

**General Notes**

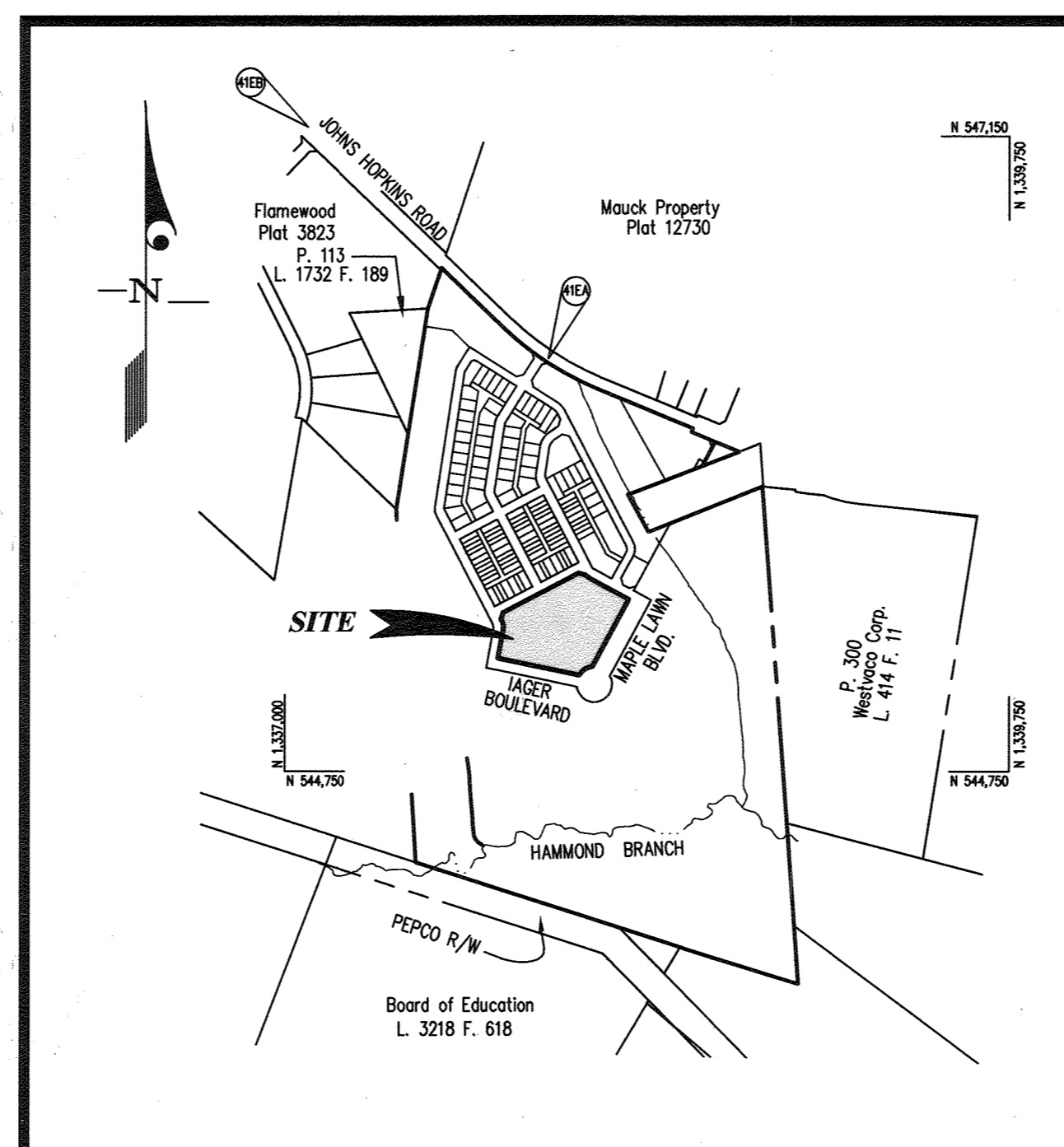
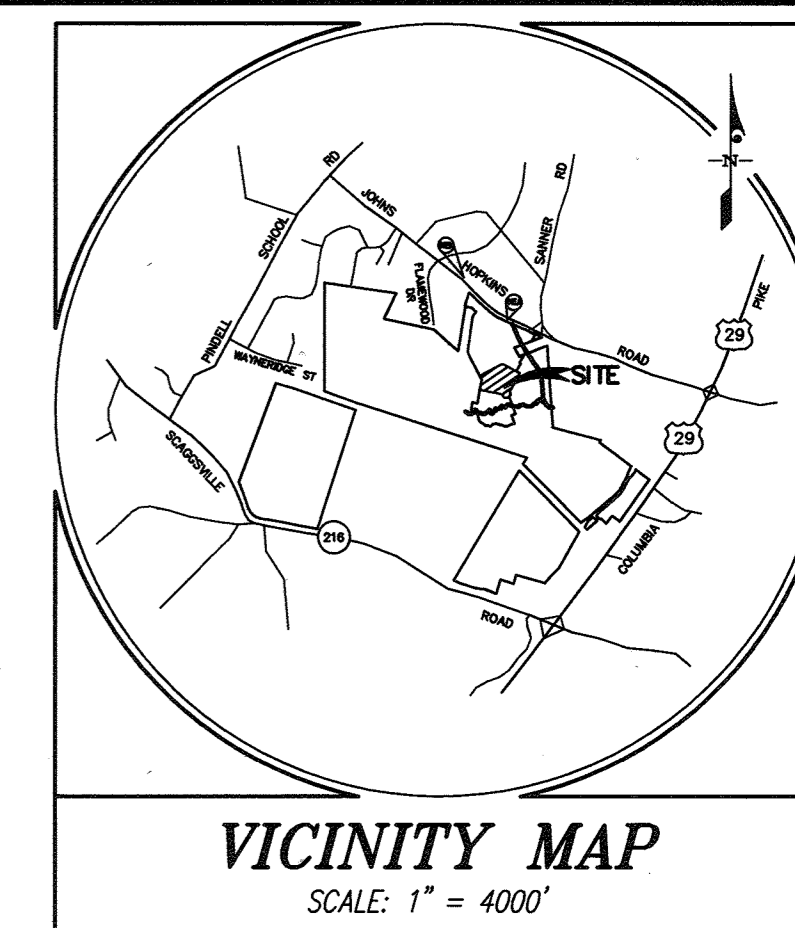
- All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications if applicable.
- The contractor shall notify the Department of Public Works, Bureau of Engineering, Construction Inspection Division at (410) 313-1880 at least five (5) working days prior to the start of work.
- The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work being done.
- Project Background:  
Location: TAX MAP #41, GRID 21 & 22  
Zoning: MXD-3  
Election District: 5th  
Buildable Lot Area: 5.01 AC.  
Rec. Ref: 16085-16092
- 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 work.
- Proposed Use: Recreation/Community Activity Center
- All plan dimensions are to face of building unless otherwise noted. Dimensions are measured perpendicular or radially between items unless otherwise noted.
- Existing topography is shown per field run survey information by Gutschick, Little, Weber, P.A. & by design grades from design plans for construction.
- Coordinates and bearings are based upon the '83 MD State Coordinate system (NAD '83) as projected by Howard County Geodetic Control Stations No. 41EA, 41EB, 41GA and No. 46B2.
- Property is zoned MXD-3 per the 10-18-83 Comprehensive Zoning Plan. Per ZB-995M was approved 2-08-01 granting approval to PDP.
- See Department of Planning & Zoning file numbers: S-01-17, ZB-995M, PB-353, WP-01-111(\*), WP-02-54(\*\*), P-02-12, WP-03-02(\*\*), P-03-01, F-03-07, F-03-90, AND SDP-03-140.
- Water and sewer service is public.
- All existing water and sewer is per Contract 24-4105 D.
- All existing public storm drain is per F-03-90.
- Stormwater Management is being provided by F-03-90.
- Recording reference: 16085-16092
- Existing utilities are based on approved design plans for construction and field location by Gutschick, Little & Weber, P.A.
- There are no known cemeteries, grave sites or historic structures located on the subject property.
- There are no scenic roads within or adjacent to the subject property.
- There is no floodplain on this site.
- There are no wetlands on this site.
- This property was brought into the Metropolitan District on August 20, 2001.
- Building setbacks and building restrictions are in accordance with the approved comprehensive development criteria per S-01-17 and PB-353.
- Waiver request from Section 16.119(e)(5) - which requires the truncation of Public Right Of Way lines on corner lots at intersections by straight lines joining points 25 feet back from the theoretical property line intersection in each quadrant, was approved by the Department of Planning and Zoning under the conditions of WP-03-02(\*\*), which was granted on October 11, 2002 subject to the following condition:  
A. Truncated right of way corners shall apply to the residential land use lots and to other lots or parcels elsewhere, for the open space or commercial land use area for this project where necessary to achieve the traditional neighborhood design (TND) goals and objectives subject to having adequate intersection sight distance as determined by the DPZ, Development Engineering Division.
- As a consequence of the sketch plan, S-01-17 approval prior to November 15, 2001, this project is grandfathered to the Fourth Edition of the Subdivision and Land Development Regulations.
- Open space lots contain active recreational facilities as allowed by the approved comprehensive development criteria.
- Phasing for this project is in accordance with the Decision and Order for ZB-995M and the Decision and Order for PB Case No. 353 (S-01-17).
- The Traffic Study was approved as part of Sketch Plan S-01-17.
- Parking shown on these plans was constructed under F-03-90 for the purpose of the activities on Open Space Lot 125.
- Water and Sewer House Connection limits shown on these plans is from the road R/W to within 5' of the building. Refer to architectural drawings for remainder of construction.
- Forest Conservation for this site has been provided under F-03-90.
- All easements (Public and Private) shown on these plans are per Recorded Plots 16085-16092, unless otherwise noted.
- Vehicular ingress and egress to Maryland Route 216 and along proposed Maple Lawn Boulevard Extension through the subdivision is restricted, except at the various points of access to be approved by the Department of Planning and Zoning under the conditions of WP-01-111(\*), which was granted on May 2, 2001, allowing the following:  
A. Additional points along Maple Lawn Boulevard other than those permitted by section 16.119(f)(1), subject to further analysis and approvals at later plan stages, and  
B. Residential lots front on neighborhood parks instead of being limited to frontage on public rights of way as in section 16.120(c)(2), subject to adequate private alley access.
- Because this plan submission is non-residential use, a noise study is not required.
- There will be no outside trash dumpsters for the Recreation/Community Activity Center.

**Open Space Criteria (S01-17)**

**Permitted Uses**  
Any uses which do not involve any extensive coverage of land with structures, including, but not limited to, parks, playing fields, playgrounds, tennis, basketball and all purpose courts, golfcourses, pools, pathways, any other outdoor recreational uses, and environmental facilities such as storm water management facilities or water quality facilities. In addition, buildings and parking lots shall be permitted if they are for the public or for residents and people working within the Subject Property and area owned by a homeowners' association, or are for non-profit uses, such as a school, library, fire and rescue station, post office, museum, art gallery, nature center, or community building. Parking lots are permitted only as an accessory use to an approved use on the same lot. Open land within designated residential land use areas shall be considered Open Space if it is held for the common use of persons residing in the vicinity of such land.

**Other Permitted uses**  
Public or private child care center.  
Recreation/Community Activity Center for customary community activities including but not limited to:  
The presentation and performance of outdoor community activities, public or private, such as musical and theatrical performance, outdoor picnics, art shows, and carnivals.  
Rummage sales, white elephant sales, cake sales, dances, and similar activities.  
Operation of a community hall including leasing of some for public or private use.  
Operation of incidental commercial activities such as a snack bar.  
Public or private tennis courts, together with such incidental commercial activities as are consistent with primary use of the lot as a tennis facility.  
Buildings and parking lots which are owned and used by any governmental entity or homeowners' association or are used for non-profit purposes including but not limited to:  
Community library facility  
Teen center building including incidental sales on the premises of food and beverages  
Buildings used primarily for religious activities  
Mail room, post office, pool house, meeting hall, exercise facility, leasing offices, administrative offices, including incidental sales on the premises of food and beverages.  
Park structures including but not limited to gazebos, pavilions, amphitheater seating, decks, fountains, walks, hardscape plazas, trails, patios, etc.  
Utility facilities  
Environmental facilities such as drainage, stormwater management facilities, wetland mitigation, afforestation or reforestation.  
Activity areas such as tot lots, volleyball and multi-purpose courts, picnic areas, etc.  
**Lot Area**  
No minimum/maximum lot sizes apply within Open Space land use areas except that 35% of the gross acreage of all recorded land must be open space and 10% of the open space must be available for active recreation.  
**Setbacks**  
Buildings or structures within Open Space land use areas shall be a minimum of 10' from any right-of-way or property line, except that park like structures such as gazebos, pavilions, benches, fountains and similar structures may be located anywhere within an open space lot; except, however, that buildings and structures may be permitted anywhere within Open Space land use areas in accordance with a Site Development Plan approved by the Howard County Planning Board.  
**Height**  
There shall be no height limitations for buildings or structures in Open Space land use areas, provided improvements are constructed in accordance with a site development plan approved by the Howard County Planning Board.  
**Coverage**  
No coverage requirement is imposed upon lots within Open Space land use areas.  
**Parking**  
Health Club 10.0 spaces per 1,000 square feet  
Swimming Pool, Community 1.0 space per seven persons permitted in the pool at one time by the Health Dept.  
Tennis Court 2.0 spaces per court  
Such parking areas may be in parking lots, parallel spaces located on paved areas in and/or adjacent to publicly maintained roadways, adjacent to public or private service drives or oriented diagonally or at right angles to such roadways or service drives.  
**Accessory Uses**  
Any use normally and customarily incidental to any use permitted in any Land Use Area shall be permitted.

# SITE DEVELOPMENT PLAN MAPLE LAWN FARMS RECREATION/COMMUNITY ACTIVITY CENTER



**KEY MAP**  
SCALE: 1" = 600'

**LEGEND**

- 366--- EX. CONTOUR
- 300--- PROP. CONTOUR
- EX. TREES (PER F-03-90)
- EX. STORM DRAIN
- PROP. STORM DRAIN
- LIMIT OF SUBMISSION
- EX. SANITARY SEWER
- EX. WATERLINE
- CONCRETE CURB & GUTTER
- PROP. SANITARY SEWER
- PROPOSED WATERLINE
- EX. CURB & GUTTER
- FUTURE CURB & GUTTER
- PROPOSED REVERSE CURB & GUTTER
- CONCRETE SIDEWALK, DUMPSTER PAD
- OR UTILITY PAD
- EX. EASEMENTS
- EX. ASPHALT PAVING
- TOP OF PAVING SPOT SHOT
- NUMBER OF PARKING SPACES
- EX. LIGHT FIXTURE & POLE (PER F 03-90)
- TYPE I FENCE
- TYPE II FENCE
- TYPE III FENCE
- KEYSTONE RETAINING WALL
- TRENCH DRAIN
- HANDICAPPED PARKING
- BUILDING MAIN ENTRANCE

**Site Analysis Data Chart**

- Total of Open Space Lot 125 Area = 218,061 SF or 5.01 Ac.
- Limit of Disturbed Area = 218,061 SF or 5.01 Ac.
- Zoning = MXD-3.
- Proposed Use: Community Building  
Fitness Building
- Building Coverage: (% of Gross Acreage)  
Community Building: 5,969 SQ. FT. = 0.14 Ac. (2.74%)  
Fitness Building: 2,469 SQ. FT. = 0.056 Ac. (1.12%)

**Parking Tabulation**

**Gross Generation Data**

- Pool Area
  - a. Pool Area with depth greater than 5' = 4,500 s.f.  
Number of users (@ 1 user per 12 s.f.) = 375 users
  - b. Pool Area with depth less than 5' = 4,565 s.f.  
Number of users (@ 1 user per 15 s.f.) = 305 users  
Total number of users = 680 users  
Number of spaces (@ 1 space per 7 users) = 97 spaces
- Community / Fitness Building
  - a. Usable Floor Area = 13,217 sq. ft. (excludes mechanical equipment room areas)  
Number of spaces (@ 10 spaces per 1,000 sq. ft.) = 132 spaces
  - b. Number of Employees = 7  
Number of spaces (@ 1 space per employee) = 7 spaces
- Tennis Courts
  - a. Number of Courts = 2  
Number of spaces (@ 2 spaces per court) = 4 spaces

Total Number of Spaces = 241 spaces

Credit for pedestrian accessibility \* = 150 spaces  
Required Parking = 91 spaces (241-150 credit)  
Parking Provided \*\* = 98 spaces  
Extended Parking Provided \*\*\* = 157 spaces

\* See Parking Study submitted with this Site Development Plan. (represents the difference between the 91 spaces needed (net) and the hypothetical 241 spaces above.)  
\*\* Only counts the "head in" and parallel spots adjacent to the perimeter of the site.  
\*\*\* Includes parking on the opposite side of the street on adjacent streets only.

- Handicap Parking
  - a. Number of Handicap Spaces Required = 4 spaces
  - b. Number of Handicap Spaces Provided = 9 spaces
  - c. Number of Van Accessible Spaces Required = 2 spaces
  - d. Number of Van Accessible Spaces Provided = 2 spaces

**Area Community Centers Comparative Matrix**

	Kentlands	King Farm	Lakelands	Emerson (SDP-03-07)	Maple Lawn Farms (Proposed)
Community Size: # of units	1,300 units (excluding apts)	2,000 units (3,000 units total)	1,487 units (1,750 units total)	1,145 units	1,116 units (includes 520 apts.)
Community Center Size: sf	5,000 +/- sf on 2 Levels	4,500 +/- sf on 2 Levels	11,446 sf on 3 Levels	4,765 sf on 1 level	15,217 sf in 2 buildings
Community Green: acres	4.6 +/- ac	2 +/- ac	2.47 +/- ac	(not available)	2 +/- ac
Pools: (includes all pools, i.e. main pools, kiddie pools, etc.)	3 pools	3 pools	3 pools	2 pools	2 pools
Tennis Courts:	4	2 in City Park	2	2	1
Pavilion:	3 pavilions & shade structures	x	2 shade structures	3 shade structures	2
Basketball Courts:	1	(2) 1/2 courts in City Park	1	1 (sand volleyball court)	(multi-purpose court)
Tot Lot:	1	2 in City Park	1	x	1
Parking w/in Comm. Green:	16 (Lot) & 51 (Street)	34 (Lot) & 47 (Street)	on-street only	95 (lot)	98 on-street (adjacent side of street only)
TOTAL PARKING SPACES:	67	81	(not available)	95	98*

\*An additional 59 spaces will be provided on opposite sides of adjacent streets.

**Sheet Index**

- Cover Sheet
- Site Development Plan
- Building, Fence, and Wall Detail Sheet
- Site/Handicap Accessibility Details
- Utility Profile Sheet
- Sediment Control Plan
- Sediment Control Details and Notes
- Landscape Plan
- Landscape Details Notes & Schedules

**ADDRESS CHART**

BUILDING	STREET ADDRESS
FITNESS BUILDING COMMUNITY BUILDING	7600 MAPLE LAWN BOULEVARD

WATER CODE: E21	SEWER CODE: 7695000
SUBDIVISION NAME: MAPLE LAWN FARMS	
SECTION/AREA: MDTOWN DISTRICT / AREA 1	PARCELS: O.S. LOT 125
PLAT No. 16092	ZONE: MXD-3
TAX MAP 41	BLOCK 21 & 22
ELEC. DIST. 5	CENSUS TRACT 6051.02

**APPROVED**  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE: Nov. 13, 2003

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT  
*Penny Rosenstein* / *Barbara* 3/26/04  
County Health Officer / Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Martha A. Leuglin* 3/24/04  
Director / Date

*Andy Hamada* 3/3/04  
Chief, Division of Land Development / Date

*Chris* 3/23/04  
Chief, Development Engineering Division / Date



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

DATE	REVISION	BY	APP'R.
11-2-03	Rev. comparative matrix & site analysis data chart to account for fitness building expansion.	DEV	
12-2-03	Rev. comparative matrix & site analysis data chart to account for fitness building expansion.	GT	DEV

PREPARED FOR:  
G & R Maple Lawn, Inc., et al.  
Suite 410, Woodhollow Center  
1829 Reisterstown Road  
Baltimore, MD. 21208  
Attn: Charlie O'Donovan  
410-484-8400

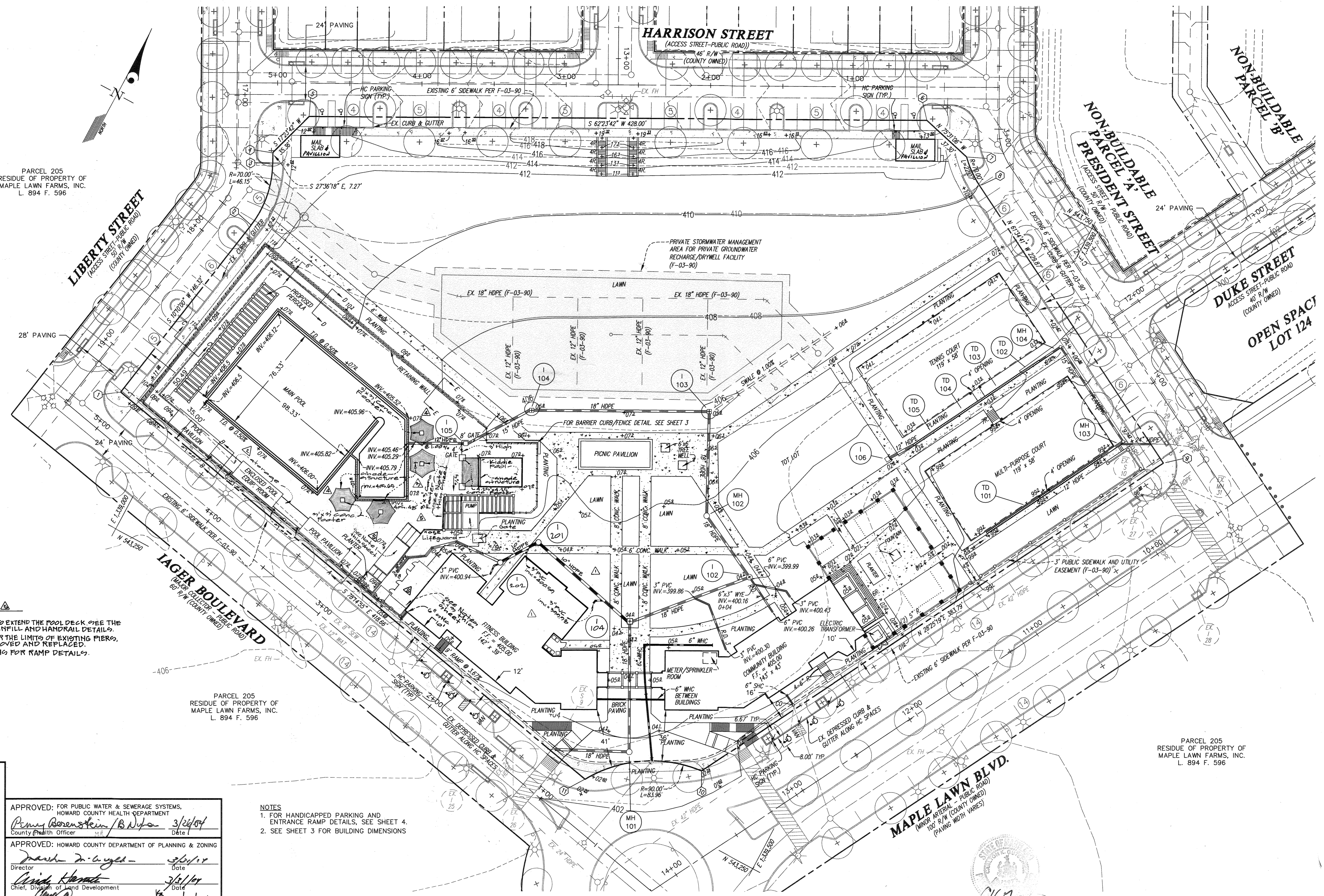
**COVER SHEET**  
**MAPLE LAWN FARMS**  
Midtown District - Area 1 - OPEN SPACE LOT 125  
Recreation/Community Activity Center

SCALE: AS SHOWN	ZONING: MXD-3	G. L. W. FILE NO.: 03058
DATE: Mar., 2004	TAX MAP - GRID: 41: 21 & 22	SHEET: 1 OF 9

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LOCATION	COORDINATE
1	N 543,335 E 1,338,959
2	N 543,479 E 1,338,984
3	N 543,524 E 1,338,978
4	N 543,530 E 1,338,974
5	N 543,564 E 1,338,985
6	N 543,762 E 1,339,364
7	N 543,753 E 1,339,400
8	N 543,740 E 1,339,418
9	N 543,630 E 1,339,620
10	N 543,293 E 1,339,437
11	N 543,250 E 1,339,369

PARCEL 205  
RESIDUE OF PROPERTY OF  
MAPLE LAWN FARMS, INC.  
L. 894 F. 596



**NOTES FOR REVISION**

1. THE EXISTING STEPS WILL BE INFILLED TO EXTEND THE POOL DECK. SEE THE ARCHITECTURAL PLANS FOR THE INFILL AND HANDRAIL DETAILS.
2. SEE THE ARCHITECTURAL PLANS FOR THE LIMITS OF EXISTING PIERS, FENCES AND GATE TO BE REMOVED AND REPLACED.
3. SEE THE ARCHITECTURAL PLANS FOR RAMP DETAILS.

PARCEL 205  
RESIDUE OF PROPERTY OF  
MAPLE LAWN FARMS, INC.  
L. 894 F. 596

PARCEL 205  
RESIDUE OF PROPERTY OF  
MAPLE LAWN FARMS, INC.  
L. 894 F. 596

- NOTES**
1. FOR HANDICAPPED PARKING AND ENTRANCE RAMP DETAILS, SEE SHEET 4.
  2. SEE SHEET 3 FOR BUILDING DIMENSIONS.

**APPROVED**  
PLANNING BOARD  
OF HOWARD COUNTY

DATE Nov. 13, 2003

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT  
*Penny Rosenstein* / *B. N. N. N.* 3/26/04  
County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Mark D. G. G.* 3/26/04  
Director Date

*Chris K. K.* 3/26/04  
Chief, Division of Land Development Date

*Mike M.* 3/26/04  
Chief, Development Engineering Division Date

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

DATE	REVISION	BY	APPR.
12-22-19	ADDED EXPANSION FOR FITNESS BUILDING - STEP INFILL, RELOCATED GATES, AND REVISED PLANS TO REFLECT EX. CONDITIONS.	gt	DEV
2-24-2017	ADDED SHADE STRUCTURES AROUND POOL	gt	LAB
0-2-2016	ADDED SHADE STRUCTURES AROUND POOL	gt	DEV
0-2-2016	ADDED STORAGE BUILDINGS	gt	DEV
0-2-2016	REV. BLDG, WALKS & STORM DRAIN TO ACCOUNT FOR FITNESS BUILDING EXPANSION	klp	DEV
DATE	REVISION	BY	APPR.

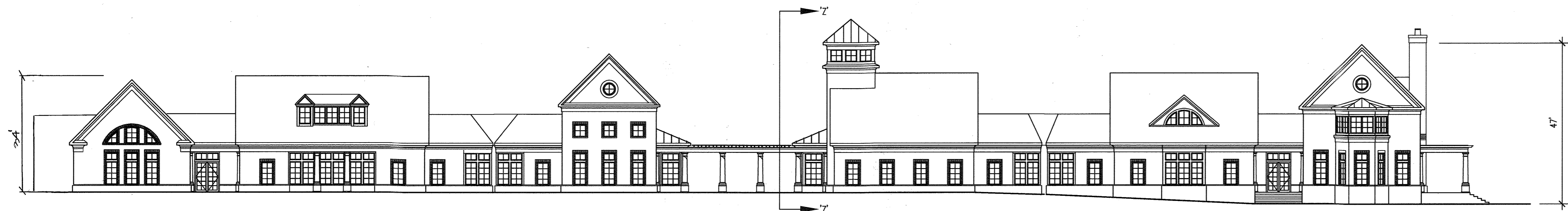
PREPARED FOR:  
G & R Maple Lawn, Inc. et. al.  
Suite 410, Woodhome Center  
1829 Reisterstown Road  
Baltimore, Md. 21208  
Attn: Charlie O'Donovan  
410-484-8400

**SITE DEVELOPMENT PLAN**  
**MAPLE LAWN FARMS**  
Midtown District - Area 1 - Open Space Lot 125  
Community Center

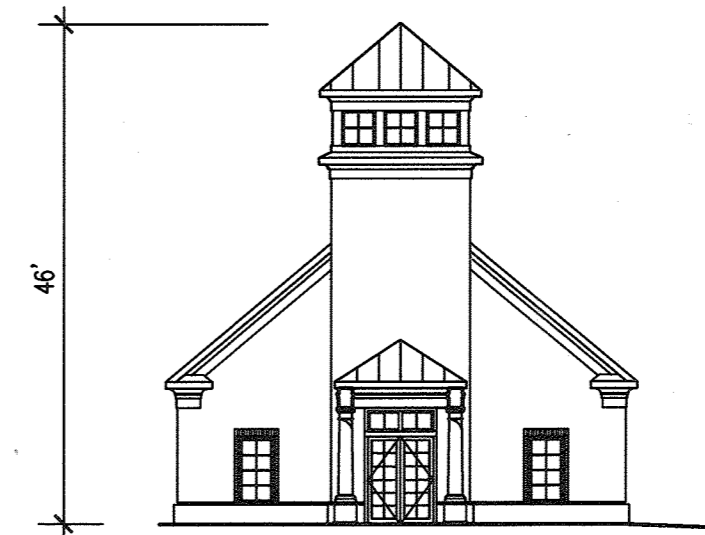
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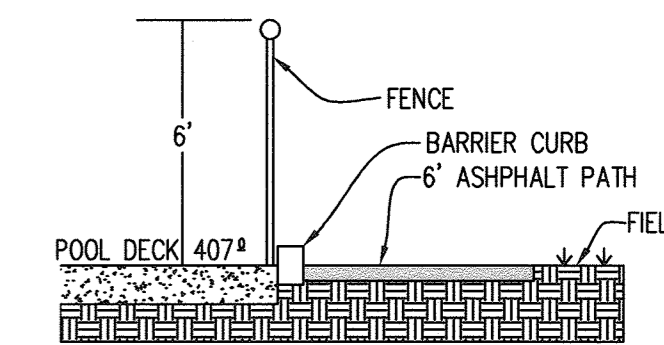
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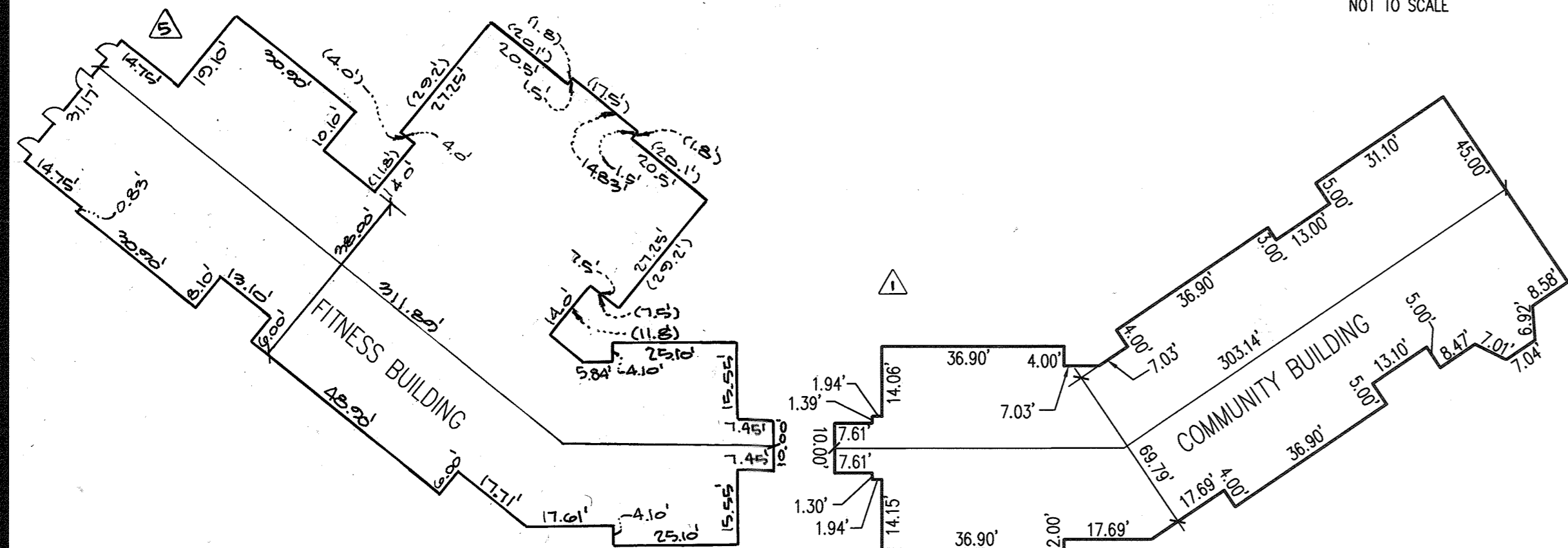
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**SECTION 'Z-Z' COMMUNITY CENTER ENTRY ELEVATION**  
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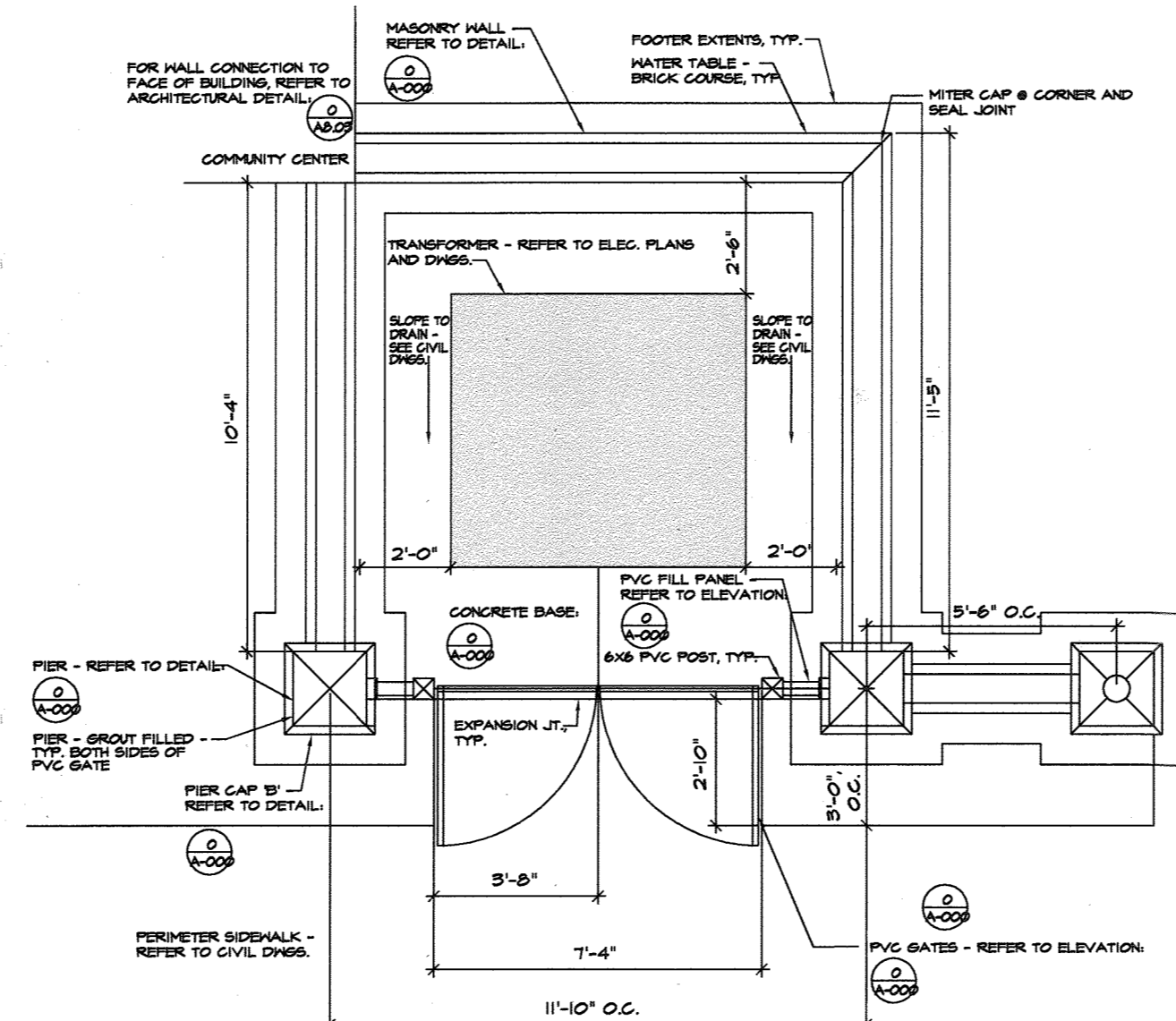


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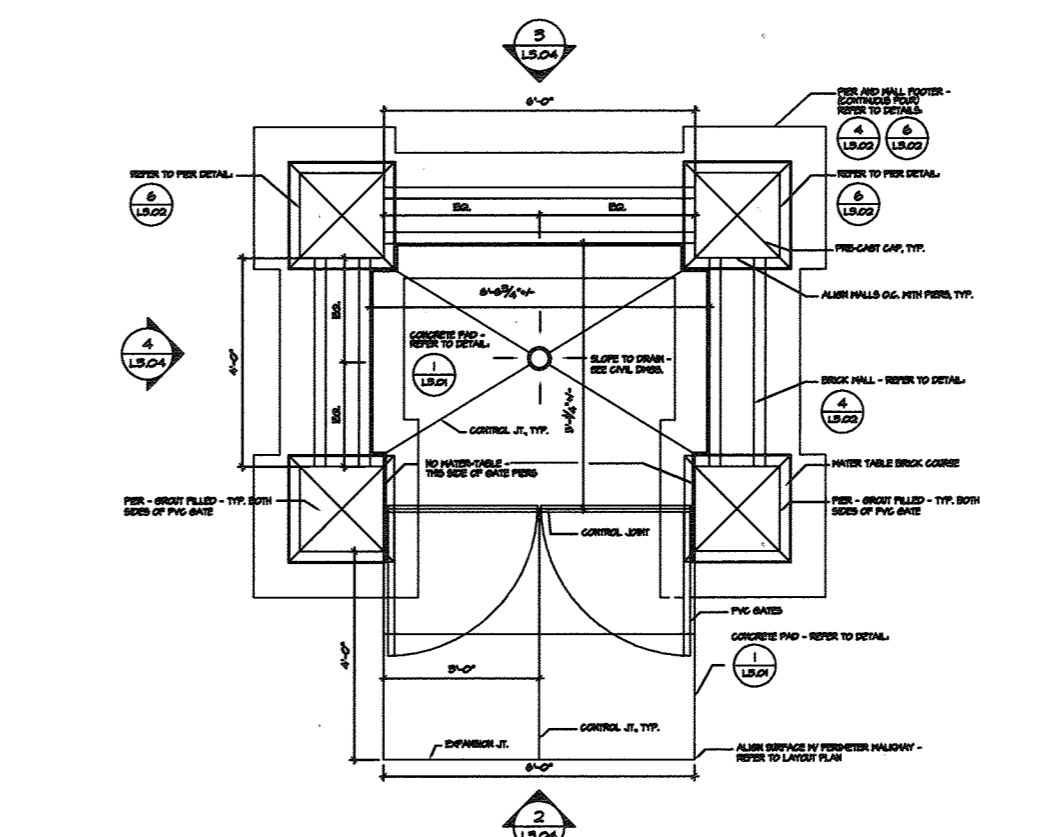


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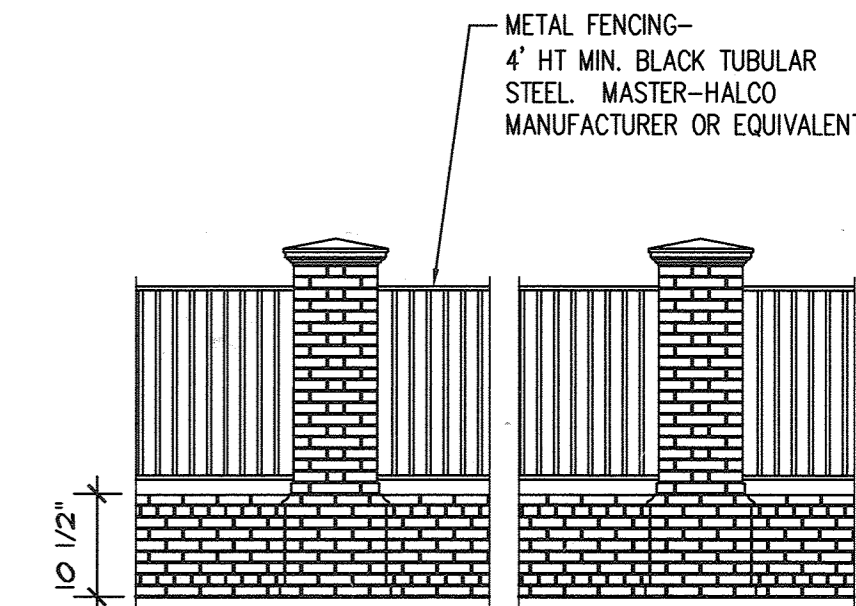
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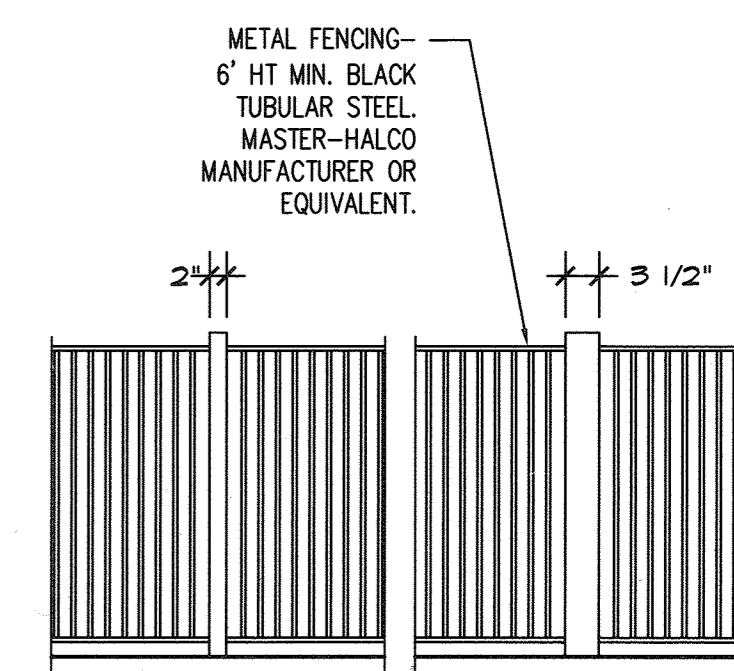
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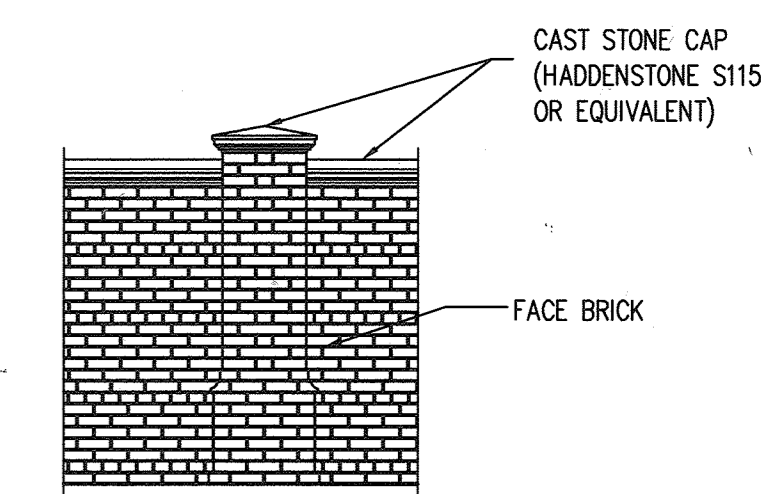
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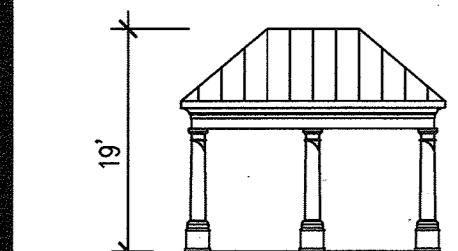


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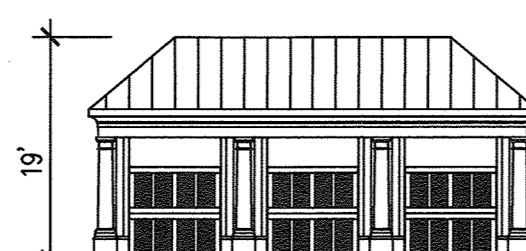
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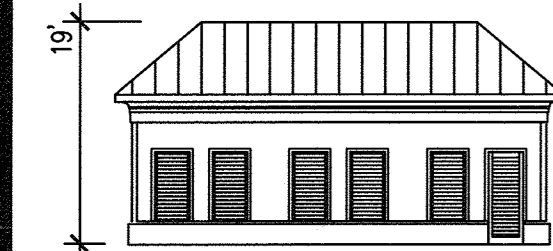
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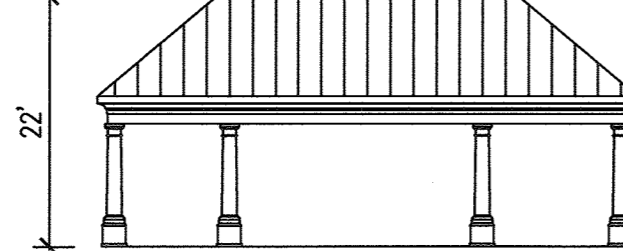
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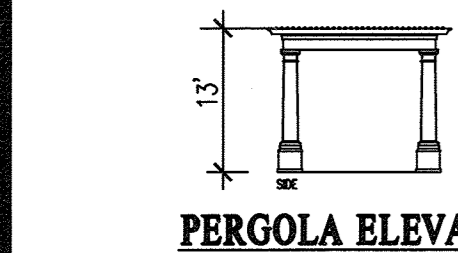
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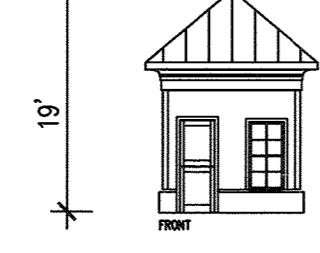
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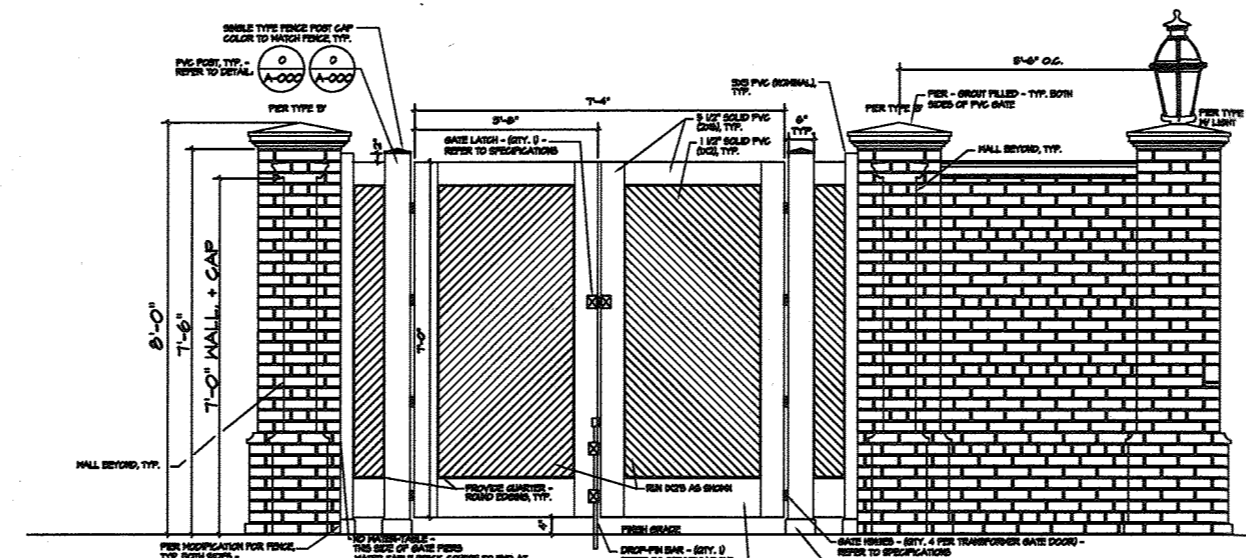
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**PERGOLA FOOTPRINT**  
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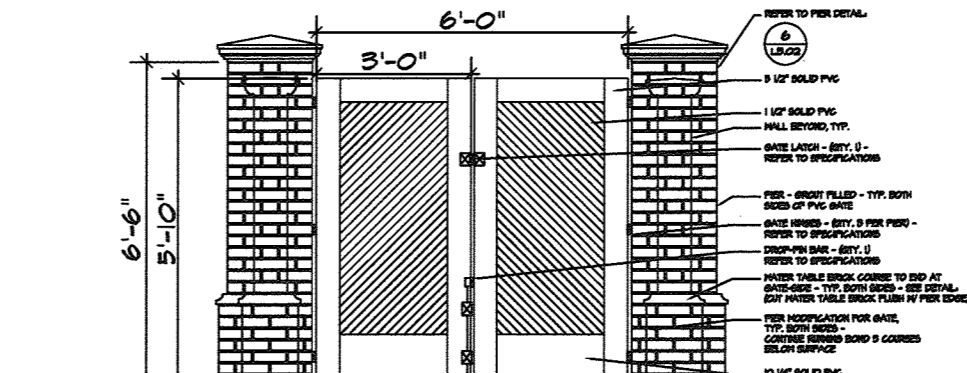


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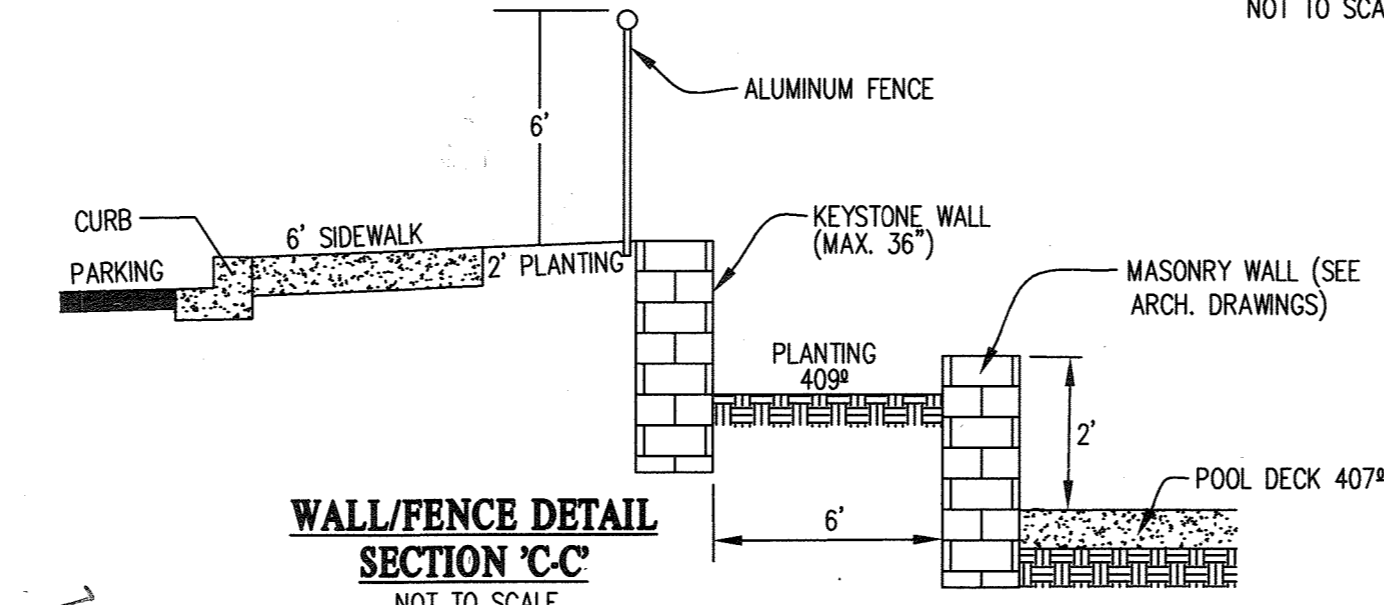
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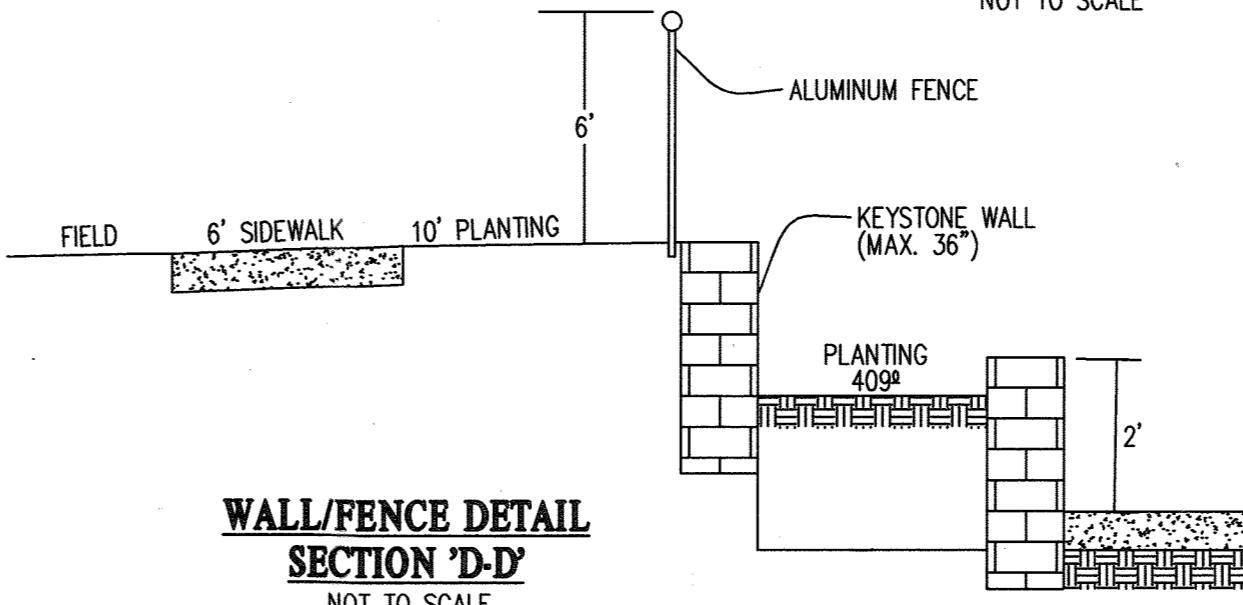
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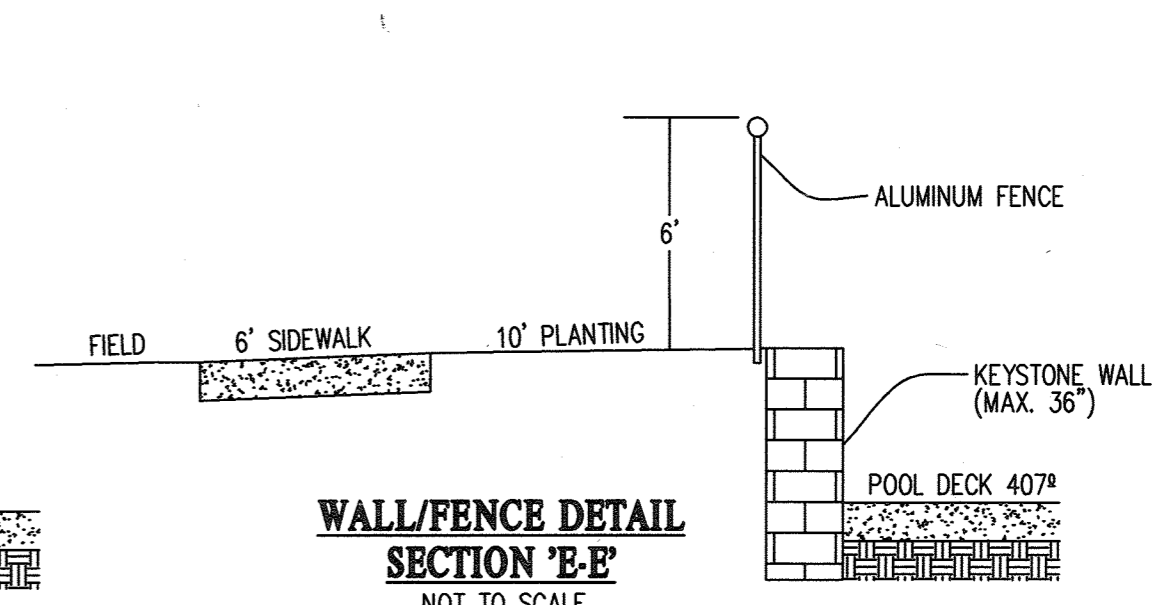
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**WALL/FENCE DETAIL SECTION 'D-D'**  
NOT TO SCALE



**WALL/FENCE DETAIL SECTION 'E-E'**  
NOT TO SCALE

**APPROVED PLANNING BOARD OF HOWARD COUNTY**  
DATE: Nov. 13, 2003

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

County Health Officer: \_\_\_\_\_ Date: \_\_\_\_\_

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Frank M. Layton* Date: 3/21/04

Chief, Division of Land Development: *Cindy Hunt* Date: 3/11/04

Chief, Development Engineering Division: \_\_\_\_\_ Date: 3/22/04



**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 BAL: 410-980-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

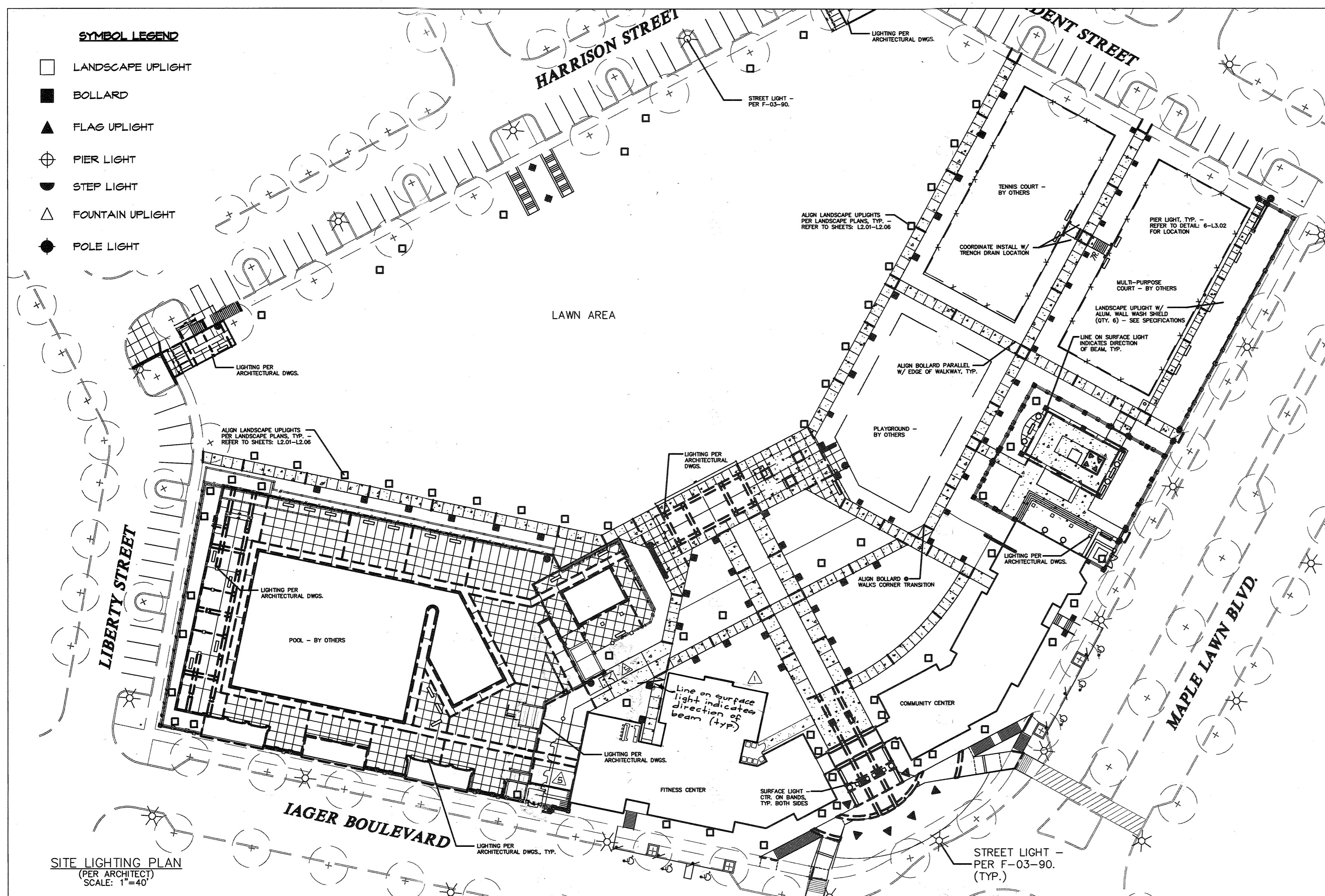
12/02/10	Added Expansion for Fitness Bldg.	WJD	DEV
DATE	REVISION	BY	APP'R.

PREPARED FOR:  
G & R Maple Lawn, Inc. et. al.  
Suite 410, Woodholme Center  
1829 Reisterstown Road  
Baltimore, Md. 21208  
Attn: Charlie O'Donovan  
410-484-8400

**BUILDING, FENCE, AND WALL DETAILS**  
**MAPLE LAWN FARMS**  
Midtown District - Area 1 - OPEN SPACE LOT 125  
Community Center

SCALE	ZONING	G. L. W. FILE No.
NTS	MXD-3	03058
DATE	TAX MAP - GRID	SHEET
Mar., 2004	41: 21 & 22	3 OF 9

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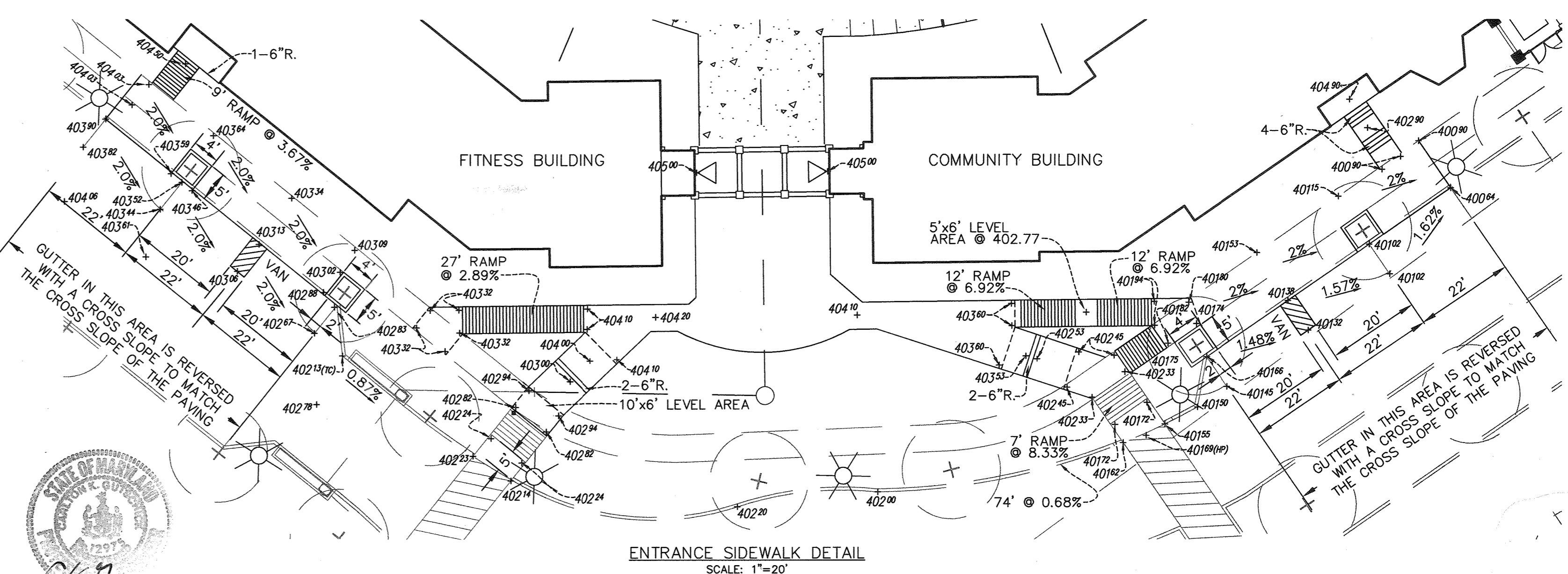
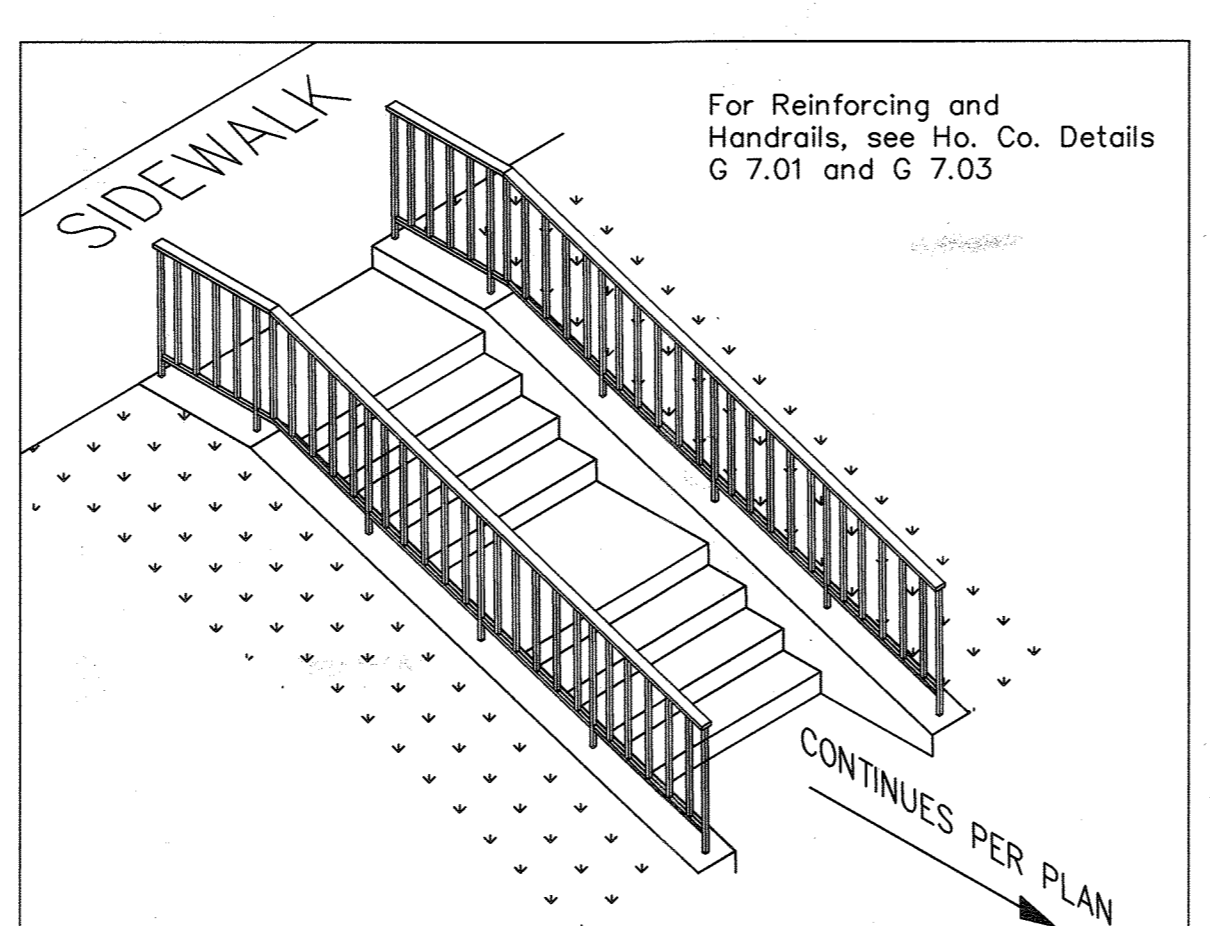
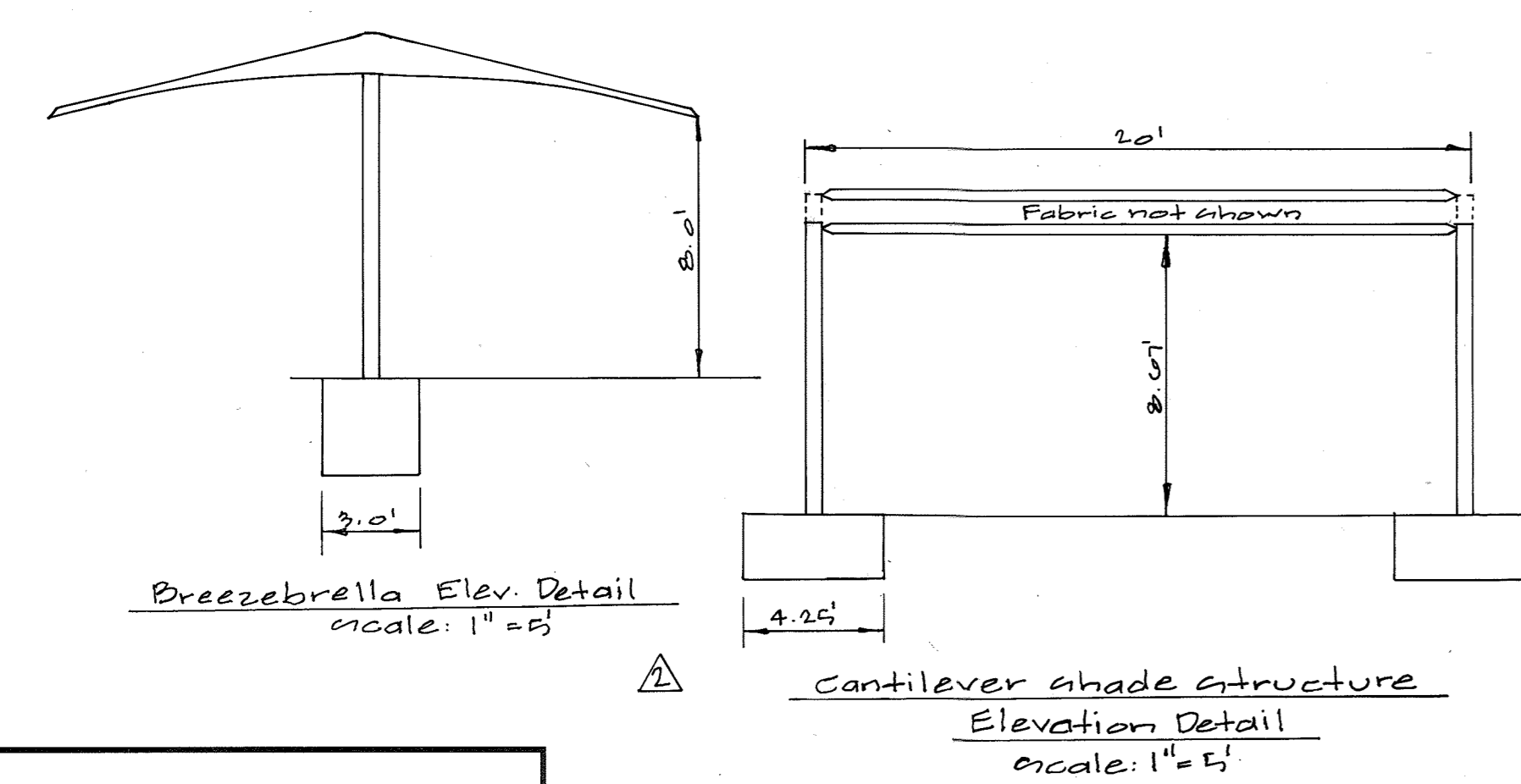
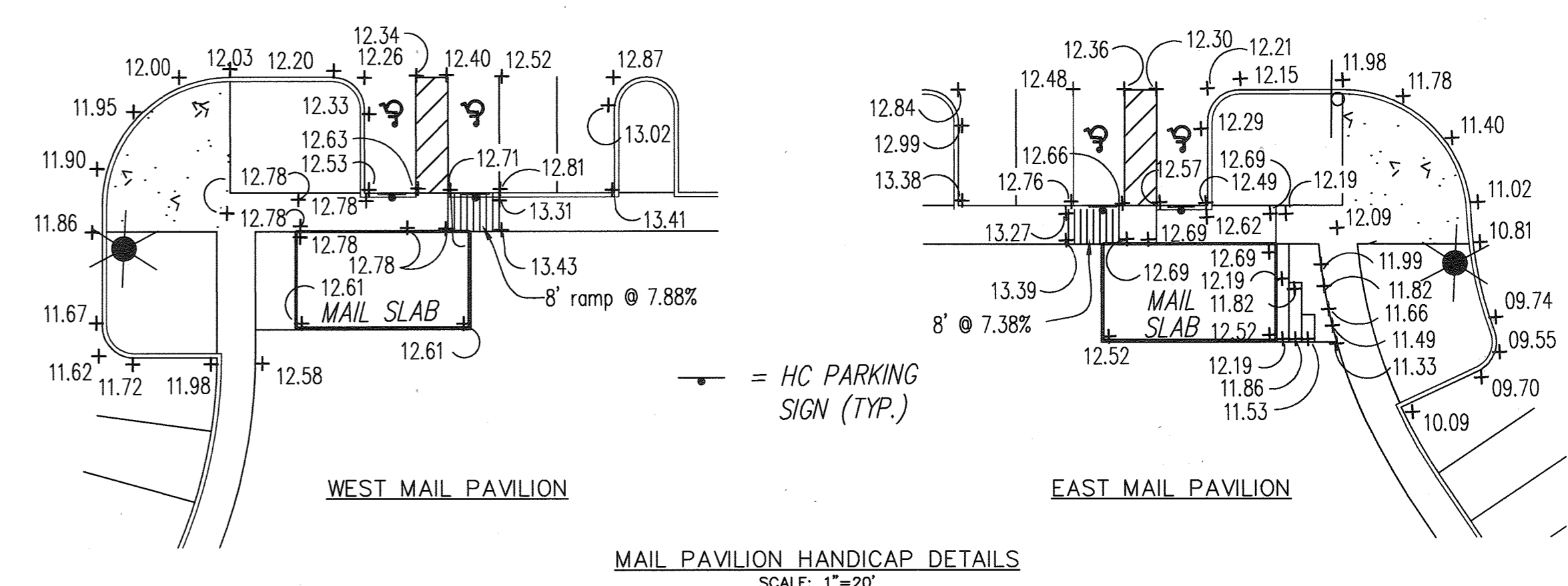


### LANDSCAPE LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMP	MOUNTING	NOTES	SYMBOL
A	GREENLEE	ABR-42EMFT-EL-BLK-FT	TBD	F42TTT/B41	CONCRETE BASE		■
B	GARDCO	942-C-32TRF-LV-VOLTAGE-BLP	TBD	F32TTT/B41	BRICK PIER	REFER TO ARCH. ELEVATIONS FOR MTG. HGT. TO BE APPROX. 56" A.G.	◐
C	GREENLEE	CBM-RFL-BLK-CL-66-J4AH1	120	90PAR/H/WFL	IN-GROUND JBOX		□
D	GREENLEE	CBM-SCB-BLK-CL-66-INL (FIXTURE)	NA	100MHU/MED	IN-GROUND	COORDINATE MOUNTING HEIGHT WITH LANDSCAPE PLANTING.	▲
E	HADCO	R52-L-D-H-E-2-A-T-N-D-100H-VOLTAGE	TBD	100MHU/MED	POLE	PROVIDE HADCO POLE #P-4030-12"-A	◆
F	LUMASCAPE	LS2T5A-2	12	QT1MR16/C/FL40	POOL	PROVIDE REMOTE TRANSFORMER AS REQ'D	△
G	ELA	4024-BLACK W/CLEAR BEVELED GLASS PANELS, #FM609B BASE, AND MODIFIED WITH NO FINIAL	120	(3) 60CAC	BRICK PIER TOP	COORDINATE CAP DETAIL AND CONDUIT INSTALLATION.	⊕
H	LIGHTOLIER	AA76DP30-PAATF38D	120	90PAR/H/WFL	RECESSED	PROVIDE DIMMING MODULES AND DIMMER CONTROLS.	SEE NOTE B
J	EMERSON	CF6520B WITH ALL-WEATHER OAK FAN BLADES.	120	NA	PENDANT	PROVIDE 3-SPEED FAN CONTROL. HEIGHT TO BE DETERMINED.	SEE NOTE B
K	HUBBELL	NRG-304-VOLTAGE	TBD	F42TTT/B41	SURFACE	LOCATE ON WALL ABOVE DUMPSTER.	SEE NOTE B

- (LIGHT TYPE "I" HAS BEEN OMITTED INTENTIONALLY)
- NOTES:
- REFER TO PLANTING PLAN TO COORDINATE WITH LANDSCAPING
  - REFER TO ENGINEERING PLANS FOR UTILITY INFORMATION AND SOURCES
  - REFER TO ARCHITECTURAL PLANS FOR BUILDING LIGHTING
  - REFER TO ARCHITECTURAL SPECIFICATIONS FOR ADDITIONAL LIGHTING INFORMATION
  - LIGHTING AND HARDSCAPE INSTALLATION SHALL BE COORDINATED BY CONTRACTOR
  - ALL WORK SHALL COMPLY WITH CURRENT SPECIFICATIONS AND QUALITY STANDARDS ISSUED BY THE LIGHTING COMPANIES
  - LIGHTING WATT AND VOLTAGES PER MANUFACTURER'S RECOMMENDATIONS
  - REFER TO ARCHITECTURAL PLANS FOR LOCATIONS OF LIGHT TYPES H, J, AND K.
  - ALL EXTERIOR LIGHT FIXTURES SHALL BE ORIENTED TO DIRECT LIGHT INWARDS AND DOWNWARDS ON-SITE AWAY FROM ALL ADJOINING RESIDENTIAL USE AREAS AND PUBLIC ROADS IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.

- POLE TYPE LIGHT SPECIFICATIONS
- TYPE OF FIXTURE SHIELDING IS FULL TOP SHIELD. THIS DOES NOT IMPLY CUT-OFF OPTICS, BUT DISTRIBUTION ABOVE HORIZONTAL IS MINIMIZED.
  - HEIGHT OF POLE AND FIXTURE ASSEMBLY IS 14'-10 1/2", INCLUDING DECORATIVE TOP. THE HEIGHT OF THE POLE AND FIXTURE TO THE LIGHT CENTER IS UNDER 14'.
  - THE LAMP IS A 100-WATT METAL HALIDE WITH 9,000 LUMENS.



**APPROVED PLANNING BOARD OF HOWARD COUNTY**

DATE: Nov. 13, 2003

APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

County Health Officer: \_\_\_\_\_ Date: \_\_\_\_\_

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Joseph D. Lynch* Date: 9/2/04

Chief, Division of Land Development: *Wanda Harris* Date: 3/31/04

Chief, Development Engineering Division: *William...* Date: 3/23/04

**GLWGUTSCHICK LITTLE & WEBER, P.A.**

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
12-29-14	Added expansion for fitness building - step-infill, relocated gates, and revised plan to reflect ex. conditions	g+	D.E.V.
5-21-2016	Added elevation details for shade structures	g+	D.E.V.
2-23-2014	Rev site lighting plan to account for fitness building expansion	klp	
		BY	APP'R.

PREPARED FOR:

G & R Maple Lawn Farm, Inc., et. al.

Suite 410, Woodholme Center  
 1829 Reisterstown Road  
 Baltimore, MD 21208  
 ATTN: Charlie O'Donovan  
 410-484-8400

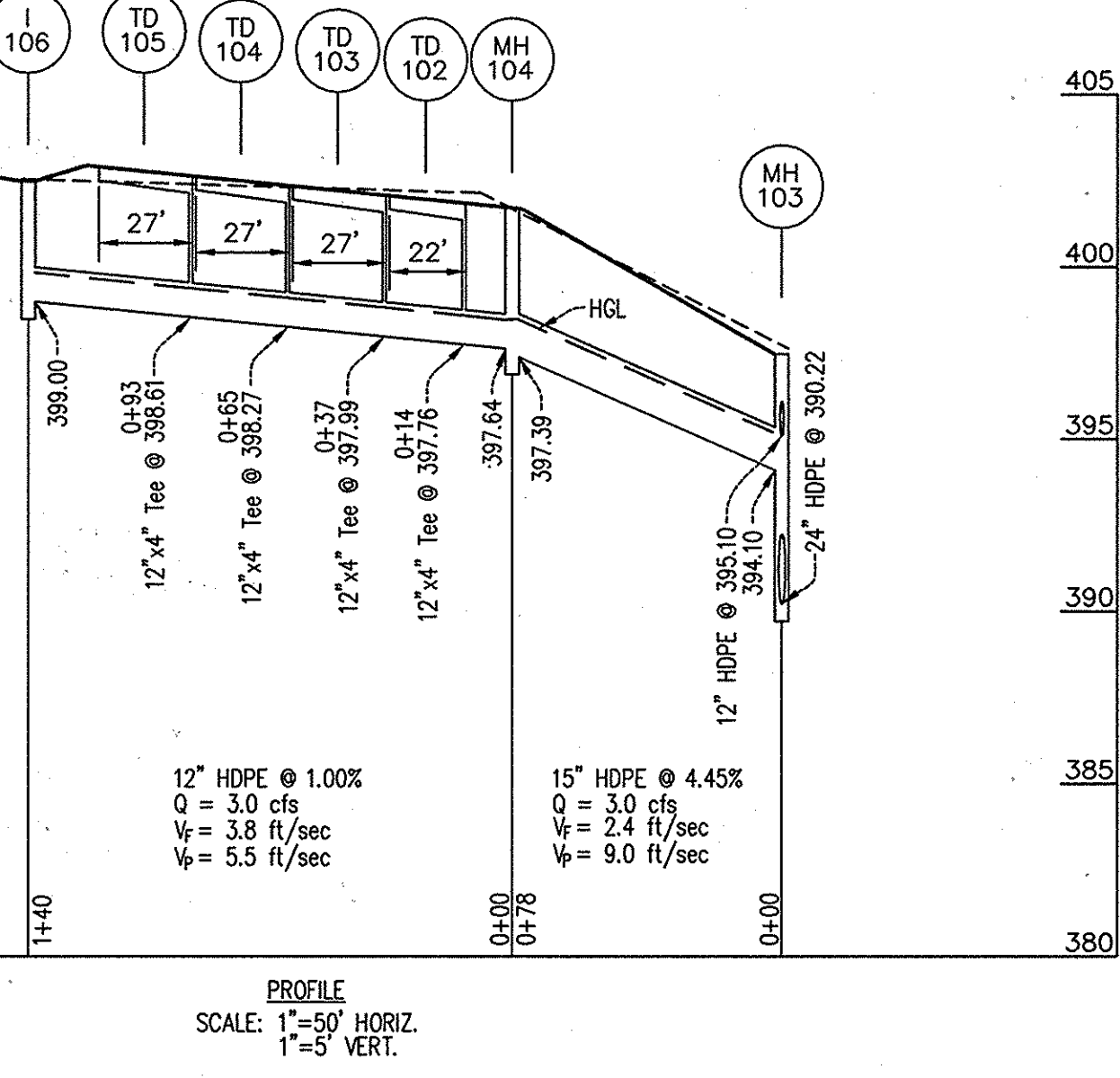
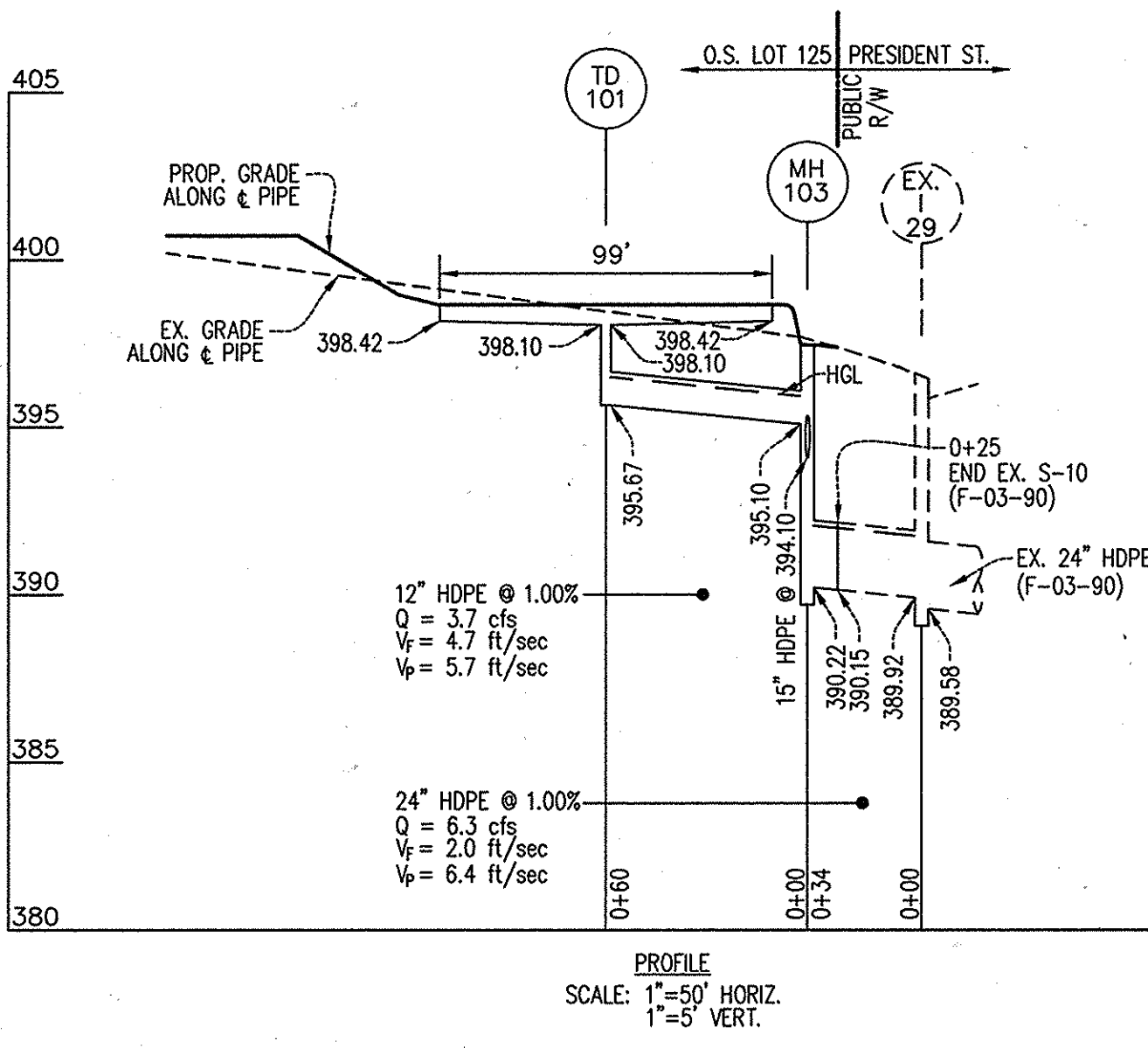
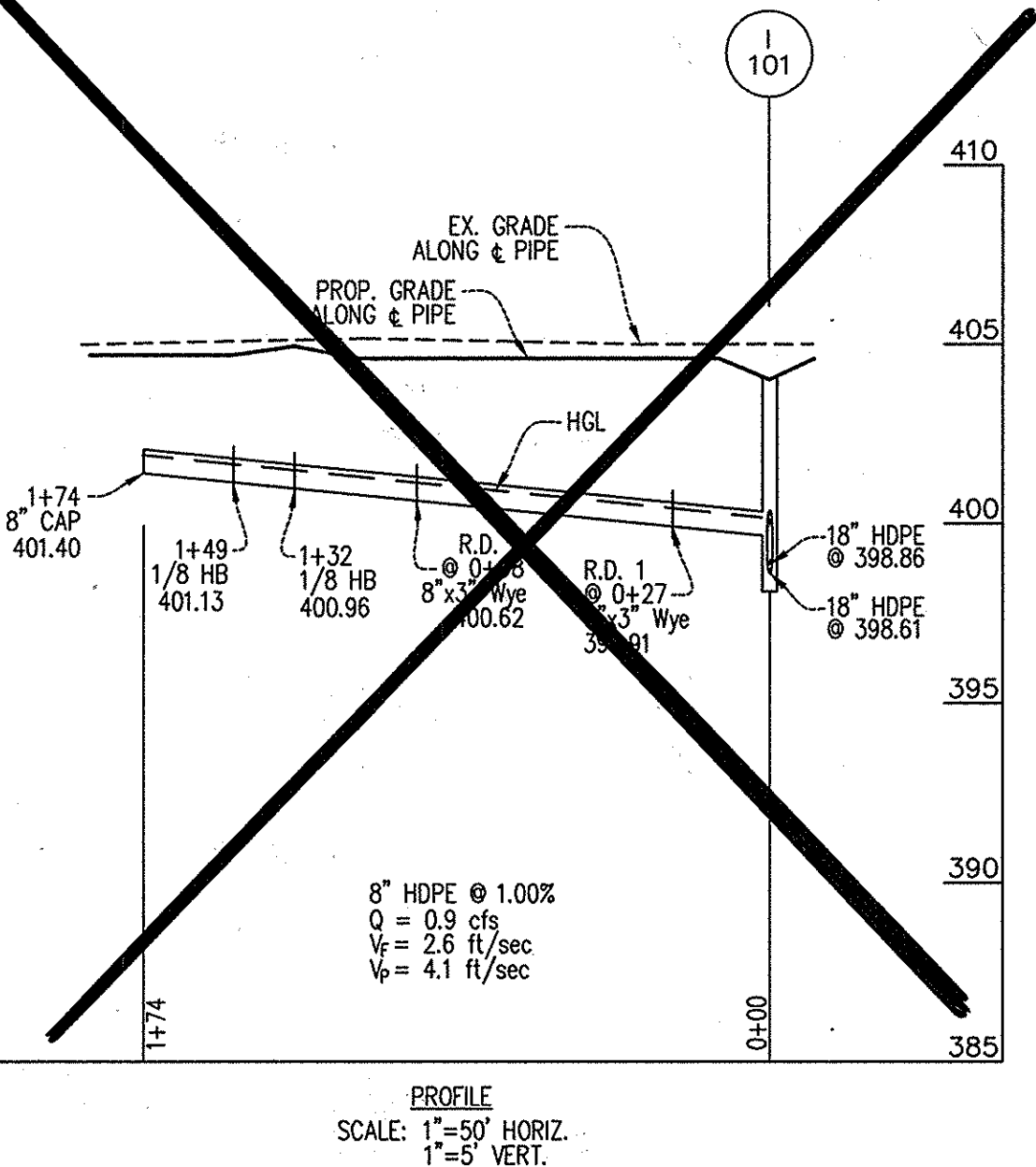
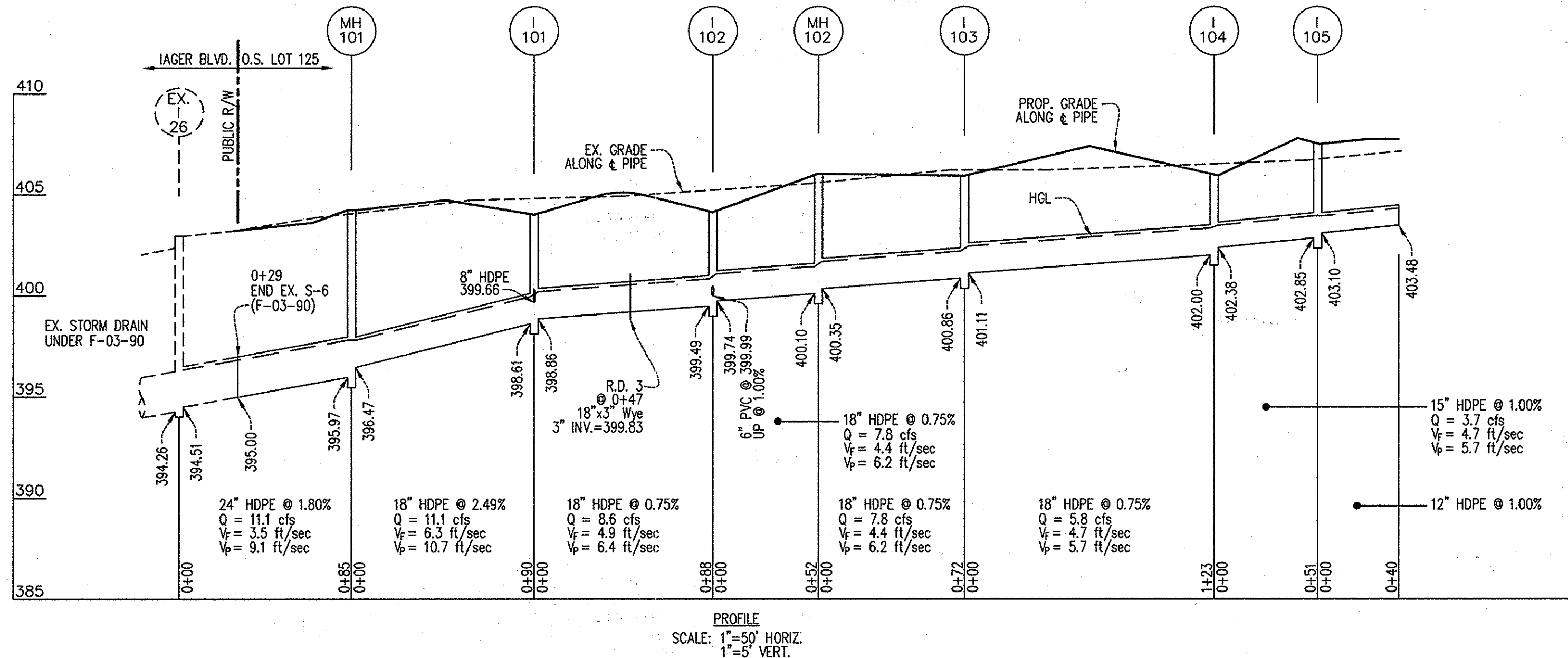
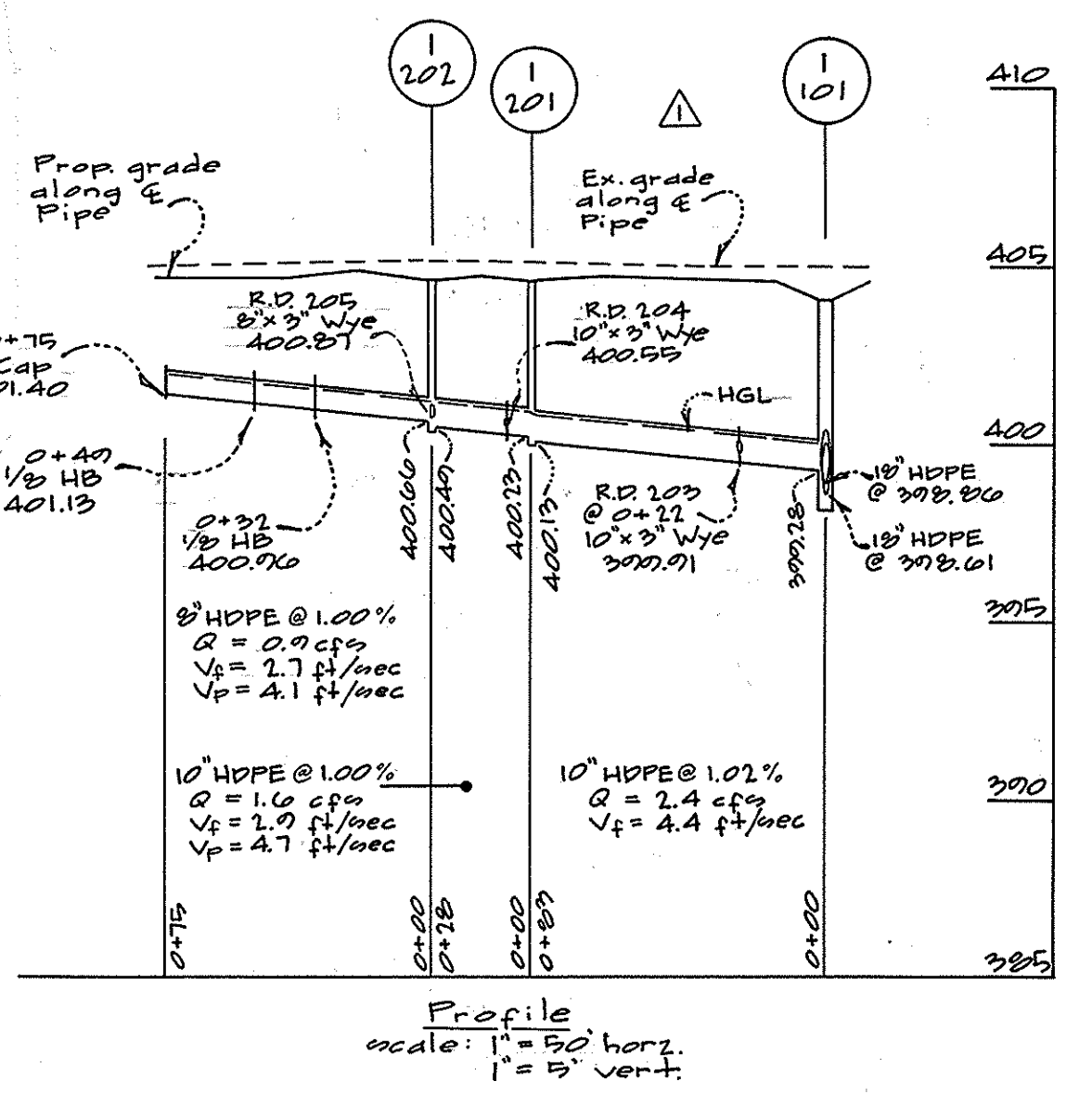
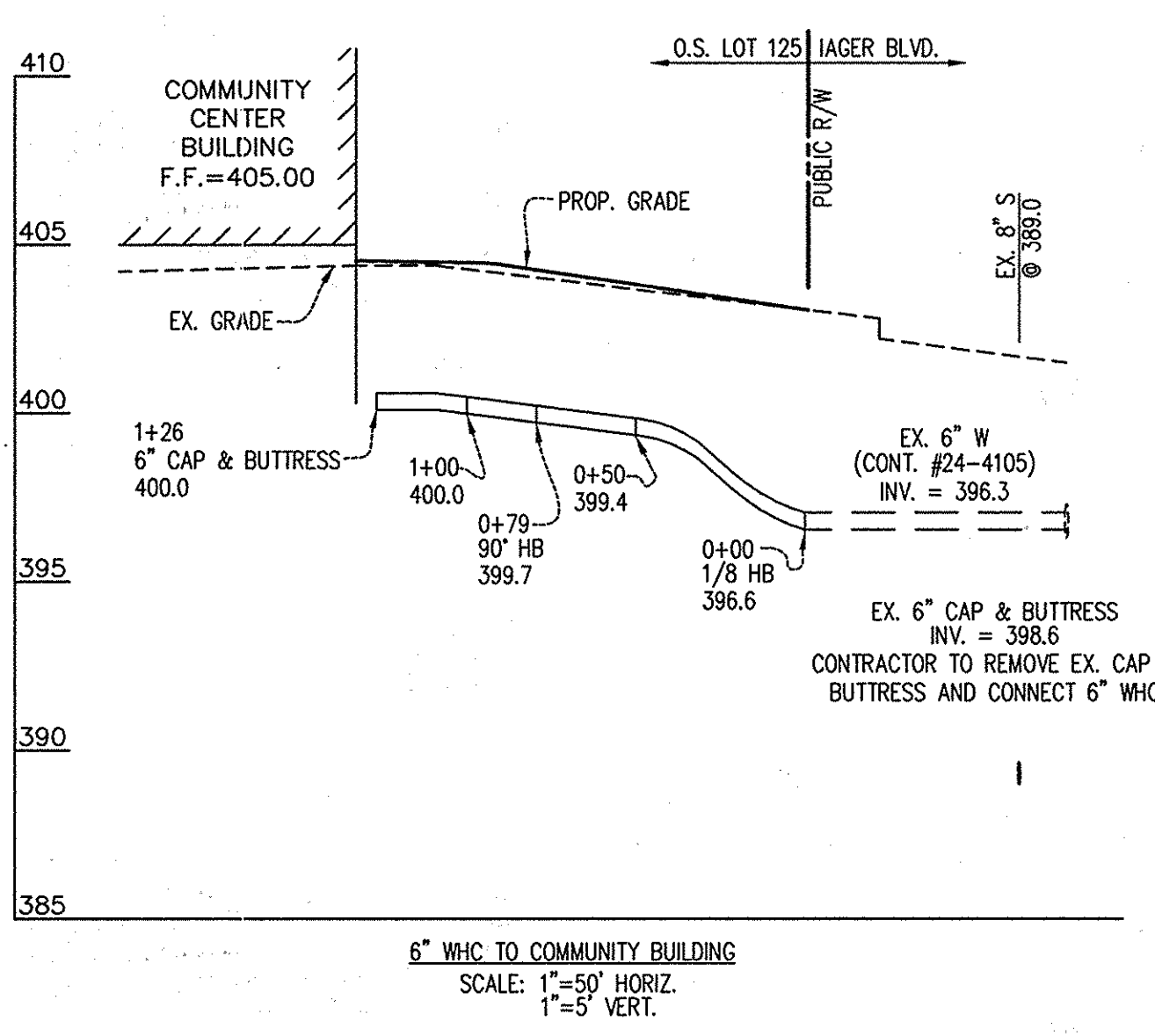
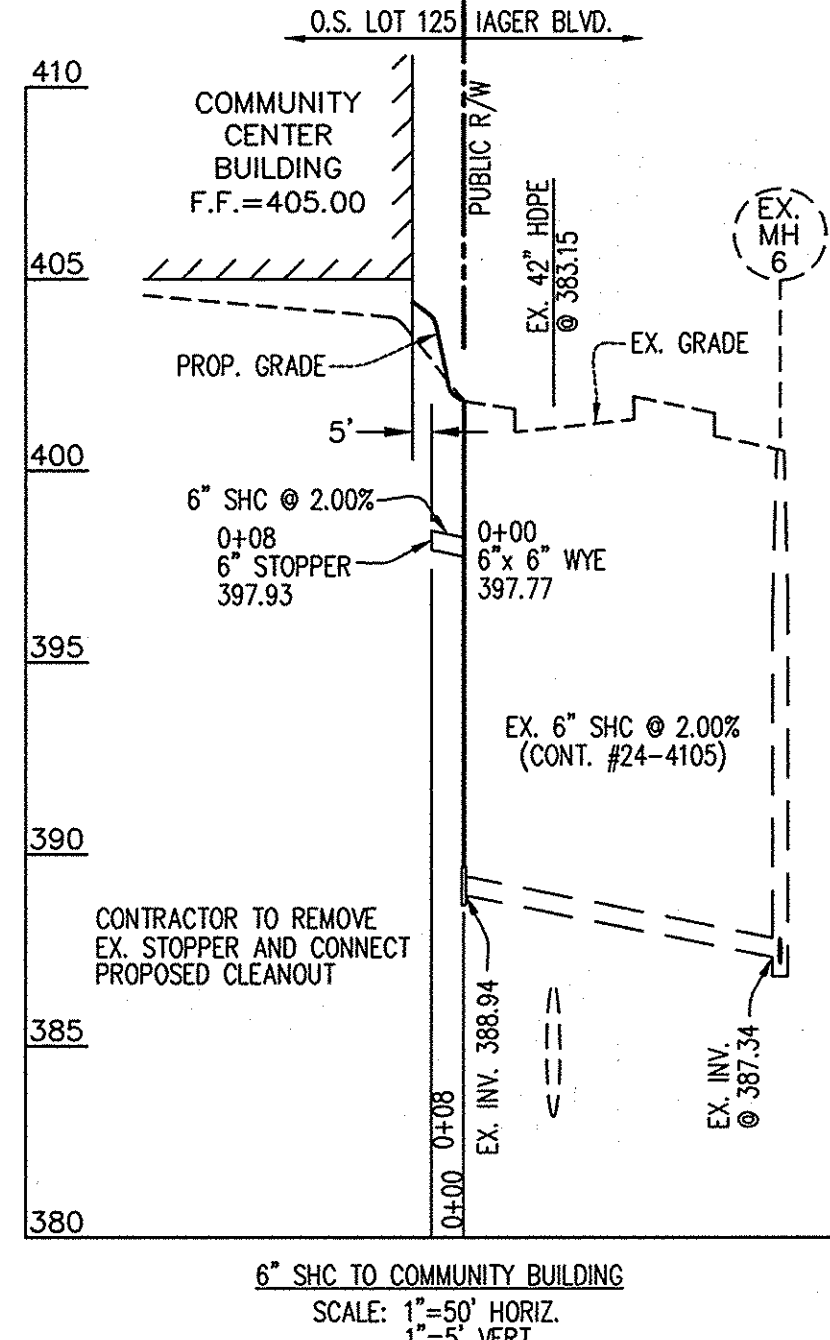
**SITE/HANDICAP ACCESSIBILITY DETAILS**

**MAPLE LAWN FARMS**  
 MIDTOWN DISTRICT - AREA 1 - OPEN SPACE LOT 125  
 COMMUNITY CENTER

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	03058
DATE	TAX MAP - GRID	SHEET
Mar., 2004	41: 21 & 22	4 OF 9

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NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT ELEVATION		STD. DETAIL	LOCATIONS	REMARKS
			UPPER	LOWER	UPPER	LOWER			
I-101	S INLET	2'-7"	404.10	398.86	398.61	Ha. Co. S.D. 4.22	N 543,361 E 1,339,345		
I-102	IN LINE DRAIN	—	404.20	399.74	399.49	△	N 543,427 E 1,339,403		
I-103	S INLET	2'-7"	405.80	401.11	400.86	Ha. Co. S.D. 4.22	N 543,514 E 1,339,325		
I-104	S INLET	2'-7"	405.80	402.38	402.00	Ha. Co. S.D. 4.22	N 543,457 E 1,339,216		
I-105	CATCH BASIN	—	406.80	403.10	402.85	△	N 543,416 E 1,339,187		
I-106	CATCH BASIN	—	402.60	—	399.00	△	N 543,543 E 1,339,450		
MH 101	STD. MANHOLE	4'-0"	403.80	396.47	395.97	Ha. Co. G. 5.12	N 543,281 E 1,339,387		
MH 102	STD. MANHOLE	4'-0"	405.80	400.35	400.10	Ha. Co. G. 5.12	N 543,450 E 1,339,357		
MH 103	STD. MANHOLE	4'-0"	397.80	395.10	390.22	Ha. Co. G. 5.12	N 543,628 E 1,339,587		
MH 104	STD. MANHOLE	4'-0"	401.70	397.64	397.39	Ha. Co. G. 5.12	N 543,665 E 1,339,518		
T.D. 101	TRENCH DRAIN	0'-6"	398.80	398.10	395.67	△	N 543,572 E 1,339,557		
T.D. 102	TRENCH DRAIN	0'-6"	402.01	401.82	401.63	△	N 543,641 E 1,339,505		
T.D. 103	TRENCH DRAIN	0'-6"	402.25	402.01	401.87	△	N 543,618 E 1,339,492		
T.D. 104	TRENCH DRAIN	0'-6"	402.48	402.25	402.10	△	N 543,594 E 1,339,479		
T.D. 105	TRENCH DRAIN	0'-6"	402.70	402.48	402.32	△	N 543,571 E 1,339,467		

NOTE: Coordinate values shown are to the centerline of the structures.  
 △ In-line drain by Nyloplast or an approved equal.  
 △ Catch Basin by Nyloplast or an approved equal.  
 △ T.D. 101 is a trench drain with a catch basin at the midpoint. The catch basin is by ACO (No. 603) with a medium duty grate (No. 420) and the trench drain is the "Channel Slope" system by ACO (No. NW 100). Approved equals may be used.  
 △ T.D. 102 through 105 is a trench drain (same as △) with a medium duty grate. Approved equals may be used.

PIPE SCHEDULE			
SIZE	TYPE	QUANTITY (L)	REMARKS
8"	HDPE	172'	
12"	HDPE	232'	
15"	HDPE	121'	
18"	HDPE	405'	
24"	HDPE	59'	

HDPE indicates High Density Polyethylene pipe, such as H-12 by ADS, or H-0 by Hanco or an approved equal.  
 Trench bedding to be provided per Howard County Detail G 2.01.  
 Trench for PVC pipe and HDPE.

Pipe Schedule			
Size	Type	Quantity	Remarks
10"	HDPE	100 L.F.	

Structure Schedule									
No.	Type	Width (inside)	Top Elevation		Invert Elevation		std. Detail	Location	Remarks
			Upper	Lower	Upper	Lower			
I-201	in line drain	2'-2"	404.60	—	404.13	404.13	24" in line drain	N 543,355 E 1,339,240	see note #1 below
I-202	in line drain	2'-2"	404.60	—	400.60	400.60	24" in line drain	N 543,319 E 1,339,263	"

1. Nyloplast 24" in line drain with H-10 rated grate or approved equal.

APPROVED PLANNING BOARD of HOWARD COUNTY  
 DATE Nov. 13, 2003  
 APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT  
 County Health Officer \_\_\_\_\_ Date \_\_\_\_\_  
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director \_\_\_\_\_ Date 3/21/04  
 Chief, Division of Land Development \_\_\_\_\_ Date 3/14/04  
 Chief, Development Engineering Division \_\_\_\_\_ Date 3/22/04

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 BAL: 410-880-1820 DC/VA: 301-993-2524 FAX: 301-421-4186

REVISIONS  
 DATE REVISION BY APPR.  
 03/22/04 Rev storm drain profiles & schedules to account for fitness bldg. expansion klp  
 DATE REVISION BY APPR.

PREPARED FOR:  
 G & R Maple Lawn Inc., et. al.  
 Suite 410, Woodholme Center  
 1829 Reisterstown Road  
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 ATTN: Charlie O'Donovan  
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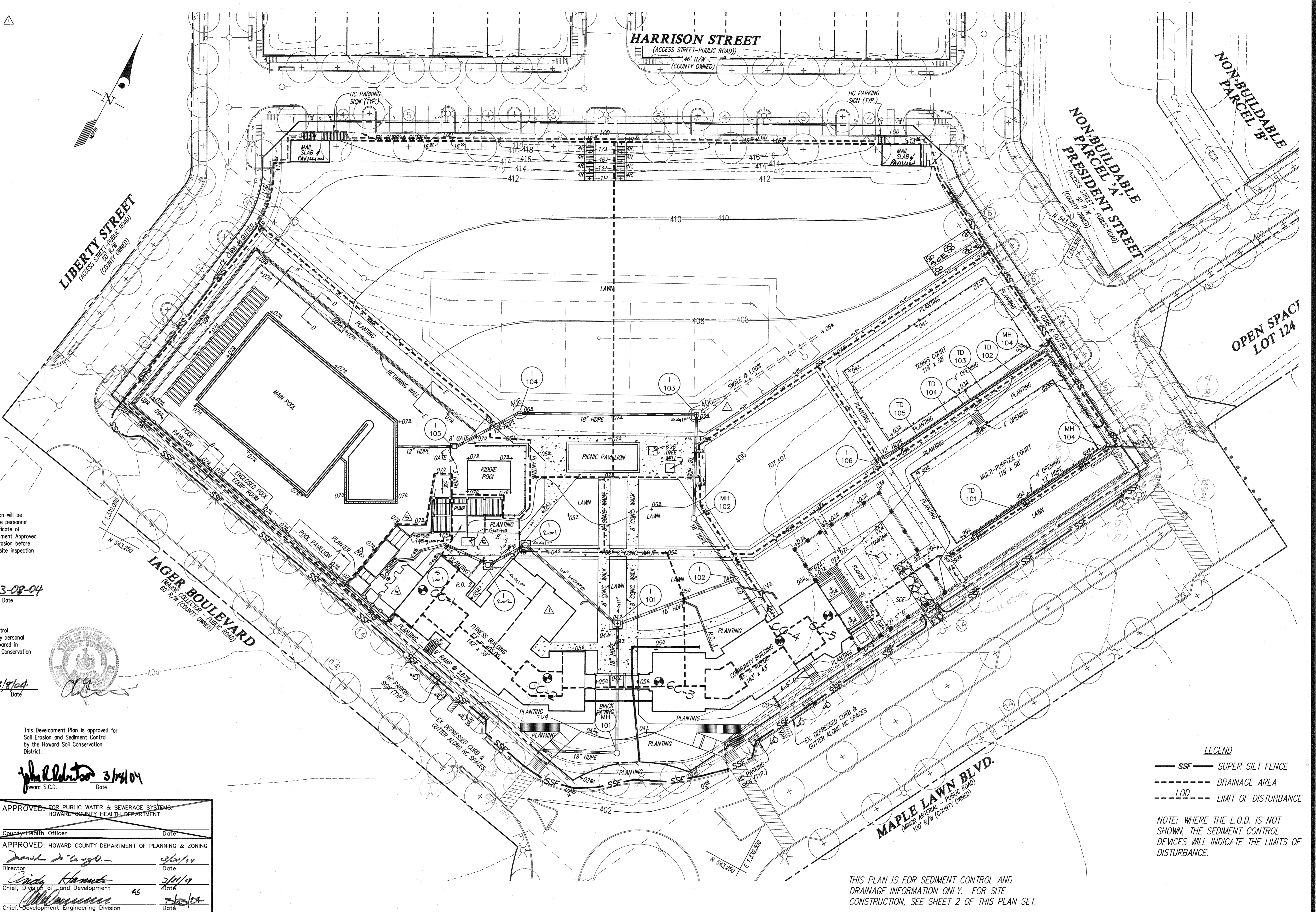
UTILITY PROFILE SHEET  
 MAPLE LAWN FARMS  
 MIDTOWN DISTRICT - AREA 1 - OPEN SPACE LOT 125  
 COMMUNITY CENTER  
 HOWARD COUNTY, MARYLAND

SCALE AS SHOWN  
 ZONING MXD-3  
 G. L. W. FILE NO. 03058  
 DATE Mar., 2004  
 TAX MAP - GRID 41: 21 & 22  
 SHEET 5 OF 9

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DRAINAGE AREA INFORMATION			
DRAINAGE AREA	AREA (ACRES)	%	PERCENT IMPERVIOUS
I-101	0.18	0.60	48%
I-102	0.23	0.49	45%
I-103	0.90	0.26	10%
I-104	0.95	0.26	10%
I-105	0.44	0.85	100%
I-106	0.23	0.36	25%
T.D. 101	0.26	0.85	100%
T.D. 102	0.45	0.85	100%
S 101	0.11	0.85	100%
1-202	0.10	0.70	70%
1-201	0.13	0.70	70%

Note: 'c' values assume type 'c' soils due to mass grading done under P.O.S. 9.



**DEVELOPER'S/BUILDER'S CERTIFICATE**

I/We certify that all development and/or construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Maryland Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the HSCD.

*[Signature]* 3-08-04  
 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.

*[Signature]* 3/8/04  
 Signature of Engineer Date

These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements.

*[Signature]* 3/16/04  
 Signature of Notary Public Date

This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

*[Signature]* 3/16/04  
 Signature of Howard S.C.D. Date

APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT	
County Health Officer	Date
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING	
Director	Date
Chief, Division of Land Development	Date
Chief, Development Engineering Division	Date

APPROVED PLANNING BOARD OF HOWARD COUNTY  
 DATE: Nov. 13, 2003

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
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 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188

DATE	REVISION	BY	APPR.
12/23/10	Added expansion for Fitness Bldg. to enter in fill, Relocated Gates, & Revised Plan to Reflect Ex. Conditions	WSJ	DEV
02/23/10	Revise drainage divides, storm drains & sediment control due to fitness building expansion	DEV	

PREPARED FOR:  
 G & R Maple Lawn, Inc. et. al.  
 Suite 410, Woodholme Center  
 1829 Reisterstown Road  
 Baltimore, Md. 21208  
 Attn: Charlie O'Donovan  
 410-484-8400

**SEDIMENT CONTROL PLAN AND DRAINAGE AREA MAP**  
**MAPLE LAWN FARMS**  
**MIDTOWN DISTRICT - AREA 1 - OPEN SPACE LOT 125**  
 COMMUNITY CENTER  
 ELECTION DISTRICT No. 5  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	MXD-3	03058
DATE	TAX MAP - GRID	SHEET
Mar., 2004	41: 21 & 22	6 OF 9

**LEGEND**  
 - - - - - SSF SUPER SILT FENCE  
 - - - - - DRAINAGE AREA  
 - - - - - LOD LIMIT OF DISTURBANCE

NOTE: WHERE THE L.O.D. IS NOT SHOWN, THE SEDIMENT CONTROL DEVICES WILL INDICATE THE LIMITS OF DISTURBANCE.

THIS PLAN IS FOR SEDIMENT CONTROL AND DRAINAGE INFORMATION ONLY. FOR SITE CONSTRUCTION, SEE SHEET 2 OF THIS PLAN SET.

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STANDARD AND SPECIFICATIONS  
FOR TOPSOIL DEFINITION

Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

PURPOSE

To provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

CONDITIONS WHERE PRACTICE APPLIES

- This practice is limited to areas having 2:1 or flatter slopes where:
  - The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
  - The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
  - The original soil to be vegetated contains material toxic to plant growth.
  - The soil is so acidic that treatment with limestone is not feasible.
- For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

- Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the respective soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experimental Station.
  - Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 1/2" in diameter.
  - Topsoil must be free of plant parts such as bermuda grass, quackgrass, Johnsongrass, nutgrass, poison ivy, thistle, or others as specified.
  - Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.
- For sites having disturbed areas under 5 acres:
  - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
- For sites having disturbed areas over 5 acres:
  - On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
    - pH for topsoil shall be between 6.0 and 7.5.

SEQUENCE OF CONSTRUCTION

- Obtain grading permit. (1 day)
- Arrange for an on-site pre-construction meeting with the sediment control inspector. (1 day)
- Install the stone construction entrance. (1 day)
- Install the super silt fence as shown on these plans. (5 days)
- Construct the storm drains. (2 weeks)
- Construct the water and sewer from the existing stubs to within 5' of the buildings. (5 days)
- Fine grade site. (1 month)
- Construct the pool and the surrounding pavilions. (1 month)
- Construct the fitness and community buildings. (2 months)
- Install the sidewalks, the paving for the tennis and multi-purpose courts, stairs and mail pavilions. (2 weeks)
- With the permission of the sediment control inspector, stabilize the remaining areas with seed and mulch. (1 week)
- Install the landscaping. (2 weeks)
- With the permission of the sediment control inspector, remove the sediment control devices and stabilize the areas as needed. (2 days)

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *David A. Long* 10/22/14  
 Chief, Division of Land Development: *Katherine* 10/22/14  
 Chief, Development Engineering Division: *Chad* 10-17-14

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

Definition

The application of seed and mulch to establish vegetative cover.

Purpose

To protect disturbed soils from erosion during and at the end of construction.

Conditions where practice applies

To the surface of all perimeter controls, slopes, and any disturbed area not under active grading.

Criteria

1. Specifications

- All seed must meet the requirements of the Maryland state seed law. All seed must be subject to re-testing by a recognized seed laboratory. All seed used must have been tested within the 6 months immediately preceding the date of sowing such material on any project refer to table B.4 regarding the quality of seed. Seed tests must be available upon request to the inspector to verify type of seed and seeding rate.
- 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 fracturing legume seed in the seed mixtures must be a pure culture of nitrogen fixing bacteria prepared specifically for the species. Inoculants must not be used later than the date indicated on the container. Add fresh inoculants as directed on the package. Use four times the recommended rate when hydroseeding. Note: it is very important to keep inoculant as cool as possible until used. Temperatures above 75 to 80 degrees Fahrenheit can weaken bacteria and make the inoculant less effective.
- Sod or seed must not be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phytotoxic materials.

2. Application

- Dry seeding: This includes use of conventional drop or broadcast spreaders.
  - 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 a weighted roller to provide good seed to soil contact.
- Drill or cultipacker seeding: mechanized seeders that apply and cover seed with soil.
  - Cultipacker 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 half the seeding rate in each direction.
- Hydroseeding: Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer).
  - Fertilizer is being applied at the time of seeding, the application rate shall not exceed the following: nitrogen, 100 pounds per acre total of soluble nitrogen; p205 (phosphorous), 200 pounds per acre; k2o (potassium), 200 pounds per acre.
  - Lime: use only ground agricultural limestone (up to 3 tons per acre 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 hydroseeding.
  - Mix seed and fertilizer on site and seed immediately and without interruption.
  - When hydroseeding do not incorporate seed into the soil.

b. Mulching

1. Mulch materials (in order of preference)

- Straw consisting of thoroughly threshed wheat, rye, oat, or barley and reasonably bright in color. straw is to be free of noxious weed seeds as specified in the Maryland seed law and not musty, moldy, caked, decayed, or excessively dusty; note: use only sterile straw mulch in areas where one species of grass is desired.
- Wood cellulose fiber mulch (wcfm) consisting of specially prepared wood 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 factors.
  - WCFM materials are to be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with seed, fertilizer and other additives to form a homogeneous slurry. The mulch material must form 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.
  - WCFM material must not contain elements or compounds at concentration levels that will be phytotoxic.
  - 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

- Apply mulch to all seeded areas immediately after seeding.
  - When straw mulch is used, spread it over all seeded areas at a 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 the 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.

3. Anchoring

- 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:
  - A mulch anchoring tool is a tractor draw 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 flatter slopes where equipment can operate safely. If used on sloping land, this 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.
  - Synthetic binders such as acrylic dr (agro-lock), dca-70, petrosol, terra tx ii, terra manufacturer. Application of liquid binders needs to be heavier at the edges where wind catches mulch, such as in valleys and on crests of banks. use of 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.

DEVELOPER'S/BUILDER'S CERTIFICATE

"I 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."

Signature of Developer/Builder: *Walter H. V. Pao* 10/11/14  
 Date

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY 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

a. Seed mixtures

- General use
  - 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 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.
  - 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.
- Turfgrass mixtures
  - Areas where turfgrass may be desired include lawns, parks, playgrounds, and commercial sites which will receive a medium to high level of maintenance.
  - 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 on the plan.
    - 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 three Kentucky Bluegrass cultivars with each ranging from 10 to 35 percent of the total mixture by weight.
    - 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 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.
    - 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. Recommended mixture includes: certified tall fescue cultivars 95 to 100 percent, certified Kentucky Bluegrass cultivars 10 to 5 percent. seeding rate: 5 to 8 pounds per 1000 square feet. one or more cultivars may be blended.
    - 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.

2. Turfgrass mixtures

- Areas where turfgrass may be desired include lawns, parks, playgrounds, and commercial sites which will receive a medium to high level of maintenance.
- 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 on the plan.
  - 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 three Kentucky Bluegrass cultivars with each ranging from 10 to 35 percent of the total mixture by weight.
  - 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 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.
  - 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. Recommended mixture includes: certified tall fescue cultivars 95 to 100 percent, certified Kentucky Bluegrass cultivars 10 to 5 percent. seeding rate: 5 to 8 pounds per 1000 square feet. one or more cultivars may be blended.
  - 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.

Notes:

select turfgrass varieties from those listed in the most current University of Maryland publication, agronomy memo #77, "Turfgrass Cultivar Recommendations for Maryland"

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

- Ideal times of seeding for turf grass mixtures
  - Western MD: March 15 to June 1, August 1 to October 1 (hardness zones: 5b, 6a)
  - Central MD: March 1 to May 15, August 15 to October 15 (hardness zone: 6b)
  - Southern MD, Eastern Shore: March 1 to May 15, August 15 to October 15 (hardness zones: 7a, 7b)
- 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.
- If soil moisture is deficient, supply new seedlings with adequate water for plant growth (1/2 to 1 inch every 3 to 4 days depending on soil texture) until they are firmly established. This is especially true when seedlings are made late in the planting season, in abnormally dry or hot seasons, or on adverse sites.

TEMPORARY SEEDING SUMMARY

HARDINESS ZONE: 6b				FERTILIZER RATE (10-10-10)
No.	SPECIES	APPLICATION RATE (lb/oc)	SEEDING DATES	
1	ANNUAL RYEGRASS	40 lb/oc	Mar. 1 to May 15, Aug. 1 to Oct. 15	436 lb./oc. (10 lb./ 1,000 sf)
2	PEARL MILLET	20 lb/oc	May 16 to July 31	

SEDIMENT CONTROL NOTES

- A minimum of 48 hours notice must be given to the Howard County Department of Inspection, Licenses and Permits, Sediment Control Division prior to the start of any construction. (410-313-1855).
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the most current "Maryland Standards and Specifications for Soil Erosion and Sediment Control" and revisions thereto.
- Following initial soil disturbance or re-disturbance, permanent or temporary stabilization shall be completed within:
  - 3 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1.
  - 7 days as to all other disturbed or graded areas on the project site.
- 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 permanent seeding (Sec. B-4-3), temporary seeding (Sec. B-4-4) and mulching (Sec. B-4-5). Temporary stabilization with mulch alone can only be done when recommended sediment control structures do not allow for proper germination and establishment of grasses.
- All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County sediment control inspector.
- Site analysis:
 

Total area of site	: 5.014 ac.
Area disturbed	: 5.014 ac.
Area to be roofed or paved	: 2.354 ac.
Area to be vegetatively stabilized	: 2.664 ac.
Total Cut	: 12,000.1 cy
Total Fill	: 12,000.1 cy
Off site Waste/ Borrow Area	: None
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance
- Additional sediment control must be provided, if deemed necessary by the Howard County sediment control inspector.
- On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
- Trenches for the construction of utilities is limited to 3 pipe lengths or that which shall be backfilled and stabilized by the end of each work day, whichever is shorter.
- Any changes or revisions to the sequence of construction must be reviewed and approved by the plan approval authority prior to proceeding with construction.
- A project is to be sequenced so that the 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 enforcement authority. Unless otherwise specified and approved by the approval authority, no more than 30 acres cumulatively may be disturbed at a given time.

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 # 11713. Expiration Date: May 24, 2016

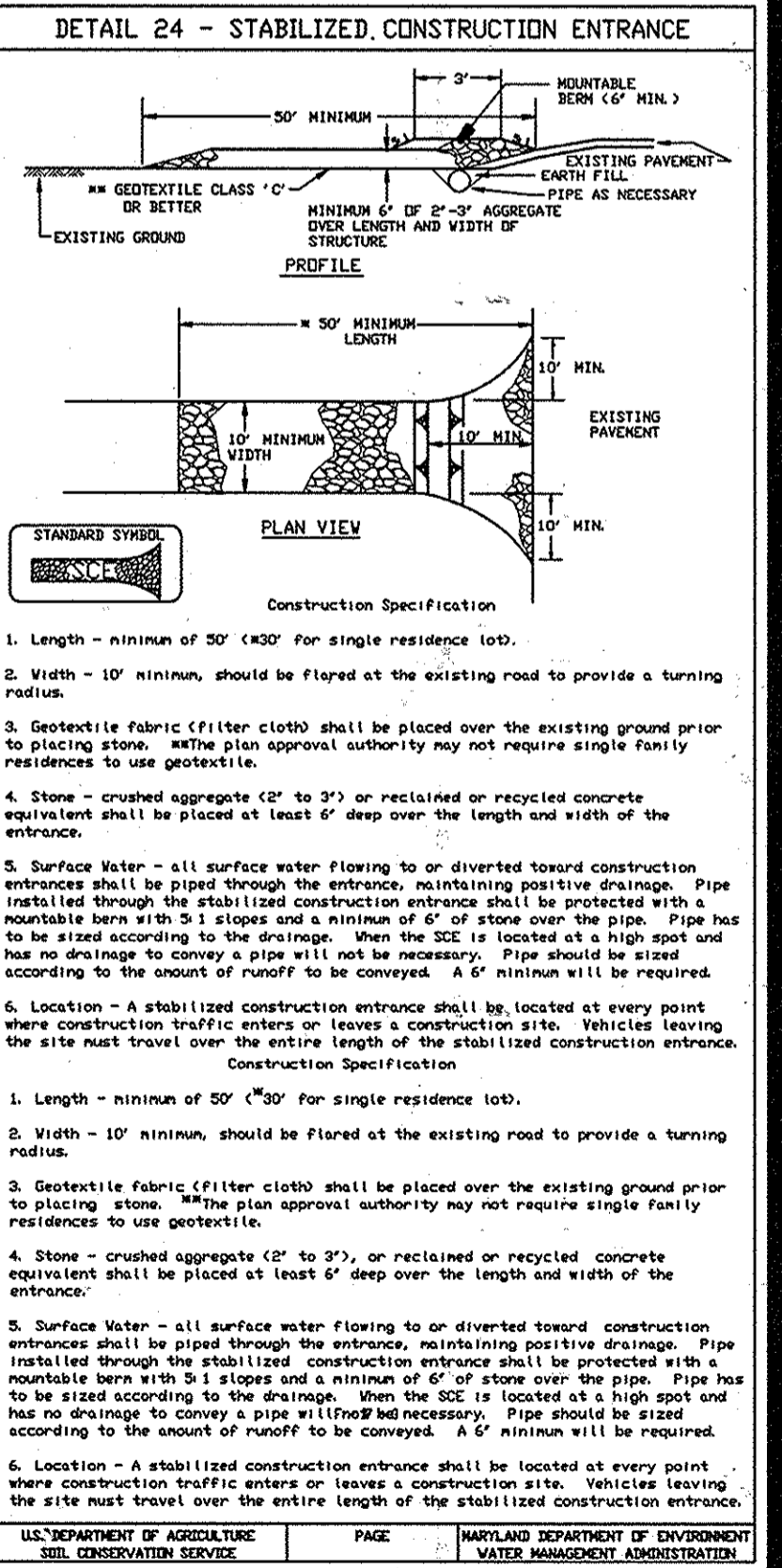
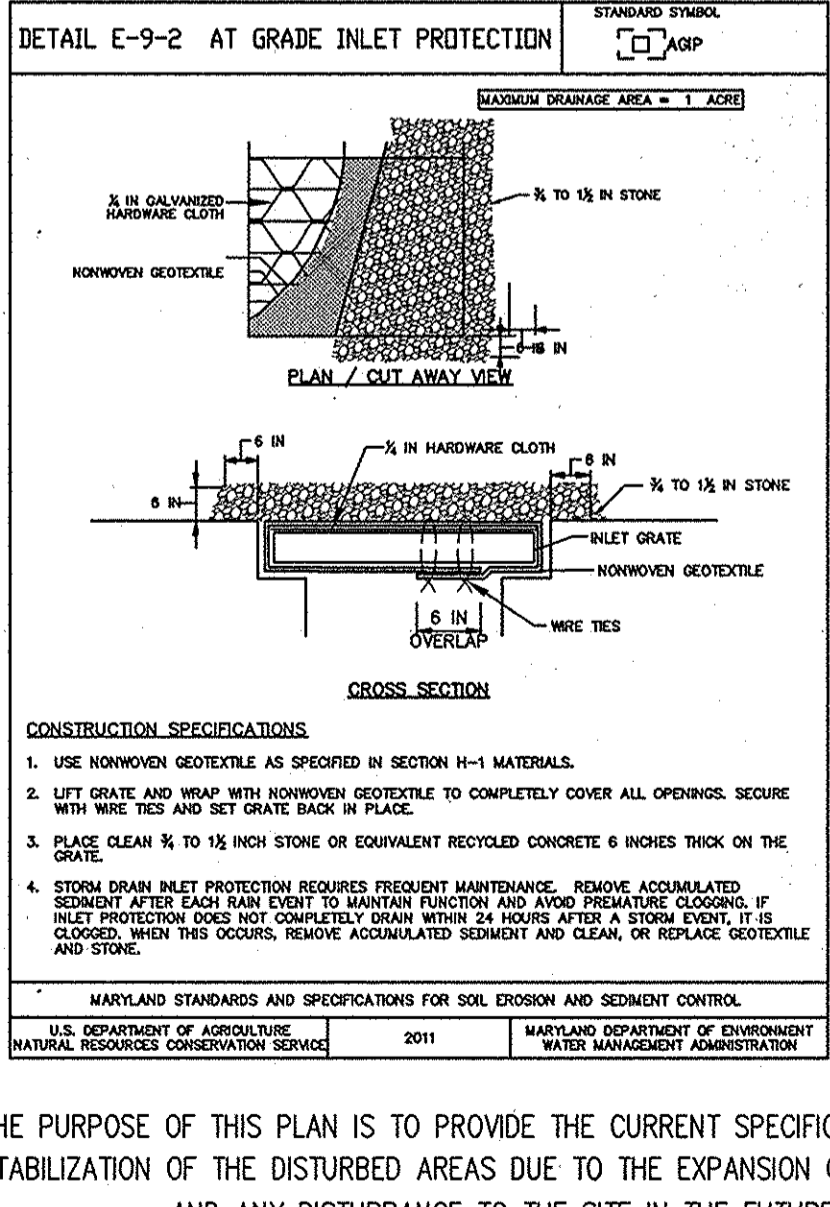
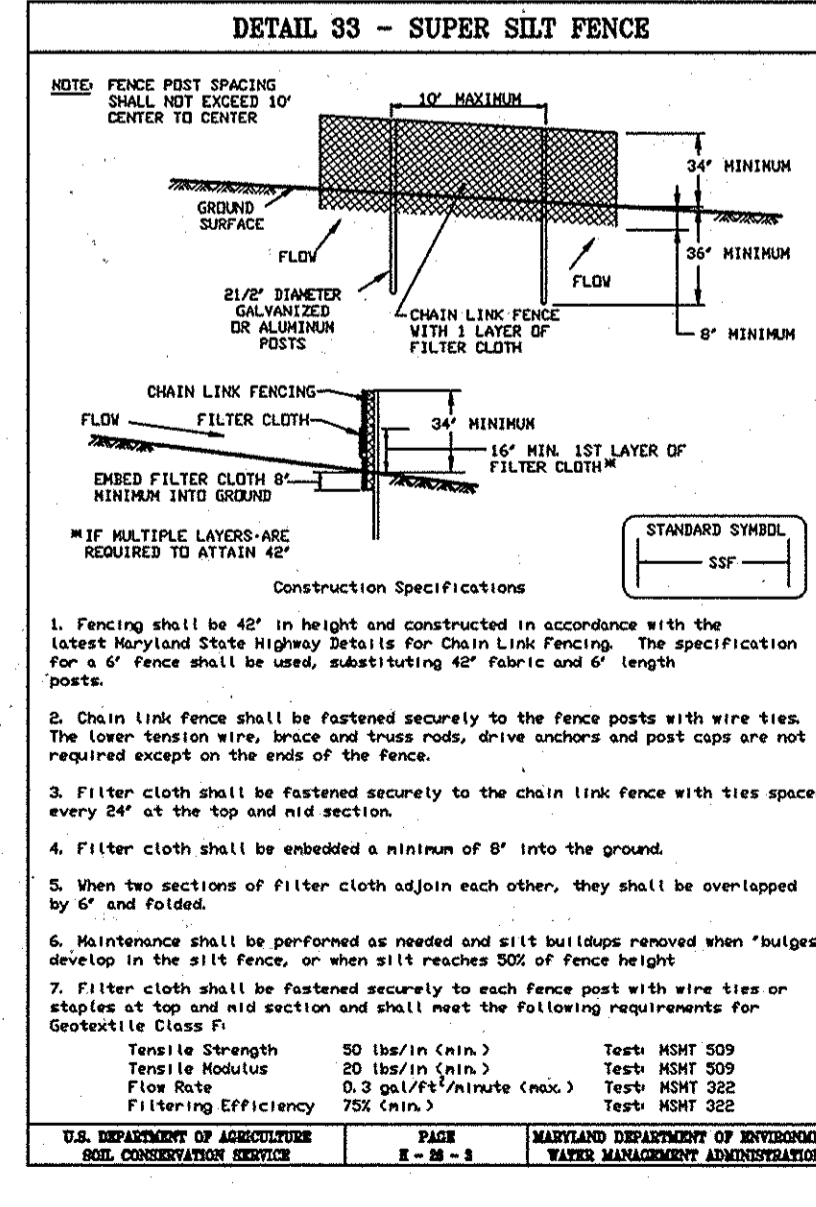
This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District

Signature of Engineer: *John K. Kistner* 10/9/14  
 Date

ENGINEER'S CERTIFICATE

"I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

Signature of Engineer: *John K. Kistner* 10/11/14  
 Date



GLWGUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3009 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20886  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-959-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
2014-09-25	THIS REPLACEMENT SHEET SUPERCEDES THE PLAN SIGNED 03/2004.		

DEVELOPER'S/BUILDER'S CERTIFICATE

Signature of Developer/Builder: *Walter H. V. Pao* 10/11/14  
 Date

ENGINEER'S CERTIFICATE

Signature of Engineer: *John K. Kistner* 10/11/14  
 Date

REVISSED SEDIMENT CONTROL DETAILS AND NOTES

PREPARED FOR:  
 G & R Maple Lawn, Inc. et. al.  
 Suite 410, Woodholme Center  
 1929 Reisterstown Road  
 Baltimore, Md. 21208  
 Attn: Charlie O'Donovan  
 410-484-8400

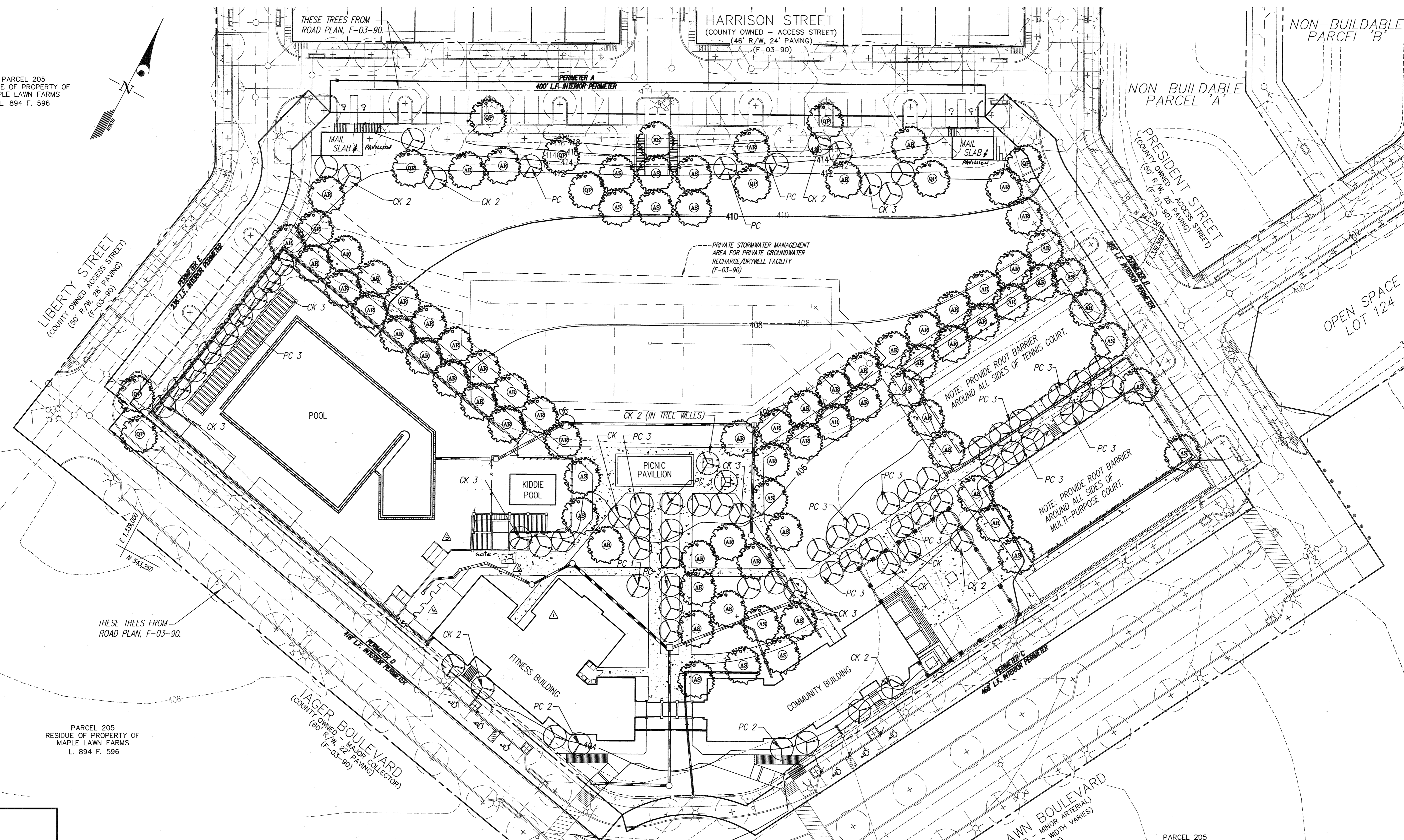
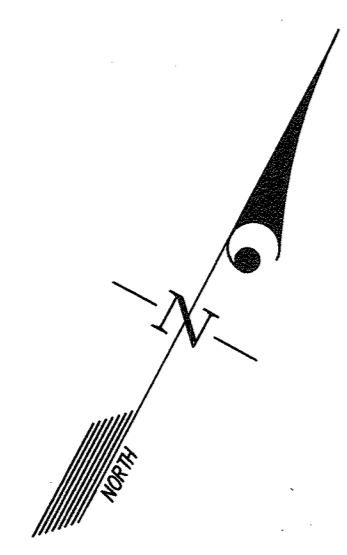
MAPLE LAWN FARMS  
 Midtown District - Area 1 - OPEN SPACE LOT 125  
 Community Center

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. V. FILE NO.
NTS	MXD-3	03058
DATE	TAX MAP - GRID	SHEET
SEPT., 2014	41: 21 & 22	7 OF 9

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PARCEL 205  
RESIDUE OF PROPERTY OF  
MAPLE LAWN FARMS  
L. 894 F. 596



LIBERTY STREET  
(COUNTY OWNED - ACCESS STREET)  
(50' R/W, 28' PAVING)  
(F-03-90)

HARRISON STREET  
(COUNTY OWNED - ACCESS STREET)  
(46' R/W, 24' PAVING)  
(F-03-90)

NON-BUILDABLE  
PARCEL 'A'

NON-BUILDABLE  
PARCEL 'B'

PRESIDENT STREET  
(COUNTY OWNED - ACCESS STREET)  
(50' R/W, 28' PAVING)  
(F-03-90)

OPEN SPACE  
LOT 124

THESE TREES FROM  
ROAD PLAN, F-03-90.

PARCEL 205  
RESIDUE OF PROPERTY OF  
MAPLE LAWN FARMS  
L. 894 F. 596

JAGER BOULEVARD  
(COUNTY OWNED - MAJOR COLLECTOR)  
(60' R/W, 22' PAVING)  
(F-03-90)

MAPLE LAWN BOULEVARD  
(COUNTY OWNED - MINOR ARTERIAL)  
(100' R/W, PAVING WIDTH VARIES)  
(F-03-90)

PARCEL 205  
RESIDUE OF PROPERTY OF  
MAPLE LAWN FARMS  
L. 894 F. 596

ALTHOUGH NO LANDSCAPING IS REQUIRED FOR OPEN SPACE UNDER THE LANDSCAPING CRITERIA IN THE COMPREHENSIVE SKETCH PLAN, THE TREE COMPONENT OF THE VOLUNTARY LANDSCAPING IS SHOWN FOR INFORMATIONAL PURPOSES. IN ADDITION TO THESE TREES, THERE WILL BE A CONSIDERABLE NUMBER OF SHRUBS AND PLANTING BEDS. SINCE THERE IS NO "REQUIRED LANDSCAPING", THERE IS NO SURETY TO BE POSTED.

THIS PLAN IS FOR LANDSCAPING PURPOSES ONLY.  
FOR SITE IMPROVEMENTS, SEE SHEET 2.

APPROVED  
PLANNING BOARD  
of HOWARD COUNTY

DATE Nov. 13, 2003  
KS

APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

County Health Officer \_\_\_\_\_ Date \_\_\_\_\_

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

David A. Cayel \_\_\_\_\_ 3/21/07  
Director Date

Cindy Hancock \_\_\_\_\_ 3/21/07  
Chief, Division of Land Development Date

Chris Wasserman \_\_\_\_\_ 3/21/07  
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 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

NO.	DATE	REVISION	BY	APP'R.
12-7-19		ADDED EXPANSION FOR FITNESS BUILDING 2 STEP W/ILL RELOCATED GATES AND REVISED PLAN TO REFLECT EX. CONDITIONS.	g+	DEV.
2-23-2004		Rev. Landscaping, bldg., walks & storm drains to account for fitness bldg. expansion	kie	

PREPARED FOR:  
G&R Maple Lawn, Inc., et al  
Suite 410 Woodholme Center  
1829 Reisterstown Road  
Baltimore, MD 21208  
ATTN: Charlie O'Donovan  
410-484-8400

**LANDSCAPE PLAN**  
**MAPLE LAWN FARMS**  
**Midtown District - Area 1 - OPEN SPACE LOT 125**  
Community Center

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE NO.
1"=30'	MXD-3	03058
DATE	TAX MAP - GRID	SHEET
Mar., 2004	41: 21 & 22	8 OF 9

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PLANT MATERIALS AND PLANTING METHODS

A. Plant Materials

The landscape contractor shall furnish and install and/or dig, ball, burlap and transplant all of the plant materials called for on drawings and/or listed in the Plant Schedule.

1. Plant Names

Plant names used in the Plant Schedule shall conform with "Standardized Plant Names," latest edition.

2. Plant Standards

All plant material shall be equal to or better than the requirements of the "USA Standard for Nursery Stock" latest edition, as published by the American Association of Nurserymen (hereafter referred to as AAN Standards). All plants shall be typical of their species and variety, shall have a normal habit of growth and shall be first quality, sound, vigorous, well-branched and with healthy, well-furnished root systems. They shall be free of disease, insect pests and mechanical injuries.

All plants shall be nursery grown and shall have been grown under the same climate conditions as the location of this project for at least two years before planting. Neither heeled-in plants nor plants from cold storage will be accepted.

3. Plant Measurements

All plants shall conform to the measurements specified in the Plant Schedule as approved by the ARC.

a. Caliper measurements shall be taken six inches (6") above grade for trees under four-inch (4") caliper and twelve (12") above grade for trees four inches (4") in caliper and over.

b. Minimum branching height for all shade trees shall be six feet (6'), maximum eight feet (8').

c. Caliper, height, spread and size of ball shall be generally as follows:

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

All plant material shall generally average the median for the size ranges indicated above as indicated in the "AAN Standards".

4. Plant Identification

Legible labels shall be attached to all shade trees, minor trees, specimen shrubs and bundles or boxes of other plant material giving the botanical and common names, size and quantity of each. Each shipment of plants shall bear certificates of inspection as required by Federal, State and County authorities.

5. Plant Inspection

The ARC may, upon request by the builder or developer, at least ten (10) days prior to the installation of any proposed plant material, inspect all proposed plant material at the source of origin.

B. Planting Methods

All proposed plant materials that meet the specifications in Section A are to be planted in accordance with the following methods during the proper planting seasons as described in the following:

1. Planting Seasons

The planting of deciduous trees, shrubs and vines shall be from March 1st to June 15th and from September 15th to December 15th. Planting of deciduous material may be continued during the winter months providing there is no frost in the ground and frost-free topsoil planting mixtures are used.

The planting of evergreen material shall be from March 15th to June 15th and from August 15th to December 1st. No planting shall be done when ground is frozen or excessively moist. No frozen or wet topsoil shall be used at any time.

3. Excavation of Plant Pits

The landscaping contractor shall excavate all plant pits, vine pits, hedge trenches and shrub beds in accordance with the following schedule:

a. Locations of all proposed plant material shall be staked and approved in the field by the landscape architect before any of the proposed plant material is installed by the landscape contractor.

b. All pits shall be generally circular in outline, vertical sides; depth shall not be less than 6" deeper than the root ball diameter shall not be less than two times the diameter of the root ball as set forth in the following schedule.

c. If areas are designated as shrub beds or hedge trenches, they shall be excavated to at least 18" depth minimum. Areas designated for ground covers and vines shall be excavated to at least 12" in depth minimum.

d. Diameter and depth of tree pits shall generally be as follows:

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

\* compaction figure of the soil to be removed is assumed and will be allowed in calculation of extra topsoil. The tabulated pit sizes are for purposes of uniform calculation and shall not override the specified depths below the bottoms of the root balls.

4. Staking, Guying and Wrapping

All plant material shall be staked or guyed, and wrapped in accordance with the following specifications:

a. Stakes: Shall be sound wood 2" x 2" rough sawn oak or similar durable woods, or lengths, minimum 7'-0" for major trees and 5'-0" minimum for minor trees.

b. Wire and Cable: Wire shall be #10 ga. galvanized or bethanized annealed steel wire. For trees over 3" caliper, provide 5/16" turn buckles, eye and eye with 4" take-up. For trees over 5" caliper, provide 3/16", 7 strand cable cadmium plated steel, with galvanized "eye" thimbles of wire and hose on trees up to 3" in caliper.

c. Hose: Shall be new, 2 ply reinforced rubber hose, minimum 1/2" I.D. "Plastic Lock Ties" or "Paul's Trees Braces" may be used in place of wire and hose on trees up to 3" in caliper.

d. All trees under 3" in caliper are to be planted and staked in accordance with the attached "Typical Tree Staking Detail".

5. Plant Pruning, Edging and Mulching

a. Each tree, shrub or vine shall be pruned in an appropriate manner to its particular requirements, in accordance with accepted standard practice. Broken or bruised branches shall be removed with clean cuts flush with the adjacent trunk or branches. All cuts over 1" in

diameter shall be painted with an approved antiseptic tree wound dressing.

b. All trenches and shrub beds shall be edged and cultivated to the lines shown on the drawing. The areas around isolated plants shall be edged and cultivated to the full diameter of the pit. Sod which has been removed and stacked shall be used to trim the edges of all excavated areas to the neat lines of the plant pit saucers, the edges of shrub areas, hedge trenches and vine pockets.

c. After cultivation, all plant materials shall be mulched with a 2" layer of fine, shredded pine bark, peat moss, or another approved material over the entire area of the bed or saucer.

6. Plant Inspection and Acceptance

The ARC shall be responsible for inspecting all planting projects on a periodic basis to assure that all work is proceeding in accordance with the approved plans and specifications.

7. Plant Guarantee

All plant material shall be guaranteed for the duration of one full growing season, after final inspection and acceptance of the work in the planting project. Plants shall be alive and in satisfactory growing condition at the end of the guarantee period.

a. For this purpose, the "growing season" shall be that period between the end of the "Spring" planting season, and the commencement of the "Fall" planting season.

b. Guarantee for planting performed after the specified end of the "Spring" planting season, shall be extended through the end of the next following "Spring" planting season.

Sodding

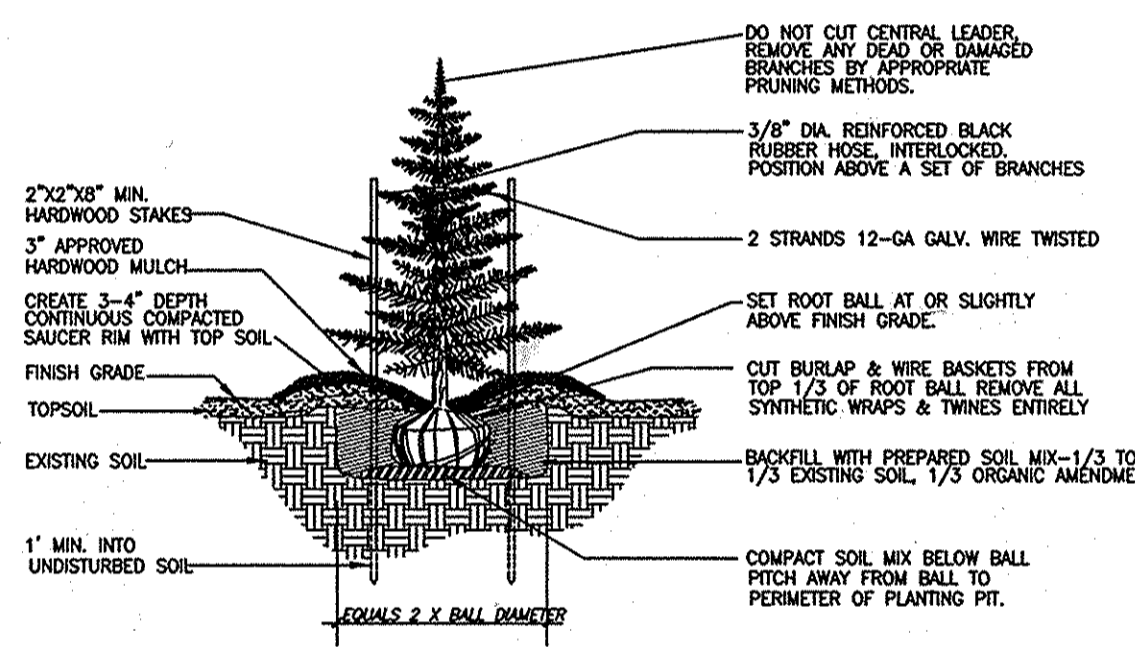
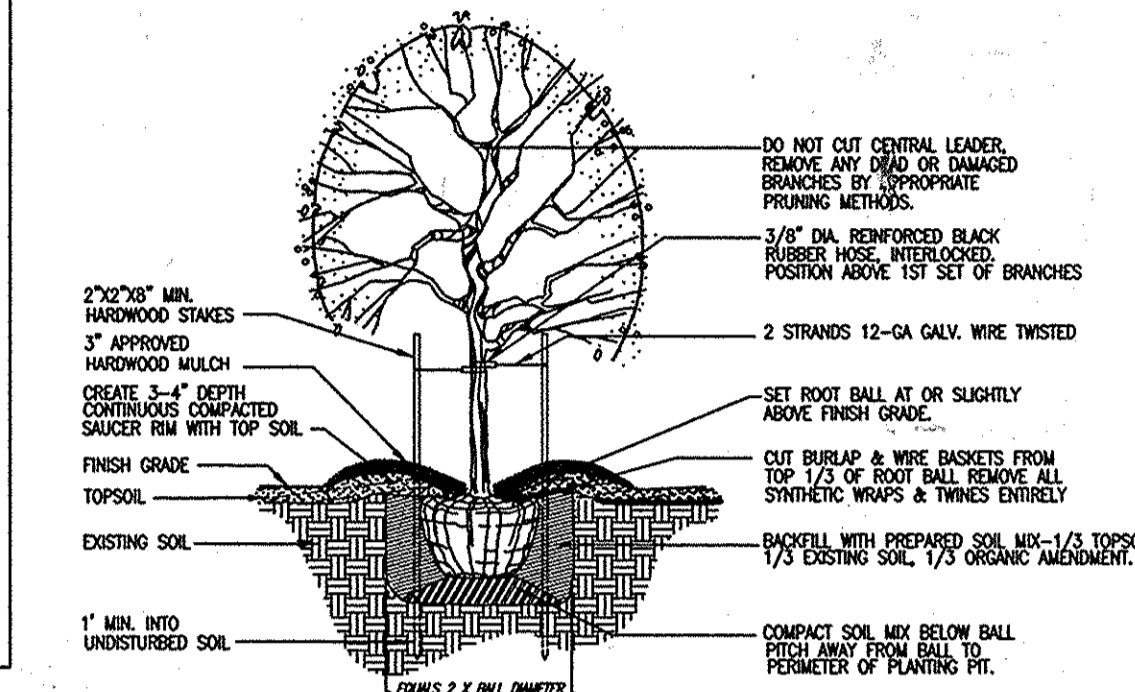
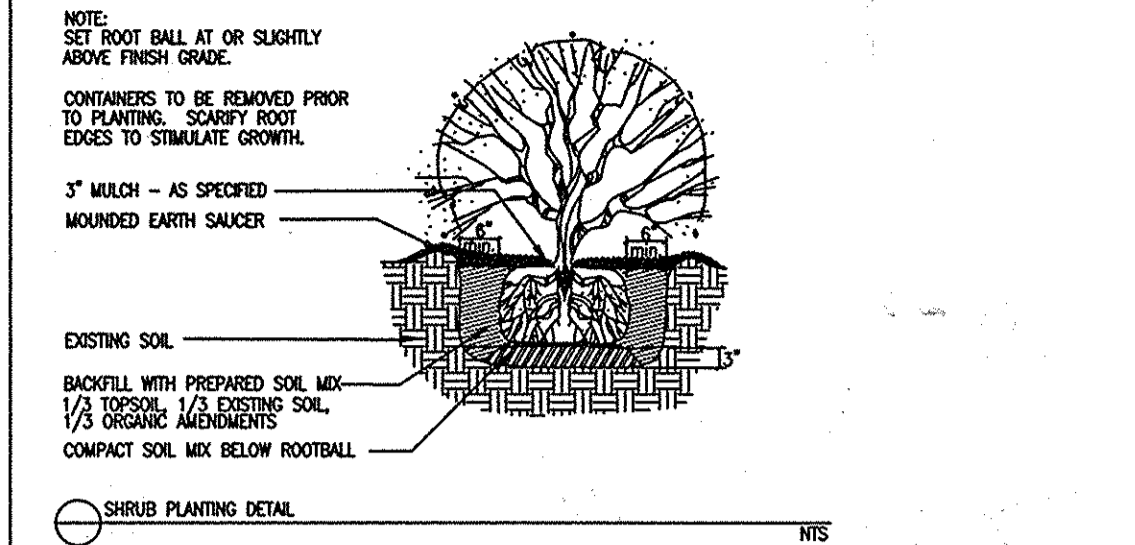
All sodding shall be in accordance to the "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Areas" latest edition, approved by the Landscape Contractors Association of Metropolitan Washington and the American Society of Landscape Architects.

All sod shall be strongly rooted sod, not less than two years old and free of weeds and undesirable native grasses. Provide only sod capable of growth development when planted and in strips not more than 18" wide x 4" long. Provide sod composed principally of improved strain Kentucky bluegrass, such as, Columbia, Victa, or Escort.

SCHEDULE A PERIMETER LANDSCAPE EDGE Category	PER. A PER. B PER. C PER. D PER. E				
	INTERNAL PERIMETER	INTERNAL PERIMETER	INTERNAL PERIMETER	INTERNAL PERIMETER	INTERNAL PERIMETER
Landscape Buffer Type	N/A	N/A	N/A	N/A	N/A
Linear Feet of Roadway/ Perimeter Frontage	400'	288'	468'	418'	236'
Credit for Ex. Vegetation (Yes, No, Linear Feet) (describe below if needed)	NO	NO	NO	NO	NO
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (describe below if needed)	NO	NO	NO	NO	NO
Number of Plants Required Shade Trees Evergreen Trees Shrubs	N/A	N/A	N/A	N/A	N/A
Number of Plants Provided Shade Trees Evergreen Trees Other Trees (2:1 subst.) Shrubs (10:1 subst.) (describe plant substitution credits below if needed)	18 0 10 0	9 0 0 0	0 0 0 0	0 0 0 0	3 0 5 0
Bond Requirement - Surety for Schedule A: Schedule 'A' Number of Shade Trees for bonding: 0 x \$300 = \$ 0.00 Schedule 'A' Number of Evergreen Trees for bonding: 0 x \$150 = \$ 0.00 Schedule 'A' Number of Shrubs for bonding: 0 x \$30 = \$ 0.00					
SINCE THERE IS NO "REQUIRED LANDSCAPING", THERE IS NO SURETY TO BE POSTED.					

DEVELOPER'S / BUILDER'S CERTIFICATE  
I/We certify that the landscaping shown on this plan will be done according to the plan, Section 18.124 of the Howard County Code and the Howard County Landscape manual. I/We further certify that upon completion, a Letter of Landscape Installation, accompanies by an executed one-year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.  
Name (Developer's / Builder's) \_\_\_\_\_ Date 3-08-04

QTY.	SYMBOL	NAME (BOTANICAL/COMMON)	SIZE	SPACING	ROOT	COMMENTS
<b>Shade Trees</b>						
55	AR	Acer rubrum 'Red Sunset' / Red Sunset Maple	2 1/2" - 3" Col.		B&B	
10	AS	Acer rubrum 'Sargentii' / Sargent's Red Maple	2 1/2" - 3" Col.		B&B	
10	QP	Quercus phellos / Willow Oak	2 1/2" - 3" Col.		B&B	
<b>Ornamental Trees</b>						
38	CK	Cornus kousa / Kousa Dogwood	2-2 1/2" Col.		B&B	
43	PC	Prunus cerasifera 'Thundercloud' / Thundercloud Purple Leafed Plum	2-2 1/2" Col.		B&B	



BUFFER SUBSTITUTIONS AND OMISSION JUSTIFICATION:  
PERIMETER A: PLANTING REQUIREMENTS EXCEEDED.  
PERIMETER B: ORNAMENTAL AND EVERGREEN TREES USED DUE TO LIMITED SPACE BETWEEN EXISTING STREET TREES.  
TREE SUBSTITUTIONS MADE TO 2:1 RATIO.  
PERIMETER C: ORNAMENTAL AND EVERGREEN TREES USED DUE TO LIMITED SPACE BETWEEN EXISTING STREET TREES.

APPROVED PLANNING BOARD OF HOWARD COUNTY  
DATE Nov. 13, 2003

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: David A. Light - 3/21/04  
Chief, Division of Land Development: Chris Hamito - 3/21/04  
Chief, Development Engineering Division: [Signature] - 3/23/04



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: 301-421-0224 BALT: 410-880-1820 DC/VA: 301-959-2524 FAX: 301-421-4186

PREPARED FOR:  
G&R Maple Lawn, Inc., et al.  
Suite 410, Woodholme Center  
1829 Reisterstown Road  
Baltimore, MD 21208  
ATTN: Charlie O'Donovan  
TEL: 410-484-8400

COMMUNITY CENTER LANDSCAPE NOTES AND DETAILS  
MAPLE LAWN FARMS  
Midtown District - Area 1 - OPEN SPACE LOT 125  
Community Center

SCALE	ZONING	G. L. W. FILE No.
NTS	MXD-3	03058
DATE	TAX MAP - GRID	SHEET
Mar., 2004	41: 21 & 22	9 OF 9