

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MEHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING, CONSTRUCTION INSPECTION DIVISION AT (410) 313-4100 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-291-7111 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: 19.20± AC.
 - REC. REF.: PLAT NO. 20718
- THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, BUREAU OF UTILITIES AT (410) 313-4100 AT LEAST FIVE (5) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION WORK.
- PROPOSED USE: OFFICE & FLEX BUILDINGS
- ALL PLAN DIMENSIONS ARE TO FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL 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 185 MD STATE COORDINATE SYSTEM (NAD 83) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 41EA, 41EB, 41EA AND NO. 46B2.
- SITE IS BEING DEVELOPED UNDER MXD-3 REGULATIONS, PER ZB495M, APPROVED ON 2/10/01 AND ZB-1029M APPROVED 03/20/06 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:
 - S-0111, S-06-16, ZB-495M, ZB-1029M, FB-255, FB-270, F-07-10, F-08-54, F-08-55, SDF-07-45, NP-05-12, NP-01-22, NP-01-40, SDF-08-03, SDF-08-04, F-04-16, SDF-08-14, and F-04-07.
- WATER AND SEWER SERVICE IS PUBLIC SEE CONTRACT NOS. 24-4448-D AND 24-4624-D.
- FOR EXISTING PUBLIC WATER AND SEWER SEE CONTRACT NOS. 24-4448-D, 44-3305-D AND 24-4845-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-03-07. THE EXISTING FACILITY AND THE FACILITY ON OPEN SPACE LOT 3 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 DESIGNATED UNDER F-08-055.
- EXISTING UTILITIES ARE BASED ON APPROVED DESIGN PLANS FOR CONSTRUCTION AND FIELD LOCATION BY GUTSCHICK, LITTLE & WEBER, P.A.
- THERE ARE NO KNOWN CEMETERIES, GRAVE SITES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
- THERE ARE NO SCENIC ROADS WITHIN OR ADJACENT TO THE SUBJECT PROPERTY.
- THERE IS NO FLOODPLAIN WITHIN PARCELS B-12 THRU B-17.
- THERE ARE NO METLANDS 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 301 ACRES TRACT FOR MAPLE LAWN FARMS ARE THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS DEVELOPED UNDER S-01-71, FB CASE 955 AND ZB CASE NO. 495M. HOWEVER, THE PROPOSED RESIDENTIAL AND EMPLOYMENT USES THAT ARE TO BE DEVELOPED UNDER AMENDED CSP, S-06-16 AND ZB CASE NO. 1039M FOR THE FORMER RESIDENTIAL AND EMPLOYMENT USES ARE SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND REGULATIONS PER COUNCIL BILL NO. 45-2005 AND THE ZONING REGULATIONS PER COUNCIL BILL NO. 75-2005.
- THE TRAFFIC STUDY (APFO) 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 PLANNING IN OPEN LOT 1 UNDER F-08-54.
- EACH BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM IN AN INSIDE METER.
- THE SHARED ACCESS AND PARKING AGREEMENT FOR PARCELS B-6 THRU B-7 IS RECORDED AT LT84 F393 AND AMENDED BY THE FIRST AMENDMENT RECORDED IN LIBER 1700, LT 10 607.
- 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.
- SEE SHEET J 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.1.J 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 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 BUILDING'S FLOOR SPACE. FLEX SPACE BUILDINGS HAVE LOADING DOORS AND GENERALLY HAVE 25% OR MORE OF THE SPACE DEVOTED TO OFFICE USES IN ACCORDANCE WITH SECTION 103.A.1 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 WHICH THE STANDARD "RED-LINE REVISION" PROCESS ADMINISTERED BY THE PLANNING AND ZONING DIVISION.
- APPROVAL OF THE 8' HIGH SCREEN ENCLOSURE WALLS LOCATED AROUND THE PROPOSED TRASH DUMPSTERS THAT STRADDLE THE INTERNAL PROPERTY PARCEL LINES BETWEEN PARCELS B-13 AND B-14, AND PARCELS B-15 AND B-16 ARE PERMITTED WITHIN THE REQUIRED 10' STRUCTURE SETBACK IN ACCORDANCE WITH SECTION 128.A.1.O 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.

NP-05-12
ON AUGUST 20, 2004, NP-05-12 WAS GRANTED, ALLOWING THE FOLLOWING:
1. DEVELOPMENT OR SUBDIVISION IN A CEMETERY (MAINER FROM SECTION 16.1504)
2. REMOVAL OF HUMAN REMAINS FROM A CEMETERY PRIOR TO DEVELOPMENT (MAINER FROM SECTION 16.1506)

NP-01-22
MAINER REQUEST FROM SECTION 16.146 - REQUIREMENT FOR A PRELIMINARY PLAN PRIOR TO THE FINAL APPROVAL, WAS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING UNDER THE CONDITIONS OF NP-01-22(111), WHICH WAS GRANTED ON JUNE 14, 2001 SUBJECT TO THE FOLLOWING CONDITIONS:
1. COMPLIANCE WITH THE SRC COMMENTS ISSUED FOR THE FINAL PLAN, F-07-185 AND THE RED-LINE REVISION OF SDF-05-36.
2. COMPLIANCE WITH THE COMMENTS DATED JUNE 14, 2001 FROM DEVELOPMENT ENGINEERING DIVISION.
3. ADDED PARCEL C-20 TO PURPOSE NOTE.
4. APPROVED BECAUSE IT DOES NOT HAVE AN EFFECT ON STORMWATER MANAGEMENT, OR APFO.
5. THIS PLAN ONLY ALLOWS FOR THE CONSTRUCTION OF AN ADDITION OF A PARKING LOT.

NP-08-04
ON AUGUST 6, 2007, NP-08-04 WAS GRANTED TO MAIVE SECTION 16.121E(1) WHICH REQUIRES OPEN SPACE LOTS (OPEN SPACE LOTS 1 THRU 4) TO HAVE A MINIMUM OF 40 FEET OF FRONTAGE ONTO A PUBLIC ROAD FOR ACCESS BY PEDESTRIANS AND MAINTENANCE VEHICLES.
THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. BOLLARD MARKERS OR SOME FORM OF PERMANENT SIGNAGE SHALL BE INSTALLED AT THE PUBLIC OR PRIVATE ROAD FRONTAGES TO IDENTIFY PEDESTRIAN AND OPEN SPACE LOTS 1 THRU 4 AND FOR OPEN SPACE LOTS 2 AND 4 AT THE SHM ACCESS EASEMENT TO IDENTIFY MAINTENANCE VEHICLE ACCESS TO THE SHM FACILITIES.
2. SUBJECT TO THE SRC COMMENTS ISSUED FOR PRELIMINARY PLAN F-07-185.
3. THE MINIMUM PUBLIC ROAD FRONTAGE FOR HOA OPEN SPACE LOT 2 SHALL BE INCREASED IN WIDTH FROM THE 14 FEET PRESENTLY PROPOSED ON THE MAINER PLAN EXHIBIT TO A MINIMUM OF 20 FEET IN WIDTH.
4. A 20' WIDE MINIMUM UNRESTRICTED PUBLIC OR PRIVATE ROAD ACCESS MUST BE PROVIDED TO SERVE AS AN ENTRANCEWAY LEADING INTO HOA OPEN SPACE LOT 4 (FUTURE HOA RECREATIONAL BALL FIELD) TO ACCOMMODATE PEDESTRIAN ACCESS AND PERIODIC ACCESS FOR MAINTENANCE AND EMERGENCY VEHICLES.
5. THE PROCESSING OF THIS MAINER REQUEST FOR THE MINIMUM OPEN SPACE FRONTAGE REQUIREMENTS FOR OPEN SPACE LOTS 1 THRU 4 AS SHOWN ON P-07-185 SHALL BE CONSIDERED AS A TEMPORARY DEFERRAL OF THE PUBLIC OR PRIVATE FRONTAGE REQUIREMENT UNTIL THE FINAL SUBDIVISION PLANS ARE SUBMITTED FOR THIS PROJECT.

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE: **JULY 15, 2009**

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director, DEP. *[Signature]* Date: *[Signature]*
Chief, Division of Land Development *[Signature]* Date: *[Signature]*
Chief, Development Engineering Division *[Signature]* Date: *[Signature]*

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 410-880-1820 DC/VK: 301-989-2524 FAX: 301-421-4186

1-10-1213 Update parking due to EV charging stations added
10-28-2012 Added fenced area for the private school and retained the parking to protect the new use
9-3-1212 Added fitness center in Bldg D & added necessary parking
5-22-11 Updated site plan to show the proposed 1200 sq ft area added to Bldg B
12/18/2009 BLDG F BUILDING AREA AND PARKING REVISED (REPLACEMENT SHEET)

PREPARED FOR & OWNER: MARLE LAWN HOLDINGS, LLC
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244
ATLNE 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. 19275.
EXPIRATION DATE: MAY 28, 2010

REVISION: DATE BY APPR.

SITE DEVELOPMENT PLAN

MAPLE LAWN FARMS

Westside District - Area 1

Parcels B-12 thru B-17

(Offices and Flex)

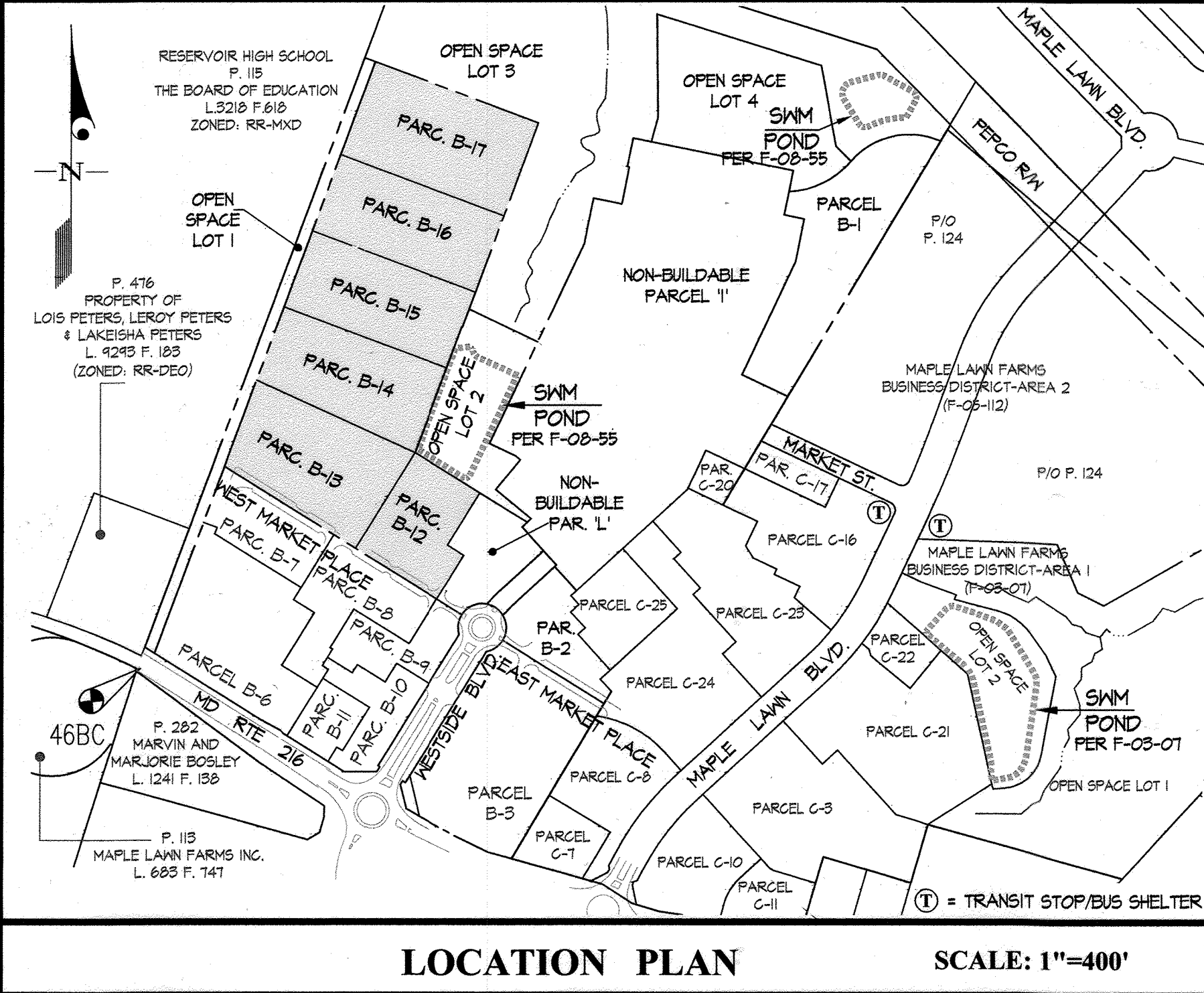
HOWARD COUNTY FIRE AND RESCUE GENERAL REQUIREMENTS

- 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'-8" IN HEIGHT AND NO MORE THAN 6' LATERALLY FROM THE DOOR. THE BOX SHALL BE ELECTRONICALLY SUPERVISED TO NOTIFY THE OWNER THAT IT IS BEING ACCESSSED. NFPA-118.2.2.5.1 AMENDED IN TITLE IT.
- MAINTAIN A MINIMUM CANOPY HEIGHT OF 13 FEET, 6 INCHES FOR EMERGENCY EQUIPMENT ACCESS. NFPA-118.2.2.5.1 AMENDED IN TITLE IT.
- PROVIDE SIGNAGE ON THE BUILDING IDENTIFYING BUILDING ACCESS.

RETAIL AND SERVICE TRACKING CHART

FILE NUMBER	AREA OF RETAIL
SDF 04-46	10,941 S.F.
SDF 05-08	4,312 S.F.
SDF 05-36	0
SDF 05-47	0
SDF 06-67	0
SDF 06-148	0
SDF 07-02	14,918 S.F.
SDF 08-056	44,815 S.F.
SDF 08-114	53,002 S.F.
THIS SDP	0
TOTAL	137,486 S.F.

A TOTAL OF 152,510 S.F. OF RETAIL IS ALLOWED IN ACCORDANCE WITH S-01-71, OR A TOTAL OF 181,540 S.F. OF RETAIL UNDER S-06-16.



SITE INDEX

- COVER SHEET
- SITE DEVELOPMENT PLAN
- HANDICAP ACCESSIBILITY DETAILS
- HANDICAP ACCESSIBILITY & SITE DETAILS
- SITE DETAILS
- SEMENT CONTROL PLAN
- SEMENT CONTROL NOTES AND DETAILS
- LANDSCAPE PLAN
- LANDSCAPE PLAN
- LANDSCAPE PLAN
- LANDSCAPE NOTES AND DETAILS

SITE ANALYSIS DATA

- GROSS AREA OF PARCEL B-12 = 2,158.01 AC.
PARCEL B-13 = 3,109.84 AC.
PARCEL B-14 = 3,247.81 AC.
PARCEL B-15 = 3,191.41 AC.
PARCEL B-16 = 3,145.84 AC.
PARCEL B-17 = 3,264.91 AC.
TOTAL = 19,118.82 AC.
- LIMIT OF DISTURBED AREA = 151± AC.
 - ZONING: MXD-3.
 - PROPOSED USE: OFFICE & INDUSTRIAL (FLEX), DAY CARE, AND PRIVATE DAY CARE.
 - BUILDING COVERAGE (% OF GROSS ACREAGE)
 - BLDG. NO. BLDG. AREA PARCEL AREA COVERAGE
- FLOOR AREA RATIO (F.A.R.) CALCULATIONS**
- 0.8046 Ac (Bldg-A Area) / 3,109.84 Ac (Parcel B-13 Area) = 0.26 F.A.R.
0.9184 Ac (Bldg-B Area) / 3,247.81 Ac (Parcel B-14 Area) = 0.28 F.A.R.
0.9184 Ac (Bldg-C Area) / 3,191.41 Ac (Parcel B-15 Area) = 0.29 F.A.R.
0.9184 Ac (Bldg-D Area) / 3,145.84 Ac (Parcel B-16 Area) = 0.29 F.A.R.
0.9184 Ac (Bldg-E Area) / 3,264.91 Ac (Parcel B-17 Area) = 0.28 F.A.R.
4.5680 Ac (Bldg-A through E Area) / 19,118.82 Ac (Total Parcel Area) = 0.24 F.A.R.

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 FOGAL POINT SHALL NOT EXCEED FOUR STORIES.
- COMMERCIAL BUILDINGS IN THE BUSINESS DISTRICT WITHIN 500 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-4 ZONING DISTRICT SHALL NOT BE PERMITTED. ALL USES PERMITTED AS A MATTER OF RIGHT IN THE FOR B-1 AND M-4 DISTRICTS, AS PER PERMITTEES POP EXHIBIT 18, 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 HANDICAPPED PERSONS, NURSING HOMES AND SHELTERED HOUSING. PARCEL A-2 MAY CONTAIN LIVE-NORK UNITS AS DEFINED IN THE OTHER RESIDENTIAL (OR) SECTION. ACCESSORY STRUCTURES AND ACCESSORY USES ARE ALSO PERMITTED.

THE FOLLOWING ADDITIONAL USES NOT REFERRED TO OR INCLUDED IN THE ABOVE USES, WHICH ARE ALLOWED BY SPECIAL EXCEPTION IN THE FOR B-1 AND M-4 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 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 50% OF THE TOTAL EMPLOYMENT LAND USE AREA MAY BE DEVOTED TO WAREHOUSE AND LIGHT MANUFACTURING USES.
- CEMETERIES, MAUSOLEUMS & 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 SQUARE FOOT AREA WHICH MAY BE USED FOR RETAIL AND PERSONAL SERVICE BUSINESS SHALL NOT EXCEED 180,000 (300 SQUARE FEET PER GROSS ACRE). NO INDIVIDUAL RETAIL ESTABLISHMENT WITHIN THE M-4-D 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.B SHALL APPLY TO EMPLOYMENT LAND USE AREAS.

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

FLOOR AREA RATIO (F.A.R.): OVERALL LIMIT IS 0.25 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.1 APPLIES:

- BAY WINDOWS, LEANING, FRENCH BALKONIES, PORTICOS, CORNICES, AWNINGS, SIGNS, AND SIMILAR ARCHITECTURAL ELEMENTS MAY ENCRoACH FULLY INTO ANY SETBACK.
- ARCADIES MAY ENCRoACH INTO A SETBACK TO WITHIN 1' OF THE PROPERTY LINE. WHERE SUCH ARCADIES ARE PROPOSED, THE FRONT FACADE SHALL 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 MINIMUM OF FIVE PARKING SPACES SHALL BE PROVIDED FOR EACH 1,000 SQUARE FEET OF NET LEASABLE AREA DEVOTED TO COMMERCIAL RETAIL SALES USES.
- A MINIMUM OF 3.5 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.
- 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.
- 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.
- 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.
- ONE PARKING SPACE SHALL BE PROVIDED FOR EACH TWO BEDS IN ANY HOSPITAL OR CLING. ONE PARKING SPACE SHALL BE PROVIDED FOR EACH MINOR SHIFTS AND EIGHT PARKING SPACES SHALL BE PROVIDED FOR EACH DOCTOR TREATING OUTPATIENTS ON A MAJOR SHIFTS.

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: 10.0 SPACES PER 1,000 SQUARE FEET OF NET LEASABLE AREA
- 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

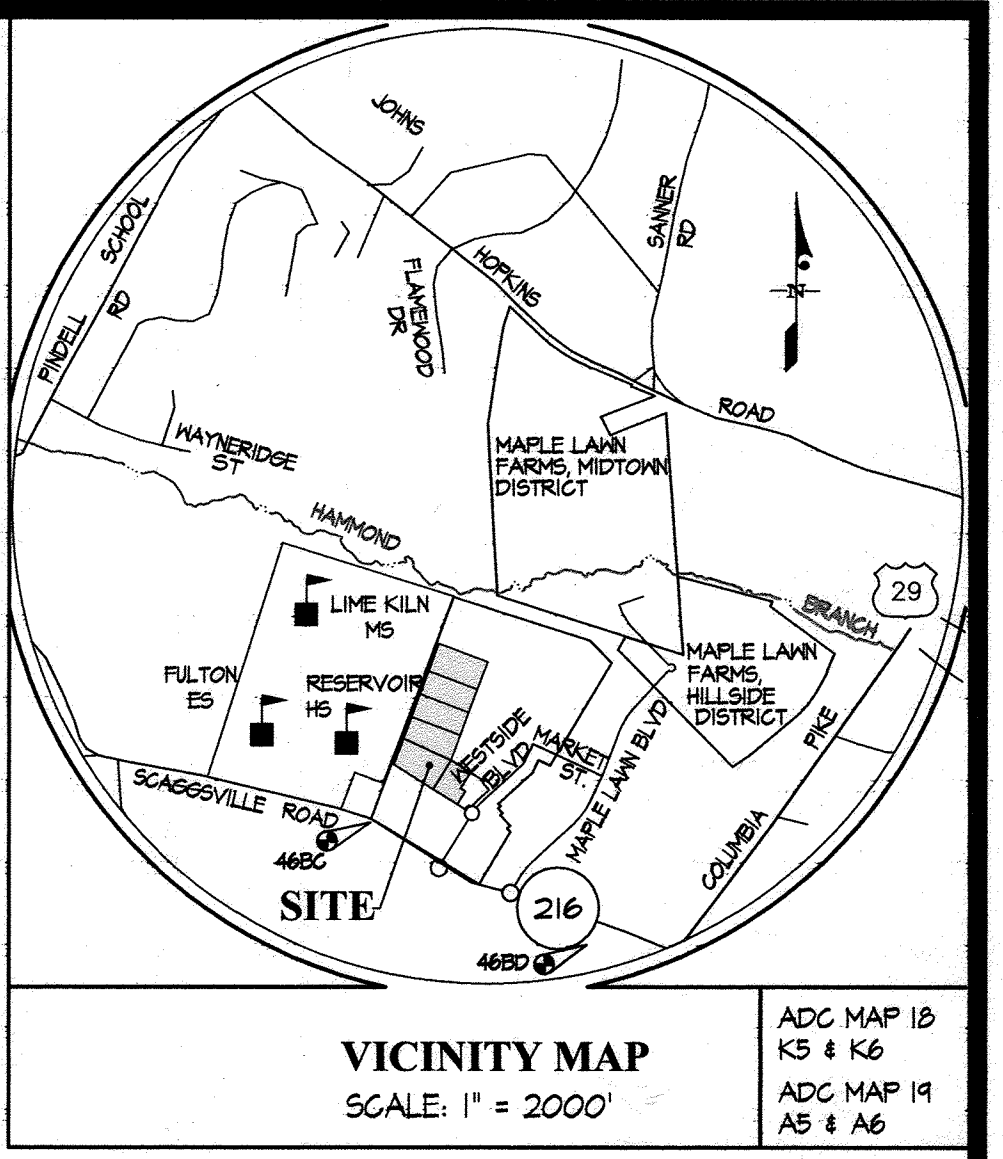
"NET LEASABLE AREA" IS DEFINED AS 40% OF THE GROSS FLOOR AREA (AFTER DEDUCTING ANY FLOORS DEVOTED TO STORAGE AND COMMON USES), UNLESS A MORE PRECISE VALUE IS DETERMINED BY REDUCING THE GROSS FLOOR AREA BY AREAS DEVOTED TO PARKING, VEHICULAR CIRCULATION, OFFICE BUILDING STORAGE AREAS, EQUIPMENT AND MECHANICAL ROOMS/AREAS, LOCKER AND SHOWER FACILITIES, ENTRANCE Foyers/atrias, 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 135.B.6 (PARKING STUDIES), 135.E.1 (SHARED PARKING) AND 135.E.2 (TRIP REDUCTION PLANS).

BENCHMARKS

468C	ELEV. = 412.6	N = 539,925.13	E = 1,337,205.77
STANDARD DISC ON CONCRETE MONUMENT			
468D	ELEV. = 431.1	N = 538,856.16	E = 1,339,461.55
STANDARD DISC ON CONCRETE MONUMENT			



FLOOR AREA RATIO (F.A.R.) TRACKING CHART

DPZ FILE No.	PARCEL AREA	FLOOR AREA	F.A.R.
SDF-04-44 (Office Bldg. 1)	4.40 AC. (19,150 S.F.)	43,945 S.F.	0.49
SDF-04-46 (Retail Bldg. 1 & Bank)	3.17 AC. (13,733 S.F.)	24,028 S.F.	0.17
SDF-05-08 (Retail Bldg. 2 & Gas Station)	3.20 AC. (13,9520 S.F.)	22,218 S.F.	0.16
SDF-05-08 (Office Bldg. 2)	4.24 AC. (18,4302 S.F.)	43,945 S.F.	0.51
SDF-05-047 (Office Bldg. 3)	5.58 AC. (24,3230 S.F.)	123,740 S.F.	0.21
SDF-06-067 (Office Bldg. 4)	4.78 AC. (208,087 S.F.)	100,288 S.F.	0.48
SDF-06-148 (Medical & 3 Office Bldgs.)	8.54 AC. (37,150 S.F.)	121,620 S.F.	0.33
SDF-07-02 (Bank, School, Retail, & Restaurant)	7.36 AC. (320,654 S.F.)	45,225 S.F.	0.14
SDF-08-056 (Grocery Store - Par. B-6)	4.24 AC. (18,4615 S.F.)	49,815 S.F.	0.27
SDF-08-058 (Bank Parcel B-11)	0.80 AC. (34,845 S.F.)	4,454 S.F.	0.13
SDF-08-114 (Parcel B-7 thru B-10)	6.51 AC. (283,685 S.F.)	46,543 S.F.	0.16
This SDP (Parcel B-12 thru B-17)	14.20 AC. (636,286 S.F.)	210,168 S.F.	0.25
SUB-TOTAL	12.02 AC. (5,121,212 S.F.)	786,051 S.F.	0.21
EMPLOYMENT AREA RECORDED AS R/W	13.60 AC.	0	0
TOTAL AREA TO BE RECORDED AS EMPLOYMENT	122.00 AC.	0	0.19
TOTAL RECORDED EMPLOYMENT REMAINING	36.58 AC.		

① AREAS TO DATE BASED ON F-08-54 OVERALL TRACKING CHART.

PARKING TABULATION

PARKING GENERATION DATA

COMMERICAL TYPE USE	BUILDING A (PARCEL B-13) (THIS SDP)	BUILDING B (PARCEL B-14) (THIS SDP)	BUILDING C (PARCEL B-15) (THIS SDP)	BUILDING D (PARCEL B-16) (THIS SDP)	BUILDING E (PARCEL B-17) (THIS SDP)	BUILDING F (PARCEL B-12) (THIS SDP)
NET FLOOR AREA (in sq ft) ①	35,688 S.F.	31,558 S.F.	28,849 S.F.	25,855 S.F.	33,741 S.F.	38,338 S.F.
REQUIRED PARKING RATIO	2.5 per 1000	2.8 per 1000	2.5 per 1000	2.5 per 1000	2.5 per 1000	3.5 per 1000
REQUIRED PARKING SPACES	90	100	81	65	84	134
TOTAL PARKING REQUIRED	490 SPACES					
PARKING SPACES PROVIDED	101	100	93	129	96	152
TOTAL PARKING PROVIDED	572 SPACES (excess of 81 spaces)					

① AS DEFINED BY BOMA (BUILDING OWNERS AND MANAGERS ASSOCIATION) GUIDELINES (approx. 90% of gross S.F.)
② Includes spaces in truck court on Parcel B-15 covered by REA
③ THE PRIVATE SCHOOL WILL HAVE 100 STUDENTS AND PARKING WILL BE PROVIDED AT 6 SPACES PER 100 STUDENTS

PARKING DISTRIBUTION

PARCEL NUMBER	B-13	B-14	B-15	B-16	B-17	B-12	TOTAL
PARALLEL SPACES	13	0	0	0	0	0	13
4x8' SPACES (90°)	85	96	110	115	92	0	498
HANDICAP SPACES	5	4	4	0	4	0	17
TOTAL	103	100	115	115	96	0	529

ADDRESS and PERMIT INFORMATION CHART

BUILDING ADDRESS:	BUILDING-A (PARCEL B-13)	1020 WEST MARKET PLACE
BUILDING-B (PARCEL B-14)	1020 WEST MARKET PLACE	
BUILDING-C (PARCEL B-15)	1040 WEST MARKET PLACE	
BUILDING-D (PARCEL B-16)	1050 WEST MARKET PLACE	
BUILDING-E (PARCEL B-17)	1060 WEST MARKET PLACE	
(PARCEL B-12)	1080 WEST MARKET PLACE	
SUBDIVISION NAME:	MAPLE LAWN FARMS	PARCELS B-12 thru B-17
FLAT No.:	2015	CENSUS TRACT 6091.02
WATER CODE:	E21	SEWER CODE: 1645000

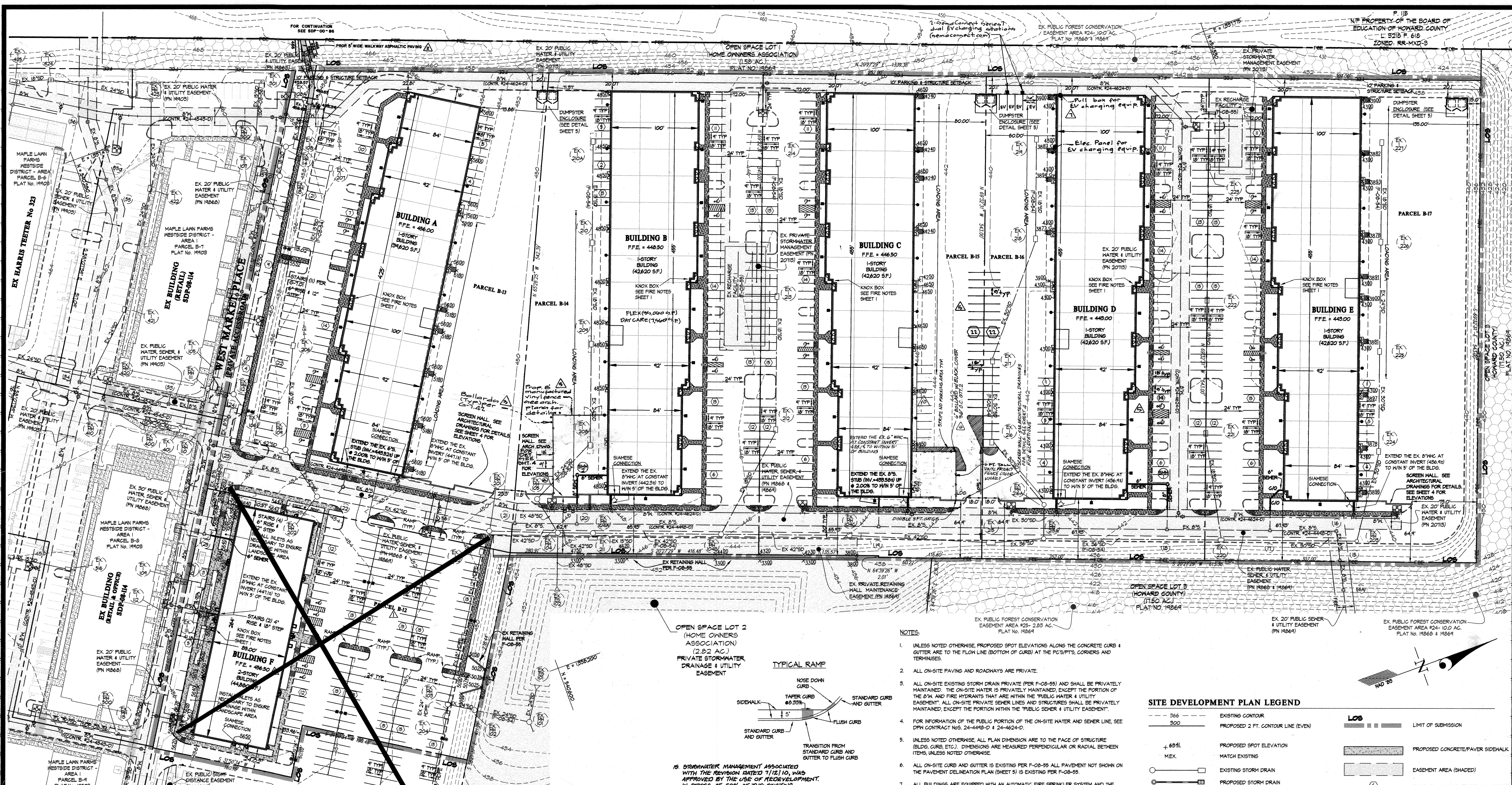
REVISED COVER SHEET

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: 46-3
1 OF 11

HOWARD COUNTY, MARYLAND



TYPICAL RAMP

NOSE DOWN CURB
TAPERED CURB @ 0.33%
STANDARD CURB AND GUTTER
FLUSH CURB
TRANSITION FROM STANDARD CURB AND GUTTER TO FLUSH CURB

SITE DEVELOPMENT PLAN LEGEND

---	EXISTING CONTOUR	---	LIMIT OF SUBMISSION
---	PROPOSED 2 FT. CONTOUR LINE (EVEN)	---	PROPOSED CONCRETE PAVED SIDEWALK
+	PROPOSED SPOT ELEVATION	---	EASEMENT AREA (SHADED)
MEX	MATCH EXISTING	---	PROPOSED NUMBER OF PARKING SPACES
---	EXISTING STORM DRAIN	---	EXISTING LIGHT FIXTURE & POLE
---	PROPOSED STORM DRAIN	---	PROPOSED LIGHT FIXTURE & POLE
M	M - MANHOLE	---	FACE - FOREST CONSERVATION EASEMENT
S	S - STUB	---	FOREST CONSERVATION AREA
---	EXISTING SANITARY SEWER	---	LIMIT OF GRADING DISTURBANCE
---	PROPOSED SANITARY SEWER (PRIVATE)	---	EXISTING BGE POLES
---	EXISTING WATERLINE (PUBLIC)	---	TRANSFORMER
---	HWC (PRIVATE)	---	TELEPHONE LINE
---	EXISTING FIRE HYDRANT	---	CABLE TV
---	EXISTING CURB & GUTTER	---	EQU
---	EXISTING EDGE OF PAVEMENT	---	ELECTRIC LINE ENCASED
---	PROPOSED CONCRETE CURB & GUTTER	---	EQU
---	FACE OF CURB	---	ELECTRIC LINE UNENCASED
---	BACK OF CURB	---	GAS LINE

LIGHTING SCHEDULE

SYMBOL	QTY	ARRANGEMENT	LUMENS	LLF	DESCRIPTION
●	46	SINGLE	16000	0.720	Rudd # macn515-1p
●	94	SINGLE	16000	0.720	Hubbell # pvl-1505-521L
●	6	SINGLE	34000	0.720	Emco #400x MH Type B
●	2	BACK-BACK	34000	0.720	Emco #400x MH Type 3- back to back

SEE SHEET 4 FOR LIGHTING DETAILS

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE JULY 15, 2009

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director DEP. Thomas G. Sautter 10/10
Chief, Division of Land Development Neil S. Sautter 10/10
Chief, Development Engineering Division David J. Sautter 10/27/09

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3809 NATIONAL DRIVE - SUITE 250 - BURTONTVILLE OFFICE PARK
BURTONTVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

1-10-10/10
10-23-2009
10-27-2009
11-24-2009
12-17-2009
12/18/2009

1. ADDED (2) DUAL EV CHARGING STATIONS
2. ADDED FENCED AREA FOR THE PRIVATE SCHOOL AND REVISED THE PARKING FOR THE NEW USE
3. INCLUDED FIREWORK CENTER IN BLDG. 12 ADDED NECESSARY PARKING
4. CHANGING FROM 20' TO 15' WALKWAY WITHIN THE BLDG. 12 TO BE USED FOR THE NEW USE
5. ADDED 5' WIDE WALKWAY ASPHALTIC PAVING
6. BUILDING F LOCATION, CURB, & PARKING ADJUSTED IN PARCEL B-12, DUMPSTER ADDED (REPLACEMENT SHEET)

DATE 12/18/2009 REVISION

PREPARED FOR & OWNER:
MAPLE LAWN HOLDINGS, LLC
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244
ATtn: RAMON BONITZ
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. 12275
EXPIRATION DATE: NOV 26, 2010

REVISION

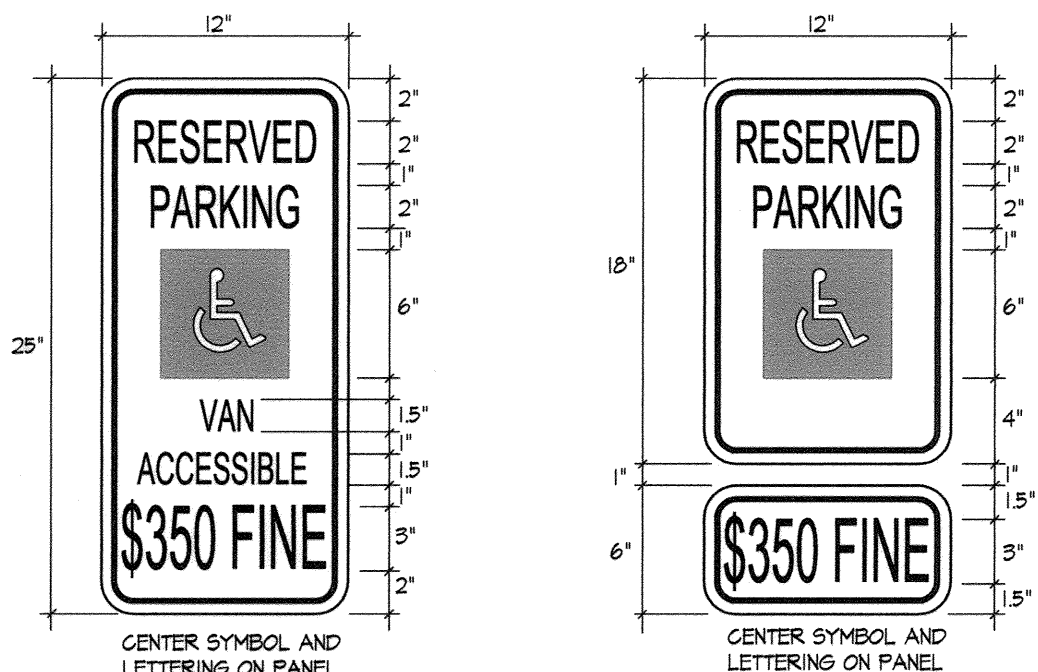
BY [Signature] APPR. [Signature]

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

SCALE: 1"=50'
ZONING: MXD-3
G. L. W. FILE No.: 09015

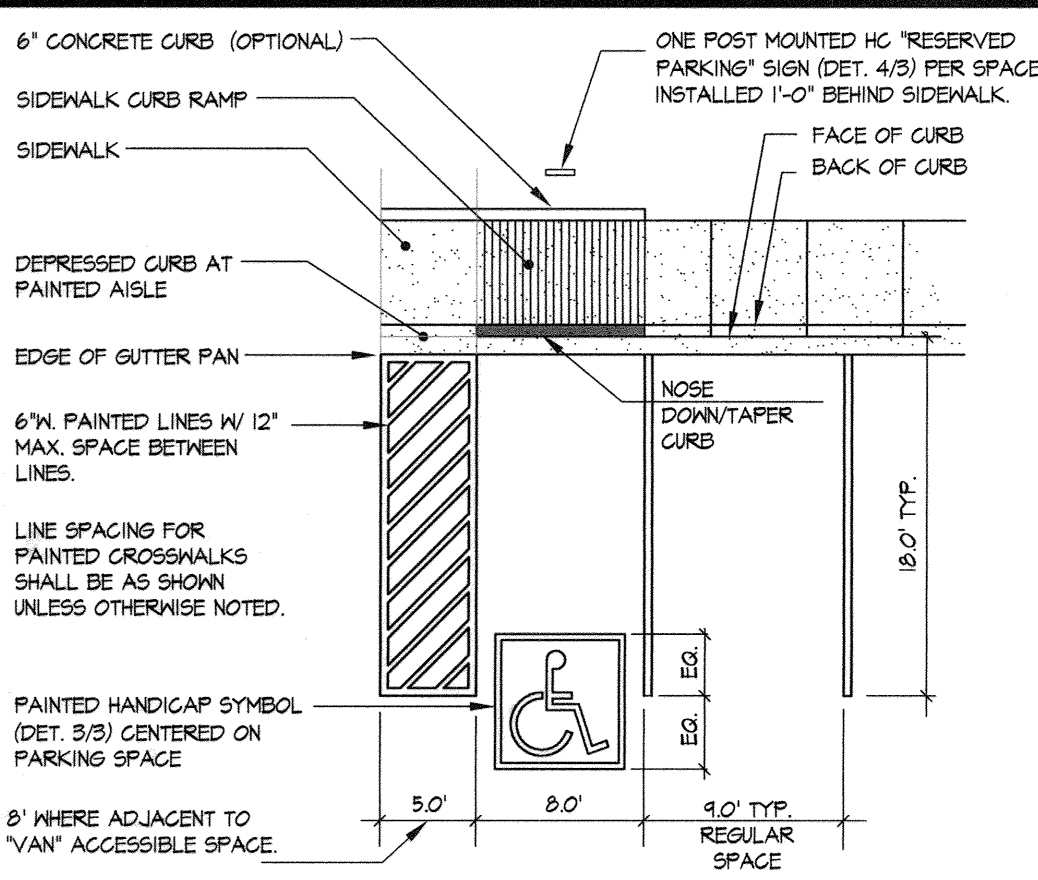
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TAX MAP - GRID: 41-21
SHEET: 46-3
2 OF 11

HOWARD COUNTY, MARYLAND
ELECTION DISTRICT No. 5

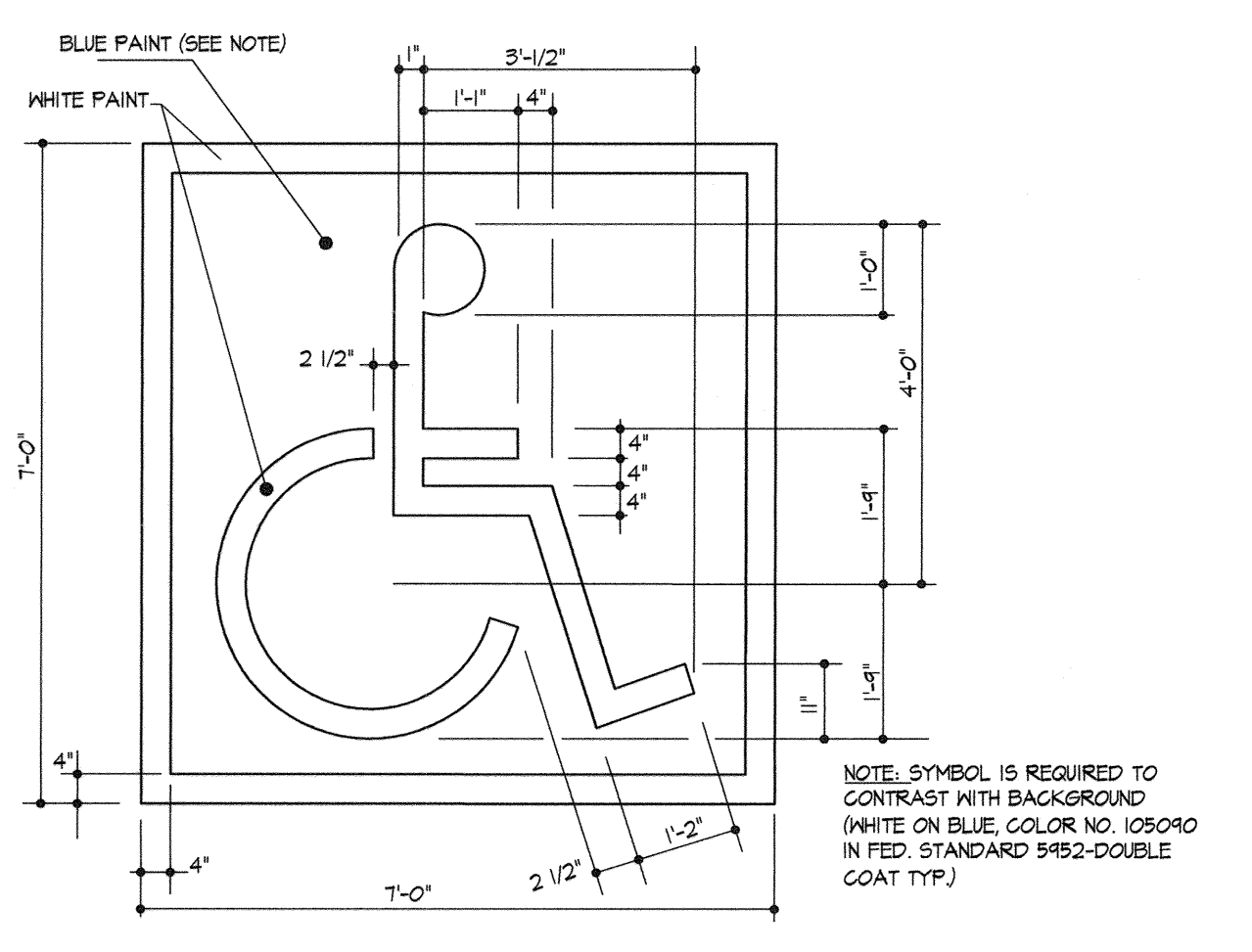


- GENERAL NOTES:**
- SIGNS SHALL MEET DESIGN STANDARDS OF THE FEDERAL HIGHWAY ADMINISTRATION AND CONFORM TO THE STATE OF MARYLAND STANDARD HIGHWAY SIGN BOOKLET DETAIL RT-8.
 - ONE SIGN IS REQUIRED PER SPACE PLACED AS SHOWN ON SITE PLAN.
 - SPACES INDICATED ON SITE PLAN AS "VAN" ACCESSIBLE SHALL BE SIGNED ACCORDINGLY.
 - SIGNS SHALL BE POLE MOUNTED WITH NOT DIPPED GALVANIZED COUNTY APPROVED PERFORATED CHANNEL POSTS W/ THE TOP OF THE SIGN 9'-1" ABOVE FINISHED GRADE OR AS INDICATED ON SITE DRAWINGS.
 - SIGN SHALL BE ATTACHED TO FLANGED SIDE OF POST. POST SHALL EXTEND INTO GROUND 2'-6" MIN.
 - COLORS: LEGEND AND BORDER - GREEN
SYMBOL - WHITE ON BLUE BACKGROUND
BACKGROUND - WHITE

1 HANDICAP PARKING SIGNS DETAIL NO SCALE



2 PARKING SPACE LAYOUT NO SCALE



3 HANDICAP SPACE STENCIL LAYOUT NO SCALE

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Thomas G. Suttler 8/12/09
Director, DEP. Date
Chris Hansen 8-12-09
Chief, Division of Land Development Date
Chad Johnson 8-10-09
Chief, Development Engineering Division Date

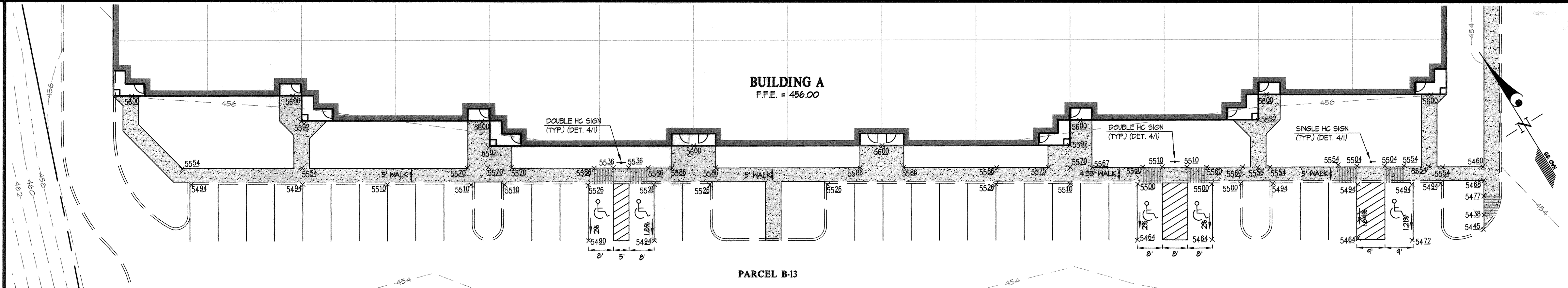
GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/WA: 301-889-2524 FAX: 301-421-4186

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

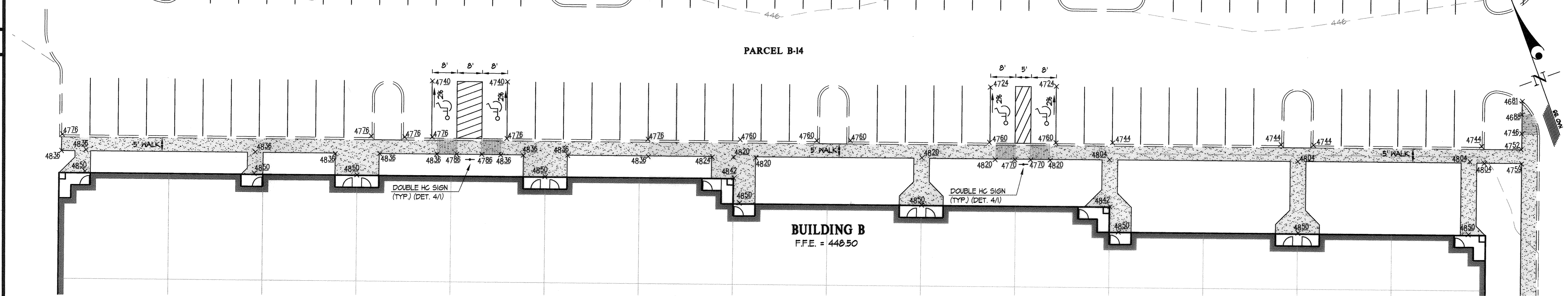
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS
WERE PREPARED OR APPROVED BY
ME, AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 12472
EXPIRATION DATE: 8-22-10

HANDICAP ACCESSIBILITY DETAILS
MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 1
Parcels B-12 thru B-17
(Office and Flex)
Plat Number 2011213

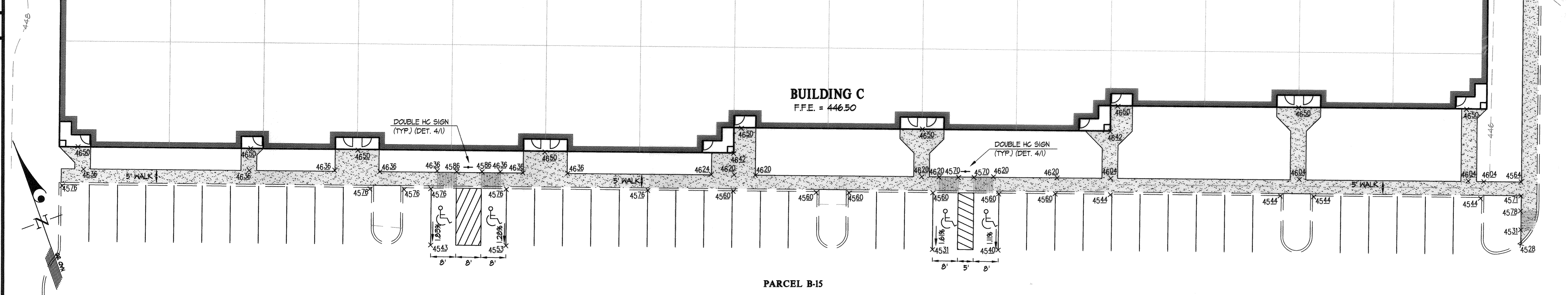
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1"=50'	MXD-3	09015
DATE	TAX MAP - GRID	SHEET
JULY, 2009	41-21 46-3	3 OF 11



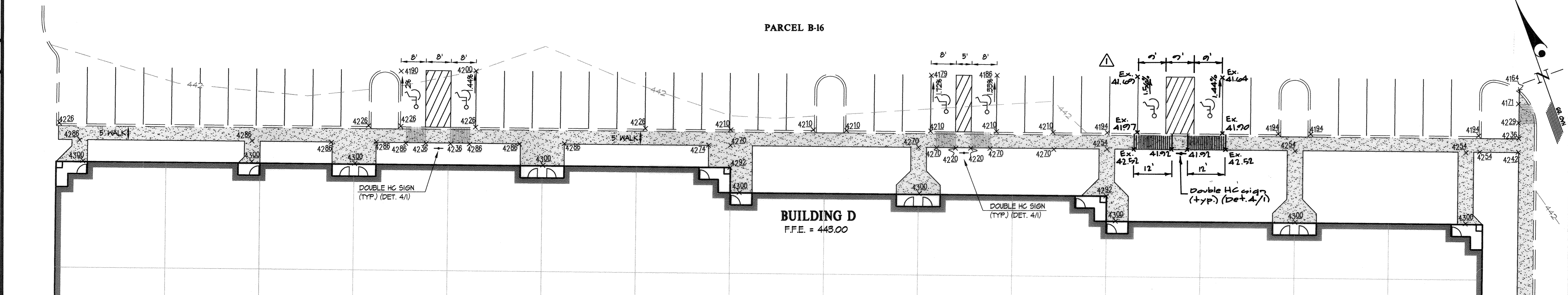
BUILDING A SCALE: 1"=20'



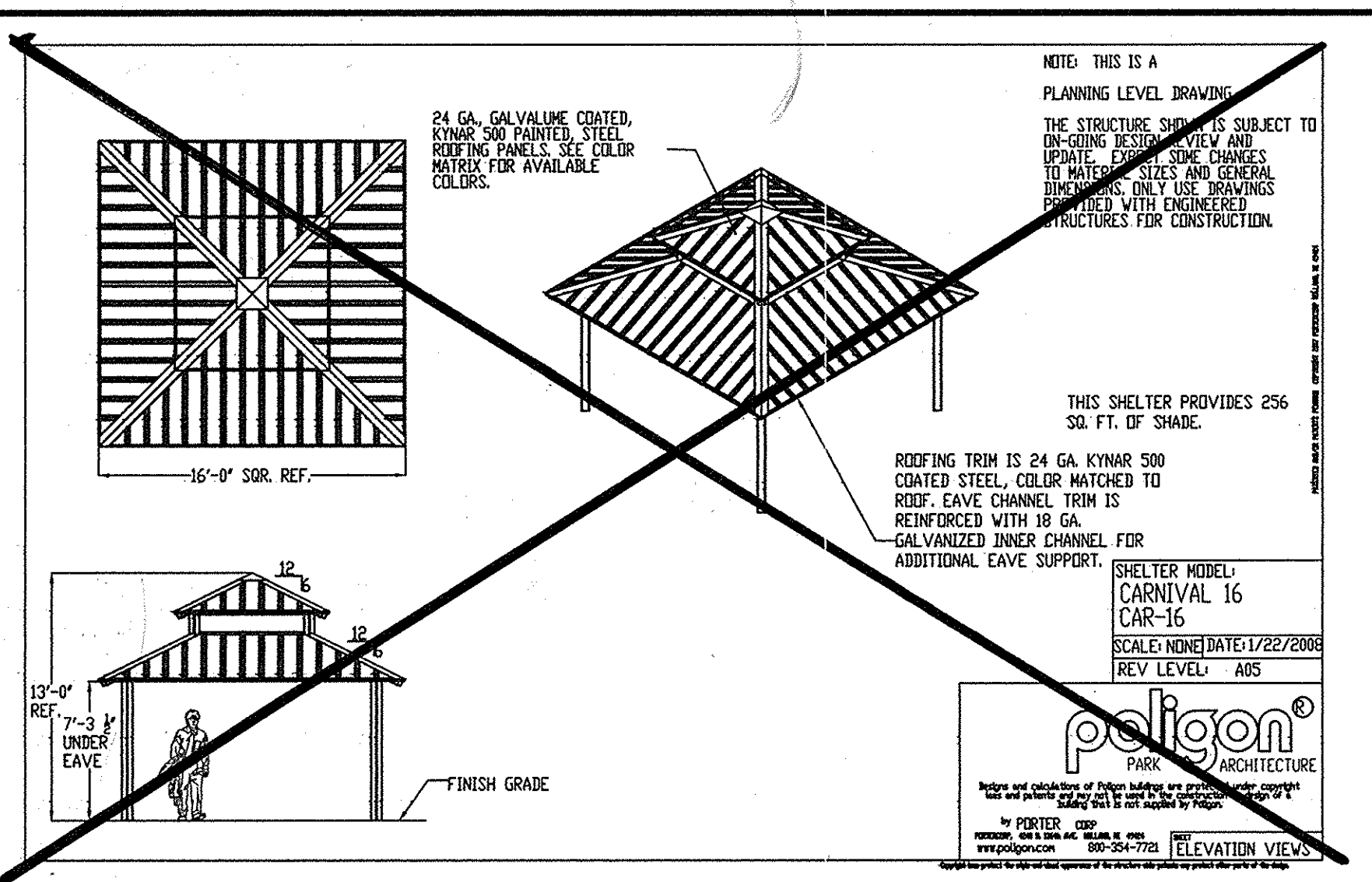
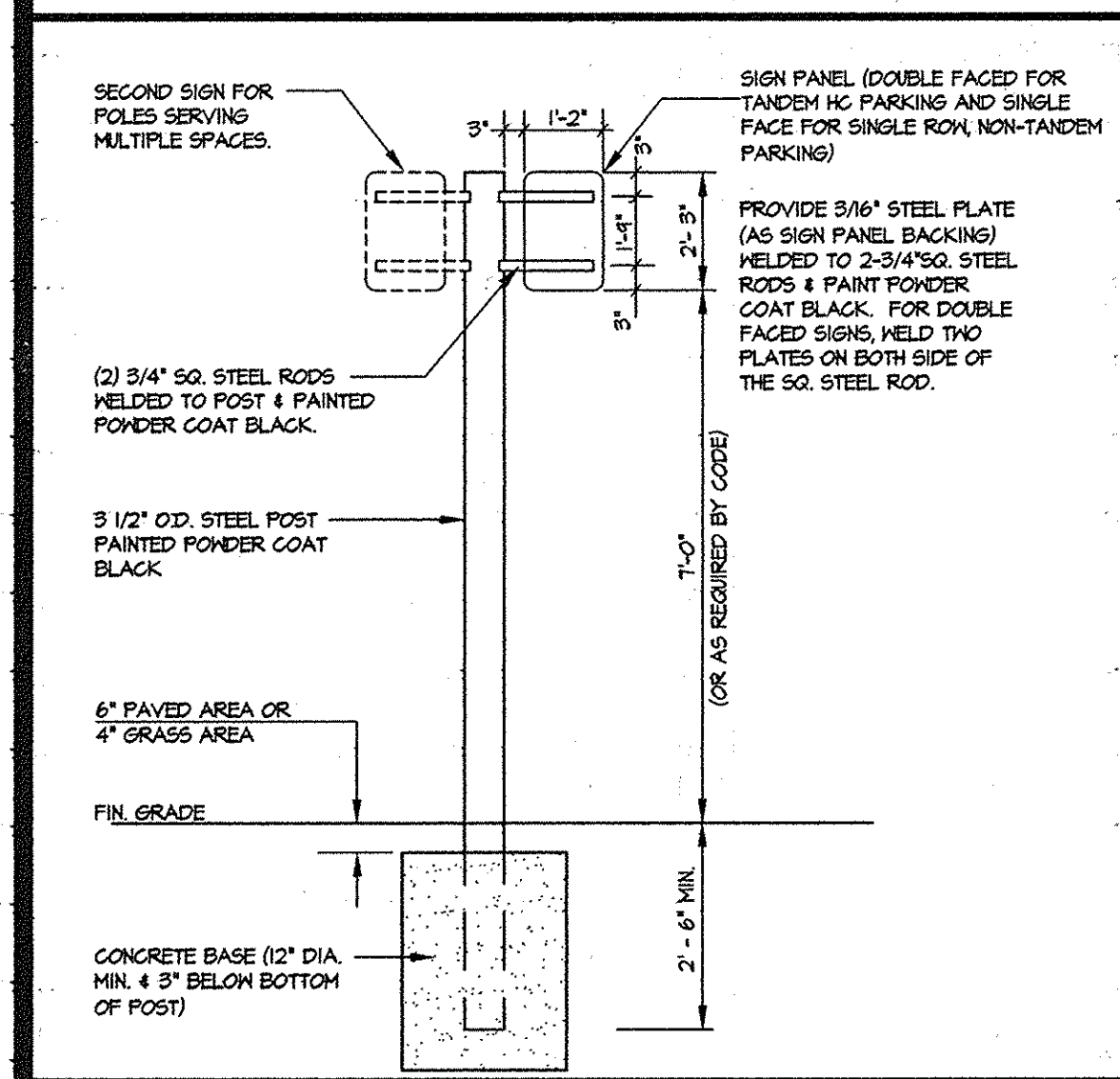
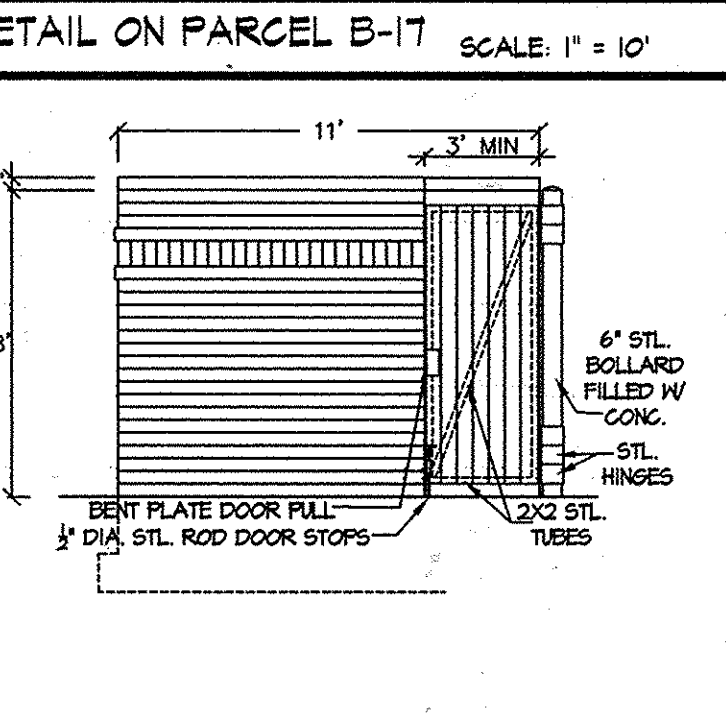
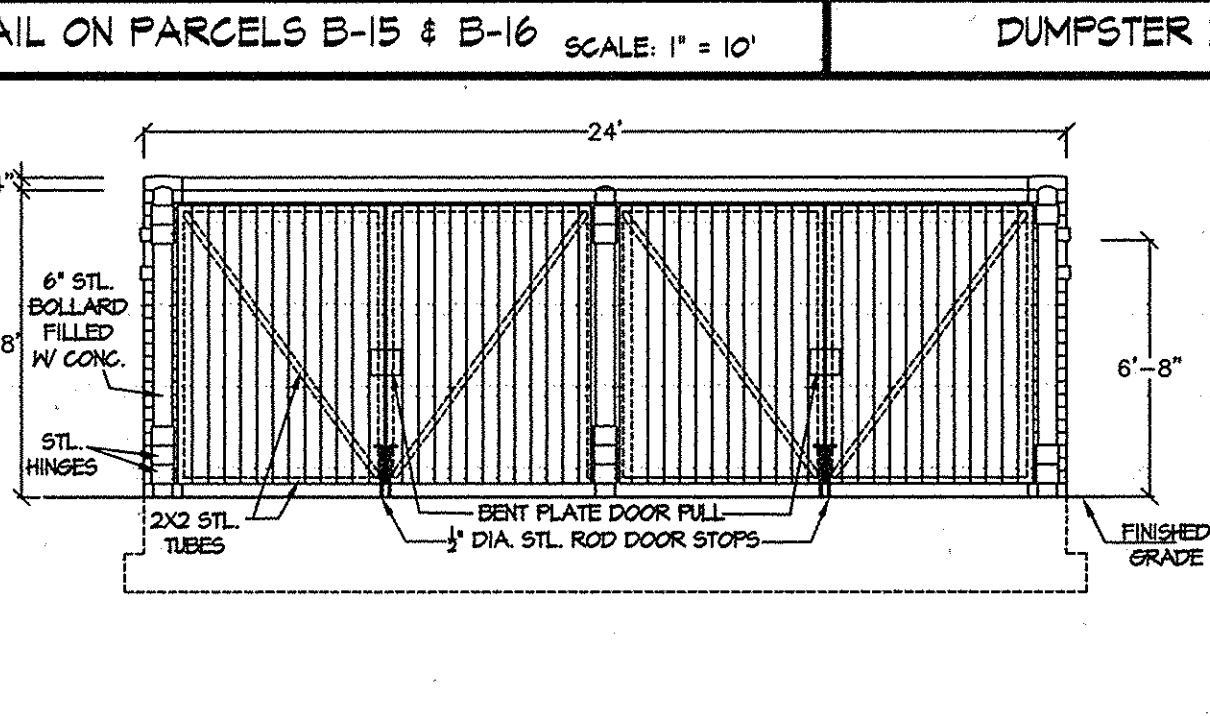
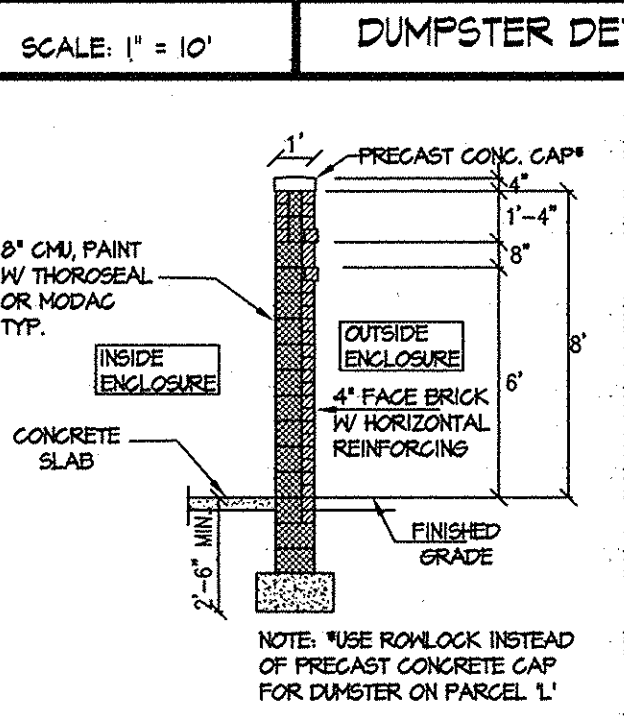
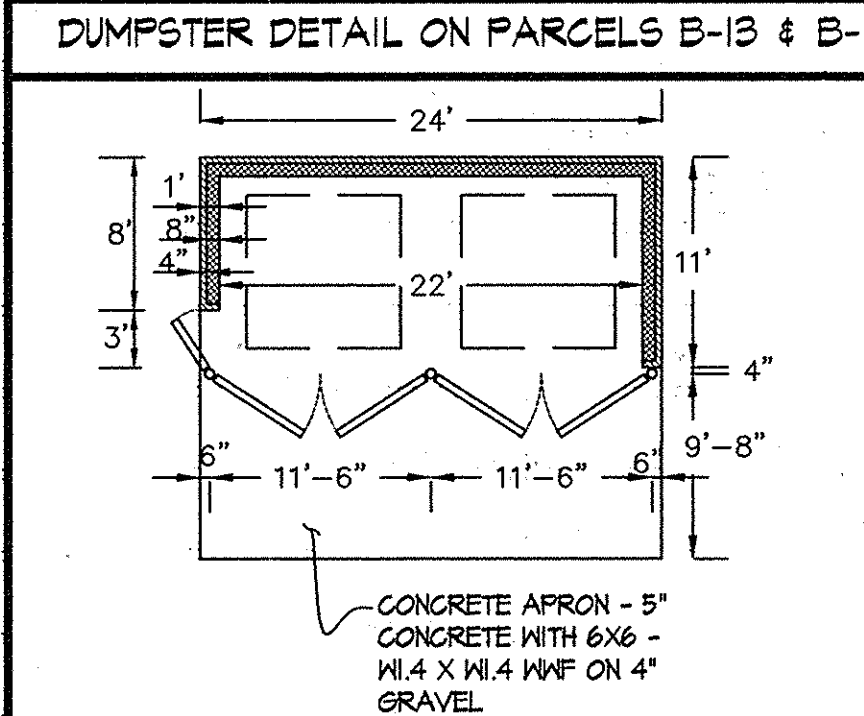
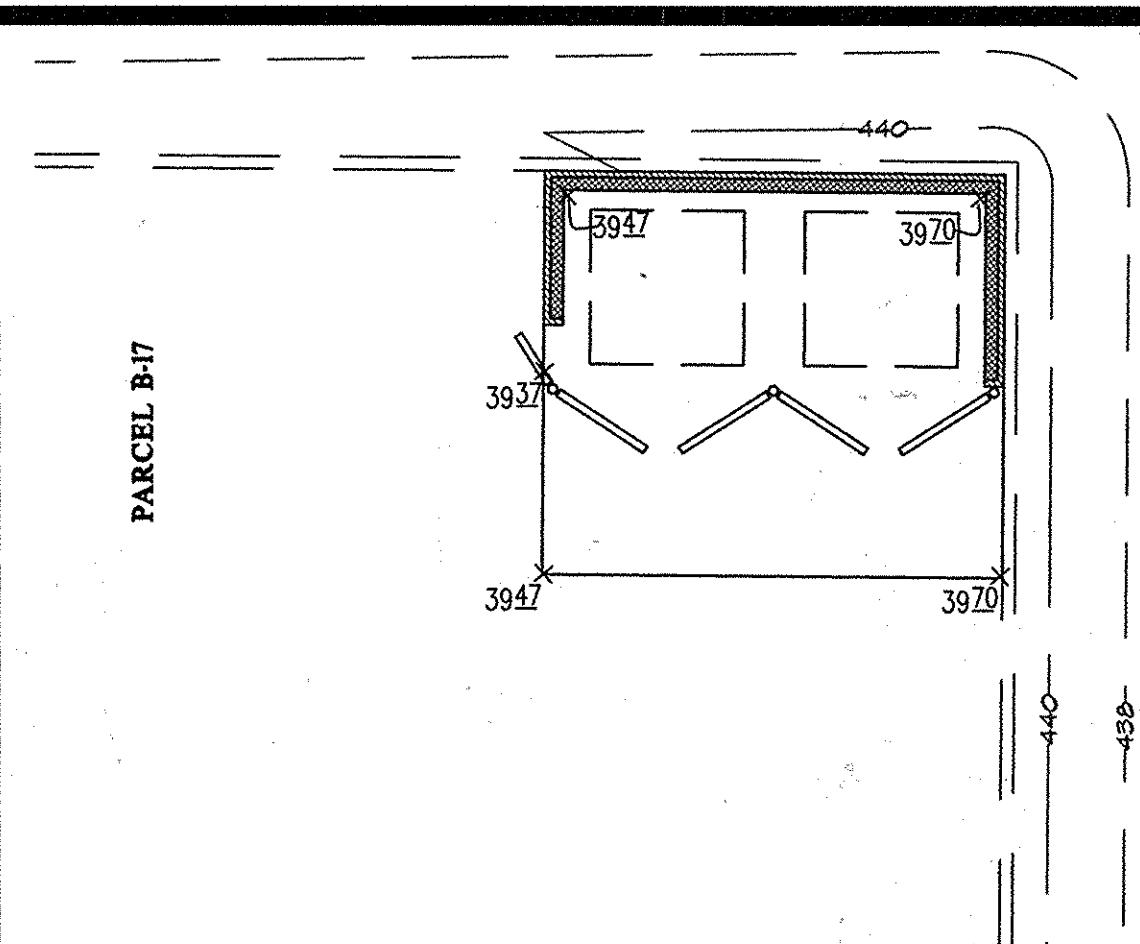
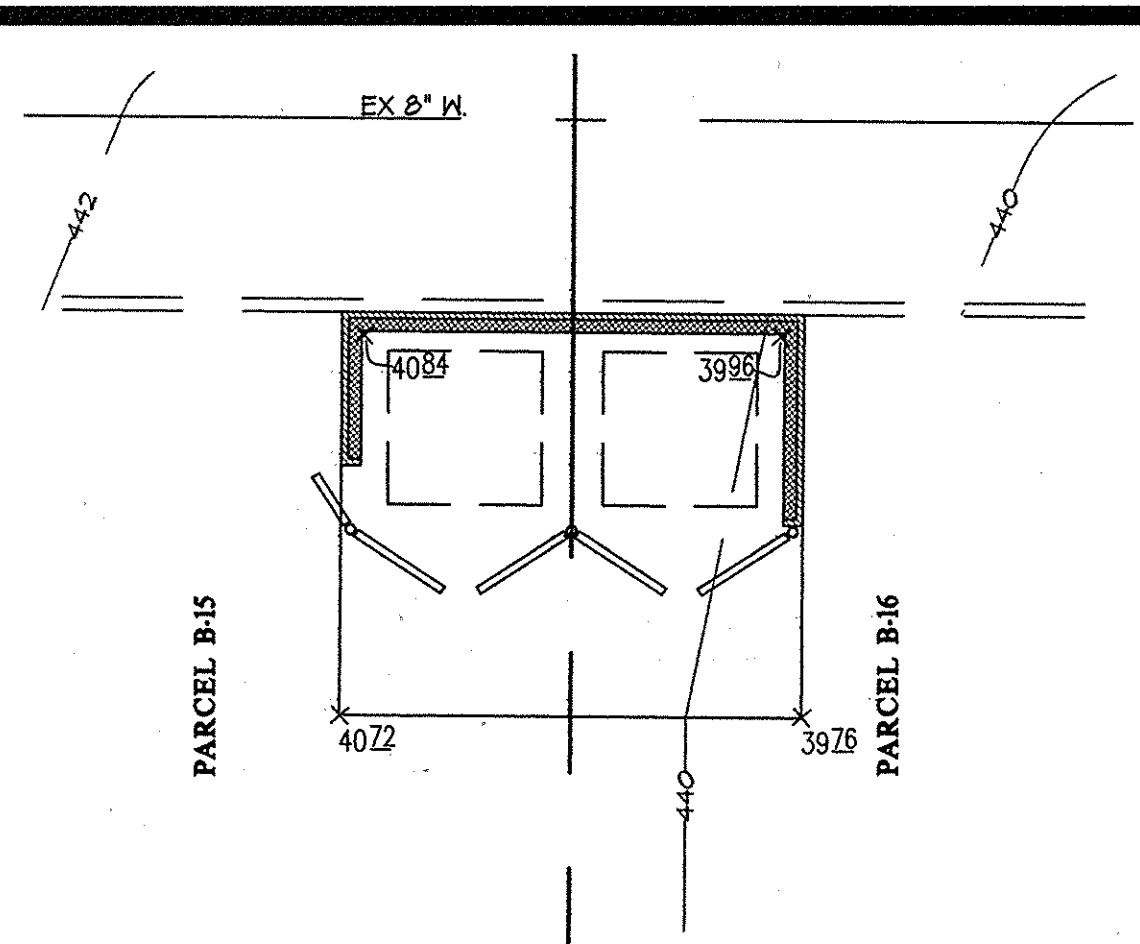
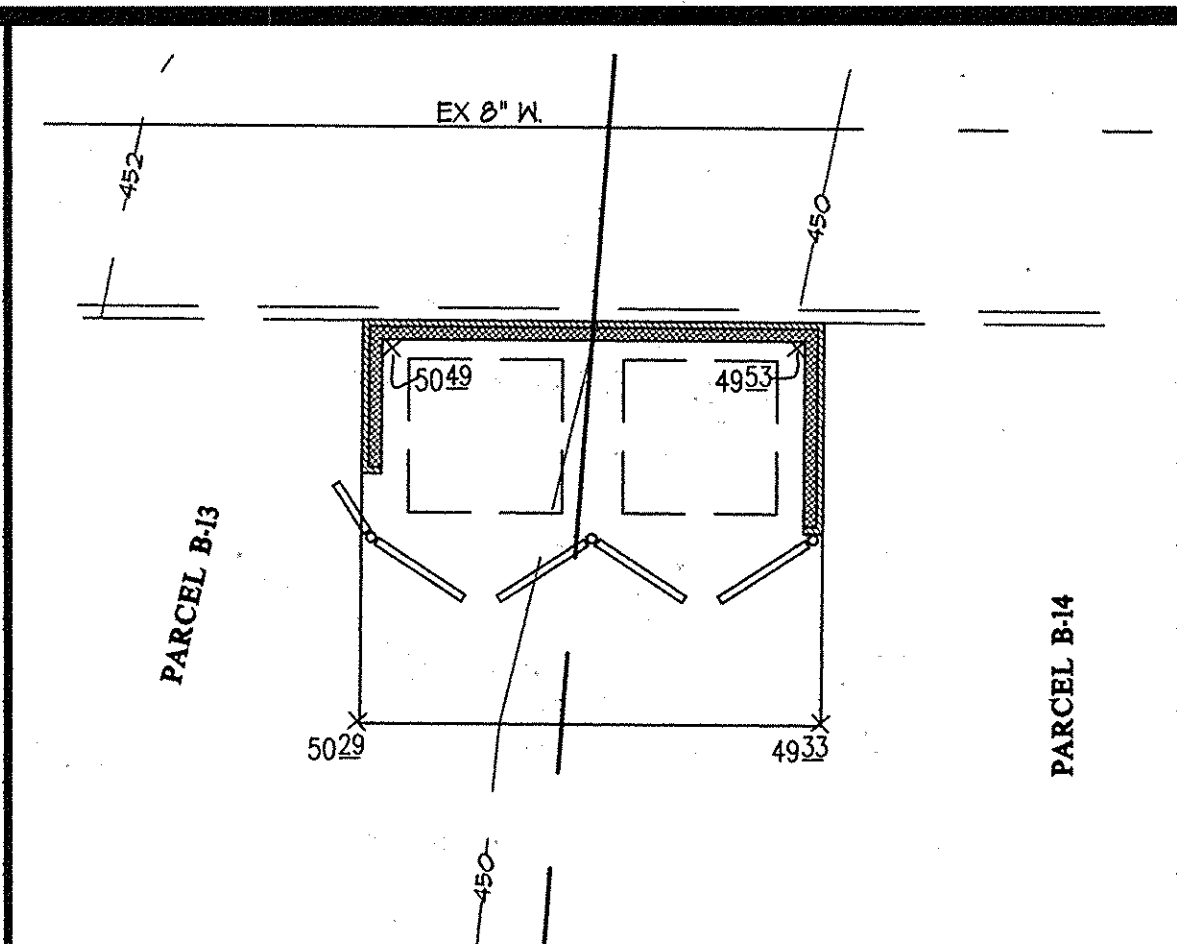
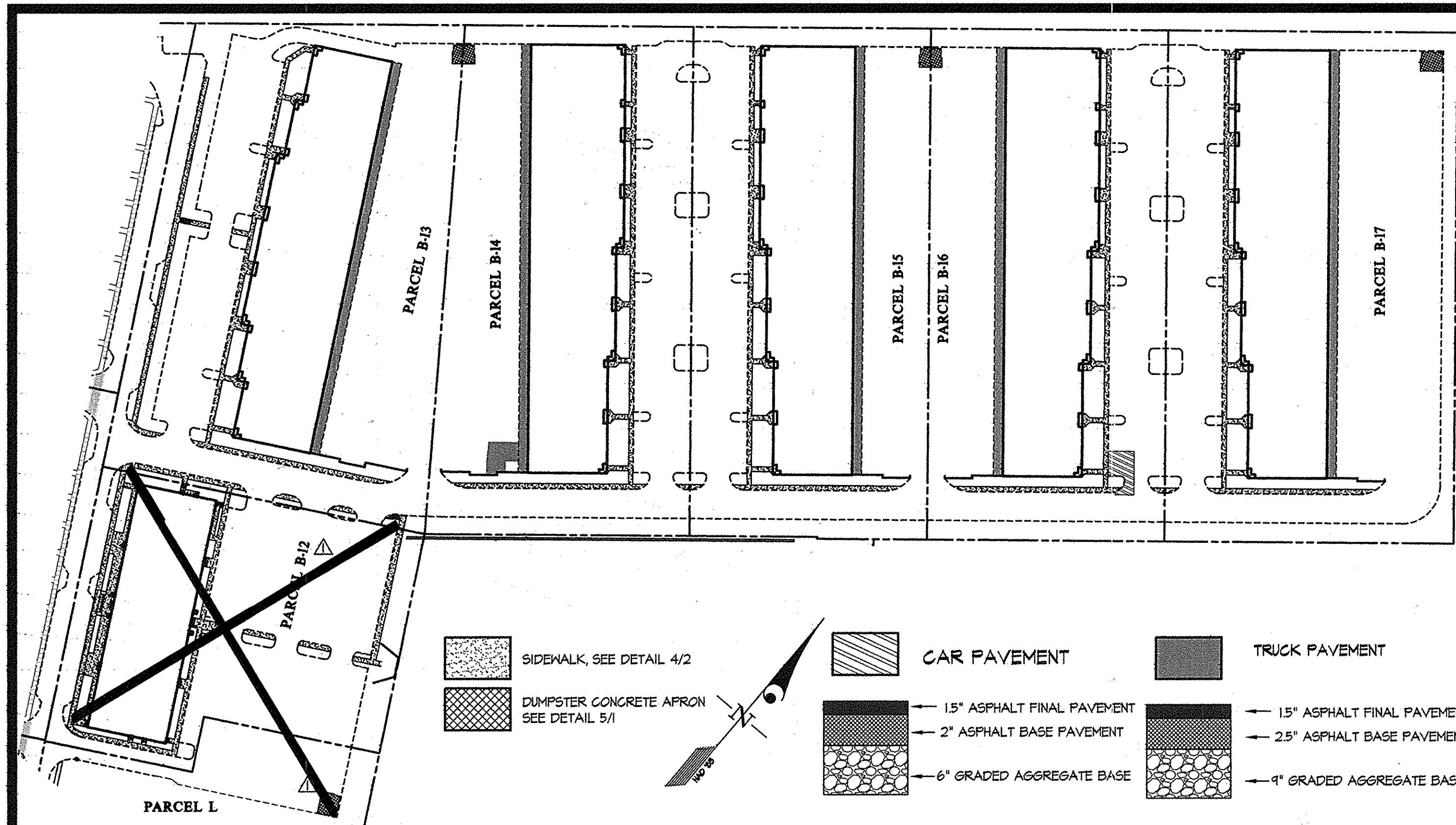
BUILDING B SCALE: 1"=20'



BUILDING C SCALE: 1"=20'



BUILDING D SCALE: 1"=20'

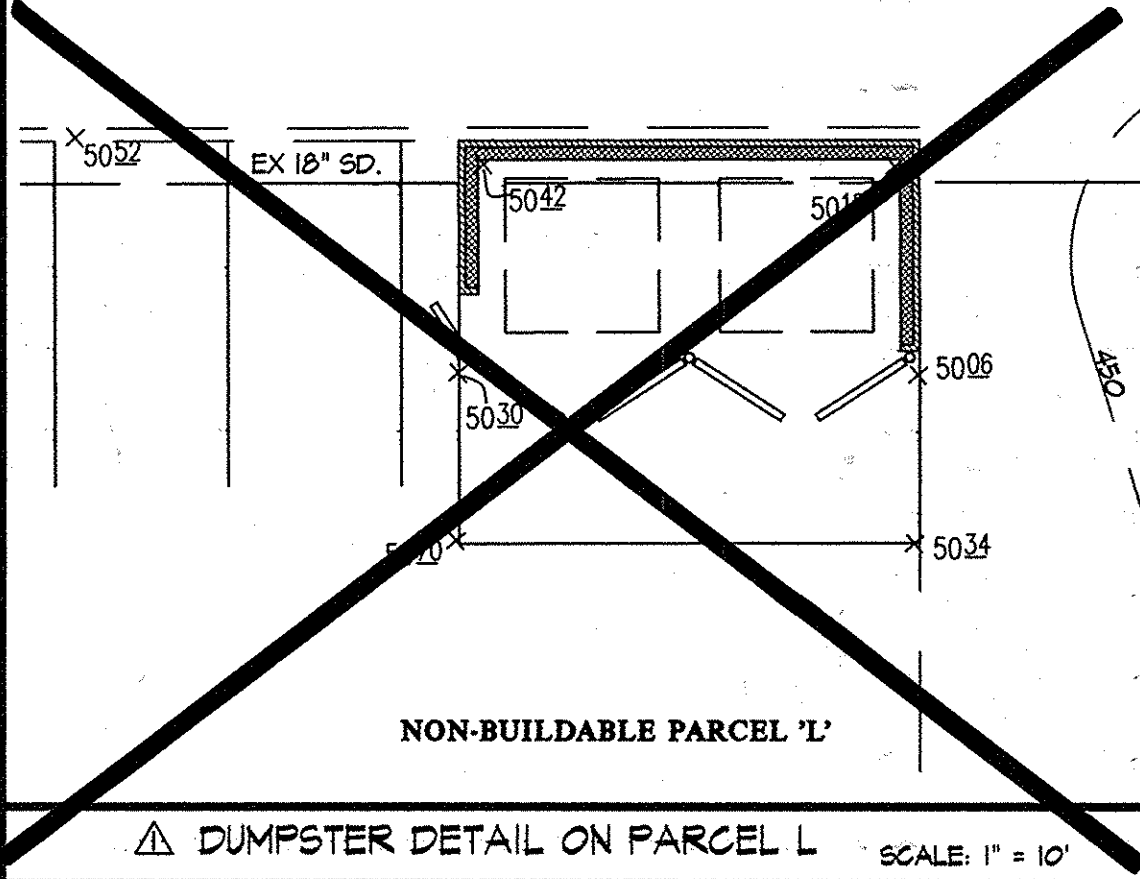


1 DUMPSTER ENCLOSURE PLAN VIEW SCALE: 1" = 10'

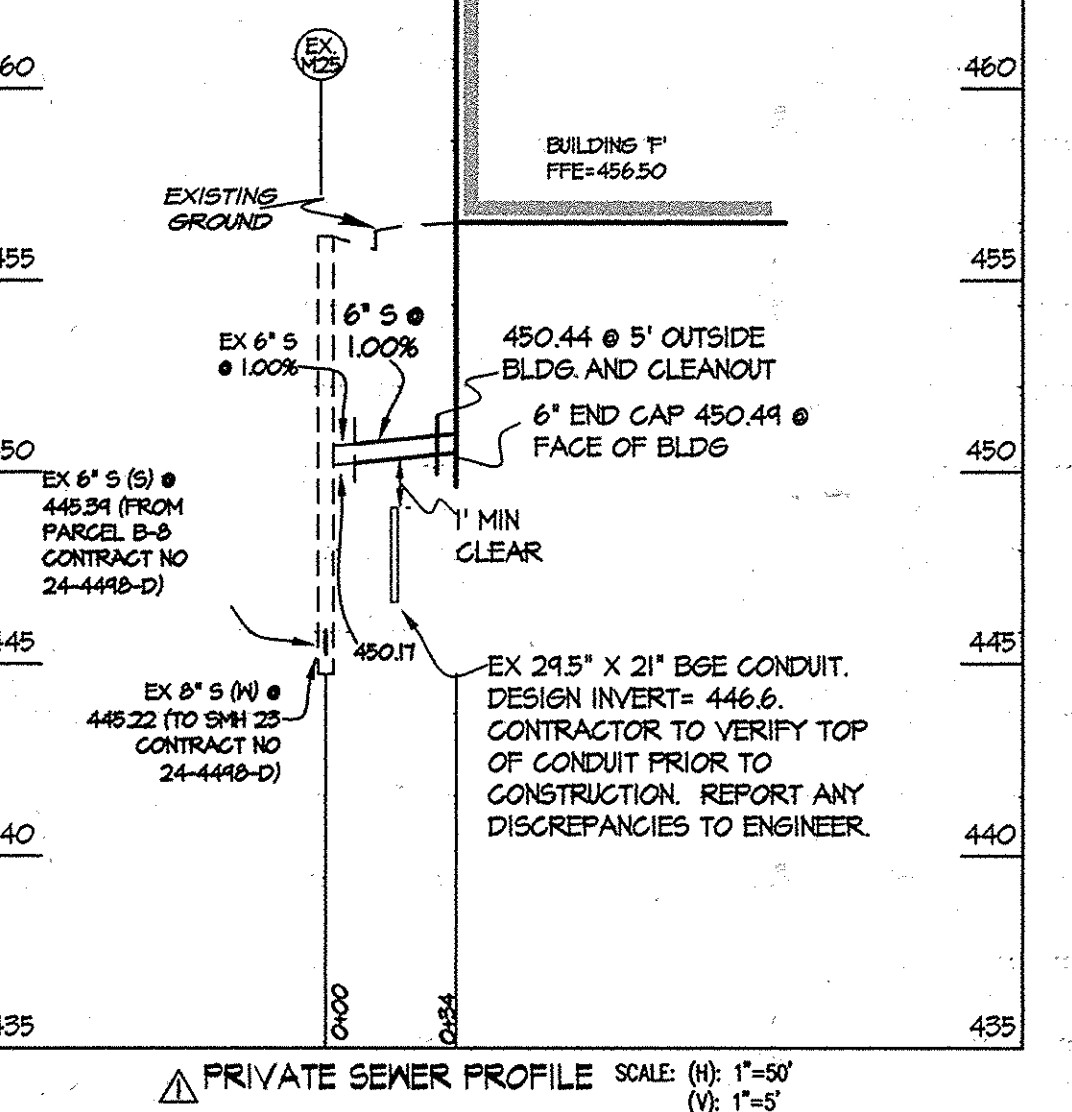
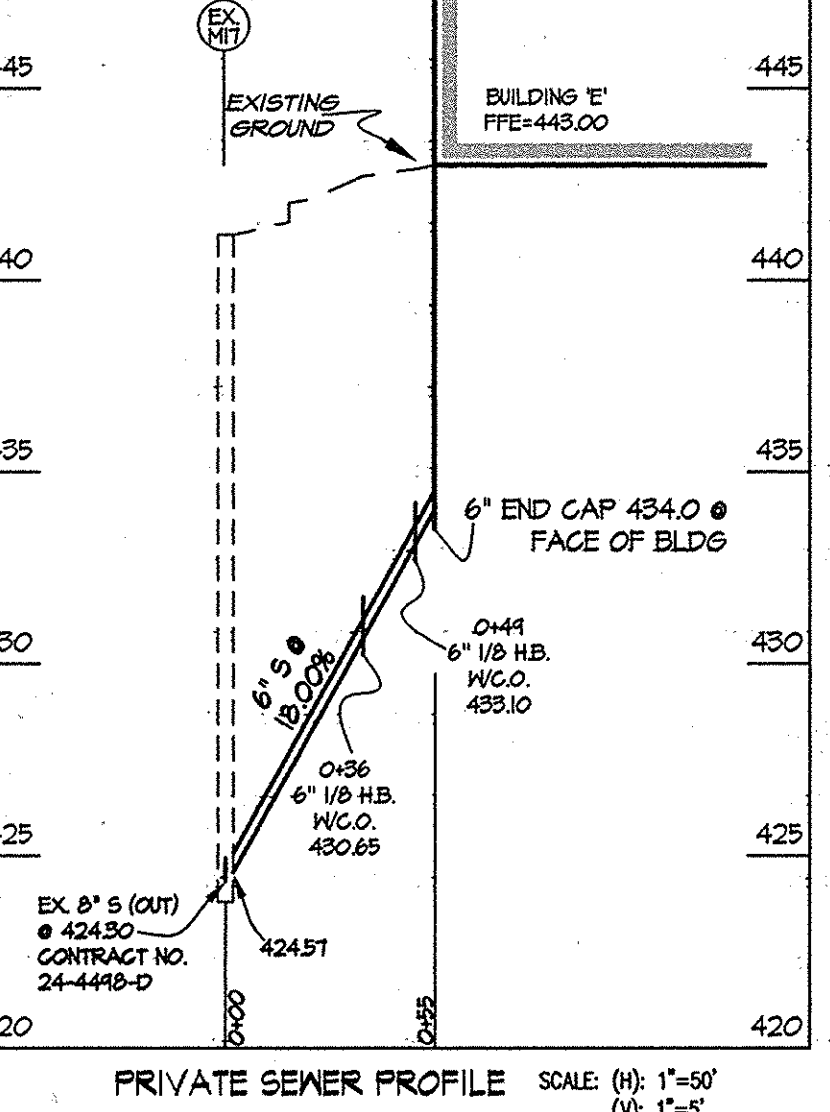
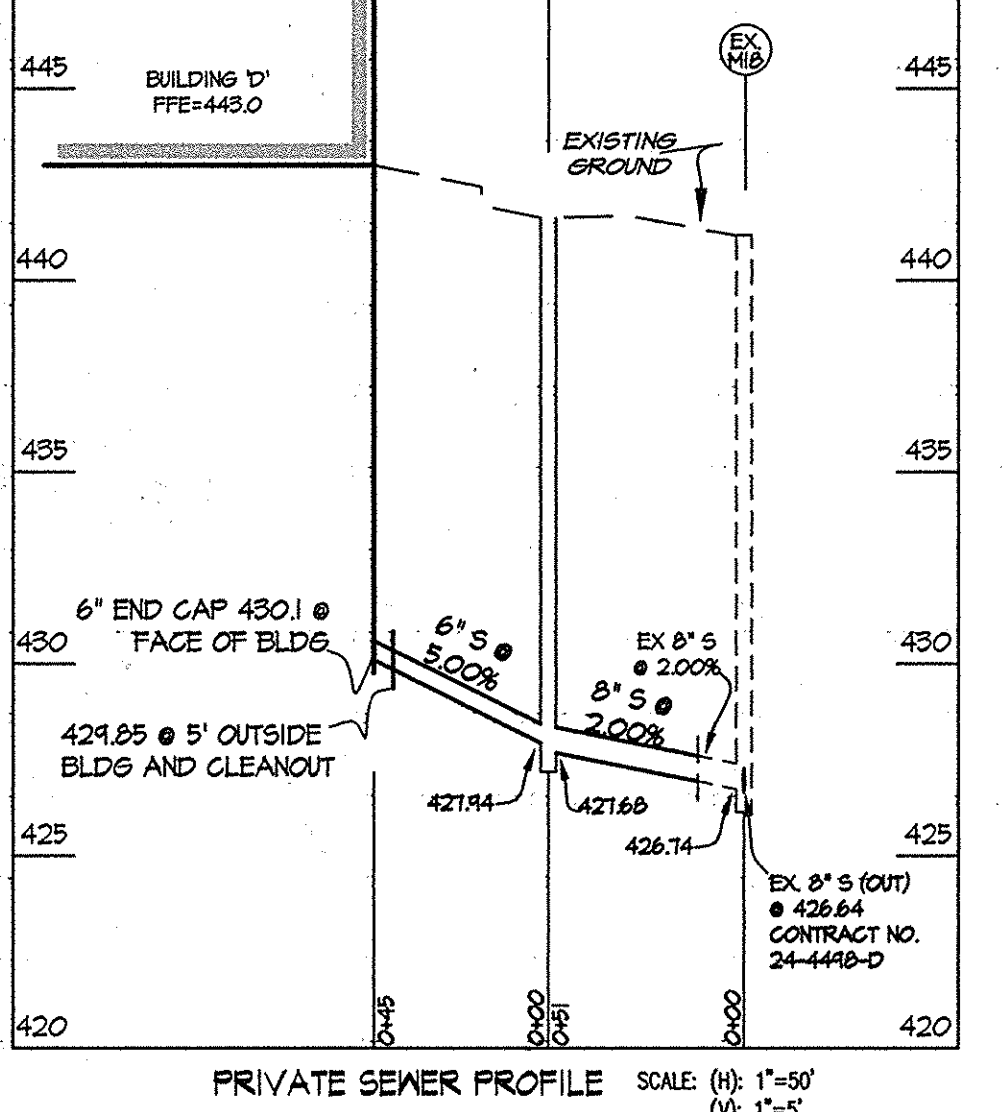
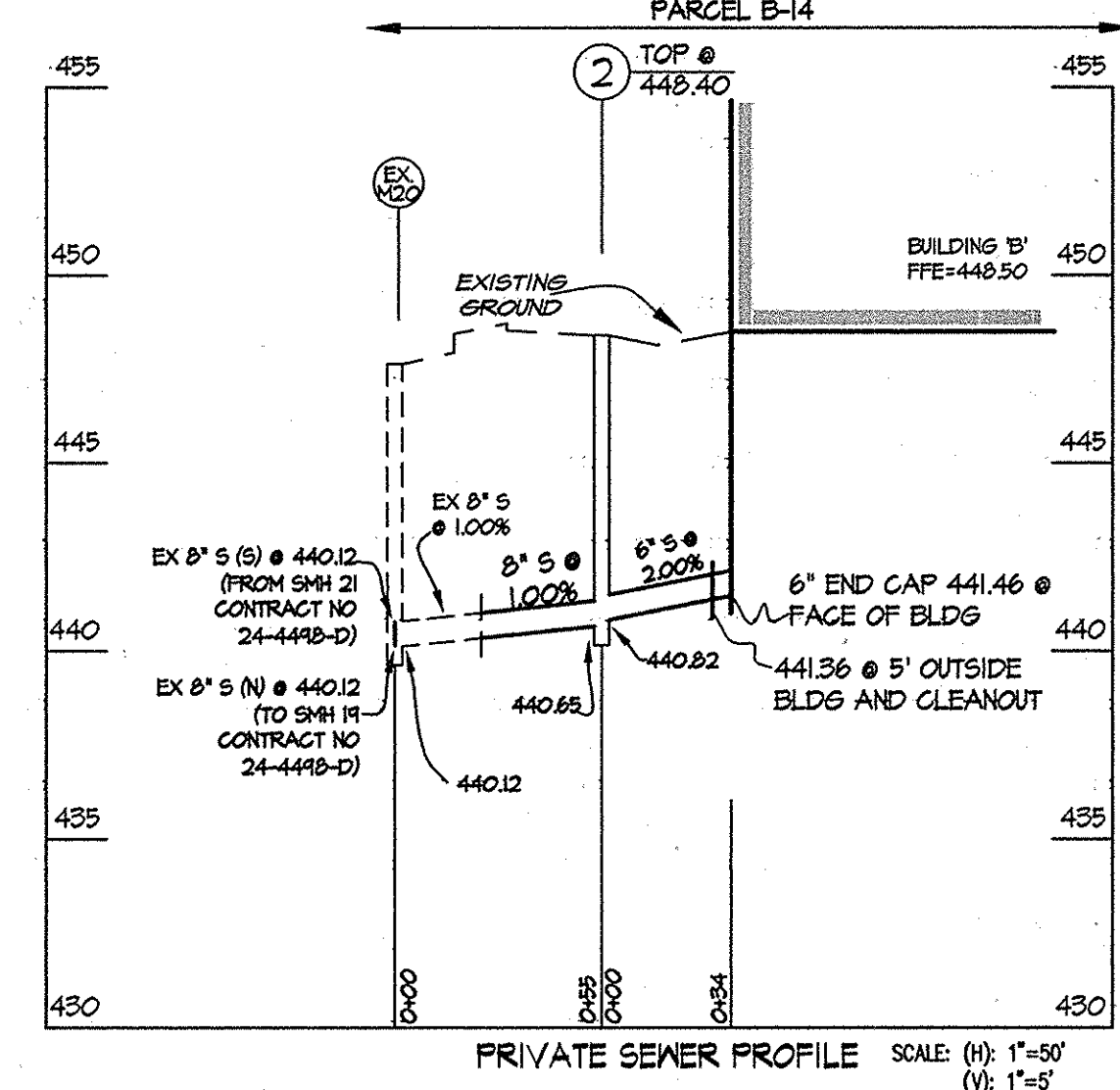
2 DUMPSTER ENCLOSURE SECTION VIEW SCALE: 1" = 5'

3 DUMPSTER ENCLOSURE FRONT VIEW SCALE: 1" = 5'

4 DUMPSTER ENCLOSURE SIDE VIEW SCALE: 1" = 5'



5 POST & SIGN DETAIL FOR PARKING RESTRICTION SIGN NO SCALE



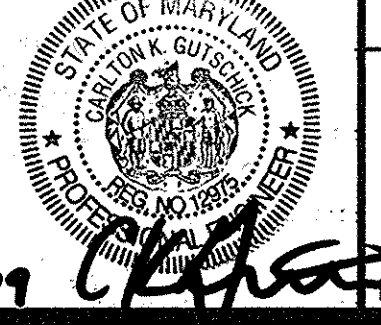
APPROVED PLANNING BOARD OF HOWARD COUNTY
 DATE: JULY 15, 2009

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 J. ...* 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 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

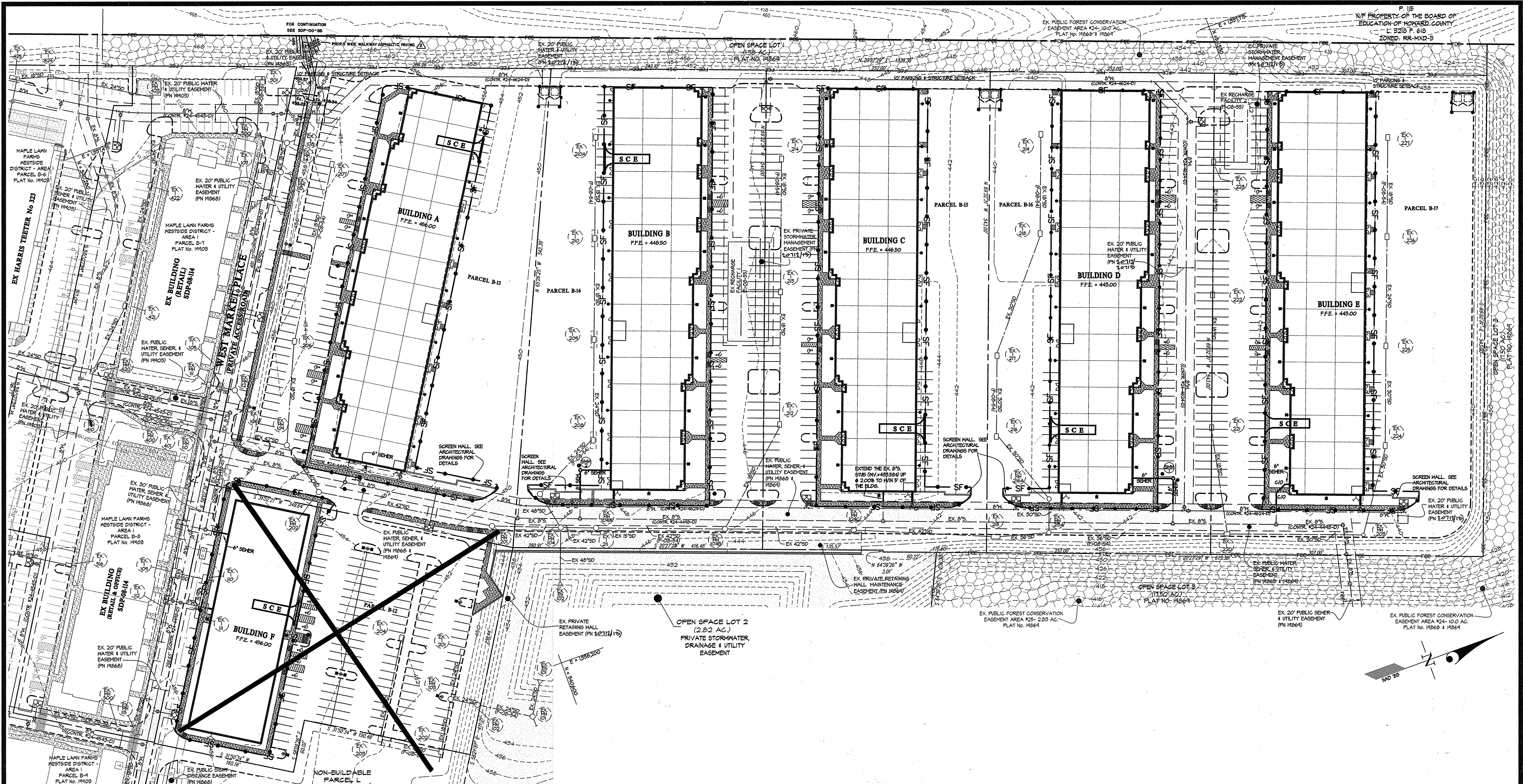
PREPARED FOR & OWNER:
 MAPLE LAWN HOLDINGS, LLC
 2560 LORD BALTIMORE DRIVE
 BALTIMORE, MD 21244
 ATTN: RAMON BENITEZ
 410-788-0100

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)
 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	5 OF 11



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."

CKG 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 S0P IS NOT PERMITTED.

LEGEND

- + 80.00 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)
- SCB STABILIZED CONSTRUCTION ENTRANCE

STATE OF MARYLAND
DEPARTMENT OF THE ENVIRONMENT
SOIL CONSERVATION DISTRICT
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
3909 NATIONAL DRIVE - SUITE 200 - BURTNSVILLE OFFICE PARK
BURTNSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188

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

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. 18-117

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. 20-11-13

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. 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

1) 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. HARRON 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).

2) 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. HARRON OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR THE PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS PER ACRE (14 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 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 UNKILLED NEED-NEED SHALL GRASS 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 REDISTURBED 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 (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 15, SEED WITH 3 LBS PER ACRE OF KEEPING 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 1/2 TO 2 TONS PER ACRE (TO TO 40 LBS/1000 SQ FT) OF UNKILLED NEED-NEED SHALL GRASS 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 GAL PER ACRE (5 GAL/1000 SQ FT) FOR ANCHORING.

SEQUENCE OF CONSTRUCTION

1. 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).
2. 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.
3. MAKE SURE THE SEDIMENT CONTROL BASINS PER F-02-54 & 55 AND THE STORM RUN FROM THOSE BASIN TO PARCELS 56 - 58 ARE OPERATIONAL.
4. 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.
5. 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.
6. 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.
7. INSTALL LANDSCAPING, SURFACE PAVING COURSE AND STRIPE THE PARKING SPACES. DURATION: 3-4 DAYS.
8. FLUSH AND PUMP CLEAN ALL STORM DRAIN SYSTEM ONCE THE LOD AREA FOR THIS SDP IS STABILIZED. DURATION: 1 DAY.
9. 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 R. 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

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

1. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPE WHERE:
 - A. THE TEXTURE OF THE EXPOSED SUBSOL/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 SUPPLY OF MOISTURE AND PLANT NUTRIENTS.
 - C. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
 - D. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
2. 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

1. 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.
2. TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
 - A. TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CHERMS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1/2" IN DIAMETER.
 - B. TOPSOIL MUST BE FREE OF PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JONSGRASS, NUTSEG, 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 OF 4 TO 6 TONS/ACRE (40-60 POUNDS PER 1000 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.
3. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
 - A. 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).
4. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
 - A. ON SOIL MEETINGS 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 15 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.
 - 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).
 - 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 TOPSOILING 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.
5. 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, 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.
 3. COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1000 SQUARE FEET.
 - B. COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT A RATE OF 4 LB/1000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING, MD-VA PUB. 11, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES. REVISED 1/75.

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) 315-1855
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 17 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES AND PERIMETER SLOPES AND ALL SLOPES GREATER THAN 5:1. (B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
4. ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDINGS, 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 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: 2,462 CU. YDS.
TOTAL FILL: 2,462 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.

II. 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.

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."

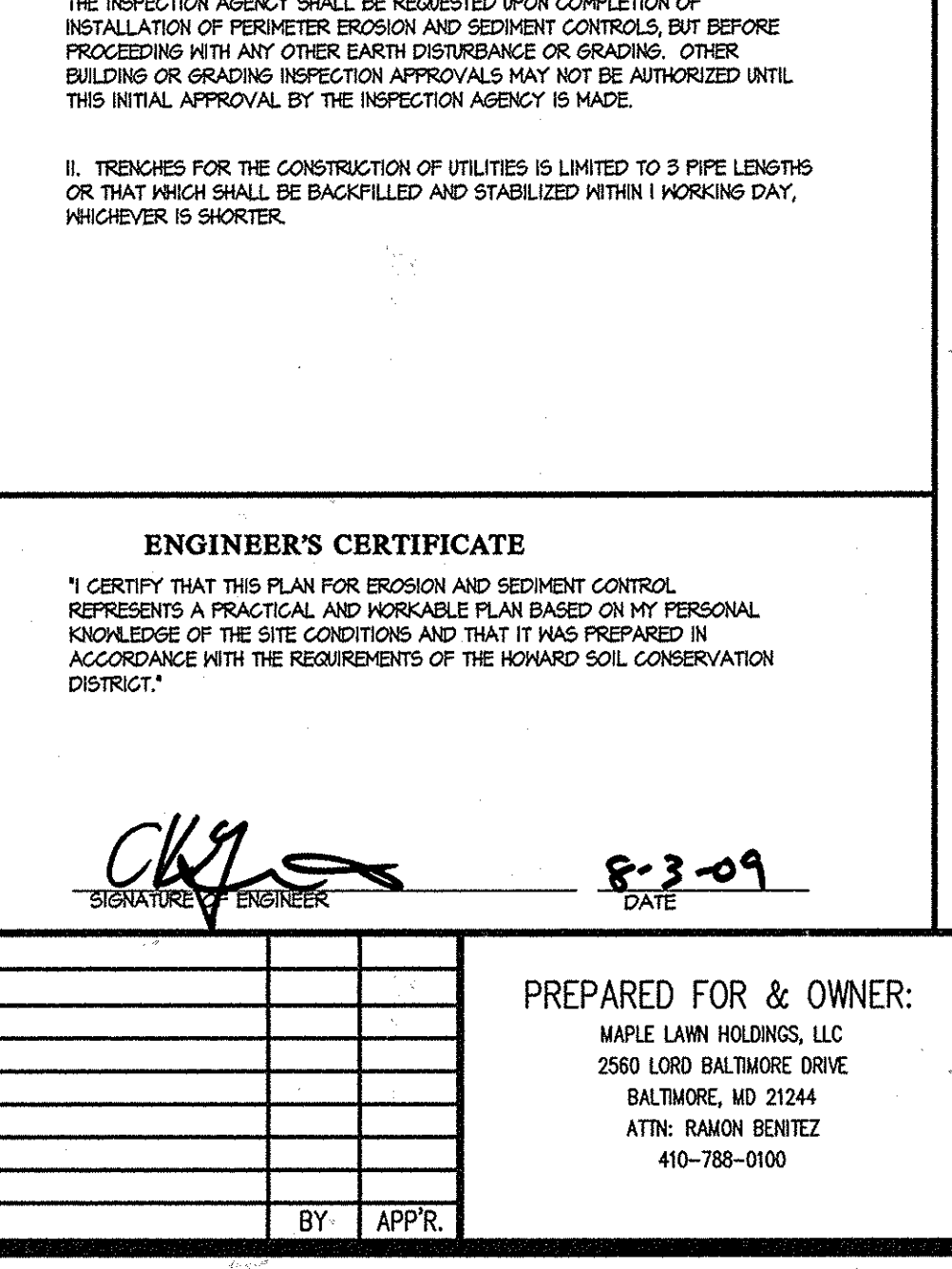
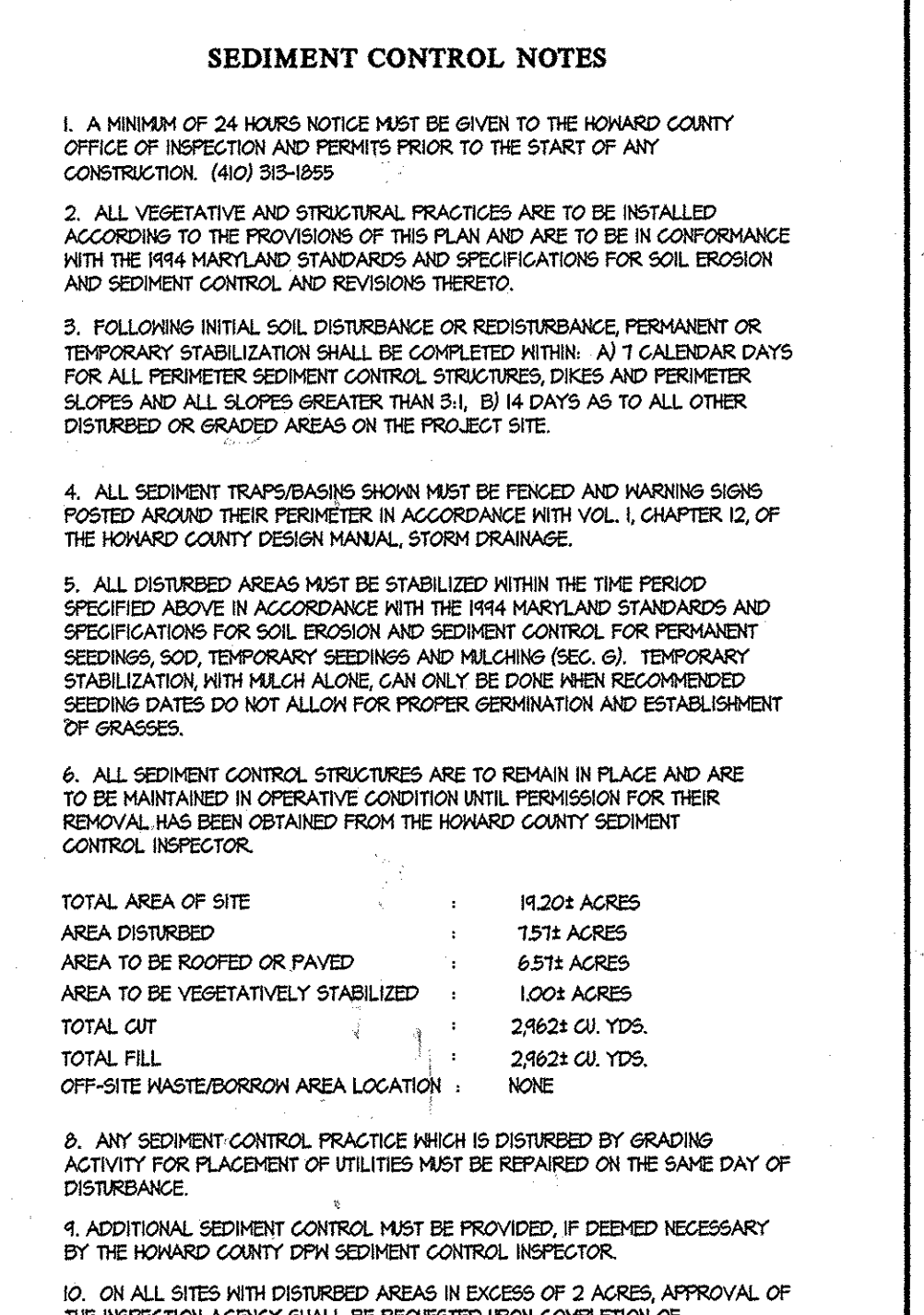
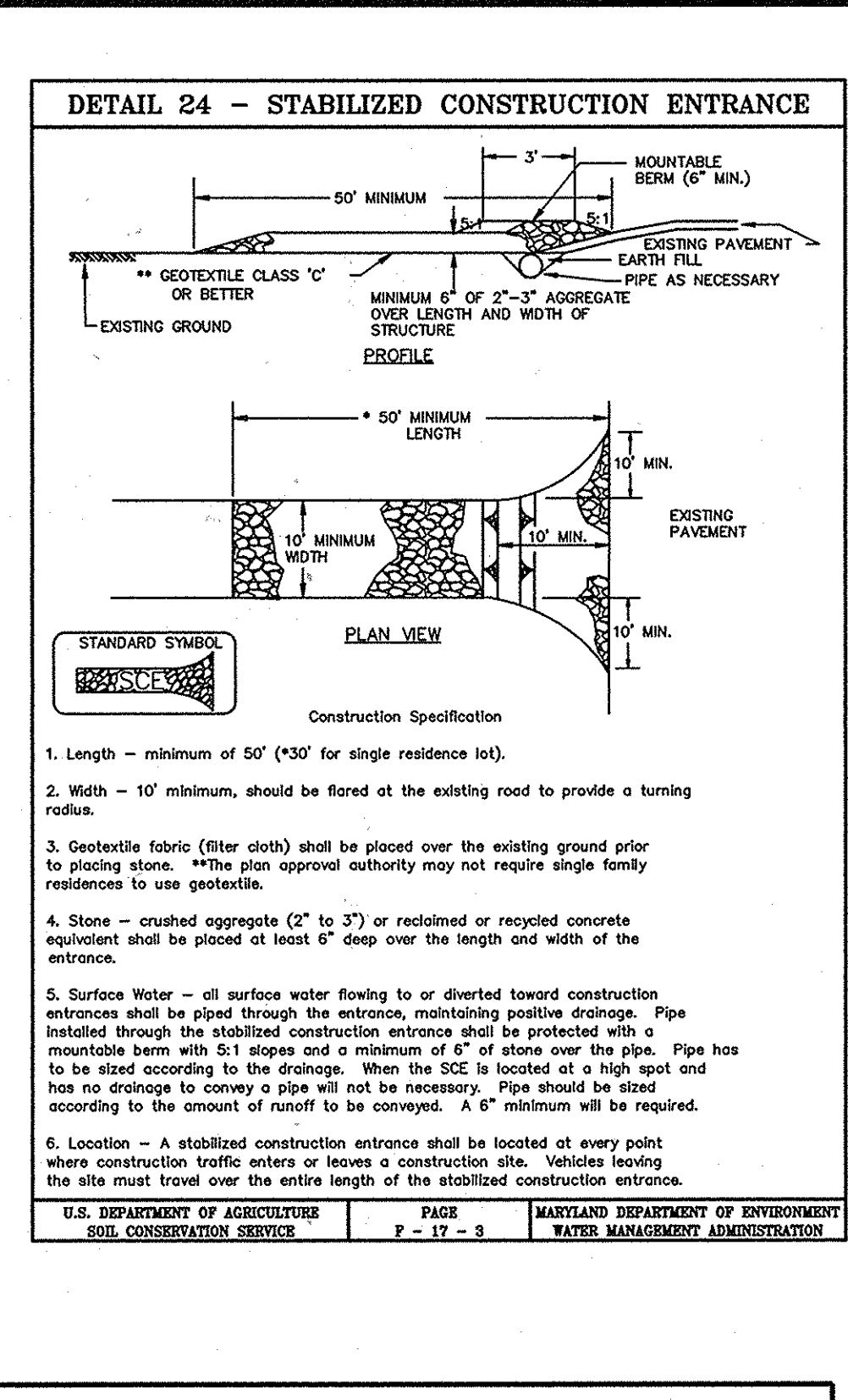
Thomas E. Rutler 30 July 09
SIGNATURE OF DEVELOPER/BUILDER DATE

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."

John R. Robertson 8-3-09
SIGNATURE OF ENGINEER DATE

DATE _____ REVISION _____ BY _____ APPR. _____



SEDIMENT CONTROL NOTES and DETAILS

SCALE AS SHOWN

ZONING MXD-3

G. L. W. FILE NO. 09015

DATE JULY, 2009

TAX MAP - GRID 41-21

SHEET 7 OF 11

4-3-09

EXPIRATION DATE: 8-26-09

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

PREPARED FOR & OWNER:

MAPLE LAWN HOLDINGS, LLC
2560 LINDO BALTIMORE DRIVE
BALTIMORE, MD 21244
ATK RAYON BENTZ
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. 11111

DATE: 8-3-09

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

PERMANT VEGETATION

1. 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.

2. Topsoiling - Covering with less eroded soil material. See standards for top soil.

3. Stone - Cover surface with crushed stone or gravel.

References

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

TEMPORARY VEGETATIVE COVER

1. Mulches - See standards for vegetative stabilization with mulches only. mulch should be crimped or locked to prevent blowing.

2. Vegetative Cover - See standards for temporary vegetative cover.

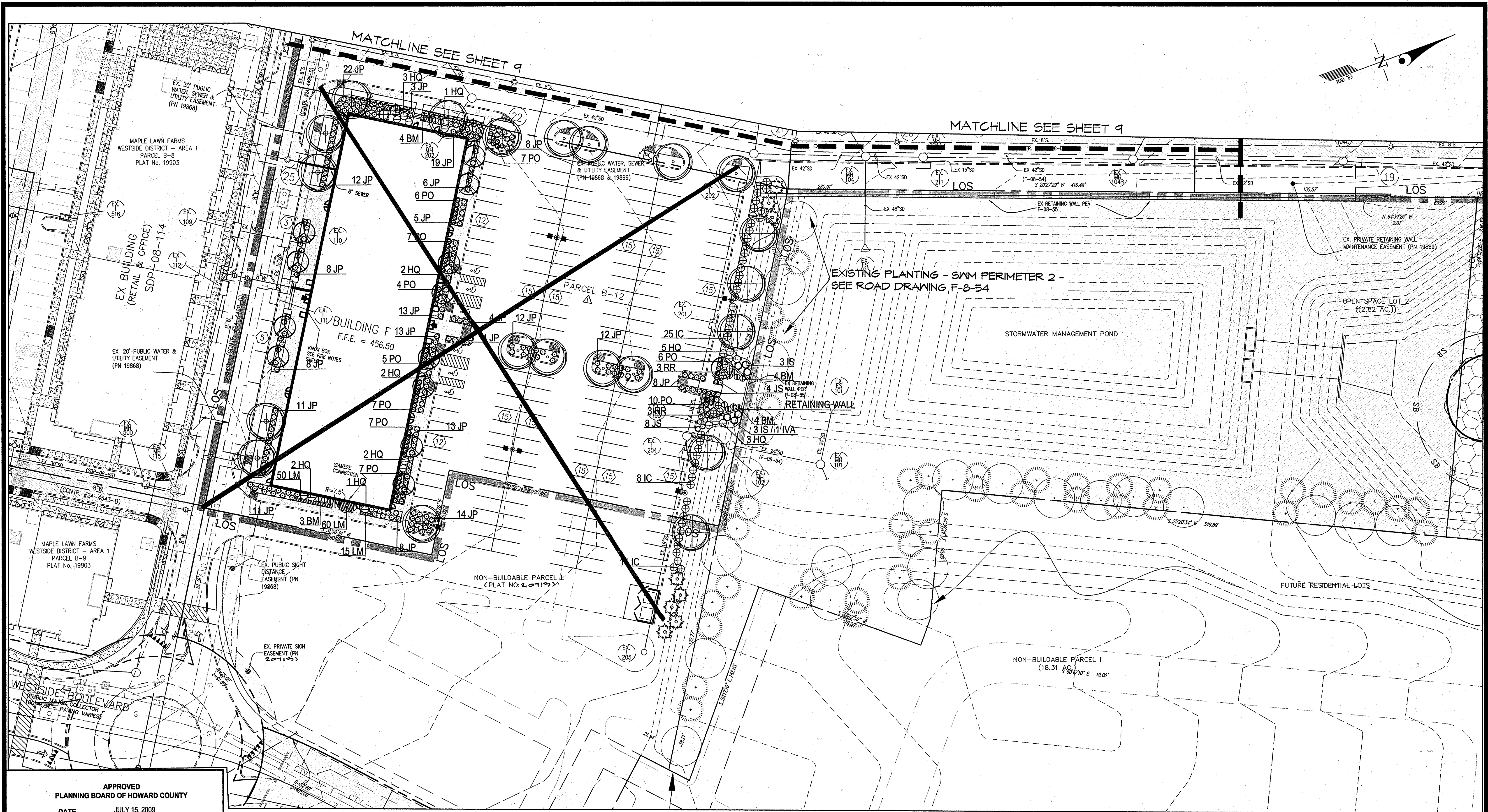
3. Tillage - To roughen surface and bring clods to the surface. This is an emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12' apart, spring-toothed harrows, and similar plows are examples of equipment which may produce the desired effect.

4. Irrigation - This is generally done as 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.

5. 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.

6. Calcium Chloride - Apply at rates that will keep surface moist. May need treatment.

SDP-09-060



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



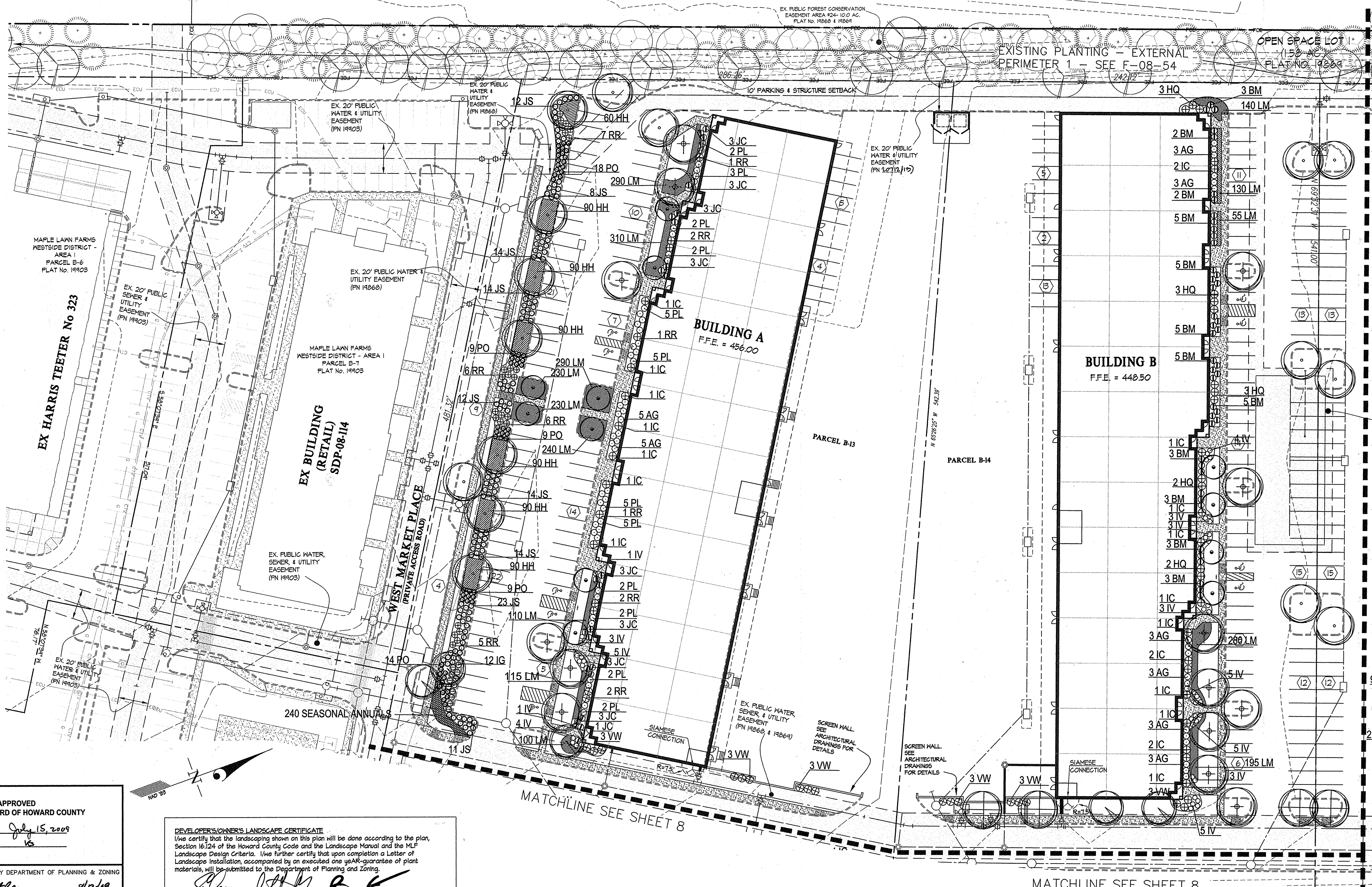
PREPARED BY:
HUMAN & ROHDE, INC.
Landscape Architects
512 Virginia Ave.
Towson, Maryland 21286
(410) 825-3885 Phone
(410) 825-3887 Fax

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

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

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND



APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE July 15, 2009

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Thomas G. Butler 8/12/09
 Director, DEP Date
Cynthia Hanna 8/12/09
 Chief, Division of Land Development Date
Chad Alexander 8-10-9
 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 MLE 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.
Charles J. ...
 Developer's/Owner's Name

DES.	DRN.	CHK.	DATE	REVISION	BY	APPR.

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

PREPARED BY:
 HUMAN & ROHDE, INC.
 Landscape Architects
 172 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 1-2712/17

SCALE	ZONING	G. L. W. FILE No.
1"=30'	MXD-3	09015
DATE	TAX MAP - GRID	SHEET
JULY, 2009	41-21 46-3	9 OF 11

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	2.4
Internal Islands Provided (Min. 200 Sf.)	5.5

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 11/6/09
Director, DEP Date

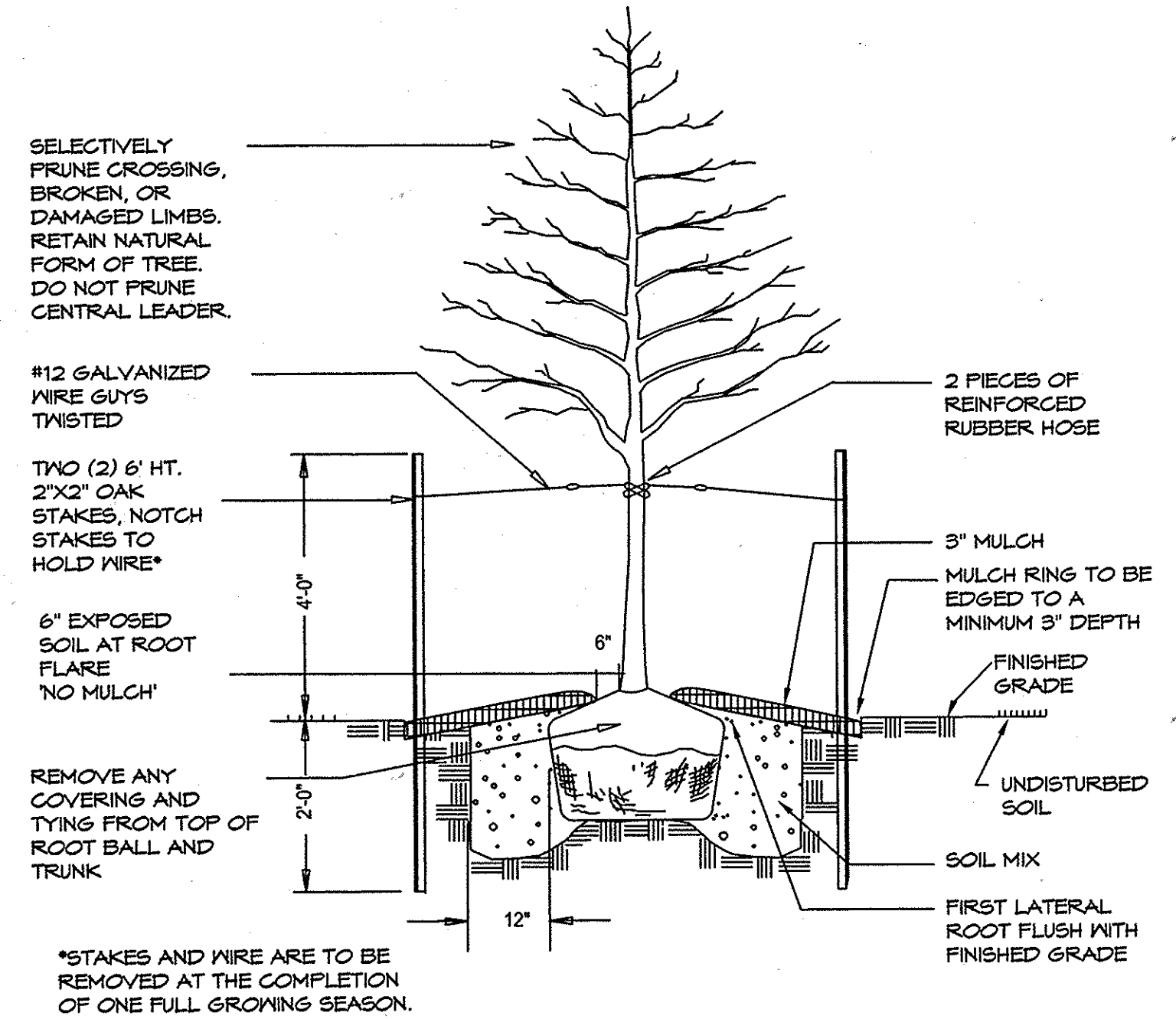
Walt Schuler 11/6/09
Chief, Division of Land Development Date

Michael Williams 12/23/09
Chief, Development Engineering Division Date

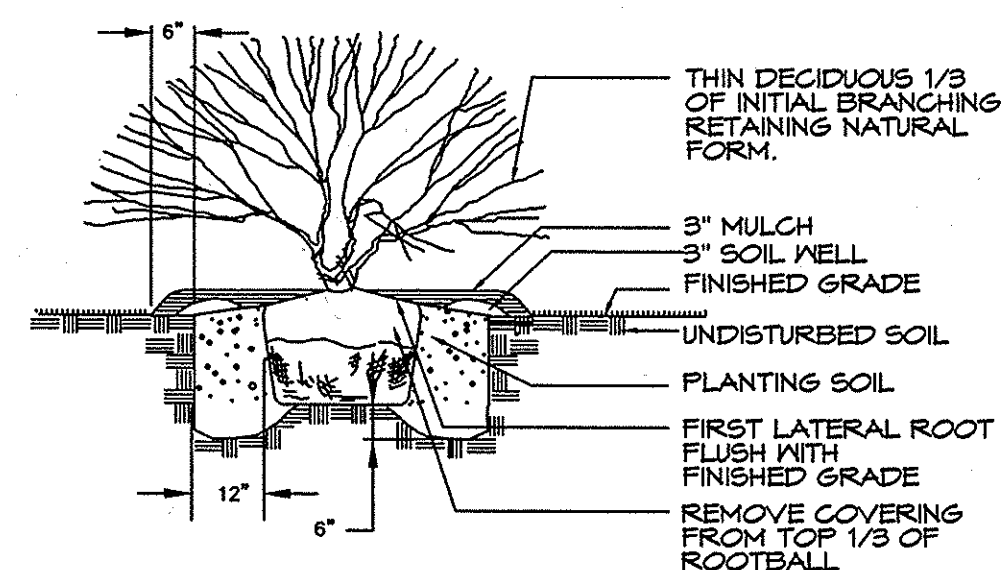
DEVELOPER'S/OWNER'S LANDSCAPE CERTIFICATE

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.

Shane J. [Signature]
Developer's/Owner's Name



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:
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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	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	09015
DATE	TAX MAP - GRID	SHEET
DECEMBER, 2009	.41-21 46-3	11 OF 11

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND