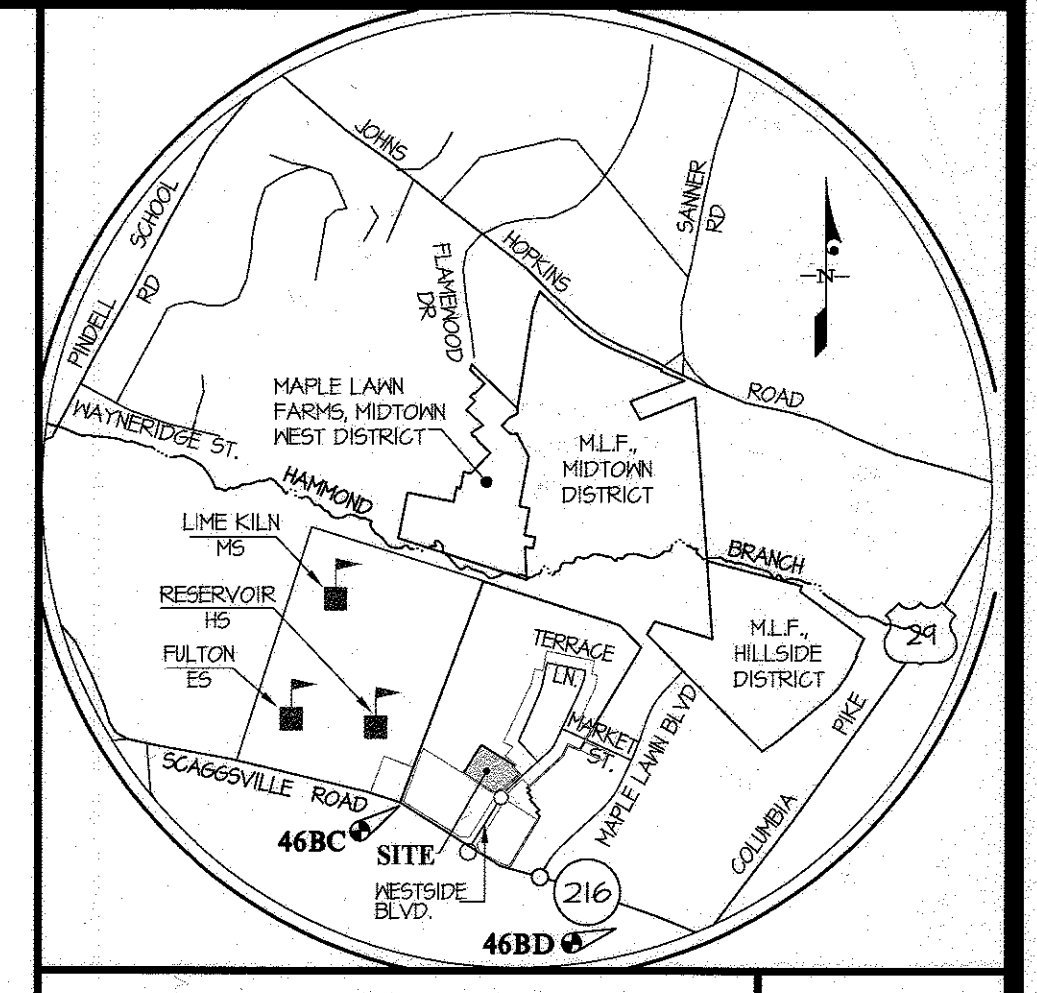


GENERAL NOTES

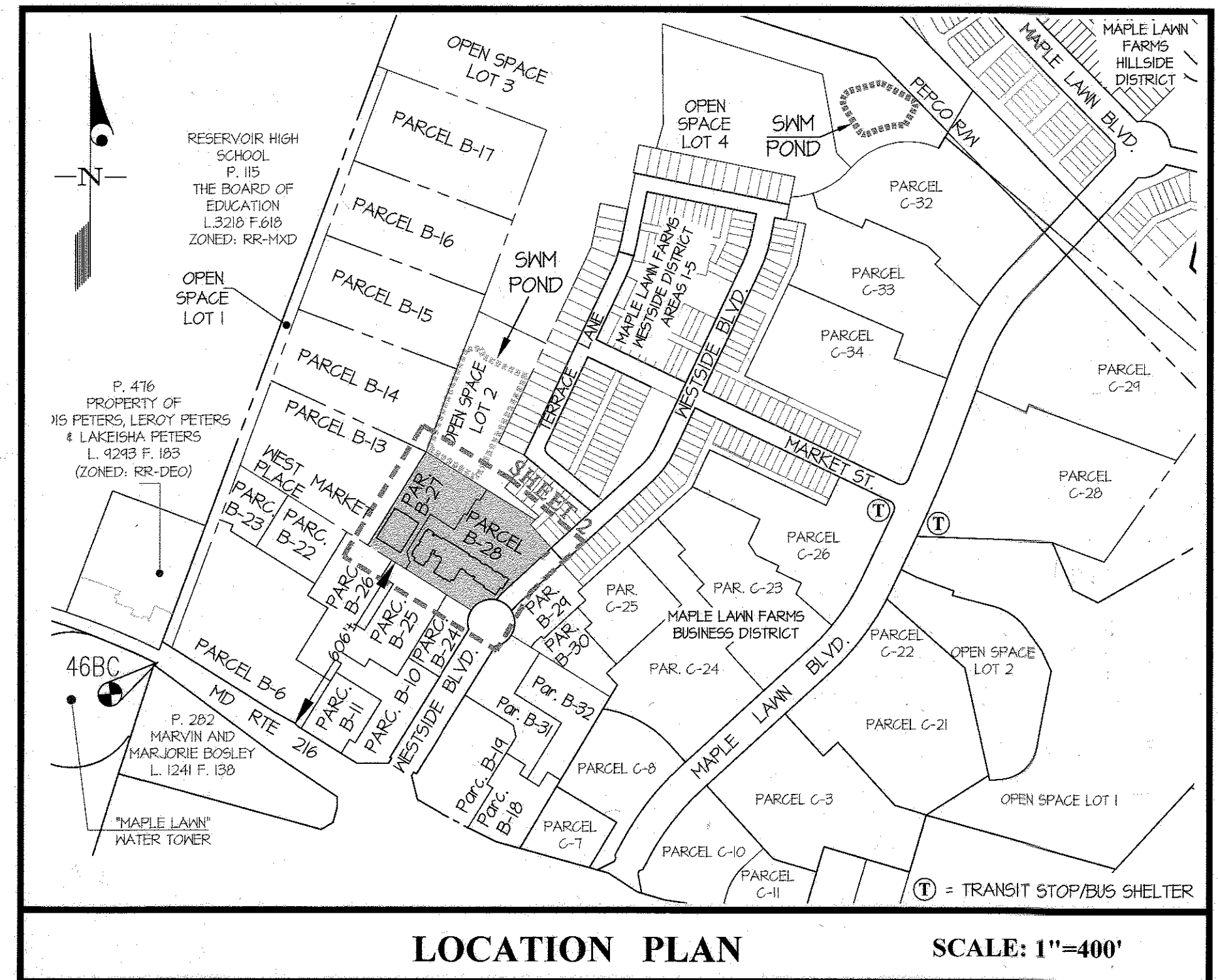
- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS NSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING, CONSTRUCTION INSPECTION DIVISION AT (410) 313-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-1111 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
4. PROJECT BACKGROUND: LOCATION: TAX MAP #46, GRIDS 3 & 4; ZONING: MXD-3; ELECTION DISTRICT: 5th; PARCEL B-27 & B-28 AREA: 3.6251 AC; REG. REF.: PLAT Nos. 19867-19872 & 24215-24216

SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
Westside District - Area 1
BUILDING No. 14 (Hotel) and BUILDING No. 15 (Office)
(Parcel B-27 and B-28)

HOWARD COUNTY CONTROL
NAD83 HORIZONTAL DATA &
NVD80 VERTICAL DATA
46BC
ELEV. = 412.16
N = 594125.19 E = 1381205.11
STANDARD DISC ON CONCRETE MONUMENT
46BD
ELEV. = 481.11
N = 598656.16 E = 1394461.55
STANDARD DISC ON CONCRETE MONUMENT



RETAIL and SERVICE TRACKING CHART table with columns: FILE NO., AREA OF RETAIL (s.f.), and TOTAL 143,950.



- SHEET INDEX
1 - COVER SHEET
2 - SITE DEVELOPMENT PLAN
3 - HANDICAP ACCESSIBILITY AND SITE DETAILS / PAVING DELINEATION PLAN
4 - SEDIMENT CONTROL PLAN / DEMOLITION PLAN
5 - SEDIMENT CONTROL NOTES AND DETAILS
6 - STORM DRAIN DRAINAGE AREA MAP & YARD DRAIN DETAILS
7 - UTILITY PROFILES
8 - LANDSCAPE PLAN
9 - LANDSCAPE NOTES AND DETAILS

- SITE ANALYSIS DATA
1. ZONING: MXD-3
2. GROSS AREA OF PARCEL B-27 = 5106 SF, OR 137.73 AC; PARCEL B-28 = 10241 SF, OR 230.93 AC; TOTAL 15347 SF, OR 368.66 AC.
3. LIMIT OF DISTURBED AREA = 352 AC (LIMIT OF PLAN SUBMISSION)
4. BUILDING COVERAGE (% OF GROSS SITE AREA): BUILDING No. 14 (Hotel), 23,208 SF, OR 0.53 AC; BUILDING No. 15 (Office), 10,019 SF, OR 0.23 AC; TOTAL 33,227 SF, OR 0.76 AC.

FLOOR AREA RATIO (F.A.R.) TRACKING CHART table with columns: DPZ File Numbers, M/LF District, Parcel Area, Gross Floor Area, and F.A.R.

- NOTES
1. A TOTAL OF 152,210 SF OF RETAIL IS ALLOWED IN ACCORDANCE WITH 501-71 OR A TOTAL OF 18,940 SF OF RETAIL UNDER 5-06-16.
2. THE WESTSIDE AREA-1 SOUTHWEST QUADRANT (west of Westside Blvd. and south of West Market Place) IS COMPOSED OF THE THREE 50% DENOTED WITH AN ASTERISK (*). THE TOTAL RETAIL AREA IN THIS QUADRANT IS 87,939 SF. THE TOTAL COMMERCIAL AREA IN THIS SAME QUADRANT IS 102,843 SF (which is the sum of the floor areas for SDP-08-056, SDP-08-058 & SDP-08-114 shown in the FAR Tracking Chart).

MP-05-012
ON AUGUST 20, 2004, MP 05-12 WAS GRANTED, ALLOWING THE FOLLOWING:
1. DEVELOPMENT OR SUBDIVISION IN A CELESTIAL (HAVER FROM SECTION 16.30(A))
2. REMOVAL OF HUMAN REMAINS FROM A CELESTIAL PRIOR TO DEVELOPMENT (HAVER FROM SECTION 16.30(B))
MP-01-012
HAVER REQUEST FROM SECTION 16.146 - REQUIREMENT FOR A PRELIMINARY PLAN PRIOR TO THE PLAT APPROVAL, WAS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING UNDER THE CONDITIONS OF MP-01-022(1)(1)(1)(1)(1), WHICH WAS GRANTED ON JUNE 14, 2007 SUBJECT TO THE FOLLOWING CONDITIONS:
1. COMPLIANCE WITH THE SRC COMMENTS ISSUED FOR THE FINAL PLAN, F-01-103 AND THE RED-LINE REVISION OF SDP-05-36.
2. COMPLIANCE WITH THE COMMENTS DATED JUNE 14, 2007 FROM DEVELOPMENT ENGINEERING DIVISION.
1. ADDED PARCEL C-20 TO PARCEL C-21.
2. APPROVED BECAUSE IT DOES NOT HAVE AN EFFECT ON STORMWATER MANAGEMENT, OR AFO.
3. THIS PLAN ONLY ALLOWS FOR THE CONSTRUCTION OF AN ADDITION OF A PARKING LOT.

COMMERCIAL DEVELOPMENT DESIGN CRITERIA PER S-06-16
PARCEL SIZE
NO MINIMUM OR MAXIMUM PARCEL SIZES APPLY IN THE EMPLOYMENT LAND USE AREAS.
HEIGHT
MAXIMUM BUILDING HEIGHT SHALL BE LIMITED TO 120' UNLESS APPROVED TO BE GREATER ON A SITE DEVELOPMENT PLAN BY THE HOWARD COUNTY PLANNING BOARD. ADDITIONALLY, THE FOLLOWING SHALL APPLY:
• COMMERCIAL BUILDINGS AT THE CORNER OF JOHNS HOPKINS ROAD AND MAPLE LAWN BOULEVARD SHALL NOT EXCEED THREE STORIES.
• COMMERCIAL BUILDINGS EAST OF MAPLE LAWN BOULEVARD AT THE FOCAL POINT SHALL NOT EXCEED FOUR STORIES.
• COMMERCIAL BUILDINGS IN THE BUSINESS DISTRICT WITHIN 300 FEET OF MD ROUTE 216 SHALL NOT EXCEED ONE STORY.
• COMMERCIAL BUILDINGS IN THE BUSINESS DISTRICT LOCATED BETWEEN 300 FEET AND 500 FEET FROM MD ROUTE 216 SHALL NOT EXCEED FOUR STORIES.
• COMMERCIAL BUILDINGS IN THE BUSINESS DISTRICT BEYOND 500 FEET FROM MD ROUTE 216 SHALL NOT EXCEED EIGHT STORIES ABOVE THE HIGHEST ADJOINING GRADE.
• COMMERCIAL BUILDINGS IN THE WESTSIDE DISTRICT WITHIN 300 FEET OF MD ROUTE 216 SHALL NOT EXCEED TWO STORIES.
• COMMERCIAL BUILDINGS IN THE WESTSIDE DISTRICT BEYOND 300 FEET FROM MD ROUTE 216 SHALL NOT EXCEED FOUR STORIES ABOVE THE HIGHEST ADJOINING GRADE.

SETBACKS (ALSO SEE "PROJECT BOUNDARY SETBACKS")
THE MINIMUM SETBACK FOR EMPLOYMENT/COMMERCIAL STRUCTURES SHALL BE AS FOLLOWS:
• 50' FROM THE BOUNDARY LINE ALONG JOHNS HOPKINS ROAD OR ROUTE 216
• 10' FROM THE RIGHT-OF-WAY OF MAPLE LAWN BOULEVARD
• NO SETBACK IS REQUIRED FROM THE RIGHT-OF-WAY OF ANY INTERNAL PUBLIC OR PRIVATE ROADS OTHER THAN FOR MAPLE LAWN BOULEVARD AS NOTED ABOVE.
• 10' FROM ANY OTHER PROPERTY LINE
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 128.1(A) APPLIES:
A. BAY WINDOWS, EAVES, FRONT BALCONIES, PORTICOS, CORNICES, AWNINGS, SIGNS, AND SIMILAR ARCHITECTURAL ELEMENTS MAY ENDOURCH FULLY INTO ANY SETBACK.
B. ARCADES MAY ENDOURCH INTO ANY SETBACK TO WITHIN 1' OF THE PROPERTY LINE, WHERE SUCH ARCADES ARE PROPOSED, THE FRONT FACADE MAY ALIGN VERTICALLY WITH THE FRONT OF THE ARCADE, THEREBY REDUCING THE REQUIRED FRONT SETBACK ACCORDINGLY. AN ARCADE IS AN ARCHED BUILDING, OR PORTION OF A BUILDING, OR GALLERY OPEN COVERED WITH A ROOF STRUCTURE OR BUILDING SUPPORTED BY A SERIES OF ARCHES AND/OR COLUMNS OR PIERS.
PARKING
A. A MINIMUM OF FIVE PARKING SPACES SHALL BE PROVIDED FOR EACH 1,000 SQUARE FEET OF NET LEASABLE AREA DEVOTED TO COMMERCIAL RETAIL SALES USES.
B. A MINIMUM OF 3.3 PARKING SPACES SHALL BE PROVIDED FOR EACH 1,000 SQUARE FEET OF NET LEASABLE AREA THAT IS DEVOTED TO OFFICE OR RESEARCH AND DEVELOPMENT USES.
C. NO PARKING REQUIREMENT IS IMPOSED UPON ANY RESTAURANT, COFFEE SHOP OR SIMILAR FACILITY CONSTRUCTED WITHIN BUILDINGS WHICH PRIMARILY SERVES TENANTS AND EMPLOYEES OF SUCH BUILDINGS, OR NEIGHBORING BUILDINGS ACCESSIBLE BY PEDESTRIANS.
D. ONE PARKING SPACE SHALL BE PROVIDED FOR EACH BEDROOM CONTAINED WITHIN ANY HOTEL, INN OR SIMILAR FACILITY AND ONE PARKING SPACE SHALL BE PROVIDED FOR EACH FIVE EMPLOYEES OF SUCH FACILITY.
E. ONE PARKING SPACE SHALL BE PROVIDED FOR EACH THREE SEATS WITHIN ANY RESTAURANT, COFFEE SHOP OR SIMILAR FACILITY CONSTRUCTED WITHIN A HOTEL, INN OR SIMILAR FACILITY OR AS A FREESTANDING STRUCTURE AND ONE PARKING SPACE SHALL BE PROVIDED FOR EACH FIVE EMPLOYEES OF ANY SUCH FACILITY.
F. ONE PARKING SPACE SHALL BE PROVIDED FOR EACH TWO BEDS IN ANY HOSPITAL OR CLINIC, ONE PARKING SPACE SHALL BE PROVIDED FOR EACH EMPLOYEE ON A MAJOR SHIFT, AND EIGHT PARKING SPACES SHALL BE PROVIDED FOR EACH DOCTOR TREATING OUTPATIENTS ON A MAJOR SHIFT.
INDUSTRIAL USES:
WAREHOUSE 0.5 SPACES PER 1,000 SQUARE FEET OF NET LEASABLE AREA
"FLX" SPACE (INDUSTRIAL/OFFICE) 2.5 SPACES PER 1,000 SQUARE FEET OF NET LEASABLE AREA
OTHER INDUSTRIAL 2.0 SPACES PER 1,000 SQUARE FEET OF NET LEASABLE AREA
RECREATIONAL USES:
HEALTH CLUB 10.0 SPACES PER 1,000 SQUARE FEET OF NET LEASABLE AREA
SWIMMING POOL, COMMUNITY 1.0 SPACE PER SEVEN PERSONS PERMITTED IN THE POOL AT ONE TIME BY THE DEPT. OF HEALTH
TENNIS COURT 2.0 SPACES PER COURT
"NET LEASABLE AREA" IS DEFINED AS 90% OF THE GROSS FLOOR AREA (AFTER DEDUCTING ANY FLOORS DEVOTED TO STORAGE AND COMMON USES), UNLESS A MORE PRECISE VALUE IS DETERMINED BY REDUCING THE GROSS FLOOR AREA BY AREAS DEVOTED TO PARKING, VEHICULAR CIRCULATION, OFFICE BUILDING STORAGE AREAS, EQUIPMENT AND MECHANICAL ROOMS/AREAS, LOCKER AND SHOWER FACILITIES, ENTRANCE FIDERS/ATRIA, AND SIMILAR AREAS.
REQUIRED MINIMUM PARKING FOR ALL SUCH COMMERCIAL AND EMPLOYMENT USES SHALL BE MET OFF-STREET. ADDITIONAL PARKING MAY BE ACCOMMODATED ON-STREET, IN PARALLEL PARKING WITHIN PUBLIC ROAD RIGHTS-OF-WAY, PARALLEL SPACES LOCATED ON PAVED AREAS ADJACENT TO PUBLICLY MAINTAINED ROADWAYS OR ORIENTED DIAGONALLY OR AT RIGHT ANGLES TO SUCH ROADWAYS, IN AND/OR OUT OF THE PUBLIC R/W.
REDUCTIONS IN PARKING REQUIREMENTS ARE PERMITTED PURSUANT TO THE HOWARD COUNTY ZONING REGULATIONS SECTIONS 133.0.6 (PARKING STUDIES), 133.E.1 (SHARED PARKING) AND 133.E.2 (TRIP REDUCTION PLANS).

PARKING TABULATION: Westside District, Area-1 (NW Quadrant, Parcels B-27 & B-28) table with columns: Parking Generation Use, Building Area, Required parking ratio, and Total Parking Provided.

Shared Parking Time of Day Adjustments table with columns: TYPE OF USE, Maximum Parking Demand for Use Type, Morning 6am-8am, Mid-day 8am-3pm, Afternoon 3pm-5pm, Evening 5pm-midnight, Daytime 6am-8pm, Evening 8pm-8am, and Nighttime Midnight-6pm.

APPROVED PLANNING BOARD OF HOWARD COUNTY
DATE: NOVEMBER 03, 2016
APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEM HOWARD COUNTY HEALTH DEPARTMENT
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

PERMITTED USES
THE FOLLOWING USES ARE PERMITTED IN EMPLOYMENT LAND USE AREAS:
EMPLOYMENT USES PERMITTED ONLY WITHIN M-1 ZONING DISTRICT SHALL NOT BE PERMITTED. ALL USES PERMITTED AS A MATTER OF RIGHT IN THE POR, B-1 AND M-1 DISTRICTS, AS PER PETITIONER'S POP EXHIBIT 78, WITHOUT REGARD TO ANY LIMITATIONS OR RESTRICTIONS ON RETAIL OR PERSONAL SERVICE USES OTHERWISE PERMITTED IN SUCH DISTRICTS: FAST FOOD, CONVENIENCE STORES, COUNTRY CLUBS AND GOLF COURSES, MOVIE THEATERS, LEGITIMATE THEATERS AND 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 LIFE-WORK UNITS AS DEFINED IN THE OTHER RESIDENTIAL (OR) SECTION. ACCESSORY STRUCTURES AND ACCESSORY USES ARE ALSO PERMITTED.
THE FOLLOWING ADDITIONAL USES NOT REFERRED TO OR INCLUDED IN THE ABOVE USES, WHICH ARE ALLOWED BY SPECIAL EXCEPTION IN THE POR, B-1 AND M-1 DISTRICTS, WILL BE PERMITTED AS A MATTER OF RIGHT IN THE EMPLOYMENT LAND USE AREAS, AND ARE SPECIFICALLY APPROVED BY THE PLANNING BOARD ON THIS AMENDED COMPREHENSIVE ZONING PLAN, PROVIDED, HOWEVER, THAT QUERIES, TEMPORARY WRECKED VEHICLE STORAGE AND YARD WASTE SHALL NOT BE ALLOWED:
• PUBLIC SCHOOL BUILDINGS-TEMPORARY CONVERSION TO OTHER USES
• THEATERS, LEGITIMATE AND DINNER
• PUBLIC UTILITY USES, LIMITED TO THE FOLLOWING: UTILITY SUBSTATIONS, ABOVE GROUND PIPELINES, PUMPING STATIONS, TELEPHONE STATIONS, AND TELEPHONE EXCHANGES, BUT NO STAND-ALONE COMMUNICATION 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.
• CELESTIAL MAUSOLEUMS AND CREMATORIA 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 150,000 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 181,590 (300 SQUARE FEET PER GROSS ACRE). NO INDIVIDUAL RETAIL ESTABLISHMENT WITHIN THE MXD-3 DISTRICT SHALL HAVE A GROSS FLOOR AREA GREATER THAN 65,000 SQUARE FEET. RETAIL AND PERSONAL SERVICES AND OTHER ALLOWED USES, SUCH AS RESTAURANTS AND A GASOLINE SERVICE STATION MAY ALSO BE LOCATED WITHIN OTHER DESIGNATED EMPLOYMENT AREAS OUTSIDE OF A RETAIL CENTER.

COVER SHEET
MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 1
BUILDING No. 14 (Hotel) and BUILDING No. 15 (Office)
(PARCELS B-27 and B-28)
PLATS 19867-19872 and 24215-24216
HOWARD COUNTY, MARYLAND

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

PREPARED FOR:
PROPERTY OWNER/DEVELOPER: GREENBAUM ENTERPRISES, INC.
1829 RISTERSTOWN RD, SUITE 300 BALTIMORE, MD 21208
ATtn: MARK BENNETT 410-484-8400

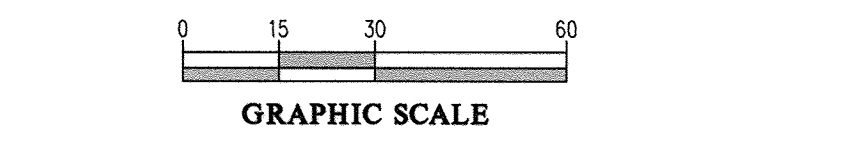
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975
EXPIRATION DATE: MAY 26, 2018

ADDRESS AND PERMIT INFORMATION CHART
BUILDING ADDRESS: BUILDING No. 14 (PARCEL B-28, HOTEL) 1800 WEST MARKET PLACE; BUILDING No. 15 (PARCEL B-27, OFFICE) 1810 WEST MARKET PLACE
SUBDIVISION NAME: MAPLE LAWN FARMS
SECTION/AREA: WESTSIDE DISTRICT/AREA 1
PLAT Nos. 19867/12 & 24215-24216
ZONE: MXD-3
ELEC. DIST. 5
CENSUS TRACT 6051.02
WATER CODE: E21
SEWER CODE: 7645000
SCALE: AS SHOWN
ZONING: MXD-3
G. L. W. FILE No. 14084
DATE: APRIL 2017
TAX MAP - GRID: 41-21&22-46-3
SHEET: 1 OF 9

SITE DEVELOPMENT PLAN LEGEND

- 366 --- EXISTING CONTOUR
- 300 --- PROPOSED 2 FT. CONTOUR LINE (EVEN)
- + 63.4' PROPOSED SPOT ELEVATION
- MEX. MATCH EXISTING
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- M - MANHOLE
- I - INLET
- S - STUB
- EX. 8" EXISTING SANITARY SEWER
- 8" (priv.) PROPOSED SANITARY SEWER (PRIVATE)
- EX. 8" WATERLINE (PUBLIC)
- MK. (PRIVATE)
- EXISTING FIRE HYDRANT
- EXISTING ASPHALT CURB TO BE REMOVED
- EXISTING CURB & GUTTER TO REMAIN
- TYPE 'C' COMBINATION CURB & GUTTER (DET. 10/3)
- HANDICAPPED PARKING DESIGNATION
- FLUSH CURB
- CONCRETE CURB & GUTTER (DET. 8/3)
- FACE OF CURB
- TOP OF CURB
- BACK OF CURB
- CURB TAPER
- EXISTING PARKING SPACE STRIPING
- NUMBER OF PARKING SPACES
- NEW PARKING SPACE STRIPING
- CONCRETE SIDEWALK PER HO. CO. DET. R-3.05
- DETECTABLE MARKING TRIANGULATED DOWNS PER HO. CO. DETAIL R-4.01
- HANDICAP RAMP
- EASEMENT AREA (SHADED)
- EXISTING LIGHT FIXTURE & POLE
- PROPOSED LIGHT FIXTURES & POLE
- LIMIT OF GRADING DISTURBANCE
- EXISTING SWITCH GEAR
- BGE TRANSFORMER
- CTV
- TELEPHONE LINE
- ELECTRIC LINE
- GAS LINE
- GAS VALVE

- NOTES:**
- UNLESS NOTED OTHERWISE, PROPOSED SPOT ELEVATIONS ALONG THE CONCRETE CURB & GUTTER ARE TO THE FLOW LINE (BOTTOM OF CURB) AT THE POS/PTS, CORNERS AND TERMINUSES.
 - 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 8" WATER 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 OF THE PUBLIC PORTION OF THE ON-SITE WATER AND SEWER LINE, SEE DPM CONTRACT NO. 24-4448-D.
 - UNLESS NOTED OTHERWISE, ALL PLAN DIMENSION ARE TO THE FACE OF STRUCTURE (BLDG., CURB, ETC.) DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL BETWEEN ITEMS, UNLESS NOTED OTHERWISE.
 - ALL CURB RADI ARE 5' (FACE OF CURB @ FLOW LINE) UNLESS NOTED OTHERWISE.
 - THE BUILDING IS EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM AND THE WATER METER IS LOCATED INSIDE THE BUILDING.
 - HANDICAP ACCESSIBILITY DETAILS ARE ON SHEET 3.
 - A KNOX BOX IS REQUIRED TO BE PLACED ON THE FRONT OF THE BUILDING. IT SHALL BE PLACED TO THE RIGHT OF THE MAIN ENTRANCE AT A RANGE OF 4'-5" IN HEIGHT AND NO MORE THAN 6' LATERALLY FROM THE DOOR. THE BOX SHALL BE ELECTRONICALLY SUPERVISED (INTEGRATED WITH THE FIRE ALARM SYSTEM) TO NOTIFY THE OWNER THAT IT IS BEING ACCESSED.

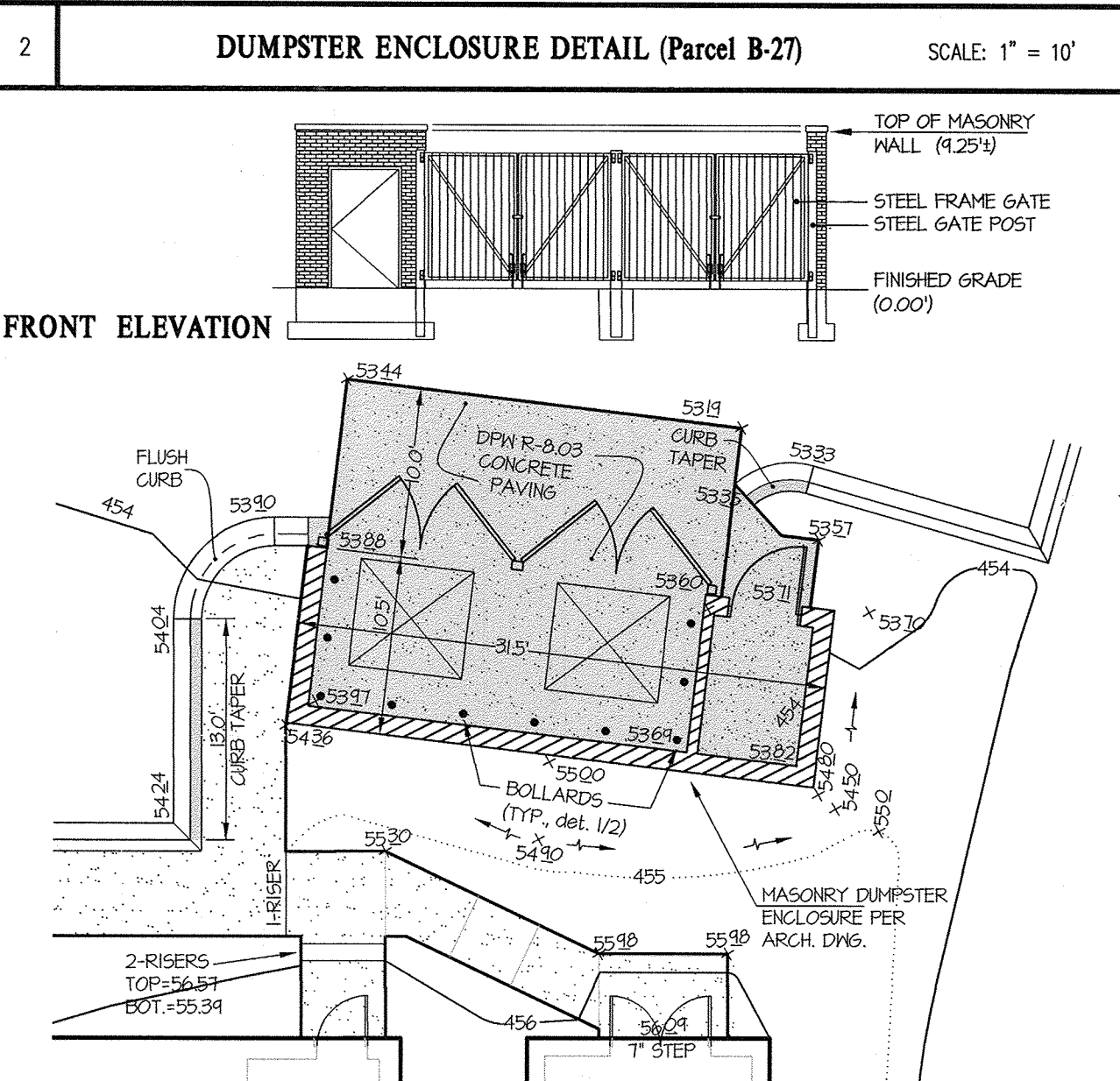
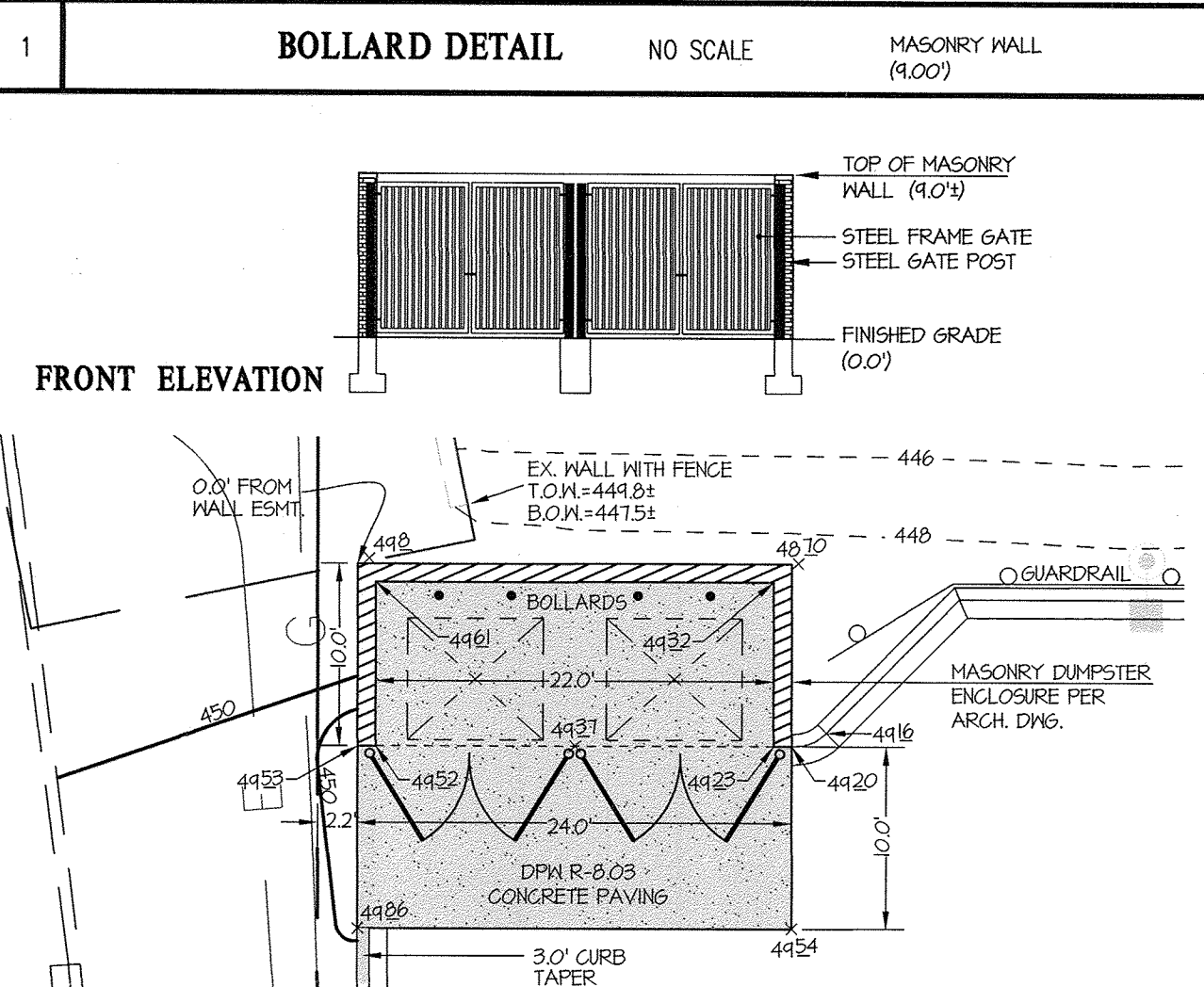
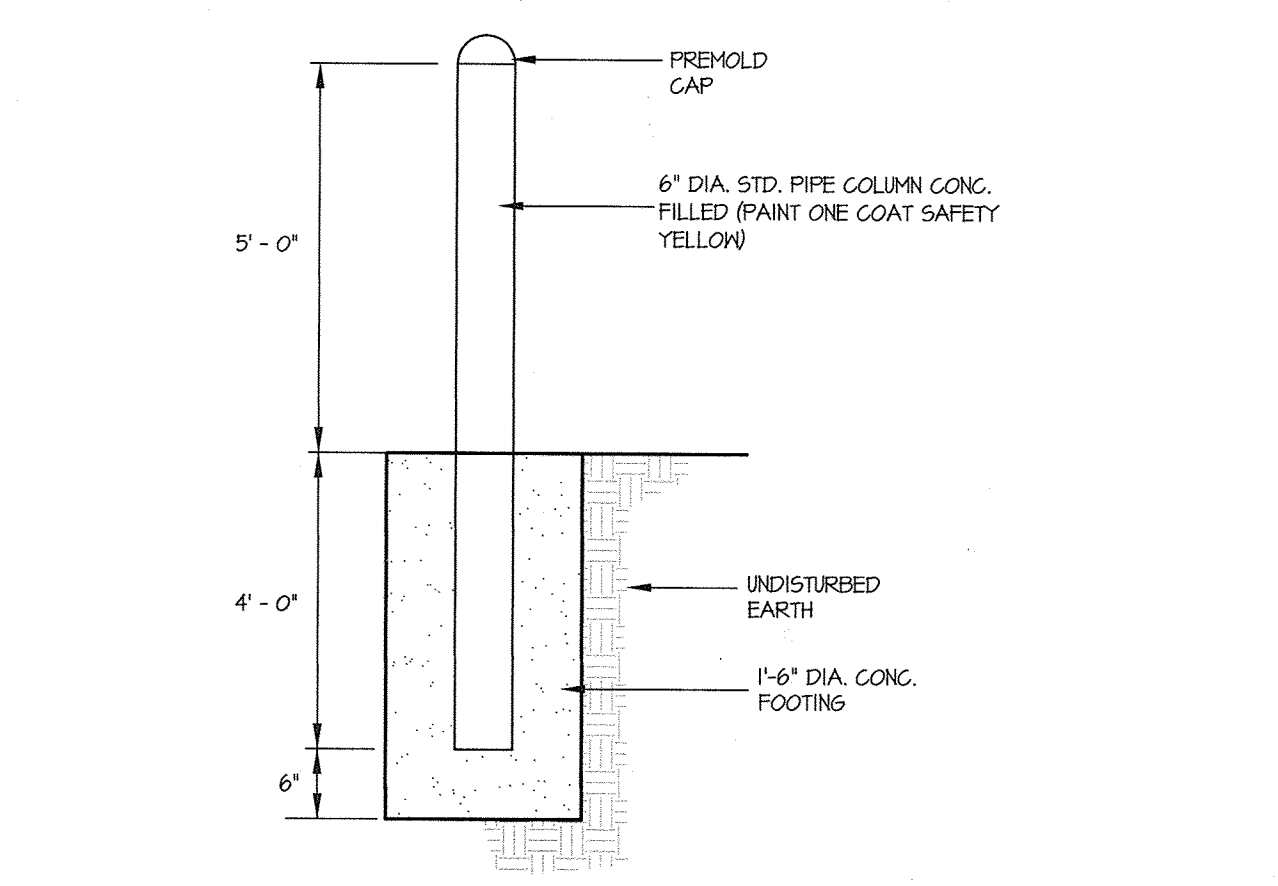


APPROVED
PLANNING BOARD OF HOWARD COUNTY
 DATE: NOVEMBER 03, 2016

APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEM
 HOWARD COUNTY HEALTH DEPARTMENT

Approved: *Howard County Department of Planning & Zoning*
 Director: *5-31-17*
 Chief, Division of Land Development: *5-30-17*
 Chief, Development Engineering Division: *5-23-17*

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 TEL: 301-421-4024 BURLINGAME, MARYLAND 20866
 TEL: 410-683-1820 D/VA 301-889-2524 FAX: 301-421-4186



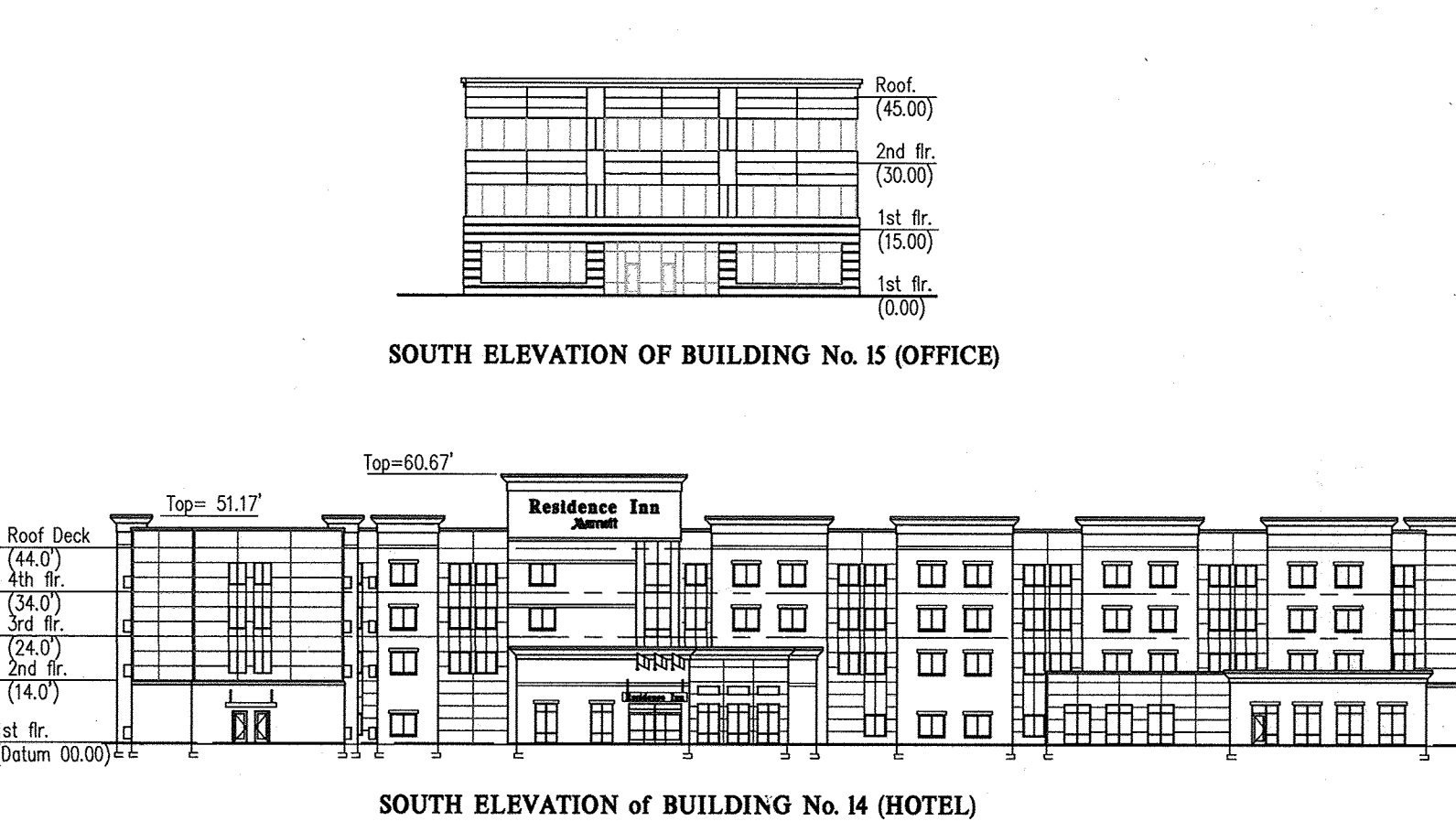
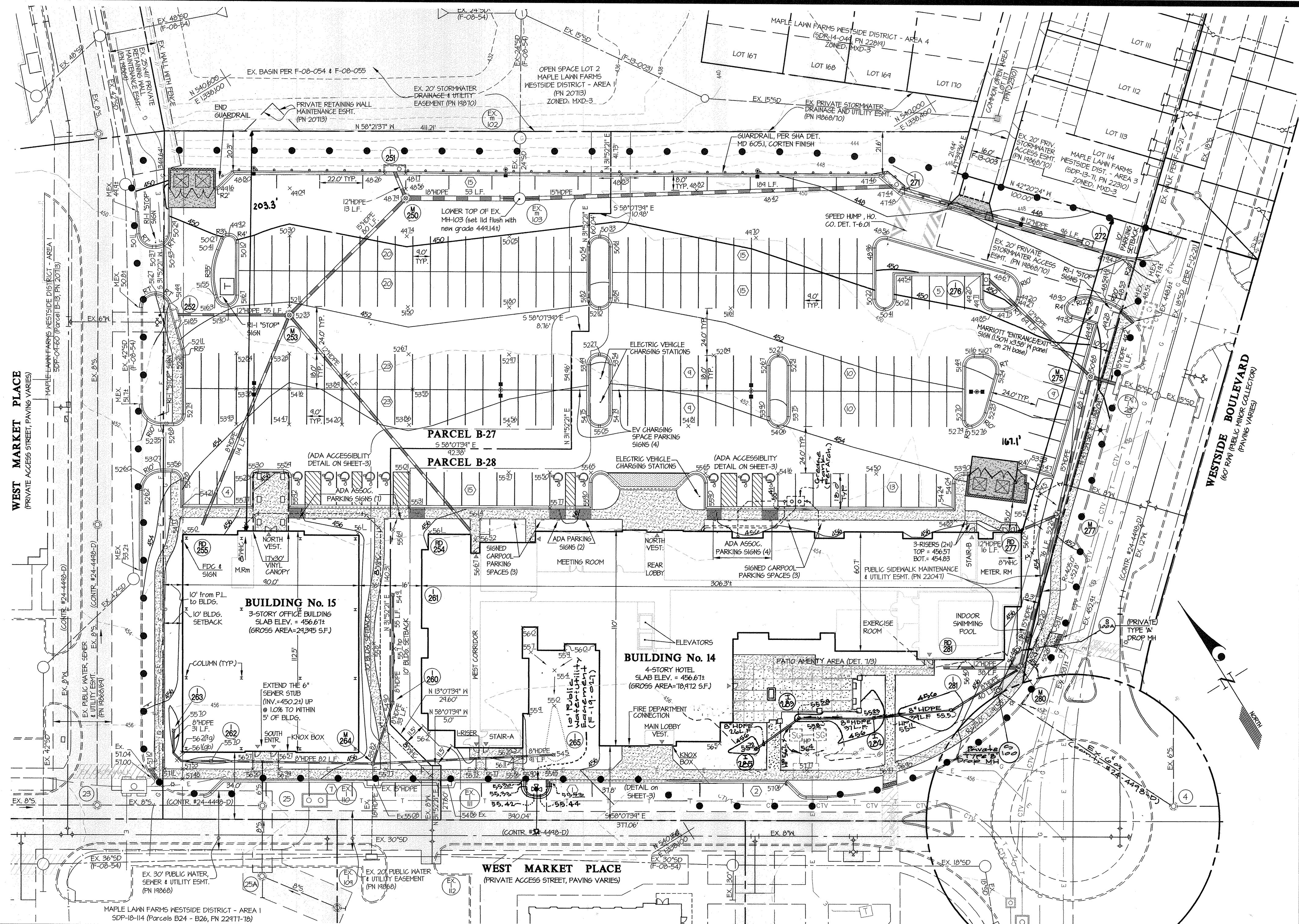
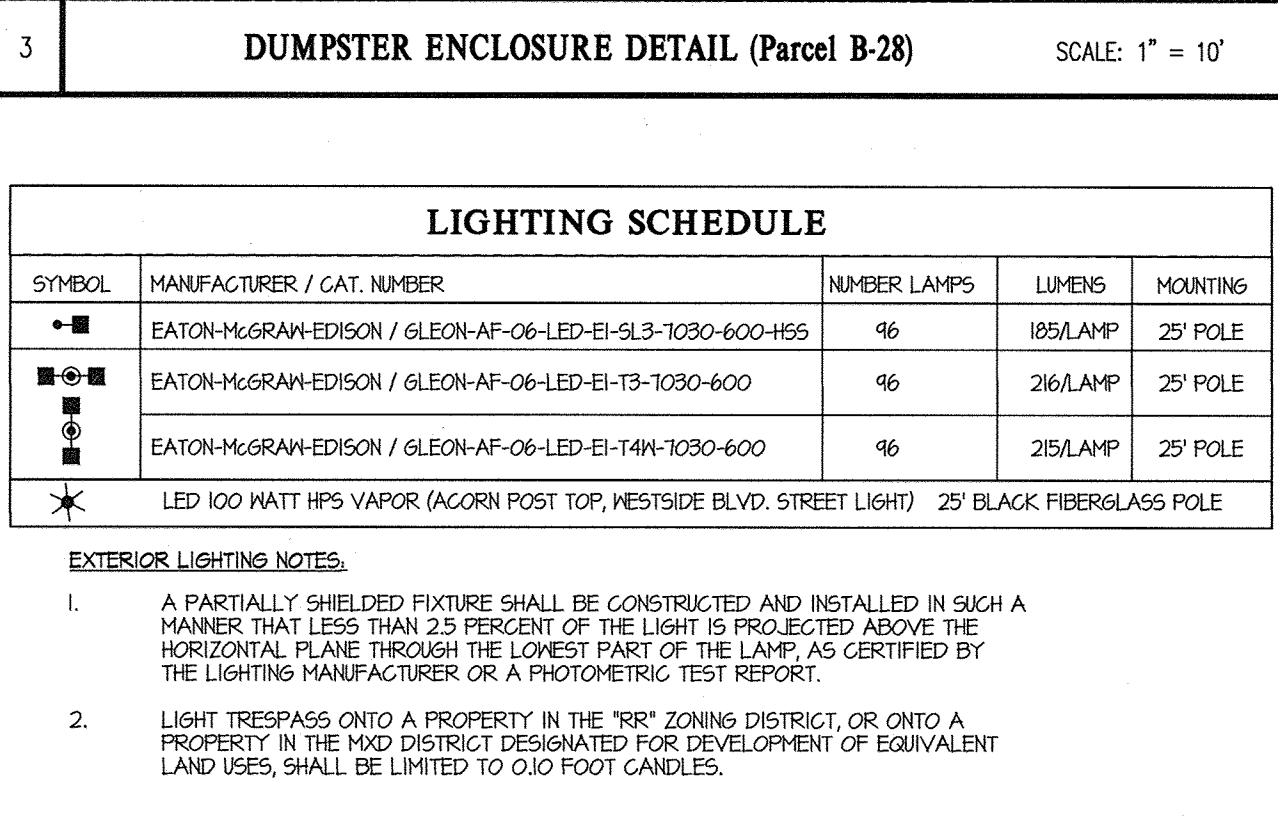
DUMPSTER ENCLOSURE DETAIL (Parcel B-28) SCALE: 1" = 10"

LIGHTING SCHEDULE

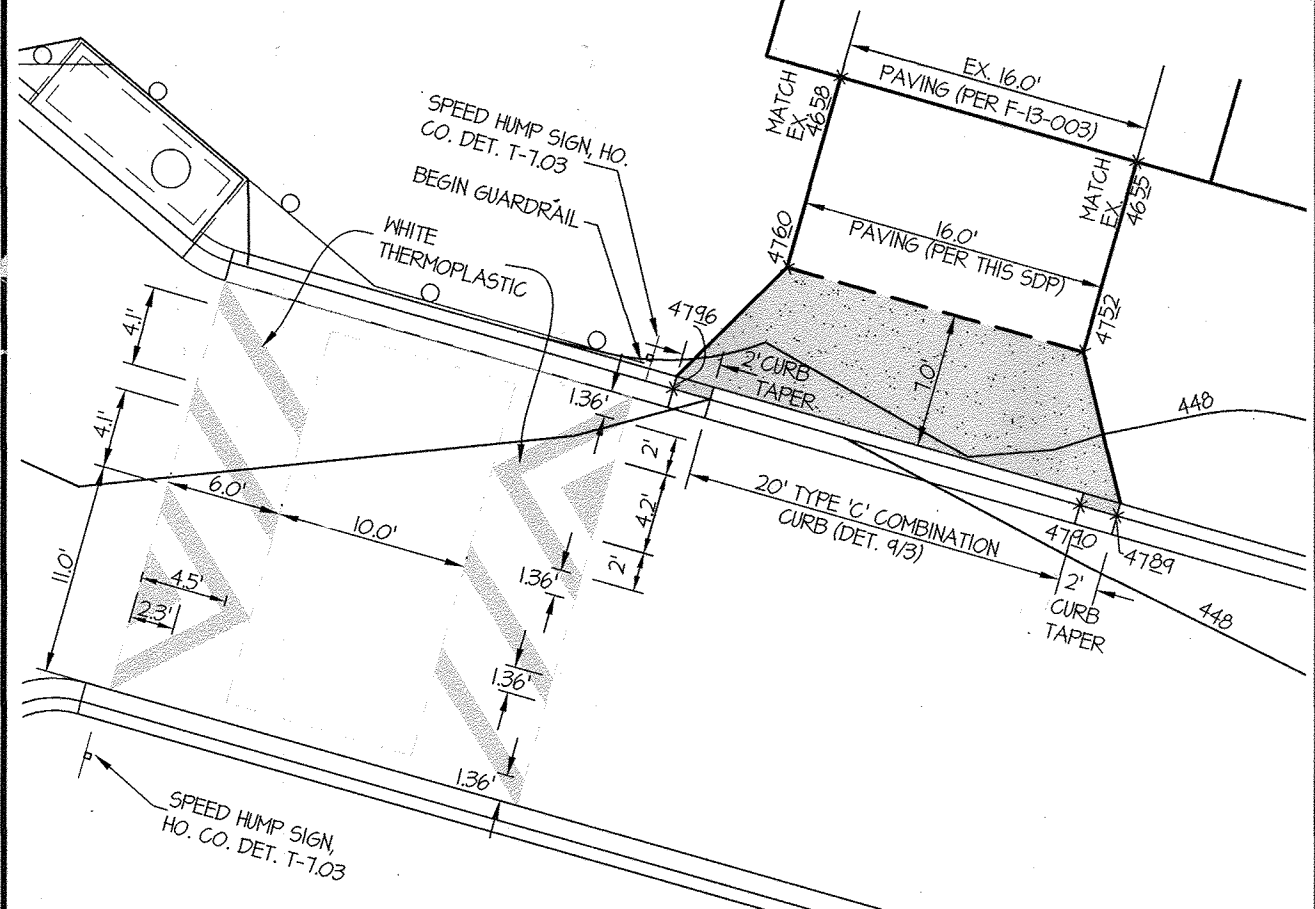
SYMBOL	MANUFACTURER / CAT. NUMBER	NUMBER LAMPS	LUMENS	MOUNTING
●	EATON-MCGRAW-EDISON / GLEON-AP-06-LED-EI-SL3-1030-600-HSS	46	185/LAMP	25' POLE
●	EATON-MCGRAW-EDISON / GLEON-AP-06-LED-EI-T3-1030-600	46	216/LAMP	25' POLE
●	EATON-MCGRAW-EDISON / GLEON-AP-06-LED-EI-T4N-1030-600	46	215/LAMP	25' POLE
★	LED 100 WATT HPS VAPOR (ACORN POST TOP, WESTSIDE BLVD. STREET LIGHT)	25'	BLACK FIBERGLASS POLE	

EXTERIOR LIGHTING NOTES:

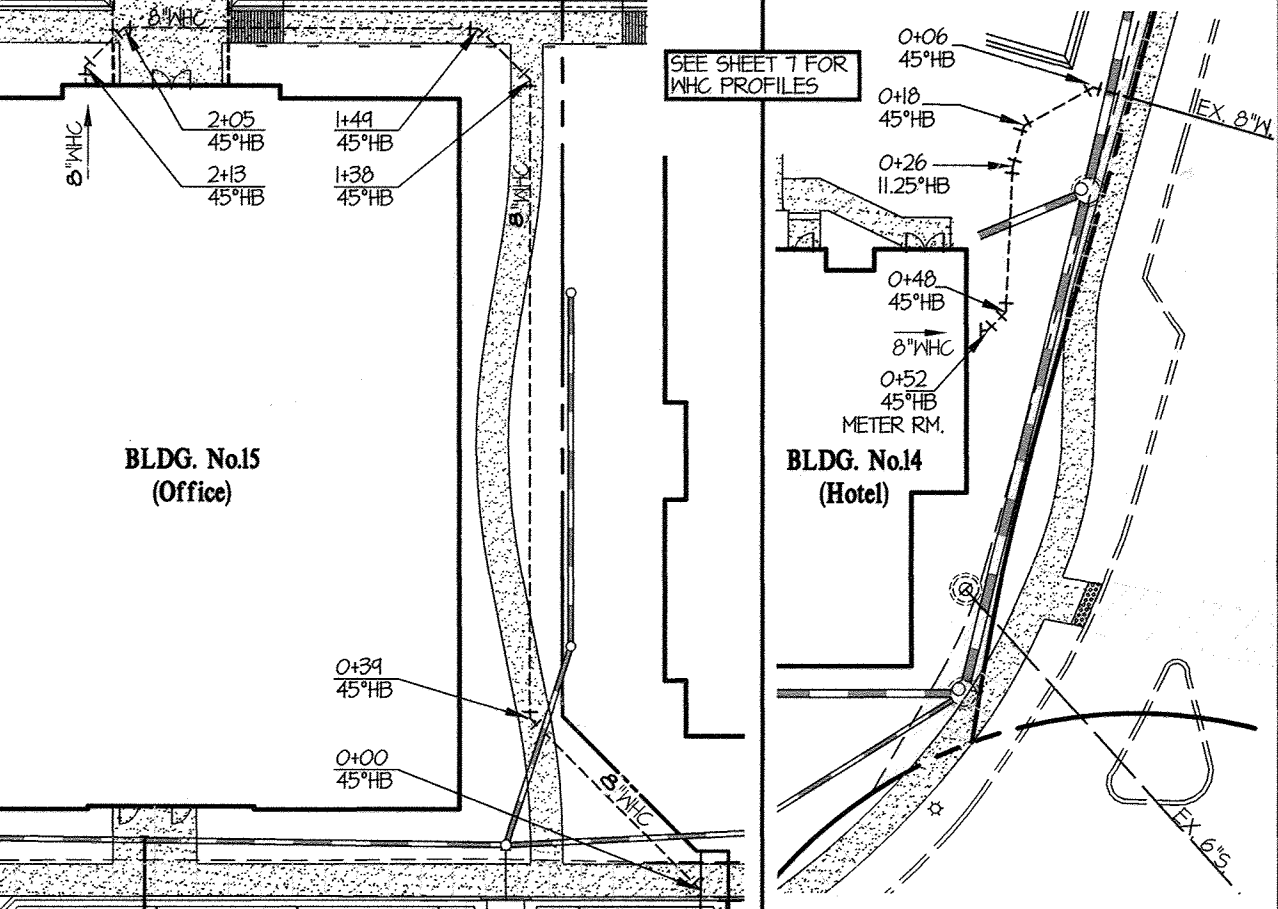
- A PARTIALLY SHIELDED FIXTURE SHALL BE CONSTRUCTED AND INSTALLED IN SUCH A MANNER THAT LESS THAN 2.5 PERCENT OF THE LIGHT IS PROJECTED ABOVE THE HORIZONTAL PLANE THROUGH THE LOWEST PART OF THE LAMP, AS CERTIFIED BY THE LIGHTING MANUFACTURER OR A PHOTOMETRIC TEST REPORT.
- LIGHT TRESPASS ON TO A PROPERTY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



BUILDING ELEVATIONS SCALE: 1" = 40"



SPEED HUMP PAVEMENT MARKING and DRIVEWAY ENTRANCE SCALE: 1" = 10"



8" PVC WHCs PLAN VIEW SCALE: 1" = 30"

PREPARED FOR:
 PROPERTY OWNER/DEVELOPER:
 GREENBAUM ENTERPRISES, INC.
 1829 REISTERSTOWN RD, SUITE 300
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

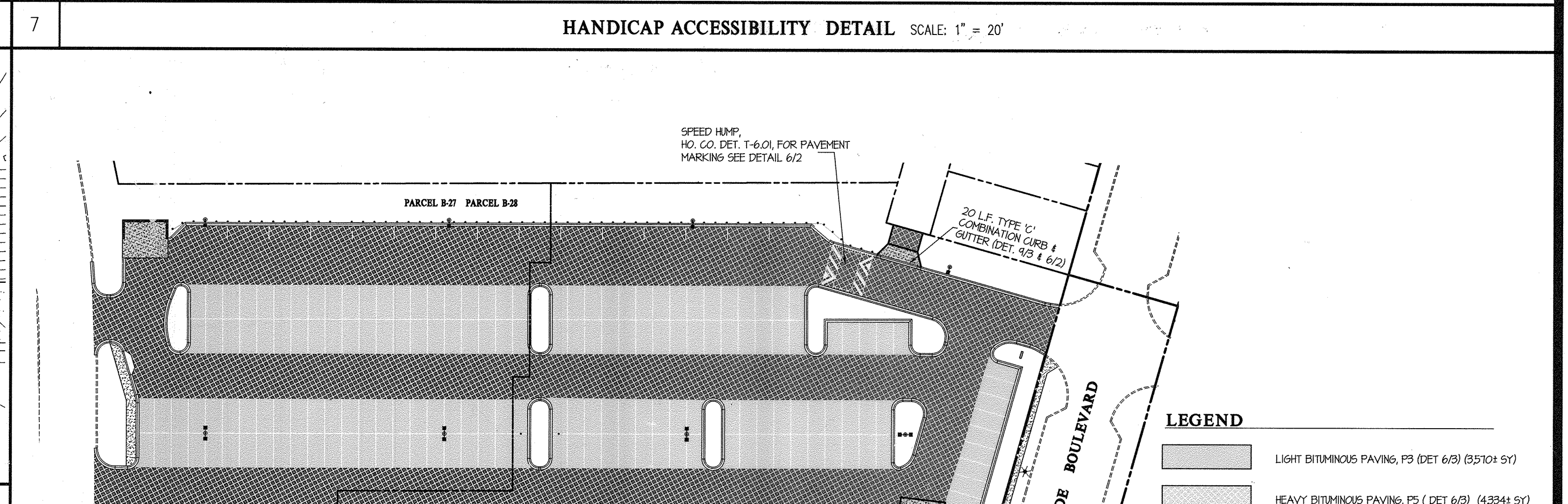
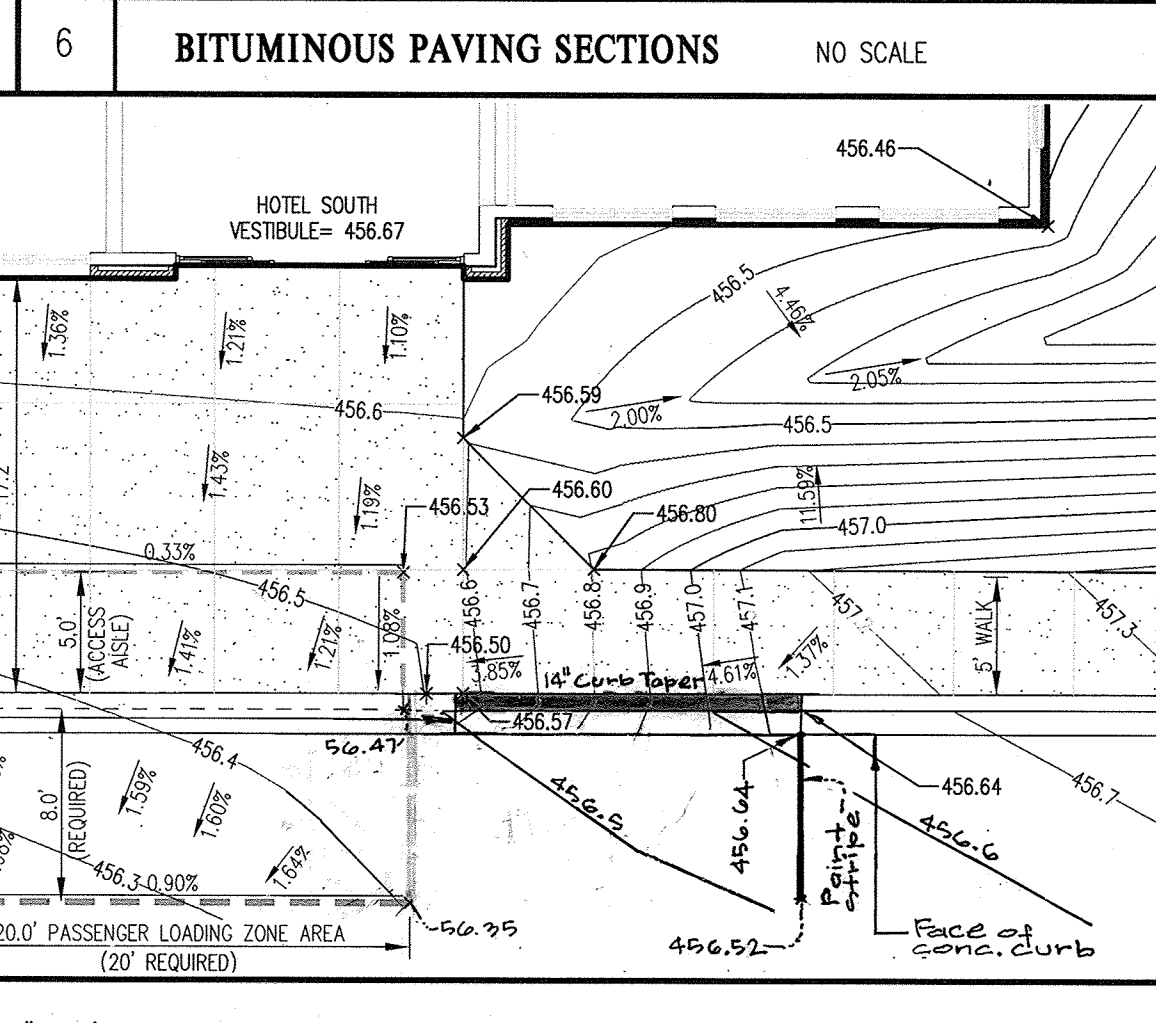
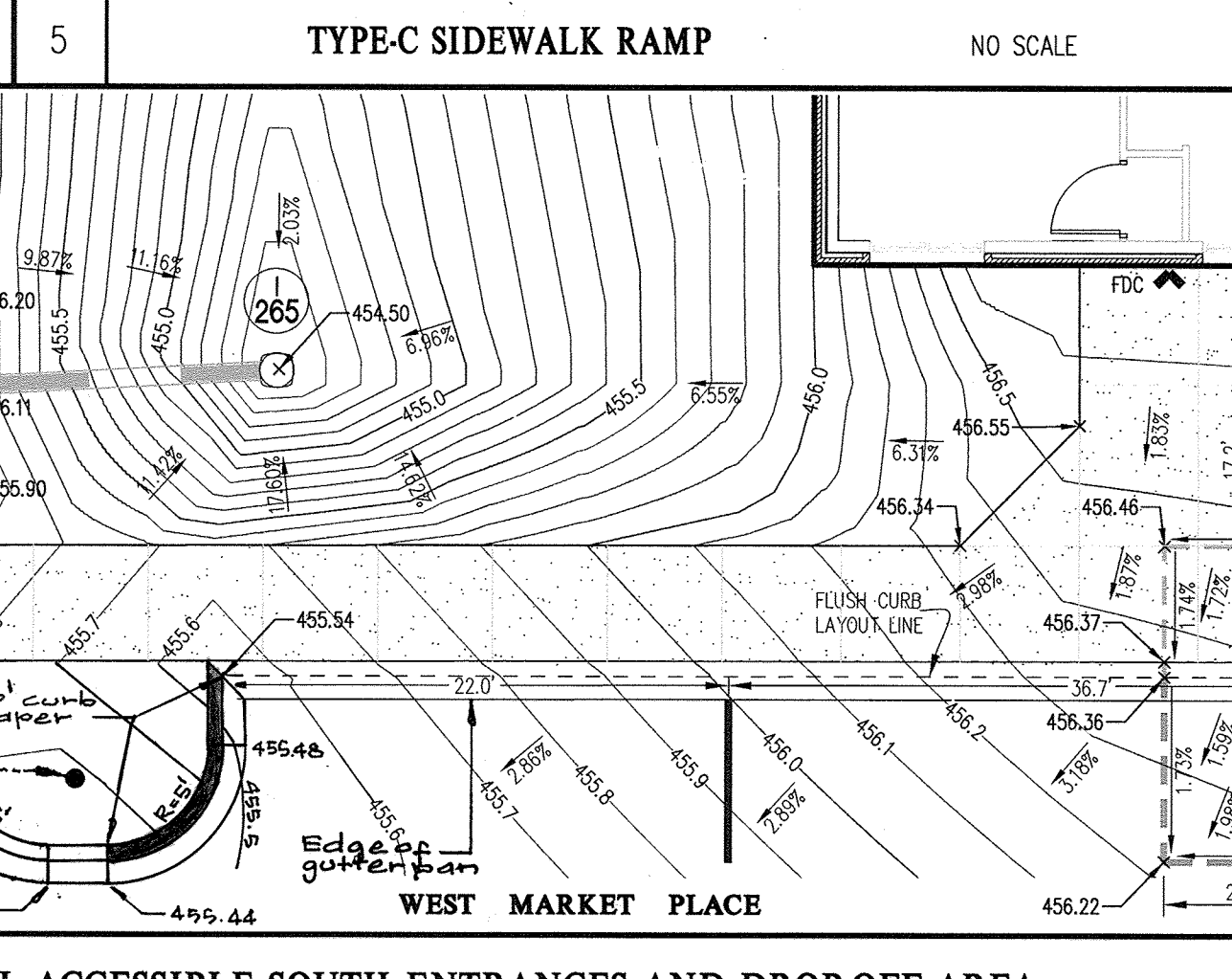
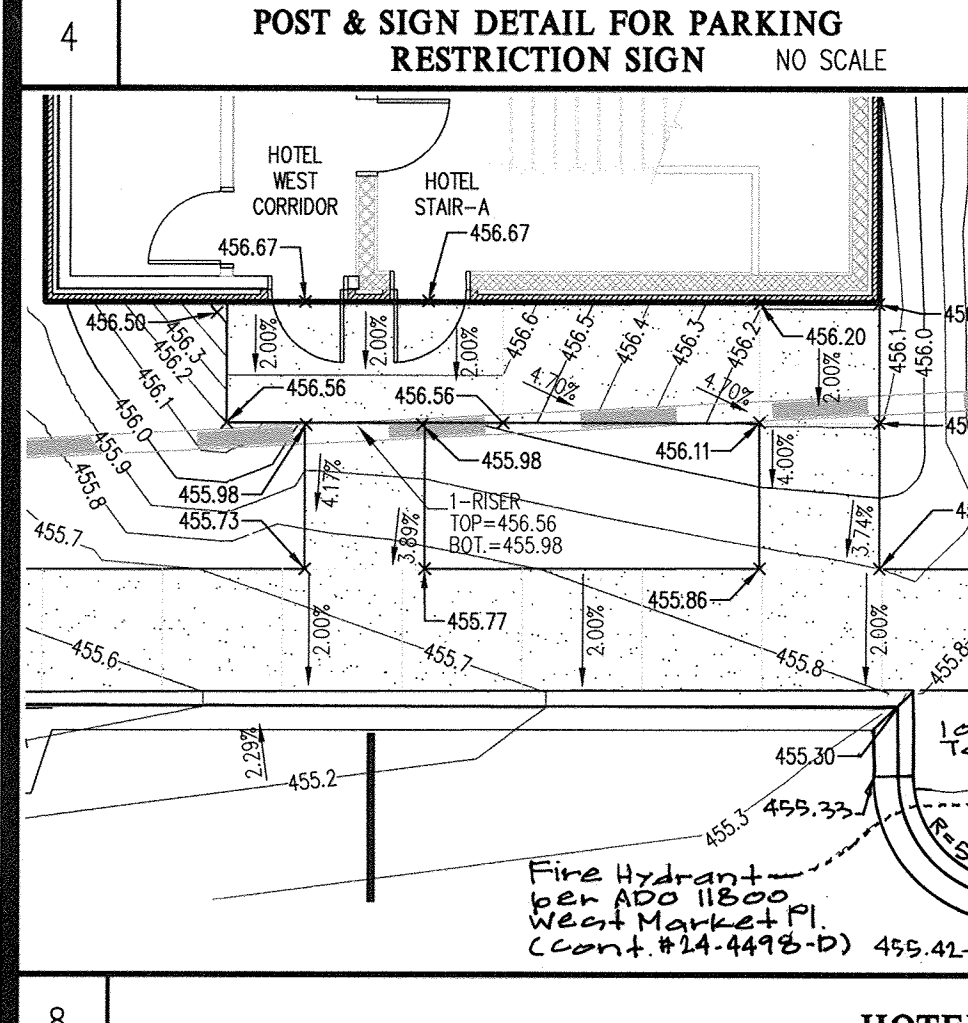
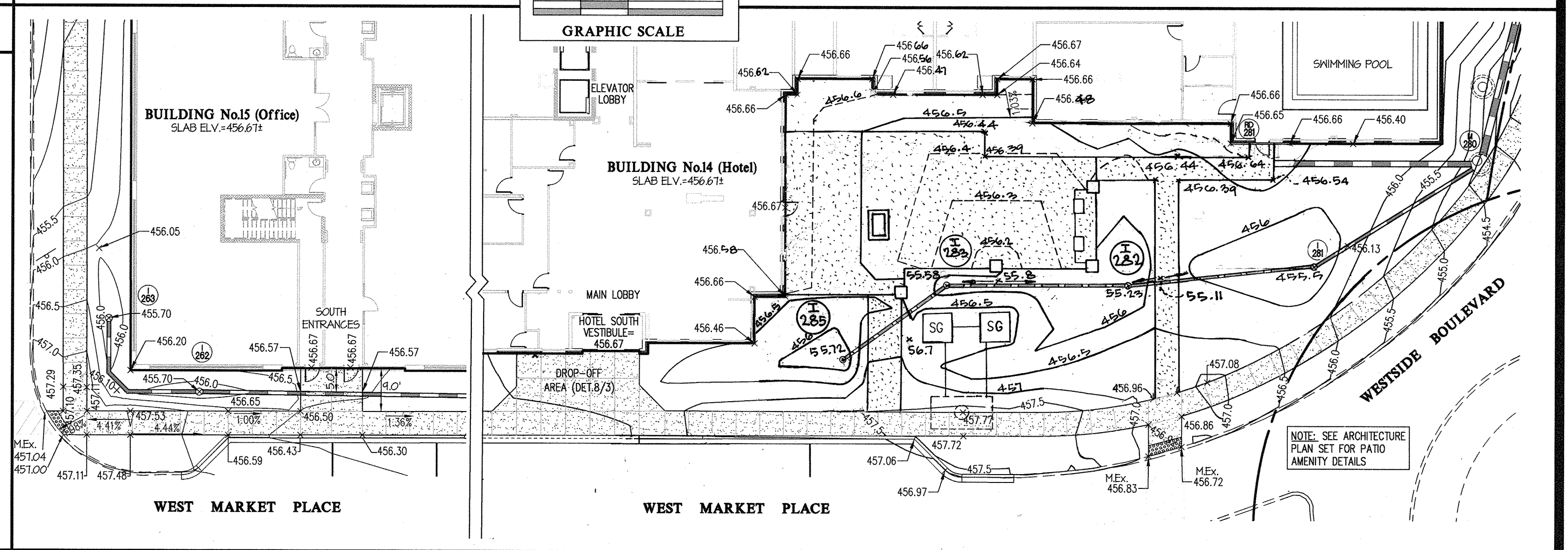
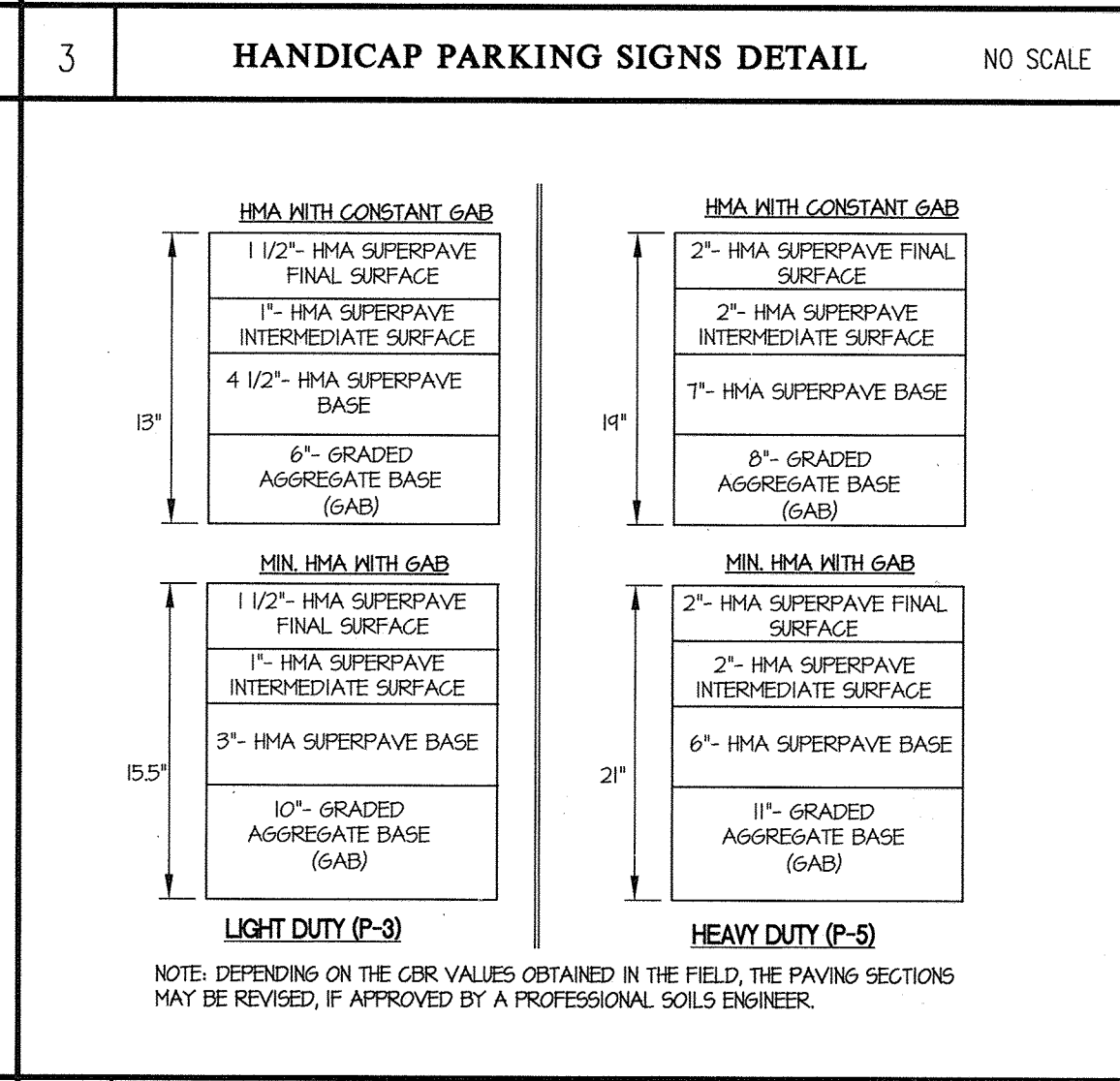
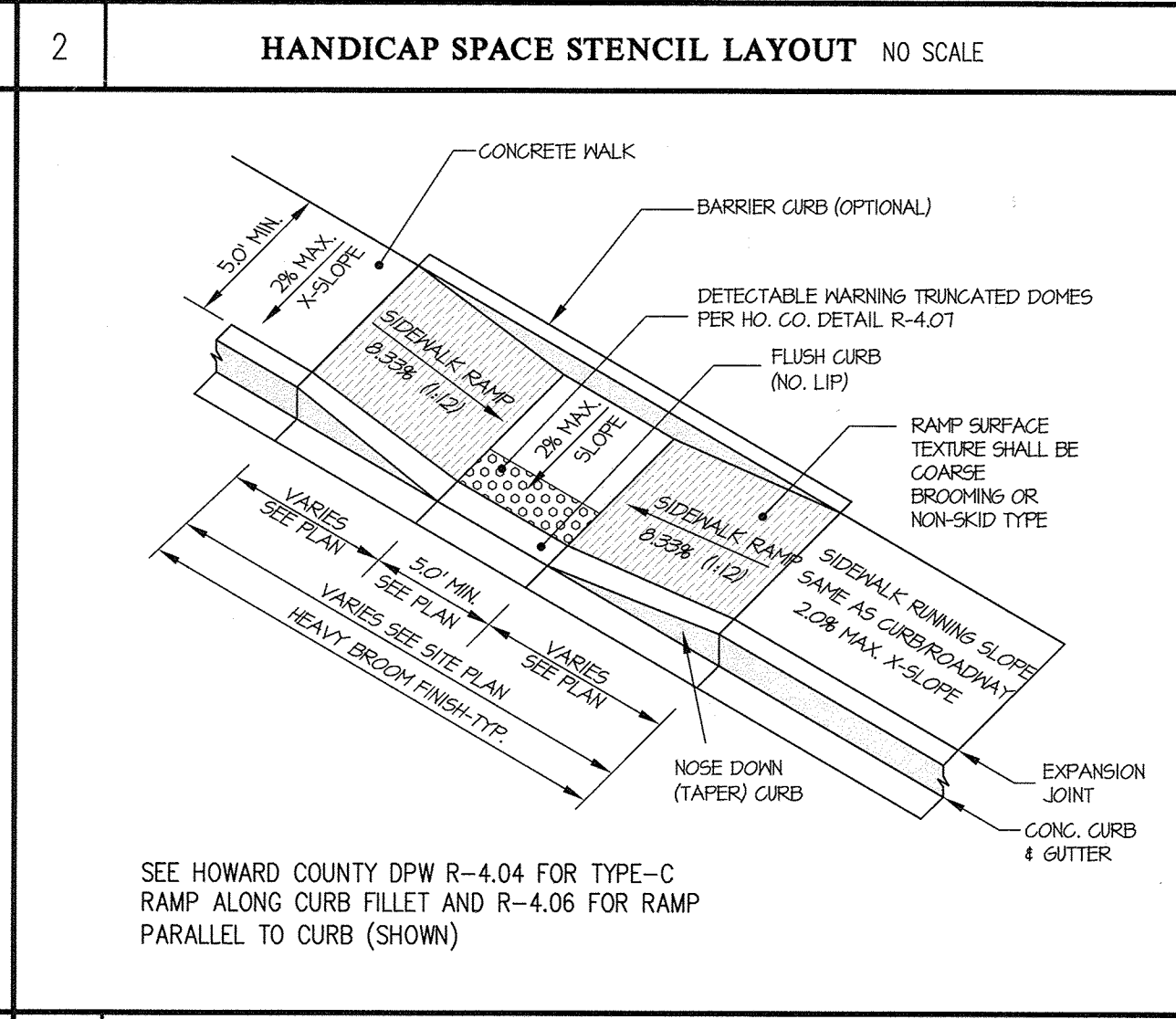
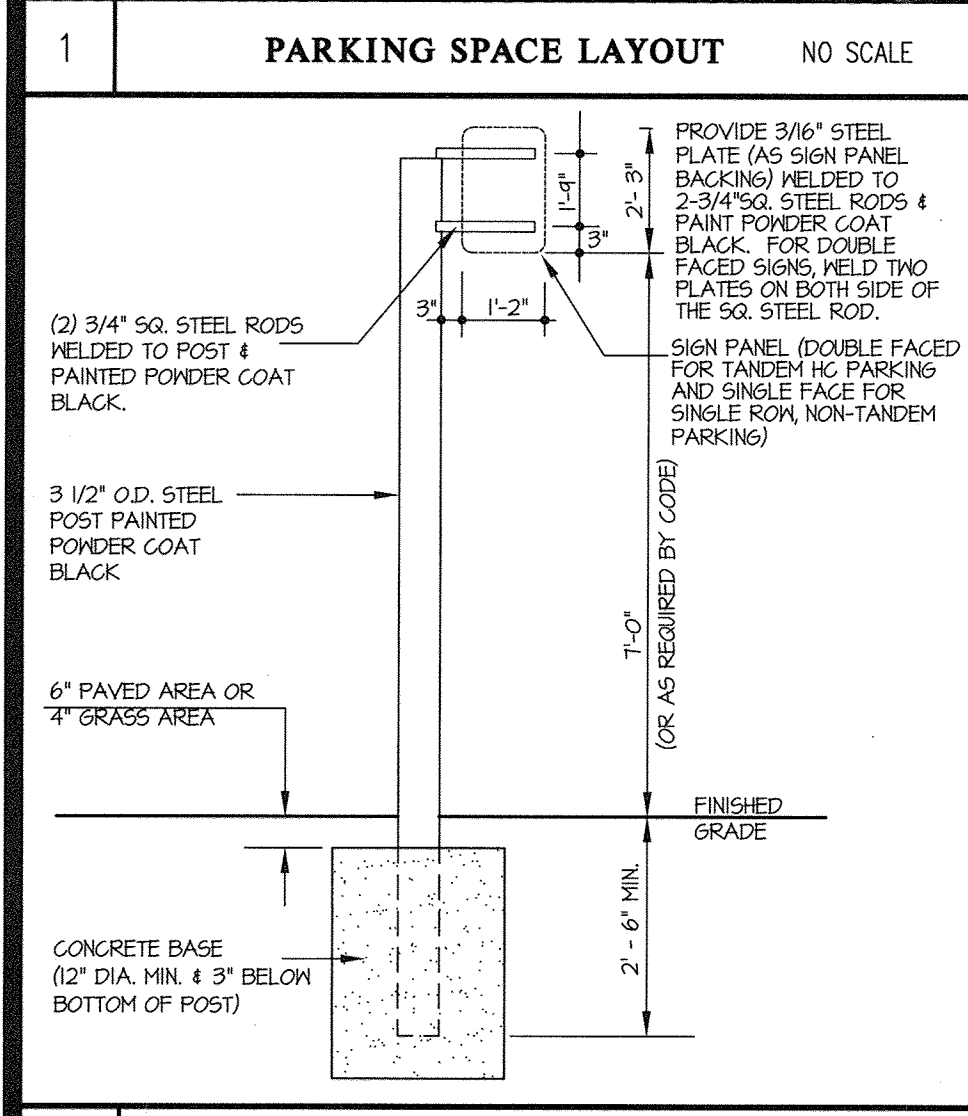
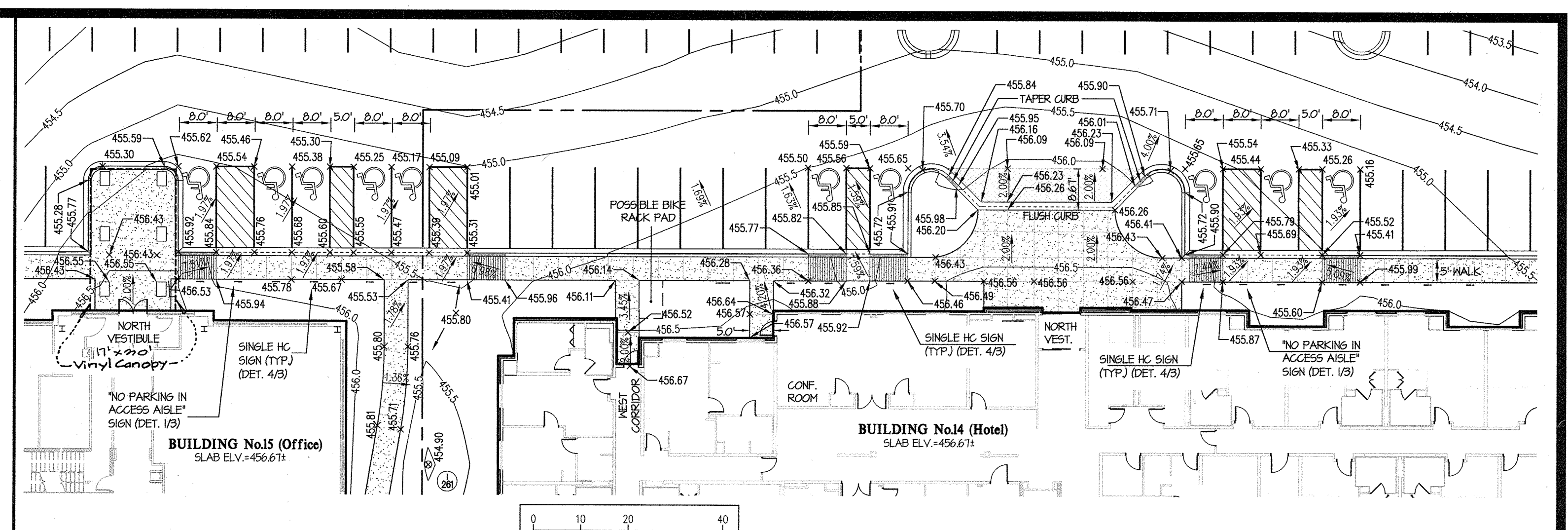
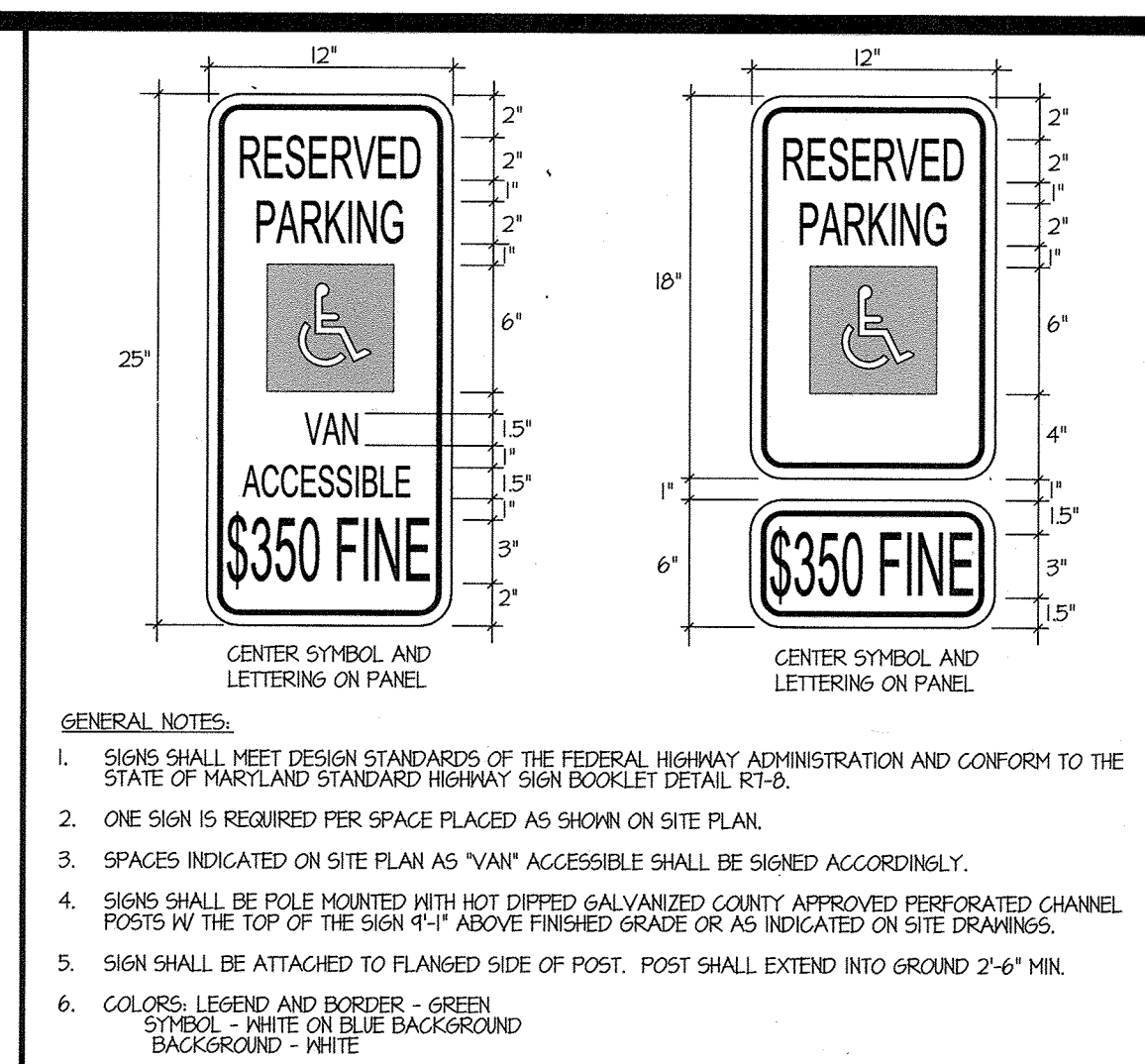
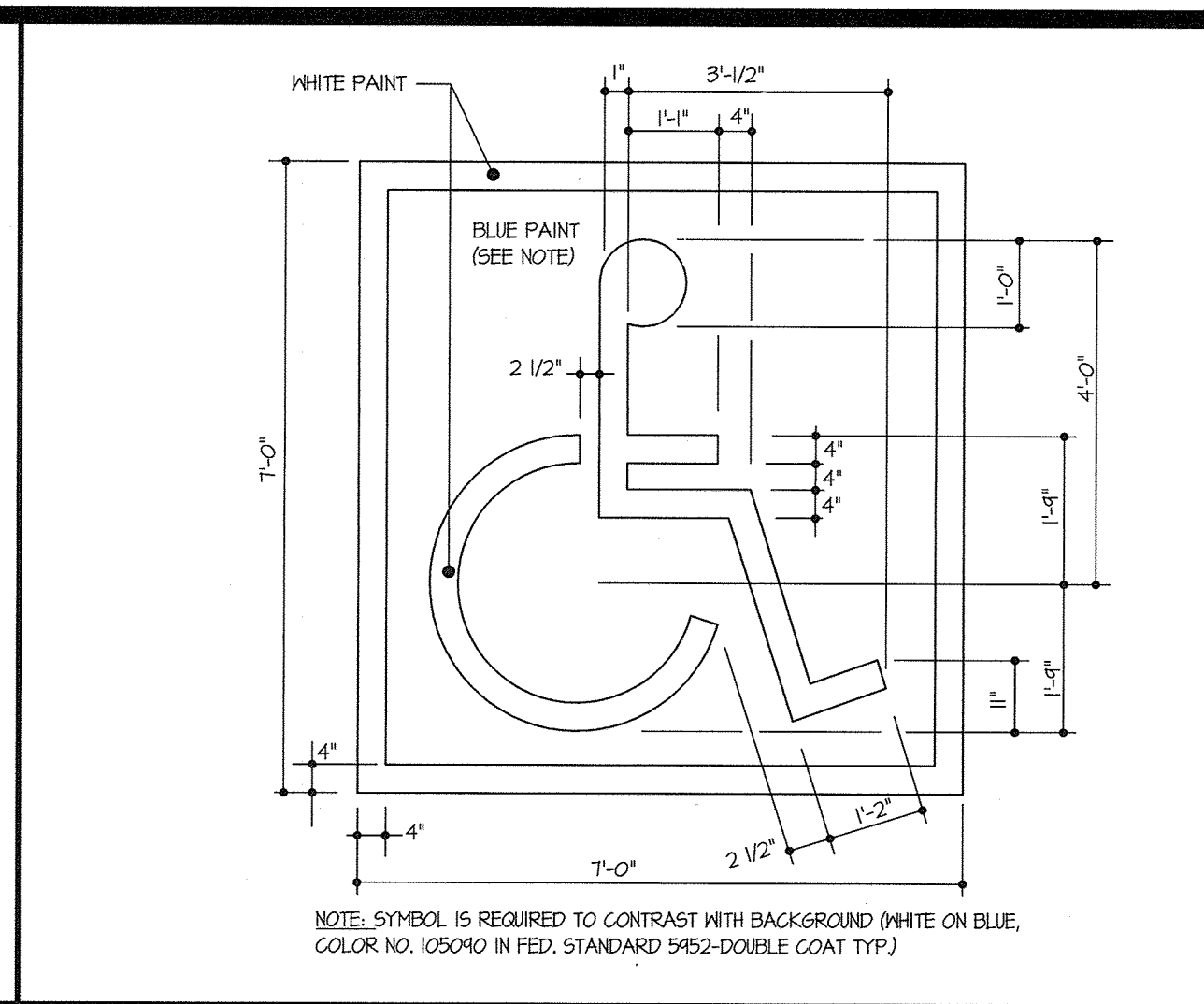
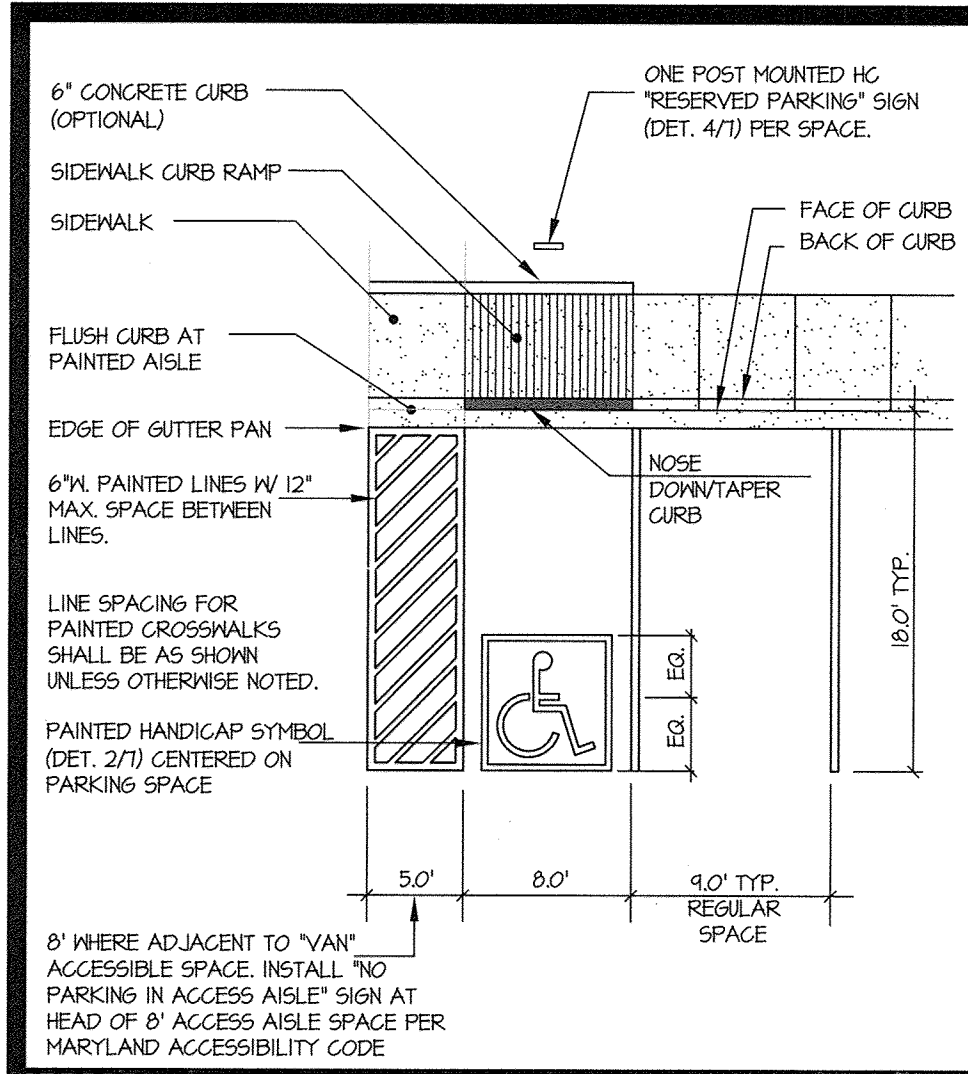
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12875.
 EXPIRATION DATE: MAY 26, 2018
4/20/17

SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS WESTSIDE DISTRICT - AREA 1
BUILDING No. 14 (Hotel) and BUILDING No. 15 (Office)
(PARCELS B-27 and B-28)
 PLATS 19867-19872 and 24215-24216, 24712-1

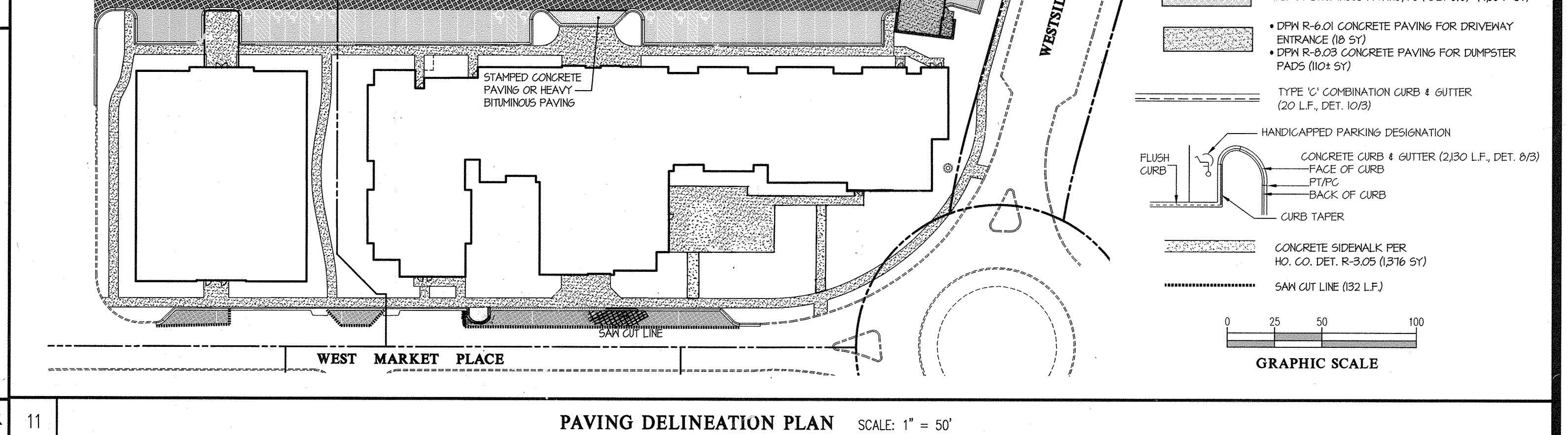
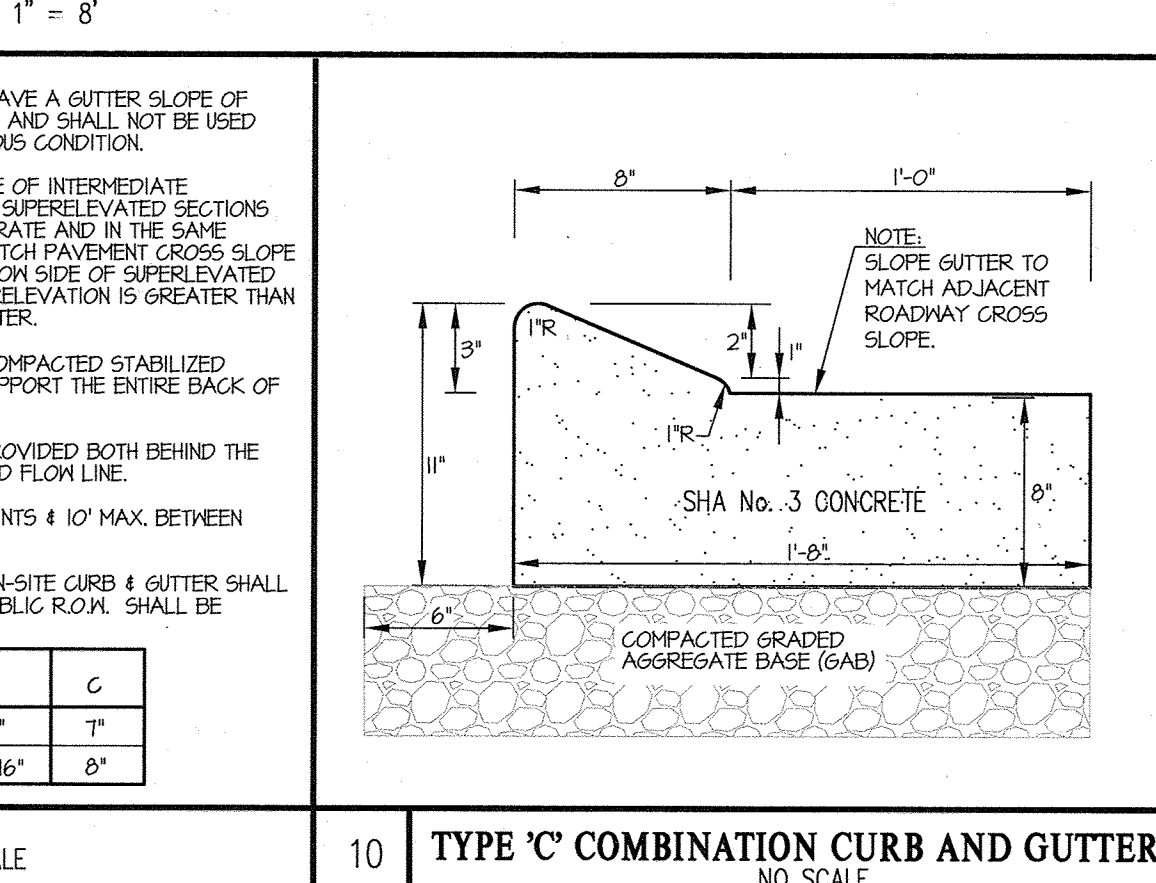
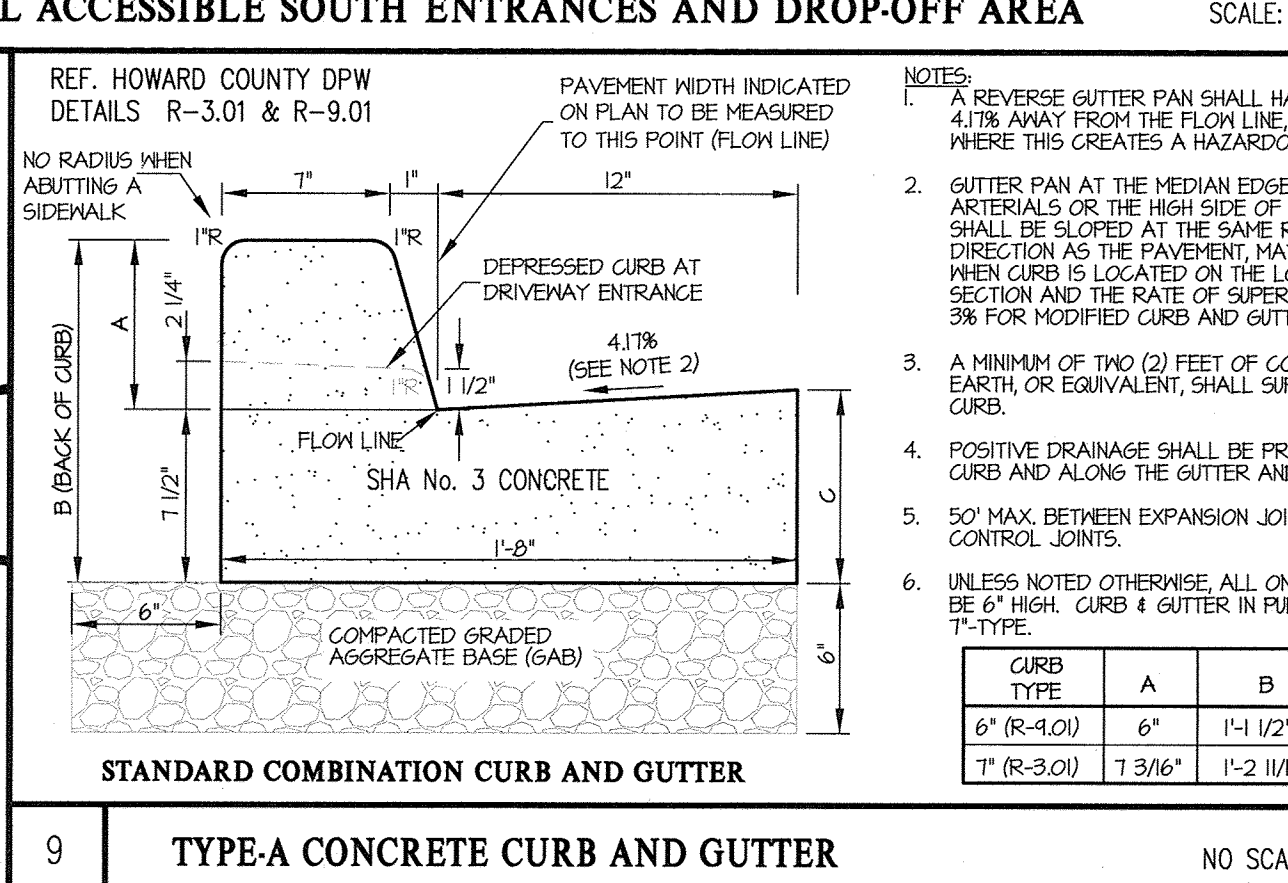
SCALE: 1" = 30'
ZONING: MXD-3
G. L. W. FILE No.: 14084

DATE: APRIL 2017
TAX MAP - GRID: 41-21&22
SHEET: 2 OF 9

ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND



APPROVED
PLANNING BOARD OF HOWARD COUNTY
 DATE: NOVEMBER 03, 2016
 APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEM
 HOWARD COUNTY HEALTH DEPARTMENT
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Walden J. J. J.* 5-31-17
 Chief, Division of Land Development: *Walden J. J. J.* 5-30-17
 Chief, Development Engineering Division: *Walden J. J. J.* 5-23-17



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: 410-860-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
11-12-2016	Relocate Fire Hydrant & Revise Hotel Patio	gt	klp
12-14-17	Rev. Hotel Patio: update grading & storm drain accordingly	gt	klp

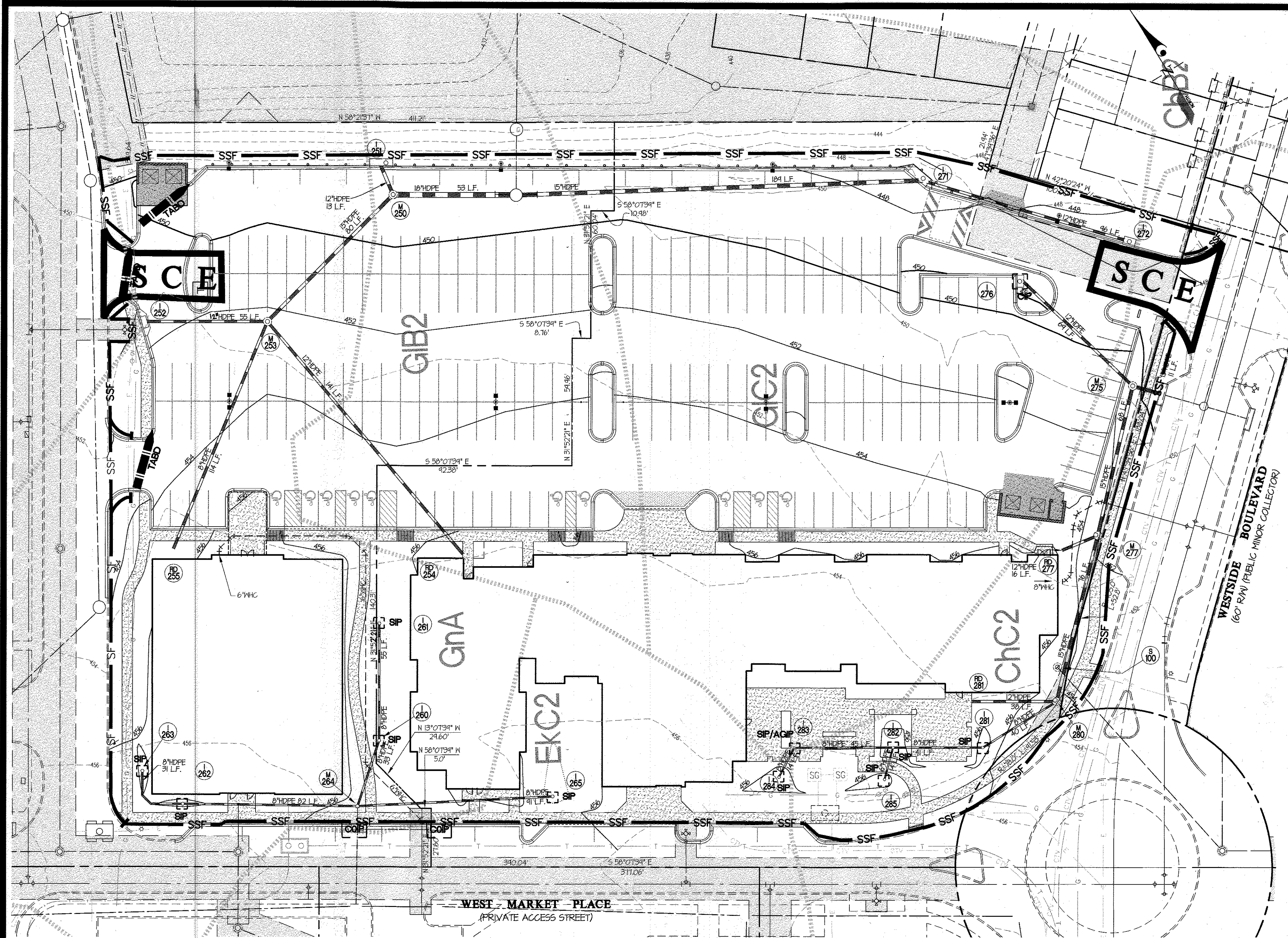
PREPARED FOR:
 PROPERTY OWNER/DEVELOPER:
 GREENHUM ENTERPRISES, INC.
 1829 RISTERSTOWN RD, SUITE 300
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

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, 2018
 4/26/17

HANDICAP ACCESSIBILITY and SITE DETAILS / PAVING DELINEATION PLAN
MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 1
BUILDING No. 14 (Hotel) and BUILDING No. 15 (Office)
(PARCELS B-27 and B-28)
 PLATS 19867-19872 and 24215-24216 (6-102)
 ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	14084
DATE	TAX MAP - GRID	SHEET
APRIL 2017	41-21&22 46-3	3 OF 9

HOWARD COUNTY, MARYLAND

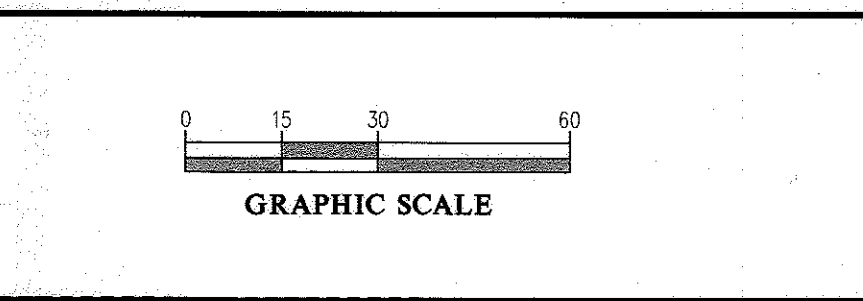


THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

1 SEDIMENT CONTROL PLAN SCALE: 1" = 30'

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

John P. [Signature] 5/4/17
 HOWARD S.C.D. DATE



APPROVED
 PLANNING BOARD OF HOWARD COUNTY

DATE NOVEMBER 03, 2016

DEVELOPER'S/BUILDER'S CERTIFICATE

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

W.D.S. [Signature] 4/26/17
 SIGNATURE OF DEVELOPER/BUILDER DATE

APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEM
 HOWARD COUNTY HEALTH DEPARTMENT

County Health Officer Date

ENGINEER'S CERTIFICATE

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

[Signature] 4/26/17
 DATE

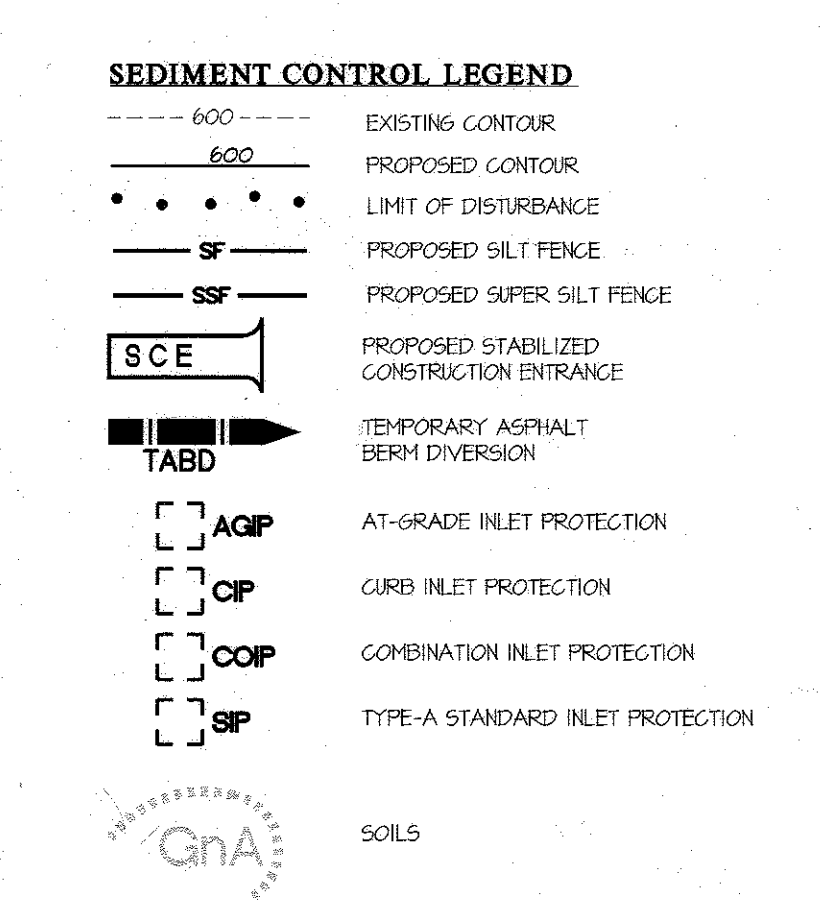
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director Date 5-31-17

Chief, Division of Land Development Date 5-30-17

Chief, Development Engineering Division Date 5-23-17

- SEQUENCE OF CONSTRUCTION
1. APPLY FOR GRADING PERMITS AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE COUNTY SEDIMENT CONTROL INSPECTOR (SCSI). OBTAIN GRADING PERMIT FROM THE SCSI AT THE MEETING (DURATION - 1/2 DAY).
 2. INSTALL THE STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE (-SF-), SUPER SILT FENCE (-SSF-) AND TEMPORARY CHAIN LINK CONSTRUCTION FENCE. DURATION: 1-DAY
 3. INSTALL STORM DRAIN SYSTEM FROM EXISTING MH-102 TO NEW INLETS 1-271, 1-272, 1-291 and 1-292. USE THIS STORM DRAIN SYSTEM TO CONVEY STORMWATER TO THE EXISTING BASIN ON ADJACENT OPEN SPACE LOT 2. DURATION: 3-DAYS.
 4. INSTALL THE CURB & GUTTER FOR THE INLETS INSTALLED IN SOCB3. DURATION: 2-DAYS.
 5. INSTALL GOIP AT EXISTING INLETS 1-100 AND 1-111 (in West Market Place) THEN OBTAIN PERMISSION FROM THE SCSI TO PROCEED WITH SITE GRADING, GRADE BUILDING PADS TO APPROPRIATE SUBGRADE. DURATION: 5-DAYS. ALL INLETS DRAINING TO EX-1-23 AND EX-1-110, INLETS 1-268 & 1-269 MAY BE DELAYED IN ORDER TO COORDINATE WITH PATIO CONSTRUCTION LATER. DURATION: 5-1 DAYS.
 6. INSTALL THE REMAINING STORM DRAIN SYSTEM AND IMMEDIATELY PROVIDE APPROPRIATE INLET PROTECTIONS AT ALL INLETS DRAINING TO EX-1-23 AND EX-1-110. DURATION: 2-3 DAYS FOR C16 AND 1-2 DAYS FOR PAVING. COORDINATE WITH PATIO CONSTRUCTION LATER. DURATION: 2-3 DAYS.
 7. START BUILDING CONSTRUCTION. DURATION: 12-14 MONTHS FOR BLDG. CONSTRUCTION. THE NEXT 3 ITEMS MAY BE CONCURRENT.
 8. STABILIZE THE LANDSCAPE ISLANDS AND PAVEMENT AREAS WITH FINAL SEEDING (OR SOD) AND PLANT MATERIAL. DURATION: 2-3 DAYS.
 9. INSTALL THE DUMPSTER ENCLOSURES AND COMPLETE THE NEW CURB AND PAVING DELAYED IN SOCB3 PLUS PAVING CONNECTION TO THE ADJACENT ALLEY ON H.O.A. LOT 117. DURATION: 2-3 DAYS (for paving work) & 5-10 DAYS (for masonry enclosure work).
 10. INSTALL SIDEWALK/PATIO, TOP PAVING COURSE AND ANY REMAINING LANDSCAPING. DURATION: 2-3 DAYS.
 11. ONCE THE SITE IS STABILIZED, OBTAIN PERMISSION FROM THE SCSI TO REMOVE ANY REMAINING THE SEDIMENT CONTROL DEVICES. DURATION: 1-DAY.
 12. FLUSH THE STORM SYSTEM. DURATION: 1-DAY.
 13. PAINT THE PARKING SPACES, FINISH THE BUILDING INTERIOR AND OBTAIN USE & OCCUPANCY PERMITS.



NOTES:

1. TSMN IS PROVIDED BY EXISTING PONDS.
2. STOCKPILES WILL NOT BE PERMITTED ON SITE.
3. SOILS SHOWN IS PRE-DEVELOPMENT. THIS HAS PREVIOUSLY MASS GRADED. CONSIDER SITE SOIL TO BE MAN-MADE.

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3809 NATIONAL DRIVE - SUITE 250 - BURTONTVILLE OFFICE PARK
 BURTONTVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188

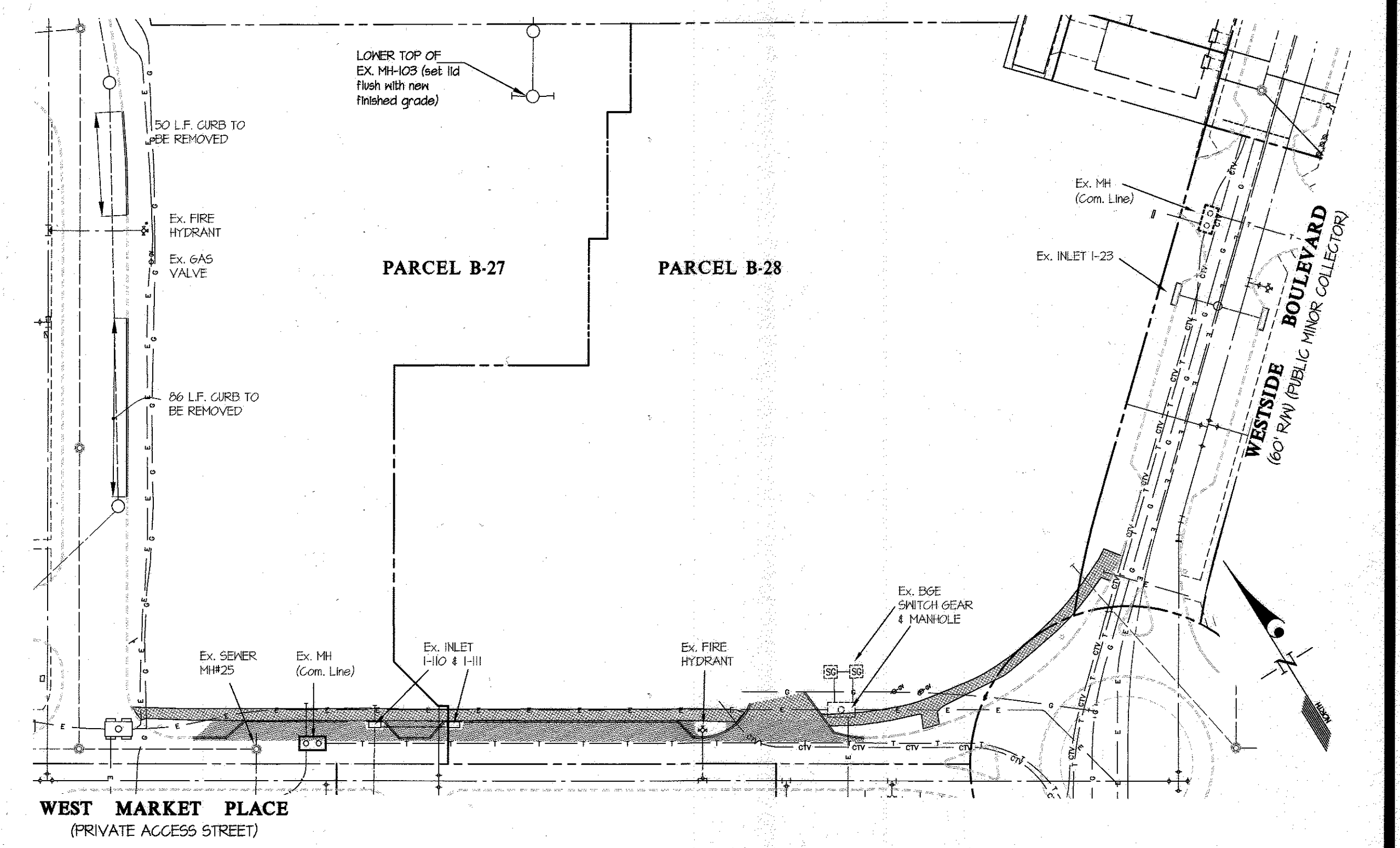
DATE	REVISION	BY	APPR.

PREPARED FOR:
 PROPERTY OWNER/DEVELOPER:
 GREENBAUM ENTERPRISES, INC.
 1829 REISTERSTOWN RD, SUITE 300
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

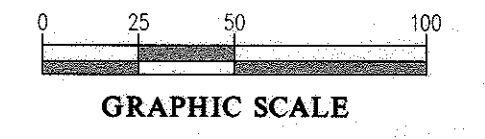
PROFESSIONAL CERTIFICATION

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, 2018.

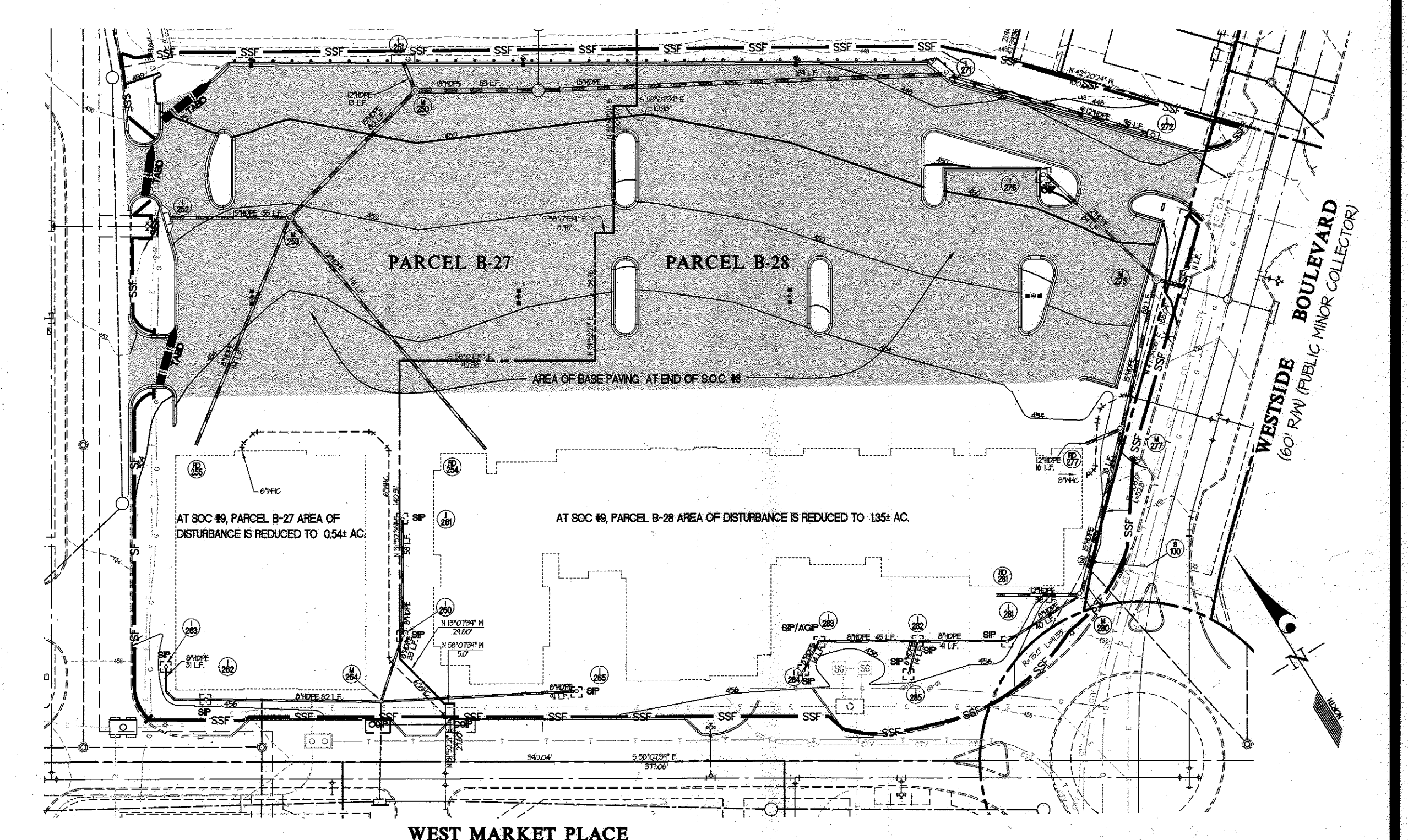
[Signature] 4/26/17



- DEMOLITION PLAN LEGEND
- EX CURB TO BE REMOVED (ASPHALT CURB 30" L.F., REMAINING CURB 360" L.F.)
 - EX CURB TO REMAIN
 - EX PAVEMENT TO BE REMOVED (34" ± 5')
 - DEMO & REPAVE OR MILL & REGRADE PAVEMENT, BASED ON FIELD CONDITION (305" ± 5')
- DEMOLITION NOTES:
1. REMOVE ALL DEBRIS FROM MARLE LAWN FARMS & HAIL IT TO A RECYCLE FACILITY.
 2. ADDITIONAL CURB MAY HAVE TO BE REPLACED IN THE FIELD.



2 DEMOLITION PLAN SCALE: 1" = 50'



3 PAVED AREA for BUILDING CONSTRUCTION STAGING SCALE: 1" = 50'

SEDIMENT CONTROL PLAN / DEMOLITION PLAN

MAPLE LAWN FARMS
 WESTSIDE DISTRICT - AREA 1
 BUILDING No. 14 (Hotel) and BUILDING No. 15 (Office)
 (PARCELS B-27 and B-28)
 PLATS 1967-19872 and 24215-24216 (6-102)

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	14084
DATE	TAX MAP - GRID	SHEET
APRIL 2017	41-21&22 46-3	4 OF 9

B-4-2 STANDARD AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

DEFINITION: THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION.

PURPOSE: TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.

CONDITIONS WHERE PRACTICE APPLIES: WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED.

CRITERIA

A. SOIL PREPARATION

1. TEMPORARY STABILIZATION
 - a. SEEDING PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT, SUCH AS DISC HARROWS OR CHISEL FLOWS OR RIPPERS MOUNTED ON CONSTRUCTION EQUIPMENT. AFTER THE SOIL IS LOOSENED IT MUST NOT BE ROLLED OR DRAGGED SMOOTH BUT LEFT IN THE FURROWED CONDITION. SLOPES 3:1 OR FLATTER ARE TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE CENTERLINE OF THE SLOPE.
 - b. FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS.
 - c. INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.

2. PERMANENT STABILIZATION

- a. A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE:
 - i. SOIL PH BETWEEN 6.0 AND 7.0.
 - ii. SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM).
 - iii. SOIL CONTENTS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF WATER. SOILS WITH A MODERATE TO HIGH PERCENTAGE OF SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) SHOULD BE ACCEPTABLE.
 - iv. SANDY SOILS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT.
 - v. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.
- b. DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS.
 - i. INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED ON TEMPORARY SEEDING TABLE B.1, PERMANENT SEEDING TABLE B.3, OR SITE-SPECIFIC SEEDING SUMMARIES.
 - ii. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION. ROLL THE SEEDING AREA WITH A WEIGHTED ROLLER TO PROVIDE GOOD SEED TO SOIL CONTACT.
- c. DRILL OR OUTPACKEER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL.
 - i. OUTPACKEER SEEDING: SEEDING MUST BE DONE IN A SINGLE PASS. SEEDING MUST BE DONE IN A SINGLE PASS. SEEDING MUST BE DONE IN A SINGLE PASS.
 - ii. CLIP-OUTPACKEER SEEDING: SEEDING MUST BE DONE IN A SINGLE PASS. SEEDING MUST BE DONE IN A SINGLE PASS. SEEDING MUST BE DONE IN A SINGLE PASS.
- d. MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. RAKE LAWN GRASS TO SMOOTH THE SURFACE. REMOVE LARGE OBJECTS LIKE STONES AND BRANCHES. REGRADE AND SMOOTH THE SURFACE. APPLY FERTILIZER AND LIME BY DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE. WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDING PREPARATION, TRACK SLOPES 3:1 OR FLATTER WITH TRACKED EQUIPMENT. TRACKS MUST BE MADE AT AN ANGLE TO THE SLOPE. TRACKS MUST BE MADE AT AN ANGLE TO THE SLOPE. TRACKS MUST BE MADE AT AN ANGLE TO THE SLOPE.

B. TOPSOILING

1. TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.
2. TOPSOIL OBTAINED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY THE DEPTH OF TOPSOIL TO BE EITHER A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-NRCS.
3. TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
 - a. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
 - b. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONSISTENT SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
 - c. THE ORIGINAL TOPSOIL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONSISTENT SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
 - d. THE SOIL IS SO AODIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
4. AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN.
 - a. TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING CRITERIA:
 - i. TOPSOIL MUST BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, OR LOAMY SAND. OTHER SOILS MAY BE USED AS LONG AS THEY ARE APPROVED BY A QUALIFIED AGRICULTURIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. TOPSOIL MUST NOT BE A MIXTURE OF CONTRASTING TEXTURES. SUBSOILS MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF CONCRETE STONES, SLAG, TRASH, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1.5 INCHES IN DIAMETER.
 - ii. TOPSOIL MUST BE FREE OF NOxious PLANTS OR PLANT PARTS SUCH AS BERBERIS, QUACK GRASS, JOHNSON GRASS, NOT SEDGE, PENNANT, HYSSOP, OR OTHERS AS SPECIFIED.
 - iii. TOPSOIL SUBSTITUTES OR AMENDMENTS, AS PROVIDED BY A QUALIFIED AGRICULTURIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.
 - b. TOPSOIL APPLICATION
 - i. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL. UNIFORMLY DISTRIBUTE TOPSOIL IN A 5 TO 8 INCH LAYER AND LIGHTLY COMPACT TO A MINIMUM THICKNESS OF 4 INCHES. SPREADING IS TO BE PERFORMED IN SUCH A MANNER THAT SOODING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS MUST BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
 - ii. TOPSOIL MUST NOT BE PLACED IF THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDING PREPARATION.

C. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS)

1. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND AMOUNTS OF FERTILIZER FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE. SOIL ANALYSIS MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSIS.
2. FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING, AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. MANURE MAY BE SUBSTITUTED FOR FERTILIZER WITH PRIOR APPROVAL FROM THE APPROPRIATE APPROVAL AUTHORITY. FERTILIZERS MUST BE DELIVERED TO THE SITE IN TIGHTLY LABELED CONTAINERS. THE CONTAINERS MUST BEAR THE NAME, TRADE NAME, OR TRADEMARK AND WARRANTY OF THE PRODUCER.
3. LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED EXCEPT WHEN HYDRATED) WHICH CONTAINS AT LEAST 90 PERCENT TOTAL CALCIUM (CALXIDE PLUS MAGNESIUM OXIDE). LIMESTONE MUST BE GROUND TO SUCH FINENESS THAT AT LEAST 50 PERCENT WILL PASS THROUGH A #100 MESH SIEVE AND 98 TO 100 PERCENT WILL PASS THROUGH A #200 MESH SIEVE.
4. LIME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE AT THE RATE OF 4 TO 8 TONS/ACRE (200-400 POUNDS PER 1000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.

APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE: NOVEMBER 03, 2016

APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEM

DATE: NOVEMBER 03, 2016

APPROVED FOR HOWARD COUNTY HEALTH DEPARTMENT

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

B-4-3 STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING

DEFINITION: THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER.

PURPOSE: TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION.

CONDITIONS WHERE PRACTICE APPLIES: TO THE SURFACE OF ALL PERMETER CONTROL, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.

CRITERIA

A. SEEDING

1. SPECIFICATIONS

- a. ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. ALL SEED MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED LABORATORY. ALL SEED USED MUST HAVE BEEN TESTED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL ON ANY PROJECT. REFER TO TABLE B.4 REGARDING THE QUALITY OF SEED. SEED TAGS MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY TYPE OF SEED AND SEEDING RATE.
- b. MULCH SHALL BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES UNLESS THE GROUND IS FROZEN. THE APPROPRIATE SEEDING MIXTURE MUST BE APPLIED WHEN THE GROUND THAW.
- c. INOCULANTS: THE INOCULANT FOR TREATING LEGUME SEED IN THE SEED MIXTURES MUST BE A PURE CULTURE OF NITROGEN FIXING BACTERIA PREPARED SPECIFICALLY FOR THE SPECIES. INOCULANTS MUST NOT BE USED LATER THAN THE DATE INDICATED ON THE CONTAINER. ADD FRESH INOCULANTS AS DIRECTED ON THE PACKAGE. USE FOUR TIMES THE RECOMMENDED RATE WHEN HYDROSEEDING. NOTE: IT IS VERY IMPORTANT TO KEEP INOCULANTS AS COOL AS POSSIBLE UNTIL USED. TEMPERATURES ABOVE 75 TO 100 DEGREES FAHRENHEIT CAN WEAKEN BACTERIA AND MAKE THE INOCULANT LESS EFFECTIVE.
- d. SOD OR SEED MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.

2. APPLICATION

- a. DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS.
 - i. INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED ON TEMPORARY SEEDING TABLE B.1, PERMANENT SEEDING TABLE B.3, OR SITE-SPECIFIC SEEDING SUMMARIES.
 - ii. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION. ROLL THE SEEDING AREA WITH A WEIGHTED ROLLER TO PROVIDE GOOD SEED TO SOIL CONTACT.
- b. DRILL OR OUTPACKEER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL.
 - i. OUTPACKEER SEEDING: SEEDING MUST BE DONE IN A SINGLE PASS. SEEDING MUST BE DONE IN A SINGLE PASS. SEEDING MUST BE DONE IN A SINGLE PASS.
 - ii. CLIP-OUTPACKEER SEEDING: SEEDING MUST BE DONE IN A SINGLE PASS. SEEDING MUST BE DONE IN A SINGLE PASS. SEEDING MUST BE DONE IN A SINGLE PASS.
- c. HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES SEED AND FERTILIZER).
 - i. FERTILIZER IS BEING APPLIED AT THE TIME OF SEEDING, THE APPLICATION RATES SHOULD NOT EXCEED THE FOLLOWING: NITROGEN, 100 POUNDS PER ACRE; P2O5 (PHOSPHORUS), 200 POUNDS PER ACRE; K2O (POTASSIUM), 200 POUNDS PER ACRE.
 - ii. LIME: USE ONLY GRADE AGRICULTURAL LIMESTONE (UP TO 3 TONS PER ACRE) MAY BE APPLIED BY HYDROSEEDING, NORMALLY NOT MORE THAN 2 TONS PER ACRE. DO NOT EXCEED 1 TON PER ACRE. DO NOT USE BURNT OR HYDRATED LIME WHEN HYDROSEEDING.
 - iii. MIX SEED AND FERTILIZER ON ANY ONE TIME; DO NOT USE BURNT OR HYDRATED LIME.
 - iv. WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL.

B. MULCHING (IN ORDER OF PREFERENCE)

1. MULCH MATERIALS (IN ORDER OF PREFERENCE)
 - a. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR. STRAW IS TO BE FREE OF NOxious WEED SEEDS AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MUSTY, MOLLY, CANKED, OR OTHERWISE DAMAGED. STRAW MUST BE STERILE STRAW MULCH IN AREAS WHERE ONE SPECIES OF GRASS IS DESIRED.
 - b. WOOD CELLULOSE FIBER (WCMF) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE PROCESSED INTO A UNIFORM FIBRIL PHYSICAL STATE.
 - i. WCMF IS TO BE DIED GREEN OR CONTAIN A GREEN DYE IN THE PACKAGE THAT WILL PROVIDE AN APPROPRIATE COLOR TO FACILITATE VISUAL IDENTIFICATION OF THE UNIFORM SPRAYED SLURRY.
 - ii. WCMF, INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING MATERIALS.
 - iii. WCMF MATERIALS ARE TO BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT THE WOOD CELLULOSE FIBER MULCH WILL REMAIN IN UNIFORM CONTACT WITH SOIL UNDER IRRIGATION AND WILL BLEND WITH SEED, FERTILIZER AND OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY. THE MULCH MATERIAL MUST FORM A BLOTTER-LIKE COATING OVER THE SURFACE OF THE SOIL, HAVING MOISTURE ABSORPTION AND PERCOLATION PROPERTIES AND MUST COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL WITHOUT INHIBITING THE GROWTH OF THE GRASS SEEDLINGS.
 - iv. WCMF MUST CONFORM TO THE FOLLOWING PHYSICAL REQUIREMENTS: FIBER LENGTH OF APPROXIMATELY 10 MILLIMETERS, DIAMETER APPROXIMATELY 1 MILLIMETER, PH RANGE OF 4.0 TO 8.5, ASH CONTENT OF 16 PERCENT MAXIMUM, AND WATER HOLDING CAPACITY OF 50 PERCENT MINIMUM.
2. APPLICATION
 - a. APPLY MULCH TO ALL SEEDING AREAS IMMEDIATELY AFTER SEEDING.
 - b. WHEN STRAW MULCH IS USED, SPREAD IT OVER ALL SEEDING AREAS AT THE RATE OF 2 TONS PER ACRE TO A UNIFORM COVER. DEPTH OF 1 TO 2 INCHES. APPLY MULCH TO ACHIEVE A UNIFORM DISTRIBUTION AND DEPTH SO THAT THE SUBSOIL IS NOT EXPOSED. WHEN USING A MULCH ANCHORING TOOL, INCREASE THE APPLICATION RATE TO 2.5 TONS PER ACRE.
 - c. WOOD CELLULOSE FIBER (WCMF) MUST BE APPLIED AT A NET DRY WEIGHT OF 1500 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER TO OBTAIN A SLURRY WITH A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.
3. ANCHORING
 - a. PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS (LISTED BY PREFERENCE), DEPENDING UPON THE SIZE OF THE AREA AND FROSTING HAZARD:
 - i. A MULCH ANCHORING TOOL IS A TRACTOR DRAWN IMPLEMENT DESIGNED TO PULL AND ANCHOR MULCH INTO THE SOIL SURFACE A MINIMUM OF 2 INCHES. THIS PRACTICE IS MOST EFFECTIVE ON LARGE AREAS, BUT IS LIMITED TO FLATTER SLOPES WHERE EQUIPMENT CAN OPERATE SAFELY. IF USED ON SLOPING LAND, THIS PRACTICE SHOULD FOLLOW THE CONTOUR.
 - ii. WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. APPLY THE FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER AT A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.
 - iii. SYNTHETIC BINDERS SUCH AS ACRYLIC DIOL (ACRO-TACK), DCAO-70, PEG-200, TEREA TAP 10, TEREA MANUFACTURER, APPLICATION OF LIQUID BINDERS SHOULD BE HEAVIER AT THE EDGES WHERE WIND CATCHES MULCH, SUCH AS IN VALLEYS AND ON CRESTS OF BANKS. USE OF ASPHALT EMULSION IS STRICTLY PROHIBITED.
 - iv. LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER RECOMMENDATIONS. NETTING IS USUALLY AVAILABLE IN ROLLS 4 TO 15 FEET WIDE AND 300 TO 3000 FEET LONG.

APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEM

DATE: NOVEMBER 03, 2016

APPROVED FOR HOWARD COUNTY HEALTH DEPARTMENT

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: NOVEMBER 03, 2016

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

DEFINITION: TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.

PURPOSE: TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS. CONDITIONS WHERE PRACTICE APPLIES EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR A PERIOD OF 6 MONTHS OR LESS. FOR LONGER DURATION OF TIME, PERMANENT STABILIZATION PRACTICES ARE REQUIRED.

CRITERIA

1. SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE B.3), AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY BELOW ALONG WITH APPLICATION RATES, SEEDING DATES AND SEEDING DEPTHS. IF THIS SUMMARY IS NOT PUT ON THE PLAN AND COMPLETED, THEN TABLE B.1 PLUS FERTILIZER AND LIME RATES MUST BE PUT ON THE PLAN.

- a. FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES BY THE TESTING AGENCY SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING.
- b. WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING SEASON, APPLY SEED AND MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION B-4-3.A.1.B AND MAINTAIN UNTIL THE NEXT SEEDING SEASON.

TEMPORARY SEEDING SUMMARY

No.	SPECIES	APPLICATION RATE (lb/oc)	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (lb/oc) (10-10-10)	LIME RATE (lb/oc) (90 lb/1,000 sf)
1	ANNUAL Ryegrass	40 lb/oc	Mar. 1 to May 15, Aug. 1 to Oct. 15	0.5 INCHES	436 lb/oc	2 tons/oc

DRAINAGE AREA INFORMATION			
INLET & Roof Drain	AREA (acres)	C' VALUE	% IMPERVIOUS
I-251	0.87	0.76	85%
I-252	0.06	0.76	85%
I-260	0.04	0.76	85%
I-261	0.05	0.76	85%
I-262	0.01	0.76	85%
I-263	0.01	0.76	85%
I-265	0.06	0.76	85%
I-271	0.54	0.76	85%
I-272	0.24	0.76	85%
I-276	0.15	0.76	85%
I-281	0.04	0.76	85%
I-282	0.06	0.76	85%
I-283	0.05	0.86	100%
I-284	0.03	0.76	85%
I-285	0.02	0.76	85%
RD-255	0.23	0.86	100%
RD-254	0.28	0.86	100%
RD-277/281	0.28 ea.	0.86	100%
Ex. I-110	0.10*	0.81	90%
Ex. I-111	0.17*	0.81	90%
Ex. I-23	0.29*	0.72	80%
Ex. I-24	0.29	0.72	80%

NOTE: THIS SITE WAS PREVIOUSLY MAGS GRADED. CONSIDER SITE SOIL TO BE MAN-MADE.

PATIO and YARD DRAIN SCHEDULE

INLET No.	TOP of FRAME ELEVATION	INLET TYPE
I-260	454.90	Nyloplast 12" Drain Basin (2812AG) and Dome (1299CGD) or Eqv.
I-261	454.90	Nyloplast 12" Drain Basin (2812AG) and Dome (1299CGD) or Eqv.
I-262	455.70	Nyloplast 12" Drain Basin (2812AG) and Dome (1299CGD) or Eqv.
I-263	455.70	Nyloplast 12" Drain Basin (2812AG) and Dome (1299CGD) or Eqv.
M-264	455.84	Nyloplast 18" Drain Basin (2818AG) and Solid Cover (1899CGC) or Eqv.
I-265	454.50	Nyloplast 12" Drain Basin (2812AG) and Dome (1299CGD) or Eqv.
I-281	455.50	Nyloplast 12" Drain Basin (2412AG) & Dome (1299CGD) or Eqv.
I-282	455.20	Nyloplast 12" Drain Basin (2412AG) & Dome (1299CGD) or Eqv.
I-283	455.20	Nyloplast 12" Drain Basin (2812AG) and Dome (1299CGD) or Eqv.
I-284	455.20	Nyloplast 12" Drain Basin (2812AG) and Dome (1299CGD) or Eqv.
I-285	455.72	Nyloplast 12" Drain Basin (2812AG) and Dome (1299CGD) or Eqv.

NOTE: OPTIONAL LOCKING MECHANISM (#1230DOMELOCK) TO BE USED FOR 12" DOME (1299CGD)

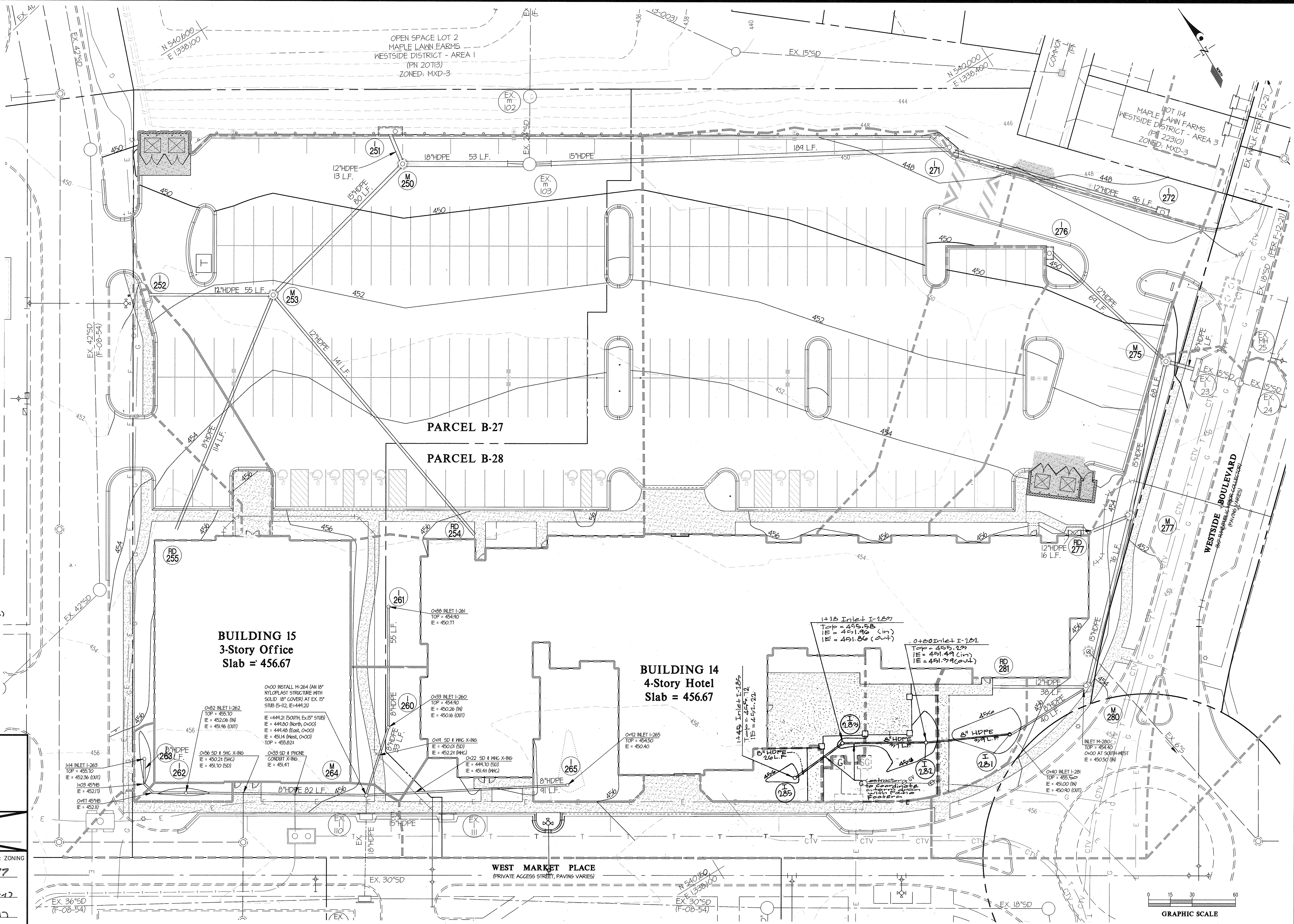
LEGEND	
--- 600 ---	EXISTING CONTOUR
--- 600 ---	PROPOSED CONTOUR
---	PROPOSED STORM DRAIN DRAINAGE DIVIDE

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE NOVEMBER 03, 2016

APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: *Mark Bennett* 5-31-17
Chief, Division of Land Development: *Mark Bennett* 5-30-17
Chief, Development Engineering Division: *Mark Bennett* 5-23-17

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: 410-860-1820 DC/VA: 301-389-2524 FAX: 301-421-4186



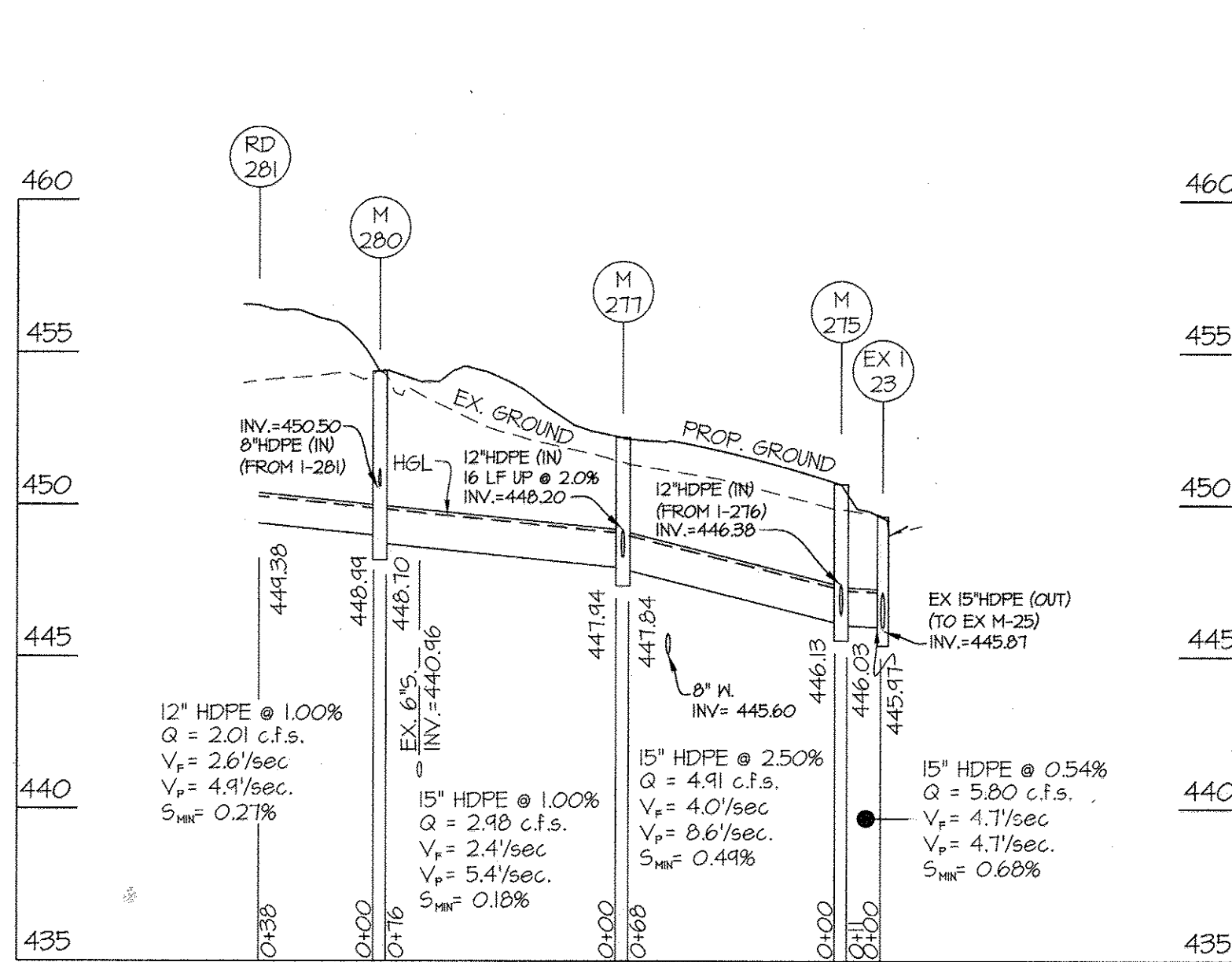
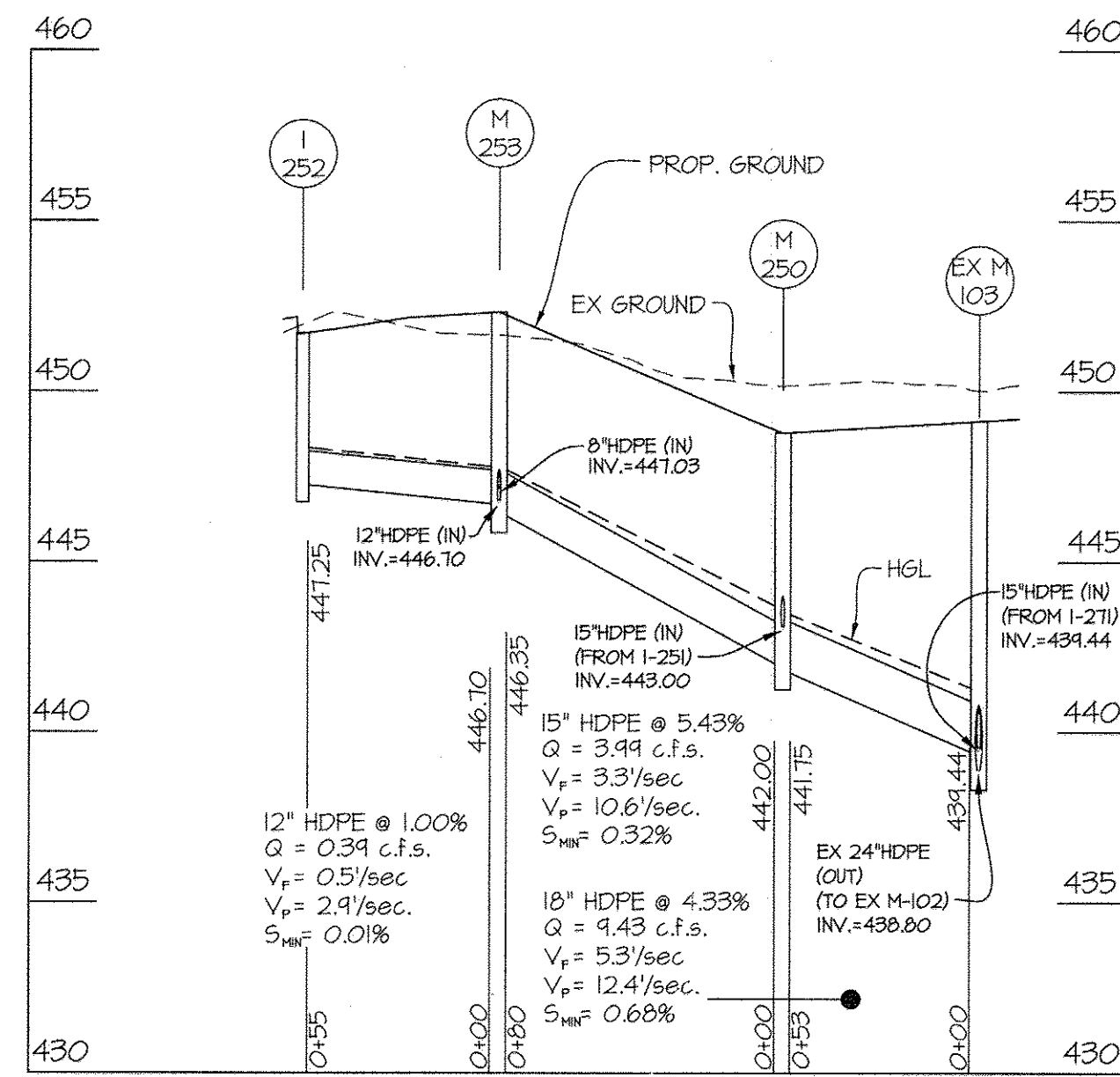
NO.	DATE	REVISION	BY	APPR.
11-15-16	11-15-16	Rev. Hotel Patio & update storm drain accordingly	GL	WLP
12-12-17	12-12-17	Rev. Hotel Patio & update grading & storm drain accordingly	GL	WLP

PREPARED FOR:
PROPERTY OWNER/DEVELOPER:
GREENBAUM ENTERPRISES, INC.
1829 REISTERSTOWN RD, SUITE 300
BALTIMORE, MD 21208
ATN: MARK BENNETT
410-484-8400

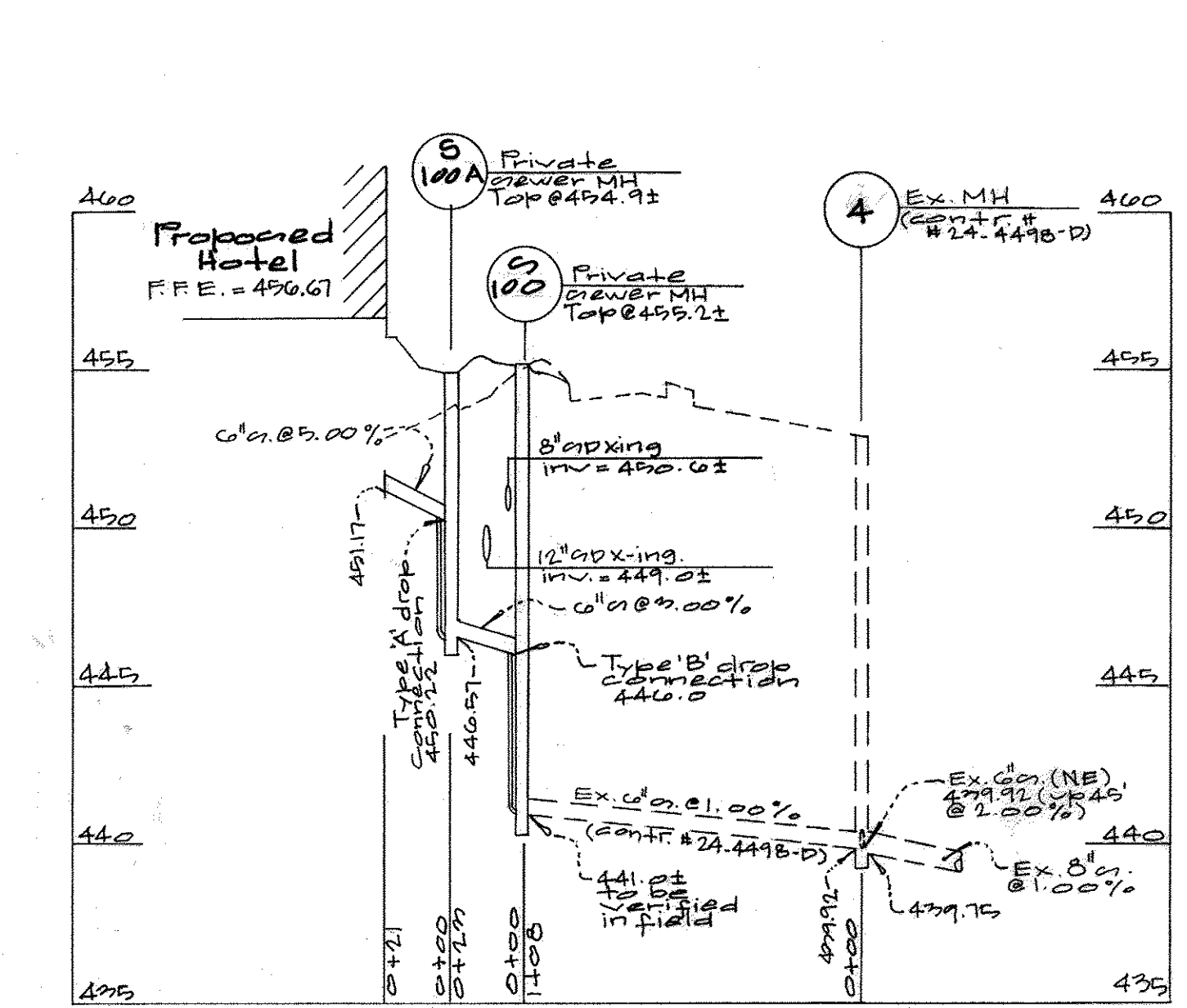
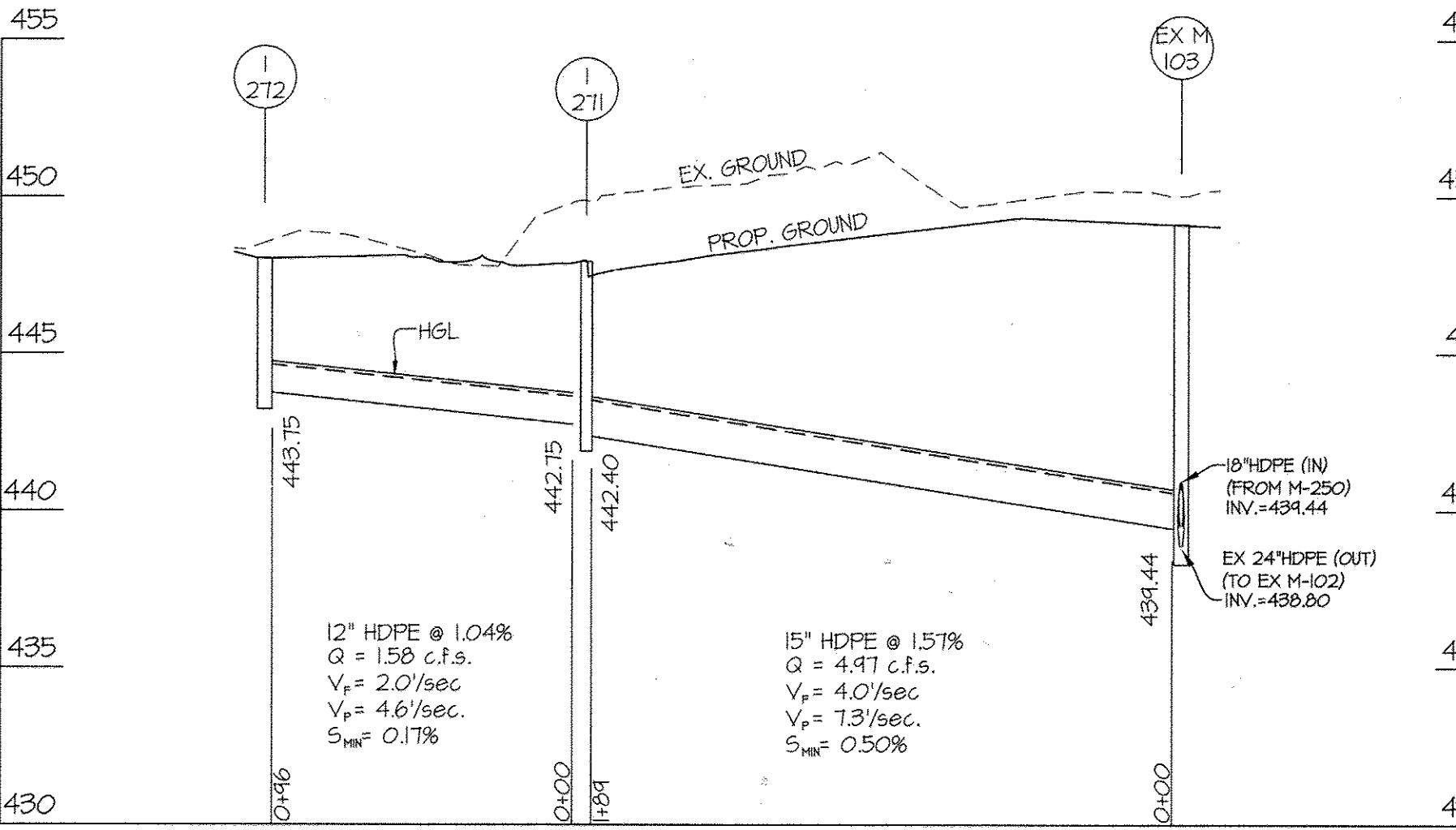
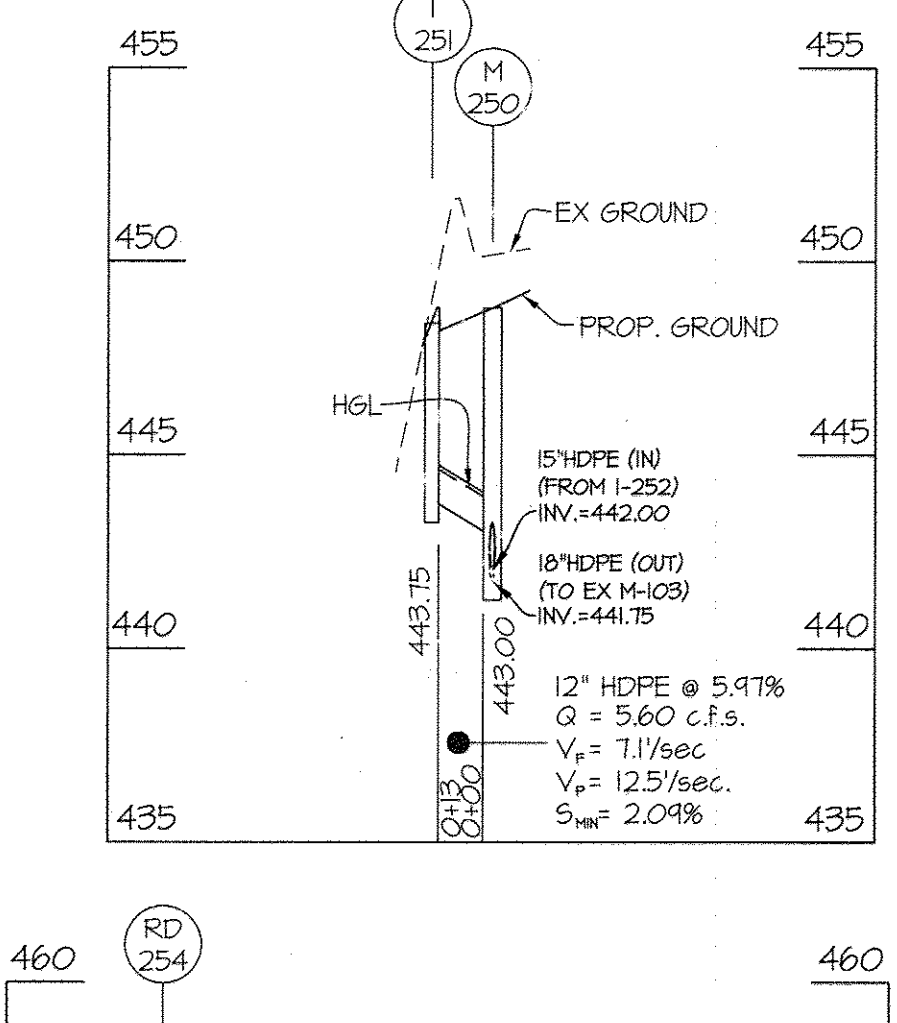
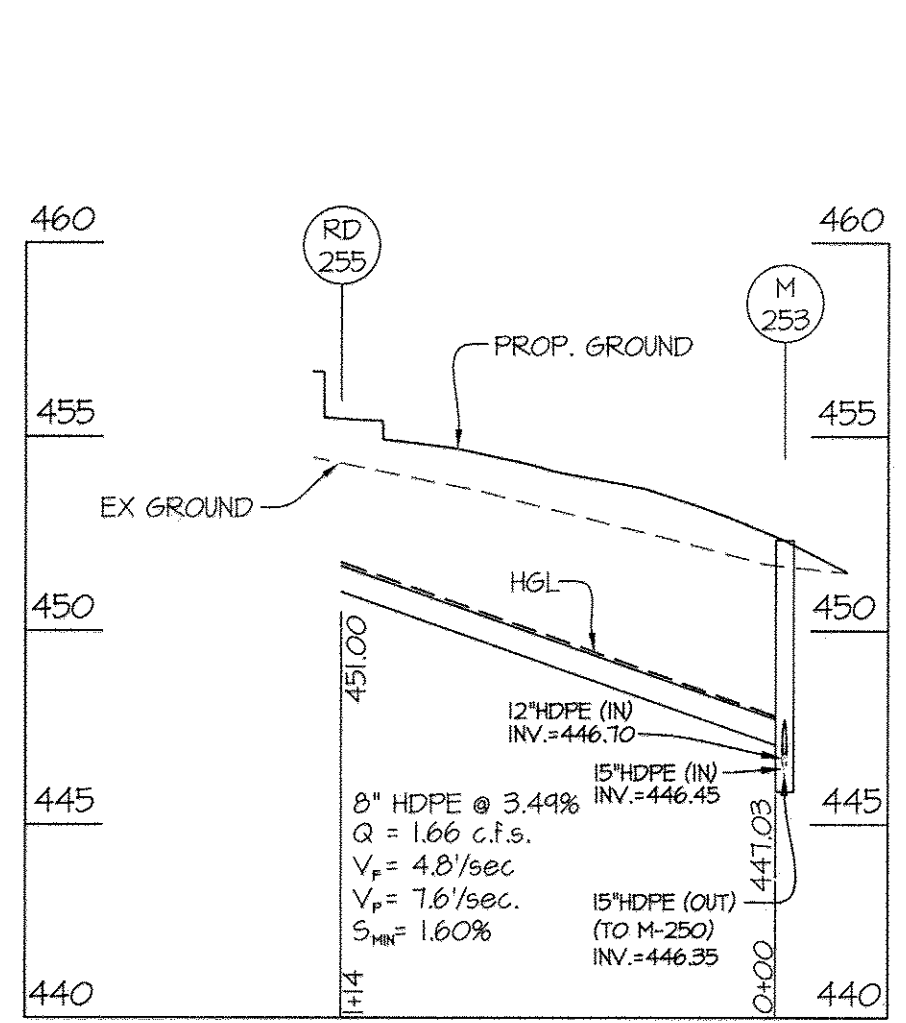
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12875
EXPIRATION DATE: MAY 26, 2018
Mark Bennett

STORM DRAIN DRAINAGE AREA MAP & YARD DRAIN DETAILS
MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 1
BUILDING No. 14 (Hotel) and BUILDING No. 15 (Office)
(PARCELS B-27 and B-28)
PLATS 19867-19872 and 24216-24215 (16-162)
ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 20'	MXD-3	14084
DATE	TAX MAP - GRID	SHEET
APRIL 2017	41-21&22 46-3	6 OF 9

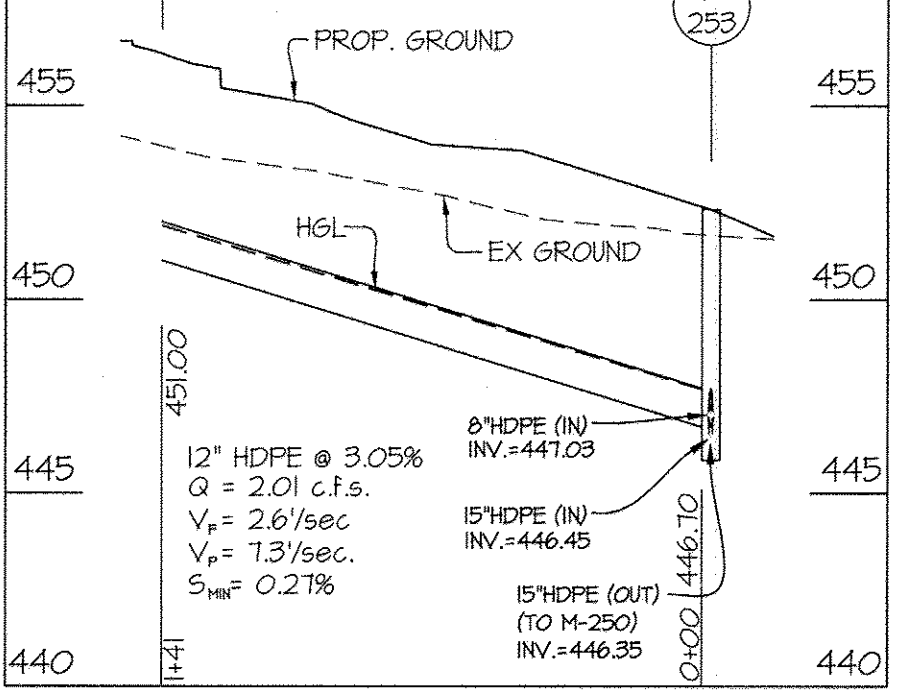
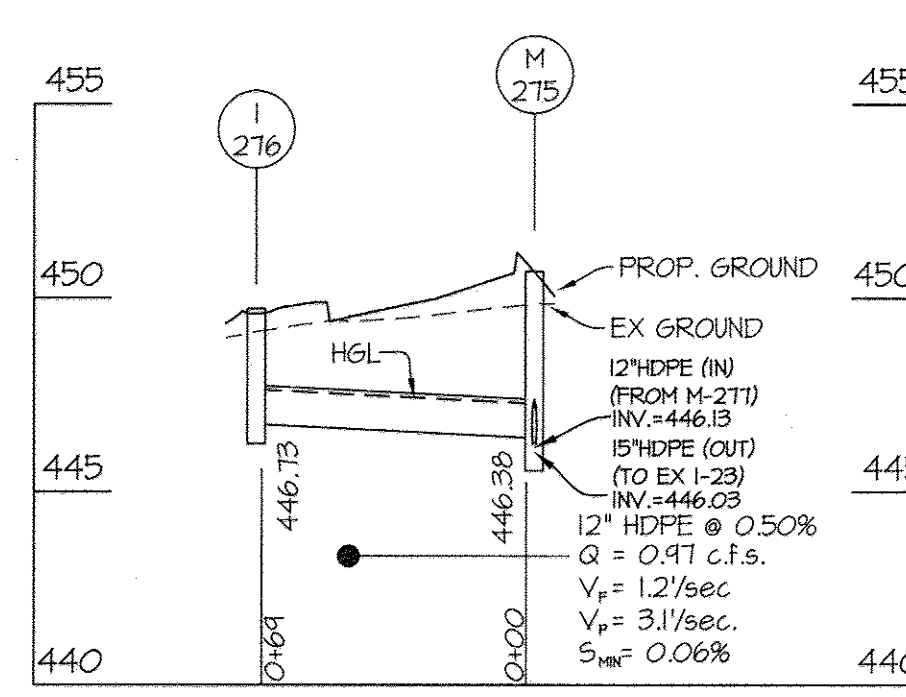


NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT		STD. DETAIL	REMARKS	LOCATIONS
			PROPOSED	AS-BUILT	PROPOSED	AS-BUILT			
			UPPER	LOWER	UPPER	LOWER			
I-251	A-10 INLET	2'-6"	448.84	448.67	-----	443.75	HO. CO. D 4.03	PRIVATE	
I-252	DOUBLE YR INLET	3'-5 1/8"	452.28	452.12	-----	441.00	HO. CO. D 4.35	PRIVATE	
I-271	A-10 INLET	2'-6"	441.93	-----	442.75	442.40	HO. CO. D 4.03	PRIVATE	
I-272	A-5 INLET	2'-6"	448.03	-----	-----	443.75	HO. CO. D 4.01	PRIVATE	
I-276	A-5 INLET	2'-6"	449.93	444.70	-----	446.73	HO. CO. D 4.01	PRIVATE	
M-250	STANDARD MANHOLE	4'-0"	448.79	-----	443.00	441.75	HO. CO. G-5.12	PRIVATE	
M-253	STANDARD MANHOLE	4'-0"	452.33	-----	447.03	446.35	HO. CO. G-5.12	PRIVATE	
M-275	STANDARD MANHOLE	4'-0"	450.68	-----	446.38	446.03	HO. CO. G-5.12	PRIVATE	
M-271	STANDARD MANHOLE	4'-0"	452.21	-----	448.20	447.84	HO. CO. G-5.12	PRIVATE	
M-280	STANDARD MANHOLE	4'-0"	454.40	-----	450.50	448.70	HO. CO. G-5.12	PRIVATE	



PIPE SCHEDULE			
SIZE	TYPE	QUANTITY (LF)	REMARKS
8"	HDPE	544	PRIVATE
12"	HDPE	412	PRIVATE
15"	HDPE	487	PRIVATE
18"	HDPE	53	PRIVATE

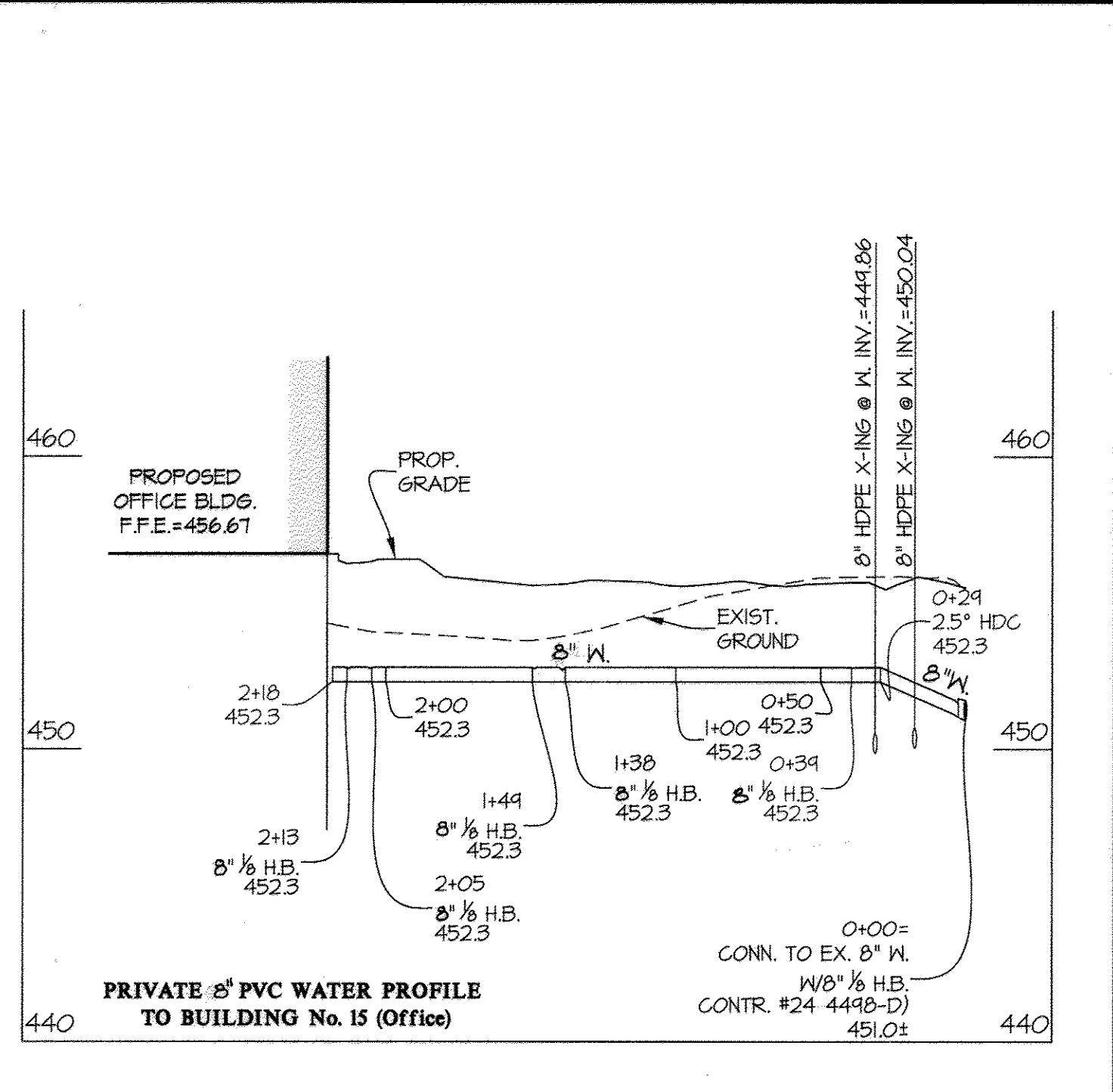
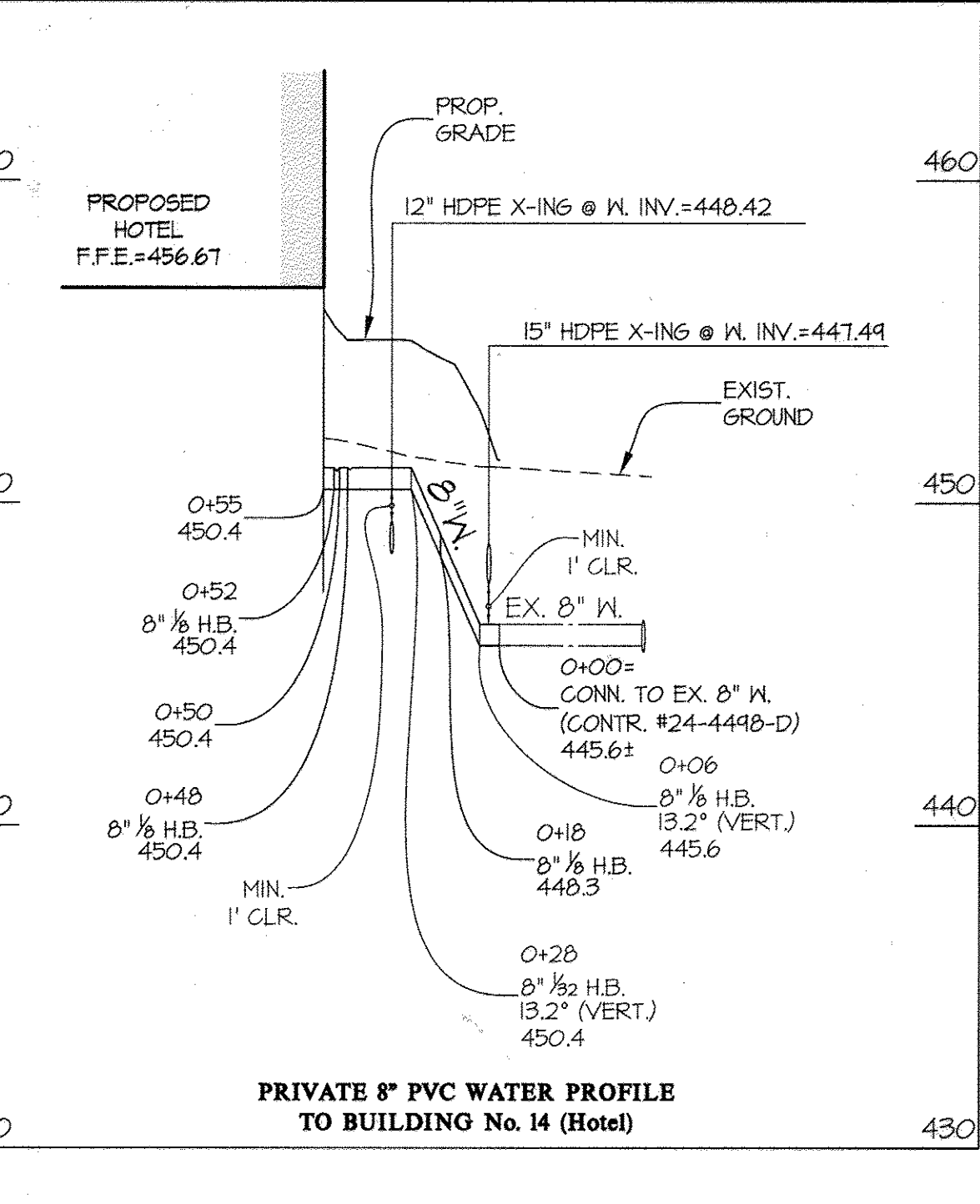
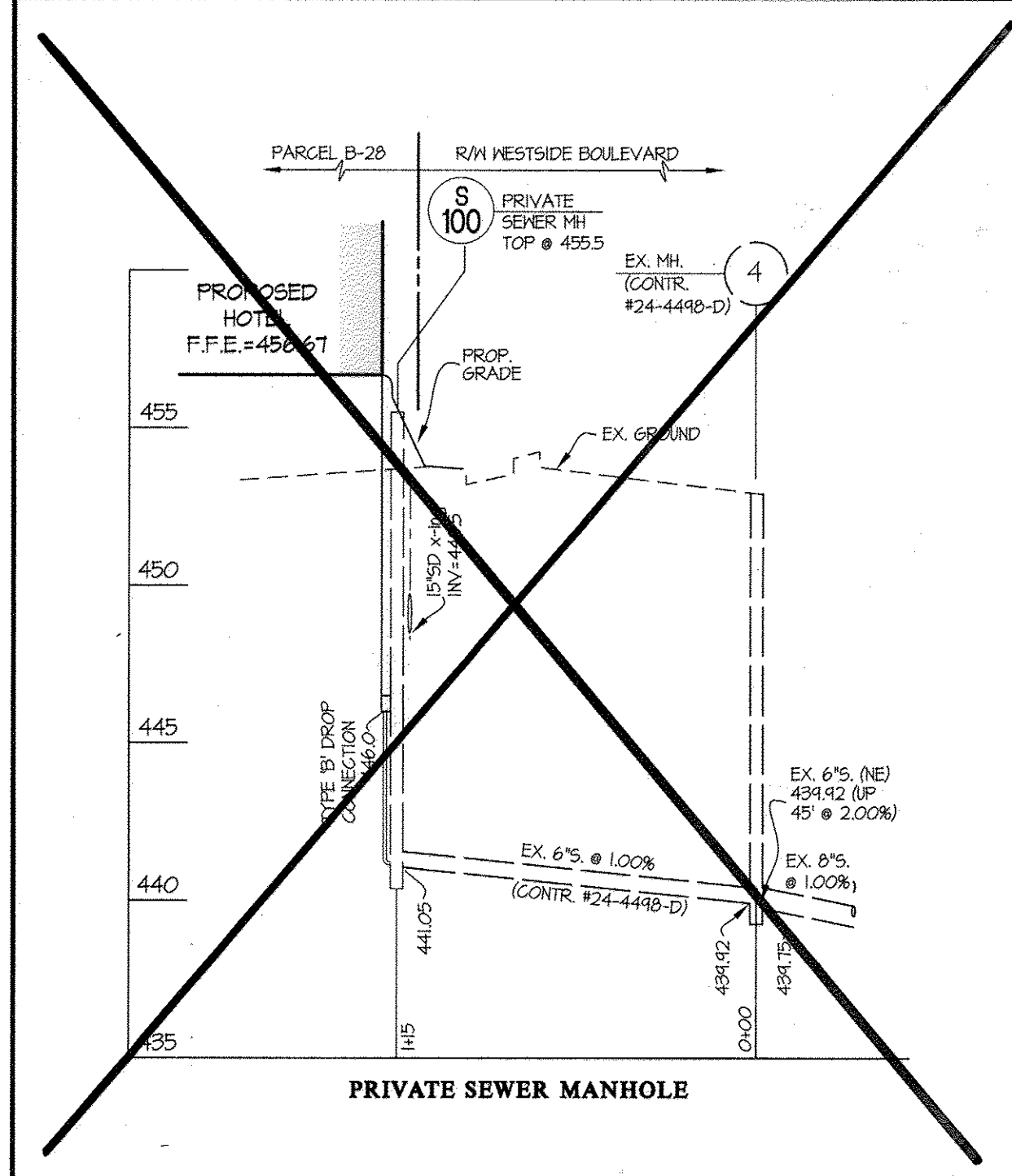
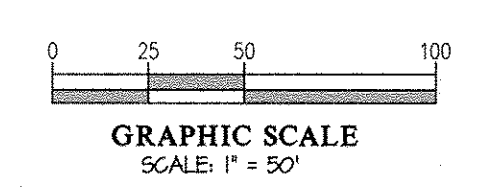
HDPE indicates High Density Polyethylene pipe, such as N-12 by ADS, or H-Q by Hancor or an approved equal. Quantity for 8" pipe includes those on sheet-6 for the Nyloplast patio and yard drains.



APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: NOVEMBER 03, 2016

APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT
County Health Officer: _____ Date: _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: *N. Williams* Date: 5-31-17
Chief, Division of Land Development: *K. ...* Date: 5-30-17
Chief, Development Engineering Division: *C. ...* Date: 5-30-17



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: 301-889-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
12-11-17	Revise Private Sewer Profile	MB	KLP
0-10-17	change 8" w/c to 8" w/c	MB	KLP

PREPARED FOR:
PROFESSIONAL OWNER/DEVELOPER:
GREENBANK ENTERPRISES, INC.
1829 REISTERSTOWN RD, SUITE 300
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, 2018

4/26/17

UTILITY PROFILES
MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 1
BUILDING No. 14 (Hotel) and BUILDING No. 15 (Office)
(PARCELS B-27 and B-28)
PLATS 19867-19872 and 20216-20217

SCALE: 1" = 30'
1" = 5' (V)

ZONING: MXD-3

G. L. W. FILE No.: 14084

DATE: APRIL 2017

TAX MAP - GRID: 41-21&22
46-3

SHEET: 7 OF 9

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

LANDSCAPE NOTES

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE & CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL (ALTERNATIVE COMPLIANCE) PLUS THE LANDSCAPE DESIGN CRITERIA OF 5-06-16 AND FC CASE NO. 378.
 - CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET NO.1 SHALL APPLY.
 - FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.
 - PLANT QUANTITIES SHOWN ON THE PLANT LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE.
 - ALL PLANT MATERIAL SHALL BE FULL, HEAVY, WELL-FORMED, SYMMETRICAL, AND CONFORM TO THE A.A.N. SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THIS PLAN.
 - NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR HIS REPRESENTATIVE.
 - ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE SODED 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).
 - THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF HE/SHE ENCOUNTERS SOIL DRAINAGE CONDITIONS THAT MAY BE DETRIMENTAL TO THE GROWTH OF THE PLANTS.
 - ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH PER THE PLANTING DETAILS.
 - DO NOT PLANT TREES WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT.
 - SCHEDULES "A" AND "B" ARE PROVIDED FOR LANDSCAPE SURETY CALCULATION PURPOSES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED WITH THE DEVELOPERS AGREEMENT IN THE AMOUNT OF \$12,210.00 FOR FOLLOW REQUIRED PLANT QUANTITIES.
 222 SHRUBS AT \$30/SHRUB = \$ 6,660.00
 3 EVERGREENS AT \$150/TREE = \$ 450.00
 17 SHADE TREES AT \$300/TREE = \$ 5,100.00
- FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-313-2350.

STATE OF MARYLAND
 Michael B. Tran
 LA. LANDSCAPE ARCHITECTS
 4.16.17

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 HLF LANDSCAPE DESIGN CRITERIA. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME: M.B.S. H.S. DATE: 4/24/17

APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE: NOVEMBER 03, 2016

APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEM

HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: Valerie J. J... DATE: 5-31-17

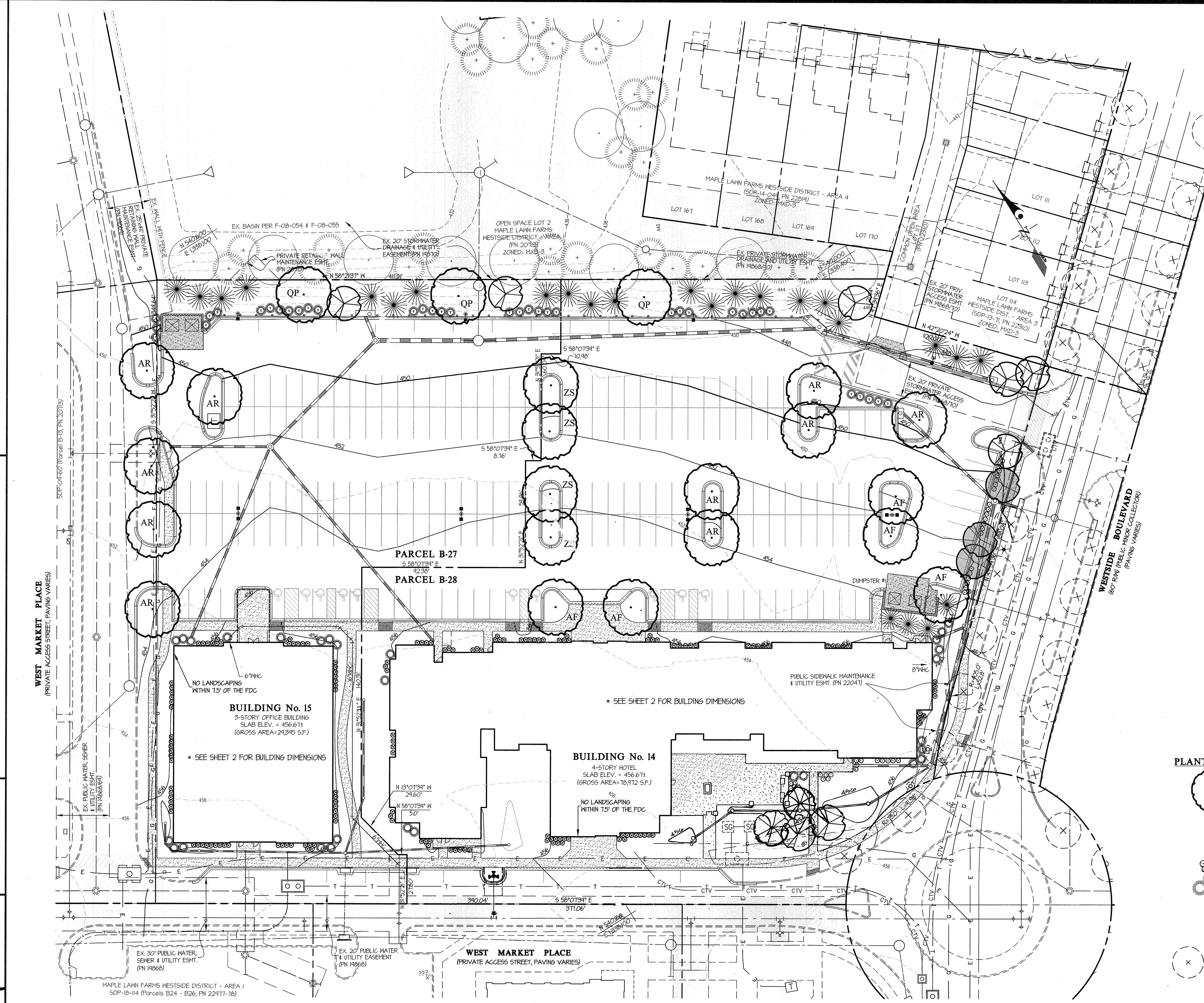
Chief, Division of Land Development: ... DATE: 5-30-17

Chief, Development Engineering Division: ... DATE: 5-23-17

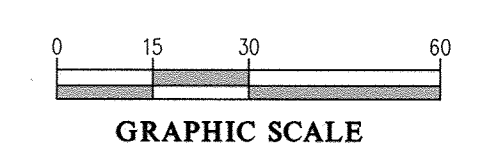
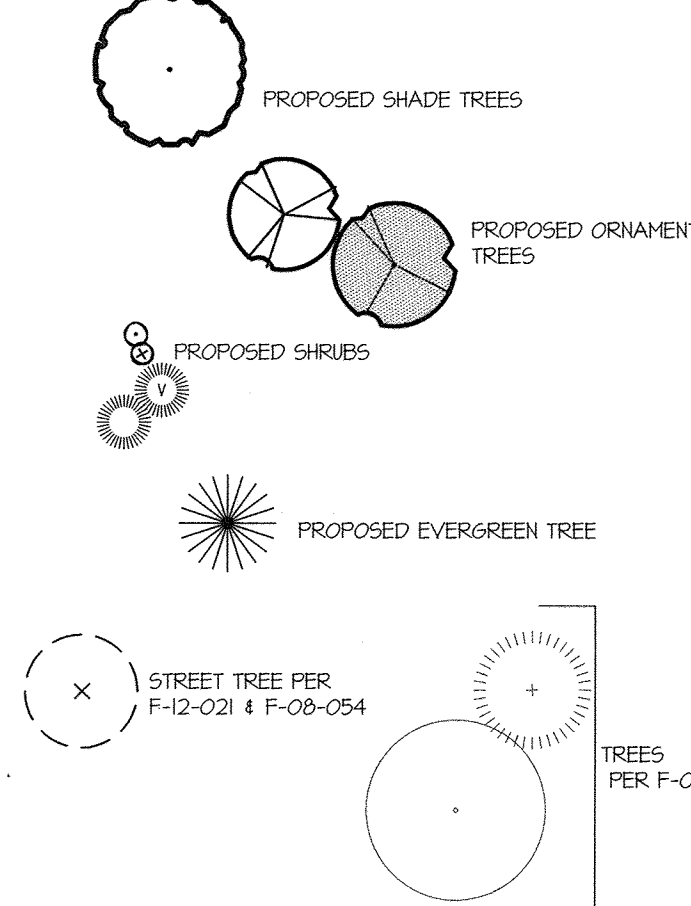
GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-860-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

11.12.16 Reallocate ex. Fire Hydrant + revise Hotel Patio
 12.12.17 Rev. Hotel Patio + update grading + storm drain accordingly



PLANTING LEGEND



THIS PLAN IS FOR PLANTING PURPOSES ONLY

LANDSCAPE PLAN
MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 1
BUILDING No. 14 (Hotel) and BUILDING No. 15 (Office)
(PARCELS B-27 and B-28)
PLATS 19867-19872 and 24215-24216 (6-102)
 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 30'	MXD-3	14084
DATE	TAX MAP - GRID	SHEET
APRIL 2017	41-21&22 46-3	8 OF 9

