

LEGEND

- PROPERTY LINE ————
- EXISTING CONTOURS ———— 2/0
- PROPOSED CONTOURS ———— 2/0
- EXISTING WATER ————
- EXISTING STORM DRAIN ————
- EXISTING SANITARY ————
- PROPOSED STORM DRAIN ————
- PROPOSED SANITARY ————
- PROPOSED WATER ————
- EXISTING CURB AND GUTTER ————
- PROPOSED CURB AND GUTTER ————
- EX DOUBLE PARKING LOT LIGHT □ □
- EX SINGLE PARKING LOT LIGHT □ □
- BG & E POLE ○
- SLOPES > 25% ————
- SLOPES > 10% ————
- SILT FENCE ———— SF
- DOUBLE ROW SUPER SILT FENCE ———— SSF
- STABILIZED CONSTRUCTION ENTRANCE [Symbol]
- MOUNTABLE BERM [Symbol]

SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT.
2. NOTIFY THE HOWARD COUNTY DEPARTMENT OF PERMITS AND LICENSES 48 HOURS PRIOR TO BEGINNING WORK.
3. INSTALL SEDIMENT CONTROLS (SILT FENCE, SUPER SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE) (3 DAYS)
4. BEGIN GRADING OPERATION MAINTAINING POSITIVE DRAINAGE TOWARD SEDIMENT CONTROL DEVICES AND MEASURES. (1 DAY)
5. BEGIN BUILDING CONSTRUCTION. (3 WEEKS)
6. FINE GRADE AREA NOT BEING PAVED AND STABILIZE (2 DAYS)
7. INSTALL PAVEMENT AND SIDEWALKS FOR THE ENTIRE SITE (3 DAYS)
8. WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL MEASURES AND STABILIZE. (2 DAYS)

- * SILT FENCE/SUPER SILT FENCE SHOULD BE INSTALLED IN A "J" CONFIGURATION WHENEVER IT "RUNS DOWNHILL"
- * THE CONTRACTOR IS RESPONSIBLE FOR CLEANING THE EXISTING SWM POND FOR ANY SEDIMENT ATTRIBUTED TO THIS PLAN.

Approved: For private water and private sewerage systems, Howard County Health Department.

Robert Wilson 4/22/05
 COUNTY HEALTH OFFICER
 HOWARD COUNTY HEALTH DEPARTMENT

Reviewed for the Howard Conservation District and meets technical requirements.

Jim Meyer 4/11/05
 NADA-NATURAL RESOURCES CONSERVATION SERVICE

This development plan is approved for soil erosion and sediment control by the Howard Soil Conservation District.

John R. Robertson 4/11/05
 HOWARD SOIL CONSERVATION DISTRICT

APPROVED: Department of Planning and Zoning

Michael... 4/12/05
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Carole... 4/27/05
 DIVISION OF LAND DEVELOPMENT

... 4/27/05
 DIRECTOR

DATE	REVISION

NOTE:
 tenant or occupant of any building, shown on this site development plan who will discharge non-domestic waste to the public sewerage system if each separate and independent sewer connection shall include a standard manhole and other waste pretreatment devices as required and approved by Howard County. Waste lines on the interior of the building shall be designed, constructed or modified such that non-domestic waste will be discharged to the separate and independent sewer connection. No tenant or occupant of any building shown on this site development plan shall discharge regulated non-domestic waste to the public sewerage system prior to installation of the separate and independent sewer connection and related interior waste lines. The above statement shall apply to all initial and future occupants or tenants.

PLAN
 SCALE: 1" = 30'

Matis Warfield
 consulting engineers

contact: Nick Brader
 10540 York road suite m
 hunt valley, maryland 21030
 phone 410-683-7004
 facsimile 410-683-1798
 www.matiswarfield.com

ENGINEER CERTIFICATION:
 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.

Engineer: *Tanya L. Bensinger* Date: 3/30/05
 Name: Tanya L. Bensinger PE # 29179

OWNER/DEVELOPER
 Lisbon Plaza, LLC
 c/o MIE Properties, Inc.
 5720 Executive Drive
 Baltimore, Maryland 21228
 (410) 788-0100
 Contact: Tom Pilon

DEVELOPER CERTIFICATION:
 We certify that all development and construction will be done according to this plan for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a 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 Howard Soil Conservation District.

Developer: *Edward S. Goff* Date: 3/31/05
 Name: Edward S. Goff

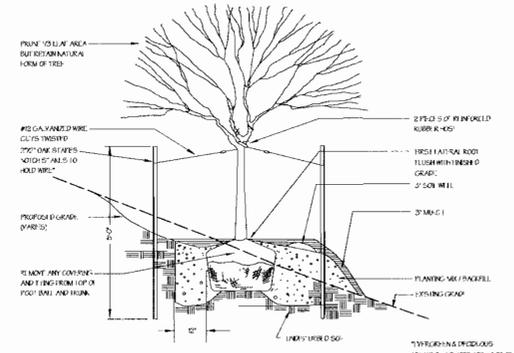
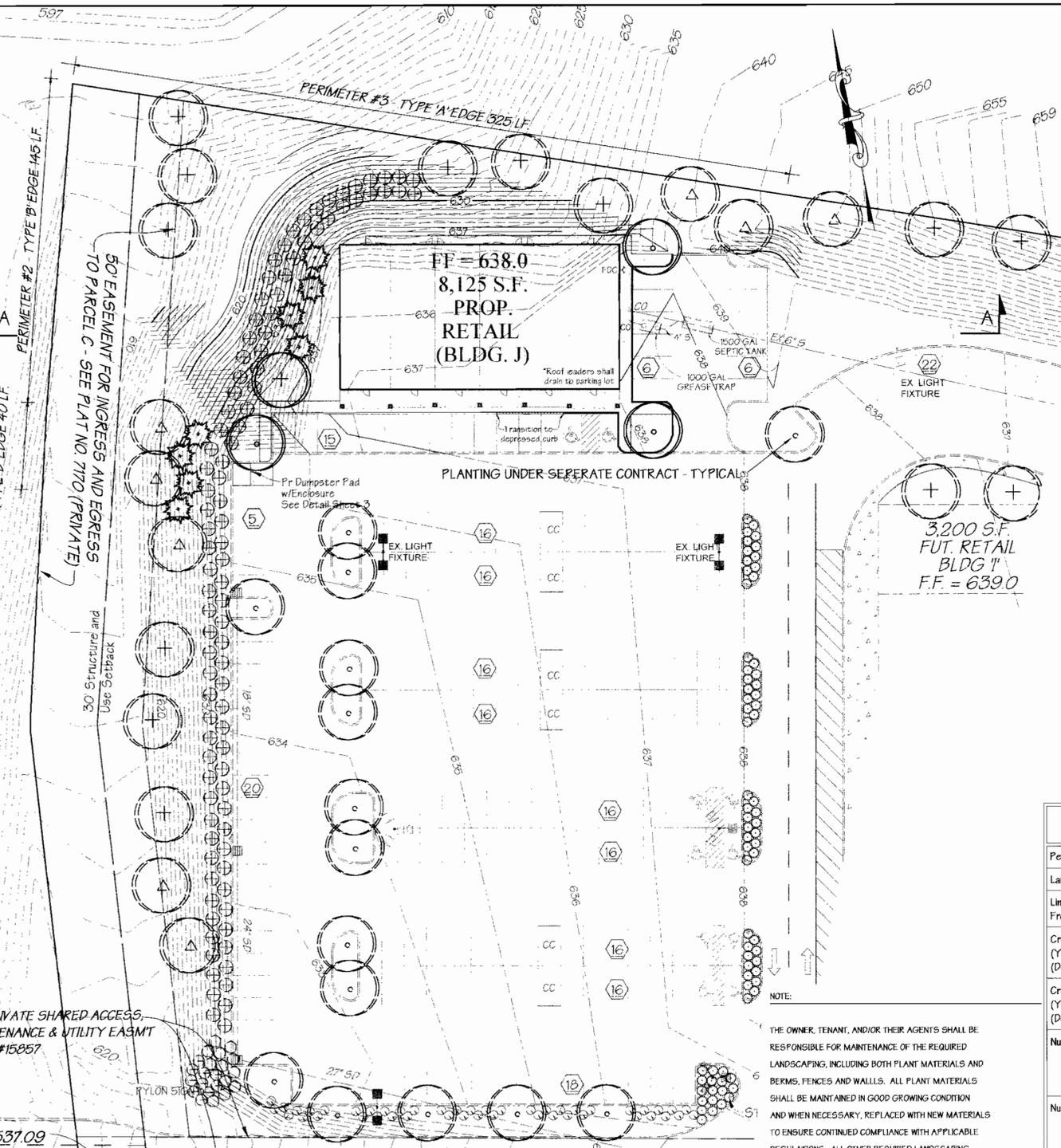
Sediment Control Plan
 RETAIL BUILDING
 ROUTE 94 BUSINESS CENTER
 LISBON CENTER - PARCEL H

Election District #4
 Deed Ref: 4467/590
 Tax Map 2, Grid 24, Parcel 82
 Scale: 1"=30'

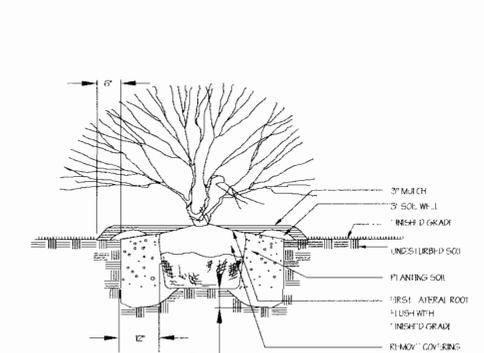
Howard County, Maryland
 March 30, 2005
 Sheet 4 of 6

LEGEND

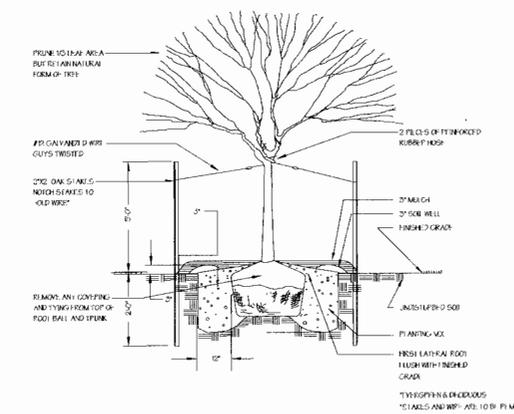
- PROPERTY LINE
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- PROPOSED WATER
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EX DOUBLE PARKING LOT LIGHT
- EX SINGLE PARKING LOT LIGHT
- BG & E POLE
- CART CORRAL



SLOPE PLANTING DETAIL FOR TREES* - 1 - 4" CALIPER
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



PLANTING DETAIL FOR TREES* - 1 - 4" CALIPER
NOT TO SCALE

SPECIFICATIONS FOR PLANTING

- A. STANDARDS:
 1. ALL PLANT MATERIAL, CONSTRUCTION METHOD AND MATERIAL PLACEMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. THE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALLBORNE-METROPOLITAN AREA".
 2. ALL TREES SHALL BE DELIVERED TO THE SITE BALLED AND BURLAPPED. ALL BRANCHES SHALL BE BALLED AND BURLAPPED OR IN CONTAINERS. ALL GRASSES & PERENNIALS SHALL BE IN CONTAINERS.
 3. AFTER THE PLANTING HAS BEEN APPROVED BY THE LANDSCAPE ARCHITECT AND THE OWNER, THE MAINTENANCE OF WATERING AND WEEDING OF EACH PLANT AND PLANTED AREA SHALL BE PROVIDED BY THE OWNER. SINCE THE PLANTS ARE TO BE GUARANTEED BY THE CONTRACTOR, THE CONTRACTOR SHALL MAINTAIN THE PLANTS, A WRITTEN REPORT, IN TRIPLICATE, STATING APPROPRIATE CHANGES SHALL BE GIVEN IMMEDIATELY TO THE LANDSCAPE ARCHITECT. THE COSTS WILL BE FORWARDED TO THE OWNER. BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING.
 4. MAINTAIN TREES UNTIL FINAL ACCEPTANCE, BUT IN NO CASE LESS THAN SEVEN (7) DAYS AFTER ACCEPTANCE OF PLANTING. MAINTAIN ALL PLANTS BY PRUNING, CA TRIMMING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. REMOVE PLANTING SAUCERS, TIGHTEN AND REPAIR STAKES AND GUY SUPPORTS AND RESET TREES TO PROPER ORIGIN OR VERTICAL POSITION AS REQUIRED. WEEDS OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP ALL PLANTS FREE OF INSECTS AND DISEASE.
 5. WATERING:
 1. IN THE ABSENCE OF ADEQUATE RAINFALL, WATERING SHALL BE PROVIDED DAILY OR AS OFTEN AS NECESSARY DURING THE FIRST WEEK, AND IN SUFFICIENT QUANTITIES TO MAINTAIN MOISTURE TO A DEPTH OF 4 INCHES. WATERING SHALL NOT BE DONE DURING THE HEAT OF THE DAY. CONTRACTOR SHALL PROVIDE A SEPARATE LUMP SUM FEE IN THE OVERALL LANDSCAPE FEE FOR WATERING TO ALL NEW PLANTINGS DURING ONE GROWING SEASON.
 2. IN THE ABSENCE OF ADEQUATE RAINFALL, WATERING SHALL BE PROVIDED DAILY OR AS OFTEN AS NECESSARY DURING THE FIRST WEEK, AND IN SUFFICIENT QUANTITIES TO MAINTAIN MOISTURE TO A DEPTH OF 4 INCHES. WATERING SHALL NOT BE DONE DURING THE HEAT OF THE DAY. CONTRACTOR SHALL PROVIDE A SEPARATE LUMP SUM FEE IN THE OVERALL LANDSCAPE FEE FOR WATERING TO ALL NEW PLANTINGS DURING ONE GROWING SEASON.
 6. EXCAVATION:
 1. DEPTH AND WIDTH OF EXCAVATION FOR PLANTING OF ALL PLANTS SHALL BE TO THE DEPTH AND WIDTH OF ROOT BALL OR CONTAINER OF PLANT TO BE INSTALLED, EXCEPT AS NOTED ON DETAILS.
 2. ALL PLANT MATERIAL AND LAWN AREAS SHALL BE GUARANTEED TO BE IN A PROGRESSIVE GROWING CONDITION ONE YEAR FROM THE DATE OF FINAL INSPECTION AND ACCEPTANCE. AT THE TERMINATION OF THIS PERIOD, THE CONTRACTOR SHALL HAVE COMPLETED THE PROGRESSIVE MAINTENANCE SCHEDULE. ANY PLANTS DEFECTIVE WITH DISEASE OR INSECTS WILL BE REMOVED OR TREATED. ALL DEAD OR UNACCEPTABLE PLANTS WILL BE REPLACED BY THE SAME PLANT AND SIZE TERMINATED ON THE PLANT LIST. THESE PLANTS SHALL BE PLANTED, BALLED AND GUY AS SPECIFIED HEREIN AND WITHOUT EXTRA COMPENSATION TO THE CONTRACTOR. AT THE COMPLETION OF ALL SUCH WORK AND WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT, THE CONTRACT WILL BE CONSIDERED COMPLETE.
 7. TOPSOIL, PLANTING MIX, AND MULCH:
 1. ALL TOPSOIL SHALL BE WELL DRAINED LOOSE OF GOOD UNIFORM QUALITY AND SHALL BE A NATURAL, FERTILE SOIL FREE OF OBJECTS LARGER THAN ONE (1) INCH IN ANY DIMENSION, AND FREE OF TOXIC SUBSTANCES, WEEDS AND OTHER PLANT OR SUBSTANCES THAT MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL SHALL CONTAIN AT LEAST AN ORGANIC MATTER. IF NECESSARY, TOPSOIL IS NOT AVAILABLE ON THE SITE TO MEET THE DEPTH AS SPECIFIED HEREIN, THE CONTRACTOR SHALL FURNISH ADDITIONAL TOPSOIL, PRIOR TO TOPSOIL DELIVERY, THE CONTRACTOR SHALL OBTAIN THE LANDSCAPE ARCHITECT'S APPROVAL OF THE SOURCE FOR TOPSOIL. IT IS TO BE FURNISHED.
 2. FOR PLANTING MIX, MIX THOROUGHLY IN EXISTING SOIL AND COLLECT MULCH OR EQUAL ORGANIC MATTER. SERRATED TAMARIC HARDWOOD MULCH OR APPROVED EQUAL MULCH SHALL BE A RECOMMENDED MULCH AND SHALL BE LAYED TO A UNIFORM MINIMUM DEPTH OF 2 INCHES. MULCH AREAS ARE REQUIRED AT THE RATE OF 1" OF DIAMETER PER OF TREE CALIPER.
- B. SUBSTITUTIONS:
 1. IF A PLANT IS FOUND NOT TO BE SATISFACTORY OR AVAILABLE, THE LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE ORDERING. THE OWNER OR LANDSCAPE ARCHITECT WILL SELECT A REASONABLE ALTERNATE OR APPROVE ALL LANDSCAPE CONTRACTORS OF THE AVAILABLE PLANTS FROM THE ORIGINAL PLAN.
 2. DURING COURSE OF PLANTING, EXCESS AND WASTE MATERIAL SHALL BE CONTINUEDLY AND PROMPTLY REMOVED. LAWN AREAS KEPT CLEAR, AND ALL REASONABLE PRECAUTIONS TAKEN TO AVOID DAMAGE TO EXISTING PAVING, PATIOS, ETC. NOT SCHEDULED FOR REMOVAL. WHEN PLANTING IN AN AREA HAS BEEN COMPLETED, THE AREA SHALL BE CLEANED UP THOROUGHLY. GRASS, RUBBISH, SUBSOIL, AND WASTE MATERIALS SHALL BE CLEANED UP AND REMOVED FROM THE PROPERTY. EXISTING GRASS AREAS SHOULD HAVE BEEN MAINTAINED BY THE WORKER SHALL BE REGRASSED AND SOEDED TO MATCH THE EXISTING. THE ENTIRE AREA SHALL BE KEPT AND CLEAN TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
 3. CONTRACTOR SHALL AT ALL TIMES, PROTECT ALL PLANTS AND LAWN FROM DAMAGE. THE MOVING OF HEAVY EQUIPMENT OR MATERIAL OVER THE LAWN AREAS SHALL BE DONE ON PLANKS OR PORTALS.
 4. THE CONTRACTOR SHALL RESTORE TO THEIR ORIGINAL CONDITION ALL PAVEMENTS, SLOTTED OR PLANTED AREAS, STRUCTURES OR SUBSTRUCTURES, NOT SCHEDULED FOR REMOVAL, BROKEN AND DAMAGED BY THE CONTRACTOR DURING PLANTING OPERATIONS. SUCH RESTORATION SHALL BE IN A MANNER SATISFACTORY TO THE LANDSCAPE ARCHITECT AND AT NO ADDITIONAL COST TO THE OWNER.
 5. FINAL INSPECTION AND GUARANTEE:
 1. AFTER PLANTING IS COMPLETED INCLUDING WEEDING AND CLEANUP, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING TO REQUEST FINAL INSPECTION OF THE TOTAL PLANTING. THE LANDSCAPE ARCHITECT SHALL MAKE A FINAL INSPECTION AS SOON AS POSSIBLE. LANDSCAPE ARCHITECT SHALL NOTIFY THE LANDSCAPE CONTRACTOR, IN WRITING, WHEN ALL WORK IS SATISFACTORILY COMPLETE. IF WORK IS NOT SATISFACTORY, CORRECT THE LANDSCAPE ARCHITECT WILL NOTIFY THE LANDSCAPE CONTRACTOR, IN WRITING, AS TO THE DEFICIENCIES OF THE WORK AND THE NECESSARY CORRECTIVE MEASURES. THE LANDSCAPE CONTRACTOR WILL BE OWER A REASONABLE AMOUNT OF TIME TO CORRECT THE DEFICIENCIES, AND ANOTHER FINAL INSPECTION WILL BE SCHEDULED BY THE LANDSCAPE ARCHITECT.

SCHEDULE A PERIMETER LANDSCAPE EDGE

Category	Adjacent to Roadways	Adjacent to Properties	
Perimeter Number	1	2	3
Landscape Type	'D'	'B'	'A'
Linear Feet of Roadway Frontage/Perimeter	40 LF.	145 LF.	325 LF.
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)	2 SHADE TREES UNDER SEPARATE CONTRACT	3 SHADE TREES UNDER SEPARATE CONTRACT	5 SHADE TREES UNDER SEPARATE CONTRACT
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed)	NO	NO	NO
Number of Plants Required			
Shade Trees			
Evergreen Trees	4	4	
Shrubs			
Number of Plants Provided			
Shade Trees		1	
Evergreen Trees	4	4	
Other Trees (2:1 substitution)			
Shrubs (10:1 substitution)			
(Describe plant substitution credits below if needed)			

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING

Number of Parking Spaces	28 AUTOMOBILE
Number of Trees Required	1
Number of Trees Provided	4
Shade Trees	
Other Trees (2:1 substitution)	
Internal Islands Required	1
Internal Islands Provided (Min. 200 S.F.)	1

PLANTING NOTES:

1. This Plan is for planting purposes only.
2. This Plan has been prepared in accordance with the provisions of section 16.124 of the Howard County Code and the Landscape Manual.
3. All plant material shall be nursery grown and shall conform to American Association of Nurserymen latest standards. Plant installation must conform to the minimum standards cited in the latest edition of the "LANDSCAPE SPECIFICATION GUIDELINES" by the Landscape Contractors' Association.
4. Contractor is to notify Miss Utility a minimum of 72 hours prior to digging. Telephone 1-800-257-7777
5. The Landscape Architect is to be notified 48 hours before planting begins. The location of all plants material is to be approved in field by the Landscape Architect.
6. No tree or shrub planting pits are to be left open or unattended.
7. Shrubs are to be grouped into matched beds. Beds are to be edged and the grass is to be killed or removed prior to mulching.

DEVELOPER/BUILDER'S CERTIFICATION
 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. I/We further certify that upon completion, a Certification of Landscape Installation, accompanied by an executed one year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.
 [Signature] 3/31/05
 DEVELOPER/BUILDER

LANDSCAPE SURETY NOTE:
 FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF:
 (1) SHADE TREES @ \$300 EACH = \$500
 (2) EVERGREEN TREES @ \$150 EACH = \$1200
 TOTAL = \$1500

THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

PLANT LIST

KEY	QUANTITY	BOTANICAL NAME COMMON NAME	SIZE	CONDITION	REMARKS
○	3	PLATANUS ACERIFOLIA 'BLOODGOOD' BLOODGOOD LONDON PLANETREE	21/2 3" CAL	B & B	
+	1	QUERCUS PALUSTRIS PIN OAK	21/2 3" CAL	B & B	
☆	6	PINUS STROBUS EASTERN WHITE PINE	6' HT.	B & B	SPACE 10' O.C.

APPROVED: Department of Planning and Zoning
 [Signature] 4/13/05
 CHIEF DEVELOPMENT ENGINEERING DIVISION & DATE
 [Signature] 4/2/05
 DIVISION OF LAND DEVELOPMENT #15 DATE
 [Signature] 4/24/05
 DIRECTOR DATE

Matis Warfield
 consulting engineers
 contact: Nick Brader
 10540 York road suite 111
 hunt valley maryland 21030
 phone 410-683-7004
 facsimile 410-683-1799
 www.matiswarfield.com

HUMAN & ROHDE, INC.
 LANDSCAPE ARCHITECTS
 512 VIRGINIA AVENUE
 TOWSON, MARYLAND 21286
 410 825 3885
 Contact: Devlin Leary

OWNER/DEVELOPER
 Lisbon Plaza, LLC
 c/o MIE Properties, Inc.
 5720 Executive Drive
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 (410) 788-0100
 Contact: Tom Pilon

LANDSCAPE PLAN
 RETAIL BUILDING
 ROUTE 94 BUSINESS CENTER
 LISBON CENTER - PARCEL H
 Election District #4
 Tax Map 2, Grid 24, Parcel 82
 Scale: 1"=30'
 Howard County, Maryland
 March 30, 2005
 Sheet 6 of 6