- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE
- 2. 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
- 3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- 4. PROJECT BACKGROUND:

TAX: MAP #46, GRIDS 3 44 LOCATION:

ELECTION DISTRICT: PARCEL AREA: RECORDING REFERENCE: PLATS13889 THRU 13882

4.95 AC. (For PROPOSED PARCEL C-32) (1)

SECTION 154 OF THE HOWARD COUNTY ZONING REGULATIONS.

DEVELOPMENT PLAN ALONG THAT SECTION OF THE ROADWAY.

EQUIPMENT THAT EMITS RADIATION.

THE FOLLOWING ARE LEED REGULATED ITEMS:

DATED BY THE LEED ACCREDITED PROFESSIONAL.

BY MAY 4, 2017.

34. THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND

35. THE BUILDING IS REGUIRED TO MEET THE GREEN BUILDING STANDARDS AND WILL COMPLY WITH THE

THE INFORMATION SHOWN ON THIS PLAN SET SUPERCEDES INFORMATION SHOWN ON F-05-112. THE

F-05-112 PLAN SET ACKNOWLEDGED THAT THE IMPROVEMENTS ALONG MAPLE LAWN BOULEVARD FROM THE BACK OF CURB TO THE RIGHT-OF-WAY LINE WOULD BE CONSTRUCTED UNDER THE SITE

37. TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST

EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MITCD). ALL STREET AND

HAVE SHIMMING POOLS, OR THAT SELL PREPARED OR PACKAGED FOODS, OR THAT MAY HAVE

SKETCH PLAN APPROVAL (5 06-16) ON JANUARY 25, 2007. THIS PLAN IS ALSO SUBJECT TO THE

II) THE APPROPRIATE DATE OF THE RECEIPT AND CHECKLIST THAT IS PREPARED, SIGNED AND

STREET LIGHT NOTES

HOWARD COUNTY TRAFFIC (410-313-5752) TO COORDINATE THE

2. A FIELD MEETING WILL BE NEEDED WITH BGE AND HOWARD COUNTY

TRAFFIC TO DISCUSS THE HAND BOX INSTALLATION AND THE

DEVELOPER, MAKING THE DEVELOPER RESPONSIBLE FOR ANY

3. A BGE "C-ORDER" WILL BE REQUIRED TO BE SIGNED BY THE

DAMAGE DONE TO THE EXISTING STREET LIGHTS DURING

MAY 2, 2001, ALLOWING THE FOLLOWING

APRIL 2, 2002, ALLOWING THE FOLLOWING:

BUFFER AND A 50' STREAM BUFFER.

PORTION OF PARCEL G-2.

PLAN AND PERMIT SUBMITTALS.

TO PRELIMINARY PLAN APPROVAL

ALREADY BEEN CONSTRUCTED.

PETITIONER'S WAIVER PETITION PLAN EXHIBIT "E".

PLAN APPROVAL

**WP-02-54

INSTALLATION OF STREET LIGHT HAND BOXES/CONDUITS FOR THE

INSTALLATION OF THE PAVERS/CONCRETE SIDEWALK AROUND THE

CONSTRUCTION, CONTACT HOWARD COUNTY TRAFFIC TO ARRANGE

VEHICULAR INGRESS AND EGRESS TO MARYLAND ROUTE 216 AND

SUBDIVISION IS RESTRICTED, EXCEPT AT THE VARIOUS POINTS OF

ACCESS TO BE APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING UNDER THE CONDITIONS OF WP-OL-HUY) WHICH WAS A

A. ADDITIONAL POINTS ALONG MAPLE LAWN BOULEVARD OTHER

ANALYSIS AND APPROVALS AT LATER PLAN STAGES, AND

16.120(C)(2), SUBJECT TO ADEQUATE PRIVATE ALLEY ACCESS.

ALONG PROPOSED MAPLE LAWN BOULEVARD EXTENSION THROUGH THE

THAN THOSE PERMITTED BY SECTION 16,119(F)(1), SUBJECT TO PURTHER

B. RESIDENTIAL LOTS FRONT ON NEIGHBORHOOD PARKS INSTEAD OF

NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT

OF NEW STRUCTURES IS PERMITTED WITHIN LIMITS OF WETLANDS, STREAMS

AS PERMITTED UNDER WP-02-54, WP 02-54 WAS GRANTED ON

I. DEVELOPMENT WITHIN A 100 YEAR FLOODPLAIN, AND

THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS

OR THEIR REQUIRED BUFFERS, AND 100 YEAR FLOOD PLAIN AREAS EXCEPT

2. GRADING AND REMOVAL OF VEGETATIVE COVER WITHIN A 25' WETLAND

I. THE WAIVER PETITION APPROVAL PERTAINS TO THE LIMITS OF DISTURBANCE

2. MDE WATERWAY CONSTRUCTION APPROVAL IS REQUIRED PRIOR TO ROAD

3. ALL GRADING, CLEARING AND FILLING DISTURBANCES WITHIN THE LOO YEAR

FLOODPLAIN, WETLANDS, STREAM CHANNEL AND THEIR REQUIRED BUFFERS

AND PERMITS FROM THE MARYLAND DEPARTMENTS OF THE ENVIRONMENT

TO COMMENCEMENT OF ANY GRADING DISTURBANCES. REFERENCE THE

4. THE PHASE I STREAM CHANNEL MITIGATION AND RESTORATION PLAN SHALL

BE IMPLEMENTED FOR THIS PROJECT AS PROPOSED AND SHOWN ON THE

WAS APPROVED ON JUNE 19, 2001 TO HAIVE SECTION 16.146 AND TO ALLOW

FOR THE RECONFIGURATION OF EXISITING COMMERCIAL PARCELS (ONE OF

WHICH IS THIS PARCEL C-18) EXPANDING INTO A PORTION OF THE WESTSIDE

MAS APPROVED ON JULY 3, 2012 TO WAIVE SECTIONS 16.144(a) & 16.144(t),

WHICH REQUIRES A SKETCH PLAN AND PRELIMINARY PLAN APPROVAL AS

PART OF THE SUBDIVISION PROCESS. THE APPROVAL WAS GRANTED BASED

1. NO PUBLIC INFRASTRUCTURE IS REQUIRED AS PART OF THE DEVELOPMENT.

2. STORMWATER MANAGEMENT FOR THIS DEVELOPMENT IS PRIVATE AND HAS

DISTRICT (FORMERLY WESSEL PROPERTY) ON A RESUBIDIVISION PLAT PRIOR

NATURAL RESOURCES AND THE U.S. ARMY CORPS OF ENGINEERS, AND PRIOR

APPROVED PERMITS, CERTIFICATES OR TRACKING NUMBERS ON ALL FUTURE

ARE SUBJECT TO OBTAINING ALL NECESSARY WATER QUALITY CERTIFICATES

TO THE WETLANDS, STREAM CHANNEL, AND FLOODPLAIN AREAS IDENTIFIED

WITHIN THE PROPOSED EMPLOYMENT DISTRICT LOCATED IN THE SOUTHEAST

BEING LIMITED TO FRONTAGE ON PUBLIC RIGHTS OF WAY AS IN SECTION

I. THE DEVELOPER/CONSTRUCTION MANAGER SHALL CONTACT

42. THE PLANNING BOARD APPROVED THIS SITE DEVELOPMENT PLAN ON DECEMBER 17, 2015.

CRITERIA CUTLINED IN THE MDE STORMWATER MANAGEMENT REGULATIONS, GUIDANCE FOR

IMPLEMENTATION FOR ACCEPTANCE OF THE 2000 DESIGN GRITERIA AND THROUGH THE

REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.

GREEN BUILDING REQUIREMENTS PER SECTION 3.1005(A) OF THE HOWARD COUNTY CODE.

FOREST CONSERVATION MANUAL. FOR THIS PROJECT HAS BEEN SATISFIED BY P 12-002, F 13-07, AND

- 5. THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, BUREAU OF UTILITIES AT (410) 313-4900 AT LEAST FIVE (5) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION
- 6. PROPOSED USE: OFFICE BUILDING WITH POSSIBLE FIRST FLOOR RETAIL/RESTAURANT,
- T. ALL PLAN DIMENSIONS ARE TO FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
- B. EXISTING TOPOGRAPHY IS SHOWN PER FIELD RUN SURVEY PERFORMED BY GUTSCHICK, LITTLE & WEBER, P.A. IN APRIL 2015 AND UPDATED IN JULY 2015 AS WELL AS GRADES TAKEN FROM DESIGN PLANS FOR CONSTRUCTION.
- 9. COORDINATES AND BEARINGS ARE BASED UPON THE '83 MD STATE COORDINATE SYSTEM (NAD '88) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 41EA, 41EB, 416A AND NO. 46B2.
- 10. PROPERTY IS ZONED MXD-3 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN. COMP LITE DATED 01/28/06 AND PER ZB-995M WAS APPROVED 12/29/00 AND ZB-1039M WAS APPROVED ON 03/20/06 GRANTING APPROVAL TO PIDE.
- II. PREVIOUS DEPARTMENT OF PLANNING & ZONING FILE NAMBERS 5-01-17, ZB-995M, PB-353, 5-06-16, ZB-1039M, WP-01-11(*), WP-02-054(**), WP-12-180, P-02-12, F-03-001, F-05-112, F-12-015, F-12-021, F-12-086, F-14-069, F-15-058, SDP-03-006, SDP-12-059, 5DP-13-010, SDP-14-001, AND SDP 14-076,
- 12. WATER AND SEWER SERVICE IS PUBLIC. THE WATER METER SETTING WILL BE INSIDE THE
- 13. ALL EXISTING WATER AND SENER IS PER CONTRACT #24-4279-D AND 44-4950-D
- 14. ALL EXISTING PUBLIC STORM DRAIN IS PER F-05-112. 15. STORMWATER MANAGEMENT FOR QUALITY AND QUANTITY CONTROL IS BEING PROVIDED IN EXISTING FACILITIES. THE FIRST FACILITY IS LOCATED ON BUSINESS DISTRICT - OPEN SPACE LOT 3 AND WAS CONSTRUCTED UNDER F-05-112. TEH OTHER IS LOCATED ON WESTSIDE DISTRICT - OPEN SPACE LOT 3 AND WAS CONSTRUCTED UNDER F 05-55. THE RECHARGE REQUIREMENTS FOR PARCEL C-32 WILL BE A
- 16. EXISTING UTILITIES ARE BASED ON APPROVED DESIGN PLANS FOR CONSTRUCTION AND FIELD LOCATION BY GUTSCHICK, LITTLE & WEBER, P.A.

PROVIDED IN THE FACILITY BEING CONSTRUCTED WITH THIS SITE DEVELOPMENT PLAN

- 17. THERE ARE NO KNOWN CEMETERIES, GRAVE SITES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT
- 18. THERE ARE NO SCENIG ROADS WITHIN OR ADJACENT TO THE SUBJECT PROPERTY.
- 19. THERE IS NO FLOODPLAIN ON THIS SITE. 20. THERE ARE NO WETLANDS ON THIS SITE.
- 21. THIS PROPERTY WAS BROUGHT INTO THE METROPOLITAN DISTRICT ON AUGUST 8, 2001
- 22. BUILDING SETBACKS AND BUILDING RESTRICTIONS ARE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT CRITERIA PER PB CASE NO. 353; 5-01-17, PB-378 AND 5-06-16.
- 25. AS A CONSEQUENCE OF THE SKETCH PLAN, 5-01-17 APPROVAL PRIOR TO NOVEMBER 15, 2001, THIS PROJECT IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT
- 24. OPEN SPACE LOTS CONTAIN ACTIVE RECREATIONAL FACILITIES AS ALLOWED BY THE APPROVED COMPREHENSIVE DEVELOPMENT CRITERIA.
- 25. PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZB-995M AND THE DECISION AND ORDER FOR PB CASE NO. 353 (5-01-17).
- 26. THE TRAFFIC STUDY WAS APPROVED AS PART OF SKETCH PLAN 5-01-17
- 27. WATER AND SEWER HOUSE CONNECTION LIMITS SHOWN ON THESE PLANS IS FROM THE ROAD RAW OR LIMIT OF PUBLIC EASEMENT TO WITHIN 5' OF THE BUILDING, REFER TO ARCHITECTURALS FOR REMAINDER OF CONSTRUCTION
- 28. BECAUSE THIS PLAN SUBMISSION IS NON-RESIDENTIAL USE, A NOISE STUDY IS NOT REQUIRED.
- 29. BUILDING WILL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM W AN INGIDE METER
- 30. THIS OFFICE BUILDING IS LOCATED IN AN EMPLOYMENT AREA WHICH IS NOT PART OF A RETAIL CENTER
- 31. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16,124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL WITH 27 SHADE TREES, 5 EVERGREEN TREES AND 114 SHRUBS PROVIDED WITH A LANDSCAPE SURETY IN THE AMOUNT OF \$12,270,00 TO BE POSTED WITH THE
- 32. THE SHARED ACCESS AND PARKING REGUIREMENT FOR PARCEL "C-32" AND THE ADJACENT (FUTURE) JUNION IO.II. ACCESS AND PARKING EASEMENT IN "AMENDED AN RESTATED DECLARATION OF COVENANTS, CONDITION AND RESTRICTIONS FOR MAPLE LAWN COMMERCIAL ASSOCIATION, INC." AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 7419 AT FOLIO 230.

SITE INDEX

- COVER SHEET SITE DEVELOPMENT PLAN
- SITE DEVELOPMENT PLAN HANDICAP ACCESSIBILITY and SITE DETAILS PAYING DELINEATION, MOT, SIGN and SITE DETAILS
- DRAINAGE AREA MAP, RECHARGE FACILITY NOTES and DETAILS SEDIMENT CONTROL PLAN SEPIMENT CONTROL NOTES and DETAILS & STORM DRAIN PROFILE
- IMILITY PROFILES UTILITY PROFILES
- LANDSCAPE PLAN (by others) LANDSCAPE PLAN DETAILS (by others)

APPROVED: FOR PUBLIC WATER AND SEWERAGE SYSTEMS,

APPROVED PLANNING BOARD OF HOWARD COUNTY

©GLW 2015

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONIN ief, Development Engineering Division 13.

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK

BURTONSVILLE, MARYLAND 20866

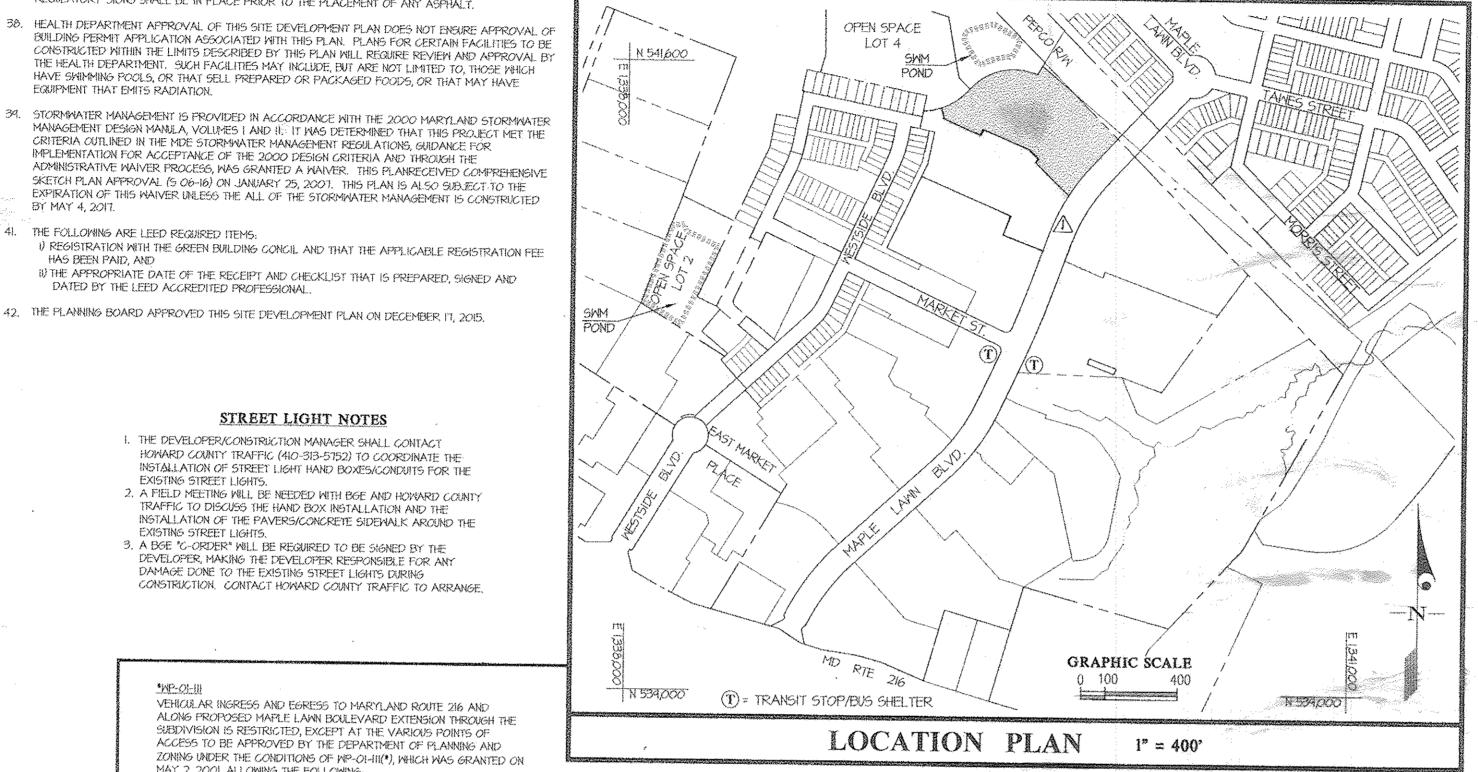
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

SITE DEVELOPMENT PLAN

GENERAL NOTES (cont.) MAPLE LAWN FARMS 33. 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

Business District - Area 2

Parcel 'C-32' (OFFICE BUILDING No. 10)



SITE ANALYSIS DATA

7. PARKING CALCULATIONS

SECOND FLOOR

THIRD FLOOR

. ZONING: MXD-3.

- 2. GROSS AREA OF PARCEL C-32 =1895-97 SF = 4.95AC
- 3. LIMIT OF DISTURBED AREA = 13.0 AC. (LIMIT OF PLAN SUBMISSION)
- 4. PROPOSED USE: OFFICE BUILDING (including retail, restaurant, personal service establishments, and other uses, as allowed by the Comprehensive Sketch Plan) AND ASSOCIATED SURFACE PARKING

5. BUILDING COVERAGE (% OF GROSS SITE AREA). OFFICE BUILDING-10: 26,103 5F. or 0.60 AC. 13.8% OF PARCEL C-32 (4:59: AC.)

23,493 S.F.

(I) AS DEFINED BY BOMA (BUILDING OWNERS AND MANAGER'S ASSOCIATION) GUIDELINES.

6. FLOOR AREA RATIO (F.A.R.) CALCULATIONS BLDG. #10 (C-30) FLOORS I THROUGH 4 26,103 S. F. TOTAL GROSS FLOOR AREA 104,412 S. F. (2.40 ac) PARCEL AREA 4.95 ac.

PROFESSIONAL CERTIFICATION hereby certify that these documents 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.

Carl K. Gutschick Professional Engineer Maryland Rea, No. 12975 PARKING RATE PARKING REGUIRET

77.6

SDP-05-008 9,312 SDP-05-036 SDP-05-047 SDP-06-067 SDP-06-148 SDP-07-002 14,918 *SDP-08-056 49,815 *SDP-08-058 *SDP-08-114 37,318 SDP-09-060 SDP-10-002 SDP-10-067 25,072 SDP-12-059 SDP-14-007 SDP-16-011

VICINITY MAP

SCALE: 1" = 2000'

FILLE No.

SDP-04-096

ELEV, = 431.17

RETAIL and SERVICE

TRACKING CHART

N = 538,656,76 E=1,339,461,55

AREA of RETAIL (s.f.)

STANDARD DISC ON CONCRETE MONUMENT

10,941

147,376

ADC MAP 5052

LIME KILN

BENCHMARKS

N = 539,925,13 E=1,337,205,77

STANDARD DISC ON CONCRETE MONUMENT

46BC

* 109 SPACES ARE WITHIN THE LIMITS OF PARCEL C-33, 107 ARE INTENDED FOR OFFICE BUILDING 9 (BDF 16-048) AND 1 FOR OFFICE BUILDING 10 THERE ARE 9 ON STREET PARKING SPACES ALONG MAPLE LAWN BOULEVARD THAT ARE INTENDED TO BE USED BY THE TENANTS 3 "NON-OFFICE" HAS BEEN SHOWN AS THE ASSUMED USE FOR ILLUSTRATIVE PURPOSES ONLY. THE 5 SPACES PER 1000 S.P. CO VERS ALL NON-OFFICEUSES WITHIN THE OFFICE BUILDING THAT ARE PERMITTED ON THE FIRST FLOOR INCLUDING RETAIL, RESTAURANTS, AND PERSONAL SERVICE BETABLISHMENTS, AND MEDICAL OFFICES, WE HAVE PROVIDED THE PARKING TABULATION FOR THE MOST DEMANDING USE

TO DEMONSTRATE THAT THE PARKING FROVIDED WILL BE ADEQUATE FOR ANY ANTICIPATED USED, INCLUDING GENERAL OFFICE.

0 PER 1000 5

3 PER 1000 S

3 PER 1000 SJ

13 PER 1000 S.F

PARKING REQUIRED

ASSIMED USE

STORAGE

NON-OFFICE (3)

GENERAL OFFICE

GENERAL OFFICE

1 THERE ARE 457 SPACES BEING CONSTRUCTED UNDER THIS SOP AND THEY ARE BEING ALLOCATED AS FOLLOWS

*348 SPACES ARE WITHIN THE LIMITS OF PARCEL C-32 AND ARE INTENDED FOR OFFICE BUILDING IO

A TOTAL OF 152,370 S.F. OF RETAIL IS ALLOWED IN ACCORDANCE WITH S-OI-17, OR A TOTAL OF 181590 S.F. OF RETAIL UNDER 5-06-16.

TOTAL

COMMERCIAL DEVELOPMENT DESIGN CRITERIA PER S-06-16

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

MAXIMIM 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 BOILEVARD SHALL NOT EXCEED THREE

 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

. COMMERCIAL BUILDINGS IN THE BUSINESS DISTRICT BEYOND SOO FLET 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

<u>ERMITTED USES</u> 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-I AND M-I DISTRICTS, AS PER PETITIONER'S PDP EXHIBIT TO, WITHOUT REGARD TO ANY LIMITATIONS OR RESTRICTIONS ON RETAIL OR PERSONAL SERVICE USES OTHERWISE PERMITTED IN SUCH DISTRICTS, EAST FOOD, CONVENIENCE STORES, COUNTRY CLUBS AND GOLF COURSES, MOVIE THEATERS, LEGITIMATE THEATERS AND DINNER THEATERS, PUBLIC UTILITY USES (EXCLUDING STAND-ALONE COMMUNICATION TOWERS), GROUP CARE FACILITIES, HOUSING FOR THE ELDERLY AND/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.

HE FOLLOWING ADDITIONAL USES NOT REFERRED TO OR INCLUDED IN THE ABOVE USES, WHICH ARE ALLOWED BY SPECIAL EXCEPTION IN THE POR, B-I AND M-I DISTRICTS, WILL BE PERMITTED AS A MATTER OF RIGHT IN THE EMPLOYMENT LAND USE AREAS, AND ARE SPECIFICALLY APPROVED BY THE PLANNING BOARD ON THIS AMENDED COMPREHENSIVE SKETCH PLAN, PROVIDED, HOWEVER, THAT QUARRIES, TEMPORARY WRECKED VEHICLE STORAGE AND YARD WASTE SHALL NOT BE ALLOWED. · PUBLIC SCHOOL BUILDINGS-TEMPORARY CONVERSION TO OTHER USES

. THEATERS 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 COMMICATIONS TOWERS.

. NO MORE THAN 15% OF THE TOTAL EMPLOYMENT LAND USE AREA MAY BE DEVOTED TO WARRHOUSE AND LIGHT MANUFACTURING · CEMETERIES, MAUSOLEUMS & CREMATORIUMS ARE NOT PERMITTED

· A MAXIMUM OF ONE GASOLINE SERVICE STATION IS PERMITTED. THE GASOLINE SERVICE STATION MAY INCLUDE A CAR WASH, CAR REPAIR FACILITIES, AND/OR CONVENIENCE STORE FOOD. • NO SINGLE RETAIL CENTER SHALL CONTAIN MORE THAN 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. HOMEVER FOR ALL RETAIL CENTERS THE TOTAL SQUARE FOOT AREA WHICH MAY BE USED FOR RETAIL AND PERSONAL SERVICE BUSINESS SHALL NOT EXCEED 101540 (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

SECTION 128.6 SHALL APPLY TO EMPLOYMENT LAND USE AREAS.

NO COVERAGE REQUIREMENT IS IMPOSED IN EMPLOYMENT LAND USE AREAS.

FLOOR AREA RATIO (FAR)
OVERALL LIMIT IS 0.35 CALCULATED ON THE TOTAL ACREAGE FOR ALL EMPLOYMENT LAND USE AREAS SETBACKS (ALSO SEE "PROJECT BOUNDARY SETBACKS")

THE MINIMUM SETBACK FOR EMPLOYMENT/COMMERCIAL STRUCTURES SHALL BE AS FOLLOWS: . 50' FROM THE BOUNDARY LINE ALONG JOHNS HOPKINS ROAD OR ROUTE 216 . 10' FROM THE RIGHT-OF-WAY OF MAPLE LAWN BOULEVARD . NO SETBACK IS REQUIRED FROM THE RIGHT-OF-WAY OF ANY INTERNAL PUBLIC OR PRIVATE ROADS OTHER THAN FOR MAPLE

WITHIN OTHER DESIGNATED EMPLOYMENT AREAS OUTSIDE OF A RETAIL CENTER.

LAWN BOULEVARD AS NOTED ABOVE. . 10' FROM ANY OTHER PROPERTY LINE PROFESSIONAL CERTIFICATION PREPARED FOR:

. IS TO PUBLIC RIGHT-OF-WAY OF MAPLE LAWN BOULEVARD (EXCEPT FOR PARALLEL PARKING ADJACENT TO

. 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 MILTIPLE PARCELS) · 20' TO PROJECT BOUNDARY LINE ALONG JOHNS HOPKINS OR ROUTE 216

TRUCTURES MAY BE LOCATED ANYWHERE WITHIN SETBACK AREAS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD EXCEPT FOR THE FOLLOWING, SECTION 128,A.I. APPLIES:

BAY WINDOWS, EAVES, FRENCH BALCONIES, PORTICOS, CORNICES, AWNINGS, SIGNS, AND SIMILAR ARCHITECTURAL LEMENTS MAY ENCROACH FULLY INTO ANY SETBACK ARCADES MAY ENCROACH INTO ANY SETBACK TO WITHIN !" OF THE PROPERTY LINE. WHERE SUCH ARCADES ARE PROPOSED, THE FRONT FACADE MAY ALIGN, VERTICALLY, WITH THE FRONT OF THE ARCADE, THEREBY REDUCING THE REGULARD 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.

a. A MINIMUM OF FIVE PARKING SPACES SHALL BE PROVIDED FOR EACH LOOD SQUARE FEET OF NET LEASABLE AREA DEVOTED TO COMMERCIAL RETAIL SALES USES,

A MINIMUM OF 3.3 PARKING SPACES SHALL BE PROVIDED FOR EACH LOOD SQUARE FEET OF NET LEASABLE AREA THAT IS DEVOTED TO OFFICE OR RESEARCH AND DEVELOPMENT USES. NO PARKING REQUIREMENT IS IMPOSED UPON ANY RESTAURANT, COFFEE SHOP OR SIMILAR FACILITY CONSTRUCTED WITHIN BUILDINGS WHICH PRIMARILY SERVES TENANTS AND EMPLOYEES OF SUCH BUILDINGS, OR NEIGHBORING BUILDINGS ACCESSIBLE BY PEDESTRIANS.

ONE PARKING SPACE SHALL BE PROVIDED FOR EACH BEDROOM CONTAINED WITHIN ANY HOTEL, INN OR SIMILAR FACILITY AND ONE PARKING SPACE SHALL BE PROVIDED FOR EACH FIVE EMPLOYEES OF SUCH FACILITY. ONE PARKING SPACE SHALL BE PROVIDED FOR EACH THREE SEATS WITHIN ANY RESTAURANT, COFFEE SHOP OR SIMILAR FACILITY CONSTRUCTED WITHIN A HOTEL, INN OR SIMILAR FACILITY OR AS A FREESTANDING STRUCTURE AND ONE PARKING SPACE SHALL BE PROVIDED FOR EACH EIGH EMPLOYEES OF ANY SUCH FACILITY. ONE PARKING SPACE SHALL BE PROVIDED FOR EACH TWO BEDS IN ANY HOSPITAL OR CLINIC; ONE PARKING SPACE SHALL BE PROVIDED FOR EACH EMPLOYEE ON A MAJOR SHIFT, AND EIGHT PARKING SPACES SHALL BE

PROVIDED FOR EACH DOCTOR TREATING OUTPATIENTS ON A MAJOR SHIFT INDUSTRIAL USES: 0.5 SPACES PER 1,000 SOLVARE FEET OF NET LEASABLE AREA WAREHOUSE FLEX' SPACE (INDUSTRIAL/OFFICE) 25 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: 10.0 SPACES PER 1,000 SQUARE FEET OF NET LEASABLE AREA HEALTH CLUB LO SPACE PER SEVEN PERSONS PERMITTED IN THE POOL AT ONE TIME SWIMMING POOL, COMMUNITY TENNIS COURT 2.0 SPACES PER COURT

"NET LEASEABLE AREA" IS DEFINED AS 90% OF THE GROSS FLOOR AREA LAFTER DEDUCTING ANY FLOORS DEVOTED TO STORAGE AND COMMON USES), UNLESS A MORE PRECISE VALUE IS DETERMINED BY REDUCING THE GROSS FLOOR AREA BY AREAS DEVOTED TO PARKING, VEHICULAR CIRCULATION, OFFICE BUILDING STORAGE AREAS, EQUIPMENT AND MECHANICAL ROOMS/AREAS, LOCKER AND SHOWER FACILITIES, ENTRANCE FOYERS/ATRIA, AND SIMILAR AREAS, REGUIRED MINIMUM PARKING FOR ALL SIGH 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 RIM REDUCTIONS IN PARKING REGULATIONS ARE PERMITTED PURSUANT TO THE HOWARD COUNTY ZONING REGULATIONS SECTIONS 133.0.0 (PARKING STUDIES), 133E1 (SHARED PARKING) AND 133E2 (TRIE REDUCTION PLANS).

FLOOR AREA RATIO (F.A.R.) TRACKING CHART **Gross Floor DPZ File Numbers** District Area (s.f.) SDP-04-44 (Office Bldg-1) Business 191,550 93,945 DP--04-96 (Retail Bldg-1 and Bank) 3.17 Business 137,933 24,088 DP-05-08 (Retail Bidg-2 and Gas Station) Business 3.20 139,520 22,218 0.16 DP-05-36 (Office Bldg-2, Par. C-24) Business 3.99 173,818 93,945 DP-05-47 (Office Bldg-3, Par. C-21 and Bank, Par. C-22) 123,740 Business 5.58 243,230 0.51 OP-06-67 (Office Bldg-4, Par. C-23) 3.49 152,117 Business 100,288 DP-06-148 (Medical and 3 Office Buildings) Midtown 8.54 371,950 121,620 0.33 OP-07-02 (Bank, School, Retail & Restaurant) Midtown 320,659 47,346 DP-08-56 (Harris Teeter Grocery Store, Par. 86) 184,615 Vestside 4,24 49,815 0.27 OP-08-058 (Bank, Parcel B-11) 0.13 Westside 0.80 34,895 4,454 DP-08-114 (Parcels B-7 thru B-10 and B-22 & B-26) Nestside 6.51 283,685 58,574 0.21 DP-09-060 (Parcels B-12 thru B-17) Westside 19.20 836,286 254,980 DP-10-002 (Office Bldg-2A, Par. C-25) Business 1.54 66,954 34,375 DP-10-067 (Parcels B-18 thru B-21) 5.40 235,402 52,531 DP-12-059 (Office-6, Parcel C-28) 6.00 201201 139,421 0.53 DP-14-007 (Office-8, Parcel C-29) 249,400 130,629 OP-16-011 (Building 10, Parcel C-32) - THIS SOP 1879 57 104.412 SUB-TOTAL 9250 4,012,812 1,456,381 EMPLOYMENT AREA RECORDED AS R/W (acres) 13.60 TOTAL AREA TO BE RECORDED AS EMPLOYMENT (acres) 122.00 33,43 0.27 TOTAL REMAINING EMPLOYMENT AREA (acres) 490 * PER THE COMPREHENSIVE SKETCH PLANS 06-16 MAPLE LAWN FARMS HAS A MAXIMUM FLOOR AREA RATIO

(EAR.) OF 0.35. THE EAR. OF 0.36, WHICH IS BASED UPON BOTH THE PLOOR AREA AND PARCEL AREAS RECORDED TO DATE IS ACCURATE THE VALUE OF 0.27. USING THE FLOOR AREA RECORDED TO DATE WITH THE TOTAL EMPLOYMENT AREA OF MAPLE LAWN FARMS IS ALSO ACCURATE THE TOTAL FAR. POR THE SITE IS BASEDURON 122.00 ACRES OF EMPLOYMENT AND 1,360, OIL SE OF FLOOR AREA

| | ADDRESS an | d PERMIT | INFOR | MATION CHART | |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|----------------|--------------|-------------------------|
| BUILDING ADDRESS: | SHO MAPL | E LAWN BOOLE | VARD (Build | ng No. 10) | |
| SUBDIVISION NAME: MAPLE LAWN FARMS | and the second s | SECTION/ | | a 2 | PARCELS |
| PLAT Nos. 278807HRU 27882 | ZONE MXD-3 | TAX MAP 46 | BLOCK 3 & 4 | FLEC. DIST. | CENSUS TRACT 6051,02 |
| WATER CODE: E2I | | SEWER CODE: 1645000 | | ASBUILT SH | HEET I OF 3 |
| | | J sc/ | W.E | ZONING | G. L. W. FILE No. |
| | | AS SI | HOWN | MXD-3 | 15043 |

COVER SHEET MAPLE LAWN FARMS Business District - Area 2 A Parcel 'C-32' (Office Building No. 10 - A LEED Certified Green Building) (Proposed Office Space with possible First Floor Retail) PLAT Nos 2000 thru 20002 HOWARD COUNTY, MARYLAND

. THEATERS, LEGITIMATE AND DINNER

MAPLE LAWN C.C. STATUTORY TRUST BALTIMORE, MD 21208 PH. 410-484-8400

ST. JOHN PROPERTIES 2560 LORD BALTIMORE DE 1829 REISTERSTOWN ROAD | BALTIMORE, MD 21244 ATTN.: KAREN WATSIC

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 XPIRATION DATE: MAY 26, 2016

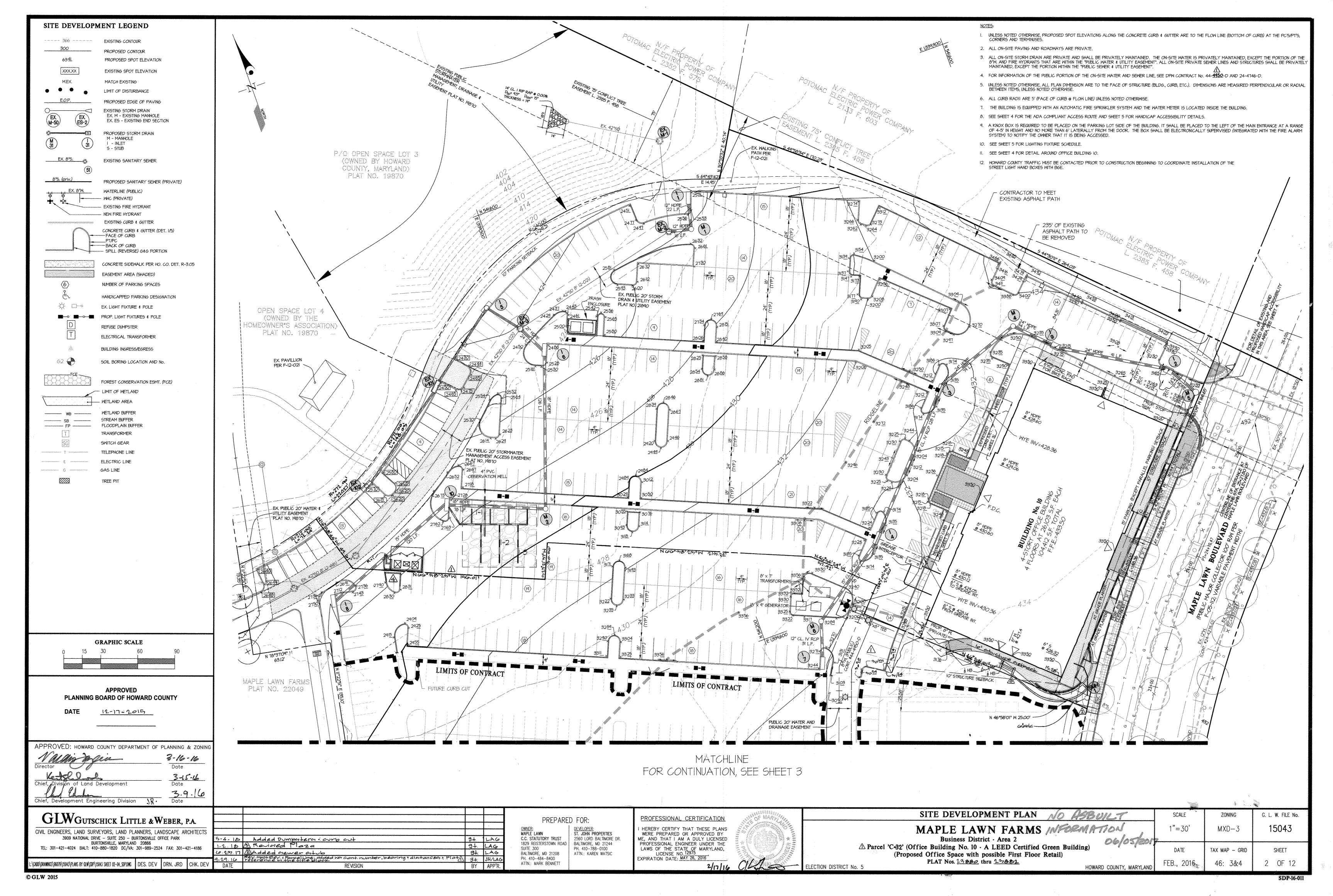
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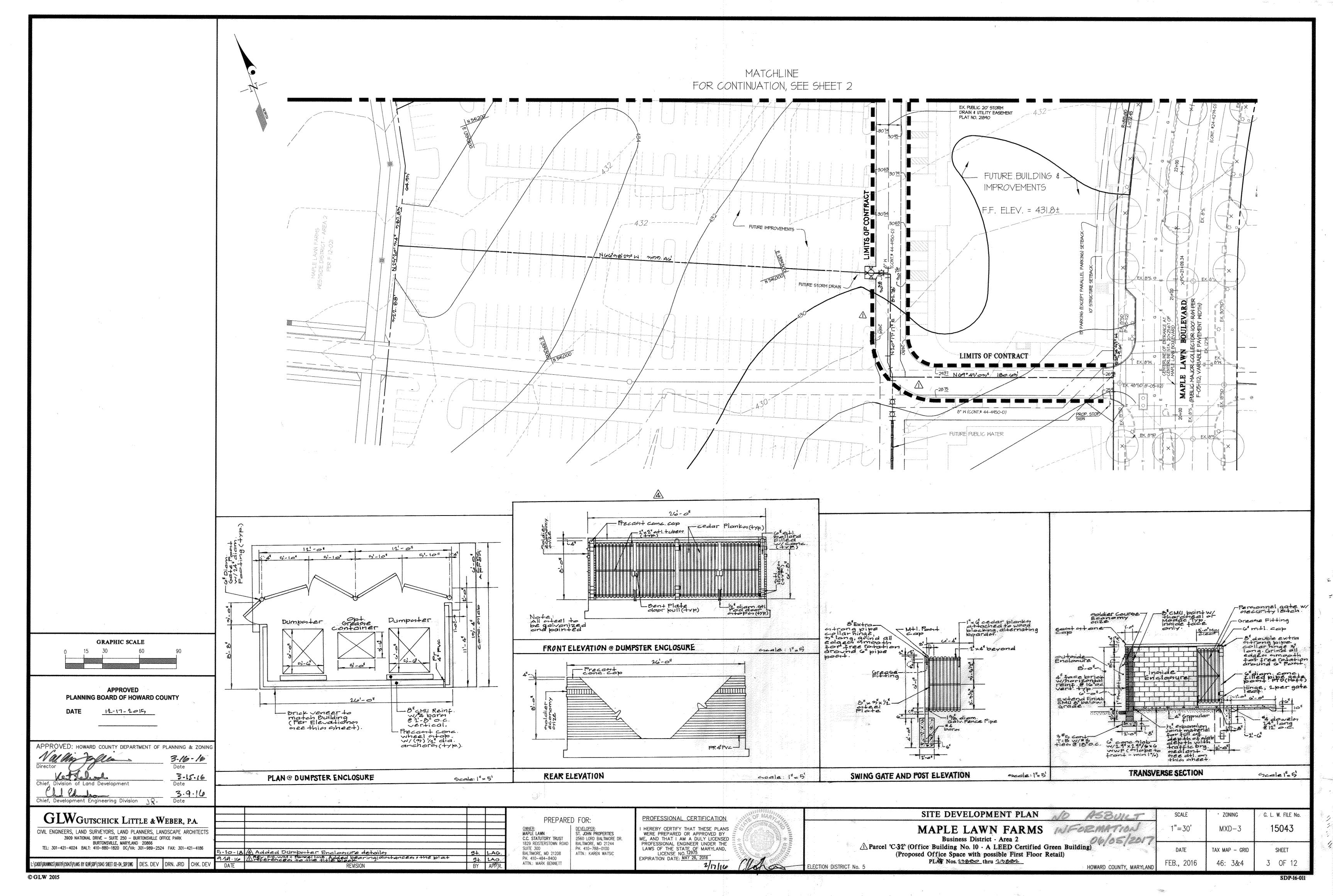
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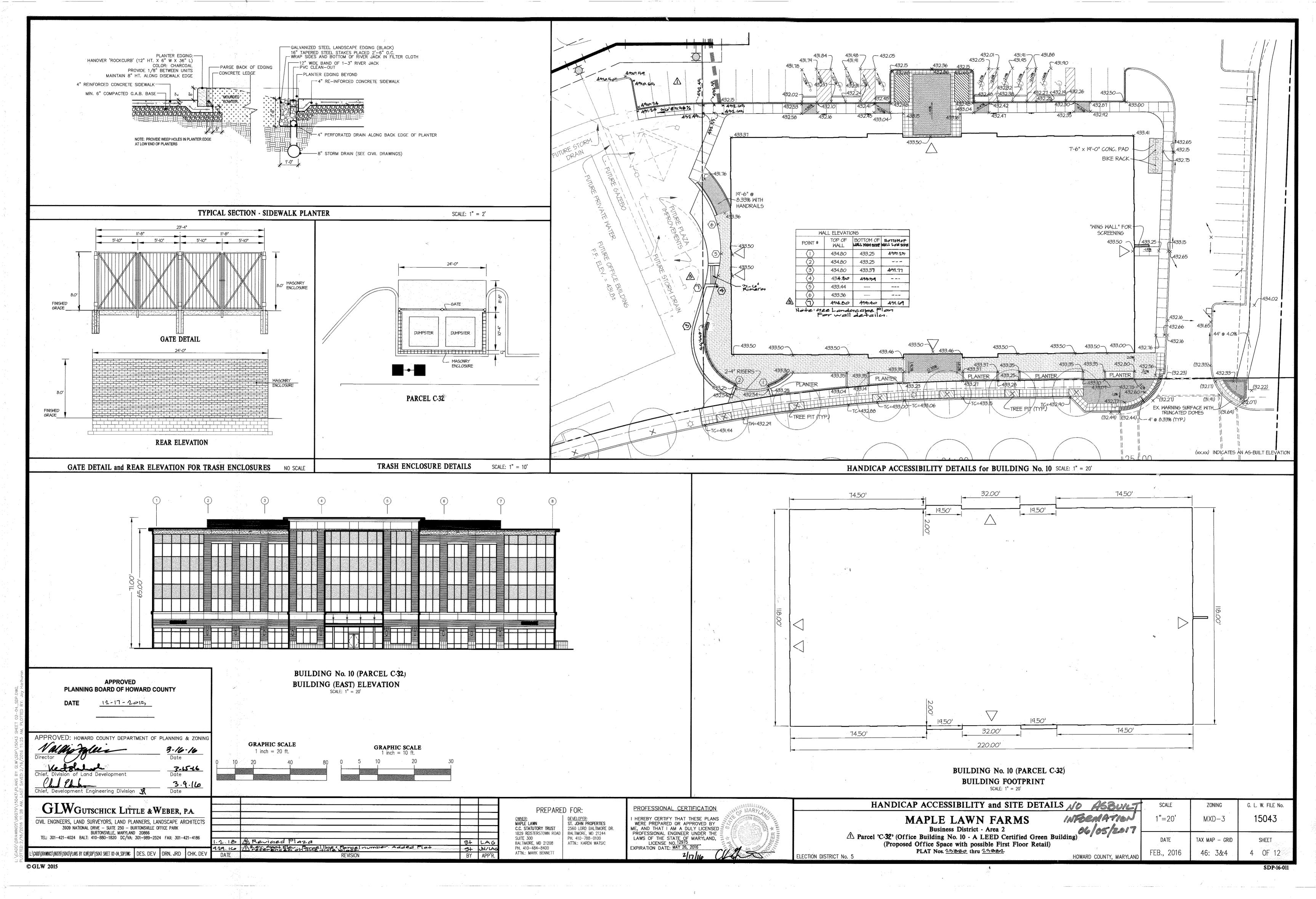
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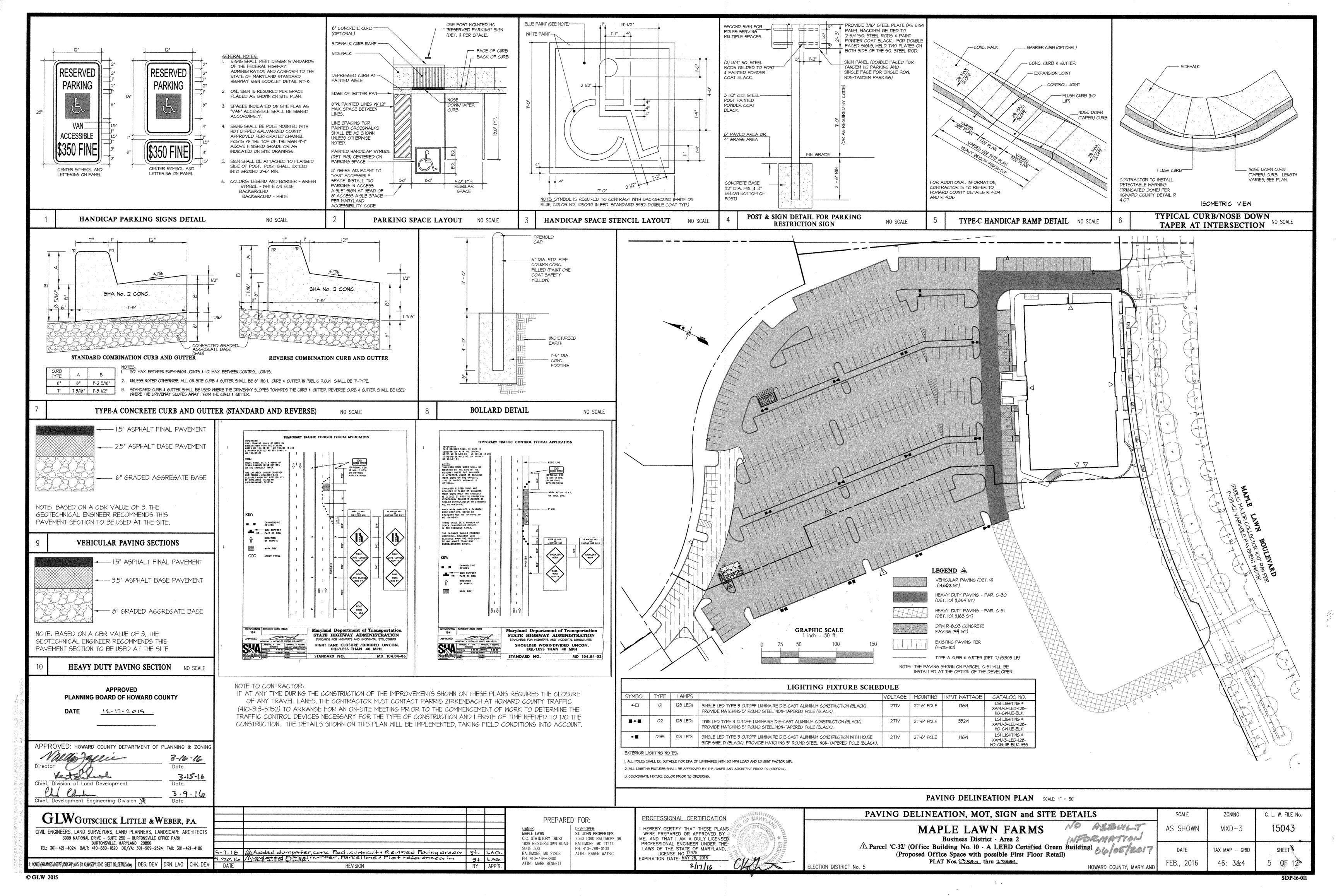
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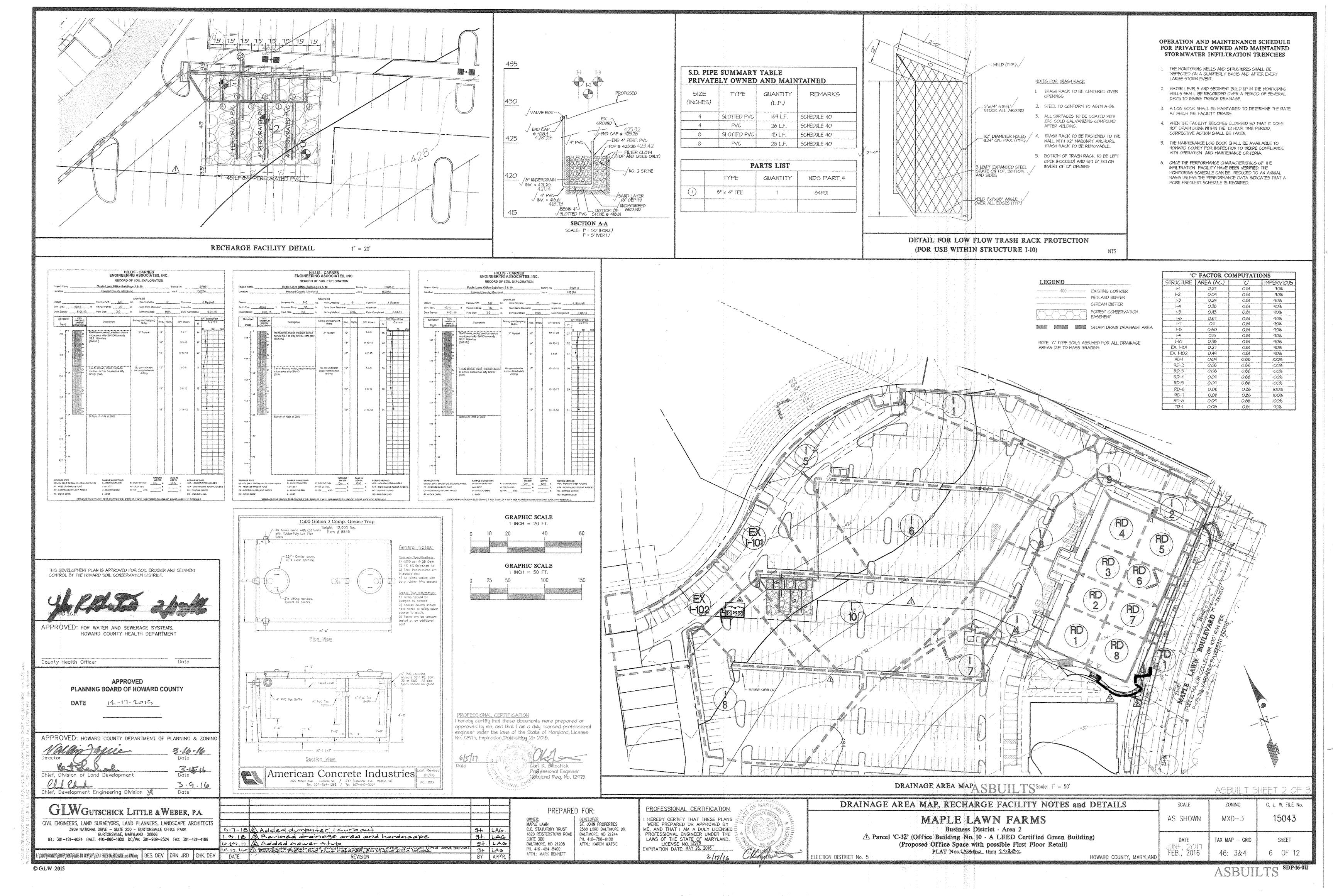
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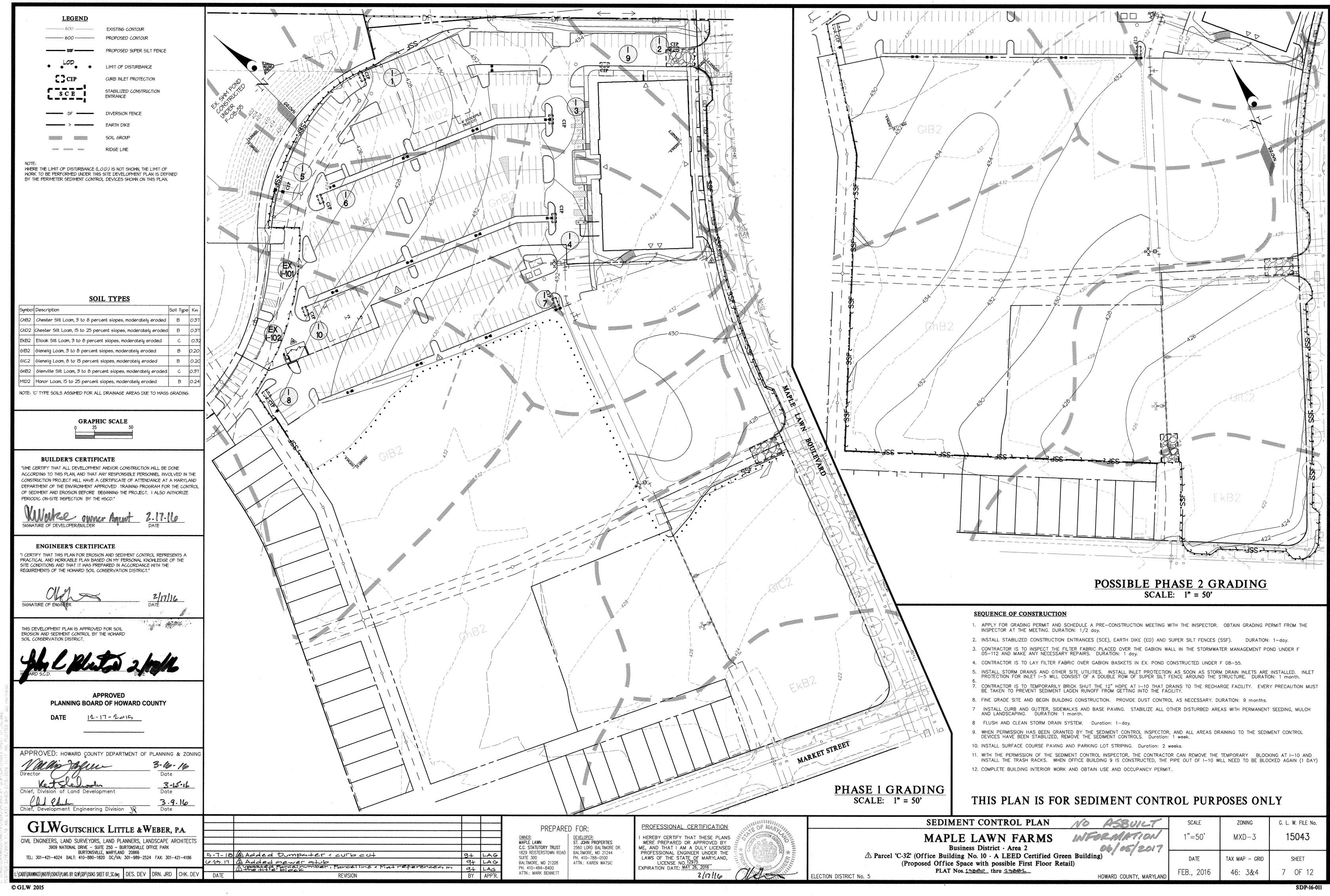












B-4-2 STANDARD AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION. TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. CONDITIONS WHERE PRACTICE APPLIES WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED. A. SOIL PREPARATION . TEMPORARY STABILIZATION TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE. b. APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS. 2. PERMANENT STABILIZATION CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE: I. SOIL PH BETWEEN 6.0 AND 7.0.

a. SEEDBED PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS O SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT, SUCH AS DISC HARROWS OR CHISEL PLOWS OF RIPPERS MOUNTED ON CONSTRUCTION EQUIPMENT, AFTER THE SOIL IS LOOSENED, IT MUST NOT BE ROLLED OR DRAGGED SMOOTH BUT LEFT IN THE ROUGHENED CONDITION. SLOPES 3:1 OR FLATTER ARE

c. INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER

a. A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL

II. SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM).

III. SOIL CONTAINS 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 MOISTURE. AN EXCEPTION: IF LOVEGRASS WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE

IV. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT.

V. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.

APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE

c. GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN, THEN SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES. d. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS

MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS RAKE LAWN AREAS TO SMOOTH THE SURFACE, REMOVE LARGE OBJECTS LIKE STONES AND BRANCHES AND READY THE AREA FOR SEED APPLICATION, LOOSEN SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER FOLIPMENT TO ROUGHEN THE SURFACE WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDBED PREPARATION, TRACK SLOPES 3:1 OR FLATTER WITH TRACKED EQUIPMENT LEAVING THE SOIL IN AN IRREGULAR CONDITION WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE. LEAVE THE TOP 1 TO 3 INCHES OF SOIL LOOSE AND FRIABLE, SEEDBED LOOSENING MAY B JNNECESSARY ON NEWLY DISTURBED AREAS.

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

TOPSOIL SALVAGED 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 SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY

TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:

b. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS. 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.

a. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE

AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN.

TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING CRITERIA: OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. TOPSOIL MUST NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF CINDERS, STONES

COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1.5

INCHES IN DIAMETER. D. TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, NUT SEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED. c. 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 TOPSOIL APPLICATION

 EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL. b. 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 SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE, ANY RREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS MUST BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS. 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 SEEDBED PREPARATION. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS)

SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH IME 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 GINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSES. 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 ALL BE DELIVERED TO THE SITE FULLY LABELED ACCORDING TO THE APPLICABLE LAWS AND MUST BEAR THE NAME, TRADE NAME OR TRADEMARK AND WARRANTY OF THE PRODUCER.

LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED EXCEPT WHEN HYDROSEEDING) WHICH CONTAINS AT LEAST 50 PERCENT TOTAL OXIDES (CALCIUM OXIDE 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

E 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 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.

PLANNING BOARD OF HOWARD COUNTY

12-17-2015

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING 3-16-16 Date 3-15-16 Division of Land Development

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 20866

EL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

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

THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER.

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

CONDITIONS WHERE PRACTICE APPLIES TO THE SURFACE OF ALL PERIMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA

A. SEEDING

IF REQUIREMENTS OF THE MARYLAND STATE SEED LAY ALL SEED MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED LABORATOR SEED USED MUST HAVE BEEN TESTED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL ON ANY PROJECT, REFER T 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 RAT D. MULCH ALONE MAY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES ONLY IF THE GROUND IS FROZEN. THE APPROPRIATE SEEDING MIXTURE MUST BE

APPLIED WHEN THE GROUND THAWS. INOCULANTS: THE INOCULANT FOR TREATING LEGUME SEED IN THE SEED MIXTURE MUST BE A PURE CULTURE OF NITROGEN FIXING BACTERIA PREPARED SPECIFICALL 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, NOT T IS VERY IMPORTANT TO KEEP INOCULANT AS COOL AS POSSIBLE UNTIL USED. TEMPERATURES ABOVE 75 TO 80 DEGREES FAHRENHEIT CAN WEAKEN BACTERIA AND MAKE THE INOCULANT LESS EFFECTIVE I. SOD OR SEED MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOI

STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.

APPLICATION

a. DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST 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 APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER, APPLY HALF THE SEEDING RATE IN EACH DIRECTION. ROLL THE SEEDED AREA WITH / WEIGHTED ROLLER TO PROVIDE GOOD SEED TO SOIL CONTACT.

DRILL OR CULTIPACKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER CULTIPACKING SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A FASHION AS TO PROVIDE AT LEAST 1/4 INCH OF SOIL COVERING, SEEDBED MUST BE FIRM AFTER PLANTING. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY

HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES SEED AND FERTILIZER). F FERTILIZER IS BEING APPLIED AT THE TIME OF SEEDING, THE APPLICATION RATES SHOULD NOT EXCEED THE FOLLOWING: NITROGEN, 100 POUNDS PER ACRE TOTAL OF SOLUBLE NITROGEN; P205 (PHOSPHOROUS), 200 POUNDS PER ACRE; K20 (POTASSIUM), 200 POUNDS PER ACRE LIME: USE ONLY GROUND AGRICULTURAL LIMESTONE (UP TO 3 TONS PER ACRI

MAY BE APPLIED BY HYDROSEEDING). NORMALLY, NOT MORE THAN 2 TONS ARE APPLIED BY HYDROSEEDING AT ANY ONE TIME. DO NOT USE BURNT OR HYDRATED LIME WHEN HYDROSFEDING MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT

INTERRUPTION iv. WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL.

HALF THE SEEDING RATE IN EACH DIRECTION.

B. MULCHING

MULCH MATERIALS (IN ORDER OF PREFERENCE)

STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AS REASONABLY BRIGHT IN COLOR. STRAW IS TO BE FREE OF NOXIOUS WEED SEEDS AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MUSTY, MOLDY, CAKED, DECAYED, OR EXCESSIVELY DUSTY. NOTE: USE ONLY STERILE STRAW MULCH IN

AREAS WHERE ONE SPECIES OF GRASS IS DESIRE WOOD CELLULOSE FIBER MULCH (WCFM) CONSISTING OF SPECIALLY PREPARED WOOI CELLULOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE. WCFM IS TO BE DYED GREEN OR CONTAIN A GREEN DYE IN THE PACKAGE THAT WILL PROVIDE AN APPROPRIATE COLOR TO FACILITATE VISUAL INSPECTION OF THE UNIFORMLY SPREAD SLURRY. WCFM, INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING

III. WCFM MATERIALS ARE TO BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT THE WOOD CELLULOSE FIRER MUICH WILL REMAIN IN LINIFORM SUSPENSION IN WATER UNDER AGITATION AND WILL BLEND WITH SEED, FERTILIZER AND OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY. THE MILICH MATERIAL MILST FORM A BLOTTER-LIKE CROUND COVER ON APPLICATION HAVING MOISTLIRE ARSORPTION AND PERCOLATION PROPERTIES AND MUST COVER AND HOLD CRASS SEED IN CONTACT WITH THE SOIL WITHOUT INHIBITING THE GROWTH OF THE GRASS SEEDLINGS. WCFM MATERIAL MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT

CONCENTRATION LEVELS THAT WILL BE PHYTO-TOXIC. V. WCFM MUST CONFORM TO THE FOLLOWING PHYSICAL REQUIREMENTS: FIBER APPROXIMATELY 10 MILLIMETERS, DIAMETER APPROXIMATELY 1 MILLIMETER, P RANGE OF 4.0 TO 8.5, ASH CONTENT OF 1.6 PERCENT MAXIMUM AND WATER HOLDING CAPACITY OF 90 PERCENT MINIMUM.

APPLICATION

g. APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING. b. WHEN STRAW MULCH IS USED, SPREAD IT OVER ALL SEEDED AREAS AT THE RATE OF 2 TONS PER ACRE TO A UNIFORM LOOSE DEPTH OF 1 TO 2 INCHES. APPLY MULCH TO ACHIEVE A UNIFORM DISTRIBUTION AND DEPTH SO THAT THE SOIL SURFACE IS NOT EXPOSED. WHEN USING A MULCH ANCHORING TOOL, INCREASE TH APPLICATION RATE TO 2.5 TONS PER ACRE. WOOD CELLULOSE FIBER USED AS MULCH MUST BE APPLIED AT A NET DRY WEIGHT OF 1500 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER TO

ATTAIN A MIXTURE WITH A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.

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 A MULCH ANCHORING TOOL IS A TRACTOR DRAWN IMPLEMENT DESIGNED TO

PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE A MINIMUM OF 2 INCHES. THIS PRACTICE IS MOST EFFECTIVE ON LARGE AREAS, BUT IS LIMITED TO FLATTE SLOPES WHERE EQUIPMENT CAN OPERATE SAFELY. IF USED ON SLOPING LAND, HIS PRACTICE SHOULD FOLLOW THE CONTOUR. 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 DLR (AGRO-TACK), DCA-70, PETROSET, TERRA TAX II, TERRA MANUFACTURER, APPLICATION OF LIQUID BINDER: NEEDS TO BE HEAVIER AT THE EDGES WHERE WIND CATCHES MULCH, SUCH AS IN VALLEYS AND ON CRESTS OF BANKS, USE O ASPHALT BINDERS IS STRICTLY PROHIBITED 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 3,000 FEET LONG.

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 OF ENGINEER

Affic file block ber, Parcel area + Plat references in

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT

CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

HOWARD SOIL CONSERVATION DISTRICT (HSCD) STANDARD SEDIMENT CONTROL NOTES

A PRE-CONSTRUCTION MEETING MUST OCCUR WITH THE HOWARD COUNT DEPARTMENT OF PUBLIC WORKS, CONSTRUCTION INSPECTION DIVISION (CID), 410-313-1855 AFTER THE FUTURE LOD AND PROTECTED AREAS ARE MARKED

CLEARLY IN THE FIELD. A MINIMUM OF 48 HOUR NOTICE TO CID MUST BE GIVEN AT THE FOLLOWING STAGES: A. PRIOR TO THE START OF EARTH DISTURBANCE, B. UPON COMPLETION OF THE INSTALLATION OF PERIMETER EROSION AND

SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH C. PRIOR TO THE START OF ANOTHER PHASE OF CONSTRUCTION OR OPENING OF ANOTHER GRADING UNIT D. PRIOR TO THE REMOVAL OR MODIFICATION OF SEDIMENT CONTROL

OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGAENCY IS MADE. OTHER RELATED STATE AND FEDERAL PERMITS SHALL BE REFERENCED, TO ENSURE COORDINATION AND TO AVOID CONFLICTS WITH THIS

ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" AND REVISIONS THERETO.

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE PERMANENT OR TEMPORARY STABILIZATION IS REQUIRED WITHIN THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO VERTICAL (3:1): AND SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED AREAS ON THE PROJECT SITE EXCEPT FOR THOSE AREAS UNDER ACTIVE

ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" FOR TOPSOIL (SEC. B-4-2), PERMANENT SEEDING (SEC. B-4-5), TEMPORARY SEEDING (SEC. B-4-4) AND MULCHING (SEC. B-4-3), TEMPORARY STABILIZATION WITH ALCH ALONE CAN ONLY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES IF THE GROUND IS FROZEN, INCREMENTAL STABILIZATION (SEC. B-4-I) SPECIFICATIONS SHALL BE ENFORCED IN AREAS WITH X5' OF CUT AND/OR FIL STOCKPILES (SEC. B-4-8) IN EXCESS OF 20 FT, MUST BE BENCHED WITH STABLE OUTLET. ALL CONCENTRATED FLOW, STEEP SLOPE, AND HIGHLY ERODIBLE AREAS SHALL RECEIVE SOIL STABILIZATION MATTING (SEC. B-4-6).

ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE, AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE CID.

TOTAL AREA OF SITE :4.94± Acres (1) AREA DISTURBED 12.8± Acres AREA TO BE ROOFED OR PAVED 4 lt Acres AREA TO BE VEGETATIVELY STABILIZED 8.7± Acres 5,100 Cv. Yds. 21,200 Cu. Yds. TOTAL FILL OFF-SITE WASTE/BORROW AREA LOCATION

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

ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE CID. THE SITE AND ALL CONTROLS SHALL BE INSPECTED BY CONTRACTOR WEEKLY; AND THE NEXT DAY AFTER EACH RAIN EVENT. A WRITTEN REPORT BY THE CONTRACTOR, MADE AVAILABLE UPON REQUEST, IS PART OF EVERY INSPECTION AND SHOULD INCLUDE:

INSPECTION DATE

INSPECTION TYPE (ROUTINE, PRE-STORM EVENT, DURING RAIN EVENT) NAME AND TITLE OF INSPECTOR WEATHER INFORMATION (CURRENT CONDITIONS AS WELL AS TIME AND AMOUNT OF LAST RECORDED PRECIPITATION) BRIEF DESCRIPTION OF PROJECT'S STATUS (E.G., PERCENT COMPLETE) AND /OR CURRENT ACTIVITIES

EVIDENCE OF SEDIMENT DISCHARGES IDENTIFICATION OF PLAN DEFICIENCIES IDENTIFICATION OF SEDIMENT CONTROLS THAT REQUIRE MAINTENANCE IDENTIFICATION OF MISSING OR IMPROPERLY INSTALLED SEDIMENT CONTROLS COMPLIANCE STATUS REGARDING THE SEQUENCE OF CONSTRUCTION AND STABILIZATION REQUIREMENTS

MONITORING/SAMPLING MAINTENANCE AND/OR CORRECTIVE ACTION PERFORMED TEMS AS REQUIRED BY THE "GENERAL PERMIT FOR

STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES" (NPDES, MDE). TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN AND SHALL BE BACK-FILLED AND STABILIZED BY THE END OF EACH WORKDAY, WHICHEVER IS SHORTER.

ANY MA IOR CHANGES OR REVISIONS TO THE PLAN OR SECUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE HSCO PRIOR TO PROCEEDING WITH CONSTRUCTION. MINOR REVISIONS MAY BE ALLOWED BY THE CID PER THE LIST OF HSCD-APPROVED FIELD CHANGES.

DISTURBANCE SHALL NOT OCCUR OUTSIDE THE LOD. A PROJECT IS TO BE SEQUENCED SO THAT GRADING ACTIVITIES BEGIN ON ONE GRADING UNIT MAXIMUM ACREAGE OF 20 AC. PER GRADING UNIT) AT A TIME WORK MAY PROCEED TO A SUBSEQUENT GRADING UNIT WHEN AT LEAST 50 PERCENT OF THE DISTURBED AREA IN THE PRECEDING GRADING UNIT HAS BEEN STABILIZED AND APPROVED BY THE CID. UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE CID, NO MORE THAN 30 ACRES CUMULATIVELY MAY BE DISTURBED AT A

WASH WATER FROM ANY EQUIPMENT, VEHICLES, WHEELS PAVEMENT, AND OTHER SOURCES MUST BE TREATED IN A SEDIMENT BASIN OR OTHER APPROVED

TOPSOIL SHALL BE STOCKPILED AND PRESERVED ON-SITE FOR REDISTRIBUTION ALL SILT FENCE AND SUPER SILT FENCE SHALL BE PLACED ON-THE-CONTOUR, AND BE IMBRICATED AT 25' MINIMUM INTERVALS, WITH LOWER ENDS CURLED

UPHILL BY 2' IN ELEVATION. STREAM CHANNELS MUST NOT BE DISTURBED DURING THE FOLLOWING RESTRICTED TIME PERIODS (INCLUSIVE): ISE I AND IP MARCH I - JUNE 15 USE III AND IIIP OCTOBER I - APRIL 30

USE IV MARCH I - MAY 31 A COPY OF THIS PLAN, THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL," AND ASSOCIATED PERMITS SHALL BE ON-SITE AND AVAILABLE WHEN THE SITE IS ACTIVE.

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."

9+ LAG

SIGNATURE OF DEVELOPER/BUILDER

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER on disturbed soils.

CONDITIONS WHERE PRACTICE APPLIES

EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.

SEED MIXTURES

a. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3) AND BASED ON THE SITE CONDITION OR PURPOSE FOUND ON TABLE B.2. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.

ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, OR DUNES OR FOR SPECIAL PURPOSES SUCH AS WILDLIFE OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 CRITICAL AREA PLANTING. FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES

RECOMMENDED BY THE SOIL TESTING AGENCY. d. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0) AT 3 1/2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY.

AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE. b. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE

CONDITIONS OR PURPOSE. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN AREAS THAT RECEIVE INTENSIVE MANAGEMENT, IRRIGATION REQUIRED IN THE AREAS OF CENTRAL MARYLAND AND EASTERN SHORE. RECOMMENDED CERTIFIED KENTUCKY BLUEGRASS CULTIVARS

SEEDING RATE: 1.5 TO 2.0 POUNDS PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF

00 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS

E KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 KENTUCKY BLUEGRASS/PERENNIAL RYE: FULL SUN MIXTURE: FOR USE IN FULL SUN AREAS WHERE RAPID ESTABLISHMENT IS NECESSARY AND WHEN TURF WILL RECEIVE MEDIUM TO INTENSIVE MANAGEMENT, CERTIFIED PERENNIAL RYEGRASS CULTIVARS/CERTIFIED KENTUCKY BLUEGRASS SEEDING RATE: 2 POUNDS MIXTURE PER

WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT. ii. Tall Fescue/Kentucky Bluegrass: Full sun Mixture: For USE in Drought. PRONE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MANAGEMENT IN FULL SUN TO MEDIUM SHADE. ECOMMENDED MIXTURE INCLUDES; CERTIFIED TALL FESCUE CULTIVARS 95 TO 100 PERCENT, CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 0 TO 5 PERCENT. SEEDING RATE: 5 TO 8 POUNDS PER 1000 SQUARE FEET, ONE OR MORE CULTIVARS MAY B

iv. KENTUCKY BLUEGRASS/FINE FESCUE: SHADE MIXTURE: FOR USE IN AREAS WITH SHADE IN BLUEGRASS LAWNS. FOR ESTABLISHMENT IN HIGH QUALITY, INTENSIVELY MANAGED TURF AREA. MIXTURE INCLUDES: CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 30 TO 40 PERCENT AND CERTIFIED FINE FESCUE AND 60 TO 70 PERCENT SEEDING RATE: 11/2 TO 3 POUNDS PER 1000 SQUARE FEET.

SELECT TURFGRASS VARIETIES FROM THOSE LISTED IN THE MOST CURRENT UNIVERSITY OF MARYLAND PUBLICATION, AGRONOMY MEMO #77, "TURFGRASS

CHOOSE CERTIFIED MATERIAL. CERTIFIED MATERIAL IS THE BEST GUARANTEE OF CULTIVAR PURITY. THE CERTIFICATION PROGRAM OF THE MARYLAND DEPARTMENT OF AGRICULTURE. TURF AND SEED SECTION, PROVIDES A RELIABLE MEANS OF CONSUMER PROTECTION AND ASSURES A PURE GENETIC LINE

CÉNTRAL MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONE:

IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES WESTERN MD: MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 1 (HARDINESS ZONES:

CULTIVAR RECOMMENDATIONS FOR MARYLAND"

SOUTHERN MD. EASTERN SHORE: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 TILL AREAS TO RECEIVE SEED BY DISKING OR OTHER APPROVED METHODS TO A DEPTH OF

2 TO 4 INCHES, LEVEL AND RAKE THE AREAS TO PREPARE A PROPER SEEDBED. REMOVE STONES AND DEBRIS OVER 1 1/2 INCHES IN DIAMETER. THE RESULTING SEEDBED MUST BE IN SUCH CONDITION THAT FUTURE MOWING OF GRASSES WILL POSE NO DIFFICULTY. k. IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR

PLANT GROWTH (1/2 TO 1 INCH EVERY 3 TO 4 DAYS DEPENDING ON SOIL TEXTURE) UNTIL HEY ARE FIRMLY ESTABLISHED. THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE ATE IN THE PLANTING SEASON, IN ABNORMALLY DRY OR HOT SEASONS, OR ON ADVERSE

PERMANENT SEEDING SUMMARY

| 1 | ARDINESS ZONE; 6b EED MIXTURE; #9 (Tall Fescue, | / Kentucky Bl | uegrass) | | FERTILIZER | - |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------------------------------|-------------------|--------------------------------------|---------------------|
| No, | SPECIES | APPLICATION RATE | SEEDING DATES | SEEDING DEPTHS | RATE (10-20-20) | LIME RATE |
| 9 | *Certified Tall Fescue blend (95% by weight): Falcon IV, Penn 1901 & Rebel Exeda and Certified Kentucky Bluegrass blend (5% by weight): Courtyard, Raven & Yankee | 6-8 lb/ 1000 s.f. | Mar. 1 to May 15, Aug. 15 to Oct. 15 | 1/4 - 1/2 IN: | 1.0 lb/ 1000 s.f. (45 lb/acre) | 90 lb/ 1000 s.f. |

* Other cultivars listed as "proven" in the most current UMD TT-77 may also be used . SOD: TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER). . GENERAL SPECIFICATIONS

a. CLASS OF TURFGRASS SOD MUST BE MARYLAND STATE CERTIFIED. SOD LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR. SOD MUST BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4 INCH, PLUS OR MINUS 1/4 INCH, AT THE TIME OF CUTTING, MEASUREMENT FOR THICKNESS MUST EXCLUDE TOP

GROWTH AND THATCH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE STANDARD SIZE SECTIONS OF SOD MUST BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON THE UPPER 10 PERCENT OF THE SECTION,

SOD MUST NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL. SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NOT TRANSPLANTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.

2. SOD INSTALLATION

DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOD. LAY THE FIRST ROW OF SOD IN A STRAIGHT LINE WITH SUBSPOLIENT ROWS PLACED. PARALLEL TO IT AND TIGHTLY WEDGED AGAINST EACH OTHER. STAGGER LATERAL JOINTS TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE AIR DRYING OF THE ROOTS. WHEREVER POSSIBLE, LAY SOD WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND

WITH STAGGERING JOINTS. ROLL AND TAMP, PEG OR OTHERWISE SECURE THE SOD TO PREVENT SUPPAGE ON SLOPES. ENSURE SOLID CONTACT EXISTS BETWEEN SOD ROOTS AND THE UNDERLYING SOIL SURFACE. WATER THE SOD IMMEDIATELY FOLLOWING ROLLING AND TAMPING UNTIL THE UNDERSIDE THE NEW SOD PAD AND SOIL SURFACE BELOW THE SOD ARE THOROUGHLY WET, COMPLETE THE OPERATIONS OF LAYING, TAMPING AND IRRIGATING FOR ANY PIECE OF SOD WITHIN

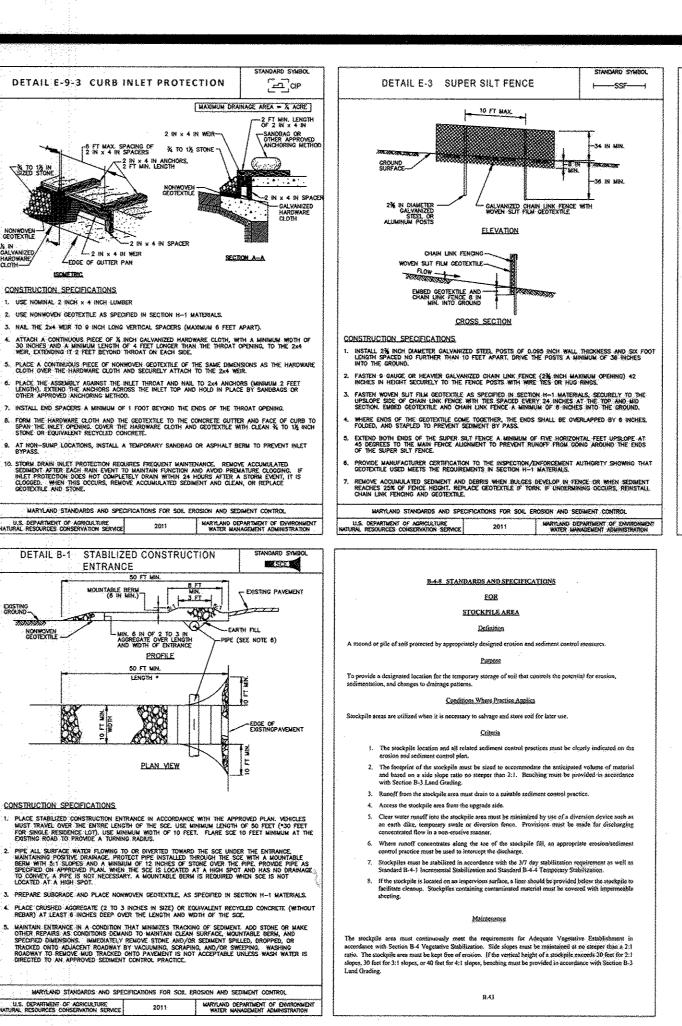
SOD MAINTENANCE

a. IN THE ABSENCE OF ADEQUATE RAINFALL, WATER DAILY DURING THE FIRST WEEK OR AS OFTEN AND SUFFICIENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 INCHES. WATER SOD DURING THE HEAT OF THE DAY TO PREVENT WILTING. AFTER THE FIRST WEEK, SOD WATERING IS REQUIRED AS NECESSARY TO MAINTAIN

ADEQUATE MOISTURE CONTENT. DO NOT MOW UNTIL THE SOD IS FIRMLY ROOTED. NO MORE THAN 1/3 OF THE GRASS LEAF MUST BE REMOVED BY THE INITIAL CUTTING OR SUBSEQUENT CUTTINGS. MAINTAIN A GRASS HEIGHT OF AT LEAST 3 INCHES UNLESS OTHERWISE SPECIFIED.

PROFESSIONAL CERTIFICATION





B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION DEFINITION

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

DETAIL E-9-3 CURB INLET PROTECTION

2 N x 4 IN WER

2. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS

DETAIL B-1 STABILIZED CONSTRUCTION

MOUNTABLE BERN (8 H MH.)

PROFILE

PLAN VIEW

ENTRANCE

NONWOVEN GEOTEXTILE --

CONSTRUCTION SPECIFICATIONS

CONSTRUCTION SPECIFICATIONS

. USE NOMINAL 2 INCH x 4 INCH LUMBER

2 IN x 4 IN WEIR-

6 FT MAX. SPACING OF % TO 1/2 STONE 7

2 IN x 4 IN ANCHORS. 2 FT MIN. LENGTH

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. SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDINESS 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.T PLUS FERTILIZER AND LIME RATES MUST BE PUT ON THE PLAN, FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES B THE TESTING AGENCY SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING. 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

TEMPORARY SEEDING SUMMARY

UNTIL THE NEXT SEEDING SEASON.

| | ÷. | | | | |
|--------------------------|---------------------------|----------------------------------------|-------------------|-------------------------|----------------------|
| HARDINESS SEED MIXTUI | | | | FERTILIZER RATE | LIME RAT |
| SPECIES | APPLICATION RATE (lb/ac.) | SEEDING DATES | SEEDING DEPTHS | (10-10-10) | LIME RAI |
| ANNUAL RYEGRASS | 40 lb/ac | Mar. 1 to May 15, Aug. 1 to Oct. 15 | 0.5 INCHES | 436 lb./ac. (10 lb./ | 2 tons/a (90 lb./ |
| PEARL MILLET | 20. lb/ac | May 16 to July 31 | 0.5 INCHES | 1,000 sf) | 1,000 sf |

STANDARDS AND SPECIFICATIONS FOR DUST CONTROL

<u>DEFINITION</u>

CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES.

TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES TO REDUCE ON AND OFF-SITE DAMAGE INCLUDING HEALTH AND TRAFFIC HAZARDS.

CONDITIONS WHERE PRACTICE APPLIES

AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT.

SPECIFICATIONS

MULCHES: SEE SECTION 8-4-2 SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS, SECTION B-4-3 SEEDING AND MULCHING, AND SECTION B-4-4 TEMPORARY STABILIZATION. MULCH MUST BE ANCHORED TO PREVENT BLOWING. VEGETATIVE COVER: SEE SECTION B-4-4 TEMPORARY STABILIZATION. TILLAGE: TILL TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE, BEGIN PLOWING ON

WINDWARD SIDE OF SITE CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT THAT MAY PRODUCE THE DESIRED IRRIGATION: SPRINKLE SITE WITH WATER UNTIL THE SURFACE IS MOIST, REPEAT AS NEEDED. THE SI

MUST NOT BE IRRIGATED TO THE POINT THAT RUNOFF OCCURS. BARRIERS: SOLID BOARD FENCES, SILT FENCES, SNOW FENCES, BURLAP FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. CHEMICAL TREATMENT: USE OF CHEMICAL TREATMENT REQUIRES APPROVAL BY THE APPROPRIATE PLAN REVIEW AUTHORITY.

> SEDIMENT CONTROL NOTES and DETAILS G. L. W. FILE No. AS SHOWN MAPLE LAWN FARMS MXD-3Business District - Area 2 DATE TAX MAP - GRID (Proposed Office Space with possible First Floor Retail) PLAT Nos. 13860 thru 13861 46: 3&4

DETAIL C-1 EARTH DIKE

CONTINUOUS GRADE WAX SLOPE

vita estre

VVVVVVVV

FLOW CHANNEL STABILIZATION

CROSS SECTION

A-2/8-2 SEED WIN SOIL STABILIZATION MATTING OR LINE WITH SOO.

PROVIDE OUTLET PROTECTION AS REQUIRED ON APPROVED PLAN.

SEED WITH STRAW WULCH AND TACK. (NOT ALLOWED FOR CLEAR WATER DIVERSION.)

A-3/8-3 4 TO 7 INCH STONE OR EQUIVALENT RECYCLED CONCRETE PRESSED INTO SOIL A MERICAN OF 7 INCHES AND FLUSH WITH ORDERO.

REMOVE AND DISPOSE OF ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SO AS NOT TO INTERFERE WITH PROPER FUNCTION OF EARTHORSE.

EXCAVATE OR SHAPE EARTH DIKE TO LINE, GRADIE, AND CROSS SECTION AS SPECIFIED, DANK PROJECTIONS OR OTHER INSEGULARITIES ARE NOT ALLOWED.

CONSTRUCT FLOW CHANNEL ON AN LIMITERRUPTED, CONTRIBUOUS GRADE, ADJUSTING THE LOCATION DUE TO TIELD CONDITIONS AS NECESSARY TO MAINTAIN POSITIVE DRAINAGE.

. Stabilize earth dike within diree days of installation, stabilize flow channel for clear water diversion within 24 highes of installation.

MAINTAIN LUSE, CRADE, AND CROSS SECTION, READING ACCUMENTATIO SEDMENT AND DEBNIS, AND
MAINTAIN POSTING DIMAINAE. KREF CARTH DUE AND POINT OF DISCHARGE PIEC OF EDISCION, AND
CONTINUOUSLY MEET REQUIREMENTS FOR ADQUIATE VEGETATIVE ESTABLISHMENT BY ACCORDANCE WITS
SCHOOL 8-4 VEGETATIVE, STRUMLATION.

UPON REMOVAL OF EARTH DIKE, GRADE AREA FLUSH WITH COSTING GROUND. WITHIN 24 HOURS OF REMOVAL STABILIZE DISTURBED AREA WITH TOPSON, SEED, AND MILICH, OR AS SPECIFIED ON ASPECIALS DEAN

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

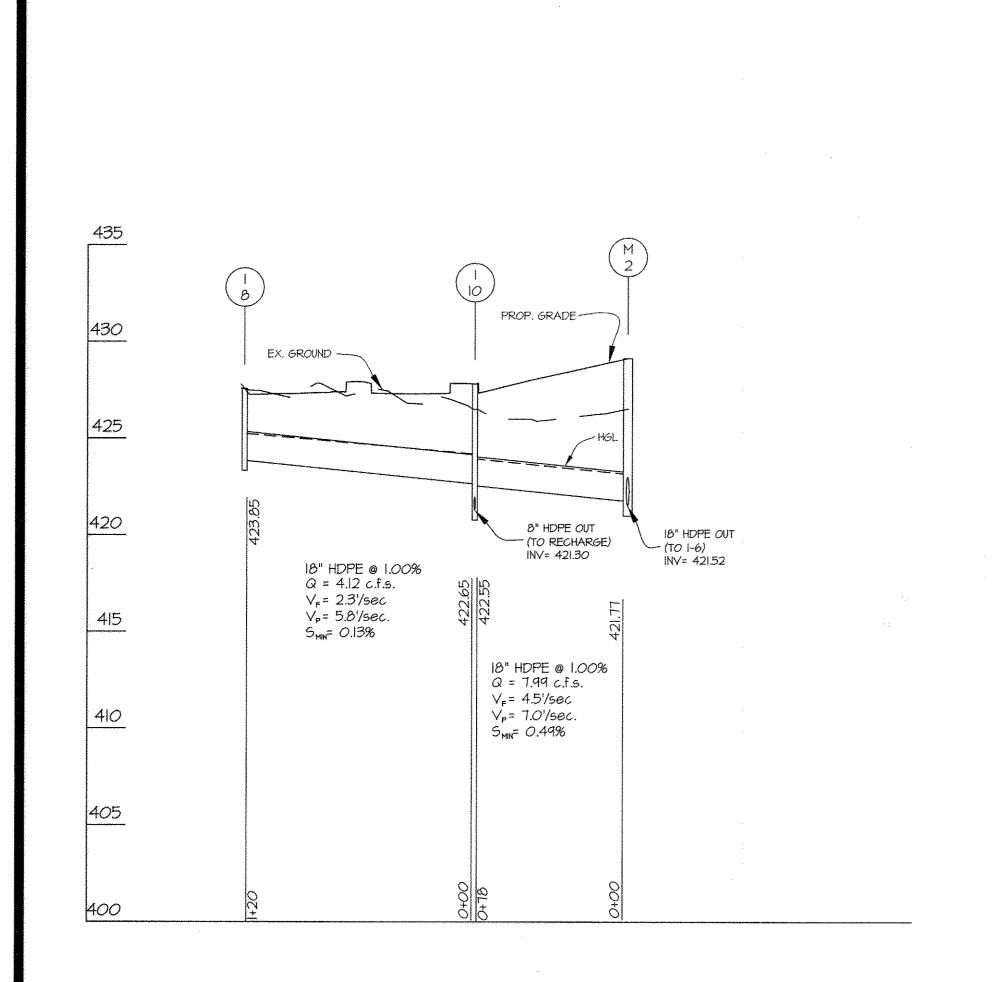
U.S. DEPARTMENT OF AGRICULTURE 2011 WARYLAND DEPARTMENT OF ENVIRONMENT WATER MARAGEMENT ADMINISTRATION

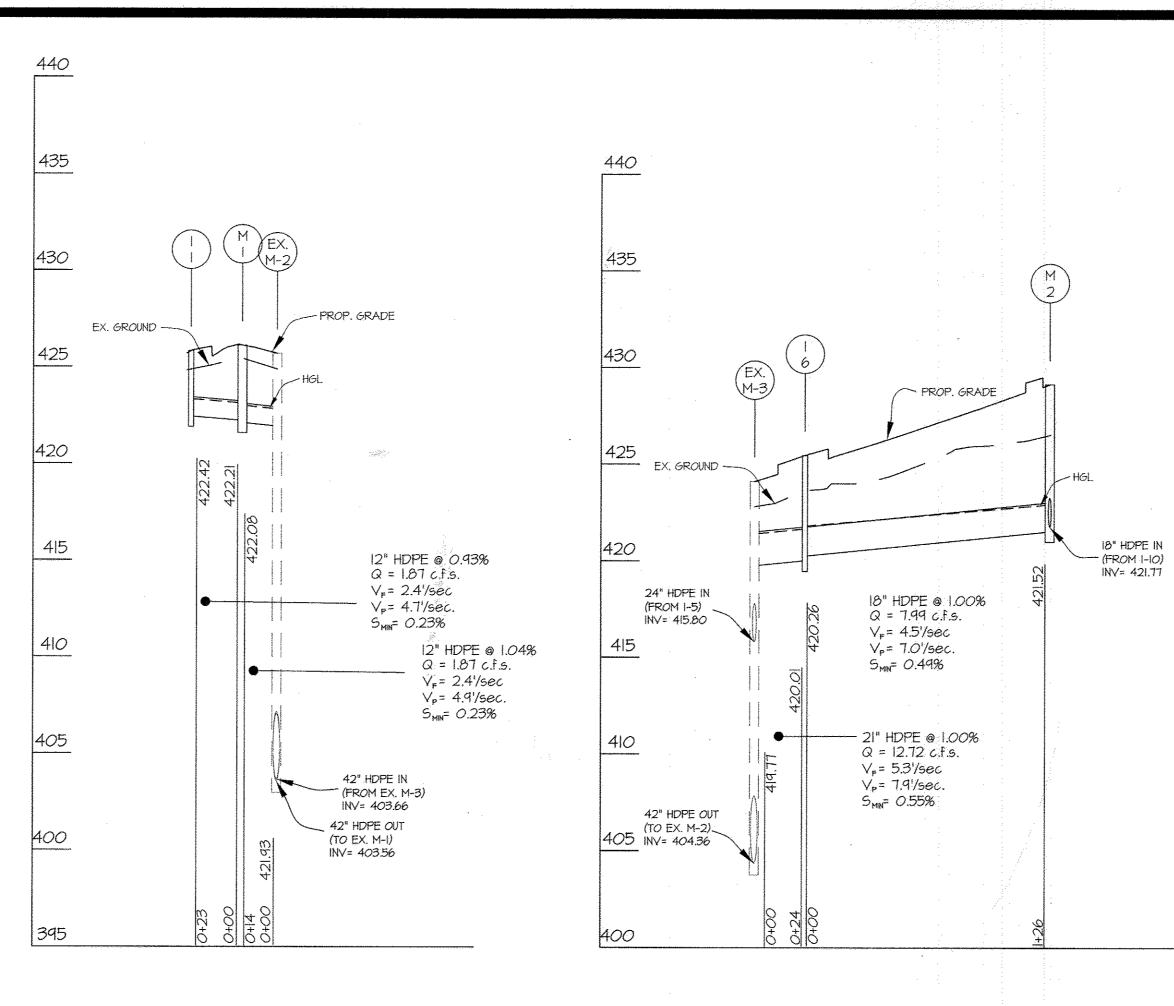
ANGENE DE DE DE

DIKE TYPE

b - DIKE WOTH 24 IN MIN. 35 IN MIN.

ATTN.: MARK BENNETT





NOTE TO CONTRACTOR: WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, AND ALL OF THE AREAS DRAINING TO THE RECHARGE FACILITY HAVE BEEN STABILIZED, THE CONTRACTOR CAN FLUSH THE STORM DRAINS AND INSTALL TRASH RACKS AT MH-12 AND 1-17 TO THE PIPES THAT DRAIN TO THE RECHARGE FACILITY,

| | Parcel c-1 | m3 Parcel c-m2 | |
|------|-------------------------------------------|-----------------------------------------|------------|
| 4775 | Prop. Gra Ex. Ground | ade ade | |
| 400 | <i>L</i> A . G , D G | | |
| 425 | 0+057 710HB @424.00 | mv. = 4200.0 | 4. |
| 420 | @424.00 | 8" PVC (in) @ 2.00% inv. = 418.00 | |
| 415 | | 20 423.90 418.00 | 12. |
| 410 | - St. St. II | 7 + 0 | |

| No | ~ | MIDTH | TOP ELE | OP ELEVATION | | ERT | | A LOCALITICALIS | |
|--------------|------------------|----------|---------|-----------------|--------|--------|----------------|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NO | TYPE | (INSIDE) | UPPER | LOWER | UPPER | LOWER | STD. DETAIL | (I) LOCATIONS | REMARKS |
| | A-IO INLET | 3'-0" | 425.90 | 425.70 | | 422.42 | HO. CO. D-4.03 | N 541,554 E 1,339,666 | |
| 1-2 | DOUBLE 'S' COMB. | 3'-5" | 432.32 | | 425.33 | 425.23 | MD-379.04 | N 541,291 E 1,339,982 | *************************************** |
| 1-3 | A-IO INLET | 3'-0" | 431.80 | | 427.91 | 426.66 | HO. CO. D-4.03 | N 541,338 E 1,339,803 | |
| -4 | A-IO INLET | 3'-0" | 431.80 | ~· | 428.78 | 427.86 | HO. CO. D-4.03 | N 541,244 E 1,339,715 | |
| I - 5 | A-IO INLET | 3'-0" | 423.57 | | 416.46 | 416.36 | HO. CO. D-4,03 | N 541,526 E 1,339,481 | |
| 1-6 | A-IO INLET | 3'-0" | 425.64 | 425.35 | 420.26 | 420,01 | HO. CO. D-4.03 | N 541,479 E 1,339,515 | |
| 1-7 | A-IO INLET | 3'-0" | 433.12 | 432.93 | | 428.96 | HO. CO. D-4.03 | N 541,167 E 1,339,636 | |
| 1-8 | A-IO INLET | 3'-0" | 427.95 | 427.62 | | 423.85 | HO. CO. D-4,03 | N 541,348 E 1,339,285 | The second secon |
| 1-9 | DOUBLE '5' COMB. | 3'-5" | 432.65 | Annua pama anga | 425.43 | 425.83 | MD-379.04- | N 541,340 E 1,339,901 | |
| 1-10 | A-IO INLET | 3'-0" | 427.98 | 427.71 | 422.65 | 422.55 | HO. CO. D-4.03 | N 541,389 E 1,339,398 | , |
| | | | | | | | | | |
| M-I | STANDARD MANHOLE | 4'-0" | 426,14 | | 422.2 | 422.08 | HO. CO. 6-5.12 | N 541,530 E 1,339,658 | MIII |
| M-2 | STANDARD MANHOLE | 4'-0" | 429.15 | | 421.77 | 421.52 | HO. CO. 6-5.12 | N 541,359 E 1,339,470 | |
| M-4 | STANDARD MANHOLE | 4'-O" | 432.85 | | 426.22 | 426.12 | HO. CO. G-5,12 | N 541,367 E 1,339,876 | |
| M-5 | STANDARD MANHOLE | 5'-0" | 432.37 | 4T-9T-4T | 426.09 | 424,34 | HO. CO. 6-5.12 | N 541,266 E 1,339,996 | |
| M-6 | STANDARD MANHOLE | 4'-0" | 432.97 | | 428.79 | 428.54 | HO. CO. G-5.12 | N 541,198 E 1,339,648 | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, |

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

| QUANTITIES (WATER & SEWER) | | | | | |
|----------------------------|------------|----------------|--|--|--|
| ITEM | QUANTITY | TYPE | | | |
| 8" WATER MAIN | II9 L.F. | D.I.P. (CL 54) | | | |
| 8" CAP # BUTTRESS | I EA. | | | | |
| 8" I/8 H.B. | 2 EA. | h | | | |
| 6" SEWER MAIN | 115 L.F. 🛆 | PVC | | | |
| 4' MANHOLE | I EA. | | | | |

| APPROVED: FOR | WATER AND SE | | |
|----------------------|----------------------|-----------------|-------|
| | AND COMMITTEE | MILITI DEPARTIE | |
| County Health Office | er | | Date |
| | | | |
| | APPRO |)VED | |
| PLANNI | APPRO NG BOARD OF | | OUNTY |

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING 3-16-16 3454

| GLWGUTSCHICK LIT | TLE & V | Veber, | P.A. | t |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|------------|------|---|
| CIVIL ENGINEERS, LAND SURVEYORS, LAND PL 3909 NATIONAL DRIVE — SUITE 250 — BI BURTONSVILLE, MARYLAN TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: | URTONSVILLE (D 20866 | FFICE PARK | | |
| \CADD\DRAWNGS\96079\15043\PLANS BY GLW\SDP\15043 SHET 09-10_PROFILES.dwg | DES. | DRN. LAG | СНК. | |

| SIZE | TYPE | QUANTITY (I.F.) | REMARKS |
|----------------|------------|-----------------|----------------------------------------|
| 4 ⁿ | PERF. PVC | 103 | |
| 4" | PVC | 12 | · · · · · · · · · · · · · · · · · · · |
| 12" | CL. IV RCP | 31 | |
| 15" | CL. IV RCP | 78 | ************************************** |
| 18" | CL. IV RCP | 128 | |
| 12" | HDPE . | 284 | |
| 18" | HDPE | 424 | |
| 2!" | HDPE | 24 | |
| 24" | HDPE | 230 | |

PIPE SCHEDULE (STORM DRAIN)

Trench bedding to be provided per Howard County Detail 6 2.01, "Trench for P.V.C. pipe and H.D.P.E."

I. ALL WATER AND SEWER CROSSINGS SHOWN ARE PER CONTRACT: 44-4828-D
2. SEE SHEET 6 FOR THE RECHARGE FACILITY PIPE SCHEDULE AND DETAILS.
3. (1) COORDINATE POINT GIVEN IS TO THE CENTERLINE OF THE STRUCTURE AT THE FACE OF

CURB FOR INLETS AND TO THE CENTER OF STRUCTURE FOR MANHOLES AND END SECTIONS.

| \ \ | | | |
|----------|--------------------------------------|-----------------------------------------------------------------------------------|--------|
| | | | |
| 10.23.17 | A Added never atub | 94 | LAG |
| 10.7.10 | AREV. Parcel number : Platreferencen | 9+ | LAG |
| DATE | REVISION | BY | APP'R. |
| | レ・23.17 10.37.10 DATE | U.29.17 Added generatub 10.9.10 Arev. Parcel number: Platreferences DATE REVISION | |

PREPARED FOR: SUITE 300 PH. 410-788-0100 BALTIMORE, MD 21208 ATTN.: KAREN WATSIC PH. 410-484-8400 ATTN.: MARK BENNETT

OWNER:
MAPLE LAWN
C.C. STATUTORY TRUST
1829 REISTERSTOWN ROAD

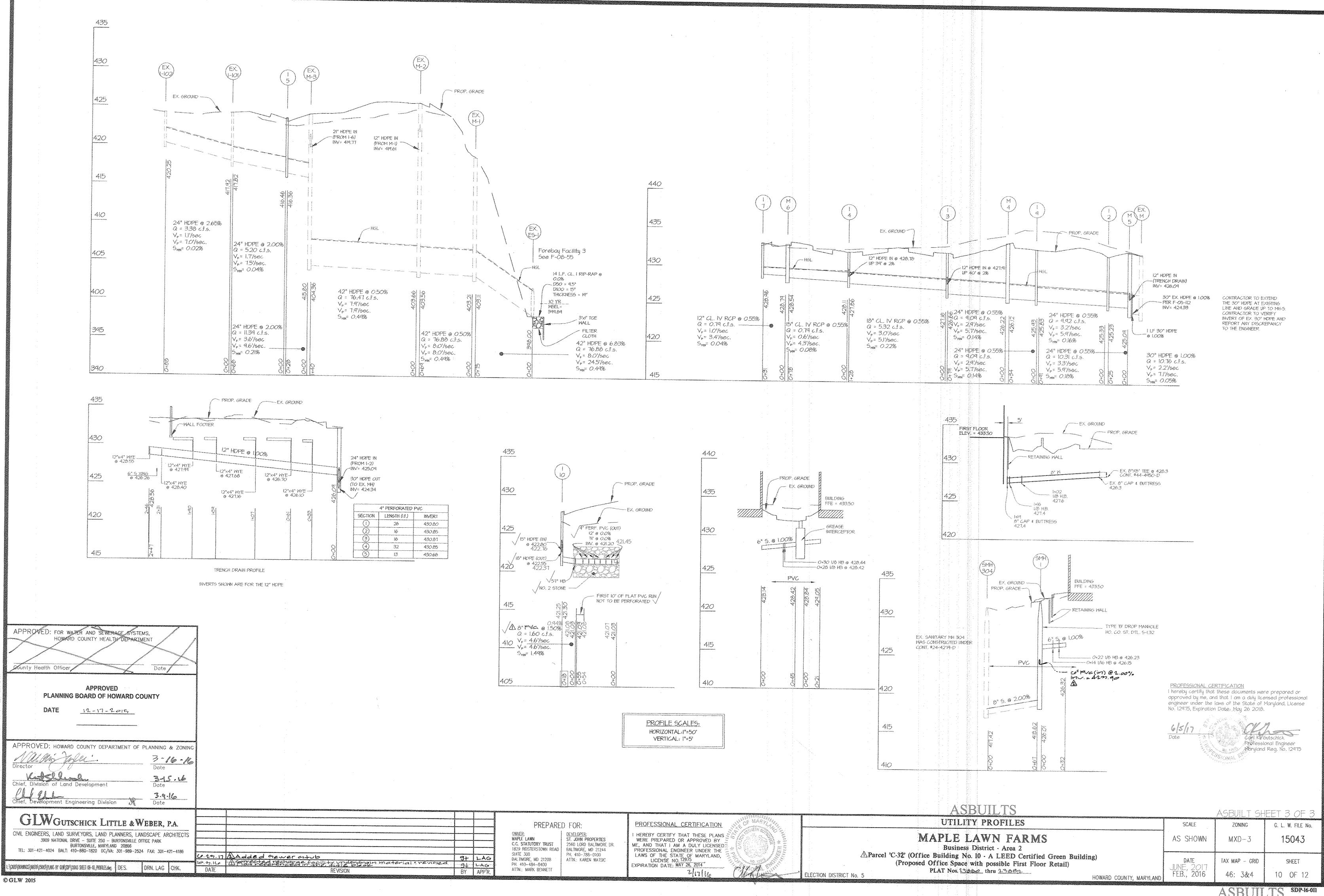
DEVELOPER:
ST. JOHN PROPERTIES
2560 LORD BALTIMORE DR.
BALTIMORE, NO. 21244

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, 2016 2/17/16

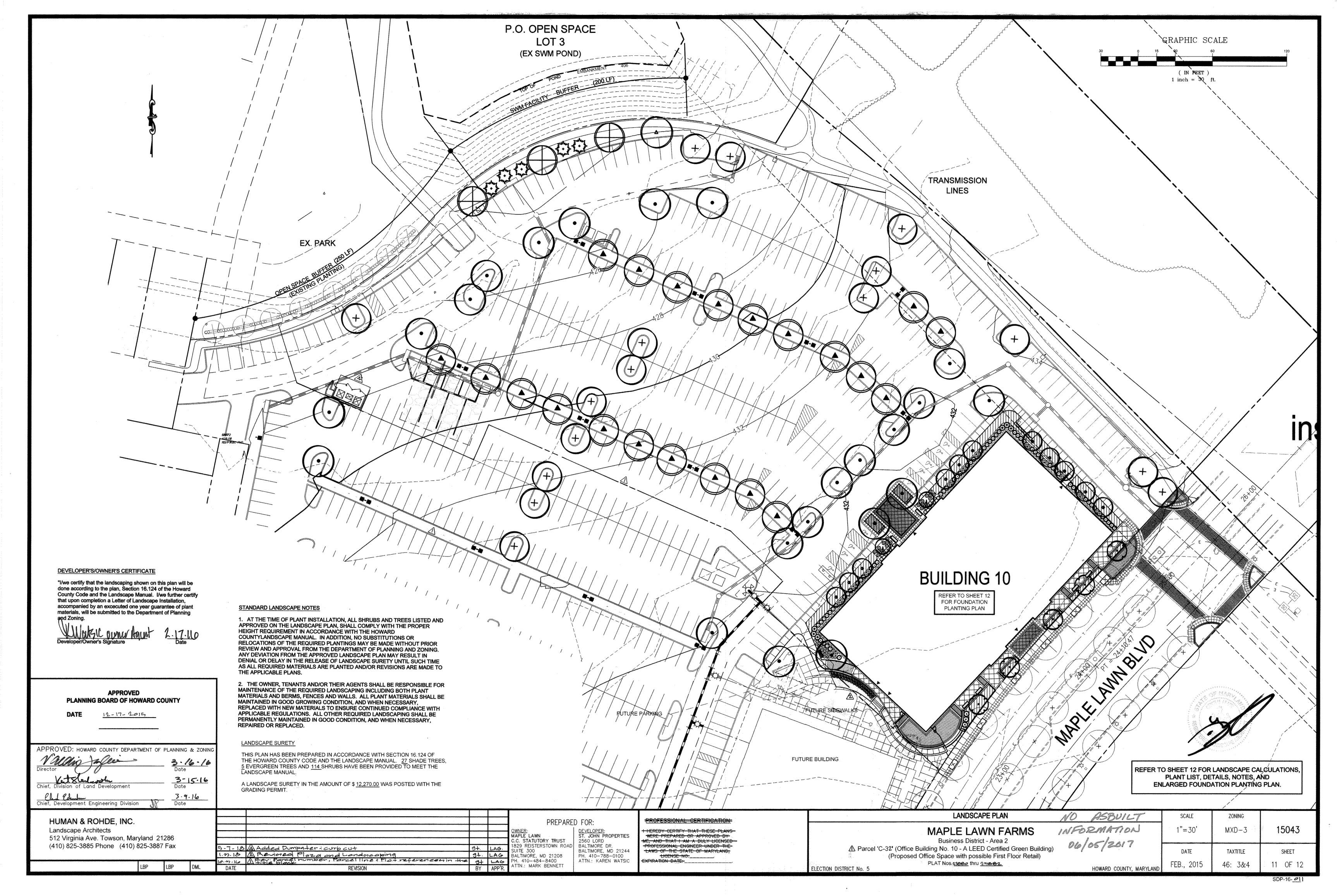
UTILITY PROFILES SCALE G. L. W. FILE No. 15043 MAPLE LAWN FARMS AS SHOWN MXD-3Business District - Area 2 △ Parcel 'C-32' (Office Building No. 10 - A LEED Certified Green Building)

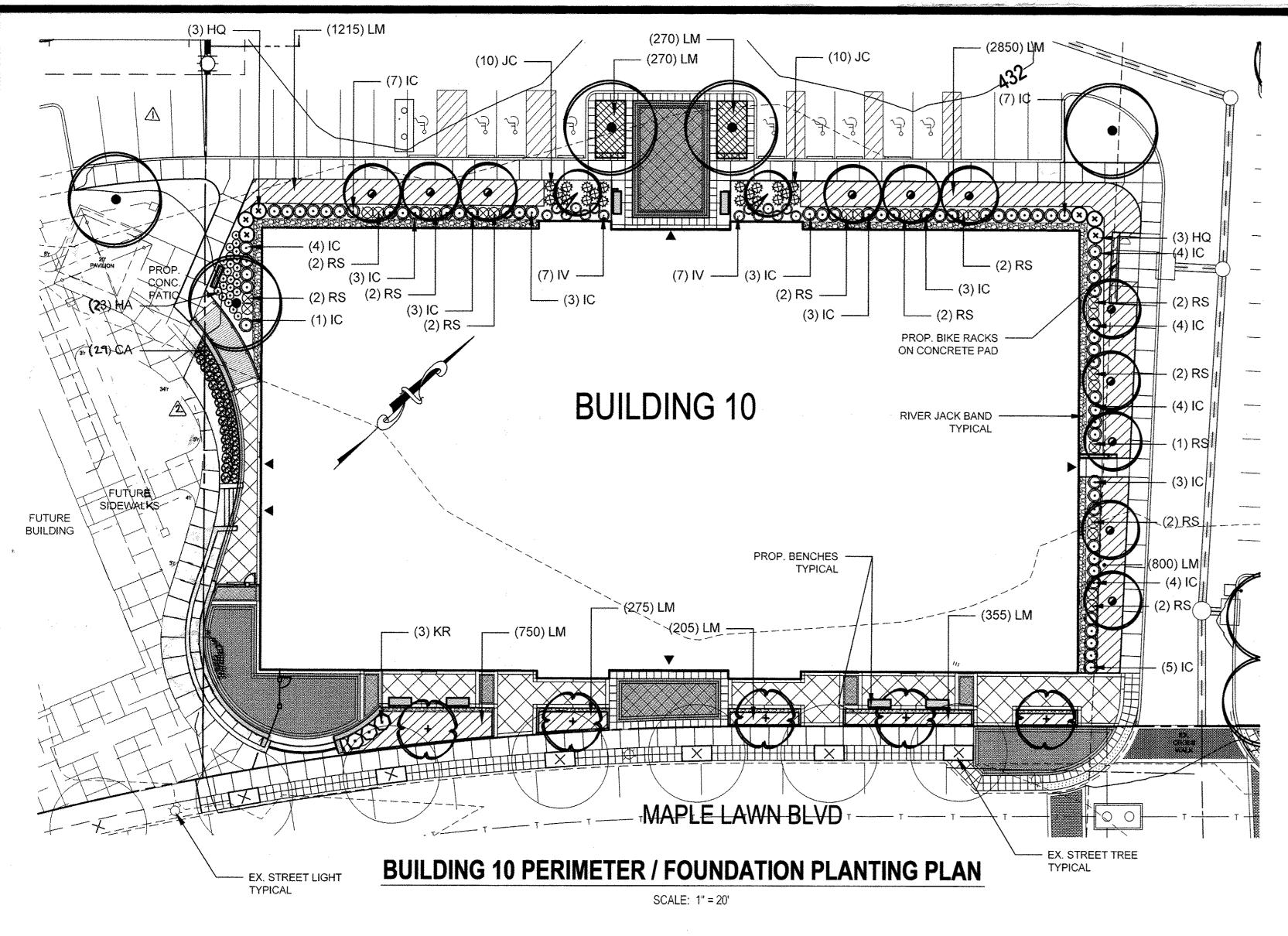
(Proposed Office Space with possible First Floor Retail)

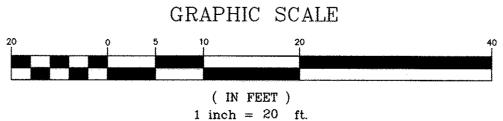
PLAT Nos. 23880 thru 23882 TAX MAP - GRID SHEET FEB., 2016 46: 3&4 9 OF 12 ELECTION DISTRICT No. 5 HOWARD COUNTY, MARYLAND



ASBUILTS







SPECIFICATIONS FOR PLANTING

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

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

PLANT QUANTITY: All shrubs shall be dense, heavy to the ground, and well grown, showing evidence of having been sheared regularly, and sound, free of plant disease or insect eggs, and shall have a healthy, normal root system. Plants shall be nursery grown. Plants shall not be pruned prior to delivery. The shape of the plant shall in general conform to its natural growth proportions unless otherwise specified. All plants including container grown shall conform to American Standard for Nursery Stock (ANSI z60.1, latest edition), and shall have a well-shaped, heavy branch structure for the species. Evergreen trees are to have an internode no greater than 24" and shall be uniformly well-shaped. All plant sizes shall average at least the middle of the range given in the plant list.

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

APPROVED

PLANNING BOARD OF HOWARD COUNTY

12-17-2015

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chief, Division of Land Development

Chief, Development Engineering Division

HUMAN & ROHDE, INC.

512 Virginia Ave. Towson, Maryland 21286

(410) 825-3885 Phone (410) 825-3887 Fax

Landscape Architects

3-16-16

3-15-16

3.4.16

Soil mix will be 2/3 existing soil and 1/3 LEAFGRO or equal organic

BALL SIZE:

The ball size shall conform to the American Association of Nurserymen's publication entitled American Standard For Nursery Stock, ANSI z60.1,

EXCAVATION:

1.7.18 A Revised Landacaping achedule: Plant Lint 9t. LAG. SUITE 300
1.7.18 2 Revised Plaza, Planting Plan: Plant lint 9t LAG. SUITE 300
10.7.10 A Rev. Parcel number, Enzelline: Platreferences in the titleblack 9t LAG. Ph. 410-484-8400
DATE REVISION BY APP'R.

Holes for all plants shall be 18" larger in diameter than size of ball or container and shall have vertical sides. Hedges shall be planted in a trench 12" wider than ball diameter. Beds for mass planting shall be PLANTING:

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

TRANSPLANTING TREES BY TREE MACHINES: Trees shall be moved by machines that provide a minimum of 9" per 1" of tree caliper. Holes are to be dug by the same size machine as the one transporting the plant. The plant material shall be transplanted in approximately the same growing condition as it is pleasently growing, in terms of soil type and moisture

content. Fertilize and guy as described in these plans and specifications.

CULTIVATION:

All trenches and shrub beds shall be rototilled to a depth of 8" and shall be 18" beyond the average outside edge of plantings. A 2" layer of organic material (i.e. LEAFGRO) will be incorporated into plant beds by tilling again. Beds are to be edged and mulched to a depth of 3" with shredded bark. The area around isolated plants shall be a to be at least 5" meeter dispatch that the attention of the state isolated plants shall be mulched to at least 6" greater diameter than that of the planting hole. Plant beds adjacent to buildings shall be mulched to the building wall.

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

FERTILIZER:

MAPLE LAWN

C.C. STATUTORY TRUST

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

All areas of groundcover shall be rototilled to a depth of 6*. Apply 2* of

organic material and rototill until thoroughly mixed. Apply fertilizer as

GUARANTEE AND REPLACEMENT: All material shall be unconditionally guaranteed for one (1) year. The Contractor

PREPARED FOR:

829 REISTERSTOWN ROAD BALTIMORE DR.

DEVELOPER: ST. JOHN PROPERTIES

BALTIMORE, MD 21244

PH. 410-788-0100 ATTN.: KAREN WATSIC

2560 LORD

is responsible for watering but not for losses or damage caused by mechanical

PLANT LIST

| KEY | QTY. | BOTANICAL NAME COMMON NAME | SIZE | CONDITION | REMARKS |
|------------------------|--------------------------------------------------|--------------------------------------------------------------------------------|-------------------|-----------|---------------------------------------|
| | | PARKING LOT & SWM PLANTING (SHEET 11) | | | |
| \oplus | 3 | ACER X FREEMANII 'JEFFSRED' AUTUMN BLAZE MAPLE | 2.5"-3" CAL. | B&B | FULL HEAVY SPECIMEN, HEADED TO 7' HT. |
| \odot | 16 | ACER SACCHARUM 'GREEN MOUNTAIN' GREEN MOUNTAIN SUGAR MAPLE | 2.5"-3" CAL. | B&B | FULL HEAVY SPECIMEN, HEADED TO 7' HT. |
| ① | 21 | PLATANUS X ACERIFOLIA 'BLOODGOOD' BLOODGOOD LONDON PLANE TREE | 2.5"-3" CAL. | B&B | FULL HEAVY SPECIMEN, HEADED TO 7' HT. |
| \odot | 1 | QUERCUS PALUSTRIS PIN OAK | 2.5"-3" CAL. | B&B | FULL HEAVY SPECIMEN, HEADED TO 7' HT. |
| 0 | 22 | ULMUS AMERICANA 'PRINCETON' PRINCETON AMERICAN ELM | 2.5"-3" CAL. | B&B | FULL HEAVY SPECIMEN, HEADED TO 7' HT. |
| | 5 | CRYPTOMERIA JAPONICA 'YOSHINO' YOSHINO JAPANESE CRYPTOMERIA | 8'-10' HT. | 8&B | FULL, HEAVY, SPACED 10'-12' O.C. |
| | | FOUNDATION PLANTING (THIS SHEET) | | | |
| \odot | 5 | LAGERSTROEMIA X FAUREII 'NATCHEZ'' NATCHEZ CRAPEMYRTLE | 18'-20' HT. | B&B | FULL HEAVY SPECIMEN, 4 STEMS, MATCHE |
| 0 | 2 | LAGERSTROEMIA X 'TUSCARORA' TUSCARORA CRAPEMYRTLE | 12'-14' HT. | B&B | FULL HEAVY SPECIMEN, 4 STEMS, MATCHE |
| \odot | ************************************* | MAGNOLIA VIRGINIANA 'MOONGLOW' MOONGLOW SWEETBAY MAGNOLIA | 12'-14' HT. | B&B | FULL HEAVY SPECIMEN, CLUMP, MATCHE |
| O HQ | 6 | HYDRANGEA QUERCIFOLIA 'SNOW QUEEN' SNOW QUEEN OAKLEAF HYDRANGEA | 2.5'-3' HT. | #5 | FULL , HEAVY, SPACED 4' O.C. |
| ⊕ _{HA} | 23 | HYPERICUM ANDROSAEMUM 'ALBURY PURPLE' ALBURY PURPLE ST. JOHNSWORT | 18"-24" HT. | #3 | FULL; HEAVY, SPACED 24" O.C. STAGGERE |
| O 1C | 61 | ILEX CORNUTA 'DWARF BURFORD' DWARF CHINESE HOLLY | 2.5'-3' HT. | B&B | FULL , SPACED 3-6" O.C. |
| ⊕ RS | 21 | ILEX VERTICILLATA 'RED SPRITE' RED SPRITE WINTERBERRY HOLLY | 2.5'-3' HT. | #5 | FULL , SPACED 3' O.C. |
| (IV | 14 | ITEA VIRGINICA 'LITTLE HENRY' LITTLE HENRY SWEETSPIRE | 2.5'-3' HT. | #5 | FULL , SPACED 3' O.C. STAGGERED |
| ∰¹c | 20 | JUNIPERUS CONFERTA 'BLUE PACIFIC' BLUE PACIFIC JANPANESE SHORE JUNIPER | 18"-24" SPREAD | #5 | FULL, SPACED 3' 0.C. STAGGERED |
| \bigcirc_{KR} | an a | ROSA 'KNOCK OUT' KNOCK OUT ROSE | 3'-4' HT. | #5 | FULL , SPACED 4' O.C. STAGGERED (RED) |
| ⊕ _{CA} | 29 | CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTERII' KARL FOERSTER FEATHER REED GRASS | 24 | #3 | FULL , SPACED 2'-6" O.C. STAGGERED |
| LIN | 6,990 | LIRIOPE MUSCARI 'VARIEGATA' VARIEGATED LILYTURF | | 4" POTS | SPACED 8" O.C. (STAGGERED) |

PROFESSIONAL CERTIFICATION

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,

PIRATION DATE: _

PRUNE CROSSING BROKEN, OR

DAMAGED LIMBS. RETAIN NATURAL

FORM OF TREE. DO NOT PRUNE CENTRAL LEADER.

#12 GALVANIZE WIRE GUYS TWISTED

TWO (2) 6" HT. 2"X2" OAK STAKES, NOTCH

STAKES TO HOLD WIRE*

6" EXPOSED SOIL AT ROOT FLARE 'NO MULCH'

REMOVE ANY COVERING AND TYING FROM TOP OF ROOT BALL AND

*STAKES AND WIRE ARE TO BE

REMOVED AT THE COMPLETION OF ONE FULL GROWING SEASON.

PLANTING DETAIL FOR DECIDUOUS AND EVERGREEN

TREES* - 1 - 4" CALIPER

CONTRACTOR IS TO NOTIFY MISS UTILITY A MINIMUM OF 72 HOURS PRIOR TO DIGGING. TELEPHONE: 1-800-257-7777.

PLANTING DETAIL FOR EVERGREEN

AND DECIDUOUS SHRUBS
SCALE: NONE

MULCH RING TO BE EDGED TO A

- FIRST LATERAL ROOT FLUSH WITH FINISHED GRADE

FIRST LATERAL ROOT FLUSH WITH FINISHED GRADE

- THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED 48 HOURS BEFORE PLANTING BEGINS. THE LOCATION OF ALL PLANT MATERIAL IS TO BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
- THIS PLAN IS FOR PLANTING ONLY.
- 4. NO TREE OR SHRUB PLANTING PITS ARE TO BE LEFT OPEN OR UNATTENDED.
- SHRUBS ARE TO BE GROUPED INTO MULCHED BEDS. BEDS ARE TO BE EDGED AND THE GRASS IS TO BE KILLED OR REMOVED PRIOR TO MULCHING.

SCHEDULE A PERIMETER LANDSCAPE EDGE

| CATEGORY | BUILDING LENGTH - REAR & SIDES | STORMWATER FACILITY BUFFER | OPEN SPACE BUFFER |
|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|-----------------------------------------|------------------------------------------------------|
| LOCATION / USE SITUATION | SIDES AND REAR OF BUILDING | SWM FACILITY ADJACENT TO PARKING | · · |
| LANDSCAPE BUFFER TYPE | 1 SHRUB PER 4 LF OF BLDG LENGTH | 1 SHADE TREE/50' + 1 EVERGREEN TREE/40' | |
| LINEAR FEET OF ROADWAY/ PERIMETER FRONTAGE / BUILDING | 118' (SOUTH SIDE) + 118' (WEST SIDE) + 220 (NORTH SIDE) = 456' TOTAL | 200 LF | 250 LF |
| CREDIT FOR EX. VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED) | NA | NA | TREES AND SHRUBS PLANTED IN AN EARLIER PHASE |
| CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED) | N/A | NA | |
| NUMBER OF SHADE TREES REQUIRED NUMBER OF EVERGREEN TREES REQUIRED NUMBER OF SHRUBS REQUIRED | N/A N/A 456' / 4 = 114 SHRUBS | 4 5 N/A | 6 NA 62 |
| SHADE TREES PROVIDED EVERGREEN TREES PROVIDED SHRUBS PROVIDED | N/A N/A 114+ | 4 5 N/A | 8 TREES AND 66 SHRUBS PLANTED IN AN EARLIER PHASE |
| TOTAL SHRUBS PROVIDED | 114+ SHRUBS | N/A | |

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING A

| Number of Parking Spaces | 457 |
|--------------------------------------------------|---------------------------------|
| Number of Trees Required (1/20 spaces) | 23 |
| Number of Trees Provided Shade Trees | 59 |
| Other Trees (2:1 substitution) | 0 |
| Internal Islands Required (1/20 spaces @ 200 SF) | 460/20 = 23 @ 200 sf = 4,600 SF |
| Internal Islands Provided (Min. 200 Sf.) | 69+ |



FOUNDATION PLANTING PLAN, LANDSCAPE CALCULATIONS, PLANT LIST, PLANTING DETAILS AND SPECIFICATIONS SCALE ZONING 15043 MAPLE LAWN FARMS 1"=20' MXD-3Business District - Area 2 △Parcel 'C-32' (Office Building No. 10 - A LEED Certified Green Building) DATE TAXTITLE SHEET (Proposed Office Space with possible First Floor Retail) PLAT Nos. 13080 thru 13882 46: 3&4 12 OF 12 ELECTION DISTRICT No. 5 HOWARD COUNTY, MARYLAND