

SITE DEVELOPMENT PLAN

MAPLE LAWN FARMS

Westside District - Area 1

Parcels B-18 thru B-21

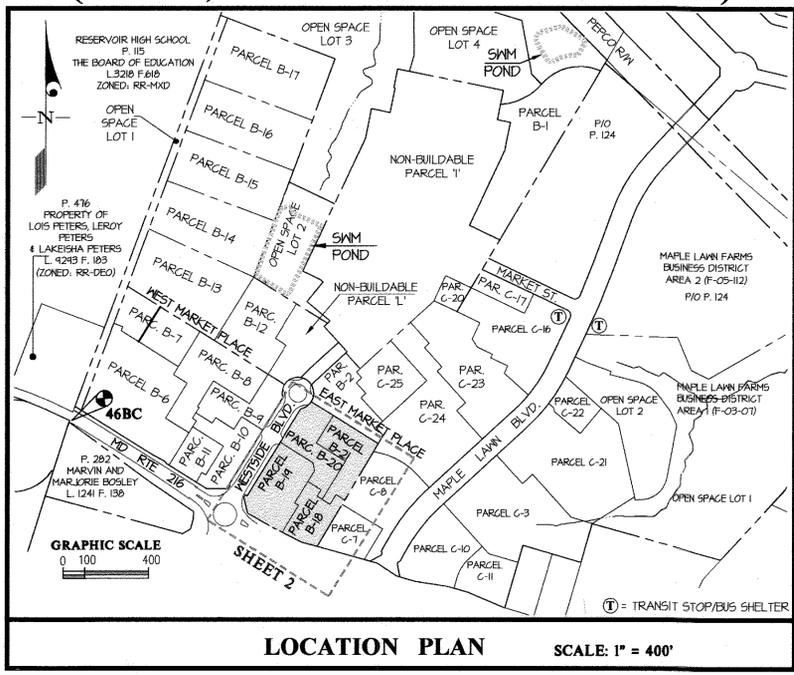
(Offices, Retail Stores and Restaurant)

- 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 1-800-257-7777 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 B-3 AREA: 54041 AC.
 - REG. REF.: PLAT # 21431-38 (F-10-074)
 - THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, BUREAU OF UTILITIES AT (410) 313-4400 AT LEAST FIVE (5) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION WORK.
 - PROPOSED USE: RETAIL AND RESTAURANT
 - 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 RUN SURVEY INFORMATION BY GUTSCHICK, LITTLE & WEBER, P.A. BY DESIGN GRADES FROM DESIGN PLANS FOR CONSTRUCTION.
 - COORDINATES AND BEARINGS ARE BASED UPON THE 1983 STATE COORDINATE SYSTEM (MD 83) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 41EA, 41EB, 41EC AND NO. 41ED.
 - SITE IS BEING DEVELOPED UNDER M.D.-3 REGULATIONS, PER ZP49M, APPROVED ON 2/8/01 AND ZB-1039M APPROVED 03/20/06 AND THE COMPREHENSIVE ZONING PLAN DATED 02/02/04. UNDERLYING ZONING IS RR-DEO AND THE COMPLETE ZONING REGULATION AMENDMENTS DATED 07/28/06.
 - THE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS:
 - S.D.P. 04-46, ZB-498M, ZB-1039M, PB-353, PB-370, P-01-10, F-08-54, F-08-55, SDP-01-43, MP-02-054, MP-05-12, MP-02-04, F-08-105, F-04-16, SDP-04-46, SDP-08-14, SDP-10-02, F-02-02, SDP-07-045, and F-10-074 (then Plat to create Parcels B-18-B-21 and public utility easels), F-08-007 and F-08-115.
 - WATER AND SEWER SERVICE IS PUBLIC. SEE EX. CONTRACT NOS. 24-4448-D, 24-4062-D AND NEW CONTR. NO. 24-4664-D.
 - FOR EXISTING PUBLIC WATER AND SEWER SEE CONTRACT NOS. 24-4448-D AND 24-4062-D.
 - ALL ON-SITE STORM DRAIN SYSTEMS ARE PRIVATE.
 - STORMWATER MANAGEMENT, FOR BOTH QUALITY AND QUANTITY, FOR THE DEVELOPMENT PROPOSED BY THESE PLANS IS SATISFIED BY AN EXISTING FACILITY CONSTRUCTED UNDER P-05-01 ON OPEN SPACE LOT 3. THE FACILITY IS PRIVATELY OWNED AND MAINTAINED. THE RECHARGE REQUIREMENTS FOR THIS DEVELOPMENT IS PROVIDED BY FACILITIES BUILT THRU OUT MAPLE LAWN.
 - 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 (PARCELS B-18 THRU B-21).
 - THERE ARE NO WETLANDS ON THIS SITE (PARCELS B-18 THRU B-21).
 - AS A COMMERCIAL DEVELOPMENT, A NOISE STUDY IS NOT REQUIRED FOR THIS SDP.
 - BUILDING AND PARKING SETBACKS 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 507 ACRES TRACT FOR MAPLE LAWN FARMS ARE GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND SURVEY REGULATIONS AS DEVELOPED UNDER S-01-11, PB CASE 353 AND ZB CASE NO. 498M. HOWEVER, THE PROPOSED RESIDENTIAL AND EMPLOYMENT USES THAT ARE TO BE DEVELOPED UNDER AMENDED CSF S-06-16 AND ZB CASE NO. 1039M FOR THE FORMER WESSEL AND OLIVER PROPERTIES ARE SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS PER COUNCIL BILL NO. 75-2003.
 - THE TRAFFIC STUDY (AFFO) WAS APPROVED AS PART OF SKETCH PLAN S-06-16.
 - FOREST CONSERVATION FOR THIS SITE HAS BEEN PROVIDED UNDER F-08-54.
 - ALL BUILDING SHALL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM W/ AN INSIDE METER.
 - THE SHARED ACCESS AND PARKING AGREEMENT (INCLUDES DUMPSTERS) FOR PARCEL B-18 IS RECORDED AT LTR194.F.353 (SEE SHEET 4 PARKING ANALYSIS).
 - 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 184 OF THE HOWARD COUNTY ZONING REGULATIONS.
 - THE LOADING AND UNLOADING DELIVERIES AND MOVE IN/OUTS CAN ONLY OCCUR OUTSIDE OF NORMAL BUSINESS HOURS OF OPERATION.
 - BUILDINGS NOS. 7, 8, 9 AND 10 DON'T HAVE BASEMENTS.
 - THE TOTAL LANDSCAPE SURVEY AMOUNT REQUIRED AS PART OF THE DEVELOPERS AGREEMENT IS \$22500.00 (FOR MORE INFORMATION SHEETS II & 12).

RETAIL AND SERVICE TRACKING CHART

FILE NUMBER	AREA OF RETAIL
SDP 04-46	10,941 SF.
SDP 05-08	9,312 SF.
SDP 05-36	0
SDP 05-41	0
SDP 06-61	0
SDP 06-148	0
SDP 07-02	14,910 SF.
SDP 08-026	49,815 SF.
SDP 08-14	59,002 SF.
SDP 04-060	0
SDP 10-002	0
THIS SDP	19,201 SF.
TOTAL	191,264 SF.

A TOTAL OF 152,370 SF. OF RETAIL IS ALLOWED IN ACCORDANCE WITH S-01-11, OR A TOTAL OF 183,940 SF. OF RETAIL UNDER S-06-16.



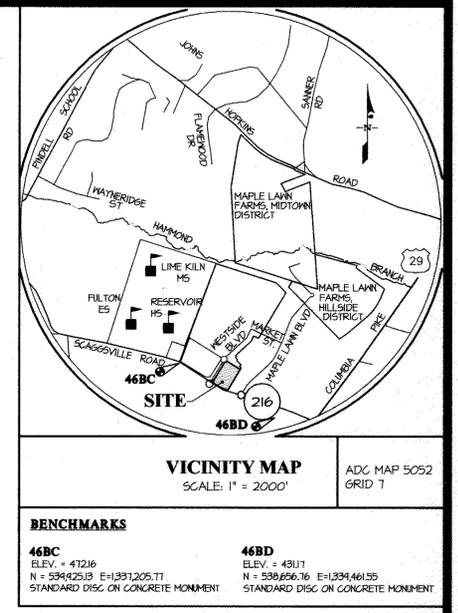
SITE INDEX

- COVER SHEET
- SITE DEVELOPMENT PLAN
- DRIVE-THRU QUEUING AND HANDICAP ACCESSIBILITY DETAILS
- PAVING DELINEATION AND PARKING ACCESSIBILITY
- SITE DETAILS
- SEDIMENT CONTROL PLAN
- SEDIMENT CONTROL NOTES AND DETAILS
- STORM DRAIN DRAINAGE AREA MAP
- STORM DRAIN AND UTILITY PROFILES
- STORM DRAIN PROFILES
- LANDSCAPE PLAN
- LANDSCAPE NOTES AND DETAILS

SITE ANALYSIS DATA

- GROSS AREA:
 - PARCEL B-18 = 45,055 s.f. (1.031 Ac.)
 - PARCEL B-19 = 71,321 s.f. (1.171 Ac.)
 - PARCEL B-20 = 58,321 s.f. (1.344 Ac.)
 - PARCEL B-21 = 25,425 s.f. (0.583 Ac.)
 - TOTAL = 200,122 s.f. (4.532 Ac.)
- LIMIT OF DISTURBED AREA = 5,621 s.f.
- ZONING: MXD-3
- PROPOSED USE: RESTAURANT & RETAIL
- BUILDING COVERAGE (% OF GROSS ACRESAGE):

BLDG. NO.	1st FLOOR SF.	2nd FLR. SF.	TOTAL	PARCEL AREA	COVERAGE
7	3,911	0	3,911	45,055	8.68 %
8	13,281	0	13,281	71,321	18.75 %
9	11,374	0	11,374	58,321	19.50 %
10	11,774	0	11,774	25,425	46.31 %
- FLOOR AREA RATIO (F.A.R.) CALCULATIONS:
 - BLDG-7 / PARCEL B-18 = 3,911/45,055 = 0.086 FAR
 - BLDG-8 / PARCEL B-19 = 13,281/71,321 = 0.187 FAR
 - BLDG-9 / PARCEL B-20 = 11,374/58,321 = 0.195 FAR
 - BLDG-10 / PARCEL B-21 = 11,774/25,425 = 0.463 FAR
 - TOTAL = 11,192 / 122,406 = 0.091 FAR



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

DPZ FILE NO.	PARCEL AREA	FLOOR AREA	F.A.R.
SDP-04-44 (Office Bldg. 1)	4.40 ac. (91,550 s.f.)	93,445 s.f.	0.44
SD-04-46 (Retail Bldg. 1 & Bank)	3.17 ac. (137,433 s.f.)	24,086 s.f.	0.17
SDP-05-08 (Retail Bldg. 2 & Gas Station)	3.20 ac. (139,510 s.f.)	22,210 s.f.	0.16
SDP-05-036 (Office Bldg. 2)	3.99 ac. (173,810 s.f.)	43,445 s.f.	0.54
SDP-05-041 (Office Bldg. 3)	5.58 ac. (243,230 s.f.)	123,740 s.f.	0.51
SDP-06-061 (Office Bldg. 4)	3.44 ac. (152,117 s.f.)	100,288 s.f.	0.66
SDP-06-148 (Medical & 3 Office Bldgs.)	8.54 ac. (371,450 s.f.)	134,759 s.f.	0.36
SDP-07-02 (Bank, School, Retail, & Restaurant)	7.36 ac. (320,654 s.f.)	47,193 s.f.	0.15
SDP-08-056 (Grocery Store - Parcel B-6)	4.24 ac. (184,615 s.f.)	44,815 s.f.	0.21
SDP-08-058 (Bank Parcel B-11)	0.80 ac. (34,845 s.f.)	4,454 s.f.	0.13
SDP-08-114 (Parcels B-7 thru B-10) B-22 & B-24	6.51 ac. (283,685 s.f.)	58,574 s.f.	0.21
SDP-04-060 (Parcels B-19 thru B-17)	17.09 ac. (743,157 s.f.)	210,100 s.f.	0.28
SDP-10-02 (Building 2A, Parcel C-25)	1.54 ac. (66,954 s.f.)	34,375 s.f.	0.51
THIS SDP (Bldgs. 7-10)	2.81 ac. (122,406 s.f.)	17,192 s.f.	0.14
SUB-TOTAL	71.70 ac. (3,166,489 s.f.)	1,014,626 s.f.	0.32
EMPLOYMENT AREA RECORDED AS R/M	15.28 ac.		
TOTAL AREA TO BE RECORDED AS EMPLOYMENT	122.00 ac.		0.35
TOTAL RECORDED EMPLOYMENT REMAINING	36.08 ac.		

① AREAS TO DATE BASED ON F-08-54 OVERALL TRACKING CHART.
② IN ACCORDANCE WITH S-06-16 (SHEET 1 "ANNUAL PHASING CHART"), A TOTAL OF 186,020 SF. OF COMMERCIAL (OFFICES & RETAIL) SPACE IS ALLOWED. WITH THE DEVELOPMENT OF THIS SDP, THE COMMERCIAL DEVELOPMENT AT MLF WOULD BE: 601 S BLDG OUT (OR 117,755 / 186,020)

DESCRIPTION OF WAIVER PETITIONS

WP-08-02
ON AUGUST 20, 2004, MP-05-12 WAS GRANTED, ALLOWING THE FOLLOWING:
1. DEVELOPMENT OF SUBDIVISION IN A CEMETERY (MP-05-12/016/16/304)
2. REMOVAL OF HUMAN REMAINS FROM A CEMETERY PRIOR TO DEVELOPMENT (WAIVER FROM SECTION 161036)

WP-07-122
WAIVER REQUEST FROM SECTION 16146 - REQUIREMENT FOR A PRELIMINARY PLAN PRIOR TO THE PLAT APPROVAL WAS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING IN A CEMETERY (WP-07-122/111) WHICH WAS GRANTED ON JUNE 18, 2007 SUBJECT TO THE FOLLOWING CONDITIONS:
1. COMPLIANCE WITH THE SERC COMMENTS ISSUED FOR THE FINAL PLAN, F-07-103 AND THE RED-LINE REVISIONS OF SDP-09-36.
2. COMPLIANCE WITH THE COMMENTS ISSUED FOR PRELIMINARY PLAN P-01-18, F-07-103 AND THE RED-LINE REVISIONS OF SDP-09-36.
3. DEVELOPMENT ENGINEERING DIVISION:
1. ADDED PARCEL C-20 TO PURPOSE NOTE.
2. APPROVED BECAUSE IT DOES NOT HAVE AN EFFECT ON STORMWATER MANAGEMENT, OR FLOOD.
3. THIS PLAN ONLY ALLOWS FOR THE CONSTRUCTION OF AN ADDITION OF A PARKING LOT.

WP-08-04
ON AUGUST 8, 2007, MP-08-04 WAS GRANTED TO WAIVE SECTION 16121(E)(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 VEHICULAR ACCESS TO OPEN SPACE LOTS 1 THRU 4 AND FOR OPEN SPACE LOTS 2 AND 4 AT THE SWM ACCESS EASEMENT TO IDENTIFY MAINTENANCE VEHICLE ACCESS TO THE SWM FACILITIES.
2. SUBJECT TO THE SERC COMMENTS ISSUED FOR PRELIMINARY PLAN P-01-18.
3. THE MINIMUM PUBLIC ROAD FRONTAGE FOR HOA OPEN SPACE LOT 2 SHALL BE INCREASED IN WIDTH FROM THE 18 FEET PRESENTLY PROPOSED ON THE WAIVER 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 FIELDS) TO ACCOMMODATE PEDESTRIAN ACCESS AND PERIODIC ACCESS FOR MAINTENANCE AND EMERGENCY VEHICLES.
5. THE PROCESSING OF THIS WAIVER REQUEST FOR THE MINIMUM OPEN SPACE FRONTAGE REQUIREMENTS FOR OPEN SPACE LOTS 1 THRU 4 AS SHOWN ON P-01-18 SHALL BE CONSIDERED AS A TEMPORARY DEFERRAL OF THE PUBLIC OR PRIVATE FRONTAGE REQUIREMENT UNTIL THE FINAL SUBDIVISION RESIDENTIAL (OR) ZONING REQUIREMENT IS ALSO PERMITTED.

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

COMMERCIAL DEVELOPMENT DESIGN CRITERIA PER S-06-16

PARCEL SIZE: NO MINIMUM OR MAXIMUM PARCEL SIZES APPLY IN THE EMPLOYMENT LAND USE AREAS.

HEIGHT
MAXIMUM BUILDING HEIGHT SHALL BE LIMITED TO 120' UNLESS APPROVED TO BE GREATER ON A SITE DEVELOPMENT PLAN BY THE HOWARD COUNTY PLANNING BOARD. ADDITIONALLY, THE FOLLOWING SHALL APPLY:
• COMMERCIAL BUILDINGS AT THE CORNER OF JOHNS HOPKINS ROAD AND MAPLE LAWN BOULEVARD SHALL NOT EXCEED THREE STORIES.
• COMMERCIAL BUILDINGS EAST OF MAPLE LAWN BOULEVARD AT THE FOCAL POINT SHALL NOT EXCEED FOUR STORIES.
• COMMERCIAL BUILDINGS IN THE BUSINESS DISTRICT WITHIN 300 FEET OF MD ROUTE 266 SHALL NOT EXCEED ONE STORY.
• COMMERCIAL BUILDINGS IN THE BUSINESS DISTRICT LOCATED BETWEEN 300 FEET AND 500 FEET FROM MD ROUTE 266 SHALL NOT EXCEED FOUR STORIES.
• COMMERCIAL BUILDINGS IN THE BUSINESS DISTRICT BEYOND 500 FEET FROM MD ROUTE 266 SHALL NOT EXCEED EIGHT STORIES ABOVE THE HIGHEST ADJOINING GRADE.
• COMMERCIAL BUILDINGS IN THE WESTSIDE DISTRICT WITHIN 300 FEET FROM MD ROUTE 266 SHALL NOT EXCEED TWO STORIES ABOVE THE HIGHEST ADJOINING GRADE.
• COMMERCIAL BUILDINGS IN THE WESTSIDE DISTRICT BEYOND 300 FEET FROM MD ROUTE 266 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 RR-81 AND M-4 DISTRICTS AS PER PETITIONERS FOR 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 DINER THEATERS, PUBLIC UTILITY USES (EXCLUDING STAND-ALONE COMMUNICATION TOWERS), GROUP CARE FACILITIES, HOUSING FOR THE ELDERLY AND/OR HANDICAPPED PERSONS, NURSING HOMES AND SHELTERED HOUSING. PARCEL A-2 MAY CONTAIN LIVE-WORK UNITS AS DEFINED IN THE OTHER RESIDENTIAL (OR) SECTION. ACCESSORY STRUCTURES AND ACCESSORY USES ARE ALSO PERMITTED.

THE FOLLOWING ADDITIONAL USES NOT REFERRED TO OR INCLUDED IN THE ABOVE USES, WHICH ARE ALLOWED BY SPECIAL EXCEPTION IN THE RR-81 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 ZONING PLAN PROVIDED, HOWEVER, THAT QUARRIES, TEMPORARY WRECKED VEHICLE STORAGE AND YARD WASTE SHALL NOT BE ALLOWED:
• PUBLIC SCHOOL BUILDINGS-TEMPORARY CONVERSION TO OTHER USES
• THEATERS, LEGITIMATE AND 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 & CREMATORIALS 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 15,000 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 18,500 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.F 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 GROSS FLOOR AREA 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 266
• 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 266.

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.A1 APPLIES:
A. BAY WINDOWS, LEAVES, FRENCH BALCONIES, PORTICOS, CORNICES, ANNINGS, SIGNS, AND SIMILAR ARCHITECTURAL ELEMENTS MAY ENCRUSH FULLY INTO ANY SETBACK.
B. ARCHES MAY ENCRUSH INTO ANY SETBACK TO WITHIN 1' OF THE PROPERTY LINE, WHERE SUCH ARCHES ARE PROPOSED, THE FRONT FACADE MAY ALIGN VERTICALLY WITH THE FRONT OF THE ARCADE, THEREBY REDUCING THE REQUIRED FRONT SETBACK ACCORDINGLY. AN ARCADE IS AN ARCHED BUILDING, OR PORTION OF A BUILDING, OR GALLERY OFTEN COVERED WITH A ROOF STRUCTURE OR BUILDING SUPPORTED BY A SERIES OF ARCHES AND/OR COLUMNS ON PIERS.

PARKING
A. A MINIMUM OF FIVE PARKING SPACES SHALL BE PROVIDED FOR EACH 1,000 SQUARE FEET OF NET LEASABLE AREA DEVOTED TO COMMERCIAL RETAIL SALES USES.
B. A MINIMUM OF 33 PARKING SPACES SHALL BE PROVIDED FOR EACH 1,000 SQUARE FEET OF NET LEASABLE AREA THAT IS DEVOTED TO OFFICE OR RESEARCH AND DEVELOPMENT USES.
C. NO PARKING REQUIREMENT IS IMPOSED UPON ANY RESTAURANT, COFFEE SHOP OR SIMILAR FACILITY CONSTRUCTED WITHIN BUILDINGS WHICH PRIMARILY SERVES TENANTS AND EMPLOYEES OF SUCH BUILDINGS, OR NEIGHBORING BUILDINGS ACCESSIBLE BY PEDESTRIANS.
D. THE PARKING SPACE SHALL BE PROVIDED FOR EACH BEDROOM CONTAINED WITHIN ANY HOTEL, INN OR SIMILAR FACILITY AND ONE PARKING SPACE SHALL BE PROVIDED FOR EACH FIVE EMPLOYEES OF SUCH FACILITY.
E. ONE PARKING SPACE SHALL BE PROVIDED FOR EACH THREE SEATS WITHIN ANY RESTAURANT, COFFEE SHOP OR SIMILAR FACILITY CONSTRUCTED WITHIN A HOTEL, INN OR SIMILAR FACILITY OR AS A FREESTANDING STRUCTURE AND ONE PARKING SPACE SHALL BE PROVIDED FOR EACH FIVE EMPLOYEES OF ANY SUCH FACILITY.
F. ONE PARKING SPACE SHALL BE PROVIDED FOR EACH TWO BEDS IN ANY HOSPITAL OR CLINIC. ONE PARKING SPACE SHALL BE PROVIDED FOR EACH EMPLOYEE ON A MAJOR SHIFT, AND EIGHT PARKING SPACES SHALL BE PROVIDED FOR EACH DOCTOR TREATING OUTPATIENTS ON A MAJOR SHIFT.
G. INDUSTRIAL USES:
WAREHOUSE: 0.5 SPACES PER 1,000 SQUARE FEET 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
H. 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

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, AND IN/OUT OF THE PUBLIC R/W.

REDUCTIONS IN PARKING REQUIREMENTS ARE PERMITTED PURSUANT TO THE HOWARD COUNTY ZONING REGULATIONS SECTIONS 133.D (PARKING STUDIES), 133.E (SHARED PARKING) AND 133.F (TRIP REDUCTION PLANS).

PARKING TABULATION SUMMARY

COMMERCIAL TYPE USE	RESTAURANT	RETAIL	OFFICE	RETAIL	EXISTING PARCELS (SDP-04-46)
REQUIRED PARKING SPACES	26	60	70	54	154
TOTAL PARKING REQUIRED	210 SPACES				
PARKING SPACES PROVIDED	46	71	24	10	193
TOTAL PARKING PROVIDED	241 SPACES (excess of 50 spaces)				

THE SHARED ACCESS AND PARKING AGREEMENT IS RECORDED AT LTR194.F.353. SEE SHEET 4 FOR THE PARKING ANALYSIS.

ADDRESS and PERMIT INFORMATION CHART

BUILDING ADDRESS:	BUILDING #	SECTION/AREA	PARCELS
	BUILDING-1 (PARCEL B-18)	B-18 WESTSIDE BOULEVARD	B-18 THRU B-21
	BUILDING-8 (PARCEL B-19)	845 WESTSIDE BOULEVARD	
	BUILDING-9 (PARCEL B-20)	Bldg. 9 110 East Market Place	
	BUILDING-10 (PARCEL B-21)	1110 East Market Place	

SUBDIVISION NAME:	SECTION/AREA	PARCELS
MAPLE LAWN FARMS	WESTSIDE DISTRICT - AREA 1	PARCELS B-18 THRU B-21
PLAT NOS. 1990203 & 21436-21438	ZONE	TAX MAP BLOCK
	MXD-3	41 21 5
		ELEC. DIST. 5
		CENSUS TRACT 609102
WATER CODE: E21	SEWER CODE:	
	7645000	

APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE: MAY 20, 2010

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT
Walter P. Steinhilber, County Health Officer, 1/10/2011

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Thomas G. Smith, Director, 2/3/11
Walter P. Steinhilber, Chief, Division of Land Development, 2/23/11
Walter P. Steinhilber, Chief, Development Engineering Division, 1/12/11

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTSMVILLE OFFICE PARK
BURTSMVILLE, MARYLAND 20868
TEL: 301-421-4024 FAX: 301-421-4024

1/18/2011 REMOVE BLDGS 7 & 10 FROM THIS SDP. UPDATE CHARTS ACCORDINGLY. UPDATE FAR CHART
2/3/2011 REVISED PARKING TABULATION SUMMARY
10/10/2011 REVISED PARKING TABULATION SUMMARY & REV. BLDG. NO. 8 ADDRESS

PREPARED FOR:
G&R WESSLE, LLC. (Owner/Developer)
SUITE 300 WOODHOLME CENTER
1829 REGISTER TOWN RD
BALTIMORE, MD 21208
ATTN: MARK BENNETT
410-484-8400

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 12875
EXPIRATION DATE: MAY 28, 2012
12-7-10

COVER SHEET

MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 1
Parcels B-18 thru B-21
(Offices, Retail Stores and Restaurant)

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	07088
DATE	TAX MAP - GRID	SHEET
DEC./2010	41 - 21	1 OF 12
	46 - 384	

PLAT Nos. 21436-21438, TAX MAP 41 & 46, P/O PARCEL No. 116
HOWARD COUNTY, MARYLAND

LIGHTING FIXTURE SCHEDULE			
SYMBOL	DESCRIPTION	LUMENS	MOUNTING
●	GARDCO LIGHTING, TYPE 3 SINGLE (1) *4003* 618-3XL-400MH	36000	25' POLE
■	GARDCO LIGHTING, TYPE 3 180 DEG (2) *4003* 618-3XL-400MH	36000	25' POLE
◆	GARDCO LIGHTING, TYPE 3 40 DEG (2) *4003* 618-3XL-400MH	36000	25' POLE

EXTERIOR LIGHTING NOTES:

- A PARTIALLY SHIELDED FIXTURE SHALL BE CONSTRUCTED AND INSTALLED IN SUCH A MANNER THAT LESS THAN 0.5 PERCENT OF THE LIGHT IS PROJECTED ABOVE THE HORIZONTAL PLANE THROUGH THE LOWEST PART OF THE LAMP, AS CERTIFIED BY THE LIGHTING MANUFACTURER OR A PHOTOMETRIC TEST REPORT.
- LIGHT TRESPASS ONTO A PROPERTY IN THE "RR" ZONING DISTRICT, OR ONTO A PROPERTY IN THE MXD DISTRICT DESIGNATED FOR DEVELOPMENT OF EQUIVALENT LAND USES, SHALL BE LIMITED TO 0.10 FOOT CANDLES.

SITE DEVELOPMENT PLAN LEGEND	
366	EXISTING CONTOUR
300	PROPOSED 2 FT. CONTOUR LINE (EVEN)
000	PROPOSED INTERMEDIATE (ODO) PAVEMENT CONTOUR
63.4L	PROPOSED SPOT ELEVATION
MEX.	MATCH EXISTING
—	EXISTING STORM DRAIN
—	PROPOSED STORM DRAIN
M	M - MANHOLE
I	I - INLET
S	S - SUB
EX. S.S.	EXISTING SANITARY SEWER
8% (priv.)	SANITARY SEWER (PRIVATE)
EX. W.P.	WATERLINE (PUBLIC)
W.P.	W.P. (PRIVATE)
—	EXISTING FIRE HYDRANT
—	NEW FIRE HYDRANT
—	EXISTING CURB & GUTTER
—	CONCRETE BARRIER CURB (DET. 3/4)
—	CONCRETE CURB & GUTTER (DET. 2/4)
—	GUTTER PAN
—	FACE OF CURB
—	FRONT OF CURB
—	BACK OF CURB
—	EDGE OF PAVING
—	CONCRETE/PAVER SIDEWALK (DET. 5/4)
—	EASEMENT AREA (SHADED)
—	NUMBER OF PARKING SPACES
—	EXISTING LIGHT FIXTURES & POLE
—	PROPOSED LIGHT FIXTURES & POLE
—	LIMIT OF GRADING DISTURBANCE
—	EXISTING BGE POLES
T	TRANSFORMER
—	TELEPHONE LINE
—	CABLE TV
ECC	ELECTRIC LINE ENCASED
ECU	ELECTRIC LINE UNENCASED
G	GAS LINE
—	KNEE WALL

NOTES:

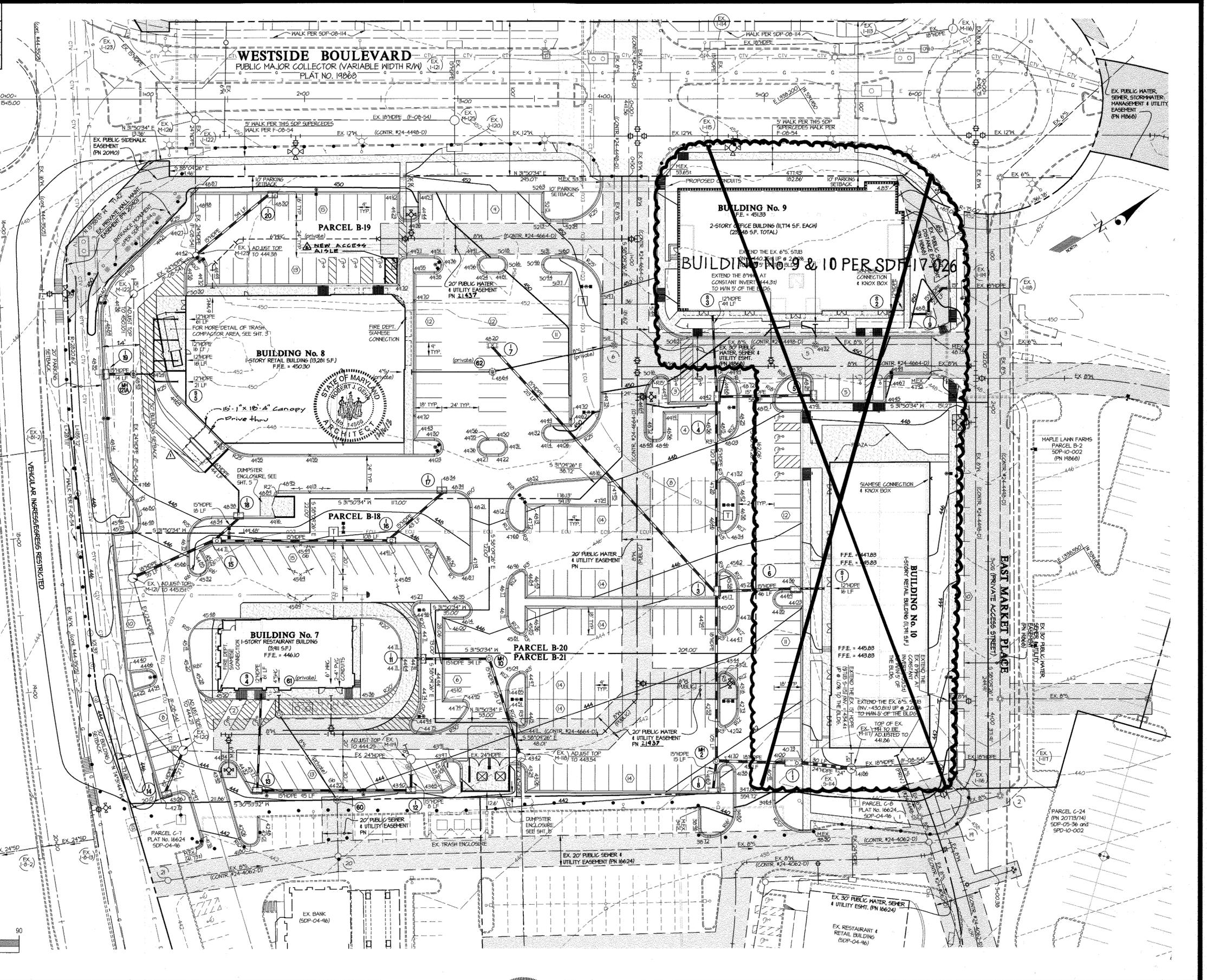
- UNLESS NOTED OTHERWISE, PROPOSED SPOT ELEVATIONS ALONG THE CONCRETE CURB & GUTTER ARE TO THE FLOW LINE (BOTTOM OF CURB) AT THE POSITIVE CORNERS AND TERMINATIONS.
- ALL ON-SITE PAVING AND ROADWAYS ARE PRIVATE.
- ALL ON-SITE STORM DRAIN ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED. THE ON-SITE WATER IS PRIVATELY MAINTAINED, EXCEPT THE PORTION OF THE 6"X4" 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".
- FOR INFORMATION ON THE PUBLIC PORTION OF THE WATER AND SEWER EXTENSION TO BE CONSTRUCTED UNDER THE DEVELOPERS AGREEMENT ASSOCIATED WITH THIS SDP, SEE DPW CONTRACT NO. 24-4664-D.
- ON THIS NOTED OTHERWISE, ALL PLAN DIMENSIONS ARE TO THE FACE OF STRUCTURE (BUILDINGS, CURB, ETC.). DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL BETWEEN ITEMS, UNLESS NOTED OTHERWISE.
- UNLESS NOTED OTHERWISE, ALL CURB RADII ARE 5' (FACE OF CURB @ THE FLOW LINE).
- THE BUILDINGS ARE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM AND THE WATER METERS ARE LOCATED INSIDE THE BUILDINGS.
- FOR OVERALL PARKING (ON PARCELS B-18 THRU C-2) AND ANALYSIS, SEE SHEET 4.
- SEE SHEET 3 FOR MOSE SITE INFORMATION (QUIETING, HANDICAP ACCESSIBILITY, ADDITIONAL SITE DIMENSIONS, DETAIL GRADING, ETC.).
- A KNOX BOX IS REQUIRED TO BE PLACED ON THE FRONT OF EACH BUILDING (NO. 1, NO. 8, & NO. 9) AND NO. 10. 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.
- THE LOADING, UNLOADING, DELIVERIES AND MOVE IN/OUT CAN ONLY OCCUR OUTSIDE OF NORMAL BUSINESS HOURS OF OPERATION FOR BUILDINGS 8, 9 & 10.
- THE SHARED PARKING AND FACILITIES AGREEMENT IS RECORDED AT L.7104 F.353 (SEE SHEET 4 FOR THE "PARKING ANALYSIS").

APPROVED
PLANNING BOARD OF HOWARD COUNTY
 DATE **MAY 20, 2010**

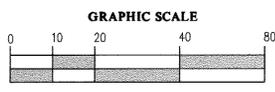
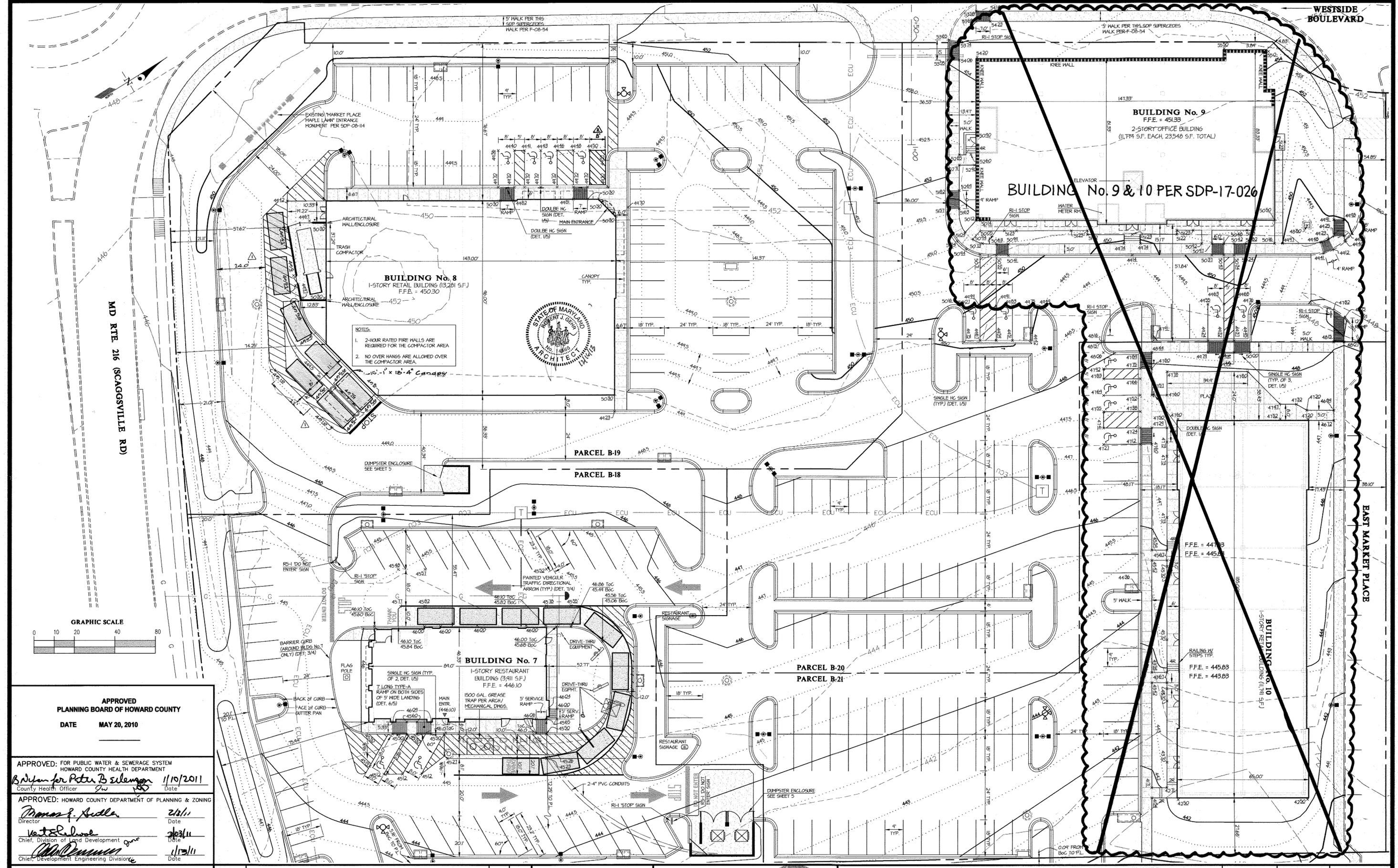
APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEM
 HOWARD COUNTY HEALTH DEPARTMENT
William for Peter Beilenger 1/10/2011
 County Health Officer

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Thomas G. Butler 2/3/11
 Director
Kate Pulawa 2/3/11
 Chief, Division of Land Development
Michael... 1/13/11
 Chief, Development Engineering Division

GLWGUTSCHICK LITTLE & WEBER, P.A.			
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS			
3809 NATIONAL DRIVE - SUITE 250 - BURTONTWILLE OFFICE PARK			
BURTONTWILLE, MARYLAND 20886			
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186			
L:\CADD\DRAWINGS\03067\07088\SDP\07088-SDP.dwg	DES. MGT	DRN. KLP	CHK. CKG
1/18/2011	Remove Bldg 9-10 from this SDP		
07/03/2010	ADDED ACCESS AISLE, REV. PARKING	JL	
10/19/2011	Add drive-thru to bldg. no. 8 - rev. parking	KLP	
DATE	REVISION	BY	APPR.



PREPARED FOR: G&R WESSEL, LLC. (Owner/Developer) SUITE 300 WOODHOLME CENTER 1829 REGISTERSTOWN RD BALTIMORE, MD 21208 ATTN: MARK BENNETT 410-484-8400	PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12875. EXPIRATION DATE: MAY 28, 2012 12-7-10	SITE DEVELOPMENT PLAN MAPLE LAWN FARMS WESTSIDE DISTRICT - AREA 1 Parcels B-18 thru B-21 Offices, Retail Stores and Restaurant) PLAT Nos. 21534-21534A TAX MAP 41 & 46, P/O PARCEL No. 116	SCALE 1"=30'	ZONING MXD-3	G. L. W. FILE No. 07088
DATE	REVISION	DATE	TAX MAP - GRID 41 - 21 46 - 3&4	SHEET 2 OF 12	SDP-10-067



APPROVED
PLANNING BOARD OF HOWARD COUNTY
 DATE **MAY 20, 2010**

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEM
 HOWARD COUNTY HEALTH DEPARTMENT
Bridget for Peter B. Seligson 1/10/2011
 County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Thomas J. Swidler 2/1/11
 Director Date
Vestel R. ... 2/23/11
 Chief, Division of Land Development Date
... 1/13/11
 Chief, Development Engineering Division Date

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

1/18/07	Remove Bldgs 9 & 10 from this sdp	gt
03/05/09	ADDED ACCESS AISLE, REV. PARKING	JRY
12/10/10	Added drive thru to bldg 8	KLP
DATE	REVISION	BY
		APPR.

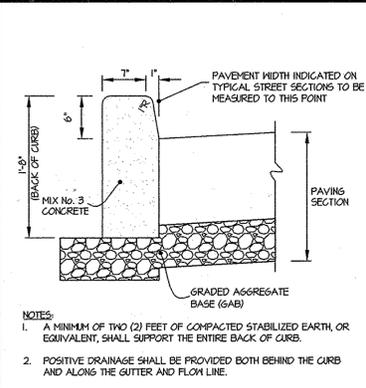
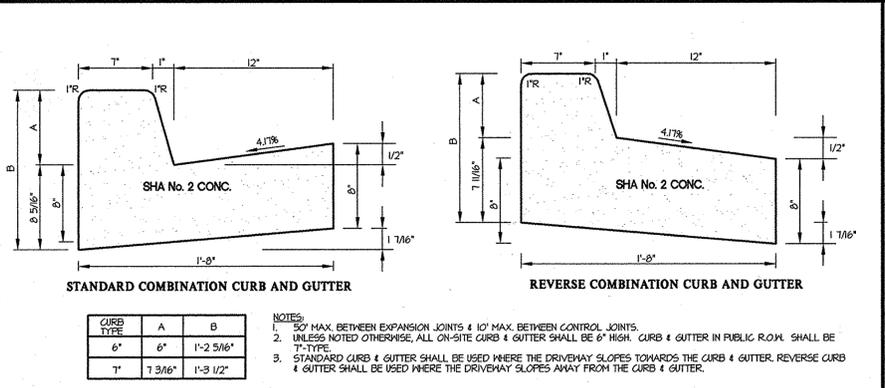
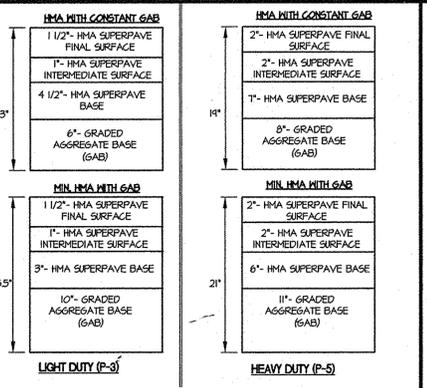
PREPARED FOR:
 G&R WESSEL, LLC. (Owner/Developer)
 SUITE 300 WOODHOLME CENTER
 1829 REGISTERSTOWN RD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS
 WERE PREPARED OR APPROVED BY
 ME, AND THAT I AM A DULY LICENSED
 PROFESSIONAL ENGINEER UNDER THE
 LAWS OF THE STATE OF MARYLAND,
 LICENSE NO. 12975
 EXPIRATION DATE: MAY 28, 2012
 12-7-10



DRIVE-THRU QUEUING and HANDICAP ACCESSIBILITY DETAILS
MAPLE LAWN FARMS
 WESTSIDE DISTRICT - AREA 1
 Parcels B-18 thru B-21
 (Office, Retail Stores and Restaurant)
 PLAT Nos. 21431-21436 TAX MAP 41 & 46, P/O PARCEL No. 116
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	07088
DATE	TAX MAP - GRID	SHEET
DEC./2010	41 - 21 46 - 3&4	3 OF 12



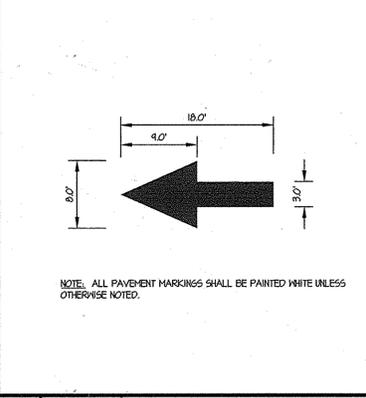
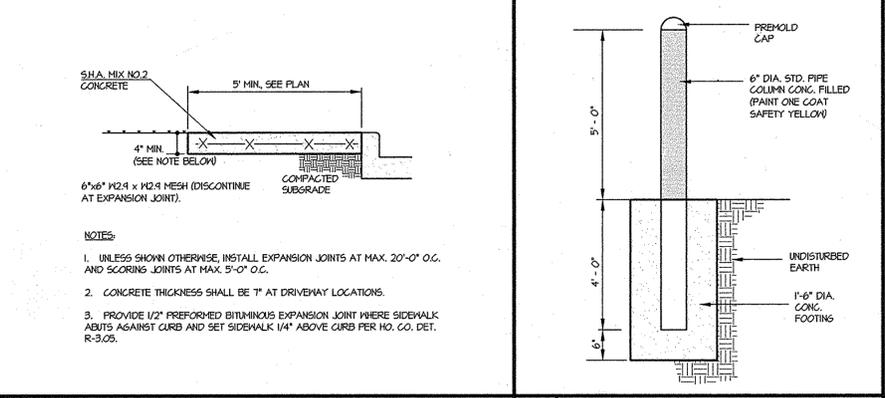
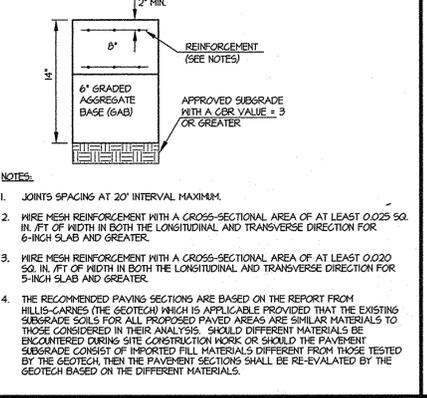
NOTE: DEPENDING ON THE CURB VALUES OBTAINED IN THE FIELD, THE PAVING SECTIONS MAY BE REVISED, IF APPROVED BY A PROFESSIONAL SOILS ENGINEER.

NOTES:
1. A MINIMUM OF TWO (2) FEET OF COMPACTED STABILIZED EARTH, OR EQUIVALENT, SHALL SUPPORT THE ENTIRE BACK OF CURB.
2. POSITIVE DRAINAGE SHALL BE PROVIDED BOTH BEHIND THE CURB AND ALONG THE GUTTER AND FLOW LINE.

1 BITUMINOUS PAVING SECTIONS NO SCALE

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

3 CONCRETE BARRIER CURB NO SCALE



4 VEHICULAR CONCRETE PAVING SECTIONS NO SCALE

5 TYPICAL SIDEWALK SECTION NO SCALE

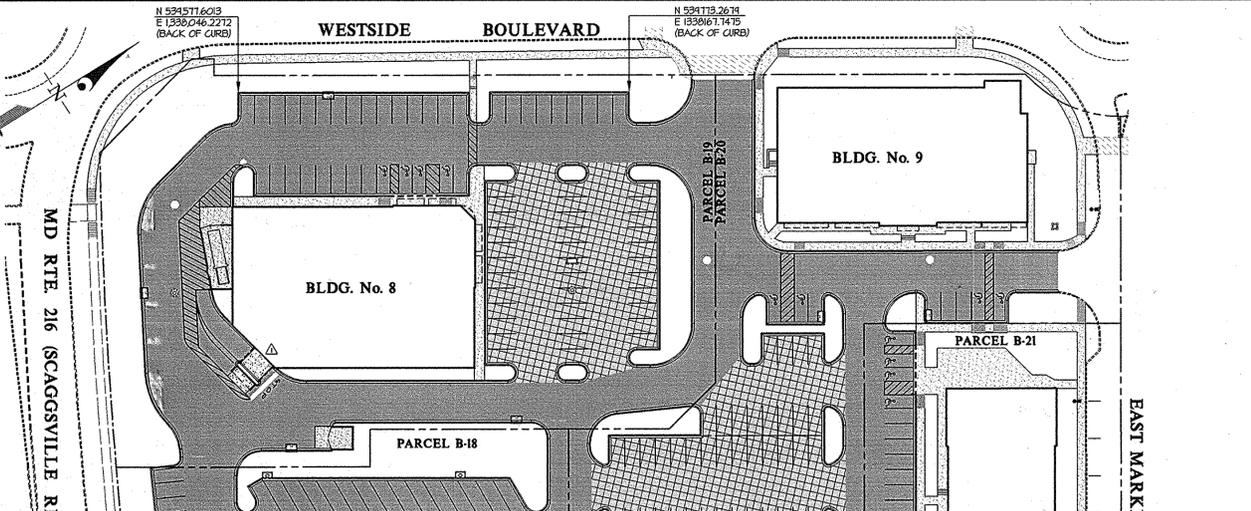
7 PAINTED VEHICULAR TRAFFIC DIRECTIONAL ARROW NO SCALE

LEGEND

- LIGHT BITUMINOUS PAVING (DET. 1/4) (3,12) 5/1
- HEAVY BITUMINOUS PAVING (DET. 1/4) (3,12) 5/1
- EXISTING PAVEMENT TO BE MILLED AND OVERLAID (PER R-108)
- DPH R-8.03 CONCRETE PAVING (DET. 2/4) (501) 5/1
- SIDEWALK (DET. 5/4) (6,623) 5/1
- EXISTING CURB TO BE REMAIN
- EXISTING CURB TO BE REMOVED (41) LF
- TYPE-A CURB & GUTTER (DET. 2/4) (5,068) LF
- CONCRETE BARRIER CURB (DET. 3/4) (350) LF

NOTE: ALL CURB IS TYPE-A CURB & GUTTER (DET. 1/5) UNLESS OTHERWISE NOTED.

GRAPHIC SCALE
0 25 50



APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE **MAY 20, 2010**

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT
B. N. Paster County Health Officer Date **1/10/2011**

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Thomas J. J. J. J. Director Date **2/3/11**
V. J. J. J. Chief, Division of Land Development Date **2/23/11**
M. J. J. J. Chief, Development Engineering Division Date **1/13/11**

PAVING DELINEATION PLAN SCALE: 1" = 50'

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTOWNSVILLE OFFICE PARK
BURTOWNSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-421-4186

PREPARED FOR:
G&R WESSEL, LLC. (Owner/Developer)
SUITE 300 WOODHOLM CENTER
1829 RESISTERSTOWN RD
BALTIMORE, MD 21208
ATTN: MARK BENNETT
410-484-8400

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. 12273
EXPIRATION DATE: MAY 26, 2012

DATE: 12-7-10

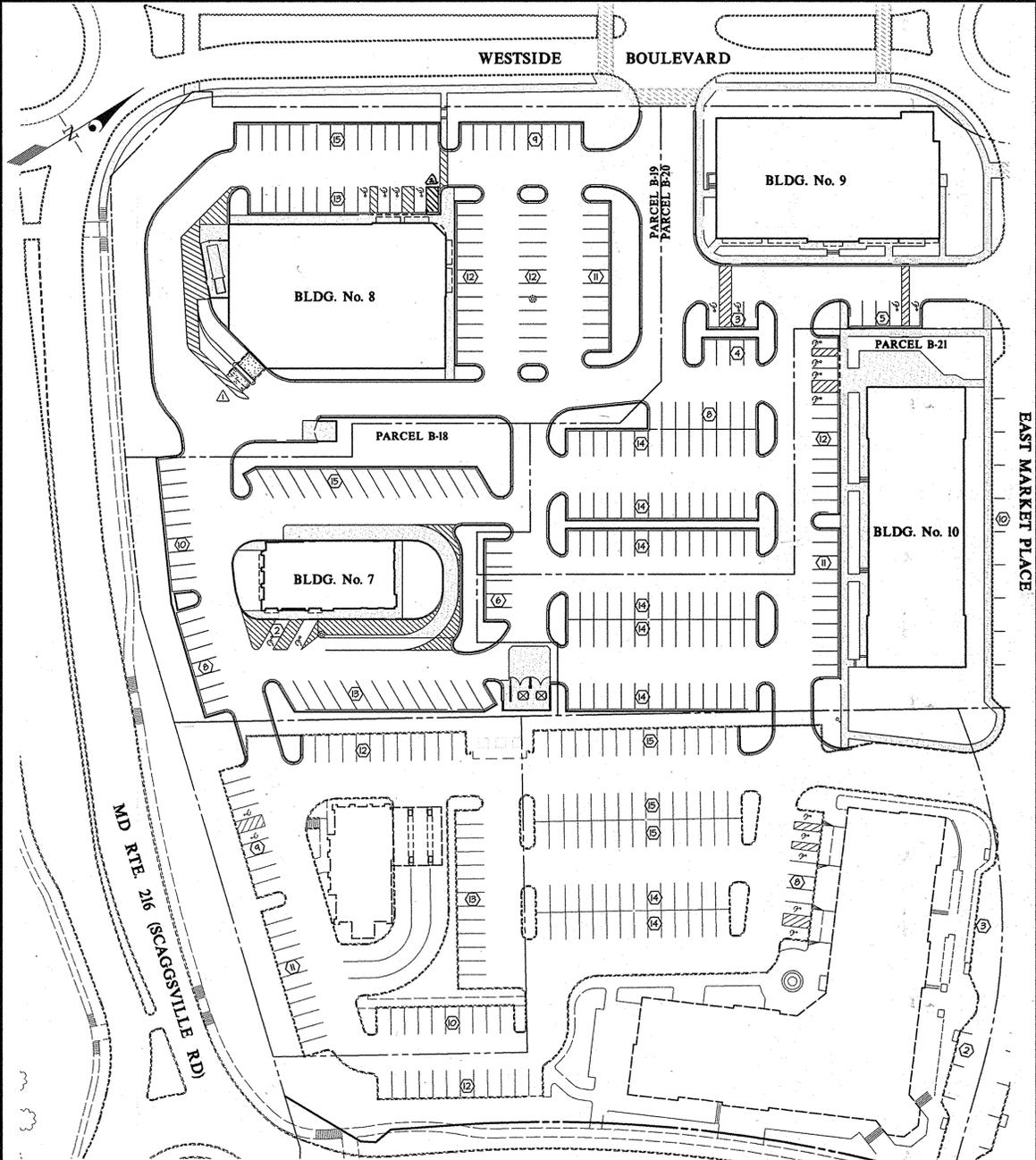
MAPLE LAWN FARMS - Overall Parking Tabulation for Parcels C7, C8 and B-18 thru B-21

Bldg. Area (gross s.f.)	Bldg. Area (net s.f. at 90% or number of seats for restaurants and dinner theater)	CSP (S-06-16, sheet 12 of 15) required parking ratio (per net 1000) or by number of seats & employees	Parking spaces required	Parcel B-18 Bldg-7 (fast food restaurant)		Parcel B-19 Bldg-8 (retail)		Parcel B-20 (Bldg-9) Office		Parcel B-21 Retail Bldg-10		Total for Parcels B18-B21 (Buildings Nos. 7-10)		Parcel C-7 Existing Bank (SDP-04-96)		Parcel C-8 (SDP-04-96)		Total for Parcels C7 & C8		Overall Total (Parcels B18 - B21 and C7-C8)			
				Ex. Retail	Ex. Restaurant	Ex. Retail	Ex. Restaurant	Office	Office	Ex. Retail	Ex. Restaurant	Retail	Restaurant	Bank	Parking	Retail	Restaurant	Bank	Parking				
3,911	75	13,281	11,774	11,774	11,791	52,531	3,400	10,941	9,746	24,087	36,013	23,548	13,657	3,400	32,412	21,194	12,291	3,060	388	388	388	388	
11,853	10,597	10,597	10,612	43,834	3,060	9,847	243	141	5	7	153	153	153	153	153	153	153	153	153	153	153		
5.0	3.3	3.3	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0		
28	60	35	35	54	212	16	50	88	154	164	70	110	16	388	388	388	388	388	388	388	388		
40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
2	4	4	4	4	14	2	4	4	14	2	4	4	14	2	4	4	14	2	4	4	14		
48	65	65	78	78	212	16	50	88	154	164	70	110	16	388	388	388	388	388	388	388	388		
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
48	65	65	78	78	212	16	50	88	154	164	70	110	16	388	388	388	388	388	388	388	388		

DATE: 12/03/2013
ADDED ACCESS AISLE, REV. PARKING
DATE: 10/18/11
ADDED DRIVE THRU TO PLAN VIEWS; REV. PARKING TABULATION

DATE: 12-7-10
BY: JRY
CHK: klp
APPR:

ELECTION DISTRICT No. 5



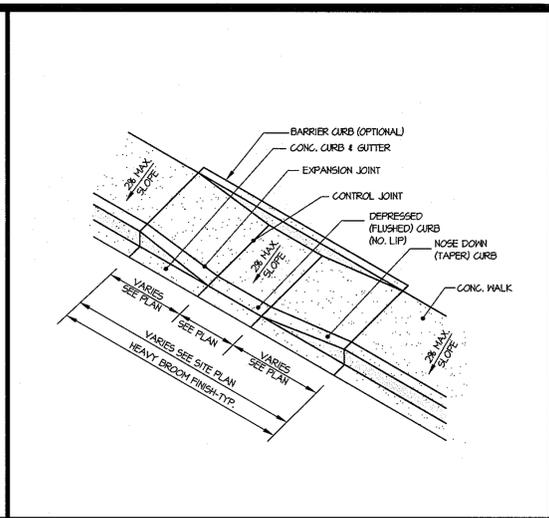
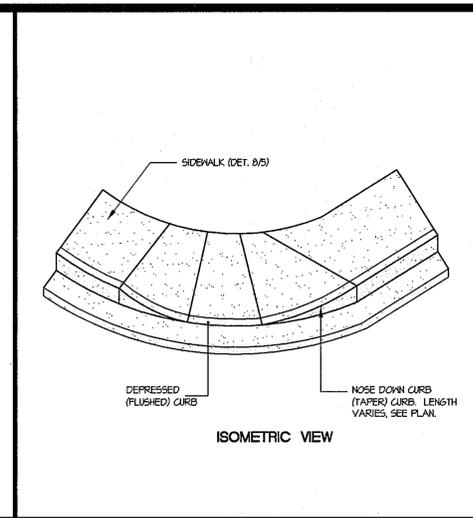
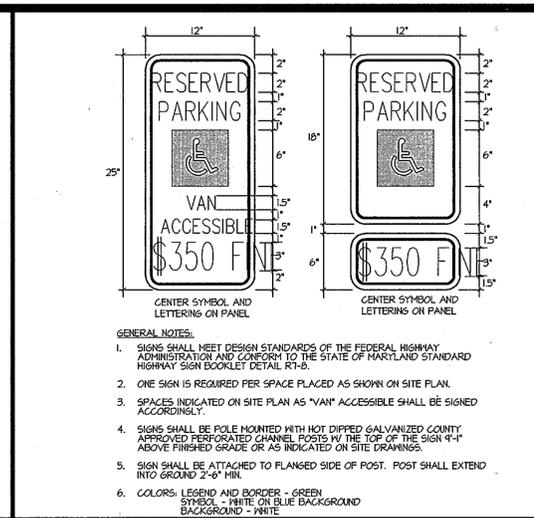
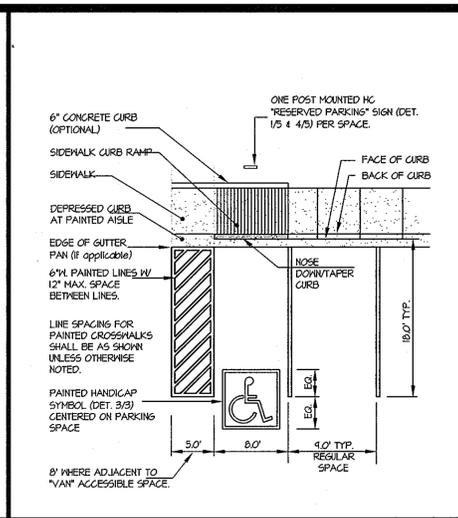
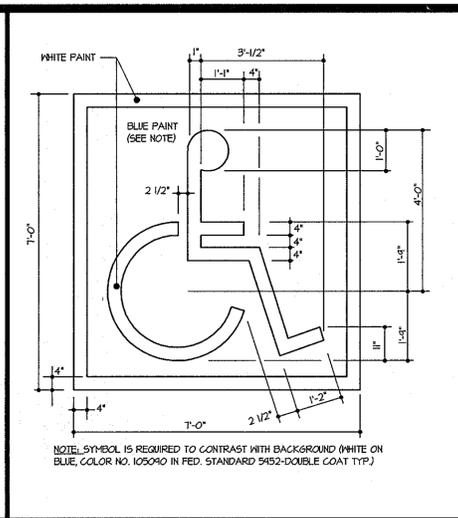
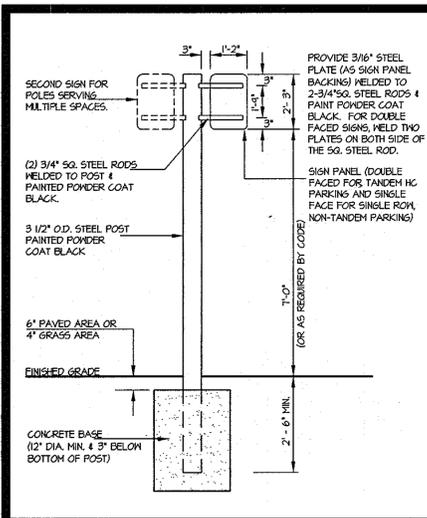
NOTE: Some of the existing parking spaces on adjacent Parcels C7 and C8 are eliminated in order to provide direct vehicular access with Parcel B18 thru B21. Even though Parcels C7 and C8 are short one space due to the access connections, there are enough overall parking spaces to meet the demand of all 6 parcels. The shared parking and facility agreement is recorded under L 7789 F 353.

MAPLE LAWN FARMS - Overall Parking Tabulation for Parcels C7, C8 and B-18 thru B-21

Bldg. Area (gross s.f.)	Bldg. Area (net s.f. at 90% or number of seats for restaurants and dinner theater)	CSP (S-06-16, sheet 12 of 15) required parking ratio (per net 1000) or by number of seats & employees	Parking spaces required	Parcel B-18 Bldg-7 (fast food restaurant)		Parcel B-19 Bldg-8 (retail)		Parcel B-20 (Bldg-9) Office		Parcel B-21 Retail Bldg-10		Total for Parcels B18-B21 (Buildings Nos. 7-10)		Parcel C-7 Existing Bank (SDP-04-96)		Parcel C-8 (SDP-04-96)		Total for Parcels C7 & C8		Overall Total (Parcels B18 - B21 and C7-C8)			
				Ex. Retail	Ex. Restaurant	Ex. Retail	Ex. Restaurant	Office	Office	Ex. Retail	Ex. Restaurant	Retail	Restaurant	Bank	Parking	Retail	Restaurant	Bank	Parking				
3,911	75	13,281	11,774	11,774	11,791	52,531	3,400	10,941	9,746	24,087	36,013	23,548	13,657	3,400	32,412	21,194	12,291	3,060	388	388	388	388	
11,853	10,597	10,597	10,612	43,834	3,060	9,847	243	141	5	7	153	153	153	153	153	153	153	153	153	153	153		
5.0	3.3	3.3	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0		
28	60	35	35	54	212	16	50	88	154	164	70	110	16	388	388	388	388	388	388	388	388		
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2	4	4	4	4	14	2	4	4	14	2	4	4	14	2	4	4	14	2	4	4	14		
48	65	65	78	78	212	16	50	88	154	164	70	110	16	388	388	388	388	388	388	388	388		
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
48	65	65	78	78	212	16	50	88	154	164	70	110	16	388	388	388	388	388	388	388	388		

PAVING DELINEATION and PARKING ANALYSIS
MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 1
Parcels B-18 thru B-21
(Offices, Retail Stores and Restaurant)
PLAT Nos. 21436-21438 TAX MAP 41 & 46, P/O PARCEL No. 116
HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN
ZONING: MXD-3
G. L. W. FILE No.: 07088
DATE: DEC./2010
TAX MAP - GRID: 41 - 21, 46 - 3&4
SHEET: 4 OF 12



1 POST & SIGN DETAIL FOR PARKING RESTRICTION SIGN NO SCALE

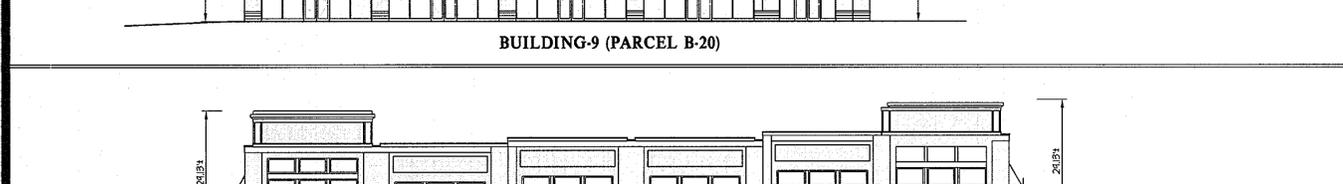
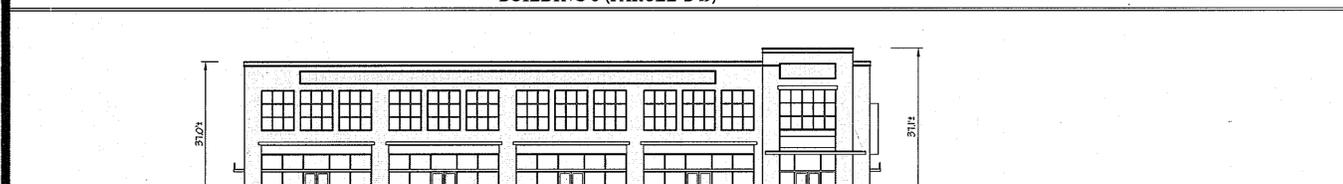
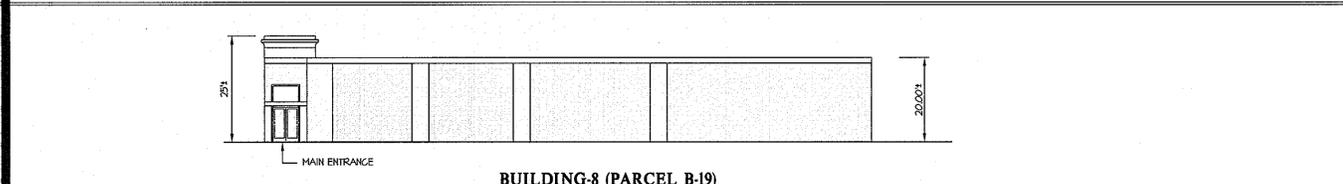
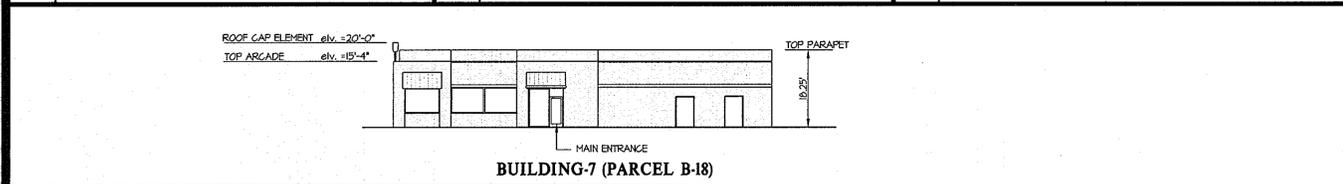
2 HANDICAP SPACE STENCIL LAYOUT NO SCALE

3 PARKING SPACE LAYOUT NO SCALE

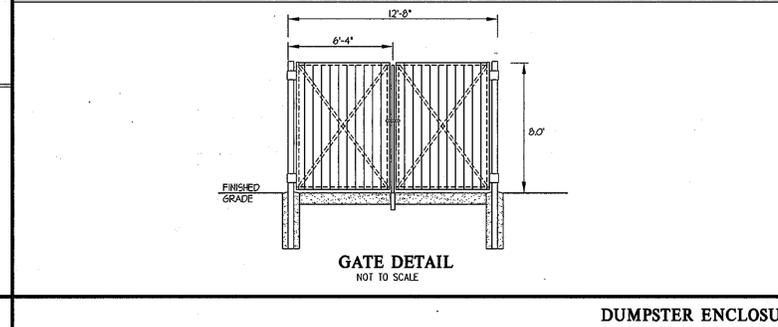
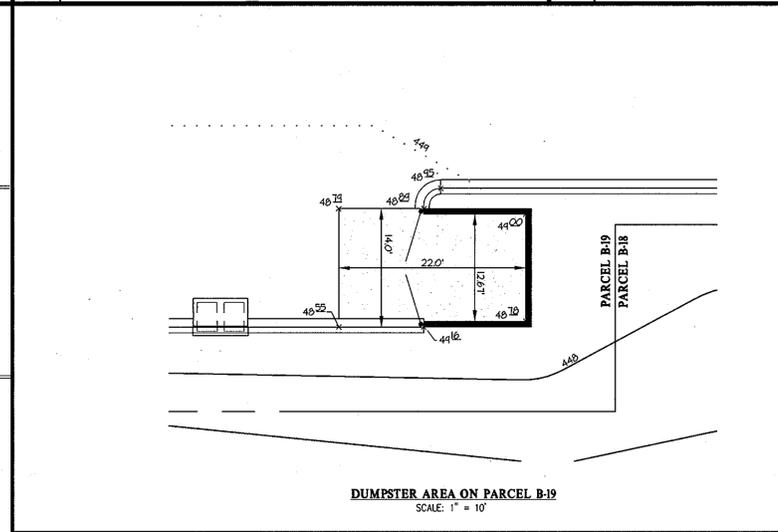
4 HANDICAP PARKING SIGNS DETAIL NO SCALE

5 TYPICAL CURB/NOSE DOWN TAPER AT INTERSECTION

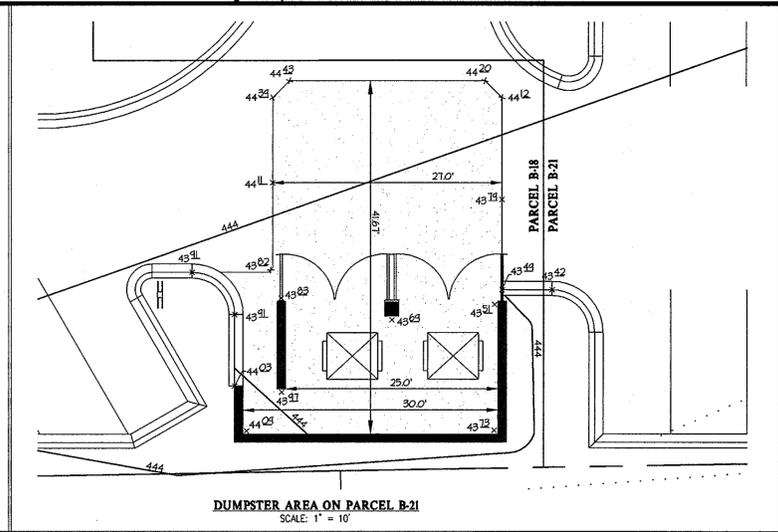
6 TYPE-A HANDICAP RAMP DETAIL



BUILDING ELEVATIONS SCALE: 1" = 20'



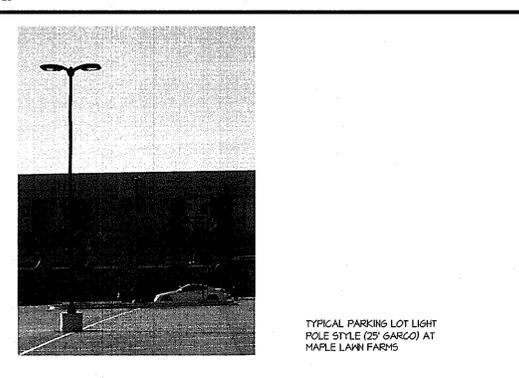
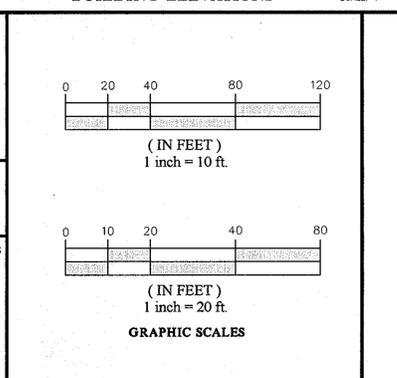
DUMPSTER ENCLOSURE DETAILS AS SHOWN



APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE MAY 20, 2010

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT
County Health Officer Date 1/10/2011

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director Date 2/3/11
Chief, Division of Land Development Date 2/23/11
Chief, Development Engineering Division Date 1/12/11



GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 253 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:
G&R WESSEL, LLC. (Owner/Developer)
SUITE 300 WOODHOLME CENTER
1829 REISTERSTOWN RD
BALTIMORE, MD 21208
ATTN: MARK BENNETT
410-484-8400

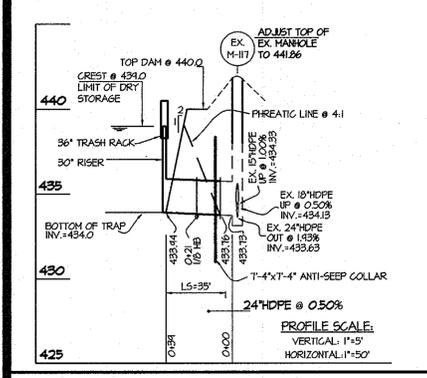
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975
EXPIRATION DATE: MAY 26, 2012

SITE DETAILS
MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 1
Parcels B-18 thru B-21
(Offices, Retail Stores and Restaurant)
PLAT Nos. 21436-21438 TAX MAP 41 & 46, P/O PARCEL No. 116
HOWARD COUNTY, MARYLAND

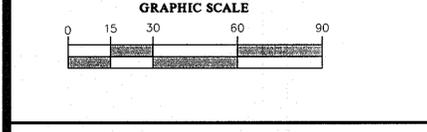
SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	07088
DATE	TAX MAP - GRID	SHEET
DEC./2010	41 - 21 46 - 3&4	5 OF 12

LEGEND

- +86.02 PROPOSED SPOT ELEVATION
- 800 EXISTING CONTOUR
- 800 PROPOSED CONTOUR THIS PHASE
- ← EXISTING EARTH DIKE (PER F-08-55)
- SF PROPOSED SILT FENCE
- SSF PROPOSED SUPER SILT FENCE
- LOD • LIMIT OF DISTURBANCE
- RRP RIP RAP PROTECTION
- RRP RIP RAP INFLOW PROTECTION
- RPS REMOVABLE PUMPING STATION
- SCE STABILIZED CONSTRUCTION ENTRANCE



- 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 MEETING. DURATION: 1 DAY.
 2. INSTALL THE STONE CONSTRUCTION ENTRANCES (SCE), SILT FENCE (-SF-) AND SUPER SILT FENCE (-SSF-). INSTALL THE SEDIMENT TRAP AND THE EARTH DIKE. DURATION: 2-3 DAYS
 3. WITH PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR, BEGIN SITE GRADING AND BRING THE SITE TO THE APPROPRIATE SUB-GRADE. LIMIT THE INITIAL GRADING WORK TO JUST WHAT IS NECESSARY FOR PARCEL B-19 IF THE CONSTRUCTION OF BUILDING-1 IS WELL IN ADVANCE OF THE OTHER 3 BUILDINGS. SEE THE "INITIAL PAVING FOR THE CONSTRUCTION OF BUILDING-1 ON SHEET". DURATION: 2 WEEKS OF GRADING WORK, 1 FOR THE INITIAL WORK ON PARCEL B-19 AND 1 FOR THE REMAINDER OF THE SITE.
 4. INITIAL UTILITY AND BUILDING CONSTRUCTION EXCEPT WHERE THE TRAP IS LOCATED. FOR THE CONSTRUCTION OF BUILDING-1 IN ADVANCE OF THE OTHER 3 BUILDINGS, INSTALL THE STORM DRAIN FROM EX. M-110 TO I-1, I-5 AND I-6 (WITH A SECTION OF PIPE STRUT INTO I-5 AND I-6). DURATION: 4 TO 12 MONTHS.
 5. INSTALL THE CURB/GUTTER AND BASE PAVING THAT ARE NOT OCCUPIED BY THE SEDIMENT TRAP AND PERIMETER DEVICES. THIS CAN BE COORDINATED AND DONE ANYTIME WITH S.O.C. #4. DURATION: 2 WEEKS.
 6. WITH PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR AND THE ANTICIPATION OF CLEAR WEATHER DURING THE TIME NEEDED TO COMPLETE THE ITEMS, REMOVE THE EARTH DIKE AND CONSTRUCT THE REMAINING CURB AND PAVING TO CONNECT WITH THE ADJACENT PARCEL C-1 (EX. BANK). DURATION: 4 DAYS.
 7. WITH PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR AND THE ANTICIPATION OF CLEAR WEATHER DURING THE TIME NEEDED TO COMPLETE THE ITEMS, CONSTRUCT THE IMPROVEMENTS IN THE AREA OF THE SEDIMENT TRAP. THE WORK WILL INCLUDE, BUT IS NOT LIMITED TO: BACKFILL THE SEDIMENT TRAP, CONSTRUCT STORM DRAIN THAT WERE DELAYED, CURB AND GUTTER AND BASE PAVING (WHICH INCLUDES CONNECTING TO PARCEL C-1). FLUSH AND PUMP CLEAN ALL THE STORM DRAINS CONSTRUCTED PRIOR TO REMOVING THE TRAP. DURATION: 5 DAYS.
 8. WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ANY REMAINING SEDIMENT CONTROL DEVICES AND STABILIZE ANY DISTURBED AREAS AS A RESULT. DURATION: 2 DAYS
 9. INSTALL TOP ASPHALT COURSE AND PAVING MARKINGS. DURATION: 4-5 DAYS.
 10. COMPLETE BUILDING INTERIOR AND OBTAIN OCCUPANCY PERMITS.



APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE **MAY 20, 2010**

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT

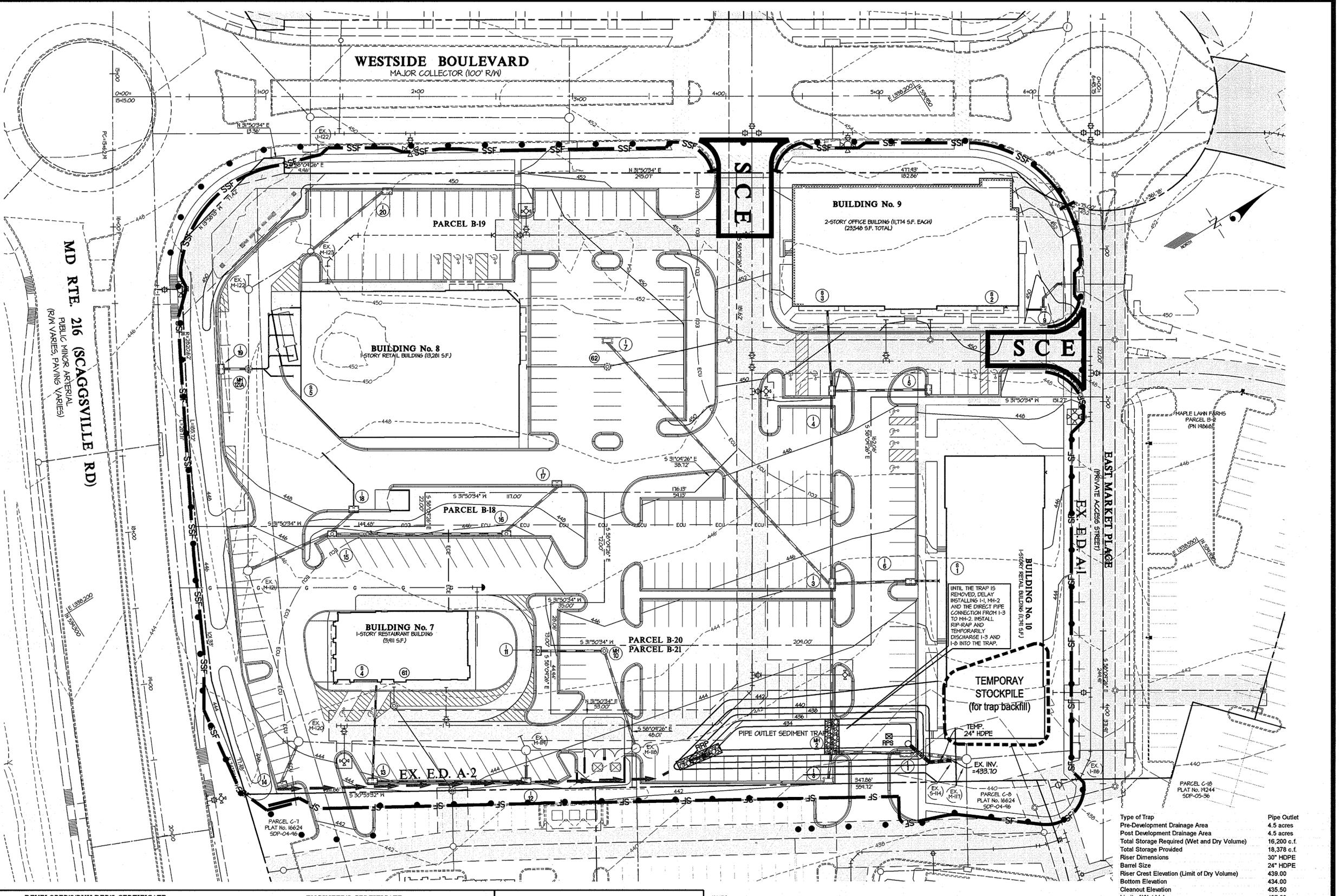
Debra J. Peter 11/10/2011
County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Thomas J. Butler 12/11
Director Date

Kurt Shelton 12/11
Chief, Division of Land Development Date

John J. ... 11/21
Chief, Development Engineering Division Date



DEVELOPERS/BUILDERS CERTIFICATE

"I HEREBY 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 M.D.E."

Michael H. ... 12/2/10
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 12-7-10
HOWARD S.O.D. DATE

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

John R. Robertson 12/14/10
HOWARD S.O.D. DATE

- NOTES:**
1. TEMPORARY SWM IS PROVIDED BY THE EXISTING BASIN/SWM FACILITY CONSTRUCTED UNDER F-08-54 & 55.
 2. COORDINATE THE CONSTRUCTION WORK ON THIS PLAN SET WITH F-08-54/55 & SDP-08-14

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

Type of Trap	4.5 acres	Pipe Outlet	4.5 acres
Pre-Development Drainage Area	4.5 acres	Post Development Drainage Area	4.5 acres
Total Storage Required (Wet and Dry Volume)	16,200 c.f.	Total Storage Provided	18,378 c.f.
Riser Dimensions	30" HDPE	Barrel Size	24" HDPE
Riser Crest Elevation (Limit of Dry Volume)	439.00	Bottom Elevation	434.00
Cleanout Elevation	435.50	Limit of Wet Volume	437.00
Bottom Dimensions	120' x 15'	Pre-Development 1 Year Discharge	N/A
Post-Development 1 Year Discharge (Unmanaged)	N/A	Post-Development 1 Year Discharge (Managed)	N/A
Wet Volume Required	8,100 c.f.	Wet Volume Provided	8982 c.f. @ 437.00
Dry Volume Required	8100 c.f.	Dry Volume Provided	9396 c.f. @ 439.00

GLWGUTSCHICK LITTLE & WEBER, P.A.
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BURTONVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/WA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

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SUITE 300 WOODHOLME CENTER
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EXPIRATION DATE: MAY 26, 2012

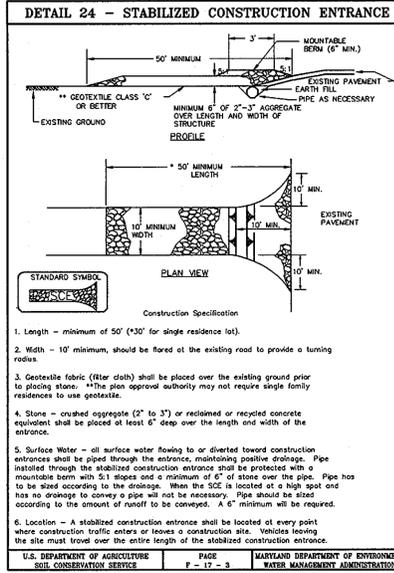
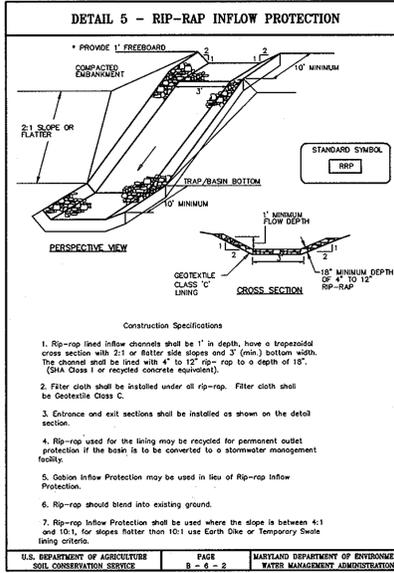
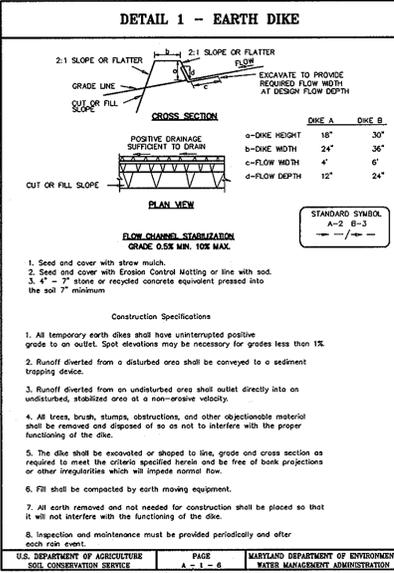
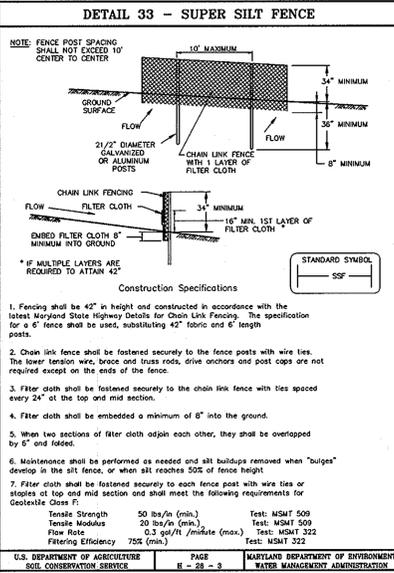
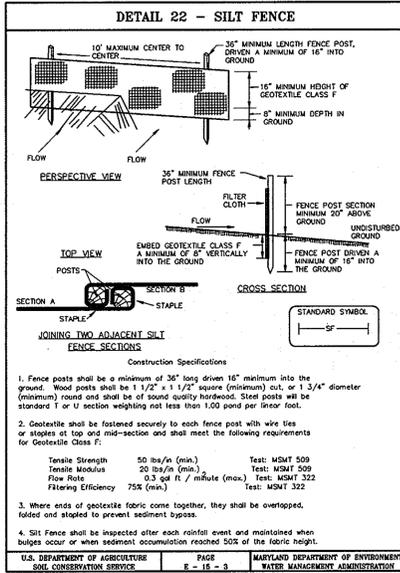
John R. Robertson 12-7-10
HOWARD S.O.D. DATE

SEDIMENT CONTROL PLAN
MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 1
Parcels B-18 thru B-21
(Offices, Retail Stores and Restaurant)
PLAT Nos. 21436-21438, TAX MAP 41 & 46, P/O PARCEL No. 116

SCALE: 1" = 30'
ZONING: MXD-3
G. L. W. FILE No.: 07088

DATE: DEC./2010
TAX MAP - GRID: 41 - 21, 46 - 3&4
SHEET: 6 OF 12

HOWARD COUNTY, MARYLAND



STANDARD AND SPECIFICATIONS FOR TOPSOIL

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

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

CONDITIONS WHERE PRACTICE APPLIES
 I. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPE WHERE:
 A. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
 B. THE SOIL MATERIAL IS 50 SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUOUS 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.

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

CONSTRUCTION AND MATERIAL SPECIFICATIONS
 I. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE RESPECTIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SSS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENT STATION. TOPSOIL SHALL 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 AUTHORITY.
 REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF SANDS, STONES, SLAGS, COALS, STICKS, ROCKS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
 B. TOPSOIL MUST BE FREE OF PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NITROSE, 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 4-8 TONS/ACRE (200-400 POUNDS PER 1000 SQUARE FEET) PRIOR TO THE TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH LIME APPLICATION OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES:
 III. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
 A. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).
 IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
 A. ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER & LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
 1. PH FOR TOPSOIL SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL CONCENTRATES A PH OF LESSER THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE PH TO 6.5 OR HIGHER.
 2. ORGANIC CONTENT OF TOPSOIL SHALL BE GREATER THAN 1% PERCENT BY WEIGHT.
 3. TOPSOIL HAVING SOLUBLE SALT CONTENTS GREATER THAN 15 PERCENT SHALL NOT BE USED.
 4. NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN WITH SOIL STABILIZANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (4 DAYS MIN) TO PERMIT DEGRADATION OF PHOTO-TOXIC MATERIALS.
 5. ACCEPTABLE - APPLY 2 TONS PER ACRE DELOMITIC LIMESTONE (42 LB/5000 SQUARE FEET) AND 600 LBS PER ACRE OF 10-10-10 FERTILIZER (IN LB/5000 SQ FT) BEFORE SEEDING. HARRON OR DISC INTO UPPER THREE INCHES OF SOIL. AT THE TIME OF SEEDING, APPLY 400 LBS PER ACRE 30-0-0 UREA-FORM FERTILIZER (IN LB/5000 SQ FT).
 6. ACCEPTABLE - APPLY 2 TONS PER ACRE DELOMITIC LIMESTONE (42 LB/5000 SQUARE FEET) AND 1000 LBS PER ACRE OF 10-10-10 FERTILIZER (2 LB/5000 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 OF 14 LB/5000 SQ FT OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LB/5000 SQ FT OF KEEPING LOVEGRASS AND 2 LBS PER ACRE OF 105 LB/5000 SQ FT OF KEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROJECT SITE BY OPTION (1) 2 TONS PER ACRE OF HELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOD. OPTION (3) SEED WITH 60 LB/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 LB/5000 SQ FT) OF UNROTTED NEED-FREE SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 216 GALLONS PER ACRE OF 6 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 6 FEET OR HIGHER, USE 348 GALLONS PER ACRE (6 GAL/1000 SQ FT) FOR ANCHORING.
 MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS, REPLACEMENTS AND RESEEDINGS.
 TEMPORARY SEEDING NOTES
 APPLY TO GRADED OR CLEARED AREA NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-TERM VEGETATIVE COVER IS NEEDED.
 SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENED).
 SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES
 (1) PREFERRED - APPLY 2 TONS PER ACRE DELOMITIC LIMESTONE (42 LB/5000 SQUARE FEET) AND 600 LBS PER ACRE OF 10-10-10 FERTILIZER (IN LB/5000 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 OF 14 LB/5000 SQ FT OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LB/5000 SQ FT OF KEEPING LOVEGRASS AND 2 LBS PER ACRE OF 105 LB/5000 SQ FT OF KEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROJECT SITE BY OPTION (1) 2 TONS PER ACRE OF HELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOD. OPTION (3) SEED WITH 60 LB/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 LB/5000 SQ FT) OF UNROTTED NEED-FREE SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 216 GALLONS PER ACRE OF 6 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 6 FEET OR HIGHER, USE 348 GALLONS PER ACRE (6 GAL/1000 SQ FT) FOR ANCHORING.
 MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS, REPLACEMENTS AND RESEEDINGS.
 TEMPORARY SEEDING NOTES
 APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE RE-DISTURBED WHERE SHORT-TERM VEGETATIVE COVER IS NEEDED.
 SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENED).
 SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (IN LB/5000 SQ FT).
 SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30, AND FROM AUGUST 1 THRU OCTOBER 15, SEED WITH 2-1/2 BUHEL PER ACRE OF ANNUAL RYE (32 LB/5000 SQ FT). FOR THE PERIOD MAY 1 THRU AUGUST 31, SEED WITH 3 LBS PER ACRE OF KEEPING LOVEGRASS (10 LB/5000 SQ FT) FOR THE PERIOD NOVEMBER 16 THRU FEBRUARY 28, PROJECT SITE BY APPLYING 2 TONS PER ACRE OF HELL 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 LB/5000 SQ FT) OF UNROTTED NEED-FREE SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 216 GALLONS PER ACRE OF 6 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 6 FT OR HIGHER, USE 348 GAL PER ACRE (6 GAL/1000 SQ FT) FOR ANCHORING.
 REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING. HOWARD COUNTY HEALTH DEPARTMENT IN COOPERATION WITH THE UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES. REVISED 2012.

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) 319-1855

2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH ALL LOCAL, STATE AND FEDERAL STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THEREOF.

3. 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.

4. ALL SEDIMENT TRAPBASINS SHOWN MUST BE FENCED AND MARKING SIGNS POSTED THROUGHOUT THEIR PERIMETER IN ACCORDANCE WITH V.L.G. 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 1974 MARYLAND 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 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.

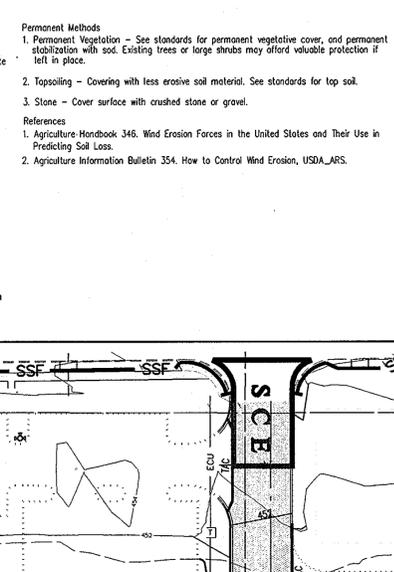
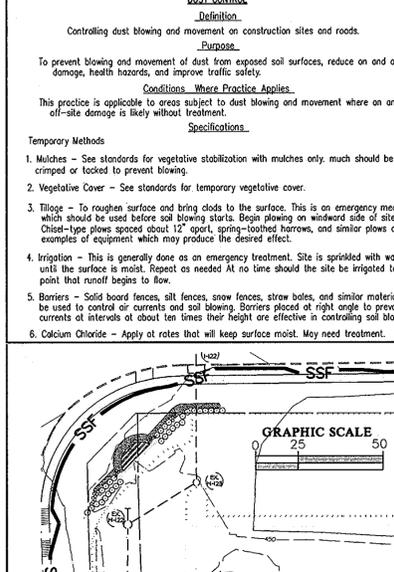
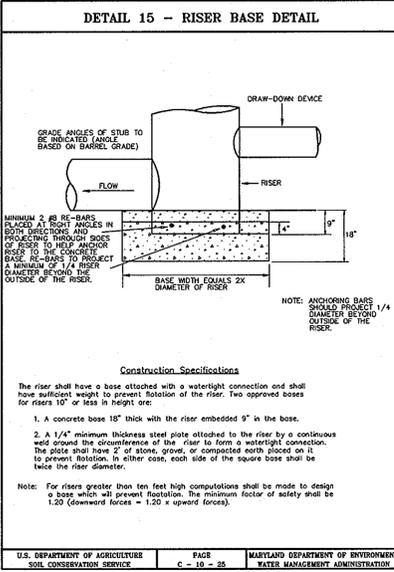
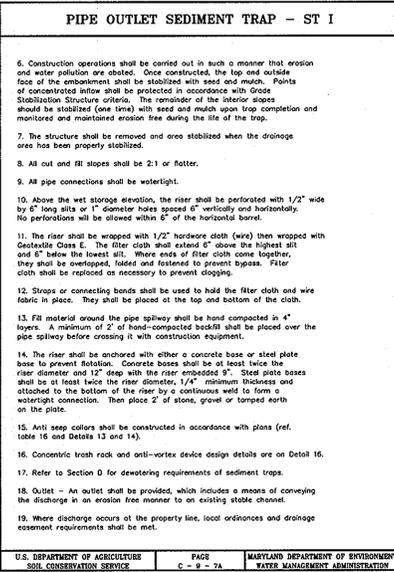
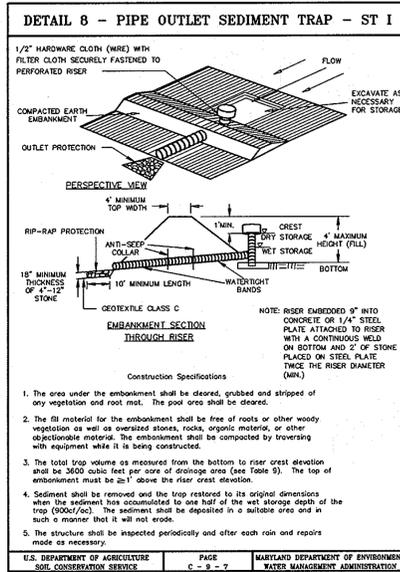
TOTAL AREA OF SITE: 5,404 ACRES
 AREA DISTURBED: 5,621 ACRES
 AREA TO BE ROOFED OR PAVED: 4,281 ACRES
 AREA TO BE VEGETATIVELY STABILIZED: 1,371 ACRES
 TOTAL CUT: 5,600 CU. YDS.
 TOTAL FILL: 5,600 CU. YDS.
 OFF-SITE WASTE/BORROW AREA LOCATION: NONE

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

8. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED IF DEEMED NECESSARY BY THE HOWARD COUNTY DPM SEDIMENT CONTROL INSPECTOR.

9. 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 APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.

10. TRUCKS FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO 5 PIPE LENGTHS OR THAT WHICH SHALL BE BACKFILLED AND STABILIZED WITHIN 1 WORKING DAY, WHICHEVER IS SHORTER.



NOTES

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

2. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).

3. TOPSOIL APPLICATION
 A. WHEN TOPSOILING, MAINTAIN NEED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSION, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BARRIERS.

4. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS FROZEN OR MIDDY CONDITION WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDING PREPARATION.

5. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBERT 4'-0" HIGHER IN ELEVATION.

6. 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 SEEDING 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.

7. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS FROZEN OR MIDDY CONDITION WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDING PREPARATION.

8. 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 FARMER 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 OF 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.
 3. COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/500 SQUARE FEET.

9. COMPOSTED SLUDGE SHALL BE APPLIED WITH A POTASSIUM FERTILIZER APPLIED AT A RATE OF 4LB/500 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING. HOWARD COUNTY HEALTH DEPARTMENT IN COOPERATION WITH THE UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES. REVISED 2012.

PERMANENT SEEDING NOTES

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

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

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES
 (1) PREFERRED - APPLY 2 TONS PER ACRE DELOMITIC LIMESTONE (42 LB/5000 SQUARE FEET) AND 600 LBS PER ACRE OF 10-10-10 FERTILIZER (IN LB/5000 SQ FT) BEFORE SEEDING. HARRON OR DISC INTO UPPER THREE INCHES OF SOIL.
 (2) ACCEPTABLE - APPLY 2 TONS PER ACRE DELOMITIC LIMESTONE (42 LB/5000 SQUARE FEET) AND 1000 LBS PER ACRE OF 10-10-10 FERTILIZER (2 LB/5000 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 OF 14 LB/5000 SQ FT OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LB/5000 SQ FT OF KEEPING LOVEGRASS AND 2 LBS PER ACRE OF 105 LB/5000 SQ FT OF KEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROJECT SITE BY OPTION (1) 2 TONS PER ACRE OF HELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOD. OPTION (3) SEED WITH 60 LB/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 LB/5000 SQ FT) OF UNROTTED NEED-FREE SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 216 GALLONS PER ACRE OF 6 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 6 FEET OR HIGHER, USE 348 GALLONS PER ACRE (6 GAL/1000 SQ FT) FOR ANCHORING.
 MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS, REPLACEMENTS AND RESEEDINGS.

TEMPORARY SEEDING NOTES

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

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

SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (IN LB/5000 SQ FT).
 SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30, AND FROM AUGUST 1 THRU OCTOBER 15, SEED WITH 2-1/2 BUHEL PER ACRE OF ANNUAL RYE (32 LB/5000 SQ FT). FOR THE PERIOD MAY 1 THRU AUGUST 31, SEED WITH 3 LBS PER ACRE OF KEEPING LOVEGRASS (10 LB/5000 SQ FT) FOR THE PERIOD NOVEMBER 16 THRU FEBRUARY 28, PROJECT SITE BY APPLYING 2 TONS PER ACRE OF HELL 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 LB/5000 SQ FT) OF UNROTTED NEED-FREE SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 216 GALLONS PER ACRE OF 6 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 6 FT OR HIGHER, USE 348 GAL PER ACRE (6 GAL/1000 SQ FT) FOR ANCHORING.

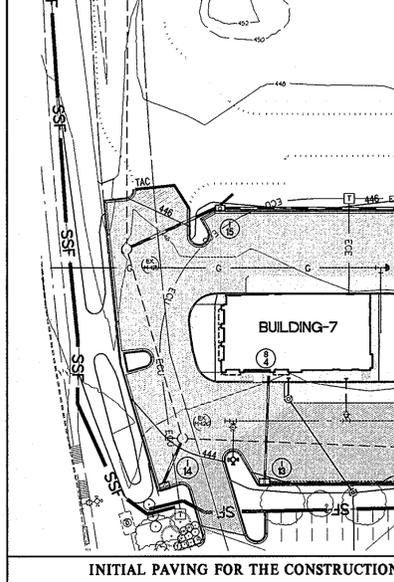
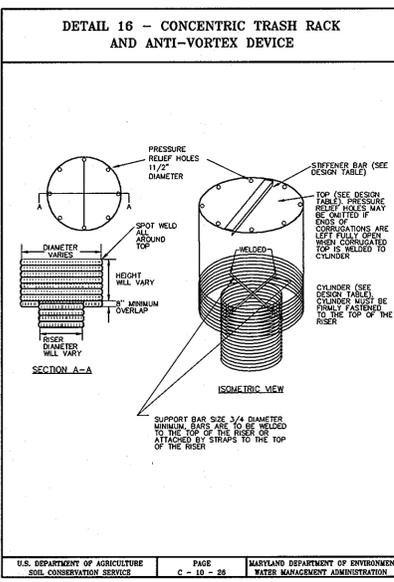
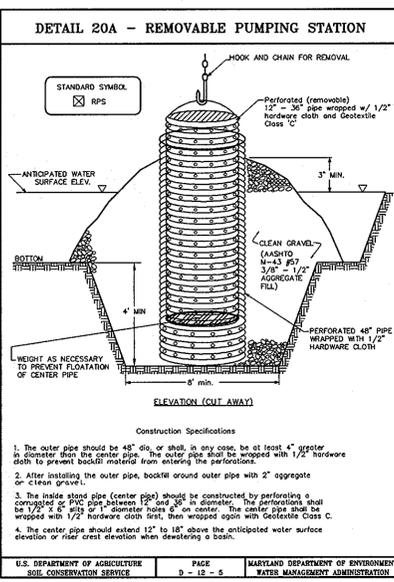
THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

John R. Roberts
 HOWARD S.C.D. DATE 12/14/10

APPROVED
PLANNING BOARD OF HOWARD COUNTY
 DATE MAY 20, 2010

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEM
 HOWARD COUNTY HEALTH DEPARTMENT
B. N. Naylor for Peter Bailew
 County Health Officer DATE 1/10/2011

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Thomas & Keutler DATE 2/3/11
Kurt Schaefer DATE 1/10/11
 Chief, Division of Land Development
William DATE 1/13/11
 Chief, Development Engineering Division



SEDIMENT CONTROL NOTES AND DETAILS

MAPLE LAWN FARMS
 WESTSIDE DISTRICT - AREA 1
 Parcels B-18 thru B-21
 (Offices, Retail Stores and Restaurant)
 PLAT Nos. 21436-21438, TAX MAP 41 & 46, P/O PARCEL No. 116
 HOWARD COUNTY, MARYLAND

ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD COUNTY HEALTH DEPARTMENT AND THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND NATURAL RESOURCES. I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 120276. EXPIRATION DATE: MAY 26, 2012.

John R. Roberts
 Engineer's Signature DATE 12-7-10

DEVELOPER/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

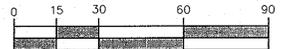
DRAINAGE AREAS			
AREA (No.)	D.A. (ACRES)	% IMP. (%)	C _s (---)
I-1	0.27	40	0.78
I-2	0.28	40	0.78
I-3	0.71	40	0.78
I-4	0.23	40	0.78
I-5	0.51	40	0.78
I-6	0.25	40	0.78
I-7	0.27	40	0.78
I-8	0.08	40	0.78
I-4	0.06	25	0.78
I-10	0.14	40	0.78
I-11	0.18	40	0.78
I-12	0.16	40	0.78
I-13	0.02	40	0.78
S-1	0.18	100	0.78
S-2	0.14	100	0.78
S-3	0.13	100	0.78
S-4	0.22	100	0.78
S-5	0.18	100	0.78
S-6	0.14	100	0.78
S-115	0.04	100	0.78
I-121	0.11	0	0.78
I-122	0.17	50	0.78
EX. 122	0.22	40	0.78
EX. 120	0.21	40	0.78
EX. 115	0.15	40	0.78
EX. 116	0.13	40	0.78
EX. 114	0.33	40	0.78

NOTES:
 1. THIS IS A REDEVELOPMENT SITE. IT HAS PREVIOUSLY MASS GRADED UNDER F-08-54 (ALL MAN-MADE SOIL).

LEGEND

--- STORM DRAIN DRAINAGE DIVIDE

GRAPHIC SCALE



APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE MAY 20, 2010

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEM
 HOWARD COUNTY HEALTH DEPARTMENT

Peter Beilman 11/10/2011
 County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

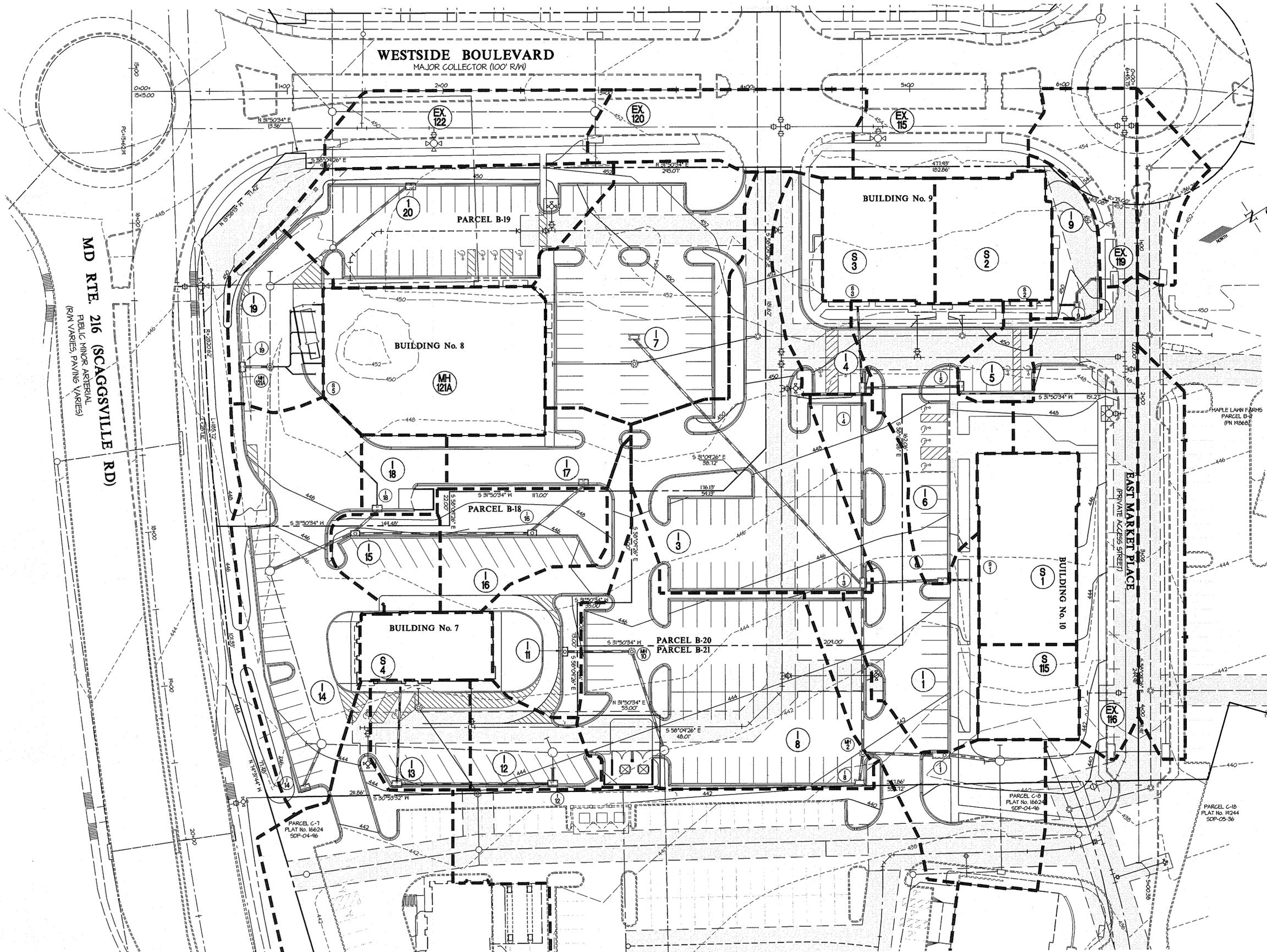
Thomas & Butler 2/3/11
 Director Date

Vet. Shouline 2/10/11
 Chief, Division of Land Development Date

Chad Lussman 1/13/11
 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/VA: 301-989-2524 FAX: 301-421-4186

WESTSIDE BOULEVARD
 MAJOR COLLECTOR (100' R/W)



PREPARED FOR:
 C&R WESSEL, LLC. (Owner/Developer)
 SUITE 300 WOODHOLME CENTER
 1025 REGISTERED RD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

PROFESSIONAL CERTIFICATION

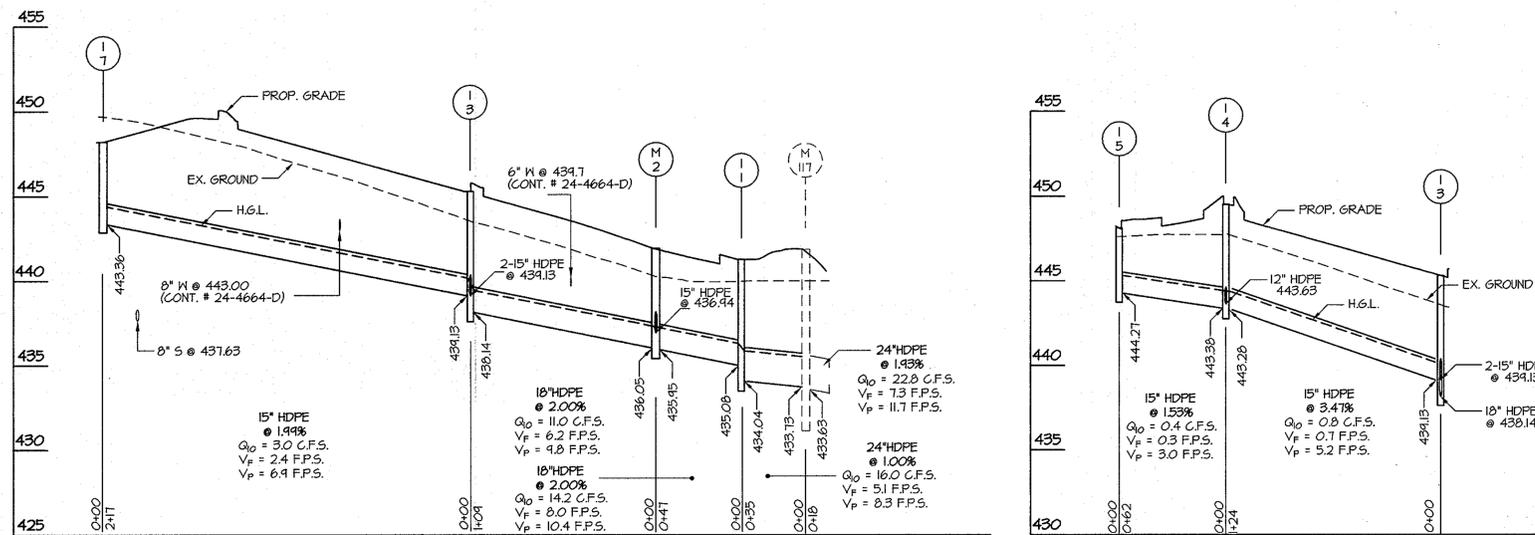
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975, EXPIRATION DATE: MAY 28, 2012



STORM DRAIN DRAINAGE AREA MAP

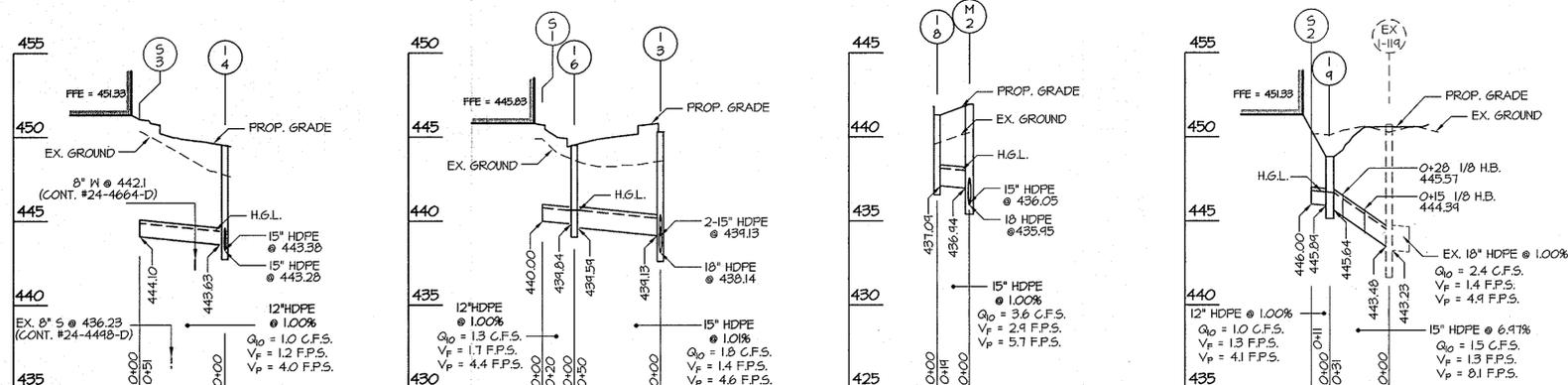
MAPLE LAWN FARMS
 WESTSIDE DISTRICT - AREA 1
 Parcels B-18 thru B-21
 (Offices, Retail Stores and Restaurant)
 PLAT Nos. 21455-21458, TAX MAP 41 & 46, P/O PARCEL No. 116
 HOWARD COUNTY, MARYLAND

SCALE 1"=30'	ZONING MXD-3	G. L. W. FILE No. 07088
DATE DEC./2010	TAX MAP - GRID 41 - 21 46 - 3&4	SHEET 8 OF 12



NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION				INVERT				STD. DETAIL	LOCATIONS	REMARKS
			PROPOSED		AS-BUILT		PROPOSED		AS-BUILT				
			UPPER	LOWER	UPPER	LOWER	UPPER	LOWER	UPPER	LOWER			
I-1	A-10	3'-6"	441.23	440.73			435.06	434.04			HO. CO. D-4.03	N 534,717 E 1,330,566	
I-3	DOUBLE 'S' COMB. INLET	---	445.61	445.17			439.13	438.14			MD-3719.04	N 534,734 E 1,330,448	
I-4	DOUBLE 'S' COMB. INLET	---	450.42	444.92			443.63	443.26			MD-3719.04	N 534,800 E 1,330,341	
I-5	DOUBLE 'S' COMB. INLET	---	448.41	447.91			---	444.21			MD-3719.04	N 534,852 E 1,330,312	
I-6	DOUBLE 'S' COMB. INLET	---	444.86	444.36			439.84	439.54			MD-3719.04	N 534,716 E 1,330,414	
I-7	DOUBLE 'S' INLET	---	448.20	---			---	443.36			HO. CO. D-4.23	N 534,642 E 1,330,235	
I-8	DOUBLE 'S' COMB. INLET	---	441.61	441.17			---	437.04			MD-3719.04	N 534,662 E 1,330,556	
I-4	'S' INLET	---	448.80	---			445.84	445.64			HO. CO. D-4.22	N 534,444 E 1,330,368	
MH-2	STD. 5' MANHOLE	5'-0"	---	441.93			436.94	435.95			HO. CO. 6-513	N 534,674 E 1,330,540	
EX. MH-17	EX. MANHOLE	---	SEE NOTE 3 BELOW	---			433.73	433.63			---	---	

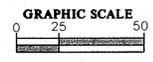
- NOTES:
- COORDINATE POINT GIVEN IS TO THE CENTERLINE OF STRUCTURE AT THE FACE OF CURB FOR 'A' TYPE INLETS AND 'S' COMBINATION INLETS. COORDINATE POINT IS TO THE CENTERLINE OF MANHOLES AND 'S' INLETS.
 - ALL CONCRETE STRUCTURES ARE TO BE PRE-CAST.
 - SEE PLAN VIEW FOR REVISED ELEVATION FOR EXISTING MANHOLE RIMS.
 - THE STRUCTURE SCHEDULE IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN VALUES SHOWN ON THE SCHEDULE AND THOSE SHOWN ON THE PLAN & PROFILES, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION PRIOR TO PRECASTING.



PIPE SCHEDULE			
SIZE	TYPE	QUANTITY (L.F.)	REMARKS
12"	HDPE	76	
15"	HDPE	480	
18"	HDPE	148	
24"	HDPE	31	

HDPE INDICATES HIGH DENSITY POLYETHYLENE PIPE, SUCH AS N-12 BY ADS, OR HI-Q BY HANCOX OR AN APPROVED EQUAL. TRENCH BEDDING TO BE PROVIDED PER HOWARD COUNTY DETAIL G 2.01, 'TRENCH FOR P.V.C. PIPE AND H.D.P.E.'

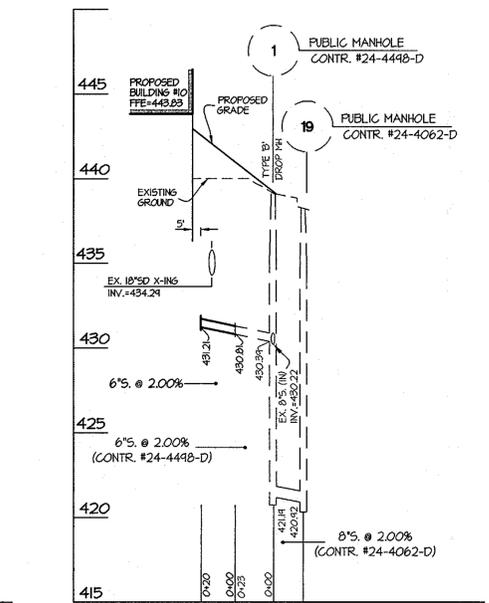
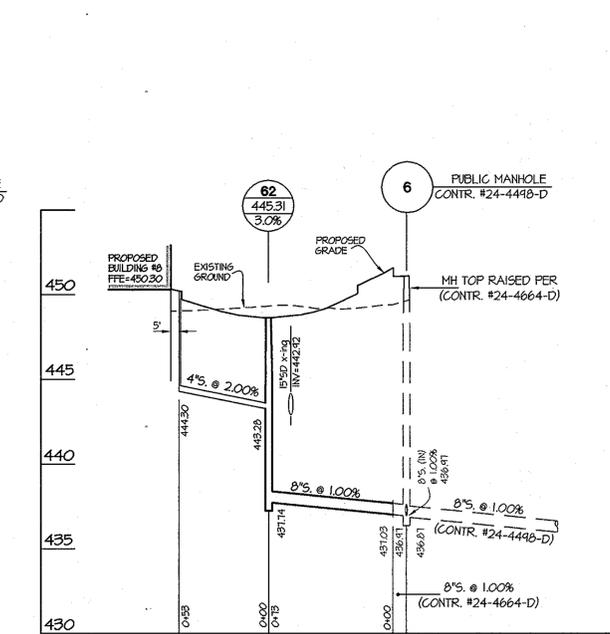
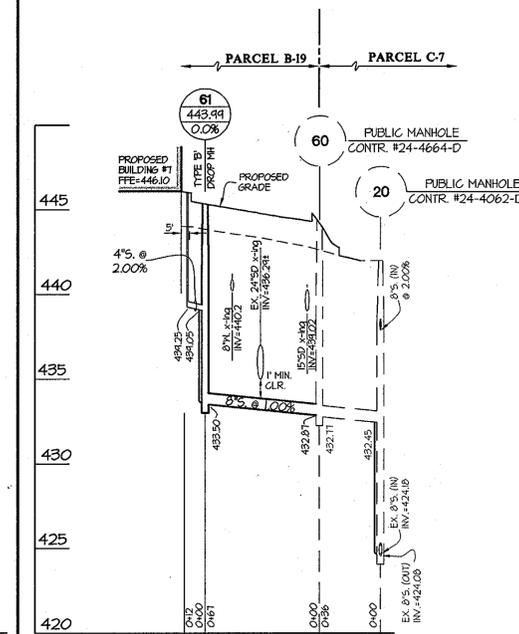
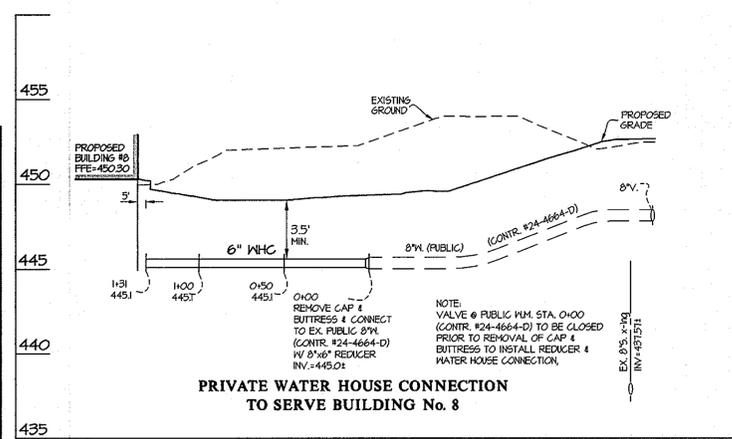
PROFILE SCALES:
VERTICAL: 1"=5'
HORIZONTAL: 1"=50'



APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE MAY 20, 2010

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT
County Health Officer *Peter Bellaman* 1/10/2011

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director *Thomas J. Butler* 2/3/11
Chief, Division of Land Development *Robert J. Smith* 2/3/11
Chief, Development Engineering Division *Michael J. Smith* 1/13/11



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

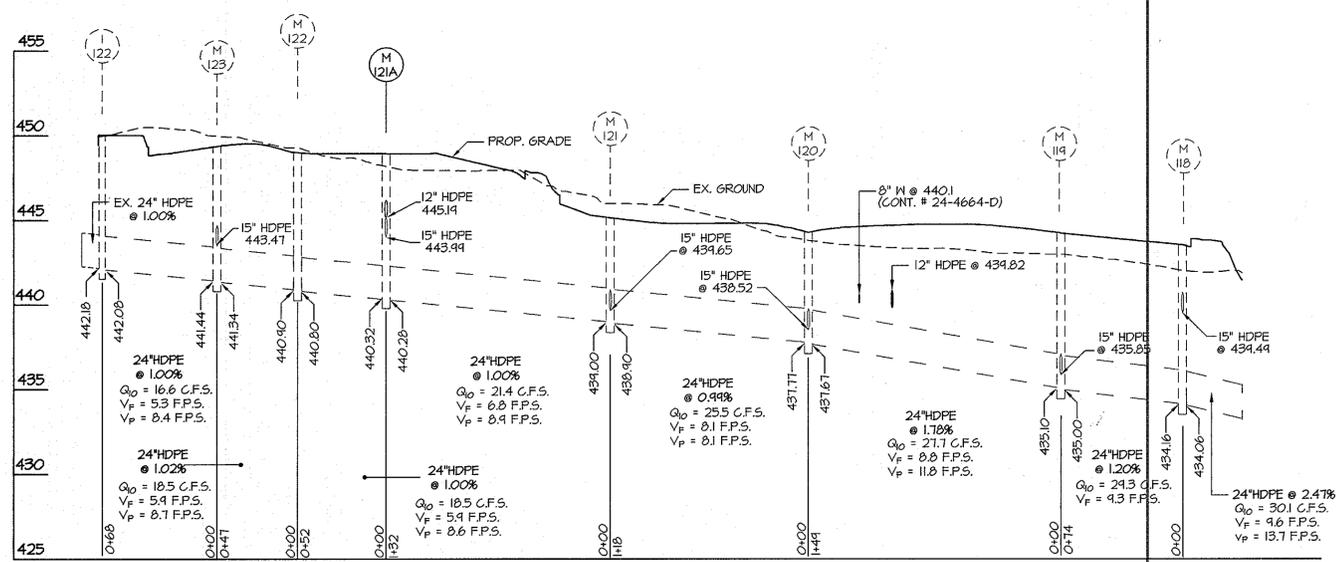
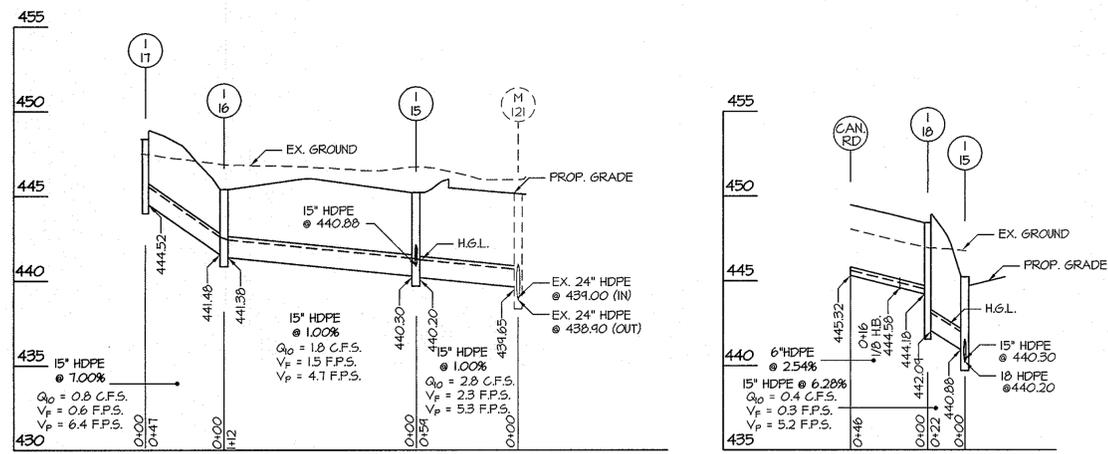
PREPARED FOR:
G&R VESSEL, LLC (Owner/Developer)
SUITE 300 WOODHOLME CENTER
1823 REGISTER TOWN RD
BALTIMORE, MD 21208
ATTN: MARK BENNETT
410-484-8400

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975.
EXPIRATION DATE: MAY 28, 2012

STORM DRAIN AND UTILITY PROFILES
MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 1
Parcels B-18 thru B-21
(Offices, Retail Stores and Restaurant)
PLAT Nos. 21431-21435 TAX MAP 41 & 46, P/O PARCEL No. 116
HOWARD COUNTY, MARYLAND

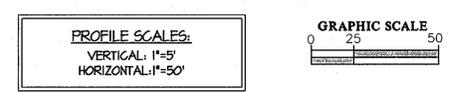
SCALE AS SHOWN
ZONING MXD-3
DATE DEC./2010
TAX MAP - GRID 41 - 21
SHEET 9 OF 12
G. L. W. FILE NO. 07088

DATE	REVISION	BY	APPR.



NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION				INVERT				STD. DETAIL	LOCATIONS		REMARKS
			PROPOSED		AS-BUILT		PROPOSED		AS-BUILT					
			UPPER	LOWER	UPPER	LOWER	UPPER	LOWER	UPPER	LOWER				
I-11	A-5 INLET	2'-6"	444.81	444.31				440.67			HO. CO. D-4.01	N 534,545 E 1,338,382		
I-12	DOUBLE 'S' COMB. INLET	2'-6"	443.90	443.40			438.55	436.01			MD-3719.04	N 534,444 E 1,338,452		
I-13	DOUBLE 'S' COMB. INLET	2'-6"	444.27	443.77			439.60	439.50			MD-3719.04	N 534,404 E 1,338,400		
I-14	DOUBLE 'S' COMB. INLET	2'-6"	443.40	442.25				438.87			MD-3719.04	N 534,356 E 1,338,374		
I-15	A-5 INLET	2'-6"	445.21	444.71			440.88	440.20			HO. CO. D-4.01	N 534,472 E 1,338,249		
I-16	A-5 INLET	2'-6"	445.41	444.91			441.48	441.38			HO. CO. D-4.01	N 534,568 E 1,338,304		
I-17	DOUBLE 'S' COMB. INLET	2'-6"	448.84	448.34				444.52			MD-3719.04	N 534,614 E 1,338,248		
I-18	DOUBLE 'S' COMB. INLET	4'-0"	448.88	448.38			444.18	442.04			MD-3719.04	N 534,443 E 1,338,242		
I-19	DOUBLE 'S' COMB. INLET	2'-6"	448.85	448.35				444.12			MD-3719.04	N 534,467 E 1,338,317		
I-20	DOUBLE 'S' COMB. INLET	4'-0"	448.80	448.30				444.06			MD-3719.04	N 534,622 E 1,338,075		
MH-121 A	STD. 5' MANHOLE	5'-0"		448.93			445.19	440.28			HO. CO. G-5.13	N 534,484 E 1,338,271		
MH-118	STD. 4' MANHOLE	4'-0"		445.55			440.24	440.14			HO. CO. G-5.12	N 534,583 E 1,338,406		
EX. MH-118	STD. 5' MANHOLE	5'-0"	SEE NOTE 3 BELOW				439.41	439.41						
EX. MH-119	STD. 5' MANHOLE	5'-0"	SEE NOTE 3 BELOW				435.85	435.00						
EX. MH-120	STD. 5' MANHOLE	5'-0"	SEE NOTE 3 BELOW				438.52	437.67						
EX. MH-121	STD. 5' MANHOLE	5'-0"	SEE NOTE 3 BELOW				439.65	438.90						
EX. MH-122	STD. 5' MANHOLE	5'-0"	SEE NOTE 3 BELOW				440.90	440.80						
EX. MH-123	STD. 5' MANHOLE	5'-0"	SEE NOTE 3 BELOW				443.47	441.34						

NOTES:
 1. COORDINATE POINT GIVEN IS TO THE CENTERLINE OF STRUCTURE AT THE FACE OF CURB FOR 'A' TYPE INLETS AND 'S' COMBINATION INLETS. COORDINATE POINT IS TO THE CENTERLINE OF MANHOLES AND 'S' INLETS.
 2. ALL CONCRETE STRUCTURES ARE TO BE PRE-CAST.
 3. SEE PLAN VIEW FOR REVISED ELEVATION FOR EXISTING MANHOLE RIMS.
 4. THE STRUCTURE SCHEDULE IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN VALUES SHOWN ON THE SCHEDULE AND THOSE SHOWN ON THE PLAN & PROFILES, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION PRIOR TO PRECASTING.



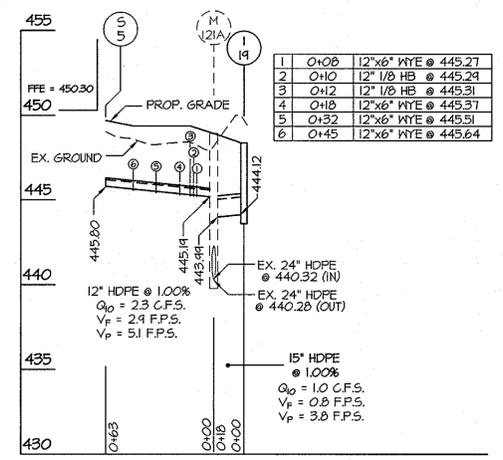
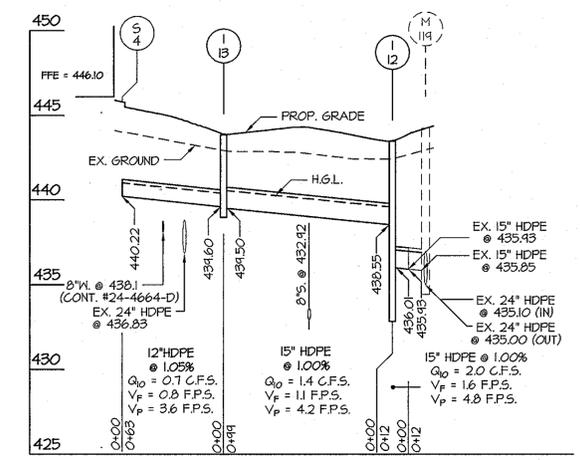
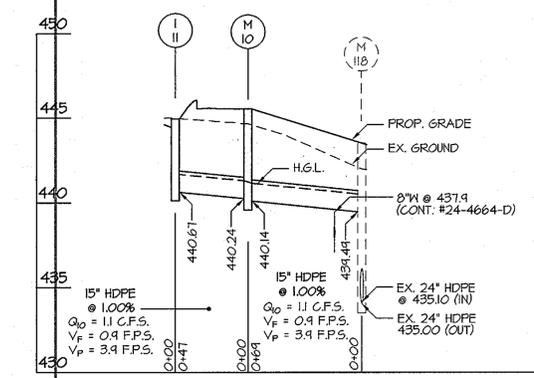
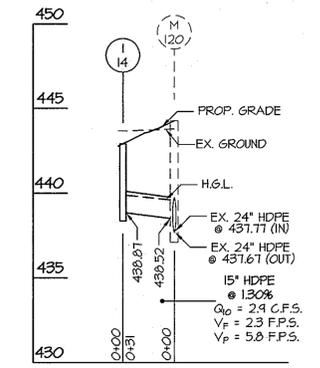
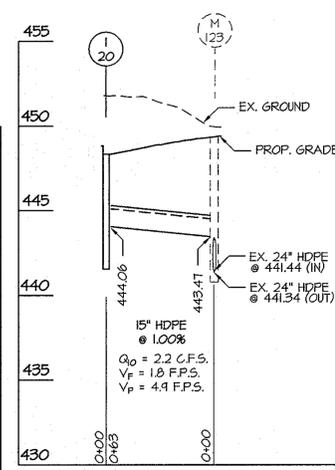
SIZE	TYPE	QUANTITY (L.F.)	REMARKS
6"	HDPE	44	
12"	HDPE	122	
15"	HDPE	537	

HDPE INDICATES HIGH DENSITY POLYETHYLENE PIPE, SUCH AS N-12 BY ADS, OR HI-Q BY HANGOR OR AN APPROVED EQUAL. TRENCH BEDDING TO BE PROVIDED PER HOWARD COUNTY DETAIL G 2.01, 'TRENCH FOR P.V.C. PIPE AND HDPE.'

APPROVED
PLANNING BOARD OF HOWARD COUNTY
 DATE **MAY 20, 2010**

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEM
 HOWARD COUNTY HEALTH DEPARTMENT
Barbara J. Peter 1/10/2011
 County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Thomas J. Butler 2/8/11
 Director Date
Vest Shalinski 2/8/11
 Chief, Division of Land Development Date
John Bennett 1/13/11
 Chief, Development Engineering Division Date



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

DATE	REVISION	BY	APP'R.

PREPARED FOR:
 C&R VESSEL, LLC (Owner/Developer)
 SUITE 300 WOODHOLME CENTER
 8829 REDISTERSTOWN RD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

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. 12787, EXPIRATION DATE: MAY 28, 2012
 12-7-10

STORM DRAIN PROFILES
MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 1
 Parcels B-18 thru B-21
 (Offices, Retail Stores and Restaurant)
 PLAT Nos. 21424, 21425, TAX MAP 41 & 46, P/O PARCEL No. 116
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	07088
DATE	TAX MAP - GRID	SHEET
DEC./2010	41 - 21 46 - 3&4	10 OF 12

PLANTING LEGEND

- SHRUBS
- EVERGREEN TREE
- #2 RELOCATED TREE (indicated with number)
- SHADE TREE (Schedule-B parking islands)
- SHADE TREE (Schedule-A perimeter buffer)
- ○ ORNAMENTAL TREE
- X STREET TREE PER PREVIOUS PLAN
- TREES PER SDP-04-046 (unless otherwise noted)
- SHRUB PER SDP-04-046
- TREES TO REMAIN
- #2 TREES PER SDP-04-046 TO BE RELOCATED

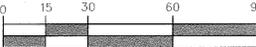
LANDSCAPE NOTES

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE & CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL (ALTERNATIVE COMPLIANCE) PLUS THE LANDSCAPE DESIGN CRITERIA OF 5-06-16 AND PD CASE NO. 318.
2. CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST 5 DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET NO.1 SHALL APPLY.
3. FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.
4. PLANT QUANTITIES SHOWN ON THE PLAN LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE.
5. ALL PLANT MATERIAL SHALL BE FULL HEAVY, WELL FORMED, SYMMETRICAL AND CONFORM TO THE A.A.N. SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THIS PLAN.
6. NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR HIS REPRESENTATIVE.
7. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE SOODED OR SEEDED 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).
8. THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF HE/SH SHE ENCOUNTERS SOIL DRAINAGE CONDITIONS THAT MAY BE DETRIMENTAL TO THE GROWTH OF THE PLANTS.
9. ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH PER THE PLANTING DETAILS.
10. DO NOT PLANT TREES WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT.

43 SHRUBS AT \$300/SHRUB = \$12,900.00
 32 SHADE TREES AT \$300/TREE = \$9,600.00

FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-313-2550.

GRAPHIC SCALE



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.

W. B. Stettin 12/2/10
 NAME DATE

APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE MAY 20, 2010

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEM
 HOWARD COUNTY HEALTH DEPARTMENT

Peter B. Sullivan 1/10/2011
 County Health Officer Date

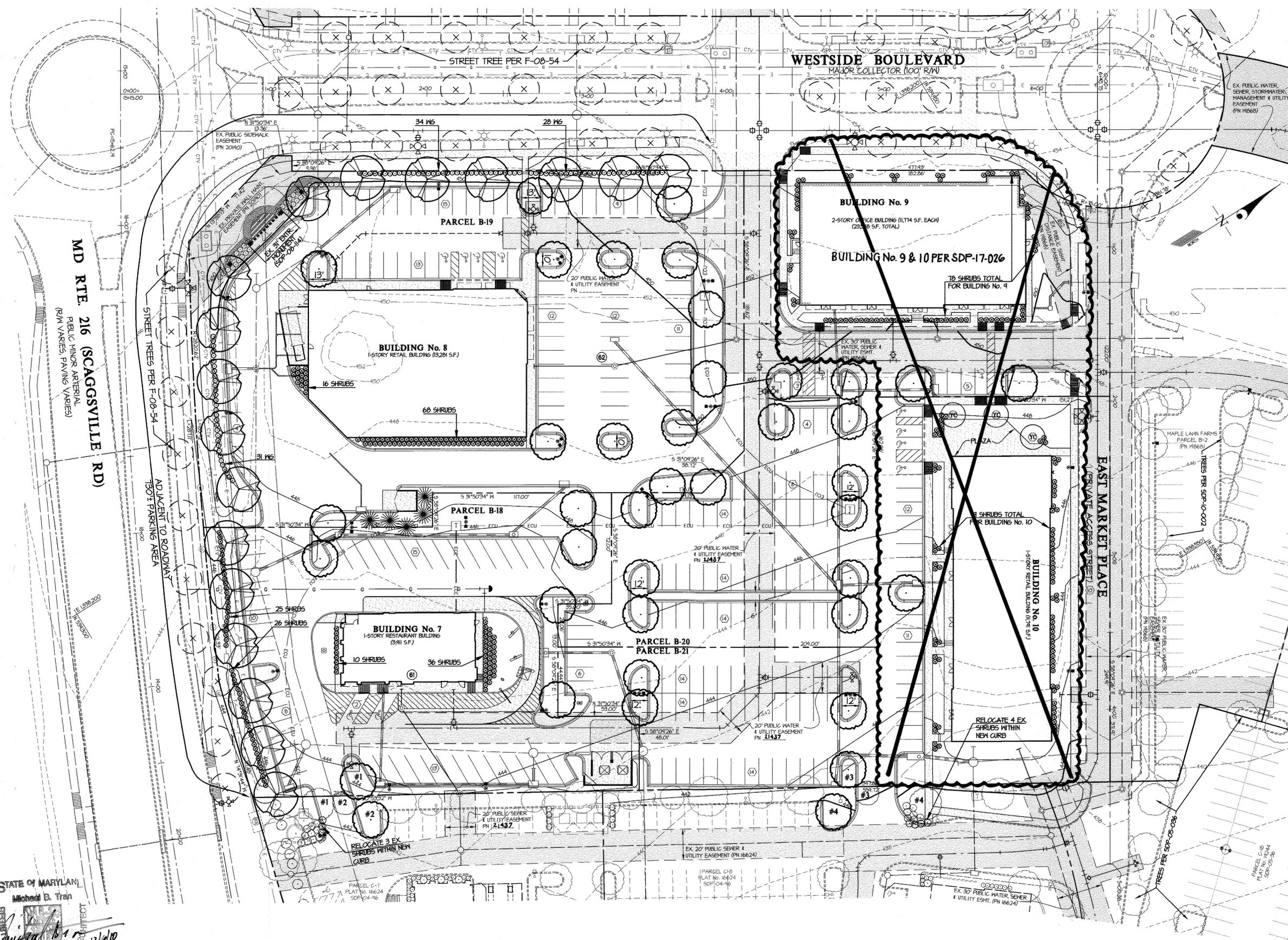
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Thomas E. Suttler 2/5/11 Date
 Director
Victor DeLoach 2/23/11 Date
 Chief, Division of Land Development
Michael B. Tran 1/13/11 Date
 Chief, Development Engineering Division

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

STATE OF MARYLAND
 Michael B. Tran
 LANDSCAPE ARCHITECT
 12/1/10



THIS PLAN IS FOR PLANTING PURPOSES ONLY

L:\CAD\DRAWINGS\03067\07088\SDP\07088-LS.dwg DES. MBT DRN. KLP CHK. CKG

1/18/2017 Remove Bldg. 9 to left from this site
 DATE REVISION BY APPR.

PREPARED FOR:
 GAR WESSEL, LLC. (Owner/Developer)
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN RD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

LANDSCAPE PLAN
MAPLE LAWN FARMS
 WESTSIDE DISTRICT - AREA 1
 Parcels B-18 thru B-21
 (Offices, Retail Stores and Restaurant)
 PLAT Nos. 21431, 21435, TAX MAP 41 & 46, P/O PARCEL No. 116
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	MXD-3	07088
DATE	TAX MAP - GRID	SHEET
DEC./2010	41 - 21 46 - 3&4	11 OF 12

SPECIFICATIONS: PLANT MATERIALS AND PLANTING METHODS

A. PLANT MATERIALS

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

1. PLANT NAMES

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

2. PLANT STANDARDS

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

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

3. PLANT MEASUREMENTS

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

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

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

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

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

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

4. PLANT IDENTIFICATION

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

5. PLANT INSPECTION

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

B. PLANTING METHODS

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

1. PLANTING SEASONS

THE PLANTING OF DECIDUOUS TREES, SHRUBS AND VINES SHALL BE FROM MARCH 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 DUG, BALLED AND BURLAPPED (B4B) IN ACCORDANCE WITH THE "AAN STANDARDS".

3. EXCAVATION OF PLANT PITS

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

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

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

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

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

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

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

4. STAKING, GUYING AND WRAPPING

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

A. STAKES SHALL BE SOUND WOOD 2" X 2" ROUGH SAWN OAK OR SIMILAR DURABLE WOODS, OR LENGTHS, MINIMUM T-0" FOR MAJOR TREES AND 5'-0" MINIMUM FOR MINOR TREES.

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

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

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

5. PLANT PRUNING, EDGING AND MULCHING

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

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

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

6. PLANT INSPECTION AND ACCEPTANCE

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

7. PLANT GUARANTEE

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

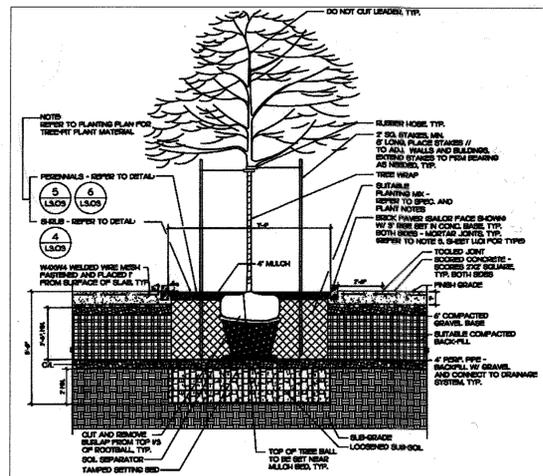
A. FOR THIS PURPOSE, THE "GROWING SEASON" SHALL BE THAT PERIOD BETWEEN THE END OF THE "SPRING" PLANTING SEASON, AND THE COMMENCEMENT OF THE "FALL" PLANTING SEASON.

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

SODDING

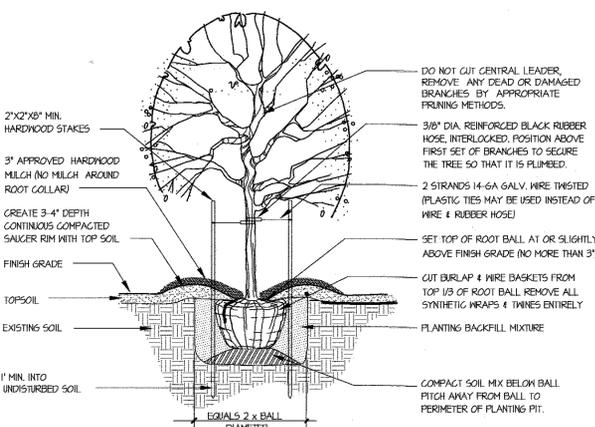
ALL SODDING SHALL BE IN ACCORDANCE TO THE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" LATEST EDITION, APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS.

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



TREE PLANTER DETAIL

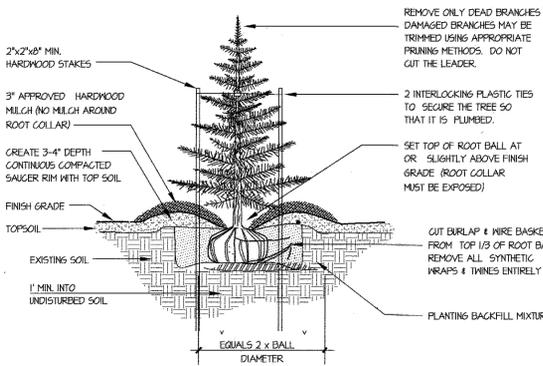
NTS



DECIDUOUS TREE PLANTING DETAIL

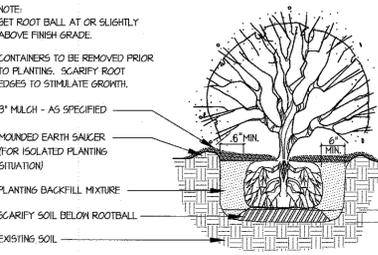
FOR PLANTING MATERIAL UP TO 3 1/2" CALIPER

NTS



EVERGREEN TREE PLANTING DETAIL

NTS



SHRUB PLANTING DETAIL

NTS

Bldgs. 9-11 per SDP-17-010

SCHEDULE A: PERIMETER LANDSCAPE EDGE					
CATEGORY	PROJECT PERIMETER ADJACENT TO ROADWAY (MD RTE. 216)	BUILDING LENGTH (REAR & SIDES)			
LOCATION / USE SITUATION	PARKING AREA	SIDES & REAR OF BLDG. No. 7	SIDES & REAR OF BLDG. No. 8	SIDES & REAR OF BLDG. No. 9	SIDES & REAR OF BLDG. No. 10
LANDSCAPE BUFFER TYPE	TYPE-E	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/BLDG.	730'	181' (81.0' x 46.0' x 2)	335' (143.0' x 46.0' x 2)	310' (141.33' x 46.0' x 2)	315' (165.0' x 46.0' x 2)
CREDIT FOR EX. VEGETATION (YES, NO, LINEAR FEET; DESCRIBE BELOW IF NEEDED)	YES Δ	NONE	NONE	NONE	NONE
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET; DESCRIBE BELOW IF NEEDED)	YES, EX. 3' ENTRANCE MONUMENT, & 3' EX. SHRUBS PER SDP-08-114	NONE	NONE	NONE	NONE
NUMBER OF PLANTS REQUIRED	18 (for 69' at 1:40)	N/A	N/A	N/A	N/A
SHADE TREES	0	N/A	N/A	N/A	N/A
EVERGREEN TREES	0	N/A	N/A	N/A	N/A
ORNAMENTALS	0	N/A	N/A	N/A	N/A
SHRUBS	144 (175 for 69' at 1:40-91 EX. SHRUBS)	46	84	78	74
NUMBER OF PLANTS PROVIDED					
SHADE TREES	18	N/A	N/A	N/A	N/A
EVERGREEN TREES	0	N/A	N/A	N/A	N/A
ORNAMENTALS	0	N/A	N/A	N/A	N/A
SHRUBS	144	46	84	78	74
SUBSTITUTIONS MADE					

LANDSCAPE SURETY REQUIRED FOR SCHEDULE-A:
 SCHEDULE 'A' NUMBER OF SHADE TREES FOR BONDING: 18 x \$300 = 5400.00
 SCHEDULE 'A' NUMBER OF EVERGREEN TREES FOR BONDING: 0 x \$150 = 0.00
 SCHEDULE 'A' NUMBER OF SHRUBS FOR BONDING: 174 x \$30 = 5220.00
 SCHEDULE 'A' NUMBER OF ORNAMENTAL TREES FOR BONDING: 0 x \$150 = 0.00
TOTAL LANDSCAPE SURETY FOR SCHEDULE-A: \$10,760.00

- Δ PLANTING PER THE MLF LANDSCAPE DESIGN CRITERIA (PART-F)
- Δ PLANTING FOR MONUMENT SIGN PER SDP-08-114

The Landscape Surety amount posted with the Developer's Agreement was \$12,500.00 which is more than sufficient to cover the revised surety amount of \$10,760.00 for redline revision done on 1/18/2017.

SCHEDULE B -- PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	267 NEW SURFACE PARKING SPACES.
NUMBER OF TREES REQUIRED	14 (1 SHADE TREE PER 20 PARKING SPACES)
NUMBER OF TREES PROVIDED	OVER - 14
SHADE TREES	N/A
OTHER TREES (2:1 substitution)	N/A

LANDSCAPE SURETY REQUIRED FOR SCHEDULE-B
 SCHEDULE 'B' NUMBER OF SHADE TREES FOR BONDING: 14 x \$300 = \$ 4,200.00

PLANT LIST				
SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUILDER	COMMENTS
	18	25" CAL.	ACER RUBRUM / OCTOBER GLORY / OCTOBER GLORY RED MAPLE	ALL B4B
	33	25" CAL.	ZELKOVA SERRATA / VILLAGE GREEN / VILLAGE GREEN ZELKOVA	
	3	25-3" CAL.	PRUNUS YEDOENSIS / YOSHINO CHERRY	B4B, ALL SHALL HAVE AN INTACT CENTRAL LEADER.
	5	8' HT. MIN.	PICEA OMORIKA / SERBIAN SPRUCE or ILEX OPACA / AMERICAN HOLLY	B4B, ALL SHALL HAVE AN INTACT CENTRAL LEADER.
	181	ALL 24" - 30" SPREAD	CHOOSE FROM THE FOLLOWING: AZALEA VAR. 'DELAWARE VALLEY WHITE', 'HERSHEY RED', 'HINO CRIMSON', 'BERBERIS THUNDERBOLT', 'ATROPURPUREA', 'CRIMSON PYGMY' / 'CRIMSON PIGMY BARBERRY', 'DEUTZIA GRACILIS' / 'SLENDER DEUTZIA', 'ILEX GRENATA 'HELLE' / 'DWARF JAPANESE HOLLY', 'ILEX GLABRA 'COMPACTA' / 'DWARF INKBERRY', 'MAHONIA AQUIFOLIUM' / 'OREGON GRAPE HOLL', 'SPIREA NIPONICA 'SNOWKING' / 'SNOWKING SPIREA', 'TAXUS MEDIA 'DESIFORMIS' / 'DENSIFORMIS YEN'	ALL CONTAINERIZED. SHRUBS ALONG RTE. 216 SHALL BE ONE WITH AN ASTERISK (*).
	43	30" MIN. SPREAD	'BUXUS MICROPHYLLA 'WINTER GEM' / 'WINTER GEM BOXWOOD'	

NOTES:
 1. 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.
 2. AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE: **MAY 20, 2010**

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEM
 HOWARD COUNTY HEALTH DEPARTMENT
 County Health Officer: *B. Wilson* Date: **11/5/2011**

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Thomas J. Suttler* Date: **2/5/6**
 Chief, Division of Land Development: *Kat Shadlow* Date: **1/28/11**
 Chief, Development Engineering Division: *Michael J. ...* Date: **1/23/11**

STATE OF MARYLAND
 Michael B. Tran
 LANDSCAPE ARCHITECT

DATE: **12/6/10**

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 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.

NAME: *Paul D. Burt* DATE: **12/2/10**

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 DCVA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
1/18/2017	Remove Bldgs. 9-11 from this SDP, update charts accordingly	gt	ktp

PREPARED FOR:
 G&R WESSEL, LLC. (Owner/Developer)
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN RD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

LANDSCAPE NOTES and DETAILS

MAPLE LAWN FARMS
 WESTSIDE DISTRICT - AREA 1
 Parcels B-18 thru B-21
 (Offices, Retail Stores and Restaurant)
 PLAT Nos. 21431-21434 TAX MAP 41 & 46, P/O PARCEL No. 116

SCALE	ZONING	G. L. W. FILE No.
NO SCALE	MXD-3	07088
DATE	TAX MAP - GRID	SHEET
DEC./2010	41 - 21 46 - 3&4	12 OF 12