

SITE DEVELOPMENT PLAN MAPLE LAWN FARMS OFFICE BUILDING 2 PARCEL C-18

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 1-800-251-7777 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
PARCEL C-18 AREA: 4.244 AC.
REG. REF.: PLATS 17184/05 AND 17243/44
- 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 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. 46B2.
- PROPERTY IS ZONED MXD-3 PER THE 10-18-03 COMPREHENSIVE ZONING PLAN. PER ZB-4954 WAS APPROVED 2/8/01 GRANTING APPROVAL TO PDF.
- See Department of Planning & Zoning File numbers: 9-01-17, ZB-4954, PB-353, NP-01-111(1), NP-02-54(1), F-02-12, F-03-07, F-04-35, F-04-115, F-05-07B, S-06-16, ZB-10294, F-07-18, SDF-07-43, NP-07-122, F-07-183 (Plats 17243-17244)
- 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 STORAGE TANK ON THIS SITE PLAN.
- RECORDING REFERENCE: PLAT Nos. 17184, 17185 and 17243-17244.
- 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 HAS BROUGHT INTO THE METROPOLITAN DISTRICT ON AUGUST 2, 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 APPROVED 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-4954 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 PLATS 16623 THRU 16624, 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 IN AN INSIDE METER.
- THIS OFFICE BUILDING IS LOCATED IN AN EMPLOYMENT AREA WHICH IS NOT PART OF A RETAIL CENTER.
- SEE SHEETS II AND 12 FOR LANDSCAPE/SURVEY REQUIREMENTS.
- THE SHARED ACCESS AND PARKING REQUIREMENT FOR PARCELS C-17 THRU C-19 IS COVERED BY SECTION 10.11 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 144 AT FOLIO 220.
- 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.
- ON NOVEMBER 19, 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.

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 HAS GRANTED ON MAY 2, 2001, ALLOWING THE FOLLOWING:

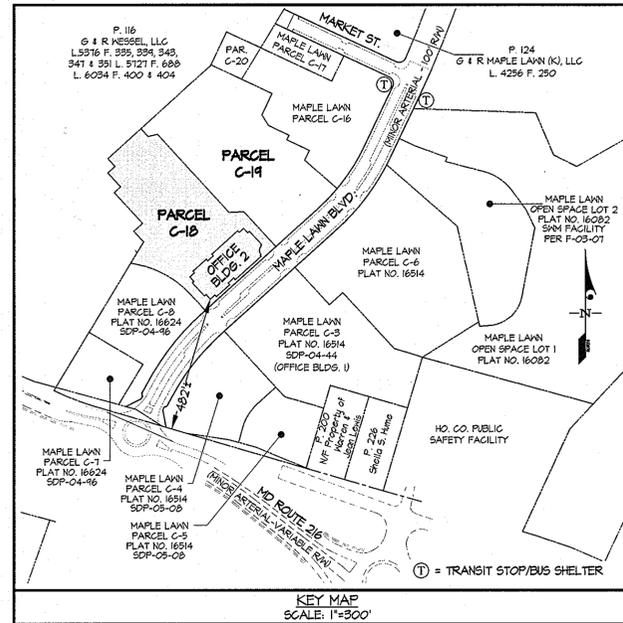
A. ADDITIONAL POINTS ALONG MAPLE LAWN BOULEVARD OTHER THAN THOSE PERMITTED BY SECTION 16.114(F)(1), SUBJECT TO FURTHER ANALYSIS AND APPROVALS AT LATER PLAN STAGES, AND

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

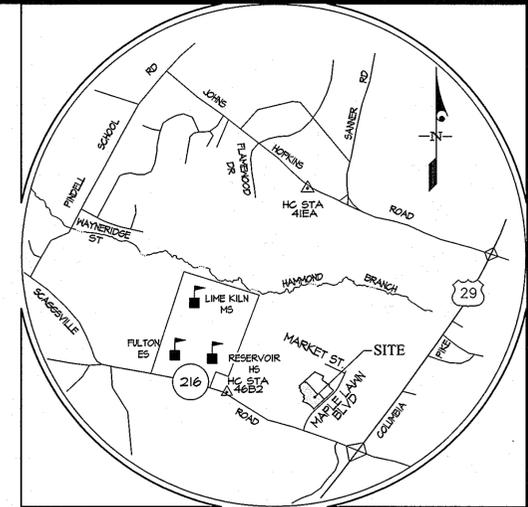
NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, AND 100 YEAR FLOOD PLAIN AREAS EXCEPT AS PERMITTED UNDER NP-02-54. NP-02-54 WAS GRANTED ON APRIL 2, 2002, ALLOWING THE FOLLOWING:

- 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.
 - 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 CERTIFICATIONS AND PERMITS FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, NATURAL RESOURCES AND THE U.S. ARMY CORPS OF ENGINEERS, AND PRIOR TO COMMENCEMENT OF ANY GRADING DISTURBANCES. REFER TO 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'.



BENCHMARKS

- 41GA ELEV. = 462.16
STANDARD DISC ON CONCRETE MONUMENT
- 46B2 ELEV. = 474.67
STANDARD DISC ON CONCRETE MONUMENT



VICINITY MAP SCALE: 1" = 2000'

SITE ANALYSIS DATA CHART

- GROSS AREA OF PARCEL C-18 = 184,802 SQ. FT. (4.244 AC.)
- LIMIT OF DISTURBED AREA = 8.2 AC.
- ZONING: MXD-3.
- PROPOSED USE: OFFICE BUILDING
- BUILDING COVERAGE: (% OF GROSS ACREAGE)
OFFICE BUILDING 2: 31,315 SQ. FT. = 0.172 AC. (17%)
- FLOOR AREA RATIO (F.A.R.) = 0.51
LOWER LEVEL (MECHANICAL & STORAGE ONLY) = 10,000 S.F.*
FLOORS ONE THROUGH THREE (31,315 S.F. EACH) = 93,945 S.F.
TOTAL BUILDING FLOOR AREA (FOR F.A.R.) = 93,945 S.F.

* THE LOWER LEVEL IS TO BE UTILIZED FOR STORAGE AND MECHANICAL EQUIPMENT ONLY. THE LOWER FLOOR DOES NOT COUNT TOWARDS THE F.A.R. OR PARKING REQUIREMENT. HOWEVER, IF ANY PORTION OF THE LOWER LEVEL IS CONVERTED TO OFFICE OF RETAIL USE, THEN THE F.A.R. AND PARKING TABULATIONS SHALL BE REVISED ACCORDINGLY.

PARKING TABULATION FOR OFFICE BUILDING No.2

GROSS GENERATION DATA

OFFICE BUILDING TWO	
FLOOR RENTABLE AREA *	
LOWER LEVEL (MECHANICAL & STORAGE ONLY):	10,000 S.F. (see footnote above)
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 @ 0.33 SPACES PER 1000 S.F.
PARKING PROVIDED	= 638 SPACES **

* AS DEFINED BY BOMA (BUILDING OWNERS AND MANAGERS ASSOCIATION) GUIDELINES.

** THE SURPLUS PARKING MAY BE USED FOR ACCESSORY USES WITHIN THE OFFICE BUILDING OR APPLIED TO THE PARKING REQUIREMENT OF FUTURE OFFICE BUILDING No.4.

DISTRIBUTION OF PARKING PROVIDED

TYPE OF PARKING PROVIDED	PARCEL C-18 (Office Bldg-2)	PARCEL C-18 (Future Bldg-4)	RUNNING TOTAL
ON-STREET PARALLEL SPACES (8x22)	10	with future bldg.	10
ON-SITE PARALLEL SPACES (8x22)	9	with future bldg.	9
40'-x18' SPACES	353	250 (for now)	611
HANDICAP SPACES	8	with future bldg.	8
RUNNING TOTAL	380	250	638

HANDICAP PARKING FOR OFFICE BUILDING No.2

- A. NUMBER OF HANDICAP SPACES REQUIRED = 8 SPACES
- B. NUMBER OF HANDICAP SPACES PROVIDED = 8 SPACES
- C. NUMBER OF VAN ACCESSIBLE SPACES REQUIRED = 2 SPACES
- D. NUMBER OF VAN ACCESSIBLE SPACES PROVIDED = 2 SPACES

BUILDING No.	ADDRESS CHART
2	8170 MAPLE LAWN BOULEVARD

WATER CODE:	SEWER CODE:
E21	7645000

SUBDIVISION NAME:	SECTION/AREA	PARCELS
MAPLE LAWN FARMS	BUSINESS DISTRICT/AREA 1	PARCEL C-18
PLAT No. 17184/5 17243/4	ZONE MXD-3	TAX MAP 46
		BLOCK 3 & 4
		ELEC. DIST. 5
		CENSUS TRACT 6091.02

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 POP 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, RESTAURANTS, RESTAURANTS AND DINER 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-HORK 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 WASHES SHALL NOT BE ALLOWED.

- PUBLIC SCHOOL BUILDINGS-TEMPORARY CONVERSION TO OTHER USES
- THEATERS, LEGITIMATE AND DINER
- 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 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 152,570 (500 SQUARE FEET PER GROSS ACRE). NO INDIVIDUAL RETAIL ESTABLISHMENT WITHIN THE MXD-3 DISTRICT SHALL HAVE A GROSS FLOOR AREA GREATER THAN 60,000 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 (F.A.R.)

OVERALL LIMIT IS 0.35 CALCULATED ON THE TOTAL ACREAGE FOR ALL EMPLOYMENT LAND USE AREAS.

NOTE: See SDP-10-002 & F-10-006 FOR UPDATED INFORMATION ON Bldg. 2A BEHIND Bldg. 2 AND THE RESUBDIVISION OF PARCELS C-18 AND C-19 TO C-17, C-14 AND C-15.

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, NOT EXCEED ONE STORY.
- 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, ANNINGS, SIGNS, AND SIMILAR ARCHITECTURAL ELEMENTS MAY ENCRACH FULLY INTO ANY SETBACK.

ARCADIES MAY ENCRACH INTO ANY SETBACK TO WITHIN 1' OF THE PROPERTY LINE. WHERE SUCH ARCADIES 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 OPEN 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 33 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 BY 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.

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, COMPANY: 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.

FILE #	PARCEL AREA	FLOOR AREA	F.A.R.
SDP 04-44	4.40 AC. (191,605 S.F.)	43,945 S.F.	0.44
SDP 04-46	3.17 AC. (137,433 S.F.)	24,088 S.F.	0.17
SDP 05-08	3.20 AC. (139,518 S.F.)	22,218 S.F.	0.16
SDP-05-36 (THIS SDP)	4.24 AC. (184,802 S.F.)	43,945 S.F.	0.51
REMAINING RECORDED EMPLOYMENT LAND	30.42 AC. (1,324,887 S.F.)	0*	
TOTAL*	45.43 AC. (1,978,745 S.F.)	234,196 S.F.	0.12

* SUBSEQUENT SDPs TO THIS ONE ARE NOT INCLUDED; HOWEVER, SINCE ADDITIONAL ACREAGE ARE RECORDED (UNDER F-07-180), THERE WOULD BE A REDUCTION IN THE RUNNING F.A.R. VALUES FOR THE SUBSEQUENT SDPs. THE TOTAL ACREAGE VALUE INCLUDES THE "EMPLOYMENT" LAND RECORDED UNDER F-07-180.

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975, EXPIRATION DATE: MAY 26, 2008.

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE: NOVEMBER 19, 2004

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Mark A. Caylor* Date: 11/19/04

Chief, Division of Land Development: *Candy Hamilton* Date: 11/19/04

Chief, Development Engineering Division: *Chris Williams* Date: 11/19/04



GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
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DRAWINGS: 96079\03052\SDP\03052-CS.dwg DES. MBT DRN. KLP CHK. MBT

DATE	REVISION	BY	APPR.
8/15/07	added "see SDP-10-002 & F-10-006" note	klp	
7/18/07	SHOW WESSEL P. AND REVISED PARCEL LAYOUT AND PARKING TABULATION		
6/15/07	REV. NUMBER OF PARKING SPACES PROVIDED		

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)

MAPLE LAWN FARMS
OFFICE BUILDING No. 2
BUSINESS DISTRICT
PARCEL C-18
PLAT Nos. 17184-17185 & 19243-19244

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SITE DEVELOPMENT LEGEND

- 366--- EXISTING CONTOUR
- 300--- PROPOSED CONTOUR
- x 432.10 SPOT ELEVATION
- LIMIT OF DISTURBANCE
- EX. STORM DRAIN
- PROP. STORM DRAIN
- PROP. STORM DRAIN STRUCTURE NO.
- EX. SANITARY SEWER
- PROP. SANITARY SEWER
- EX. WATERLINE & FIRE HYDRANT
- PROPOSED WATERLINE (PRIVATE)
- EX. CURB & GUTTER
- CONCRETE CURB & GUTTER (DET. 3/4)
- GUTTER PAN
- FACE OF CURB
- BACK OF CURB
- SPILL (REVERSE) 6/4 G PORTION
- E.O.P. --- EDGE OF PAVEMENT
- ASPHALT CURB (TEMPORARY, DET. 6/4)
- CONCRETE/PAVER SIDEWALK (DET. 7/4)
- EASEMENT AREA (SHADED)
- NUMBER OF PARKING SPACES
- HANDICAPPED PARKING DESIGNATION
- EX. LIGHT FIXTURE & POLE
- PROP. LIGHT FIXTURES & POLE
- REFUSE DUMPSTER
- ELECTRICAL TRANSFORMER
- BUILDING INGRESS/EGRESS
- SOIL BORING LOCATION AND NO.

LIGHTING FIXTURE SCHEDULE						
TYPE	MANUFACTURER	CATALOG NUMBER	WATTAGE	LAMP	MOUNTING	NOTES
A	HADCO	HADCO TF6	250 W (20500 LUMENS)	METAL HALIDE	23' POLE	FIXTURE TYPE: T8D SHIELD TYPE: SEMI-CUTOFF
B	SAME AS TYPE 'A', BUT TWIN					

EXTERIOR LIGHTING NOTES:

1. A PARTIALLY SHIELDED FIXTURE SHALL BE CONSTRUCTED AND INSTALLED IN SUCH A MANNER THAT LESS THAN 25 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 0.10 FOOT CANDLES.

NOTES:

1. UNLESS NOTED OTHERWISE, PROPOSED SPOT ELEVATIONS ALONG THE CONCRETE CURB & GUTTER ARE TO THE FLOW LINE (BOTTOM OF CURB) AT THE POSITIVE CORNERS AND TERMINUSES.
2. ALL ON-SITE PAVING AND ROADWAYS ARE PRIVATE.
3. ALL ON-SITE STORM AND SANITARY SEWER SYSTEMS ARE PRIVATELY MAINTAINED. ALL ON-SITE WATER ARE PRIVATELY MAINTAINED EXCEPT THE PORTION OF THE 6" WATER MAIN & FIRE HYDRANTS THAT ARE WITHIN THE PUBLIC WATER & UTILITY EASEMENT.
4. FOR INFORMATION OF THE PUBLIC PORTION OF THE ON-SITE WATER LINE, SEE DCPN CONTRACT NO. 24-4062-D AND NO. 24-4243-D.
5. UNLESS NOTED OTHERWISE, ALL PLAN DIMENSIONS ARE TO THE FACE OF STRUCTURE (BLDG., CURB, ETC.). DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL BETWEEN ITEMS, UNLESS NOTED OTHERWISE.
6. ALL CURB RADI ARE 5' (FACE OF CURB @ FLOW LINE) UNLESS NOTED OTHERWISE.
7. VEHICULAR ACCESS TO PARCEL C-1 FROM MAPLE LAWN BLVD. IS RESTRICTED TO THE 3 LOCATIONS SHOWN PER F-03-01 (IN THE VICINITY OF ROAD STATION NO. 5+00, 8+30 AND 11+50).
8. OFFICE BUILDING NO. 2 SHALL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM AND A WATER METER LOCATED INSIDE THE BUILDING.

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975, EXPIRATION DATE: MAY 26, 2008.



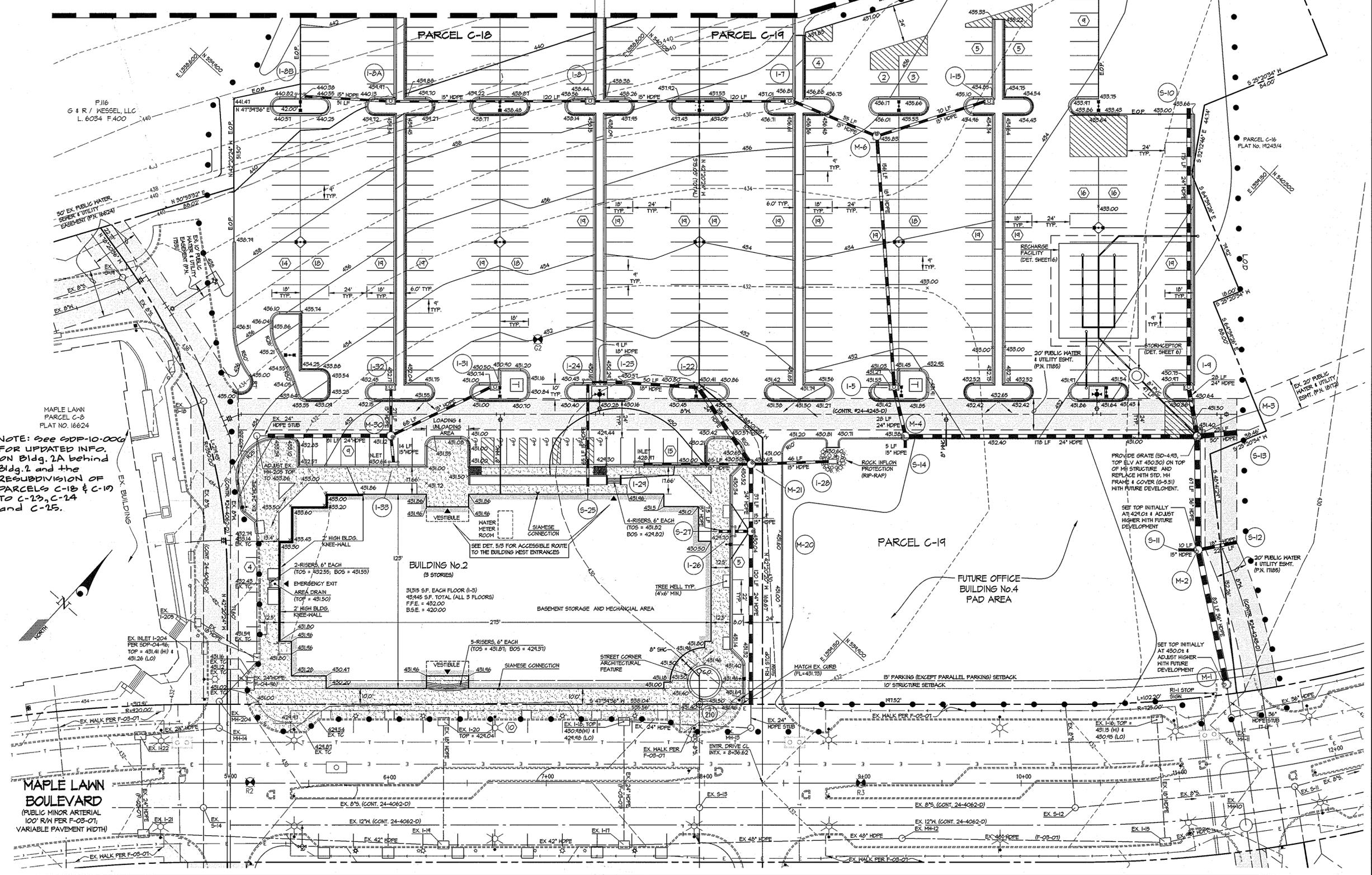
APPROVED
PLANNING BOARD OF HOWARD COUNTY
 DATE **NOVEMBER 19, 2004**

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Charles O'Donovan 8/21/05
 Director Date

Condy Hamstra 8/21/05
 Chief, Division of Planning & Development Date

John Williams 8/21/05
 Chief, Development Engineering Division Date



NOTE: See SDP-10-000 FOR UPDATED INFO. ON Bldg. 2A behind PARCELS C-18 & C-19 TO C-23, C-24 and C-25.

MAPLE LAWN BOULEVARD
 (PUBLIC MINOR ARTERIAL)
 VARIABLE PAVEMENT WIDTH

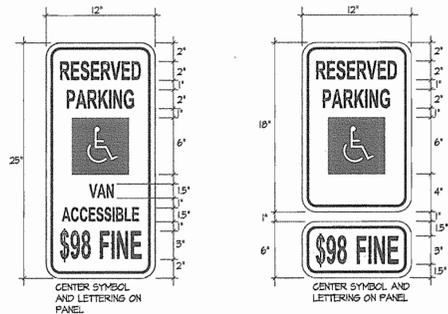
GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONTOWNE, MARYLAND 20886
 TEL: 301-421-4024 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
8/15/05	added "see SDP-10-000" note		
7/18/07	ADDED NEW PARKING ON WESSEL PROPERTY AND REV. MATCHLINE		
05/15/05	revised for driveway realignment		

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

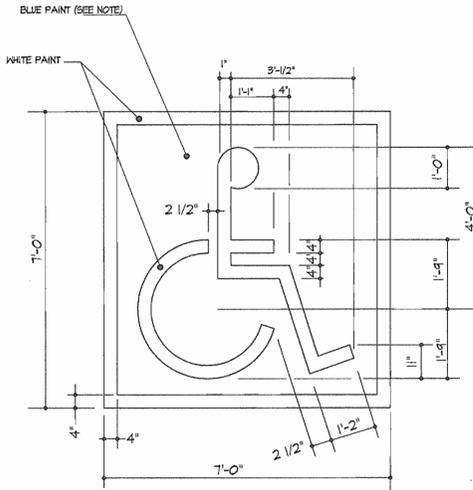
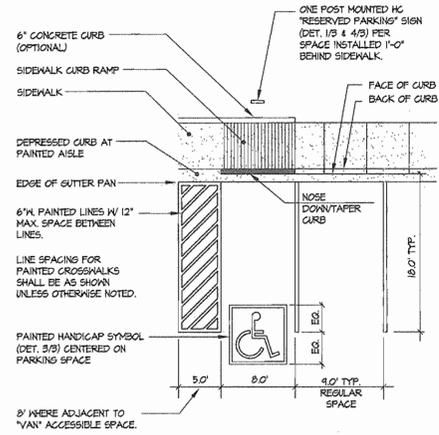
SITE DEVELOPMENT PLAN (REVISED)
MAPLE LAWN FARMS
OFFICE BUILDING No. 2
BUSINESS DISTRICT
PARCEL C-18
 PLAT Nos. 17184-17185 & 19243-19244
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	MXD-3	03052
DATE	TAX MAP - GRID	SHEET
FEB/11/05	46: 3&4	2 OF 12

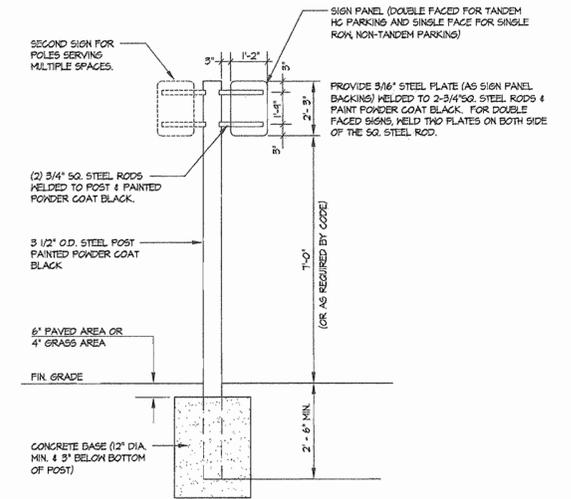


GENERAL NOTES:

- SIGNS SHALL MEET DESIGN STANDARDS OF THE FEDERAL HIGHWAY ADMINISTRATION AND CONFORM TO THE STATE OF MARYLAND STANDARD HIGHWAY SIGN BOOKLET DETAIL RT-8.
- ONE SIGN IS REQUIRED PER SPACE PLACED AS SHOWN ON SITE PLAN.
- SPACES INDICATED ON SITE PLAN AS "VAN" ACCESSIBLE SHALL BE SIGNED ACCORDINGLY.
- SIGNS SHALL BE POLE MOUNTED WITH HOT DIPPED GALVANIZED COUNTY APPROVED CHANNEL POSTS 1/4" IN THE TOP OF THE SIGN 4'-1" ABOVE FINISHED GRADE OR AS INDICATED ON SITE DRAWINGS.
- SIGN SHALL BE ATTACHED TO FLANGED SIDE OF POST. POST SHALL EXTEND INTO GROUND 2'-6" MIN.
- COLORS: LEGEND AND BORDER - GREEN
SYMBOL - WHITE ON BLUE BACKGROUND
BACKGROUND - WHITE



NOTE: SYMBOL IS REQUIRED TO CONTRAST WITH BACKGROUND (WHITE ON BLUE. COLOR NO. 105040 IN FED. STANDARD 5852-DOUBLE COAT TYP.)



1 HANDICAP PARKING SIGNS DETAIL

NO SCALE

2 PARKING SPACE LAYOUT

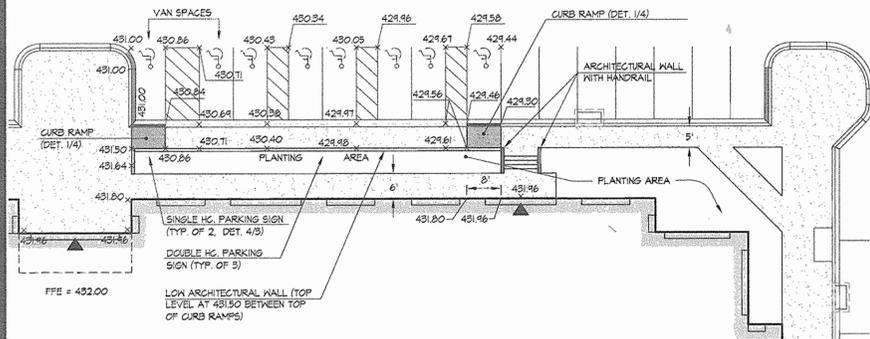
NO SCALE

3 HANDICAP SPACE STENCIL LAYOUT

NO SCALE

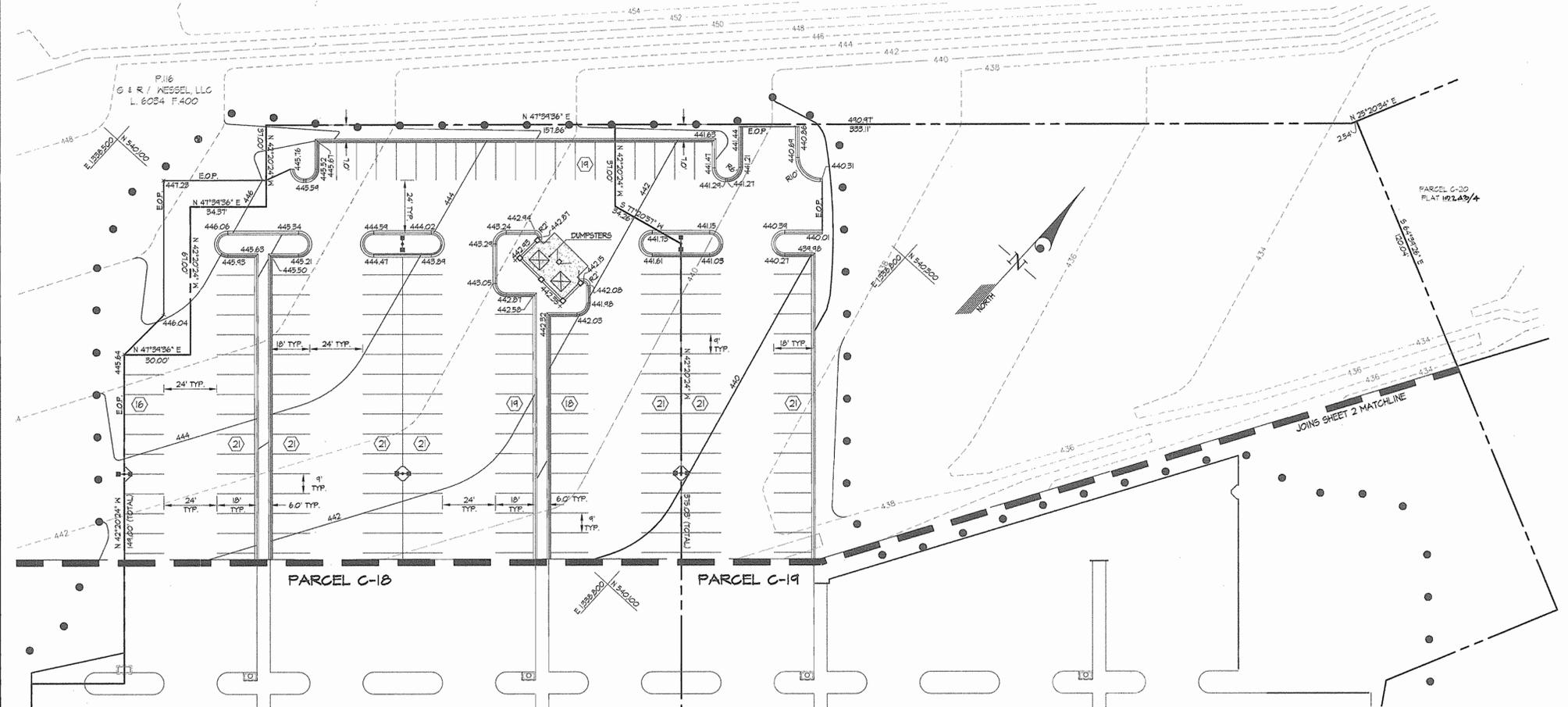
4 POST AND SIGN DETAIL FOR PARKING RESTRICTION SIGN

NO SCALE



5 ACCESSIBLE ROUTE TO BUILDING WEST ENTRANCES

1" = 20'



APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE NOVEMBER 19, 2004

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: *Charles L. ...* 8/24/05
Chief, Division of Development: *...* 8/24/05
Chief, Development Engineering Division: *...* 8/24/05

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975, EXPIRATION DATE: MAY 26, 2008.



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

SITE DEVELOPMENT PLAN (REVISED)
MAPLE LAWN FARMS
OFFICE BUILDING No. 2
BUSINESS DISTRICT
PARCEL C-18
PLAT Nos. 17184-17185 & 19243-19244

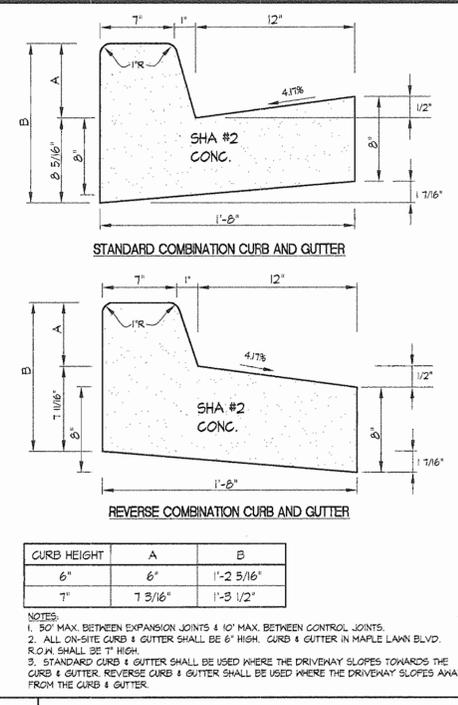
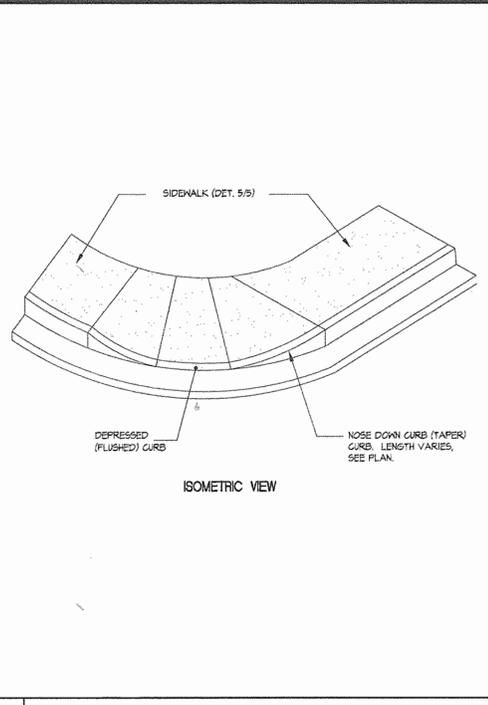
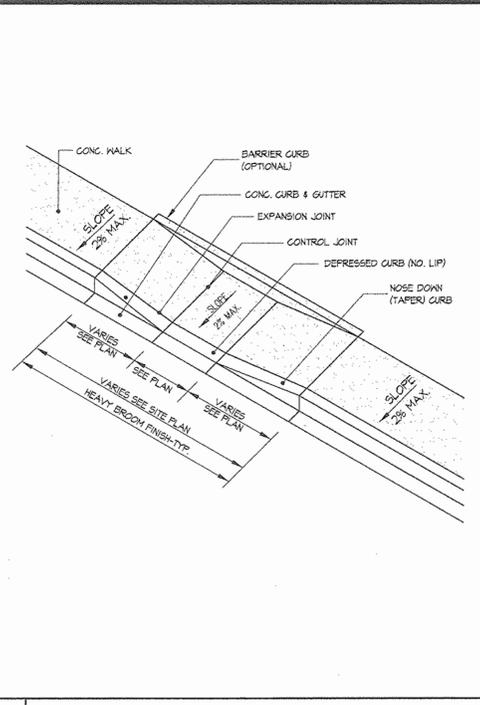
SCALE	ZONING	G. L. W. FILE No.
1"=30'	MXD-3	03052
DATE	TAX MAP - GRID	SHEET
FEB/11/05	46: 3&4	3 OF 12

Drawings\96079\03052\SDP\03032-SDP.dwg DES. MBT DRN. KLP CHK. MBT

7/18/07	ADDED NEW PARKING ON WESSEL PROPERTY AND REV. MATCHLINE	BY	APPR.
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ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND



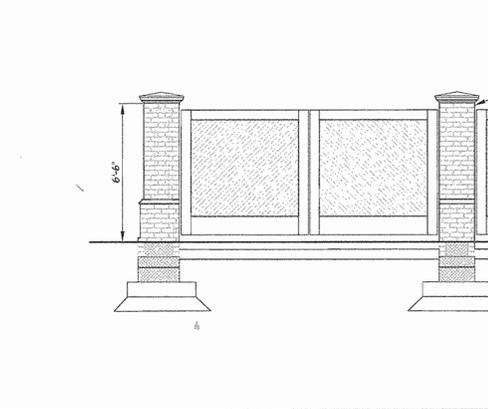
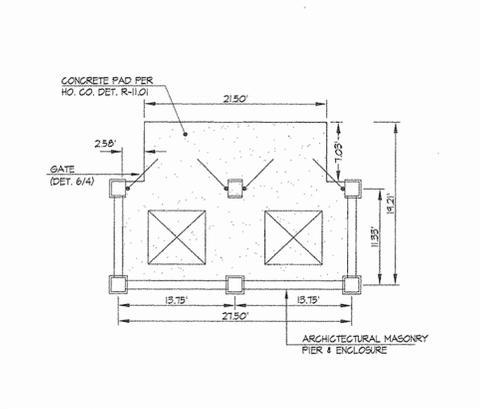
CURB HEIGHT	A	B
6"	6"	1'-2 5/16"
7"	7 3/16"	1'-3 1/2"

NOTES:
 1. 50' MAX. BETWEEN EXPANSION JOINTS & 10' MAX. BETWEEN CONTROL JOINTS.
 2. ALL ON-SITE CURB & GUTTER SHALL BE 6" HIGH. CURB & GUTTER IN MAPLE LAWN BLVD. R.O.W. SHALL BE 7" HIGH.
 3. STANDARD CURB & GUTTER SHALL BE USED WHERE THE DRIVEWAY SLOPES TOWARDS THE CURB & GUTTER. REVERSE CURB & GUTTER SHALL BE USED WHERE THE DRIVEWAY SLOPES AWAY FROM THE CURB & GUTTER.

1 TYPE-A HANDICAP RAMP DETAIL NO SCALE

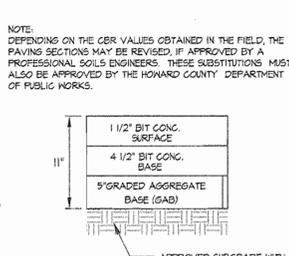
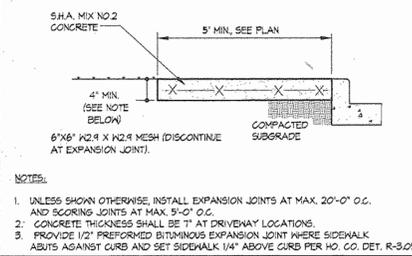
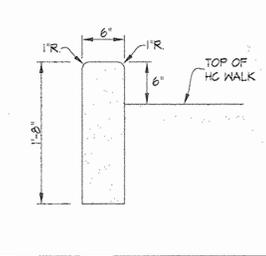
2 TYPICAL CURB/NOSE DOWN TAPER AT INTERSECTION NO SCALE

3 TYPE-A CONCRETE CURB AND GUTTER (STANDARD AND REVERSE) M.S.



4 TRASH ENCLOSURE SCALE: 1" = 10'

5 GATE ELEVATION FOR TRASH ENCLOSURE NO SCALE



6 6' HC SIDEWALK BARRIER CURB NO SCALE

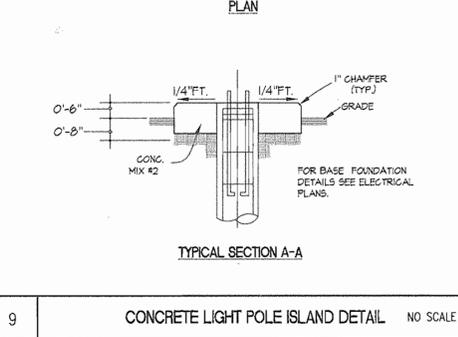
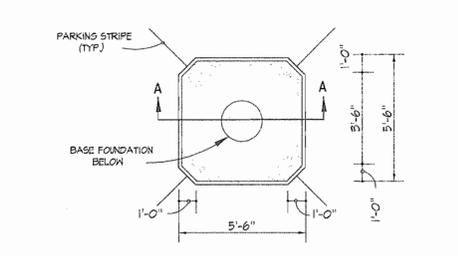
7 TYPICAL SIDEWALK SECTION NO SCALE

8 BITUMINOUS PAVING SECTIONS NO SCALE

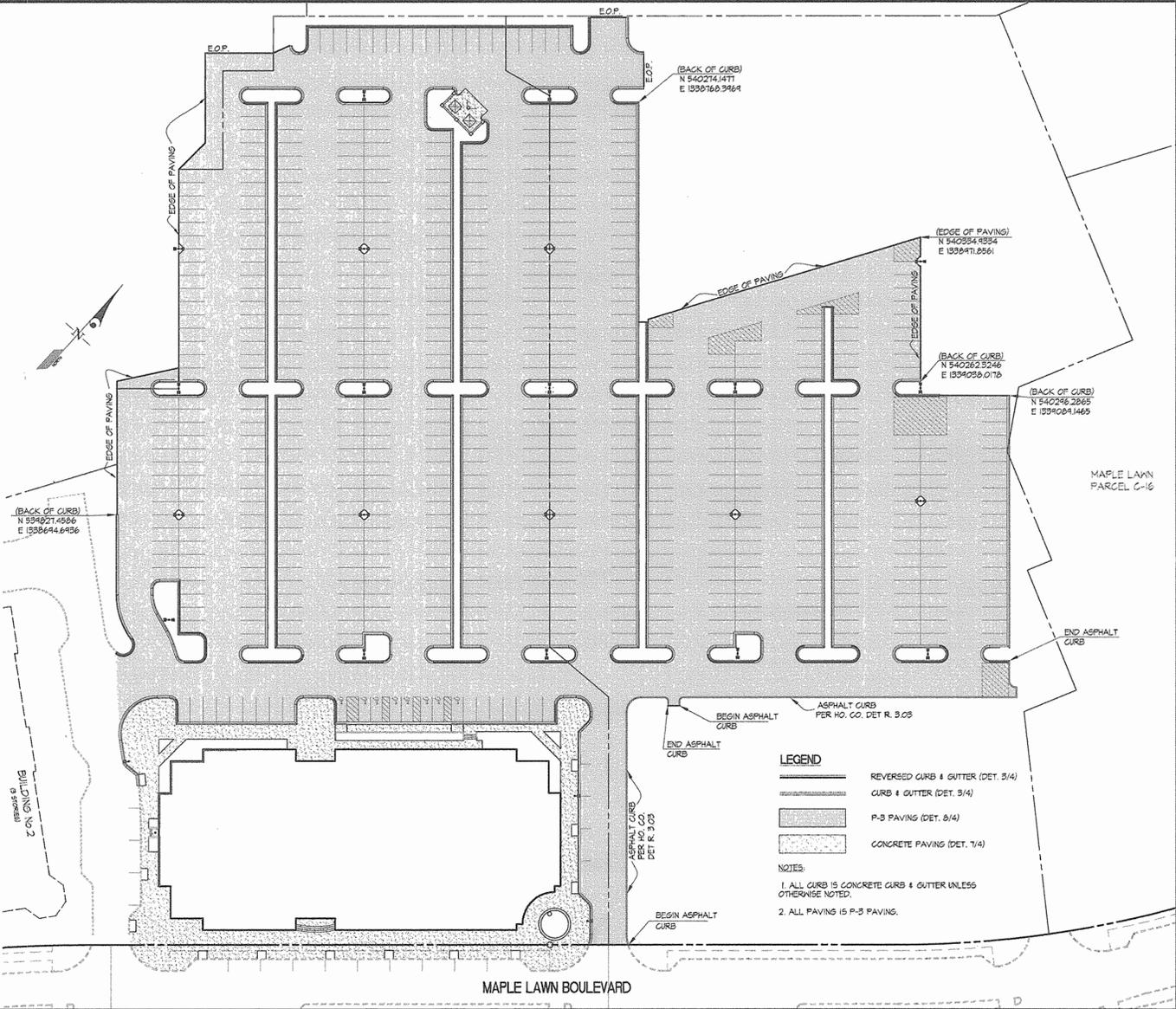
APPROVED
 PLANNING BOARD OF HOWARD COUNTY
 DATE NOVEMBER 19, 2004

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12475, EXPIRATION DATE: MAY 26, 2008.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Wanda D. Cagle* Date: *8/26/05*
 Chief, Division of Land Development: *Cindy Hamstra* Date: *8/24/05*
 Chief, Development Engineering Division: *Michael J. ...* Date: *8/21/05*



9 CONCRETE LIGHT POLE ISLAND DETAIL NO SCALE



PAVING PLAN SCALE: 1" = 50'

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-366-1800 DC/VA: 301-589-2524 FAX: 301-421-4186

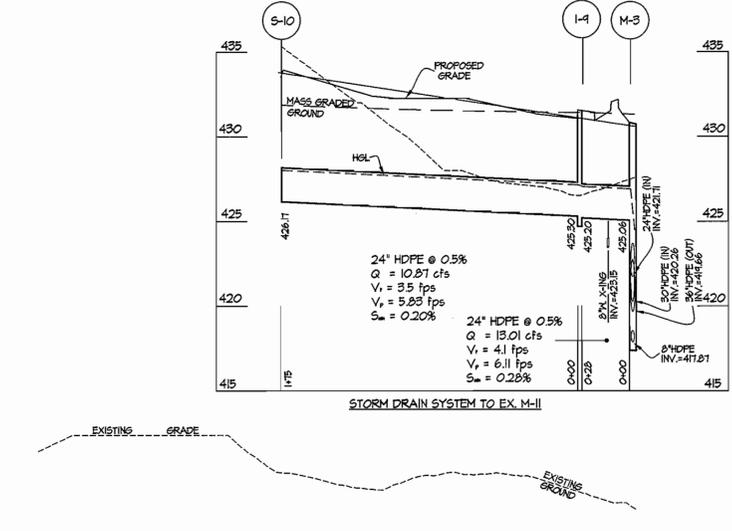
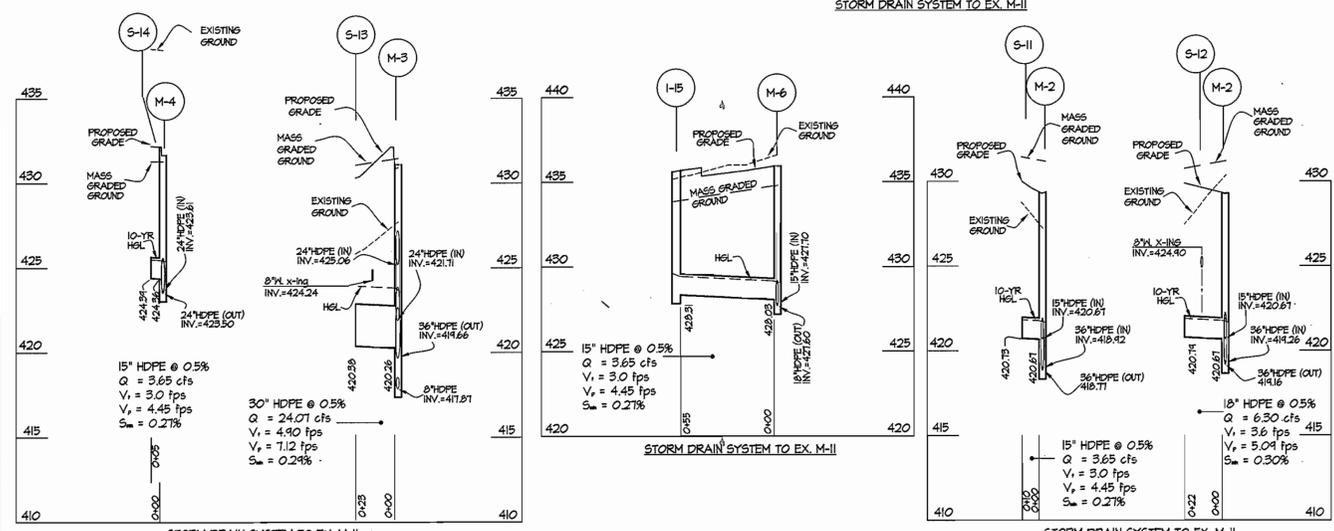
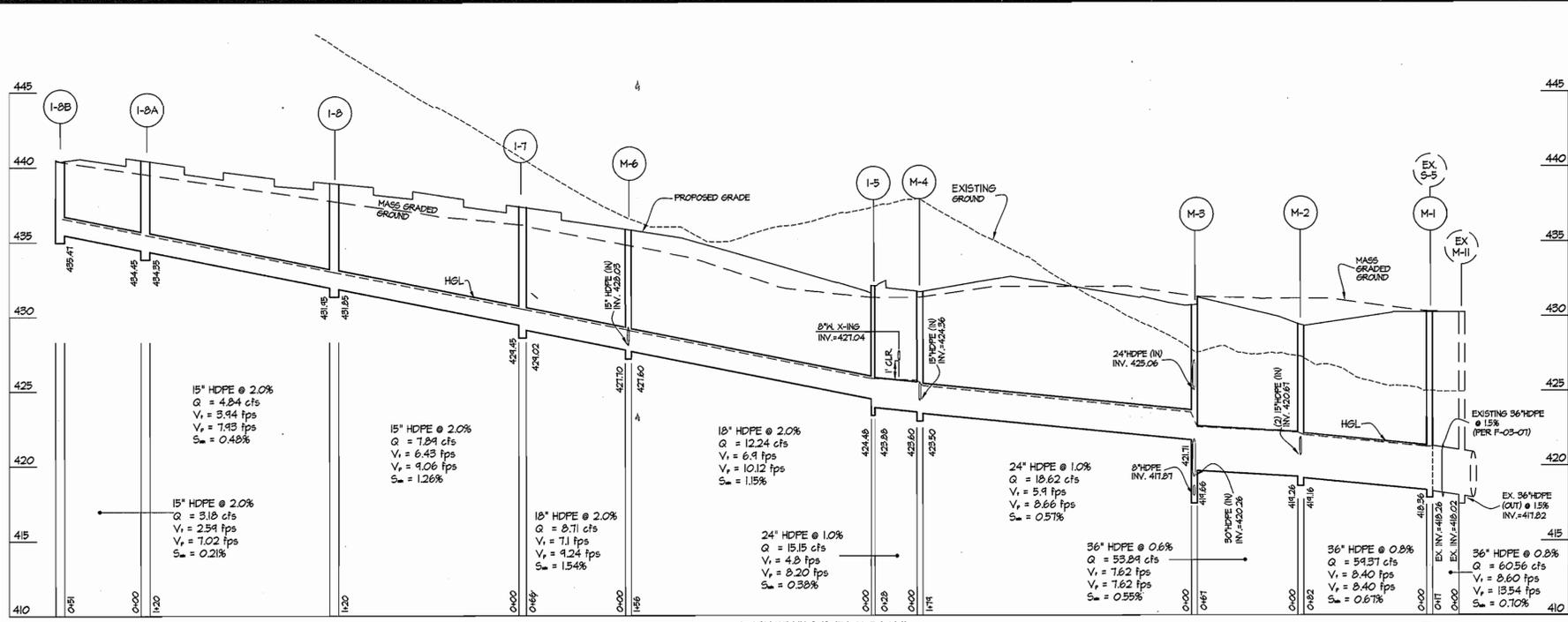
7/18/07 REVISED PAVING PLAN SCALE TO 1"=50' TO SHOW VESSEL PARKING AND ADDED DUMPSTER DETAILS
 DATE REVISION BY APPR.

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

SITE DETAILS (REVISED)
 MAPLE LAWN FARMS
 OFFICE BUILDING No. 2
 BUSINESS DISTRICT
 PARCEL C-18
 PLAT Nos. 17184-17185 & 19243-19244
 HOWARD COUNTY, MARYLAND

SCALE AS SHOWN
 DATE FEB/11/05
 ZONING MXD-3
 TAX MAP - GRID 46: 3&4
 G. L. W. FILE No. 03052
 SHEET 4 OF 12

SDP-05-036



STRUCTURE SCHEDULE									
NO.	TYPE	WIDTH (INSIDE)	TOP ELEVATION	UPPER LOWER	INVERT ELEVATION	LOWER	STANDARD DETAIL	LOCATIONS & REMARKS	
I-1	A-5	2'-6"	431.31	-----	429.45	429.02	HC SD-4.01	SEE PLANS	
I-15	A-5	2'-6"	435.35	-----	428.31	428.02	HC SD-4.01	SEE PLANS	
M-6	MANHOLE	4'	435.83	-----	421.70	421.60	HC G-5.12	SEE PLANS	
I-5	A-5	2'-6"	431.80	-----	424.48	423.88	HC SD-4.01	SEE PLANS	
M-4	MANHOLE	4'	431.38	-----	424.36	423.50	HC G-5.12	SEE PLANS	
I-4	A-5	2'-6"	431.25	-----	425.30	425.20	HC SD-4.01	SEE PLANS	
M-3	MANHOLE	5'	430.30	-----	425.06	417.81	HC G-5.13	SEE PLANS	
M-2	MANHOLE	5'	429.1	-----	420.61	419.16	HC G-5.13	SHALL BE ADJUSTED WITH FUTURE DEVELOPMENT	
M-1	MANHOLE	5'	430.1	-----	418.36	418.26	HC G-5.13	SHALL BE ADJUSTED WITH FUTURE DEVELOPMENT	
I-8	A-5	2'-6"	438.45	-----	431.45	431.85	HC SD-4.01	SEE PLANS	
I-8A	A-5	2'-6"	440.41	-----	434.45	434.35	HC SD-4.01	SEE PLANS	
I-8B	DOUBLE 'S'	2'-11"	440.38	-----	435.41	428.01	HC SD-4.01	SEE PLANS	
I-24	DOUBLE 'S'	2'-11"	430.16	-----	425.45	425.10	HC SD-4.34	SEE PLANS	
I-23	DOUBLE 'S'	2'-11"	430.24	-----	425.05	424.95	HC SD-4.34	SEE PLANS	
I-22	A-5	2'-6"	430.91	-----	424.10	424.10	HC SD-4.01	SEE PLANS	
I-21	DOUBLE 'S'	2'-11"	428.97	-----	424.90	423.90	HC SD-4.34	SEE PLANS	
I-20	DOUBLE 'S'	2'-11"	430.1	-----	424.80	423.80	HC SD-4.34	SHALL BE ADJUSTED WITH FUTURE DEVELOPMENT	
M-21	MANHOLE	4'	420.63	-----	424.57	423.12	HC G-5.12	SEE PLANS	
I-26	DOUBLE 'S'	2'-11"	429.70	-----	424.42	424.07	HC SD-4.34	SEE PLANS	
M-20	MANHOLE	4'	430.04	-----	424.03	423.43	HC G-5.12	SEE PLANS	
I-31	A-5	2'-6"	431.24	-----	431.00	426.78	HC SD-4.01	SEE PLANS	
I-32	A-5	2'-6"	432.61	-----	426.56	426.56	HC SD-4.01	SEE PLANS	
I-33	DOUBLE 'S'	2'-11"	430.64	-----	426.44	426.44	HC SD-4.34	SEE PLANS	
M-30	MANHOLE	4'	431.12	-----	426.37	425.58	HC G-5.12	SEE PLANS	

PIPE SCHEDULE		
SIZE & TYPE	QUANTITY	REMARKS
15" HDPE	657 L.F.	
18" HDPE	311 L.F.	
24" HDPE	645 L.F.	
30" HDPE	23 L.F.	
36" HDPE	166 L.F.	
6" PVC	34 L.F.	
8" PVC	86 L.F.	
10" PVC	223 L.F.	155 L.F. PERFORATED & 68 L.F. NON-PERFORATED.

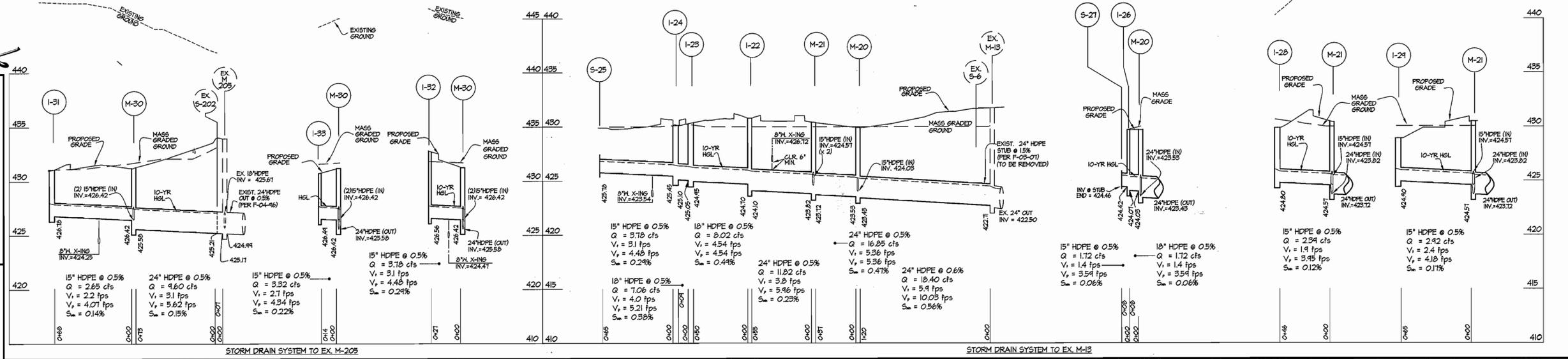
- NOTES:
- ALL STRUCTURES TO BE PRECAST.
 - COORDINATES FOR LOCATIONS ARE TO CENTERLINE OF THE STRUCTURE AT FACE OF CURB FOR INLETS AND TO THE CENTERLINE OF STRUCTURE FOR MANHOLES.
 - THE 8" LOW FLOW DIVERSION TO THE RECHARGE FACILITY AT STRUCTURE M-3 SHALL REMAIN BLOCKED UNTIL PERMISSION OF HO. CO. SC1 IS OBTAINED.
 - ALL PVC IS TO BE SCHEDULE 40 OR EQUIVALENT.
 - ALL HDPE IS TO BE ADS-N12 OR EQUIVALENT.
- *NOTE: FOR RECHARGE FACILITY DETAILS, SEE SHEET 6.

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12878, EXPIRATION DATE: MAY 26, 2009.

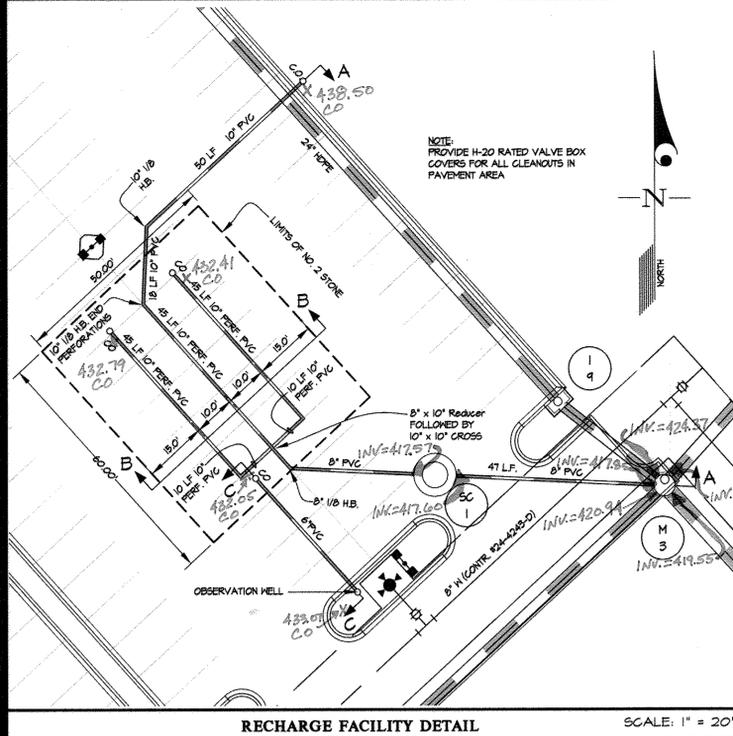


APPROVED
 PLANNING BOARD OF HOWARD COUNTY
 DATE: NOVEMBER 19, 2004

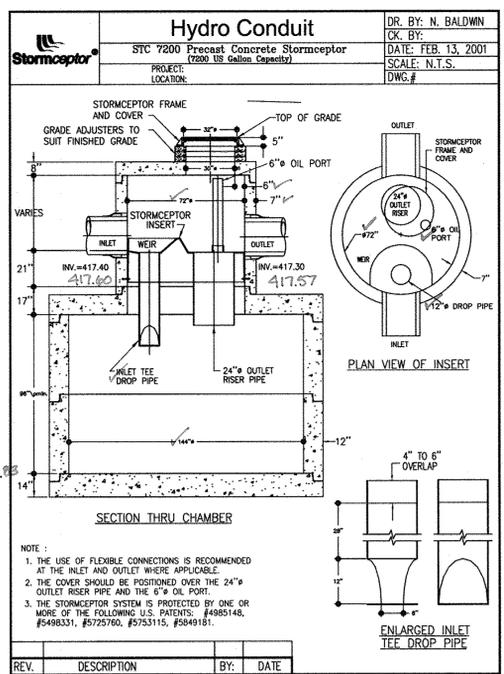
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Mark A. Leyer* Date: 8/24/07
 Chief, Division of Planning & Development: *Candy Hamer* Date: 8/21/07
 Chief, Development Engineering Division: *John DeMunn* Date: 8/21/07



GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK BURTNSVILLE, MARYLAND 20866 TEL: 301-421-4024 BAL: 410-880-1820 DC/WA: 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		STORM DRAIN PROFILES (REVISED) MAPLE LAWN FARMS OFFICE BUILDING No. 2 BUSINESS DISTRICT PARCEL C-18 PLAT Nos. 17184-17185 & 19243-19244 HOWARD COUNTY, MARYLAND		SCALE 1"=5' VERT. 1"=50' HORIZ.	ZONING MXD-3	G. L. W. FILE No. 03052
DATE: 7/18/07 REV. S-8 TO I-8 AND ADDED PROFILE FROM NEW I-8 TO I-8A AND REV. STRUCTURE & PIPE SCHED. ACCORDINGLY	REVISION	BY	APPR.	ELECTION DISTRICT No. 5	DATE: FEB/11/05	TAX MAP - GRID 46: 3&4	SHEET 5 OF 12	



RECHARGE FACILITY DETAIL SCALE: 1" = 20'



SECTION THRU CHAMBER

Stormceptor Precast Concrete Order Request Form

CONTRACTOR INFORMATION
 Name: _____
 Address: _____
 City: _____
 State: _____
 Zip Code: _____
 Contact: _____
 Phone: _____

OWNER INFORMATION
 Name: _____
 Address: _____
 City: _____
 State: _____
 Zip Code: _____
 Contact: _____
 Phone: _____

MEMBERSHIP DRAMAGE AREA FOR THIS UNIT

Stormceptor Model	Inlet Size
500	12"
750	18"
1000	24"
1500	30"
2000	36"
2500	42"
3000	48"
3500	54"
4000	60"
4500	66"
5000	72"
5500	78"
6000	84"
6500	90"
7000	96"
7500	102"
8000	108"
8500	114"
9000	120"
9500	126"
10000	132"

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

FOR PUBLICLY OWNED AND MAINTAINED RETENTION POND

ROUTINE MAINTENANCE (BY H.O.A.)

1. FACILITY SHALL BE INSPECTED ANNUALLY AND AFTER MAJOR STORMS. INSPECTIONS SHALL BE PERFORMED DURING FINE WEATHER TO DETERMINE IF THE POND IS FUNCTIONING PROPERLY.
2. TOP AND SIDE SLOPED 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.
3. DEBRIS AND LITTER SHALL BE REMOVED DURING REGULAR MOWING OPERATIONS AS NEEDED.
4. 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-ROUTINE MAINTENANCE (BY COUNTY)

1. 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.
2. SEDIMENT SHALL BE REMOVED FROM THE POND, AND FOREBAY NO LATER THAN THE CAPACITY OF THE POND IS HALF FULL. SEDIMENT OR WHEN DETERMINED NECESSARY FOR AESTHETIC REASONS, UPON APPROVAL FROM THE DEPARTMENT OF PUBLIC WORKS.
3. A LOG BOOK SHALL BE MAINTAINED TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
4. WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN DOWN WITHIN THE 12 HOUR TIME PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.
5. THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO ENSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
6. 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 14.8. 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 CLEARLY MARKED AND STRIPPED OF TOPSOIL. ALL TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED. CHANNEL BANKS AND SHARP BREAKS 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, MOOD, RUBBISH STONES GREATER THAN 6", FROZEN OR OTHER OBJECTIONABLE MATERIALS. FILL MATERIAL FOR BOTH ENDS OF THE POND SHALL CONFORM TO UNIFIED SOIL CLASSIFICATION GC, SC, CH, 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.

MATERIALS USED IN THE OUTER SHELL OF THE EMBANKMENT MUST HAVE THE CAPABILITY TO SUPPORT VEGETATION OF THE QUALITY REQUIRED TO PREVENT EROSION OF THE EMBANKMENT.

FLACED FILL - AREAS ON WHICH FILL IS TO BE PLACED SHALL BE SCARIFIED PRIOR TO PLACEMENT OF FILL. FILL MATERIALS SHALL BE PLACED IN MAXIMUM 8-INCH THICK LAYERS. BEFORE CONSTRUCTION LAYERS WHICH ARE TO BE COMPACTED TO A MINIMUM OF 95% OF THE FILL THE MOST PERMEABLE BORROW MATERIAL SHALL BE PLACED IN THE DOWNSTREAM PORTIONS OF THE EMBANKMENT. THE PRINCIPAL SPILLWAY MUST BE COMPACTED TO A MINIMUM OF 98% WITH FILL PLACEMENT AND NOT EXCAVATED INTO THE EMBANKMENT.

1. 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.

2. BACKFILLING SHALL CONFORM TO "STRUCTURE BACKFILL".

3. OTHER DETAILS (ANTI-SEEP COLLARS, VALVES, ETC.) SHALL BE AS SHOWN ON THE DRAWINGS.

PLASTIC PIPE - THE FOLLOWING CRITERIA SHALL APPLY FOR PLASTIC PIPE:

1. MATERIALS - PVC PIPE SHALL BE PVC-1120 OR PVC-1220 CONFORMING TO ASTM D-1185 OR ASTM D-2241. CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) PIPE COUPLINGS AND FITTINGS SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M252 TYPE 5, AND 12" THROUGH 24" INCH SHALL MEET THE REQUIREMENTS OF AASHTO M254 TYPE 5.
2. JOINTS AND CONNECTIONS TO ANTI-SEEP COLLARS SHALL BE COMPLETELY WATERTIGHT.
3. 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.
4. BACKFILLING SHALL CONFORM TO "STRUCTURE BACKFILL".
5. 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 511.

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 OUTLET WHATSOEVER OF THE FLOW OF WATER TO THE SPILLWAY OR TO THE RESERVOIR AND SO AS NOT TO INTERFERE IN ANY WAY WITH THE OPERATION OR MAINTENANCE OF THE STRUCTURE. STREAM DIVERSIONS SHALL BE MAINTAINED UNTIL THE FILL 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 SUMP FROM WHICH THE WATER SHALL BE PUMPED.

STABILIZATION

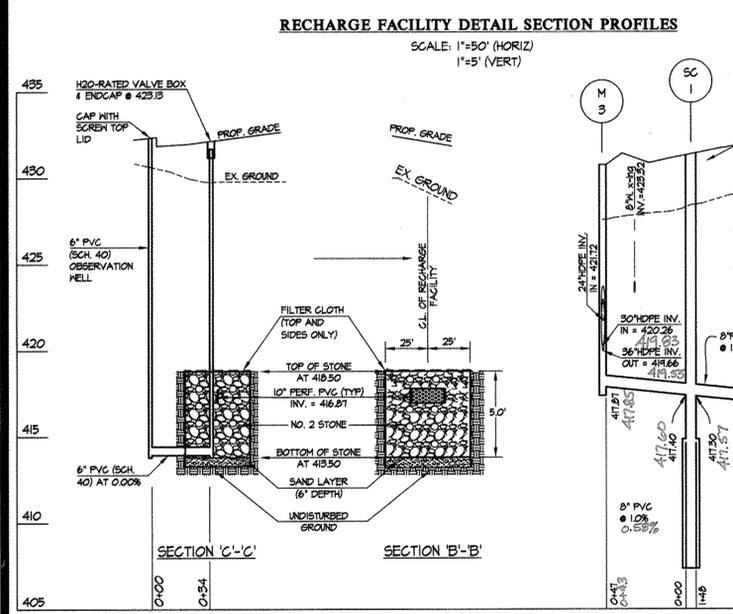
ALL BORROW AREAS SHALL BE GRADED TO PROVIDE PROPER DRAINAGE AND LEFT IN A SLIGHTLY CONDITION ALL EXPOSED SURFACES OF THE EMBANKMENT, SPILLWAY, SPOIL AND BORROW AREAS, AND BERMS SHALL BE STABILIZED BY SEEDING, LIMING, FERTILIZING AND MULCHING.

EROSION AND SEDIMENT CONTROL

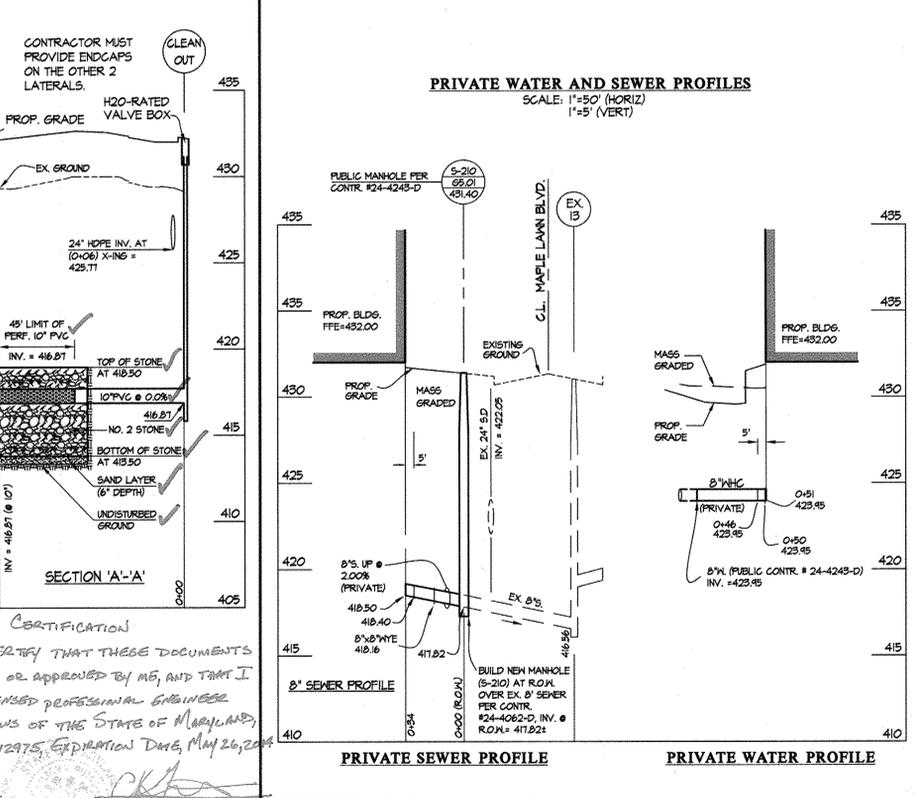
CONSTRUCTION OPERATIONS WILL BE CARRIED OUT IN SUCH A MANNER THAT EROSION WILL BE CONTROLLED AND WATER AND AIR POLLUTION MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT WILL BE FOLLOWED. CONSTRUCTION PLANS SHALL DETAIL EROSION AND SEDIMENT CONTROL MEASURES.

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 NEED TO BE MAINTAINED 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.



RECHARGE FACILITY DETAIL SECTION PROFILES SCALE: 1"=50' (HORIZ) 1"=5' (VERT)



PRIVATE WATER AND SEWER PROFILES SCALE: 1"=50' (HORIZ) 1"=5' (VERT)

OPERATIONS AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED STORMCEPTOR WATER QUALITY DEVICE

1. THE STORMCEPTOR WATER QUALITY STRUCTURE SHALL BE PERIODICALLY INSPECTED AND CLEANED TO MAINTAIN OPERATION AND FUNCTION. THE OWNER SHALL INSPECT THE STORMCEPTOR MONITORING FORMS (BLUDGE JUDGE) TO EXTRACT A WATER COLUMN SAMPLE. WHEN THE SEDIMENT DEPTHS EXCEED THE LEVEL SPECIFIED IN TABLE 6 OF THE STORMCEPTOR TECHNICAL MANUAL, THE UNIT MUST BE CLEANED.
2. THE STORMCEPTOR WATER QUALITY STRUCTURE SHALL BE CHECKED AND CLEANED IMMEDIATELY AFTER PETROLEUM SPILLS. THE OWNER SHALL CONTACT THE APPROPRIATE REGULATORY AGENCIES.
3. THE MAINTENANCE OF THE STORMCEPTOR UNIT SHALL BE DONE USING A VACUUM TRUCK WHICH WILL REMOVE WATER, SEDIMENT, DEBRIS, FLOATING HYDROCARBONS, AND OTHER MATERIALS IN EACH UNIT. PROPER CLEANING AND DISPOSAL OF THE REMOVED MATERIALS AND LIQUID MUST BE FOLLOWED BY THE OWNER.
4. THE INLET AND OUTLET PIPES SHALL BE CHECKED FOR ANY OBSTRUCTIONS AT LEAST ONCE EVERY SIX MONTHS. IF OBSTRUCTIONS ARE FOUND, THE OWNER SHALL HAVE THEM REMOVED. STRUCTURAL PARTS OF THE STORMCEPTOR UNIT SHALL BE REPAIRED AS NEEDED.
5. THE OWNER SHALL RETAIN AND MAKE THE STORMCEPTOR INSPECTION/MONITORING FORMS AVAILABLE TO THE HOWARD COUNTY OFFICIALS UPON THEIR REQUEST.

STRUCTURE M-3 LOW FLOW DIVERSION

NOTE: LOW FLOW DIVERSION TO RECHARGE FACILITY MUST REMAIN BLOCKED UNTIL ALL AREAS DRAINING TO THE FACILITY ARE STABILIZED.

MATERIAL SPECIFICATIONS FOR RECHARGE FACILITY (PER MDE 2000 APP. B.2.A):

GEOTEXTILE FABRIC, CLASS 'C' GEOTEXTILE OR BETTER SHALL INTERFACE THE TRENCH SIDEWALLS AND BETWEEN THE STONE RESERVOIR AND GRAVEL FILTER LAYERS. A PARTIAL LIST OF APPROVED CLASS 'C' FABRIC FOLLOWS: (AMOCO 4552, GEOLON WFO, HYETEC N07, CARTRIDGE FX-825, MIRAFIX 180-X)

SAND FILTER LAYER: THE 6" SAND LAYER PLACED ON THE BOTTOM OF THE TRENCH SHALL BE WASHED AND MEET AASHTO-M-43, SIZE NO.2 OR NO.10. ANY ALTERNATIVE GRADATION MUST BE APPROVED BY HSCD PRIOR TO USE.

STONE AGGREGATE: THE STONE LAYER SHALL BE COMPOSED OF WASHED STONE THAT MEETS AASHTO-M-43, SIZE NO.2 OR NO.3.

PVC PIPES: ALL PVC PIPES SHALL BE SCHEDULE 40 AND MEET ASTM-D-1185. ALL FITTINGS SHALL MEET ASTM-D-2121. PERFORATIONS SHALL BE 3/8" INCH IN DIAMETER. THE PERFORATIONS SHALL TERMINATE 1 FOOT SHORT OF THE TRENCH WALL. TERMINAL ENDS OF ALL PIPES SHALL BE CAPPED.

CONSTRUCTION SPECIFICATIONS FOR THE PROPOSED INFILTRATION TRENCH ARE TO ADHERE TO MDE 2000 STORMWATER DESIGN MANUAL APPENDIX B.2.

APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE: 11-19-04

Director: _____ Date: 4/6/05

Chief, Division of Land Development: _____ Date: 4/5/05

Chief, Development Engineering Division: _____ Date: 3/21/05

DEVELOPER'S/BUILDER'S CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 12975, EXPIRATION DATE, MAY 26, 2008.

DATE: 12/9/13

ENGINEER'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.

DATE: 3-23-05

PRIVATE SEWER PROFILE

PRIVATE WATER PROFILE

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

HOWARD S.C.D. DATE: _____

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS.

NATURAL RESOURCES CONSERVATION SERVICE DATE: _____

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3909 NATIONAL DRIVE - SUITE 250 - BURTSTOWN OFFICE PARK

BURTSTOWN, MARYLAND 20866

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

DATE	REVISION	BY	APP'R.
7/18/07	revise title block m.p.		

PREPARED FOR:

G&R Maple Lawn, Inc. et. al.

Suite 410, Woodhome Center

1829 Reisterstown Road

Baltimore, MD 21208

ATTN: Charlie O'Donovan

410-484-8400

WATER QUALITY FACILITY DETAILS AND UTILITY PROFILES

MAPLE LAWN FARMS

OFFICE BUILDING No. 2

BUSINESS DISTRICT

PARCEL C-12

FLAT NO. 17104-17105 & 17106-17104

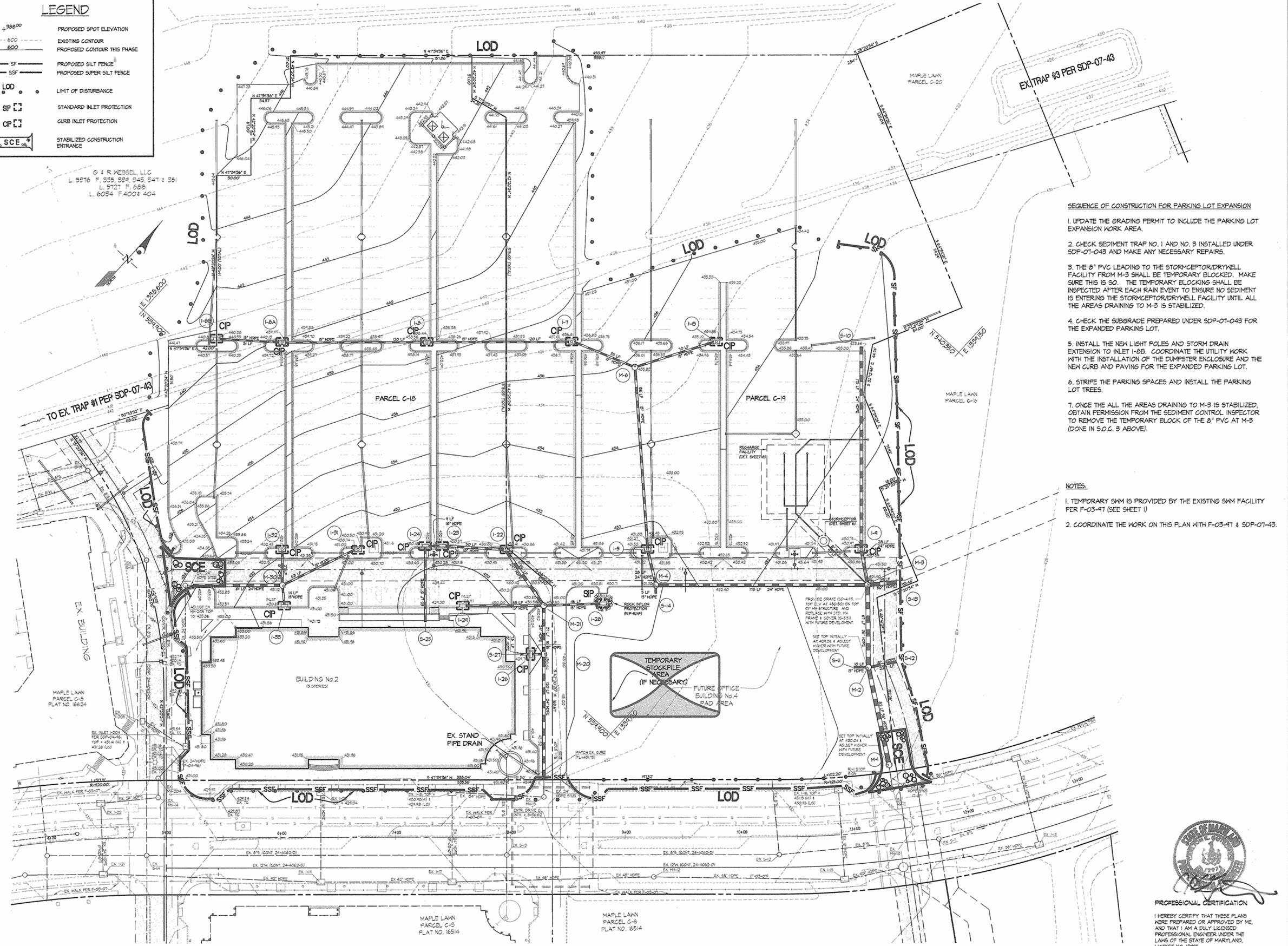
HOWARD COUNTY, MARYLAND

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03052
DATE	TAX MAP - GRID	SHEET
FEB/11/05	46: 3&4	6 OF 12

- SEQUENCE OF CONSTRUCTION**
1. APPLY FOR A GRADING PERMIT AND ARRANGE FOR THE PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR. OBTAIN THE GRADING PERMIT AT THE MEETING (1 DAY).
 2. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND PERIMETER SILT FENCE AND SUPER SILT FENCE (1 WEEK).
 3. INSTALL STORM DRAIN AND OTHER SITE UTILITIES. INSTALL INLET PROTECTION AS SOON AS STORM DRAIN INLETS ARE INSTALLED (2 WEEKS). CAUTION: THE 8" PVC LEADING TO THE STORMCEPTOR/DRYWELL FACILITY FROM M-3 SHALL BE TEMPORARILY BLOCKED AT ITS OPENING IN M-3. INSPECT THE TEMPORARY BLOCKING AFTER EACH RAIN EVENT TO ENSURE THAT NO SEDIMENT IS ENTERING THE STORMCEPTOR/DRYWELL FACILITY UNTIL ALL DRAINAGE TO M-3 IS STABILIZED.
 4. FINE GRADE SITE AND INITIATE BUILDING CONSTRUCTION (2 WEEKS).
 5. INSTALL CURB AND GUTTER, SIDEWALKS AND BASE PAVE ALL AREAS TO BE PAVED AND STABILIZE ALL OTHER DISTURBED AREAS WITH PERMANENT SEEDING, MULCH AND LANDSCAPING (2 WEEKS).
 6. FLUSH AND PUMP CLEAN ALL STORM DRAIN SYSTEM (1 DAY).
 7. WHEN PERMISSION HAS BEEN GRANTED BY THE SEDIMENT CONTROL INSPECTOR AND ALL AREAS DRAINING TO THE SEDIMENT CONTROLS HAVE BEEN STABILIZED, REMOVE THE SEDIMENT CONTROLS (2 DAYS).
 8. INSTALL SURFACE COURSE PAVING AND PARKING LOT STRIPING (1 WEEK).
 9. REMOVE THE TEMPORARY BLOCKING OF THE 8" PVC (DONE IN S.O.G. 15).
 10. COMPLETE BUILDING INTERIOR WORK AND OBTAIN USE & OCCUPANCY PERMIT.

- LEGEND**
- 388.00 PROPOSED SPOT ELEVATION
 - 600 EXISTING CONTOUR
 - 600 PROPOSED CONTOUR THIS PHASE
 - SF PROPOSED SILT FENCE
 - SSF PROPOSED SUPER SILT FENCE
 - LOD LIMIT OF DISTURBANCE
 - SP STANDARD INLET PROTECTION
 - CP CURB INLET PROTECTION
 - SCE STABILIZED CONSTRUCTION ENTRANCE



- SEQUENCE OF CONSTRUCTION FOR PARKING LOT EXPANSION**
1. UPDATE THE GRADING PERMIT TO INCLUDE THE PARKING LOT EXPANSION WORK AREA.
 2. CHECK SEDIMENT TRAP NO. 1 AND NO. 3 INSTALLED UNDER SDP-07-043 AND MAKE ANY NECESSARY REPAIRS.
 3. THE 8" PVC LEADING TO THE STORMCEPTOR/DRYWELL FACILITY FROM M-3 SHALL BE TEMPORARILY BLOCKED. MAKE SURE THIS IS SO. THE TEMPORARY BLOCKING SHALL BE INSPECTED AFTER EACH RAIN EVENT TO ENSURE NO SEDIMENT IS ENTERING THE STORMCEPTOR/DRYWELL FACILITY UNTIL ALL THE AREAS DRAINING TO M-3 IS STABILIZED.
 4. CHECK THE SUBGRADE PREPARED UNDER SDP-07-043 FOR THE EXPANDED PARKING LOT.
 5. INSTALL THE NEW LIGHT POLES AND STORM DRAIN EXTENSION TO INLET I-20. COORDINATE THE UTILITY WORK WITH THE INSTALLATION OF THE DUMPSTER ENCLOSURE AND THE NEW CURB AND PAVING FOR THE EXPANDED PARKING LOT.
 6. STRIPE THE PARKING SPACES AND INSTALL THE PARKING LOT TREES.
 7. ONCE ALL THE AREAS DRAINING TO M-3 IS STABILIZED, OBTAIN PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR TO REMOVE THE TEMPORARY BLOCK OF THE 8" PVC AT M-3 (DONE IN S.O.G. 3 ABOVE).

- NOTES:**
1. TEMPORARY SWM IS PROVIDED BY THE EXISTING SWM FACILITY PER F-03-41 (SEE SHEET 1)
 2. COORDINATE THE WORK ON THIS PLAN WITH F-03-41 & SDP-07-43.

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

7-30-07
DATE

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.

7-30-07
DATE

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

8/16/07
DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS.

8/16/07
DATE

APPROVED PLANNING BOARD OF HOWARD COUNTY

NOVEMBER 19, 2004
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

8/24/07
Date

8/24/07
Date

8/24/07
Date

THIS PLAN IS FOR SEDIMENT & EROSION CONTROL PURPOSES ONLY



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12175, EXPIRATION DATE, MAY 26, 2008.

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3509 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20894
TEL: 301-421-4024 BALT. 410-860-1820 DC/VA 301-389-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
7/18/07	REVISED PLAN SCALE TO 1"=40' TO SHOW WESSEL PARKING		

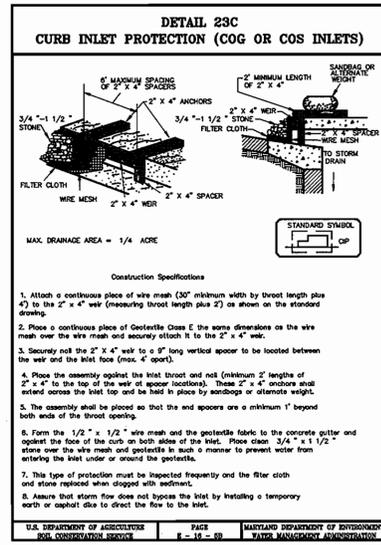
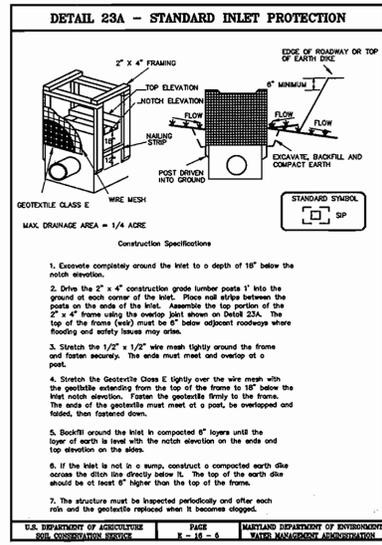
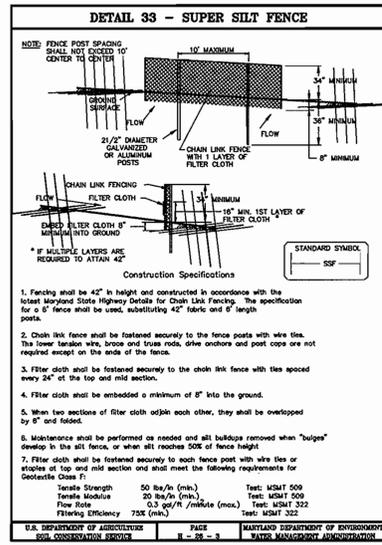
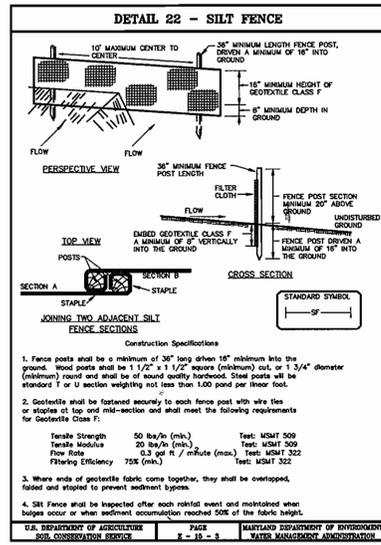
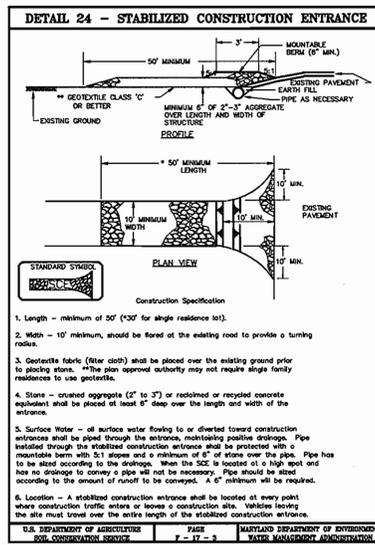
PREPARED FOR:
G&R Maple Lawn, Inc. et al.
Suite 410, Woodholme Center
1829 Reisterstown Road
Baltimore, MD 21208
ATTN: Charlie O'Donovan
410-484-8400

SEDIMENT & EROSION CONTROL PLAN (REVISED)

MAPLE LAWN FARMS
OFFICE BUILDING No. 2
BUSINESS DISTRICT
PARCEL C-18
PLAT Nos. 17184-17185 & 19243-19244

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=40'	MXD-3	03052
DATE	TAX MAP - GRID	SHEET
FEB/11/05	46: 3&4	7 OF 12



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 NUTRIENT CONTENT, LOW NITROGEN 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 SLOPE WHERE:
 A. THE TEXTURE OF THE EXPOSED SUBSOIL 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 SUPPLY 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-SSS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.
 II. TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
 A. 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 CONCRETE, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH OR OTHER MATERIALS LARGER THAN 1 1/2\"/>

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) 318-1855

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, AND REVISIONS THERETO.

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 5:1, 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 MARKING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, 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 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, FOR PERMANENT SEEDINGS, SOIL, TEMPORARY SEEDINGS 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 PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

TOTAL AREA OF SITE : 4.24 ± ACRES
AREA DISTURBED : 9.2 ± ACRES
AREA TO BE ROOFED OR PAVED : 0.7 ± ACRES
AREA TO BE VEGETATIVELY STABILIZED : 1.9 ± ACRES
TOTAL CUT : 7,000 ± CU. YDS.
TOTAL FILL : 7,000 ± CU. YDS.
OFF-SITE WASTE/BORROW AREA LOCATION : NONE

7. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.

8. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY DPM SEDIMENT CONTROL INSPECTOR.

9. 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.

10. THE USES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO 3 PIPE LENGTHS OR THAT WHICH SHALL BE BACKFILLED AND STABILIZED WITHIN 1 WORKING DAY, WHICHEVER IS SHORTER.

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:
 I) PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (#2 LBS/1000 SQUARE FEET) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (4 LBS/1000 SQ FT) BEFORE SEEDING.
 HARRON OR DISC INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS PER ACRE 30-0-0 UREA-FORM FERTILIZER (1 LBS/1000 SQ FT).
 2) ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (#2 LBS/1000 SQ FT) AND 1000 LBS PER ACRE OF 10-10-10 FERTILIZER (20 LBS/1000 SQ FT) BEFORE SEEDING.
 HARRON OR DISC INTO UPPER THREE INCHES OF SOIL.

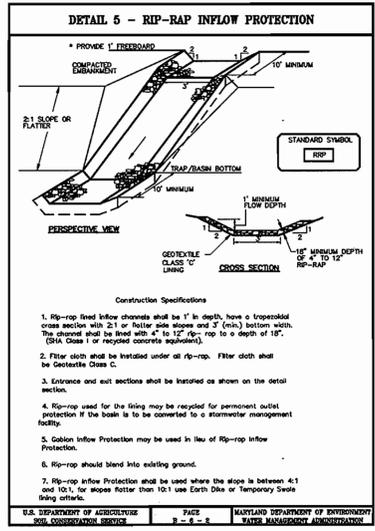
SEEDING: FOR THE PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS PER ACRE (4 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (0.5 LBS/1000 SQ FT) OF KEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 29, 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 500. 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 20 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 (3 GALLONS SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES 8 FT OR HIGHER, USE 348 GALLONS PER ACRE (3 GALLONS SQ FT) FOR ANCHORING.

MAINTENANCE: INSPECT ALL SEEDER 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.
 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 (4 LBS/1000 SQ FT).
SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND 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 KEEPING LOVEGRASS (0.7 LBS/1000 SQ FT). FOR THE PERIOD NOVEMBER 1 THRU FEBRUARY 29, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE 500.
MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (10 TO 20 LBS/1000 SQ FT) OF UNROTTED, NEED-FREE, SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GAL PER ACRE (3 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES 8 FT OR HIGHER, USE 348 GAL PER ACRE (3 GAL/1000 SQ FT) FOR ANCHORING.

REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SEEDING, MD-VA PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VGINIA POLYTECHNIC INSTITUTES, REVISED 1975.



HILLS-GARDNER ENGINEERS ASSOCIATES, INC. RECORD OF SOIL EXPLORATION. Page 1 of 3. Project Name: Washington Farms. Location: Sedimentation Basin. Boring Number: C-3. Scale: 1\"/>

LEVEL	SOIL DESCRIPTION	TEST DEPTH	SCALE	MOISTURE & SLOPE	REMARKS & COMMENTS
1	Topsoil	0-12	12"	12%	12"
2	Subsoil	12-24	24"	12%	12"
3	Subsoil	24-36	36"	12%	12"
4	Subsoil	36-48	48"	12%	12"
5	Subsoil	48-60	60"	12%	12"
6	Subsoil	60-72	72"	12%	12"
7	Subsoil	72-84	84"	12%	12"
8	Subsoil	84-96	96"	12%	12"
9	Subsoil	96-108	108"	12%	12"
10	Subsoil	108-120	120"	12%	12"

HILLS-GARDNER ENGINEERS ASSOCIATES, INC. RECORD OF SOIL EXPLORATION. Page 1 of 3. Project Name: Washington Farms. Location: Sedimentation Basin. Boring Number: C-3. Scale: 1\"/>

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

John H. Johnson 3/29/05
 HOWARD S.C.D. DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS.

Jim Nguyen 3/29/05
 NATURAL RESOURCES CONSERVATION SERVICE DATE

HILLS-GARDNER ENGINEERS ASSOCIATES, INC. RECORD OF SOIL EXPLORATION. Page 1 of 3. Project Name: Washington Farms. Location: Sedimentation Basin. Boring Number: C-3. Scale: 1\"/>

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HILLS-GARDNER ENGINEERS ASSOCIATES, INC. RECORD OF SOIL EXPLORATION. Page 1 of 3. Project Name: Washington Farms. Location: Sedimentation Basin. Boring Number: C-3. Scale: 1\"/>

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HILLS-GARDNER ENGINEERS ASSOCIATES, INC. RECORD OF SOIL EXPLORATION. Page 1 of 3. Project Name: Washington Farms. Location: Sedimentation Basin. Boring Number: C-3. Scale: 1\"/>

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APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE 11-19-04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Joseph M. Luyck 4/6/05
 Director Date

Cynthia Hanth 4/15/05
 Chief, Division of Land Development Date

John H. Johnson 3/29/05
 Chief, Development Engineering Division Date

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY!

REVISION: 1/18/01 revise site area info. BY: APPR:

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 FAX: 301-421-4188

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

SEDIMENT CONTROL NOTES & DETAILS

MAPLE LAWN FARMS
 OFFICE BUILDING No. 2
 BUSINESS DISTRICT
 PARCEL C-18
 PLAT NO. 17182A-17182B & 171242-171244
 HOWARD COUNTY, MARYLAND

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.

John H. Johnson 3-22-05
 SIGNATURE OF DEVELOPER/BUILDER DATE

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 HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

John H. Johnson 3/23/05
 SIGNATURE OF ENGINEER DATE

SCALE: 20MING
 NO SCALE MXD-3
 DATE: FEB/11/05
 TAX MAP - GRID: 46: 3&4
 SHEET: 8 OF 12
 G. L. W. FILE NO.: 03052

DRAINAGE AREA INFORMATION			
INLET	AREA (AC)	C VALUE	% IMP.
I-5	0.49	0.70	85%
I-7	0.40	0.70	85%
I-8	0.46	0.70	85%
I-8A	0.25	0.70	85%
I-8B	0.40	0.70	85%
I-4	0.43	0.70	85%
S-10	0.92	0.70	85%
S-12	0.95	0.70	85%
S-13	3.07	0.70	85%
S-14	0.53	0.95	85%
I-15	0.57	0.70	85%
I-22	0.60	0.70	85%
I-23	0.15	0.70	85%
I-24	0.36	0.70	85%
S-25	0.72	0.95	85%
I-26	0.26	0.70	85%
I-20	0.36	0.70	85%
I-21	0.44	0.70	85%
I-31	0.40	0.70	85%
I-32	0.49	0.70	85%
I-33	0.44	0.70	85%
S-11	0.53	0.95	85%
S-27	0.72	0.95	85%

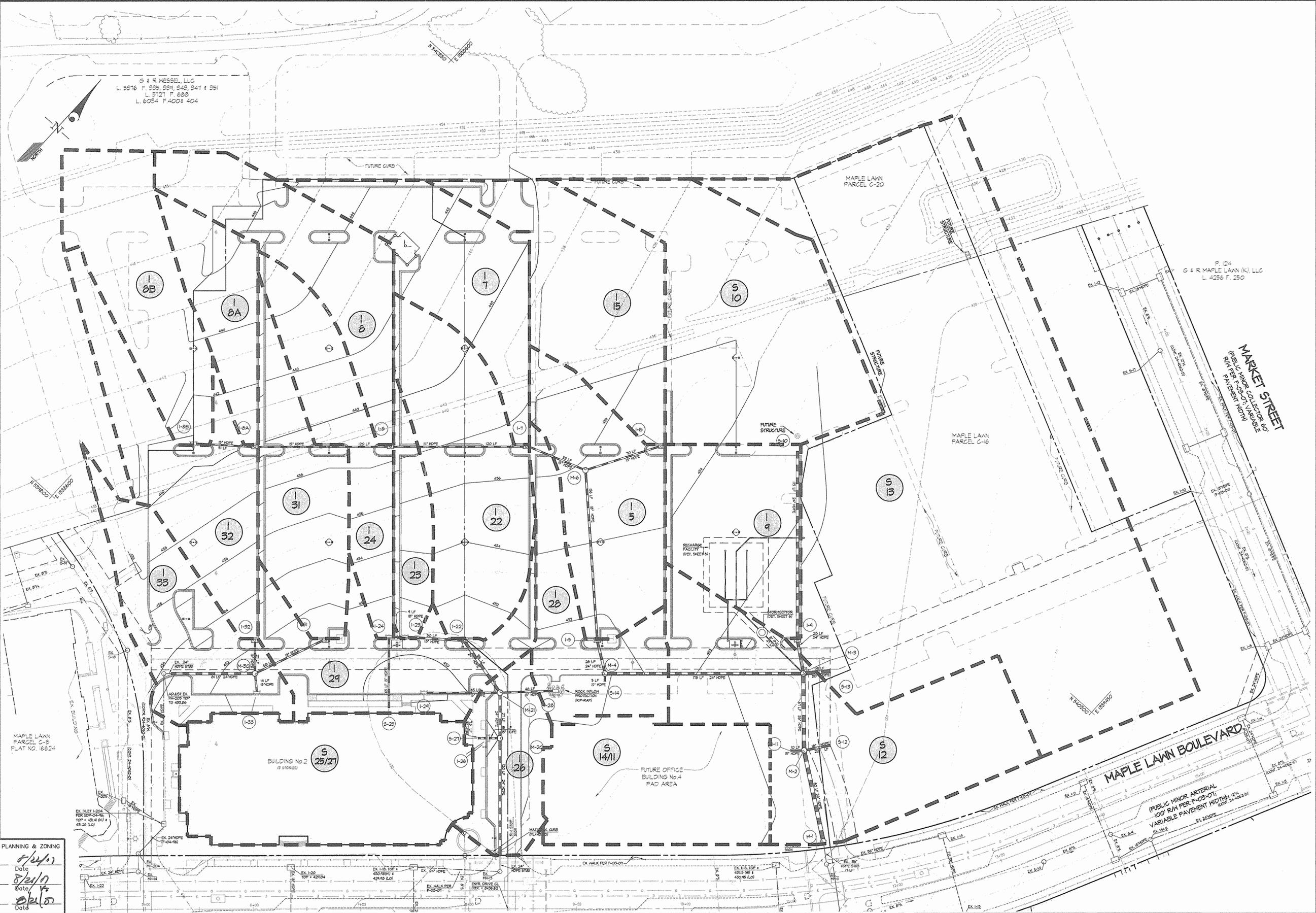
NOTE:
 1. DRAINAGE DIVIDES SHOWN REPRESENT THE ULTIMATE CONDITION AND ACCOUNT FOR THE FUTURE DEVELOPMENT OF THE ADJACENT PARCELS. THE EXISTING BYPASS SWALE ALONG THE NORTHERN PARCELS BORDER OF THE PARKING LOTS AND RELATED PAVEMENT BETWEEN THE TWO DRAINAGE DIVIDES HAVE BEEN COMPUTED TO ACCOUNT FOR THIS.

LEGEND
 --- 600 --- EXISTING CONTOUR
 --- 602 --- PROPOSED CONTOUR
 - - - - - PROPOSED DRAINAGE DIVIDE

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12915, EXPIRATION DATE: MAY 26, 2008.

APPROVED
 PLANNING BOARD OF HOWARD COUNTY
 DATE: NOVEMBER 19, 2004

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Mark A. Lough* Date: 8/24/05
 Chief, Division of Land Development: *Quincy Hammett* Date: 8/24/05
 Chief, Development Engineering Division: *William Williams* Date: 8/24/05



GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3609 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BALT: 410-850-1820 DC/VA: 301-998-2524 FAX: 301-421-4186

DATE	DESCRIPTION	BY	APP'R.
7/18/07	UPDATE DRAINAGE AREA FOR THE PARKING EXPANSION		

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

STORM DRAIN DRAINAGE AREA MAP (REVISED)
MAPLE LAWN FARMS
OFFICE BUILDING No. 2
BUSINESS DISTRICT
PARCEL C-18
 PLAT Nos. 17184-17185 & 19243-19244
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 40'	MXD-3	03052
DATE	TAX MAP - GRID	SHEET
FEB/11/05	46: 3&4	9 OF 12

G & R MESSEL, LLC
 L. 5316 F. 599, 594, 543, 541 & 551
 L. 5121 F. 628
 L. 6034 F. 400 & 404

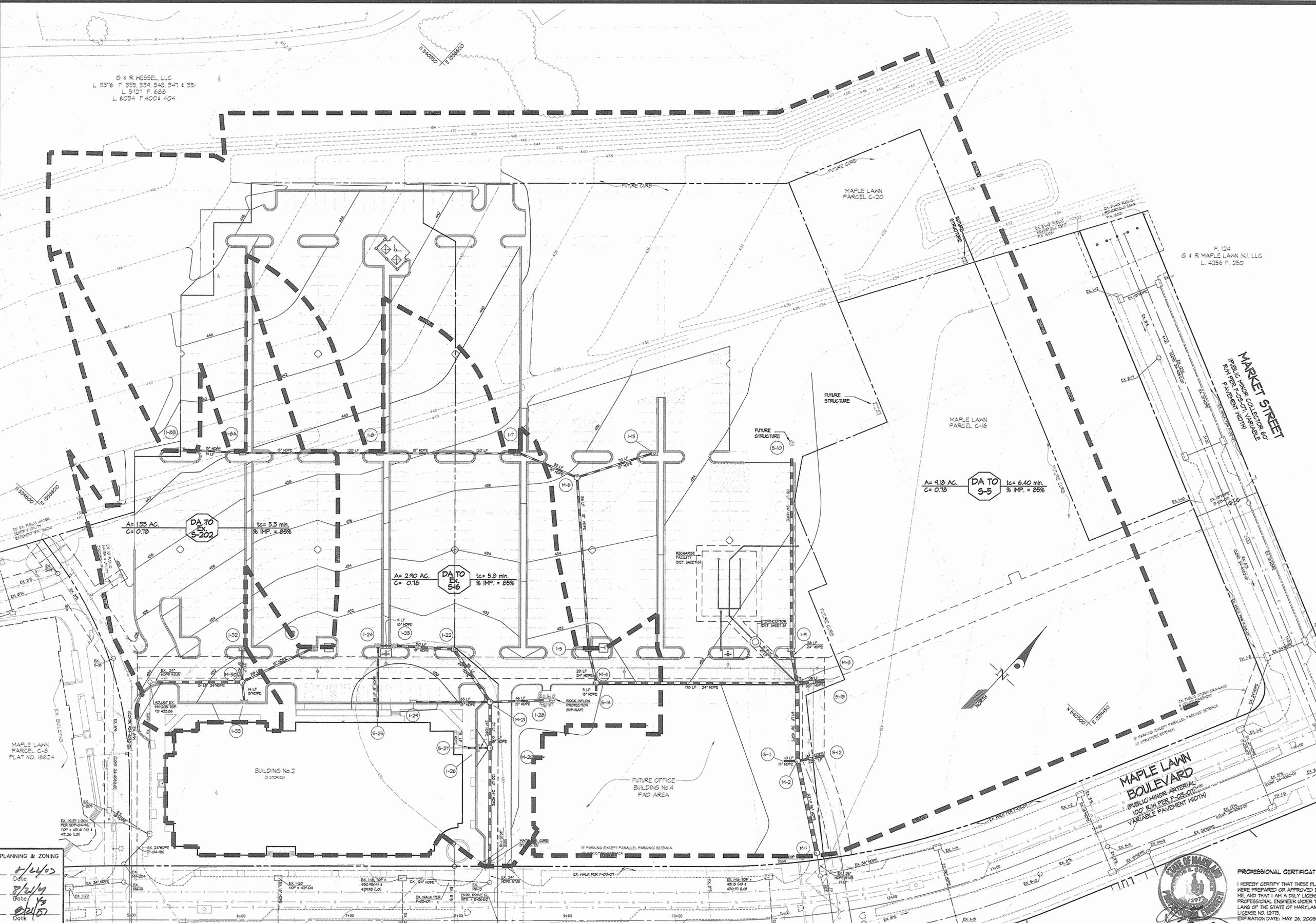
F. 124
 G & R MAPLE LAWN (K) LLC
 L. 4236 F. 250

NOTES:
 1. DRAINAGE DIVIDES SHOWN REPRESENT THE ULTIMATE CONDITION AND ACCOUNT FOR THE FUTURE DEVELOPMENT OF THE ADJACENT PARCELS. THE EXISTING BYPASS SWALE ALONG THE NORTHERN PARCELS BORDER OF THE PARKING LOTS AND RELATED PAVEMENT BETWEEN THE TWO DRAINAGE DIVIDES HAVE BEEN COMPUTED TO ACCOUNT FOR THIS.
 2. RECHARGE (ReV) HAS BEEN PROVIDED FOR THE ENTIRE DRAINAGE AREA ((DA TO S-202), (DA TO S-6), (DA TO S-5)) A=13.68 AC. BY OVER COMPENSATION AT STRUCTURE M-5.

LEGEND
 --- 600 --- EXISTING CONTOUR
 --- 600 --- PROPOSED CONTOUR
 --- --- PROPOSED DRAINAGE DIVIDE

APPROVED
 PLANNING BOARD OF HOWARD COUNTY
 DATE NOVEMBER 19, 2004
 VS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Joseph A. Lupton* 8/24/05
 Chief, Division of Land Development: *Cindy Hamer* 8/24/05
 Chief, Development Engineering Division: *Michael J. ...* 8/24/05



GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3908 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20865
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-389-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
7/18/07	UPDATE DRAINAGE AREA FOR THE PARKING LOT EXPANSION		

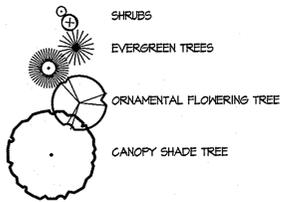
PREPARED FOR:
 G&R Maple Lawn, Inc. et. al.
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 1829 Reisterstown Road
 Baltimore, MD 21208
 ATTN: Charlie O'Donovan
 410-484-8400

SWM DRAINAGE AREA MAP (REVISED)
MAPLE LAWN FARMS
OFFICE BUILDING No. 2
BUSINESS DISTRICT
PARCEL C-18
 PLAT Nos. 17184-17185 & 19243-19244
 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=40'	MXD-3	03052
DATE	TAX MAP - GRID	SHEET
FEB/11/05	46: 3&4	10 OF 12

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 12478. EXPIRATION DATE: MAY 26, 2008.

PROPOSED PLANTING LEGEND



LANDSCAPE NOTES

- 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 S-O-11 AND PB CASE No. 953.
 - 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.
 - FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.
 - 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.
 - ALL PLANT MATERIAL SHALL BE FULL, HEAVY, WELL FORMED, SYMMETRICAL, AND CONFORM TO THE A.M. SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THIS PLAN.
 - NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR HIS REPRESENTATIVE.
 - 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.
 - 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.
 - ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SPREADDED HARDWOOD MULCH PER THE PLANTING DETAILS.
 - DO NOT PLANT WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT.
 - "SCHEDULE-A" AND "SCHEDULE-B" (SEE SHEET 12) ARE PROVIDED FOR LANDSCAPE SURETY CALCULATION PURPOSES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AS PART OF THE DPZ DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$12,000.00 FOR THE FOLLOWING PLANTS:
 150 SHRUBS AT \$30.00/SHRUB = \$4,500.00
 35 SHADE TREES AT \$300.00/TREE = \$10,500.00
 52 EVERGREEN TREES AT \$150.00/TREE = \$7,800.00
- FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-313-2350.

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 CERTIFY 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.

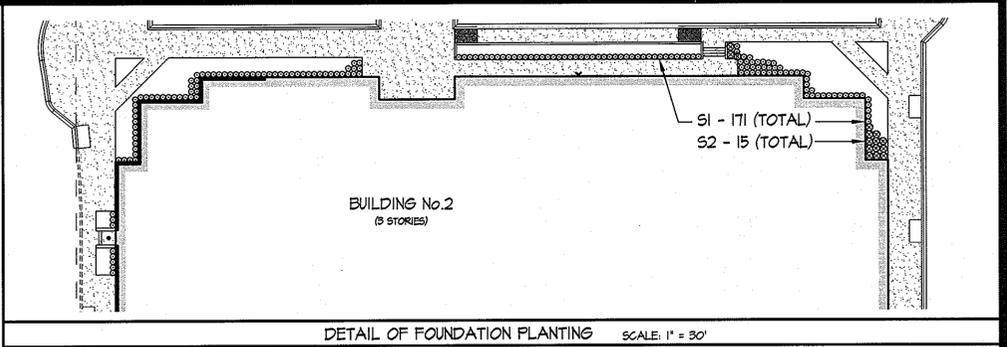
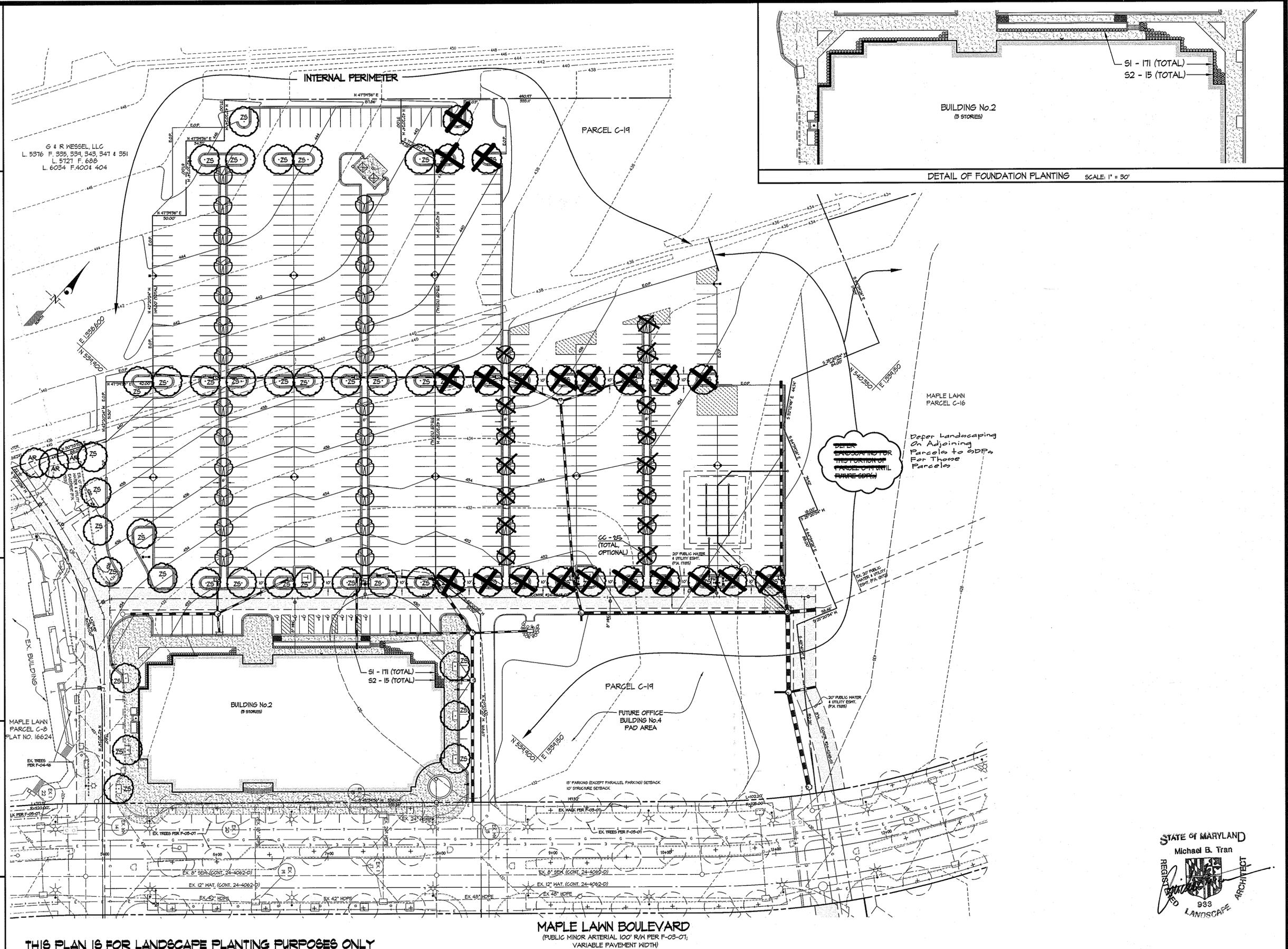
NAME (DEVELOPER'S / BUILDER'S) _____ DATE 7/30/07

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE NOVEMBER 19, 2004

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director Condy Hamiter Date 8/21/07
 Chief, Division of Land Development
 Chief, Development Engineering Division Cd Date 8/21/07

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
 BURTNSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4166



THIS PLAN IS FOR LANDSCAPE PLANTING PURPOSES ONLY

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	LANDSCAPE PLAN (REVISED) MAPLE LAWN FARMS OFFICE BUILDING No. 2 BUSINESS DISTRICT PARCEL C-18 PLAT Nos. 17184-17185 & 19243-19244	SCALE 1"=40'	ZONING MXD-3	G. L. W. FILE No. 03052
7/18/07	rev. landscaping phase to C-18 only	l.k.				DATE FEB/11/05	TAX MAP - GRID 46: 3&4	SHEET 11 OF 12

STATE OF MARYLAND
 Michael B. Tran
 REGISTERED ARCHITECT
 933 LANDSCAPE

