SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
Parcels C-10 & C-11

General Notes

1. All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications if applicable.
2. The contractor shall notify the 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.
3. The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work being done.
4. Project Background:
   Location: TAX MAP #46, GRIDS 3 & 4
   Zoning: MXD-3
   Election District: 5th
   Buildable Lot Area: 3.20 AC.
   Rec. Ref.: PLAT # 17118 & 17119
5. 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.
6. Proposed Use: Restaurant and Gas Station/Convenience Store/Car Wash
7. All plan dimensions are to face of building or face of curb unless otherwise noted. Dimensions are measured perpendicular or radially between items unless otherwise noted.
8. Existing topography is shown per field run survey information by Gutschick, Little Weber, P.A. & by design grades from design plans for construction.
9. Coordinates and bearings are based upon the '83 MD State Coordinate system (NAD '83) as projected by Howard County Geodetic Control Stations No. 41GA and No. 46B2.
10. Property is zoned MXD-3 per the 2-2-04 Comprehensive Zoning Plan per Council Bill No. 75-2003. For ZB-995M was approved 2/8/01 granting approval to FDP.
11. See Department of Planning & Zoning file numbers: S-01-17, ZB-995M, FB-353, WP-01-111(*), WP-02-54(**), P-02-12, F-03-07, SDP-03-06, F-04-55, SDP-04-44, SDP-04-49, F-04-113, and F-05-73.
12. Water and sewer service is public.
13. All existing water and sewer is per Contract 24-4062-D.
14. All existing public storm drain is per F-03-07.
15. Stormwater Management is being provided by F-03-07, along with a drywell and Stormceptor on SDP 04-44.
16. Recording reference: Plat Nos. 17118 & 17119.
17. Existing utilities are based on approved design plans for construction and field location by Gutschick, Little & Weber, P.A.
18. There are no known cemeteries, grave sites or historic structures located on the subject property.
19. There are no scenic roads within or adjacent to the subject property.
20. There is no floodplain on this site.
21. There are no wetlands on this site.
22. This property was brought into the Metropolitan District on August 20, 2001.
23. Building setbacks and building restrictions are in accordance with the approved Development Criteria per FB Case No. 353 and S-01-17.
24. 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.
25. Phasing for this project is in accordance with the Decision and Order for ZB-995M and the Decision and Order for FB Case No. 353 (S-01-17).
26. The Traffic Study was approved as part of Sketch Plan S-01-17.
27. Water and Sewer House Connection limits shown on these plans are from the road R/W or from the edge of the easement to within 5' of the building. Refer to the architecturals for the remainder of the construction. Both buildings will have inside meter settings.
28. Forest Conservation for this site has been provided under F-03-07.
29. All easements (Public and Private) shown on these plans are per Recorded Plat #'s 17118 & 17119, unless otherwise noted.
30. Because this plan submission is non-residential use, a noise study is not required.
31. The buildings will have automatic fire protection sprinkler systems.
32. The drywell/stormceptor facility shown on Parcel C-3 satisfies the recharge requirements for Parcels C-3, C-10, and C-11.
33. All exterior light fixtures shall be oriented to direct light inwards and downwards on-site away from all adjoining residential use areas and public roads in accordance with Section 134 of the Howard County Zoning Regulations. See sheet 4 for additional light specifications.
34. The shared access and parking requirement for Parcels "C-3", "C-10", and "C-11" is covered by Section 10.11. Access and parking easement in "Amended and Restated Declaration of Covenants, Condition and Restrictions for Maple Lawn Farms Commercial Association, Inc." and recorded among the Land Records of Howard County, Maryland in Liber 7419 at Folio 230.
35. On November 19, 2004, the Howard County Planning Board approved this SDP with the requested setback reduction from 15' between buildings and curb or edge of a road or drive as required by the Development Criteria as shown on the approved plan. The Board's approval was further based upon the following conditions:
    1. The gas station operator shall limit the night time hours of operation for the car wash use for the gas station as presented by the applicant at the Planning Board meeting.
    2. The car wash building shall be constructed with additional insulation materials to reduce noise levels as presented by the applicant at the Planning Board meeting.

General Notes (continued)

36. The sediment contol devices constructed under F 03-07 will be utilized during the construction of the improvements shown on these plans. The devices may be modified as described in the sequence of construction on sheet 6.
37. Sediment Control for this plan is provided under F 03-07.
38. No lower level is proposed for either the restaurant or the convenience store. However, if a lower level is added and used as office or retail, then the F.A.R. and parking tabulations shall be revised accordingly.
39. Planning Board approval for the setback reduction from Route 216 for the trash enclosure was granted on 2/3/05.

⚠ 40. The location of the pricing sign on Parcel C-11 was approved by the Board of Appeals under case # BA 05-021 C, on 11/08/05

*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.

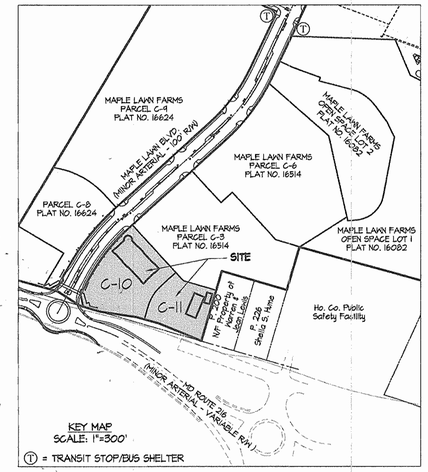
**WP-02-54

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 filedplain areas except as permitted under WP-02-54. WP 02-54 was granted on April 2, 2002 allowing the following:

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

The approval is subject to the following conditions:

1. The waiver petition approval pertains to the limits of disturbance to the wetlands, stream channel and and floodplain areas identified within the proposed employment district located in the southeast portion of Parcel C-2.
2. MDE waterway construction approval is required prior to road plan approval.
3. 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 and Natural Resources and the U.S. Army Corps of Engineers, prior to commencement of any grading disturbances. Reference the approved permits, certificates or on all future plan and permit submittals.
4. The Phase 1 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".



KEY MAP
SCALE: 1"=300'
① = TRANSIT STOP/BUS SHELTER

Handicap Parking

a. Number of Handicap Spaces Required
   Parcel C-10 6 spaces
   Parcel C-11 2 spaces
   8 spaces

b. Number of Handicap Spaces Provided
   Parcel C-10 6 spaces
   Parcel C-11 2 spaces
   8 spaces

c. Number of Van Accessible Spaces Required
   Parcel C-10 2 spaces
   Parcel C-11 1 space
   3 spaces

d. Number of Van Accessible Spaces Provided
   Parcel C-10 2 spaces
   Parcel C-11 2 spaces
   4 spaces

Parking Tabulation

Parking Required

Convenience Store/Gas Station/Car Wash	= 13 spaces *	
Retail	= 47 spaces	(9,312 s.f. of floor area @ 5 spaces/1000 s.f.)
Restaurant	= 119 spaces **	(7,618 s.f. of floor area)
Total Required	= 179 spaces ***	

Parking Provided

Parking Provided = 129 spaces (127 Net of spaces for vacuum and air pump)

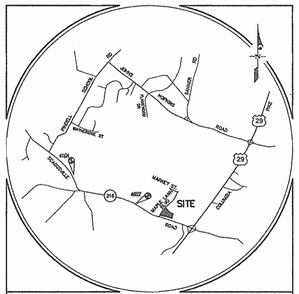
The 129 spaces are distributed as follows:

on-street parallel spaces	7
head-in spaces within parking field (subject to a cross-easement for the benefit of both parcels)	120
spaces reserved for vacuum and air pump use	2

* 13 spaces based upon the following:
convenience store: 9 (4275 s.f. @ 2 spaces per 1000 s.f.)
car wash: 4
13 spaces

** 119 spaces based upon the following:
employees: 7 (35 employees @ 1 space per 5 employees)
outdoor seating: 27 (80 seats @ 1 space per 3 seats)
indoor seating: 85 (255 seats @ 1 space per 3 seats)
119 spaces

*** The adjacent parcel (Parcel C-3) has an excess of 52 parking spaces (282 spaces required versus 334 provided). The cross easement will allow the patrons of Parcel C-10 to use the spaces on Parcel C-3. The proposed use on Parcel C-3 is office and the site plan was approved under SDP 04-44.



VICINITY MAP
SCALE: 1" = 4000'

BENCHMARKS

41GA ELEV. = 462.16
STANDARD DISC ON CONCRETE MONUMENT

46B2 ELEV. = 474.67
STANDARD DISC ON CONCRETE MONUMENT

Site Analysis Data Chart

	Parcel C-10	Parcel C-11	Total
1. Gross Area of Parcel :	88,653 Sq. Ft. (2.03 ac.)	50,868 Sq. Ft. (1.17 ac.)	139,520 Sq. Ft. (3.20 ac.)
2. Limit of Disturbed Area: (Area of Plan Submission)	83,223 Sq. Ft. (1.91 ac.)	47,765 Sq. Ft. (1.10 ac.)	130,988 Sq. Ft. (3.01 ac.)
3. Zoning:	MXD-3	MXD-3	————
4. Proposed Use:	Retail / Restaurant	Gas Station / Convenience Store/ Car Wash	————
5. Building Coverage: (% of Gross Acreage)	16,931 Sq. Ft. (19.1 %)	10,501 Sq. Ft. (20.6 %)	27,432 Sq. Ft. (19.7 %)
6. Floor Area Ratio (FAR):	0.19	0.10	0.16

Notes:
1. There is not a maximum allowable building coverage for the Business District per the Comprehensive Sketch Plan
2. The Building coverage for C-11 includes the convenience store (4275 s.f.), car wash (1012 s.f.), and canopy (5214 s.f.).
3. The Total Floor Area Ratio and the Floor ARea Ratio for Parcel C-11 does not include the area of the canopy.

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 POR, 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 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:

- 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 152,310 (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 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 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 or 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.

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	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.

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN REVISION IS TO:
1. AMEND THE FOOTPRINT FOR THE RETAIL/RESTAURANT BUILDING.
2. AMEND THE PARKING FIELD ON PARCEL C-10 TO ACCOMODATE THE CURRENT BUILDING FOOTPRINT.
3. RELOCATE THE CONVENIENCE STORE/GAS STATION DUMPSTER ENCLOSURE.
4. RELOCATE AND AMEND THE SIZE OF THE WHC TO THE CONVENIENCE STORE/GAS STATION.

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.)	93,945 S.F.	0.49
SDP 04-46	3.17 AC. (137,933 S.F.)	24,088 S.F.	0.17
SDP 05-08 (THIS SDP)	3.20 AC. (139,520 S.F.)	22,218 S.F.	0.16
SDP 05-036	10.13 AC. (441,228 S.F.)	93,945 S.F.	0.21
SDP-05-047	5.58 AC. (243,230 S.F.)	120,340 S.F.	0.49
REMAINING RECORDED EMPLOYMENT LAND	4.35 AC. (189,441 S.F.)	0	
TOTAL	30.83 AC. (1,342,955 S.F.)	354,536 S.F.	0.26

Retail Tracking Chart

File Number	Area of Retail
SDP 04-46	10,941 S.F.
This SDP	9312 S.F.
SDP 05-36	0
SDP 05-47	0
Total	20,253 S.F.

A total of 152,310 S.F. is allowed in accordance with S 01-17.

Sheet Index

1. Cover Sheet
2. Site Development Plan
3. Site Details
4. Site/Handicap Accessibility Details
5. Storm Drain and Utility Profiles
6. Sediment Control Plan/ Drainage Area Map
7. Sediment Control Notes & Details
8. Landscape/Perimeter Planting Plan
9. Landscape Details And Notes

LEGEND

366	EX. CONTOUR
300	PROP. CONTOUR
	EX. STORM DRAIN
	PROP. STORM DRAIN
8"S 8"S	EX. SANITARY SEWER
Ex. 8" W	EX. WATERLINE
	CONCRETE CURB & GUTTER
PROP. 8"S	PROP. SANITARY SEWER
	PROPOSED WATERLINE
	EX. CURB & GUTTER
	TEMPORARY CURB & GUTTER
	PROPOSED REVERSE CURB & GUTTER
	EX. TREES (PER F-03-07)
	CONCRETE SIDEWALK, DUMPSTER PAD OR UTILITY PAD
	EX. EASEMENTS
TB	SURFACE SPOT SHOT
6	NUMBER OF PARKING SPACES
	PROP. LIGHT FIXTURES & POLE
	EX. LIGHT FIXTURE & POLE
	HANDICAPPED PARKING

PARCEL NO.	ADDRESS CHART STREET ADDRESS
C-10	8191 MAPLE LAWN BOULEVARD
C-11	8181 MAPLE LAWN BOULEVARD

WATER CODE:	SEWER CODE:
E21	7695000

SUBDIVISION NAME:	SECTION/AREA	PARCELS
MAPLE LAWN FARMS	BUSINESS DISTRICT/AREA I	C-10 AND C-11

PLAT No.	ZONE	TAX MAP	BLOCK	ELEC. DIST.	CENSUS TRACT
17119	MXD-3	46	3 & 4	5	6051.02

APPROVED
PLANNING BOARD
HOWARD COUNTY
DATE 11/19/04 & 2/3/05

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
County Health Officer — Date 10/25/05

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director — Date 10/27/05
Chief, Division of Land Development — Date 10/27/05
Chief, Development Engineering Division MK — Date 10/26/05

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

DATE	REVISION	BY	APP'R.
10/10/05	THIS PLAN SUPERCEDES SITE PLAN SIGNED DECEMBER 29, 2004	DEV	
10/18/05	⚠ added general note 40		

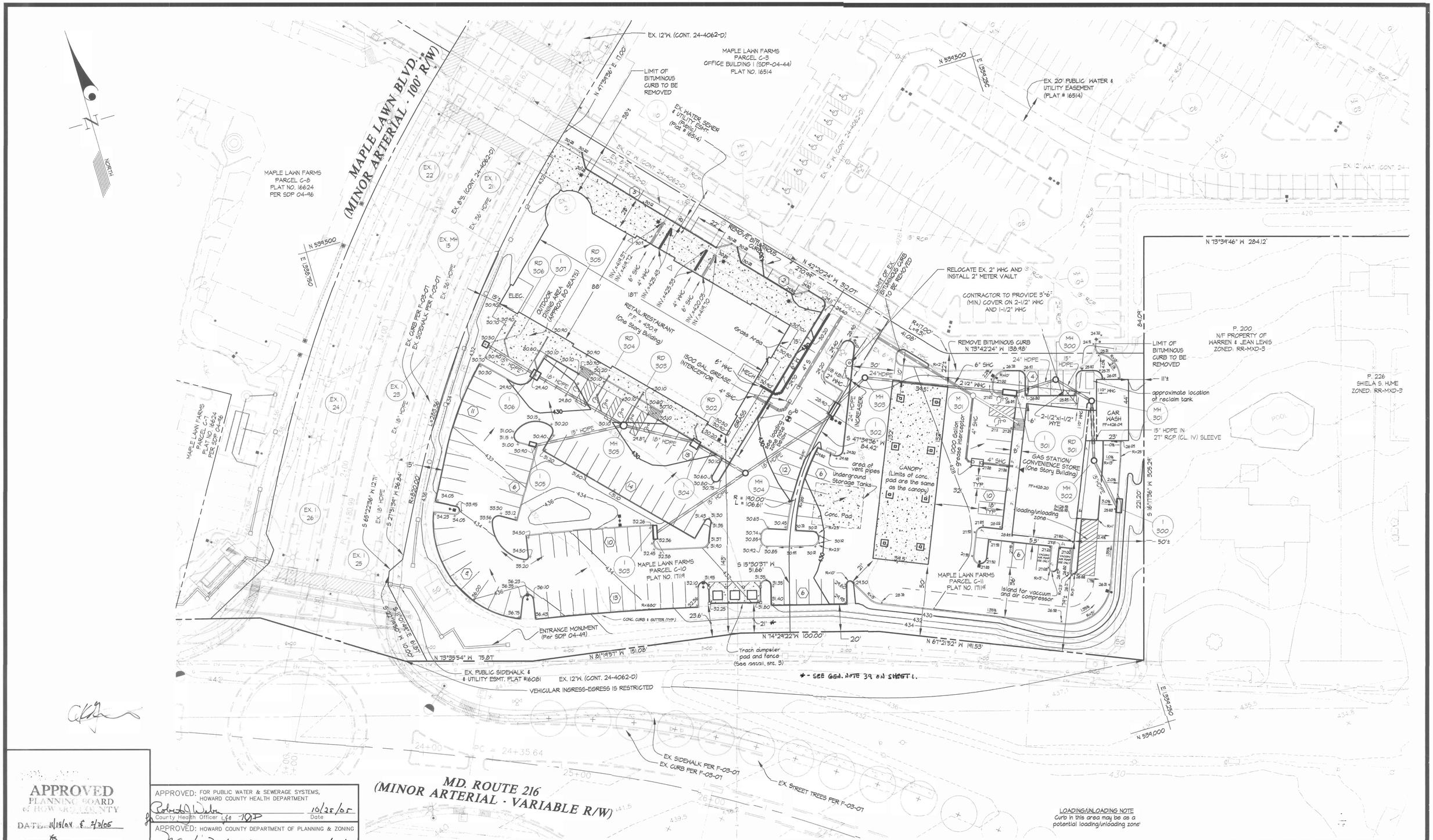
\DRAWINGS\96079\03056\SDP\03056SDP1.dwg | DES. EV | DRN. AWL | CHK. DEV

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
REVISED SITE DEVELOPMENT PLAN FOR
RETAIL/RESTAURANT AND GAS STATION/CONVENIENCE STORE/CAR WASH
MAPLE LAWN FARMS
BUSINESS DISTRICT
PARCELS C-10 & C-11 PLAT NO. 17118 & 17119
ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03056
DATE	TAX MAP - GRID	SHEET
OCTOBER, 2005	46: 3&4	1 OF 9

SDP-05-08



APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 11/19/05 & 2/3/05

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
Robert J. Weber — 10/25/05
County Health Officer — Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director — 10/27/05 — Date
Cindy Hamilton — 10/27/05 — Date
Chief, Division of Land Development
Chief, Development Engineering Division MK — 10/26/05 — Date

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN REVISION IS TO:
1. AMEND THE FOOTPRINT FOR THE RETAIL/RESTAURANT BUILDING.
2. AMEND THE PARKING FIELD ON PARCEL C-10 TO ACCOMODATE THE CURRENT BUILDING FOOTPRINT.
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3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
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\Drawings\96079\03056\SDP\03056SDP2.dwg | DES. DEV | DRN. JU/TL | CHK. DEV

DATE	REVISION	BY	APP'R.
10/10/05	THIS PLAN SUPERCEDES SITE PLAN SIGNED DECEMBER 29, 2004	DEV	

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

SITE DEVELOPEMENT PLAN

REVISED SITE DEVELOPMENT PLAN FOR RETAIL/RESTAURANT AND GAS STATION/CONVENIENCE STORE/CAR WASH

MAPLE LAWN FARMS

BUSINESS DISTRICT
PARCELS C-10 & C-11 PLAT NO. 17118 & 17119

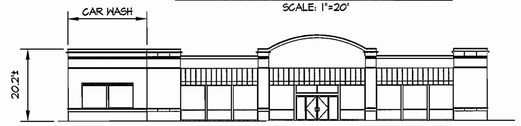
ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

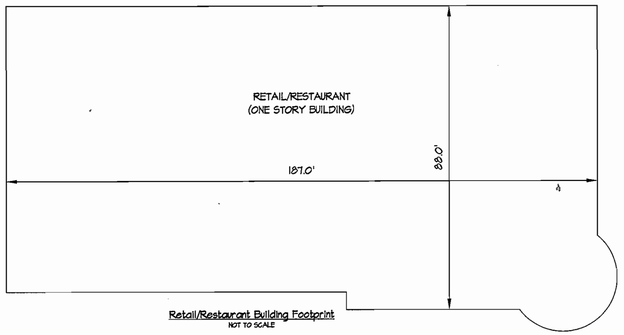
SCALE	ZONING	G. L. W. FILE No.
1"=30'	MXD-3	03056
DATE		SHEET
OCTOBER, 2005	46: 3&4	2 OF 9

SDP-05-08

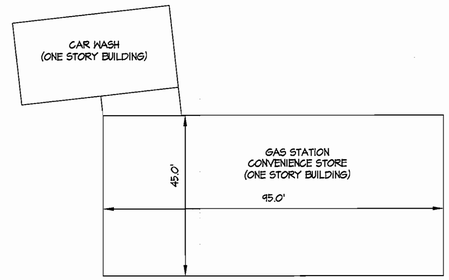
RETAIL/RESTAURANT BUILDING (PARCEL C-10) ELEVATION
SCALE: 1"=20'

CONVENIENCE STORE/CAR WASH (PARCEL C-11) ELEVATION
SCALE: 1"=20'

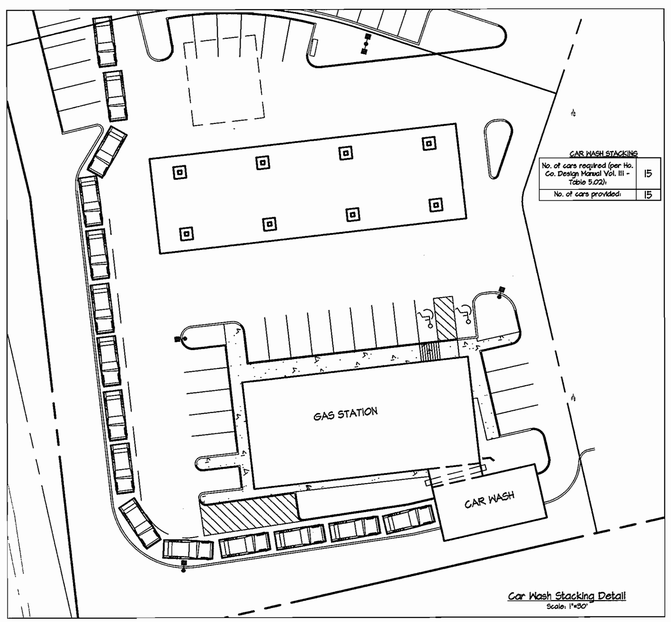




Retail/Restaurant Building Footprint
NOT TO SCALE



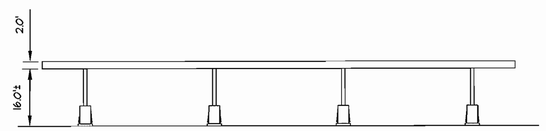
Convenience Store Footprint
SCALE: 1"=20'



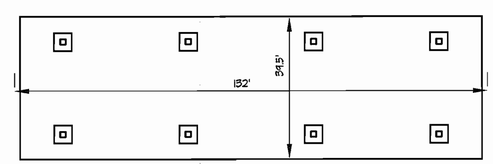
CAR WASH STACKING

No. of cars required (per Ho. Co. Design Manual Vol. III - Table 5.02):	15
No. of cars provided:	15

Car Wash Stacking Detail
Scale: 1"=20'



Canopy Elevation
SCALE: 1"=20'

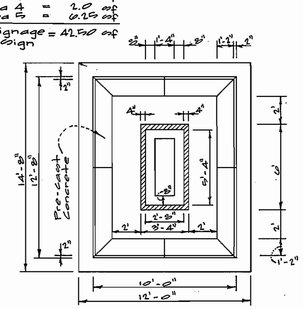


Canopy Footprint
SCALE: 1"=20'

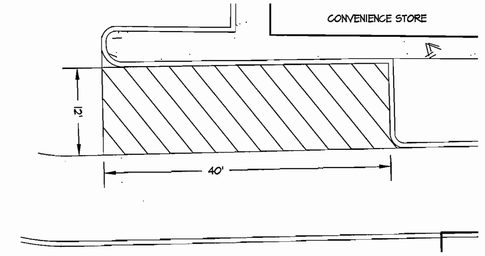
Sign Area Calculation

Sign Area 1A	=	7.0 sq
Sign Area 1B	=	.75 sq
Sign Area 2	=	25.0 sq
Sign Area 3	=	1.5 sq
Sign Area 4	=	2.0 sq
Sign Area 5	=	6.25 sq

Total Signage = 42.50 sq
Area Per Sign

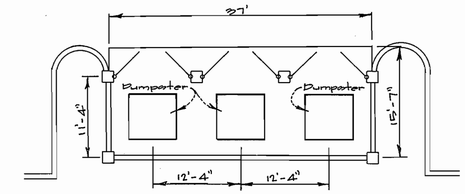


Pricing Sign Detail
scale: 1"=5'

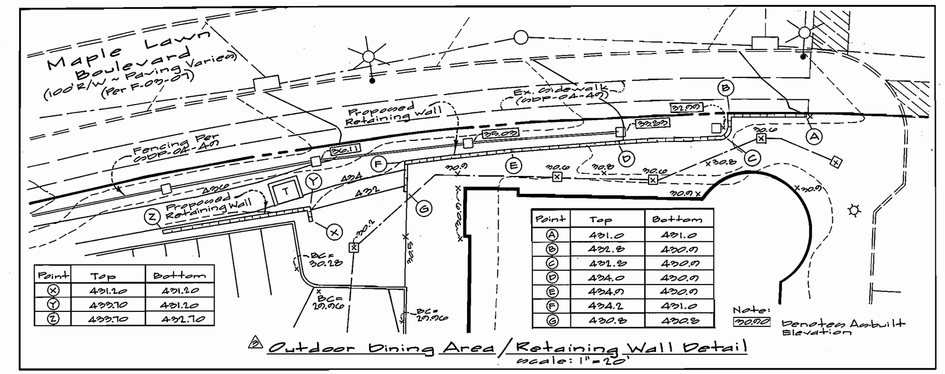


Loading / Unloading Area (PARCEL C-11)
1"=10'

Note: See Architectural Plans For Retaining Wall Details



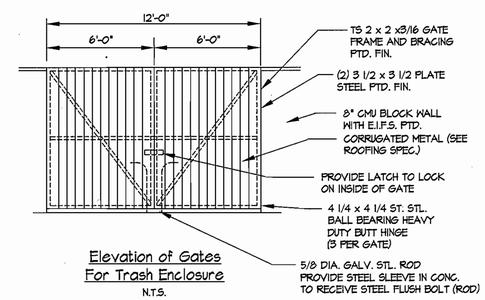
Trash Enclosure (Parcel C-10)
1" = 10'



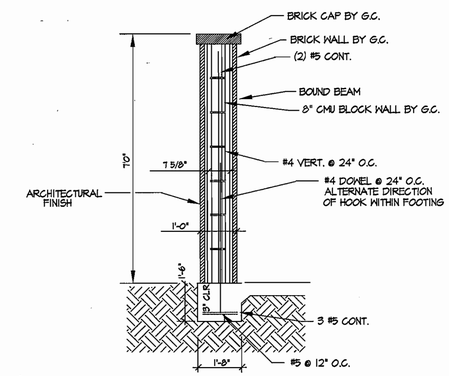
Point	Top	Bottom
X	431.20	431.20
Y	433.70	431.20
Z	433.70	432.70

Point	Top	Bottom
A	431.2	431.0
B	432.8	430.0
C	431.8	430.0
D	434.0	430.0
E	434.0	430.0
F	434.2	431.0
G	430.8	430.8

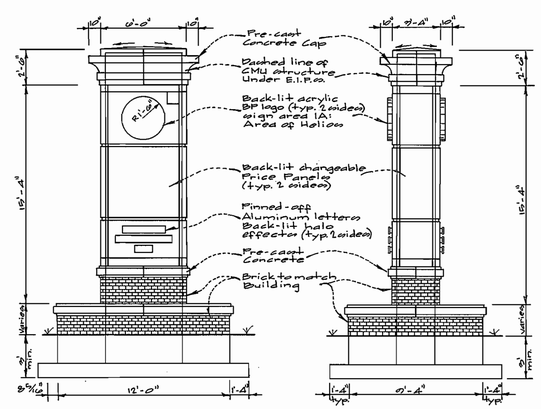
Outdoor Dining Area / Retaining Wall Detail
scale: 1"=20'

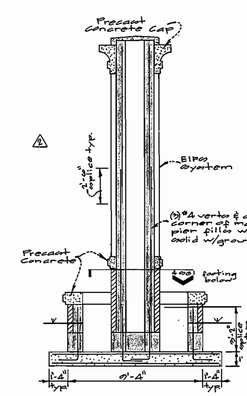


Elevation of Gates
For Trash Enclosure
N.T.S.



Section of Stone Wall
For Trash Enclosure
N.T.S.





Sign Section Notes

1. Min. soil bearing to be verified at 2000 p.s.f.
2. Concrete to be 3000 p.s.i. at 28 days.
3. Reinforcing to be ASTM A 615 grade 60.
4. Masonry to be CMU block & mortar to be type M. Provide trusses type joint reinf. at 16" o/c.

Note: See Architectural Plans For Sign Notes.

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN REVISION IS TO:
1. AMEND THE FOOTPRINT FOR THE RETAIL/RESTAURANT BUILDING.
2. AMEND THE PARKING FIELD ON PARCEL C-10 TO ACCOMODATE THE CURRENT BUILDING FOOTPRINT.
3. RELOCATE THE CONVENIENCE STORE/GAS STATION DUMPSTER ENCLOSURE.
4. RELOCATE AND AMEND THE SIZE OF THE WHC TO THE CONVENIENCE STORE/GAS STATION.

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 11/19/04 & 2/3/05

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 10/27/05
Chief, Division of Land Development	Date 10/27/05
Chief, Development Engineering Division MK	Date 10/20/05

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
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\DRAWINGS\96079\03056\SDP\03056sdp3.dwg | DES. DEV | DRN. AWL | CHK. DEV

DATE	REVISION	BY	APP'R.
10/10/05	THIS PLAN SUPERCEDES SITE PLAN SIGNED DECEMBER 29, 2004	DEV	
8/22/06	2 added pricing sign detail		
8/22/06	2 added outdoor dining area/retaining wall detail		

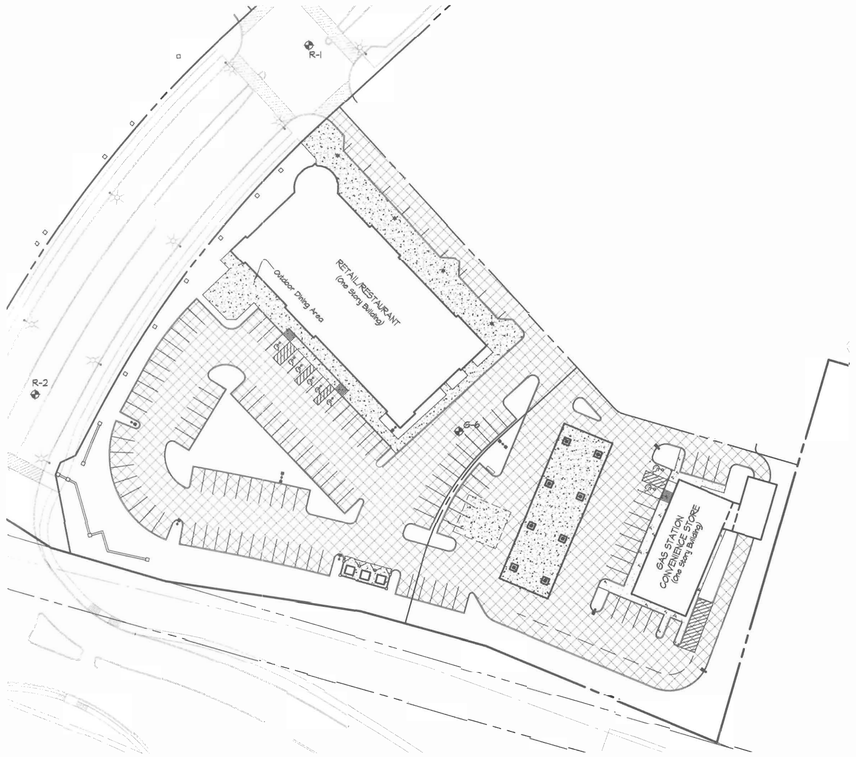
PREPARED FOR:
G&R Maple Lawn, Inc. et. al.
Suite 410, Woodholme Center
1829 Reisterstown Road
Baltimore, MD 21208
ATTN: Charlie O'Donovan
410-484-8400

SITE DETAILS
REVISED SITE DEVELOPMENT PLAN FOR
RETAIL/RESTAURANT AND GAS STATION/CONVENIENCE STORE/CAR WASH
MAPLE LAWN FARMS
BUSINESS DISTRICT
PARCELS C-10 & C-11 PLAT NO. 17118 & 17119
ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

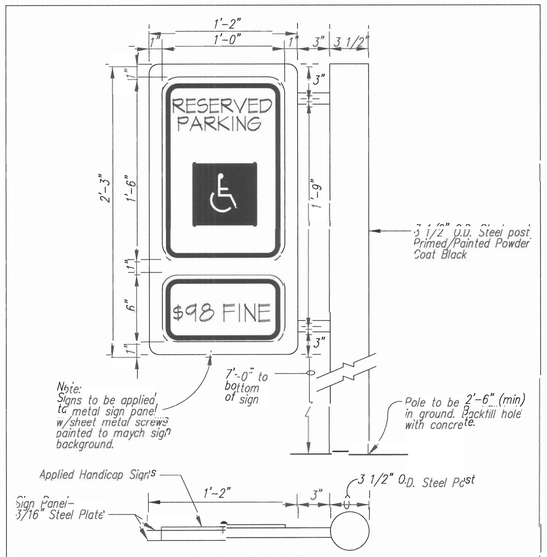
SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03056
DATE	TAX MAP - GRID	SHEET
OCTOBER, 2005	46: 3&4	3 OF 9

SDP-05-08

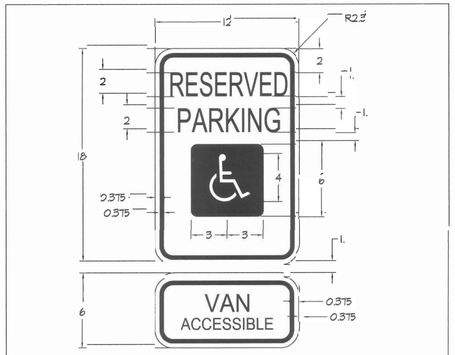
:\CADD\DRAWINGS\96079\03056\Redline\Key 2005\Redline\03056sdp3.dwg 10/6/2005 2:10:15 PM EST



Paving Plan
N.T.S.



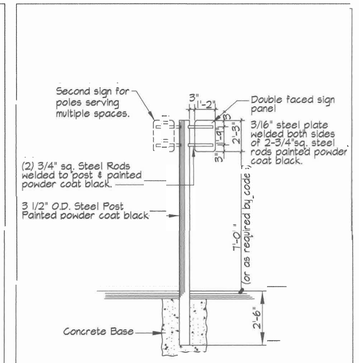
Mounting Detail For
Parking Restriction Sign
N.T.S.



General Notes:

1. Signs shall meet design standards of the Federal Highway Administration and conform to the State of Maryland Standard Highway sign booklet detail R7-8.
2. One sign is required per space placed as shown on site plan.
3. Spaces indicated on site plan as "VAN" accessable shall be signed accordingly.
4. Signs shall be pole mounted with hot dipped galvanized county approved perforated channel posts w/top of sign 9'-1" above finished grade or as indicated on site drawings.
5. Sign shall be attached to flanged side of post. Post shall extend into ground 2'-6" min.
6. Colors: Legend and Border - green
   Symbol - white on blue background
   background - white

HANDICAP PARKING SIGN DETAIL
N.T.S.



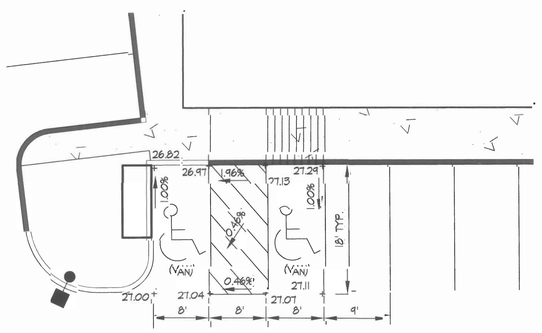
Post & Sign Panel Detail For
Parking Restriction Sign
N.T.S.

LEGEND

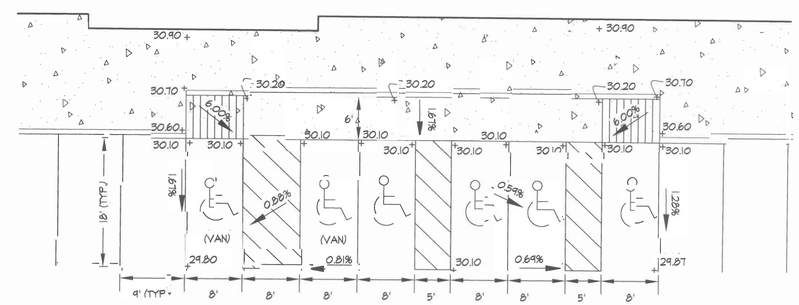
TYPE	MANUFACTURER	CATALOG NUMBER	WATTAGE	LAMP	MOUNTING	NOTES	SYMBOL
A	HADCO	HADCO TF6	250 W (20,500 LUMENS)	HIGH PRESSURE SODIUM	23' POLE	FIXTURE TYPE: TBD SHIELD TYPE: SEMI-CUTOFF	
B	HADCO	HADCO TF6	250 W (20,500 LUMENS)	HIGH PRESSURE SODIUM	23' POLE	FIXTURE TYPE: TBD SHIELD TYPE: SEMI-CUTOFF	
C	HADCO	HADCO R51	150 W	HIGH PRESSURE SODIUM	12' POLE	FIXTURE TYPE: TBD SHIELD TYPE: SEMI-CUTOFF	

EXTERIOR LIGHT NOTES

1. A partially shielded fixture must be constructed and installed in such a manner that less that 2.5 percent of the light is projected above the horizontal plane through the lowest part of the lamp, as certified by the lighting manufacturer or a photometric test report.
2. Light trespass onto a property in the "RR" zoning district, or onto a property in the MXD district designated for development of equivalent land uses, shall be limited to 0.1 foot candles.

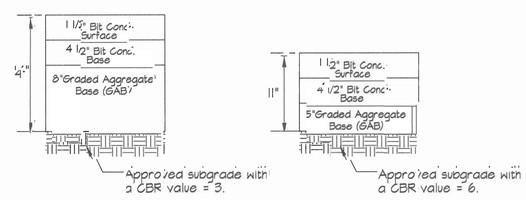


West side of Convenience Store



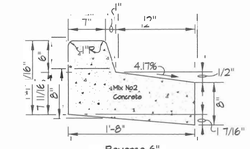
South side of Retail/Restaurant Building

HANDICAP PARKING DETAILS
SCALE: 1"=10'

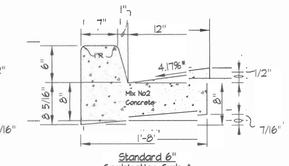


P-3 Granular Base
N.T.S.

Note:
Depending on the CBR values obtained in the field, the paving sections may be revised, if approved by a professional soils engineers. These substitutions must also be approved by the Howard County Department of Public Works.



Reverse 6" Combination Curb & Gutter
N.T.S.



Standard 6" Combination Curb & Gutter
N.T.S.

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN REVISION IS TO:
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4. RELOCATE AND AMEND THE SIZE OF THE WHC TO THE CONVENIENCE STORE/GAS STATION.

APPROVED
Howard County Department
of Planning and Zoning
Date 11/19/04 & 2/3/05

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 10/27/05
Chief, Division of Land Development	Date 10/27/05
Chief, Development Engineering Division MK	Date 10/20/05

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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\DRAWINGS\96079\03056\SDP\03056sdp4.dwg | DES. DEV | DRN. AWL | CHK. DEV

DATE	REVISION	BY	APP'R.
10/10/05	THIS PLAN SUPERCEDES SITE PLAN SIGNED DECEMBER 29,2004	DEV	

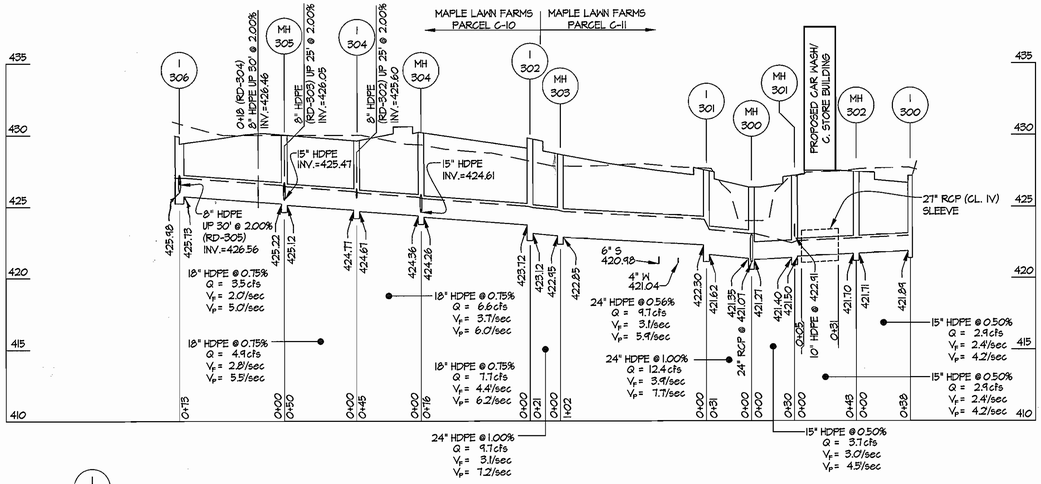
PREPARED FOR:
G&R Maple Lawn, Inc. et. al.
Suite 410, Woodholme Center
1829 Reisterstown Road
Baltimore, MD 21208
ATTN: Charlie O'Donovan
410-484-8400

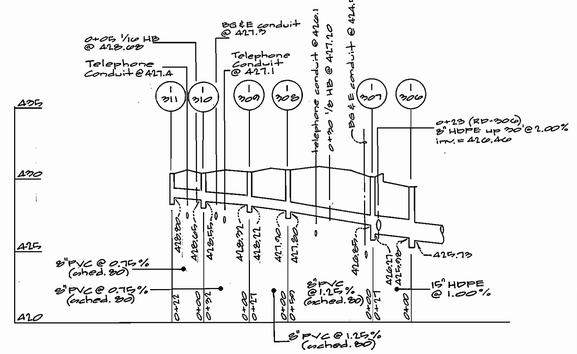
SITE/HANDICAP ACCESSIBILITY DETAILS

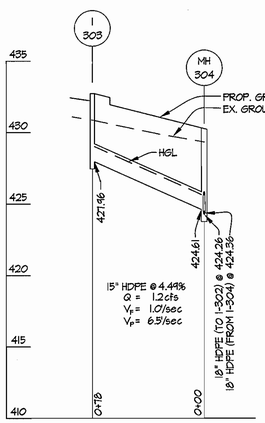
REVISED SITE DEVELOPMENT PLAN FOR
RETAIL/RESTAURANT AND GAS STATION/CONVENIENCE STORE/CAR WASH
MAPLE LAWN FARMS
BUSINESS DISTRICT
ELECTION DISTRICT No. 5 — PARCELS C-10 & C-11 PLAT NO. 17118 & 17119 — HOWARD COUNTY, MARYLAND

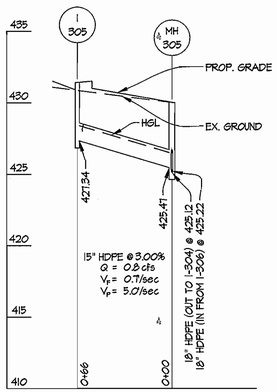
SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03056
DATE	TAX MAP – GRID	SHEET
OCTOBER, 2005	46: 3&4	4 OF 9

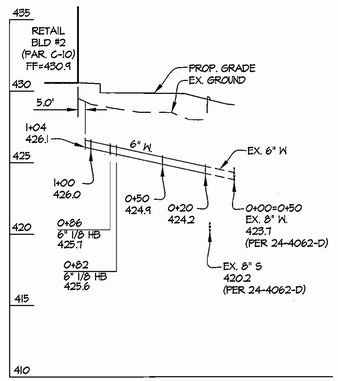
SDP-05-08



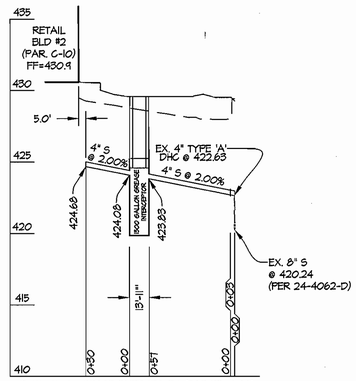




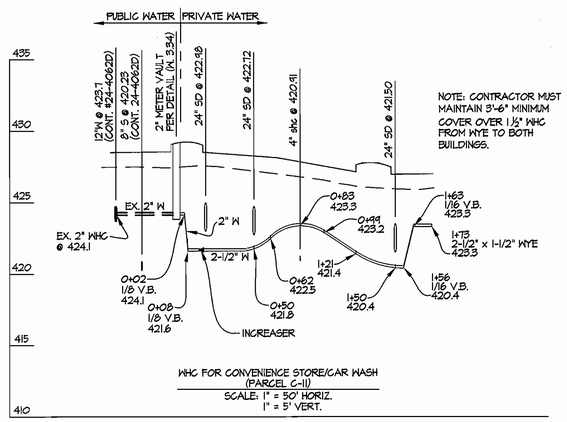




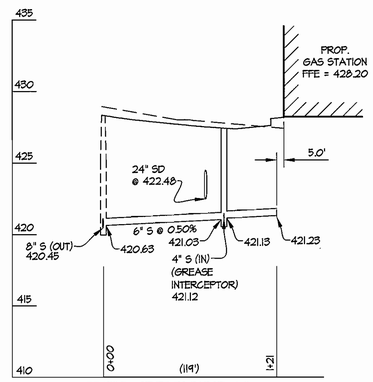
6" WATER FOR RETAIL #2 (PARCEL C-10)
SCALE: 1"=50' HORIZ.
1"=5' VERT.



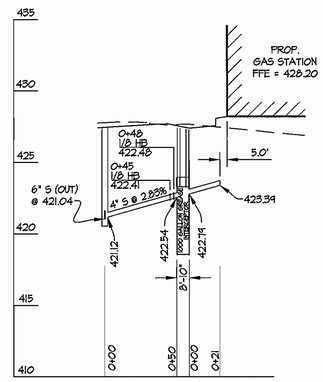
4" SHC FOR GREASE INTERCEPTER (PARCEL C-10)
SCALE: 1"=50' HORIZ.
1"=5' VERT.



WHC FOR CONVENIENCE STORE/CAR WASH (PARCEL C-11)
SCALE: 1" = 50' HORIZ.
1" = 5' VERT.



PROFILE - SEWER TO PARCEL C-11



PROFILE - GREASE INTERCEPTOR (PARCEL C-11)

STRUCTURE SCHEDULE

NO.	TYPE	WIDTH (INSIDE)	TOP ELEVATION UPPER	TOP ELEVATION LOWER	INVERT ELEVATION UPPER	INVERT ELEVATION LOWER	STANDARD DETAIL	LOCATIONS	REMARKS
I-300	A-10 INLET	2'-6"	---	426.13	---	421.84	HC SD-4.41	N 534,161 E 1,334,259	
I-301	A-10 INLET	2'-6"	427.44	427.34	422.30	421.62	HC SD-4.41	N 534,258 E 1,334,207	
I-302	A-10 INLET	2'-6"	---	429.40	423.12	423.12	HC SD-4.41	N 534,286 E 1,334,082	
I-303	A-10 INLET	2'-6"	432.86	432.76	---	427.96	HC SD-4.41	N 534,236 E 1,333,933	
I-304	DOUBLE 'S' COMB.	3'-5"	---	430.10	425.60	424.61	HC SD-4.34	N 534,284 E 1,333,921	
I-305	A-5 INLET	2'-6"	431.48	431.40	---	427.34	HC SD-4.40	N 534,320 E 1,333,867	
I-306	DOUBLE 'S' COMB.	3'-5"	---	429.90	426.56	425.73	HC SD-4.34	N 534,369 E 1,333,883	
I-307	YARD DRAIN	2'-0"	---	430.50	---	426.35	HC SD-4.14	N 534,400 E 1,333,855	
I-308	Yard Drain	2'-0"	---	430.00	427.90	427.80	1	N 534,445 E 1,333,880	
MH-300	STANDARD MANHOLE	4'-0"	---	426.21	421.35	421.07	HC G-5.12	N 534,260 E 1,334,242	
MH-301	STANDARD MANHOLE	4'-0"	---	426.44	422.41	421.40	HC G-5.12	N 534,238 E 1,334,262	
MH-302	STANDARD MANHOLE	4'-0"	---	426.70	421.71	421.70	HC G-5.12	N 534,196 E 1,334,252	
MH-303	STANDARD MANHOLE	4'-0"	---	428.90	422.95	422.85	HC G-5.12	N 534,300 E 1,334,111	
MH-304	STANDARD MANHOLE	4'-0"	---	430.53	424.61	424.26	HC G-5.12	N 534,258 E 1,334,009	
MH-305	STANDARD MANHOLE	4'-0"	---	429.96	426.05	425.12	HC G-5.12	N 534,316 E 1,333,934	
I-309	Yard Drain	2'-0"	---	430.60	428.32	428.22	1	N 534,465 E 1,333,900	
I-310	Yard Drain	2'-0"	---	430.00	428.05	428.55	1	N 534,474 E 1,333,922	
I-311	Yard Drain	2'-0"	---	430.00	---	428.80	1	N 534,524 E 1,333,932	

Pipe Schedule

SIZE & TYPE	QUANTITY	REMARKS
8" HDPE	175	
10" HDPE	20	
15" HDPE	275	
18" HDPE	246	
24" HDPE	145	
8" PVC (sched. 80)	170	

1 In-line drain by nyoplast or an approved equal.

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.
3. HDPE INDICATES HIGH DENSITY POLYETHYLENE PIPE, SUCH AS N-12 BY ADS OR HI-q BY HANCOR OR AN APPROVED EQUAL.
4. TRENCH BEDDING TO BE PROVIDED PER HOWARD COUNTY DETAIL G 2.01, "TRENCH FOR P.V.C. PIPE AND H.D.P.E."
5. PIPE AND INSTALLATION SPECIFICATIONS FOR THE HDPE PIPE MUST MEET AASHTO M 252 TYPES, M 294 TYPES AND ASTM D2321, RESPECTIVELY.

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN REVISION IS TO:
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APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 11/17/04 & 2/3/05

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING + ZONING

Director	Date 10/27/05
Chief, Division of Land Development	Date 10/27/05
Chief, Development Engineering Division MK	Date 10/20/05

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\36079\03056\Redline\May 2005\Replacement\03056sdp5.dwg | DES. TWL | DRN. AWL | CHK. DEV

DATE	REVISION	BY	APP'R.
10/10/05	THIS PLAN SUPERCEDES SITE PLAN SIGNED DECEMBER 29,2004	DEV	
8/18/06	rev. storm drain profiles & schedules per plan changes		

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

STORM DRAIN AND UTILITY PROFILES

REVISED SITE DEVELOPMENT PLAN FOR RETAIL/RESTAURANT AND GAS STATION/CONVENIENCE STORE/CAR WASH

MAPLE LAWN FARMS

BUSINESS DISTRICT

ELECTION DISTRICT No. 5 — PARCELS C-10 & C-11 PLAT NO. 17118 & 17119 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03056
DATE	TAX MAP – GRID	SHEET
OCTOBER, 2005	46: 3&4	5 OF 9

SDP-05-08

DRAINAGE AREA INFORMATION			
INLET	AREA (AC.)	'C' VALUE	% IMP.
I-300	0.57	0.59	50%
I-301	0.39	0.91	95%
I-302	0.37	0.70	64%
I-303	0.22	0.65	57%
I-304	0.19	0.70	65%
I-305	0.16	0.62	53%
I-306	0.28	0.62	53%
I-307	0.05	0.28	6%
RD-301	0.10	1.00	100
RD-302	0.09	1.00	100
RD-303	0.08	1.00	100
RD-304	0.07	1.00	100
RD-305	0.08	1.00	100
RD-306	0.08	1.00	100

LEGEND

- SCE — STONE CONSTRUCTION ENTRANCE
- SUPER SILT FENCE
- L.O.D. — LIMIT OF DISTURBANCE
- 410 — EXISTING CONTOUR
- 410 — PROPOSED CONTOUR
- PUBLIC & PRIVATE EASEMENTS
- EXISTING EARTH DIKE
- C.I.P. — CURB INLET PROTECTION

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. Inspect and repair existing earth dike constructed under F-03-07. (1 day)
5. Construct the storm drains. (2 weeks)
6. The 8" 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.
7. Construct the water and sewer from the existing stubs to within 5' of the buildings. (5 days)
8. Fine grade site. (1 month)
9. Construct the buildings. (1 year)
10. Install the landscaping. (2 weeks)
11. Install the sidewalks and paving. (1 month)
12. With the permission of the sediment control inspector, stabilize the remaining areas with seed and mulch. (1 week)
13. 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-10, AND C-11.

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."

10/6/05
Date

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/We 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."

10-6-05
Signature of Developer/Builder — Date

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

10/13/05
Natural Resources Conservation Service — Date

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

10/13/05
Howard S.C.D. — Date

APPROVED
PLANNING BOARD
CONDITIONAL
DATE 11/19/04 & 2/2/05

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	10/27/05 Date
Chief, Division of Land Development	10/27/05 Date
Chief, Development Engineering Division	10/20/05 Date

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN REVISION IS TO:
1. AMEND THE FOOTPRINT FOR THE RETAIL/RESTAURANT BUILDING.
2. AMEND THE PARKING FIELD ON PARCEL C-10 TO ACCOMODATE THE CURRENT BUILDING FOOTPRINT.
3. RELOCATE THE CONVENIENCE STORE/GAS STATION DUMPSTER ENCLOSURE.
4. RELOCATE AND AMEND THE SIZE OF THE HHC TO THE CONVENIENCE STORE/GAS STATION.

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

DATE	REVISION	BY	APP'R.
10/10/05	THIS PLAN SUPERCEDES SITE PLAN SIGNED DECEMBER 29,2004	DEV	

\96079\03056\Redline\May 2005\Replacement\03056sdp6.dwg 5/12/2005 | DES. DEV | DRN. JJ/AL | CHK. DEV

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 PLAN/DRAINAGE AREA MAP

REVISED SITE DEVELOPMENT PLAN FOR RETAIL/RESTAURANT AND GAS STATION/CONVENIENCE STORE/CAR WASH

MAPLE LAWN FARMS

BUSINESS DISTRICT

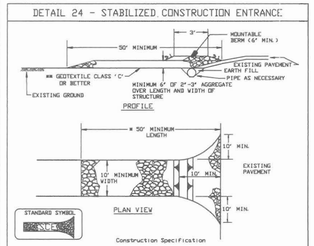
PARCELS C-10 & C-11 PLAT NO. 17118 & 17119

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=40'	MXD-3	03056
DATE	TAX MAP – GRID	SHEET
OCTOBER, 2005	46: 3&4	6 OF 9

SDP-05-08

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



Construction Specification

1. Length - minimum of 50' (*30' for single residence lot).

2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.

3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require single family residences to use geotextile.

4. Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.

5. Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.

6. Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

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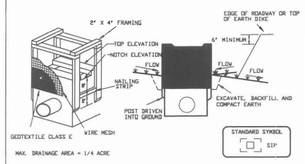
U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE F - 17 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 23A - STANDARD INLET PROTECTION



MAX. DRAINAGE AREA = 1/4 ACRE

Construction Specifications

1. Excavate completely around the inlet to a depth of 18" below the notch elevation.

2. Drive the 2" x 4" construction grade lumber posts 1' into the ground at each corner of the inlet. Place nail strips between the posts on the ends of the inlet. Assemble the top portion of the 2" x 4" frame using the overlap joint shown on Detail 23A. The top of the frame (weir) must be 6" below adjacent roadways where flooding and safety issues may arise.

3. Stretch the 1/2" x 1/2" wire mesh tightly around the frame and fasten securely. The ends must meet and overlap at a post.

4. Stretch the Geotextile Class C tightly over the wire mesh with the geotextile extending from the top of the frame to 18" below the inlet notch elevation. Fasten the geotextile firmly to the frame. The ends of the geotextile must meet at a post, be overlapped and folded, then fastened down.

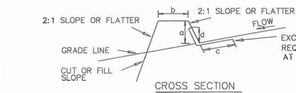
5. Backfill around the inlet in compacted 6" layers until the layer of earth is level with the notch elevation on the ends and top elevation on the sides.

6. If the inlet is not in a sump, construct a compacted earth dike across the ditch line directly below it. The top of the earth dike should be at least 6" higher than the top of the frame.

7. The structure must be inspected periodically and after each rain and the geotextile replaced when it becomes clogged.

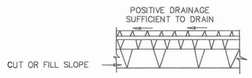
U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE F - 16 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 1 - EARTH DIKE



CROSS SECTION

	DIKE A	DIKE B
a-DIKE HEIGHT	18"	30"
b-DIKE WIDTH	24"	36"
c-FLOW WIDTH	4'	6'
d-FLOW DEPTH	12"	24"



PLAN VIEW

FLOW CHANNEL STABILIZATION
GRADE 0.5% MIN. 10% MAX.

STANDARD SYMBOL
A-2 B-3

1. Seed and cover with straw mulch.
2. Seed and cover with Erosion Control Matting or line with sod.
3. 4" - 7" stone or recycled concrete equivalent pressed into the soil 7" minimum

Construction Specifications

1. All temporary earth dikes shall have uninterrupted positive grade to an outlet. Spot elevations may be necessary for grades less than 1%.

2. Runoff diverted from a disturbed area shall be conveyed to a sediment trapping device.

3. Runoff diverted from an undisturbed area shall outlet directly into an undisturbed, stabilized area at a non-erosive velocity.

4. All trees, brush, stumps, obstructions, and other objectional material shall be removed and disposed of so as not to interfere with the proper functioning of the dike.

5. The dike shall be excavated or shaped to line, grade and cross section as required to meet the criteria specified herein and be free of bank projections or other irregularities which will impede normal flow.

6. Fill shall be compacted by earth moving equipment.

7. All earth removed and not needed for construction shall be placed so that it will not interfere with the functioning of the dike.

8. Inspection and maintenance must be provided periodically and after each rain event.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE A - 1 - 6	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

SEDIMENT CONTROL NOTES

1. 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) 313-1855.

2. 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.

3. Following initial soil disturbance or redisturbance, 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.

4. All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. I, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.

5. All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings, sod, temporary seeding and mulching (Sec. G).
Temporary stabilization, with mulch alone, can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.

6. 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.

7. Site Analysis:

Total Area of Site	:	3.20 Acres
Area Disturbed	:	3.01 Acres
Area to be roofed or paved	:	2.04 Acres
Area to be vegetatively stabilized	:	1.16 Acres
Total Cut	:	2,000 Cu. Yds.
Total Fill	:	2,000 Cu. Yds.
Off-site waste/borrow area location:		Maple Lawn Farms Business District

8. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.

9. Additional sediment control must be provided, if deemed necessary by the Howard County DPW Sediment Control Inspector.

10. On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.

11. 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.

Seedbed 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

1) Preferred - Apply 2 tons per acre dolomitic limestone (92 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. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq ft).

2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 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 (1.4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs 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 (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet 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.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.

Seedbed 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 rye (3.2 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 (70 to 90 lbs/1000 sq ft) of unrotted, weed-free, small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes, 8 ft 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.

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

I. This practice is limited to areas having 2:1 or flatter slopes where:
   a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
   b. 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.
   c. The original soil to be vegetated contains material toxic to plant growth.
   d. The soil is so acidic that treatment with limestone is not feasible.

II. 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

I. 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.
   i. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by a 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 1/2" in diameter.
   ii. Topsoil must be free of plant parts such as bermuda grass, quackgrass, Johnsongrass, nutsedge, poison ivy, thistle, or others as specified.
   iii. 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 1,000 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.

II. For sites having disturbed areas under 5 acres:
   i. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.

III. For sites having disturbed areas over 5 acres:
   i. On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
      a. pH for topsoil shall be between 6.0 and 7.5. If

APPROVED
PLANNING BOARD
of HOWARD COUNTY, MD
DATE 11/19/04 & 2/3/05
KG

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	6/27/05 Date
Chief, Division of Land Development	10/27/05 Date
Chief, Development Engineering Division MK	10/27/05 Date

"I/We 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."

Signature of Developer/Builder — Date 10-6-05

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."

Date 10/06/05

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

Natural Resources Conservation Service — Date 10/13/05

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

Howard S.C.D. — Date 10/13/05

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN REVISION IS TO:
1. AMEND THE FOOTPRINT FOR THE RETAIL/RESTAURANT BUILDING.
2. AMEND THE PARKING FIELD ON PARCEL C-10 TO ACCOMODATE THE CURRENT BUILDING FOOTPRINT.
3. RELOCATE THE CONVENIENCE STORE/GAS STATION DUMPSTER ENCLOSURE.
4. RELOCATE AND AMEND THE SIZE OF THE WHC TO THE CONVENIENCE STORE/GAS STATION.

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DATE	REVISION	BY	APP'R.
10/10/05	THIS PLAN SUPERCEDES SITE PLAN SIGNED DECEMBER 29,2004	DEV	

\DRAWINGS\96079\03056\SDP\03056SDP7.dwg | DES. DEV | DRN. AWL | CHK. DEV

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

REVISED SITE DEVELOPMENT PLAN FOR RETAIL/RESTAURANT AND GAS STATION/CONVENIENCE STORE/CAR WASH
MAPLE LAWN FARMS
BUSINESS DISTRICT

ELECTION DISTRICT No. 5 — PARCELS C-10 & C-11 PLAT NO. 17118 & 17119 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03056
DATE	TAX MAP - GRID	SHEET
OCTOBER, 2005	46: 3&4	7 OF 9

SDP-05-08

LANDSCAPE NOTES

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE & CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL (ALTERNATIVE COMPLIANCE) PLUS THE LANDSCAPE DESIGN CRITERIA OF 5-01-17 AND PB CASE No. 393.

2. CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET No.1 SHALL APPLY.

3. FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.

4. PLANT QUANTITIES SHOWN ON THE PLAN LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE.

5. ALL PLANT MATERIAL SHALL BE FULL, HEAVY, WELL FORMED, SYMMETRICAL, AND CONFORM TO THE A.A.N. SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THIS PLAN.

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

7. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE SODDED OR SEEDED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATION. A MINIMUM OF 4" OF TOPSOIL SHALL BE PROVIDED TO ALL PLANTING AREAS.

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

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

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

11. "SCHEDULE-A" AND "SCHEDULE-B" (SEE SHEET 4) ARE PROVIDED FOR LANDSCAPE SURETY CALCULATION PURPOSES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED WITH THE GRADING PERMIT FOR BUILDING CONSTRUCTION IN THE AMOUNT OF $11,010.00 FOR THE FOLLWING PLANTS:

141 SHRUBS AT $30.00/SHRUB	=	$4,410.00
11 SHADE TREES AT $300/TREE	=	$3,300.00
22 EVERGREEN TREES AT $150/TREE	=	$3,300.00

FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-313-2350.

SURETY FOR PARCELS C-10 AND C-11

ITEM	PARCEL C-10	PARCEL C-11
SHRUBS	78 @ $30 EACH = $2,340	69 @ $30 EACH = $2,070
SHADE TREES	6 @ $300 EACH = $1,800	5 @ $300 EACH = $1,500
EVERGREENS	0	22 @ $150 EACH = $3,300
TOTALS	$4,140	$6,870

TOTAL SURETY = $4140 + $6870 = $11,010

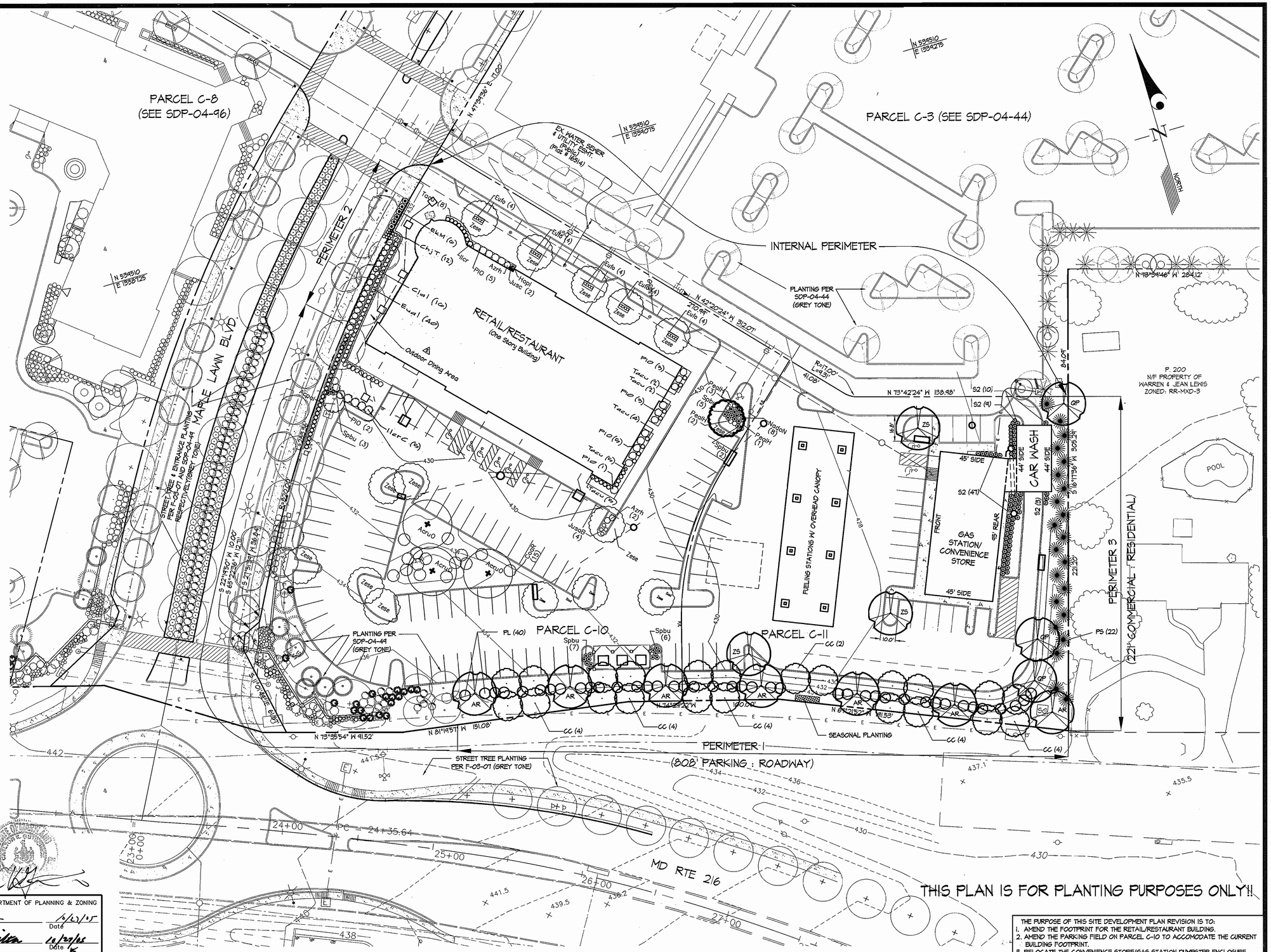
PROPOSED PLANTING LEGEND

- SHRUBS
- EVERGREEN TREES
- ORNAMENTAL FLOWERING TREE
- CANOPY SHADE TREE

DEVELOPER'S / BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL, AND THE APPROVED MAPLE LAWN FARMS LANDSCAPE DESIGN DEVELOPMENT CRITERIA. I/WE FURTHER CERIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME (DEVELOPER'S /BUILDER'S) — DATE 10-6-05



THIS PLAN IS FOR PLANTING PURPOSES ONLY!!

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN REVISION IS TO:
1. AMEND THE FOOTPRINT FOR THE RETAIL/RESTAURANT BUILDING.
2. AMEND THE PARKING FIELD ON PARCEL C-10 TO ACCOMODATE THE CURRENT BUILDING FOOTPRINT.
3. RELOCATE THE CONVENIENCE STORE/GAS STATION DUMPSTER ENCLOSURE.
4. RELOCATE AND AMEND THE SIZE OF THE W&C TO THE CONVENIENCE STORE/GAS STATION.

APPROVED PLANNING BOARD of HOWARD COUNTY
DATE 11/19/04 & 2/3/05

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 10/27/05
Chief, Division of Land Development	Date 10/20/05
Chief, Development Engineering Division MK	Date 10/20/05

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

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DATE	REVISION	BY	APP'R.
10/10/05	THIS PLAN SUPERCEDES SITE PLAN SIGNED DECEMBER 29, 2004	DEV	
9/12/06	⚠ rev. planting per plan change around building on Parcel C-10		

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

LANDSCAPE PLAN
REVISED SITE DEVELOPMENT PLAN FOR RETAIL/RESTAURANT AND GAS STATION/CONVENIENCE STORE/CAR WASH
MAPLE LAWN FARMS BUSINESS DISTRICT
PARCELS C-10 & C-11 PLAT NO. 17118 & 17119
ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	MXD-3	03056
DATE	TAX MAP - GRID	SHEET
OCTOBER, 2005	46: 3&4	8 OF 9

SDP-05-08

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SPECIFICATIONS: PLANT MATERIALS AND PLANTING METHODS

A. <u>PLANT MATERIALS</u>

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

1. PLANT NAMES

PLANT NAMES USED IN THE PLANT SCHEDULE SHALL CONFORM WITH "STANDARDIZED PLANT NAMES," LATEST EDITION.

2. PLANT STANDARDS

ALL PLANT MATERIAL SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE "USA STANDARD FOR NURSERY STOCK" LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (HERE- AFTER REFERRED TO AS AAN STANDARDS). ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, SHALL HAVE A NORMAL HABIT OF GROWTH AND SHALL BE FIRST QUALITY, SOUND, VIGOROUS, WELL-BRANCHED AND WITH HEALTHY, WELL-FURNISHED ROOT SYSTEMS. THEY SHALL BE FREE OF DISEASE, INSECT PESTS AND MECHANICAL INJURIES.

ALL PLANTS SHALL BE NURSERY GROWN AND SHALL HAVE BEEN GROWN UNDER THE SAME CLIMATE CONDITIONS AS THE LOCATION OF THIS PROJECT FOR AT LEAST TWO YEARS BEFORE PLANTING. NEITHER HEELED-IN PLANTS NOR PLANTS FROM COLD STORAGE WILL BE ACCEPTED.

3. PLANT MEASUREMENTS

ALL PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED IN THE PLANT SCHEDULE AS APPROVED BY THE DESIGN REVIEW COMMITTEE (DRC).

A. CALIPER MEASUREMENTS SHALL BE TAKEN SIX INCHES (6") ABOVE GRADE FOR TREES UNDER FOUR-INCH (4") CALIPER AND TWELVE (12") ABOVE GRADE FOR TREES FOUR INCHES (4") IN CALIPER AND OVER.

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

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

CALIPER	HEIGHT	SPREAD	SIZE OF BALL
3" - 3.5"	14'-16'	6'-8'	32" DIAMETER
3.5"- 4"	14'-16'	8'-10'	36" DIAMETER
4" - 4.5"	16'-18'	8'-10'	40" DIAMETER
4.5"- 5"	16'-17'	10'-12'	44" DIAMETER
5" - 5.5"	16'-20'	10'-12'	48" DIAMETER
5.5"- 6"	18'-20'	12'-14'	52" DIAMETER

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

4. PLANT IDENTIFICATION

LEGIBLE LABELS SHALL BE ATTACHED TO ALL SHADE TREES, MINOR TREES, SPECIMEN SHRUBS AND BUNDLES OR BOXES OF OTHER PLANT MATERIAL GIVING THE BOTANICAL AND COMMON NAMES, SIZE AND QUANTITY OF EACH. EACH SHIPMENT OF PLANTS SHALL BEAR CERTIFICATES OF INSPECTION AS REQUIRED BY FEDERAL, STATE AND COUNTY AUTHORITIES.

5. PLANT INSPECTION

THE DESIGN REVIEW COMMITTEE MAY, UPON REQUEST BY THE BUILDER OR DEVELOPER, AT LEAST TEN (10) DAYS PRIOR TO THE INSTALLATION OF ANY PROPOSED PLANT MATERIAL, INSPECT ALL PROPOSED PLANT MATERIAL AT THE SOURCE OF ORIGIN.

B. <u>PLANTING METHODS</u>

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

1. PLANTING SEASONS

THE PLANTING OF DECIDUOUS TREES, SHRUBS AND VINES SHALL BE FROM MARCH 1ST TO JUNE 15TH AND FROM SEPTEMBER 15TH TO DECEMBER 15TH. PLANTING OF DECIDUOUS MATERIAL MAY BE CONTINUED DURING THE WINTER MONTHS PROVIDING THERE IS NO FROST IN THE GROUND AND FROST-FREE TOPSOIL PLANTING MIXTURES ARE USED.

THE PLANTING OF EVERGREEN MATERIAL SHALL BE FROM MARCH 15TH TO JUNE 15TH AND FROM AUGUST 15TH TO DECEMBER 1ST. NO PLANTING SHALL BE DONE WHEN THE GROUND IS FROZEN OR EXCESSIVELY MOIST. NO FROZEN OR WET TOPSOIL SHALL BE USED AT ANY TIME.

2. DIGGING

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

3. EXCAVATION OF PLANT PITS

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

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

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

C. IF AREAS ARE DESIGNATED AS SHRUB BEDS OR HEDGE TRENCHES, THEY SHALL BE EXCAVATED TO AT LEAST 18" DEPTH MINIMUM. AREAS DESIGNATED FOR GROUND COVERS AND VINES SHALL BE EXCAVATED TO AT LEAST 12" IN DEPTH MINIMUM.

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

PLANT SIZE	ROOT BALL	PIT DIA.	PIT DEPTH
3" - 3.5"CAL.	32"	64"	28"
3.5"- 4" CAL.	36"	72"	32"
4" - 4.5"CAL.	40"	80"	36"
4.5"- 5" CAL.	44"	88"	40"
5" - 5.5"CAL.	48"	96"	44"
5.5"- 6" CAL.	52"	104"	48"

A 20 % COMPACTION FIGURE OF THE SOIL TO BE REMOVED IS ASSUMED AND WILL BE ALLOWED IN CALCULATION OF EXTRA TOPSOIL. THE TABULATED PIT SIZES ARE FOR PURPOSES OF UNIFORM CALCULATION AND SHALL NOT OVERRIDE THE SPECIFIED DEPTHS BELOW THE BOTTOMS OF THE ROOT BALLS.

4. STAKING, GUYING AND WRAPPING

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

A. STAKES: SHALL BE SOUND WOOD 2" X 2" ROUGH SAWN OAK OR SIMILAR DURABLE WOODS, OR LENGTHS, MINIMUM 7'-0" FOR MAJOR TREES AND 5'-0" MINIMUM FOR MINOR TREES.

B. WIRE AND CABLE: WIRE SHALL BE #10 GA. GALVANIZED OR BETHANIZED ANNEALED STEEL WIRE. FOR TREES OVER 3" CALIPER, PROVIDE 5/16" TURN BUCKLES, EYE AND EYE WITH 4" TAKE-UP. FOR TREES OVER 5" CALIPER, PROVIDE 3/16", 7 STRAND CABLE CADMIUM PLATED STEEL, WITH GALVANIZED "EYE" THIMBLES OF WIRE AND HOSE ON TREES UP TO 3" IN CALIPER.

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

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

5. PLANT PRUNING, EDGING AND MULCHING

A. EACH TREE, SHRUB OR VINE SHALL BE PRUNED IN AN APPROPRIATE MANNER TO ITS PARTICULAR REQUIREMENTS, IN ACCORDANCE WITH ACCEPTED STANDARD PRACTICE. BROKEN OR BRUISED BRANCHES SHALL BE REMOVED WITH CLEAN CUTS FLUSH WITH THE ADJACENT TRUNK OR BRANCHES. ALL CUTS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED ANTISEPTIC TREE WOUND DRESSING.

B. ALL TRENCHES AND SHRUB BEDS SHALL BE EDGED AND CULTIVATED TO THE LINES SHOWN ON THE DRAWING. THE AREAS AROUND ISOLATED PLANTS SHALL BE EDGED AND CULTIVATED TO THE FULL DIAMETER OF THE PIT. SOD WHICH HAS BEEN REMOVED AND STACKED SHALL BE USED TO TRIM THE EDGES OF ALL EXCAVATED AREAS TO THE NEAT LINES OF THE PLANT PIT SAUCERS, THE EDGES OF SHRUB AREAS, HEDGE TRENCHES AND VINE POCKETS.

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

6. PLANT INSPECTION AND ACCEPTANCE

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

7. PLANT GUARANTEE

ALL PLANT MATERIAL SHALL BE GUARANTEED FOR THE DURATION OF ONE FULL GROWING SEASON, AFTER FINAL INSPECTION AND ACCEPTANCE OF THE WORK IN THE PLANTING PROJECT. PLANTS SHALL BE ALIVE AND IN SATISFACTORY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD.

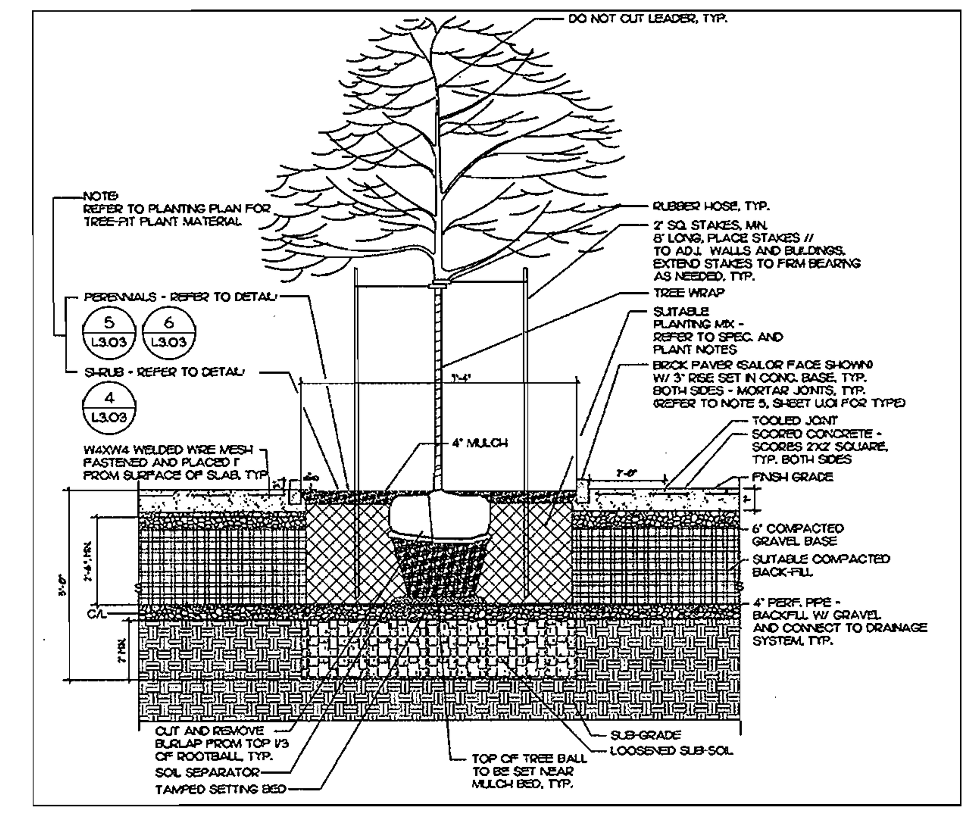
A. FOR THIS PURPOSE, THE "GROWING SEASON" SHALL BE THAT PERIOD BETWEEN THE END OF THE "SPRING" PLANTING SEASON, AND THE COMMENCEMENT OF THE "FALL" PLANTING SEASON.

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

SODDING

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

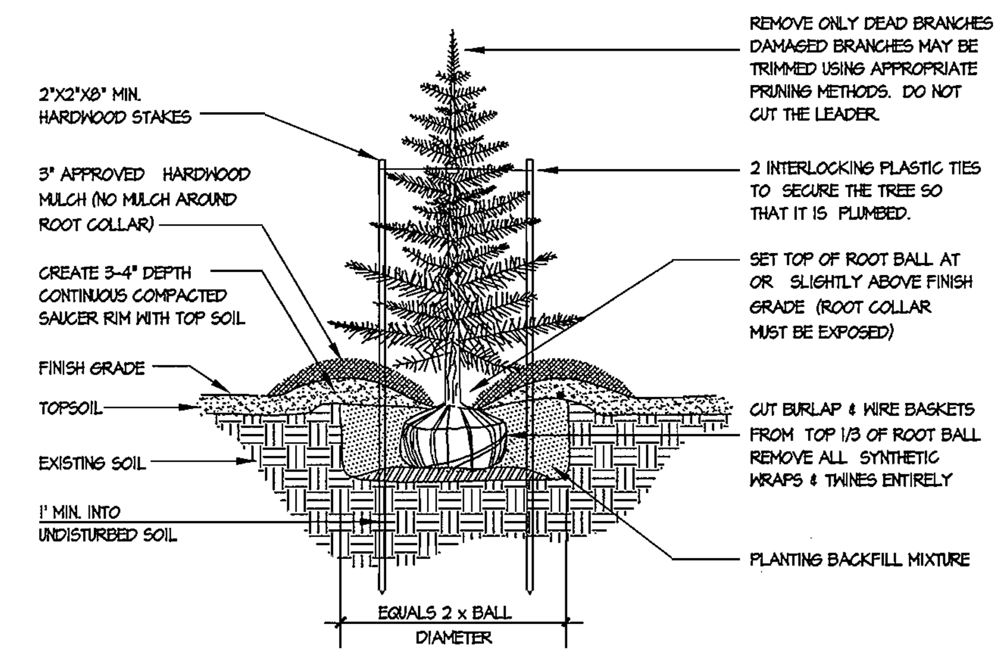
ALL SOD SHALL BE STRONGLY ROOTED SOD, NOT LESS THAN TWO YEARS OLD AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. PROVIDE ONLY SOD CAPABLE OF GROWTH DEVELOPMENT WHEN PLANTED AND IN STRIPS NOT MORE THAN 18" WIDE X 4" LONG. PROVIDE SOD COMPOSED PRINCIPALLY OF IMPROVED STRAIN KENTUCKY BLUEGRASS, SUCH AS, COLUMBIA, VICTA, OR ESCORT.



TREE PLANTER DETAIL

TREE PLANTER DETAIL

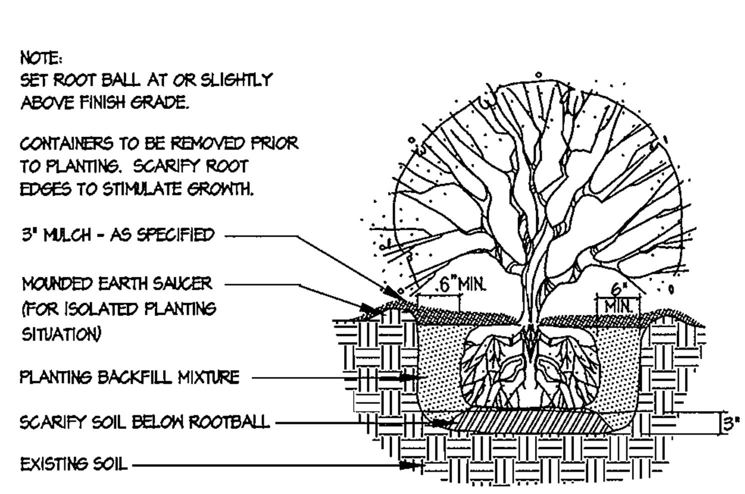
NO SCALE



NOTE: ALL SUPPORTING DEVICES (STAKES, TIES, ETC.) SHALL BE REMOVED AFTER 2 GROWING SEASONS.

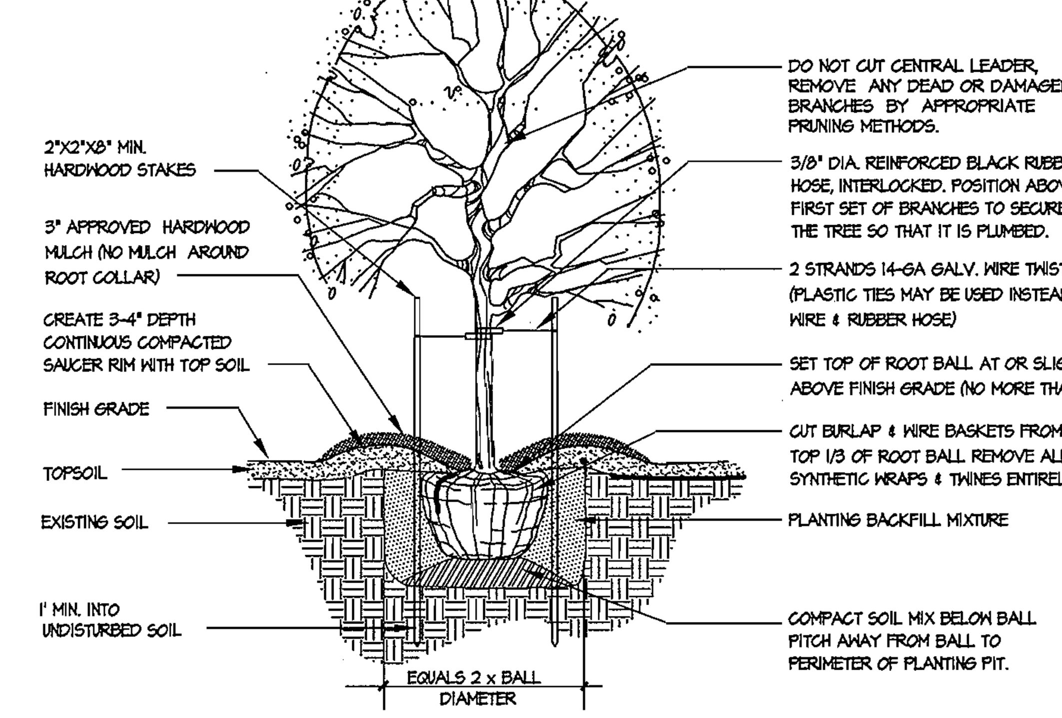
EVERGREEN TREE PLANTING DETAIL

NTS



SHRUB PLANTING DETAIL

NTS



NOTE: ALL SUPPORTING DEVICES (STAKES, WIRES, ETC.) SHALL BE REMOVED AFTER 2 GROWING SEASONS.

DECIDUOUS TREE PLANTING DETAIL

FOR PLANTING MATERIAL UP TO 3 1/2" CALIPER

NTS

SCHEDULE-A: PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS		ADJACENT TO PROJECT PERIMETER PROPERTY	BUILDING LENGTH (REAR & SIDES)		
	PERIMETER 1	PERIMETER 2	PERIMETER 3	RESTAURANT	GAS STATION	CAR WASH
Landscape Buffer Type	PARKING : ROADWAY (1)	SEE BUILDING LENGTH COLUMN	COMMERCIAL : RESIDENTIAL (2)	1 SHRUB PER 4 L.F. OF BLDG LENGTH (3)		
Linear Feet of Roadway/ Perimeter Frontage/bdlg.	808' ALONG R.O.W.		221'	310'	185'	88'
Credit for Ex. Vegetation (Yes, No, Linear Feet) (describe below if needed)	YES, PER SDP-04-49: 4 SHADE TREES 6 ORNAMENTAL TREES 9 EVERGREEN TREES 205 SHRUBS		NONE	NONE	NONE	NONE
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (describe below if needed)	YES, 152' OF WALLS PROVIDED UNDER SDP-04-49		NONE	NONE	NONE	NONE
Number of Plants Required						
Shade Trees	N/A		4	N/A	N/A	N/A
Evergreen Trees	N/A		22	N/A	N/A	N/A
Ornamentals	N/A		N/A	N/A	N/A	N/A
Shrubs	0 (202 LESS 205 EX. CREDIT)		N/A	78	47	22
Number of Plants Provided						
Shade Trees	11 (7 NEW + 4 EXISTING)		4	N/A	N/A	N/A
Evergreen Trees	15 (6 NEW + 9 EXISTING)		22	N/A	N/A	N/A
Ornamentals	30 (24 NEW + 6 EXISTING)		0	N/A	N/A	N/A
Shrubs	280 (75 NEW + 205 EXISTING)		0	78	47	22
Substitutions made						

<u>LANDSCAPE SURETY FOR THE REQUIRED PLANTING BY SCHEDULE-A:</u>

Schedule 'A' Number of Shade Trees for bonding:	4	x	$ 300	=	$ 1,200.00
Schedule 'A' Number of Evergreen Trees for bonding:	22	x	$ 150	=	3,300.00
Schedule 'A' Number of Shrubs for bonding:	147	x	$ 30	=	4,410.00
Schedule 'A' Number of Ornamental Trees for bonding:	0	x	$ 150	=	0.00
TOTAL LANDSCAPE SURETY FOR SCHEDULE-A					$ 8,910.00

(1) BUFFERING PER THE MLF LANDSCAPE DESIGN CRITERIA (PART-E: 1 SHADE TREE PER 40 L.F. + 1 SHRUB PER 4 L.F. OF PERIMETER. FOR PARKING LOTS ADJACENT TO A ROADWAY WHERE STREET TREES ARE REQUIRED, ONLY THE SHRUBS SHALL BE REQUIRED AND NO ADDITIONAL TREES ARE NECESSARY).

(2) BUFFERING PER THE MLF LANDSCAPE DESIGN CRITERIA (PART-E: SCREENING BY WALLS/FENCES UP TO 8' MAX. HEIGHT OR BY LANDSCAPING WITH ONE CANOPY TREE PER 60 L.F. PLUS ONE EVERGREEN TREE PER 10 L.F. OF PERIMETER).

(3) BUFFERING PER THE MLF LANDSCAPE DESIGN CRITERIA (PART-F)

SCHEDULE B -- PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	124 SPACES
NUMBER OF TREES REQUIRED	7 (1 SHADE TREE PER 20 PARKING SPACES)
NUMBER OF TREES PROVIDED SHADE TREES OTHER TREES (2:1 substitution)	 OVER 7 N/A

<u>LANDSCAPE SURETY FOR THE REQUIRED PLANTING BY SCHEDULE-B:</u>

SCHEDULE 'B' NUMBER OF SHADE TREES FOR BONDING: 7 x $300 = $ 2,100.00

(2) Broadleaf Deciduous

Symbol	Code	Scientific Name	Common Name	Qty.	Planting Size	Spacing	Comments
○	Acpal	Acer palmatum 'Atropurpurea'	Red Japanese maple	1	8–10'	As Shown	
⊙	AcruO	Acer rubrum 'October Glory'	'October Glory' Red Maple	3	21/2"–Cal	As Shown	
○	Zese	Zelkova serrata	Japanese zelkova	15	2 1/2"–(32" ball max)	As Shown	Uniform

(2) Broadleaf Evergreen

Symbol	Code	Scientific Name	Common Name	Qty.	Planting Size	Spacing	Comments
○	Azrh	Azalea rhododendron	Indica hybrid azaleas	3	4–Gal	As Shown	
○	Eufo	Euonymus fortunei 'Silver Queen'	Silver Queen Euonymus	20	1–Gal	As Shown	Tree Pit
⊙	EkM	Euonymus kioutschovicus 'Manhattan'	'Manhattan' Euonymus	6	5–Gal	As Shown	Hedge
○	IlcrC	Ilex crenata 'Compacta'	Dwarf Japanese holly	5	5–Gal	As Shown	Hedge
○	Ilcr	Ilex crenata 'Petite Point'	'Petite Point' Holly	1	B & B	As Shown	
⊙	NadoN	Nandina domestica 'Nana'	Dwarf nandina	8	1 1/2"–Cal	As Shown	
○	PlO	Prunus laurocerasus 'Otto Luyken'	'Otta Luyken' Laurel	21	B & B	As Shown	

(2) Conifer Evergreen

Symbol	Code	Scientific Name	Common Name	Qty.	Planting Size	Spacing	Comments
○	JusaB	Juniperus sabina 'Broadmoor'	Broadmoor juniper	4	4–Gal	As Shown	
○	Jusc	Juniperus scopulorum 'Skyrocket'	'Skyrocket' Juniper	2	4' – 6'	2'–0" O.C.	
○	Tacu	Taxus cuspidata 'Intermedia'	Dwarf Japanese Yew	59	2–Gal	As Shown	

(2) Shrub

Symbol	Code	Scientific Name	Common Name	Qty.	Planting Size	Spacing	Comments
○	ChjT	Chaenomeles japonica 'Texas Scarlet'	'Texas Scarlet' Quince	11	3–Gal	3'–0" O.C.	
○	Clal	Clethra alnifolia	Summersweet	16	3–Gal	As Shown	
○	CoaR	Cornus alba 'Regnzam'	'Regnzam' Siberian Dogwood	15	5–Gal	As Shown	
○	Eual	Euonymus alatus 'Compactus'	Burning Bush	40	5–Gal	As Shown	
⊙	Spbu	Spiraea bumalda 'Limemound'	'Limemound' Spirea	23	5–Gal	As Shown	

NOTE: QUANTITIES SHOWN ARE FOR ENTIRE MAPLE LAWN RETAIL #2 PROJECT

PLANTING NOTES:

1. REFER TO PLANTING DETAILS FOR MATERIALS INSTALLATION
2. REFER TO PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION
3. LIST QUANTITIES TAKE PRECEDENCE OVER PLAN
4. FOR PLANTER POTS – ALL PLANTERS WILL USE ANNUALS/PERENNIALS OF THE SEASON (COORDINATE WITH MAPLE LAWN RETAIL #1) – PLANTS FOR THE PLANTERS ARE NOT SHOWN IN THE PLANTING LIST – FOR PRICING PURPOSES, INCLUDE COST FOR FIRST YEAR FOR EA. PLANTER SHOWN IN CONTRACT

   LANDSCAPE INSTALLER TO COORDINATE PLANT TYPE WITH SUN OR SHADE SIDE OF BUILDING FOR OPTIMAL EFFECT EA. PLANTER SHOULD HAVE A MIX OF SOME OF THE FOLLOWING PLANTS DURING EA. SEASON:

   Winter: Ivy (EV)
   Spring: Ponsies (A), Primroses (A), Hosta (P), Phlox divaricata (P)
   Summer: Peonies (P), Dianthus (P), Blue Flox (P), Silver Lombs Ear (P), Potato Vine (A)
   Foll: Blue Fescue (P), Mums (A), Coreopsis (P), Salvia farinacea (P), Crocus sativus (B), Sedum sieboldii (P)
5. PROVIDE MAJOR STREET TREE IRRIGATION SYSTEM (REFER TO SPECIFICATIONS) – ALL OTHER SITE IRRIGATION, TO BE DETERMINED BY CLIENT

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 11/19/04 & 2/3/05

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN REVISION IS TO:
1. AMEND THE FOOTPRINT FOR THE RETAIL/RESTAURANT BUILDING.
2. AMEND THE PARKING FIELD ON PARCEL C-10 TO ACCOMODATE THE CURRENT BUILDING FOOTPRINT.
3. RELOCATE THE CONVENIENCE STORE/GAS STATION DUMPSTER ENCLOSURE.
4. RELOCATE AND AMEND THE SIZE OF THE WHC TO THE CONVENIENCE STORE/GAS STATION.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 10/27/05

Chief, Division of Land Development — Date 10/27/05

Chief, Development Engineering Division MK — Date 10/20/05

GLW GUTSCHICK LITTLE & WEBER, P.A.
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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

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DATE	REVISION	BY	APP'R.
10/10/05	THIS PLAN SUPERCEDES SITE PLAN SIGNED DECEMBER 29, 2004	DEV	
6/18/06	(2) rev. planting per plan change around building on Parcel C-10		

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

LANDSCAPING DETAILS AND NOTES

REVISED SITE DEVELOPMENT PLAN FOR
RETAIL/RESTAURANT AND GAS STATION/CONVENIENCE STORE/CAR WASH
MAPLE LAWN FARMS
BUSINESS DISTRICT
PARCELS C-10 & C-11 PLAT NO. 17118 & 17119

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03056
DATE	TAX MAP – GRID	SHEET
OCTOBER, 2005	46: 3&4	9 OF 9

SDP-05-08

I:\CADD\DRAWINGS\96079\03056\Redline\May 2005\Replacement\03056sdp9.dwg 10/6/2005 2:55:43 PM EST