line. Where such arcades are proposed, the front facade may align vertically with the front of the arcade, thereby reducing the required front setback accordingly. An arcade is an arched building, or portion of a building, or gallery often covered with a roof structure or building supported by a series of arches and/or columns or piers.

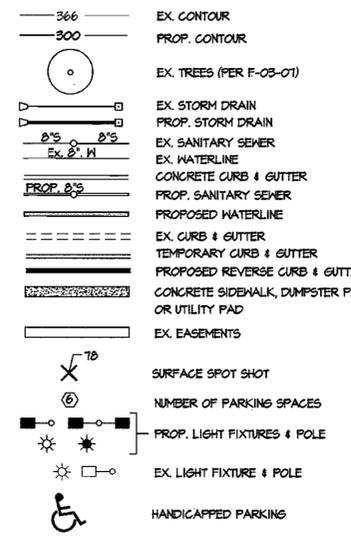
**Parking**

- A minimum of five parking spaces shall be provided for each 1,000 square feet of net leasable area devoted to commercial retail sales uses.
- A minimum of 3.5 parking spaces shall be provided for each 1,000 square feet of net leasable area that is devoted to office or research and development uses.
- No parking requirement is imposed upon any restaurant, coffee shop or similar facility constructed within buildings which primarily serves tenants and employees of such buildings.
- One parking space shall be provided for each bedroom contained within any hotel, inn or similar facility and one parking space shall be provided for each five employees of such facility.
- One parking space shall be provided for each three seats within any restaurant, coffee shop or similar facility constructed within a hotel, inn or similar facility or as a freestanding structure and one parking space shall be provided for each five employees of any such facility.
- One parking space shall be provided for each two beds in any hospital or clinic; one parking space shall be provided for each employee on a major shift; and eight parking spaces shall be provided for each doctor treating outpatients on a major shift.
- Industrial Uses:  
Warehouse = 0.5 spaces per 1,000 square feet  
Flex Space (Industrial/Office) = 2.5 spaces per 1,000 square feet  
Other Industrial = 2.0 spaces per 1,000 square feet
- Recreational Uses:  
Health Club = 10.0 spaces per 1,000 square feet  
Swimming Pool, Community = 1.0 space per seven persons permitted in the pool at one time by the Dept. of Health  
Tennis Court = 2.0 spaces per court

Required minimum parking for all such commercial and employment uses shall be met off-street. Additional parking may be accommodated on-street, in parallel parking within public road rights-of-way, parallel spaces located on paved areas adjacent to publicly maintained roadways or oriented diagonally or at right angles to such roadways, in and/or out of the public R/W.

Reductions in parking requirements are permitted pursuant to the 1999 Howard County Zoning Regulations Section 133.E.

**LEGEND**



**Sheet Index**

- Cover Sheet
- Site Development Plan
- Site Details
- Site/Handicap Accessibility Details
- SJLM Profiles/Details
- Structure Profiles
- Sediment Control Plan/Drainage Area Map
- Sediment Control Notes And Details
- Landscape/Perimeter Planting Plan
- Landscape Details And Notes

**FLOOR AREA RATIO (F.A.R.) TRACKING CHART**

FILE #	PARCEL AREA	FLOOR AREA	F.A.R.
SDP 04-44	4.40 AC. (141,605 S.F.)	43,445 S.F.	0.41
REMAINING RECORDED EMPLOYMENT LAND	26.43 AC. (1,151,241 S.F.)	0	0
TOTAL	30.83 AC. (1,342,855 S.F.)	43,445 S.F.	0.07

**APPROVED PLANNING BOARD OF HOWARD COUNTY**

DATE: 2/5/04  
Ks

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: Frank A. Coyle Date: 6/17/04

Chief, Division of Land Development: Cindy Hamilton Date: 6/18/04

Chief, Development Engineering Division: MKK Date: 6/18/04

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

PREPARED FOR:  
G&R Maple Lawn, Inc. et al.  
Suite 410, Woodholme Center  
1829 Reisterstown Road  
Baltimore, MD 21208  
ATTN: Charlie O'Donovan  
410-484-8400

**COVER SHEET**  
**SITE DEVELOPMENT PLAN FOR OFFICE BUILDING ONE**  
**MAPLE LAWN FARMS**  
**BUSINESS DISTRICT**  
PARCEL C-3  
PLAT NO. 16514

ELECTION DISTRICT No. 5

SCALE: AS SHOWN  
ZONING: MXD-3  
DATE: FEB., 2004  
TAX MAP - GRID: 46: 3&4  
SHEET: 1 OF 10

HOWARD COUNTY, MARYLAND



**General Notes**

- All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications if applicable.
- The contractor shall notify the Department of Public Works, Bureau of Engineering, Construction Inspection Division at (410) 313-1080 at least five (5) working days prior to the start of work.
- The contractor shall notify "Miss Utility" at 1-800-257-TTTT at least 48 hours prior to any excavation work being done.
- Project Background:  
Location: TAX MAP #46, GRIDS 3 & 4  
Zoning: MXD-3  
Election District: 5th  
Buildable Lot Area: 4.40 AC.  
Res. Ref: FLAT # 16514
- The contractor shall notify the Howard County Department of Public Works, Bureau of Utilities at (410) 313-4800 at least five (5) working days prior to starting any excavation work.
- Proposed Use: Office Building
- All plan dimensions are to face of building unless otherwise noted. Dimensions are measured perpendicular or radially between items unless otherwise noted.
- Existing topography is shown per field run survey information by Gutschick, Little Weber, P.A. & by design grades from design plans for construction.
- Coordinates and bearings are based upon the '83 MD State Coordinate system (NAD '83) as projected by Howard County Geodetic Control Stations No. 41EA, 41EB, 41GA and No. 4652.
- Property is zoned MXD-3 per the 10-18-83 Comprehensive Zoning Plan. Per ZB-995M was approved 2/8/01 granting approval to PDP.
- See Department of Planning & Zoning file numbers: S-01-17, ZB-995M, PB-353, WP-01-111(\*), WP-02-54(\*\*), P-02-12, P-03-01, F-03-07, F-03-40, SDP-03-140, AND F-04-55.
- Water and sewer service is public.
- All existing water and sewer is per Contract 24-4062-D.
- All existing public storm drain is per F-03-07.
- Stormwater Management is being provided by F-03-07, along with a drywell and stormceptor on this site plan.
- Recording reference: Plat No. 16514
- Existing utilities are based on approved design plans for construction and field location by Gutschick, Little & Weber, P.A.
- There are no known cemeteries, grave sites or historic structures located on the subject property.
- There are no scenic roads within or adjacent to the subject property.
- There is no floodplain on this site.
- There are no wetlands on this site.
- This property was brought into the Metropolitan District on August 8, 2001.
- Building setbacks and building restrictions are in accordance with the approved Development Criteria per PB Case No. 353 and S-01-17.
- As a consequence of the sketch plan, S-01-17 approval prior to November 15, 2001, this project is grandfathered to the Fourth Edition of the Subdivision and Land Development Regulations.
- Open space lots contain active recreational facilities as allowed by the approved comprehensive development criteria.
- Phasing for this project is in accordance with the Decision and Order for ZB-995M and the Decision and Order for PB Case No. 353 (S-01-17).
- The Traffic Study was approved as part of Sketch Plan S-01-17.
- Water and Sewer House Connection limits shown on these plans is from the road R/W to within 5' of the building. Refer to architectural for remainder on construction.
- Forest Conservation for this site has been provided under F-03-07.
- All easements (Public and Private) shown on these plans are per Recorded Plat# 16080 thru 16083, unless otherwise noted.
- Because this plan submission is non-residential use, a noise study is not required.
- Building will have an automatic fire protection sprinkler system.
- This office building is located in an Employment Area which is not part of a Retail Center.
- The drywell/stormceptor facility shown on Parcel C-3 satisfies the recharge requirements for Parcels C-3, C-4, and C-5.
- The shared access and parking requirement for Parcels "C-3" thru "C-6" is covered by Section 10.11. Access and parking easement in "Amended and Restated Declaration of Covenants, Conditions and Restrictions for Maple Lawn Commercial Association, Inc. and recorded among the Land Records of Howard County, Maryland in Liber 7419 at Folio 230.
- All exterior light fixtures shall be oriented to direct light towards and downwards away from all adjoining residential use areas and public roads in accordance with Section 134 of the Howard County Zoning Regulations. The light intensity at the property line will not exceed 0.1 footcandle.
- On February 5, 2004, the Howard County Planning Board approved this SDP with the requested setback reductions from 15' to 12.5' between the building and adjacent parking areas as required by the Development Criteria.

2b. The lower level is to be utilized only for storage and mechanical equipment. This area does not count towards Floor Area Ratio (F.A.R.) calculations and does not require parking. However, if any portion of the lower level becomes office or retail in the future, then the F.A.R. and parking tabulations will have to be revised.

**\*\*WP-01-111**  
Vehicular ingress and egress to Maryland Route 216 and along proposed Maple Lawn Boulevard Extension through the subdivision is restricted, except at the various points of access to be approved by the Department of Planning and Zoning under the conditions of WP-01-111(\*), which was granted on May 2, 2001, allowing the following:

A. Additional points along Maple Lawn Boulevard other than those permitted by section 16.114(F)(1), subject to further analysis and approvals at later plan stages, and

B. Residential lots front on instead of being limited to frontage on public rights of way as in section 16.120(C)(2), subject to adequate private alley access.

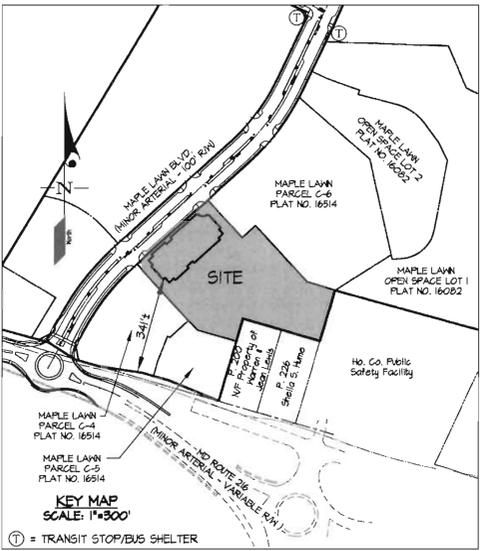
**\*\*WP-02-54**  
No grading, removal of vegetative cover or trees, or placement of new structures is permitted within limits of wetlands, streams or their required buffers, and 100 year flood plain areas except as permitted under WP-02-54. WP-02-54 was granted on April 2, 2002, allowing the following:

- Development within a 100 year floodplain, and
- Grading and removal of vegetative cover within a 25' wetland buffer and a 50' stream buffer.

The approval is subject to the following conditions:

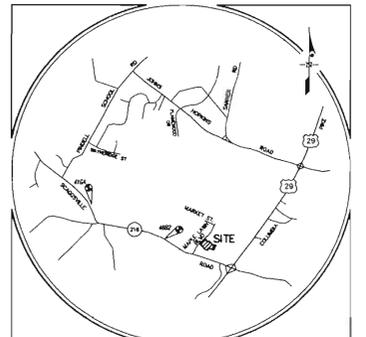
- The waiver petition approval pertains to the limits of disturbance to the wetlands, stream channel, and floodplain areas identified within the proposed employment district located in the southeast portion of Parcel C-2.
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- All grading, clearing and filling disturbances within the 100 year floodplain, wetlands, stream channel and their required buffers are subject to obtaining all necessary Water Quality Certificates and Permits from the Maryland Departments of the Environment, Natural Resources and the U.S. Army Corps of Engineers, and prior to commencement of any grading disturbances. Reference the approved permits, certificates or tracking numbers on all future plan and permit submissions.
- The Phase I stream channel mitigation and restoration plan shall be implemented for this project as proposed and shown on the Petitioner's Waiver Petition Plan Exhibit "E".

# SITE DEVELOPMENT PLAN MAPLE LAWN OFFICE BUILDING 1 PARCEL C-3



**Site Analysis Data Chart**

- Gross Area of Parcel C-3 = 191,605 Sq. Ft. (4.40 Ac.)
- Limit of Disturbed Area = 4.26 Ac.
- Zoning: MXD-3
- Proposed Use: Office Building
- Building Coverage: (% of Gross Acreage)  
Office Building 1: 31,283 SQ. FT. = 0.72 AC. (16.37%)
- Floor Area Ratio (FAR) = 0.44  
Lower Level (Mechanical & Storage Only) = 10,000 s.f. \*\*\*  
Floors One through Three (each) = 20,440 s.f.  
Total Building Floor Area = 70,880 s.f.



**Parking Tabulation**

Gross Generation Data

Office Building One  
Floor Rentable Area \*  
Lower Level (Mechanical & Storage Only) = 10,000 s.f. \*\*\*  
Ground Floor = 20,440 s.f.  
Second and Third Floors (each) = 20,440 s.f.  
Total Floor Rentable Area = 80,880 s.f.  
Total Number of Spaces Required = 282 spaces @ 3.3 spaces per 1000 s.f.  
Parking Provided = 334 spaces \*\*

- As defined by BOMA (Building Owners and Managers Association) guidelines.
  - The surplus parking may be used for accessory uses within the office building.
  - The 334 spaces are distributed as follows:  
10 on-street parallel spaces  
10 on-site parallel spaces  
314 head-in spaces within parking field
- Handicap Parking
- Number of Handicap Spaces Required = 8 spaces
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**BENCHMARKS**

416A ELEV. = 462.16  
STANDARD DISC ON CONCRETE MONUMENT

4682 ELEV. = 414.67  
STANDARD DISC ON CONCRETE MONUMENT

**Employment**

**Parcel Size**  
No minimum or maximum parcel sizes apply in the Employment land use areas.

**Height**  
Maximum building height shall be limited to 120' unless approved to be greater on a Site Development Plan by the Howard County Planning Board. Additionally, the following shall apply:

- Commercial buildings at the corner of Johns Hopkins Road and Samner Road (Maple Lawn Boulevard) Parcel A-3 not exceed three stories.
- Commercial buildings east of Samner Road (Maple Lawn Boulevard), Parcel A-2 at the Focal Point shall not exceed four stories.
- Commercial buildings in the Workplace District within 300 feet of MD Route 216 shall not exceed one story.
- Commercial buildings in the Workplace District located between 300 feet and 500 feet from MD Route 216 shall not exceed four stories.
- Commercial buildings in the Workplace District beyond 500 feet of MD Route 216 shall not exceed eight stories.

**Permitted Uses**

The following uses are permitted in Employment land use areas:  
Employment uses permitted only within M-1 Zoning District shall not be permitted. All uses permitted as a matter of right in the POR, B-1 and M-1 Districts, as per Petitioner's PDP Exhibit 10, without regard to any limitations or restrictions on retail or personal service uses otherwise permitted in such districts; fast food, convenience stores, country clubs and golf courses, movie theaters, legitimate theaters and dinner theaters, public utility uses (excluding stand-alone communication towers), group care facilities, housing for the elderly and/or handicapped persons, nursing homes and sheltered housing. Parcel A-2 may contain Live-Work Units as defined in the Other Residential (OR) section. Accessory Structures and Accessory Uses are also permitted.

The following additional uses not referred to or included in the above uses, which are allowed by Special Exception in the POR, B-1 and M-1 districts, will be permitted as a matter of right in the Employment Land Use Areas, and are specifically approved by the Planning Board on this Comprehensive Sketch Plan, provided, however, that quarries, temporary wrecked vehicle storage and yard waste shall not be allowed:

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The following use restrictions also apply:

- No more than 15% of the total Employment land use area may be devoted to warehouse and light manufacturing uses.
- Cemeteries, mausoleums & crematoriums are not permitted
- A maximum of one gasoline service station is permitted. The gasoline service station may include a car wash, car repair facilities, and/or convenience store food.
- No single Retail Center shall exceed 100,000 square feet. Retail Centers may include retail stores, personal service establishments, and similar uses, as well as fast food restaurants and a gasoline service station; however for all Retail Centers the total square foot area which may be used for retail stores and personal service business shall not exceed 152,370 (300 square feet per gross acre). No individual retail establishment within the MXD-3 District shall have a gross floor area greater than 65,000 square feet. Retail and personal services and other allowed uses, such as restaurants and a gasoline service station may also be located within other designated Employment Areas outside of a Retail Center.

Section 128.F shall apply to Employment land use areas.

**Coverage**  
No coverage requirement is imposed in Employment land use areas.

**Floor Area Ratio (FAR)**  
Overall limit is 0.35 calculated on the total acreage for all Employment land use areas.

**Employment (cont.)**

**Setbacks** (Also see "Project Boundary Setbacks")  
The minimum setback for employment/commercial structures shall be as follows:  
50' from the boundary line along Johns Hopkins Road or Route 216.  
10' from the right-of-way of Samner Road (Maple Lawn Boulevard).  
No setback is required from the right-of-way of any internal public or private roads other than for Maple Lawn Blvd as noted above. Except that no structure shall be closer than 15' to any curb or edge of a road, drive, or parking area.  
10' from any other property line

**Parking Setbacks**  
15' to public right-of-way of Samner Road (Maple Lawn Boulevard) except for parallel parking adjacent to roadway.  
10' to any other property or boundary line (except for parallel parking adjacent to roadway, or where a parcel line lies within a use-in-common parking area serving multiple parcels.)  
20' to project boundary line along Johns Hopkins or Route 216

**Exceptions to Setback Requirements.**

Structures may be located anywhere within setback areas in accordance with a Site Development Plan approved by the Howard County Planning Board.  
Except for the following, Section 128.A.1 applies:  
Bay windows, eaves, French balconies, porticos, cornices, awnings, signs, and similar architectural elements may encroach fully into any setback.  
Arcades may encroach into any setback to within 1' of the property line. Where such arcades are proposed, the front facade may align vertically with the front of the arcade, thereby reducing the required front setback accordingly. An arcade is an arched building, or portion of a building, or gallery often covered with a roof structure or building supported by a series of arches and/or columns on piers.

**Parking**

- A minimum of five parking spaces shall be provided for each 1,000 square feet of net leasable area devoted to commercial retail sales uses.
- A minimum of 3.3 parking spaces shall be provided for each 1,000 square feet of net leasable area that is devoted to office or research and development uses.
- No parking requirement is imposed upon any restaurant, coffee shop or similar facility constructed within buildings which primarily serves tenants and employees of such buildings.
- One parking space shall be provided for each bedroom contained within any hotel, inn or similar facility and one parking space shall be provided for each five employees of such facility.
- One parking space shall be provided for each three seats within any restaurant, coffee shop or similar facility constructed within a hotel, inn or similar facility or as a freestanding structure and one parking space shall be provided for each five employees of any such facility.
- One parking space shall be provided for each two beds in any hospital or clinic; one parking space shall be provided for each employee on a major shift; and eight parking spaces shall be provided for each doctor treating outpatients on a major shift.
- Industrial Uses:  
Warehouse: 0.5 spaces per 1,000 square feet  
Flex Space (Industrial/Office): 2.5 spaces per 1,000 square feet  
Other Industrial: 2.0 spaces per 1,000 square feet
- Recreational Uses:  
Health Club: 1.0 spaces per 1,000 square feet  
Swimming Pool, Community: 1.0 space per seven persons permitted in the pool at one time by the Dept. of Health  
Tennis Court: 2.0 spaces per court

Required minimum parking for all such commercial and employment uses shall be met off-street. Additional parking may be accommodated on-street, in parallel parking within public road rights-of-way, parallel spaces located on paved areas adjacent to publicly maintained roadways or oriented diagonally or at right angles to such roadways, in and/or out of the public R/W.  
Reductions in parking requirements are permitted pursuant to the 1999 Howard County Zoning Regulations Section 133.E.

**FLOOR AREA RATIO (F.A.R.) TRACKING CHART**

FILE #	PARCEL AREA	FLOOR AREA	F.A.R.
SDP 04-44	4.40 AC. (191,605 S.F.)	43,945 S.F.	0.44
REMAINING RECORDED EMPLOYMENT LAND	26.43 AC. (1,151,241 S.F.)	0	0
TOTAL	30.83 AC. (1,342,846 S.F.)	43,945 S.F.	0.07

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

3/5/04

Director: *Frank A. ...* Date: 6/17/04  
 Chief, Division of Land Development: *Guido ...* Date: 6/18/04  
 Chief, Development Engineering Division: *MK* Date: 6/18/04

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-880-1820 DC/WA: 301-589-2524 FAX: 301-421-4186

10/27/04 1) Revise Site Analysis & Parking Tabulation to acknowledge lower level. dev  
 11/4/04 2) Revise area of lower level to coincide with architectural plans. dev

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

PREPARED FOR:  
G&R Maple Lawn, Inc., et al.  
Suite 410, Woodholme Center  
1829 Reisterstown Road  
Baltimore, MD 21208  
ATTN: Charlie O'Donovan  
410-484-8400

**COVER SHEET**  
SITE DEVELOPMENT PLAN FOR OFFICE BUILDING ONE  
MAPLE LAWN FARMS  
BUSINESS DISTRICT  
PARCEL C-3  
FLAT NO. 16514

ELECTION DISTRICT No. 5 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03051
DATE	TAX MAP - GRID	SHEET
FEB., 2004	46: 3&4	1 OF 10

**Sheet Index**

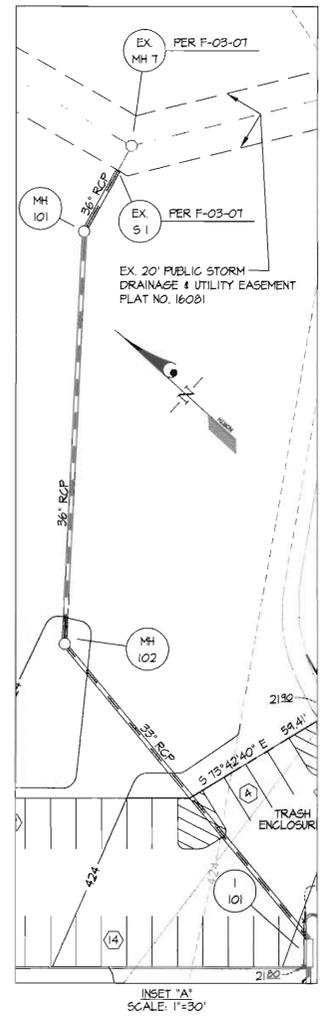
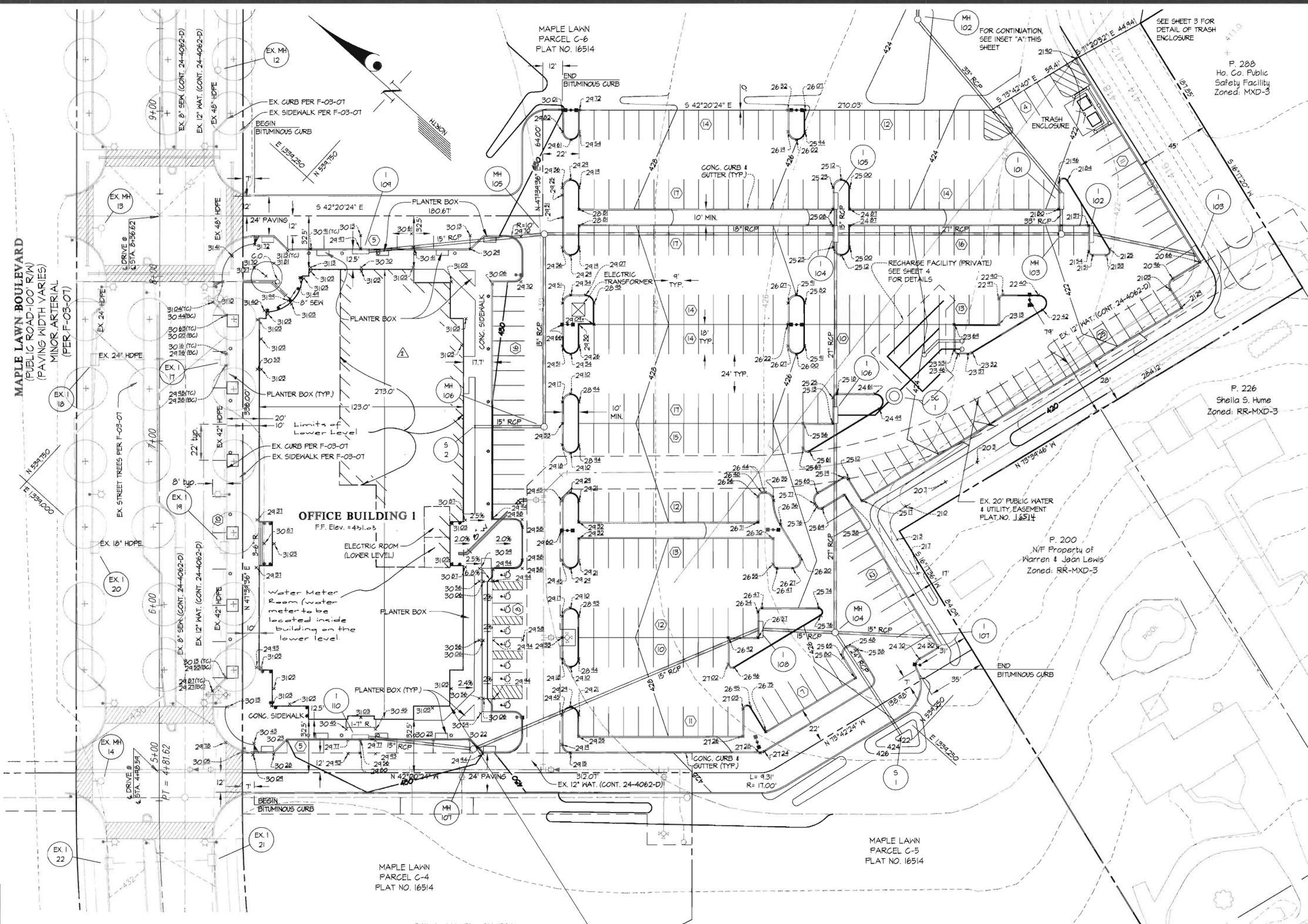
- Cover Sheet
- Site Development Plan
- Site Details
- Site/Handicap Accessibility Details
- SJM, Profiles/Details
- Structure Profiles
- Sediment Control Plan/Drainage Area Map
- Sediment Control Notes And Details
- Landscape/Perimeter Planting Plan
- Landscape Details And Notes

PARCEL NO.	ADDRESS CHART
C-3	8711 MAPLE LAWN BOULEVARD

WATER CODE:	SEWER CODE:
E21	T645000

SUBDIVISION NAME:	SECTION/AREA	PARCELS
MAPLE LAWN	BUSINESS DISTRICT/AREA 1	PARCEL C-3

FLAT No.	ZONE	TAX MAP	BLOCK	ELEC. DIST.	CENSUS TRACT
16514	MXD-3	46	3 & 4	5	6051.02



APPRO  
PLANNING  
of HOWARD COUNTY

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: *Mark D. ...* Date: 6/22/14  
 Chief, Division of Land Development: *Cindy ...* Date: 6/11/14  
 Chief, Development Engineering Division: *MK* Date: 6/11/14

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

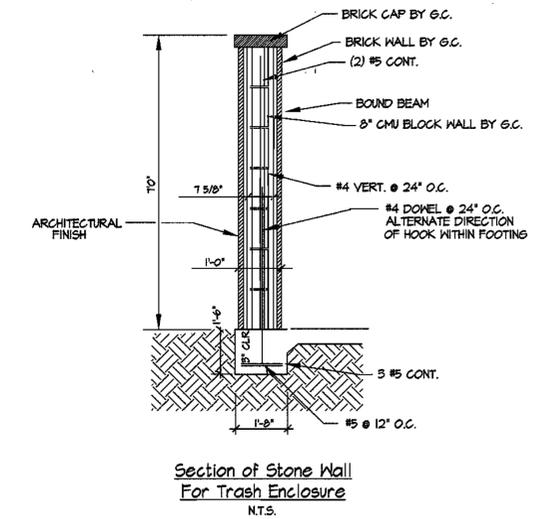
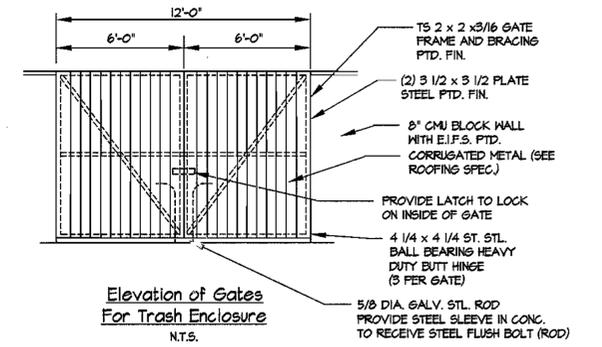
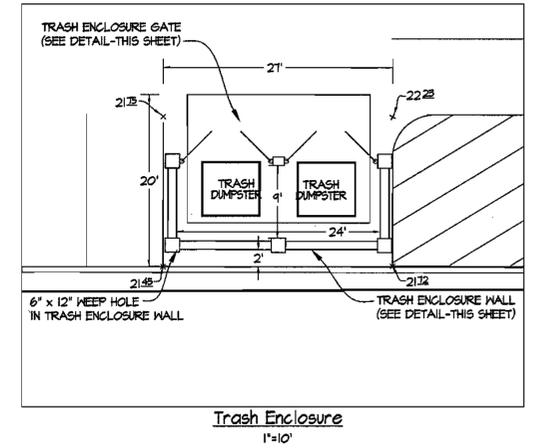
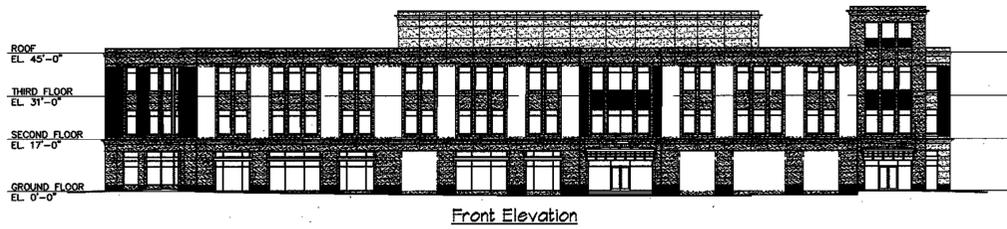
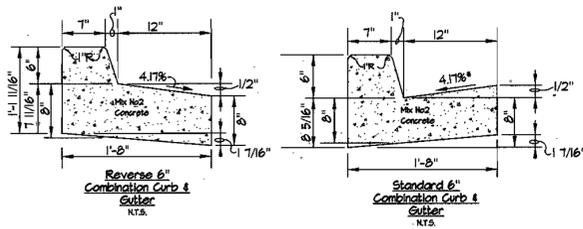
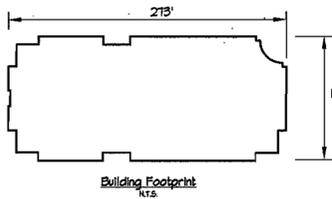
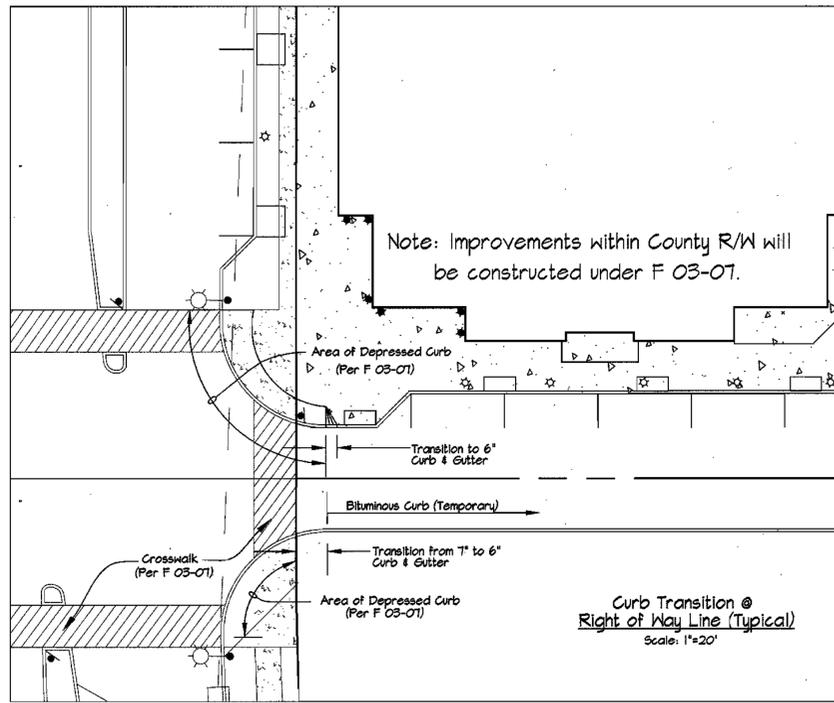
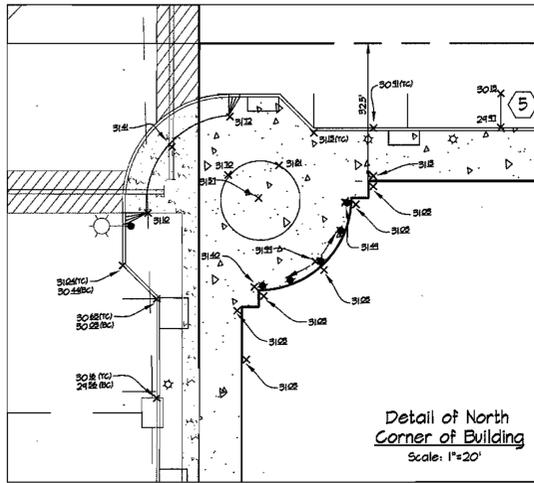
DATE	REVISION	BY	APPR.
10/27/04	Revise location of utility rooms, utility alignment & show lower level.	d.e.v.	
11/4/04	Revise limits of lower level to coincide with architectural plans.	d.e.v.	

PREPARED FOR:  
 G&R Maple Lawn, Inc. et. al.  
 Suite 410, Woodholme Center  
 1829 Reisterstown Road  
 Baltimore, MD 21208  
 ATTN: Charlie O'Donovan  
 410-484-8400

**SITE DEVELOPMENT PLAN**  
**SITE DEVELOPMENT PLAN FOR OFFICE BUILDING ONE**  
**MAPLE LAWN FARMS**  
**BUSINESS DISTRICT**  
 PARCEL C-3  
 PLAT NO. 16514  
 ELECTION DISTRICT No. 5  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=30'	MXD-3	03051
DATE	TAX MAP - GRID	SHEET
FEB., 2004	46: 3&4	2 OF 10





APPROVED  
PLANNING BOARD  
of HOWARD COUNTY

DATE: 2/9/04  
16

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Mark D. Coyle* 6/12/04  
Director Date

*Charles Smith* 6/11/04  
Chief, Division of Land Development Date

*[Signature]* 6/10/04  
Chief, Development Engineering Division MK Date

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
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TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4186

DATE	DES. DEV	DRN. AXL	CHK. DEV	BY	APP'R.

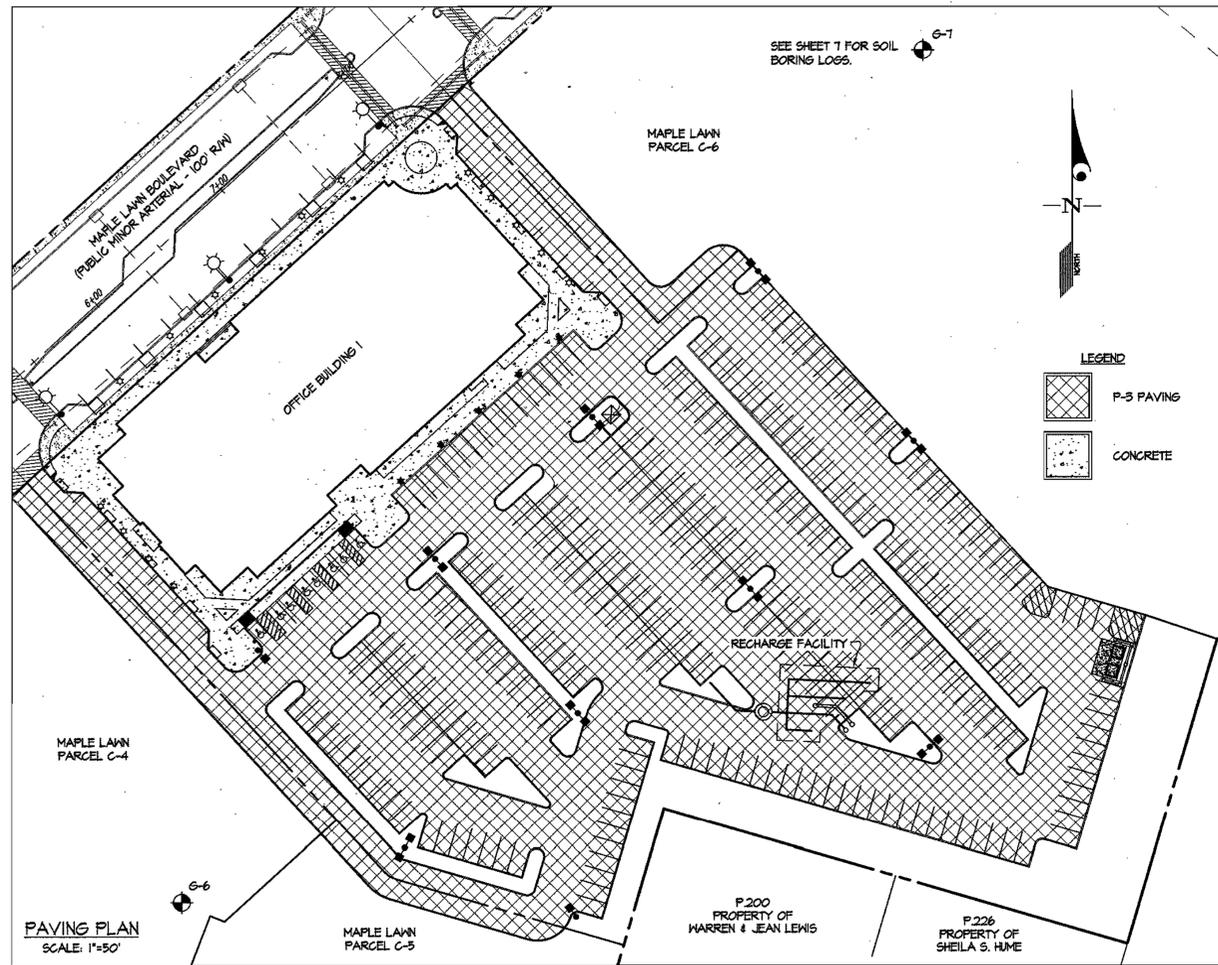
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G&R Maple Lawn, Inc. et. al.  
Suite 410, Woodholme Center  
1829 Reisterstown Road  
Baltimore, MD 21208  
ATTN: Charlie O'Donovan  
410-484-8400

**SITE DETAILS**  
**SITE DEVELOPMENT PLAN FOR OFFICE BUILDING ONE**  
**MAPLE LAWN FARMS**  
**BUSINESS DISTRICT**  
PARCEL C3  
PLAT NO. 16514  
ELECTION DISTRICT No. 5  
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03051
DATE	TAX MAP - GRID	SHEET
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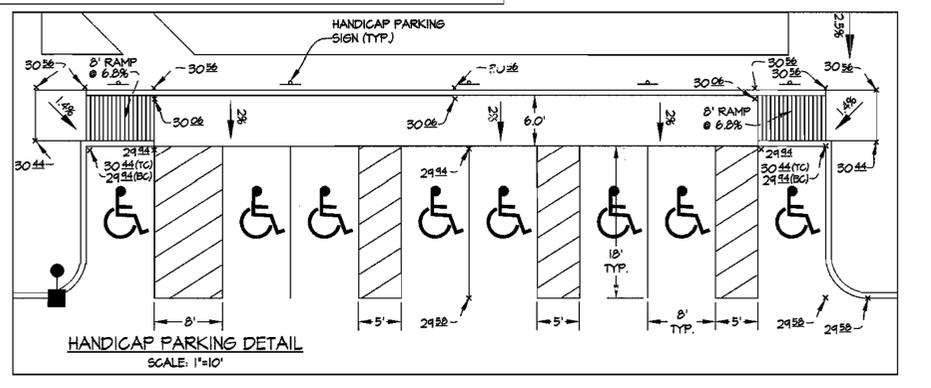
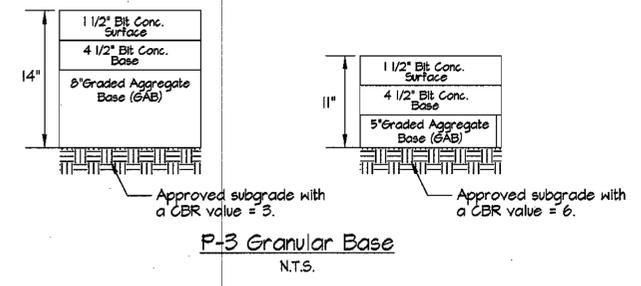
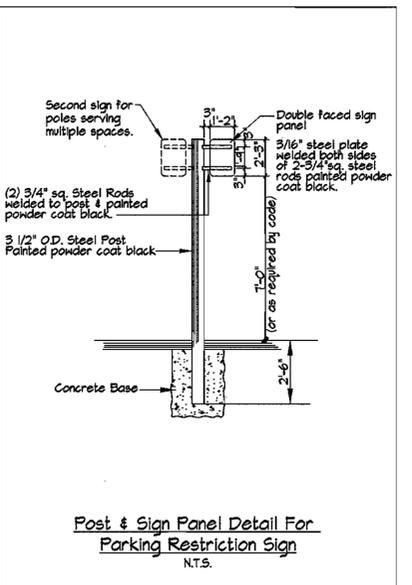
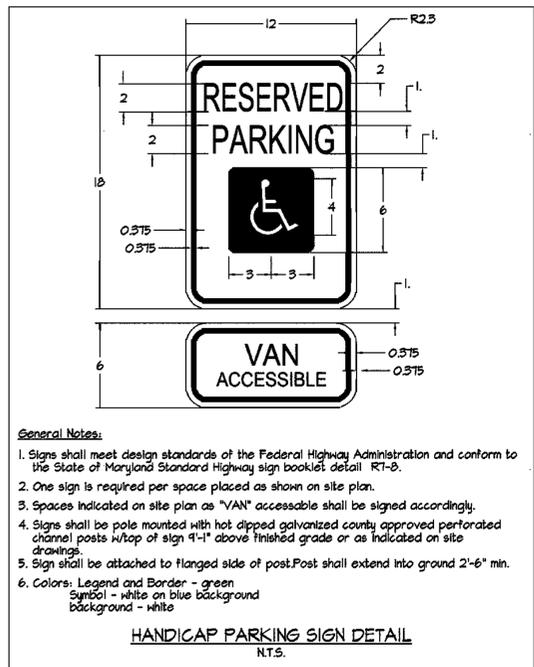
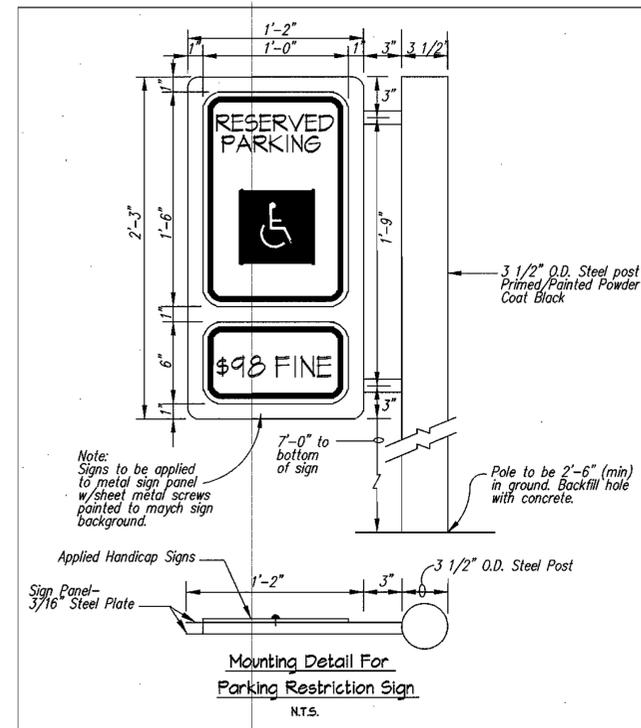


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**LANDSCAPE LIGHTING FIXTURE SCHEDULE**

TYPE	MANUFACTURER	CATALOG NUMBER	WATTAGE	LAMP	MOUNTING	NOTES	SYMBOL
A	HADCO	HADCO TF4	250 W (28,000 LUMENS)	HIGH PRESSURE SODIUM	25' POLE	FIXTURE TYPE: TBD SHIELD TYPE: SEMI-CUTOFF	
B	HADCO	HADCO TF4	250 W (20,500 LUMENS)	METAL HALIDE	25' POLE	FIXTURE TYPE: TBD SHIELD TYPE: SEMI-CUTOFF	
C	HADCO	HADCO TF4	250 W (20,500 LUMENS)	METAL HALIDE	25' POLE	FIXTURE TYPE: TBD SHIELD TYPE: SEMI-CUTOFF	
D	HADCO	HADCO RS1	150 W	METAL HALIDE	12' POLE	FIXTURE TYPE: TBD SHIELD TYPE: SEMI-CUTOFF	
E	GREENLEE LIGHTING	ABR	100 W	METAL HALIDE	41" BOLLARD	FIXTURE TYPE: TBD SHIELD TYPE: SEMI-CUTOFF	



**APPROVED**  
PLANNING BOARD  
of HOWARD COUNTY

DATE: 2/15/04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Mark A. Loyell* Director Date: 6/17/04

*David Hammett* Chief, Division of Land Development Date: 6/14/04

*MK* Chief, Development Engineering Division Date: 6/14/04

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

DES. DEV	DRN. AML	CHK. DEV	DATE	REVISION	BY	APP'R.

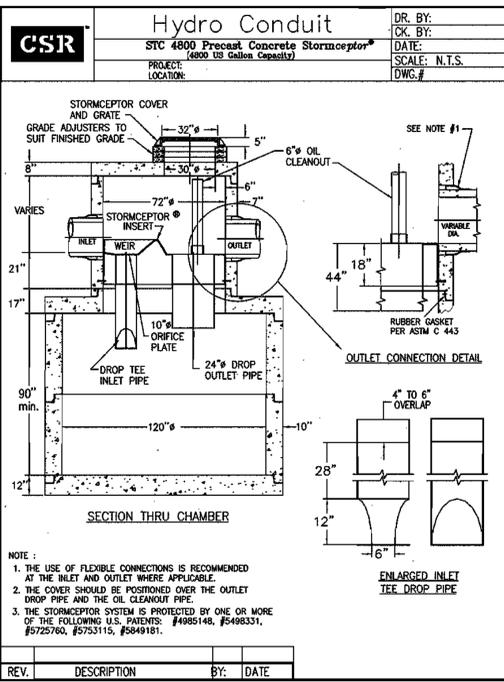
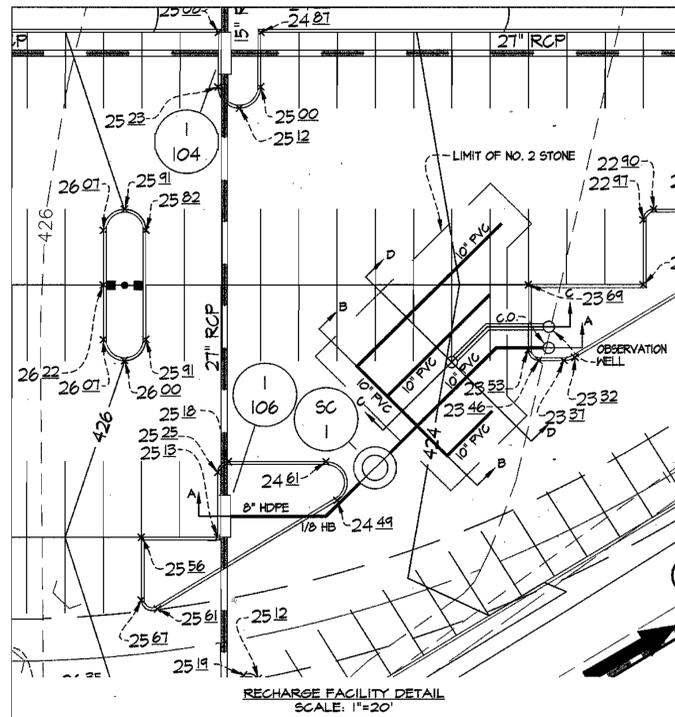
PREPARED FOR:  
G&R Maple Lawn, Inc. et. al.  
Suite 410, Woodholme Center  
1829 Reisterstown Road  
Baltimore, MD 21208  
ATTN: Charlie O'Donovan  
410-484-8400

**SITE/HANDICAP ACCESSIBILITY DETAILS**  
**SITE DEVELOPMENT PLAN FOR OFFICE BUILDING ONE**  
**MAPLE LAWN FARMS**  
**BUSINESS DISTRICT**  
PARCEL C3  
PLAT NO. 1614

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03051
DATE	TAX MAP - GRID	SHEET
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**CSR Precast Concrete Stormceptor Order Request Form**

CONTRACTOR INFORMATION  
 Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Fax: \_\_\_\_\_

OWNER INFORMATION  
 Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Fax: \_\_\_\_\_

PLEASE FILL OUT COMPLETELY AND FAX TO: CSR Hydro Conduit  
 ATTN: ED O'MALLEY FAX: (703)922-3659, PHONE: (703)971-1900  
 FOR TECHNICAL ASSISTANCE PLEASE CALL MIKE BARG,  
 PHONE (703)971-1900

**OPERATION AND MAINTENANCE SCHEDULE FOR PUBLICLY OWNED AND MAINTAINED RETENTION POND**

**Route Maintenance (by H.O.A.)**

- Facility shall be inspected annually and after major storms. Inspections shall be performed during wet weather to determine if the pond is functioning properly.
- Top and side slopes of the embankment shall be mowed a minimum of two (2) times per year, once in June and once in September. Other side slopes and maintenance access shall be mowed as needed.
- Debris and litter shall be removed during regular mowing operations as needed.
- Visible signs of erosion in the pond as well as the rip-rap or gabion outlet area shall be repaired as soon as it is noticed.

**Non-Route Maintenance (by County)**

- Structural components of the pond such as the dam, the riser, and the pipes shall be repaired upon the detection of any damage. The components shall be inspected during routine maintenance operations.
- Sediment shall be removed from the pond, and for every no later than the capacity of the pond, to half-full of sediment or when deemed necessary for aesthetic reasons, upon approval from the Department of Public Works.

**OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED STORMWATER INFILTRATION TRENCHES (TYPE I) FACILITY**

- The monitoring wells and structures shall be inspected on a quarterly basis and after every large storm event.
- Water levels and sediment build up in the monitoring wells shall be recorded over a period of several days to insure trench drainage.
- A log book shall be maintained to determine the rate at which the facility drains.
- When the facility becomes clogged so that it does not drain down within the 12 hour time period, corrective action shall be taken.
- The maintenance log book shall be available to Howard County for inspection to insure compliance with operation and maintenance criteria.
- Once the performance characteristics of the infiltration facility have been verified, the monitoring schedule can be reduced to an annual basis unless the performance data indicates that a more frequent schedule is required.

**CONSTRUCTION SPECIFICATIONS**

These specifications are appropriate to all ponds facility number 14 5. All references to ASTM and AASHTO specifications apply to the most recent version.

**Site Preparation**

Areas designated for borrow areas, embankment, and structural works shall be cleared, grubbed and stripped of topsoil. All trees, vegetation, roots and other objectionable material shall be removed. Charred brush and steep banks shall be sloped to no steeper than 1:1. All trees shall be cleared and grubbed within 20 feet of the toe of the embankment.

Areas to be covered by the reservoir will be cleared of all trees, brush, logs, fences, rubbish and other objectionable material unless otherwise designated on the plans. Trees, brush, and stumps shall be cut approximately level with the ground surface.

All cleared and grubbed material shall be disposed of outside and below the limits of the dam and reservoir as directed by the owner or his representative. When specified, a sufficient quantity of topsoil will be stockpiled in a suitable location for use on the embankment and other designated areas.

**Earth Fill**

**Material** - The fill material shall be taken from approved designated borrow areas. It shall be free of roots, stumps, wood, rubbish, stones greater than 6", frozen or other objectionable materials. Fill material for the center of the embankment conform to Unified Soil Classification SC, SH or CL and must have at least 30% passing the #200 sieve. Consideration may be given to the use of other materials in the embankment if designed by a geotechnical engineer. Such special designs must have construction supervised by a geotechnical engineer.

**Placement** - Areas on which fill is to be placed shall be scarified prior to placement of fill. The material shall be placed in maximum 8-inch thick (before compaction) layers which are to be continuous over the entire length of the fill. The most permeable borrow material shall be placed in the downstream portions of the embankment. The principal spillway must be installed concurrently with fill placement and not excavated into the embankment.

**Compaction** - The movement of the hauling and spreading equipment over the fill shall be controlled so that the entire surface of each lift shall be traversed by not less than one tread track of heavy equipment or compaction shall be achieved by a minimum of four complete passes of a pneumatic rubber tired or vibratory roller. Fill material shall contain sufficient moisture such that the required degree of compaction will be obtained with the equipment used. The fill material shall contain sufficient moisture so that when formed into a ball it will not crumble, yet not be so wet that water can be squeezed out.

When required by the reviewing agency the minimum required density shall not be less than 95% of maximum dry density with a moisture content within 2% of the optimum. Each layer of fill shall be compacted as necessary to obtain that density, and it to be certified by the Engineer at the time of construction. All compaction is to be determined by AASHTO Method T-99 (Standard Proctor).

**Embankment Core** - The core shall be parallel to the centerline of the embankment as shown on the plans. The top width of the core shall be a minimum of four feet. The height shall extend up to at least the 100-year water elevation or as shown on the plans. The side slopes shall be 1 to 1 or flatter. The core shall be compacted with construction equipment, rollers, or hand tampers to assure maximum density and minimum permeability. In addition, the core shall be placed concurrently with the outer shell of the embankment.

**Structure Backfill**

Backfill adjacent to pipes or structures shall be of the type and quality conforming to that specified for the adjoining fill material. The fill shall be placed in horizontal layers not to exceed four inches in thickness and compacted by hand tampers or other manually directed compaction equipment. The material needs to fill completely all spaces under and adjacent to the pipe. At no time during the backfilling operation shall driven equipment be allowed to operate closer than four feet, measured horizontally, to any part of a structure. Under no circumstances shall equipment be driven over any part of a concrete structure or pipe, unless there is a compacted fill of 24" or greater over pipe.

Structures backfill may be flowable fill meeting the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 515 as modified. The mixture shall have a 100-200 psi 28 day unconfined compressive strength. The flowable fill shall have a minimum pH of 4.0 and a minimum resistivity of 2000 ohm-cm. Material shall be placed such that a minimum of 6" (measured perpendicular to the outside of the pipe) of flowable fill shall be under bedding, over and on the sides of the pipe. It only needs to extend up to the spring line for rigid conduits. Average slump of the fill shall be 7" to ensure flowability of the material. Adequate measures shall be taken (sand bags, etc.) to prevent flooding the pipes. When using flowable fill, all metal pipe shall be bituminous coated. Any adjoining soil fill shall be placed in horizontal layers not to exceed four inches in thickness and compacted by hand tampers or other manually directed compaction equipment. The material shall completely fill all voids adjacent to the flowable fill zone. At no time during the backfilling operation shall driven equipment be allowed to operate closer than four feet, measured horizontally, to any part of a structure. Under no circumstances shall equipment be driven over any part of a structure or pipe unless there is a compacted fill of 24" or greater over the structure or pipe. Backfill material outside the structural backfill (flowable fill) zone shall be of the type and quality conforming to other embankment materials.

**Pipe Conduits**

All pipes shall be circular in cross section.

**Corrugated Metal Pipe** - All of the following criteria shall apply for corrugated metal pipe:

- Materials - Polymer Coated Steel Pipe - Steel pipes with polymer coatings shall have a minimum coating thickness of 0.01 inch (10 mil) on both sides of the pipe. This pipe and its appurtenances shall conform to the requirements of AASHTO Specifications M-245 & M-246 with watertight coupling bands or flanges.

**Materials - Aluminum Coated Steel Pipe** - This pipe and its appurtenances shall conform to the requirements of AASHTO Specification M-274 with watertight coupling bands or flanges. Aluminum Coated Steel Pipe, when used with flowable fill or when soil and/or water conditions warrant the need for increased durability shall be fully bituminous coated per requirements of AASHTO Specification M-410 Type A. Any aluminum coating damaged or otherwise removed shall be replaced with cold applied bituminous coating compound. Aluminum surfaces that are to be in contact with concrete shall be painted with one coat of zinc chromate primer or two coats of asphalt. Hot dip galvanized bolts may be used for connections. The pH of the surrounding soils shall be between 4 and 7.
- Coupling bands, anti-seep collars, and sections, etc., must be composed of the same material and coatings as the pipe. Metals must be treated from dissimilar materials with use of rubber or plastic insulating materials at least 24 mils in thickness.
- Connections - All connections with pipes must be completely watertight. The drain pipe or barrel connection to the riser shall be welded all around when the pipe and riser are metal. Anti-seep collars shall be connected to the pipe in such a manner so as to be completely watertight. Dimple bands are not considered to be watertight.

All connections shall use a rubber or neoprene gasket when joining pipe sections. The end of each pipe shall be re-rolled an adequate number of corrugations to accommodate the backfill. The following pipe connections are acceptable for pipes less than 24 inches in diameter: flanges on both ends of the pipe with a circular 5/8 inch closed cell neoprene gasket, prepared to the flange bolt circle, sandwiched between adjacent flanges; a 12-inch wide standard top tie band with 12-inch wide by 3/8-inch thick closed cell circular neoprene gasket; and a 12-inch wide higger type band with o-ring gaskets having a minimum diameter of 12 inch greater than the corrugation depth. Pipes 24 inches in diameter and larger shall be connected by a 24 inch long arched corrugated band using a minimum of 4 (four) rods and lugs, 2 on each connecting pipe end. A 24-inch wide by 3/8-inch thick closed cell circular neoprene gasket will be installed with 12 inches on end of each pipe. Flanged joints with 5/8 inch closed cell gaskets the full width of the flange is also acceptable.

Horizontally corrugated pipe shall have either continuously welded seams or have lock seams with internal caulking or a neoprene bead.

- Bedding - The pipe shall be firmly and uniformly bedded throughout its entire length. Where rock or soft, spongy or other unstable soil is encountered, all such material shall be removed and replaced with suitable earth compacted to provide adequate support.
- Backfilling shall conform to "Structure Backfill".
- Other details (anti-seep collars, valves, etc.) shall be as shown on the drawings.

**Plastic Pipe** - The following criteria shall apply for plastic pipe:

- Materials - PVC pipe shall be PVC-120 or PVC-1220 conforming to ASTM D-1785 or ASTM D-2241. Corrugated High Density Polyethylene (HDPE) pipe, couplings and fittings shall conform to the following: 4" - 10" HDPE pipe shall meet the requirements of AASHTO M252 Type 5 and 12" through 24" HDPE shall meet the requirements of AASHTO M254 Type 5.
- Joints and connections to anti-seep collars shall be completely watertight.
- Bedding - The pipe shall be firmly and uniformly bedded throughout its entire length. Where rock or soft, spongy or other unstable soil is encountered, all such material shall be removed and replaced with suitable earth compacted to provide adequate support.
- Backfilling shall conform to "Structure Backfill".
- Other details (anti-seep collars, valves, etc.) shall be as shown on the drawings.

**Concrete**

Concrete shall meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 414, Mix No. 3.

**Rock Riprap**

Rock riprap shall meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 311.

**Geotextile**

Geotextile shall be placed under all riprap and shall meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 421.04, Class C.

**Care of Water during Construction**

All work on permanent structures shall be carried out in areas free from water. The Contractor shall construct and maintain all temporary dikes, levees, cofferdams, drainage channels, and stream diversions necessary to protect the areas to be occupied by the permanent works. The contractor shall also furnish, install, operate, and maintain all necessary pumping and other equipment required for removal of water from various parts of the work and for maintaining the excavations, foundation, and other parts of the work free from water as required or directed by the engineer for constructing each part of the work. After having served their purpose, all temporary protective works shall be removed or leveled and graded to the extent required to prevent obstruction in any degree whatsoever of the flow of water to the spillway or outlet works and so as not to interfere in any way with the operation or maintenance of the structure. Stream diversions shall be maintained until the full flow can be passed through the permanent works. The removal of water from the required excavation and the foundation shall be accomplished in a manner and to the extent that will maintain stability of the excavated slopes and bottom required excavations and will allow satisfactory performance of all construction operations. During the placing and compacting of material in required excavations, the water level at the locations being refilled shall be maintained below the bottom of the excavation at such locations which may require draining the water sumps from which the water shall be pumped.

**Stabilization**

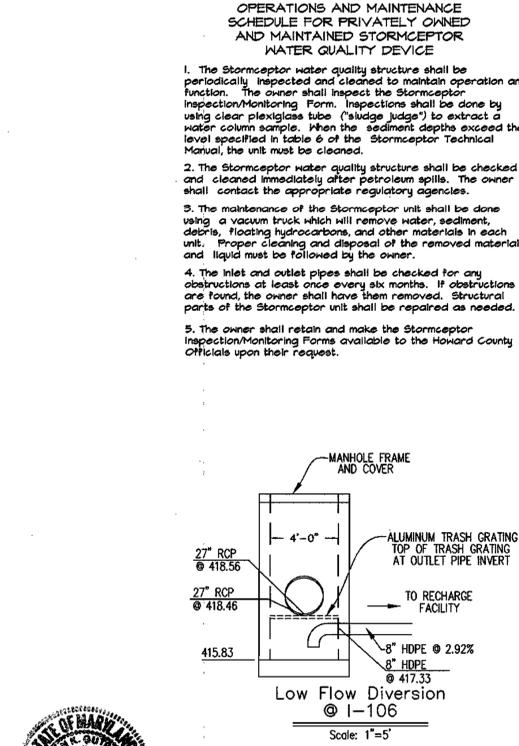
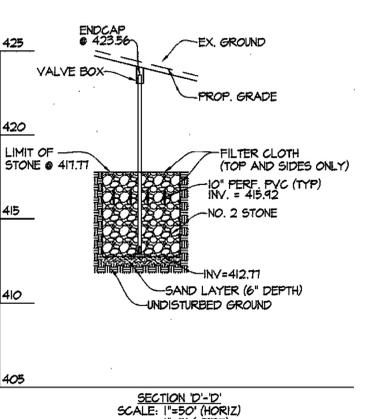
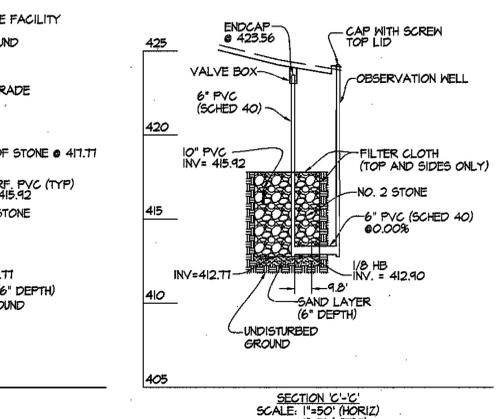
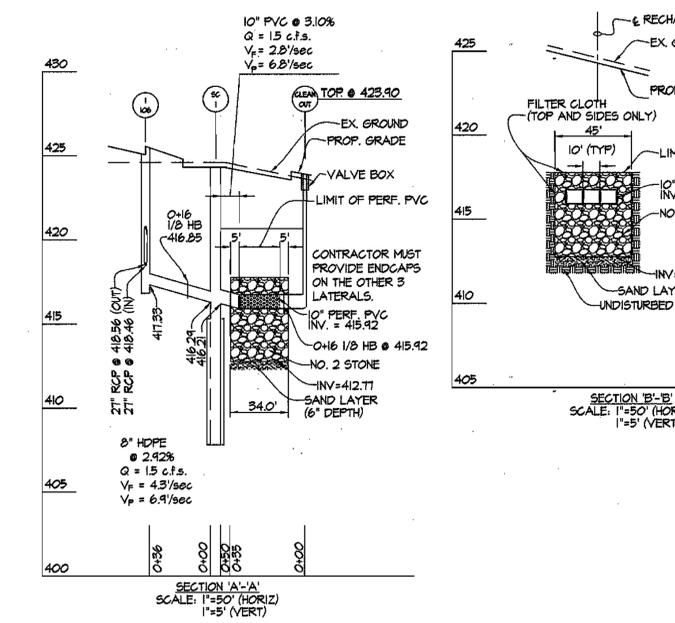
All borrow areas shall be graded to provide proper drainage and left in a slightly concave condition. All exposed surfaces of the embankment, spillway, outlet and borrow areas, and berms shall be stabilized by seeding, living, fertilizing and mulching.

**Erosion and Sediment Control**

Construction operations will be carried out in such a manner that erosion will be controlled and water and air pollution minimized. State and local laws concerning pollution abatement will be followed. Construction plans shall detail erosion and sediment control measures.

**OPERATION AND MAINTENANCE**

An operation and maintenance plan in accordance with Local or State Regulations will be prepared for all ponds. As a minimum, the dam inspection checklist located in Appendix A shall be included as part of the operation and maintenance plan and performed at least annually. Written records of maintenance and major repairs shall be retained in a file. The issuance of a Maintenance and Repair Permit for any repairs or maintenance that involves the modification of the dam or spillway from its original design and specifications is required. A permit is also required for any repairs or reconstruction that involve a substantial portion of the structure. All indicated repairs are to be made as soon as practical.



**DEVELOPER'S/BUILDER'S CERTIFICATE**

"I/We certify that all development and/or construction will be done according to these plans, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Maryland Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I shall engage a registered Professional Engineer to supervise pond construction and provide the Howard Soil Conservation District with an "as built" plan of the pond within 30 days of completion. I also authorize periodic on-site inspections by the Howard Soil Conservation District.

*Signature of Developer/Builder* \_\_\_\_\_ Date **6/1/04**

**APPROVED PLANNING BOARD of HOWARD COUNTY**

DATE **2/5/04**

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Director* \_\_\_\_\_ Date **6/12/04**

*Chief, Division of Land Development* \_\_\_\_\_ Date **6/14/04**

*Chief, Development Engineering Division* \_\_\_\_\_ Date **6/16/04**

**ENGINEER'S CERTIFICATE**

"I certify that this plan for pond construction, erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions. This plan was prepared in accordance with the requirements of the Howard Soil Conservation District. I have notified the developer that he/she must engage a registered professional engineer to supervise pond construction and provide the Howard Soil Conservation District with an "as built" plan of the pond within 30 days of completion."

*Engineer's Signature* \_\_\_\_\_ Date **6-2-04**

*Howard Soil Conservation District* \_\_\_\_\_ Date **4/7/04**

*Natural Resources Conservation Service* \_\_\_\_\_ Date **4/7/04**

These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements for small pond construction, soil erosion and sediment control.

**GLWGUTSCHICK LITTLE & WEBER, PA.**

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866

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

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

DATE	REVISION	BY	APPR.

**S.W.M. PROFILES/DETAILS**

**SITE DEVELOPMENT PLAN FOR OFFICE BUILDING ONE**

**MAPLE LAWN FARMS BUSINESS DISTRICT**

PARCEL C-3  
 FLAT NO. 1634

PREPARED FOR:  
 G&R Maple Lawn, Inc. et. al.  
 Suite 410, Woodholme Center  
 1829 Reisterstown Road  
 Baltimore, MD 21208  
 ATTN: Charlie O'Donovan  
 410-484-8400

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03051
DATE	TAX MAP - GRID	SHEET
FEB., 2004	46: 3&4	5 OF 10

L:\CADD\DRAWINGS\96079\03051\SDP\03051sdp5.dwg 06/01/2004 07:56:52 AM EDT



DRAINAGE AREA INFORMATION			
INLET	AREA (AC)	'C' VALUE	% IMP.
I-101	0.22	0.81	91%
I-102	0.24	0.81	90%
I-103	0.14	0.80	84%
I-104	0.35	0.83	93%
I-105	0.25	0.81	90%
I-106	0.47	0.84	96%
I-107	0.77	0.74	87%
I-108	0.36	0.84	95%
I-109	0.18	0.81	100%
I-110	0.12	0.81	100%
S-1	2.84	0.76	82%
S-2	0.12	0.81	100%

LEGEND	
	STONE CONSTRUCTION ENTRANCE
	SUPER SILT FENCE
	L.O.D. LIMIT OF DISTURBANCE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PUBLIC & PRIVATE EASEMENTS
	EXISTING EARTH DIKE

WHERE THE L.O.D. IS NOT SHOWN, THE SEDIMENT CONTROL DEVICES WILL INDICATE THE LIMITS OF DISTURBANCE.

DUE TO MASS GRADING, 'C' SOILS WERE USED FOR STORM DRAIN DESIGN.

**SEQUENCE OF CONSTRUCTION**

1. Obtain grading permit. (1 day)
2. Arrange for an on-site pre-construction meeting with the sediment control inspector. (1 day)
3. Install the stone construction entrance. (1 day)
4. Install the super silt fence as shown on these plans. (5 days)
5. Inspect and repair existing engineered swale constructed under F-03-07. (1 day)
6. Construct the storm drains. (2 weeks)
7. Grade sumps at S-1 and MH 102. Contractor to provide an open grate on top of MH 102. (2 days)
8. The 6" HDPE leading to the drywell/stormceptor must be blocked. It must remain blocked until all of the areas draining to it are developed and stabilized.
9. Construct the water and sewer from the existing stubs to within 5' of the buildings. (5 days)
10. Fine grade site. (1 month)
11. Construct the office building. (1 year)
12. Install the landscaping. (2 weeks)
13. Install the sidewalks and paving. (1 month)
14. With the permission of the sediment control inspector, stabilize the remaining areas with seed and mulch. (1 week)
15. Backfill sump at MH 102 and replace grates top with a solid top. (1 day)
16. With the permission of the sediment control inspector, remove the sediment control devices and stabilize the areas as needed. (2 days)

THE DRYWELL/STORMCEPTOR FACILITY SHOWN ON PARCEL C-3 SATISFIES THE RECHARGE REQUIREMENTS FOR PARCELS C-3, C-4, AND C-5.

**APPROVED**  
PLANNING BOARD  
of HOWARD COUNTY

DATE: 2/5/04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Barbara A. Lytle* 6/17/04  
Director Date  
*Cindy Hanate* 6/17/04  
Chief, Division of Land Development Date  
*Mark* 6/17/04  
Chief, Development Engineering Division Date

**GLW GUTSCHICK LITTLE & WEBER, P.A.**

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONVILLE OFFICE PARK  
BURTONVILLE, MARYLAND 20886  
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DES. DEV	DRN. AML	CHK. DEV	DATE	REVISION	BY	APPR.

PREPARED FOR:  
G&R Maple Lawn, Inc. et al.  
Suite 410, Woodholme Center  
1829 Reisterstown Road  
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ATTN: Charlie O'Donovan  
410-484-8400

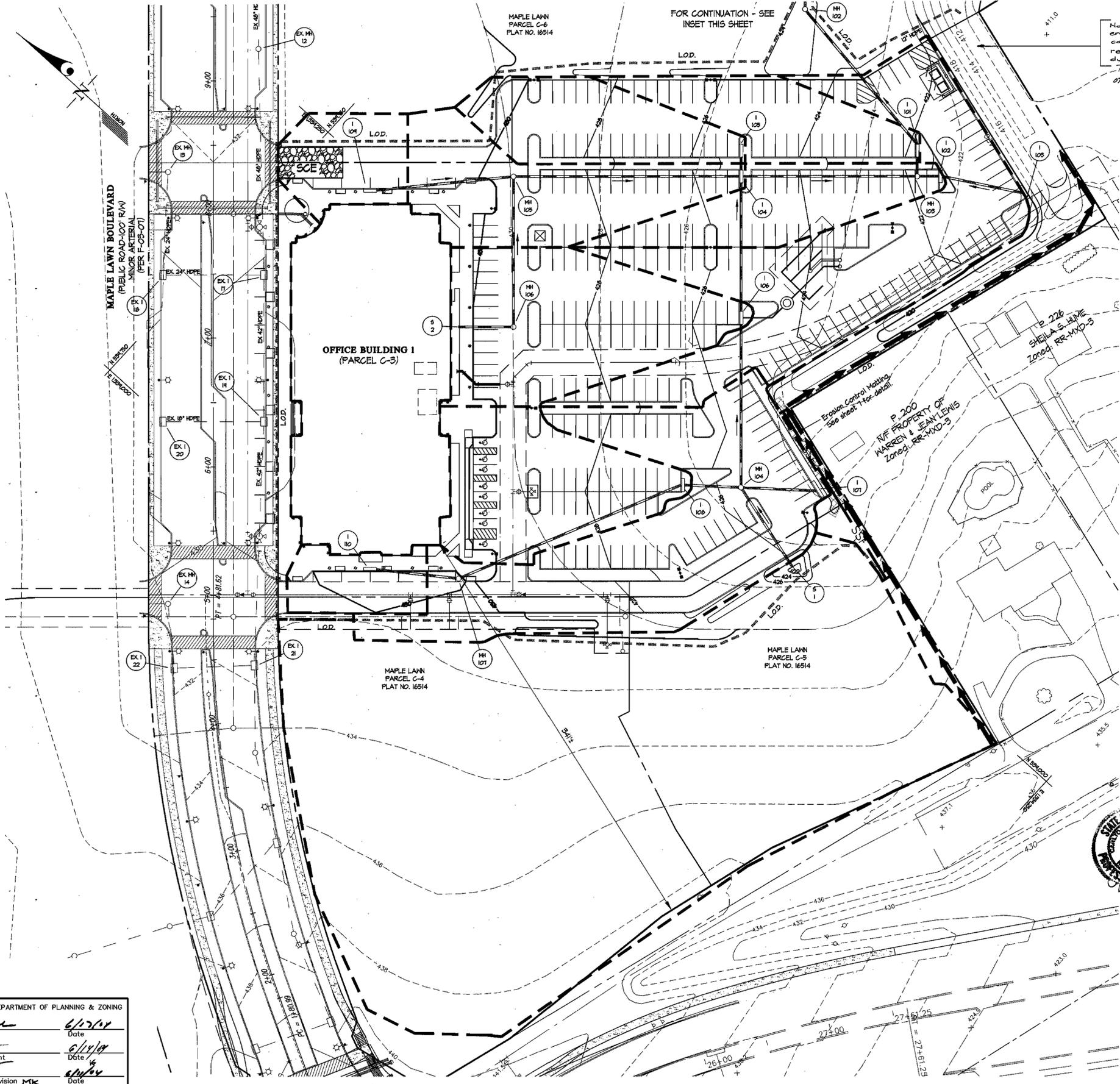
**SEDIMENT CONTROL PLANDRAINAGE AREA MAP**  
**SITE DEVELOPMENT PLAN FOR OFFICE BUILDING ONE**  
**MAPLE LAWN FARMS**  
**BUSINESS DISTRICT**  
PARCEL C-3  
PLAT NO. 16514

ELECTION DISTRICT No. 5

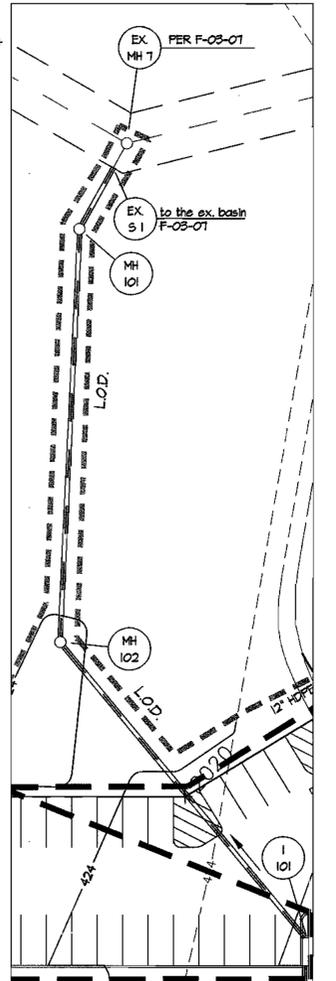
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=40'	MXD-3	03051
DATE	TAX MAP - GRID	SHEET
FEB, 2004	46: 3&4	7 OF 10

SDP-04-44



Note: The existing engineered swale/dike constructed F-03-07 must remain in place for the duration of the project. To direct flow to existing basin of F-03-07.



INSET  
SCALE: 1"=30'

**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."

*CKJ* 6-2-04  
Date

**DEVELOPER'S/BUILDER'S CERTIFICATE**

"I 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."

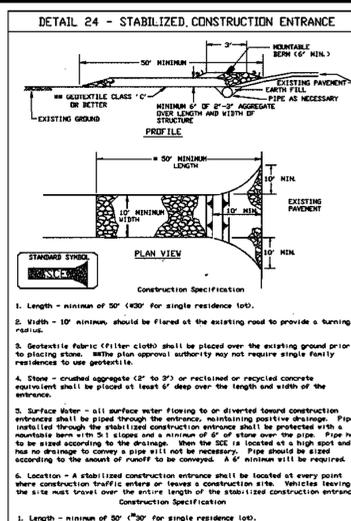
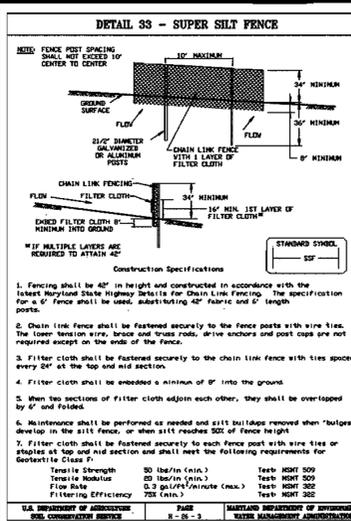
*Howard J. [Signature]* 6-2-04  
Signature of Developer/Builder Date

These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements.

*Jim [Signature]* 6/7/04  
Natural Resources Conservation Service Date

This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

*[Signature]* 6/7/04  
Howard S.C.D. Date



HILLIS - CARNES ENGINEERING ASSOCIATES, INC. RECORD OF SOIL EXPLORATION

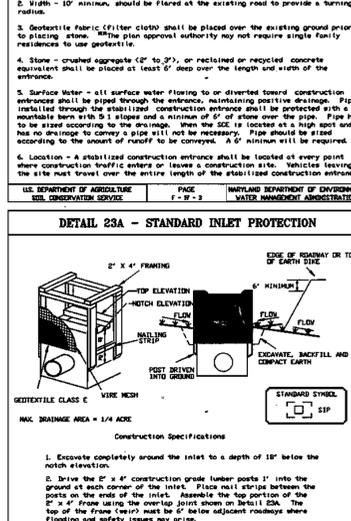
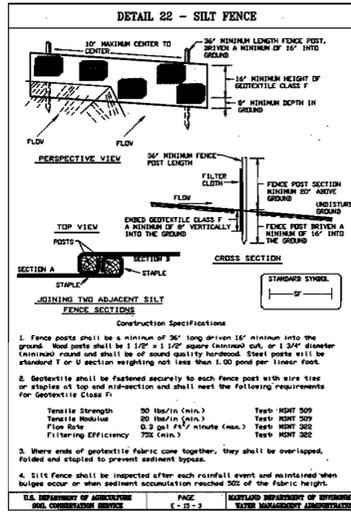
Project Name: Maple Lawn Farms, Scaggsville, Maryland

ELEV.	SOIL DESCRIPTION	DEPTH	DIAMETER	NO.	REMARKS
11.3-3.4	Red brown, loam, med. moist. dense silty sand with mica (SM)	1	10"	1	10' Topsoil
4.5-6.5	D	2	14"	2	Groundwater encountered at 13.0' white drilling
4.5-4.5	I	3	20"	3	Caved in at 10.0' at completion
4.3-3.4	D	4	12"	4	
4.5-17.24	D	5	18"	5	
20-18-13-14	D	6	24"	6	

HILLIS - CARNES ENGINEERING ASSOCIATES, INC. RECORD OF SOIL EXPLORATION

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HILLIS - CARNES ENGINEERING ASSOCIATES, INC. RECORD OF SOIL EXPLORATION

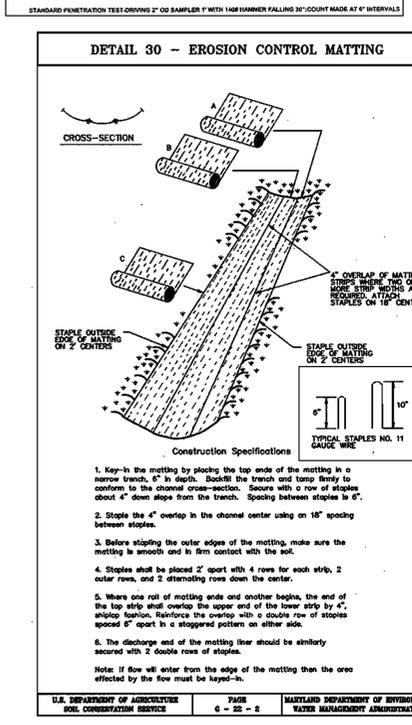
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HILLIS - CARNES ENGINEERING ASSOCIATES, INC. RECORD OF SOIL EXPLORATION

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20-18-13-14	D	6	24"	6	

**SEDIMENT CONTROL NOTES**

- A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (410) 315-1855.
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes and perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 1993 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings, soil, temporary seeding and mulching (Sec. 6). Temporary stabilization, with mulch alone, can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- Site Areas:
  - Total Area of Site: 4.40 Acres
  - Area Disturbed: 4.26 Acres
  - Area to be rooted or paved: 3.85 Acres
  - Area to be vegetatively stabilized: 1.01 Acres
  - Total Cut: 7,800 Cu. Yds.
  - Total Fill: 7,800 Cu. Yds.
  - Off-site waste/borrow area location: Maple Lawn Farms Business District
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment control must be provided, if deemed necessary by the Howard County DPM Sediment Control Inspector.
- Trenches for the construction of utilities is limited to 3 pipe lengths or that which shall be backfilled and stabilized within one working day, whichever is shorter.

NOTE: TOTAL CUT AND FILL QUANTITIES ARE FOR PLAN PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EARTHWORK AT TIME OF CONTRACT

**PERMANENT SEEDING NOTES**

- Apply to graded or cleared area not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.
- Seeded Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (unless previously loosened).
- Soil Amendments: In lieu of soil test recommendations, use one of the following schedules:
- Preferred - Apply 2 tons per acre dolomitic limestone (42 lbs/1000 square feet) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.
  - Acceptable - Apply 2 tons per acre dolomitic limestone (42 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (25 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.
- Seeding: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (14 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs/1000 sq ft of Kentucky 31 Tall Fescue per acre and 2 lbs per acre (.05 lbs/1000 sq ft) of weeping lovegrass. During the period of October 16 thru February 28, protect site by Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.
- Mulching: Apply 1-1/2 to 2 tons per acre (10 to 40 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 2lb gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 6:1 or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.
- Maintenance: Inspect all seeded areas and make needed repairs, replacements and reseedings.

**STANDARD AND SPECIFICATIONS FOR TOPSOIL DEFINITION**

- Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.
- PURPOSE
- To provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.
- CONDITIONS WHERE PRACTICE APPLIES
- This practice is limited to areas having 2:1 or flatter slopes where:
- The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
  - The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplied of moisture and plant nutrients.
  - The original soil to be vegetated contains material toxic to plant growth.
  - The soil is so acidic that treatment with limestone is not feasible.
- For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.
- CONSTRUCTION AND MATERIAL SPECIFICATIONS
- Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the respective soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experimental Station.
- Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1/2" in diameter.
- Topsoil must be free of plant parts such as bermuda grass, quackgrass, Johnsongrass, nutsedge, poison ivy, thistle, or others as specified.
- Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.
- For sites having disturbed areas under 5 acres:
- Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.
- For sites having disturbed areas over 5 acres:
- On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
    - pH for topsoil shall be between 6.0 and 7.5. If

**TEMPORARY SEEDING NOTES**

- Apply to graded or cleared areas likely to be redistributed where a short-term vegetative cover is needed.
- Seeded Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (unless previously loosened).
- Soil Amendments: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft).
- Seeding: For periods March 1 thru April 30 and from August 15 thru October 15, seed with 2-1/2 bushel per acre of annual ryegrass (52 lbs/1000 sq ft.). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (.07 lbs/1000 sq ft.). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.
- Mulching: Apply 1-1/2 to 2 tons per acre (10 to 40 lbs/1000 sq ft) of unrotted, weed-free, small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 2lb gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 6:1 or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.
- Refer to the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

**APPROVED PLANNING BOARD OF HOWARD COUNTY**

DATE: 2/5/04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Paul A. Leighty, Director, Date: 6/12/04

Christy Hancock, Chief, Division of Land Development, Date: 6/14/04

Chief, Development Engineering Division MK, Date: 6/10/04

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.

These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements.

This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

Signature of Developer/Builder: [Signature], Date: 6-2-04

Signature: [Signature], Date: 6-2-04

Signature: [Signature], Date: 6/2/04

Signature: [Signature], Date: 6/2/04

**GLWGUTSCHICK LITTLE & WEBER, P.A.**

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

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PREPARED FOR: G&R Maple Lawn, Inc. et al. Suite 410, Woodholme Center, 1829 Reisterstown Road, Baltimore, MD 21208. ATTN: Charlie O'Donovan 410-484-8400

**SEDIMENT CONTROL NOTES AND DETAILS**

**SITE DEVELOPMENT PLAN FOR OFFICE BUILDING ONE**

**MAPLE LAWN FARMS BUSINESS DISTRICT**

PARCEL C-3 PLAT NO. 1634

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	03051
DATE	TAX MAP - GRID	SHEET
FEB., 2004	46: 3&4	8 OF 10

REVISION

DATE	DRN. AWL	CHK. DEV

BY: [Signature] APPR: [Signature]

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- General Notes**
- All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications if applicable.
  - The contractor shall notify the Department of Public Works, Bureau of Engineering, Construction Inspection Division at (410) 313-1880 at least five (5) working days prior to the start of work.
  - The contractor shall notify "Miss Utility" at 1-800-251-TTTT at least 48 hours prior to any excavation work being done.
  - Project Background:  
Location: TAX MAP #46, GRIDS 3 & 4  
Zoning: MXD-3  
Election District: 5th  
Buildable Lot Area: 4.40 AC.  
Rec. Ref.: FLAT # 16514
  - The contractor shall notify the Howard County Department of Public Works, Bureau of Utilities at (410) 313-4400 at least five (5) working days prior to starting any excavation work.
  - Proposed Use: Office Building
  - All plan dimensions are to face of building unless otherwise noted. Dimensions are measured perpendicular or radially between items unless otherwise noted.
  - Existing topography is shown per field run survey information by Gutschick, Little & Weber, P.A. & by design grades from design plans for construction.
  - Coordinates and bearings are based upon the '83 MD State Coordinate System (NAD '83) as projected by Howard County Geographic Control Stations No. 415A, 415B, 416A and No. 46B2. Property is zoned MXD-3 per the 10-18-93 Comprehensive Zoning Plan. Per ZB-495M was approved 2/10/01 granting approval to FDP.
  - See Department of Planning & Zoning file numbers: S-01-17, ZB-495M, PB-353, NP-01-111(\*), NP-02-54(\*\*), P-02-12, P-03-01, F-03-07, F-03-10, SDP-03-140, AND F-04-55.
  - Water and sewer service is public.
  - All existing water and sewer is per Contract 24-4062-D.
  - All existing public storm drain is per F-03-07.
  - Stormwater Management is being provided by F-03-07, along with a drywell and stormceptor on this site plan.
  - Recording reference: Plat No. 16514
  - Existing utilities are based on approved design plans for construction and field location by Gutschick, Little & Weber, P.A.
  - There are no known cemeteries, grave sites or historic structures located on the subject property.
  - There are no scenic roads within or adjacent to the subject property.
  - There is no floodplain on this site.
  - There are no wetlands on this site.
  - This property was brought into the Metropolitan District on August 8, 2001.
  - Building setbacks and building restrictions are in accordance with the approved Development Criteria per PB Case No. 353 and S-01-17.
  - As a consequence of the sketch plan, S-01-17 approval prior to November 15, 2001, this project is grandfathered to the Fourth Edition of the Subdivision and Land Development Regulations.
  - Open space lots contain active recreational facilities as allowed by the approved comprehensive development criteria.
  - Phasing for this project is in accordance with the Decision and Order for ZB-495M and the Decision and Order for PB Case No. 353 (S-01-17).
  - The Traffic Study was approved as part of Sketch Plan S-01-17.
  - Water and Sewer House Connection limits shown on these plans is from the road R/W to within 5' of the building. Refer to architectural for remainder on construction.
  - Forest Conservation for this site has been provided under F-03-07.
  - All easements (Public and Private) shown on these plans are per Recorded Plat# 16080 thru 16083, unless otherwise noted.
  - Because this plan submission is non-residential use, a noise study is not required.
  - Building will have an automatic fire protection sprinkler system.
  - This office building is located in an Employment Area which is not part of a Retail Center.
  - The drywell/stormceptor facility shown on Parcel C-3 satisfies the recharge requirements for Parcels C-3, C-4, and C-5.
  - The shared access and parking requirement for Parcels "C-3" thru "C-5" is covered by Section 101. Access and parking easement in "Amended and Restated Declaration of Covenants, Condition and Restrictions for Maple Lawn Commercial Association, Inc." and recorded among the Land Records of Howard County, Maryland in Liber 7419 of Folio 230.
  - All exterior light fixtures shall be oriented to direct light inwards and downwards away from all adjoining residential use areas and public roads in accordance with Section 134 of the Howard County Zoning Regulations. The light intensity at the property line will not exceed 0.1 footcandle.
  - On February 5, 2004, the Howard County Planning Board approved this SDP with the requested setback reductions from 15' to 12.5' between the building and adjacent parking areas as required by the Development Criteria.

18. The lower level is to be utilized only for storage and mechanical equipment. The area does not count toward Floor Area Ratio (F.A.R.) calculations and does not require parking. However, if any portion of the lower level becomes office or retail in the future, then the F.A.R. and parking tabulations will have to be revised.

**\*NP-01-111**  
Vehicular ingress and egress to Maryland Route 216 and along proposed Maple Lawn Boulevard. Extension through the subdivision is restricted, except at the various points of access to be approved by the Department of Planning and Zoning under the conditions of NP-01-111(\*), which was granted on May 2, 2001, allowing the following:

- A. Additional points along Maple Lawn Boulevard other than those permitted by section 16.114(f)(1), subject to further analysis and approvals at later plan stages, and
- B. Residential lots front on neighborhood parks instead of being limited to frontage on public rights of way as in section 16.120(c)(2), subject to adequate private alley access.

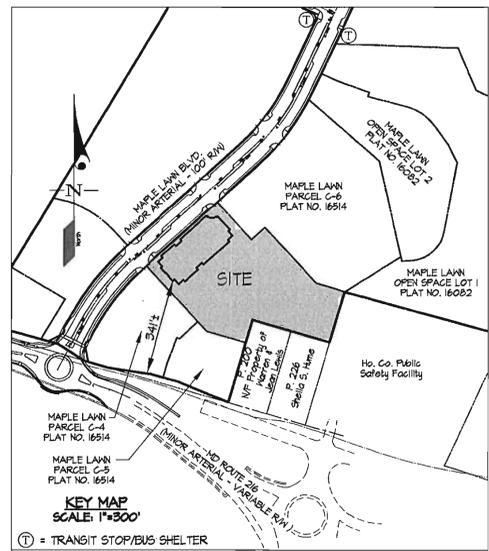
**\*\*NP-02-54**  
No grading, removal of vegetative cover or trees, or placement of new structures is permitted within limits of wetlands, streams or their required buffers, and 100 year flood plain areas except as permitted under NP-02-54. NP-02-54 was granted on April 2, 2002, allowing the following:

- Development within a 100 year Floodplain, and
- Grading and removal of vegetative cover within a 25' wetland buffer and a 50' stream buffer.

The approval is subject to the following conditions:

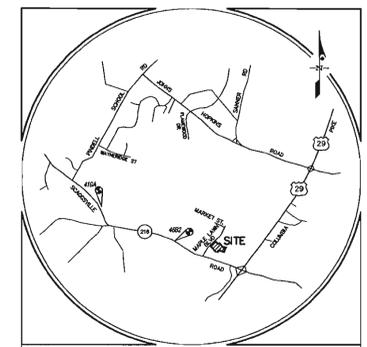
- The waiver petition approval pertains to the limits of disturbance to the wetlands, stream channel, and floodplain areas identified within the proposed employment district located in the southeast portion of Parcel C-2.
- MDE waterway construction approval is required prior to road plan approval.
- All grading, clearing and filling disturbances within the 100 year Floodplain, wetlands, stream channel and their required buffers are subject to obtaining all necessary Water Quality Certificates and Permits from the Maryland Departments of the Environment Natural Resources and the U.S. Army Corps of Engineers, and prior to commencement of any grading disturbances. Reference the approved permits, certificates or tracking numbers on all future plan and permit submissions.
- The Phase I stream channel mitigation and restoration plan shall be implemented for this project as proposed and shown on the Petitioner's Waiver Petition Plan Exhibit "E".

# SITE DEVELOPMENT PLAN MAPLE LAWN OFFICE BUILDING 1 PARCEL C-3



**Site Analysis Data Chart**

- Gross Area of Parcel C-3 = 141,605 Sq. Ft. (4.40 Ac.)
- Limit of Disturbed Area = 4.86 Ac.
- Zoning: MXD-3.
- Proposed Use: Office Building
- Building Coverage: (% of Gross Acreage)  
Office Building 1: 31,283 SQ. FT. = 0.12 AC. (16.31%)
- Floor Area Ratio (FAR) = 0.44  
Lower Level (Mechanical & Storage Only) = 5,000 s.f. \*\*\*  
Floors One through Three (each) = 3,315 s.f.  
Total Building Floor Area = 7,970 s.f.

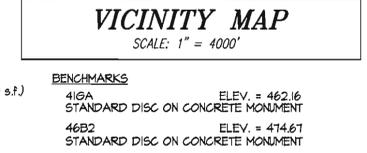


**Parking Tabulation**

**Gross Generation Data**

Office Building One  
Floor Rentable Area \*  
Lower Level (Mechanical & Storage Only) = 5,000 s.f. \*\*\*  
Ground Floor = 28,556 s.f.  
Second and Third Floors (each) = 28,440 s.f.  
Total Floor Rentable Area = 85,436 s.f.  
Total Number of Spaces Required = 282 spaces (@ 3.3 spaces per 1000 s.f.)  
Parking Provided = 334 spaces \*\*

- \* As defined by BOMA (Building Owners and Managers Association) guidelines.  
\*\* The surplus parking may be used for accessory uses within the office building.  
\*\*\* See General Note 18.  
The 334 spaces are distributed as follows:  
10 on-street parallel spaces  
10 on-site parallel spaces  
314 head-in spaces within parking field
- Handicap Parking
- Number of Handicap Spaces Required = 8 spaces
  - Number of Handicap Spaces Provided = 8 spaces
  - Number of Van Accessible Spaces Required = 2 spaces
  - Number of Van Accessible Spaces Provided = 2 spaces



**Employment Parcel Size**  
No minimum or maximum parcel sizes apply in the Employment land use areas.

**Height**  
Maximum building height shall be limited to 120' unless approved to be greater on a Site Development Plan by the Howard County Planning Board. Additionally, the following shall apply:

- Commercial buildings at the corner of Johns Hopkins Road and Santer Road (Maple Lawn Boulevard) Parcel A-3 not exceed three stories.
- Commercial buildings east of Santer Road (Maple Lawn Boulevard), Parcel A-2 at the Focal Point shall not exceed four stories.
- Commercial buildings in the Workplace District within 300 feet of MD Route 216 shall not exceed one story.
- Commercial buildings in the Workplace District located between 300 feet and 500 feet from MD Route 216 shall not exceed four stories.
- Commercial buildings in the Workplace District beyond 500 feet of MD Route 216 shall not exceed eight stories.

**Permitted Uses**  
The following uses are permitted in Employment land use areas:  
Employment uses permitted only within M-1 Zoning District shall not be permitted. All uses permitted as a matter of right in the FOR, B-1 and M-1 Districts, as per Petitioner's FDP Exhibit 18, without regard to any limitations or restrictions on retail or personal service uses otherwise permitted in such districts; fast food, convenience stores, country clubs and golf courses, movie theaters, legitimate theaters and dinner theaters, public utility uses (excluding stand-alone communication towers), group care facilities, housing for the elderly and/or handicapped persons, nursing homes and sheltered housing. Parcel A-2 may contain Live-Work Units as defined in the Other Residential (OR) section. Accessory Structures and Accessory Uses are also permitted.

The following additional uses not referred to or included in the above uses, which are allowed by Special Exception in the FOR, B-1 and M-1 districts, will be permitted as a matter of right in the Employment Land Use Areas, and are specifically approved by the Planning Board on this Comprehensive Sketch Plan, provided, however, that quarries, temporary wrecked vehicle storage and yard waste shall not be allowed.

- Public school buildings-temporary conversion to other uses
- Theaters, legitimate and dinner
- Theaters, movie
- Public utility uses, limited to the following: utility substations, above ground pipelines, pumping stations, telephone exchanges, and telephone exchanges, but no stand-alone commercial communication towers.

The following use restrictions also apply:

- No more than 15% of the total Employment land use area may be devoted to warehouse and light manufacturing uses.
- Cemeteries, mausoleums & crematoriums are not permitted
- A maximum of one gasoline service station is permitted. The gasoline service station may include a car wash, car repair facilities, and/or convenience store food.
- No single Retail Center shall exceed 100,000 square feet. Retail Centers may include retail stores, personal service establishments, and similar uses, as well as fast food restaurants and a gasoline service station; however for all Retail Centers the total square foot area which may be used for retail stores and personal service business shall not exceed 152,370 (300 square feet per gross acre). No individual retail establishment within the MXD-3 District shall have a gross floor area greater than 65,000 square feet. Retail and personal services and other allowed uses, such as restaurants and a gasoline service station may also be located within other designated Employment Areas outside of a Retail Center.

Section 128.F shall apply to Employment land use areas.  
Coverage  
No coverage requirement is imposed in Employment land use areas.  
Floor Area Ratio (FAR)  
Overall limit is 0.35 calculated on the total acreage for all Employment land use areas.

**Employment (cont.)**  
**Setbacks** (Also see "Project Boundary Setbacks")  
The minimum setback for employment/commercial structures shall be as follows:  
50' from the boundary line along Johns Hopkins Road or Route 216.  
10' from the right-of-way of Santer Road (Maple Lawn Boulevard).  
No setback is required from the right-of-way of any internal public or private roads other than for Maple Lawn Blvd as noted above. Except that no structure shall be closer than 15' to any curb or edge of a road, drive, or parking area.  
10' from any other property line

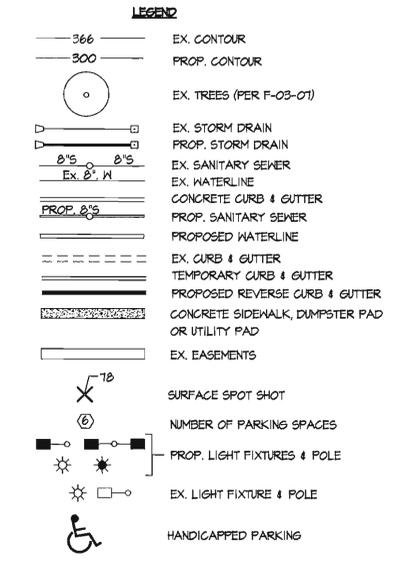
**Parking Setbacks**  
15' to public right-of-way of Santer Road (Maple Lawn Boulevard) except for parallel parking adjacent to roadway.  
10' to any other property or boundary line (except for parallel parking adjacent to roadway, or where a parcel line lies within a use-in-common parking area serving multiple parcels.)  
20' to project boundary line along Johns Hopkins or Route 216

**Exceptions to Setback Requirements**  
Structures may be located anywhere within setback areas in accordance with a Site Development Plan approved by the Howard County Planning Board.  
Except for the following Section 128.A1 applies:  
Bay windows, eaves, French balconies, porticos, cornices, awnings, signs, and similar architectural elements may encroach fully into any setback.

Arcades may encroach into any setback to within 1' of the property line. Where such arcades are proposed, the front facade may align vertically with the front of the arcade, thereby reducing the required front setback accordingly. An arcade is an arched building, or portion of a building, or gallery often covered with a roof structure or building supported by a series of arches and/or columns or piers.

- Parking**
- A minimum of five parking spaces shall be provided for each 1,000 square feet of net leasable area devoted to commercial retail sales uses.
  - A minimum of 3.3 parking spaces shall be provided for each 1,000 square feet of net leasable area that is devoted to office or research and development uses.
  - No parking requirement is imposed upon any restaurant, coffee shop or similar facility constructed within buildings which primarily serves tenants and employees of such buildings.
  - One parking space shall be provided for each bedroom contained within any hotel, inn or similar facility and one parking space shall be provided for each five employees of such facility.
  - One parking space shall be provided for each three seats within any restaurant, coffee shop or similar facility constructed within a hotel, inn or similar facility or as a freestanding structure and one parking space shall be provided for each five employees of any such facility.
  - One parking space shall be provided for each two beds in any hospital or clinic; one parking space shall be provided for each employee on a major shift; and eight parking spaces shall be provided for each doctor treating outpatients on a major shift.
  - Industrial Uses:  
Warehouse = 0.5 spaces per 1,000 square feet  
Flex Space (Industrial/Office) = 2.5 spaces per 1,000 square feet  
Other Industrial = 2.0 spaces per 1,000 square feet
  - Recreational Uses:  
Health Club = 1.0 spaces per 1,000 square feet  
Swimming Pool, Community = 1.0 space per seven persons permitted in the pool at one time by the Dept. of Health  
Tennis Court = 2.0 spaces per court

Required minimum parking for all such commercial and employment uses shall be met off-street. Additional parking may be accommodated on-street, in parallel parking within public road rights-of-way, parallel spaces located on paved areas adjacent to publicly maintained roadways or oriented diagonally or at right angles to such roadways, in and/or out of the public R/W.  
Reductions in parking requirements are permitted pursuant to the 1999 Howard County Zoning Regulations Section 133.E.



- Sheet Index**
- Cover Sheet
  - Site Development Plan
  - Site Details
  - Site/Handicap Accessibility Details
  - SJ.M. Profiles/Details
  - Structure Profiles
  - Sediment Control Plan/Drainage Area Map
  - Sediment Control Notes And Details
  - Landscape/Perimeter Planting Plan
  - Landscape Details And Notes

**FLOOR AREA RATIO (F.A.R.) TRACKING CHART**

FILE #	PARCEL AREA	FLOOR AREA	F.A.R.
SDP 04-44	4.40 AC. (141,605 S.F.)	43,945 S.F.	0.44
REMAINING RECORDED EMPLOYMENT LAND	26.43 AC. (1,151,291 S.F.)	0	0
TOTAL	30.83 AC. (1,342,895 S.F.)	43,945 S.F.	0.07

**APPROVED**  
PLANNING BOARD  
OF HOWARD COUNTY

DATE: 2/5/04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *M. A. Coyle* Date: 2/17/04

Chief, Division of Land Development: *C. Hamstra* Date: 2/11/04

Chief, Development Engineering Division: *M.K.* Date: 2/11/04

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20886  
TEL: 301-421-4024 FAX: 301-989-2524

DATE	REVISION	BY	APPR.
10/27/04	Revise Site Analysis & Parking Tabulation to acknowledge lower level.	d.e.v.	

PREPARED FOR:  
G&R Maple Lawn, Inc. et al.  
Suite 410, Woodholme Center  
1829 Reisterstown Road  
Baltimore, MD 21208  
ATTN: Charlie O'Donovan  
410-484-8400

**COVER SHEET**  
**SITE DEVELOPMENT PLAN FOR OFFICE BUILDING ONE**  
**MAPLE LAWN FARMS**  
**BUSINESS DISTRICT**  
PARCEL C-3  
FLAT NO. 16514

ELECTION DISTRICT No. 5  
HOWARD COUNTY, MARYLAND

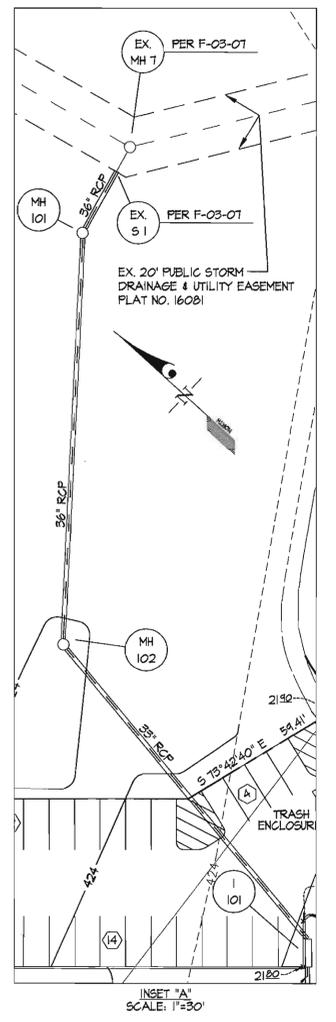
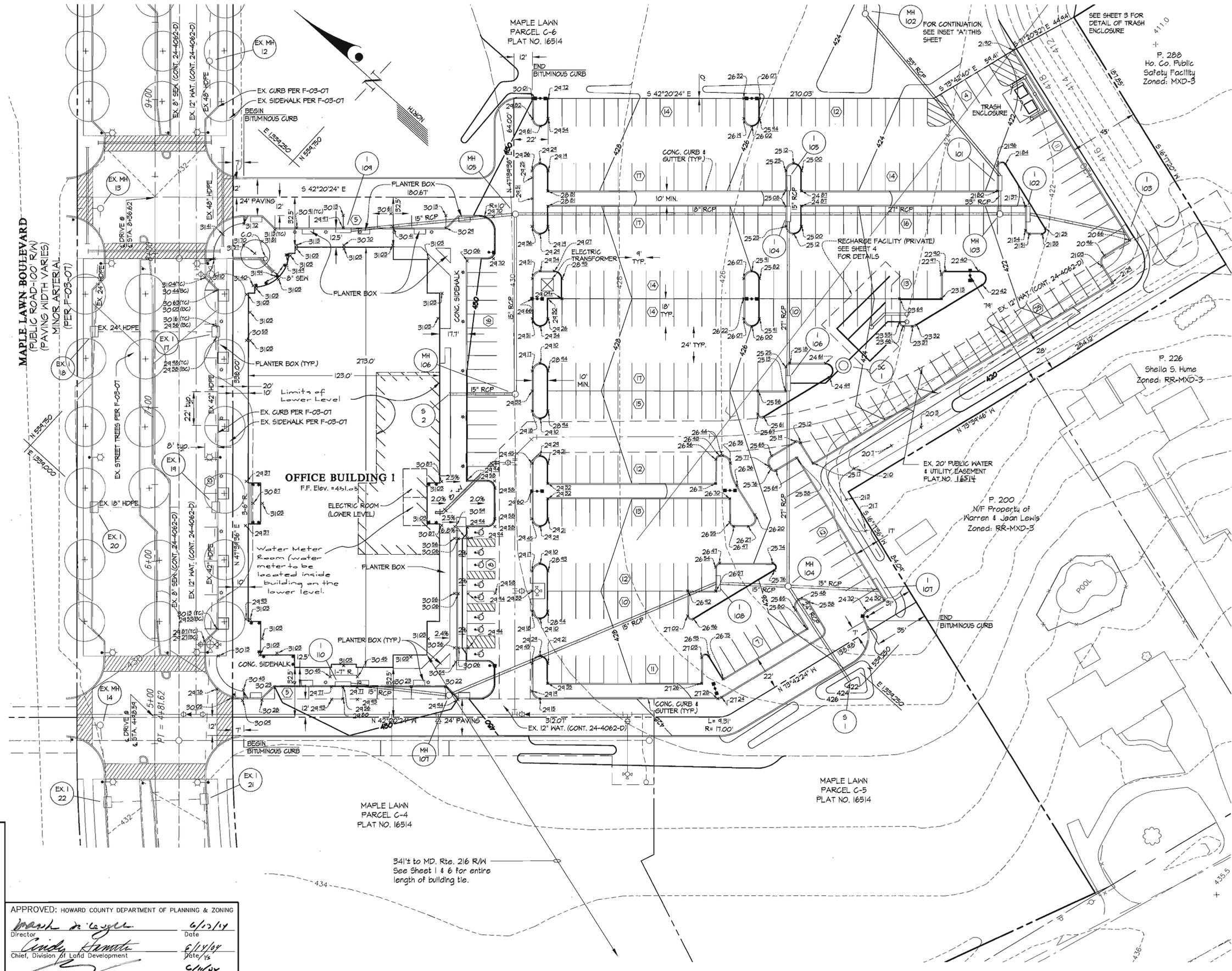
**ADDRESS CHART**

PARCEL NO.	STREET ADDRESS
C-3	8171 MAPLE LAWN BOULEVARD

WATER CODE: E21	SEWER CODE: 1645000
SUBDIVISION NAME: MAPLE LAWN	SECTION/AREA BUSINESS DISTRICT/AREA 1
FLAT No. 16514	PARCELS PARCEL C-3
ZONE MXD-3	TAX MAP 46
BLOCK 3 & 4	ELEC. DIST. 5
CENSUS TRACT 605102	

SCALE AS SHOWN	ZONING MXD-3	G. L. W. FILE No. 03051
DATE FEB., 2004	TAX MAP - GRID 46: 3&4	SHEET 1 OF 10

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APPROVED  
PLANNING BOARD  
of HOWARD COUNTY

DATE 2/5/04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Mark de la Torre* 6/12/04  
Director Date

*Cindy Kanatz* 6/14/04  
Chief, Division of Land Development Date

*C. H. Dev*  
Chief, Development Engineering Division MK Date



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

DATE	REVISION	BY	APPR.
10/21/04	(1) Revise location of utility rooms, VME alignment & show lower level.	d.e.v.	

PREPARED FOR:  
G&R Maple Lawn, Inc. et al.  
Suite 410, Woodholme Center  
1829 Reisterstown Road  
Baltimore, MD 21208  
ATTN: Charlie O'Donovan  
410-484-8400

**SITE DEVELOPMENT PLAN**  
**SITE DEVELOPMENT PLAN FOR OFFICE BUILDING ONE**  
**MAPLE LAWN FARMS**  
**BUSINESS DISTRICT**  
PARCEL C-3  
PLAT NO. 16514

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=30'	MXD-3	03051
DATE	TAX MAP - GRID	SHEET
FEB., 2004	46: 3&4	2 OF 10





- General Notes**
- All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications if applicable.
  - The contractor shall notify the Department of Public Works, Bureau of Engineering, Construction Inspection Division at (410) 313-1880 at least five (5) working days prior to the start of work.
  - The contractor shall notify "Miss Utility" at 1-800-251-TTTT at least 48 hours prior to any excavation work being done.
  - Project Background:  
Location: TAX MAP #46, GRIDS 3 & 4  
Zoning: MXD-3  
Election District: 5th  
Buildable Lot Area: 4.40 AC.  
Res. Ref: FLAT # 16314
  - The contractor shall notify the Howard County Department of Public Works, Bureau of Utilities at (410) 313-4900 at least five (5) working days prior to starting any excavation work.
  - Proposed Use: Office Building
  - All plan dimensions are to face of building unless otherwise noted. Dimensions are measured perpendicular or radially between items unless otherwise noted.
  - Existing topography is shown per field run survey information by Gutschick, Little, Weber, P.A. & by design grades from design plans for construction.
  - Coordinates and bearings are based upon the '83 MD State Coordinate system (NAD '83) as projected by Howard County Geodetic Control Stations No. 41EA, 41EB, 41GA and No. 4652.
  - Property is zoned MXD-3 per the 10-18-83 Comprehensive Zoning Plan. Per ZB-945M was approved 2/8/01 granting approval to PDP.
  - See Department of Planning & Zoning file numbers: S-01-17, ZB-945M, FB-353, WP-01-111(\*), WP-02-54(\*\*), P-02-12, P-03-01, F-03-07, F-03-40, SDP-03-140, AND F-04-55.
  - Water and sewer service is public.
  - All existing water and sewer is per Contract 24-4062-D.
  - All existing public storm drain is per F-03-07.
  - Stormwater Management is being provided by F-03-07, along with a drywell and Stormceptor on this site plan.
  - Recording reference: Flat No. 16314
  - Existing utilities are based on approved design plans for construction and field location by Gutschick, Little & Weber, P.A.
  - There are no known cemeteries, grave sites or historic structures located on the subject property.
  - There are no scenic roads within or adjacent to the subject property.
  - There is no floodplain on this site.
  - There are no wetlands on this site.
  - This property was brought into the Metropolitan District on August 8, 2001.
  - Building setbacks and building restrictions are in accordance with the approved Development Criteria per FB Case No. 353 and S-01-17.
  - As a consequence of the sketch plan, S-01-17 approval prior to November 15, 2001, this project is grandfathered to the Fourth Edition of the Subdivision and Land Development Regulations.
  - Open space lots contain active recreational facilities as allowed by the approved comprehensive development criteria.
  - Phasing for this project is in accordance with the Decision and Order for ZB-945M and the Decision and Order for FB Case No. 353 (S-01-17).
  - The Traffic Study was approved as part of Sketch Plan S-01-17.
  - Water and Sewer House Connection limits shown on these plans is from the road R/W to within 5' of the building. Refer to architectural for remainder on construction.
  - Forest Conservation for this site has been provided under F-03-07.
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  - Building will have an automatic fire protection sprinkler system.
  - This office building is located in an Employment Area which is not part of a Retail Center.
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**WP-01-111**  
 Vehicular ingress and egress to Maryland Route 216 and along proposed Maple Lawn Boulevard Extension through the subdivision is restricted, except at the various points of access to be approved by the Department of Planning and Zoning under the conditions of WP-01-111(\*), which was granted on May 2, 2001, allowing the following:

**A. Additional points along Maple Lawn Boulevard other than those permitted by section 16.119(f)(1), subject to further analysis and approvals at later plan stages, and**

**B. Residential lots front on neighborhood parks instead of being limited to frontage on public rights of way as in section 16.120(c)(2), subject to adequate private alley access.**

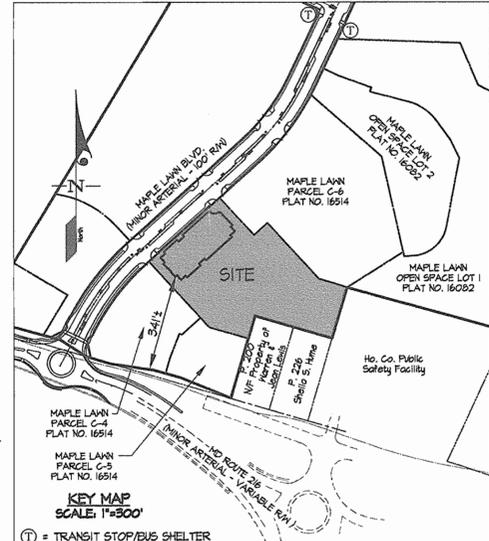
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- Development within a 100 year Floodplain, and
- Grading and removal of vegetative cover within a 25' wetland buffer and a 50' stream buffer.

The approval is subject to the following conditions:

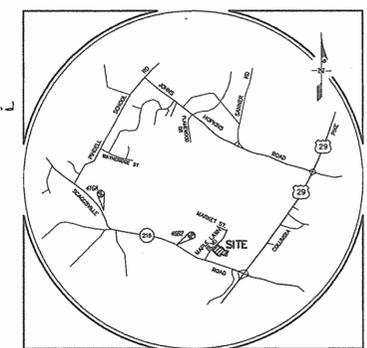
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- MPE waterway construction approval is required prior to road plan approval.
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# SITE DEVELOPMENT PLAN MAPLE LAWN OFFICE BUILDING 1 PARCEL C-3



**Site Analysis Data Chart**

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- Limit of Disturbed Area = 4.86 Ac.
- Zoning: MXD-3.
- Proposed Use: Office Building, including restaurant and personal service establishments, as allowed by the Comprehensive Sketch Plan.
- Building Coverage: (% of Gross Acreage)  
Office Building 1: 31,283 SQ. FT. = 0.12 AC. (16.57%)
- Floor Area Ratio (FAR) = 0.44  
Lower Level (Mechanical & Storage Only) = 10,000 s.f. \*\*\*  
Second and Third Floors (each) = 31,215 s.f. \*\*\*  
Total Building Floor Area = 72,430 s.f. \*\*\*



**Parking Tabulation**

**Gross Generation Data**

Office Building One  
 Floor Rentable Area \*  
 Lower Level (Mechanical & Storage Only) = 10,000 s.f. \*\*\*  
 Ground Floor = 28,556 s.f.  
 Second and Third Floors (each) = 28,440 s.f.  
 Total Floor Rentable Area = 86,996 s.f. \*\*\*  
 Total Number of Spaces Required \*\*\*\* = 282 spaces @ 3.3 spaces per 1000 s.f.)  
 Parking Provided = 334 spaces \*\*

The 334 spaces are distributed as follows:  
 10 on-street parallel spaces  
 10 on-site parallel spaces  
 314 head-in spaces within parking field

**Handicap Parking**

- Number of Handicap Spaces Required = 8 spaces
- Number of Handicap Spaces Provided = 8 spaces
- Number of Van Accessible Spaces Required = 2 spaces
- Number of Van Accessible Spaces Provided = 2 spaces

**VICINITY MAP**  
 SCALE: 1" = 4000'

**BENCHMARKS**

41GA ELEV. = 462.16  
 STANDARD DISC ON CONCRETE MONUMENT

46B2 ELEV. = 474.67  
 STANDARD DISC ON CONCRETE MONUMENT

**Employment Parcel Size**  
 No minimum or maximum parcel sizes apply in the Employment land use areas.

**Height**  
 Maximum building height shall be limited to 120' unless approved to be greater on a Site Development Plan by the Howard County Planning Board. Additionally, the following shall apply:

- Commercial buildings at the corner of Johns Hopkins Road and Sanner Road (Maple Lawn Boulevard) Parcel A-3 not exceed three stories.
- Commercial buildings east of Sanner Road (Maple Lawn Boulevard), Parcel A-2 at the Focal Point shall not exceed four stories.
- Commercial buildings in the Workplace District within 300 feet of MD Route 216 shall not exceed one story.
- Commercial buildings in the Workplace District located between 300 feet and 500 feet from MD Route 216 shall not exceed four stories.
- Commercial buildings in the Workplace District beyond 500 feet of MD Route 216 shall not exceed eight stories.

**Permitted Uses**  
 The following uses are permitted in Employment land use areas:  
 Employment uses permitted only within M-1 Zoning District shall not be permitted. All uses permitted as a matter of right in the FOR, B-1 and M-1 Districts, as per Petitioner's PDP Exhibit 1B, without regard to any limitations or restrictions on retail or personal service uses otherwise permitted in such districts; fast food, convenience stores, country clubs and golf courses, movie theaters, legitimate theaters and dinner theaters, public utility uses (excluding stand-alone communication towers), group care facilities, housing for the elderly and/or handicapped persons, nursing homes and sheltered housing. Parcel A-2 may contain Live-Work Units as defined in the Other Residential (OR) section. Accessory Structures and Accessory Uses are also permitted.

The following additional uses not referred to or included in the above uses, which are allowed by Special Exception in the FOR, B-1 and M-1 districts, will be permitted as a matter of right in the Employment Land Use Areas, and are specifically approved by the Planning Board on this Comprehensive Sketch Plan, provided, however, that quarries, temporary wrecked vehicle storage and yard waste shall not be allowed:

- Public school buildings-temporary conversion to other uses
- Theaters, legitimate and dinner
- Theaters, movie
- Public utility uses, limited to the following: utility substations, above ground pipelines, pumping stations, telephone stations, and telephone exchanges, but no stand-alone commercial communications towers.

The following use restrictions also apply:

- No more than 15% of the total Employment land use area may be devoted to warehouse and light manufacturing uses.
- Cemeteries, mausoleums & crematoriums are not permitted
- A maximum of one gasoline service station is permitted. The gasoline service station may include a car wash, car repair facilities, and/or convenience store food.
- No single Retail Center shall exceed 100,000 square feet. Retail Centers may include retail stores, personal service establishments, and similar uses, as well as fast food restaurants and a gasoline service station; however for all Retail Centers the total square foot area which may be used for retail stores and personal service business shall not exceed 150,000 (150,000 square feet per gross acre). No individual retail establishment within the MXD-3 District shall have a gross floor area greater than 65,000 square feet. Retail and personal services and other allowed uses, such as restaurants and a gasoline service station may also be located within other designated Employment Areas outside of a Retail Center.

Section 120.F shall apply to Employment land use areas.

**Coverage**  
 No coverage requirement is imposed in Employment land use areas.

**Floor Area Ratio (FAR)**  
 Overall limit is 0.35 calculated on the total acreage for all Employment land use areas.

**Employment (cont.)**  
**Setbacks** (Also see "Project Boundary Setbacks")  
 The minimum setback for employment/commercial structures shall be as follows:  
 50' from the boundary line along Johns Hopkins Road or Route 216.  
 10' from the right-of-way of Sanner Road (Maple Lawn Boulevard).

No setback is required from the right-of-way of any internal public or private roads other than for Maple Lawn Blvd as noted above. Except that no structure shall be closer than 15' to any curb or edge of a road, drive, or parking area.  
 10' from any other property line

**Parking Setbacks**  
 15' to public right-of-way of Sanner Road (Maple Lawn Boulevard) except for parallel parking adjacent to roadway.  
 10' to any other property or boundary line (except for parallel parking adjacent to roadway, or where a parcel line lies within a use-in-common parking area serving multiple parcels.)  
 20' to project boundary line along Johns Hopkins or Route 216

**Exceptions to Setback Requirements.**  
 Structures may be located anywhere within setback areas in accordance with a Site Development Plan approved by the Howard County Planning Board.

Except for the following, Section 120.A) applies:  
 Bay windows, eaves, French balconies, porticos, cornices, awnings, signs, and similar architectural elements may encroach fully into any setback.

Arcades may encroach into any setback to within 1' of the property line. Where such arcades are proposed, the front facade may align vertically with the front of the arcade, thereby reducing the required front setback accordingly. An arcade is an arched building, or portion of a building, or gallery often covered with a roof structure or building supported by a series of arches and/or columns on piers.

**Parking**  
 a. A minimum of five parking spaces shall be provided for each 1,000 square feet of net leasable area devoted to commercial retail sales uses.  
 b. A minimum of 3.3 parking spaces shall be provided for each 1,000 square feet of net leasable area that is devoted to office or research and development uses.

c. No parking requirement is imposed upon any restaurant, coffee shop or similar facility constructed within buildings which primarily serves tenants and employees of such buildings, or neighboring buildings accessible by pedestrians.

d. One parking space shall be provided for each bedroom contained within any hotel, inn or similar facility and one parking space shall be provided for each five employees of such facility.

e. One parking space shall be provided for each three seats within any restaurant, coffee shop or similar facility constructed within a hotel, inn or similar facility or as a freestanding structure and one parking space shall be provided for each five employees of any such facility.

f. One parking space shall be provided for each two beds in any hospital or clinic; one parking space shall be provided for each employee on a major shift; and eight parking spaces shall be provided for each doctor treating outpatients on a major shift.

g. Industrial Uses:  
 Warehouse 0.5 spaces per 1,000 square feet  
 Flex Space (Industrial/Office) 2.5 spaces per 1,000 square feet  
 Other Industrial 2.0 spaces per 1,000 square feet

h. Recreational Uses:  
 Health Club 1.0 spaces per 1,000 square feet  
 Swimming Pool, Community 1.0 space per seven persons permitted in the pool at one time by the Dept. of Health  
 Tennis Court 2.0 spaces per court

Required minimum parking for all such commercial and employment uses shall be met off-street. Additional parking may be accommodated on-street, in parallel parking within public road rights-of-way, parallel spaces located on paved areas adjacent to publicly maintained roadways or oriented diagonally or at right angles to such roadways, in and/or out of the public R/W.

Reductions in parking requirements are permitted pursuant to the 1999 Howard County Zoning Regulations Section 133.E.

**LEGEND**

- 366 EX. CONTOUR
- 300 PROP. CONTOUR
- EX. TREES (FER F-03-07)
- EX. STORM DRAIN
- PROP. STORM DRAIN
- EX. SANITARY SEWER
- EX. WATERLINE
- CONCRETE CURB & GUTTER
- PROP. SANITARY SEWER
- PROPOSED WATERLINE
- EX. CURB & GUTTER
- TEMPORARY CURB & GUTTER
- PROPOSED REVERSE CURB & GUTTER
- CONCRETE SIDEWALK, DUMPSTER PAD OR UTILITY PAD
- EX. EASEMENTS
- SURFACE SPOT SHOT
- NUMBER OF PARKING SPACES
- PROP. LIGHT FIXTURES & POLE
- EX. LIGHT FIXTURE & POLE
- HANDICAPPED PARKING

**FLOOR AREA RATIO (FAR) TRACKING CHART**

FILE #	PARCEL AREA	FLOOR AREA	F.A.R.
SDP 04-44	4.40 AC. (191,605 S.F.)	93,945 S.F.	0.44
REMAINING RECORDED EMPLOYMENT LAND	26.43 AC. (1,151,291 S.F.)	0	0
TOTAL	30.83 AC. (1,342,855 S.F.)	93,945 S.F.	0.07

**APPROVED PLANNING BOARD OF HOWARD COUNTY**  
 DATE: 2/5/04  
 KS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: Frank A. Conroy 6/17/04  
 Chief, Division of Land Development: Cindy Hamada 6/17/04  
 Chief, Development Engineering Division: MK 6/17/04

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN OFFICE PARK  
 BURTONTOWN, MARYLAND 20866  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-999-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
10/27/04	Revise Site Analysis & Parking Tabulation to acknowledge lower level.	d.e.v.	
11/4/04	Revise area of lower level to coincide with architectural plans.	d.e.v.	
12/2/07	Revise Site Analysis & Design Criteria per Amended OSP (9-04-10)	d.e.v.	

PREPARED FOR:  
 G&R Maple Lawn, Inc., et al.  
 Suite 410, Woodholme Center  
 1829 Reisterstown Road  
 Baltimore, MD 21208  
 ATTN: Charlie O'Donovan  
 410-484-8400

**COVER SHEET**  
**SITE DEVELOPMENT PLAN FOR OFFICE BUILDING ONE**  
**MAPLE LAWN FARMS**  
**BUSINESS DISTRICT**  
**PARCEL C-3**  
**FLAT NO. 16514**

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03051
DATE	TAX MAP - GRID	SHEET
FEB., 2004	46: 3&4	1 OF 10

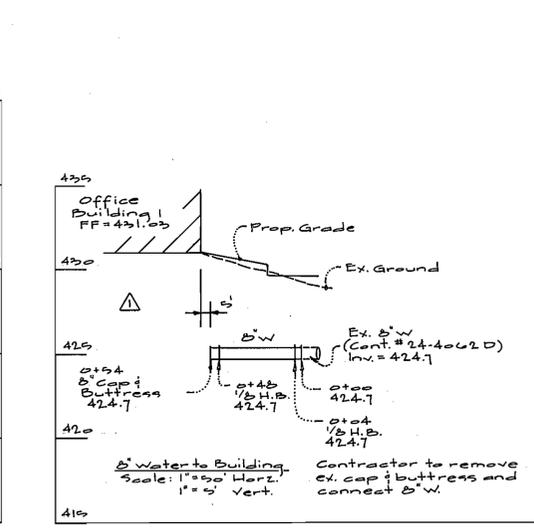
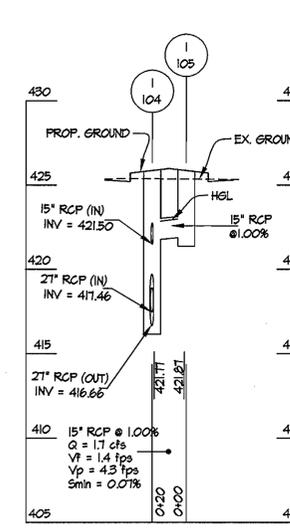
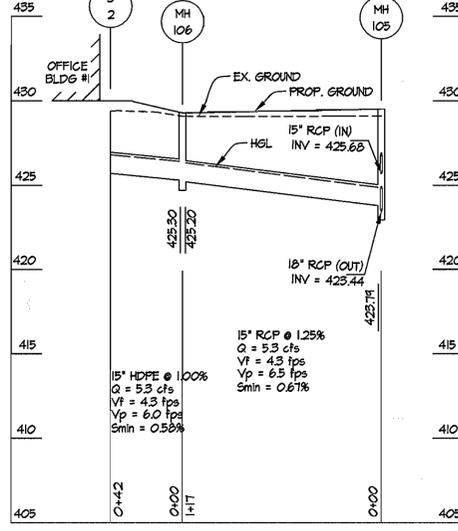
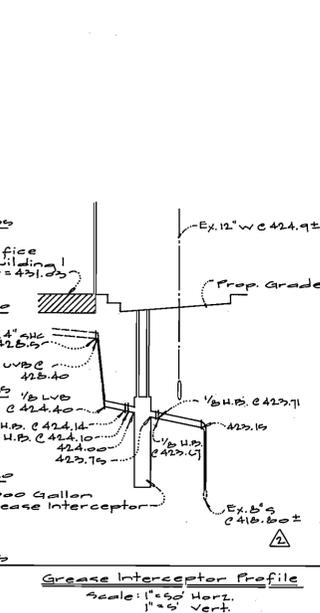
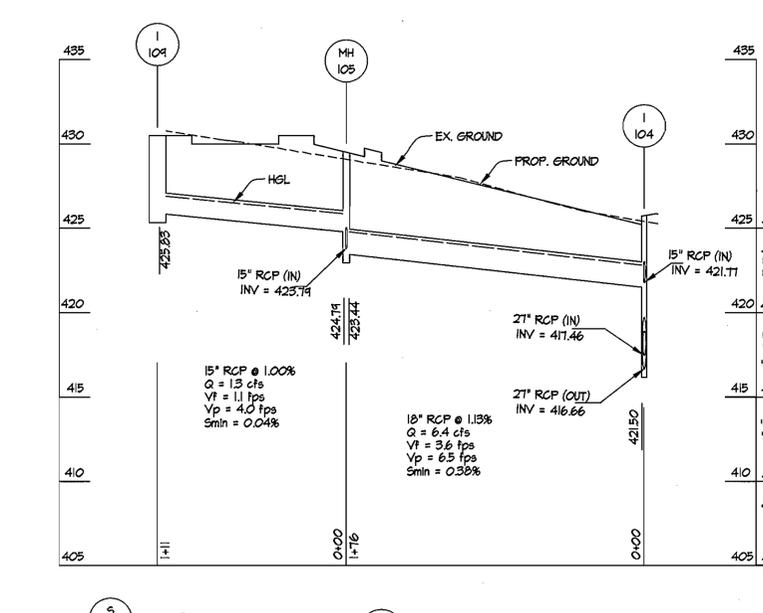
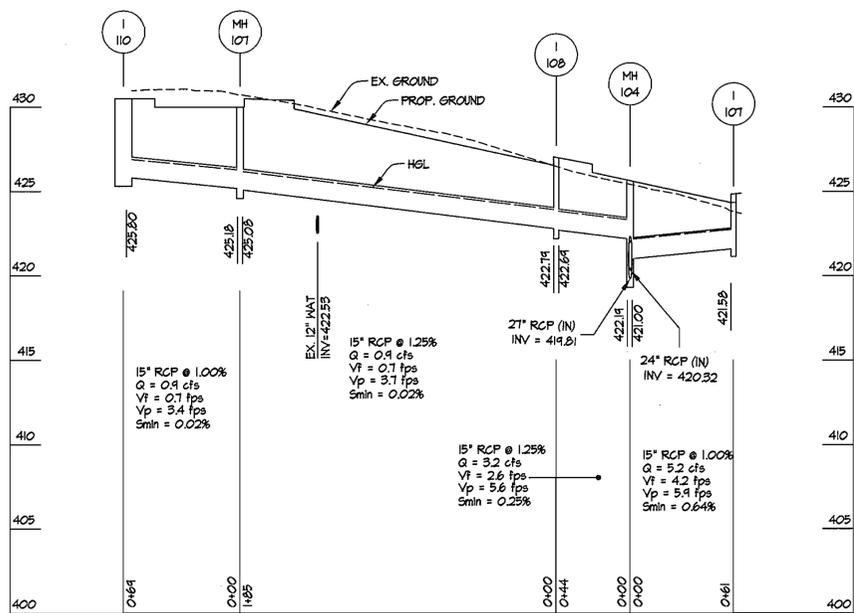
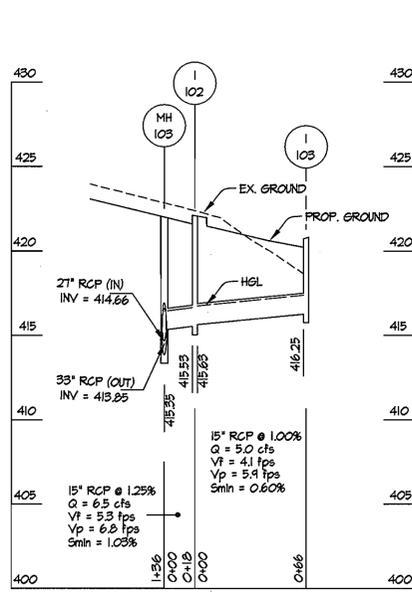
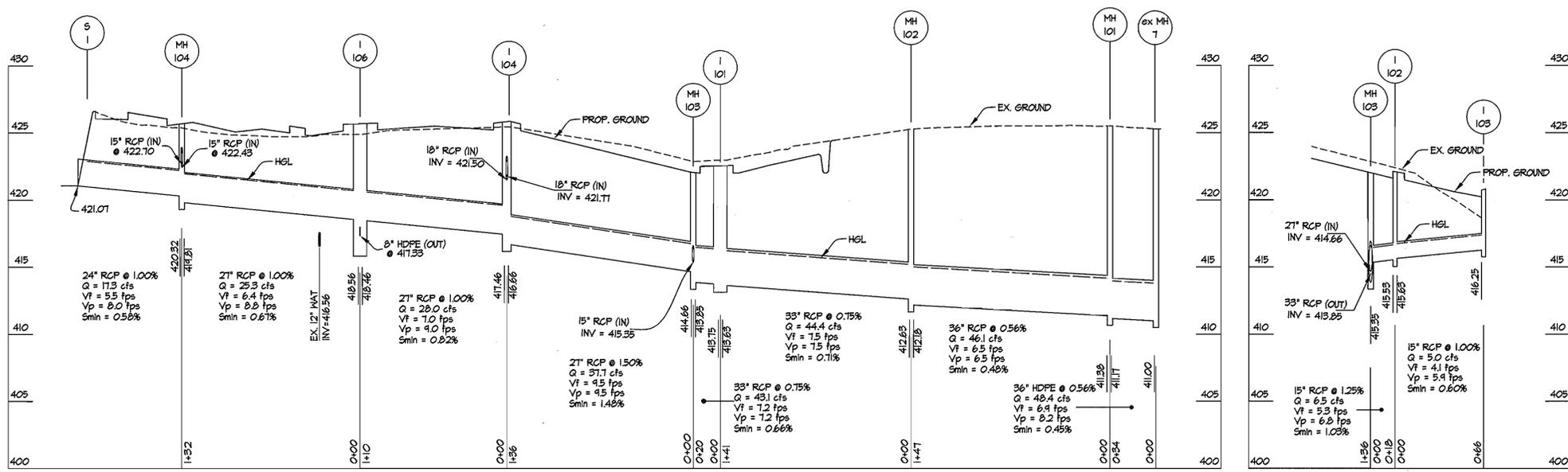
**ADDRESS CHART**

PARCEL NO.	STREET ADDRESS
C-3	8171 MAPLE LAWN BOULEVARD

WATER CODE:	SEWER CODE:	SUBDIVISION NAME:	SECTION/AREA:	PARCELS:
E21	1645000	MAPLE LAWN	BUSINESS DISTRICT/AREA 1	PARCEL C-3
FLAT No. 16514	ZONE MXD-3	TAX MAP 46	BLOCK 3 & 4	ELEC. DIST. 5
			CENSUS TRACT 6051.02	



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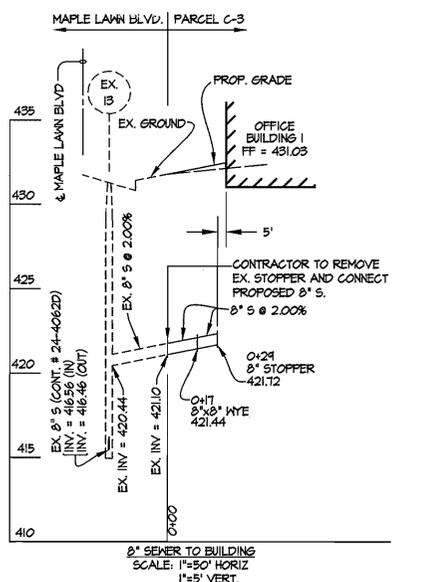


STRUCTURE SCHEDULE										
NO.	TYPE	WIDTH (INSIDE)	TOP ELEVATION	UPPER LOWER	INVERT ELEVATION	UPPER LOWER	STANDARD DETAIL	LOCATIONS		REMARKS
I-101	Double 5' Inlet	----	422.42	422.30	413.75	413.63	HC SD-4.23	N 539,405	E 1,339,544	
I-102	A-10 Inlet	----	422.15	422.04	415.63	415.53	HC SD-4.01	N 539,378	E 1,339,542	
I-103	A-10 Inlet	----	420.81	420.66	----	416.25	HC SD-4.01	N 539,319	E 1,339,569	
I-104	A-10 Inlet	----	425.70	425.58	421.71	416.66	HC SD-4.01	N 539,442	E 1,339,438	
I-105	A-10 Inlet	----	425.70	425.58	----	421.87	HC SD-4.11	N 539,506	E 1,339,453	
I-106	A-10 Inlet	----	425.71	425.65	418.56	411.33	HC SD-4.11	N 539,418	E 1,339,357	
I-107	A-10 Inlet	----	424.92	424.80	----	423.00	HC SD-4.01	N 539,284	E 1,339,247	
I-108	A-10 Inlet	----	421.14	421.01	422.71	422.64	HC SD-4.01	N 539,264	E 1,339,230	
I-109	A-10 Inlet	----	430.41	430.41	----	425.23	HC SD-4.01	N 539,697	E 1,339,240	
I-110	A-10 Inlet	----	430.34	430.21	----	425.80	HC SD-4.01	N 539,496	E 1,339,019	
MH-101	St'd. Manhole	4'-0"	----	425.64	411.38	411.17	HC SD-4.01	N 539,636	E 1,339,682	
MH-102	St'd. Manhole	4'-0"	----	425.21	412.63	412.18	HC SD-4.01	N 539,542	E 1,339,568	
MH-103	St'd. Manhole	4'-0"	----	422.02	415.35	413.85	HC SD-4.01	N 539,391	E 1,339,531	
MH-104	St'd. Manhole	4'-0"	----	425.64	422.19	419.31	HC SD-4.01	N 539,328	E 1,339,260	
MH-105	St'd. Manhole	4'-0"	----	424.52	424.79	425.44	HC SD-4.01	N 539,621	E 1,339,321	
MH-106	St'd. Manhole	4'-0"	----	424.28	425.30	425.20	HC SD-4.01	N 539,542	E 1,339,234	
MH-107	St'd. Manhole	4'-0"	----	430.00	425.18	425.08	HC SD-4.01	N 539,442	E 1,339,061	
SC-1	Stormceptor®	6'-0"	----	424.30	415.23	415.76	SEE SHEET 4	N 539,404	E 1,339,402	

NOTES:  
 1. ALL STRUCTURES TO BE PRECAST.  
 2. COORDINATES FOR LOCATIONS ARE TO CENTERLINE OF THE STRUCTURE AT FACE OF CURB FOR INLETS AND TO THE CENTERLINE OF STRUCTURE FOR MANHOLES.  
 \*NOTE: FOR RECHARGE FACILITY DETAILS, SEE SHEET 4.

PIPE SCHEDULE		
SIZE & TYPE	QUANTITY	REMARKS
8" HDPE	51 LF.	
6" PVC (SCHEDULE 40)	56 LF.	
10" PVC (SCHEDULE 40)	190 LF.	
15" RCP	685 LF.	
18" RCP	172 LF.	
24" RCP	60 LF.	
27" RCP	360 LF.	
33" RCP	127 LF.	
36" RCP	173 LF.	

\*NOTE: FOR RECHARGE FACILITY DETAILS, SEE SHEET 4.



APPROVED  
 PLANNING BOARD  
 OF HOWARD COUNTY

DATE: 2/5/04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING + ZONING  
 Director: *Mark A. Loyell* Date: 6/17/04  
 Chief, Division of Land Development: *Linda Hamilton* Date: 6/14/04  
 Chief, Development Engineering Division: *Mik* Date: 6/16/04

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

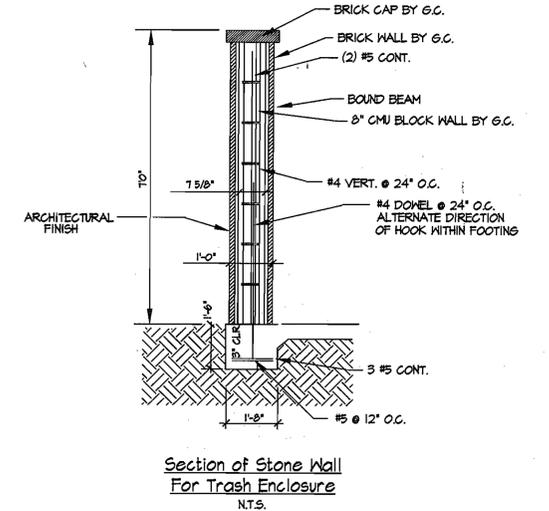
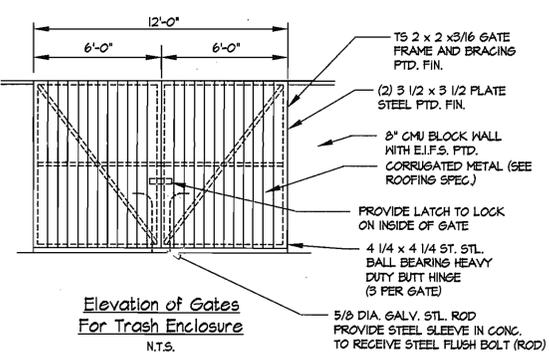
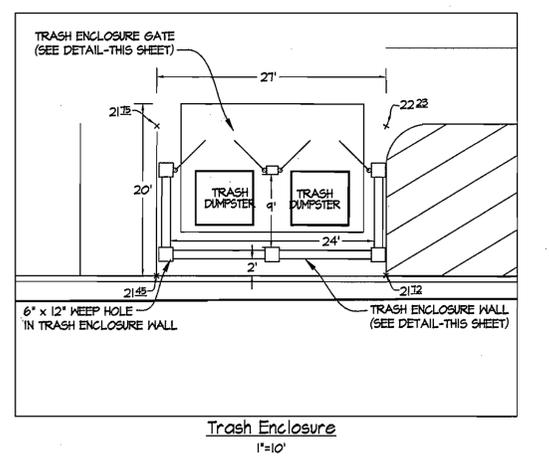
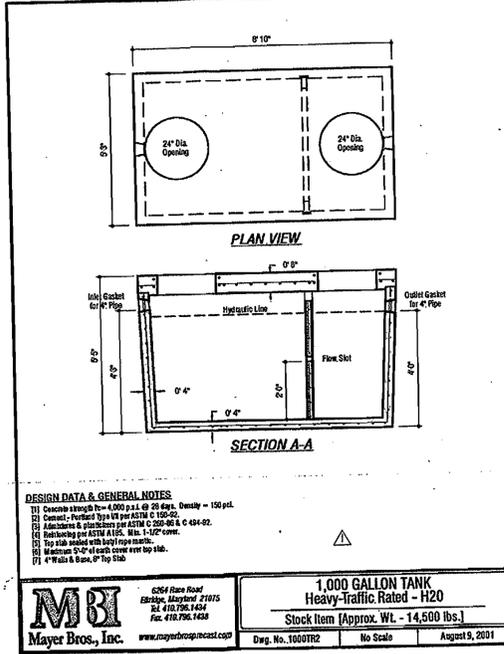
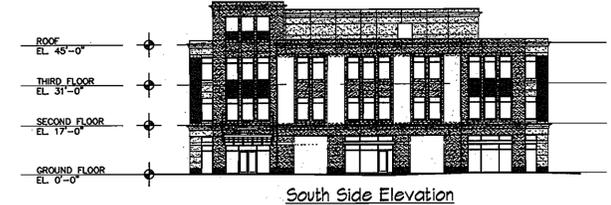
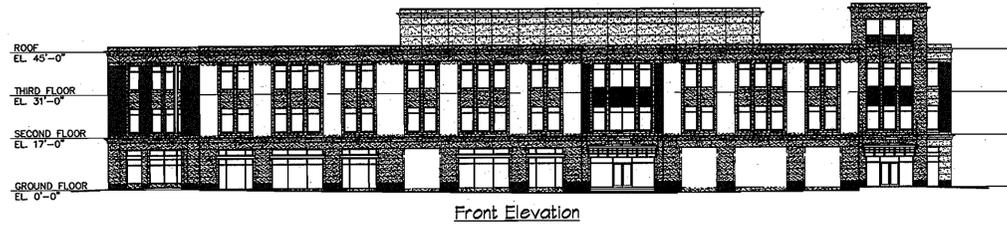
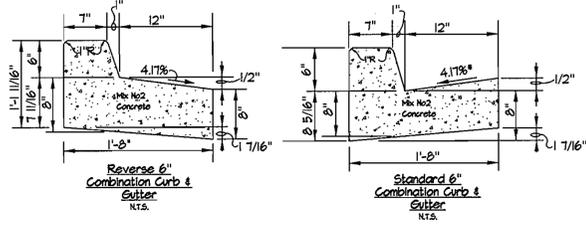
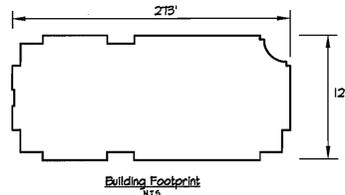
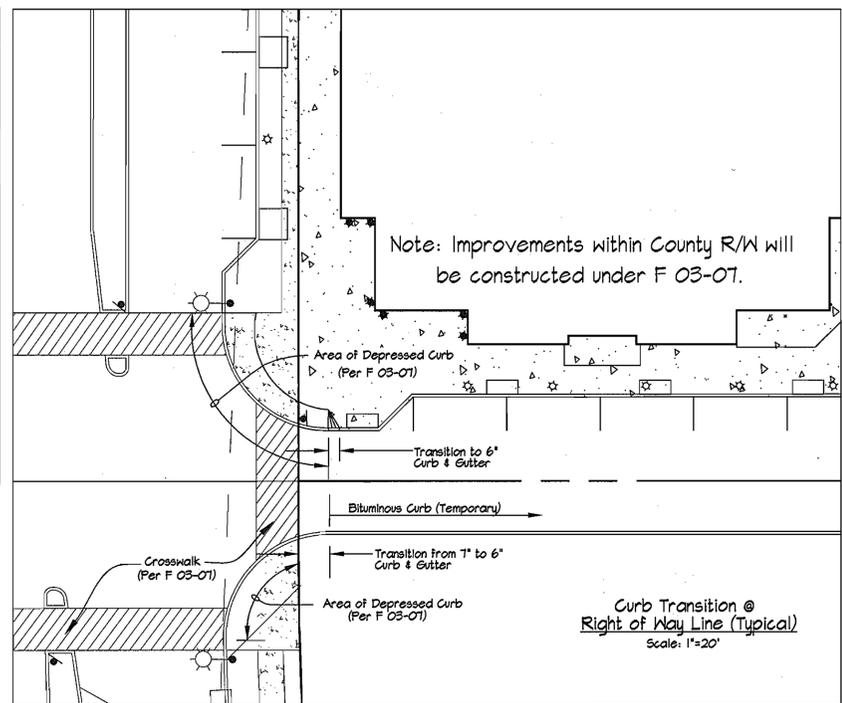
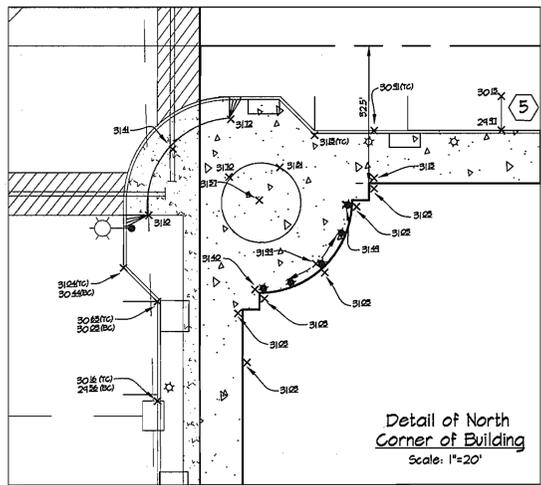
DATE	REVISION	BY	APP'R.
10/27/04	1) Revise b'w profile to reflect relocation of water utility room.	d.e.v.	
10/26/04	2) Add grease interceptor profile	d.e.v.	

PREPARED FOR:  
 G&R Maple Lawn, Inc. et al.  
 Suite 410, Woodholme Center  
 1829 Reisterstown Road  
 Baltimore, MD 21208  
 ATTN: Charlie O'Donovan  
 410-484-8400

STRUCTURE PROFILES  
 SITE DEVELOPMENT PLAN FOR OFFICE BUILDING ONE  
 MAPLE LAWN FARMS  
 BUSINESS DISTRICT  
 PARCEL C3  
 PLAT NO. 16514  
 ELECTION DISTRICT No. 5  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	03051
DATE	TAX MAP - GRID	SHEET
FEB., 2004	46: 3&4	6 OF 10

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APPROVED  
PLANNING BOARD  
of HOWARD COUNTY  
DATE: 2/9/04  
KS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: [Signature] Date: 6/12/04  
Chief, Division of Land Development: [Signature] Date: 6/14/04  
Chief, Development Engineering Division: [Signature] Date: 6/16/04

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BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R
03/25/07	Added areaway interceptor detail	d.e.v.	

PREPARED FOR:  
G&R Maple Lawn, Inc. et al.  
Suite 410, Woodholme Center  
1829 Reisterstown Road  
Baltimore, MD 21208  
ATTN: Charlie O'Donovan  
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SITE DETAILS  
SITE DEVELOPMENT PLAN FOR OFFICE BUILDING ONE  
MAPLE LAWN FARMS  
BUSINESS DISTRICT  
PARCEL C3  
PLAT NO. 16514  
ELECTION DISTRICT No. 5  
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03051
DATE	TAX MAP - GRID	SHEET
FEB., 2004	46: 3&4	3 OF 10



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