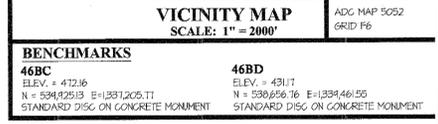
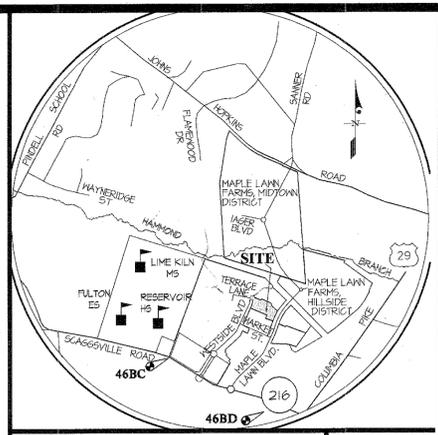


SITE DEVELOPMENT PLAN

MAPLE LAWN FARMS Business District - Area 2 Parcel 'C-33' (OFFICE BUILDING No. 9)



VICINITY MAP
SCALE: 1" = 2000'

BENCHMARKS

46BC	46BD
ELEV. = 472.16	ELEV. = 431.17
N = 534.92513 E = 131.20517	N = 530.62616 E = 129.44655
STANDARD DISC. ON CONCRETE MONUMENT	STANDARD DISC. ON CONCRETE MONUMENT

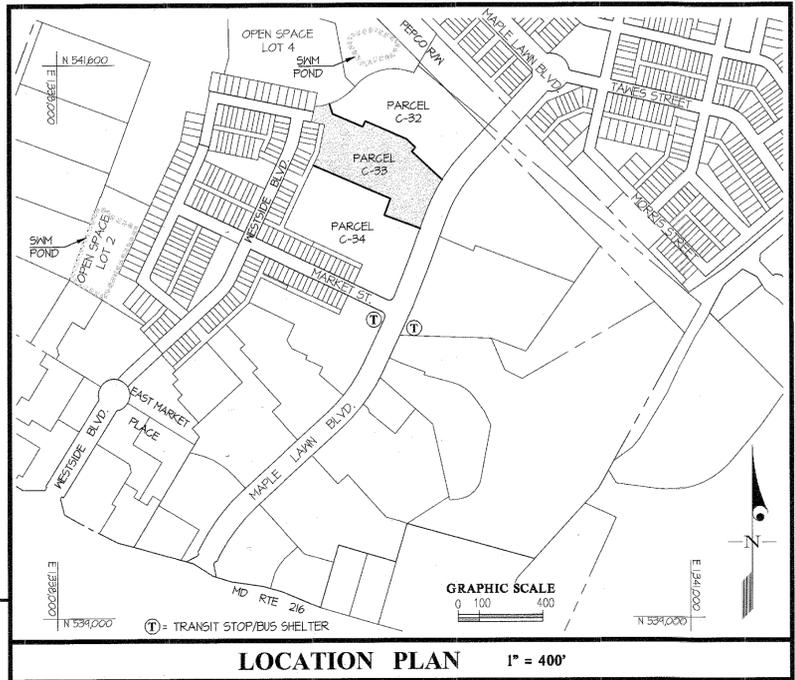
RETAIL and SERVICE TRACKING CHART

FILE NO.	AREA OF RETAIL (s.f.)
SDP-04-096	10,941
SDP-05-008	9,312
SDP-05-036	0
SDP-05-047	0
SDP-06-067	0
SDP-06-148	0
SDP-07-002	14,918
*SDP-08-056	49,815
*SDP-08-058	0
*SDP-08-114	37,318
SDP-09-060	0
SDP-10-002	0
SDP-10-067	25,072
SDP-12-059	0
SDP-14-007	0
SDP-16-011	0
SDP-16-007	0
SDP-16-048	0
TOTAL	147,376

A TOTAL OF 152,370 S.F. OF RETAIL IS ALLOWED IN ACCORDANCE WITH S-0117, OR A TOTAL OF 181,950 S.F. OF RETAIL UNDER S-06-16.

- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
 - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING, CONSTRUCTION INSPECTION DIVISION AT (410) 313-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7771 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
 - PROJECT BACKGROUND:
LOCATION: TAX MAP #46, GRIDS 3 & 4
ZONING: MXD-3
ELECTION DISTRICT: 5TH
PARCEL AREA: 3.91 AC.
RECORDING REFERENCE: PLATS 23880 THRU 23882
 - THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, BUREAU OF UTILITIES AT (410) 313-4000 AT LEAST FIVE (5) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION WORK.
 - PROPOSED USE: OFFICE BUILDING WITH POSSIBLE FIRST FLOOR RETAIL/RESTAURANT.
 - ALL PLAN DIMENSIONS ARE TO FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIALY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
 - EXISTING TOPOGRAPHY IS SHOWN PER FIELD RUN SURVEY PERFORMED BY GUTSCHICK LITTLE & WEBER, P.A. IN APRIL 2005 AND UPDATED IN JULY 2015 AS WELL AS GRADES TAKEN FROM DESIGN PLANS FOR CONSTRUCTION.
 - COORDINATES AND BEARINGS ARE BASED UPON THE 83 MD STATE COORDINATE SYSTEM (NAD 83) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 41EA, 41EB, 41EA AND NO. 46BZ.
 - PROPERTY IS ZONED MXD-3 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN, CONCEPT DATED 02/02/04 AND PER ZB-456M WAS APPROVED 12/29/00 AND ZB-103M WAS APPROVED ON 03/20/06 GRANTING APPROVAL TO PDP.
 - RESUBDIVISION DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: S-0117, ZB-195M, FB-393, S-06-16, ZB-103M, WF-01-111, WF-02-054(1), WF-12-180, F-02-12, F-03-007, F-05-112, F-12-015, F-12-021, F-12-054, F-12-086, F-14-064, F-15-058, F-16-014, SDF-03-006, SDF-12-054, SDF-13-010, SDF-14-007, SDF-14-016, AND SDF-16-011.
 - WATER AND SEWER SERVICE IS PUBLIC. THE WATER METER SETTING WILL BE INSIDE THE BUILDING.
 - ALL EXISTING WATER AND SEWER IS PER CONTRACT #24-4274-D AND 44-4950-D.
 - ALL EXISTING PUBLIC STORM DRAIN IS PER F-05-112 AND SDF-16-011.
 - 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. THE OTHER IS LOCATED ON BUSINESS DISTRICT - OPEN SPACE LOT 2 AND WAS CONSTRUCTED UNDER F-05-55. RECHARGE IS PROVIDED IN TRENCHES ON SDF-16-011 AND SDF-14-007.
 - EXISTING UTILITIES ARE BASED ON APPROVED DESIGN PLANS FOR CONSTRUCTION AND FIELD LOCATION BY GUTSCHICK, LITTLE & WEBER, P.A.
 - THERE ARE NO KNOWN CEMETERIES, GRAVE SITES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
 - THERE ARE NO SCENIC ROADS WITHIN OR ADJACENT TO THE SUBJECT PROPERTY.
 - THERE IS NO FLOODPLAIN ON THIS SITE.
 - THERE ARE NO KETLANDS ON THIS SITE.
 - THIS PROPERTY WAS BROUGHT INTO THE METROPOLITAN DISTRICT ON AUGUST 8, 2001.
 - BUILDING SETBACKS AND BUILDING RESTRICTIONS ARE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT CRITERIA PER FB CASE NO. 353, 9-01-17, FB-318 AND S-06-16.
 - AS A CONSEQUENCE OF THE SKETCH PLAN S-0117 APPROVAL PRIOR TO NOVEMBER 15, 2001, THIS PROJECT IS GRANTED ACCESS TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
 - PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZB-195M AND THE DECISION AND ORDER FOR FB CASE NO. 353 (S-01-17).
 - THE TRAFFIC STUDY WAS APPROVED AS PART OF SKETCH PLAN S-0117.
 - WATER AND SEWER HOUSE CONNECTION LIMITS SHOWN ON THESE PLANS IS FROM THE ROAD R/W OR LIMIT OF PUBLIC EASEMENT TO WITHIN 5' OF THE BUILDING. REFER TO ARCHITECTURAL FOR REMAINDER OF CONSTRUCTION.
 - BECAUSE THIS PLAN SUBMISSION IS NON-RESIDENTIAL USE, A NOISE STUDY IS NOT REQUIRED.
 - BUILDING WILL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM IN AN INSIDE METER.
 - THIS OFFICE BUILDING IS LOCATED IN AN EMPLOYMENT AREA WHICH IS NOT PART OF A RETAIL CENTER.
 - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.024 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL WITH 18 SHADE TREES, AND 14 SHRUBS, A LANDSCAPE SURETY IN THE AMOUNT OF \$10,000.00 WILL BE POSTED WITH THE GRADING PERMIT.
 - THE SHARED ACCESS AND PARKING REQUIREMENT FOR PARCEL 'C-33' AND THE ADJACENT (FUTURE) PARCELS IS COVERED BY SECTION 10.11, ACCESS AND PARKING EASEMENT IN "AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITION AND RESTRICTIONS FOR MAPLE LAWN COMMERCIAL ASSOCIATION, INC." AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 7444 AT FOLIO 250.

- GENERAL NOTES (cont.)**
- ALL EXTERIOR LIGHT FIXTURES SHALL BE FULLY OR PARTIALLY SHIELDED TO DIRECT LIGHT INWARDS AND DOWNWARDS AWAY FROM ALL ADJACENT RESIDENTIAL USE AREAS AND PUBLIC ROADS IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.
 - THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.002 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL. FOR THIS PROJECT HAS BEEN SATISFIED BY P 12-002, F 13-01, AND F 13-08.
 - THE BUILDING IS REQUIRED TO MEET THE GREEN BUILDING STANDARDS AND WILL COMPLY WITH THE GREEN BUILDING REQUIREMENTS PER SECTION 3.005(A) OF THE HOWARD COUNTY CODE.
 - THE INFORMATION SHOWN ON THIS PLAN SET SUPERCEDES INFORMATION SHOWN ON F-05-12. THE F-05-12 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 DEVELOPMENT PLAN ALONG THAT SECTION OF THE ROADWAY.
 - TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
 - HEALTH DEPARTMENT APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT ENSURE APPROVAL OF BUILDING PERMIT APPLICATION ASSOCIATED WITH THIS PLAN. PLANS FOR CERTAIN FACILITIES TO BE CONSTRUCTED WITHIN THE LIMITS DESCRIBED BY THIS PLAN WILL REQUIRE REVIEW AND APPROVAL BY THE HEALTH DEPARTMENT. SUCH FACILITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE WHICH HAVE SWIMMING POOLS, OR THAT SELL PREPARED OR PACKAGED FOODS, OR THAT MAY HAVE EQUIPMENT THAT EMITS RADIATION.
 - STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, VOLUMES I AND II. IT WAS DETERMINED THAT THIS PROJECT MET THE CRITERIA OUTLINED IN THE MORE STORMWATER MANAGEMENT REGULATIONS, GUIDANCE FOR IMPLEMENTATION FOR ACCEPTANCE OF THE 2000 DESIGN CRITERIA AND THROUGH THE ADMINISTRATIVE WAIVER PROCESS, WAS GRANTED A WAIVER. THIS PLAN UNDER THE ADMINISTRATIVE WAIVER PROCESS, WAS GRANTED A WAIVER. THIS PLAN IS ALSO SUBJECT TO THE EXPIRATION OF THIS WAIVER UNLESS ALL OF THE STORMWATER MANAGEMENT IS CONSTRUCTED BY MAY 4, 2011.
 - THE FOLLOWING ARE LEED REQUIRED ITEMS:
1) REGISTRATION WITH THE GREEN BUILDING COUNCIL AND THAT THE APPLICABLE REGISTRATION FEE HAS BEEN PAID, AND
2) THE APPROPRIATE DATE OF THE RECEIPT AND CHECKLIST THAT IS PREPARED, SIGNED AND DATED BY THE LEED ACCREDITED PROFESSIONAL.
 - THE PLANNING BOARD APPROVED THIS SITE DEVELOPMENT PLAN ON JULY 1, 2016 WITH NO CONDITIONS.
 - THE ROOF TOWER IS TO BE UTILIZED FOR STORAGE AND MECHANICAL EQUIPMENT ONLY. THE ROOF TOWER DOES NOT GOAT TOWARDS THE F.A.R. OR PARKING REQUIREMENTS. HOWEVER, IF ANY PORTION OF THE ROOF TOWER IS CONVERTED TO OFFICE, THEN THE F.A.R. AND PARKING TABULATIONS SHALL BE REVISED ON A FUTURE REDLINE ACCORDINGLY.



SITE ANALYSIS DATA

- ZONING: MXD-3.
 - GROSS AREA OF PARCEL C-33 = 112,926 SF ± 3.91 AC.
 - LIMIT OF DISTURBED AREA = 8.0 AC. (LIMIT OF PLAN SUBMISSION)
 - PROPOSED USE: OFFICE BUILDING (OTHER USES MAY INCLUDE: FIRST FLOOR RETAIL, RESTAURANTS, PERSONAL SERVICE ESTABLISHMENTS, AND OTHER USES AS ALLOWED BY THE COMPREHENSIVE SKETCH PLAN)
 - BUILDING COVERAGE (% OF GROSS SITE AREA):
OFFICE BUILDING-91, 25,624 SF, OR 0.54 AC, 1.42% OF PARCEL C-33 (3.91 AC.)
 - FLOOR AREA RATIO (F.A.R.) CALCULATIONS:
- | FLOOR | BLDG. #1 (C-33) |
|------------------------|-------------------------|
| FLOOR 1 | 25,624 S.F. |
| FLOOR 2 | 25,548 S.F. |
| FLOORS 3 AND 4 | 25,548 S.F. |
| ROOF TOWER (3) | NONE |
| TOTAL GROSS FLOOR AREA | 102,720 S.F. (2.35 ac.) |
| PARCEL AREA | 3.91 ac |
| F.A.R. | 0.54 |
- PARKING CALCULATIONS:
- | FLOOR | RENTABLE FLOOR AREA (1) | ASSUMED USE | PARKING RATE | PARKING REQUIRED |
|----------------|-------------------------|----------------|-------------------|------------------|
| FIRST FLOOR | 23,042 S.F. | NON-OFFICE (2) | 5.0 PER 1000 S.F. | 16 |
| SECOND FLOOR | 22,983 S.F. | GENERAL OFFICE | 3.3 PER 1000 S.F. | 16 |
| THIRD FLOOR | 22,981 S.F. | GENERAL OFFICE | 3.3 PER 1000 S.F. | 16 |
| FOURTH FLOOR | 22,981 S.F. | GENERAL OFFICE | 3.3 PER 1000 S.F. | 16 |
| ROOF TOWER (3) | N/A | N/A | N/A | N/A |
| | | | PARKING REQUIRED | 344 |
| | | | PARKING PROVIDED | 346 SPACES |

- 1 AS DEFINED BY BOMA (BUILDING OWNERS AND MANAGERS ASSOCIATION) GUIDELINES
2 NON-OFFICE HAS BEEN SHOWN AS THE ASSUMED USE FOR ILLUSTRATIVE PURPOSES ONLY. THE 5 SPACES PER 1000 S.F. COVERS ALL NON-OFFICE USES WITHIN THE OFFICE BUILDING THAT ARE PERMITTED ON THE FIRST FLOOR INCLUDING RETAIL, RESTAURANTS, AND PERSONAL SERVICE ESTABLISHMENTS, AND MEDICAL OFFICES. WE HAVE PROVIDED THE PARKING TABULATION FOR THE MOST DEMANDING USE TO DEMONSTRATE THAT THE PARKING PROVIDED WILL BE ADEQUATE FOR ANY ANTICIPATED USES, INCLUDING GENERAL OFFICE.
3 THE ROOF TOWER IS NOT BEING GOATED TOWARDS THE F.A.R. OR THE PARKING REQUIREMENTS.

SITE INDEX

- COVER SHEET
- SITE DEVELOPMENT PLAN
- HANDICAP ACCESSIBILITY AND SITE DETAILS
- PAVING DELINEATION PLAN AND SITE DETAILS
- DRAINAGE AREA MAP OF DETAILS
- SEDIMENT CONTROL PLAN
- SEDIMENT CONTROL NOTES AND DETAILS
- UTILITY PROFILES
- LANDSCAPE PLAN (BY OTHERS)
- LANDSCAPE PLAN DETAILS (BY OTHERS)

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 100' 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.

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 PDP EXHIBIT 18, WITHOUT REGARD TO ANY LIMITATIONS OR RESTRICTIONS ON RETAIL OR PERSONAL SERVICE USES OTHERWISE PERMITTED IN SUCH DISTRICTS; FAST FOOD, CONVENIENCE STORES, COUNTRY CLUBS AND SOFT COURSES, MOVIE THEATERS, LEGITIMATE THEATERS AND DINERS, PUBLIC UTILITY USES (EXCLUDING STAND-ALONE COMMUNICATION TOWERS), GROUP CARE FACILITIES, HOUSING FOR THE ELDERLY, AND/OR HANDICAPPED PERSONS, NURSING HOMES AND SHELTERED HOUSING. PARCEL A-2 MAY CONTAIN LIVE-WORK UNITS AS DEFINED IN THE OTHER RESIDENTIAL (OR) SECTION. ACCESSORY STRUCTURES AND ACCESSORY USES ARE ALSO PERMITTED.

THE FOLLOWING ADDITIONAL USES NOT REFERRED TO OR INCLUDED IN THE ABOVE USES, WHICH ARE ALLOWED BY SPECIAL EXCEPTION IN THE 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 SKETCH PLAN PROVIDED, HOWEVER, THAT QUARRIES, TEMPORARY WRECKED VEHICLE STORAGE AND WASTE YARD SHALL NOT BE ALLOWED.
• PUBLIC SCENIC BUILDING TEMPORARY CONVERSION TO OTHER USES:
• THEATERS, LEGITIMATE AND DINER
• THEATERS, MOVIE
• PUBLIC UTILITY USES, LIMITED TO THE FOLLOWING: UTILITY SUBSTATIONS, ABOVE GROUND PIPELINES, PUMPING STATIONS, TELEPHONE STATIONS, AND TELEPHONE EXCHANGES, BUT NO STAND-ALONE COMMERCIAL COMMUNICATIONS TOWERS.

THE FOLLOWING USE RESTRICTIONS ALSO APPLY:
• NO MORE THAN 15% OF THE TOTAL EMPLOYMENT LAND USE AREA MAY BE DEVOTED TO WAREHOUSE AND LIGHT MANUFACTURING USES.
• CEMETERIES, MAUSOLEUMS & CREMATORIALS ARE NOT PERMITTED.
• A MAXIMUM OF ONE GASOLINE SERVICE STATION IS PERMITTED. THE GASOLINE SERVICE STATION MAY INCLUDE A CAR WASH, CAR REPAIR FACILITIES, AND/OR CONVENIENCE STORE.
• 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 BUSINESSES SHALL NOT EXCEED 18,000 (300 SQUARE FEET PER GROSS ACRES). NO INDIVIDUAL RETAIL ESTABLISHMENT WITHIN THE M-1 OR B-3 DISTRICT SHALL HAVE A GROSS FLOOR AREA GREATER THAN 60,000 SQUARE FEET. RETAIL AND PERSONAL SERVICE AND OTHER ALLOWED USES, SUCH AS RESTAURANTS AND A GASOLINE SERVICE STATION MAY ALSO BE LOCATED WITHIN OTHER DESIGNATED EMPLOYMENT AREAS OUTSIDE OF A RETAIL CENTER.

SECTION 120.6 SHALL APPLY TO EMPLOYMENT LAND USE AREAS.

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

FLOOR AREA RATIO (F.A.R.)
OVERALL LIMIT IS 0.35 CALCULATED ON THE TOTAL ACREAGE FOR ALL EMPLOYMENT LAND USE AREAS.

SETBACKS (ALSO SEE "PROJECT BOUNDARY SETBACKS")
THE MINIMUM SETBACK FOR EMPLOYMENT/COMMERCIAL STRUCTURES SHALL BE AS FOLLOWS:
• 50' FROM THE BOUNDARY LINE ALONG 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

STREET LIGHT NOTES

- THE DEVELOPER/CONSTRUCTION MANAGER SHALL CONTACT HOWARD COUNTY TRAFFIC (410-313-5122) TO COORDINATE THE INSTALLATION OF STREET LIGHT HAND BOXES/CONDUITS FOR THE EXISTING STREET LIGHTS.
- A FIELD MEETING WILL BE NEEDED WITH BGE AND HOWARD COUNTY TRAFFIC TO DISCUSS THE HAND BOX INSTALLATION AND THE INSTALLATION OF THE PAVEMENT/CONCRETE SIDEWALKS AROUND THE EXISTING STREET LIGHTS.
- A BGE "C-ORDER" WILL BE REQUIRED TO COMPLEMENT OF ANY GRADING DISTURBANCES, REFERENCE THE AFFIDAVIT PERMITS, CERTIFICATES OR TRACKING NUMBERS ON ALL FUTURE PLAN AND PERMIT SUBMITTALS.
- THE PHASE I STREAM CHANNEL MITIGATION AND RESTORATION PLAN SHALL BE IMPLEMENTED FOR THIS PROJECT AS PROPOSED AND SHOWN ON THE PETITIONER'S WAIVER PETITION PLAN EXHIBIT "E".

RE-02-122
WAS APPROVED ON JUNE 19, 2007 TO WAIVE SECTION 16.146 AND TO ALLOW FOR THE RECONFIGURATION OF EXISTING COMMERCIAL PARCELS (ONE OF WHICH IS THIS PARCEL C-18) EXPANDING INTO A PORTION OF THE WESTSIDE DISTRICT (FORMERLY RESIDENTIAL PROPERTY) ON A RESUBDIVISION PLAN PRIOR TO PRELIMINARY PLAN APPROVAL.

RE-12-180
WAS APPROVED ON JULY 3, 2012 TO WAIVE SECTIONS 16.146(2) & 16.144(1), WHICH REQUIRED A SKETCH PLAN AND PRELIMINARY PLAN APPROVAL, AS PART OF THE SUBDIVISION PROCESS. THE APPROVAL WAS GRANTED BASED ON THE FOLLOWING:
1. NO PUBLIC INFRASTRUCTURE IS REQUIRED AS PART OF THE DEVELOPMENT.
2. STORMWATER MANAGEMENT FOR THIS DEVELOPMENT IS PRIVATE AND HAS ALREADY BEEN CONSTRUCTED.

APPROVED: FOR PUBLIC WATER AND SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT

[Signature] Per: 9/1/16
Date

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE 07/27/2016

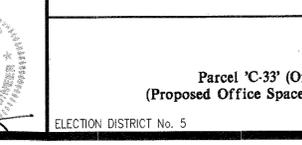
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 9-1-16
Director Date
[Signature] 9/01/16
Chief, Division of Land Development Date
[Signature] 8/19/16
Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 FAX: 410-885-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

DES. LAG	DRN. LAG	CHK. DEV	DATE	REVISION	BY	APP'R

PREPARED FOR:
OWNER: MAPLE LAWN C.C. STATUTORY TRUST
1828 RESTORATION ROAD
SUITE 300
BALTIMORE, MD 21208
PH: 410-484-8400
ATTN: MARK BENNETT

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. 12-11-12
EXPIRATION DATE: 8/1/16



COVER SHEET
MAPLE LAWN FARMS
Business District - Area 2
Parcel 'C-33' (Office Building No. 9 - A LEED Certified Green Building)
(Proposed Office Space with possible First Floor Retail, Restaurant, or Personal Service)
PLAT No. 23882 THRU 23882
ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

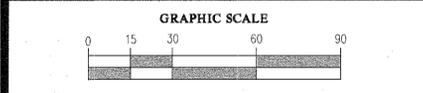
SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	15119
DATE	TAX MAP - GRID	SHEET
JULY, 2016	46: 3&4	1 OF 10

SITE DEVELOPMENT LEGEND

- 366 --- EXISTING CONTOUR
- 300 --- PROPOSED CONTOUR
- 63.41 PROPOSED SPOT ELEVATION
- XXXXX EXISTING SPOT ELEVATION
- MEX MATCH EXISTING
- LIMIT OF DISTURBANCE
- E2.P. PROPOSED EDGE OF PAVING
- EX M-50 EXISTING STORM DRAIN
- EX M - EXISTING MANHOLE
- EX ES - EXISTING END SECTION
- PROPOSED STORM DRAIN
- M - MANHOLE
- I - INLET
- S - STUB
- EX S.5 EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER (PRIVATE)
- WATERLINE (PUBLIC)
- M/C (PRIVATE)
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- EXISTING CURB & GUTTER
- CONCRETE CURB & GUTTER (DET. 1/5)
- FACE OF CURB
- PT/PC
- BACK OF CURB
- SPILL (REVERSED) 64.6 PORTION
- CONCRETE SIDEWALK PER HO. CO. DET. R-305
- EASEMENT AREA (SHADED)
- (6) NUMBER OF PARKING SPACES
- EX LIGHT FIXTURE & POLE
- PROP. LIGHT FIXTURES & POLE
- REFUSE DUMPSTER
- ELECTRICAL TRANSFORMER
- BUILDING INGRESS/EGRESS
- 62 SOIL BORING LOCATION AND No.
- T TELEPHONE LINE
- E ELECTRIC LINE
- G GAS LINE
- C TREE PIT
- EXISTING TREE

NOTES:

1. UNLESS NOTED OTHERWISE, PROPOSED SPOT ELEVATIONS ALONG THE CONCRETE CURB & GUTTER ARE TO THE FLOW LINE (BOTTOM OF CURB) AT THE PC/SPTS, CORNERS AND TERMINUSES.
2. ALL ON-SITE PAVING AND ROADWAYS ARE PRIVATE.
3. ALL ON-SITE STORM DRAIN ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED. THE ON-SITE WATER IS PRIVATELY MAINTAINED EXCEPT THE PORTION OF THE 8" M AND FIRE HYDRANTS THAT ARE WITHIN THE "PUBLIC WATER & UTILITY EASEMENT". ALL ON-SITE PRIVATE SEWER LINES AND STRUCTURES SHALL BE PRIVATELY MAINTAINED, EXCEPT THE PORTION WITHIN THE "PUBLIC SEWER & UTILITY EASEMENT". FOR INFORMATION OF THE PUBLIC PORTION OF THE ON-SITE WATER AND SEWER LINE, SEE DPM CONTRACT NO. 44-480-D AND 24-4746-D.
4. UNLESS NOTED OTHERWISE, ALL PLAN DIMENSIONS ARE TO THE FACE OF STRUCTURE (BLDG, CURB, ETC.). DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL BETWEEN ITEMS, UNLESS NOTED OTHERWISE.
5. ALL CURB RADII ARE 3' (FACE OF CURB @ FLOW LINE) UNLESS NOTED OTHERWISE.
6. THE BUILDING IS EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM AND THE WATER METER IS LOCATED INSIDE THE BUILDING.
7. SEE SHEET 3 FOR THE ADA COMPLIANT ACCESS ROUTE AND SHEET 4 FOR HANDICAP ACCESSIBILITY DETAILS.
8. A KNOX BOX IS REQUIRED TO BE PLACED ON THE PARKING LOT SIDE OF THE BUILDING. IT SHALL BE PLACED TO THE LEFT OF THE MAIN ENTRANCE AT A RANGE OF 4'-5' IN HEIGHT AND NO MORE THAN 6' LATERALLY FROM THE DOOR. THE BOX SHALL BE ELECTRONICALLY SUPERVISED (INTEGRATED WITH THE FIRE ALARM SYSTEM) TO NOTIFY THE OWNER THAT IT IS BEING ACCESSSED.
9. SEE SHEET 4 FOR LIGHTING FIXTURE SCHEDULE AND SHEET 6 FOR LIGHT DETAIL.
10. SEE SHEET 3 FOR DETAIL AROUND OFFICE BUILDING 9.
11. ALL EXTERIOR LIGHT FIXTURES SHALL BE FULLY OR PARTIALLY SHIELDED TO DIRECT LIGHT INWARDS AND DOWNWARDS AWAY FROM ALL ADJOINING RESIDENTIAL USE AREAS AND PUBLIC ROADS IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.



APPROVED
PLANNING BOARD OF HOWARD COUNTY
 DATE 07/07/2016

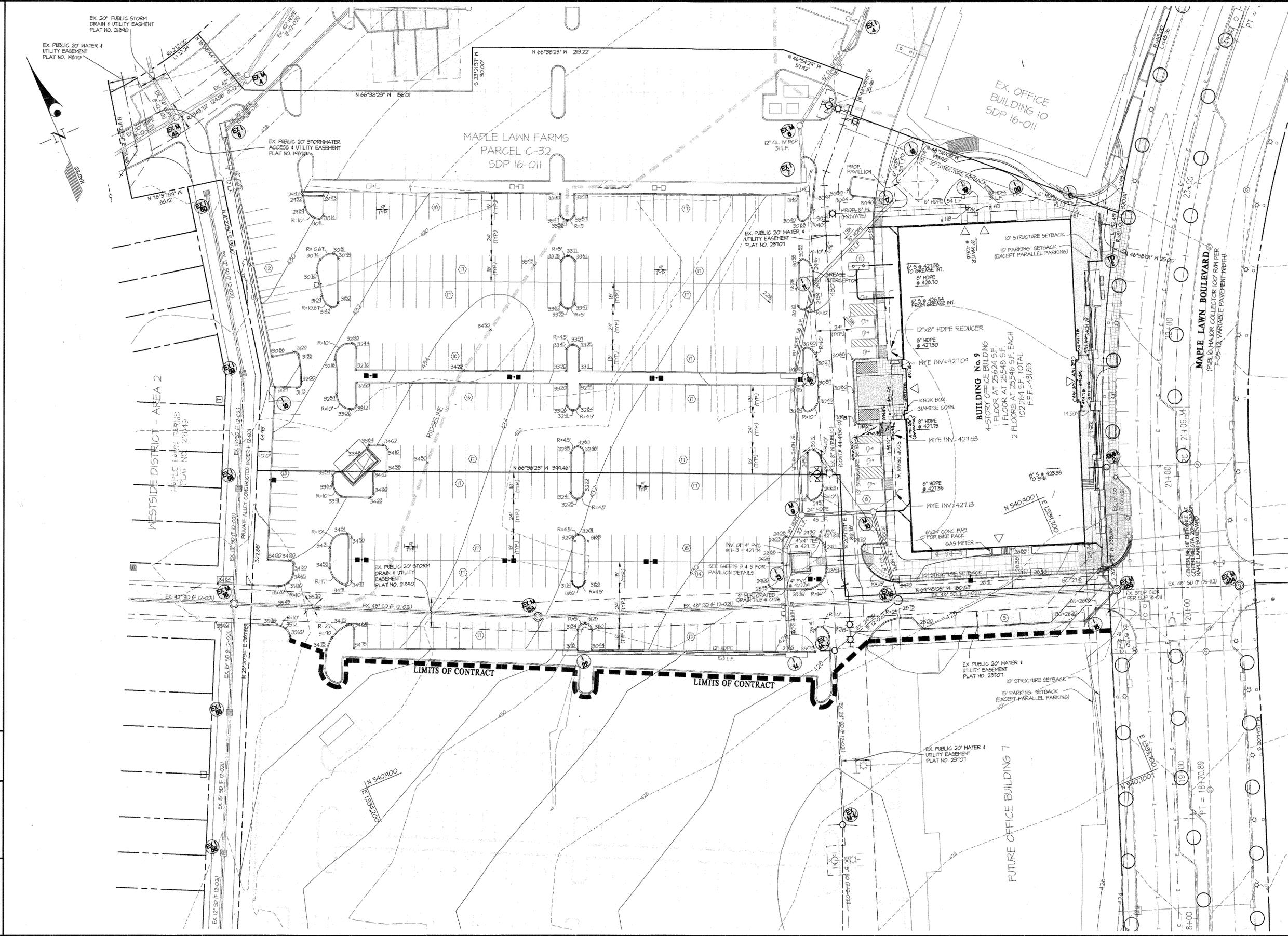
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Valerie... 7-1-16
 Director Date

Kevin... 7-01-16
 Chief, Division of Land Development Date

Chad... 8-19-16
 Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONTVILLE OFFICE PARK
 BURTONTVILLE, MARYLAND 20884
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186



DATE	REVISION	BY	APPR.

PREPARED FOR:
 OWNER: MAPLE LAWN C.C. STATUTORY TRUST
 1828 RIDGEVIEW ROAD
 SUITE 300
 BALTIMORE, MD 21208
 PH: 410-454-8400
 ATTN: MARK BENNETT

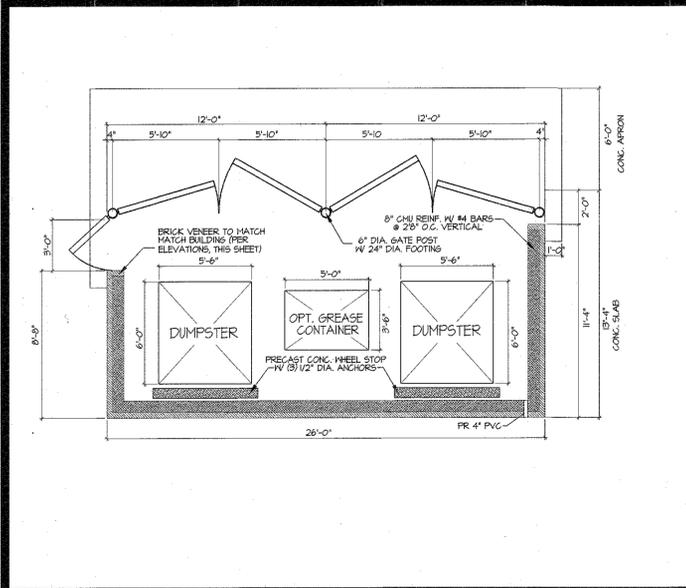
DEVELOPER:
 ST. JOHN PROPERTIES
 2560 LORRI BALTIMORE DR.
 BALTIMORE, MD 21244
 PH: 410-788-0100
 ATTN: KAREN WATSON

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. 122972
 EXPIRATION DATE: May 2018

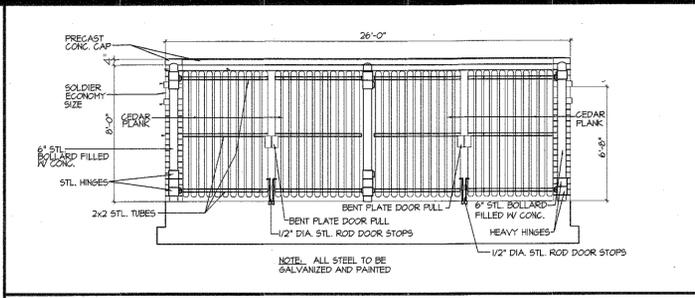
[Signature]
 8/11/16

SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
 Business District - Area 2
 Parcel 'C-33' (Office Building No. 9 - A LEED Certified Green Building)
 (Proposed Office Space with possible First Floor Retail, Restaurant, or Personal Service)
 PLAT Nos. 23882 thru 23882

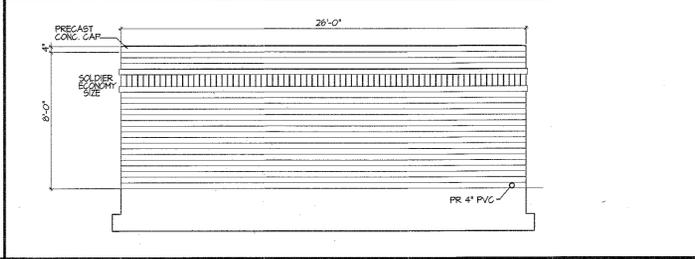
SCALE	ZONING	G. L. W. FILE No.
1"=30'	MXD-3	15119
DATE	TAX MAP - GRID	SHEET
JULY, 2016	46: 3&4	2 OF 10



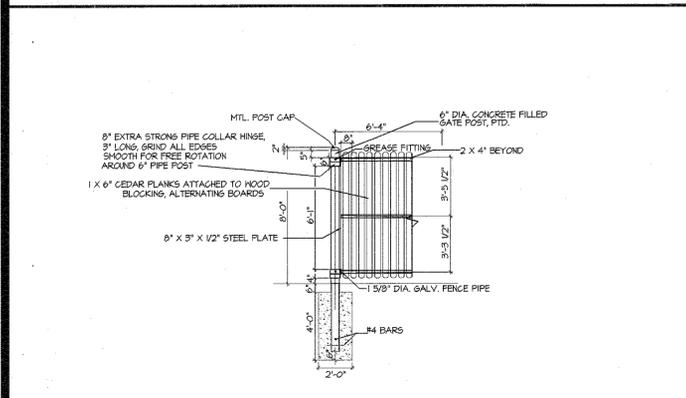
PLAN of DUMPSTER ENCLOSURE SCALE: 1" = 5'



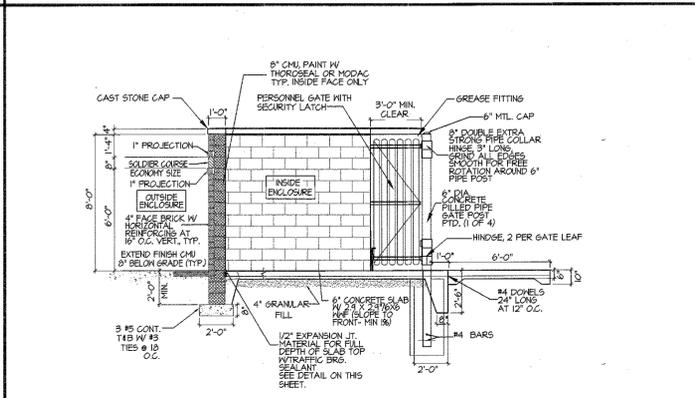
FRONT ELEVATION of DUMPSTER ENCLOSURE SCALE: 1" = 5'



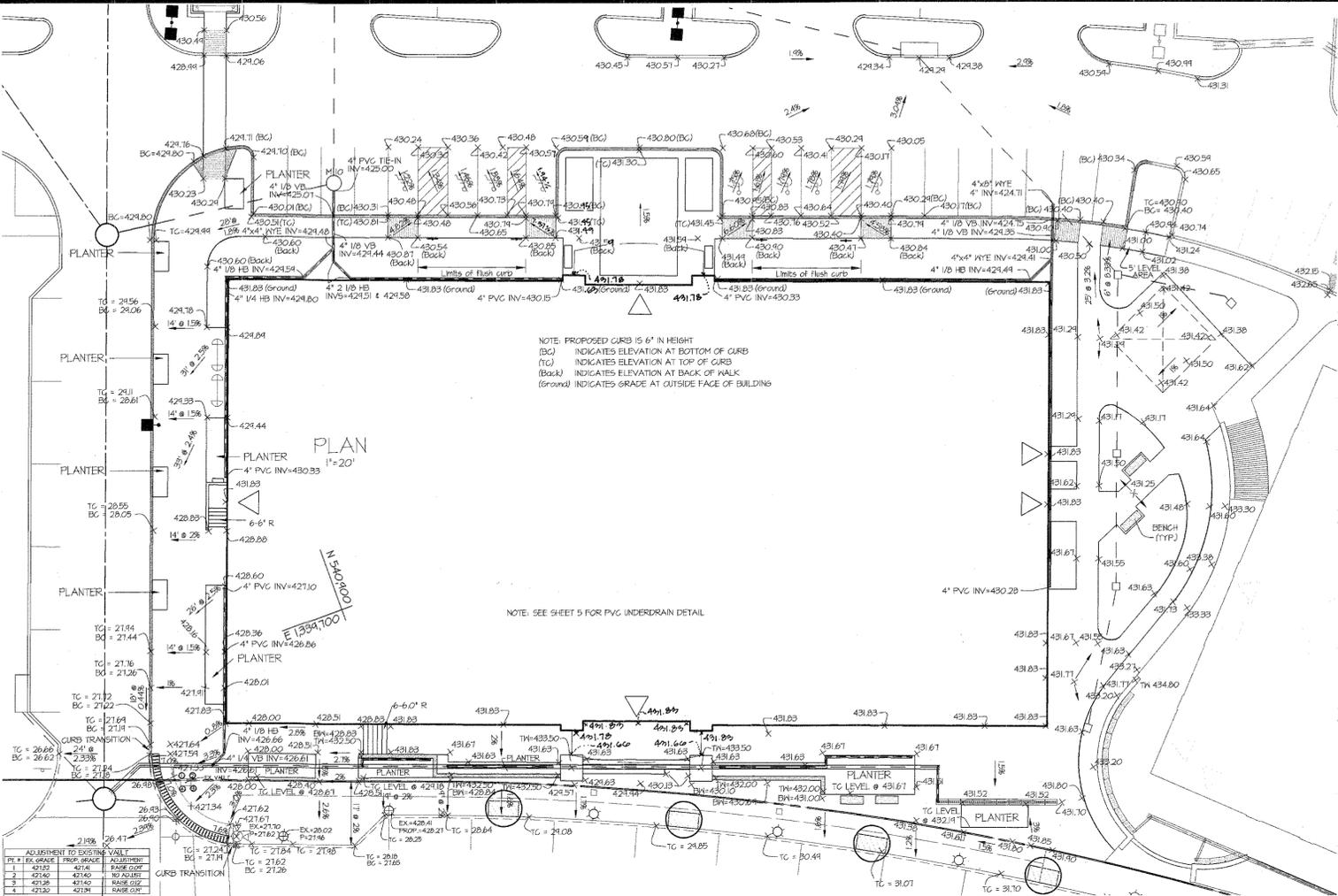
REAR ELEVATION SCALE: 1" = 5'



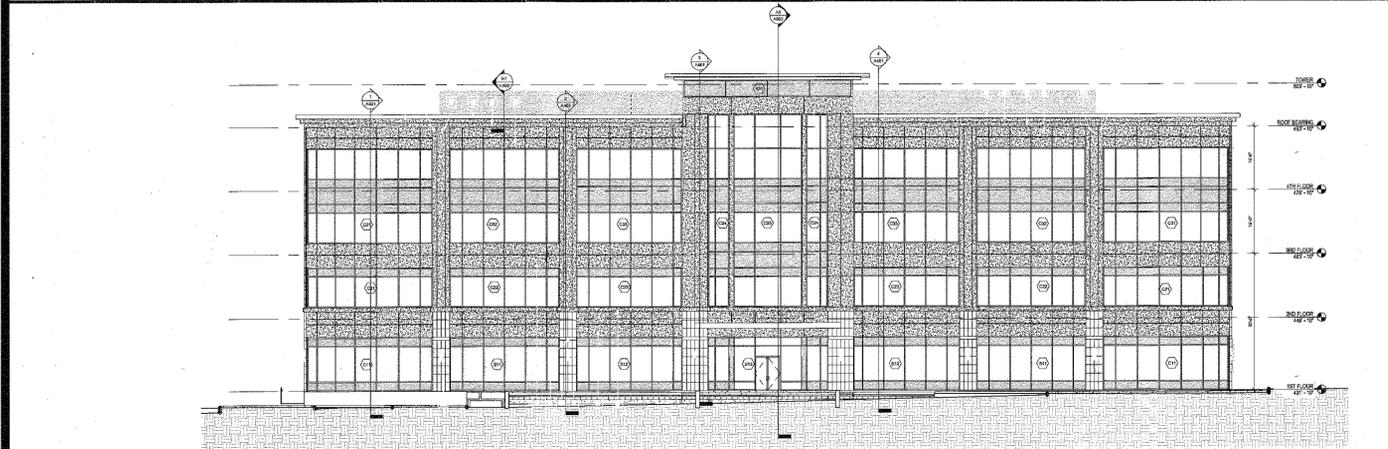
SWING GATE AND POST ELEVATION SCALE: 1" = 5'



TRANSVERSE SECTION SCALE: 1" = 5'



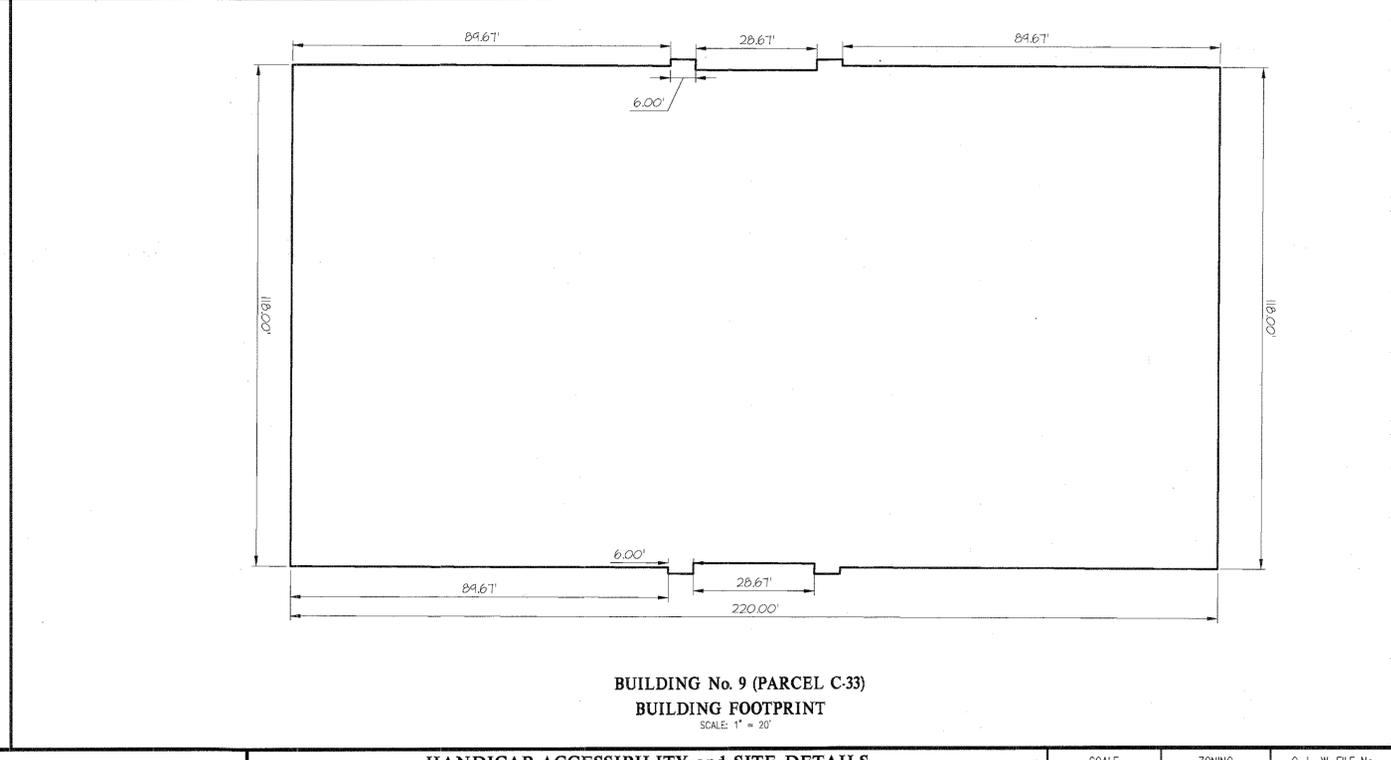
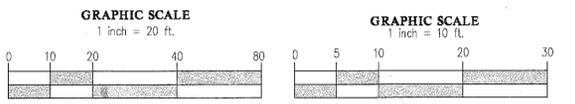
HANDICAP ACCESSIBILITY DETAILS for BUILDING No. 9 SCALE: 1" = 20'



BUILDING No. 9 (PARCEL C-33)
BUILDING (EAST) ELEVATION
SCALE: 1" = 20'

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE 07/07/2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: *Nathan J. J. J.* 9-1-10
Chief, Division of Land Development: *Kathleen* 9-01-16
Chief, Development Engineering Division: *Ch...* 8-14-16



BUILDING No. 9 (PARCEL C-33)
BUILDING FOOTPRINT
SCALE: 1" = 20'

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BALT. 410-861-1820 DC/VA 301-889-2524 FAX: 301-421-4186

DES. LAG	DRN. LAG	CHK. DEV.	DATE	REVISION	BY	APP'R.

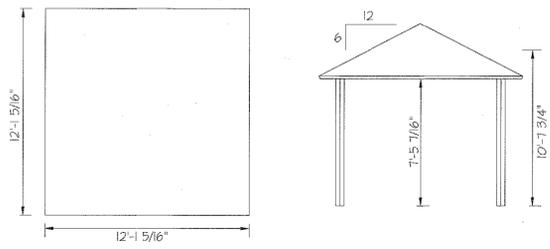
PREPARED FOR:
OWNER: MARLE LAWN
C.C. STATUTORY TRUST
1829 REDISTERTOWN ROAD
SUITE 300
BALTIMORE, MD 21208
PH: 410-651-8400
ATTN: MARK BENNETT

DEVELOPER:
ST. JOHN PROPERTIES
2560 LOREL BALTIMORE DR.
BALTIMORE, MD 21244
PH: 410-788-0100
ATTN: KAREN WATSON

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. 12-112
EXPIRATION DATE: 8/1/16

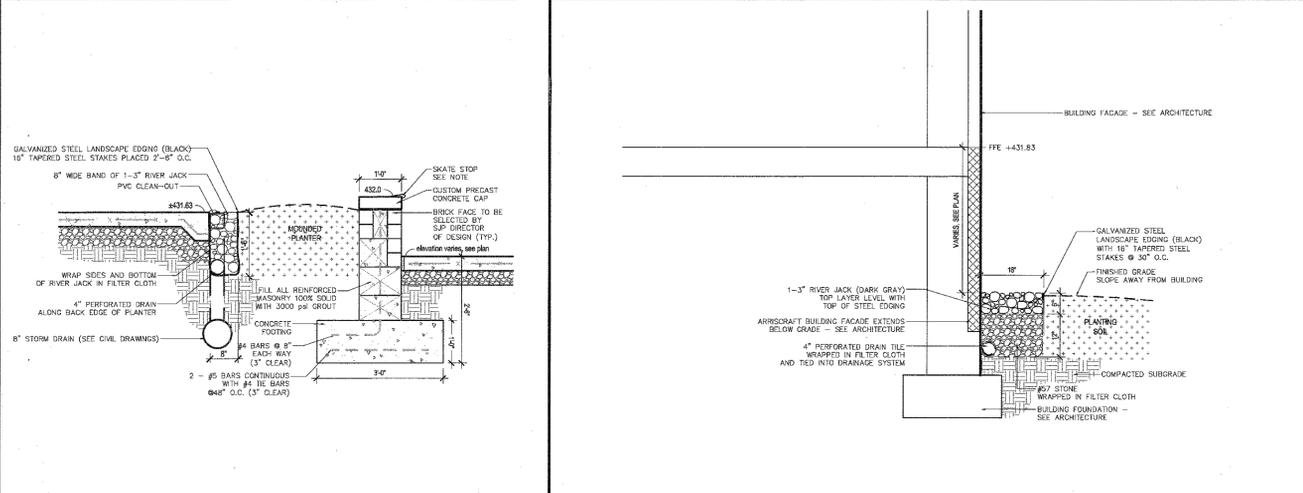
HANDICAP ACCESSIBILITY and SITE DETAILS
MAPLE LAWN FARMS
Business District - Area 2
Parcel 'C-33' (Office Building No. 9 - A LEED Certified Green Building)
(Proposed Office Space with possible First Floor Retail, Restaurant, or Personal Service)
PLAT Nos. 2388c thru 2388z
ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	15119
DATE	TAX MAP - GRID	SHEET
JULY, 2016	46: 3&4	3 OF 10



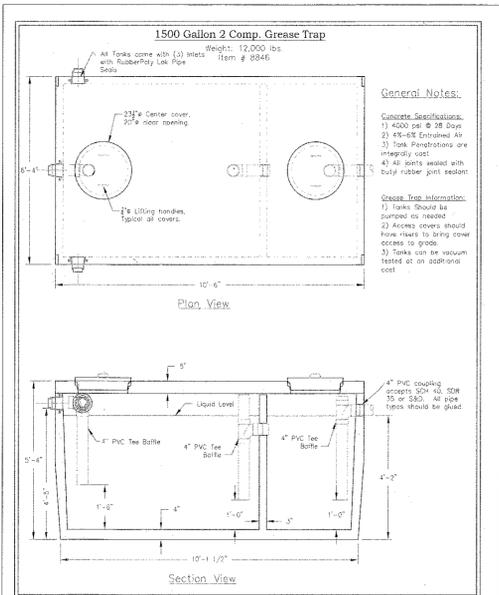
PAVILION - SLAB
PAVILION - FRONT ELEVATION

PAVILION DETAILS SCALE: 1" = 5'



PLANTER AND WALL SECTION SCALE: 1" = 2'

TYPICAL SECTION - RIVER JACK BAND TREATMENT AT BUILDING SCALE: 1" = 2'



American Concrete Industries
1022 Walnut Ave. Auburn, ME / 1717 Stillmeadow Ave. Vero Beach, FL
Tel: 207-754-3388 / Tel: 207-947-8334

APPROVED: FOR WATER AND SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT

County Health Officer _____ Date _____

APPROVED
PLANNING BOARD OF HOWARD COUNTY

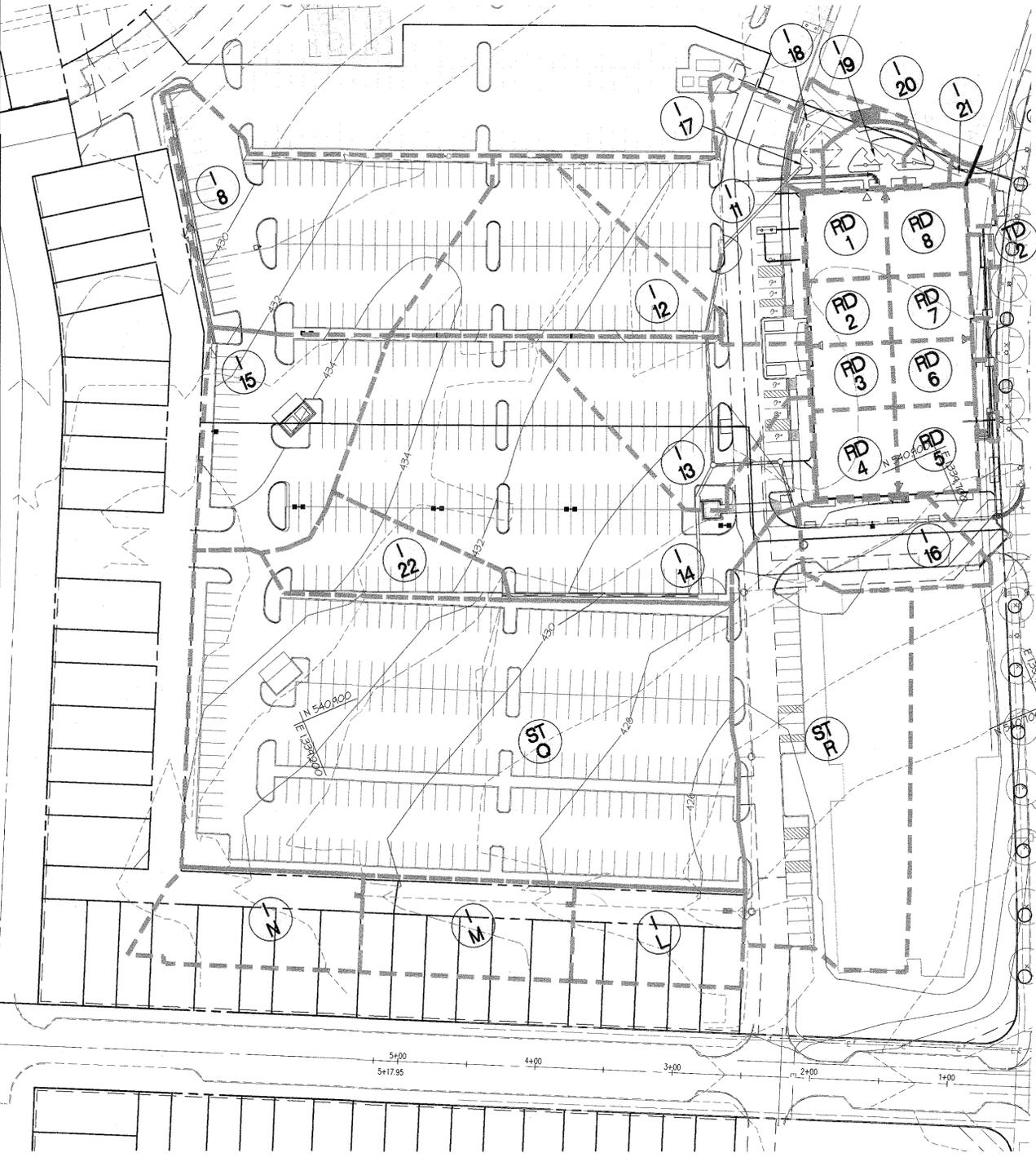
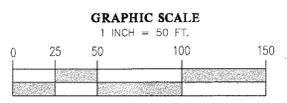
DATE 07/07/2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

N. Joffe 9-1-14 Date
Director

V. Deluca 9-01-16 Date
Chief, Division of Land Development

Ch. Elchert 8-19-16 Date
Chief, Development Engineering Division



LEGEND

- 400 ——— EXISTING CONTOUR
- NETLAND BUFFER
- STREAM BUFFER
- FOREST CONSERVATION EASEMENT
- STORM DRAIN DRAINAGE AREA

NOTE: 'C' TYPE SOILS ASSUMED FOR ALL DRAINAGE AREAS DUE TO MASS GRADING.

'C' FACTOR COMPUTATIONS

STRUCTURE	AREA (AC.)	'C'	IMPERVIOUS
I-1	0.41	0.81	90%
I-2	0.42	0.81	90%
I-3	0.34	0.81	90%
I-4	0.52	0.81	90%
I-5	0.18	0.81	90%
I-6	0.36	0.81	90%
I-7	0.60	0.81	90%
I-8	0.02	0.81	90%
I-9	0.05	0.81	90%
I-10	0.06	0.81	90%
I-11	0.22	0.81	90%
I-12	0.22	0.81	90%
I-13	0.21	0.81	90%
I-14	0.18	0.81	90%
I-15	0.20	0.81	90%
I-16	0.25	0.81	90%
I-17	0.24	0.81	90%
ST-1	1.90	0.81	90%
ST-2	0.81	0.81	90%
RD-1	0.08	0.86	100%
RD-2	0.06	0.86	100%
RD-3	0.06	0.86	100%
RD-4	0.04	0.86	100%
RD-5	0.04	0.86	100%
RD-6	0.06	0.86	100%
RD-7	0.06	0.86	100%
RD-8	0.04	0.86	100%
TD-2	0.06	0.86	100%

* NOTE: DRAINAGE AREAS L, M, N, G, & R SHOWN TO DEMONSTRATE PROPOSED SYSTEM CAN ACCOMMODATE FUTURE DEVELOPMENT.

DRAINAGE AREA MAP Scale: 1" = 50'

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

DES. LAG	DRN. LAG	CHK. DEV	DATE	REVISION	BY	APP'R.

PREPARED FOR:

OWNER: MAPLE LAWN
C.C. STATUTORY TRUST
1829 ROSTERTOWN ROAD
SUITE 300
BALTIMORE, MD 21208
PH: 410-464-8400
ATTN: MARK BENNETT

DEVELOPER:
ST. JOHN PROPERTIES
2560 LORD BALTIMORE DR.
BALTIMORE, MD 21244
PH: 410-788-0100
ATTN: KAREN WATSON

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. 12-9115
EXPIRATION DATE: May 22, 2016

Ch. Elchert 8/11/16



DRAINAGE AREA MAP and DETAILS

MAPLE LAWN FARMS
Business District - Area 2
Parcel 'C-33' (Office Building No. 9 - A LEED Certified Green Building)
(Proposed Office Space with possible First Floor Retail, Restaurant, or Personal Service)
PLAT Nos. 23880 thru 23882

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	15119
DATE	TAX MAP - GRID	SHEET
JULY, 2016	46: 3&4	5 OF 10

LEGEND

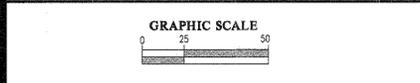
- 600 EXISTING CONTOUR
- 600 PROPOSED CONTOUR
- SSP PROPOSED SUPER SILT FENCE
- LOD LIMIT OF DISTURBANCE
- CIP CURB INLET PROTECTION
- AGIP CURB INLET PROTECTION
- SCE STABILIZED CONSTRUCTION ENTRANCE
- DF DIVERSION FENCE
- EARTH DIKE
- FL-18 FILTER LOG
- SOIL GROUP
- RIDGE LINE

NOTE: WHERE THE LIMIT OF DISTURBANCE (LOD) IS NOT SHOWN, THE LIMIT OF WORK TO BE PERFORMED UNDER THIS SITE DEVELOPMENT PLAN IS DEFINED BY THE PERIMETER SEDIMENT CONTROL DEVICES SHOWN ON THIS PLAN.

SOIL TYPES

Symbol	Description	Soil Type	Kv
ChB2	Chester Silt Loam, 3 to 8 percent slopes, moderately eroded	B	0.31
EkB2	Elkton Silt Loam, 3 to 8 percent slopes, moderately eroded	C	0.32
GtB2	Glenely Loam, 3 to 8 percent slopes, moderately eroded	B	0.20
GtC2	Glenely Loam, 8 to 15 percent slopes, moderately eroded	B	0.22
GnB2	Glenville Silt Loam, 3 to 8 percent slopes, moderately eroded	C	0.31
MtD2	Manor Loam, 15 to 25 percent slopes, moderately eroded	B	0.24

NOTE: 'C' TYPE SOILS ASSUMED FOR ALL DRAINAGE AREAS DUE TO MASS GRADINGS.



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."

Mark Watson owner agent 7/25/16
 SIGNATURE OF DEVELOPER/BUILDER DATE

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

Chris Little 8/11/16
 SIGNATURE OF ENGINEER DATE

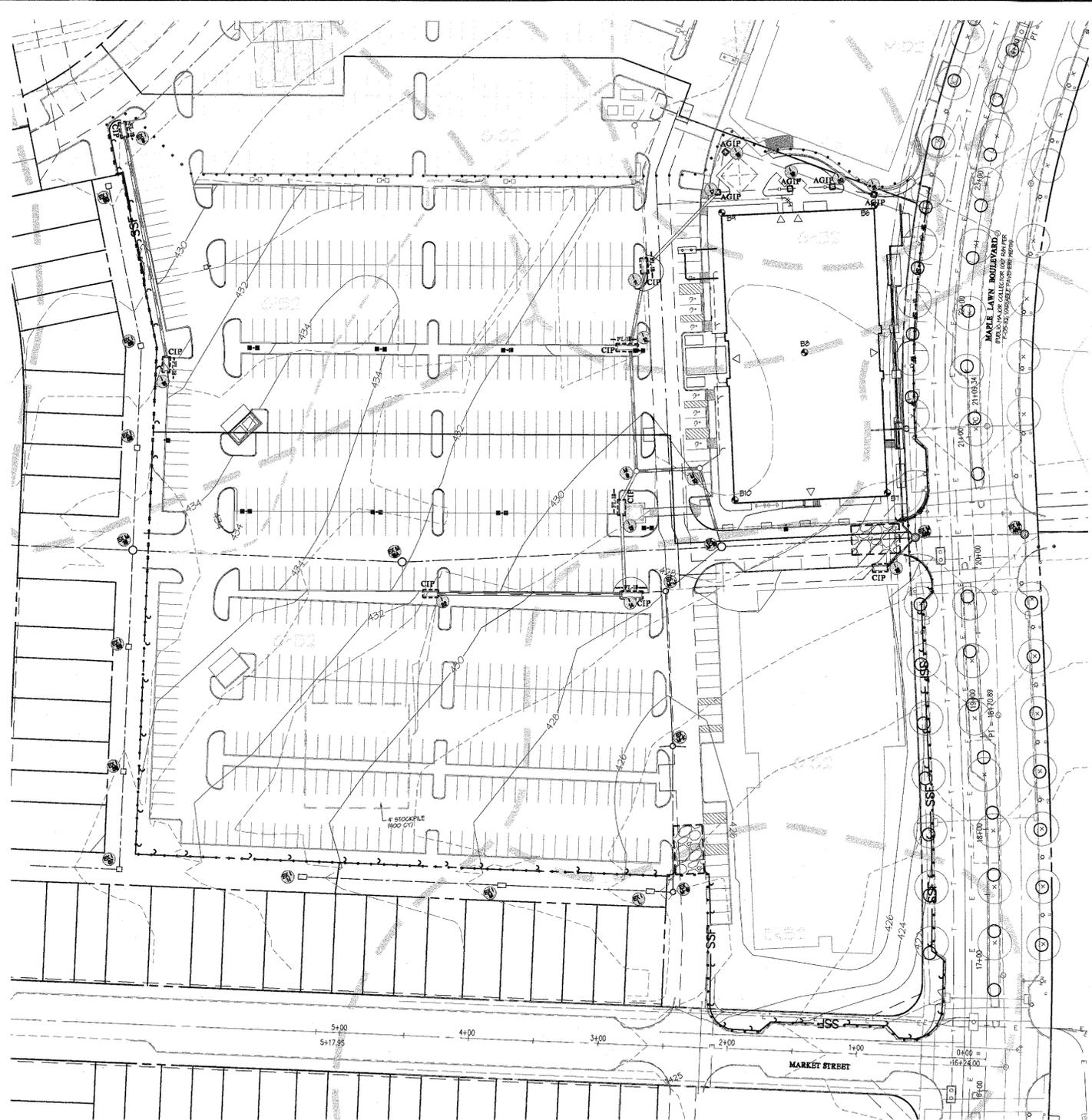
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

John R. Robinson 8/11/16
 HOWARD S.C.D. DATE

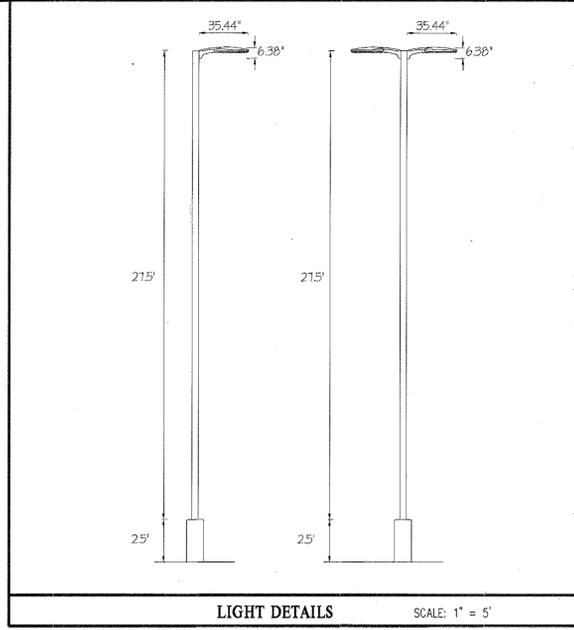
APPROVED PLANNING BOARD OF HOWARD COUNTY
 DATE 07/07/2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Nancy J. J. J. 9-1-16 Director Date
V. J. J. 9-01-16 Chief, Division of Land Development Date
Chad Chubb 8-19-16 Chief, Development Engineering Division Date

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



NOTE TO CONTRACTOR:
 FILTER LOGS ARE TO BE HEIGHTENED DOWN (ANCHORED) WITH GRAVEL, BLOCK, OR A SIMILAR MATERIAL.



- SEQUENCE OF CONSTRUCTION**
1. APPLY FOR GRADING PERMIT AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE INSPECTOR. OBTAIN GRADING PERMIT FROM THE INSPECTOR AT THE MEETING. DURATION: 1 day.
 2. INSTALL STABILIZED CONSTRUCTION ENTRANCE (SCE) AND SUPER SILT FENCE (SSF). DURATION: 1-day.
 3. CONTRACTOR IS TO INSPECT THE FILTER FABRIC PLACED OVER THE GABION WALL IN THE STORMWATER MANAGEMENT POND UNDER F 05-112 AND THE CURB INLET PROTECTION INSTALLED UNDER SDP 16-011. THE CONTRACTOR IS TO MAKE ANY NECESSARY REPAIRS. DURATION: 1 day.
 4. INSTALL STORM DRAINS AND OTHER SITE UTILITIES. INSTALL INLET PROTECTION AS SOON AS STORM DRAIN INLETS ARE INSTALLED. INSTALL FILTER LOGS AT INLETS 1-8 & 1-11 THROUGH 1-15. DURATION: 1 month.
 5. FINE GRADE SITE AND BEGIN BUILDING CONSTRUCTION. PROVIDE DUST CONTROL AS NECESSARY. DURATION: 9 months.
 7. INSTALL CURB AND CUTTER, SIDEWALKS AND BASE PAVING. STABILIZE ALL OTHER DISTURBED AREAS WITH PERMANENT SEEDING, MULCH AND LANDSCAPING. DURATION: 1 month.
 8. FLUSH AND CLEAN STORM DRAIN SYSTEM. DURATION: 1-day.
 6. WHEN PERMISSION HAS BEEN GRANTED BY THE SEDIMENT CONTROL INSPECTOR, AND ALL AREAS DRAINING TO THE SEDIMENT CONTROL DEVICES HAVE BEEN STABILIZED, REMOVE THE SEDIMENT CONTROLS. DURATION: 1 week.
 7. INSTALL SURFACE COURSE PAVING AND PARKING LOT STRIPING. DURATION: 2 weeks.
 8. COMPLETE BUILDING INTERIOR WORK AND OBTAIN USE AND OCCUPANCY PERMIT.

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

DATE	REVISION	BY	APPR.

DATE	REVISION	BY	APPR.

PREPARED FOR:
 OWNER: MAPLE LAWN C.C. STATUTORY TRUST
 1929 REISTERSTOWN ROAD SUITE 300 BALTIMORE, MD 21208
 PH: 410-454-8400 ATTN: MARK BENNETT
 DEVELOPER: ST. JOHN PROPERTIES
 2560 LORD BALTIMORE DR. BALTIMORE, MD 21244
 PH: 410-788-0100 ATTN: KAREN WATSON
 EXPIRATION DATE: May 22, 2018

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. 12-2712
 EXPIRATION DATE: May 22, 2018
Chris Little 8/11/16



SEDIMENT CONTROL PLAN
MAPLE LAWN FARMS
 Business District - Area 2
 Parcel 'C-33' (Office Building No. 9 - A LEED Certified Green Building)
 (Proposed Office Space with possible First Floor Retail, Restaurant, or Personal Service)
 PLAT Nos 23880 thru 23882
 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	MXD-3	15119
DATE	TAX MAP - GRID	SHEET
JULY, 2016	46: 3&4	6 OF 10

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. SEEDBED PREPARATION CONSISTS OF LOOSINGING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT, SUCH AS DISC HARROWS OR CHISEL PLOW OR 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 TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE.
 - b. APPLY 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 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 LOWGRASS 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.
 - b. APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS.
 - c. GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN. THE SOIL 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 OF A SOIL TEST.
 - e. 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 BRANCHED, AND READY THE AREA FOR SEED APPLICATION. TOPSOIL SHOULD BE DRAGGED WITH A HEAVY CHAIN OR OTHER EQUIPMENT 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 FRABLE. SEEDING LOOSENESS MAY BE UNNECESSARY ON NEWLY DISTURBED AREAS.

B. TOPSOILING

1. TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS TO PROVIDE A SUITABLE 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 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 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 CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
 - c. THE ORIGINAL SOIL TO BE WICATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
 - d. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
4. AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN.
5. TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING CRITERIA:
 - a. TOPSOIL MUST BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, OR LOAMY SAND. 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 ROCKS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1.5 INCHES IN DIAMETER.
 - b. TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERNARDIA GRASS, QUACK GRASS, JOHNSON GRASS, NET 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 NATURAL TOPSOIL.
6. TOPSOIL APPLICATION
 - a. 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 SOILING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR SEEDING OPERATIONS MUST BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
 - c. TOPSOIL MUST NOT BE PLACED IF THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MOODY CONDITION. WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETERMINAL TO PROPER GRADING AND SEEDBED PREPARATION.

C. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS)

1. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE. SOIL ANALYSES MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSES.
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 FULLY LABELED ACCORDING TO THE APPLICABLE LAWS AND MUST BEAR THE NAME, TRADE OR NAME OR TRADEMARK AND WARRANTY OF THE PRODUCER.
3. LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED) OR GROUND SOFT LIME (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 #20 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 HEAVILY 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.

APPROVED PLANNING BOARD OF HOWARD COUNTY
DATE 07/07/2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Walter J. ...* 9-1-16
 Chief, Division of Land Development: *Walter J. ...* 9-01-16
 Chief, Development Engineering Division: *Walter J. ...* 8-19-16

B-4-3 STANDARDS AND SPECIFICATIONS FOR SEEDING and MULCHING
DEFINITION
 THE APPLICATION OF SEEDS 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 CONTROLS, 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 MUST HAVE BEEN TESTED WITHIN 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL ON ANY PROJECT. REFER TO THE MARYLAND STATE SEED LAW FOR FURTHER INFORMATION. SEEDS MUST BE APPLIED UPON REQUEST TO THE INSPECTOR TO VERIFY TYPE OF SEED AND SEEDING RATE.
 - b. MULCH ALONE MAY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES ONLY IF THE SOIL TESTING AGENCY RECOMMENDS THAT MULCH SHOULD BE APPLIED WHEN THE GROUND THAWNS.
 - c. INOCULANTS: THE INOCULANT FOR TREATING LEANING 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 PACKAGES. USE FOUR TIMES THE RECOMMENDED RATE WHEN HYDROSEEDING. NOTE: IT IS VERY IMPORTANT TO KEEP INOCULANT AS COOL AS POSSIBLE UNTIL USED. TEMPERATURES ABOVE 75 TO 80 DEGREES FAHRENHEIT CAN WEAKEN BACTERIA AND MAKE INOCULANT LESS EFFECTIVE.
 - d. SOIL OR SEED MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STABILIZANTS OR CHEMICALS USED FOR PEST 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 DRIP OR BROADCAST SPREADERS.
 - i. INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED ON TEMPORARY SEEDING TABLE B.3, 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 SEEDS AREA WITH A WEIGHTED ROLLER TO PROTECT SEED TO SOIL CONTACT.
 - b. DRILL OR MULTIPACKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL.
 - i. MULTIPACKER SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A FASHION AS TO PROVIDE AT LEAST 1/4 INCH OF SOIL COVERING. SEEDS MUST BE FIRM AFTER PLANTING.
 - ii. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION.
 - c. HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES SEED AND FERTILIZER).
 - i. IF 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; P2O5, 100 POUNDS PER ACRE; K2O, 200 POUNDS PER ACRE.
 - ii. LIME: USE ONLY GROUND AGRICULTURAL LIMESTONE (UP TO 3 TONS PER ACRE) THAT WILL PROVIDE AN APPROPRIATE COLOR TO FACILITATE VISUAL INSPECTION OF THE UNIFORM SPREAD SLURRY.
 - iii. WORM INOCULATING DYE: MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING FACTORS.
 - iv. WORM MATERIALS ARE TO BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT THE WOOD CELLULOSE FIBER MULCH WILL REMAIN IN UNIFORM DISPERSION IN WATER UNDER AERATION AND WILL BLEND WITH SEED, FERTILIZER AND OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY. THE MULCH MATERIAL MUST BE A BLOTTER-LIKE GROUND COVER ON APPLICATION, 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.
 - v. WORM MATERIAL MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT CONCENTRATION LEVELS THAT WILL BE PHYTO-TOXIC.
 - vi. WORM 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 1.6 PERCENT MAXIMUM AND WATER HOLDING CAPACITY OF 90 PERCENT MINIMUM.

B. MULCHING

1. MULCH MATERIALS (IN ORDER OF PREFERENCE)
 - a. STRAW CONSISTING OF THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR. STRAW IS TO BE FREE OF NOXIOUS WEEB SEEDS AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MUSTY, MOULDY, CAKED, SANDY, OR EXCESSIVELY DUSTY. NOTE: USE ONLY A STERILE STRAW MULCH IN AREAS WHERE ONE SPECIES OF GRASS IS DESIRED.
 - b. WOOD CELLULOSE FIBER MULCH (WCFM) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE PROCESSED INTO A UNIFORM FIBER PHYSICAL STATE.
 - i. 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 UNIFORM SPREAD SLURRY.
 - ii. WCFM, INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING FACTORS.
 - iii. WCFM MATERIALS ARE TO BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT THE WOOD CELLULOSE FIBER MULCH WILL REMAIN IN UNIFORM DISPERSION IN WATER UNDER AERATION AND WILL BLEND WITH SEED, FERTILIZER AND OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY. THE MULCH MATERIAL MUST BE A BLOTTER-LIKE GROUND COVER ON APPLICATION, 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. 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 LENGTH OF APPROXIMATELY 10 MILLIMETERS, DIAMETER APPROXIMATELY 1 MILLIMETER, PH RANGE OF 4.0 TO 8.5, ASH CONTENT OF 1.6 PERCENT MAXIMUM AND WATER HOLDING CAPACITY OF 90 PERCENT MINIMUM.
2. APPLICATION
 - a. 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 SOIL 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 THE APPLICATION RATE TO 2.5 TONS PER ACRE.
 - c. WOOD CELLULOSE FIBER USED AS MULCH MUST BE APPLIED AT A NET DRY WEIGHT OF 100 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.
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 EROSION HAZARD:
 - i. A MULCH ANCHORING TOOL IS A TRACTOR DRAWN IMPLEMENT DESIGNED TO PLUCK 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 150 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 DEX (AERO-TACK, DCA-7), PETROBOND TERMA-TAK, TERMA MANUFACTURER, APPLICATION OF LIQUID BINDERS NEEDS TO BE HEAVIER AT THE EDGES WHERE WIND CATCHES MULCH. SUCH AS IN VALLEYS AND ON CRISTS OF BANKS. USE OF ASPHALT BINDERS 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 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: *Walter J. ...* DATE: 8/1/16

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 ENVIRONMENTAL AND PLANNING TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.
 SIGNATURE OF DEVELOPER/BUILDER: *Walter J. ...* DATE: 7/25/16

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 SIGNATURE OF HOWARD SOIL CONSERVATION DISTRICT: *Walter J. ...* DATE: 8/10/16

HOWARD SOIL CONSERVATION DISTRICT (HSCD) STANDARD SEDIMENT CONTROL NOTES

1. A PRE-CONSTRUCTION MEETING MUST OCCUR WITH THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, CONSTRUCTION INSPECTION DIVISION (CID), 410-313-1855 AFTER THE FUTURE LUD AND PROTECTED AREAS ARE MARKED CLEARLY IN THE FIELD. A MINIMUM OF 48 HOURS NOTICE TO DO MUST BE GIVEN AT THE FOLLOWING LOCATIONS:
 - a. PRIOR TO THE START OF EARTH DISTURBANCE.
 - b. UPON COMPLETION OF THE INSTALLATION OF PERMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
 - 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 PRACTICES.
2. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE. OTHER RELATED STATE AND FEDERAL PERMITS SHALL BE REFERENCED TO ENSURE COORDINATION AND TO AVOID CONFLICTS WITH THIS PLAN.
3. 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 FOLLOWING THEREOF.
4. AND FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION IS REQUIRED WITHIN THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERMETER CONTROLS, DICES, SWALES, DITCHES, PERMETER SLOPES, AND ALL SLOPES STEEPER THAN 3:1 HORIZONTAL TO 1 VERTICAL (3:1), AND SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED AREAS ON THE PROJECT SITE EXCEPT FOR THOSE AREAS UNDER ACTIVE GRADING.
5. 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-4-3), TEMPORARY SEEDING (SEC. B-4-4) AND MULCHING (SEC. B-4-5). STABILIZATION WITH MULCH ALONE CAN ONLY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES IF THE GROUND IS FROZEN, INCORPORATED STABILIZATION (SEC. B-4-1) SPECIFICATIONS SHALL BE ENFORCED IN AREAS WITH >15' OF CUT AND/OR FILL. STOCKPILES (SEC. B-4-8) IN EXCESS OF 20 FT. MUST BE SLOPED WITH STABLE SLOPES, ALL CONCENTRATED FLOW, STEEP SLOPES, AND HIGHLY ERODIBLE AREAS SHALL RECEIVE SOIL STABILIZATION MATING (SEC. B-4-6).
6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE, AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE CID.
7. SITE ANALYSIS:
 - TOTAL AREA OF SITE: 3.974 Acres
 - AREA TO BE ROOFED OR PAVED: 8.02 Acres
 - AREA TO BE VEGETATIVELY STABILIZED: 4.62 Acres
 - TOTAL CUT: 1,492 Cu. Yds.
 - TOTAL FILL: 2,934 Cu. Yds.
8. OFF-SITE WASTE/BORROW AREA LOCATION: Approved Sediment Control Plan within Maple Lawn Farms
9. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE
10. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE CID. THE SITE AND ALL CONTROLS SHALL BE INSPECTED BY THE CONTRACTOR WEEKLY, AND AFTER EACH RAIN EVENT. A WRITTEN REPORT BY THE CONTRACTOR, MADE AVAILABLE UPON REQUEST, IS PART OF EVERY INSPECTION AND SHOULD INCLUDE:
 - a. INSPECTION DATE
 - b. INSPECTION TYPE (ROUTINE, PRE-STORM EVENT, DURING RAIN EVENT)
 - c. NAME AND TITLE OF INSPECTOR
 - d. WEATHER INFORMATION (CURRENT CONDITIONS AS WELL AS TIME AND AMOUNT OF LAST RECORDED PRECIPITATION)
 - e. BRIEF DESCRIPTION OF PROJECT'S STATUS (E.G., PERCENT COMPLETE) AND /OR CURRENT ACTIVITIES
 - f. EVIDENCE OF SEDIMENT DISCHARGES
 - g. IDENTIFICATION OF PLAN DEFICIENCIES
 - h. IDENTIFICATION OF SEDIMENT CONTROLS THAT REQUIRE MAINTENANCE
 - i. IDENTIFICATION OF MISSING OR IMPROPERLY INSTALLED SEDIMENT CONTROLS
 - j. COMPLIANCE STATUS REGARDING THE SEQUENCE OF CONSTRUCTION AND STABILIZATION REQUIREMENTS
 - k. PHOTOGRAPHS
 - l. MONITORING/SAMPLING
 - m. MAINTENANCE AND/OR CORRECTIVE ACTION PERFORMED
 - n. OTHER INSPECTION ITEMS AS REQUIRED BY THE "GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES" (NPDES, MDE).

- A. SEED MIXTURES**
1. GENERAL USE
 - a. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE B.3) AND BASED ON THE SEEDING CONDITION OR PURPOSE FOUND IN TABLE B.2. ENTER SELECTED MIXTURES, APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
 - b. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, OR DUNES OR FOR SPECIAL PURPOSES SUCH AS MULTIPLE OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 CRITICAL AREA PLANTING.
 - c. FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE 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.
 2. TURFGRASS MIXTURES
 - a. 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 SEEDING CONDITION OR PURPOSE. ENTER SELECTED MIXTURES, APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
 - i. 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 AND SEEDING RATE: 1.5 TO 2.0 POUNDS PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.
 - ii. KENTUCKY BLUEGRASS/PERENNIAL RYE: FULL SUN MIXTURE; FOR USE IN FULL SUN AREAS WHERE EARLY ESTABLISHMENT IS DESIRED. THE MARYLAND DEPARTMENT OF AGRICULTURE TO INTERNSIVE MANAGEMENT. CERTIFIED PERENNIAL RYEGRASS CULTIVARS/CERTIFIED KENTUCKY BLUEGRASS SEEDING RATE: 2 POUNDS MIXTURE PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.
 - iii. TALL FESCUE/KENTUCKY BLUEGRASS: FULL SUN MIXTURE; FOR USE IN DROUGHT PRAIRIE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MAINTENANCE IN FULL SUN TO MEDIUM SHADE. RECOMMENDED MIXTURE INCLUDES: CERTIFIED TALL FESCUE CULTIVARS 85 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 BE BLENDED.
 - iv. KENTUCKY BLUEGRASS/FINE FESCUE: SHADE MIXTURE; FOR USE IN AREAS WITH SHADE IN BLUEGRASS LAWNS. FINE FESCUE 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: 1 1/2 TO 3 POUNDS PER 1000 SQUARE FEET.

PERMANENT SEEDING SUMMARY

No.	SPECIES	APPLICATION RATE	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (10-20-20)	LIME RATE
9	*Certified Tall Fescue blend (85% by weight) Fescue IV, Penn 1957 or Penn Credo and Certified Kentucky Bluegrass blend (15% by weight) Courtyard, Raven & Yankee	6-8 lb/1,000 s.f.	Mar. 1 to May 15, Aug. 15 to Oct. 15	1/4 - 1/2 in.	1.0 lb/1000 (45 lb/acre)	90 lb/1000 s.f.

* Other cultivars listed as "proven" in the most current UMU T-77 may also be used

TEMPORARY SEEDING SUMMARY

SPECIES	APPLICATION RATE (lb/acre)	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (10-10-10)	LIME RATE
PEARL MILLET	20 lb/acre	May 16 to July 31	0.5 INCHES	4.36 lb/acre (10 lb/1,000 s.f.)	2 tons/acre (90 lb/1,000 s.f.)

GENERAL SPECIFICATIONS

- a. CLASS OF TURFGRASS SOIL MUST BE MARYLAND STATE CERTIFIED. SOIL LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR.
- b. SOIL MUST BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4 INCH, PLUS OR MINUS 1/4 INCH, AT THE TIME OF CONSTRUCTION. GRASS SEEDS, STRAW, AND OTHER MATERIALS TO PROMOTE GROWTH AND THATCH, BROKEN PANS AND TORN OR ENDS MUST NOT BE ACCEPTABLE.
- c. STANDARD SIZE SECTIONS OF SOIL 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.
- d. WATER THE SOIL IMMEDIATELY FOLLOWING ROLLING AND TAMPING UNTIL THE UNDERSIDE OF THE SOIL IS NOT HARVESTED OR TRANSMANED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.
- e. SOIL MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOIL NOT TRANSPORTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.

2. SOIL INSTALLATION

- a. DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY BROADCAST THE SOIL IMMEDIATELY PRIOR TO LAYING THE SOIL.
- b. LAY THE FIRST ROW OF SOIL IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO IT AND TIGHTLY WEIGHED AGAINST EACH OTHER. STANDARD LATERAL JOINTS TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. ENSURE THAT SOIL IS NOT SURETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOID WHICH WOULD CAUSE AIR DRYING OF THE ROOTS.
- c. WHEREVER POSSIBLE, LAY SOIL WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERED JOINTS. ROLL AND TAMP. PEG OR OTHERWISE SECURE THE SOIL TO THE ENVIRONMENT. TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.
- d. WATER THE SOIL IMMEDIATELY FOLLOWING ROLLING AND TAMPING UNTIL THE UNDERSIDE OF THE NEW SOIL PAD AND SOIL SURFACE BELOW THE SOIL ARE THOROUGHLY MOIST. COMPLETE THE OPERATIONS OF LAYING, TAMPING AND IRRIGATING FOR ANY PIECE OF SOIL WITHIN EIGHT HOURS.

3. SOIL 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 SOIL DURING THE HEAT OF THE DAY TO PREVENT DRYING.
- b. AFTER THE FIRST WEEK, SOIL WATERING IS REQUIRED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE CONTENT.
- c. DO NOT MOW UNTIL THE SOIL 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.

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION
DEFINITION
 TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.
PURPOSE
 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.
CRITERIA

1. GENERAL USE
 - a. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE B.3) AND BASED ON THE SEEDING CONDITION OR PURPOSE FOUND IN TABLE B.2. ENTER SELECTED MIXTURES, APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
 - b. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, OR DUNES OR FOR SPECIAL PURPOSES SUCH AS MULTIPLE OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 CRITICAL AREA PLANTING.
 - c. FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE 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.
2. TURFGRASS MIXTURES
 - a. 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 SEEDING CONDITION OR PURPOSE. ENTER SELECTED MIXTURES, APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
 - i. 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 AND SEEDING RATE: 1.5 TO 2.0 POUNDS PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.
 - ii. KENTUCKY BLUEGRASS/PERENNIAL RYE: FULL SUN MIXTURE; FOR USE IN FULL SUN AREAS WHERE EARLY ESTABLISHMENT IS DESIRED. THE MARYLAND DEPARTMENT OF AGRICULTURE TO INTERNSIVE MANAGEMENT. CERTIFIED PERENNIAL RYEGRASS CULTIVARS/CERTIFIED KENTUCKY BLUEGRASS SEEDING RATE: 2 POUNDS MIXTURE PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.
 - iii. TALL FESCUE/KENTUCKY BLUEGRASS: FULL SUN MIXTURE; FOR USE IN DROUGHT PRAIRIE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MAINTENANCE IN FULL SUN TO MEDIUM SHADE. RECOMMENDED MIXTURE INCLUDES: CERTIFIED TALL FESCUE CULTIVARS 85 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 BE BLENDED.
 - iv. KENTUCKY BLUEGRASS/FINE FESCUE: SHADE MIXTURE; FOR USE IN AREAS WITH SHADE IN BLUEGRASS LAWNS. FINE FESCUE 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: 1 1/2 TO 3 POUNDS PER 1000 SQUARE FEET.

PERMANENT SEEDING SUMMARY

No.	SPECIES	APPLICATION RATE	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (10-20-20)	LIME RATE
9	*Certified Tall Fescue blend (85% by weight) Fescue IV, Penn 1957 or Penn Credo and Certified Kentucky Bluegrass blend (15% by weight) Courtyard, Raven & Yankee	6-8 lb/1,000 s.f.	Mar. 1 to May 15, Aug. 15 to Oct. 15	1/4 - 1/2 in.	1.0 lb/1000 (45 lb/acre)	90 lb/1000 s.f.

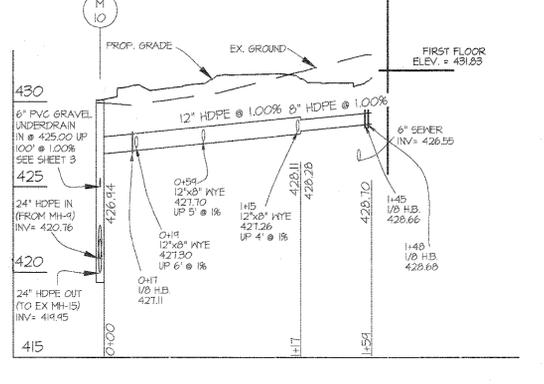
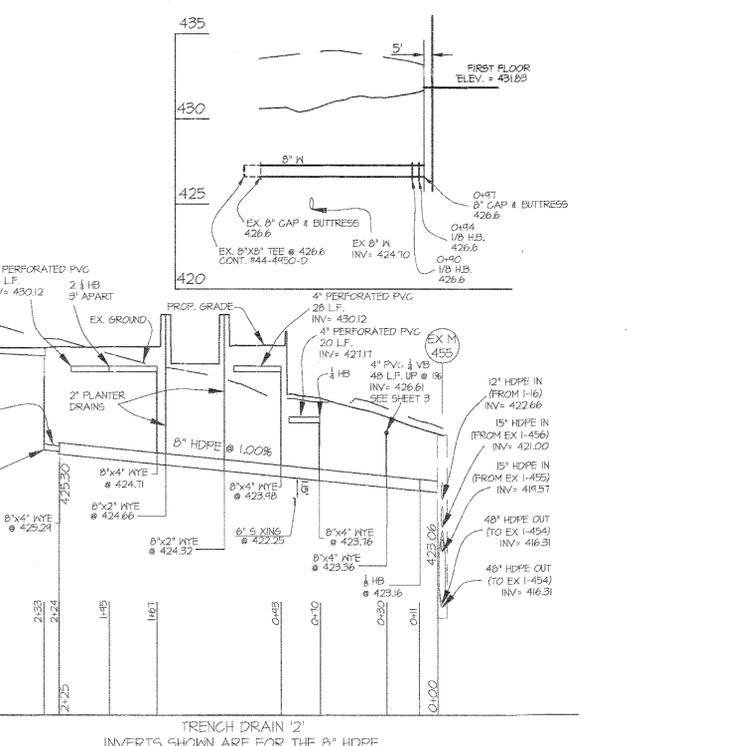
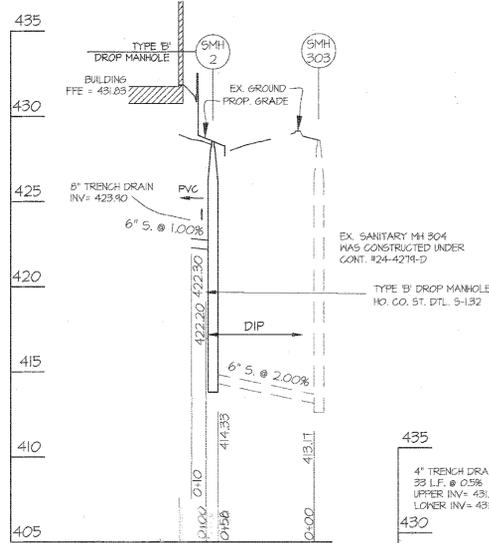
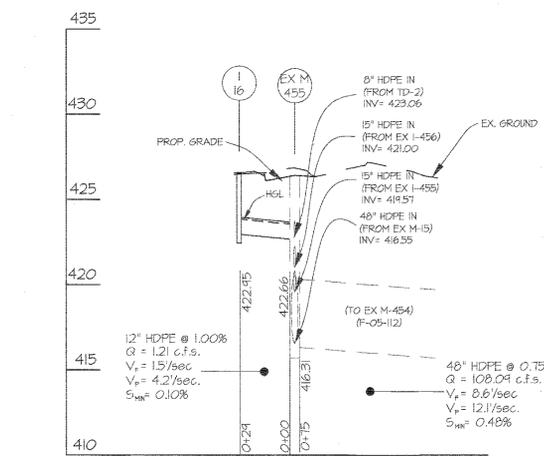
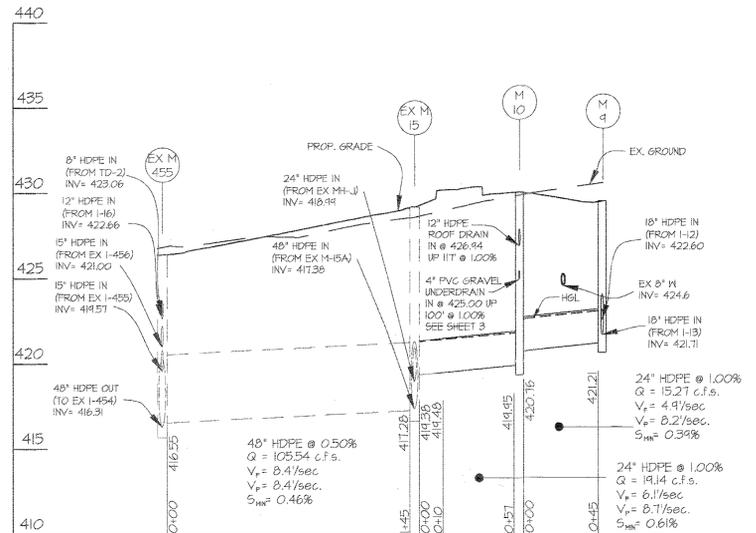
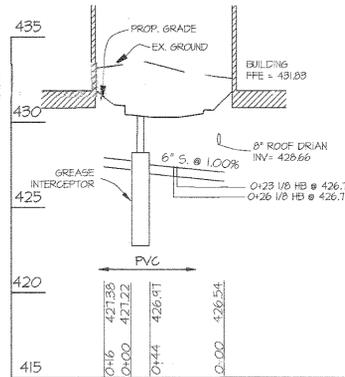
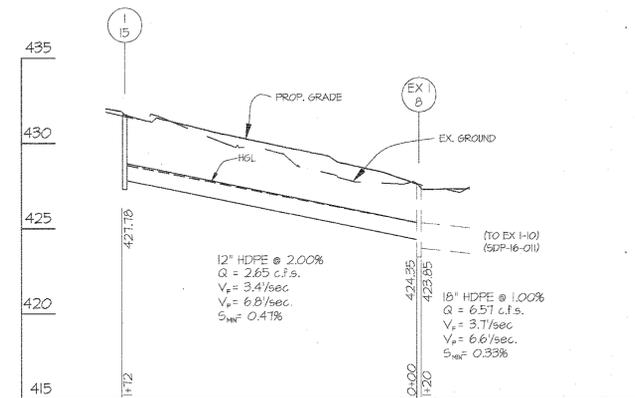
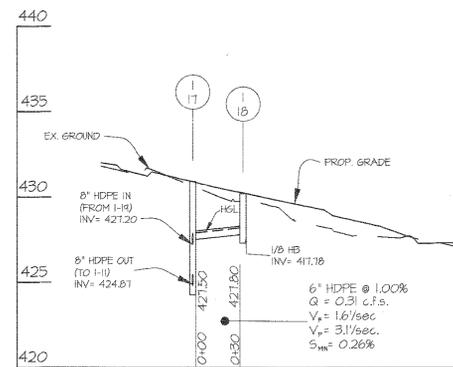
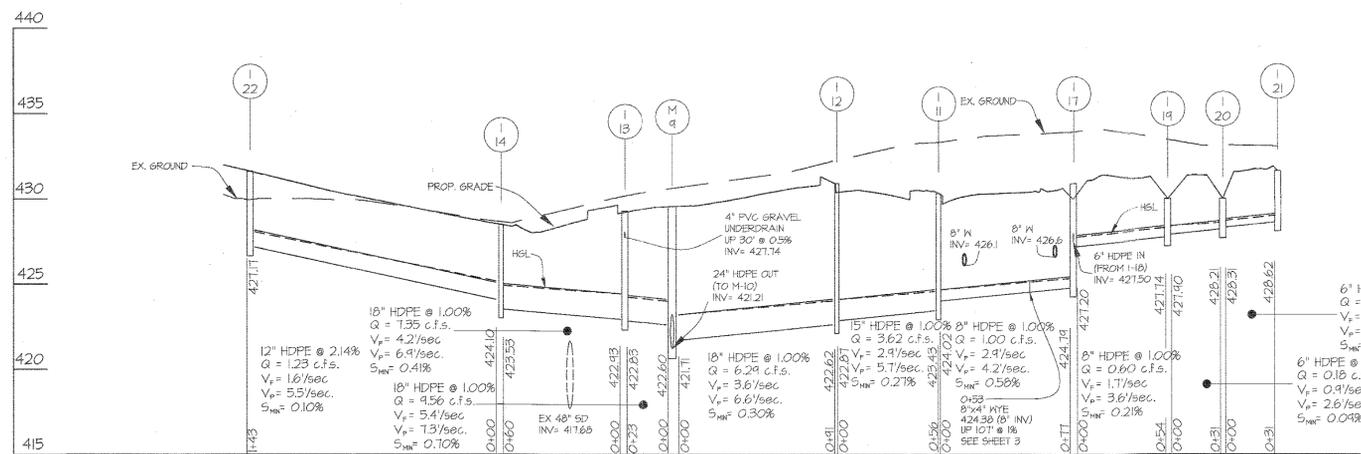
* Other cultivars listed as "proven" in the most current UMU T-77 may also be used

TEMPORARY SEEDING SUMMARY

SPECIES	APPLICATION RATE (lb/acre)	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (10-10-10)	LIME RATE
PEARL MILLET	20 lb/acre	May 16 to July 31	0.5 INCHES	4.36 lb/acre (10 lb/1,000 s.f.)	2 tons/acre (90 lb/1,000 s.f.)

GENERAL SPECIFICATIONS

- a. CLASS OF TURFGRASS SOIL MUST BE MARYLAND STATE CERTIFIED. SOIL LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR.
- b. SOIL MUST BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4 INCH, PLUS OR MINUS 1/4 INCH, AT THE TIME OF CONSTRUCTION. GRASS SEEDS, STRAW, AND OTHER MATERIALS TO PROMOTE GROWTH AND THATCH, BROKEN PANS AND TORN OR ENDS MUST NOT BE ACCEPTABLE.
- c. STANDARD SIZE SECTIONS OF SOIL MUST BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUS



STRUCTURE SCHEDULE (STORM DRAIN)									
NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT		STD. DETAIL	LOCATIONS	REMARKS
			UPPER	LOWER	UPPER	LOWER			
I-11	A-10 INLET	3'-0"	424.79	---	424.02	423.43	HO. CO. D-4.03	N 541,096 E 1,339,615	
I-12	A-15 INLET	3'-0"	431.05	430.80	422.87	422.62	P. G. CO. SD 10.1	N 541,046 E 1,339,578	
I-13	A-10 INLET	3'-0"	424.48	424.38	422.83	422.83	HO. CO. D-4.03	N 540,933 E 1,339,525	
I-14	A-15 INLET	3'-0"	428.15	---	424.10	423.53	P. G. CO. SD 10.1	N 540,870 E 1,339,501	
I-15	A-10 INLET	3'-0"	432.02	431.79	---	421.78	HO. CO. D-4.03	N 541,170 E 1,339,246	
I-16	A-10 INLET	3'-0"	426.70	426.66	---	422.85	HO. CO. D-4.03	N 540,814 E 1,339,642	
I-17	12" NYLOPLAST	12"	430.00	---	421.20	424.74	---	N 541,126 E 1,339,688	12" DOME
I-18	12" NYLOPLAST	12"	430.50	---	---	421.80	---	N 541,152 E 1,339,715	12" DOME
I-19	12" NYLOPLAST	12"	430.00	---	421.90	421.74	---	N 541,113 E 1,339,702	12" DOME
I-20	12" NYLOPLAST	12"	430.00	---	428.31	428.21	---	N 541,101 E 1,339,765	12" DOME
I-21	12" NYLOPLAST	12"	431.63	---	---	428.62	---	N 541,071 E 1,339,748	12" STANDARD SQUARE
I-22	A-10 INLET	3'-0"	431.91	431.68	---	421.17	HO. CO. D-4.03	N 540,932 E 1,339,365	
M-9	STANDARD MANHOLE	4'-0"	429.75	---	422.60	421.21	HO. CO. G-5.12	N 540,954 E 1,339,547	
M-10	STANDARD MANHOLE	4'-0"	430.16	---	426.94	419.95	HO. CO. G-5.12	N 540,931 E 1,339,593	

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.

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

PIPE SCHEDULE (STORM DRAIN)			
SIZE	TYPE	QUANTITY (L.F.)	REMARKS
2"	PVC	17	
4"	PVC	114	
4"	PERFORATED PVC	474	
6"	HDPE	92	
8"	HDPE	413	
12"	HDPE	461	
15"	HDPE	56	
18"	HDPE	174	
24"	HDPE	102	

QUANTITIES (WATER & SEWER)		
ITEM	QUANTITY	TYPE
8" WATER MAIN	97 L.F.	D.I.P. (CL 54)
8" CAP & BUTTRESS	1 EA.	
8" 1/8" HB.	2 EA.	
6" SEWER MAIN	70 L.F.	PVC
4" SEWER MANHOLE	1 EA.	

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE 07/07/2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: [Signature] 9-1-16
Chief, Division of Land Development: [Signature] 9-01-16
Chief, Development Engineering Division: [Signature] 8-19-16

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20986
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:
OWNER: MAPLE LAWN
C.C. STATUTORY TRUST
1829 RESTORATION ROAD
SUITE 300
BALTIMORE, MD 21208
PH: 410-484-8400
ATTN: MARK BENNETT

DEVELOPER:
ST. JOHN PROPERTIES
2560 LORD BALTIMORE DR.
BALTIMORE, MD 21244
PH: 410-788-0100
ATTN: KAREN WATSON

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. 12710
EXPIRATION DATE: May 2025
8/1/16

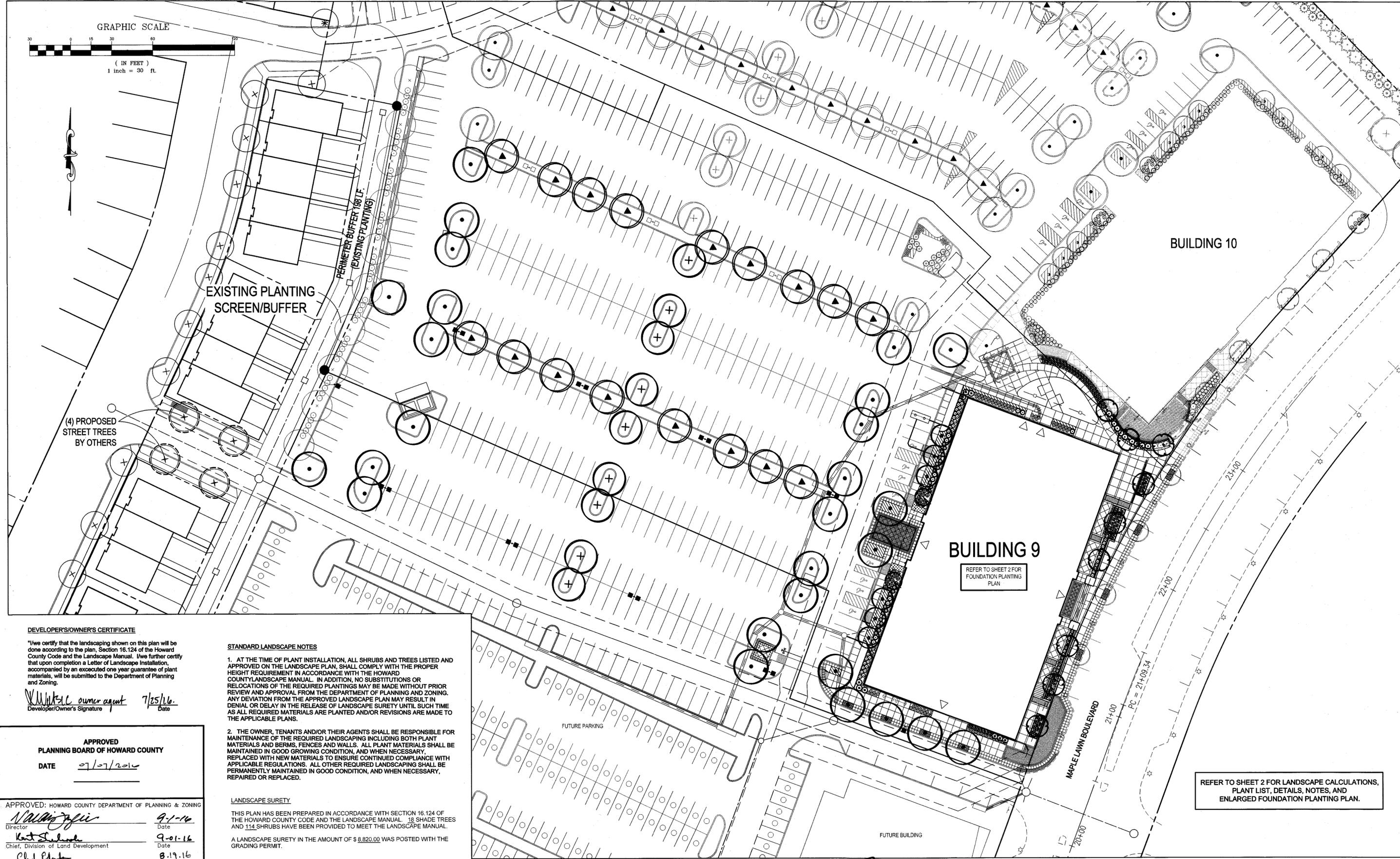
UTILITY PROFILES
MAPLE LAWN FARMS
Business District - Area 2
Parcel 'C-33' (Office Building No. 9 - A LEED Certified Green Building)
(Proposed Office Space with possible First Floor Retail, Restaurant, or Personal Service)
PLAT Nos 2388.0 thru 2388.2
ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	15119
DATE	TAX MAP - GRID	SHEET
JULY, 2016	46: 3&4	8 OF 10

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



DEVELOPER'S/OWNER'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 Landscape Manual. I/we further certify that upon completion a Letter of Landscape Installation, accompanied by an executed one year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.

W. J. C. owner agent 7/25/16
Developer/Owner's Signature Date

STANDARD LANDSCAPE NOTES

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

2. THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

LANDSCAPE SURETY

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. 18 SHADE TREES AND 114 SHRUBS HAVE BEEN PROVIDED TO MEET THE LANDSCAPE MANUAL.

A LANDSCAPE SURETY IN THE AMOUNT OF \$ 8,820.00 WAS POSTED WITH THE GRADING PERMIT.

APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE 07/07/2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

N. J. J. J. 9-1-16
Director Date
K. S. S. 9-01-16
Chief, Division of Land Development Date
C. E. E. 8-19-16
Chief, Development Engineering Division Date

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

PREPARED FOR:

OWNER: MAPLE LAWN C.C. STATUTORY TRUST
1829 REISTERSTOWN ROAD SUITE 300 BALTIMORE, MD 21208 PH. 410-484-8400 ATTN: MARK BENNETT

DEVELOPER: ST. JOHN PROPERTIES
2560 LORD BALTIMORE DR. BALTIMORE, MD 21244 PH. 410-765-0100 ATTN: KAREN WATSON

OVERALL LANDSCAPE PLAN

MAPLE LAWN FARMS

Business District - Area 2
Parcel 'C-32' (Office Building No. 9 - A LEED Certified Green Building)
(Proposed Office Space with possible First Floor Retail)
PLAT Nos. 23892 thru 23892

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

REFER TO SHEET 2 FOR LANDSCAPE CALCULATIONS, PLANT LIST, DETAILS, NOTES, AND ENLARGED FOUNDATION PLANTING PLAN.

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	15119
DATE	TAX MAP - GRID	SHEET
JUNE, 2016	46: 3&4	9 OF 10

DES. DEV	DRN. JRD	CHK. DEV
DATE	REVISION	BY APPR.

