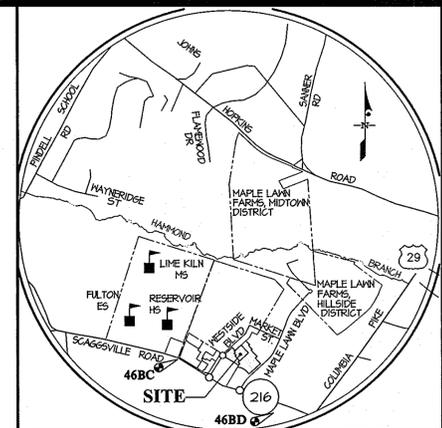


# SITE DEVELOPMENT PLAN MAPLE LAWN FARMS

## Business District - Area 1

### Parcel 'C-25' (Office Building No.2A) and Parcel 'C-24' (Dumpster Enclosure) and Westside District - Area 1, Parcel 'B-2' (Parking Lot Improvements)



VICINITY MAP  
SCALE: 1" = 2000'

<b>BENCHMARKS</b>	<b>46BC</b>	<b>46BD</b>
ELEV. = 412.16	ELEV. = 431.11	
N = 594,825.13 E=187,205.77	N = 598,656.16 E=189,461.55	
STANDARD DISC ON CONCRETE MONUMENT	STANDARD DISC ON CONCRETE MONUMENT	

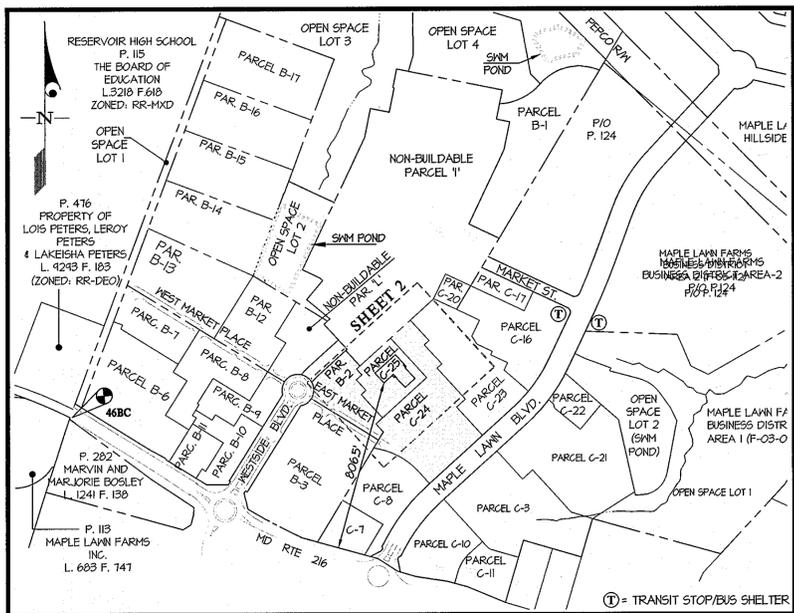
- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
  - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING, CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
  - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-TTTT AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
  - PROJECT BACKGROUND:  
LOCATION: TAX MAP #46, GRIDS 3 & 4  
ZONING: MXD-3  
ELECTION DISTRICT: 5TH  
PARCEL AREA: 71.8 ACRES (for Parcels B-2, C-24 & C-25)  
RECORDING REFERENCE: PLATS 1184/05, 1243/44 AND 20713/14
  - 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 BUILDING
  - ALL PLAN DIMENSIONS ARE TO FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIALY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
  - EXISTING TOPOGRAPHY IS SHOWN PER FIELD RIN SURVEY INFORMATION BY GUTSCHICK, LITTLE WEBER, P.A. & BY DESIGN GRADES FROM DESIGN PLANS FOR CONSTRUCTION.
  - COORDINATES AND BEARINGS ARE BASED UPON THE 83 MD STATE COORDINATE SYSTEM (NAD 83) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 41EA, 41EB, 41EA AND NO. 46B2.
  - PROPERTY IS ZONED MXD-3 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN. COMP LITE DATED 01/26/06 AND PER ZB-45M HAS APPROVED 12/24/00 AND ZB-103M HAS APPROVED ON 03/20/06 GRANTING APPROVAL TO PDP.
  - PREVIOUS DEPARTMENT OF PLANNING & ZONING FILE NUMBERS:  
S-01-17, ZB-45M, PB-353, NP-01-111, NP-02-54, P-02-12, F-03-01, F-04-55, F-04-18, F-05-078, SDP-05-036, SDP-06-061, S-06-16, ZB-103M, F-06-140, SDP-01-45, NP-01-122, F-01-183, PB-310, P-07-10, F-08-54, AND F-10-006.
  - WATER AND SEWER SERVICE IS PUBLIC.
  - ALL EXISTING WATER AND SEWER IS PER CONTRACT #24-4440-D.
  - ALL EXISTING PUBLIC STORM DRAIN IS PER F-03-01.
  - STORMWATER MANAGEMENT IS BEING PROVIDED BY F-03-01, ALONG WITH A DRYWELL AND STORMCEPTOR ON SDP-05-036.
  - RECORDING REFERENCE: PLAT NOS. 1184/05, 1243/44 AND 20713-20714.
  - EXISTING UTILITIES ARE BASED ON APPROVED DESIGN PLANS FOR CONSTRUCTION AND FIELD LOCATION BY GUTSCHICK, LITTLE & WEBER, P.A.
  - THERE ARE NO KNOWN CEMETERIES, GRAVE SITES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
  - THERE ARE NO SCENIC ROADS WITHIN OR ADJACENT TO THE SUBJECT PROPERTY.
  - THERE IS NO FLOODPLAIN ON THIS SITE.
  - THERE ARE NO WETLANDS ON THIS SITE.
  - THIS PROPERTY WAS BROUGHT INTO THE METROPOLITAN DISTRICT ON AUGUST 8, 2001.
  - BUILDING SETBACKS AND BUILDING RESTRICTIONS ARE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT CRITERIA PER PAR. CASE NO. 393 S-01-17, PB-310, AND S-06-16.
  - AS A CONSEQUENCE OF THE SKETCH PLAN, S-01-17 APPROVAL PRIOR TO NOVEMBER 15, 2001, THIS PROJECT IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
  - OPEN SPACE LOTS CONTAIN ACTIVE RECREATIONAL FACILITIES AS ALLOWED BY THE APPROVED COMPREHENSIVE DEVELOPMENT CRITERIA.
  - PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZB-45M AND THE DECISION AND ORDER FOR PAR. CASE NO. 393 S-01-17.
  - THE TRAFFIC STUDY WAS APPROVED AS PART OF SKETCH PLAN S-01-17.
  - WATER AND SEWER CONNECTION LIMITS SHOWN ON THESE PLANS IS FROM THE ROAD RIM TO WITHIN 5' OF THE BUILDINGS. REFER TO ARCHITECTURALS FOR REMANDER ON CONSTRUCTION.
  - FOREST CONSERVATION FOR THIS SITE HAS BEEN PROVIDED UNDER F-08-54 FOR PARCEL B-2 AND UNDER F-03-01 AND F-07-103 FOR PARCELS C-24 AND C-25.
  - ALL EASEMENTS (PUBLIC AND PRIVATE) SHOWN ON THESE PLANS ARE PER RECORDED PLAT NOS. 16624, 18860 AND 20713/14.
  - BECAUSE THIS PLAN SUBMISSION IS NON-RESIDENTIAL USE, A NOISE STUDY IS NOT REQUIRED.
  - BUILDING SHALL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM W/ AN INSIDE METER.
  - THIS OFFICE BUILDING IS LOCATED IN AN EMPLOYMENT AREA WHICH IS NOT PART OF A RETAIL CENTER.
  - SEE SHEET 1 FOR LANDSCAPE/SURETY REQUIREMENTS.
  - THE SHARED ACCESS AND PARKING REQUIREMENT FOR PARCELS "B-2", "C-23" THRU "C-25" IS COVERED BY SECTION 10.01 ACCESS AND PARKING EASEMENT IN "AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITION AND RESTRICTIONS FOR MAPLE LAWN COMMERCIAL ASSOCIATION, INC." AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 74H AT FOLIO 230.
  - 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 14 OF THE HOWARD COUNTY ZONING REGULATIONS.
  - THE FLOOR AREA RATIO FOR SDP-05-036 (OFFICE BLDG-2) AND SDP-06-061 (OFFICE BLDG-4) HAVE BEEN PROVIDED BY THIS SDP TO ACCOUNT FOR THE RE-SUBDIVISION OF PARCELS C-10 & C-11 (PER F-10-006) INTO THREE PARCELS (C-23, C-24 AND C-25) WITH THE SAME TOTAL ACREAGE OF 4.0185 ACRES (PER PL. 1244 & FN 20713/14). SEE SITE ANALYSIS DATA ITEM #6 AND THE FLOOR AREA RATIO TRACKING CHART ON THIS SHEET FOR THE UPDATED F.A.R. INFORMATION FOR SDP-05-036 AND SDP-06-061.

- SITE INDEX**
- COVER SHEET
  - SITE DEVELOPMENT PLAN
  - DEMOLITION PLAN and PARKING ANALYSIS
  - PAVING DELINEATION and SITE DETAILS
  - SEDPIMENT CONTROL PLAN and DETAILS
  - DRAINAGE AREA MAP and UTILITY PROFILES
  - LANDSCAPE PLAN and DETAILS

**RETAIL AND SERVICE TRACKING CHART**

FILE NUMBER	AREA OF RETAIL
SDP 04-46	10,941 S.F.
SDP 05-08	4,312 S.F.
SDP 05-36	0
SDP 05-41	0
SDP 06-01	0
SDP-06-140	0
SDP-07-02	14,810 S.F.
SDP-08-056	41,815 S.F.
SDP-08-114	59,002 S.F.
SDP-04-060	0
THIS SDP	0
<b>TOTAL</b>	<b>131,888 S.F.</b>

A TOTAL OF 152,310 S.F. OF RETAIL IS ALLOWED IN ACCORDANCE WITH S-01-17, OR A TOTAL OF 101,540 S.F. OF RETAIL UNDER S-06-16.



LOCATION PLAN SCALE: 1"=400'

**SITE ANALYSIS DATA**

- ZONING: MXD-3.
- GROSS AREA OF PARCELS B-2, C-24 & C-25 = 7.14 AC.
- LIMIT OF DISTURBED AREA = 2.41 AC. (LIMIT OF PLAN SUBMISSION)
- PROPOSED USE: OFFICE BUILDING (including retail, restaurant, personal service establishments, and other uses, as allowed by the Comprehensive Sketch Plan) AND ASSOCIATED SURFACE PARKING.
- BUILDING COVERAGE (% OF GROSS SITE AREA):  
EX. OFFICE BLDG-2 (SDP-05-036): 31,315 sf or 0.12 ac. = 10.0% of Parcel C-24 (3,944 ac)  
EX. OFFICE BLDG-4 (SDP-06-061): 25,226 sf or 0.36 ac. = 16.6% of Parcel C-23 (3,444 ac)  
OFFICE BUILDING-2A (THIS SDP): 13,412 sf or 0.31 ac. = 20.0% of Parcel C-25 (1,844 ac)  
TOTAL: 70,953 sf or 1.81 ac. = 11.6% of Parcels C-23 thru C-25
- FLOOR AREA RATIO (F.A.R.) CALCULATIONS

LOWER LEVEL*	EX. BLDG. #2 (C-24)	BLDG. #4 (C-23)	BLDG. #2A (C-25)	TOTAL
(10,000 s.f.)	(10,941 s.f.)	(13,412 s.f.)	NONE	
FIRST FLOOR AND ABOVE	43,945 s.f. **	100,288 s.f. **	34,315 s.f. ***	178,548 s.f.
TOTAL GROSS FLOOR AREA	43,945 s.f. (216 ac.)	100,288 s.f. (230 ac.)	34,315 s.f. (0.78 ac.)	178,548 s.f.
PARCEL AREA	3,943 ac.	3,442 ac.	1,844 ac.	9,229 ac.
F.A.R.	0.54*	0.66*	0.54*	0.58*

\* LOWER LEVEL DOES NOT COUNT TOWARDS F.A.R. SEE SDP-05-036 AND SDP-06-061.  
\*\* BLDG. #2 IS PER SDP-05-036. BLDG. #4 IS PER SDP-06-061.  
\*\*\* THE FIRST FLOOR AREA SHOWN INCLUDES A SMALL RELIGIOUS BOOKSTORE OF APPROXIMATELY 3,435 S.F. (as allowed by the Comprehensive Sketch Plan)

**PARKING TABULATION**

NET FLOOR AREA	FLOOR RENTABLE AREA			TOTAL
	BLDG. #2 (SDP-05-036)	BLDG. #4 (SDP-06-061)	BLDG. #2A	
LOWER LEVEL	0	0	0	0
GROUND FLOOR	28,556 s.f.	23,044 s.f.	12,071 s.f.	63,671 s.f.
2nd FLOOR	28,440 s.f.	23,044 s.f.	11,541 s.f.	63,025 s.f.
3rd FLOOR	28,440 s.f.	23,044 s.f.	12,710 s.f.	64,194 s.f.
4th FLOOR	28,440 s.f.	23,044 s.f.	N/A	51,484 s.f.
TOTAL	114,876 s.f.	92,176 s.f.	24,811 s.f.	231,863 s.f.
REQUIRED PARKING AT 3.3 SPACES PER 1000 S.F.	380 SPACES	305 SPACES	103 SPACES	788 SPACES

808 SPACES (SEE SHEET 3 FOR OVERALL PARKING ANALYSIS & DISTRIBUTION)

① AS PROVIDED BY BOVA (BUILDING OWNERS AND MANAGERS ASSOCIATION) GUIDELINES.  
② SEE GENERAL NOTE #31

**APPROVED PLANNING BOARD OF HOWARD COUNTY**

DATE: **SEPTEMBER 17, 2009**

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: **10/26/09**

Chief, Division of Land Development: *[Signature]* Date: **10-23-09**

Chief, Development Engineering Division: *[Signature]* Date: **10-19-09**

**NP-01-111**  
VEHICULAR INGRESS AND EGRESS TO MARYLAND ROUTE 216 AND ALONG PROPOSED MAPLE LAWN BOULEVARD EXTENSION THROUGH THE SUBDIVISION IS RESTRICTED, EXCEPT AT THE VARIOUS POINTS OF ACCESS TO BE APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING UNDER THE CONDITIONS OF NP-01-111, WHICH WAS GRANTED ON MAY 2, 2001, ALLOWING THE FOLLOWING:  
A. ADDITIONAL POINTS ALONG MAPLE LAWN BOULEVARD OTHER THAN THOSE PERMITTED BY SECTION 16.01(1)(4)(F), SUBJECT TO FURTHER ANALYSIS AND APPROVALS AT LATER PLAN STAGES, AND  
B. RESIDENTIAL LOTS FRONT ON NEIGHBORHOOD PARKS INSTEAD OF BEING LIMITED TO FRONTAGE ON PUBLIC RIGHTS OF WAY AS IN SECTION 16.02(0)(2), SUBJECT TO ADEQUATE PRIVATE ALLEY ACCESS.

**NP-02-54**  
NO GRADINGS, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, AND 100 YEAR FLOOD PLAIN AREAS EXCEPT AS PERMITTED UNDER NP-02-54. NP-02-54 WAS GRANTED ON APRIL 2, 2002, ALLOWING THE FOLLOWING:  
1. DEVELOPMENT WITHIN A 100 YEAR FLOODPLAIN, AND  
2. GRADING AND REMOVAL OF VEGETATIVE COVER WITHIN A 25' WETLAND BUFFER AND A 50' STREAM BUFFER.  
THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:  
1. THE WAIVER PETITION APPROVAL PERTAINS TO THE LIMITS OF DISTURBANCE TO THE WETLANDS, STREAM CHANNEL, AND FLOODPLAIN AREAS IDENTIFIED WITHIN THE PROPOSED EMPLOYMENT DISTRICT LOCATED IN THE SOUTHEAST PORTION OF PARCEL C-2.  
2. MEANWHILE CONSTRUCTION APPROVAL IS REQUIRED PRIOR TO ROAD PLAN APPROVAL.  
3. ALL GRADING, CLEARING AND FILLING DISTURBANCES WITHIN THE 100 YEAR FLOODPLAIN, WETLANDS, STREAM CHANNEL, AND THEIR REQUIRED BUFFERS ARE SUBJECT TO OBTAINING ALL NECESSARY WATER QUALITY CERTIFICATES AND PERMITS FROM THE MARYLAND DEPARTMENTS OF THE ENVIRONMENT AND NATURAL RESOURCES AND THE U.S. ARMY CORPS OF ENGINEERS, AND PRIOR TO COMMENCEMENT OF ANY GRADING DISTURBANCES. REFERENCE THE APPROVED PERMITS, CERTIFICATES OR TRACKING NUMBERS ON ALL FUTURE PLAN AND PERMIT SUBMITTALS.  
4. THE PHASE I STREAM CHANNEL MITIGATION AND RESTORATION PLAN SHALL BE IMPLEMENTED FOR THIS PROJECT AS PROPOSED AND SHOWN ON THE PETITIONER'S WAIVER PETITION PLAN EXHIBIT "E".

**NP-07-122**  
WAS APPROVED ON JUNE 19, 2007 TO WAIVE SECTION 16.146 AND TO ALLOW FOR THE RECONFIGURATION OF EXISTING COMMERCIAL PARCELS (ONE OF WHICH IS THIS PARCEL C-10) EXPANDING INTO A PORTION OF THE WESTSIDE DISTRICT (FORMERLY WESSEL PROPERTY) ON A RESUBDIVISION PLAN PRIOR TO PRELIMINARY PLAN APPROVAL.

**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 JONES 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 M4 ZONING DISTRICT SHALL NOT BE PERMITTED. ALL USES PERMITTED AS A MATTER OF RIGHT IN THE FOR, B1 AND M4 DISTRICTS, AS PER PETITIONER'S PDP EXHIBIT 15, 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 DINER 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-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 FOR, B1 AND M4 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 SCHOOLS, BUILDINGS-TEMPORARY CONVERSION TO OTHER USES  
• THEATERS, LEGITIMATE AND DINER  
• THEATERS, MOVIE  
• PUBLIC UTILITY USES, LIMITED TO THE FOLLOWING: UTILITY SUBSTATIONS, ABOVE GROUND PIPELINES, PUMPING STATIONS, TELEPHONE STATIONS, AND TELEPHONE EXCHANGES, BUT NO STAND-ALONE COMMERCIAL COMMUNICATIONS TOWERS.  
THE FOLLOWING USE RESTRICTIONS ALSO APPLY:  
• NO MORE THAN 15% OF THE TOTAL EMPLOYMENT LAND USE AREA MAY BE DEVOTED TO WAREHOUSE AND LIGHT MANUFACTURING USES.  
• CEMETERIES, MAUSOLEUMS & CREMATORiums ARE NOT PERMITTED.  
• A MAXIMUM OF ONE GASOLINE SERVICE STATION IS PERMITTED. THE GASOLINE SERVICE STATION MAY INCLUDE A CAR WASH, CAR REPAIR FACILITIES, AND/OR CONVENIENCE STORE FOOD.  
• NO SINGLE RETAIL CENTER SHALL 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 BUSINESSES SHALL NOT EXCEED 150,000 SQUARE FEET PER GROSS ACRE. NO INDIVIDUAL RETAIL ESTABLISHMENT WITHIN THE M4-D3 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 (F.A.R.)**  
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 JONES 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 JONES HOPKINS OR ROUTE 216

**EXCEPTIONS TO SETBACK REQUIREMENTS**  
STRUCTURES MAY BE LOCATED WITHIN SETBACK AREAS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.  
EXCEPT FOR THE FOLLOWING, SECTION 128.6 APPLIES:  
A. BAY WINDOWS, BAYS, FRENCH BALCONIES, PORTICOS, CORNICES, ANNINGS, SIGNS, AND SIMILAR ARCHITECTURAL ELEMENTS MAY ENDOUR FULLY INTO ANY SETBACK.  
B. ARCADES MAY ENDOUR INTO ANY SETBACK TO WITHIN 1' OF THE PROPERTY LINE, WHERE SUCH ARCADES ARE PROPOSED, THE FRONT FACADE MAY ALIGN VERTICALLY WITH THE FRONT OF THE ARCADE, THEREBY REDUCING THE REQUIRED FRONT SETBACK. ACCORDINGLY, AN ARCADE IS AN ARCHED BUILDING, OR PORTION OF A BUILDING, OR GALLERY OFTEN COVERED WITH A ROOF STRUCTURE OR BUILDING SUPPORTED BY A SERIES OF ARCHES AND/OR COLUMNS ON PIERS.  
SDP-06-061 (Office Bldg. 4)  
SDP-06-140 (Medical & 3 Office Bldgs.)  
SDP-07-02 (Bank, School, Retail, & Restaurant)  
SDP-08-056 (Grocery Store - Parcel B-6)  
SDP-08-050 (Bank, Parcel B-11)  
SDP-08-114 (Parcels B-7 thru B-10)  
SDP-04-060 (Parcels B-12 thru B-17)  
SDP-10-02 (Building 2A, Parcel C-25)

**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 3.3 PARKING SPACES SHALL BE PROVIDED FOR EACH 1,000 SQUARE FEET OF NET LEASABLE AREA THAT IS DEVOTED TO OFFICE OR RESEARCH AND DEVELOPMENT USES.
- 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 FREE-STANDING STRUCTURE.
- 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 CLINIC; ONE PARKING SPACE SHALL BE PROVIDED FOR EACH EMPLOYEE ON A MAJOR SHIFT; AND EIGHT PARKING SPACES SHALL BE PROVIDED FOR EACH DOCTOR TREATING OUTPATIENTS ON A MAJOR SHIFT.
- INDUSTRIAL USES:  
WAREHOUSE: 2.5 SPACES PER 1,000 SQUARE FEET OF NET LEASABLE AREA  
FLEX SPACE (INDUSTRIAL/OFFICE): 2.0 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  
SHIMMING 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 PARKING ADJACENT TO PUBLICLY MAINTAINED ROADWAYS OR ORIENTED DIAGONALLY OR AT RIGHT ANGLES TO SUCH ROADWAYS, IN AND/OR OUT OF THE PUBLIC RAY.  
REDUCTIONS IN PARKING REQUIREMENTS ARE PERMITTED PURSUANT TO THE HOWARD COUNTY ZONING REGULATIONS SECTIONS 133.0.2 (PARKING STUDIES), 133.1 (SHARED PARKING) AND 133.2 (TRIP REDUCTION PLANS).

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

DATE	REVISION	BY	APPR.

PREPARED FOR:  
OWNER/DEVELOPER:  
GSR MAPLE LAWN LLC  
SUITE 300 WOODMOUNT CENTER  
1829 REGISTERSTOWN RD  
BALTIMORE, MD 21208  
ATTN: CHARLE OGDONIAN  
410-844-8800

CONTRACT PURCHASER:  
BALTIMORE-WASHINGTON CONFERENCE OF THE UNITED METHODIST CHURCH  
1718 COLUMBIA GATEWAY DR.  
SUITE D  
COLUMBIA, MD 21046  
ATTN: BISHOP JOHN R. SOHOL

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED AND APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975.  
EXPIRATION DATE: **MAY 28, 2010**

10-2-09

COVER SHEET  
**MAPLE LAWN FARMS**  
Business District - Area 1  
Parcel 'C-25' (Office Building No.2A) and Parcel 'C-24' (Dumpster Enclosure) and Westside District - Area 1, Parcel 'B-2' (Parking Lot Improvements)  
PLAT Nos. 19244, 19688 and 20713/14

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	08069
DATE	TAX MAP - GRID	SHEET
Sept./2009	46: 3&4	1 OF 7

HOWARD COUNTY, MARYLAND

**SITE DEVELOPMENT PLAN LEGEND**

- 366 --- EXISTING CONTOUR
- 300 --- PROPOSED 2 FT. CONTOUR LINE (EVEN)
- 300 --- PROPOSED INTERMEDIATE (ODD) PAVEMENT CONTOUR
- 63.4L --- PROPOSED SPOT ELEVATION
- MEX. --- MATCH EXISTING
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- INLET
- 5 --- STUB
- EX. 8" S --- EXISTING SANITARY SEWER
- 8" S (PRV) --- PROPOSED SANITARY SEWER (PRIVATE)
- EX. 8" M --- WATERLINE (PUBLIC)
- M/C (PRIVATE) --- WATERLINE (PRIVATE)
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- EXISTING CURB & GUTTER TO BE REMOVED
- EXISTING CURB & GUTTER TO REMAIN
- PROPOSED CONCRETE CURB & GUTTER (DET. 6/4)
- GUTTER PAN
- FACE OF CURB
- P/T/C
- BACK OF CURB
- E.O.P. --- EDGE OF PAVEMENT
- MODIFIED CURB & GUTTER (DET. 7/4)
- PROPOSED CONCRETE/PAVER SIDEWALK (DET. 5/4)
- BASEMENT AREA (SHADED)
- EXISTING PARKING SPACE STRIPING
- NUMBER OF PARKING SPACES PER ROOM
- NEW PARKING SPACE STRIPING
- EXISTING LIGHT FIXTURE & POLE
- NEW OR RELOCATED LIGHT & POLE
- LIMIT OF GRADING DISTURBANCE
- BSE TRANSFORMER
- TELEPHONE LINE
- ECE --- ELECTRIC LINE ENGAGED
- GAS LINE

**NOTES:**

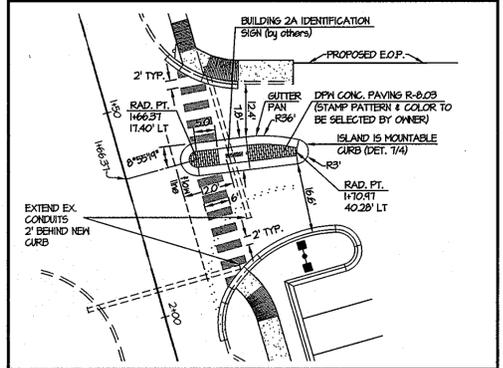
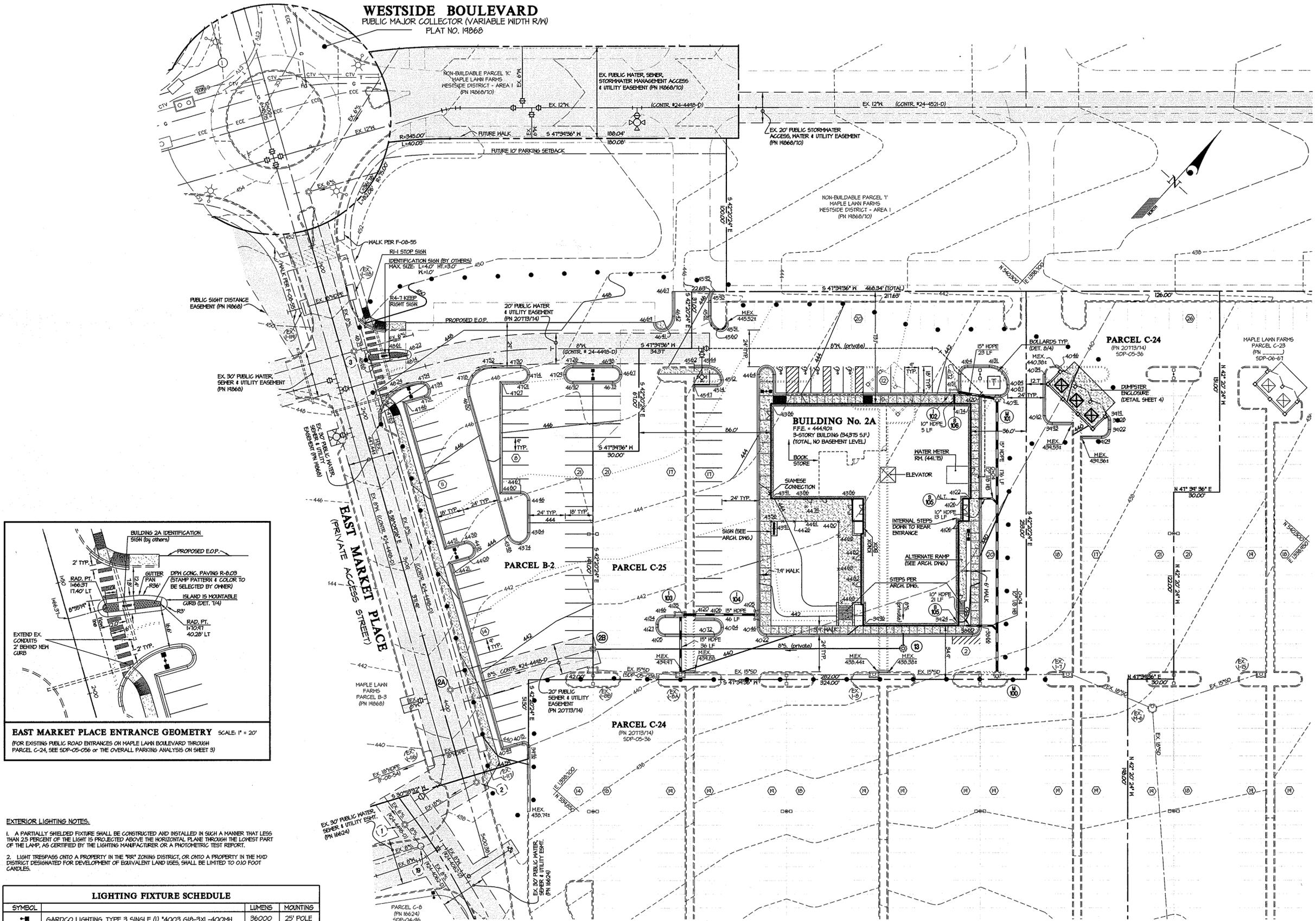
1. UNLESS NOTED OTHERWISE, PROPOSED SPOT ELEVATIONS ALONG THE CONCRETE CURB & GUTTER ARE TO THE FLOOR LINE (BOTTOM OF CURB) AT THE P.C.'S, CORNERS AND TERMINUSES.
2. ALL ON-SITE PAVING AND ROADWAYS ARE PRIVATE.
3. ALL ON-SITE STORM DRAIN ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED. THE ON-SITE WATER IS PRIVATELY MAINTAINED, EXCEPT THE PORTION OF THE 8" M AND 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".
4. FOR INFORMATION OF THE PUBLIC PORTION OF THE ON-SITE WATER AND SEWER LINE, SEE DPM CONTRACT NO. 24-4485-D.
5. UNLESS NOTED OTHERWISE, ALL PLAN DIMENSIONS ARE TO THE FACE OF STRUCTURE (BLDG., CURB, ETC.). DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL BETWEEN ITEMS, UNLESS NOTED OTHERWISE.
6. ALL CURB RADII ARE 5' (FACE OF CURB @ FLOOR LINE) UNLESS NOTED OTHERWISE.
7. THE BUILDING IS EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM AND THE WATER METER IS LOCATED INSIDE THE BUILDING.
8. SEE DEMOLITION PLAN FOR ADDITIONAL INFORMATION OF FEATURES TO BE RAZED OR TO BE RELOCATED.
9. HANDICAP ACCESSIBILITY DETAILS ARE ON SHEET 4.
10. FOR OVERALL PARKING (ON PARCELS C-23, C-24, C-25 AND B-2) AND ANALYSIS, SEE SHEET 3.
11. A KNOX BOX IS REQUIRED TO BE PLACED ON THE 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 SUPERVISED (INTEGRATED WITH THE FIRE ALARM SYSTEM) TO NOTIFY THE OWNER THAT IT IS BEING ACCESSSED.

**APPROVED**  
**PLANNING BOARD OF HOWARD COUNTY**  
 DATE **SEPTEMBER 17, 2009**

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director *[Signature]* Date *10/23/09*  
 Chief, Division of Land Development *[Signature]* Date *10/23/09*  
 Chief, Development Engineering Division *[Signature]* Date *10/23/09*

**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 BALT: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\96079\08069\SDP\08069-SDP.dwg | DES. MBT | DRN. KLP | CHK. CKG



**EAST MARKET PLACE ENTRANCE GEOMETRY** SCALE 1" = 20'  
 (FOR EXISTING PUBLIC ROAD ENTRANCES ON MAPLE LAWN BOULEVARD THROUGH PARCEL C-24, SEE SDP-05-026 or THE OVERALL PARKING ANALYSIS ON SHEET 3)

**EXTERIOR LIGHTING NOTES:**

1. A PARTIALLY SHIELDED FIXTURE SHALL BE CONSTRUCTED AND INSTALLED IN SUCH A MANNER THAT LESS THAN 25 PERCENT OF THE LIGHT IS PROJECTED ABOVE THE HORIZONTAL PLANE THROUGH THE LOWEST PART OF THE LAMP, AS CERTIFIED BY THE LIGHTING MANUFACTURER OR A PHOTOMETRIC TEST REPORT.
2. LIGHT TRESPASS ONTO A PROPERTY IN THE "RR" ZONING DISTRICT, OR ONTO A PROPERTY IN THE MD DISTRICT DESIGNATED FOR DEVELOPMENT OF EQUIVALENT LAND USES, SHALL BE LIMITED TO 0.10 FOOT CANDLES.

LIGHTING FIXTURE SCHEDULE			
SYMBOL	DESCRIPTION	LUMENS	MOUNTING
■	GARDCO LIGHTING, TYPE 3 SINGLE (1) '4003' 610-3XL-400MH	36000	25' POLE
■	GARDCO LIGHTING, TYPE 3 180 DEG (2) '4003' 610-3XL-400MH	36000	25' POLE

DATE	REVISION	BY	APPR.

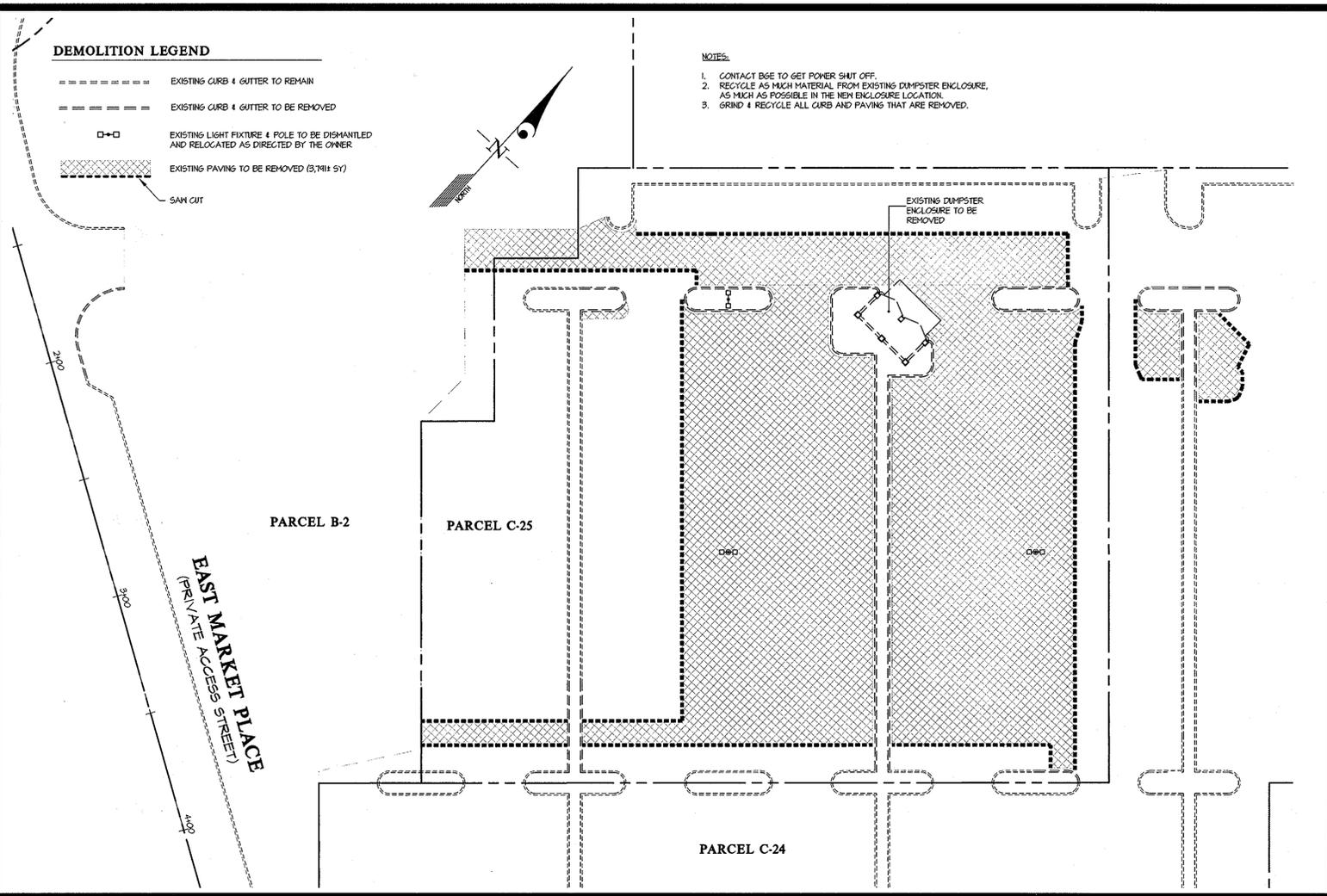
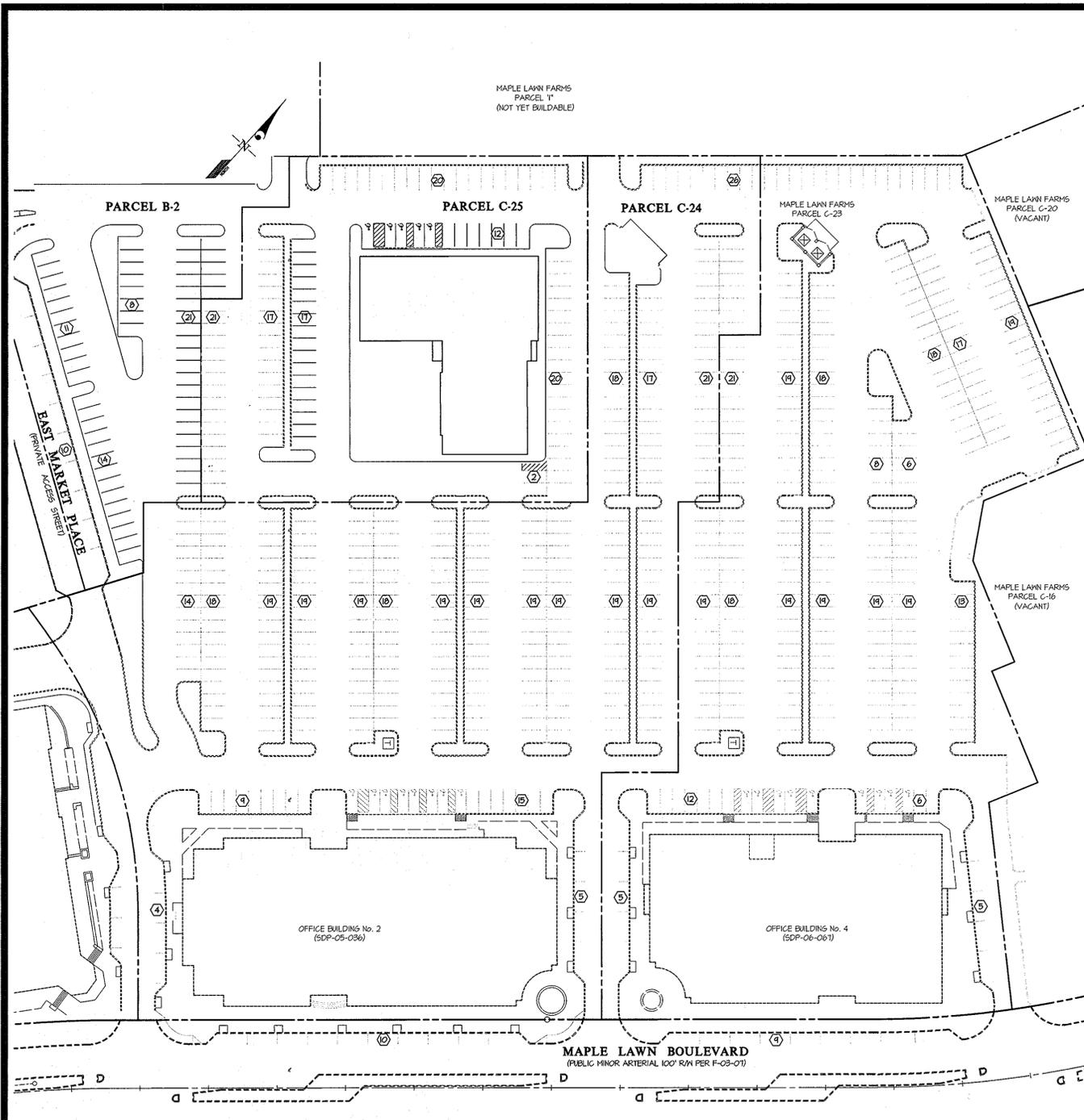
**PREPARED FOR:**  
 OWNER/DEVELOPER: GSR MAPLE LAWN, LLC  
 SUITE 300 WOODBINE CENTER  
 1829 ROSTERTOWN RD  
 BALTIMORE, MD 21208  
 ATTN: CHARLIE O'CONNOR  
 410-491-3100

**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: MAY 26, 2010

**SITE DEVELOPMENT PLAN**  
**MAPLE LAWN FARMS**  
 Business District - Area 1  
 Parcel 'C-25' (Office Building No.2A) and Parcel 'C-24' (Dumpster Enclosure) and Westside District - Area 1, Parcel 'B-2' (Parking Lot Improvements)  
 PLAT Nos. 19244, 19868 and 20773/74

SCALE: 1"=30'  
 ZONING: MXD-3  
 G. L. W. FILE No.: 08069  
 DATE: Sept./2009  
 TAX MAP - GRID: 46: 3&4  
 SHEET: 2 OF 7

HOWARD COUNTY, MARYLAND  
 ELECTION DISTRICT No. 5



- DEMOLITION LEGEND**
- EXISTING CURB & GUTTER TO REMAIN
  - EXISTING CURB & GUTTER TO BE REMOVED
  - +□ EXISTING LIGHT FIXTURE & POLE TO BE DISMANTLED AND RELOCATED AS DIRECTED BY THE OWNER
  - ▨ EXISTING PAVING TO BE REMOVED (3,711 SY)
  - SAW CUT

- NOTES:**
1. CONTACT BGE TO GET POWER SHUT OFF.
  2. RECYCLE AS MUCH MATERIAL FROM EXISTING DUMPSTER ENCLOSURE, AS MUCH AS POSSIBLE IN THE NEW ENCLOSURE LOCATION.
  3. GRIND & RECYCLE ALL CURB AND PAVING THAT ARE REMOVED.

**DEMOLITION PLAN** SCALE: 1" = 30'

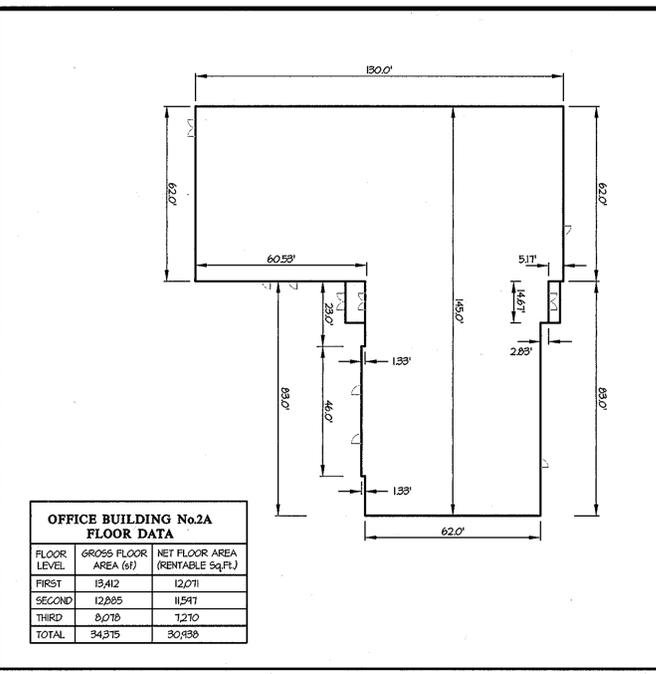
**OVERALL PARKING DATA for PARCELS B-2 and C-23 thru C-25**

	OFFICE No.2	OFFICE No.2A	OFFICE No.4	PARCEL B-2	TOTAL
ON-SITE 4x8 SPACES (90° parking)	311	91	264	51	717
ON-SITE 8x22 SPACES (parallel parking)	1	0	10	10	21
ON-SITE ACCESSIBLE PARKING SPACES	0	5	4	(future)	22
TOTAL ON-SITE PARKINGS (off-street)	328 (On New Parcel C-24)	104 (On New Parcel C-25)	289 (On New Parcel C-23)	64 (interim)	784
ON-PUBLIC STREET PARKING	10	N/A	9	N/A	19
TOTAL PARKINGS PROVIDED	338 spaces	104 spaces	297 spaces	64 spaces	803
PARKING REQUIRED ZONING & FDP*	282 spaces	103 spaces	305 spaces	N/A (vacant)	690

A SHARED ACCESS AND PARKING AGREEMENT IS RECORDED AT L1414 F.230

TOTAL NUMBER OF EXISTING PARKING SPACES TO BE ABANDONED OR MODIFIED: 113 SPACES  
 TOTAL NUMBER OF EXISTING PARKING SPACES TO REMAIN INCLUDING THOSE THAT WILL BE RESTRICTED: 710 SPACES  
 TOTAL NUMBER OF ENTIRELY NEW SPACES TO BE PROVIDED PER THIS SITE PLAN: 71 SPACES

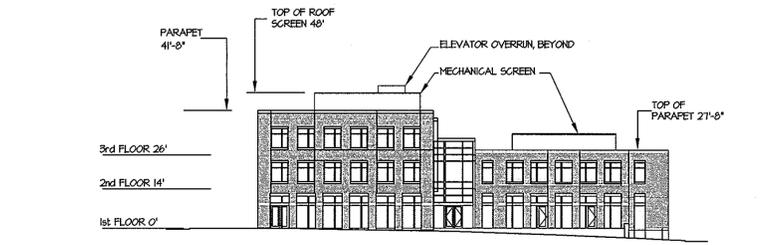
**PARKING ANALYSIS** SCALE: 1" = 50'



**OFFICE BUILDING No.2A FLOOR DATA**

FLOOR LEVEL	GROSS FLOOR AREA (sf)	NET FLOOR AREA (RENTABLE sq.ft.)
FIRST	18,412	12,071
SECOND	12,885	11,541
THIRD	8,678	7,210
TOTAL	34,975	30,822

**BUILDING FOOTPRINT** SCALE: 1" = 30'



**BUILDING ELEVATION** SCALE: 1" = 30'

**APPROVED**  
**PLANNING BOARD OF HOWARD COUNTY**  
 DATE **SEPTEMBER 17, 2009**

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: *Mark A. Leysell* 10/23/09  
 Chief, Division of Land Development: *Kevin P. Rook* 10/23/09  
 Chief, Development Engineering Division: *Chad Edwards* 10-19-09

**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: 301-421-4188

DATE	REVISION	BY	APPR.

PREPARED FOR:  
 OWNER/DEVELOPER: G&R MAPLE LAWN, LLC  
 SUITE 300 WOODHOLME CENTER  
 1829 REGISTER TOWN RD  
 BALTIMORE, MD 21208  
 ATTN: CHARLE O'CONNOR  
 410-484-9400

CONTRACT PURCHASER: BALTIMORE-WASHINGTON CONFERENCE OF THE UNITED METHODIST CHURCH  
 7178 COLUMBIA GATEWAY DR.  
 SUITE 0  
 COLUMBIA, MD 21046  
 ATTN: BISHOP JOHN R. SCHOLZ

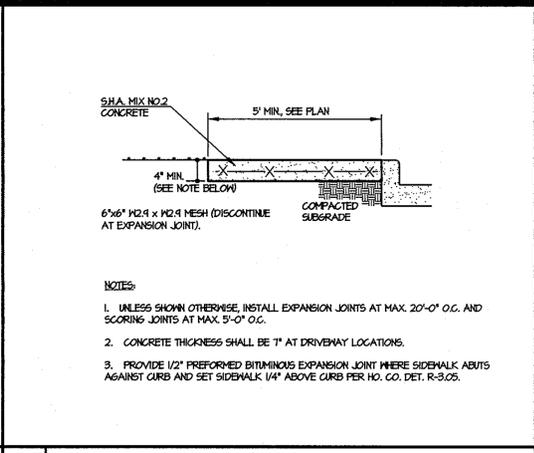
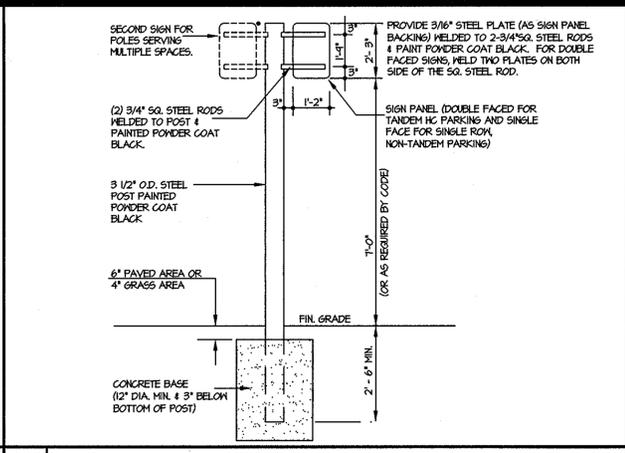
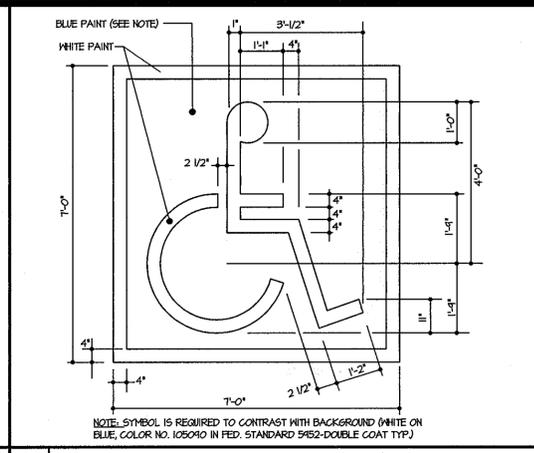
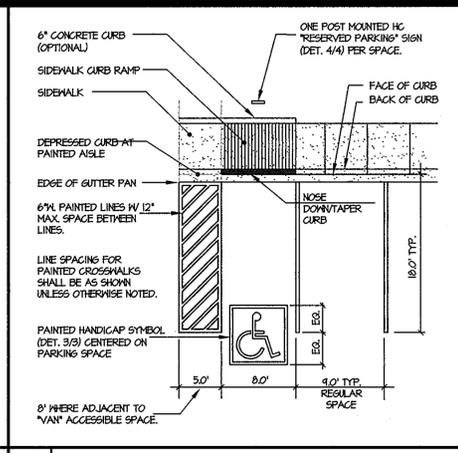
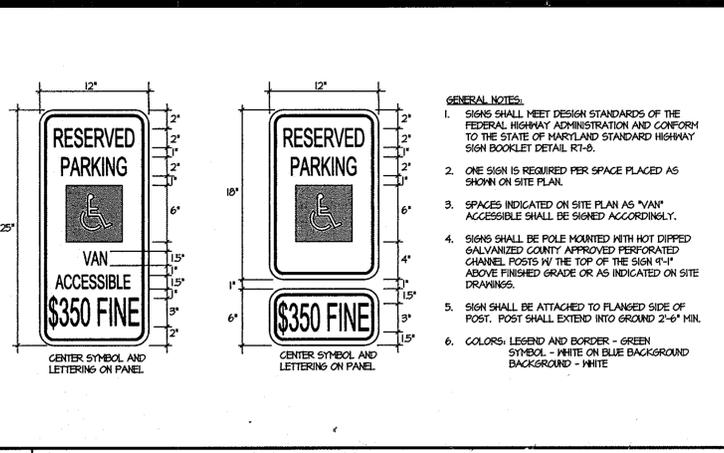
**PROFESSIONAL CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12275  
 EXPIRATION DATE: MAY 28, 2010

10-2-09

**DEMOLITION PLAN and PARKING ANALYSIS**  
**MAPLE LAWN FARMS**  
 Business District - Area 1  
 Parcel 'C-25' (Office Building No.2A) and Parcel 'C-24' (Dumpster Enclosure) and Westside District - Area 1, Parcel 'B-2' (Parking Lot Improvements)  
 PLAT Nos. 19244, 19868 and 20773/74

ELECTION DISTRICT No. 5  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	08069
DATE	TAX MAP - GRID	SHEET
Sept./2009	46: 3&4	3 OF 7



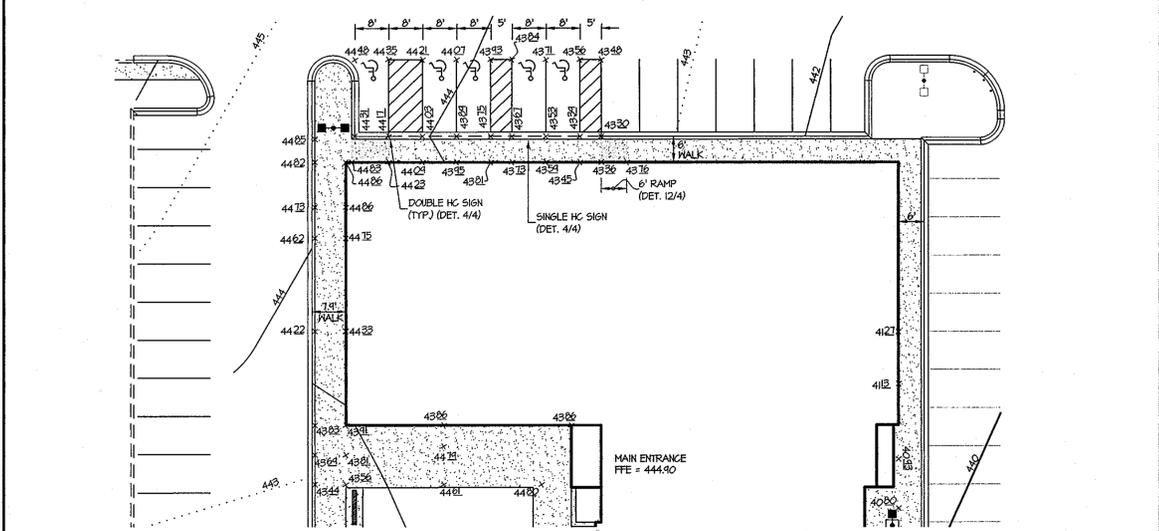
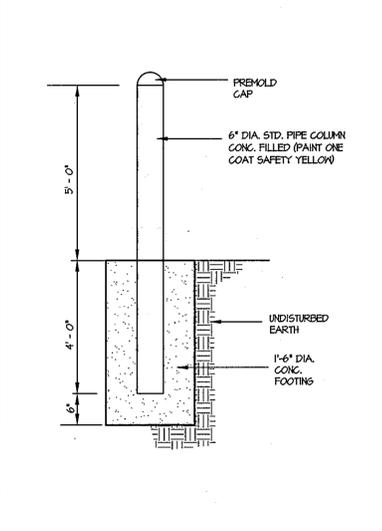
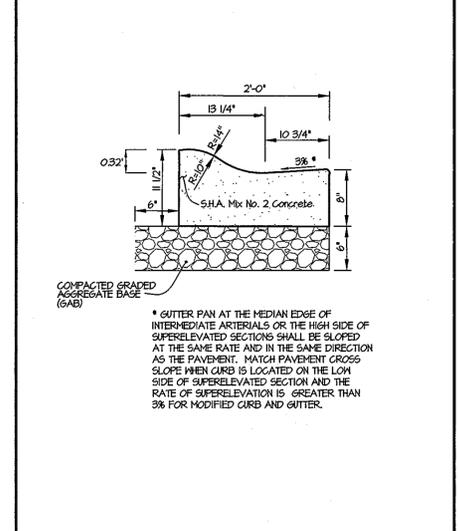
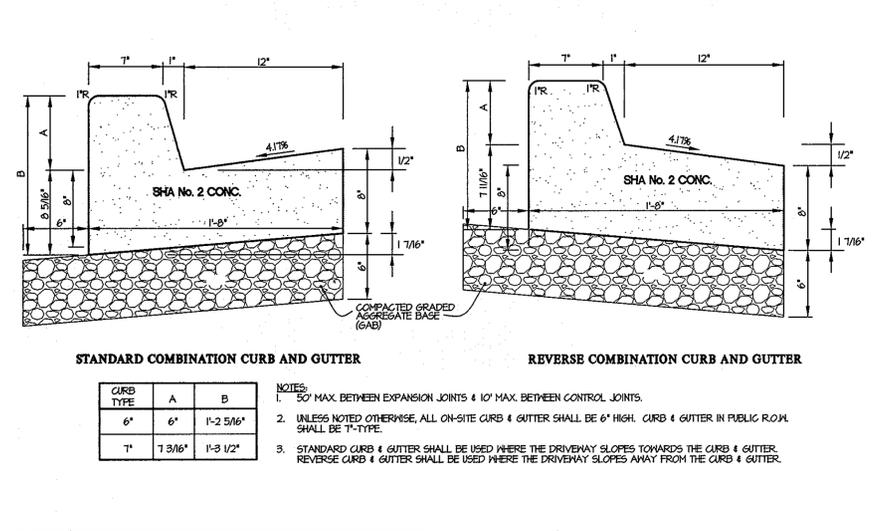
1 HANDICAP PARKING SIGNS DETAIL NO SCALE

2 PARKING SPACE LAYOUT NO SCALE

3 HANDICAP SPACE STENCIL LAYOUT NO SCALE

4 POST & SIGN DETAIL FOR PARKING RESTRICTION SIGN NO SCALE

5 TYPICAL SIDEWALK SECTION NO SCALE

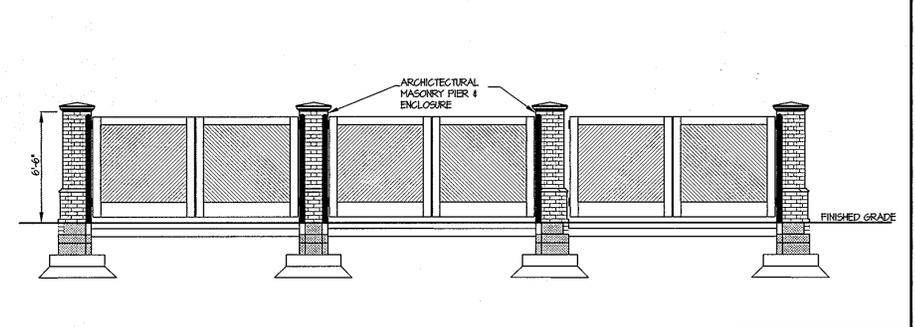
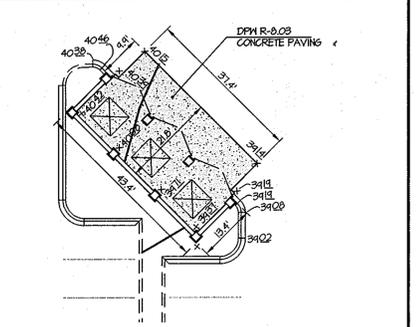


6 TYPE-A CONCRETE CURB AND GUTTER (STANDARD AND REVERSE) NO SCALE

7 MODIFIED COMB. CURB & GUTTER NO SCALE

8 BOLLARD DETAIL NO SCALE

9 HANDICAP ACCESSIBILITY DETAIL

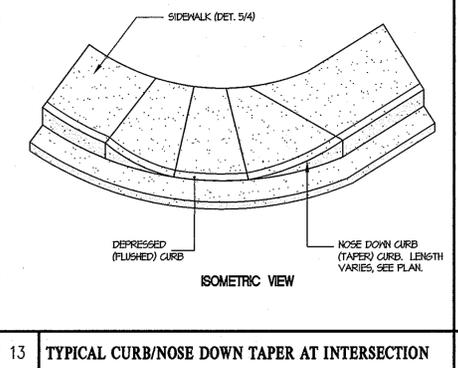
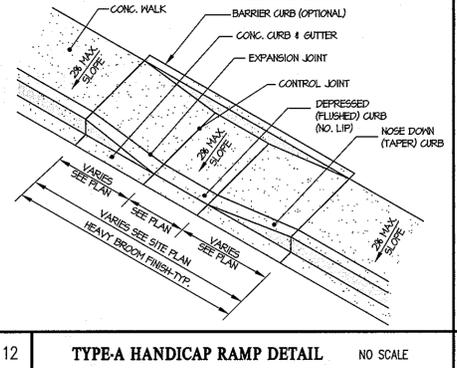


10 TRASH ENCLOSURE DETAIL

11 GATE ELEVATION FOR TRASH ENCLOSURE

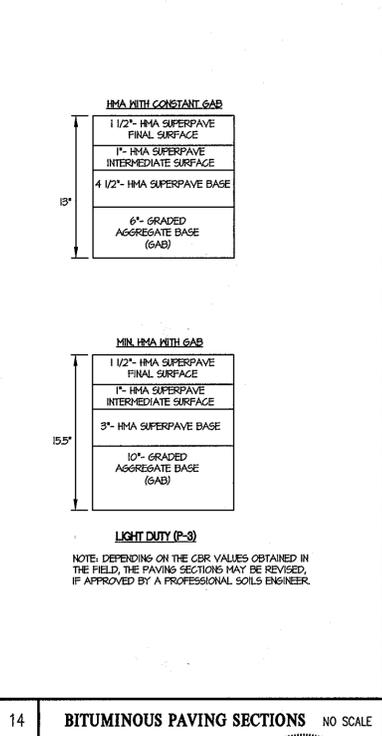
APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
DATE SEPTEMBER 17, 2009

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: *Mark A. Coughlin* 10/23/09  
Chief, Division of Land Development: *Kat Sheppard* 10/23/09  
Chief, Development Engineering Division: *Charles Edwards* 10-23-09

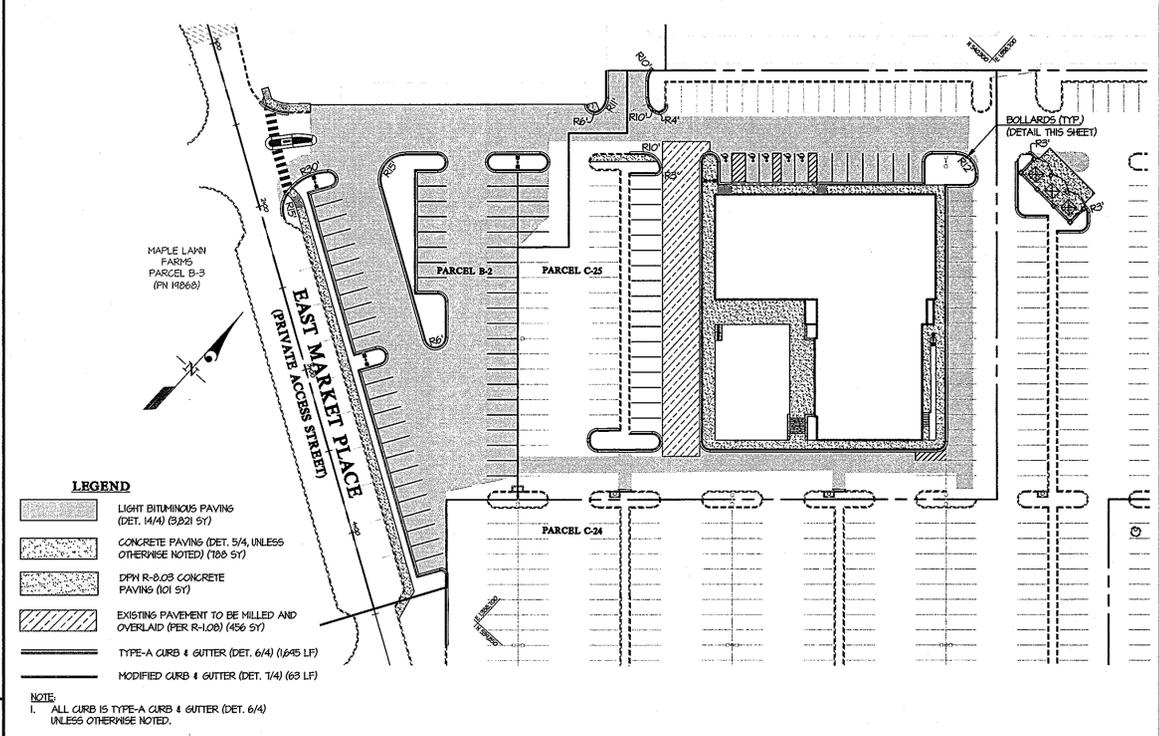


12 TYPE-A HANDICAP RAMP DETAIL NO SCALE

13 TYPICAL CURB/NOSE DOWN TAPER AT INTERSECTION



14 BITUMINOUS PAVING SECTIONS NO SCALE



PAVING DELINEATION and SITE DETAILS

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 BALT. 410-880-1820 DC/VA: 301-989-2548 FAX: 301-421-4168

DATE	REVISION	BY	APP'R.

PREPARED FOR:  
OWNER/DEVELOPER: G&R MAPLE LAWN, LLC  
SUITE 300 WOODSHADE CENTER  
1829 RODERSTOWN RD  
BALTIMORE, MD 21208  
ATTN: CHARLE O'DONOVAN  
410-494-9400

CONTRACT PURCHASER: BALTIMORE-WASHINGTON CONFERENCE OF THE UNITED METHODIST CHURCH  
7178 COLUMBIA GATEWAY DR.  
SUITE 0  
COLUMBIA, MD 21046  
ATTN: BISHOP JOHN R. SCHOLZ

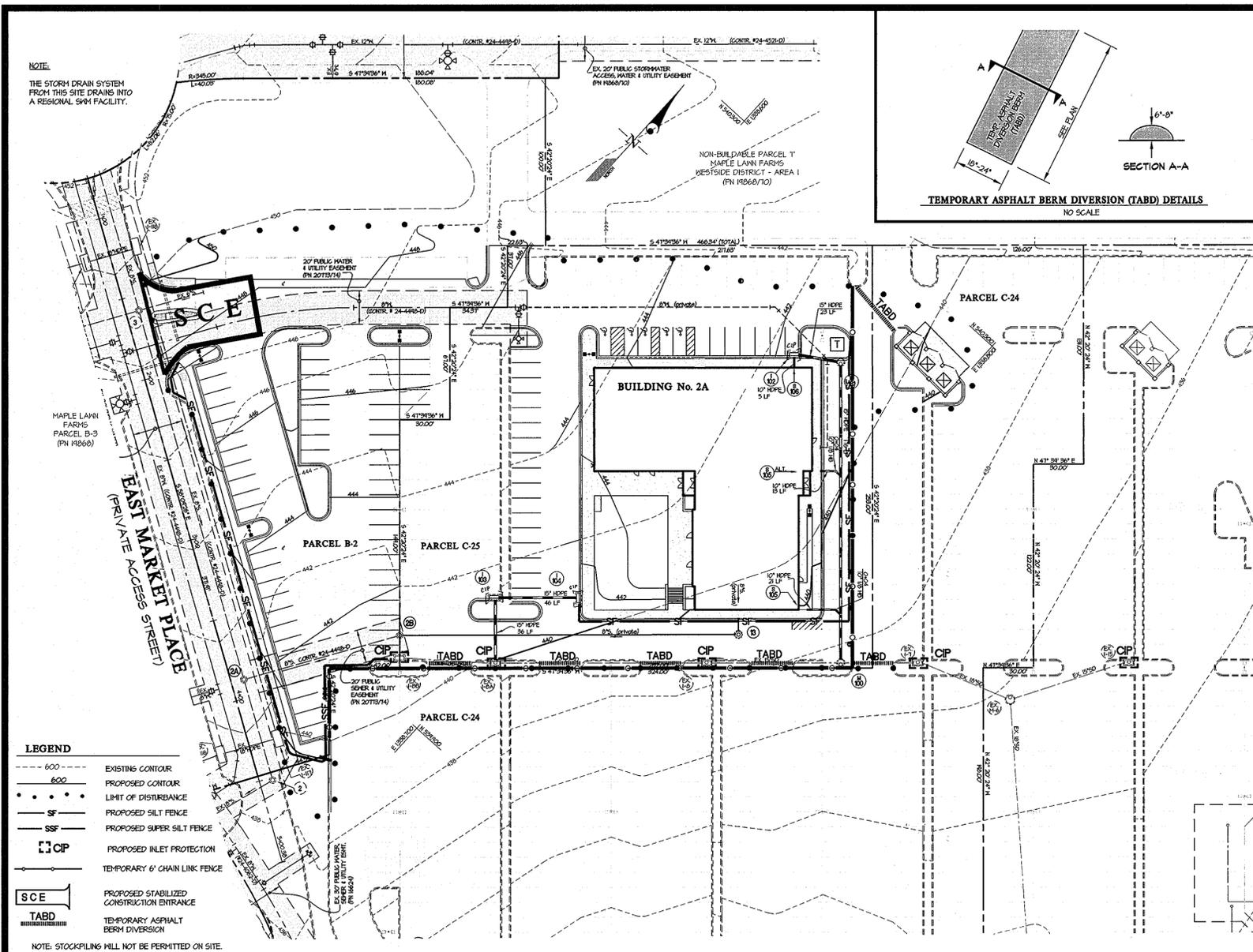
PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12275  
EXPIRATION DATE: MAY 26, 2010

MAPLE LAWN FARMS  
Business District - Area 1  
Parcel 'C-25' (Office Building No.2A) and Parcel 'C-24' (Dumpster Enclosure) and Westside District - Area 1, Parcel 'B-2' (Parking Lot Improvements)  
PLAT Nos. 19244, 19688 and 20773/74

SCALE: AS SHOWN  
ZONING: MXD-3  
G. L. W. FILE No.: 08069

DATE: Sept./2009  
TAX MAP - GRID: 46: 3&4  
SHEET: 4 OF 7

HOWARD COUNTY, MARYLAND



**NOTE:**  
THE STORM DRAIN SYSTEM FROM THIS SITE DRAINS INTO A REGIONAL SPM FACILITY.

**LEGEND**  
 --- 600 --- EXISTING CONTOUR  
 --- 600 --- PROPOSED CONTOUR  
 --- --- LIMIT OF DISTURBANCE  
 --- SF --- PROPOSED SILT FENCE  
 --- SSF --- PROPOSED SUPER SILT FENCE  
 --- CIP --- PROPOSED INLET PROTECTION  
 --- --- TEMPORARY 6" CHAIN LINK FENCE  
 --- SCE --- PROPOSED STABILIZED CONSTRUCTION ENTRANCE  
 --- TABD --- TEMPORARY ASPHALT BERM DIVERSION

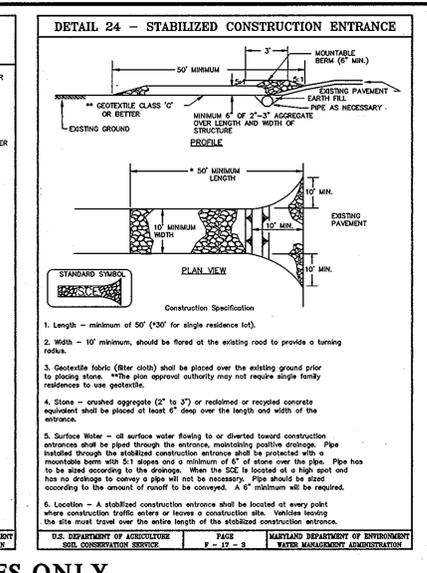
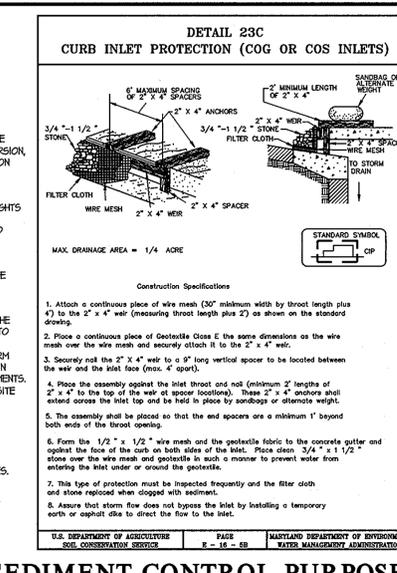
NOTE: STOCKPILING WILL NOT BE PERMITTED ON SITE.

APPROVED  
 PLANNING BOARD OF HOWARD COUNTY  
 DATE SEPTEMBER 17, 2009

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: [Signature] 10/23/09  
 Chief, Division of Land Development: [Signature] 10/23/09  
 Chief, Development Engineering Division: [Signature] 10-19-09

**SEQUENCE OF CONSTRUCTION**

- APPLY FOR A GRADING PERMIT AND ARRANGE FOR THE PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR. OBTAIN THE GRADING PERMIT AT THE MEETING. DURATION: 1/2 DAY.
- INSTALL THE STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE (SF), SUPER SILT FENCE (SSF), TEMPORARY ASPHALT BERM DIVERSION, INLET PROTECTIONS AND TEMPORARY CHAIN LINK CONSTRUCTION FENCE. DURATION: 1 DAY.
- INSTALL THE NEW CURB AND GUTTER ON PARCEL B-2 AND COORDINATE WITH THE INSTALLATION OF THE PARKING LOT LIGHTS AND THE PUBLIC WATER & SEWER CONNECTIONS, BRING THE LANDSCAPE ISLANDS ON PARCEL B-2 TO FINISH GRADE AND TRANSPLANT THE EXISTING TREES TO BE RELOCATED. DURATION: 3-4 DAYS.
- INSTALL THE BASE PAVING ON PARCEL B-2 AND STABILIZE THE LANDSCAPE ISLANDS WITH FINAL SEEDING. DURATION: 2 DAYS.
- SAW CUT AND REMOVE ENOUGH OF THE EXISTING PAVING ON THE RIGHT AND BACK SIDES OF THE BUILDING-2A PAD IN ORDER TO INSTALL THE SILT FENCE (OR SUPER SILT FENCE), AT THE DISCRETION OF THE SEDIMENT CONTROL INSPECTOR. PERFORM DEMOLITION WORK AROUND THE REST OF THE BUILDING PAD IN ORDER TO BUILD OFFICE 2A AND ITS SURROUNDING IMPROVEMENTS. DURATION: 1-2 DAYS (DEMOLITION), 4-5 DAYS (SURROUNDING SITE WORK), 12-16 MONTHS (BUILDING CONSTRUCTION).
- ONCE THE SITE IS STABILIZED, OBTAIN PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR TO REMOVE THE SEDIMENT CONTROL DEVICES. DURATION: 1 DAY.
- INSTALL TOP PAVING COURSE AND PAINT THE PARKING SPACES. DURATION: 2 DAYS.
- FINISH THE BUILDINGS INTERIOR AND OBTAIN A USE/OCCUPANCY PERMIT.



**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 250 - BURNINGTREE OFFICE PARK  
 BURTNSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 FAX: 410-880-1820 DC/WA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:  
 OWNER/DEVELOPER: MAPLE LAWN FARMS, LLC  
 SUITE 300 WOODMERE CENTER  
 1629 RESTERSTOWN RD  
 BALTIMORE, MD 21208  
 ATTN: CHARLIE ODOVANNI  
 410-484-4000

CONTRACT PURCHASER:  
 BALTIMORE-WASHINGTON  
 INTERSTATE OF THE UNITED  
 METHODIST CHURCH  
 7178 COLUMBIA GATEWAY RD  
 SUITE D  
 COLUMBIA, MD 21046  
 ATTN: BISHOP JOHN R. SCHOLZ

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 26, 2010

**SEDIMENT CONTROL PLAN AND DETAILS**  
**MAPLE LAWN FARMS**  
 Business District - Area 1  
 Parcel 'C-25' (Office Building No.2A) and Parcel 'C-24' (Dumpster Enclosure) and Westside District - Area 1, Parcel 'B-2' (Parking Lot Improvements)  
 PLAT Nos. 19244, 19868 and 20733/774



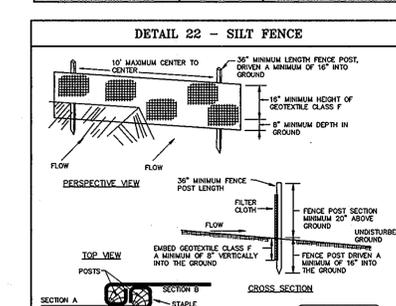
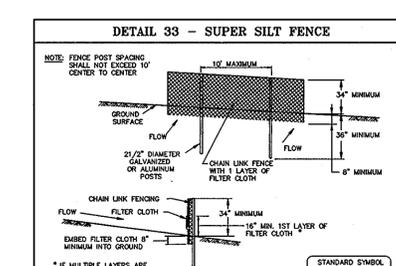
DEVELOPER'S/BUILDER'S CERTIFICATE  
 I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM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

Signature: [Signature] DATE: 10-5-09

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 COUNTY SEDIMENT CONTROL DISTRICT.

Signature: [Signature] DATE: 10-2-09

DATE	REVISION	BY	APPR.



**STANDARD AND SPECIFICATIONS FOR TOPSOIL**

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

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

**CONDITIONS WHERE PRACTICE APPLIES:**

- 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 SUPPLIED 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.
- 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 PLAN.

**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 MARLAND AGRICULTURAL EXPERIMENTAL STATION.
- TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
  - CLAY SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIC OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CINDERS, STONES, SLAS, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
  - TOPSOIL MUST BE FREE OF PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, 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 4-8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.
- FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
  - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).
- FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
  - ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER LINE 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 WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (4 DAYS MIN) TO PERMIT DISSIPATION OF PHOTO-TOXIC MATERIALS.
  - NOTE: TOPSOIL, SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIC OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.

**PERMANENT SEEDING NOTES**

APPLY TO GRADED OR CLEARED AREA NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCHING 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 (2 LBS/1000 SQUARE FEET) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (4 LBS/1000 SQ FT) BEFORE SEEDING. HARRON OR DISC INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS PER ACRE 30-0-0 UREA-FORM FERTILIZER (4 LBS/1000 SQ FT).
- ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (2 LBS/1000 SQ FT) AND 1000 LBS PER ACRE OF 10-10-10 FERTILIZER (22 LBS/1000 SQ FT) BEFORE SEEDING. HARRON OR DISC INTO UPPER THREE INCHES OF SOIL.

**SEEDING:** FOR 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 (25 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 WELL ANCHORED STRAW.

**MULCHING:** APPLY 1/2 TO 2 TONS PER ACRE (10 TO 40 LBS/1000 SQ FT) OF UNROTTED SMALL 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 6 FEET OR HIGHER, USE 340 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

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

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

- COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS SHOULD 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 MARLAND 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 8.0. 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 4 LBS/1000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

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

**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) 318-1055
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1994 MARLAND 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: A) 1 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES AND PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1. B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- 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.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDINGS, SOD, TEMPORARY SEEDINGS AND MULCHING (SEC. 6). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING RATES 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 PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

**TOTAL AREA OF SITE:** 114 ACRES  
**AREA DISTURBED:** 2144 ACRES  
**AREA TO BE ROOFED OR PAVED:** 2181 ACRES  
**AREA TO BE VEGETATIVELY STABILIZED:** 0.238 ACRES  
**TOTAL CUT:** 14802 CU. YDS.  
**TOTAL FILL:** 14802 CU. YDS.  
**OFF-SITE MASTER/BERM 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 BUILDINGS OR GRADING INSPECTION AGENCIES 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.

**TEMPORARY SEEDING NOTES**

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

SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCHING 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).

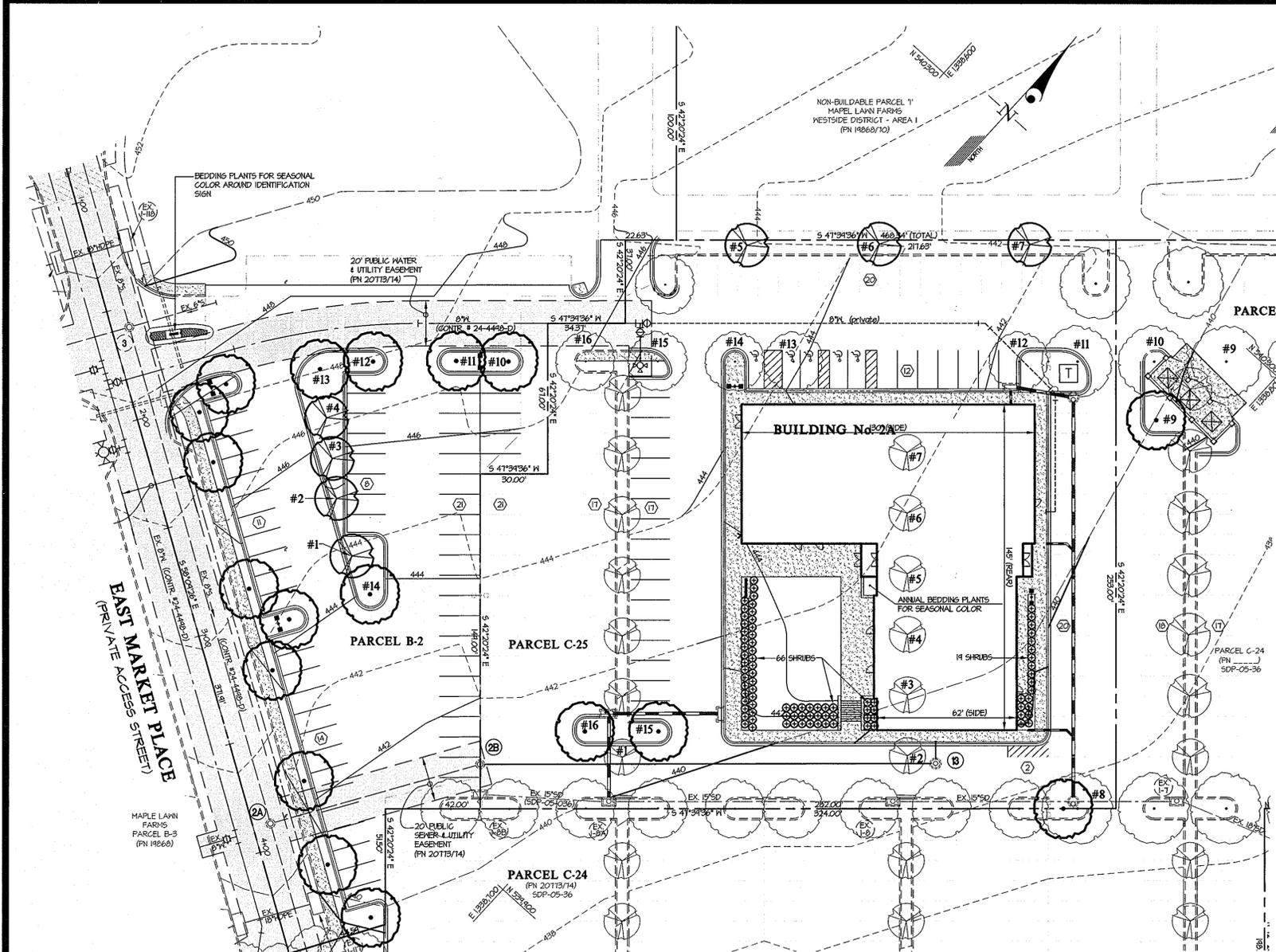
**SEEDING:** FOR PERIODS MARCH 1 THRU APRIL 30, AND FROM AUGUST 15 THRU OCTOBER 15, SEED WITH 2 TONS PER ACRE OF ANNUAL RYE (3.2 LBS/1000 SQ FT). FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS PER ACRE OF KEEPING LOVEGRASS (27 LBS/1000 SQ FT). FOR THE PERIOD NOVEMBER 16 THRU FEBRUARY 28, PROTECT 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 (10 TO 40 LBS/1000 SQ FT) OF UNROTTED, NEED-FREE SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 210 GAL PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 6 FT OR HIGHER, USE 340 GAL PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

**SCALE:** 1"=40'  
**ZONING:** MXD-3  
**G. L. W. FILE NO.:** 08069

**DATE:** Sept./2009  
**TAX MAP - GRID:** 46: 3&4  
**SHEET:** 5 OF 7





**SPECIFICATIONS: PLANT MATERIALS AND PLANTING METHODS**

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

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

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

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

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

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

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

CALIPER	HEIGHT	SPREAD	SIZE OF BALL
3" - 3 1/2"	14'-6"	6'-8"	32" DIAMETER
3 1/2" - 4"	14'-6"	8'-10"	36" DIAMETER
4" - 4 1/2"	16'-0"	8'-10"	40" DIAMETER
4 1/2" - 5"	16'-11"	10'-12"	44" DIAMETER
5" - 5 1/2"	16'-20"	10'-12"	48" DIAMETER
5 1/2" - 6"	18'-20"	12'-14"	52" DIAMETER

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

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

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

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

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

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

**2. DIGGING**  
 ALL PLANT MATERIAL SHALL BE DIS, BALLED AND BURLAPPED (B4B) IN ACCORDANCE WITH THE "ANA STANDARDS".

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

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

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

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

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

PLANT SIZE	ROOT BALL	PIT DIA.	PIT DEPTH
3" - 3 1/2" CAL.	32"	64"	28"
3 1/2" - 4" CAL.	36"	72"	32"
4" - 4 1/2" CAL.	40"	80"	36"
4 1/2" - 5" CAL.	44"	88"	40"
5" - 5 1/2" CAL.	48"	96"	44"
5 1/2" - 6" CAL.	52"	104"	48"

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

**4. STAKING, GUYING AND WRAPPING**  
 ALL PLANT MATERIAL SHALL BE STAKED OR GUYED, AND WRAPPED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

**A. STAKES SHALL BE SOUND WOOD 2" X 2" ROUGH SAWN OAK OR SIMILAR DURABLE WOODS, OR LENGTHS, MINIMUM 1'-0" FOR MAJOR TREES AND 5'-0" MINIMUM FOR MINOR TREES.**

**SCHEDULE-A: PERIMETER LANDSCAPE EDGE**

CATEGORY	BUILDING LENGTH (REAR & SIDES)
LOCATION / USE SITUATION	SIDES & REAR OF BLDG. No. 2A
LANDSCAPE BUFFER TYPE	1 SHRUB PER 4 LF OF BLDG LENGTH
LINEAR FEET OF ROADWAY/ PERIMETER FRONTAGE/BLDG.	351 LF (145' rear + 130'62' sides)
CREDIT FOR EX. VEGETATION (YES, NO LINEAR FEET; DESCRIBE BELOW IF NEEDED)	NONE
CREDIT FOR WALL, FENCE OR BERM (YES, NO LINEAR FEET; DESCRIBE BELOW IF NEEDED)	NONE
NUMBER OF PLANTS REQUIRED	
SHADE TREES	N/A
EVERGREEN TREES	N/A
ORNAMENTALS	N/A
SHRUBS	85
NUMBER OF PLANTS PROVIDED	
SHADE TREES	N/A
EVERGREEN TREES	N/A
ORNAMENTALS	N/A
SHRUBS	85
SUBSTITUTIONS MADE	

LANDSCAPE SURETY REQUIRED FOR SCHEDULE-A:

SCHEDULE 'A' NUMBER OF SHADE TREES FOR BONDING:	0 x \$300 =	0.00
SCHEDULE 'A' NUMBER OF EVERGREEN TREES FOR BONDING:	0 x \$150 =	0.00
SCHEDULE 'A' NUMBER OF SHRUBS FOR BONDING:	85 x \$30 =	2,550.00
SCHEDULE 'A' NUMBER OF ORNAMENTAL TREES FOR BONDING:	0 x \$150 =	0.00
<b>TOTAL LANDSCAPE SURETY FOR SCHEDULE-A</b>		<b>\$2,550.00</b>

**LANDSCAPE NOTES**

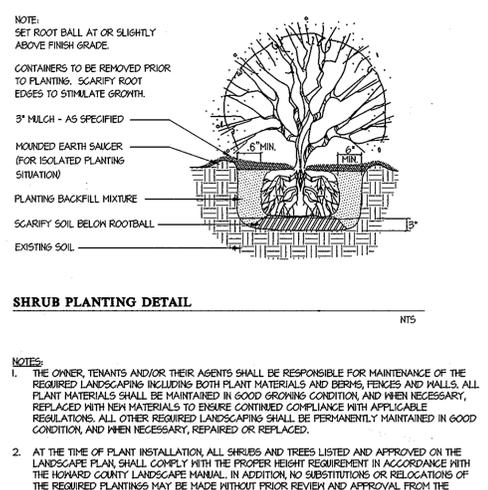
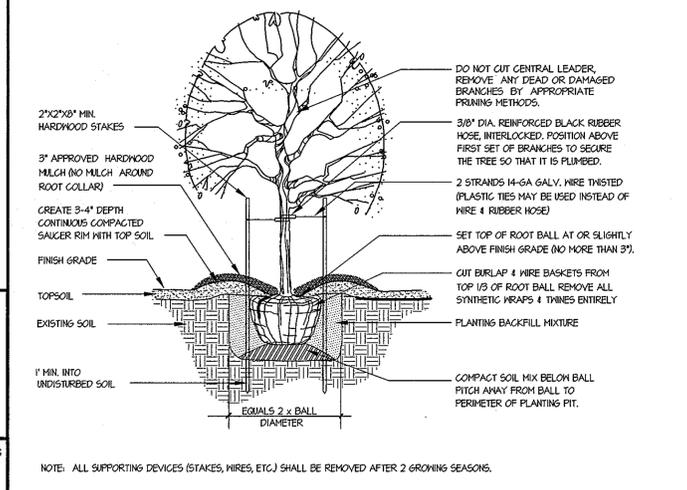
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE & CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL (ALTERNATIVE COMPLIANCE) PLUS THE LANDSCAPE DESIGN CRITERIA OF 5-06-16 AND FB CASE NO. 310.
  - CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET NO.1 SHALL APPLY.
  - FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.
  - PLANT QUANTITIES SHOWN ON THE PLANT LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE.
  - ALL PLANT MATERIAL SHALL BE FULL HEAVY, WELL FORMED, SYMMETRICAL, AND CONFORM TO THE A.A.N. SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THIS PLAN.
  - NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR HIS REPRESENTATIVE.
  - ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE SOODED OR SEEDS IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATION. A MINIMUM OF 4" OF TOPSOIL SHALL BE PROVIDED TO ALL PLANTING AREAS (FOR TOPSOIL SPEC. SEE SHEET 5).
  - THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF HE/SHE ENCOUNTERS SOIL DRAINAGE CONDITIONS THAT MAY BE DETRIMENTAL TO THE PLANTING.
  - ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREPPED HARDWOOD MULCH PER THE PLANTING DETAILS.
  - DO NOT PLANT WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT.
  - SCHEDULES "A" AND "B" ARE PROVIDED FOR LANDSCAPE SURETY CALCULATION PURPOSES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED WITH THE GRADING PERMIT FOR BUILDING CONSTRUCTION IN THE AMOUNT OF \$3,350.00 FOR THE FOLLOWING REQUIRED PLANT QUANTITIES:
- |                                 |              |
|---------------------------------|--------------|
| 85 SHRUBS AT \$30/SHRUB         | = \$2,550.00 |
| 4 SHADE TREES AT \$300/TREE     | = \$1,200.00 |
| 0 EVERGREEN TREES AT \$150/TREE | = N/A        |
- FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-515-2950.

**DEVELOPER'S/BUILDER'S CERTIFICATE**  
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL AND THE M.L.F. 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.

NAME: M.H. B. v. Pao DATE: 10-5-09

**APPROVED PLANNING BOARD OF HOWARD COUNTY**  
 DATE: SEPTEMBER 17, 2009

**APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING**  
 Director: Derek A. Weyler DATE: 10/2/09  
 Chief, Division of Land Development  
 Chief, Development Engineering Division: Chad Edwards DATE: 10-19-09



**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 200 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

**PREPARED FOR:**  
 OWNER/DEVELOPER: G&R MAPLE LAWN, LLC  
 SUITE 300 WOODHOMES CENTER  
 1829 REGISTERSTOWN RD  
 BALTIMORE, MD 21208  
 ATTN: CHARLIE O'DONOVAN  
 410-484-9400

**CONTRACT PURCHASER:**  
 BALTIMORE-WASHINGTON CONFERENCE OF THE UNITED METHODIST CHURCH  
 7178 COLUMBIA GATEWAY DR.  
 SUITE D  
 COLUMBIA, MD 21046  
 ATTN: BISHOP JOHN R. SCHOL

**SCHEDULE B - PARKING LOT INTERNAL LANDSCAPING**

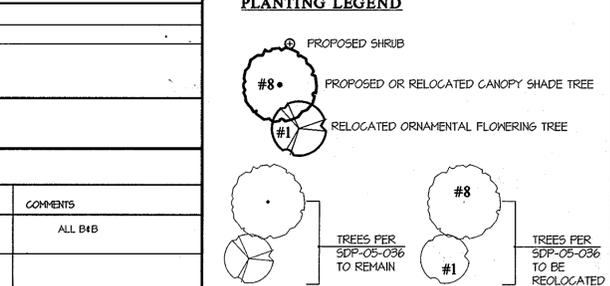
NUMBER OF PARKING SPACES	71 NEW SURFACE PARKING SPACES
NUMBER OF TREES REQUIRED	4 (1 SHADE TREE PER 20 PARKING SPACES)
NUMBER OF TREES PROVIDED	
SHADE TREES	OVER 4
OTHER TREES (2:1 substitution)	N/A

THE SURETY FOR THE REQUIRED PLANTING PER SCHEDULE-B IS: 4 tree x \$300/tree = \$1,200.00 (ALL LANDSCAPE PLANTING ABOVE THE MINIMUM IS VOLUNTARY AND NOT MANDATORY)

**PLANT LIST**

SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
25	11	3-3 1/2" CAL.	ZELKOVA SEERATA VILLAGE GREEN / VILLAGE GREEN ZELKOVA	ALL B4B
SHRUB	85	ALL 24" - 30" SPREAD	CHOOSE FROM THE FOLLOWING FOR BUILDING FOUNDATION PLANTING: AZALEA VAR. 'GUMPO PINK', 'GUMPO WHITE', 'KAEHO' COTONEASTER DAMMERI 'CORAL BEAUTY', 'CORAL BEAUTY', 'COTONEASTER' COTONEASTER HORIZONTALIS 'TOM THUMB', 'TOM THUMB', 'COTONEASTER' JUNIPERUS HORIZONTALIS VAR. 'JUNIPER VAR. 'BAR HARBOR', 'ANDORRA', 'MILTONI BLUE RUG' JUNIPERUS PROCUMBENS 'NANA' / DWARF JAPANESE GARDEN JUNIPER	

**PLANTING LEGEND**



**LANDSCAPE PLAN and DETAILS**  
**MAPLE LAWN FARMS**  
 Business District - Area 1  
 Parcel 'C-25' (Office Building No.2A) and Parcel 'C-24' (Dumpster Enclosure)  
 and Westside District - Area 1, Parcel 'B-2' (Parking Lot Improvements)  
 PLAT NO. 19244, 19868 and 20773/74

SCALE	ZONING	G. L. W. FILE No.
1" = 30'	MXD-3	08069
DATE	TAX MAP - GRID	SHEET
Sept./2009	46: 3&4	7 OF 7

ELECTION DISTRICT No. 5  
 HOWARD COUNTY, MARYLAND  
 SDP-10-02