

# SITE DEVELOPMENT PLAN

## MAPLE LAWN FARMS

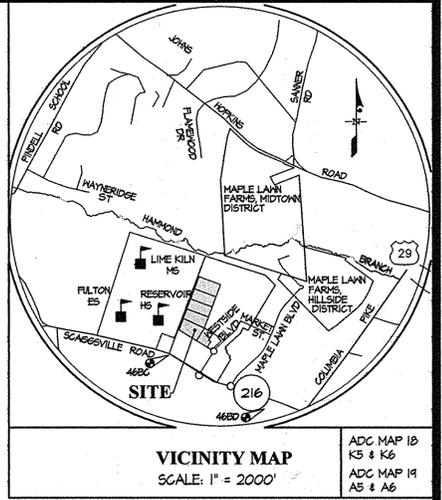
### Westside District - Area 1

#### Parcels B-12 thru B-17

#### (Offices and Flex)

**BENCHMARKS**

4682	ELEV. = 471.16	N = 594,425.11	E = 131,205.71
STANDARD DISC ON CONCRETE MONUMENT			
4680	ELEV. = 491.17	N = 598,656.76	E = 134,461.55
STANDARD DISC ON CONCRETE MONUMENT			



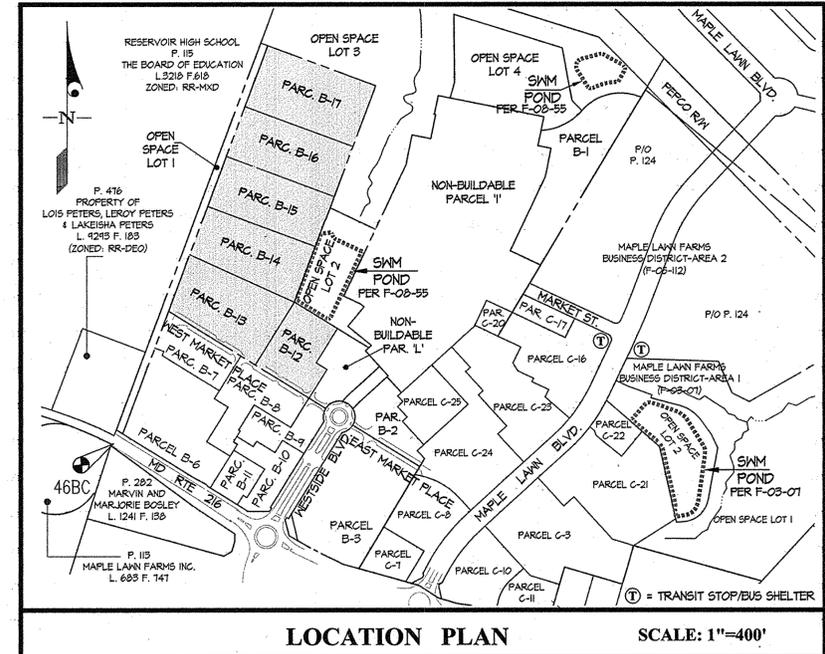
- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
  - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING, CONSTRUCTION INSPECTION DIVISION AT (410) 313-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
  - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-251-TTTT AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
  - PROJECT BACKGROUND:
    - LOCATION: TAX MAP #41, GRIDS 21 & TAX MAP #46, GRID 3
    - ZONING: MXD-3
    - ELECTION DISTRICT: 5TH
    - PARCELS B-12 THRU B-17 AREA: 14,204 AC.
    - REG. REF.: PLAT No. 20713
  - THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, BUREAU OF UTILITIES AT (410) 313-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION WORK.
  - PROPOSED USE: OFFICE & FLEX & DAYCARE
  - ALL PLAN DIMENSIONS ARE TO FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
  - EXISTING TOPOGRAPHY IS SHOWN PER FIELD SURVEY INFORMATION BY GUTSCHICK, LITTLE & WEBER, P.A. & BY DESIGN GRADES FROM DESIGN PLANS FOR CONSTRUCTION.
  - COORDINATES AND BEARINGS ARE BASED UPON THE 1983 MD STATE COORDINATE SYSTEM (NAD 83) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 41E4, 41E3, 41E2 AND NO. 46E2.
  - SITE IS BEING DEVELOPED UNDER MDO-3 REGULATIONS, PER 289RHM, APPROVED ON 2/20/01 AND ZB-109PM APPROVED 08/20/06 AND THE COMPREHENSIVE ZONING PLAN DATED 02/02/04. UNDERLYING ZONING IS RR-DEO AND THE COMP LITE ZONING REGULATION AMENDMENTS DATED 07/28/06.
  - THE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS:
    - 5-01-11, 5-06-16, ZB-449M, ZB-1039M, PB-253, PB-210, P-07-10, F-08-54, F-08-55, SDF-07-43, W-05-12, W-07-122, W-08-04, F-08-105, SDF-08-05B, SDF-08-05A, F-04-16, SDF-08-14, and F-04-04T
  - WATER AND SEWER SERVICE IS PUBLIC SEE CONTRACT Nos. 24-4448-D, 44-3305-D and 24-4624-D.
  - FOR EXISTING PUBLIC WATER AND SEWER SEE CONTRACT Nos. 24-4448-D, 44-3305-D and 24-4543-D.
  - ALL ON-SITE STORM DRAIN SYSTEMS ARE PRIVATE.
  - STORMWATER MANAGEMENT, FOR BOTH QUALITY AND QUANTITY, FOR THE DEVELOPMENT PROPOSED BY THESE PLANS WILL BE SATISFIED BY TWO REGIONAL FACILITIES BEING CONSTRUCTED UNDER F-08-55 AND AN EXISTING FACILITY CONSTRUCTED UNDER F-08-07. THE EXISTING FACILITY AND THE FACILITY ON OPEN SPACE LOT 5 WILL BE PUBLICLY OWNED AND MAINTAINED. THE FACILITY ON OPEN SPACE LOT 2 WILL BE PRIVATELY OWNED AND MAINTAINED. THE RECHARGE REQUIREMENTS FOR THIS DEVELOPMENT WILL BE PROVIDED IN PRIVATELY OWNED AND MAINTAINED FACILITIES ON PARCELS B-14 & B-17. THE RECHARGE FACILITIES WILL BE INFILTRATION TRENCHES LOCATED ON PARCELS B-14 & B-17 AND DESIGNED UNDER F-08-05B.
  - EXISTING UTILITIES ARE BASED ON APPROVED DESIGN PLANS FOR CONSTRUCTION AND FIELD LOCATION BY GUTSCHICK, LITTLE & WEBER, P.A.
  - THERE ARE NO KNOWN CEMETERIES, GRAVE SITES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
  - THERE ARE NO FLOODPLAIN WITHIN PARCELS B-12 THRU B-17.
  - THERE IS NO FLOODPLAIN WITHIN PARCELS B-12 THRU B-17.
  - THERE ARE NO WETLANDS WITHIN PARCEL B-12 THRU B-17.
  - AS A COMMERCIAL DEVELOPMENT, A NOISE STUDY IS NOT REQUIRED FOR THIS SDP.
  - BUILDING SETBACKS AND BUILDING RESTRICTIONS ARE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT CRITERIA PER S-06-16.
  - THE RESIDENTIAL LOTS, PARCELS AND EMPLOYMENT USE STRUCTURES DEVELOPED OR PROPOSED ON THE ORIGINAL 501 ACRES TRACT FOR MAPLE LAWN FARMS ARE GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS UNDER S-01-11, F-08-55 AND ZB CASE NO. 918M. HOWEVER, THE PROPOSED RECHARGE AND EMPLOYMENT USES THAT ARE TO BE DEVELOPED UNDER AMENDED CSP, S-06-16 AND ZB CASE NO. 1029M FOR THE FORMER WESSEL AND OLIVER PROPERTIES ARE SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND REGULATIONS PER COUNCIL BILL NO. 49-2005 AND THE ZONING REGULATIONS PER COUNCIL BILL NO. 75-2005.
  - THE TRAFFIC STUDY (APPD) WAS APPROVED AS PART OF SKETCH PLAN S-06-016.
  - FOREST CONSERVATION FOR THIS SITE HAS BEEN PROVIDED UNDER F-08-54. THE GRADING WORK UNDER THIS SDP SHALL BE COORDINATED WITH THE FOREST AND LANDSCAPE PLANTING IN OPEN LOT #1 UNDER F-08-54.
  - EACH BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM BY AN INSIDE METER.
  - THE SHARED ACCESS AND PARKING AGREEMENT FOR PARCELS B6 THRU B17 IS RECORDED AT L1704 F.593 AND AMENDED BY THE FIRST AMENDMENT RECORDED IN LIBER 7900, FOLIO 607
  - ALL EXTERIOR LIGHT FIXTURES SHALL BE ORIENTED TO DIRECT LIGHT INWARDS AND DOWNWARDS AWAY FROM ALL ADJOINING RESIDENTIAL USE AREAS IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.
  - SEE SHEET #1 FOR LANDSCAPE SURETY REQUIREMENTS.
  - SETBACK REQUIREMENTS DO NOT APPLY TO HALLS AND FENCES WHICH SERVE AS ENTRANCE FEATURES FOR A SUBDIVISION OR DEVELOPMENT IN ALL ZONING DISTRICTS PROVIDED THE ENTRANCE FEATURE DOES NOT EXCEED 6 FEET IN HEIGHT AND DOES NOT INTERFERE WITH SIGHT DISTANCE ALONG PUBLIC ROADS IN ACCORDANCE WITH SECTION 128.A.11 OF THE ZONING REGULATIONS.
  - THERE IS NO LOWER LEVEL BASEMENT SPACE IN EACH BUILDING.
  - A FLEX SPACE BUILDING IS DESIGNED IN MODULAR BAYS TO ACCOMMODATE BUSINESSES OF VARYING SIZES, AND USED FOR OFFICES, RESEARCH AND DEVELOPMENT, LIGHT MANUFACTURING, ASSEMBLY, STORAGE, SALES AND SIMILAR USES, INCLUDING BUSINESS COMMUNITY SUPPORT RETAIL UP TO 15% OF THE BUILDINGS IN THE PROJECT. FLEX SPACE BUILDINGS HAVE REAR LOADING ONLY AND GENERALLY HAVE 25% OR MORE OF THE SPACE DEVOTED TO OFFICE USE IN ACCORDANCE WITH SECTION 102.6 OF THE ZONING REGULATIONS.
  - IF ANY RETAIL OR SERVICE USES ARE ADDED TO THE OFFICE BUILDING OR THE FLEX SPACE BUILDINGS IN THIS PROJECT AT A LATER DATE, THE "RETAIL AND SERVICE TRACKING CHART" MUST BE UPDATED AND REVISED TO INCLUDE THE AREAS USING THE STANDARD "RED-LINE REVISION" PROCESS ADMINISTERED BY THE DEPARTMENT OF PLANNING AND ZONING.
  - APPROVAL OF THE 8' HIGH SCREEN ENCLOSURE WALLS LOCATED AROUND THE PROPOSED TRASH DUMPSTERS THAT STRADDLE THE INTERNAL PROPERTY PARCEL LINES BETWEEN PARCELS B-12 AND PARCELS B-15 AND B-16 ARE PERMITTED WITHIN THE REQUIRED 10' STRUCTURE SETBACK IN ACCORDANCE WITH SECTION 128.A.10 OF THE ZONING REGULATIONS WHICH STATES THAT STRUCTURE AND USE SETBACKS FROM LOT LINES INTERNAL TO A DEVELOPMENT SHALL NOT APPLY IF A SITE DEVELOPMENT PLAN SHOWS AN INTEGRATED DESIGN FOR CONTIGUOUS LOTS BY THE SAME DEVELOPER.

- HOWARD COUNTY FIRE AND RESCUE GENERAL REQUIREMENTS**
- A KNOX BOX (FIRE DEPT. ACCESS BOX) IS REQUIRED TO BE PLACED IN FRONT OF THE BUILDING. IT SHALL BE PLACED TO THE RIGHT OF THE MAIN ENTRANCE AT A RANGE OF 4'-5' IN HEIGHT AND NO MORE THAN 6' LATERALLY FROM THE DOOR. THE BOX SHALL BE ELECTRONICALLY SURVEILLED TO NOTIFY THE OWNER THAT IT IS BEING ACCESSSED. NFPA-10.2.2.5.11 AMENDED IN TITLE II.
  - MAINTAIN A MINIMUM CANOPY HEIGHT OF 13 FEET, 6 INCHES FOR EMERGENCY EQUIPMENT ACCESS. NFPA-10.2.2.5.11 AMENDED IN TITLE II.
  - PROVIDE SIGNAGE ON THE BUILDING IDENTIFYING BUILDING ACCESS.

**RETAIL AND SERVICE TRACKING CHART**

FILE NUMBER	AREA OF RETAIL
SDP 04-46	10,941 S.F.
SDP 05-08	9,312 S.F.
SDP 05-36	0
SDP 05-41	0
SDP 06-61	0
SDP-06-148	0
SDP-07-02	14,818 S.F.
SDP-08-056	44,815 S.F.
SDP-08-114	53,002 S.F.
THIS SDP	0
<b>TOTAL</b>	<b>137,488 S.F.</b>

A TOTAL OF 152,310 S.F. OF RETAIL IS ALLOWED IN ACCORDANCE WITH S-01-11, OR A TOTAL OF 180,940 S.F. OF RETAIL UNDER S-06-16.



- SITE INDEX**
- COVER SHEET
  - SITE DEVELOPMENT PLAN
  - HANDICAP ACCESSIBILITY DETAILS
  - HANDICAP ACCESSIBILITY & SITE DETAILS
  - SITE DETAILS
  - SEEDING CONTROL NOTES AND DETAILS
  - LANDSCAPE PLAN
  - LANDSCAPE PLAN
  - LANDSCAPE PLAN
  - LANDSCAPE NOTES AND DETAILS

**SITE ANALYSIS DATA**

GROSS AREA OF PARCEL B-12 = 2,880 AC.

1. BUILDING COVERAGE (% OF GROSS ACRESAGE)

BLDG. NO.	BLDG. AREA	COVERAGE
A	16,578 S.F.	24.5 %
B	14,416 S.F.	30.1 %
C	13,655 S.F.	31.2 %
D	15,626 S.F.	31.1 %
E	16,671 S.F.	25.9 %
<b>TOTAL</b>	<b>74,746 S.F.</b>	<b>25.9 %</b>

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

DPZ FILE No.	PARCEL AREA	FLOOR AREA	F.A.R.
SDP-04-44 (Office Bldg. 1)	4.40 AC. (19,150 S.F.)	93,448 S.F.	0.49
SD-04-46 (Retail Bldg. 1 & Bank)	3.11 AC. (13,433 S.F.)	24,028 S.F.	0.17
SDP-05-08 (Retail Bldg. 2 & Gas Station)	3.20 AC. (13,420 S.F.)	22,218 S.F.	0.16
SDP-05-036 (Office Bldg. 2)	4.24 AC. (18,402 S.F.)	43,945 S.F.	0.51
SDP-05-041 (Office Bldg. 3)	5.58 AC. (24,320 S.F.)	123,740 S.F.	0.51
SDP-06-061 (Office Bldg. 4)	4.78 AC. (20,807 S.F.)	100,288 S.F.	0.48
SDP-06-148 (Medical & 3 Office Bldgs.)	8.54 AC. (37,150 S.F.)	121,620 S.F.	0.33
SDP-07-02 (Bank, School, Retail, & Restaurant)	7.36 AC. (32,054 S.F.)	45,225 S.F.	0.14
SDP-08-056 (Office Store - Par. B-6)	4.24 AC. (18,415 S.F.)	49,815 S.F.	0.27
SDP-08-059 (Bank, Parcel B-11)	0.80 AC. (3,429 S.F.)	4,454 S.F.	0.13
SDP-08-114 (Parcel B-7 thru B-10)	6.51 AC. (28,365 S.F.)	46,943 S.F.	0.34
THIS SDP (Parcel B-12 thru B-17)	11.20 AC. (48,326 S.F.)	210,100 S.F.	0.215
<b>SUB-TOTAL</b>	<b>72.02 AC. (31,212 S.F.)</b>	<b>986,051 S.F.</b>	<b>0.21</b>
<b>EMPLOYMENT AREA RECORDED AS R/M</b>	<b>13.60 AC.</b>	<b>23,671 S.F.</b>	<b>0.19</b>
<b>TOTAL AREA TO BE RECORDED AS EMPLOYMENT</b>	<b>122.00 AC.</b>	<b>1,009,722 S.F.</b>	<b>0.19</b>
<b>TOTAL RECORDED EMPLOYMENT REMAINING</b>	<b>36.38 AC.</b>	<b>479,351 S.F.</b>	

**PARKING TABULATION**

PARKING GENERATION DATA

COMMERCIAL TYPE USE	FLEX	DAY CARE	OFFICE	RESEARCH	RETAIL	RESTAURANT	TRADING	WAREHOUSE
NET FLOOR AREA (in SF) (1)	35,658 S.F.	3,849 S.F.	38,358 S.F.	30,358 S.F.	30,358 S.F.	40,358 S.F.	40,358 S.F.	40,358 S.F.
REQUIRED PARKING RATIO	25 per 1000	25 per 1000	25 per 1000	25 per 1000	25 per 1000	25 per 1000	25 per 1000	25 per 1000
REQUIRED PARKING SPACES	90	100	96	96	96	154	154	154
TOTAL PARKING REQUIRED	478 SPACES							
PARKING SPACES PROVIDED	101	100	96	96	96	152	152	152
TOTAL PARKING PROVIDED	493 SPACES (excess of 11 spaces)							

**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 FROM MD ROUTE 216 SHALL NOT EXCEED EIGHT STORIES ABOVE THE HIGHEST ADJOINING GRADE.  
 • COMMERCIAL BUILDINGS IN THE WESTSIDE DISTRICT WITHIN 300 FEET OF MD ROUTE 216 SHALL NOT EXCEED TWO STORIES.  
 • COMMERCIAL BUILDINGS IN THE WESTSIDE DISTRICT BEYOND 300 FEET FROM MD ROUTE 216 SHALL NOT EXCEED FOUR STORIES ABOVE THE HIGHEST ADJOINING GRADE.
- 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 PETITIONERS FOR EXHIBIT 1B, WITHOUT REGARD TO ANY LIMITATIONS OR RESTRICTIONS ON RETAIL OR PERSONAL SERVICE USES OTHERWISE PERMITTED IN SUCH DISTRICTS, FAST FOOD, CONVENIENCE STORES, COUNTRY CLUBS AND GOLF COURSES, MOVIE THEATERS, LEGITIMATE THEATERS AND DINNERS, 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 AMENDED COMPREHENSIVE ZONING 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 DINNERS  
 • 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, HAUSLEGENS & GREENHOUSES 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 CONTAIN MORE THAN 50,000 SQUARE FEET OF GROSS FLOOR AREA DESIGNATED FOR USE BY RETAIL AND PERSONAL SERVICE BUSINESSES. DESIGNATED 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 GROSS FOOT AREA WHICH MAY BE USED FOR RETAIL AND PERSONAL SERVICE BUSINESS SHALL NOT EXCEED 180,000 (2000 SQUARE FEET PER GROSS ACRE). NO INDIVIDUAL RETAIL ESTABLISHMENT WITHIN THE MDO-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 128.6 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 BOULEVARD AS NOTED ABOVE.  
 • 10' FROM ANY OTHER PROPERTY LINE
- PARKING SETBACKS**  
 • 15' TO PUBLIC RIGHT-OF-WAY OF 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.11 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. AN ARCADE IS AN ARCHED BUILDING OR PORTION OF A BUILDING, OR GALLERY OPEN COVERED WITH A ROOF STRUCTURE OR BUILDING SUPPORTED BY A SERIES OF ARCHES AND/OR COLUMNS OR PIERS.
- PARKING**  
 a. A MINIMUM OF FIVE PARKING SPACES SHALL BE PROVIDED FOR EACH 1,000 SQUARE FEET OF NET LEASABLE AREA DEVOTED TO COMMERCIAL RETAIL SALES USES.  
 b. A MINIMUM OF 33 PARKING SPACES SHALL BE PROVIDED FOR EACH 1,000 SQUARE FEET OF NET LEASABLE AREA THAT IS DEVOTED TO OFFICE OR RESEARCH AND DEVELOPMENT USES.  
 c. NO PARKING REQUIREMENT IS IMPOSED UPON ANY RESTAURANT, COFFEE SHOP OR SIMILAR FACILITY CONSTRUCTED WITHIN BUILDINGS WHICH PRIMARILY SERVES TENANTS AND EMPLOYEES OF SUCH BUILDINGS, OR NEIGHBORING BUILDINGS ACCESSIBLE BY PEDESTRIANS.  
 d. ONE PARKING SPACE SHALL BE PROVIDED FOR EACH BEDROOM CONTAINED WITHIN ANY HOTEL, INN OR SIMILAR FACILITY AND ONE PARKING SPACE SHALL BE PROVIDED FOR EACH FIVE EMPLOYEES OF SUCH FACILITY.  
 e. ONE PARKING SPACE SHALL BE PROVIDED FOR EACH THREE SEATS WITHIN ANY RESTAURANT, COFFEE SHOP OR SIMILAR FACILITY CONSTRUCTED WITHIN A HOTEL, INN OR SIMILAR FACILITY OR AS A FREESTANDING STRUCTURE AND ONE PARKING SPACE SHALL BE PROVIDED FOR EACH FIVE EMPLOYEES OF ANY SUCH FACILITY.  
 f. ONE PARKING SPACE SHALL BE PROVIDED FOR EACH TWO BEDS IN ANY HOSPITAL OR CLING; ONE PARKING SPACE SHALL BE PROVIDED FOR EACH EMPLOYEE ON MAJOR SHIFT; AND EIGHT PARKING SPACES SHALL BE PROVIDED FOR EACH DOCTOR TREATING PATIENTS ON A MAJOR SHIFT.  
 g. INDUSTRIAL USES:  
 WAREHOUSE: 0.5 SPACES PER 1,000 SQUARE FEET OF NET LEASABLE AREA  
 FLEX SPACE (INDUSTRIAL/OFFICE): 2.5 SPACES PER 1,000 SQUARE FEET OF NET LEASABLE AREA  
 OTHER INDUSTRIAL: 2.0 SPACES PER 1,000 SQUARE FEET OF NET LEASABLE AREA
- RECREATIONAL USES:**  
 HEALTH CLUB: 1.00 SPACES PER 1,000 SQUARE FEET OF NET LEASABLE AREA  
 TENNIS COURT: 2.0 SPACES PER COURT  
 SHIMMING POOL, COMMUNITY: 1.0 SPACE PER SEVEN PERSONS PERMITTED IN THE POOL AT ONE TIME BY THE DEPT. OF HEALTH
- "NET LEASABLE AREA" IS DEFINED AS 90% OF THE GROSS FLOOR AREA (AFTER DEDUCTING ANY FLOORS DEVOTED TO STORAGE AND COMMON USES), UNLESS A MORE PRECISE VALUE IS DETERMINED BY REDUCING THE GROSS FLOOR AREA BY AREAS DEVOTED TO PARKING, VEHICULAR CIRCULATION, OFFICE BUILDING STORAGE AREAS, EQUIPMENT AND MECHANICAL ROOMS/AREAS, LOCKER AND SHOWER FACILITIES, ENTRANCE Foyers/PATRIA, AND SIMILAR AREAS.
- 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 SECTIONS 133.D.8 (PARKING STUDIES), 133.E.1 (SHARED PARKING) AND 133.E.2 (TRIP REDUCTION PLANS).

**APPROVED PLANNING BOARD OF HOWARD COUNTY**

DATE: JULY 15, 2009

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director, DEP: [Signature]

Chief, Division of Land Development: [Signature]

Chief, Development Engineering Division: [Signature]

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

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3909 NATIONAL DRIVE - SUITE 250 - BIRKENSIDE OFFICE PARK

BURTNSVILLE, MARYLAND 20886

TEL: 301-421-4024 FAX: 301-989-2524

DATE: 12/15/2009

PROJECT: 12/15/2009

FILE: 09015

DESIGN: [Signature]

DRN: [Signature]

CHK: [Signature]

PREPARED FOR & OWNER:

MAPLE LAWN HOLDINGS, LLC

2560 LORD BALTIMORE DRIVE

BALTIMORE, MD 21244

ATTN: RAMON BENIEZ

410-788-0100

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. 10218

EXPIRATION DATE: MAY 28, 2010

12-16-09 [Signature]

ELECTION DISTRICT No. 5

REVISED COVER SHEET

**MAPLE LAWN FARMS**

**WESTSIDE DISTRICT - AREA 1**

**Parcels B-12 thru B-17**

**(Office and Flex)**

Plat Number 20713

SCALE: AS SHOWN

ZONING: MXD-3

G. L. W. FILE No.: 09015

DATE: DECEMBER, 2009

TAX MAP - GRID: 41-21

SHEET: 1 OF 11

**ADDRESS and PERMIT INFORMATION CHART**

BUILDING ADDRESS:	BUILDING (PARCEL B-#)	11820 WEST MARKET PLACE
BUILDING-A (PARCEL B-13)	BUILDING-B (PARCEL B-14)	11830 WEST MARKET PLACE
BUILDING-C (PARCEL B-15)	BUILDING-D (PARCEL B-16)	11840 WEST MARKET PLACE
BUILDING-E (PARCEL B-17)	BUILDING-F (PARCEL B-17)	11860 WEST MARKET PLACE
(PARCEL B-12)		11810 WEST MARKET PLACE

SECTION/AREA: WESTSIDE DISTRICT/AREA 1

PARCELS: B-12 THRU B-17

FLAT No.: 20713

ZONE: MXD-3

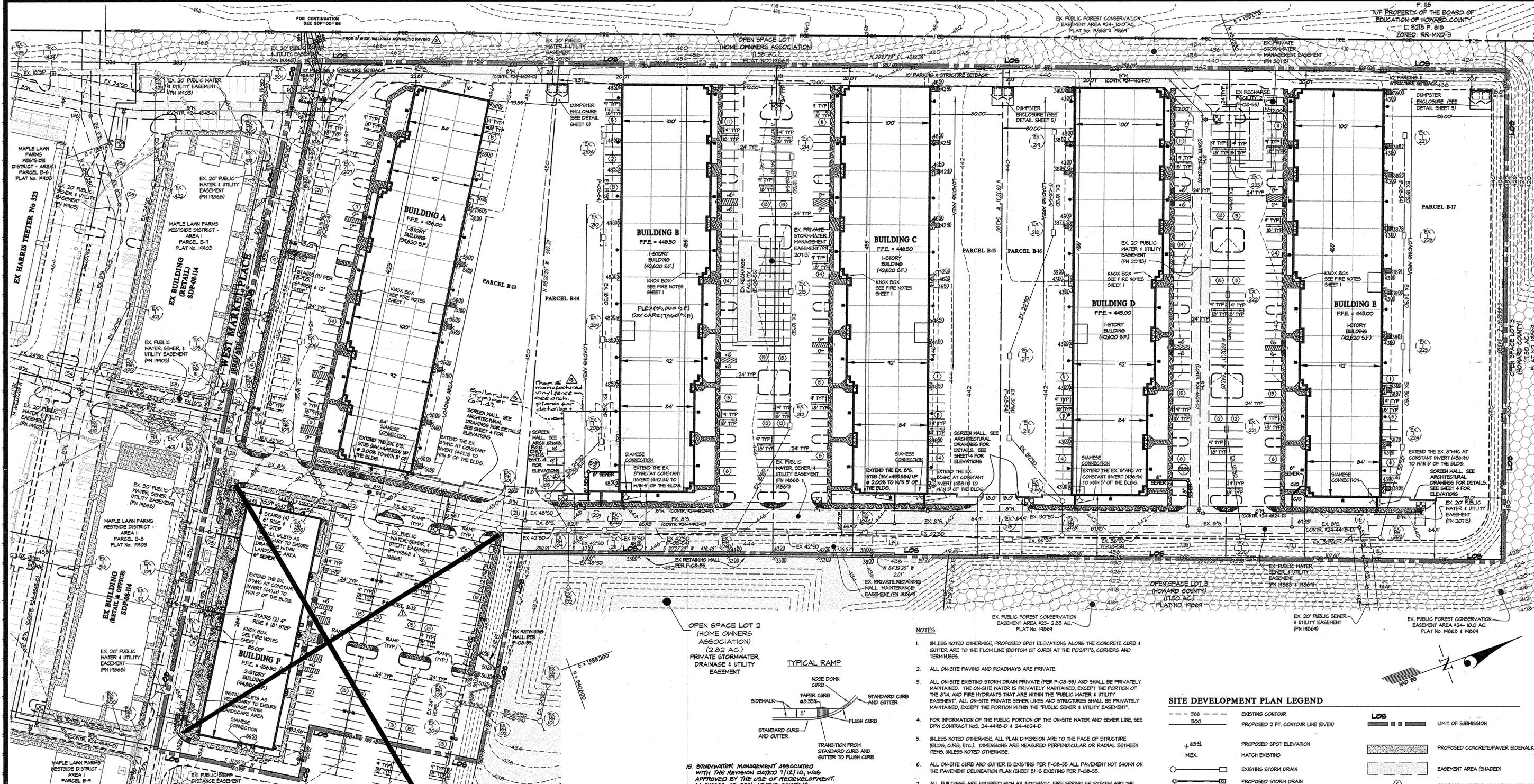
TAX MAP: 41-21

ELEC. DIST.: 5

CENSUS TRACT: 609102

WATER CODE: E21

SEWER CODE: 765000



**APPROVED  
PLANNING BOARD OF HOWARD COUNTY**

DATE JULY 15, 2009

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Donna G. Butler* 11/6/10  
Director, DEP Date  
*Neil Sandwell* 11/6/10  
Chief, Division of Land Development Date  
*William J. ...* 12/21/09  
Chief, Development Engineering Division Date

**LIGHTING SCHEDULE**

SYMBOL	QTY	ARRANGEMENT	LUMENS	LLF	DESCRIPTION
(Symbol)	46	SINGLE	16000	0.120	Rudd # macs515-1p
(Symbol)	34	SINGLE	16000	0.120	Hurbell # pv1-1503-521L
(Symbol)	6	SINGLE	34000	0.120	Emco #400x MH Type 3
(Symbol)	2	BACK-BACK	34000	0.120	Emco #400x MH Type 3 - back to back

SEE SHEET 4 FOR LIGHTING DETAILS

**PREPARED FOR & OWNER:**

MAPLE LAWN HOLDINGS, LLC  
2560 LORD BALTIMORE DRIVE  
BALTIMORE, MD 21244  
ATTN: RAMON BENITEZ  
410-788-0100

**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. 12875  
EXPIRATION DATE: May 26, 2010



REVISION: 11/10/10  
FISHER COLLINS AND COMPANY INC.

**NOTES:**

- 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.
- ALL ON-SITE PAVING AND ROADWAYS ARE PRIVATE.
- ALL ON-SITE EXISTING STORM DRAIN PRIVATE (PER F-08-55) AND SHALL BE PRIVATELY MAINTAINED. THE ON-SITE WATER IS PRIVATELY MAINTAINED, EXCEPT THE PORTION OF THE 8" & FIRE HYDRANTS THAT ARE WITHIN THE PUBLIC WATER & UTILITY EASEMENT. ALL ON-SITE PRIVATE SEWER LINES AND STRUCTURES SHALL BE PRIVATELY MAINTAINED, EXCEPT THE PORTION WITHIN THE PUBLIC SEWER & UTILITY EASEMENT.
- FOR INFORMATION OF THE PUBLIC PORTION OF THE ON-SITE WATER AND SEWER LINE, SEE DPN CONTRACT NOS. 24-4418-D & 24-4624-D.
- 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.
- ALL ON-SITE CURB AND GUTTER IS EXISTING PER F-08-55. ALL PAVEMENT NOT SHOWN ON THE PAVEMENT DELINEATION PLAN (SHEET 5) IS EXISTING PER F-08-55.
- ALL BUILDINGS ARE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM AND THE WATER METER IS LOCATED INSIDE THE BUILDING.
- THERE IS NO LOWER LEVEL BASEMENT SPACE IN EACH BUILDING.
- HANDICAP ACCESSIBILITY DETAILS ARE ON SHEETS 314.
- ALL STAIRS IN THE REAR OF BUILDINGS A-E ARE PER HCCO 6-101 WITH 7 STEPS WITH A "R" RISER AND "I" STEP.
- ON APRIL 20, 2009, THE BUREAU OF ENGINEERING APPROVED A DESIGN MANUAL MAJOR TO ALLOW THE PROPOSED BUILDINGS AND SCREEN WALLS TO BE WITHIN 10' OF THE PUBLIC WATER AND PUBLIC WATER, SEWER & UTILITY EASEMENTS.
- NO IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED WITHIN THE PUBLIC WATER SEWER AND UTILITY EASEMENTS WHICH WILL IMPEDER OR HINDER ACCESS TO THE PUBLIC WATER OR SEWER MAINS. IMPROVEMENTS SUCH AS AIR-CONDITIONING UNITS, FIREPLACE CHIMNEYS, DECKS, FENCING, FOUNDATION PLANTINGS AND TREES SHALL NOT BE PLACED WITHIN THE EASEMENT.
- THIS SITE HAS BEEN MASS GRADED AND ALL SOILS ARE ASSUMED TO BE TYPE 'C'.
- ENTRANCE LOCATIONS SHOWN ON BUILDINGS A-F ARE THE MAXIMUM NUMBER OF ENTRANCES TO BE BUILT. SOME ENTRANCES MAY NOT BE BUILT BASED ON INDIVIDUAL TENANT NEEDS. ALL TENANTS MUST HAVE AT LEAST ONE HANDICAP ACCESSIBLE ENTRANCE.

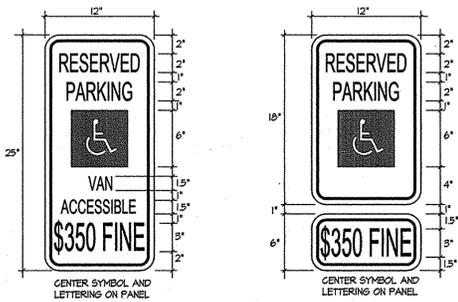
**SITE DEVELOPMENT PLAN LEGEND**

--- 366 ---	EXISTING CONTOUR	---	LIMIT OF SUBMISSION
--- 300 ---	PROPOSED 2 FT. CONTOUR LINE (EVEN)	---	PROPOSED CONCRETE/PAVER SIDEWALK
+ 69.41	PROPOSED SPOT ELEVATION	---	EASEMENT AREA (SHADED)
MEX.	MATCH EXISTING	---	PROPOSED NUMBER OF PARKING SPACES
(Symbol)	EXISTING STORM DRAIN	(Symbol)	EXISTING LIGHT FIXTURE & POLE
(Symbol)	PROPOSED STORM DRAIN	(Symbol)	PROPOSED LIGHT FIXTURE & POLE
(Symbol)	EXISTING SANITARY SEWER	(Symbol)	FACE - FOREST CONSERVATION EASEMENT
(Symbol)	PROPOSED SANITARY SEWER (PRIVATE)	(Symbol)	FOREST CONSERVATION AREA
(Symbol)	EX. 8" & 12" H&G (PRIVATE)	(Symbol)	LIMIT OF GRADING DISTURBANCE
(Symbol)	EXISTING FIRE HYDRANT	(Symbol)	EXISTING BGE POLES
(Symbol)	EXISTING CURB & GUTTER	(Symbol)	TRANSFORMER
(Symbol)	EXISTING EDGE OF PAVEMENT	(Symbol)	TELEPHONE LINE
(Symbol)	PROPOSED CONCRETE CURB & GUTTER	(Symbol)	CABLE TV
(Symbol)	FACE OF CURB	(Symbol)	ELECTRIC LINE UNENCASED
(Symbol)	BACK OF CURB	(Symbol)	GAS LINE

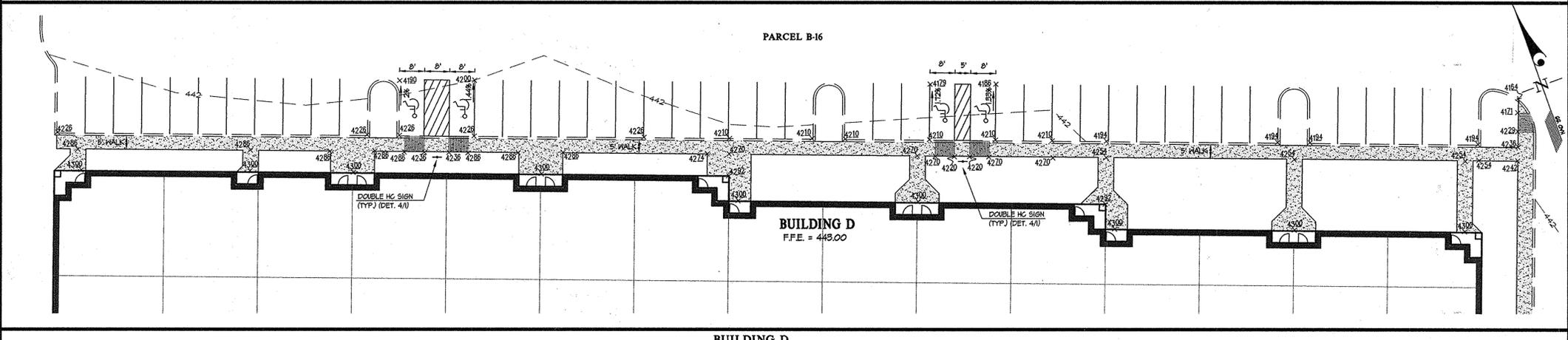
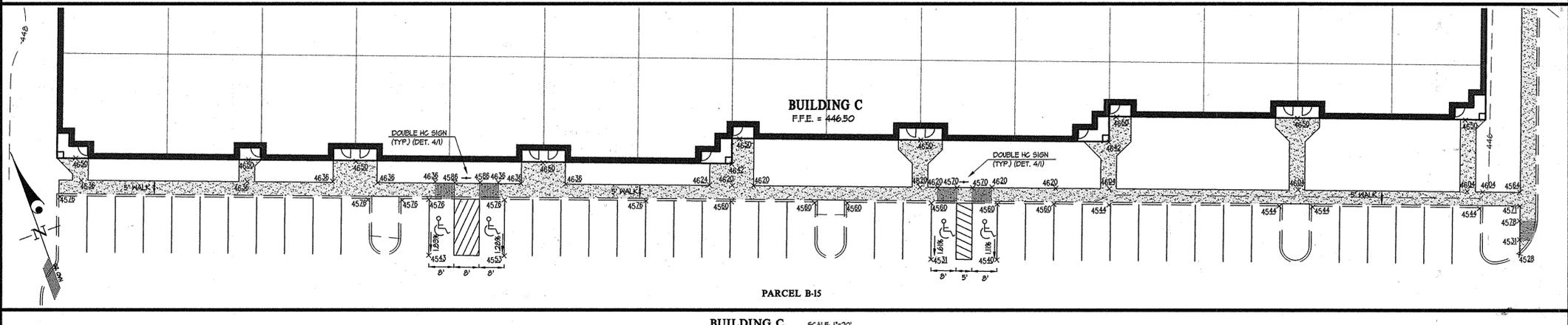
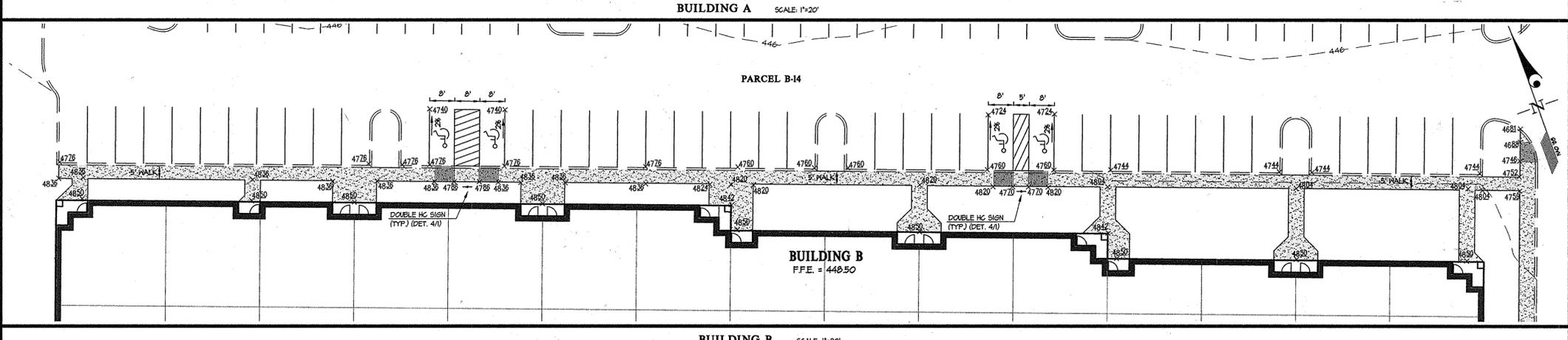
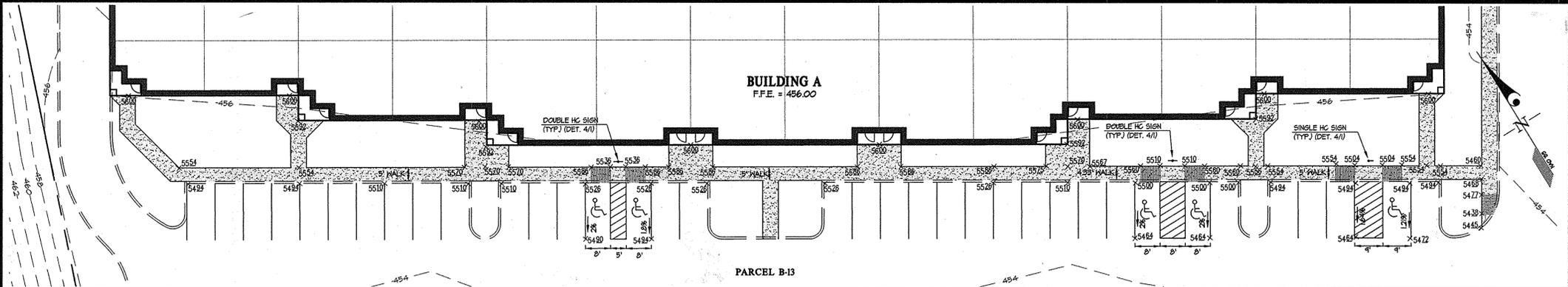
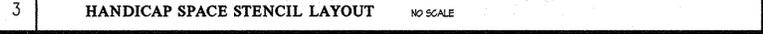
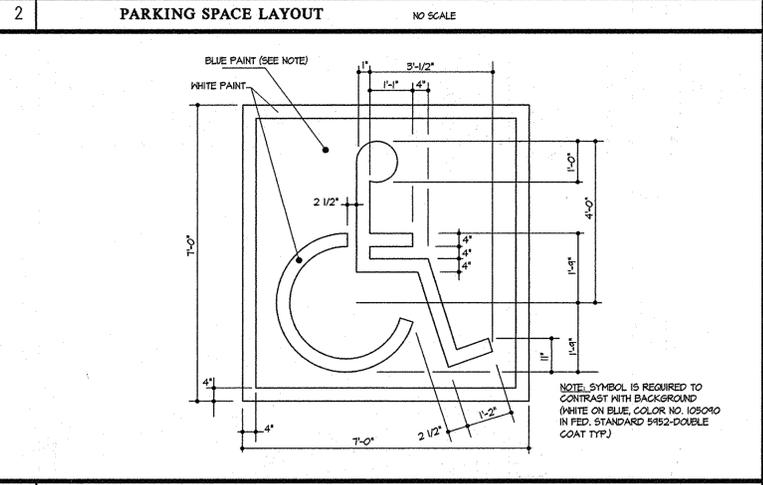
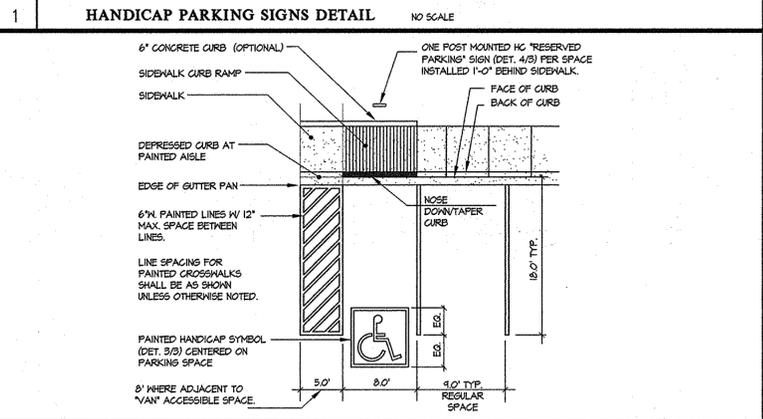
**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK  
BURTNSVILLE, MARYLAND 20866  
TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

**REVISED SITE DEVELOPMENT PLAN**  
**MAPLE LAWN FARMS**  
**WESTSIDE DISTRICT - AREA 1**  
**Parcels B-12 thru B-17**  
**(Office and Flex)**  
Plat Number 20713

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	MXD-3	09015
DATE	TAX MAP - GRID	SHEET
DECEMBER, 2009	41-21 46-3	2 OF 11



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



**APPROVED**  
**PLANNING BOARD OF HOWARD COUNTY**  
DATE July 15, 2009  
*KS*

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Dorcas S. Butler* 8/26/09  
Director, DEP. Date  
*Cindy Hanna* 8-12-09  
Chief, Division of Land Development Date  
*Chad Edmondson* 8-10-09  
Chief, Development Engineering Division Date

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3309 NATIONAL DRIVE - SUITE 250 - BURTONTOWNE OFFICE PARK  
BURTONTOWNE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

PREPARED FOR & OWNER:  
MAPLE LAWN HOLDINGS, LLC  
2560 LORD BALTIMORE DRIVE  
BALTIMORE, MD 21244  
ATtn: RAMON BENITEZ  
410-788-0100

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. 12472  
EXPIRATION DATE: 3-22-10  
*Chad Edmondson* 8-10-09

**HANDICAP ACCESSIBILITY DETAILS**  
**MAPLE LAWN FARMS**  
**WESTSIDE DISTRICT - AREA 1**  
Parcels B-12 thru B-17  
(Office and Flex)  
Plat Number 2-0712/10  
ELECTION DISTRICT No. 5  
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	MXD-3	09015
DATE	TAX MAP - GRID	SHEET
JULY, 2009	41-21 46-3	3 OF 11

L:\CAD\DRAWINGS\03067\09015\SOP\09015-SOP.dwg  
DATE: 7/28/2009 10:36 AM  
USER: CAD  
SCALE: 1/4"=1'-0"  
PLOT: 7/28/2009 11:19 AM  
PLOT FILE: Plot.dwg

### ECOLUME ECA/ECW

The Ecolume ECA/ECW is a modular arm-mounted area luminaire. The precision engineered optical system provides uniform light levels, even in the presence of wind-blown leaves. The luminaire is designed to meet the most demanding applications. The luminaire is available in a variety of finishes, including stainless steel, black, and white. The luminaire is available in a variety of arm lengths, including 12', 15', and 18'.

**PHOTOMETRIC DISTRIBUTIONS**

**ORDERING**

MODEL	ARM LENGTH	FINISH	ARM MOUNTING	WALKWAY LIGHTING					
EC12	12'	SS	1	1	1	1	1	1	1
EC15	15'	SS	1	1	1	1	1	1	1
EC18	18'	SS	1	1	1	1	1	1	1

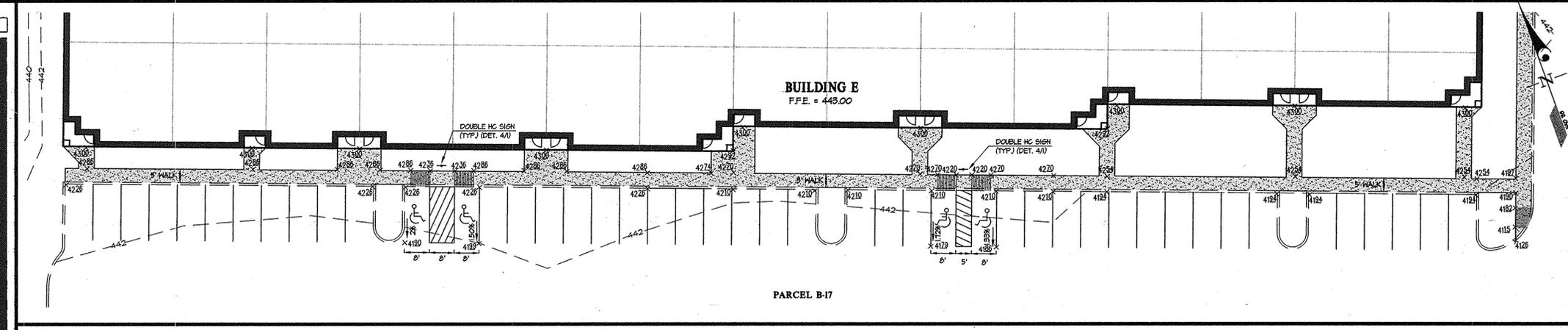
### POLES

#### 5" STRAIGHT SQUARE STEEL

**GENERAL DESCRIPTION:** The Carbon-Steel Lighting Pole consists of a one piece square tubular steel lighting pole. The carbon steel pole is coated with a combination of zinc and epoxy primer and powder coated with a polyester powder coat. All poles include anchor bolts, set base cone, hand hole, ground lug and top cap.

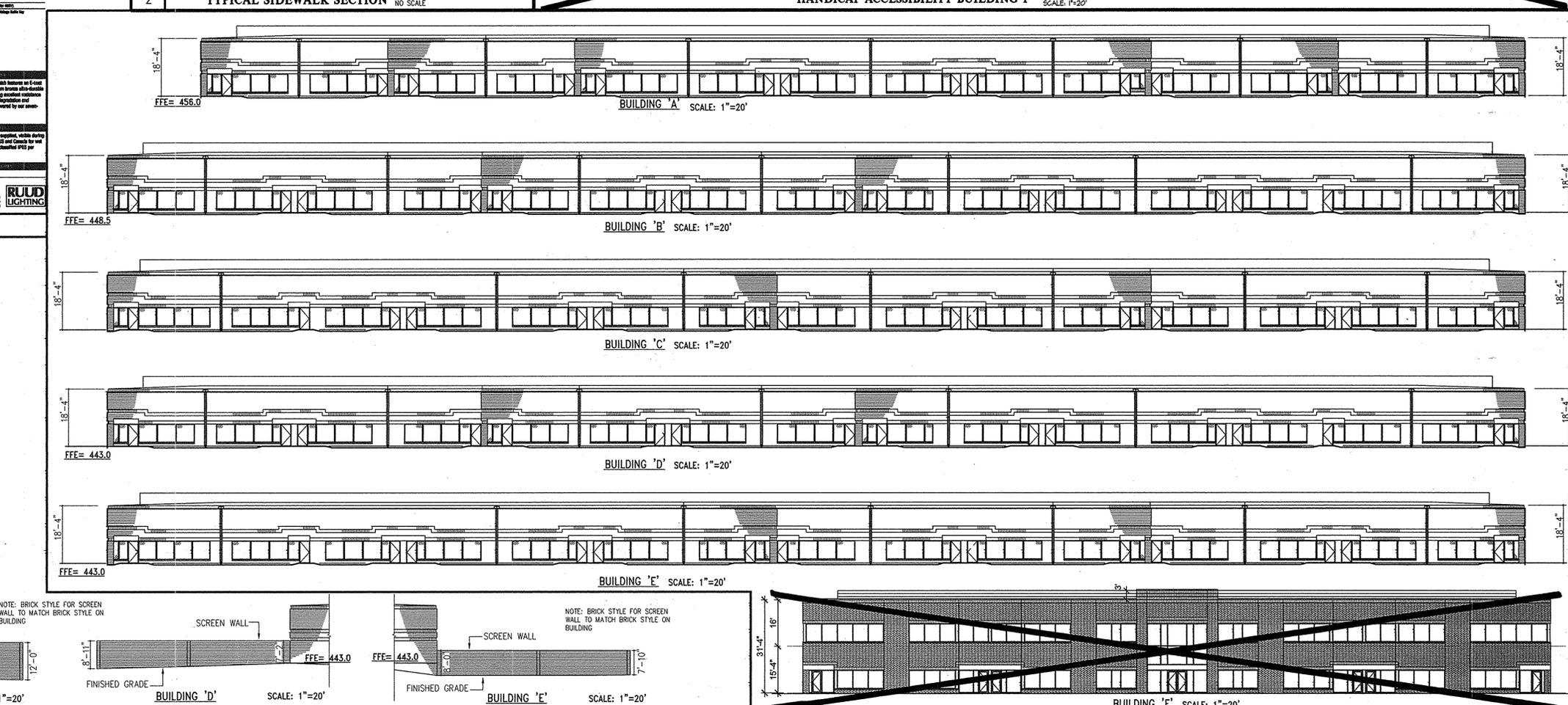
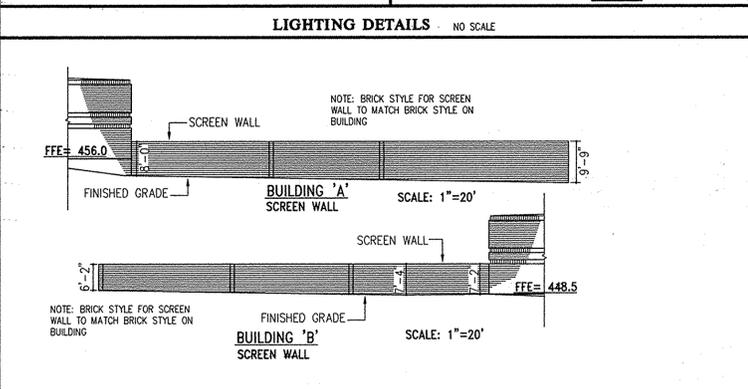
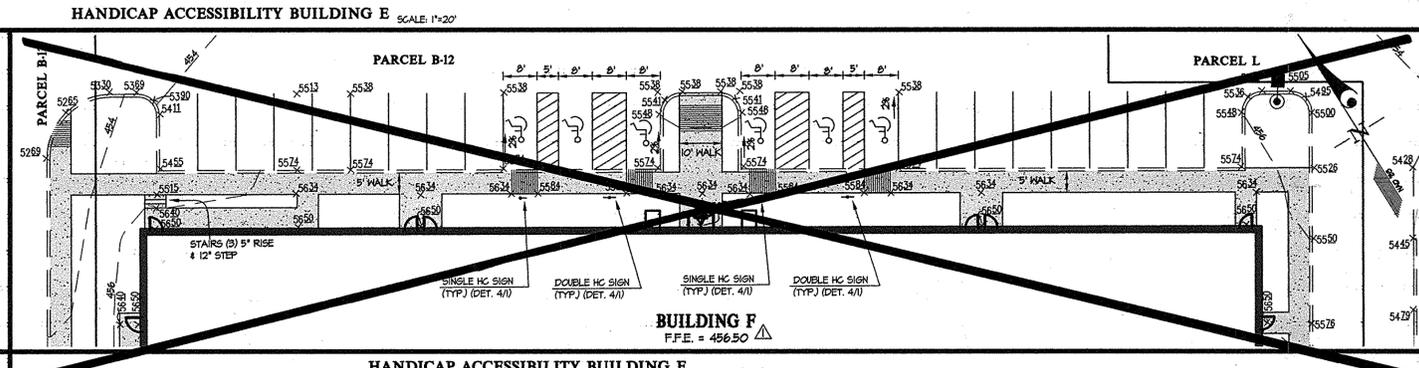
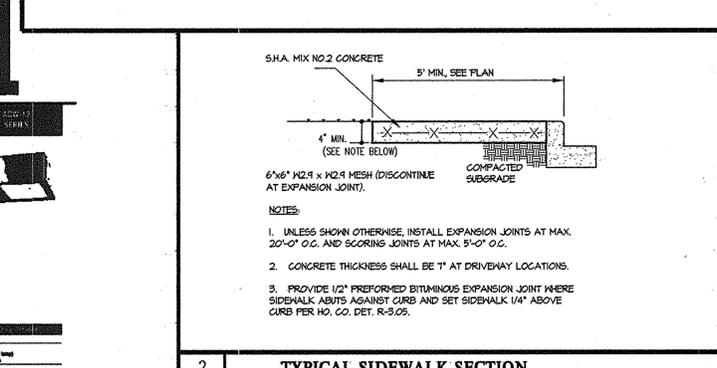
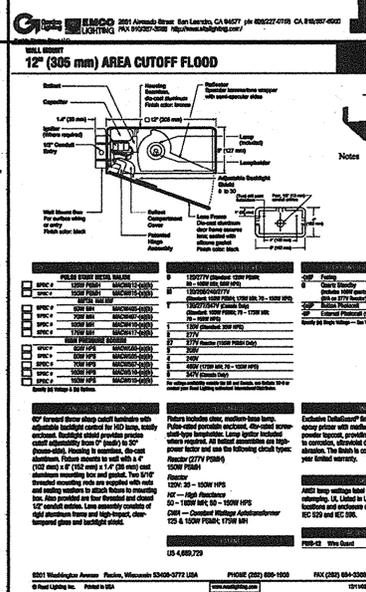
**ORDERING**

POLE HEIGHT	SIZE	GAUGE	WALKWAY LIGHTING						
10'	5"	11	1	1	1	1	1	1	1
12'	5"	11	1	1	1	1	1	1	1
15'	5"	11	1	1	1	1	1	1	1
18'	5"	11	1	1	1	1	1	1	1



**ITEMS**

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	5" Straight Square Steel Pole	10	EA	120.00	1200.00
2	5" Straight Square Steel Pole	10	EA	120.00	1200.00
3	5" Straight Square Steel Pole	10	EA	120.00	1200.00
4	5" Straight Square Steel Pole	10	EA	120.00	1200.00
5	5" Straight Square Steel Pole	10	EA	120.00	1200.00



**APPROVED**  
PLANNING BOARD OF HOWARD COUNTY

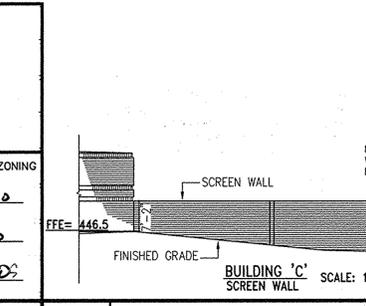
DATE: JULY 15, 2009

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director, DEP: *[Signature]* Date: 1/6/10

Chief, Division of Land Development: *[Signature]* Date: 1/6/10

Chief, Development Engineering Division: *[Signature]* Date: 12/22/09



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

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK  
BURTNSVILLE, MARYLAND 20866

TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
12/15/2009	Building F not to be built per this SPP	GL	DD
12/15/2009	Building F LOCATION, CURB AND PARKING ADJUSTED IN PARCEL B-12 (REPLACEMENT SHEET)	GL	DD

PREPARED FOR & OWNER:  
MAPLE LAWN HOLDINGS, LLC  
2560 LORD BALTIMORE DRIVE  
BALTIMORE, MD 21244  
ATTN: RAMON BENTEZ  
410-788-0100

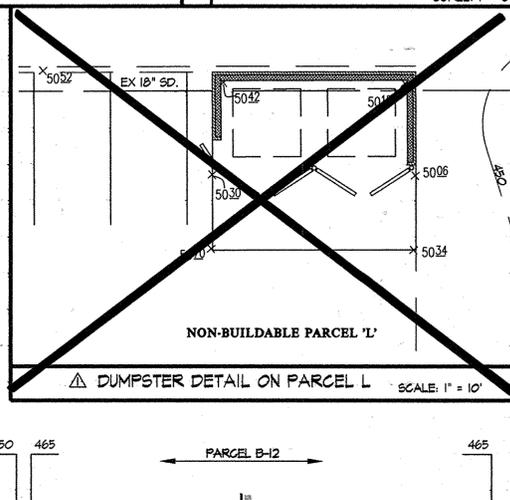
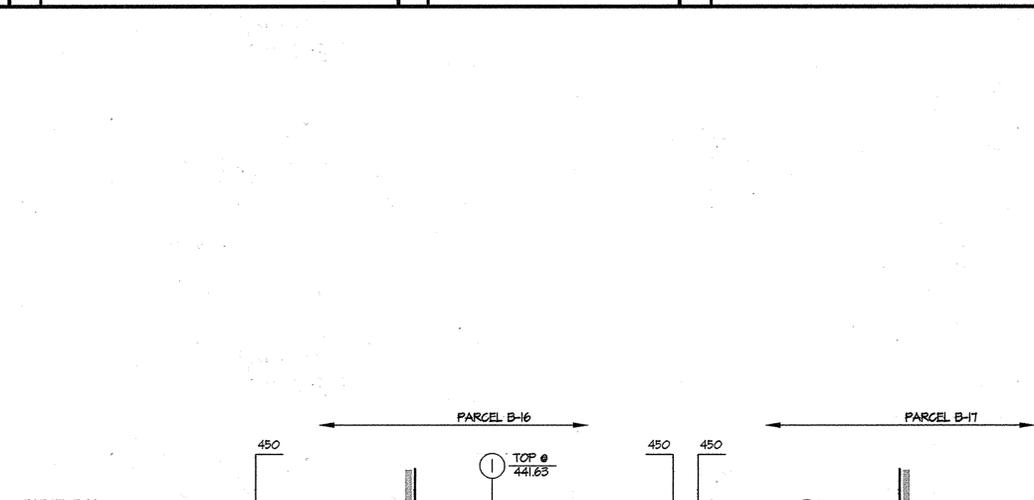
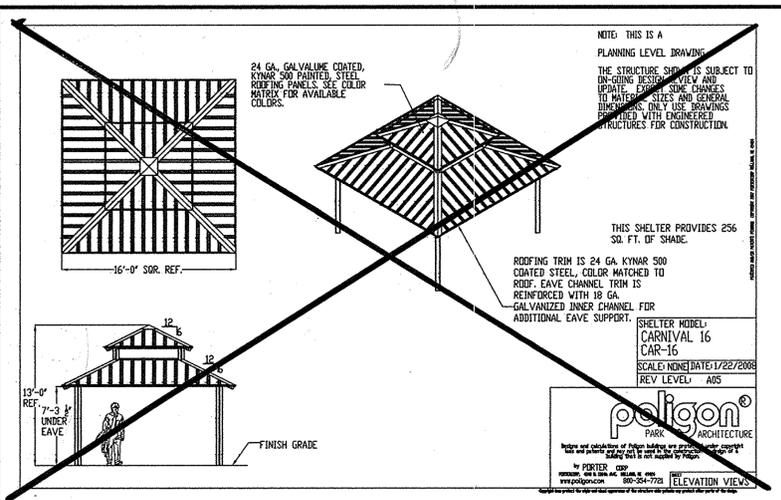
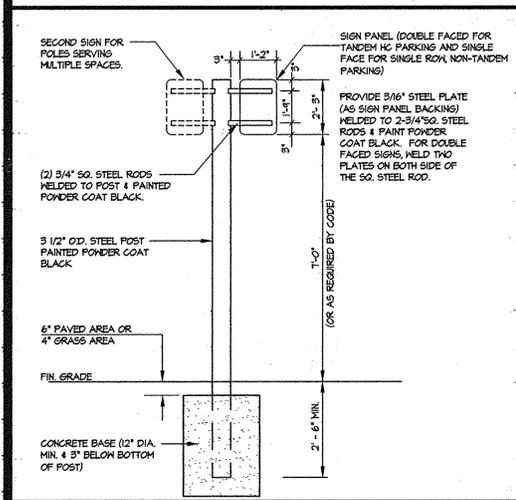
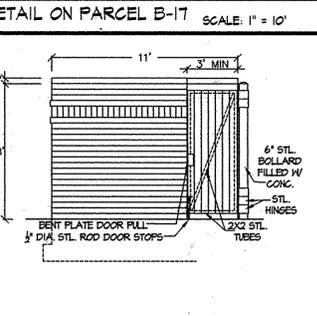
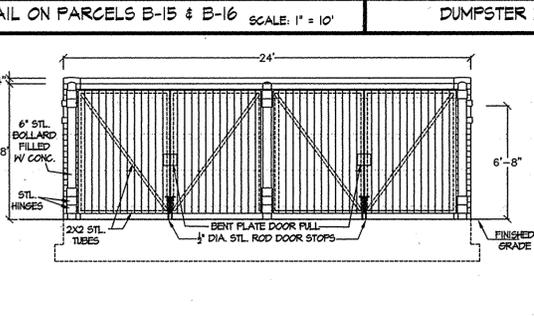
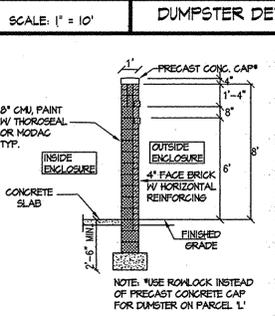
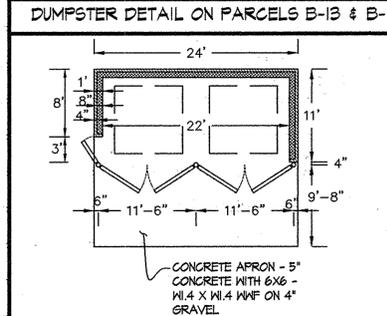
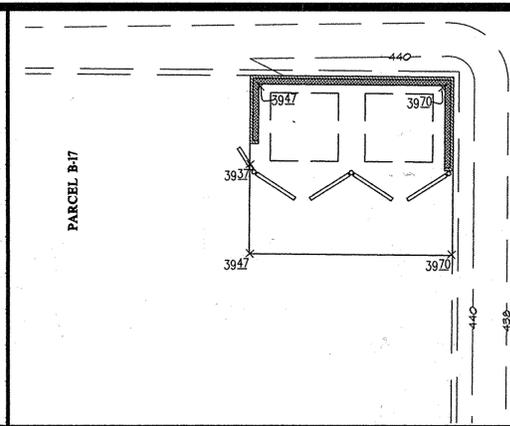
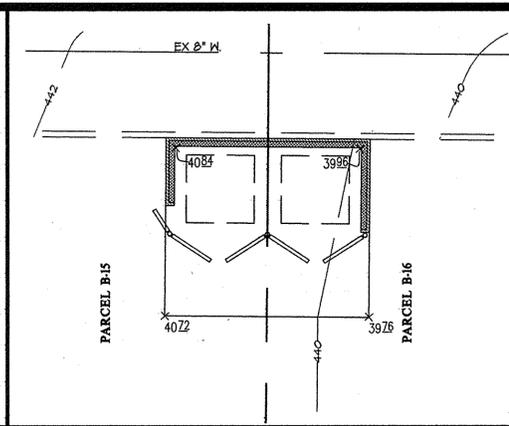
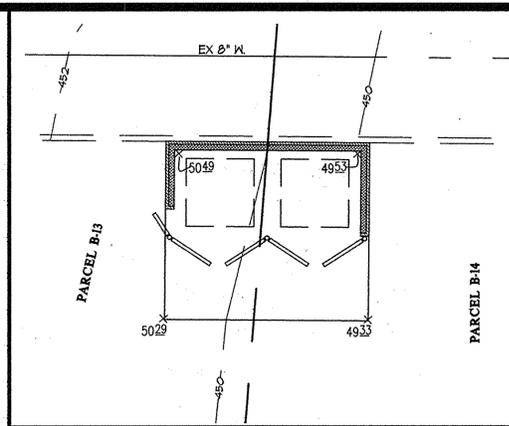
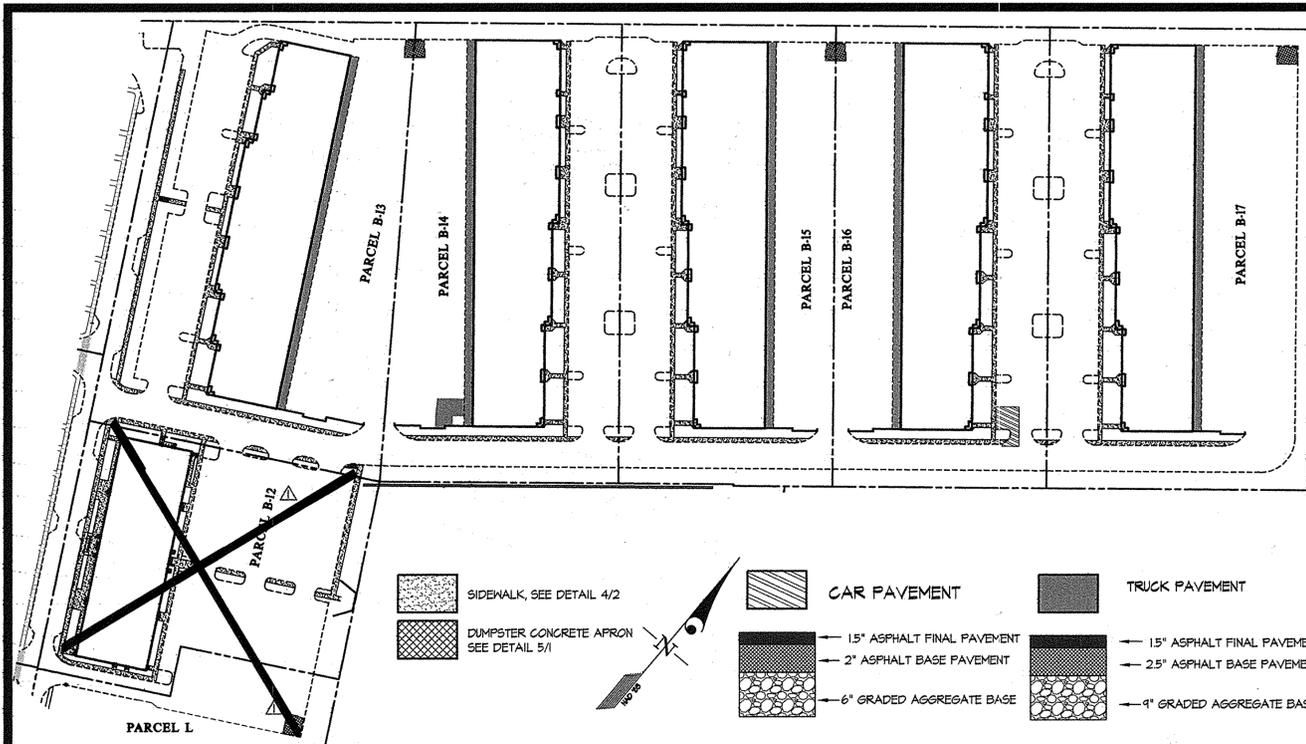
PROFESSIONAL CERTIFICATION

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. 12075, EXPIRATION DATE: May 28, 2010

12-16-09 *[Signature]*

HOWARD COUNTY, MARYLAND

ELECTRON DISTRICT No. 5



**APPROVED PLANNING BOARD OF HOWARD COUNTY**  
DATE: JULY 15, 2009

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director, DEP: Thomas G. Butler 1/6/10  
 Chief, Division of Land Development: Vent Skelton 1/06/10  
 Chief, Development Engineering Division: William 12/23/09

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

12/15/2009	Building Footings to be built per this sheet	94	DD
DATE	REVISION	BY	APP'R.

PREPARED FOR & OWNER:  
MAPLE LAWN HOLDINGS, LLC  
2560 LORD BALTIMORE DRIVE  
BALTIMORE, MD 21244  
ATTN: RAMON BENITEZ  
410-788-0100

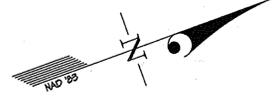
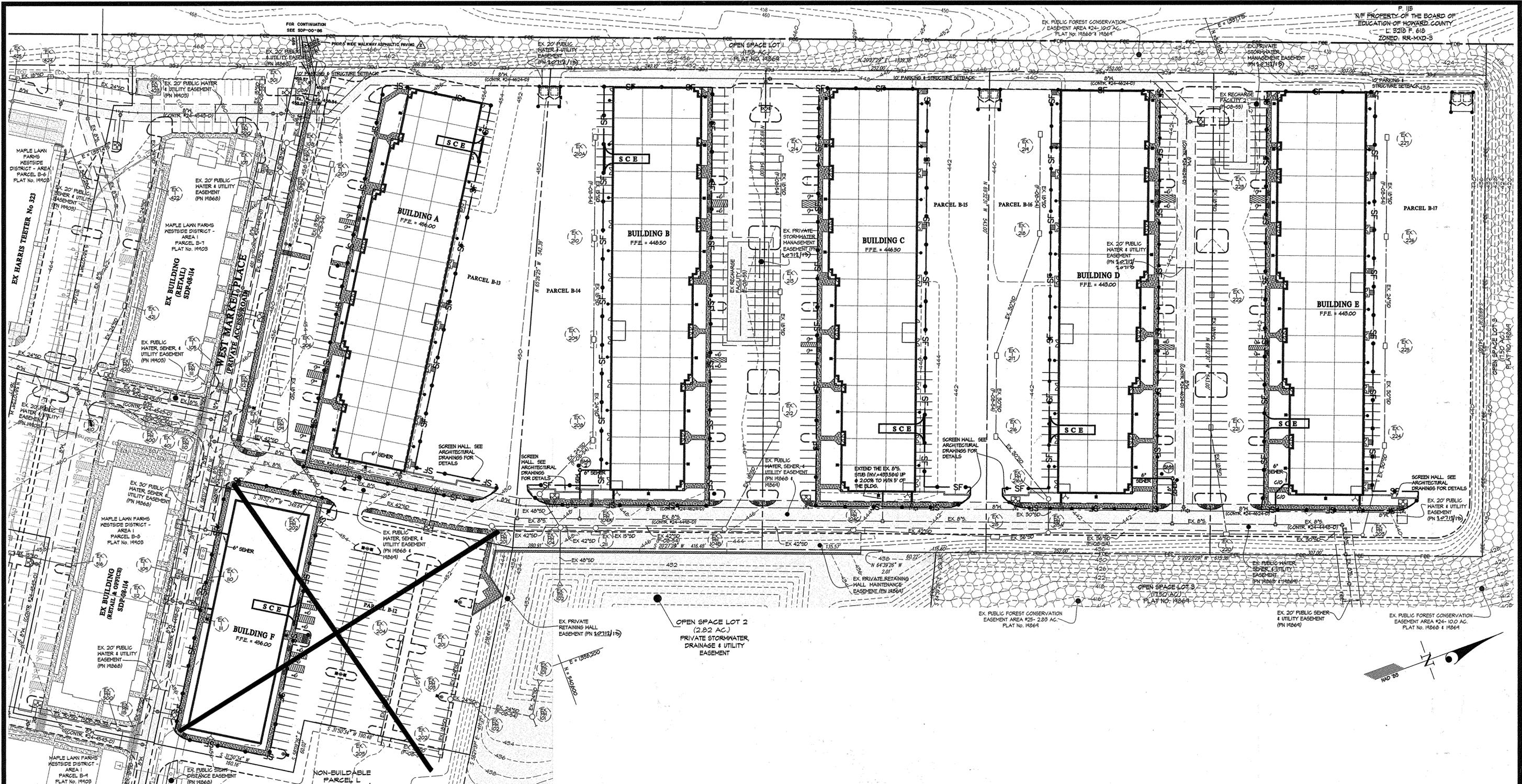
PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12075  
EXPIRATION DATE: May 28, 2010



REVISED SITE DETAILS  
**MAPLE LAWN FARMS**  
WESTSIDE DISTRICT - AREA 1  
Parcels B-12 thru B-17  
(Office and Flex)  
Plot Number 20713

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	MXD-3	09015
DATE	TAX MAP - GRID	SHEET
DECEMBER, 2009	41-21 46-3	5 OF 11

L:\CADD\DRAWINGS\03067\09015\SDP\09015-SDP.dwg DES. dds DRN. dds CHK.



APPROVED  
PLANNING BOARD OF HOWARD COUNTY

DATE July 15, 2009

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Donna E. Butler* 8/12/09  
Director, DEP. Date

*Cindy Hamt* 5/12/09  
Chief, Division of Land Development Date

*Paul Chonko* 8-10-09  
Chief, Development Engineering Division Date

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

*John R. Roberts* 8/15/09  
HOWARD S.C.D. DATE

DEVELOPER'S/BUILDER'S CERTIFICATE

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

*Ramon Benitez* 30 July 09  
SIGNATURE OF DEVELOPER/BUILDER DATE

*St. John Prop.*  
DIRECTOR 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."

*Chad* 8-3-09  
SIGNATURE OF ENGINEER DATE

- NOTES:
- TEMPORARY SHM IS PROVIDED BY THE EXISTING BASINISM FACILITY CONSTRUCTED UNDER F-03-54 & 55.
  - COORDINATE THE CONSTRUCTION WORK ON THIS PLAN SET WITH F-03-54/55 AND S07-03-056.
  - SOIL STOCKPILING WITHIN THE LOD FOR THIS S07 IS NOT PERMITTED.

**LEGEND**

- + 88.00 PROPOSED SPOT ELEVATION
- - - 600 EXISTING CONTOUR
- - - 600 PROPOSED CONTOUR THIS PHASE
- - - SF PROPOSED SILT FENCE
- - - SSF PROPOSED SUPER SILT FENCE
- LOD • LIMIT OF DISTURBANCE
- CIP [ ] AGIP INLET PROTECTION (Curb & Stump)
- SCE STABILIZED CONSTRUCTION ENTRANCE

STATE OF MARYLAND  
REVISION 10/11/09  
FISHER COLLINS & COMPANY INC.

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3809 NATIONAL DRIVE - SUITE 200 - BURTNSVILLE OFFICE PARK  
BURTNSVILLE, MARYLAND 20886  
TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188

5-11-10	Building F not to be built per this SDP	gt	DDG
7/12/10	ADDED 5' WIDE WALKWAY ASPHALTIC PAVING		
DATE	REVISION	BY	APPR.

PREPARED FOR & OWNER:  
MAPLE LAWN HOLDINGS, LLC  
2560 LORD BALTIMORE DRIVE  
BALTIMORE, MD 21244  
ATTN: RAMON BENITEZ  
410-788-0100

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. 18-1174

EXPIRATION DATE: 5-26-10



SEDIMENT CONTROL PLAN  
MAPLE LAWN FARMS  
WESTSIDE DISTRICT - AREA 1  
Parcels B-12 thru B-17  
(Office and Flex)  
Plat No. 20-11/10

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	MXD-3	09015
DATE	TAX MAP - GRID	SHEET
JULY, 2009	41-21 46-3	6 OF 11

HOWARD COUNTY, MARYLAND

L:\CAD\DRAWINGS\03067\09015\SDP\09015-SNE.dwg PLOTTED BY: Pam Clark DATE: 7/29/2009 11:00 AM LAST SAVED: 7/29/2009 11:27 AM

**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, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENED).

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

- PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (42 LBS/1000 SQUARE FEET) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (4 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 (4 LBS/1000 SQ FT).
- ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (42 LBS/1000 SQ FT) AND 1000 LBS PER ACRE OF 10-10-10 FERTILIZER (2 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 (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 (20 LBS/1000 SQ FT) OF KEEPING 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 WELLS ANCHORED STRAW.

MULCHING: APPLY 1/2 TO 2 TONS PER ACRE (TO TO 40 LBS/1000 SQ FT) OF UNKNOTTED NEED-PILE SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 200 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FT OR HIGHER, USE 340 GALLONS PER ACRE (5 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 DISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

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

SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (4 LBS/1000 SQ FT).

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND 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 KEEPING LOVEGRASS (21 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 1/2 TO 2 TONS PER ACRE (TO TO 40 LBS/1000 SQ FT) OF UNKNOTTED NEED-PILE SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 200 GAL PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FT OR HIGHER, USE 340 GAL PER ACRE (5 GAL/1000 SQ FT) FOR ANCHORING.

**SEQUENCE OF CONSTRUCTION**

- APPLY FOR A GRADING PERMIT AND ARRANGE FOR THE PRE-CONSTRUCTION MEETINGS WITH THE SEDIMENT CONTROL INSPECTOR. OBTAIN THE GRADING PERMIT AT THE MEETINGS (1 DAY).
- THE WORK ON THIS SDP COULD BE PERFORMED CONCURRENT WITH THE GRADING WORK UNDER F-02-54 AND F-02-55. COORDINATE THIS SDP WORK WITH THE ROAD CONSTRUCTION PLANS F-02-54 & 55.
- MAKE SURE THE SEDIMENT CONTROL BASINS PER F-02-54 & 55 AND THE STORM RUN FROM THOSE BASIN TO PARCELS 56 - 58 ARE OPERATIONAL.
- IF THE GRADING WORK UNDER THIS SDP IS CONCURRENT WITH F-02-54 & 55, THE INSTALLATION OF THE SEDIMENT CONTROL MEASURES (SILT FENCE, SUPER SILT FENCE AND INLET PROTECTION) ARE AT THE DISCRETION OF THE SEDIMENT CONTROL INSPECTOR. DURATION: 1 DAY IF APPLICABLE.
- OBTAIN PERMISSION FROM THE INSPECTOR TO GRADE EACH PAD IN ORDER TO CONSTRUCT THE BUILDINGS AND THE INSTALL UTILITY (STORM/ROOF DRAIN, HVAC, SIK, GAS, ELECTRIC, ETC.) CONNECTIONS TO THE BUILDINGS. DURATION: 6 MONTHS BUILDING CONSTRUCTION AND 2-3 DAYS UTILITY INSTALLATION.
- INSTALL SIDEWALK AND BASE PAVING. NOTE: ANY SIDEWALK CONSTRUCTION OUTSIDE OF L.O.D. MUST BE DONE ON A DRY DAY WITHOUT DISTURBING ANY AREA THAT CANNOT BE STABILIZED THE SAME DAY. DURATION: 3 DAYS.
- INSTALL LANDSCAPING, SURFACE PAVING COURSE AND STRIPE THE PARKING SPACES. DURATION: 3-4 DAYS.
- FLUSH AND PUMP CLEAN ALL STORM DRAIN SYSTEM ONCE THE LOD AREA FOR THIS SDP IS STABILIZED. DURATION: 1 DAY.
- COMPLETE BUILDING INTERIOR WORK AND OBTAIN USE & OCCUPANCY PERMIT FOR EACH BUILDING.

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

*John P. Robertson* 8/15/09  
HOWARD S.C.D. DATE

APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
DATE *July 15, 2009*

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Thomas E. Rutler* 8/12/09  
Director, DEP. Date  
*Cindy Hamer* 8-12-09  
Chief, Division of Land Development Date  
*Paul Edwards* 8-10-9  
Chief, Development Engineering Division Date

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

L:\CADD\DRAWINGS\03067\09015\SDP\09015-SNE.dwg Des. dds DRN. dds CHK..

**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 INAPPROPRIATE SOIL GRADATION.

- CONDITIONS WHERE PRACTICE APPLIES**
- THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPE WHERE:
    - THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
    - THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLY OF MOISTURE AND PLANT NUTRIENTS.
    - THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
    - THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.

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**

- TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE RESPECTIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.
- TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
  - TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CHERMS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1/2" IN DIAMETER.
  - TOPSOIL MUST BE FREE OF PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JONSGRASS, NITSEDEGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
  - WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4 TO 6 TONS/ACRE (40-60 POUNDS PER 1000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNFORMALLY 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

- 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).

IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES

- ON SOIL MEETINGS TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER & LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
  - 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.
  - ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 15 PERCENT BY WEIGHT.
  - TOPSOIL HAVING SOLUBLE SALT GREATER THAN 500 PARTS PER MILL SHALL NOT BE USED.
  - NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN WITH SOIL STERILANTS OR CHEMICALS USED FOR NEE 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).

- TOPSOIL APPLICATION
  - WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSION GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.
  - GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBERT 4"-8" HIGHER IN ELEVATION.
  - TOPSOIL SHALL BE UNFORMALLY DISTRIBUTED IN A 4"-8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SOODING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER.
  - 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.

- 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:
  - 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.
  - COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 15 PERCENT PHOSPHORUS, AND 0.2 PERCENT POTASSIUM AND HAVE A PH OF 7.0 TO 9.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.
  - COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1000 SQUARE FEET.
  - COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT A RATE OF 4LBS/1000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SOODING, MD-VA PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES. REVISED 1/75.

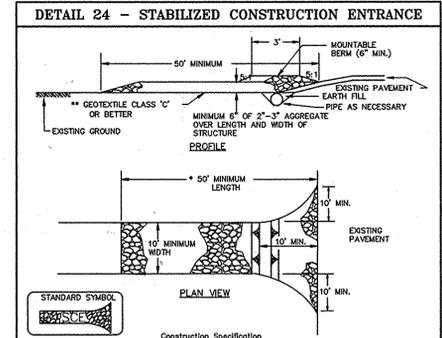
**DEVELOPER'S/BUILDER'S CERTIFICATE**

"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 HCD."

*Thomas E. Rutler* 30 July 09  
SIGNATURE OF DEVELOPER/BUILDER DATE

DATE	REVISION	BY	APPR.

**DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE**



- Length - minimum of 50' (\*30' for single residence lot).
  - Width - 10' minimum, should be flared at the existing road to provide a turning radius.
  - Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. After final approval authority may not require single family residences to use geotextile.
  - 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.
  - 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.
  - 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 PAGE 17 - 3 MARYLAND DEPARTMENT OF ENVIRONMENT SOIL CONSERVATION SERVICE WATER MANAGEMENT ADMINISTRATION

**SEDIMENT CONTROL NOTES**

- A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY OFFICE OF INSPECTION AND PERMITS PRIOR TO THE START OF ANY CONSTRUCTION. (410) 315-1855
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERETO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 17 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES AND PERIMETER SLOPES AND ALL SLOPES GREATER THAN 5:1. 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. I, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 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.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

TOTAL AREA OF SITE	11,202 ACRES
AREA DISTURBED	1574 ACRES
AREA TO BE ROOFED OR PAVED	6,574 ACRES
AREA TO BE VEGETATIVELY STABILIZED	1,004 ACRES
TOTAL CUT	2,4623 CU. YDS.
TOTAL FILL	2,4623 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 DPM 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.

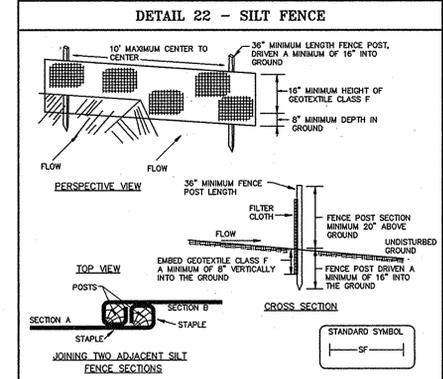
**ENGINEER'S CERTIFICATE**

"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."

*CKG* 8-3-09  
SIGNATURE OF ENGINEER DATE

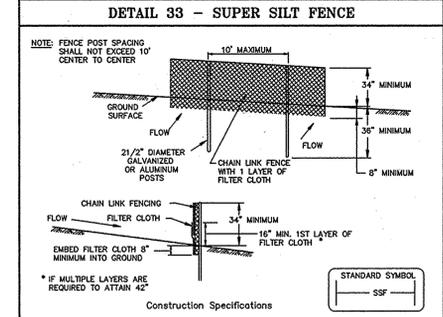
DATE	REVISION	BY	APPR.

**DETAIL 22 - SILT FENCE**



- Fence posts shall be a minimum of 30" 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 1" or 1 1/2" section weighting not less than 1.00 pound per linear foot.
  - 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 ft / minute (max.) Test: MSMT 322  
Filtering Efficiency 75% (min.) Test: MSMT 322
  - Where ends of geotextile fabric come together, they shall be overlapped, faced and stapled to prevent sediment bypass.
  - Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reaches 50% of the fabric height.
- U.S. DEPARTMENT OF AGRICULTURE PAGE 15 - 3 MARYLAND DEPARTMENT OF ENVIRONMENT SOIL CONSERVATION SERVICE WATER MANAGEMENT ADMINISTRATION

**DETAIL 33 - SUPER SILT FENCE**



- NOTE: FENCE POST SPACING SHALL NOT EXCEED 10' CENTER TO CENTER.
- 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.
  - Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and frame rods, drive anchors and post caps are not required except on the ends of the fence.
  - Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
  - Filter cloth shall be embedded a minimum of 8" into the ground.
  - When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
  - Maintenance shall be performed as needed and silt bulges removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height.
  - 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 ft / minute (max.) Test: MSMT 322  
Filtering Efficiency 75% (min.) Test: MSMT 322
- U.S. DEPARTMENT OF AGRICULTURE PAGE 15 - 3 MARYLAND DEPARTMENT OF ENVIRONMENT SOIL CONSERVATION SERVICE WATER MANAGEMENT ADMINISTRATION

**Dust Control**

**Definition**  
Controlling dust blowing and movement on construction sites and roads.

**Purpose**  
To prevent blowing and movement of dust from exposed soil surfaces, reduce on and off-site damage, health hazards, and improve traffic safety.

**Conditions Where Practice Applies**  
This practice is applicable to areas subject to dust blowing and movement where on and off-site damage is likely without treatment.

**Specifications**

Temporary Methods

- Mulches - See standards for vegetative stabilization with mulches only, mulch should be crimped or locked to prevent blowing.
- Vegetative Cover - See standards for temporary vegetative cover.
- Tillage - To roughen surface and bring clods to the surface. This is an emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12' apart, spring-toothed harrows, and similar plows are examples of equipment which may produce the desired effect.
- Irrigation - This is generally done on an emergency treatment. Site is sprinkled with water until the surface is moist. Repeat as needed at no time should the site be irrigated to the point that runoff begins to flow.
- Barriers - Solid board fences, silt fences, snow fences, straw bales, and similar material can be used to control air currents and soil blowing. Barriers placed at right angle to prevailing currents at about ten times their height are effective in controlling soil blowing.
- Calcium Chloride - Apply at rates that will keep surface moist. May need treatment.

Permanent Methods

- Permanent Vegetation - See standards for permanent vegetative cover, and permanent stabilization with sod. Existing trees or large shrubs may afford valuable protection if left in place.
- Topsoiling - Covering with less eroded soil material. See standards for top soil.
- Stone - Cover surface with crushed stone or gravel.

References

- Agriculture Handbook 346. Wind Erosion Forces in the United States and Their Use in Predicting Soil Loss.
- Agriculture Information Bulletin 354. How to Control Wind Erosion, USDA,ARS.

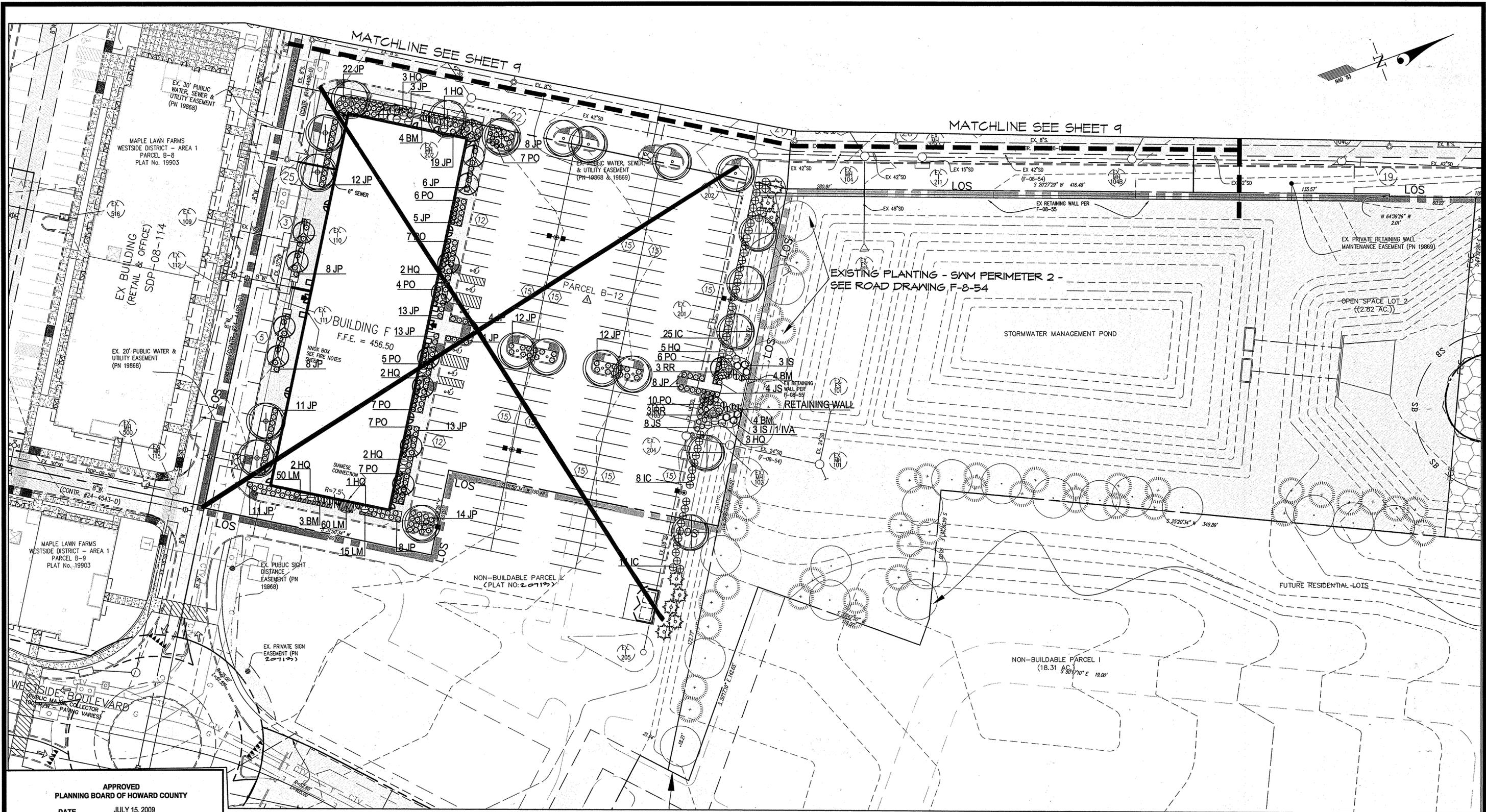
PREPARED FOR & OWNER:  
MAPLE LAWN HOLDINGS, LLC  
2560 LINDO BALTIMORE DRIVE  
BALTIMORE, MD 21244  
ATK RAYON BONTEZ  
410-788-0100

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. 111111  
EXPIRATION DATE: 8-26-10

SEDIMENT CONTROL NOTES and DETAILS  
**MAPLE LAWN FARMS**  
WESTSIDE DISTRICT - AREA 1  
Parcels B-12 thru B-17  
(Office and Flex)  
Plat Number 2012/13

ELECTION DISTRICT No. 5  
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	09015
DATE	TAX MAP - GRID	SHEET
JULY, 2009	41-21 46-3	7 OF 11



APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
DATE JULY 15, 2009

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Thomas G. Butler* 11/6/10  
 Director, DEP Date  
*Ken Shelton* 1/06/10  
 Chief, Division of Land Development Date  
*William J. ...* 12/23/09  
 Chief, Development Engineering Division Date

DEVELOPER'S/OWNER'S LANDSCAPE 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 Landscape Manual and the MLF Landscape Design 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.  
*[Signature]*  
 Developer's/Owner's Name

5-12-15	Building F not to build per this SDP	3+	DD
12/1/09	LANDSCAPING REVISED IN PARCEL B-12 PER NEW PARKING LAYOUT		
DATE	REVISION	BY	APPR.

PREPARED FOR:  
ST JOHN PROPERTIES  
2580 LORD BALTIMORE DRIVE  
BALTIMORE, MD 21244  
ATTN: RAMON BENTEZ  
410-786-0100



PREPARED BY:  
HUMAN & ROHDE, INC.  
Landscape Architects  
512 Virginia Ave.  
Towson, Maryland 21286  
(410) 825-3885 Phone  
(410) 825-3887 Fax

Revised LANDSCAPE PLAN  
MAPLE LAWN FARMS  
WESTSIDE DISTRICT - AREA 1  
Parcels B-12 thru B-17  
(Office and Flex)  
Plot Number 20713

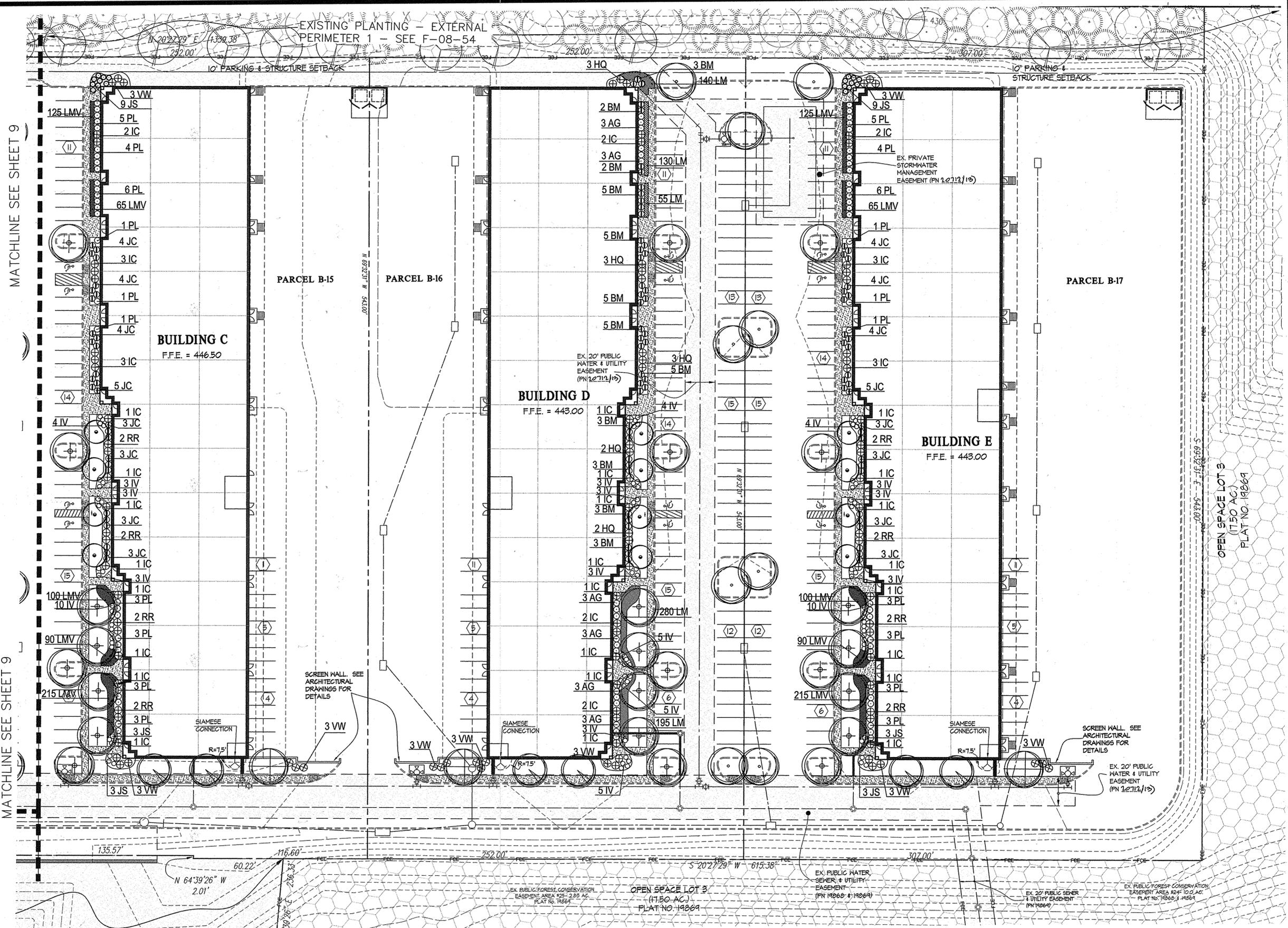
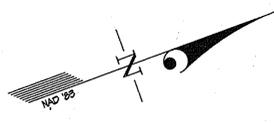
SCALE 1"=30'	ZONING MXD-3	G. L. W. FILE No. 09015
DATE DECEMBER, 2009	TAX MAP - GRID 41-21 46-3	SHEET 8 OF 11

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND



EXISTING PLANTING - EXTERNAL PERIMETER 1 - SEE F-08-54



**DEVELOPER'S/OWNER'S LANDSCAPE CERTIFICATE**  
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*Edward J. Bickman*  
 Developer's/Owner's Name

**APPROVED**  
**PLANNING BOARD OF HOWARD COUNTY**  
 DATE July 15, 2009

**APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING**

*Thomas J. Butler* 8/12/09  
 Director DEP Date

*Andy Harter* 8-12-09  
 Chief, Division of Land Development Date

*Paul Chambers* 8-10-09  
 Chief, Development Engineering Division Date

MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 9

OPEN SPACE LOT 3  
 (11.50 AC)  
 PLAT NO. 19269

DATE	REVISION	BY	APP'R.

PREPARED FOR:  
 MAPLE LAWN HOLDINGS, LLC  
 2550 LORD BALTIMORE DRIVE  
 BALTIMORE, MD 21244  
 ATTN: RAMON BENITEZ  
 410-788-0100



PREPARED BY:  
**HUMAN & ROHDE, INC.**  
 Landscape Architects  
 112 Virginia Ave.  
 Towson, Maryland 21286  
 (410) 825-3885 Phone  
 (410) 825-3887 Fax

**LANDSCAPE PLAN**  
**MAPLE LAWN FARMS**  
**WESTSIDE DISTRICT - AREA 1**  
**Parcels B-12 thru B-17**  
 (Office and Flex)  
 Plat Number 12712/12

SCALE	ZONING	G. L. W. FILE No.
1"=30'	MXD-3	09015
DATE	TAX MAP - GRID	SHEET
JULY, 2009	41-21 46-3	10 OF 11

HOWARD COUNTY, MARYLAND

SCHEDULE A PERIMETER LANDSCAPE EDGE							
CATEGORY	BUILDING LENGTH (REAR & SIDES)						
LOCATION / USE SITUATION	SIDES AND REAR OF BUILDING A	SIDES AND REAR OF BUILDING B	SIDES AND REAR OF BUILDING C	SIDES AND REAR OF BUILDING D	SIDES AND REAR OF BUILDING E	SIDES AND REAR OF BUILDING F	
LANDSCAPE BUFFER TYPE	1 SHRUB PER 4 LF OF BLDG LENGTH	1 SHRUB PER 4 LF OF BLDG LENGTH	1 SHRUB PER 4 LF OF BLDG LENGTH	1 SHRUB PER 4 LF OF BLDG LENGTH	1 SHRUB PER 4 LF OF BLDG LENGTH	1 SHRUB PER 4 LF OF BLDG LENGTH	
LINEAR FEET OF ROADWAY/ PERIMETER FRONTAGE/BUILDING	595'	640'	640'	640'	640'	435'	
CREDIT FOR EX. VEGETATION (YES, NO, LINEAR FEET, DESCRIBE BELOW IF NEEDED)	N/A	N/A	N/A	N/A	N/A	N/A	
CREDIT FOR EX. VEGETATION BERM (YES, NO, LINEAR FEET, DESCRIBE BELOW IF NEEDED)	N/A	N/A	N/A	N/A	N/A	N/A	
NUMBER OF SHRUBS REQUIRED	149	160	160	160	160	109	SHRUBS REQUIRED - 709
NUMBER OF SHRUBS PROVIDED	105	123	130	123	130	152	SHRUBS PROVIDED - 611
SUBSTITUTIONS 1 SHADE TREE = 10 SHRUBS 1 ORN. TREE = 5 SHRUBS	5 SHADE TREES = 50 SHRUBS 4 ORN. TREES = 20 SHRUBS	4 SHADE TREES = 40 SHRUBS 4 ORN. TREES = 20 SHRUBS	4 SHADE TREES = 40 SHRUBS 4 ORN. TREES = 20 SHRUBS	4 SHADE TREES = 40 SHRUBS 4 ORN. TREES = 20 SHRUBS	4 SHADE TREES = 40 SHRUBS 4 ORN. TREES = 20 SHRUBS	4 ORN. TREES = 20 SHRUBS	SHRUB CREDIT PROVIDED BY SUBSTITUTION - 310
TOTAL							

SCHEDULE B  
PARKING LOT INTERNAL LANDSCAPING

Number of Parking Spaces	420
Number of Trees Required	24
Number of Trees Provided	51
Shade Trees	
Other Trees (2:1 substitution)	
Internal Islands Required	24
Internal Islands Provided (Min. 200 Sf.)	55

LANDSCAPE SURETY NOTE:

FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPERS AGREEMENT IN THE AMOUNT OF:

(31) SHADE TREES @ \$300 EACH =	\$ 9,300.00
(888) SHRUBS @ \$30 EACH =	\$26,940.00
TOTAL =	\$36,240.00

The removal of Building-F (and its associated site improvement) reduces the total trees and shrubs required; therefore, the existing posted landscape surety is more than sufficient for the remaining landscaping that is required.

PLANTING NOTES:

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

NOTE:

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

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

DATE JULY 15, 2009

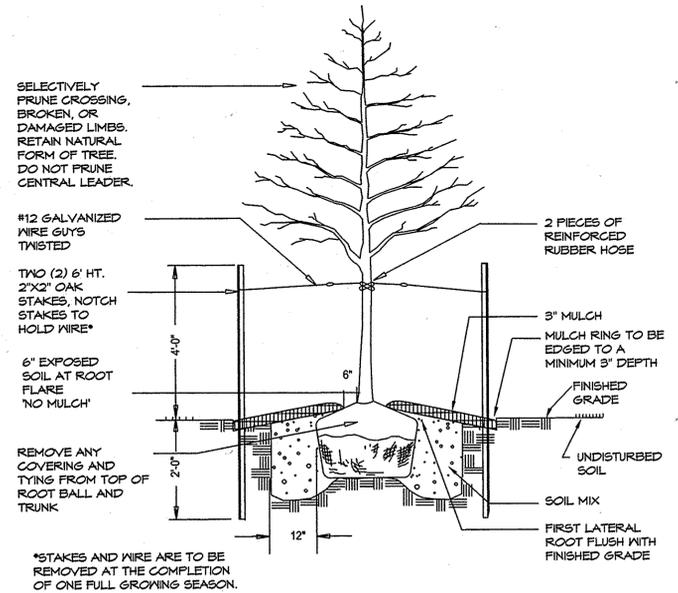
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Miriam F. Butler* Director, DEP  
*Walt Schuler* Chief, Division of Land Development  
*Michael Williams* Chief, Development Engineering Division

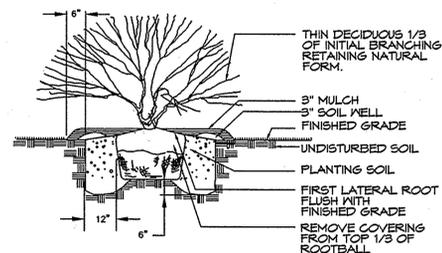
DEVELOPER'S/OWNER'S LANDSCAPE CERTIFICATE

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*Shane J. [Signature]*  
Developer's/Owner's Name  
Date 12/21/09



PLANTING DETAIL FOR DECIDUOUS AND EVERGREEN TREES\* - 1 - 4" CALIPER  
SCALE: NONE



PLANTING DETAIL FOR EVERGREEN AND DECIDUOUS SHRUBS NOT TO SCALE

SPECIFICATIONS FOR PLANTING

**PLANT IDENTIFICATION:**  
All plants shall be identified in accordance with the latest edition of Hortus Third, by "The Staff of the Hortorium"

**LIST OF PLANT MATERIALS:**  
The contractor will verify plant quantities prior to bidding and any discrepancies shall be brought to the attention of the Landscape Architect. The Contractor shall furnish and plant all plants required to complete the work as shown on the drawings. Substitutions shall not be made without the written approval of the Landscape Architect. This contract will be based on the bidder having verified, prior to bidding, the availability of the required plant materials as specified on the Plant List.

**PLANT QUANTITY:**  
All shrubs shall be dense, heavy to the ground, and well grown, showing evidence of having been sheared regularly, and sound, free of plant disease or insect eggs, and shall have a healthy, normal root system. Plants shall be nursery grown. Plants shall not be pruned prior to delivery. The shape of the plant shall in general conform to its natural growth proportions unless otherwise specified. All plants including container grown shall conform to American Standard For Nursery Stock (ANSI Z60.1, latest edition), and shall have a well-shaped, heavy branch structure for the species. Evergreen trees are to have an internode no greater than 24" and shall be uniformly well-shaped. All plant sizes shall average at least the middle of the range given in the plant list.

**PLANT SPACING:**  
Plant spacing is to scale on the plan or as shown on the plant list.

**SOIL MIX:**  
Soil mix will be 2/3 existing soil and 1/3 LEAFGRO or equal organic material, thoroughly mixed and homogenized.

**BALL SIZE:**  
The ball size shall conform to the American Association of Nurserymen's publication entitled American Standard For Nursery Stock, ANSI Z60.1, latest edition.

**EXCAVATION:**  
Holes for all plants shall be 18" larger in diameter than size of ball or container and shall have vertical sides. Hedges shall be planted in a trench 12" wider than ball diameter. Beds for mass planting shall be entirely rototilled to a depth of 8" and shall be 18" beyond the average outside edge of plant balls. A 2" layer of organic material (i.e., LEAFGRO) will be incorporated into plant beds by tilling again.

**PLANTING:**  
Backfilling shall be done with soil mix, reasonably free of stones, subsoil, clay, lumps, stumps, roots, weeds, bermuda grass, litter, toxic substances, or any other material which may be harmful to plant growth or hinder grading, planting, or maintenance operations. Should any unforeseen or unsuitable planting conditions arise, such as faulty soil drainage or chemical residues, they should be called to the attention of the Landscape Architect and Owner for adjustments before planting. The plant shall be set plumb and straight and shall be staked at the time of planting. Backfill shall be well worked about the roots and settled by watering. Plants will be planted higher than surrounding grade. Shrubs will be 1" higher and trees will be 3" higher. Remove rope from around tree trunks and lay back burlap from top of all B&B material. Nylon or vinyl rope and/or burlap will be completely removed from all plant material prior to planting.

**TRANSPLANTING TREES BY TREE MACHINES:**  
Trees shall be moved by machines that provide a minimum of 4" per 1" of tree caliper. Holes are to be dug by the same size machine as the one transporting the plant. The plant material shall be transplanted in approximately the same growing condition as it is pleasantly growing, in terms of soil type and moisture content. Fertilizer and gey as described in these plans and specifications.

PLANT LIST

KEY	QUANTITY	BOTANICAL NAME COMMON NAME	SIZE	CONDITION	REMARKS
⊕	7	ACER RUBRUM 'RED SUNSET' RED SUNSET RED MAPLE	2 1/2"-3" CAL.	B & B	
⊙	11	BETULA NIGRA 'HERITAGE' HERITAGE RIVER BIRCH	10 - 12' HT.	B & B	3- STEM CLUMP
⊕	20	GLEDTISIA TRIACANTHOS 'SHADEMASTER' SHADEMASTER HONEYLOCUST	2 1/2"-3" CAL.	B & B	
⊕	0	ILEX 'NELLIE R. STEVENS' NELLIE R. STEVENS' HOLLY	6-7' HT.	B & B	
⊙	24	LAGERSTROEMIA X 'NATCHEZ' NATCHEZ CRAPEMYRTLE (WHITE)	6-7' HT.	B & B	3-4 STEM CLUMP
⊕	0	LAGERSTROEMIA X 'SIOUX' SIOUX CRAPEMYRTLE (PINK)	6-7' HT.	B & B	3-4 STEM CLUMP
⊕	0	CRYPTOMERIA JAPONICA 'YOSHINO' YOSHINO CRYPTOMERIA	6-7' HT.	B & B	
⊙	26	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN ZELKOVA	2 1/2"-3" CAL.	B & B	
AG	46	ABELIA X EDWARD GOUCHER EDWARD GOUCHER' ABELIA	30" - 36"	#3 CONTAINER	SPACE 4' O.C.
BM	103	BUXUS MICROPHYLLA X 'GREEN VELVET' GREEN VELVET' BOXWOOD	30" - 36"	#7 CONTAINER	SPACE 4' O.C.
EK	33	EUONYMUS KIANTSCHOVICUS 'MANHATTAN' MANHATTAN' EUONYMUS	30" - 36"	#7 CONTAINER	SPACE 4' O.C.
HQ	26	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN' SNOW QUEEN' OAKLEAF HYDRANGEA	30" - 36"	#7 CONTAINER	SPACE 5' O.C.
IC	67	ILEX CORNUTA 'BURFORDI NANA' DWARF BURFORD HOLLY	30" - 36"	#7 CONTAINER	SPACE 5' O.C.
IG	12	ILEX GLABRA 'NIGRA' NIGRA' INKBERRY	30" - 36"	#7 CONTAINER	SPACE 4' O.C.
IS	0	ILEX X 'SPARKLEBERRY' SPARKLEBERRY WINTERBERRY HOLLY	30" - 36"	#7 CONTAINER	SPACE 5' O.C.
IVA	0	ILEX VERTICILLATA 'APOLLO' APOLLO' WINTERBERRY HOLLY	30" - 36"	#7 CONTAINER	SPACE 5' O.C.
IV	119	ITEA VIRGINICA 'SPRICH' LITTLE HENRY' DWARF SWEETSPIRE	18-24"	#3 CONTAINER	SPACE 3' O.C.
JC	83	JUNIPERUS CHINENSIS 'GOLD COAST' GOLD COAST' JUNIPER	18-24"	#3 CONTAINER	SPACE 4' O.C.
JP	0	JUNIPERUS PROCUMBENS NANA DWARF JAPANESE GARDEN JUNIPER	18-24"	#3 CONTAINER	SPACE 3' O.C.
JS	152	JUNIPERUS SABINA 'TAMARISCIFOLIA' TAMS' JUNIPER	18-24"	#3 CONTAINER	SPACE 3' O.C.
PL	97	PRUNUS LAUROCERASUS 'OTTO LUYKEN' OTTO LUYKEN' LAUREL	30" - 36"	B & B	SPACE 4' O.C.
RR	49	ROSA RADRAZZ 'KNOCK OUT' KNOCK OUT' RED ROSE	30" - 36"	#7 CONTAINER	SPACE 4' O.C.
VW	45	VIBURNUM NUDUM 'WINTERTHUR' WINTERTHUR' VIBURNUM	30" - 36"	#7 CONTAINER	SPACE 5' O.C.
LM	3515	LIRIOPE MUSCARI 'BIG BLUE' BIG BLUE' LIRIOPE	4" POT	CONTAINER	SPACE 12" O.C. STAGGER
LMV	1190	LIRIOPE MUSCARI VARIEGATA VARIEGATED LIRIOPE	4" POT	CONTAINER	SPACE 12" O.C. STAGGER
PO	59	PENNISETUM ORIENTALE ORIENTAL FOUNTAIN GRASS	#1	CONTAINER	SPACE 3' O.C.
HH	600	HEMEROCALLIS 'HAPPY RETURNS' HAPPY RETURNS DAYLILIES	#1	CONTAINER	SPACE 18" O.C.
	240	SEASONAL ANNUALS PANSIES / VINCA	4" POTS	CONTAINER	SPACE 12" O.C.

**CULTIVATION:**  
All trenches and shrub beds shall be cultivated, edged and mulched to a depth of 3" with shredded bark. The area around isolated plants shall be mulched to at least 6" greater diameter than that of the hole. Plant beds adjacent to buildings shall be mulched to the building wall.

**MAINTENANCE:**  
The Contractor shall be responsible during the contract and up to the time of acceptance for keeping the planting and work incidental thereto in good condition, by replanting, plant replacement, watering, weeding, cultivating, pruning and spraying, restaking and cleaning up and by performing all other necessary operations of care for promotion of good plant growth so that all work is in satisfactory condition at time of acceptance, at no additional cost to the Owner.

**FERTILIZER:**  
The Contractor shall apply granular fertilizer to the soil mix with 10-6-4 analysis, 50% organic, at the following rates: Trees @ 2-3 lbs. per caliper inch; Shrub Beds @ 3-5 lbs per 100 sq.ft.; and Groundcover Beds @ 2-3 lbs. per 100 sq.ft.

**GROUND COVER:**  
All areas of groundcover shall be rototilled to a depth of 6". Apply 2" of organic material and rototill until thoroughly mixed. Apply fertilizer as stated above.

**GUARANTEE AND REPLACEMENT:**  
All material shall be unconditionally guaranteed for one (1) year. The Contractor is responsible for watering but not for losses or damage caused by mechanical injury or vandalism.

PREPARED FOR:  
ST. JOHN PROPERTIES  
2560 LORD BALTIMORE DRIVE  
BALTIMORE, MD 21244  
ATTN: RAMON BENTEZ  
410-788-0100



PREPARED BY:  
HUMAN & ROHDE, INC.  
Landscape Architects  
512 Virginia Ave.  
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Revised LANDSCAPE PLAN

MAPLE LAWN FARMS  
WESTSIDE DISTRICT - AREA 1  
Parcels B-12 thru B-17  
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