SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
OFFICE BUILDING 3 and M&T BANK
PARCELS C-21 & C-22

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING, CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
4. PROJECT BACKGROUND:
   - LOCATION: TAX MAP #46, GRIDS 3 & 4
   - ZONING: MXD-3
   - ELECTION DISTRICT: 5TH
   - PARCEL C-21 & C-22 AREA: 0.7420 & 4.8405 AC.
   - REC. REF.: PLAT Nos. 16514, 17397/98 & 19568
5. THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, BUREAU OF UTILITIES AT (410) 313-4900 AT LEAST FIVE (5) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION WORK.
6. PROPOSED USE: OFFICE BUILDING AND BANK.
7. ALL PLAN DIMENSIONS ARE TO FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
8. EXISTING TOPOGRAPHY IS SHOWN PER FIELD RUN SURVEY INFORMATION BY GUTSCHICK, LITTLE WEBER, P.A. & BY DESIGN GRADES FROM DESIGN PLANS FOR CONSTRUCTION.
9. COORDINATES AND BEARINGS ARE BASED UPON THE '83 MD STATE COORDINATE SYSTEM (NAD '83) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 41EA, 41EB, 41GA AND NO. 46B2.
10. PROPERTY IS ZONED MXD-3 PER THE 10-18-93 COMPREHENSIVE ZONING PLAN. PER ZB-995M WAS APPROVED 2/8/01 GRANTING APPROVAL TO PDP.
11. See Department of Planning & Zoning file numbers: S-01-17, ZB-995M, PB-353, WP-01-111(*), WP-02-54(**), P-02-12, F-03-07, F-04-55, F-04-113, SDP-04-44, F-05-138 (P.N. 17397-98), PB-378, S-06-016 AND F-0820 (Plat #19568), & F-08-205 (Plat #20233)
12. WATER AND SEWER SERVICE IS PUBLIC.
13. ALL EXISTING WATER AND SEWER IS PER CONTRACT Nos. 24-4062-D AND 24-4262-D.
14. ALL EXISTING PUBLIC STORM DRAIN IS PER F-03-07 AND SDP-04-44.
15. STORMWATER MANAGEMENT IS BEING PROVIDED BY F-03-07, ALONG WITH A DRYWELL AND STORMCEPTOR ON THIS SITE PLAN. THE DRYWELL IS FOR REV AND IT TREATS PARCEL C-6 PLUS THE PORTION OF THE MAPLE LAWN BLVD. R.O.W. FRONTING THIS PARCEL.
16. RECORDING REFERENCE: PLAT Nos. 16514 and 19568.
17. EXISTING UTILITIES ARE BASED ON APPROVED DESIGN PLANS FOR CONSTRUCTION AND FIELD LOCATION BY GUTSCHICK, LITTLE & WEBER, P.A.
18. THERE ARE NO KNOWN CEMETERIES, GRAVE SITES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
19. THERE ARE NO SCENIC ROADS WITHIN OR ADJACENT TO THE SUBJECT PROPERTY.
20. THERE IS NO FLOODPLAIN ON THIS SITE.
21. THERE ARE NO WETLANDS ON THIS SITE.
22. THIS PROPERTY WAS BROUGHT INTO THE METROPOLITAN DISTRICT ON AUGUST 8, 2001.
23. BUILDING SETBACKS AND BUILDING RESTRICTIONS ARE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT CRITERIA PER PB-378 AND S-06-016.
24. AS A CONSEQUENCE OF THE SKETCH PLAN, S-01-17 APPROVAL PRIOR TO NOVEMBER 15, 2001, THIS PROJECT IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
25. OPEN SPACE LOTS CONTAIN ACTIVE RECREATIONAL FACILITIES AS ALLOWED BY THE APPROVED COMPREHENSIVE DEVELOPMENT CRITERIA.
26. PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZB-995M AND THE DECISION AND ORDER FOR PB CASE NO. 353 (S-01-17).
27. THE TRAFFIC STUDY WAS APPROVED AS PART OF SKETCH PLAN S-01-17.
28. WATER AND SEWER HOUSE CONNECTION LIMITS SHOWN ON THESE PLANS IS FROM THE ROAD R/W TO WITHIN 5' OF THE BUILDING. REFER TO ARCHITECTURALS FOR REMAINDER ON CONSTRUCTION.
29. FOREST CONSERVATION FOR THIS SITE HAS BEEN PROVIDED UNDER F-03-07.
30. ALL EASEMENTS (PUBLIC AND PRIVATE) SHOWN ON THESE PLANS ARE PER RECORDED PLAT# 16513 THRU 16514, UNLESS OTHERWISE NOTED.
31. BECAUSE THIS PLAN SUBMISSION IS NON-RESIDENTIAL USE, A NOISE STUDY IS NOT REQUIRED.
32. BUILDING WILL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM W/ AN INSIDE METER.
33. THIS OFFICE BUILDING IS LOCATED IN AN EMPLOYMENT AREA WHICH IS NOT PART OF A RETAIL CENTER
34. SEE SHEETS 10 AND 11 FOR LANDSCAPE/SURETY REQUIREMENTS.
35. THE SHARED ACCESS AND PARKING REQUIREMENT FOR ALL THE PARCELS ON THE EAST SIDE OF MAPLE LAWN BLVD. (Parcels C-1, C-3, C-10, C-11, C-21 and C-22) 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 7189 AT FOLIO 353.
36. 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.
37. THE LOWER LEVEL OF OFFICE BUILDING No.3 IS TO BE UTILIZED ONLY FOR STORAGE AND MECHANICAL EQUIPMENT. THE AREA DOES NOT COUNT TOWARDS FLOOR AREA RATIO (F.A.R.) CALCULATIONS AND DOES NOT REQUIRE PARKING. HOWEVER, IF ANY PORTION OF THE LOWER LEVEL BECOMES OFFICE OR RETAIL IN THE FUTURE, THEN THE F.A.R. AND PARKING TABULATIONS WILL HAVE TO BE REVISED.
38. ON FEBRUARY 03, 2005 THE HOWARD COUNTY PLANNING BOARD APPROVED THIS SDP WITH THE REQUESTED SETBACK REDUCTIONS FROM 15' TO 12.5' BETWEEN THE OFFICE BUILDING AND ADJACENT PARKING AREAS AS REQUIRED BY THE DEVELOPMENT CRITERIA. THE CRITERIA HAS SINCE BEEN AMENDED WITH THE APPROVAL OF S-06-16
39. ON DECEMBER 07, 2006 THE HOWARD COUNTY PLANNING BOARD APPROVED THIS SDP FOR THE CONSTRUCTION OF A NEW ONE-STORY WAREHOUSE BUILDING AND OTHER RELATED SITE IMPROVEMENTS. THE WAREHOUSE IS NOT BUILT; AND SUBSEQUENTLY, A REDLINE REVISION FOR A "M&T BANK" WAS SUBMITTED TO DPZ. THE DEPARTMENT OF PLANNING AND ZONING DETERMINED (ON JANUARY 3, 2008) THAT THE REDLINE REVISION TO ADD THE "M&T BANK" WILL NOT REQUIRE RE-APPROVAL OF THIS SDP BY PLANNING BOARD IN ACCORDANCE WITH SECTION 127.F.3, "MINOR ADDITIONS AND MODIFICATIONS" OF THE HOWARD COUNTY ZONING REGULATIONS.

DESIGN MANUAL VOLUME II WAIVER

1. THE WAIVER OF THE 10' HORIZONTAL CLEARANCE (PER DMV II, SECTION 5.4.A.5) BETWEEN THE UTILITY EASEMENT AND THE PROPOSED BUILDING WAS APPROVED ON 08/NOV/2006 WITH THE FOLLOWING STIPULATION:
   - NO IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENTS THAT WILL IMPEDE OR HINDER ACCESS TO THE WATER OR SEWER MAINS.
   - IMPROVEMENTS SUCH AS, BUILDING OVERHANGS, DECKS, FENCING, AND TREES SHALL NOT BE PLACED WITHIN THE EASEMENT.

*WP-01-111

VEHICULAR INGRESS AND EGRESS TO MARYLAND ROUTE 216 AND ALONG PROPOSED MAPLE LAWN BOULEVARD EXTENSION THROUGH THE SUBDIVISION IS RESTRICTED, EXCEPT AT THE VARIOUS POINTS OF ACCESS TO BE APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING UNDER THE CONDITIONS OF WP-01-111(*), WHICH WAS GRANTED ON MAY 2, 2001, ALLOWING THE FOLLOWING:

A. ADDITIONAL POINTS ALONG MAPLE LAWN BOULEVARD OTHER THAN THOSE PERMITTED BY SECTION 16.119(F)(1), SUBJECT TO FURTHER ANALYSIS AND APPROVALS AT LATER PLAN STAGES, AND

B. RESIDENTIAL LOTS FRONT ON NEIGHBORHOOD PARKS INSTEAD OF BEING LIMITED TO FRONTAGE ON PUBLIC RIGHTS OF WAY AS IN SECTION 16.120(C)(2), SUBJECT TO ADEQUATE PRIVATE ALLEY ACCESS.

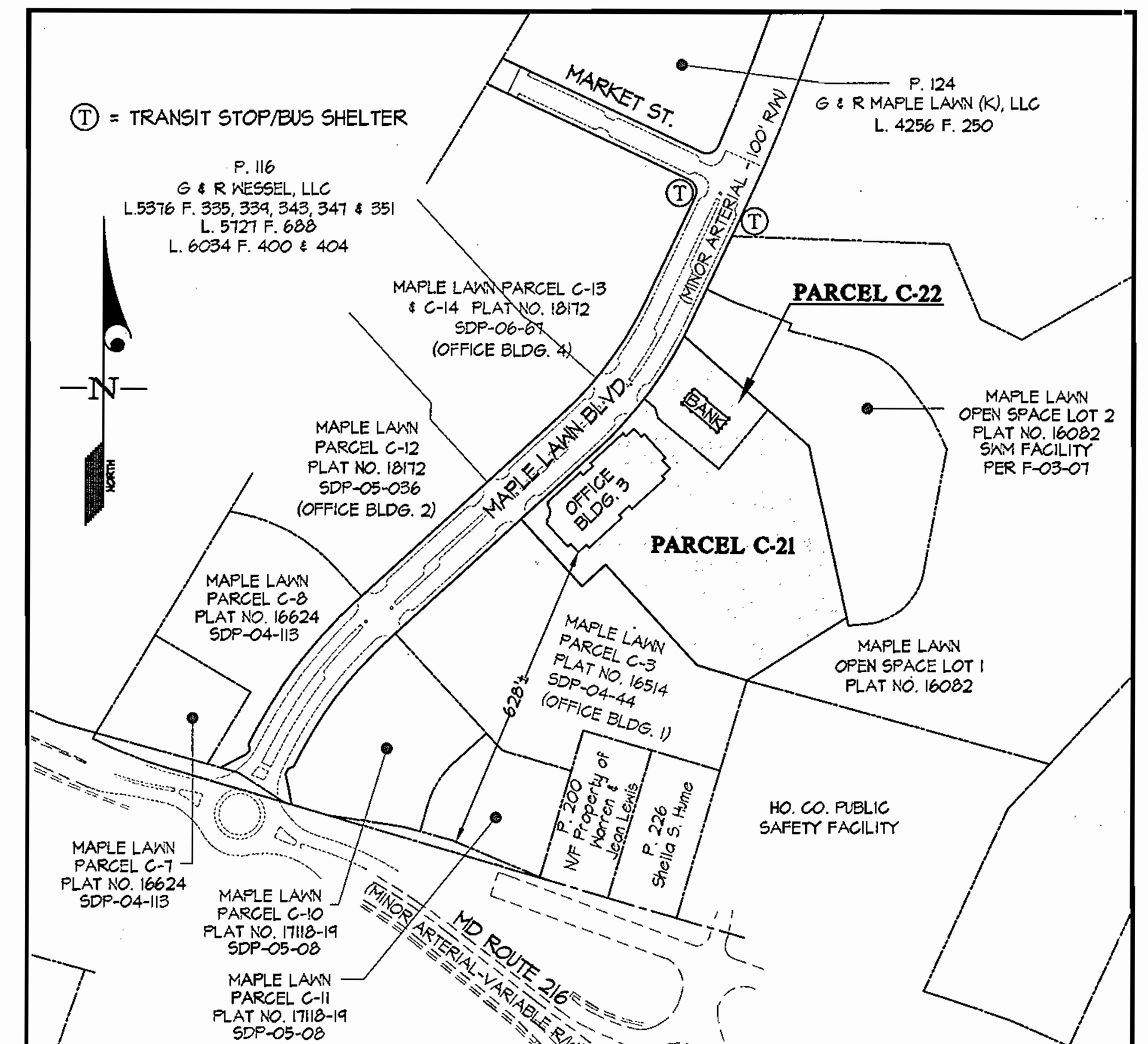
**WP-02-54

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

1. DEVELOPMENT WITHIN A 100 YEAR FLOODPLAIN, AND
2. GRADING AND REMOVAL OF VEGETATIVE COVER WITHIN A 25' WETLAND BUFFER AND A 50' STREAM BUFFER.

THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE WAIVER PETITION APPROVAL PERTAINS TO THE LIMITS OF DISTURBANCE TO THE WETLANDS, STREAM CHANNEL, AND FLOODPLAIN AREAS IDENTIFIED WITHIN THE PROPOSED EMPLOYMENT DISTRICT LOCATED IN THE SOUTHEAST PORTION OF PARCEL C-2.
2. MDE WATERWAY CONSTRUCTION APPROVAL IS REQUIRED PRIOR TO ROAD PLAN APPROVAL.
3. ALL GRADING, CLEARING AND FILLING DISTURBANCES WITHIN THE 100 YEAR FLOODPLAIN, WETLANDS, STREAM CHANNEL AND THEIR REQUIRED BUFFERS ARE SUBJECT TO OBTAINING ALL NECESSARY WATER QUALITY CERTIFICATES AND PERMITS FROM THE MARYLAND DEPARTMENTS OF THE ENVIRONMENT NATURAL RESOURCES AND THE U.S. ARMY CORPS OF ENGINEERS, AND PRIOR TO COMMENCEMENT OF ANY GRADING DISTURBANCES. REFERENCE THE APPROVED PERMITS, CERTIFICATES OR TRACKING NUMBERS ON ALL FUTURE PLAN AND PERMIT SUBMITTALS.
4. 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".



KEY MAP
SCALE: 1"=300'

BENCHMARKS

41GA ELEV. = 462.16
STANDARD DISC ON CONCRETE MONUMENT

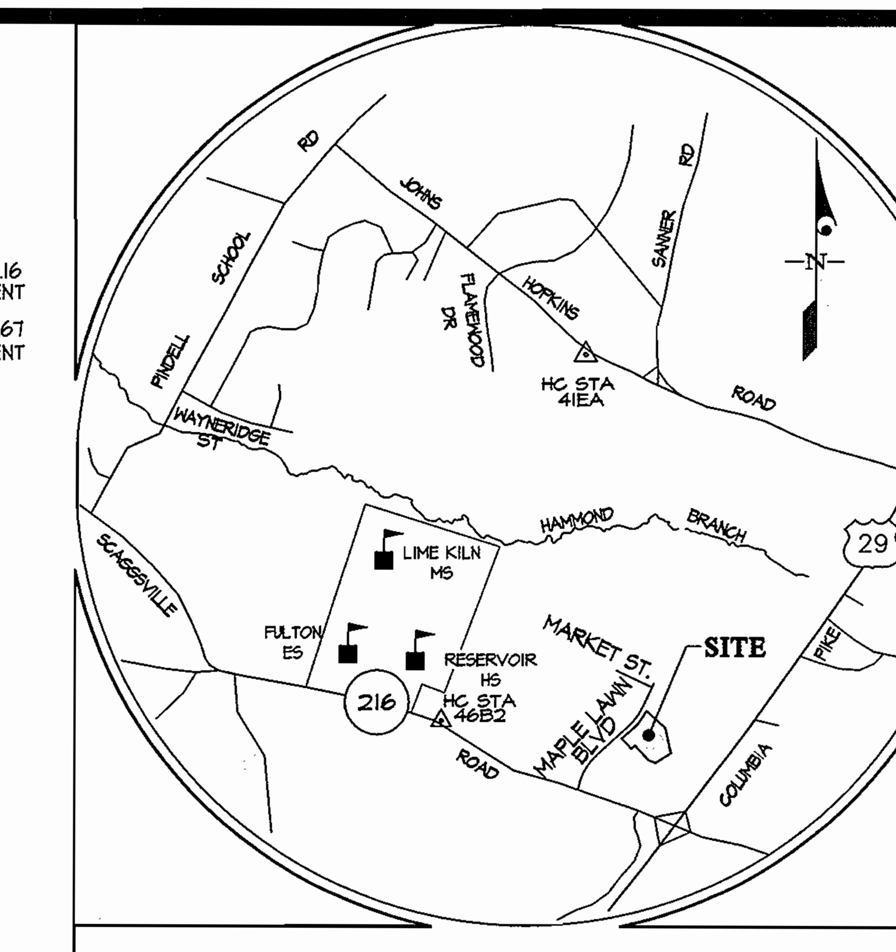
46B2 ELEV. = 474.67
STANDARD DISC ON CONCRETE MONUMENT

SHEET INDEX

1. COVER SHEET
2. SITE DEVELOPMENT PLAN
3. SITE DETAILS
4. SITE DETAILS
5. UTILITY PROFILES
6. STORMCEPTOR & RECHARGE FACILITY DETAILS
7. SEDIMENT CONTROL PLAN
8. SEDIMENT CONTROL NOTES AND DETAILS
9. DRAINAGE AREA MAP
10. LANDSCAPE PLAN
11. LANDSCAPE NOTES AND DETAILS
12. RETAINING WALL CONSTRUCTION DETAILS

SITE ANALYSIS DATA CHART

1. GROSS SITE AREA:
   - PARCEL C-21 = 0.7420 Ac.
   - PARCEL C-22 = 4.8405 Ac.
   - TOTAL = 5.5825 Ac.
2. LIMIT OF DISTURBED AREA = 5.10± AC.
3. ZONING: MXD-3.
4. PROPOSED USE: OFFICE BUILDING & BANK
5. BUILDING COVERAGE FOR OFFICE BUILDING #3 & BANK:
   - OFFICE BUILDING No. 3 — 30,085 S.F. = 0.6907 Ac. (14.3% of PARCEL C-22)
   - BANK (incl. canopy & overhang) — 4,960 S.F. = 0.1139 Ac. (15.4% of PACEL C-21)
6. FLOOR AREA RATIO CALCULATIONS
   - OFFICE BUILDING No. 3
     - LOWER LEVEL (Mechanical & storage only, see note #38) = (10,000) S.F.
     - FLOORS ONE THROUGH FOUR (AT 30,085 EACH) = 120,340 S.F or 2.7626 ± Ac.
   - BANK BUILDING
     - BUILDING AREA = 3,400 S.F. or 0.0781
   - TOTAL F.A.R. (for both parcels 2.8391 bldgs / 5.5825 sites) = 0.51



VICINITY MAP
SCALE: 1" = 2000'

FLOOR AREA RATIO (F.A.R.) TRACKING CHART			
DPZ FILE No.	PARCEL AREA	FLOOR AREA	F.A.R.
SDP-04-44 (Office Bldg. 1)	4.40 AC. (191,550 S.F.)	93,945 S.F.	0.49
SD-04-96 (Retail Bldg. 1 & Bank)	3.17 AC. (137,933 S.F.)	24,088 S.F.	0.17
SDP-05-08 (Retail Bldg. 2 & Gas Station)	3.20 AC. (139,520 S.F.)	22,218 S.F.	0.16
SDP-05-036 (Office Bldg. 2)	4.24 AC. (184,802 S.F.)	93,945 S.F.	0.51
SDP-05-047 (Office Bldg. 3 & M&T Bank)	5.58 AC. (243,230 S.F.)	123,740 S.F.	0.51
SDP-06-067 (Office Bldg. 4)	4.78 AC. (208,087 S.F.)	100,288 S.F.	0.48
SDP-06-148 (Medical & 3 Office Bldgs.)	8.54 AC. (371,950 S.F.)	121,620 S.F.	0.33
SDP-07-02 (Bank, School, Retail, & Restaurant)	7.36 AC. (320,659 S.F.)	45,225 S.F.	0.14
SUB-TOTAL	41.27 Acres	14.35 Acres	0.35
EMPLOYMENT AREA RECORDED AS R/W	11.69 Acres		
TOTAL AREA RECORDED AS EMPLOYMENT	59.45 Acres	14.35 Acres	0.24
TOTAL REMAINING EMPLOYMENT AREA	6.49 Acres		

COMMERCIAL DEVELOPMENT DESIGN CRITERIA PER S-06-16

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 MAPLE LAWN BOULEVARD SHALL NOT EXCEED THREE STORIES.
- COMMERCIAL BUILDINGS EAST OF MAPLE LAWN BOULEVARD AT THE FOCAL POINT SHALL NOT EXCEED FOUR STORIES.
- COMMERCIAL BUILDINGS IN THE BUSINESS DISTRICT WITHIN 300 FEET OF MD ROUTE 216 SHALL NOT EXCEED ONE STORY.
- COMMERCIAL BUILDINGS IN THE BUSINESS DISTRICT LOCATED BETWEEN 300 FEET AND 500 FEET FROM MD. ROUTE 216 SHALL NOT EXCEED FOUR STORIES.
- COMMERCIAL BUILDINGS IN THE BUSINESS DISTRICT BEYOND 500 FEET OF MD ROUTE 216 SHALL NOT EXCEED EIGHT STORIES ABOVE THE HIGHEST ADJOINING GROUND.
- COMMERCIAL BUILDINGS IN THE WESTSIDE DISTRICT WITHIN 300' OF MD ROUTE 216 SHALL NOT EXCEED TWO STORIES.
- COMMERCIAL BUILDINGS IN THE WESTSIDE DISTRICT BEYOND 300' OF MD ROUTE 216 SHALL NOT EXCEED FOUR STORIES ABOVE THE HIGHEST ADJOINING GROUND.

PERMITTED USES

THE FOLLOWING USES ARE PERMITTED IN EMPLOYMENT LAND USE AREAS:

EMPLOYMENT USES PERMITTED ONLY WITHIN M-1 ZONING DISTRICT SHALL NOT BE PERMITTED. ALL USES PERMITTED AS A MATTER OF RIGHT IN THE POR, B-1 AND M-1 DISTRICTS, AS PER PETITIONER'S PDP EXHIBIT 78, WITHOUT REGARD TO ANY LIMITATIONS OR RESTRICTIONS ON RETAIL OR PERSONAL SERVICE USES OTHERWISE PERMITTED IN SUCH DISTRICTS; FAST FOOD, CONVENIENCE STORES, COUNTRY CLUBS AND GOLF COURSES, MOVIE THEATERS, LEGITIMATE THEATERS AND DINNER THEATERS, PUBLIC UTILITY USES (EXCLUDING STAND-ALONE COMMUNICATION TOWERS), GROUP CARE FACILITIES, HOUSING FOR THE ELDERLY AND/OR HANDICAPPED PERSONS, NURSING HOMES AND SHELTERED HOUSING. PARCEL A-2 MAY CONTAIN LIVE-WORK UNITS AS DEFINED IN THE OTHER RESIDENTIAL (OR) SECTION. ACCESSORY STRUCTURES AND ACCESSORY USES ARE ALSO PERMITTED.

THE FOLLOWING ADDITIONAL USES NOT REFERRED TO OR INCLUDED IN THE ABOVE USES, WHICH ARE ALLOWED BY SPECIAL EXCEPTION IN THE POR, B-1 AND M-1 DISTRICTS, WILL BE PERMITTED AS A MATTER OF RIGHT IN THE EMPLOYMENT LAND USE AREAS, AND ARE SPECIFICALLY APPROVED BY THE PLANNING BOARD ON THIS COMPREHENSIVE SKETCH PLAN, PROVIDED, HOWEVER, THAT QUARRIES, TEMPORARY WRECKED VEHICLE STORAGE AND YARD WASTE SHALL NOT BE ALLOWED:

- PUBLIC SCHOOL BUILDINGS-TEMPORARY CONVERSION TO OTHER USES
- THEATERS, LEGITIMATE AND DINNER
- THEATERS, MOVIE
- PUBLIC UTILITY USES, LIMITED TO THE FOLLOWING: UTILITY SUBSTATIONS, ABOVE GROUND PIPELINES, PUMPING STATIONS, TELEPHONE STATIONS, AND TELEPHONE EXCHANGES, BUT NO STAND-ALONE COMMERCIAL COMMUNICATIONS TOWERS.

THE FOLLOWING USE RESTRICTIONS ALSO APPLY:

- NO MORE THAN 15% OF THE TOTAL EMPLOYMENT LAND USE AREA MAY BE DEVOTED TO WAREHOUSE AND LIGHT MANUFACTURING USES.
- CEMETERIES, MAUSOLEUMS & CREMATORIUMS ARE NOT PERMITTED
- A MAXIMUM OF ONE GASOLINE SERVICE STATION IS PERMITTED. THE GASOLINE SERVICE STATION MAY INCLUDE A CAR WASH, CAR REPAIR FACILITIES, AND/OR CONVENIENCE STORE FOOD.
- NO SINGLE RETAIL CENTER SHALL EXCEED 150,000 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 181,590 (300 SQUARE FEET PER GROSS ACRE). NO INDIVIDUAL RETAIL ESTABLISHMENT WITHIN THE MXD-3 DISTRICT SHALL HAVE A GROSS FLOOR AREA GREATER THAN 65,000 SQUARE FEET. RETAIL AND PERSONAL SERVICES AND OTHER ALLOWED USES, SUCH AS RESTAURANTS AND A GASOLINE SERVICE STATION MAY ALSO BE LOCATED WITHIN OTHER DESIGNATED EMPLOYMENT AREAS OUTSIDE OF A RETAIL CENTER.

SECTION 128.F SHALL APPLY TO EMPLOYMENT LAND USE AREAS.

COVERAGE

NO COVERAGE REQUIREMENT IS IMPOSED IN EMPLOYMENT LAND USE AREAS.

FLOOR AREA RATIO (FAR)

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

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 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.
- 10' FROM ANY OTHER PROPERTY LINE

PARKING SETBACKS

- 15' TO PUBLIC RIGHT-OF-WAY OF SANNER ROAD (MAPLE LAWN BOULEVARD) EXCEPT FOR PARALLEL PARKING ADJACENT TO ROADWAY,
- 10' TO ANY OTHER PROPERTY OR BOUNDARY LINE (EXCEPT FOR PARALLEL PARKING ADJACENT TO ROADWAY, OR WHERE A PARCEL LINE LIES WITHIN A USE-IN-COMMON PARKING AREA SERVING MULTIPLE PARCELS.)
- 20' TO PROJECT BOUNDARY LINE ALONG JOHNS HOPKINS OR ROUTE 216

EXCEPTIONS TO SETBACK REQUIREMENTS.

STRUCTURES MAY BE LOCATED ANYWHERE WITHIN SETBACK AREAS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

EXCEPT FOR THE FOLLOWING, SECTION 128.A.1 APPLIES:

A. BAY WINDOWS, EAVES, FRENCH BALCONIES, PORTICOS, CORNICES, AWNINGS, SIGNS, AND SIMILAR ARCHITECTURAL ELEMENTS MAY ENCROACH FULLY INTO ANY SETBACK.

B. ARCADES MAY ENCROACH INTO ANY SETBACK TO WITHIN 1' OF THE PROPERTY LINE. WHERE SUCH ARCADES ARE PROPOSED, THE FRONT FACADE MAY ALIGN, VERTICALLY, WITH THE FRONT OF THE ARCADE, THEREBY REDUCING THE REQUIRED FRONT SETBACK ACCORDINGLY. AN ARCADE IS AN ARCHED BUILDING, OR PORTION OF A BUILDING, OR GALLERY OFTEN COVERED WITH A ROOF STRUCTURE OR BUILDING SUPPORTED BY A SERIES OF ARCHES AND/OR COLUMNS ON PIERS.

PARKING

A. A MINIMUM OF FIVE PARKING SPACES SHALL BE PROVIDED FOR EACH 1,000 SQUARE FEET OF NET LEASABLE AREA DEVOTED TO COMMERCIAL RETAIL SALES USES.

B. A MINIMUM OF 3.3 PARKING SPACES SHALL BE PROVIDED FOR EACH 1,000 SQUARE FEET OF NET LEASABLE AREA THAT IS DEVOTED TO OFFICE OR RESEARCH AND DEVELOPMENT USES.

C. NO PARKING REQUIREMENT IS IMPOSED UPON ANY RESTAURANT, COFFEE SHOP OR SIMILAR FACILITY CONSTRUCTED WITHIN BUILDINGS WHICH PRIMARILY SERVES TENANTS AND EMPLOYEES OF SUCH BUILDINGS.

D. ONE PARKING SPACE SHALL BE PROVIDED FOR EACH BEDROOM CONTAINED WITHIN ANY HOTEL, INN OR SIMILAR FACILITY AND ONE PARKING SPACE SHALL BE PROVIDED FOR EACH FIVE EMPLOYEES OF SUCH FACILITY.

E. ONE PARKING SPACE SHALL BE PROVIDED FOR EACH THREE SEATS WITHIN ANY RESTAURANT, COFFEE SHOP OR SIMILAR FACILITY CONSTRUCTED WITHIN A HOTEL, INN OR SIMILAR FACILITY OR AS A FREESTANDING STRUCTURE AND ONE PARKING SPACE SHALL BE PROVIDED FOR EACH FIVE EMPLOYEES OF ANY SUCH FACILITY.

F. ONE PARKING SPACE SHALL BE PROVIDED FOR EACH TWO BEDS IN ANY HOSPITAL OR CLINIC; ONE PARKING SPACE SHALL BE PROVIDED FOR EACH EMPLOYEE ON A MAJOR SHIFT; AND EIGHT PARKING SPACES SHALL BE PROVIDED FOR EACH DOCTOR TREATING OUTPATIENTS ON A MAJOR SHIFT.

G. INDUSTRIAL USES:

WAREHOUSE	0.5 SPACES PER 1,000 SQUARE FEET
'FLEX' SPACE (INDUSTRIAL/OFFICE)	2.5 SPACES PER 1,000 SQUARE FEET
OTHER INDUSTRIAL	2.0 SPACES PER 1,000 SQUARE FEET

H. RECREATIONAL USES:

HEALTH CLUB	10.0 SPACES PER 1,000 SQUARE FEET
SWIMMING POOL, COMMUNITY	1.0 SPACE PER SEVEN PERSONS PERMITTED IN THE POOL AT ONE TIME BY THE DEPT. OF HEALTH
TENNIS COURT	2.0 SPACES PER COURT

REQUIRED MINIMUM PARKING FOR ALL SUCH COMMERCIAL AND EMPLOYMENT USES SHALL BE MET OFF-STREET. ADDITIONAL PARKING MAY BE ACCOMMODATED ON-STREET, IN PARALLEL PARKING WITHIN PUBLIC ROAD RIGHTS-OF-WAY, PARALLEL SPACES LOCATED ON PAVED AREAS ADJACENT TO PUBLICLY MAINTAINED ROADWAYS OR ORIENTED DIAGONALLY OR AT RIGHT ANGLES TO SUCH ROADWAYS, IN AND/OR OUT OF THE PUBLIC R/W.

REDUCTIONS IN PARKING REQUIREMENTS ARE PERMITTED PURSUANT TO THE HOWARD COUNTY ZONING REGULATIONS SECTION 133.D.8 (Parking Studies), 133.E.1 (Shared Parking) and 133.E.2 (Trip Reduction Plans).

PARKING TABULATION

GROSS GENERATION DATA		
	OFFICE BUILDING No.3	M&T BANK
LOWER LEVEL (MECHANICAL & STORAGE ONLY)	10,000 S.F. (see note #38)	NA
GROUND FLOOR	21,326 S.F.	3,400
SECOND THRU 4th FLOOR (@ 27,210 S.F. EACH)	81,630 S.F.	NA
TOTAL FLOOR RENTABLE AREA*	108,956 S.F.	3,400
PARKING RATIO REQUIRED PER 1000 S.F.	3.3	5.0
NUMBER OF SPACES REQUIRED	360 SPACES	17 SPACES
PARKING PROVIDED: 355 SPACES ON PARCEL C-21, 20 SPACES ON PARCEL C-22 AND 824 ON-SITE SPACES TOTAL AVAILABLE AS SHARED PARKING FOR THE BUSINESSES ON THE EAST SIDE OF MAPLE LAWN BLVD. SEE SHEET 3 OF 12 FOR THE SHARED PARKING ANALYSIS.		

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

PARKING DISTRIBUTION					
PARCEL NUMBER	C-21	C-22	C-3	C-10 & 11	TOTAL
9'x18' PARKING SPACES (90°)	341	19	302	114	776
PARALLEL PARKING SPACES	5	0	10	7	22
HANDICAP PARKING SPACES	9	1	8	8	26
TOTAL ON-SITE SPACES	355	20	320	129	824
ON-STREET PARKING SPACES	9	6	10	0	25
TOTAL PARKING PROVIDED	364	26	330	129	849

PARKING DISTRIBUTION NOTES:

1. TOTAL NUMBER OF OVERALL ADJUSTED REQUIRED PARKING SPACES = 763 SPACES PER THE SHARED PARKING ANALYSIS.
2. SEE SHEET 3 FOR THE ENTIRE PARKING FIELD ON THE EAST SIDE OF MAPLE LAWN BOULEVARD (FOR THE ABOVE PARCELS) AND THE SHARED PARKING ANALYSIS.

ADDRESS CHART	
BUILDING No.	STREET ADDRESS
3	8161 MAPLE LAWN BOULEVARD
BANK	8155 MAPLE LAWN BOULEVARD

WATER CODE:	SEWER CODE:
E21	7695000

SUBDIVISION NAME:	SECTION/AREA	PARCELS
MAPLE LAWN FARMS	BUSINESS DISTRICT/AREA I	PARS. C-21 & C-22

PLAT Nos.	ZONE	TAX MAP	BLOCK	ELEC. DIST.	CENSUS TRACT
16514, 17397/98, 19568 & 20233	MXD-3	46	3 & 4	5	6051.02

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.

1-28-08

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE FEBRUARY 3,2005 and DECEMBER 7, 2006

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 2/25/08
Chief, Division of Land Development	Date 2/25/08
Chief, Development Engineering Division	Date 2/21/08

THE PURPOSE FOR REVISING THIS SITE DEVELOPMENT PLAN IS TO SHOW THE CHANGES ASSOCIATED WITH M&T BANK ADDITION IN THE PARKING LOT ON THE NORTH SIDE OF OFFICE BUILDING No.3

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

\DRAWINGS\96079\03052\SDP\03052-CS.dwg	DES. MBT	DRN. KLP	CHK. MBT

DATE	REVISION	BY	APP'R.
10/23/08	Rev. site analysis & FAR charts; rev. parking tabulation	klp	
1/15/08	revised title block; Incorporated changes associated with M&T Bank		

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

REVISED COVER SHEET

MAPLE LAWN FARMS
BUSINESS DISTRICT, OFFICE BUILDING No. 3 and M&T BANK
PARCELS C-21 and C-22
PLAT Nos. 16514, 17397/98, 19568 and 20233

ELECTION DISTRICT No. 5 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03053
DATE	TAX MAP – GRID	SHEET
Jan./2008	46: 3&4	1 OF 12

SDP-05-47

SITE DEVELOPMENT LEGEND

---- 366 ----	EX. CONTOUR
300	PROP. CONTOUR
× 432.10	SPOT ELEVATION
L.O.D. ● ● ● ● ●	LIMIT OF DISTURBANCE
	EX. STORM DRAIN
	PROP. STORM DRAIN
M-30 I-31	PROP. STORM DRAIN STRUCTURE No.
EX. 8"S.	EX. SANITARY SEWER
8"S. (priv.)	PROP. SANITARY SEWER
Ex. 8"W.	EXISTING WATERLINE & FIRE HYDRANT
8"W. (priv.)	PROPOSED WATERLINE
============	EX. CURB & GUTTER
	CONCRETE CURB & GUTTER (DET. 3/4) — GUTTER PAN, FACE OF CURB, PT/PC, BACK OF CURB, SPILL (REVERSE) G&G PORTION
E.O.P.	EDGE OF PAVEMENT
	CONCRETE/PAVER SIDEWALK (DET. 6/4)
	EASEMENT AREA (SHADED)
6	NUMBER OF PARKING SPACES
	HANDICAPPED PARKING DESIGNATION
	EX. LIGHT FIXTURE & POLE
	PROP. LIGHT FIXTURES & POLE
D	REFUSE DUMPSTER
T	ELECTRICAL TRANSFORMER
▲	BUILDING INGRESS/EGRESS
G2	SOIL BORING LOCATION AND No.
FCE	FOREST CONSERVATION ESMT. (FCE)
—— SB ——	STREAM BUFFER
—— WB ——	WETLAND BUFFER

NOTES:

1. UNLESS NOTED OTHERWISE, PROPOSED SPOT ELEVATIONS ALONG THE CONCRETE CURB & GUTTER ARE TO THE FLOW LINE (BOTTOM OF CURB) AT THE PC'S/PT'S, CORNERS AND TERMINUSES.

2. ALL ON-SITE PAVING AND ROADWAYS ARE PRIVATE.

3. EXCEPT FOR THE STORM DRAIN PER F-03-07 (WITHIN THE UTILITY EASEMENT) ALL OTHER ON-SITE STORM ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED. ALL ON-SITE WATER ARE PRIVATELY MAINTAINED EXCEPT THE PORTION OF THE 8"W AND FIRE HYDRANTS THAT ARE WITHIN THE "PUBLIC WATER & UTILITY EASEMENT". ALL ON-SITE SEWER LINES AND STRUCTURES PRIVATE AND SHALL BE PRIVATELY MAINTAINED.

4. FOR INFORMATION OF THE PUBLIC PORTION OF THE ON-SITE WATER AND SEWER LINE, SEE DPW CONTRACT No. 24-4262-D.

6. UNLESS NOTED OTHERWISE, ALL PLAN DIMENSION ARE TO THE FACE OF STRUCTURE (BLDG, CURB, ETC.). DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL BETWEEN ITEMS, UNLESS NOTED OTHERWISE.

7. ALL CURB RADII ARE 5' (FACE OF CURB @ FLOW LINE) UNLESS NOTED OTHERWISE.

8. BRICK POINT ALL THE BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.

9. VEHICULAR ACCESS TO PARCEL C-6 FROM MAPLE LAWN BLVD. IS RESTRICTED TO THE 2 LOCATIONS SHOWN (PER F-03-07) IN THE VICINITY OF STATIONS 8+40 AND 11+40.

10. THE FOUNDATION OF THE WAREHOUSE BUILDING NORTH WALL SHALL BE AT OR BELOW ELEVATION 426.00 (SEE HILLIS-CARNES GEOTECHINICAL ENGINEERING STUDY OF OCTOBER 20, 2006 FOR ADDITIONAL INFORMATION). FOUNDATION EXCAVATIONS SHALL BE INSPECTED BY A GEOTECHNICAL ENGINEER.

11. NO IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENTS THAT WILL IMPEDE OR HINDER ACCESS TO THE WATER OR SEWER MAINS. IMPROVEMENTS SUCH AS, BUILDING OVERHANGS, DECKS, FENCING, AND TREES SHALL NOT BE PLACED WITHIN THE EASEMENT.

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 FEBRUARY 3,2005 and DECEMBER 7, 2006

KS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 2/25/08

Chief, Division of Land Development — Date 2/25/08 KS

Chief, Development Engineering Division CE — Date 2/21/08

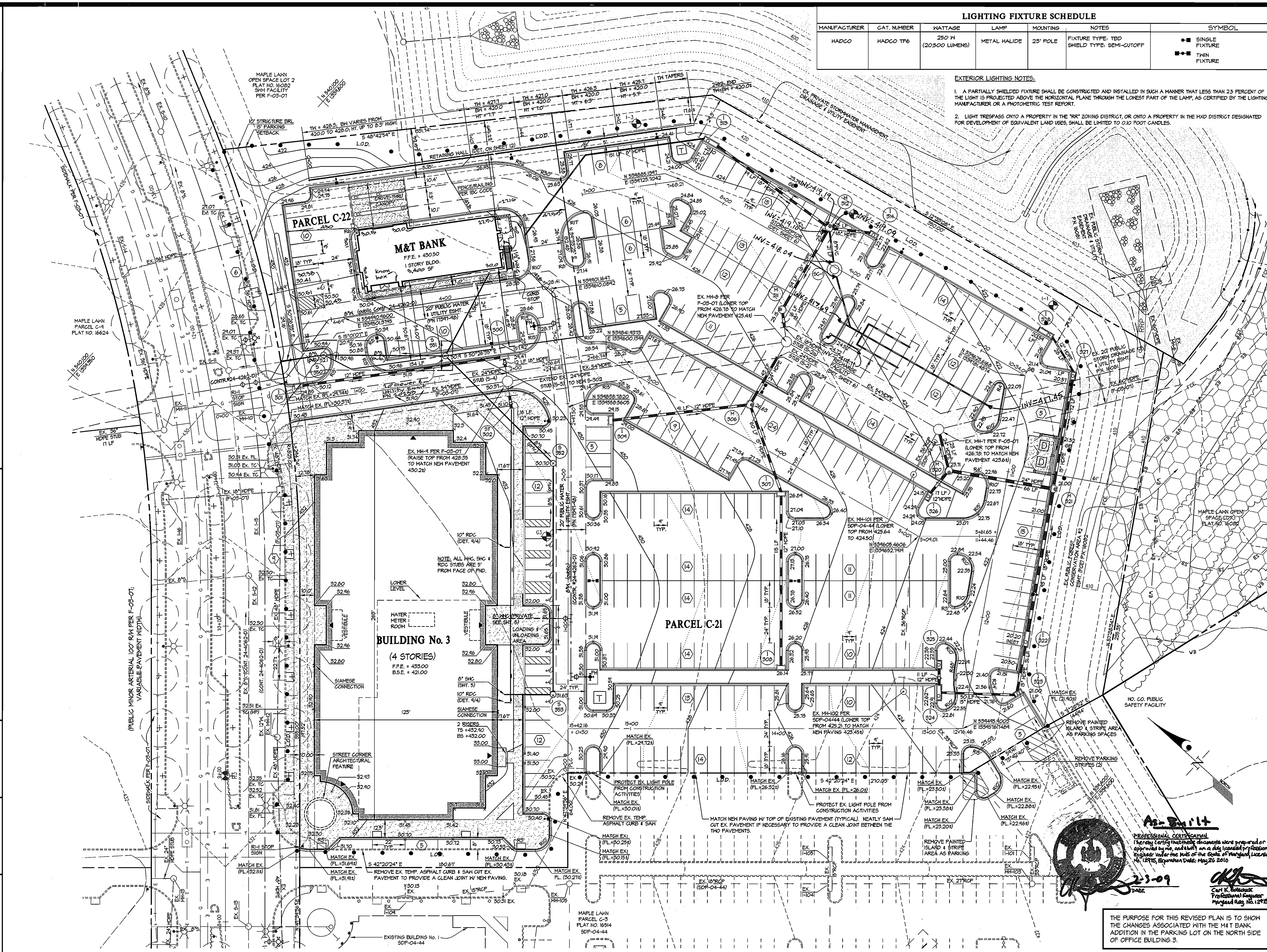
LIGHTING FIXTURE SCHEDULE

MANUFACTURER	CAT. NUMBER	WATTAGE	LAMP	MOUNTING	NOTES	SYMBOL
HADCO	HADCO TF6	250 W (20,500 LUMENS)	METAL HALIDE	23' POLE	FIXTURE TYPE: TBD SHIELD TYPE: SEMI-CUTOFF	SINGLE FIXTURE; TWIN FIXTURE

EXTERIOR LIGHTING NOTES:

1. A PARTIALLY SHIELDED FIXTURE SHALL BE CONSTRUCTED AND INSTALLED IN SUCH A MANNER THAT LESS THAN 2.5 PERCENT OF THE LIGHT IS PROJECTED ABOVE THE HORIZONTAL PLANE THROUGH THE LOWEST PART OF THE LAMP, AS CERTIFIED BY THE LIGHTING MANUFACTURER OR A PHOTOMETRIC TEST REPORT.

2. LIGHT TRESPASS ONTO A PROPERTY IN THE "RR" ZONING DISTRICT, OR ONTO A PROPERTY IN THE MXD DISTRICT DESIGNATED FOR DEVELOPMENT OF EQUIVALENT LAND USES, SHALL BE LIMITED TO 0.10 FOOT CANDLES.



As-Built

PROFESSIONAL CERTIFICATION
I hereby certify that these documents 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 2010

2-3-09
Date

Carl K. Gutschick
Professional Engineer
Maryland Reg. No. 12975

THE PURPOSE FOR THIS REVISED PLAN IS TO SHOW THE CHANGES ASSOCIATED WITH THE M&T BANK ADDITION IN THE PARKING LOT ON THE NORTH SIDE OF OFFICE BUILDING 3.

GLW GUTSCHICK LITTLE & WEBER, P.A.

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

\Drawings\96079\03053\SDP\03053-SDP.dwg	DES. MBT	DRN. KLP	CHK. MBT

DATE	REVISION	BY	APP'R.
10/23/08	Rev. bank footprint & add esmt. for conversion of sewer (S-350 - S-351) to public	klp	
1/15/08	added m&t bank and revised parking for bank		

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

REVISED SITE DEVELOPMENT PLAN

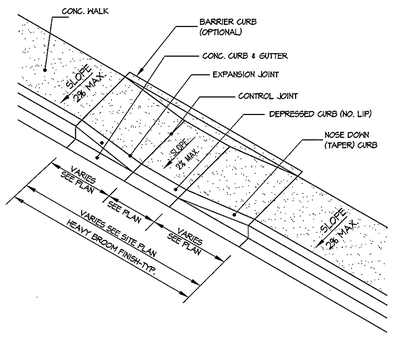
MAPLE LAWN FARMS

BUSINESS DISTRICT, OFFICE BUILDING No. 3 and M&T BANK
PARCELS C-21 and C-22
PLAT Nos. 16514, 17397/98, 19568 and 20233

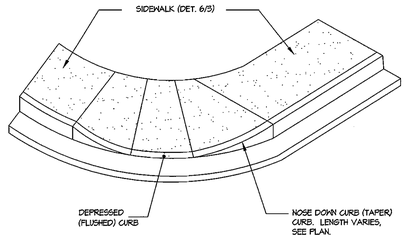
ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	MXD-3	03053
DATE	TAX MAP - GRID	SHEET
Jan./2008	46: 3&4	2 OF 12

SDP-05-47

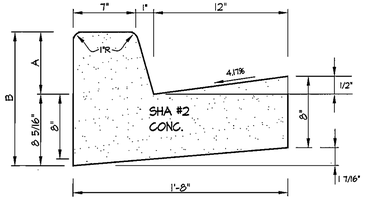


1 TYPE-A HANDICAP RAMP DETAIL NO SCALE



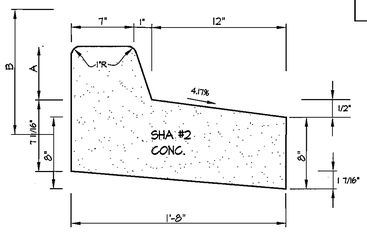
ISOMETRIC VIEW

2 TYPICAL CURB/NOSE DOWN TAPER AT INTERSECTION NO SCALE



STANDARD COMBINATION CURB AND GUTTER

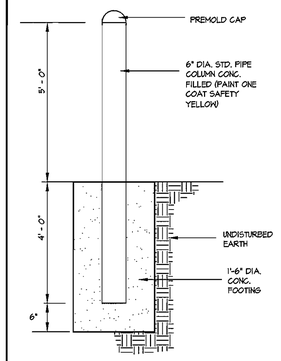
CURB HEIGHT	A	B
6"	6"	1'-2 5/16"
7"	7 3/16"	1'-3 1/2"



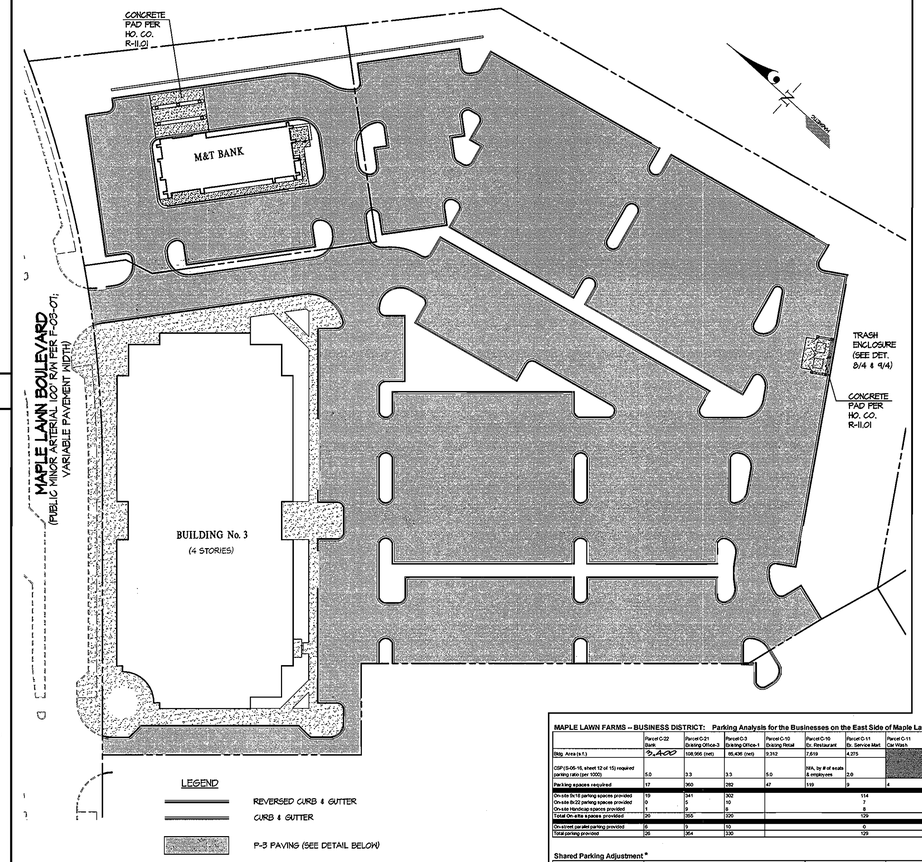
REVERSE COMBINATION CURB AND GUTTER

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.

3 TYPE-A CONCRETE CURB AND GUTTER (STANDARD AND REVERSE) NO SCALE



4 BOLLARD DETAIL NO SCALE



PAVING PLAN SCALE: 1"=50'

MAPLE LAWN FARMS – BUSINESS DISTRICT: Parking Analysis for the Businesses on the East Side of Maple Lawn Boulevard

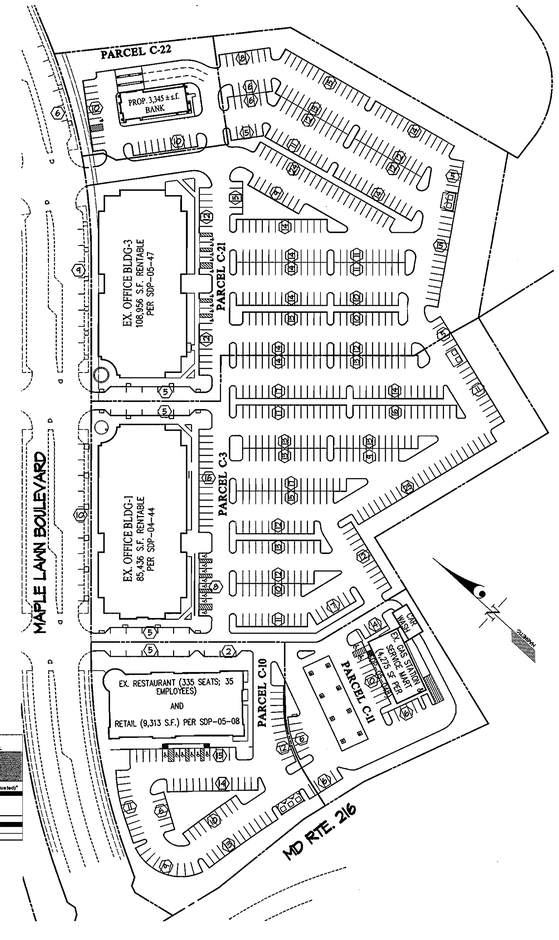
	Parcel C-22 Bank	Parcel C-21 Existing Office-3	Parcel C-3 Existing Office-1	Parcel C-10 Existing Retail	Parcel C-10 Ex. Restaurant	Parcel C-11 Ex. Service Mart	Parcel C-11 Car Wash	Parcel C-11 Vacuum Station	TOTAL
Bldg. Area (s.f.)	3,400	108,956 (net)	85,436 (net)	9,313	7,619	4,375			
CDP(5-05-15, sheet 12 of 15) required parking ratio (per 1000)	5.0	3.3	3.3	5.0	5.0	2.0			
Parking spaces required	17	360	282	47	119	9	4	2	840 (783 w/Shared)*
On-site (9x19) parking spaces provided	19	341	262			154			776
On-site (8x22) parking spaces provided	0	5	10			7			22
On-site Handicap spaces provided	1	9	8			8			26
Total On-site spaces provided	20	355	320			129			824
Maximum on-site parking provided	0	0	0			0			0
Total parking provided	20	364	330			129			849

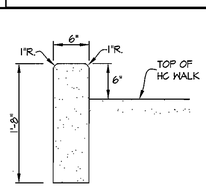
Shared Parking Adjustment*

	Weekday								Weekend						Nighttime	
	Morning 6am-9am		Mid-Day 9am-3pm		Afternoon 3pm-6pm		Evening 6pm-midnight		Daytime 6am-6pm		Evening 6pm-9pm		Midnight - 6am	
	%	adjusted	%	adjusted	%	adjusted	%	adjusted	%	adjusted	%	adjusted	%	adjusted
Bank w/ 17	10	2	100	17	100	17	5	1	100	17	5	1	5	1
Retail w/ 47 spaces	20	10	60	29	60	29	90	43	100	47	70	33	5	3
Office w/ a total min. of 642 spaces	50	274	100	642	100	642	10	65	10	65	5	33	5	33
Restaurant w/ a total min. of 119 spaces	50	60	60	50	80	100	100	119	100	119	100	119	10	12
Service mart w/ 9 spaces	100	9	100	9	100	9	100	9	100	9	100	9	20	2
Car Wash w/ 4 spaces	100	4	100	4	100	4	100	4	100	4	100	4	5	0
Vacuum Station w/ 2 spaces	100	2	100	2	100	2	100	2	100	2	100	2	100	2
TOTAL		361		783		803		243		263		201		56

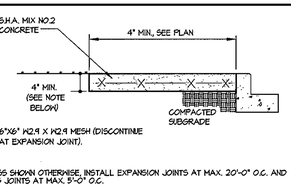
*A shared access and parking agreement is recorded at L.7769 F.353.

PARKING ANALYSIS SCALE: 1"=100'





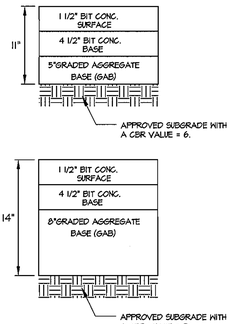
5 6" HC SIDEWALK BARRIER CURB NO SCALE



NOTES:
1. UNLESS SHOWN OTHERWISE, INSTALL EXPANSION JOINTS AT MAX. 20'-0" O.C. AND SCORING JOINTS AT MAX. 5'-0" O.C.
2. CONCRETE THICKNESS SHALL BE 7" AT DRIVEWAY LOCATIONS.
3. PROVIDE 1/2" PREFORMED BITUMINOUS EXPANSION JOINT WHERE SIDEWALK ABUTS AGAINST CURB AND SET SIDEWALK 1/4" ABOVE CURB PER HO. CO. DET. R-5.05.

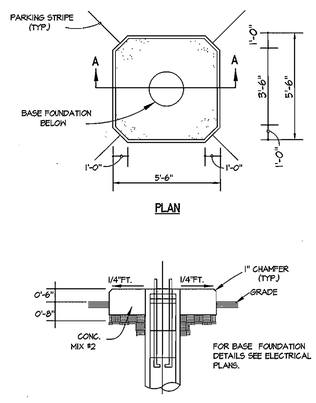
6 TYPICAL SIDEWALK SECTION NO SCALE

NOTE:
DEPENDING ON THE CBR VALUES OBTAINED IN THE FIELD, THE PAVING SECTIONS MAY BE REVISED, IF APPROVED BY A PROFESSIONAL SOILS ENGINEERS. THESE SUBSTITUTIONS MUST ALSO BE APPROVED BY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

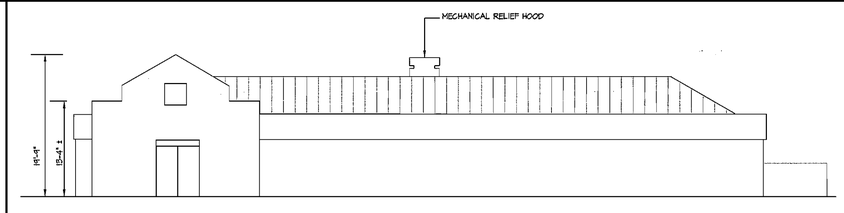


P-3 GRANULAR BASE

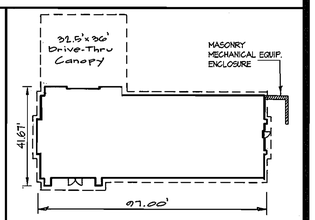
7 BITUMINOUS PAVING SECTIONS NO SCALE



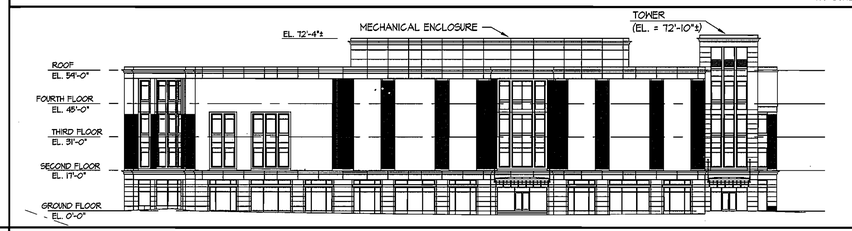
8 CONCRETE LIGHT POLE ISLAND DETAIL NO SCALE



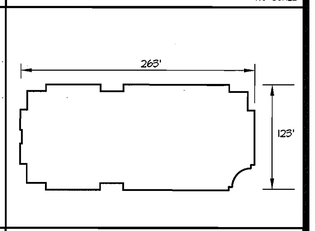
BANK ELEVATION - FRONT NO SCALE



BANK FOOTPRINT NO SCALE



BUILDING No. 3 ELEVATION - FRONT NO SCALE



BUILDING No. 3 FOOTPRINT NO SCALE

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE FEBRUARY 3,2005 and DECEMBER 7, 2006

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 2/25/08
Chief, Division of Land Development — Date 2/25/08
Chief, Development Engineering Division — Date 2/21/08

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.

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

\Drawings\96079\03053\SDP\03053-SDP-DET.dwg | DES. MBT | DRN. KLP | CHK.

DATE	REVISION	BY	APP'R.
10/29/08	Updated bank footprint		
11/07	revised title block; added bank footprint and elevation and revised paving plan	klp	

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

REVISED SITE DETAILS

MAPLE LAWN FARMS
BUSINESS DISTRICT, OFFICE BUILDING No. 3 and M&T BANK
PARCELS C-21 and C-22
PLAT Nos. 16514, 17397/98 , 19568 and 20239

ELECTION DISTRICT No. 5 HOWARD COUNTY, MARYLAND

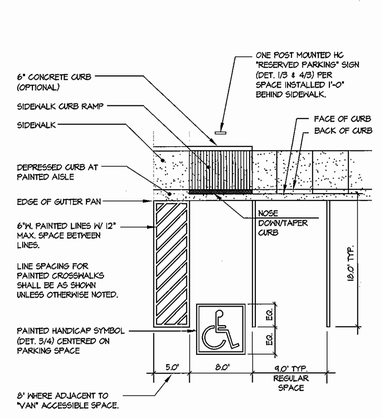
SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03053
DATE	TAX MAP - GRID	SHEET
Jan./2008	46: 3&4	3 OF 12

SDP-05-47

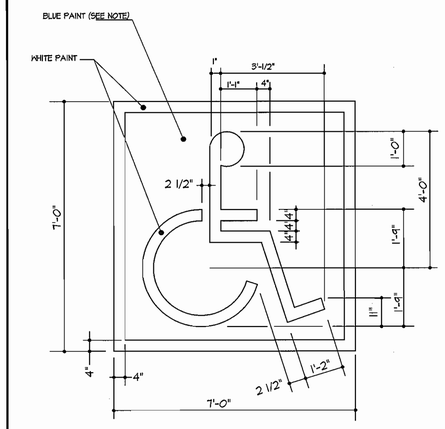
GENERAL NOTES:

1. SIGNS SHALL MEET DESIGN STANDARDS OF THE FEDERAL HIGHWAY ADMINISTRATION AND CONFORM TO THE STATE OF MARYLAND STANDARD HIGHWAY SIGN BOOKLET DETAIL R7-8.
2. ONE SIGN IS REQUIRED PER SPACE PLACED AS SHOWN ON SITE PLAN.
3. SPACES INDICATED ON SITE PLAN AS "VAN" ACCESSIBLE SHALL BE SIGNED ACCORDINGLY.
4. SIGNS SHALL BE POLE MOUNTED WITH HOT DIPPED GALVANIZED COUNTY APPROVED PERFORATED CHANNEL POSTS W/ THE TOP OF THE SIGN 9'-1" ABOVE FINISHED GRADE OR AS INDICATED ON SITE DRAWINGS.
5. SIGN SHALL BE ATTACHED TO FLANGED SIDE OF POST. POST SHALL EXTEND INTO GROUND 2'-6" MIN.
6. COLORS: LEGEND AND BORDER - GREEN
   SYMBOL - WHITE ON BLUE BACKGROUND
   BACKGROUND - WHITE

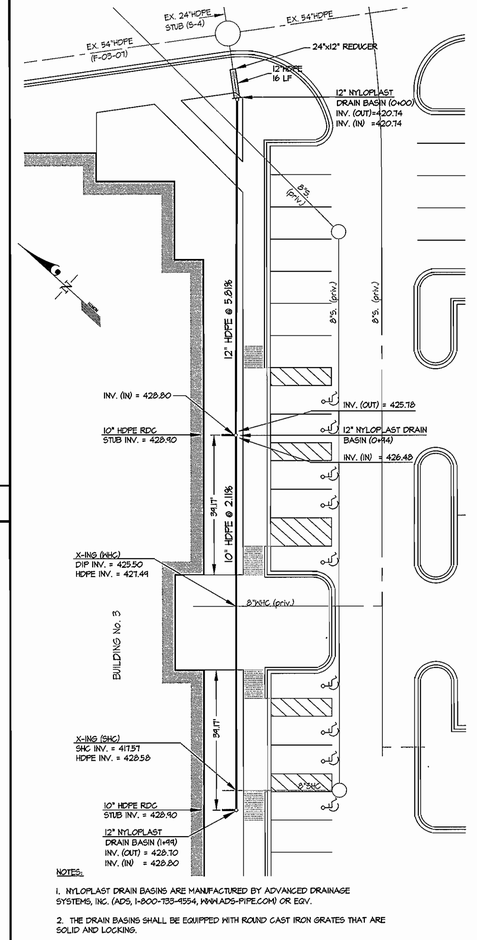
1 HANDICAP PARKING SIGNS DETAIL — NO SCALE



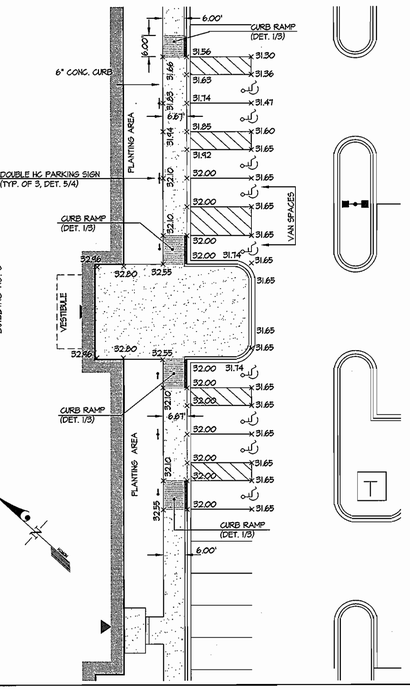
2 PARKING SPACE LAYOUT — NO SCALE



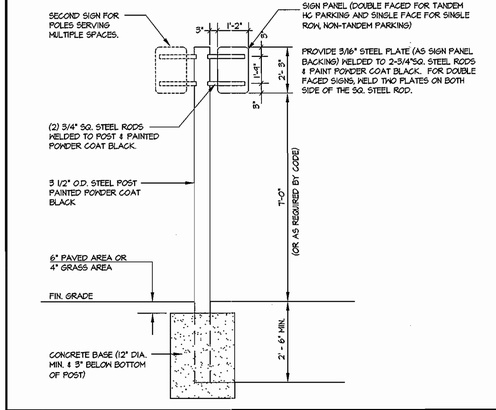
3 HANDICAP SPACE STENCIL LAYOUT — NO SCALE



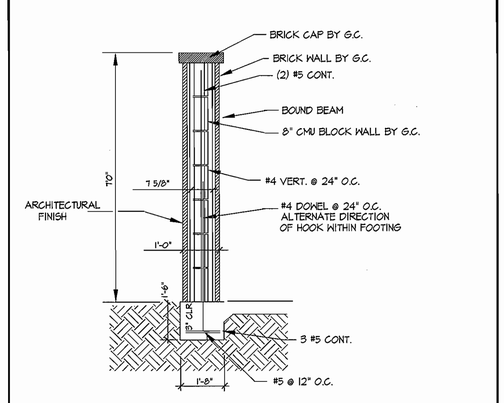
7 ROOF DRAIN CONNECTIONS (RDC) DETAIL — SCALE: 1"=20'



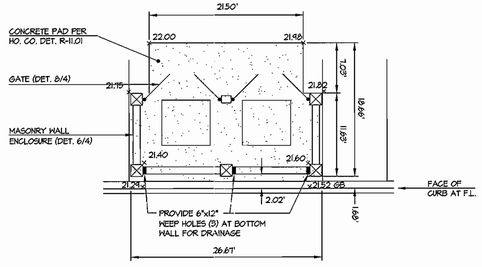
4 ACCESSIBLE ROUTE TO BUILDING No. 3 EAST ENTRANCES — SCALE: 1"=20'



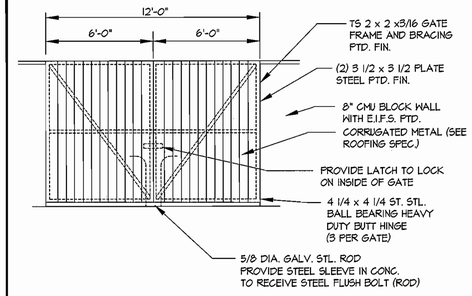
5 POST and SIGN DETAIL FOR PARKING RESTRICTION SIGN — NO SCALE



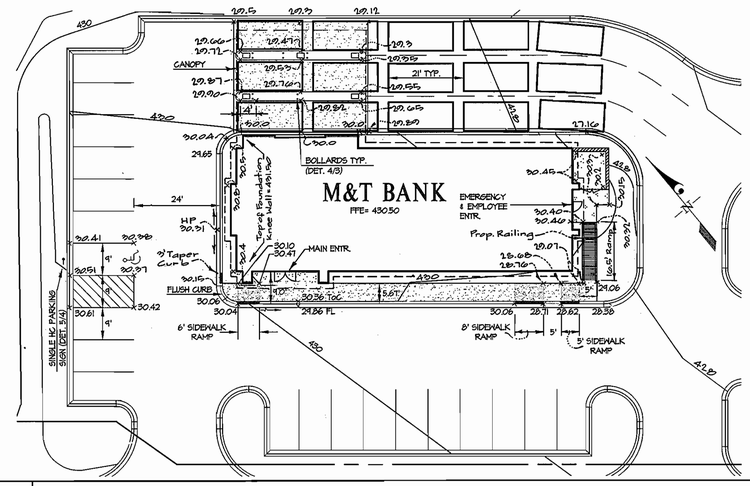
6 SECTION OF STONE WALL FOR TRASH ENCLOSURE — NO SCALE



8 TRASH ENCLOSURE — SCALE: 1"=10'



9 ELEVATION FOR GATES FOR TRASH ENCLOSURE — NO SCALE



10 BANK DRIVE-IN QUEUING and ACCESSIBLE ROUTE TO BANK — SCALE: 1"=20'

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE FEBRUARY 3,2005 and DECEMBER 7, 2006

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 2/25/08
Chief, Division of Land Development	Date 2/25/08
Chief, Development Engineering Division	Date 2/21/08

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. 12715, EXPIRATION DATE: MAY 26, 2008.

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

\Drawings\96079\03053\SDP\03053-SDP-DET.dwg | DES. MBT | DRN. KLP | CHK.

DATE	REVISION	BY	APP'R.
10/19/07	Rev. Accessible Route To Bank Detail (Sht. 10)	klp	
11/07	revised title block; add queuing and handicap accessibility detail for m&t bank		

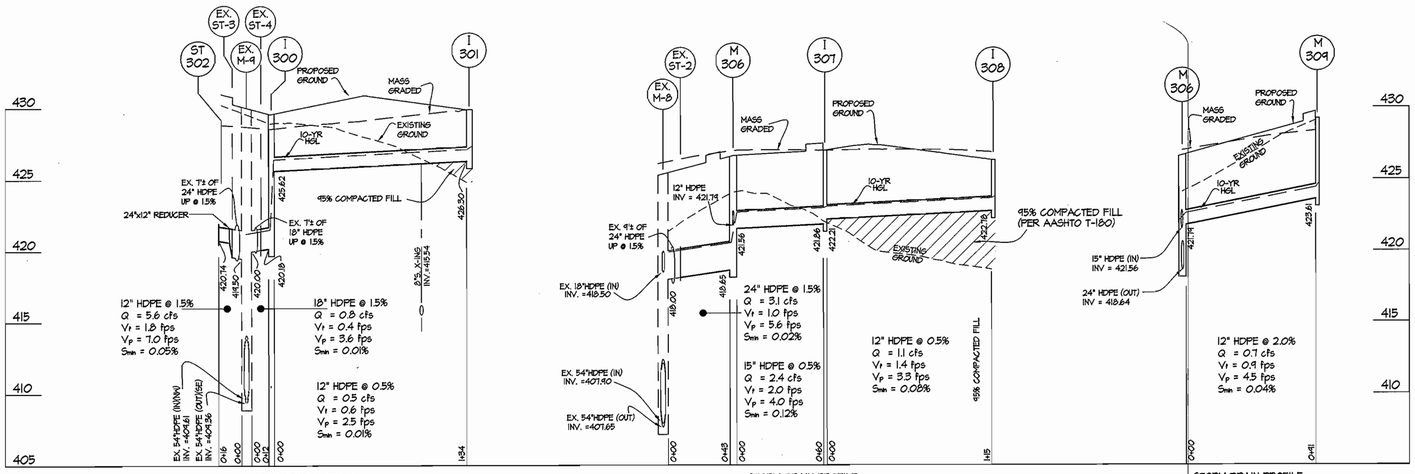
PREPARED FOR:
G&R Maple Lawn, Inc. et. al.
Suite 410, Woodholme Center
1829 Reisterstown Road
Baltimore, MD 21208
ATTN: Charlie O'Donovan
410-484-8400

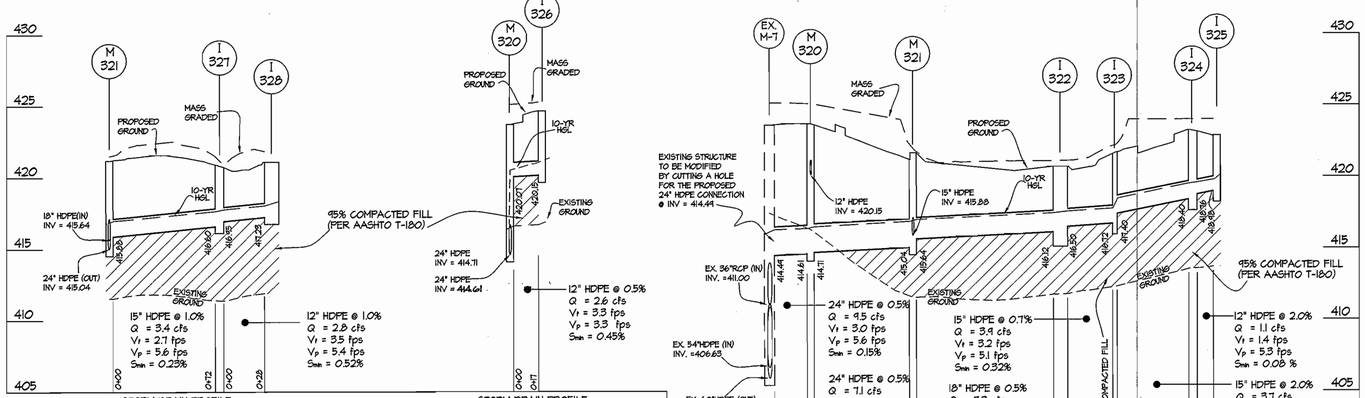
REVISED SITE DETAILS

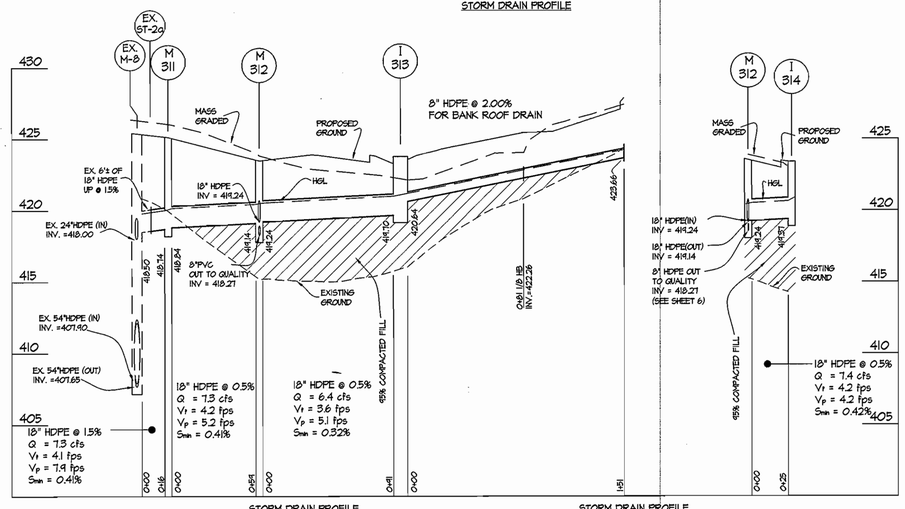
MAPLE LAWN FARMS
BUSINESS DISTRICT, OFFICE BUILDING No. 3 and M&T BANK
PARCELS C-21 and C-22
PLAT Nos. 16514, 17397/98, 19568 and 20233
ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03053
DATE	TAX MAP - GRID	SHEET
Jan./2008	46: 3&4	4 OF 12

SDP-05-47







STORM DRAIN PIPE SCHEDULE

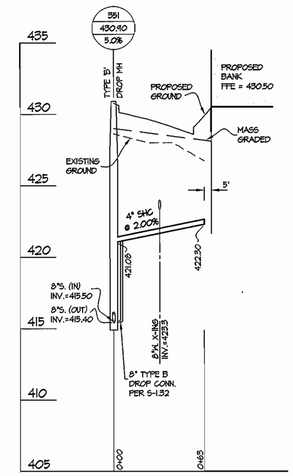
SIZE & TYPE	QUANTITY	REMARKS
8" HDPE	151 l.f.	
12" HDPE	346 l.f.	
15" HDPE	125 l.f.	
18" HDPE	285 l.f.	
24" HDPE	130 l.f.	
6" PVC	20 l.f.	
8" PVC	134 l.f.	
8" PVC PERF.	110 l.f.	

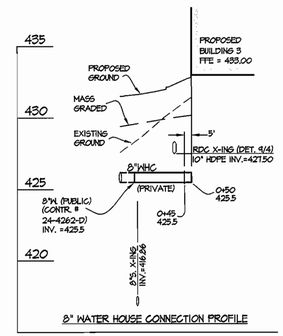
NOTES:

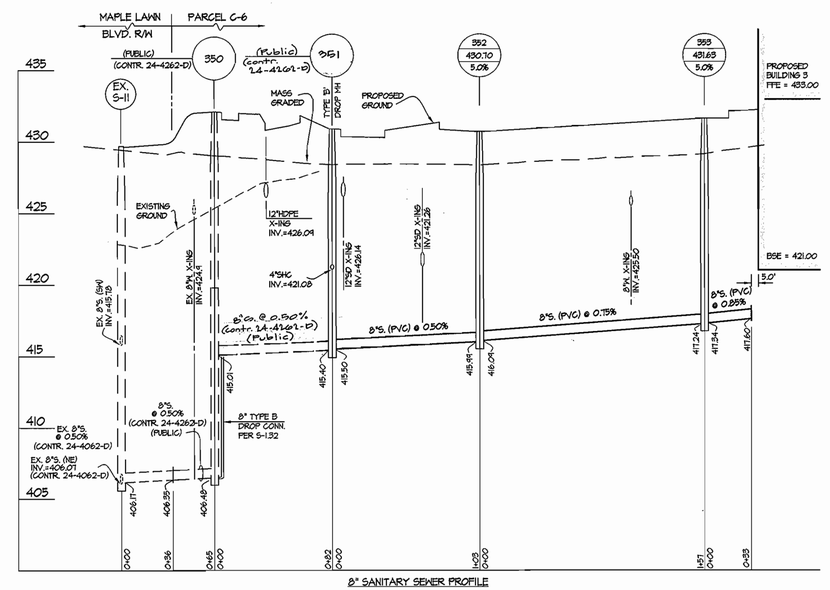
1. ALL STRUCTURES TO BE PRECAST.
2. COORDINATES FOR LOCATIONS ARE TO CENTERLINE OF THE STRUCTURE AT FACE OF CURB FOR INLETS AND TO THE CENTERLINE OF STRUCTURE FOR MANHOLES.
3. SEE SHEET 6 FOR THE RECHARGE FACILITY DETAILS AND THE DIMENSIONS FOR THE BOTTOM SECTION OF MANHOLE 312.

STORM DRAIN STRUCTURE SCHEDULE

NO.	TYPE	WIDTH (INSIDE)	TOP ELEVATION UPPER	TOP ELEVATION LOWER	INVERT ELEVATION UPPER	INVERT ELEVATION LOWER	STANDARD DETAIL	LOCATIONS & REMARKS
I-300	DOUBLE "S"	3'-5"	430.25	430.13	425.62	420.18	HC SD 4.34	SEE PLANS
I-301	DOUBLE "S"	3'-5"	430.50	430.35	426.30	TERMINAL	HC SD 4.34	SEE PLANS
I-307	DOUBLE "S"	3'-5"	SUMP	427.39	422.21	421.86	HC SD 4.34	SEE PLANS
I-308	DOUBLE "S"	3'-5"	SUMP	426.64	422.78	TERMINAL	HC SD 4.34	SEE PLANS
I-309	DOUBLE "S"	3'-5"	SUMP	429.65	425.61	TERMINAL	HC SD 4.34	SEE PLANS
I-313	A-10	2'-6"	SUMP	423.60	420.64	419.70	HC SD 4.41	SEE PLANS
I-314	A-5	2'-6"	SUMP	423.27	419.37	TERMINAL	HC SD 4.40	SEE PLANS
I-322	A-10	2'-5"	SUMP	420.70	416.50	416.12	HC SD 4.41	SEE PLANS
I-323	A-5	2'-6"	SUMP	421.50	417.40	416.72	HC SD 4.40	SEE PLANS
I-324	A-10	2'-6"	423.85	423.12	418.76	418.40	HC SD 4.41	SEE PLANS
I-325	A-5	2'-6"	SUMP	422.88	418.98	TERMINAL	HC SD 4.40	SEE PLANS
I-326	A-5	2'-6"	SUMP	424.65	320.15	TERMINAL	HC SD 4.40	SEE PLANS
I-327	A-5	2'-6"	SUMP	421.07	416.95	416.60	HC SD 4.40	SEE PLANS
I-328	A-10	2'-6"	421.33	421.09	417.23	TERMINAL	HC SD 4.41	SEE PLANS
M-306	MANHOLE	5'	---	426.63	421.74	418.65	HC G 5.13	SEE PLANS
M-311	MANHOLE	5'	---	425.15	418.84	418.74	HC G 5.13	SEE PLANS
M-312	MANHOLE	5'	---	423.42	419.24	419.14	HC G 5.13	SEE PLANS & SHEET 6
M-320	MANHOLE	5'	---	423.71	420.07	414.61	HC G 5.13	SEE PLANS
M-321	MANHOLE	5'	---	421.00	415.88	415.04	HC G 5.13	SEE PLANS







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.

STATE OF MARYLAND — CHRISTOPHER E. GUTSCHICK — REG. NO. 12975

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE FEBRUARY 3,2005 and DECEMBER 7, 2006

KS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DIRECTOR — Date 2/25/08

Chief, Division of Land Development — Date 2/26/08 KS

Chief, Development Engineering Division — Date 2/21/08

PROFILES
SCALE: 1" = 5' VERT.
1" = 50' HORZ.

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

\Drawings\96079\03053\SDP's\03053-PROFILES.dwg | DES. BJM | DRN. KLP | CHK. MBT

DATE	REVISION	BY	APP'R.
10/23/08	Changed Sewer (S-350 to S-351) to Public	KLP	
1/15/08	revised title block; added 4"shc & 6"whc and roof drain connection for bank		

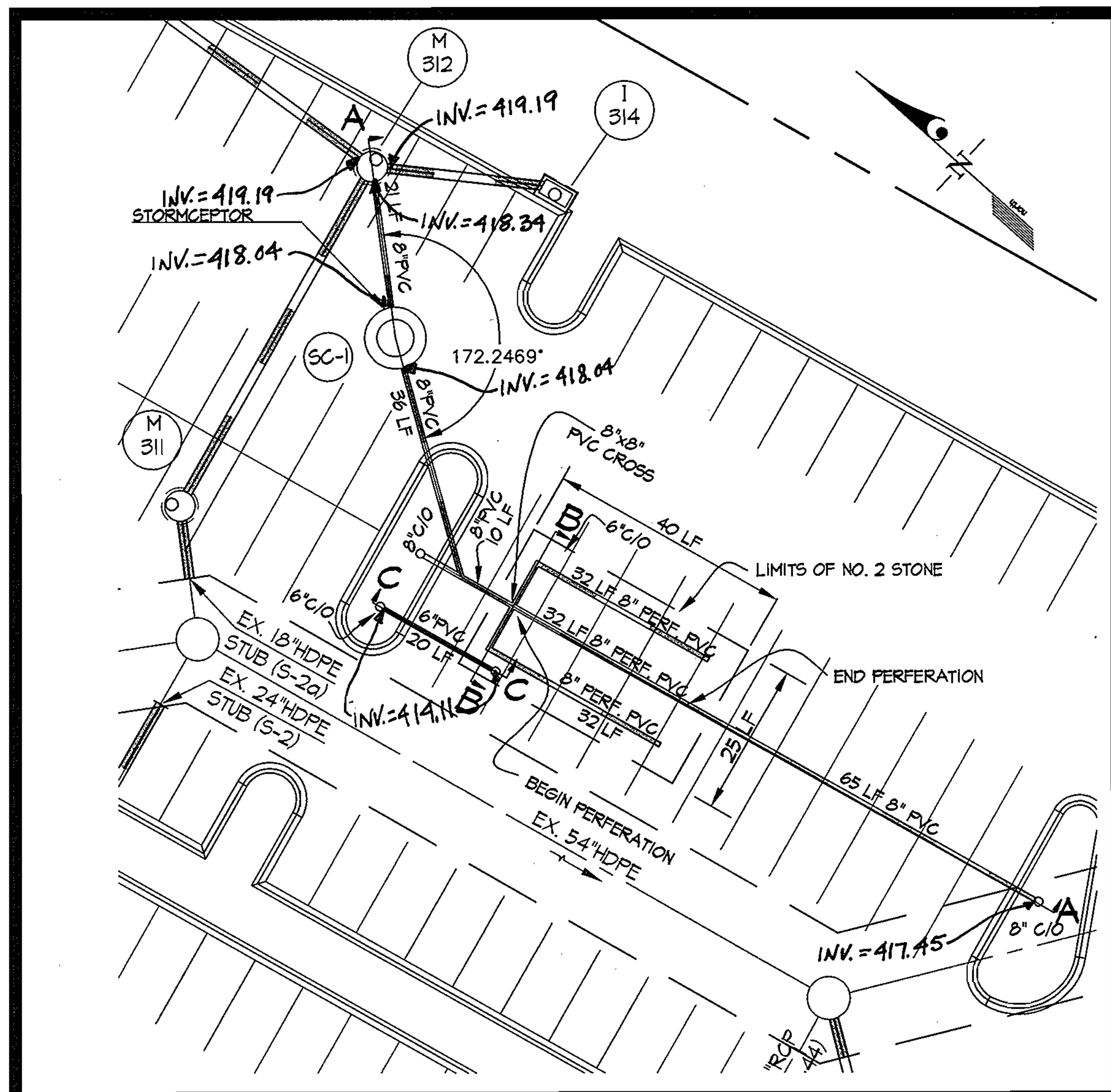
PREPARED FOR:
G&R Maple Lawn, Inc. et. al.
Suite 410, Woodholme Center
829 Reisterstown Road
Baltimore, MD 21208
ATTN: Charlie O'Donovan
410-484-8400

REVISED UTILITY PROFILES

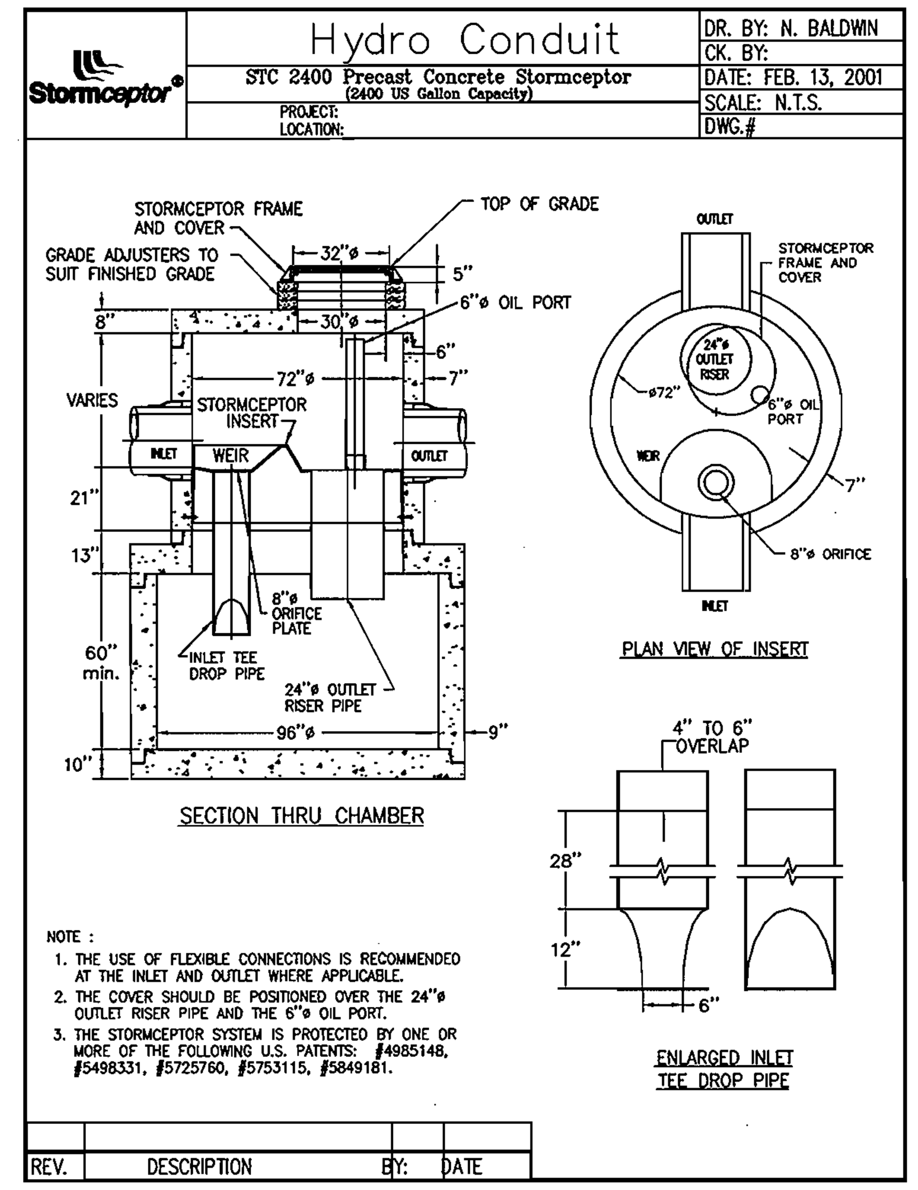
MAPLE LAWN FARMS
BUSINESS DISTRICT, OFFICE BUILDING No. 3 and M&T BANK
PARCELS C-21 and C-22
PLAT Nos. 16514, 17397/98 , 19568 and 20233
ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03053
DATE	TAX MAP – GRID	SHEET
Jan./2008	46: 3&4	5 OF 12

SDP-05-47



PLAN VIEW
SCALE: 1"=20'



Stormceptor®

Precast Concrete Stormceptor® Order Request Form

* TO BE INCLUDED ON SWM PLAN BY DESIGNER

CONTRACTOR INFORMATION

Name
Address
City
State
Zip Code
Contact
Phone
Fax

OWNER INFORMATION

Name GREENBAUM & ROSE, INC.
Phone 410-484-8400
Fax 410-884-1443
CONTACT: CHARLIE O'DONOVAN

90° 172.2469° 180° 0° 270°

Please draw orientation of inlet and outlet pipes on diagram along with the pipe inside diameter (in), and invert elevation (ft). Clearly mark inlet pipes with an "I" and outlet pipes with an "O". Please provide the inlet/outlet pipe angle in degrees.

IMPERVIOUS DRAINAGE AREA FOR THIS UNIT

Stormceptor® Model			
STC			
900	☐	3600	☐
1200	☐	4800	☐
1800	☐	6000	☐
2400	■	7200	☐

Insert Size	
DISC	☐
22"	☐
32"	☐
44"	☐
CUSTOM	

Manhole Number	SC-1
Top Elevation (ft)	423.79
Inlet Pipe Invert (ft)	418.06
Outlet Pipe Invert (ft)	417.97
Pipe Type	H.D.P.E.
Inlet Pipe Inside Diameter (ID)	8"
Inlet Pipe Outside Diameter (OD)	10.5"
Outlet Pipe Inside Diameter (ID)	8"
Outlet Pipe Outside Diameter (OD)	10.5"

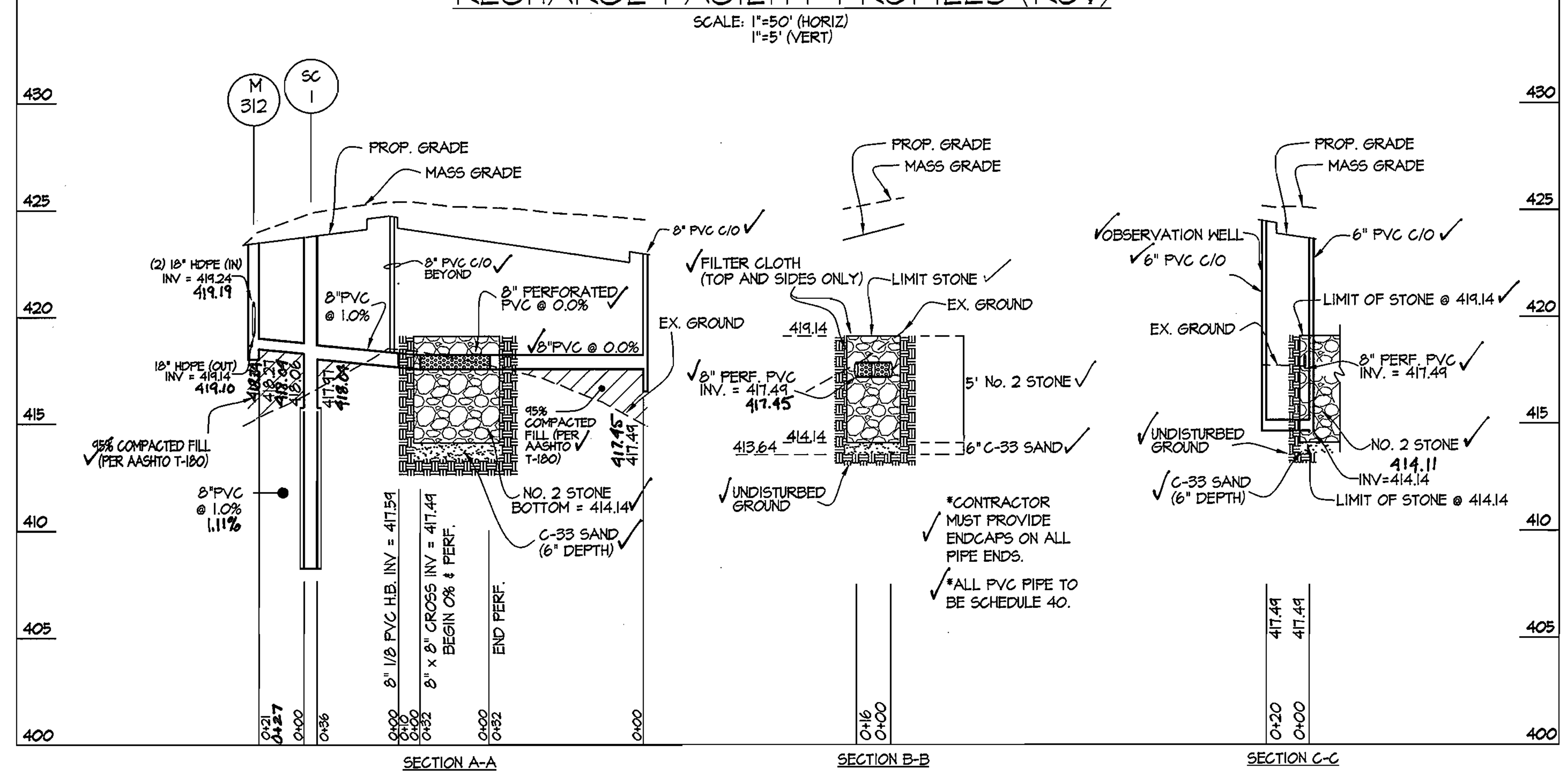
Project Name
Approximate time frame of delivery (weeks)
Delivery Address: Street
City: State: Zip Code
Designer Company
Designer Contact Phone Fax

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

NOTE: RECHARGE FACILITY AND STORMCEPTOR WILL BE PRIVATELY OWNED AND MAINTAINED.

RECHARGE FACILITY PROFILES (Rev)

SCALE: 1"=50' (HORIZ)
1"=5' (VERT)



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 WET 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 LITTLER 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 SHELL 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 SHELL 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 THEN WHEN THE CAPACITY OF THE POND, IS HALF-FULL OF SEDIMENT OR WHEN DEEMED NECESSARY FOR AESTHETIC REASONS, UPON APPROVAL FROM THE DEPARTMENT OF PUBLIC WORKS.

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED STORMWATER INFILTRATION TRENCHES

1. THE MONITORING WELLS AND STRUCTURES SHALL BE INSPECTED ON A QUARTERLY BASIS AND AFTER EVERY LARGE STORM EVENT.

2. WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS SHALL BE RECORDED OVER A PERIOD OF SEVERAL DAYS TO INSURE TRENCH DRAINAGE.

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 72 HOUR TIME PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.

5. THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE 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.

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

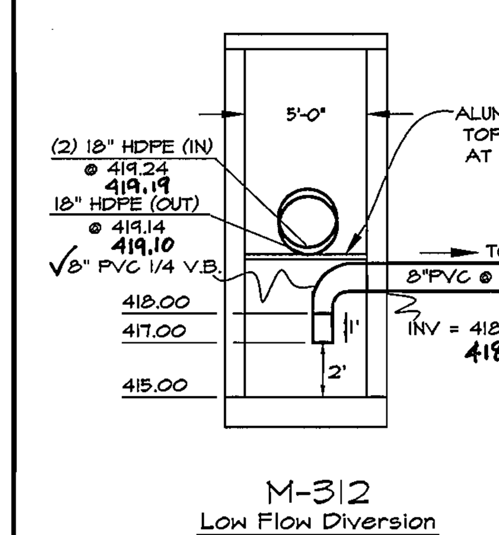
1. THE STORMCEPTOR WATER QUALITY STRUCTURE SHALL BE PERIODICALLY INSPECTED AND CLEANED TO MAINTAIN OPERATION AND FUNCTION. THE OWNER SHALL INSPECT THE STORMCEPTOR INSPECTION/MONITORING FORM. INSPECTIONS SHALL BE DONE BY USING CLEAR PLEXIGLASS TUBE ("SLUDGE JUDGE") TO EXTRACT A WATER COLUMN SAMPLE. WHEN 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.



M-312
Low Flow Diversion
Scale: none

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

PROFESSIONAL CERTIFICATION As-Built
I hereby certify that these documents 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 2010

2-3-09
Date

[signature]
Carl K. Gutschick
Professional Engineer
Maryland Reg. No. 12975

CONSTRUCTION SPECIFICATIONS

THESE SPECIFICATIONS ARE APPROPRIATE TO ALL PONDS FACILITY NUMBER 1 & 3. ALL REFERENCES TO ASTM AND AASHTO SPECIFICATIONS APPLY TO THE MOST RECENT VERSION.

SITE PREPARATION

AREAS DESIGNATED FOR BORROW AREAS, EMBANKMENT, AND STRUCTURAL WORKS SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL. ALL TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED. 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, WOOD, RUBBISH, STONES GREATER THAN 6", FROZEN OR OTHER OBJECTIONABLE MATERIALS. FILL MATERIAL FOR THE CENTER OF THE EMBANKMENT 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.

PLACEMENT - 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 (BEFORE COMPACTION) LAYERS WHICH ARE TO BE CONTINUOUS OVER THE ENTIRE LENGTH OF THE FILL. THE MOST PERMEABLE BORROW MATERIAL SHALL BE PLACED IN THE DOWNSTREAM PORTIONS OF THE EMBANKMENT. THE PRINCIPAL SPILLWAY MUST BE INSTALLED CONCURRENTLY WITH FILL PLACEMENT AND NOT EXCAVATED INTO THE EMBANKMENT.

COMPACTION - THE MOVEMENT OF THE HAULING AND SPREADING EQUIPMENT OVER THE FILL SHALL BE CONTROLLED SO THAT THE ENTIRE SURFACE OF EACH LIFT SHALL BE TRAVERSED BY NOT LESS THAN ONE TREAD TRACK OF HEAVY EQUIPMENT OR COMPACTION SHALL BE ACHIEVED BY A MINIMUM OF FOUR COMPLETE PASSES OF A SHEEPSFOOT, RUBBER TIRED OR VIBRATORY ROLLER. FILL MATERIAL SHALL CONTAIN SUFFICIENT MOISTURE SUCH THAT THE REQUIRED DEGREE OF COMPACTION WILL BE OBTAINED WITH THE EQUIPMENT USED. THE FILL MATERIAL SHALL CONTAIN SUFFICIENT MOISTURE SO THAT IF FORMED INTO A BALL IT WILL NOT CRUMBLE, YET NOT BE SO WET THAT WATER CAN BE SQUEEZED OUT.

WHEN REQUIRED BY THE REVIEWING AGENCY THE MINIMUM REQUIRED DENSITY SHALL NOT BE LESS THAN 95% OF MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN ±2% OF THE OPTIMUM. EACH LAYER OF FILL SHALL BE COMPACTED AS NECESSARY TO OBTAIN THAT DENSITY, AND IS TO BE CERTIFIED BY THE ENGINEER AT THE TIME OF CONSTRUCTION. ALL COMPACTION IS TO BE DETERMINED BY AASHTO METHOD T-99 (STANDARD PROCTOR).

EMBANKMENT CORE - THE CORE SHALL BE PARALLEL TO THE CENTERLINE OF THE EMBANKMENT AS SHOWN ON THE PLANS. THE TOP WIDTH OF THE CORE SHALL BE A MINIMUM OF FOUR FEET. THE HEIGHT SHALL EXTEND UP TO AT LEAST THE 10-YEAR WATER ELEVATION OR AS SHOWN ON THE PLANS. THE SIDE SLOPES SHALL BE 1 TO 1 OR FLATTER. THE CORE SHALL BE COMPACTED WITH CONSTRUCTION EQUIPMENT, ROLLERS, OR HAND TAMPERS TO ASSURE MAXIMUM DENSITY AND MINIMUM PERMEABILITY. IN ADDITION, THE CORE SHALL BE PLACED CONCURRENTLY WITH THE OUTER SHELL OF THE EMBANKMENT.

STRUCTURE BACKFILL

BACKFILL ADJACENT TO PIPES OR STRUCTURES SHALL BE OF THE TYPE AND QUALITY CONFORMING TO THAT SPECIFIED FOR THE ADJOINING FILL MATERIAL. THE FILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED FOUR INCHES IN THICKNESS AND COMPACTED BY HAND TAMPERS OR OTHER MANUALLY DIRECTED COMPACTION EQUIPMENT. THE MATERIAL NEEDS TO FILL COMPLETELY ALL SPACES UNDER AND ADJACENT TO THE PIPE. AT NO TIME DURING THE BACKFILLING OPERATION SHALL DRIVEN EQUIPMENT BE ALLOWED TO OPERATE CLOSER THAN FOUR FEET, MEASURED HORIZONTALLY, TO ANY PART OF A STRUCTURE. UNDER NO CIRCUMSTANCES SHALL EQUIPMENT BE DRIVEN OVER ANY PART OF A CONCRETE STRUCTURE OR PIPE, UNLESS THERE IS A COMPACTED FILL OF 24" OR GREATER OVER PIPE.

STRUCTURE BACKFILL MAY BE FLOWABLE FILL MEETING THE REQUIREMENTS OF MARYLAND DEPARTMENT OF TRANSPORTATION, STATE HIGHWAY ADMINISTRATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, SECTION 313 AS MODIFIED. THE MIXTURE SHALL HAVE A 100-200 PSI; 28 DAY UNCONFINED COMPRESSIVE STRENGTH. THE FLOWABLE FILL SHALL HAVE A MINIMUM PH OF 4.0 AND A MINIMUM RESISTIVITY OF 2,000 OHM-CM. MATERIAL SHALL BE PLACED SUCH THAT A MINIMUM OF 6" (MEASURED PERPENDICULAR TO THE OUTSIDE OF THE PIPE) OF FLOWABLE FILL SHALL BE UNDER (BEDDING), OVER AND, ON THE SIDES OF THE PIPE. IT ONLY NEEDS TO EXTEND UP TO THE SPRING LINE FOR RIGID CONDUITS. AVERAGE SLUMP OF THE FILL SHALL BE 7" TO ASSURE FLOWABILITY OF THE MATERIAL. ADEQUATE MEASURES SHALL BE TAKEN (SAND BAGS, ETC.) TO PREVENT FLOATING THE PIPE. WHEN USING FLOWABLE FILL, ALL METAL PIPE SHALL BE BITUMINOUS COATED. ANY ADJOINING SOIL FILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED FOUR INCHES IN THICKNESS AND COMPACTED BY HAND TAMPERS OR OTHER MANUALLY DIRECTED COMPACTION EQUIPMENT. THE MATERIAL SHALL COMPLETELY FILL ALL VOIDS ADJACENT TO THE FLOWABLE FILL ZONE. AT NO TIME DURING THE BACKFILLING OPERATION SHALL DRIVEN EQUIPMENT BE ALLOWED TO OPERATE CLOSER THAN FOUR FEET, MEASURED HORIZONTALLY, TO ANY PART OF A STRUCTURE. UNDER NO CIRCUMSTANCES SHALL EQUIPMENT BE DRIVEN OVER ANY PART OF A STRUCTURE OR PIPE UNLESS THERE IS A COMPACTED FILL OF 24" OR GREATER OVER THE STRUCTURE OR PIPE. BACKFILL MATERIAL OUTSIDE THE STRUCTURAL BACKFILL (FLOWABLE FILL) ZONE SHALL BE OF THE TYPE AND QUALITY CONFORMING TO OTHER EMBANKMENT MATERIALS.

PIPE CONDUITS
ALL PIPES SHALL BE CIRCULAR IN CROSS SECTION.

CORRUGATED METAL PIPE - ALL OF THE FOLLOWING CRITERIA SHALL APPLY FOR CORRUGATED METAL PIPE:

1. MATERIALS -(POLYMER COATED STEEL PIPE) - STEEL PIPES WITH POLYMERIC COATINGS SHALL HAVE A MINIMUM COATING THICKNESS OF 0.01 INCH (10 MIL) ON BOTH SIDES OF THE PIPE. THIS PIPE AND ITS APPURTENANCES SHALL CONFORM TO THE REQUIREMENTS OF AASHTO SPECIFICATIONS M-245 & M-246 WITH WATERTIGHT COUPLING BANDS OR FLANGES.

MATERIALS - (ALUMINUM COATED STEEL PIPE) - THIS PIPE AND ITS APPURTENANCES SHALL CONFORM TO THE REQUIREMENTS OF AASHTO SPECIFICATION M-274 WITH WATERTIGHT COUPLING BANDS OR FLANGES. ALUMINUM COATED STEEL PIPE, WHEN USED WITH FLOWABLE FILL OR WHEN SOIL AND/OR WATER CONDITIONS WARRANT THE NEED FOR INCREASED DURABILITY, SHALL BE FULLY BITUMINOUS COATED PER REQUIREMENTS OF AASHTO SPECIFICATION M-190 TYPE A. ANY ALUMINUM COATING DAMAGED OR OTHERWISE REMOVED SHALL BE REPLACED WITH COLD APPLIED BITUMINOUS COATING COMPOUND. ALUMINUM SURFACES THAT ARE TO BE IN CONTACT WITH CONCRETE SHALL BE PAINTED WITH ONE COAT OF ZINC CHROMATE PRIMER OR TWO COATS OF ASPHALT.

CONFORM TO THE REQUIREMENTS OF AASHTO SPECIFICATION M-196 OR M-211 WITH WATERTIGHT COUPLING BANDS OR FLANGES. ALUMINUM PIPE, WHEN USED WITH FLOWABLE FILL OR WHEN SOIL AND/OR WATER CONDITIONS WARRANT FOR INCREASED DURABILITY, SHALL BE FULLY BITUMINOUS COATED PER REQUIREMENTS OF AASHTO SPECIFICATION M-190 TYPE A. ALUMINUM SURFACES THAT ARE TO BE IN CONTACT WITH CONCRETE SHALL BE PAINTED WITH ONE COAT OF ZINC CHROMATE PRIMER OR TWO COATS OF ASPHALT. HOT DIP GALVANIZED BOLTS MAY BE USED FOR CONNECTIONS. THE PH OF THE SURROUNDING SOILS SHALL BE BETWEEN 4 AND 9.

2. COUPLING BANDS, ANTI-SEEP COLLARS, END SECTIONS, ETC., MUST BE COMPOSED OF THE SAME MATERIAL AND COATINGS AS THE PIPE. METALS MUST BE INSULATED FROM DISSIMILAR MATERIALS WITH USE OF RUBBER OR PLASTIC INSULATING MATERIALS AT LEAST 24 MILS IN THICKNESS.

3. CONNECTIONS - ALL CONNECTIONS WITH PIPES MUST BE COMPLETELY WATERTIGHT. THE DRAIN PIPE OR BARREL CONNECTION TO THE RISER SHALL BE WELDED ALL AROUND WHEN THE PIPE AND RISER ARE METAL. ANTI-SEEP COLLARS SHALL BE CONNECTED TO THE PIPE IN SUCH A MANNER AS TO BE COMPLETELY WATERTIGHT. DIMPLE BANDS ARE NOT CONSIDERED TO BE WATERTIGHT.

ALL CONNECTIONS SHALL USE A RUBBER OR NEOPRENE GASKET WHEN JOINING PIPE SECTIONS. THE END OF EACH PIPE SHALL BE RE-ROLLED AN ADEQUATE NUMBER OF CORRUGATIONS TO ACCOMMODATE THE BANDWIDTH. THE FOLLOWING TYPE CONNECTIONS ARE ACCEPTABLE FOR PIPES LESS THAN 24 INCHES IN DIAMETER: FLANGES ON BOTH ENDS OF THE PIPE WITH A CIRCULAR 3/8 INCH CLOSED CELL NEOPRENE GASKET, PREPUNCHED TO THE FLANGE BOLT CIRCLE, SANDWICHED BETWEEN ADJACENT FLANGES; A 12-INCH WIDE STANDARD LAP TYPE BAND WITH 12-INCH WIDE BY 3/8-INCH THICK CLOSED CELL CIRCULAR NEOPRENE GASKET; AND A 12-INCH WIDE HUGGER TYPE BAND WITH O-RING GASKETS HAVING A MINIMUM DIAMETER OF 1/2 INCH GREATER THAN THE CORRUGATION DEPTH. PIPES 24 INCHES IN DIAMETER AND LARGER SHALL BE CONNECTED BY A 24 INCH LONG ANNULAR CORRUGATED BAND USING A MINIMUM OF 4 (FOUR) RODS AND LUGS, 2 ON EACH CONNECTING PIPE END. A 24-INCH WIDE BY 3/8-INCH THICK CLOSED CELL CIRCULAR NEOPRENE GASKET WILL BE INSTALLED WITH 12 INCHES ON THE END OF EACH PIPE. FLANGED JOINTS WITH 3/8 INCH CLOSED CELL GASKETS THE FULL WIDTH OF THE FLANGE IS ALSO ACCEPTABLE.

HELICALLY CORRUGATED PIPE SHALL HAVE EITHER CONTINUOUSLY WELDED SEAMS OR HAVE LOCK SEAMS WITH INTERNAL CAULKING OR A NEOPRENE BEAD.

4. 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.

5. BACKFILLING SHALL CONFORM TO "STRUCTURE BACKFILL".

6. 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-1785 OR ASTM D-2241. CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) PIPE, COUPLINGS AND FITTINGS SHALL CONFORM TO THE FOLLOWING: 4" - 10" INCH PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M252 TYPE S, AND 12" THROUGH 24" INCH SHALL MEET THE REQUIREMENTS OF AASHTO M294 TYPE S.

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 311.

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 921.09, CLASS C.

CARE OF WATER DURING CONSTRUCTION

ALL WORK ON PERMANENT STRUCTURES SHALL BE CARRIED OUT IN AREAS FREE FROM WATER. THE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN ALL TEMPORARY DIKES, LEVEES, COFFERDAMS, DRAINAGE CHANNELS, AND STREAM DIVERSIONS NECESSARY TO PROTECT THE AREAS TO BE OCCUPIED BY THE PERMANENT WORKS. THE CONTRACTOR SHALL ALSO FURNISH, INSTALL, OPERATE, AND MAINTAIN ALL NECESSARY PUMPING AND OTHER EQUIPMENT REQUIRED FOR REMOVAL OF WATER FROM VARIOUS PARTS OF THE WORK AND FOR MAINTAINING THE EXCAVATIONS, FOUNDATION, AND OTHER PARTS OF THE WORK FREE FROM WATER AS REQUIRED OR DIRECTED BY THE ENGINEER FOR CONSTRUCTING EACH PART OF THE WORK. AFTER HAVING SERVED THEIR PURPOSE, ALL TEMPORARY PROTECTIVE WORKS SHALL BE REMOVED OR LEVELED AND GRADED TO THE EXTENT REQUIRED TO PREVENT OBSTRUCTION IN ANY DEGREE WHATSOEVER OF THE FLOW OF WATER TO THE SPILLWAY OR OUTLET WORKS AND SO AS NOT TO INTERFERE IN ANY WAY WITH THE OPERATION OR MAINTENANCE OF THE STRUCTURE. STREAM DIVERSIONS SHALL BE MAINTAINED UNTIL THE FULL FLOW CAN BE PASSED THROUGH THE PERMANENT WORKS. THE REMOVAL OF WATER FROM THE REQUIRED EXCAVATION AND THE FOUNDATION SHALL BE ACCOMPLISHED IN A MANNER AND TO THE EXTENT THAT WILL MAINTAIN STABILITY OF THE EXCAVATED SLOPES AND BOTTOM REQUIRED EXCAVATIONS AND WILL ALLOW SATISFACTORY PERFORMANCE OF ALL CONSTRUCTION OPERATIONS. DURING THE PLACING AND COMPACTING OF MATERIAL IN REQUIRED EXCAVATIONS, THE WATER LEVEL AT THE LOCATIONS BEING REFILLED SHALL BE MAINTAINED BELOW THE BOTTOM OF THE EXCAVATION AT SUCH LOCATIONS WHICH MAY REQUIRE DRAINING THE WATER SUMPS FROM WHICH THE WATER SHALL BE PUMPED.

STABILIZATION

ALL BORROW AREAS SHALL BE GRADED TO PROVIDE PROPER DRAINAGE AND LEFT IN A SIGHTLY 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 NEEDS TO BE RETAINED IN A FILE. THE ISSUANCE OF A MAINTENANCE AND REPAIR PERMIT FOR ANY REPAIRS OR MAINTENANCE THAT INVOLVES THE MODIFICATION OF THE DAM OR SPILLWAY FROM ITS ORIGINAL DESIGN AND SPECIFICATIONS IS REQUIRED. A PERMIT IS ALSO REQUIRED FOR ANY REPAIRS OR RECONSTRUCTION THAT INVOLVE A SUBSTANTIAL PORTION OF THE STRUCTURE. ALL INDICATED REPAIRS ARE TO BE MADE AS SOON AS PRACTICAL.

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 2-3-05
KS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[signature] Director	4/4/05 Date
[signature] Chief, Division of Land Development	8/3/05 Date KS
[signature] Chief, Development Engineering Division MK	7/29/05 Date

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION

[signature] 7/19/05
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 WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

[signature] 7-19-05
DATE

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

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

\Drawings\96079\03053\SDP's\03053-PROFILES.dwg | DES. BJM | DRN. KLP | CHK. MBT

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

STORMCEPTOR AND RECHARGE FACILITY DETAILS

MAPLE LAWN FARMS

BUSINESS DISTRICT, OFFICE BUILDING No.3

PARCEL C-6
Plat Nos. 16514, 17397/98, 19568 and 20233

ELECTION DISTRICT No. 5 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03053
DATE	TAX MAP - GRID	SHEET
12/APR/05	46: 3&4	6 OF 12

SDP-05-47

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 THE PERIMETER CURB AND GUTTER AND ITS ASSOCIATED STORM DRAIN SYSTEMS (I-313/314 TO STUB 2A AND I-323/328 TO EX. MH7). INSTALL INLET PROTECTION TO THESE INLETS AS SOON AS THEY ARE INSTALLED (3-4 DAYS).

4. INSTALL THE REMAINING STORM DRAIN SYSTEMS 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-312 SHALL BE TEMPORARILY BLOCKED AT ITS OPENING IN M-312. INSPECT THE TEMPORARY BLOCKING AFTER EACH RAIN EVENT TO ENSURE THAT NO SEDIMENT IS ENTERING THE STORMCEPTOR/DRYWELL FACILITY UNTIL ALL DRAINAGE TO M-312 IS STABILIZED. TO FACILITATE INSPECTIONS, THE TRASH GRATE INSTALLATION MAY BE DELAYED WHILE THE 8" PVC IS TEMPORARILY BLOCKED.

5. FINE GRADE SITE AND INITIATE BUILDING CONSTRUCTION (2 WEEKS).

6. INSTALL REMAINING 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).

7. FLUSH AND PUMP CLEAN ALL STORM DRAIN SYSTEM (1 DAY).

8. 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).

9. INSTALL SURFACE COURSE PAVING AND PARKING LOT STRIPING (1 WEEK).

10. REMOVE THE TEMPORARY BLOCKING OF THE 8" PVC IN M-312 (DONE IN S.O.C. #4) AND INSTALL THE TRASH GRATING.

11. COMPLETE BUILDING INTERIOR WORK AND OBTAIN USE & OCCUPANCY PERMIT.

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."

SIGNATURE OF DEVELOPER/BUILDER — DATE 7/19/05

ENGINEER'S CERTIFICATE

"I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

DATE 7-19-05

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

HOWARD S.C.D. — DATE 7/28/05

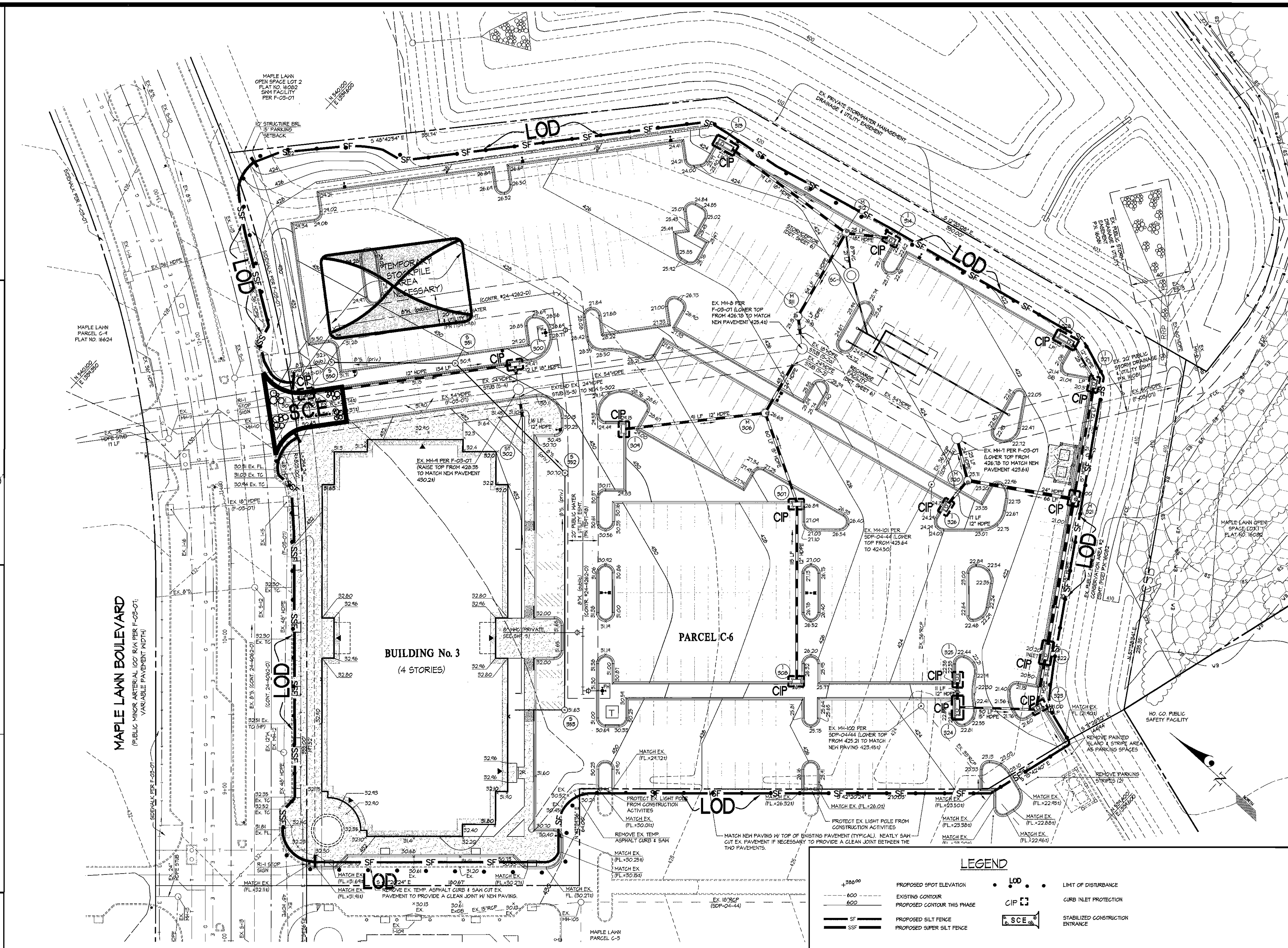
THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS.

NATURAL RESOURCES CONSERVATION SERVICE — DATE 7/28/05

DATE 2-3-05

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 8/4/05
Chief, Division of Land Development	Date 5/3/05
Chief, Development Engineering Division MK	Date 7/29/05



LEGEND

+388.00	PROPOSED SPOT ELEVATION	• LOD • •	LIMIT OF DISTURBANCE
- - 600 - - / 600	EXISTING CONTOUR / PROPOSED CONTOUR THIS PHASE	CIP	CURB INLET PROTECTION
SF / SSF	PROPOSED SILT FENCE / PROPOSED SUPER SILT FENCE	SCE	STABILIZED CONSTRUCTION ENTRANCE

THIS PLAN IS FOR SEDIMENT & EROSION CONTROL PURPOSES ONLY!!

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

\Drawings\96079\03053\SDP\03053-SNE.dwg	DES. MBT	DRN. KLP	CHK. MBT

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

SEDIMENT CONTROL PLAN

MAPLE LAWN FARMS
BUSINESS DISTRICT, OFFICE BUILDING No.3
PARCEL C-6
PLAT NO. 16514, 17391/93

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	MXD-3	03053
DATE	TAX MAP – GRID	SHEET
12/APR/05	46: 3&4	7 OF 12

SDP-05-47

HILLIS - CARNES ENGINEERING ASSOCIATES, INC.

RECORD OF SOIL EXPLORATION

Page 1 of 1

Project Name Maplelawn Farms — Location Scaggsville, Maryland — Boring Number I-1 — Job # 01065A

SAMPLER — Datum; Surf. Elev. 411.5; Date Started 02-22-01; Hammer Wt. 140 Lbs.; Hammer Drop 30 Inches; Pipe Size 2.0 Inches OD; Hole Diameter 6"; Rock Core Di -; Boring Method HSA; Foreman Lamont Smith; Inspector; Complete 02-22-01

ELEV.	SOIL DESCRIPTION (Color, Moisture, Density, Size, Proportion)	STRA. DEPTH	DEPTH SCALE	CON	SAMPLE BLOWS 6"	NO.	REC.	BORING & SAMPLING NOTES
	SURFACE		0.0					
	Brown, moist, medium stiff to very stiff, clay, trace fine sand and mica (CL)			U/D	2-3-3-4	1	12"	
		5.0	5.0	I	5-8-9-10	2	16"	No groundwater encountered while drilling
	Brown, moist, stiff, clay (CH)			I	5-6-8-7	3	16"	Caved in at 15.0' at Completion
			10.0	I	2-3-5-5	4	24"	
				U/D	2-3-5-5	5	24"	Backfilled after 24 hours
		17.0	15.0	U/D	3-4-5-5	6	20"	
	Bottom of Hole at 17.0'		20.0					

SAMPLER TYPE: DRIVEN SPLIT SPOON UNLESS OTHERWISE NOTED. PT-PRESSED SHELBY TUBE CA-CONTINUOUS FLIGHT AUGER RC-ROCK CORE

SAMPLE CONDITIONS: D-DISINTEGRATED I-INTACT U-UNDISTURBED L-LOST

GROUND WATER DEPTH: AT COMPLETION 14.0 FT. AFTER ___ FT. AFTER ___ FT.

BORING METHOD: HSA-HOLLOW STEM AUGERS CFA-CONT. FLIGHT AUGERS DC-DRIVING CASING MD-MUD DRILLING

STANDARD PENETRATION TEST-DRIVING 2" OD SAMPLER 1' WITH 140# HAMMER FALLING 30";COUNT MADE AT 6" INTERVALS

HILLIS - CARNES ENGINEERING ASSOCIATES, INC.

RECORD OF SOIL EXPLORATION

Page 1 of 1

Project Name Maplelawn Farms — Location Scaggsville, Maryland — Boring Number I-2 — Job # 01065A

SAMPLER — Datum; Surf. Elev. 413.5; Date Started 02-23-01; Hammer Wt. 140 Lbs.; Hammer Drop 30 Inches; Pipe Size 2.0 Inches OD; Hole Diameter 6; Rock Core Di -; Boring Method HSA; Foreman Lamont Smith; Inspector; Complete 02-23-01

ELEV.	SOIL DESCRIPTION (Color, Moisture, Density, Size, Proportion)	STRA. DEPTH	DEPTH SCALE	CON	SAMPLE BLOWS 6"	NO.	REC.	BORING & SAMPLING NOTES
	SURFACE		0.0					
	Brown, moist, soft, sandy silt, trace clay and mica (ML)	2.5		I	1-2-3-4	1	13"	
	Brown, moist to wet, very loose to medium dense silty fine sand (SM)		5.0	I	3-3-4-4	2	18"	Groundwater encountered at 11.5' while drilling
				I	3-4-5-5	3	16"	Cavedn at 11.0' at Completion
			10.0	I	2-2-2-2	4	10"	
				I	2-1-2-3	5	24"	
		17.0	15.0	I	5-5-6-7	6	12"	
	Bottom of Hole at 17.0'		20.0					

SAMPLER TYPE: DRIVEN SPLIT SPOON UNLESS OTHERWISE NOTED. PT-PRESSED SHELBY TUBE CA-CONTINUOUS FLIGHT AUGER RC-ROCK CORE

SAMPLE CONDITIONS: D-DISINTEGRATED I-INTACT U-UNDISTURBED L-LOST

GROUND WATER DEPTH: AT COMPLETION 7.5 FT. AFTER ___ FT. AFTER ___ FT.

BORING METHOD: HSA-HOLLOW STEM AUGERS CFA-CONT. FLIGHT AUGERS DC-DRIVING CASING MD-MUD DRILLING

STANDARD PENETRATION TEST-DRIVING 2" OD SAMPLER 1' WITH 140# HAMMER FALLING 30";COUNT MADE AT 6" INTERVALS

HILLIS - CARNES ENGINEERING ASSOCIATES, INC.

RECORD OF SOIL EXPLORATION

Page 1 of 1

Project Name Maplelawn Farms — Location Scaggsville, Maryland — Boring Number I-3 — Job # 01065A

SAMPLER — Datum; Surf. Elev. 418.1; Date Started 02-24-01; Hammer Wt 140 Lbs.; Hammer Drop 30 Inches; Pipe Size 2.0 Inches OD; Hole Diameter 6"; Rock Core Di -; Boring Method HSA; Foreman Lamont Smith; Inspector; Complete 02-24-01

ELEV.	SOIL DESCRIPTION (Color, Moisture, Density, Size, Proportion)	STRA. DEPTH	DEPTH SCALE	CON	SAMPLE BLOWS 6"	NO.	REC.	BORING & SAMPLING NOTES
	SURFACE		0.0					
	Reddish brown, moist, soft, silt, trace clay and mica (ML)	2.5		D	2-2-2-3	1	16"	
	Reddish brown to brown, moist, medium stiff to very stiff, micaceous fine sandy silt (ML)		5.0	D	2-3-3-4	2	14"	Groundwater encountered at 13.0' while drilling
				D	2-3-3-5	3	20"	Caved in at 11.0' at Completion
			10.0	D	3-3-3-4	4	16"	
				D	3-3-4-4	5	18"	
		17.0	15.0	D	6-9-10-13	6	14"	Backfilled after 24 hours
	Bottom of Hole at 17.0'		20.0					

SAMPLER TYPE: DRIVEN SPLIT SPOON UNLESS OTHERWISE NOTED. PT-PRESSED SHELBY TUBE CA-CONTINUOUS FLIGHT AUGER RC-ROCK CORE

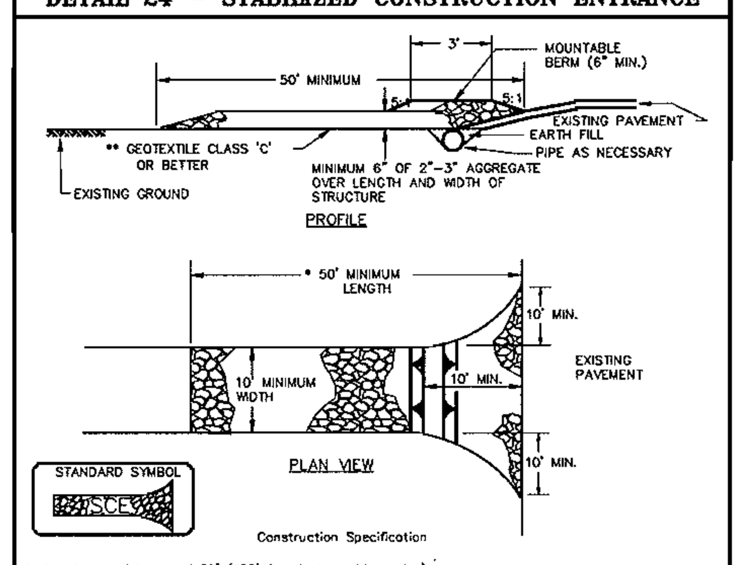
SAMPLE CONDITIONS: D-DISINTEGRATED I-INTACT U-UNDISTURBED L-LOST

GROUND WATER DEPTH: AT COMPLETION 8.0 FT. AFTER ___ FT. AFTER ___ FT.

BORING METHOD: HSA-HOLLOW STEM AUGERS CFA-CONT. FLIGHT AUGERS DC-DRIVING CASING MD-MUD DRILLING

STANDARD PENETRATION TEST-DRIVING 2" OD SAMPLER 1' WITH 140# HAMMER FALLING 30";COUNT MADE AT 6" INTERVALS

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



Construction Specification

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

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

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

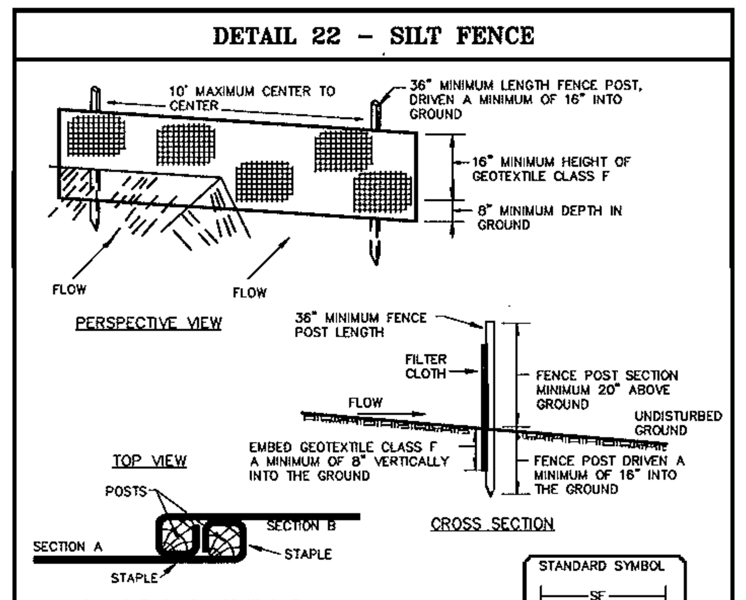
4. Stone – crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.

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

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

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

DETAIL 22 - SILT FENCE



Construction Specifications

1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum) cut, or 1 3/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pond per linear foot.

2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal ft² / minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

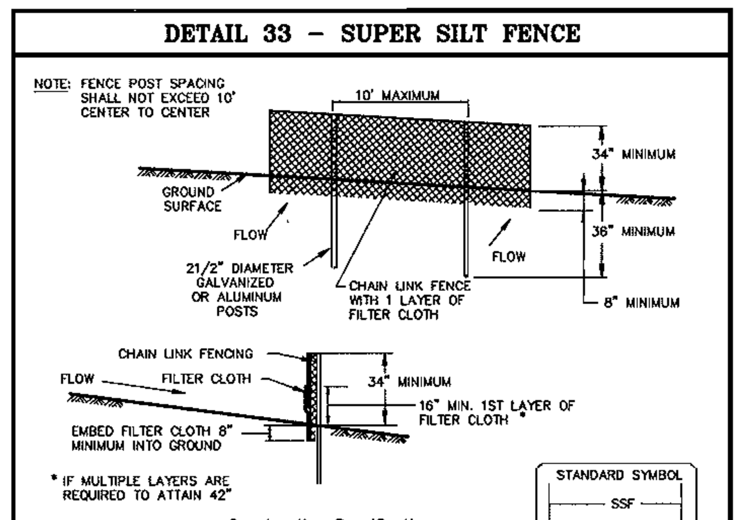
3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.

4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 15 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 33 - SUPER SILT FENCE

NOTE: FENCE POST SPACING SHALL NOT EXCEED 10' CENTER TO CENTER



Construction Specifications

1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts.

2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.

3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.

4. Filter cloth shall be embedded a minimum of 8" into the ground.

5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.

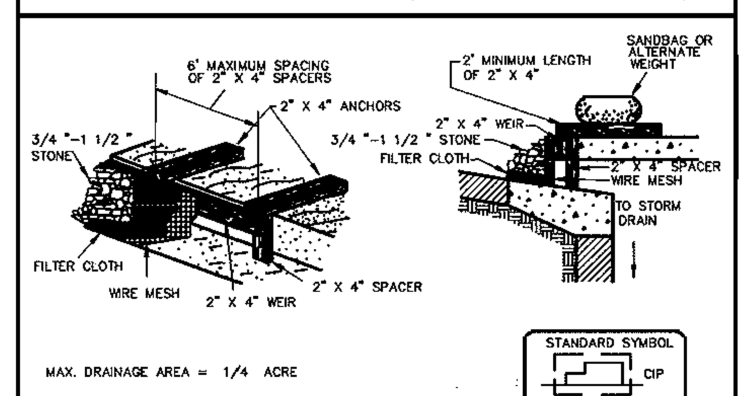
6. Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height

7. Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal/ft²/minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE H - 26 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 23C
CURB INLET PROTECTION (COG OR COS INLETS)



MAX. DRAINAGE AREA = 1/4 ACRE

STANDARD SYMBOL — CIP

Construction Specifications

1. Attach a continuous piece of wire mesh (30" minimum width by throat length plus 4') to the 2" x 4" weir (measuring throat length plus 2') as shown on the standard drawing.

2. Place a continuous piece of Geotextile Class E the same dimensions as the wire mesh over the wire mesh and securely attach it to the 2" x 4" weir.

3. Securely nail the 2" X 4" weir to a 9" long vertical spacer to be located between the weir and the inlet face (max. 4' apart).

4. Place the assembly against the inlet throat and nail (minimum 2' lengths of 2" x 4" to the top of the weir at spacer locations). These 2" x 4" anchors shall extend across the inlet top and be held in place by sandbags or alternate weight.

5. The assembly shall be placed so that the end spacers are a minimum 1' beyond both ends of the throat opening.

6. Form the 1/2 " x 1/2 " wire mesh and the geotextile fabric to the concrete gutter and against the face of the curb on both sides of the inlet. Place clean 3/4 " x 1 1/2 " stone over the wire mesh and geotextile in such a manner to prevent water from entering the inlet under or around the geotextile.

7. This type of protection must be inspected frequently and the filter cloth and stone replaced when clogged with sediment.

8. Assure that storm flow does not bypass the inlet by installing a temporary earth or asphalt dike to direct the flow to the inlet.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 16 - 5B	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

STANDARD AND SPECIFICATIONS FOR TOPSOIL

DEFINITION

PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.

PURPOSE

TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

CONDITIONS WHERE PRACTICE APPLIES

I. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPE WHERE:

A. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.

B. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIED OF MOISTURE AND PLANT NUTRIENTS.

C. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.

D. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.

II. FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

I. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE RESPECTIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.

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 A AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.

B. TOPSOIL MUST BE FREE OF PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.

C. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE IF 4-8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.

III. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:

A. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).

IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:

A. ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER & LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:

1. PH FOR TOPSOIL SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE PH TO 6.5 OR HIGHER.
2. ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
3. TOPSOIL HAVING SOLUBLE SALT GREATER THAN 500 PARTS PER MILL SHALL NOT BE USED.
4. NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHOTO-TOXIC MATERIALS.

NOTE: TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.

B. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).

V. TOPSOIL APPLICATION

A. WHEN TOPSOILLING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSION, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.
B. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBEIT 4"-8" HIGHER IN ELEVATION.

C. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4' -8' LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILLING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER

D. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.

VI. ALTERNATIVE FOR PERMANENT SEEDING - INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW:

A. COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

1. COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS THAT ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.04.06.

2. COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHORUS, AND 0.2 PERCENT POTASSIUM AND HAVE A PH OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.

3. COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.

B. COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT A RATE OF 4LB/1,000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING. MD-VA PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES. REVISED 1973.

SEDIMENT CONTROL NOTES

1. A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY OFFICE OF INSPECTION AND PERMITS PRIOR TO THE START OF ANY CONSTRUCTION. (410) 313-1855

2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL 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 3:1, B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

4. ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. I, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.

5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDINGS, SOD, 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 PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

TOTAL AREA OF SITE	:	5.58± ACRES
AREA DISTURBED	:	5.10± ACRES
AREA TO BE ROOFED OR PAVED	:	4.1± ACRES
AREA TO BE VEGETATIVELY STABILIZED	:	1.0± ACRES
TOTAL CUT	:	5,000± CU. YDS.
TOTAL FILL	:	5,000 ± CU. YDS.
OFF-SITE WASTE/BORROW AREA LOCATION	:	NONE

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

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

10. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.

11. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO 3 PIPE LENGTHS OR THAT WHICH SHALL BE BACKFILLED AND STABILIZED WITHIN 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.
SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENED).

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES

1) PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQUARE FEET) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS PER ACRE 30-0-0 UREA-FORM FERTILIZER (9 LBS/1000 SQ FT).
2) ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ FT) AND 1000 LBS PER ACRE OF 10-10-10 FERTILIZER (23 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR THE PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS PER ACRE (1.4 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (.05 LBS/1000 SQ FT) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY: OPTION (1) 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOD. OPTION (3) SEED WITH 60 LBS/ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENED).

SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT).

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU OCTOBER 15, SEED WITH 2-1/2 BUSHEL PER ACRE OF ANNUAL RYE (3.2 LBS./1000 SQ.FT.). FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS PER ACRE OF WEEPING LOVEGRASS (.07 LBS/1000 SQ FT). FOR THE PERIOD NOVEMBER 16 THRU FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTTED, WEED-FREE, SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GAL PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES, 8 FT OR HIGHER, USE 348 GAL PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

APPROVED PLANNING BOARD OF HOWARD COUNTY DATE 2-3-05 KS

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY!

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[signature] Director — Date 8/4/05

[signature] Chief, Division of Land Development — Date 8/3/05 KS

[signature] Chief, Development Engineering Division MK — Date 7/29/05

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."

[signature] SIGNATURE OF DEVELOPER/BUILDER — DATE 7/19/05

ENGINEER'S CERTIFICATE

"I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

[signature] — DATE 7-19-05

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

[signature] HOWARD S.C.D. — DATE 7/28/05

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

[signature] NATURAL RESOURCES CONSERVATION SERVICE — DATE 7/28/05

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

\Drawings\96079\03053\SDP\03053-SNE-DET.dwg — DES. MBT — DRN. KLP — CHK.

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

SEDIMENT CONTROL NOTES & DETAILS

MAPLE LAWN FARMS
BUSINESS DISTRICT, OFFICE BUILDING No.3
PARCEL C-6
PLAT NO. 16514, 17397/98

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
NO SCALE	MXD-3	03053
DATE	TAX MAP - GRID	SHEET
12/APR/05	46: 3&4	8 OF 12

SDP-05-47

DRAINAGE AREA INFORMATION			
INLET	AREA (ACRES)	'C' VALUE	% IMP.
I-300	0.07	0.78	85%
I-301	0.10	0.78	85%
I-307	0.21	0.78	85%
I-308	0.17	0.78	85%
I-309	0.11	0.78	85%
I-313	0.97	0.78	85%
I-314	0.16	0.78	85%
I-322	0.51	0.78	85%
I-323	0.04	0.78	85%
I-324	0.39	0.78	85%
I-325	0.17	0.78	85%
I-326	0.39	0.78	85%
I-327	0.09	0.78	85%
I-328	0.42	0.78	85%
S-302	0.63	0.95	100%
Additional area to Ex. I-105			
S-302	0.08	0.81	87%
Total Area to Ex. I-105			
S-302	0.33	0.81	87%

TOTAL PROPOSED AREA = 5.31 acres

DRAINAGE AREA TO EXISTING STRUCTURES	
STR. No.	PROP. DA TO STUB (ACRES)
EX. S-2	0.49
EX. S-2a	1.13
EX. S-3	0.63
EX. S-4	0.80
EX. MH-7	2.01

LEGEND

- 600 — EXISTING CONTOUR
- 600 — PROPOSED CONTOUR
- PROPOSED STORM DRAIN DRAINAGE DIVIDE
- DRAINAGE DIVIDE TO EXISTING CONNECTION

APPROVED
HOWARD COUNTY
DEPARTMENT OF PUBLIC WORKS
DATE 2-3-05

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 8/4/05

Chief, Division of Land Development — Date 8/3/05

Chief, Development Engineering Division MK — Date 7/23/05

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

\Drawings\96079\03053\SDP\03053-DAM.dwg | DES. MBT | DRN. KLP | CHK. MBT

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

DRAINAGE AREA MAP

MAPLE LAWN FARMS
BUSINESS DISTRICT, OFFICE BUILDING No.3
PARCEL C-6
PLAT NO. 16514 & 17397/98

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	MXD-3	03053
DATE	TAX MAP – GRID	SHEET
12/APR/05	46: 3&4	9 OF 12

SDP-05-47

PLANTING LEGEND

SHRUBS

EVERGREEN TREES

ORNAMENTAL FLOWERING TREE

CANOPY SHADE TREE

TREE PER F-03-07 & SDP-04-44

LANDSCAPE NOTES

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE & CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL (ALTERNATIVE COMPLIANCE) PLUS THE LANDSCAPE DESIGN CRITERIA OF S-01-11 AND PB CASE No. 353.

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

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

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

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

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

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

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

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

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

11. "SCHEDULE-A", "SCHEDULE-B" AND "SCHEDULE-D" (SEE SHEET 11) ARE PROVIDED FOR LANDSCAPE SURETY CALCULATION PURPOSES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING IS $20,070.00 FOR THE FOLLOWING PLANTS:

214 SHRUBS AT $30.00/SHRUB = $ 6,420.00
31 SHADE TREES AT $300/TREE = $ 11,100.00
17 EVERGREEN TREES AT $150/TREE = $ 2,550.00

THE LANDSCAPE SURETY POSTED WITH THE DEVELOPER AGREEMENT WAS $19,620.00; THEREFORE, AN ADDITIONAL LANDSCAPE SURETY OF $450.00 IS REQUIRED WITH THE GRADING PERMIT FOR THE BANK CONSTRUCITON.

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 1-18-08

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE FEBRUARY 3,2005 and DECEMBER 7, 2006

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 2/25/08

Chief, Division of Land Development — Date 2/25/08

Chief, Development Engineering Division — Date 2/21/08

STATE OF MARYLAND
Michael B. Tran
REGISTERED LANDSCAPE ARCHITECT
933
1/20/08

PARKING ADJACENT TO R.O.W. (164' OF TYPE-E BUFFER)

ADJACENT TO S.W.M. FACILITY (682' OF TYPE-B BUFFER)

MAPLE LAWN BOULEVARD
(PUBLIC MINOR ARTERIAL, 100' R/W PER F-03-07; VARIABLE-PAVEMENT WIDTH)

BUILDING No. 3
(4 STORIES)

M&T BANK

20' PUBLIC WATER & UTILITY ESMT (PN 17397-98)

8"W. (public) (CONTR. #24-4262-D)

PUBLIC UTILITY ESMT

EX. PRIVATE STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT

EX. 20' PUBLIC STORM DRAINAGE & UTILITY ESMT PN 16081

EX. 51' PUBLIC STORM DRAINAGE & UTILITY EASEMENT PN 16081

MAPLE LAWN OPEN SPACE LOT 2 PLAT NO. 16082 SWM FACILITY PER F-03-07

MAPLE LAWN OPEN SPACE LOT 1 PLAT NO. 16082

EX. PUBLIC FOREST CONSERVATION AREA & EASEMENT (FCE) PER 16082

NO. CO. PUBLIC SAFETY FACILITY

PARCEL C-3 PER SDP-04-44

INTERNAL PERIMETER

THIS PLAN IS FOR LANDSCAPE PLANTING PURPOSES ONLY

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

\Drawings\96079\03053\SDP\03053-LS.dwg | DES. MBT | DRN. KLP | CHK. MBT

DATE	REVISION	BY	APP'R.
10/29/08	add easmt. for conversion of sewer & removed conflicting trees	klp	
1/15/08	revised title block; added prop. bank, revised parking for bank and rev. associated landscaping		

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

REVISED LANDSCAPE PLAN

MAPLE LAWN FARMS

BUSINESS DISTRICT, OFFICE BUILDING No. 3 and M&T BANK
PARCELS C-21 and C-22
PLAT Nos. 16514, 17397/98, 19568 and 20233

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	MXD-3	03053
DATE	TAX MAP - GRID	SHEET
Jan./2008	46: 3&4	10 OF 12

SDP-05-47

SPECIFICATIONS: PLANT MATERIALS AND PLANTING METHODS

A. PLANT MATERIALS

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

1. PLANT NAMES

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

2. PLANT STANDARDS

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

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

3. PLANT MEASUREMENTS

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

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

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

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

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

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

4. PLANT IDENTIFICATION

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

5. PLANT INSPECTION

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

B. PLANTING METHODS

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

1. PLANTING SEASONS

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

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

2. DIGGING

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

3. EXCAVATION OF PLANT PITS

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

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

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

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

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

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

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

4. STAKING, GUYING AND WRAPPING

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

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

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

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

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

5. PLANT PRUNING, EDGING AND MULCHING

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

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

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

6. PLANT INSPECTION AND ACCEPTANCE

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

7. PLANT GUARANTEE

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

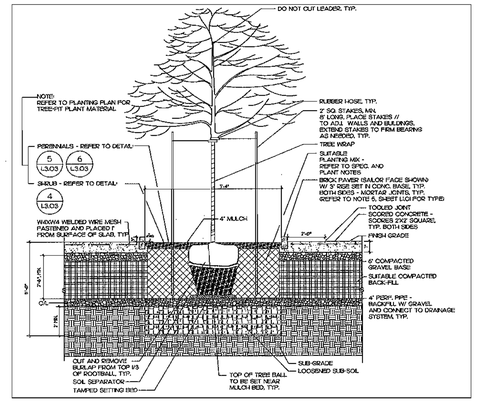
A. FOR THIS PURPOSE, THE "GROWING SEASON" SHALL BE THAT PERIOD BETWEEN THE END OF THE "SPRING" PLANTING SEASON, AND THE COMMENCEMENT OF THE "FALL" PLANTING SEASON.

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

SODDING

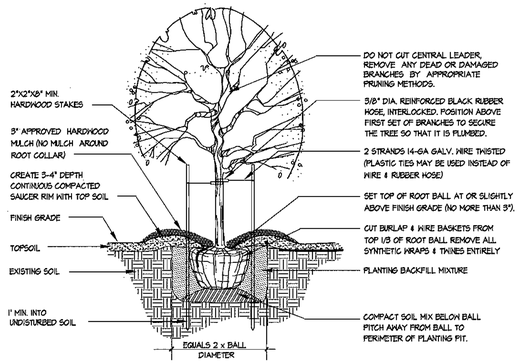
ALL SODDING SHALL BE IN ACCORDANCE TO THE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" LATEST EDITION, APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS.

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



TREE PLANTER DETAIL

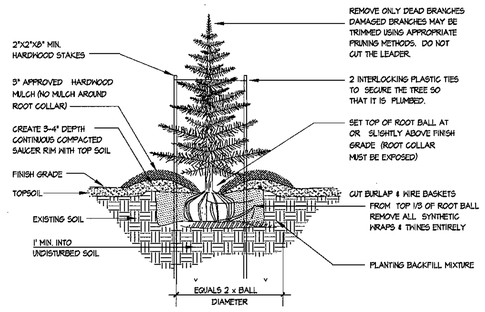
SCALE: 1"=4'



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

DECIDUOUS TREE PLANTING DETAIL

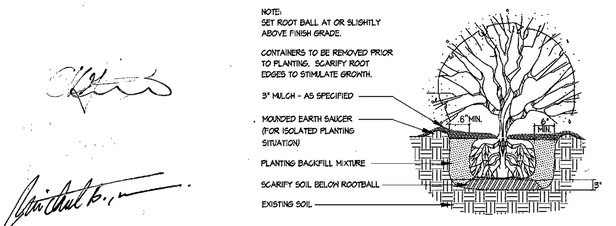
FOR PLANTING MATERIAL UP TO 3 1/2" CALIPER NTS



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

EVERGREEN TREE PLANTING DETAIL

NTS



SHRUB PLANTING DETAIL

NTS

SCHEDULE-A: PERIMETER LANDSCAPE EDGE

CATEGORY	BUILDING LENGTH (REAR & SIDES)	ADJACENT TO ROADWAYS (MAPLE LAWN BLVD.)		ADJACENT TO STORMWATER MANAGEMENT FACILITY
LOCATION	SIDE & REAR OF OFFICE BUILDING 2	PARKING FRONTAGE	BUILDING FRONTAGE	COMMON PROPERTY LINE WITH OPEN SPACE LOT 2
LANDSCAPE BUFFER TYPE	1 SHRUB PER 4 LF OF BLDG LENGTH ⚠	TYPE-E	NONE REQUIRED PER MLF LANDSCAPE DESIGN CRITERIA (PART-F)	PER SCHEDULE-D (BELOW)
LINEAR FEET OF ROADWAY/ PERIMETER FRONTAGE/BLDG.	504' OF BLDG. PERIMETER	164 L.F.		
CREDIT FOR EX. VEGETATION (YES, NO; LINEAR FEET; DESCRIBE BELOW IF NEEDED)	NONE	NONE		
CREDIT FOR WALL, FENCE OR BERM (YES, NO; LINEAR FEET; DESCRIBE BELOW IF NEEDED)	NONE	NONE		
NUMBER OF PLANTS REQUIRED				
SHADE TREES	N/A	4 (at 1:40)		
EVERGREEN TREES	N/A	N/A		
ORNAMENTALS	N/A	N/A		
SHRUBS	128	41 (at 1:4)		
NUMBER OF PLANTS PROVIDED				
SHADE TREES	N/A	4		
EVERGREEN TREES	N/A	N/A		
ORNAMENTALS	N/A	N/A		
SHRUBS	MORE THAN 128	43		
SUBSTITUTIONS MADE				

LANDSCAPE SURETY FOR REQUIRED PLANTS PER SCHEDULE-A:
4 SHADE TREES at $300/TREE = $ 1,200.00
169 SHRUBS at $30/ SHRUB = $ 5,070.00

⚠ PLANTING PER THE MLF LANDSCAPE DESIGN CRITERIA (PART-F).

SCHEDULE B -- PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	434 SPACES (EXCLUDING THE PARALLEL PARKING SPACES WITHIN MAPLE LAWN BLVD.)
NUMBER OF TREES REQUIRED	22 (1 SHADE TREE PER 20 PARKING SPACES)
NUMBER OF TREES PROVIDED	
SHADE TREES	OVER 22
OTHER TREES (2:1 substitution)	N/A

LANDSCAPE SURETY FOR REQUIRED TREES PER SCHEDULE-B: 22 SHADE TREES at $300/TREE = $ 6,600.00

SCHEDULE D -- STORMWATER MANAGEMENT AREA LANDSCAPING

LINEAR FEET OF PERIMETER	682'
NUMBER OF TREES REQUIRED (TYPE-B BUFFER)	
SHADE TREES (at 1:50)	14
EVERGREEN TREES (at 1:40)	17
NUMBER OF TREES PROVIDED	
SHADE TREES	13
EVERGREEN TREES	17
OTHERS (AS SUBSTITUTIONS AT 2:1)	6 ORNAMENTALS (AS SHADE TREE SUBSTITUTIONS)

LANDSCAPE SURETY FOR REQUIRED TREES PER SCHEDULE-D:
14 SHADE TREES at $300/TREE = $ 4,200.00
17 EVERGREEN TREES at $150/TREE = $ 2,550.00

PLANT LIST

SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
AR, AR*	11	3-3.5" CAL.	ACER RUBRUM 'OCTOBER GLORY'/ OCTOBER GLORY RED MAPLE	ALL B&B
QP, QP*	4	3-3.5" CAL.	QUERCUS PALUSTRIS / PIN OAK	
ZS	57	3-3.5" CAL.	ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN ZELKOVA	
CC, CC*	20	2.5-3" CAL.	CERCIS CANADENSIS / EASTERN REDBUD	B&B, TREE FORM (THIS PLANTING IS OPTIONAL)
PO	3	8' HT. MIN.	PICEA ORMORIKA / SERBIAN SPRUCE	B&B. ALL SHALL HAVE AN INTACT CENTRAL LEADER
PS, PS*	19	8' HT. MIN.	PINUS STROBUS / EASTERN WHITE PINE	
SI	58	ALL 18" - 24" SPREAD	CHOOSE FROM THE FOLLOWING FOR BUILDING FOUNDATION PLANTING: AZALEA VAR.: 'GUMPO PINK', 'GUMPO WHITE', 'KAEMPO' COTONEASTER DAMMERII 'CORAL BEAUTY'/ CORAL BEAUTY COTONEASTER COTONEASTER HORIZONTALIS 'TOM THUMB' / TOM THUMB COTONEASTER JUNIPERUS HORIZONTALIS VAR. / JUNIPER VAR.: 'BAR HARBOR', 'ANDORRA', 'WILTONI BLUE RUG' JUNIPERUS PROCUMBENS 'NANA' / DWARF JAPANESE GARDEN JUNIPER	ALL CONTAINERIZED
S2	38	ALL 24" - 30" SPREAD	CHOOSE FROM THE FOLLOWING FOR BUILDING FOUNDATION PLANTING: AZALEA VAR.: 'DELAWARE VALLEY WHITE', 'HERSHEY RED', 'HINO CRIMSON' BERBERIS THANDERII ATROPURPUREA 'CRIMSON PYGMY' / CRIMSON PIGMY BARBERRY DEUTZIA GRACILIS/ SLENDER DEUTZIA ILEX CRENATA 'HELLEI' / DWARF JAPANESE HOLLY ILEX GLABRA 'COMPACTA' / DWARF INKBERRY MAHONIA AQUIFOLIM / OREGON GRAPE HOLLY SPIREA NIPPONICA 'SNOWMOUND' / SNOWMOUND SPIREA	ALL CONTAINERIZED
TD	43	ALL 24" - 30" SPREAD	TAXUS MEDIA 'DESIFORMIS' / DENSIFORMIS YEW	CONTAINERIZED

TREES WITH AN ASTERISK (*) AS SHOWN ON SHEET 10 ARE OPTIONAL

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE: 2-3-05
KS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 2/11/05

Chief, Division of Land Development — Date 2/3/05

Chief, Development Engineering Division MK — Date 2/3/05

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

\DRAWINGS\96079\03053\SDP\03053-LS-notes.dwg | DES. MBT | DRN. KLP | CHK. MBT

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

LANDSCAPING DETAILS AND NOTES

MAPLE LAWN FARMS
BUSINESS DISTRICT, OFFICE BUILDING No.3
PARCEL C-6
PLAT NO. 16514 , 13747/98

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03053
DATE	TAX MAP – GRID	SHEET
12/APR/05	46: 3&4	11 OF 12

SDP-05-47

SPECIFICATIONS

KEYSTONE MODULAR CONCRETE BLOCK RETAINING WALL

PART 1: GENERAL

1.01 Description

A. Work shall consist of furnishing and construction of a KEYSTONE Retaining Wall System in accordance with these specifications and in reasonably close conformity with the lines, grades, design, and dimensions shown on the plans.

B. Work includes preparing foundation soil, furnishing and installing leveling pad, unit drainage fill and backfill to the lines and grades shown on the construction drawings.

C. Work includes furnishing and installing geogrid soil reinforcement of the type, size, location, and lengths designated on the construction drawings.

1.02 Delivery, Storage and Handling

A. Contractor shall check all materials upon delivery to assure that the proper type, grade, color, and certification has been received.

B. Contractor shall protect all materials from damage due to job site conditions and in accordance with manufacturer's recommendations. Damaged materials shall not be incorporated into the work.

PART 2: PRODUCTS

2.01 Modular Concrete Retaining Wall Units

A. Modular concrete units shall conform to the following architectural requirements:
face color - concrete gray - standard manufacturers' color may be specified by the Owner.
face finish - sculptured rock face in angular tri-planer configuration. Other face finishes will not be allowed without written approval of Owner.
bond configuration - running with bonds nominally located at midpoint vertically adjacent units, in both straight and curved alignments.
exposed surfaces of units shall be free of chips, cracks or other imperfections when viewed from a distance of 10 feet under diffused lighting.

B. Modular concrete materials shall conform to the requirements of ASTM C1372 - Standard Specifications for Segmental Retaining Wall Units.

C. Modular concrete units shall conform to the following structural and geometric requirements measured in accordance with appropriate references:
compressive strength = 3000 psi minimum;
absorption = 8 % maximum (6% in northern states) for standard weight aggregates;
dimensional tolerances = ± 1/8" from nominal unit dimensions not including rough split face, ±1/16" unit height - top and bottom planes;
unit size - 8" (H) x 18" (W) x 18" (D) minimum;
unit weight - 100 lbs/unit minimum for standard weight aggregates;
inter-unit shear strength - 1000 plf minimum at 2 psi normal pressure;
geogrid/unit peak connection strength - 1000 plf minimum at 2 psi normal force.

D. Modular concrete units shall conform to the following constructability requirements:
vertical setback = 1/8"± per course (near vertical) or 1"+ per course per the design;
alignment and grid positioning mechanism - fiberglass pins, two per unit minimum;
maximum horizontal gap between erected units shall be - 1/2 inch.

2.02 Shear Connectors

A. Shear connectors shall be 1/2 inch diameter thermoset isopthalic polyester resin-protruded fiberglass reinforcement rods or equivalent to provide connection between vertically and horizontally adjacent units. Strength of shear connectors between vertical adjacent units shall be applicable over a design temperature of 10 degrees F to + 100 degrees F.

B. Shear connectors shall be capable of holding the geogrid in the proper design position during grid pre-tensioning and backfilling.

2.03 Base Leveling Pad Material

A. Material shall consist of a compacted #57 crushed stone base as shown on the construction drawings.

2.04 Unit Drainage Fill

A. Unit drainage fill shall consist of #57crushed stone

B. One cubic foot, minimum, of drainage fill shall be used for each square foot of wall face. Drainage fill shall be placed within cores of, between, and behind units to meet this requirement.

2.05 Reinforced Backfill

A. Reinforced backfill shall type SM, be free of debris and meet the following gradation tested in accordance with ASTM D-422 and meet other properties shown on the plan:

Sieve Size	Percent Passing
2 inch	100-75
3/4 inch	100-75
No. 40	0-80
No. 200	0-60

Plasticity Index (PI) <15 and Liquid Limit <40 per ASTM D-4318.

B. Material can be site excavated soils where the above requirements can be met. Unsuitable soils for backfill (high plastic clays or organic soils) shall not be used in the reinforced soil mass.

2.06 Geogrid Soil Reinforcement

A. Geosynthetic reinforcement shall consist of geogrids manufactured specifically for soil reinforcement applications and shall be manufactured from high tenacity polyester yarn.

2.07 Drainage Pipe

A. The drainage pipe shall be perforated corrugated HDPE pipe manufactured in accordance with ASTM D-1248.

PART 3 EXECUTION

3.01 Excavation

A. Contractor shall excavate to the lines and grades shown on the construction drawings. Owner's representative shall be responsible for inspecting and approving the excavation prior to placement of leveling material or fill soils.

3.02 Base Leveling Pad

A. Leveling pad material shall be placed to the lines and grades shown on the construction drawings, to a minimum thickness of 6 inches and extend laterally a minimum of 6" in front and behind the modular wall unit.

B. Leveling pad shall be prepared to insure full contact to the base surface of the concrete units.

3.03 Modular Unit Installation

A. First course of units shall be placed on the leveling pad at the appropriate line and grade. Alignment and level shall be checked in all directions and insure that all units are in full contact with the base and properly seated.

B. Place the front of units side-by-side. Do not leave gaps between adjacent units. Layout of corners and curves shall be in accordance with manufacturer's recommendations.

C. Install shear/connecting devices per manufacturer's recommendations.

D. Place and compact drainage fill within and behind wall units. Place and compact backfill soil behind drainage fill. Follow wall erection and drainage fill closely with structure backfill.

E. Maximum stacked vertical height of wall units, prior to unit drainage fill and backfill placement and compaction, shall not exceed three courses.

3.04 Structural Geogrid Installation

A. Geogrid shall be oriented with the highest strength axis perpendicular to the wall alignment.

B. Geogrid reinforcement shall be placed at the strengths, lengths, and elevations shown on the construction design drawings or as directed by the Engineer.

C. The geogrid shall be laid horizontally on compacted backfill and attached to the modular wall units. Place the next course of modular concrete units over the geogrid. The geogrid shall be pulled taut, and anchored prior to backfill placement on the geogrid.

D. Geogrid reinforcements shall be continuous throughout their embedment lengths and placed side-by-side to provide 100% coverage at each level. Spliced connections between shorter pieces of geogrid or gaps between adjacent pieces of geogrid are not permitted.

3.05 Reinforced Backfill Placement

A. Reinforced backfill shall be placed, spread, and compacted in such a manner that minimizes the development of slack in the geogrid and installation damage.

B. Reinforced backfill shall be placed and compacted in lifts not to exceed 6 inches where hand compaction is used, or 8 - 10 inches where heavy compaction equipment is used. Lift thickness shall be decreased to achieve the required density as required.

C. Reinforced backfill shall be compacted to 95% of the maximum density as determined by ASTM D698. The moisture content of the backfill material prior to and during compaction shall be uniformly distributed throughout each layer and shall be + 3% to - 3% of optimum.

D. Only lightweight hand-operated equipment shall be allowed within 3 feet from the tail of the modular concrete unit.

E. Tracked construction equipment shall not be operated directly upon the geogrid reinforcement. A minimum fill thickness of 6 inches is required prior to operation of tracked vehicles over the geogrid. Tracked vehicle turning should be kept to a minimum to prevent tracks from displacing the fill and damaging the geogrid.

F. Rubber tired equipment may pass over geogrid reinforcement at slow speeds, less than 10 MPH. Sudden braking and sharp turning shall be avoided.

G. At the end of each day's operation, the Contractor shall slope the last lift of reinforced backfill away from the wall units to direct runoff away from wall face. The Contractor shall not allow surface runoff from adjacent areas to enter the wall construction site.

3.06 Cap Installation

A. Cap units shall be glued to underlying units with an all-weather adhesive recommended by the manufacturer.

3.07 Field Quality Control

A. The Owner shall engage inspection and testing services, including independent laboratories, to provide quality assurance and testing services during construction.

B. As a minimum, quality assurance testing should include foundation soil inspection, soil and backfill testing, verification of design parameters, and observation of construction for general compliance with design drawings and specifications.

NOTES:

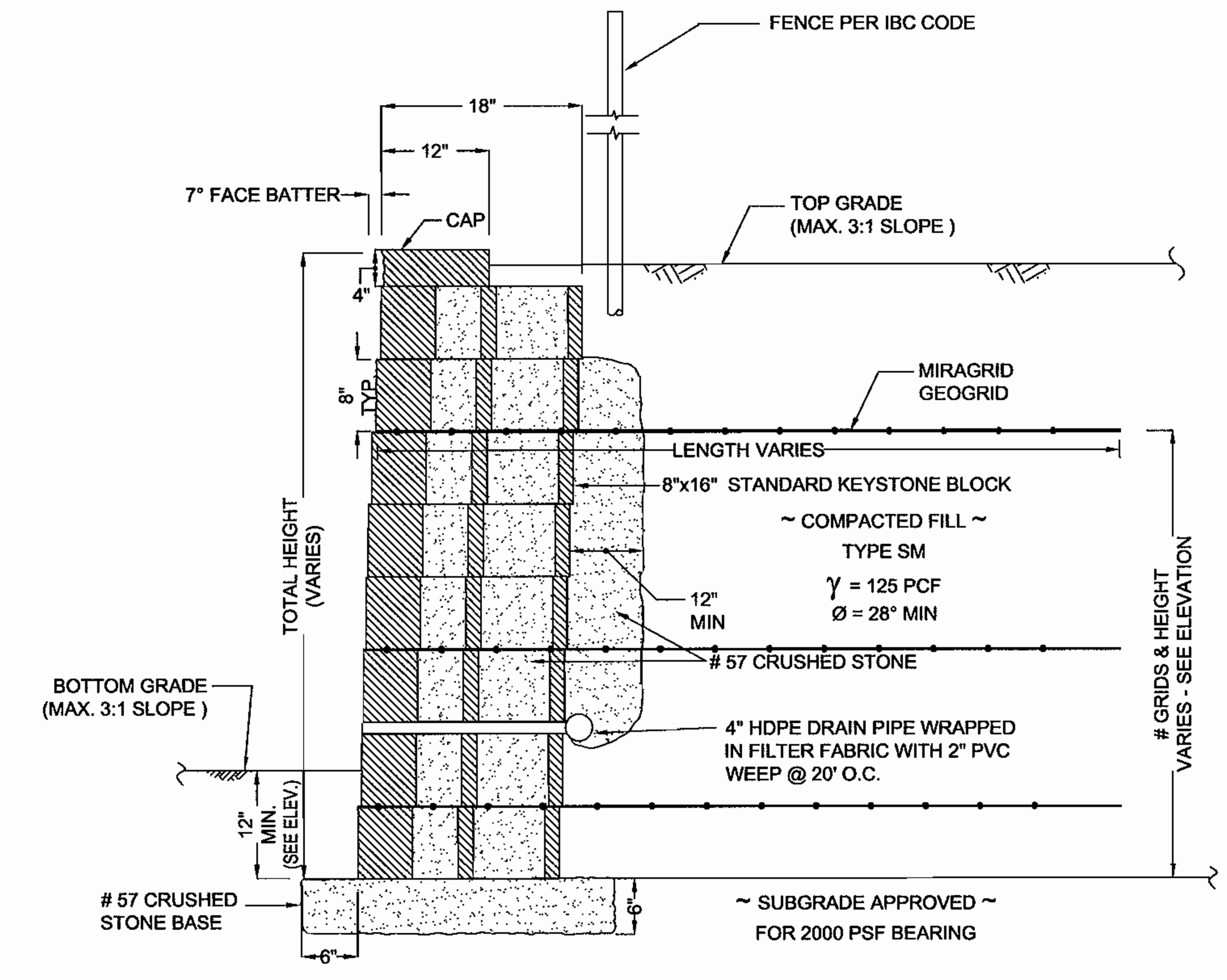
1.) No trees shall be planted within 10 feet of the top of the retaining wall.

2.) Retaining walls shall only be constructed under the observation of a registered professional engineer and a (NICET, WACEL, or equiv.) certified soils technician.

3.) The required bearing pressure beneath the wall system shall be verified in the field by a certified soils technician. Testing documentation must be provided to the Howard County Inspector prior to start of construction. The required bearing test shall be the Dynamic Cone Penetrometer test ASTM STP-399.

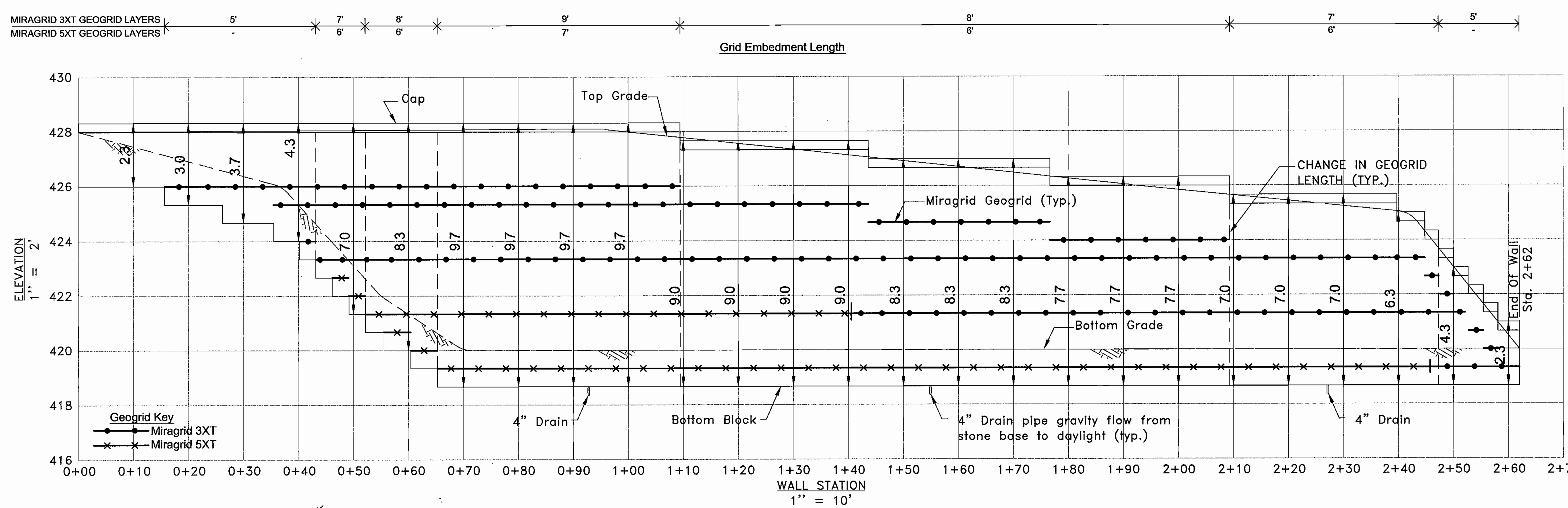
4.) The suitability of fill material shall be confirmed by the on-site soils technician. Each 8" lift must be compacted to a minimum 95% standard proctor density and the testing report shall be made available to the Howard County Inspector upon completion of construction.

5.) One soil boring is required every one hundred feet along the length of the wall. Copies of the boring reports shall be provided to the Howard County Inspector prior to the start of the construction.



TYPICAL WALL SECTION

N.T.S.



WALL ELEVATION

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

(signature) Director — Date 6/4/05

(signature) Chief, Division of Land Development — Date 8/3/05

Chief, Development Engineering Division MK — Date 7/29/05

APPROVED PLANNING BOARD of HOWARD COUNTY DATE 2-3-05

HILLIS-CARNES ENGINEERING ASSOCIATES, INC.

12011 Guilford Road Suite 106 Annapolis Junction, Maryland 20701
Balto. (410) 880-4788 D.C. (301) 470-4239 Fax (410) 880-4098

DES. RWS | DRN. AM | CHK. RMH

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

RETAINING WALL CONSTRUCTION DETAILS

MAPLE LAWN FARMS
BUSINESS DISTRICT, OFFICE BUILDING No.3
PARCEL C-6
PLAT NO. 16514, 17397/98

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	HCEA FILE No.
AS SHOWN	MXD-3	04164-B
DATE	TAX MAP - GRID	SHEET
12/2/04	46: 3&4	12 OF 12

SDP-05-47

SPECIFICATIONS: PLANT MATERIALS AND PLANTING METHODS

A. PLANT MATERIALS

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

1. PLANT NAMES

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

2. PLANT STANDARDS

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

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

3. PLANT MEASUREMENTS

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

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

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

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

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

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

4. PLANT IDENTIFICATION

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

5. PLANT INSPECTION

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

B. PLANTING METHODS

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

1. PLANTING SEASONS

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

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

2. DIGGING

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

3. EXCAVATION OF PLANT PITS

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

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

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

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

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

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

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

4. STAKING, GUYING AND WRAPPING

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

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

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

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

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

5. PLANT PRUNING, EDGING AND MULCHING

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

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

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

6. PLANT INSPECTION AND ACCEPTANCE

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

7. PLANT GUARANTEE

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

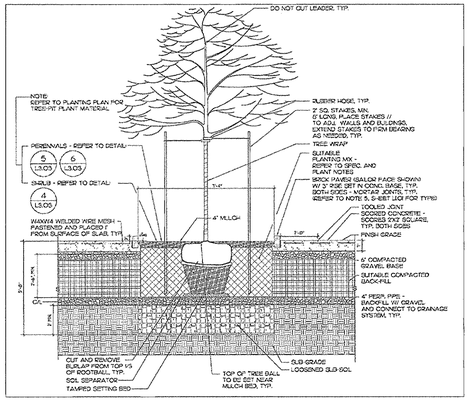
A. FOR THIS PURPOSE, THE "GROWING SEASON" SHALL BE THAT PERIOD BETWEEN THE END OF THE "SPRING" PLANTING SEASON, AND THE COMMENCEMENT OF THE "FALL" PLANTING SEASON.

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

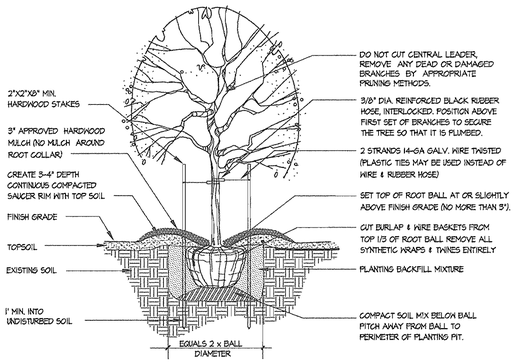
SODDING

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

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

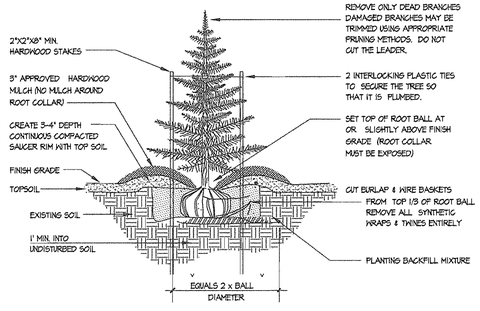


TREE PLANTER DETAIL
SCALE: 1"=4'



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

DECIDUOUS TREE PLANTING DETAIL
FOR PLANTING MATERIAL UP TO 3 1/2" CALIPER — NTS



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

EVERGREEN TREE PLANTING DETAIL — NTS

SCHEDULE-A: PERIMETER LANDSCAPE EDGE

CATEGORY	BUILDING LENGTH (REAR & SIDES)		ADJACENT TO ROADWAYS (MAPLE LAWN BLVD.)	ADJACENT TO STORMWATER MANAGEMENT FACILITY	
LOCATION	SIDE & REAR OF OFFICE BUILDING 3 and BANK		PARKING FRONTAGE	BUILDING FRONTAGE	COMMON PROPERTY LINE WITH OPEN SPACE LOT 2
LANDSCAPE BUFFER TYPE	1 SHRUB PER 4 LF OF BLDG LENGTH ⚠		TYPE-E	NONE REQUIRED PER MLF LANDSCAPE DESIGN CRITERIA (PART-F)	PER SCHEDULE-D (BELOW)
LINEAR FEET OF ROADWAY/ PERIMETER FRONTAGE/BLDG.	509' OF BLDG. PERIMETER (OFFICE 3)	96+42x2 = 180' (BANK)	164 L.F.		
CREDIT FOR EX. VEGETATION (YES, NO; LINEAR FEET; DESCRIBE BELOW IF NEEDED)	NONE	NONE	1 shade tree		
CREDIT FOR WALL, FENCE OR BERM (YES, NO; LINEAR FEET; DESCRIBE BELOW IF NEEDED)	NONE	NONE	NONE		
NUMBER OF PLANTS REQUIRED					
SHADE TREES	N/A	N/A	4 (at 4:40)		
EVERGREEN TREES	N/A	N/A	N/A		
ORNAMENTALS	N/A	N/A	N/A		
SHRUBS	128	45	41 (at 1:4)		
NUMBER OF PLANTS PROVIDED					
SHADE TREES	N/A	N/A	1		
EVERGREEN TREES	N/A	N/A	N/A		
ORNAMENTALS	N/A	N/A	N/A		
SHRUBS	MORE THAN 128	45	43		
SUBSTITUTIONS MADE					

LANDSCAPE SURETY FOR REQUIRED PLANTS PER SCHEDULE-A:
4 SHADE TREES at $300/TREE = $ 1,200.00
214 SHRUBS at $30/ SHRUB = $ 6,420.00

⚠ PLANTING PER THE MLF LANDSCAPE DESIGN CRITERIA (PART-F).

SCHEDULE B -- PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	375 SPACES (EXCLUDING THE PARALLEL PARKING SPACES WITHIN MAPLE LAWN BLVD.)
NUMBER OF TREES REQUIRED	19 (1 SHADE TREE PER 20 PARKING SPACES)
NUMBER OF TREES PROVIDED	
SHADE TREES	OVER 19
OTHER TREES (2:1 substitution)	N/A

LANDSCAPE SURETY FOR REQUIRED TREES PER SCHEDULE-B: 19 SHADE TREES at $300/TREE = $ 5,700.00

SCHEDULE D -- STORMWATER MANAGEMENT AREA LANDSCAPING

LINEAR FEET OF PERIMETER	682'
NUMBER OF TREES REQUIRED (TYPE-B BUFFER)	
SHADE TREES (at 1:50)	14
EVERGREEN TREES (at 1:40)	17
NUMBER OF TREES PROVIDED	
SHADE TREES	13
EVERGREEN TREES	17
OTHERS (AS SUBSTITUTIONS AT 2:1)	6 ORNAMENTALS (AS SHADE TREE SUBSTITUTIONS)

LANDSCAPE SURETY FOR REQUIRED TREES PER SCHEDULE-D:
14 SHADE TREES at $300/TREE = $ 4,200.00
17 EVERGREEN TREES at $150/TREE = $ 2,550.00

THE ADDITIONAL LANDSCAPE SURETY OF $450.00 FOR THE REVISED PLANTING ASSOCIATED WITH THE BANK ADDITION SHALL BE POSTED WITH THE GRADING PERMIT FOR THE BANK. THE NEW LANDSCAPE SURETY OF $20,070.00 IS MORE THAN THE $19,620.00 LANDSCAPE SURETY POSTED WITH THE DEVELOPERS AGREEMENT.

PLANT LIST

SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
AR, AR*	11	3-3.5" CAL.	ACER RUBRUM 'OCTOBER GLORY'/ OCTOBER GLORY RED MAPLE	ALL B&B
QP, QP*	4	3-3.5" CAL.	QUERCUS PALUSTRIS / PIN OAK	
ZS	57	3-3.5" CAL.	ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN ZELKOVA	
CC, CC*	20	2.5-3" CAL.	CERCIS CANADENSIS / EASTERN REDBUD	B&B, TREE FORM (THIS PLANTING IS OPTIONAL)
PO	3	8' HT. MIN.	PICEA ORMORIKA / SERBIAN SPRUCE	B&B. ALL SHALL HAVE AN INTACT CENTRAL LEADER
PS, PS*	19	8' HT. MIN.	PINUS STROBUS / EASTERN WHITE PINE	
SI	139	ALL 18" - 24" SPREAD	CHOOSE FROM THE FOLLOWING FOR BUILDING FOUNDATION PLANTING: AZALEA VAR. 'GUMPO PINK', 'GUMPO WHITE', 'KAEMPO' COTONEASTER DAMMERI 'CORAL BEAUTY'/ CORAL BEAUTY COTONEASTER COTONEASTER HORIZONTALIS 'TOM THUMB' / TOM THUMB COTONEASTER JUNIPERUS HORIZONTALIS VAR. / JUNIPER VAR. 'BAR HARBOR', 'ANDORRA', 'WILTONI' BLUE RUG' JUNIPERUS PROCUMBENS 'NANA' / DWARF JAPANESE GARDEN JUNIPER	ALL CONTAINERIZED
S2	38	ALL 24" - 30" SPREAD	CHOOSE FROM THE FOLLOWING FOR BUILDING FOUNDATION PLANTING: AZALEA VAR. 'DELAWARE VALLEY WHITE', 'HERSHEY RED', 'NINO CRIMSON' BERBERIS THUNBERGII ATROPURPUREA 'CRIMSON PYGMY' / CRIMSON PIGMY BARBERRY DEUTZIA GRACILIS/ SLENDER DEUTZIA ILEX CRENATA 'HELLEI' / DWARF JAPANESE HOLLY ILEX GLABRA 'COMPACTA' / DWARF INKBERRY MAHONIA AQUIFOLIM / OREGON GRAPE HOLLY SPIREA NIPPONICA 'SNOWMOUND' / SNOWMOUND SPIREA	ALL CONTAINERIZED
TD	43	ALL 24" - 30" SPREAD	TAXUS MEDIA 'DESIFORMIS' / DENSIFORMIS YEW	CONTAINERIZED

TREES WITH AN ASTERISK (*) AS SHOWN ON SHEET 10 ARE OPTIONAL

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE FEBRUARY 3,2005 and DECEMBER 7, 2006

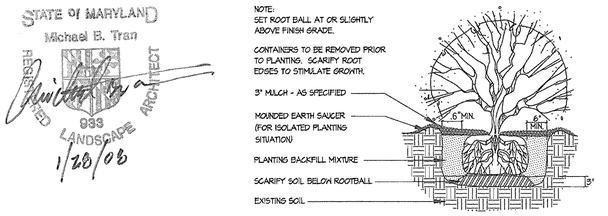
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 2/25/08

Chief, Division of Land Development — Date 2/26/08

Chief, Development Engineering Division — Date 2/21/08

STATE OF MARYLAND
Michael B. Tran
933
LANDSCAPE ARCHITECT
1/28/08



SHRUB PLANTING DETAIL — NTS

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

\DRAWINGS\96079\03053\SDP\03053-LS-notes.dwg | DES. MBT | DRN. KLP | CHK. MBT

DATE	REVISION	BY	APP'R.
1/15/08	reivsed title block		

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

REVISED LANDSCAPING DETAILS AND NOTES

MAPLE LAWN FARMS
BUSINESS DISTRICT, OFFICE BUILDING No. 3 and M&T BANK
PARCELS C-21 and C-22
PLAT Nos. 16514, 17397/98 and 19568

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03053
DATE	TAX MAP – GRID	SHEET
Jan./2008	46: 3&4	11 OF 12

SDP-05-47

PLANTING LEGEND

SHRUBS

EVERGREEN TREES

ORNAMENTAL FLOWERING TREE

CANOPY SHADE TREE

TREE PER F-03-07 & SDP-04-44

LANDSCAPE NOTES

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE & CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL (ALTERNATIVE COMPLIANCE) PLUS THE LANDSCAPE DESIGN CRITERIA OF S-01-17 AND PB CASE No. 353.

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

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

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

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

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

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

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

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

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

11. "SCHEDULE-A", "SCHEDULE-B" AND "SCHEDULE-S" (SEE SHEET 11) ARE PROVIDED FOR LANDSCAPE SURETY CALCULATION PURPOSES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING IS $20,070.00 FOR THE FOLLOWING PLANTS.

214 SHRUBS AT $30.00/SHRUB	=	$ 6,420.00
37 SHADE TREES AT $300/TREE	=	$ 11,100.00
11 EVERGREEN TREES AT $150/TREE	=	$ 2,550.00

THE LANDSCAPE SURETY POSTED WITH THE DEVELOPER AGREEMENT WAS $19,620.00, THEREFORE, AN ADDITIONAL LANDSCAPE SURETY OF $450.00 IS REQUIRED WITH THE GRADING PERMIT FOR THE BANK CONSTRUCTION.

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)

1-18-08
DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE FEBRUARY 3,2005 and DECEMBER 7, 2006

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 2/25/08

Chief, Division of Land Development — Date 2/25/08

Chief, Development Engineering Division — Date 2/21/08

PARKING ADJACENT TO R.O.W. (164' OF TYPE-E BUFFER)

ADJACENT TO S.W.M. FACILITY (682' OF TYPE-B BUFFER)

M&T BANK

BUILDING No. 3
(4 STORIES)

MAPLE LAWN BOULEVARD
(PUBLIC MINOR ARTERIAL 100' R/W PER F-03-07; VARIABLE PAVEMENT WIDTH)

MAPLE LAWN OPEN SPACE LOT 2 PLAT NO. 16082 SWM FACILITY PER F-03-07

EX. PRIVATE STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT

20' PUBLIC WATER & UTILITY ESMT (PN 17397-98)

8" W. (public) (CONTR. #24-4262-D)

PUBLIC UTILITY ESMT

EX. 20' PUBLIC STORM DRAINAGE & UTILITY ESMT. P/N 16081

EX. PUBLIC STORM DRAINAGE & UTILITY P/N 16081

MAPLE LAWN OPEN SPACE LOT 1 PLAT NO. 16082

EX. PUBLIC FOREST CONSERVATION AREA #2 ESMT. PER P/N 16082

H.O. CO. PUBLIC SAFETY FACILITY

PARCEL C-3 PER SDP-04-44

INTERNAL PERIMETER

THIS PLAN IS FOR LANDSCAPE PLANTING PURPOSES ONLY

STATE OF MARYLAND
Michael B. Tran
933
REGISTERED LANDSCAPE ARCHITECT
1/29/08

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

\Drawings\96079\03053\SDP\03053-LS.dwg | DES. MBT | DRN. KLP | CHK. MBT

DATE	REVISION	BY	APP'R.
1/15/08	revised title block; added prop. bank, revised parking for bank and rev. associated landscaping		

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

REVISED LANDSCAPE PLAN

MAPLE LAWN FARMS

BUSINESS DISTRICT, OFFICE BUILDING No. 3 and M&T BANK

PARCELS C-21 and C-22
PLAT Nos. 16514, 17397/98 and 19568

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	MXD-3	03053
DATE	TAX MAP – GRID	SHEET
Jan./2008	46: 3&4	10 OF 12

SDP-05-47

DRAINAGE AREA INFORMATION			
INLET	AREA (ACRES)	'C' VALUE	% IMP.
I-300	0.07	0.78	85%
I-301	0.10	0.78	85%
I-307	0.21	0.78	85%
I-308	0.17	0.78	85%
I-309	0.11	0.78	85%
I-313	0.97	0.78	85%
I-314	0.16	0.78	85%
I-322	0.51	0.78	85%
I-323	0.04	0.78	85%
I-324	0.39	0.78	85%
I-325	0.17	0.78	85%
I-326	0.39	0.78	85%
I-327	0.09	0.78	85%
I-328	0.42	0.78	85%
S-302	0.63	0.95	100%
Additional area to Ex. I-105			
S-302	0.08	0.81	87%
Total Area to Ex. I-105			
S-302	0.33	0.81	87%

TOTAL PROPOSED AREA = 5.31 acres

DRAINAGE AREA TO EXISTING STRUCTURES	
STR. No.	PROP. DA TO STUB (ACRES)
EX. S-2	0.49
EX. S-2a	1.13
EX. S-3	0.63
EX. S-4	0.80
EX. MH-7	2.01

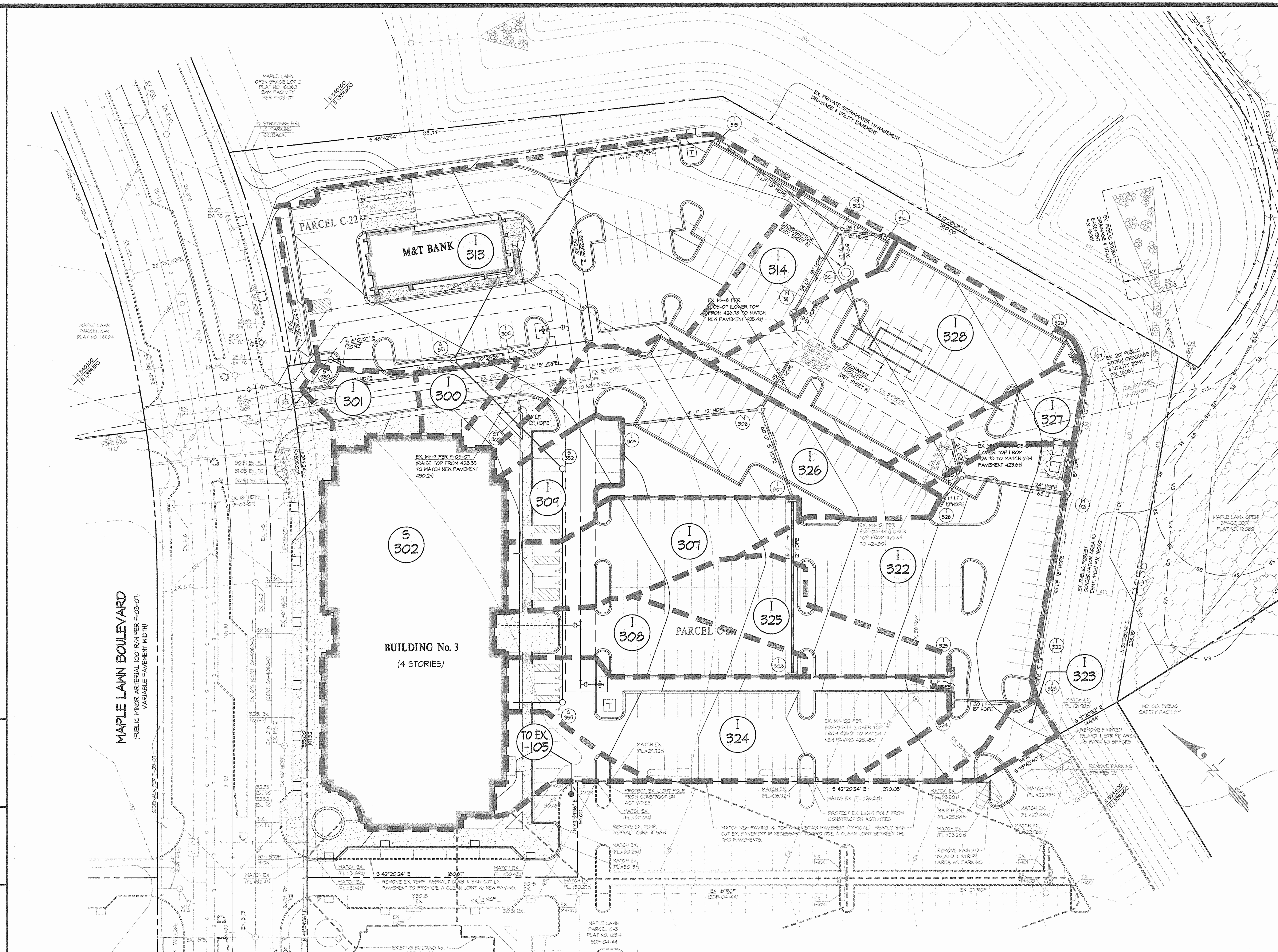
LEGEND

600 EXISTING CONTOUR

600 PROPOSED CONTOUR

PROPOSED STORM DRAIN DRAINAGE DIVIDE

DRAINAGE DIVIDE TO EXISTING CONNECTION



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 FEBRUARY 3,2005 and DECEMBER 7, 2006

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 2/28/08

Chief, Division of Land Development — Date 2/25/08

Chief, Development Engineering Division — Date 2/21/08

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

\Drawings\96079\03053\SDP\03053-DAM.dwg | DES. MBT | DRN. KLP | CHK. MBT

DATE	REVISION	BY	APP'R.
1/15/08	revised title block; added prop. bank and revised parking layout for bank		

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

REVISED DRAINAGE AREA MAP

MAPLE LAWN FARMS
BUSINESS DISTRICT, OFFICE BUILDING No. 3 and M&T BANK
PARCELS C-21 and C-22
PLAT Nos. 16514, 17397/98 and 19568

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	MXD-3	03053
DATE	TAX MAP – GRID	SHEET
Jan./2008	46: 3&4	9 OF 12

SDP-05-47

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 THE PERIMETER CURB AND GUTTER AND ITS ASSOCIATED STORM DRAIN SYSTEMS (I-313/314 TO STUB 2A AND I-323/328 TO EX. MH7). INSTALL INLET PROTECTION TO THESE INLETS AS SOON AS THEY ARE INSTALLED (3-4 DAYS).

4. INSTALL THE REMAINING STORM DRAIN SYSTEMS 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-312 SHALL BE TEMPORARILY BLOCKED AT ITS OPENING IN M-312. INSPECT THE TEMPORARY BLOCKING AFTER EACH RAIN EVENT TO ENSURE THAT NO SEDIMENT IS ENTERING THE STORMCEPTOR/DRYWELL FACILITY UNTIL ALL DRAINAGE TO M-312 IS STABILIZED. TO FACILITATE INSPECTIONS, THE TRASH GRATE INSTALLATION MAY BE DELAYED WHILE THE 8" PVC IS TEMPORARILY BLOCKED.

5. FINE GRADE SITE AND INITIATE BUILDING CONSTRUCTION (2 WEEKS).

6. INSTALL REMAINING 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).

7. FLUSH AND PUMP CLEAN ALL STORM DRAIN SYSTEM (1 DAY).

8. 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).

9. INSTALL SURFACE COURSE PAVING AND PARKING LOT STRIPING (1 WEEK).

10. REMOVE THE TEMPORARY BLOCKING OF THE 8" PVC IN M-312 (DONE IN S.O.C. #4) AND INSTALL THE TRASH GRATING.

11. COMPLETE BUILDING INTERIOR WORK AND OBTAIN USE & OCCUPANCY PERMIT.

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."

[signature] 1-18-08
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 WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

[signature] 1-28-08
DATE

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

John R Robertson 1/31/08
HOWARD S.C.D. — DATE

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

[signature]
NATURAL RESOURCES CONSERVATION SERVICE — DATE

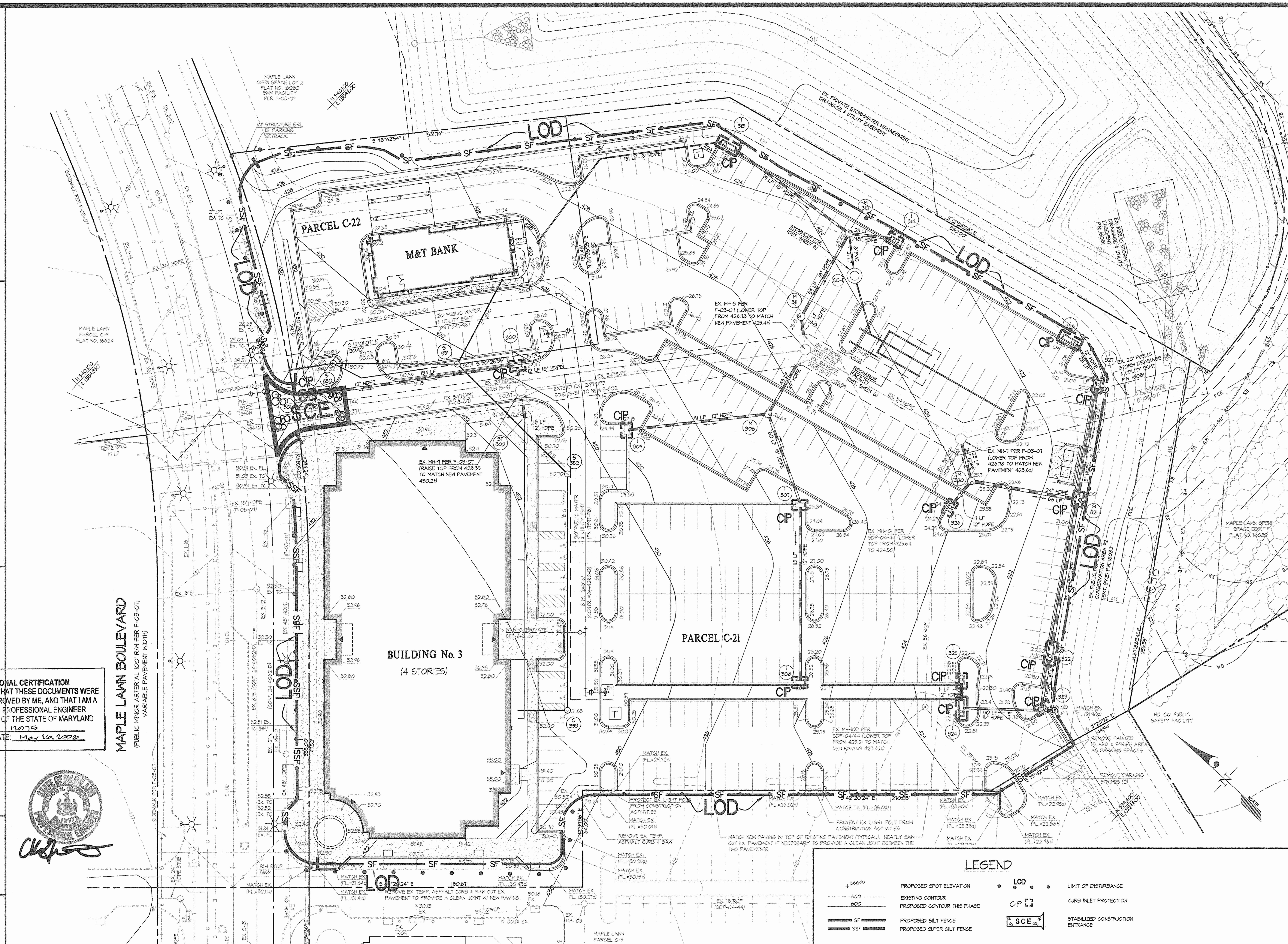
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND
LICENSE No.: 12075
EXPIRATION DATE: May 26, 2008

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE FEBRUARY 3,2005 and DECEMBER 7, 2006

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[signature] Director	2/25/08 Date
[signature] Chief, Division of Land Development	2/25/08 Date
[signature] Chief, Development Engineering Division	2/21/08 Date



THIS PLAN IS FOR SEDIMENT & EROSION CONTROL PURPOSES ONLY

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

\Drawings\96079\03053\SDP\03053-SNE.dwg | DES. MBT | DRN. KLP | CHK. MBT

DATE	REVISION	BY	APP'R.
1/15/08	rev. title block, added bank and revise parking for bank		

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

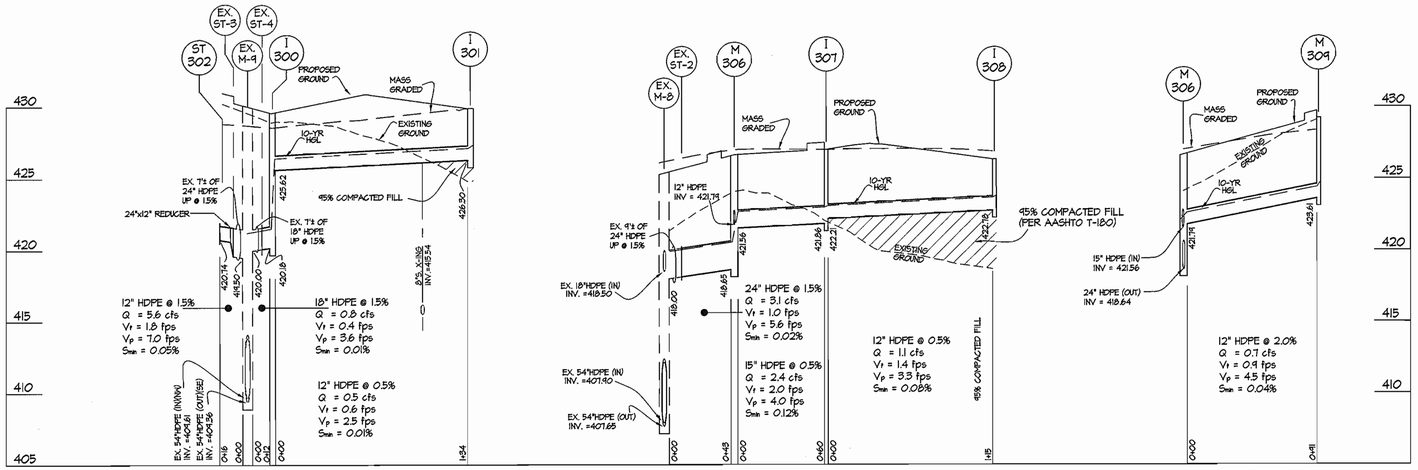
REVISED SEDIMENT CONTROL PLAN

MAPLE LAWN FARMS
BUSINESS DISTRICT, OFFICE BUILDING No. 3 and M&T BANK
PARCELS C-21 and C-22
PLAT Nos. 16514, 17397/98 and 19568

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	MXD-3	03053
DATE	TAX MAP – GRID	SHEET
Jan./2008	46: 3&4	7 OF 12

SDP-05-47



STORM DRAIN PIPE SCHEDULE

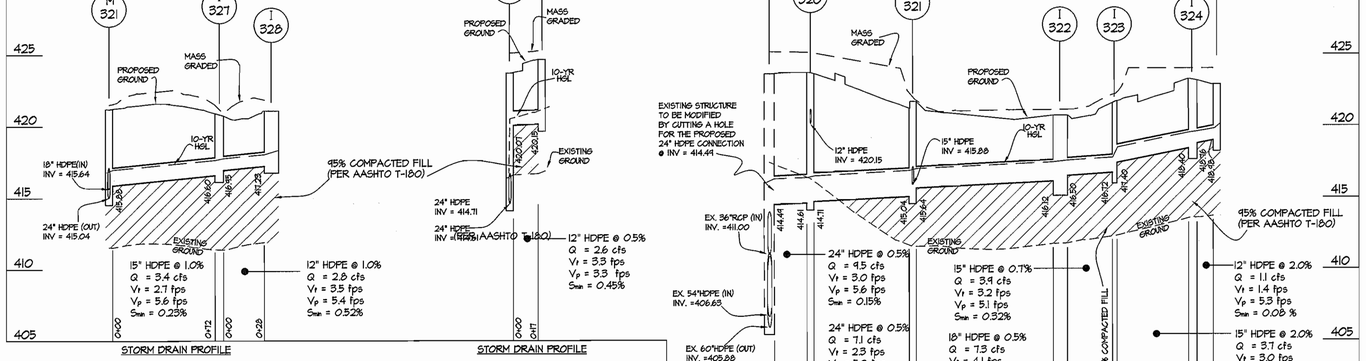
SIZE & TYPE	QUANTITY	REMARKS
8" HDPE	151 l.f.	
12" HDPE	346 l.f.	
15" HDPE	125 l.f.	
18" HDPE	285 l.f.	
24" HDPE	130 l.f.	
6" PVC	20 l.f.	
8" PVC	134 l.f.	
8" PVC PERF.	110 l.f.	

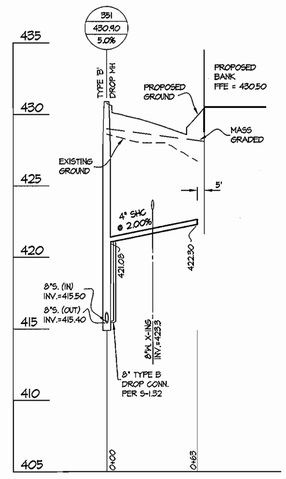
NOTES:

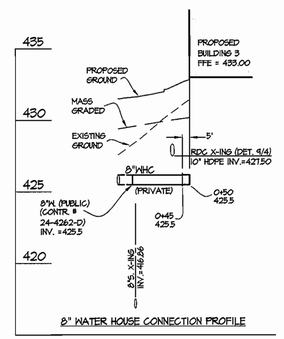
1. ALL STRUCTURES TO BE PRECAST.
2. COORDINATES FOR LOCATIONS ARE TO CENTERLINE OF THE STRUCTURE AT FACE OF CURB FOR INLETS AND TO THE CENTERLINE OF STRUCTURE FOR MANHOLES.
3. SEE SHEET 6 FOR THE RECHARGE FACILITY DETAILS AND THE DIMENSIONS FOR THE BOTTOM SECTION OF MANHOLE 312.

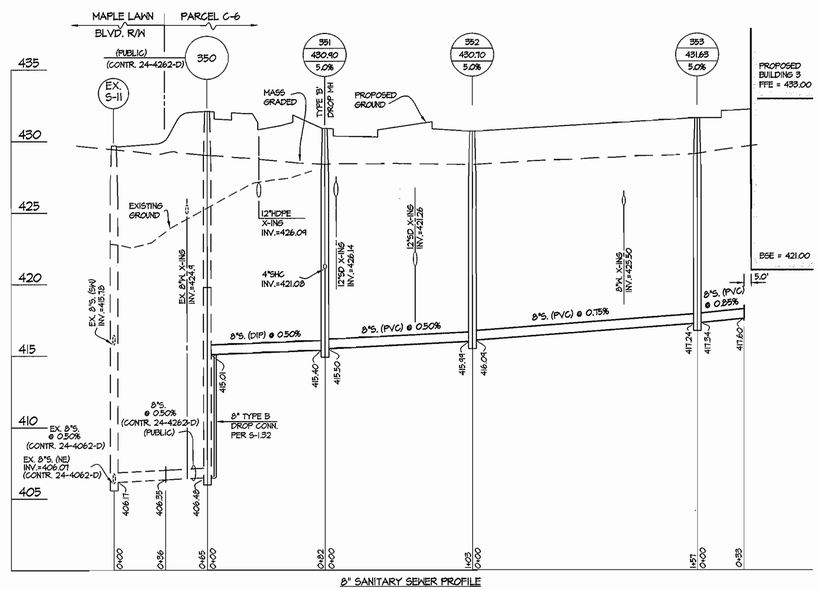
STORM DRAIN STRUCTURE SCHEDULE

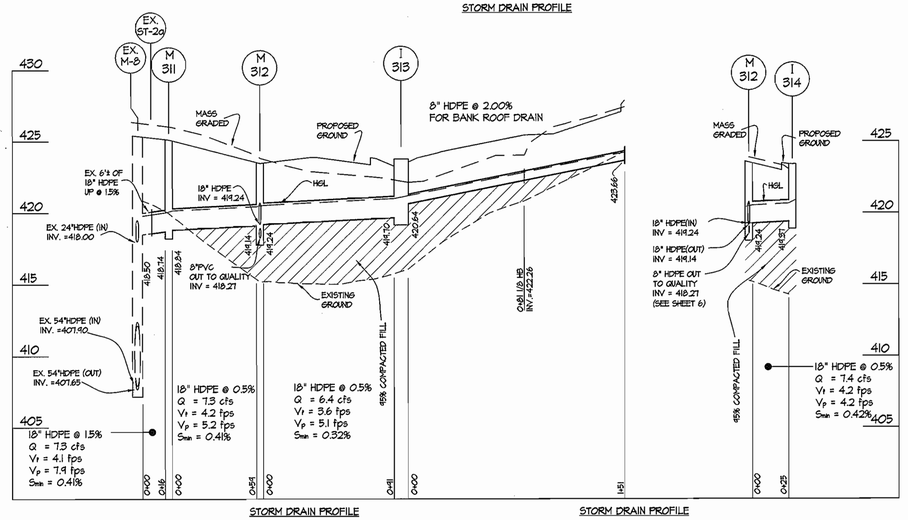
NO.	TYPE	WIDTH (INSIDE)	TOP ELEVATION UPPER	TOP ELEVATION LOWER	INVERT ELEVATION UPPER	INVERT ELEVATION LOWER	STANDARD DETAIL	LOCATIONS & REMARKS
I-300	DOUBLE "S"	3'-5"	430.25	430.13	425.62	420.18	HC SD 4.34	SEE PLANS
I-301	DOUBLE "S"	3'-5"	430.50	430.35	426.30	TERMINAL	HC SD 4.34	SEE PLANS
I-307	DOUBLE "S"	3'-5"	SUMP	427.34	422.21	421.86	HC SD 4.34	SEE PLANS
I-308	DOUBLE "S"	3'-5"	SUMP	426.64	422.78	TERMINAL	HC SD 4.34	SEE PLANS
I-309	DOUBLE "S"	3'-5"	SUMP	424.65	423.61	TERMINAL	HC SD 4.34	SEE PLANS
I-313	A-10	2'-6"	SUMP	423.60	420.64	419.70	HC SD 4.41	SEE PLANS
I-314	A-5	2'-6"	SUMP	423.27	419.37	TERMINAL	HC SD 4.40	SEE PLANS
I-322	A-10	2'-5"	SUMP	420.70	416.50	416.12	HC SD 4.41	SEE PLANS
I-323	A-5	2'-6"	SUMP	421.50	417.40	416.72	HC SD 4.40	SEE PLANS
I-324	A-10	2'-6"	SUMP	423.85	423.12	418.76	HC SD 4.41	SEE PLANS
I-325	A-5	2'-6"	SUMP	422.88	418.98	TERMINAL	HC SD 4.40	SEE PLANS
I-326	A-5	2'-6"	SUMP	424.65	320.15	TERMINAL	HC SD 4.40	SEE PLANS
I-327	A-5	2'-6"	SUMP	421.07	416.95	416.60	HC SD 4.40	SEE PLANS
I-328	A-10	2'-6"	421.33	421.04	417.23	TERMINAL	HC SD 4.41	SEE PLANS
M-306	MANHOLE	5'	----	426.63	421.79	418.65	HC G 5.13	SEE PLANS
M-311	MANHOLE	5'	----	425.15	418.84	418.74	HC G 5.13	SEE PLANS
M-312	MANHOLE	5'	----	423.42	419.24	419.14	HC G 5.13	SEE PLANS & SHEET 6
M-320	MANHOLE	5'	----	423.71	420.07	414.61	HC G 5.13	SEE PLANS
M-321	MANHOLE	5'	----	421.00	415.88	415.04	HC G 5.13	SEE PLANS











PROFILES
SCALE: 1" = 5' VERT.
1" = 50' HORZ.

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. 12475, EXPIRATION DATE: MAY 26, 2008.

STATE OF MARYLAND — KENNETH C. GUTSCHICK — 12475 — REGISTERED PROFESSIONAL ENGINEER

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE FEBRUARY 3,2005 and DECEMBER 7, 2006

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DIRECTOR — Date 2/25/08

Chief, Division of Land Development — Date 2/25/08

Chief, Development Engineering Division — Date 2/21/08

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

\Drawings\96079\03053\SDP's\03053-PROFILES.dwg | DES. BJM | DRN. KLP | CHK. MBT

DATE	REVISION	BY	APP'R.
1/15/08	revised title block; added 4"shc & 6"whc and roof drain connection for bank		

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

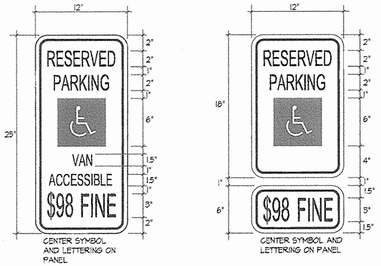
REVISED UTILITY PROFILES

MAPLE LAWN FARMS
BUSINESS DISTRICT, OFFICE BUILDING No. 3 and M&T BANK
PARCELS C-21 and C-22
PLAT Nos. 16514, 17397/98 and 19568

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03053
DATE	TAX MAP – GRID	SHEET
Jan./2008	46: 3&4	5 OF 12

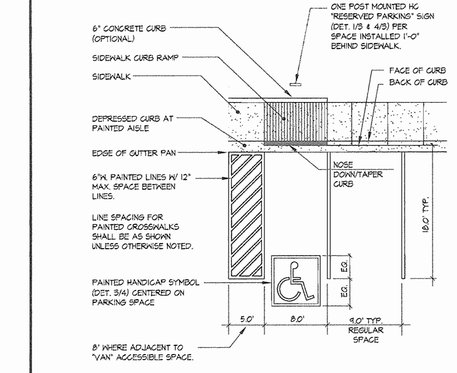
SDP-05-47



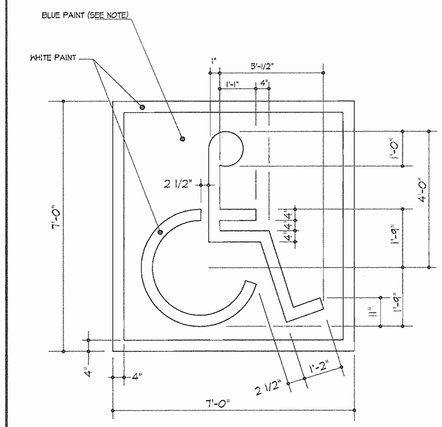
GENERAL NOTES:

1. SIGNS SHALL MEET DESIGN STANDARDS OF THE FEDERAL HIGHWAY ADMINISTRATION AND CONFORM TO THE STATE OF MARYLAND STANDARD HIGHWAY SIGN BOOKLET DETAIL R7-8.
2. ONE SIGN IS REQUIRED PER SPACE PLACED AS SHOWN ON SITE PLAN.
3. SPACES INDICATED ON SITE PLAN AS "VAN" ACCESSIBLE SHALL BE SIGNED ACCORDINGLY.
4. SIGNS SHALL BE POLE MOUNTED WITH HOT DIPPED GALVANIZED COUNTY APPROVED PERFORATED CHANNEL POSTS W/ THE TOP OF THE SIGN 9'-0" ABOVE FINISHED GRADE OR AS INDICATED ON SITE DRAWINGS.
5. SIGN SHALL BE ATTACHED TO FLANGED SIDE OF POST. POST SHALL EXTEND INTO GROUND 2'-6" MIN.
6. COLORS: LEGEND AND BORDER - GREEN
   SYMBOL - WHITE ON BLUE BACKGROUND
   BACKGROUND - WHITE

1 HANDICAP PARKING SIGNS DETAIL — NO SCALE

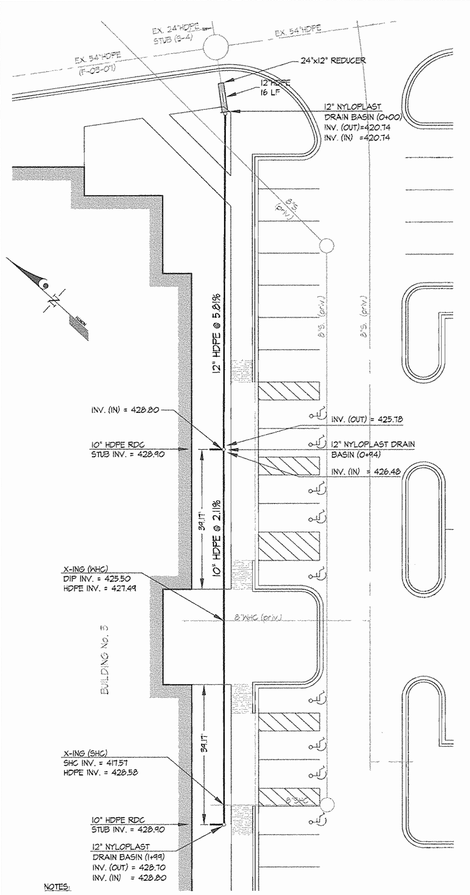


2 PARKING SPACE LAYOUT — NO SCALE



NOTE: SYMBOL IS REQUIRED TO CONTRAST WITH BACKGROUND (WHITE ON BLUE, COLOR NO. 10509 IN FED. STANDARD 595B-DOUBLE COAT TYP.)

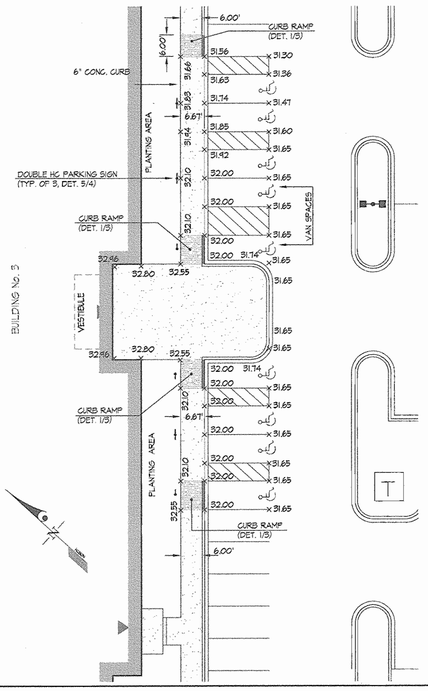
3 HANDICAP SPACE STENCIL LAYOUT — NO SCALE



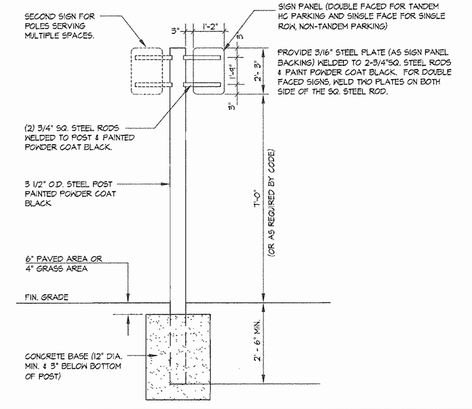
NOTES:

1. NYLOPLAST DRAIN BASINS ARE MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. (ADS, 1-800-733-4554, WWW.ADS-PIPE.COM) OR EQV.
2. THE DRAIN BASINS SHALL BE EQUIPPED WITH ROUND CAST IRON GRATES THAT ARE SOLID AND LOCKING.

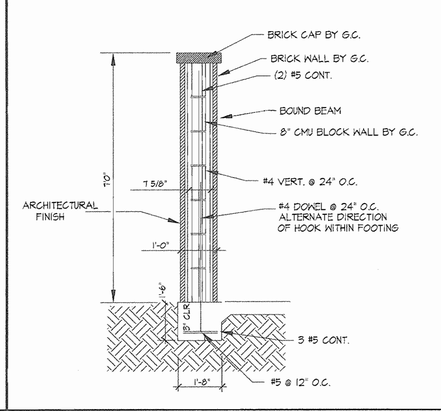
7 ROOF DRAIN CONNECTIONS (RDC) DETAIL — SCALE: 1"=20'



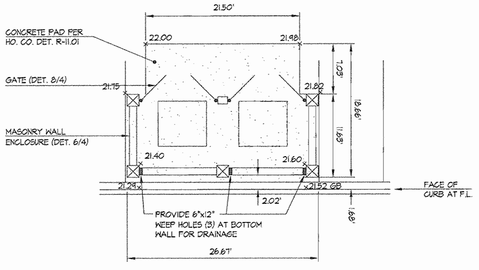
4 ACCESSIBLE ROUTE TO BUILDING No. 3 EAST ENTRANCES — SCALE: 1"=20'



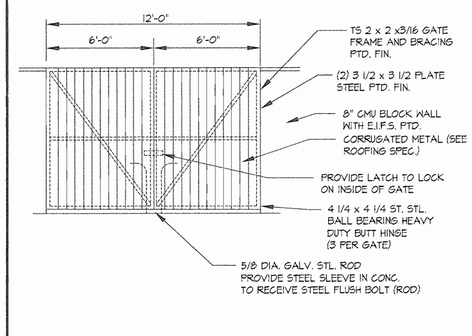
5 POST and SIGN DETAIL FOR PARKING RESTRICTION SIGN — NO SCALE



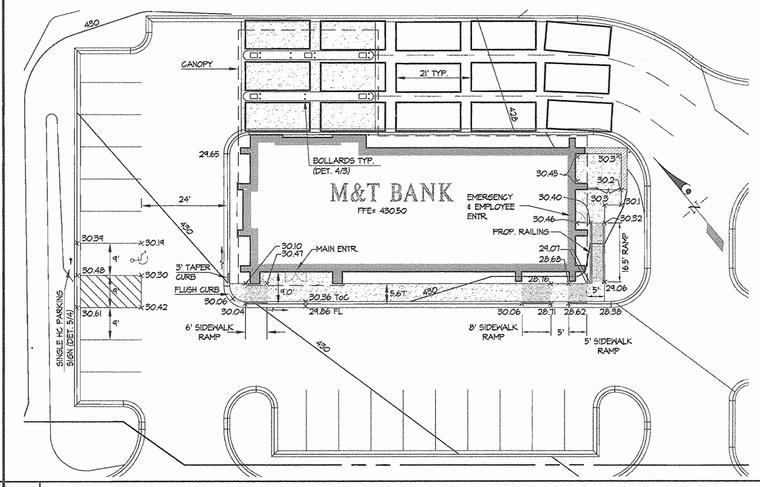
6 SECTION OF STONE WALL FOR TRASH ENCLOSURE — NO SCALE



8 TRASH ENCLOSURE — SCALE: 1"=10'



9 ELEVATION FOR GATES FOR TRASH ENCLOSURE — NO SCALE



10 BANK DRIVE-IN QUEUING and ACCESSIBLE ROUTE TO BANK — SCALE: 1"=20'

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE FEBRUARY 3,2005 and DECEMBER 7, 2006

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 2/25/08
Chief, Division of Land Development	Date 2/25/08
Chief, Development Engineering Division	Date 2/21/08

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.

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

\Drawings\96079\03053\SDP\03053-SDP-DET.dwg | DES. MBT | DRN. KLP | CHK.

DATE	REVISION	BY	APP'R.
11/07	revised title block; add queuing and handicap accessibility detail for m&t bank		

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

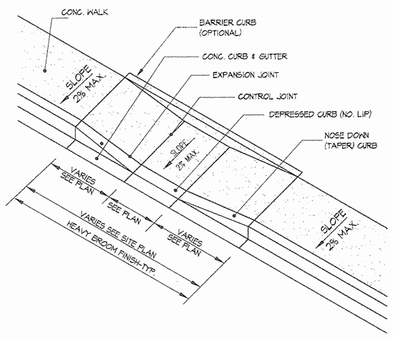
REVISED SITE DETAILS

MAPLE LAWN FARMS
BUSINESS DISTRICT, OFFICE BUILDING No. 3 and M&T BANK
PARCELS C-21 and C-22
PLAT Nos. 16514, 17397/98 and 19568

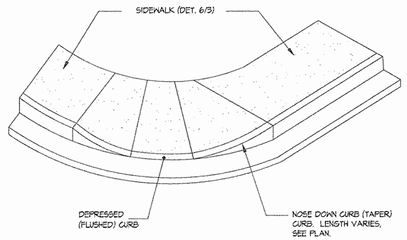
ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03053
DATE	TAX MAP – GRID	SHEET
Jan./2008	46: 3&4	4 OF 12

SDP-05-47

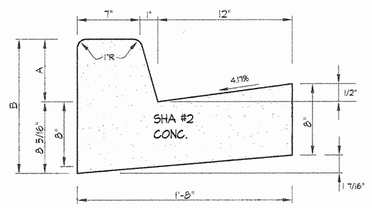


1 TYPE-A HANDICAP RAMP DETAIL NO SCALE



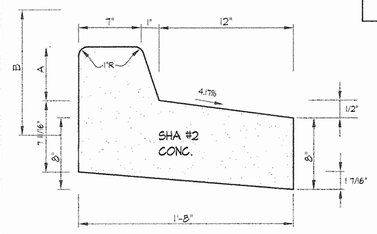
ISOMETRIC VIEW

2 TYPICAL CURB/NOSE DOWN TAPER AT INTERSECTION NO SCALE



STANDARD COMBINATION CURB AND GUTTER

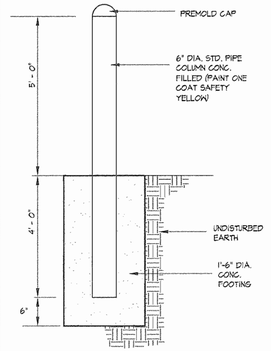
CURB HEIGHT	A	B
6"	6"	1'-2 5/16"
7"	7 5/16"	1'-3 1/2"



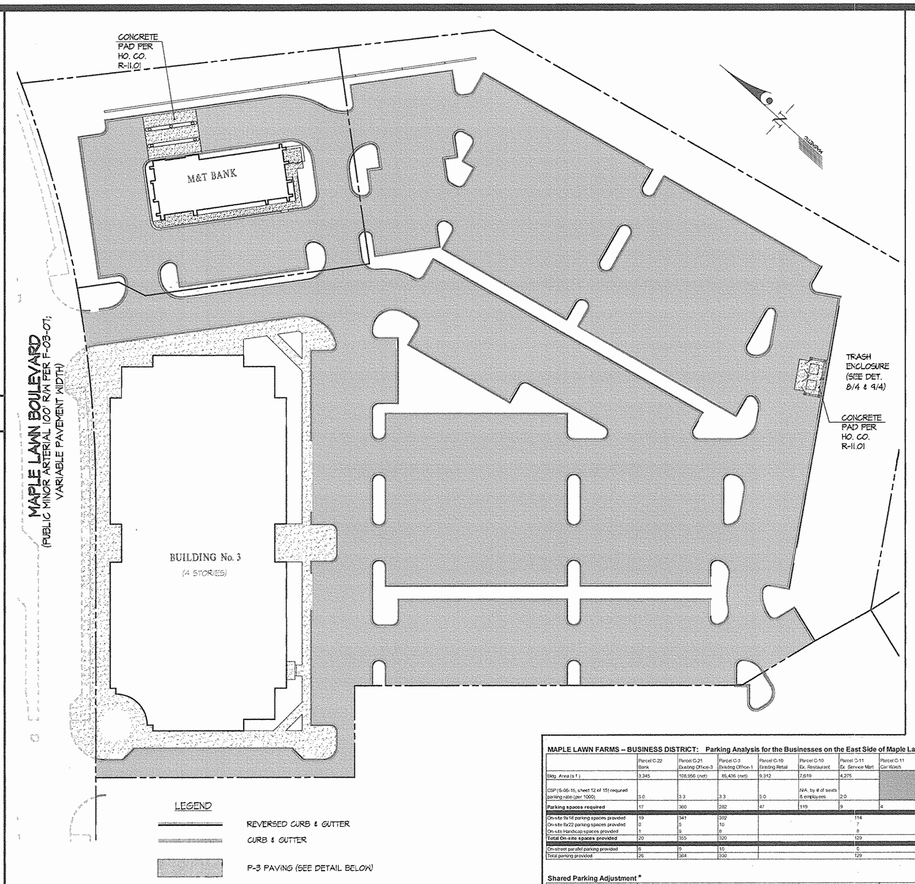
REVERSE COMBINATION CURB AND GUTTER

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.

3 TYPE-A CONCRETE CURB AND GUTTER (STANDARD AND REVERSE) NO SCALE



4 BOLLARD DETAIL NO SCALE



NOTES:
1. ALL CURB IS CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED.
2. ALL PAVING IS P-3 PAVING.

PAVING PLAN SCALE: 1"=50'

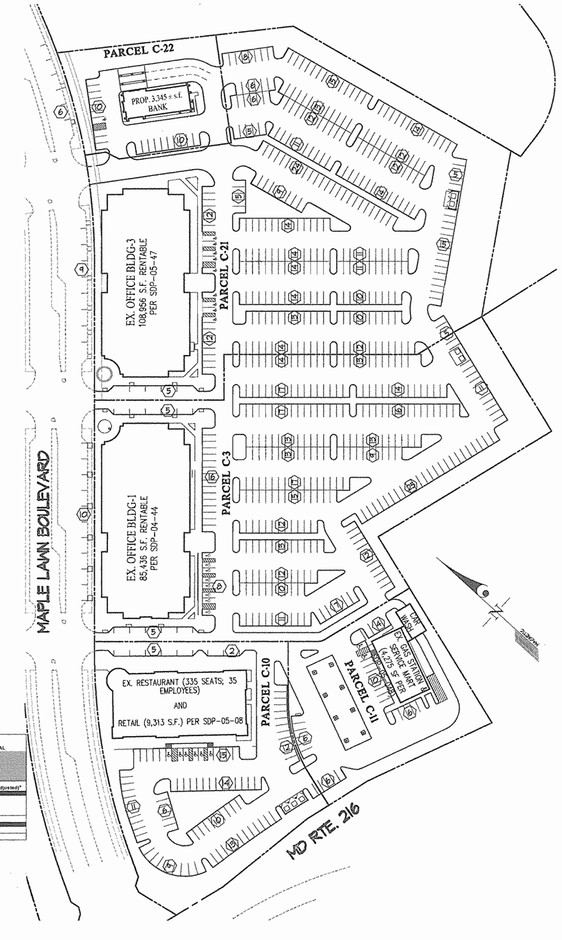
MAPLE LAWN FARMS – BUSINESS DISTRICT: Parking Analysis for the Businesses on the East Side of Maple Lawn Boulevard

	Parcel C-22 Bank	Parcel C-21 Existing Office-3	Parcel C-3 Existing Office-1	Parcel C-10 Existing Retail	Parcel C-10 Ex. Restaurant	Parcel C-11 Ex. Service Mart	Parcel C-11 Car Wash	Parcel C-11 Vacuum Station	TOTAL
Bldg. Area (s.f.)	3,345	108,956 (net)	85,406 (net)	9,312	7,619	4,275			
DSP-05-06-16, sheet 12 of 15) required parking ratio (per 1000)	3.0	3.3	3.3	3.0	N/A, by # of seats & employees	2.0			
Parking spaces required	10	360	282	47	119	9	4	2	**840 (783 adjusted)***
On-site 9x18 parking spaces provided	19	341	269			114			776
On-site 9x22 parking spaces provided	0	9	10			6			25
On-site Handicap spaces provided	1	10	10			3			24
Total on-site spaces provided	20	360	329			123			**824**
On-street parallel parking provided	0	0	100			6			25
Total parking provided	20	364	330			129			**849**

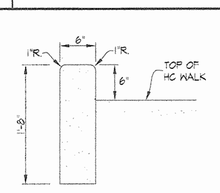
Shared Parking Adjustment *

	Weekday								Weekend				Nighttime	
	Morning 6am-9am		Mid-day 9am-5pm		Afternoon 5pm-6pm		Evening 6pm-midnight		Daytime 6am-6pm		Evening 6pm-9pm		Midnight - 6am	
	%	adjusted	%	adjusted	%	adjusted	%	adjusted	%	adjusted	%	adjusted	%	adjusted
Bank w/ 17	10	2	100	17	100	17	10	2	100	17	5	1	0	0
Retail w/ 47 spaces	20	10	60	29	50	29	30	43	100	47	70	33	5	3
Offices w/ a total max of 542 spaces	30	154	100	542	100	542	10	55	10	55	5	28	5	28
Restaurant w/ a total max of 119 spaces	50	60	50	60	60	100	100	119	100	119	100	119	10	12
Service mart w/ 9 spaces	100	9	100	9	100	9	100	9	100	9	100	9	5	0
Car Wash w/ 4 spaces	100	4	100	4	100	4	100	4	100	4	100	4	5	0
Vacuum Station w/ 2 spaces	100	2	100	2	100	2	100	2	100	2	100	2	5	0
TOTAL		301		763		763		243		263		201		58

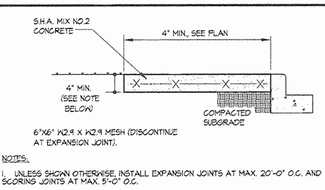
*A shared access and parking agreement is recorded at L.7759 F.353



PARKING ANALYSIS SCALE: 1"=100'



5 6' HC SIDEWALK BARRIER CURB NO SCALE

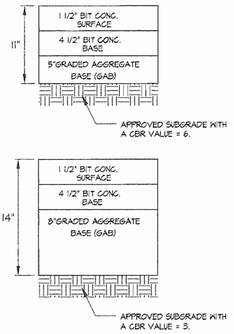


6"X6" #2.9 X #2.9 MESH (DISCONTINUE AT EXPANSION JOINT).

NOTES:
1. UNLESS SHOWN OTHERWISE, INSTALL EXPANSION JOINTS AT MAX. 20'-0" O.C. AND SCORING JOINTS AT MAX. 5'-0" O.C.
2. CONCRETE THICKNESS SHALL BE 7" AT DRIVEWAY LOCATIONS.
3. PROVIDE 1/2" PREFORMED BITUMINOUS EXPANSION JOINT WHERE SIDEWALK ABUTS AGAINST GURB AND SET SIDEWALK 1/4" ABOVE GURB PER HO. CO. DET. R-3.05.

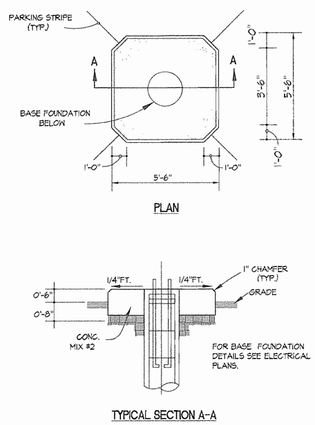
6 TYPICAL SIDEWALK SECTION NO SCALE

NOTE:
DEPENDING ON THE CBR VALUES OBTAINED IN THE FIELD, THE PAVING SECTIONS MAY BE REVISED, IF APPROVED BY A PROFESSIONAL SOILS ENGINEERS. THESE SUBSTITUTIONS MUST ALSO BE APPROVED BY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.



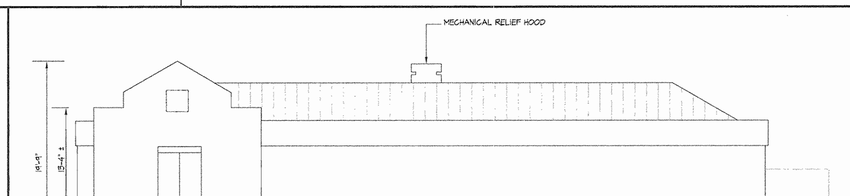
P-3 GRANULAR BASE

7 BITUMINOUS PAVING SECTIONS NO SCALE

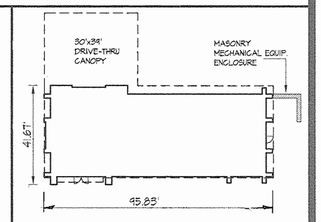


TYPICAL SECTION A-A

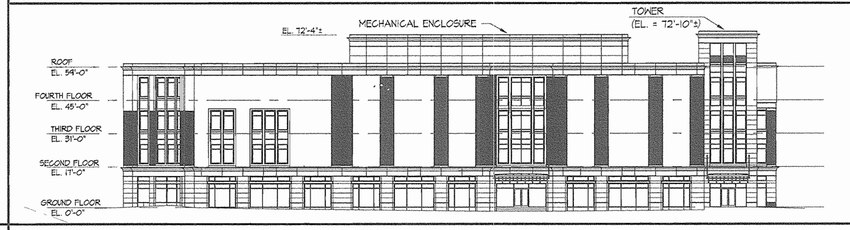
8 CONCRETE LIGHT POLE ISLAND DETAIL NO SCALE



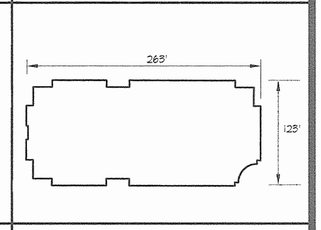
BANK ELEVATION - FRONT NO SCALE



BANK FOOTPRINT NO SCALE



BUILDING No. 3 ELEVATION - FRONT NO SCALE



BUILDING No. 3 FOOTPRINT NO SCALE

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE FEBRUARY 3,2005 and DECEMBER 7, 2006

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 2/25/05
Chief, Division of Land Development — Date 2/23/05
Chief, Development Engineering Division — Date 2/21/08

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.

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

\Drawings\96079\03053\SDP\03053-SDP-DET.dwg | DES. MBT | DRN. KLP | CHK.

DATE	REVISION	BY	APP'R.
11/07	revised title block; added bank footprint and elevation and revised paving plan		

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

REVISED SITE DETAILS

MAPLE LAWN FARMS
BUSINESS DISTRICT, OFFICE BUILDING No. 3 and M&T BANK
PARCELS C-21 and C-22
PLAT Nos. 16514, 17397/98 and 19568

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03053
DATE	TAX MAP – GRID	SHEET
Jan./2008	46: 3&4	3 OF 12

SDP-05-47

SITE DEVELOPMENT LEGEND

- 366 / 300 — EX. CONTOUR / PROP. CONTOUR
- × 432.10 — SPOT ELEVATION
- L.O.D. — LIMIT OF DISTURBANCE
- EX. STORM DRAIN
- PROP. STORM DRAIN
- M-30 / I-31 — PROP. STORM DRAIN STRUCTURE No.
- EX. 8"S. — EX. SANITARY SEWER
- 8"S. (priv.) — PROP. SANITARY SEWER
- Ex. 8"W. — EXISTING WATERLINE & FIRE HYDRANT
- 8"W. (priv.) — PROPOSED WATERLINE
- EX. CURB & GUTTER
- CONCRETE CURB & GUTTER (DET. 3/4): GUTTER PAN, FACE OF CURB, PT/PC, BACK OF CURB, SPILL (REVERSE) G&G PORTION
- E.O.P. — EDGE OF PAVEMENT
- CONCRETE/PAVER SIDEWALK (DET. 6/4)
- EASEMENT AREA (SHADED)
- 6 — NUMBER OF PARKING SPACES
- HANDICAPPED PARKING DESIGNATION
- EX. LIGHT FIXTURE & POLE
- PROP. LIGHT FIXTURES & POLE
- D — REFUSE DUMPSTER
- T — ELECTRICAL TRANSFORMER
- BUILDING INGRESS/EGRESS
- G2 — SOIL BORING LOCATION AND No.
- FCE — FOREST CONSERVATION ESMT. (FCE)
- SB — STREAM BUFFER
- WB — WETLAND BUFFER

NOTES.

1. UNLESS NOTED OTHERWISE, PROPOSED SPOT ELEVATIONS ALONG THE CONCRETE CURB & GUTTER ARE TO THE FLOW LINE (BOTTOM OF CURB) AT THE PC'S/PT'S, CORNERS AND TERMINUSES.
2. ALL ON-SITE PAVING AND ROADWAYS ARE PRIVATE.
3. EXCEPT FOR THE STORM DRAIN PER F-03-07 (WITHIN THE UTILITY EASEMENT) ALL OTHER ON-SITE STORM ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED. ALL ON-SITE WATER ARE PRIVATELY MAINTAINED EXCEPT THE PORTION OF THE 8"W AND FIRE HYDRANTS THAT ARE WITHIN THE "PUBLIC WATER & UTILITY EASEMENT". ALL ON-SITE SEWER LINES AND STRUCTURES PRIVATE AND SHALL BE PRIVATELY MAINTAINED.
4. FOR INFORMATION OF THE PUBLIC PORTION OF THE ON-SITE WATER AND SEWER LINE, SEE DPW CONTRACT No. 24-4262-D.
6. UNLESS NOTED OTHERWISE, ALL PLAN DIMENSION ARE TO THE FACE OF STRUCTURE (BLDG, CURB, ETC.). DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL BETWEEN ITEMS, UNLESS NOTED OTHERWISE.
7. ALL CURB RADII ARE 5' (FACE OF CURB @ FLOW LINE) UNLESS NOTED OTHERWISE.
8. BRICK POINT ALL THE BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.
9. VEHICULAR ACCESS TO PARCEL C-6 FROM MAPLE LAWN BLVD. IS RESTRICTED TO THE 2 LOCATIONS SHOWN (PER F-03-07) IN THE VICINITY OF STATIONS 8+40 AND 11+40.
10. THE FOUNDATION OF THE WAREHOUSE BUILDING NORTH WALL SHALL BE AT OR BELOW ELEVATION 426.00 (SEE HILLIS-CARNES GEOTECHNICAL ENGINEERING STUDY OF OCTOBER 20, 2006 FOR ADDITIONAL INFORMATION). FOUNDATION EXCAVATIONS SHALL BE INSPECTED BY A GEOTECHNICAL ENGINEER.
11. NO IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENTS THAT WILL IMPEDE OR HINDER ACCESS TO THE WATER OR SEWER MAINS. IMPROVEMENTS SUCH AS, BUILDING OVERHANGS, DECKS, FENCING, AND TREES SHALL NOT BE PLACED WITHIN THE EASEMENT.

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. 12915, EXPIRATION DATE: MAY 26, 2009.

STATE OF MARYLAND — CHRISTOPHER M. BUTTS — 12915 — REGISTERED PROFESSIONAL ENGINEER

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE FEBRUARY 3,2005 and DECEMBER 7, 2006

KS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 2/26/08

Chief, Division of Land Development — Date 2/25/08

Chief, Development Engineering Division — Date 2/21/08

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

\Drawings\96079\03053\SDP\03053-SDP.dwg | DES. MBT | DRN. KLP | CHK. MBT

DATE	REVISION	BY	APP'R.
1/15/08	added m&t bank and revised parking for bank		

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

LIGHTING FIXTURE SCHEDULE

MANUFACTURER	CAT. NUMBER	WATTAGE	LAMP	MOUNTING	NOTES	SYMBOL
HADCO	HADCO TF6	250 W (20500 LUMENS)	METAL HALIDE	23' POLE	FIXTURE TYPE: TBD SHIELD TYPE: SEMI-CUTOFF	SINGLE FIXTURE; TWIN FIXTURE

EXTERIOR LIGHTING NOTES.

1. A PARTIALLY SHIELDED FIXTURE SHALL BE CONSTRUCTED AND INSTALLED IN SUCH A MANNER THAT LESS THAN 2.5 PERCENT OF THE LIGHT IS PROJECTED ABOVE THE HORIZONTAL PLANE THROUGH THE LOWEST PART OF THE LAMP, AS CERTIFIED BY THE LIGHTING MANUFACTURER OR A PHOTOMETRIC TEST REPORT.
2. LIGHT TRESPASS ONTO A PROPERTY IN THE "RR" ZONING DISTRICT, OR ONTO A PROPERTY IN THE MXD DISTRICT DESIGNATED FOR DEVELOPMENT OF EQUIVALENT LAND USES, SHALL BE LIMITED TO 0.10 FOOT CANDLES.

THE PURPOSE FOR THIS REVISED PLAN IS TO SHOW THE CHANGES ASSOCIATED WITH THE M&T BANK ADDITION IN THE PARKING LOT ON THE NORTH SIDE OF OFFICE BUILDING 3.

REVISED SITE DEVELOPMENT PLAN

MAPLE LAWN FARMS

BUSINESS DISTRICT, OFFICE BUILDING No. 3 and M&T BANK
PARCELS C-21 and C-22
PLAT Nos. 16514, 17397/98 and 19568

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	MXD-3	03053
DATE	TAX MAP – GRID	SHEET
Jan./2008	46: 3&4	2 OF 12

SDP-05-47

SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
OFFICE BUILDING 3 and M&T BANK
PARCELS C-21 & C-22

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING, CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
4. PROJECT BACKGROUND:
   - LOCATION: TAX MAP #46, GRIDS 3 & 4
   - ZONING: MXD-3
   - ELECTION DISTRICT: 5TH
   - PARCEL C-21 & C-22 AREA: 0.7420 & 4.8405 AC.
   - REC. REF.: PLAT Nos. 16514, 17397/98 & 19568
5. THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, BUREAU OF UTILITIES AT (410) 313-4900 AT LEAST FIVE (5) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION WORK.
6. PROPOSED USE: OFFICE BUILDING AND BANK.
7. ALL PLAN DIMENSIONS ARE TO FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
8. EXISTING TOPOGRAPHY IS SHOWN PER FIELD RUN SURVEY INFORMATION BY GUTSCHICK, LITTLE WEBER, P.A. & BY DESIGN GRADES FROM DESIGN PLANS FOR CONSTRUCTION.
9. COORDINATES AND BEARINGS ARE BASED UPON THE '83 MD STATE COORDINATE SYSTEM (NAD '83) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 41EA, 41EB, 41GA AND NO. 46B2.
10. PROPERTY IS ZONED MXD-3 PER THE 10-18-93 COMPREHENSIVE ZONING PLAN. PER ZB-995M WAS APPROVED 2/8/01 GRANTING APPROVAL TO PDP.
11. *See Department of Planning & Zoning file numbers: S-01-17, ZB-995M, PB-353, WP-01-111(*), WP-02-54(**), P-02-12, F-03-07, F-04-55, F-04-113, SDP-04-44, F-05-138 (P.N. 17397-98), PB-378, S-06-016 AND F-0820 (Plat #19568).*
12. WATER AND SEWER SERVICE IS PUBLIC.
13. ALL EXISTING WATER AND SEWER IS PER CONTRACT Nos. 24-4062-D AND 24-4262-D.
14. ALL EXISTING PUBLIC STORM DRAIN IS PER F-03-07 AND SDP-04-44.
15. STORMWATER MANAGEMENT IS BEING PROVIDED BY F-03-07, ALONG WITH A DRYWELL AND STORMCEPTOR ON THIS SITE PLAN. THE DRYWELL IS FOR REV AND IT TREATS PARCEL C-6 PLUS THE PORTION OF THE MAPLE LAWN BLVD. R.O.W. FRONTING THIS PARCEL.
16. RECORDING REFERENCE: PLAT Nos. 16514 and 19568.
17. EXISTING UTILITIES ARE BASED ON APPROVED DESIGN PLANS FOR CONSTRUCTION AND FIELD LOCATION BY GUTSCHICK, LITTLE & WEBER, P.A.
18. THERE ARE NO KNOWN CEMETERIES, GRAVE SITES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
19. THERE ARE NO SCENIC ROADS WITHIN OR ADJACENT TO THE SUBJECT PROPERTY.
20. THERE IS NO FLOODPLAIN ON THIS SITE.
21. THERE ARE NO WETLANDS ON THIS SITE.
22. THIS PROPERTY WAS BROUGHT INTO THE METROPOLITAN DISTRICT ON AUGUST 8, 2001.
23. BUILDING SETBACKS AND BUILDING RESTRICTIONS ARE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT CRITERIA PER PB-378 AND S-06-016.
24. AS A CONSEQUENCE OF THE SKETCH PLAN, S-01-17 APPROVAL PRIOR TO NOVEMBER 15, 2001, THIS PROJECT IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
25. OPEN SPACE LOTS CONTAIN ACTIVE RECREATIONAL FACILITIES AS ALLOWED BY THE APPROVED COMPREHENSIVE DEVELOPMENT CRITERIA.
26. PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZB-995M AND THE DECISION AND ORDER FOR PB CASE NO. 353 (S-01-17).
27. THE TRAFFIC STUDY WAS APPROVED AS PART OF SKETCH PLAN S-01-17.
28. WATER AND SEWER HOUSE CONNECTION LIMITS SHOWN ON THESE PLANS IS FROM THE ROAD R/W TO WITHIN 5' OF THE BUILDING. REFER TO ARCHITECTURALS FOR REMAINDER ON CONSTRUCTION.
29. FOREST CONSERVATION FOR THIS SITE HAS BEEN PROVIDED UNDER F-03-07.
30. ALL EASEMENTS (PUBLIC AND PRIVATE) SHOWN ON THESE PLANS ARE PER RECORDED PLAT# 16513 THRU 16514, UNLESS OTHERWISE NOTED.
31. BECAUSE THIS PLAN SUBMISSION IS NON-RESIDENTIAL USE, A NOISE STUDY IS NOT REQUIRED.
32. BUILDING WILL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM W/ AN INSIDE METER.
33. THIS OFFICE BUILDING IS LOCATED IN AN EMPLOYMENT AREA WHICH IS NOT PART OF A RETAIL CENTER
34. SEE SHEETS 10 AND 11 FOR LANDSCAPE/SURETY REQUIREMENTS.
35. THE SHARED ACCESS AND PARKING REQUIREMENT FOR ALL THE PARCELS ON THE EAST SIDE OF MAPLE LAWN BLVD. (Parcels C-1, C-3, C-10, C-11, C-21 and C-22) 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 7789 AT FOLIO 353.
36. 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.
37. THE LOWER LEVEL OF OFFICE BUILDING No.3 IS TO BE UTILIZED ONLY FOR STORAGE AND MECHANICAL EQUIPMENT. THE AREA DOES NOT COUNT TOWARDS FLOOR AREA RATIO (F.A.R.) CALCULATIONS AND DOES NOT REQUIRE PARKING. HOWEVER, IF ANY PORTION OF THE LOWER LEVEL BECOMES OFFICE OR RETAIL IN THE FUTURE, THEN THE F.A.R. AND PARKING TABULATIONS WILL HAVE TO BE REVISED.
38. ON FEBRUARY 03, 2005 THE HOWARD COUNTY PLANNING BOARD APPROVED THIS SDP WITH THE REQUESTED SETBACK REDUCTIONS FROM 15' TO 12.5' BETWEEN THE OFFICE BUILDING AND ADJACENT PARKING AREAS AS REQUIRED BY THE DEVELOPMENT CRITERIA. THE CRITERIA HAS SINCE BEEN AMENDED WITH THE APPROVAL OF S-06-16
39. ON DECEMBER 07, 2006 THE HOWARD COUNTY PLANNING BOARD APPROVED THIS SDP FOR THE CONSTRUCTION OF A NEW ONE-STORY WAREHOUSE BUILDING AND OTHER RELATED SITE IMPROVEMENTS. THE WAREHOUSE IS NOT BUILT; AND SUBSEQUENTLY, A REDLINE REVISION FOR A "M&T BANK" WAS SUBMITTED TO DPZ. THE DEPARTMENT OF PLANNING AND ZONING DETERMINED (ON JANUARY 3, 2008) THAT THE REDLINE REVISION TO ADD THE "M&T BANK" WILL NOT REQUIRE RE-APPROVAL OF THIS SDP BY PLANNING BOARD IN ACCORDANCE WITH SECTION 127.F.3, "MINOR ADDITIONS AND MODIFICATIONS" OF THE HOWARD COUNTY ZONING REGULATIONS.

DESIGN MANUAL VOLUME II WAIVER

1. THE WAIVER OF THE 10' HORIZONTAL CLEARANCE (PER DMV II, SECTION 5.4.A.5) BETWEEN THE UTILITY EASEMENT AND THE PROPOSED BUILDING WAS APPROVED ON 08/NOV/2006 WITH THE FOLLOWING STIPULATION:
   - NO IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENTS THAT WILL IMPEDE OR HINDER ACCESS TO THE WATER OR SEWER MAINS.
   - IMPROVEMENTS SUCH AS, BUILDING OVERHANGS, DECKS, FENCING, AND TREES SHALL NOT BE PLACED WITHIN THE EASEMENT.

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE FEBRUARY 3,2005 and DECEMBER 7, 2006
KS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director — 2/25/08 Date
Chief, Division of Land Development — 2/25/08 Date
Chief, Development Engineering Division — 2/21/08 Date

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.

1-28-08

THE PURPOSE FOR REVISING THIS SITE DEVELOPMENT PLAN IS TO SHOW THE CHANGES ASSOCIATED WITH M&T BANK ADDITION IN THE PARKING LOT ON THE NORTH SIDE OF OFFICE BUILDING No.3

*WP-01-111

VEHICULAR INGRESS AND EGRESS TO MARYLAND ROUTE 216 AND ALONG PROPOSED MAPLE LAWN BOULEVARD EXTENSION THROUGH THE SUBDIVISION IS RESTRICTED, EXCEPT AT THE VARIOUS POINTS OF ACCESS TO BE APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING UNDER THE CONDITIONS OF WP-01-111(*), WHICH WAS GRANTED ON MAY 2, 2001, ALLOWING THE FOLLOWING:

A. ADDITIONAL POINTS ALONG MAPLE LAWN BOULEVARD OTHER THAN THOSE PERMITTED BY SECTION 16.119(F)(1), SUBJECT TO FURTHER ANALYSIS AND APPROVALS AT LATER PLAN STAGES, AND

B. RESIDENTIAL LOTS FRONT ON NEIGHBORHOOD PARKS INSTEAD OF BEING LIMITED TO FRONTAGE ON PUBLIC RIGHTS OF WAY AS IN SECTION 16.120(C)(2), SUBJECT TO ADEQUATE PRIVATE ALLEY ACCESS.

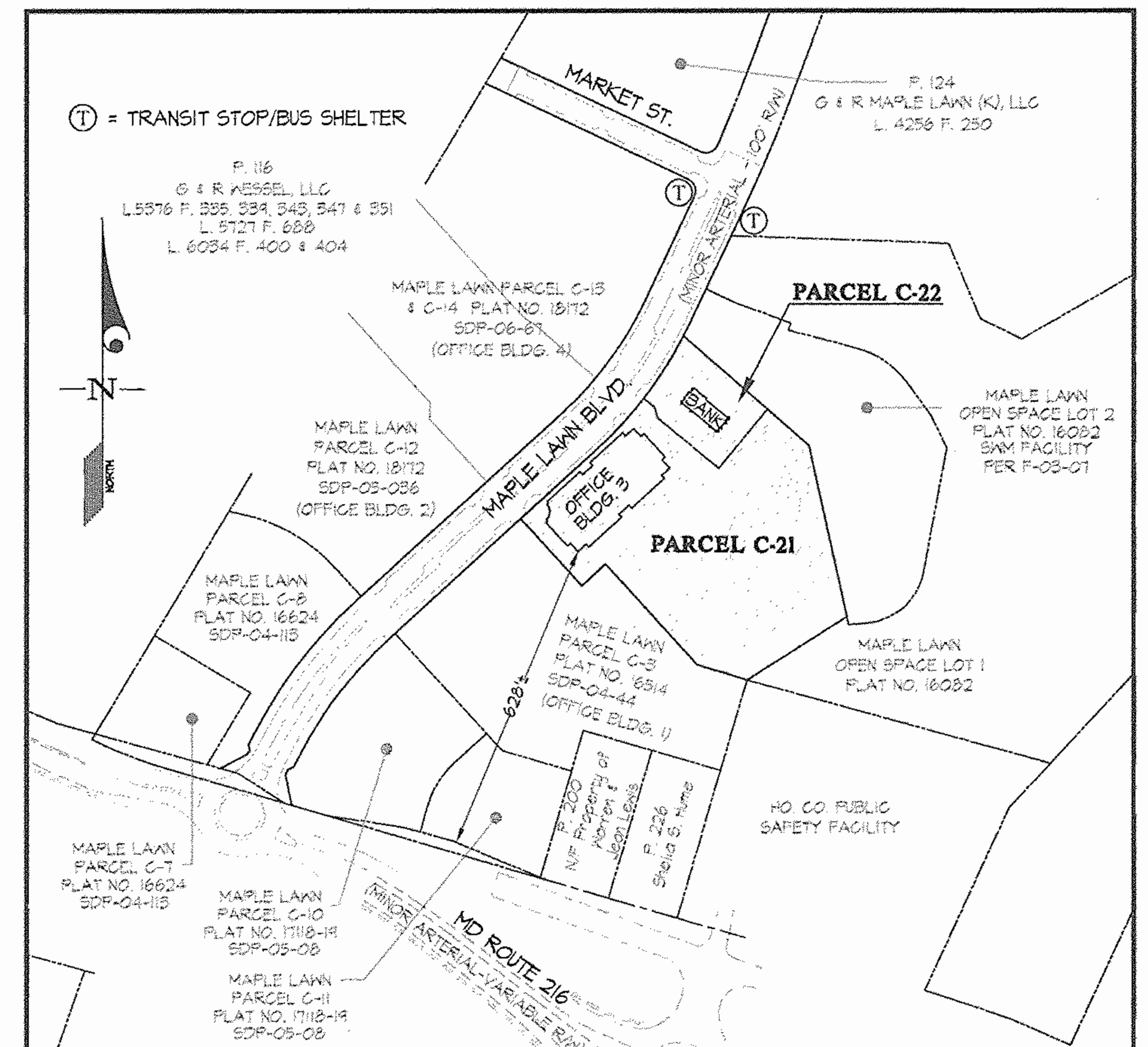
**WP-02-54

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

1. DEVELOPMENT WITHIN A 100 YEAR FLOODPLAIN, AND
2. GRADING AND REMOVAL OF VEGETATIVE COVER WITHIN A 25' WETLAND BUFFER AND A 50' STREAM BUFFER.

THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE WAIVER PETITION APPROVAL PERTAINS TO THE LIMITS OF DISTURBANCE TO THE WETLANDS, STREAM CHANNEL, AND FLOODPLAIN AREAS IDENTIFIED WITHIN THE PROPOSED EMPLOYMENT DISTRICT LOCATED IN THE SOUTHEAST PORTION OF PARCEL C-2.
2. MDE WATERWAY CONSTRUCTION APPROVAL IS REQUIRED PRIOR TO ROAD PLAN APPROVAL.
3. ALL GRADING, CLEARING AND FILLING DISTURBANCES WITHIN THE 100 YEAR FLOODPLAIN, WETLANDS, STREAM CHANNEL AND THEIR REQUIRED BUFFERS ARE SUBJECT TO OBTAINING ALL NECESSARY WATER QUALITY CERTIFICATES AND PERMITS FROM THE MARYLAND DEPARTMENTS OF THE ENVIRONMENT NATURAL RESOURCES AND THE U.S. ARMY CORPS OF ENGINEERS, AND PRIOR TO COMMENCEMENT OF ANY GRADING DISTURBANCES. REFERENCE THE APPROVED PERMITS, CERTIFICATES OR TRACKING NUMBERS ON ALL FUTURE PLAN AND PERMIT SUBMITTALS.
4. 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".



KEY MAP
SCALE: 1"=300'

COMMERCIAL DEVELOPMENT DESIGN CRITERIA PER S-06-16

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 MAPLE LAWN BOULEVARD SHALL NOT EXCEED THREE STORIES.
- COMMERCIAL BUILDINGS EAST OF MAPLE LAWN BOULEVARD AT THE FOCAL POINT SHALL NOT EXCEED FOUR STORIES.
- COMMERCIAL BUILDINGS IN THE BUSINESS DISTRICT WITHIN 300 FEET OF MD ROUTE 216 SHALL NOT EXCEED ONE STORY.
- COMMERCIAL BUILDINGS IN THE BUSINESS DISTRICT LOCATED BETWEEN 300 FEET AND 500 FEET FROM MD. ROUTE 216 SHALL NOT EXCEED FOUR STORIES.
- COMMERCIAL BUILDINGS IN THE BUSINESS DISTRICT BEYOND 500 FEET OF MD ROUTE 216 SHALL NOT EXCEED EIGHT STORIES ABOVE THE HIGHEST ADJOINING GROUND.
- COMMERCIAL BUILDINGS IN THE WESTSIDE DISTRICT WITHIN 300' OF MD ROUTE 216 SHALL NOT EXCEED TWO STORIES.
- COMMERCIAL BUILDINGS IN THE WESTSIDE DISTRICT BEYOND 300' OF MD ROUTE 216 SHALL NOT EXCEED FOUR STORIES ABOVE THE HIGHEST ADJOINING GROUND.

PERMITTED USES
THE FOLLOWING USES ARE PERMITTED IN EMPLOYMENT LAND USE AREAS:

EMPLOYMENT USES PERMITTED ONLY WITHIN M-1 ZONING DISTRICT SHALL NOT BE PERMITTED. ALL USES PERMITTED AS A MATTER OF RIGHT IN THE POR, B-1 AND M-1 DISTRICTS, AS PER PETITIONER'S PDP EXHIBIT 78, WITHOUT REGARD TO ANY LIMITATIONS OR RESTRICTIONS ON RETAIL OR PERSONAL SERVICE USES OTHERWISE PERMITTED IN SUCH DISTRICTS; FAST FOOD, CONVENIENCE STORES, COUNTRY CLUBS AND GOLF COURSES, MOVIE THEATERS, LEGITIMATE THEATERS AND DINNER THEATERS, PUBLIC UTILITY USES (EXCLUDING STAND-ALONE COMMUNICATION TOWERS), GROUP CARE FACILITIES, HOUSING FOR THE ELDERLY AND/OR HANDICAPPED PERSONS, NURSING HOMES AND SHELTERED HOUSING. PARCEL A-2 MAY CONTAIN LIVE-WORK UNITS AS DEFINED IN THE OTHER RESIDENTIAL (OR) SECTION. ACCESSORY STRUCTURES AND ACCESSORY USES ARE ALSO PERMITTED.

THE FOLLOWING ADDITIONAL USES NOT REFERRED TO OR INCLUDED IN THE ABOVE USES, WHICH ARE ALLOWED BY SPECIAL EXCEPTION IN THE POR, B-1 AND M-1 DISTRICTS, WILL BE PERMITTED AS A MATTER OF RIGHT IN THE EMPLOYMENT LAND USE AREAS, AND ARE SPECIFICALLY APPROVED BY THE PLANNING BOARD ON THIS COMPREHENSIVE SKETCH PLAN, PROVIDED, HOWEVER, THAT QUARRIES, TEMPORARY WRECKED VEHICLE STORAGE AND YARD WASTE SHALL NOT BE ALLOWED:

- PUBLIC SCHOOL BUILDINGS-TEMPORARY CONVERSION TO OTHER USES
- THEATERS, LEGITIMATE AND DINNER
- THEATERS, MOVIE
- PUBLIC UTILITY USES, LIMITED TO THE FOLLOWING: UTILITY SUBSTATIONS, ABOVE GROUND PIPELINES, PUMPING STATIONS, TELEPHONE STATIONS, AND TELEPHONE EXCHANGES, BUT NO STAND-ALONE COMMERCIAL COMMUNICATIONS TOWERS.

THE FOLLOWING USE RESTRICTIONS ALSO APPLY:

- NO MORE THAN 15% OF THE TOTAL EMPLOYMENT LAND USE AREA MAY BE DEVOTED TO WAREHOUSE AND LIGHT MANUFACTURING USES.
- CEMETERIES, MAUSOLEUMS & CREMATORIUMS ARE NOT PERMITTED
- A MAXIMUM OF ONE GASOLINE SERVICE STATION IS PERMITTED. THE GASOLINE SERVICE STATION MAY INCLUDE A CAR WASH, CAR REPAIR FACILITIES, AND/OR CONVENIENCE STORE FOOD.
- NO SINGLE RETAIL CENTER SHALL EXCEED 150,000 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 181,590 (300 SQUARE FEET PER GROSS ACRE). NO INDIVIDUAL RETAIL ESTABLISHMENT WITHIN THE MXD-3 DISTRICT SHALL HAVE A GROSS FLOOR AREA GREATER THAN 65,000 SQUARE FEET. RETAIL AND PERSONAL SERVICES AND OTHER ALLOWED USES, SUCH AS RESTAURANTS AND A GASOLINE SERVICE STATION MAY ALSO BE LOCATED WITHIN OTHER DESIGNATED EMPLOYMENT AREAS OUTSIDE OF A RETAIL CENTER.

SECTION 128.F SHALL APPLY TO EMPLOYMENT LAND USE AREAS.

COVERAGE
NO COVERAGE REQUIREMENT IS IMPOSED IN EMPLOYMENT LAND USE AREAS.

FLOOR AREA RATIO (FAR)
OVERALL LIMIT IS 0.35 CALCULATED ON THE TOTAL ACREAGE FOR ALL EMPLOYMENT LAND USE AREAS.

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 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.
- 10' FROM ANY OTHER PROPERTY LINE

PARKING SETBACKS

- 15' TO PUBLIC RIGHT-OF-WAY OF SANNER ROAD (MAPLE LAWN BOULEVARD) EXCEPT FOR PARALLEL PARKING ADJACENT TO ROADWAY,
- 10' TO ANY OTHER PROPERTY OR BOUNDARY LINE (EXCEPT FOR PARALLEL PARKING ADJACENT TO ROADWAY, OR WHERE A PARCEL LINE LIES WITHIN A USE-IN-COMMON PARKING AREA SERVING MULTIPLE PARCELS.)
- 20' TO PROJECT BOUNDARY LINE ALONG JOHNS HOPKINS OR ROUTE 216

EXCEPTIONS TO SETBACK REQUIREMENTS.

STRUCTURES MAY BE LOCATED ANYWHERE WITHIN SETBACK AREAS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

EXCEPT FOR THE FOLLOWING, SECTION 128.A.1 APPLIES:

A. BAY WINDOWS, EAVES, FRENCH BALCONIES, PORTICOS, CORNICES, AWNINGS, SIGNS, AND SIMILAR ARCHITECTURAL ELEMENTS MAY ENCROACH FULLY INTO ANY SETBACK.
B. ARCADES MAY ENCROACH INTO ANY SETBACK TO WITHIN 1' OF THE PROPERTY LINE. WHERE SUCH ARCADES ARE PROPOSED, THE FRONT FACADE MAY ALIGN, VERTICALLY, WITH THE FRONT OF THE ARCADE, THEREBY REDUCING THE REQUIRED FRONT SETBACK ACCORDINGLY. AN ARCADE IS AN ARCHED BUILDING, OR PORTION OF A BUILDING, OR GALLERY OFTEN COVERED WITH A ROOF STRUCTURE OR BUILDING SUPPORTED BY A SERIES OF ARCHES AND/OR COLUMNS ON PIERS.

PARKING

A. A MINIMUM OF FIVE PARKING SPACES SHALL BE PROVIDED FOR EACH 1,000 SQUARE FEET OF NET LEASABLE AREA DEVOTED TO COMMERCIAL RETAIL SALES USES.

B. A MINIMUM OF 3.3 PARKING SPACES SHALL BE PROVIDED FOR EACH 1,000 SQUARE FEET OF NET LEASABLE AREA THAT IS DEVOTED TO OFFICE OR RESEARCH AND DEVELOPMENT USES.

C. NO PARKING REQUIREMENT IS IMPOSED UPON ANY RESTAURANT, COFFEE SHOP OR SIMILAR FACILITY CONSTRUCTED WITHIN BUILDINGS WHICH PRIMARILY SERVES TENANTS AND EMPLOYEES OF SUCH BUILDINGS.

D. ONE PARKING SPACE SHALL BE PROVIDED FOR EACH BEDROOM CONTAINED WITHIN ANY HOTEL, INN OR SIMILAR FACILITY AND ONE PARKING SPACE SHALL BE PROVIDED FOR EACH FIVE EMPLOYEES OF SUCH FACILITY.

E. ONE PARKING SPACE SHALL BE PROVIDED FOR EACH THREE SEATS WITHIN ANY RESTAURANT, COFFEE SHOP OR SIMILAR FACILITY CONSTRUCTED WITHIN A HOTEL, INN OR SIMILAR FACILITY OR AS A FREESTANDING STRUCTURE AND ONE PARKING SPACE SHALL BE PROVIDED FOR EACH FIVE EMPLOYEES OF ANY SUCH FACILITY.

F. ONE PARKING SPACE SHALL BE PROVIDED FOR EACH TWO BEDS IN ANY HOSPITAL OR CLINIC; ONE PARKING SPACE SHALL BE PROVIDED FOR EACH EMPLOYEE ON A MAJOR SHIFT; AND EIGHT PARKING SPACES SHALL BE PROVIDED FOR EACH DOCTOR TREATING OUTPATIENTS ON A MAJOR SHIFT.

G. INDUSTRIAL USES:

WAREHOUSE	0.5 SPACES PER 1,000 SQUARE FEET
'FLEX' SPACE (INDUSTRIAL/OFFICE)	2.5 SPACES PER 1,000 SQUARE FEET
OTHER INDUSTRIAL	2.0 SPACES PER 1,000 SQUARE FEET

H. RECREATIONAL USES:

HEALTH CLUB	10.0 SPACES PER 1,000 SQUARE FEET
SWIMMING POOL, COMMUNITY	1.0 SPACE PER SEVEN PERSONS PERMITTED IN THE POOL AT ONE TIME BY THE DEPT. OF HEALTH
TENNIS COURT	2.0 SPACES PER COURT

REQUIRED MINIMUM PARKING FOR ALL SUCH COMMERCIAL AND EMPLOYMENT USES SHALL BE MET OFF-STREET. ADDITIONAL PARKING MAY BE ACCOMMODATED ON-STREET, IN PARALLEL PARKING WITHIN PUBLIC ROAD RIGHTS-OF-WAY, PARALLEL SPACES LOCATED ON PAVED AREAS ADJACENT TO PUBLICLY MAINTAINED ROADWAYS OR ORIENTED DIAGONALLY OR AT RIGHT ANGLES TO SUCH ROADWAYS, IN AND/OR OUT OF THE PUBLIC R/W.

REDUCTIONS IN PARKING REQUIREMENTS ARE PERMITTED PURSUANT TO THE HOWARD COUNTY ZONING REGULATIONS SECTION 133.D.8 (Parking Studies), 133.E.1 (Shared Parking) and 133.E.2 (Trip Reduction Plans).

BENCHMARKS

41GA ELEV. = 462.16
STANDARD DISC ON CONCRETE MONUMENT

46B2 ELEV. = 474.67
STANDARD DISC ON CONCRETE MONUMENT

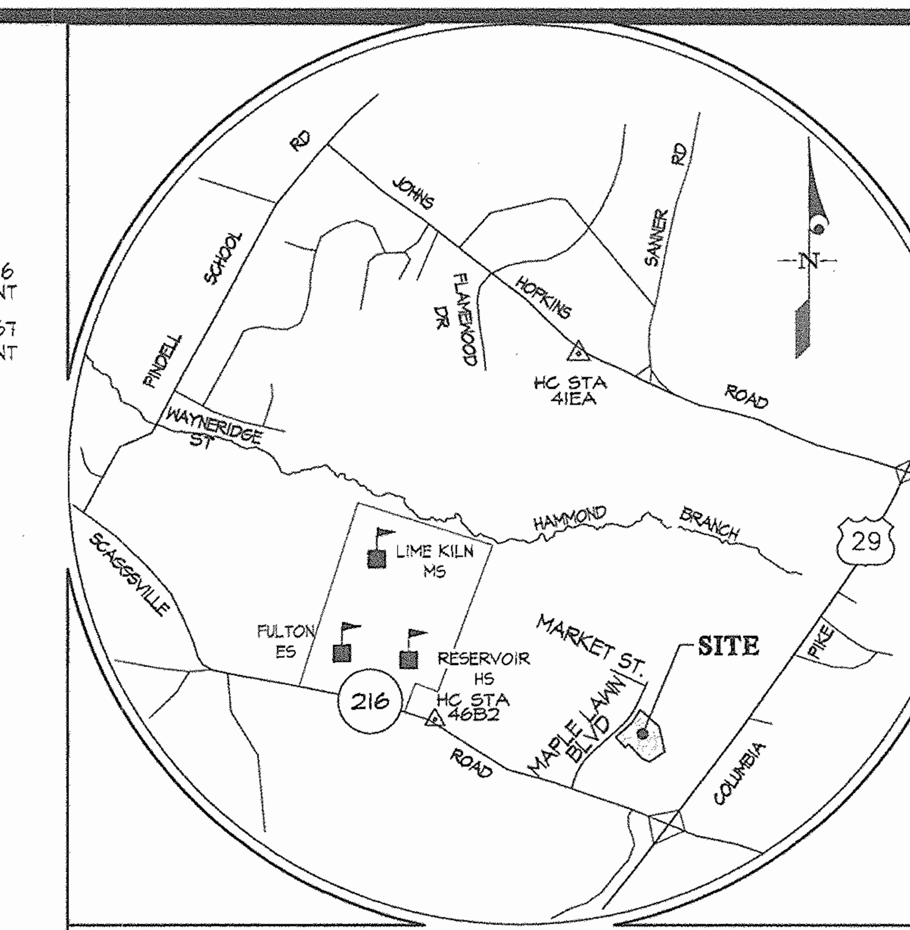
SHEET INDEX

1. COVER SHEET
2. SITE DEVELOPMENT PLAN
3. SITE DETAILS
4. SITE DETAILS
5. UTILITY PROFILES
6. STORMCEPTOR & RECHARGE FACILITY DETAILS
7. SEDIMENT CONTROL PLAN
8. SEDIMENT CONTROL NOTES AND DETAILS
9. DRAINAGE AREA MAP
10. LANDSCAPE PLAN
11. LANDSCAPE NOTES AND DETAILS
12. RETAINING WALL CONSTRUCTION DETAILS

SITE ANALYSIS DATA CHART

1. GROSS SITE AREA:
   - PARCEL C-21 = 0.7420 Ac.
   - PARCEL C-22 = 4.8405 Ac.
   - TOTAL = 5.5825 Ac.
2. LIMIT OF DISTURBED AREA = 5.10± AC.
3. ZONING: MXD-3.
4. PROPOSED USE: OFFICE BUILDING & BANK
5. BUILDING COVERAGE FOR OFFICE BUILDING #3 & BANK:
   - OFFICE BUILDING No. 3 30,085 S.F. = 0.6907 Ac. (14.3% of PARCEL C-22)
   - BANK (incl. canopy & overhang) 5,199 S.F. = 0.1194 Ac. (16.1% of PACEL C-21)
6. FLOOR AREA RATIO CALCULATIONS
   - OFFICE BUILDING No. 3
     - LOWER LEVEL (Mechanical & storage only, see note #38) = (10,000) S.F.
     - FLOORS ONE THROUGH FOUR (AT 30,085 EACH) = 120,340 S.F or 2.7626 ± Ac.
   - BANK BUILDING
     - BUILDING AREA = 3,345 S.F. or 0.0768

TOTAL F.A.R. (for both parcels 2.8391 bldgs / 5.5825 sites) = 0.51



VICINITY MAP
SCALE: 1" = 2000'

FLOOR AREA RATIO (F.A.R.) TRACKING CHART			
DPZ FILE No.	PARCEL AREA	FLOOR AREA	F.A.R.
SDP-04-44 (Office Bldg. 1)	4.40 AC. (191,550 S.F.)	93,945 S.F.	0.49
SD-04-96 (Retail Bldg. 1 & Bank)	3.17 AC. (137,933 S.F.)	24,088 S.F.	0.17
SDP-05-08 (Retail Bldg. 2 & Gas Station)	3.20 AC. (139,520 S.F.)	22,218 S.F.	0.16
SDP-05-036 (Office Bldg. 2)	4.24 AC. (184,802 S.F.)	93,945 S.F.	0.51
SDP-05-047 (Office Bldg. 3 & M&T Bank)	5.58 AC. (243,230 S.F.)	123,685 S.F.	0.51
SDP-06-067 (Office Bldg. 4)	4.78 AC. (208,087 S.F.)	100,288 S.F.	0.48
SDP-06-148 (Medical & 3 Office Bldgs.)	8.54 AC. (371,950 S.F.)	121,620 S.F.	0.33
SDP-07-02 (Bank, School, Retail, & Restaurant)	7.36 AC. (320,659 S.F.)	45,225 S.F.	0.14
SUB-TOTAL	41.27 Acres	14.35 Acres	0.35
EMPLOYMENT AREA RECORDED AS R/W	11.69 Acres		
TOTAL AREA RECORDED AS EMPLOYMENT	59.45 Acres	14.35 Acres	0.24
TOTAL REMAINING EMPLOYMENT AREA	6.49 Acres		

PARKING TABULATION

GROSS GENERATION DATA		
	OFFICE BUILDING No.3	M&T BANK
LOWER LEVEL (MECHANICAL & STORAGE ONLY)	10,000 S.F. (see note #38)	NA
GROUND FLOOR	27,326 S.F.	3,345
SECOND THRU 4th FLOOR (@ 27,210 S.F. EACH)	81,630 S.F.	NA
TOTAL FLOOR RENTABLE AREA*	108,956 S.F.	3,345
PARKING RATIO REQUIRED PER 1000 S.F.	3.3	5.0
NUMBER OF SPACES REQUIRED	360 SPACES	17 SPACES
PARKING PROVIDED: 355 SPACES ON PARCEL C-21, 20 SPACES ON PARCEL C-22 AND 824 ON-SITE SPACES TOTAL AVAILABLE AS SHARED PARKING FOR THE BUSINESSES ON THE EAST SIDE OF MAPLE LAWN BLVD. SEE SHEET 3 OF 12 FOR THE SHARED PARKING ANALYSIS.		

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

PARKING DISTRIBUTION					
PARCEL NUMBER	C-21	C-22	C-3	C-10 & 11	TOTAL
9'x18' PARKING SPACES (90°)	341	19	302	114	776
PARALLEL PARKING SPACES	5	0	10	7	22
HANDICAP PARKING SPACES	9	1	8	8	26
TOTAL ON-SITE SPACES	355	20	320	129	824
ON-STREET PARKING SPACES	9	6	10	0	25
TOTAL PARKING PROVIDED	364	26	330	129	849

PARKING DISTRIBUTION NOTES:

1. TOTAL NUMBER OF OVERALL ADJUSTED REQUIRED PARKING SPACES = 763 SPACES PER THE SHARED PARKING ANALYSIS.
2. SEE SHEET 3 FOR THE ENTIRE PARKING FIELD ON THE EAST SIDE OF MAPLE LAWN BOULEVARD (FOR THE ABOVE PARCELS) AND THE SHARED PARKING ANALYSIS.

ADDRESS CHART	
BUILDING No.	STREET ADDRESS
3	8161 MAPLE LAWN BOULEVARD
BANK	8155 MAPLE LAWN BOULEVARD

WATER CODE:	SEWER CODE:
E21	7695000

SUBDIVISION NAME:			SECTION/AREA		PARCELS
MAPLE LAWN FARMS			BUSINESS DISTRICT/AREA I		PARS. C-21 & C-22
PLAT Nos.	ZONE	TAX MAP	BLOCK	ELEC. DIST.	CENSUS TRACT
16514, 17397/98 & 19568	MXD-3	46	3 & 4	5	6051.02

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

\DRAWINGS\96079\03052\SDP\03052-CS.dwg	DES. MBT	DRN. KLP	CHK. MBT

DATE	REVISION	BY	APP'R.
1/15/08	revised title block; Incorporated changes associated with M&T Bank		

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

REVISED COVER SHEET
MAPLE LAWN FARMS
BUSINESS DISTRICT, OFFICE BUILDING No. 3 and M&T BANK
PARCELS C-21 and C-22
PLAT Nos. 16514, 17397/98 and 19568
ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03053
DATE	TAX MAP – GRID	SHEET
Jan./2008	46: 3&4	1 OF 12

SDP-05-47