

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) 315-1800 at least five (5) working days prior to the start of work.
- The contractor shall notify "Miss Utility" at 1-800-251-7777 at least 48 hours prior to any excavation work being done.
- Project Background:
 - Location: TAX MAP #46, GRIDS 3 & 4
 - Zoning: MXD-3
 - Election District: 5th
 - Buildable Lot Area: 3.17 AC.
 - Rec. Ref.: PLAT # 16624, F-04-15
- The contractor shall notify the Howard County Department of Public Works, Bureau of Utilities at (410) 315-4900 at least five (5) working days prior to starting any excavation work.
- Proposed Use: Bank and Retail/Restaurant Building
- All plan dimensions are to face of building or face of curb 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, 41EA and No. 46B2.
- Property is zoned MXD-3 per the 2-2-04 Comprehensive Zoning Plan per Council Bill No. 75-2003. Per ZB-945M was approved 2/2/01 granting approval to PDP.
- See Department of Planning & Zoning file numbers: S-01-17, ZB-945M, PB-353, WP-01-111(4), WP-02-54(4), WP-03-22(4), F-02-12, F-03-07, SDF-03-06, F-04-55, SDF-04-44, SDF-04-44 and F-04-15.
- Water and sewer service is public.
- All existing water and sewer is per Contract 24-4062-D.
- All existing public storm drain is per F-03-07.
- Stormwater Management is being provided by F-03-07, along with a drywell and stormceptor on this site plan.
- Recording reference: Plat No. 16624.
- 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 Development Criteria per PB Case No. 353 and S-01-17.
- 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-945M 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.
- Water and Sewer Connection limits shown on these plans are from the road R/W or from the edge of the easement to within 5' of the building. Refer to the architectural for the remainder of the construction. Both buildings will have inside meter settings.
- Forest Conservation for this site has been provided under F-03-07.
- All easements (Public and Private) shown on these plans are per Recorded Plat #16624, unless otherwise noted.
- Because this plan submission is non-residential use, a noise study is not required.
- The buildings will have automatic fire protection sprinkler systems.
- The drywell/stormceptor facility shown on Parcel C-7 satisfies the recharge requirements for Parcels C-7 and C-8.
- 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 154 of the Howard County Zoning Regulations. The light intensity at the property line will not exceed 0.1 foot candles.
- The shared access and parking requirement for Parcels "C-7" and "C-8" is covered by Section 10.11. Access and parking easement is "Amended and Restated Declaration of Covenants, Conditions and Restrictions for Maple Lawn Farms Commercial Association, Inc." and recorded among the Land Records of Howard County, Maryland in Liber 7419 at Folio 230.
- On May 27, 2004, the Howard County Planning Board approved this SDP with the requested setback reduction from 15' between buildings and curb or edge of a road or drive as required by the Development Criteria as shown on the approved plan.
- The sediment control devices constructed under F-03-07 will be utilized during the construction of the improvements shown on these plans. The devices may be modified as described in the sequence of construction sheet B.
- A waiver request from the required setback of a building from a public cover easement was made on May 3, 2004 and was granted on May 11, 2004.

WP-01-111

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(4), which was granted on May 2, 2001, allowing the following:

- 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
- 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.

WP-02-54

No grading, removal of vegetative cover or trees, or placement of new structures is permitted within limits of wetlands, streams or their required buffers, and 100 year flood plain areas except as permitted under WP-02-54. WP-02-54 was granted on April 2, 2002, allowing the following:

- Development within a 100 year floodplain, and
- Grading and removal of vegetative cover within a 25' wetland buffer and a 30' stream buffer.

The approval is subject to the following conditions:

- The waiver petition approval pertains to the limits of disturbance to the wetlands, stream channel, and floodplain areas identified within the proposed employment district located in the southeast portion of Parcel C-2.
- MDE waterway construction approval is required prior to road plan approval.
- All grading, clearing and filling disturbances within the 100 year floodplain, wetlands, stream channel and their required buffers are subject to obtaining all necessary Water Quality Certificates and Permits from the Maryland Departments of the Environment and Natural Resources and the U.S. Army Corps of Engineers, prior to commencement of any grading disturbances. Reference the approved permits, certificates or tracking numbers on all future plan and permit submissions.
- The Phase 1 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".

WP-03-22

Waiver petition WP-03-22 was granted on October 9, 2002 to allow for the temporary deferral of the requirements for forest conservation to be fulfilled when the areas within the limit of disturbance shown on these plans are developed in accordance with the phasing outlined in S-01-17.

RESERVOIR PARKING (BANK)

A waiver from the Design Manual Volume III was granted on February 27, 2004 to allow the number of vehicles in the reservoir parking to be reduced from 20 to 17 as shown on this site plan.

Employment Parcel Size

No minimum or maximum parcel sizes apply in the Employment land use areas.

Height

Maximum building height shall be limited to 120' unless approved to be greater on a Site Development Plan by the Howard County Planning Board. Additionally, the following shall apply:

- Commercial buildings at the corner of Johns Hopkins Road and Somner Road (Maple Lawn Boulevard) Parcel A-3 not exceed three stories.
- Commercial buildings east of Somner Road (Maple Lawn Boulevard), Parcel A-2 at the Focal Point shall not exceed four stories.
- Commercial buildings in the Workplace District within 300 feet of MD Route 216 shall not exceed one story.
- Commercial buildings in the Workplace District located between 300 feet and 500 feet from MD Route 216 shall not exceed four stories.
- Commercial buildings in the Workplace District beyond 500 feet of MD Route 216 shall not exceed eight stories.

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 FOR, 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 golf courses, movie theaters, legitimate theaters and dinner theaters, public utility uses (excluding stand-alone communication towers), group care facilities, housing for the elderly and/or handicapped persons, nursing homes and sheltered housing. Parcel A-2 may contain Live-Work Units as defined in the Other Residential (OR) section. Accessory Structures and Accessory Uses are also permitted.

The following additional uses not referred to or included in the above uses, which are allowed by Special Exception in the FOR, 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 Comprehensive Sketch Plan, provided, however, that quarries, temporary wrecked vehicle storage and yard waste shall not be allowed:

- Public school buildings-temporary conversion to other uses
- Theaters, legitimate and dinner
- 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 & crematoriums are not permitted
- A maximum of one gasoline service station is permitted. The gasoline service station may include a car wash, car repair facilities, and/or convenience store food.

No single Retail Center shall exceed 100,000 square feet. 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 stores and personal service business shall not exceed 152,510 (300 square feet per gross acre). No individual retail establishment within the MXD-3 District shall have a gross floor area greater than 65,000 square feet. Retail and personal services and other allowed uses, such as restaurants and a gasoline service station may also be located within other designated Employment Areas outside of a Retail Center.

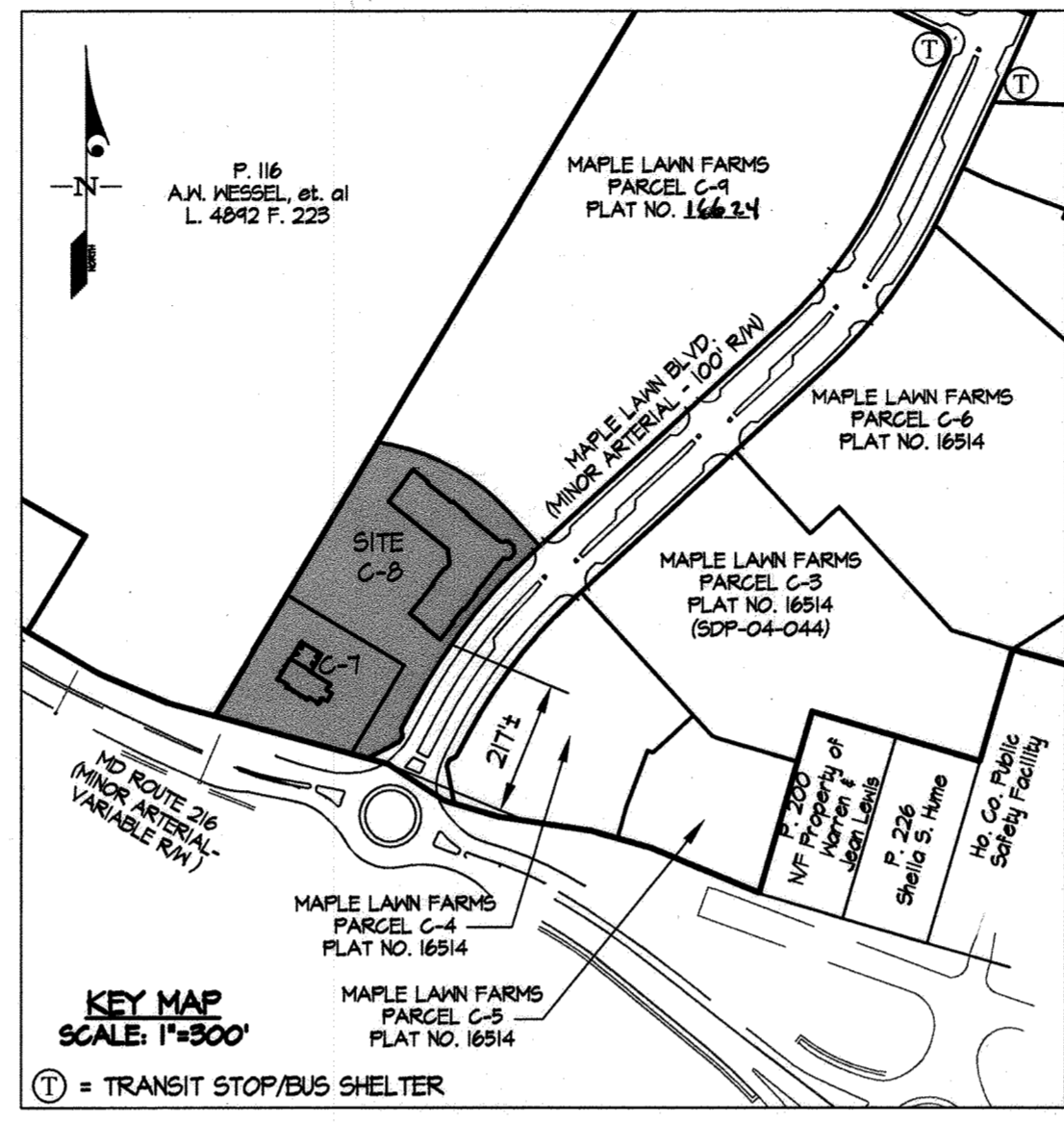
Section 128.F shall apply to Employment land use areas.

Coverage

No coverage requirement is imposed in Employment land use areas.

Floor Area Ratio (FAR)
Overall limit is 0.35 calculated on the total acreage for all Employment land use areas.

SITE DEVELOPMENT PLAN MAPLE LAWN FARMS WEST PAD SITE PARCELS C-7 & C-8



Site Analysis Data Chart

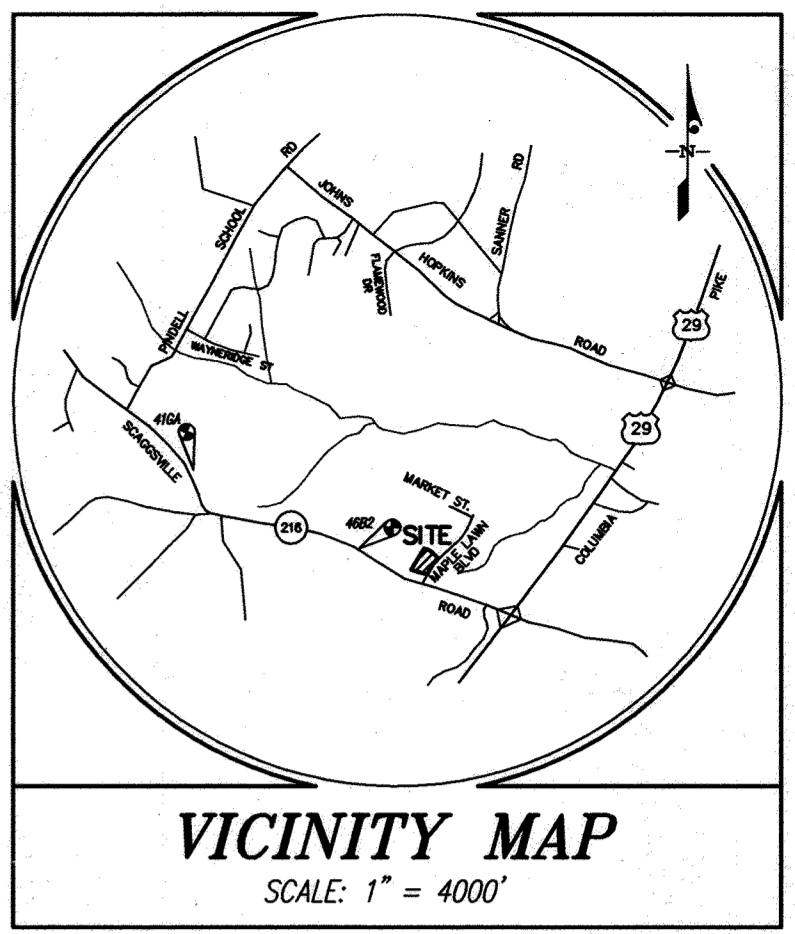
	Parcel C-7	Parcel C-8	Total
1. Gross Area of Site:	43,917 Sq. Ft. (1.0082 ac.)	94,016 Sq. Ft. (2.1583 ac.)	137,933 Sq. Ft. (3.1665 ac.)
2. Limit of Disturbed Area: (Area of Plan Submission)	51,144 Sq. Ft. (1.18120 ac.)	110,415 Sq. Ft. (2.5347 ac.)	161,559 Sq. Ft. (3.8467 ac.)
3. Zoning:	MXD-3	MXD-3	
4. Proposed Use:	Bank	Retail / Restaurant / Commercial School	
5. Building Coverage: (% of Gross Acreage)	3,400 Sq. Ft. (7.7 %)	20,688 Sq. Ft. (22.0 %)	24,088 Sq. Ft. (17.5 %)
6. Floor Area Ratio (FAR):	0.07	0.22	0.17

Parking Tabulation

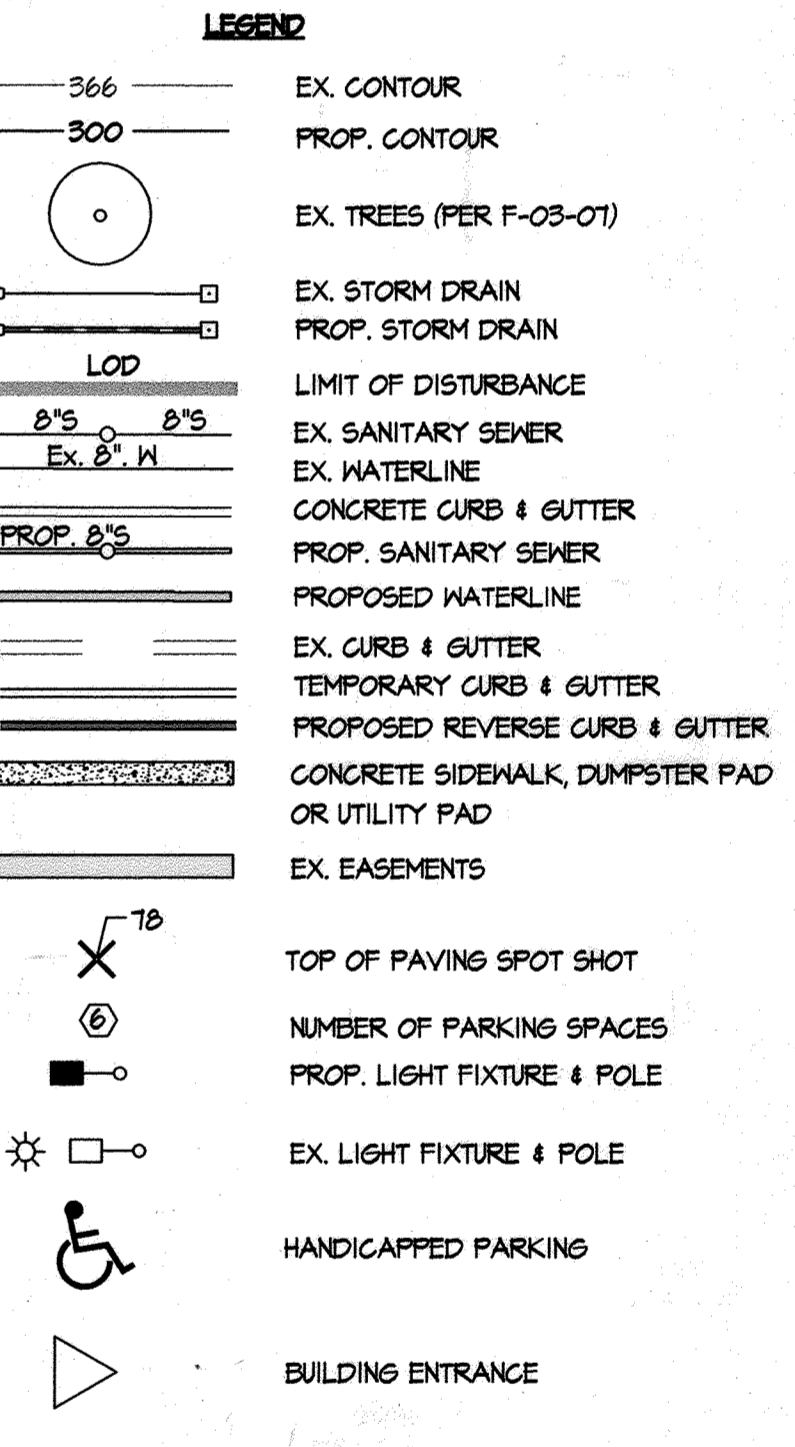
Category	Spaces
Bank	= 17 spaces (3,400 s.f. @ 5 spaces per 1000 s.f.)
Retail Area	= 44 spaces (7,700 s.f. @ 5 spaces per 1000 s.f.)
Restaurant	= 88 spaces * (9,717 s.f. of floor area for restaurant use)
Total Required	= 149 spaces

* 88 spaces based upon 7 for employees (35 employees @ 1 space per 5 employees) and 21 for seating (243 seats @ 1 space per 3 seats)

Parking Provided = 149 spaces (see shared parking analysis note below)
The 149 spaces are distributed as follows:
 - on-street parallel spaces
 - 143 head-in spaces within parking field (subject to a cross-easement for the benefit of both parcels)
 ** Includes Commercial School (1,415 s.f. of the total 10,941 s.f. will be used for a Commercial School).



BENCHMARKS
 416A STANDARD DISC ON CONCRETE MONUMENT ELEV. = 462.16
 46B2 STANDARD DISC ON CONCRETE MONUMENT ELEV. = 474.67



*** "Fitness" has been shown as the anticipated use of 1,700 s.f. of the retail building. We have provided the parking tabulation for the most demanding use to demonstrate that the parking will be adequate for any future use.

Under SDP 10-04-07 the parking field shown on this site development plan was revised to provide access from Parcels C-7 and C-8 to Parcels B-1b, B-1c, B-1d, B-1e and B-1f. This resulted in the loss of 10 spaces. The total number of spaces remaining on Parcels C-7 and C-8 is 149. A shared parking analysis was approved under SDP 17-04-04 showing that the parking obligations for the proposed uses on these six (6) parcels were satisfied by the two (2) parking fields.

- Sheet Index**
- Cover Sheet
 - Site Development Plan
 - Site Details
 - Site/Handicap Accessibility Details
 - SWM Profiles/Details/Parcel C-7 Utility Profiles
 - Structure Profiles/Parcel C-8 Utility Profiles
 - Sediment Control Plan/Drainage Area Map
 - Sediment Control Notes And Details
 - Landscape/Perimeter Planting Plan
 - Landscape Details And Notes

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

FILE #	PARCEL AREA	FLOOR AREA	F.A.R.
SDF 04-44	4.40 AC. (191,605 S.F.)	93,945 S.F.	0.41
SDF 04-46 (This Site Plan)	3.17 AC. (137,933 S.F.)	24,088 S.F.	0.17
REMAINING RECORDED EMPLOYMENT LAND	23.26 AC. (1,013,351 S.F.)	0	0
TOTAL	30.83 AC. (1,342,889 S.F.)	118,033 S.F.	0.09

ADDRESS CHART

PARCEL NO.	STREET ADDRESS
C-7	8194 MAPLE LAWN BOULEVARD
C-8	8180 MAPLE LAWN BOULEVARD

SUBDIVISION NAME: MAPLE LAWN FARMS

PLAT No.	ZONE	TAX MAP	BLOCK	ELEC. DIST.	PARCELS
16624	MXD-3	46	3 & 4	5	C-7, C-8

APPROVED PLANNING BOARD OF HOWARD COUNTY

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 County Health Officer: *[Signature]* Date: 8/12/04
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* Date: 8/2/04
 Chief, Division of Land Development: *[Signature]* Date: 8/2/04
 Chief, Development Engineering Division: *[Signature]* Date: 7/22/04

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3908 NATIONAL DRIVE - SUITE 250 - BURTONTOWNE OFFICE PARK
 BURTONTOWNE, MARYLAND 20866
 TEL: 301-421-4024 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
8-12-04	Revised parking tabulation to address access to adjacent	Jaw	128.F
8-2-04	Commercial building setbacks and parking tabulation to reflect a	JK	128.F

PREPARED FOR:
 Maple Lawn Retail, LLC
 Suite 410 Woodholme Center
 1829 Reisterstown Road
 Baltimore, MD 21208
 ATTN: Charlie O'Donovan
 410-484-8400

COVER SHEET
BANK AND RETAIL/RESTAURANT BUILDINGS
MAPLE LAWN FARMS
PARCELS C-7 AND C-8
 PLAT NO. 16624
 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03057
DATE	TAX MAP - GRID	SHEET
JUNE 2004	36 - 3	1 OF 10

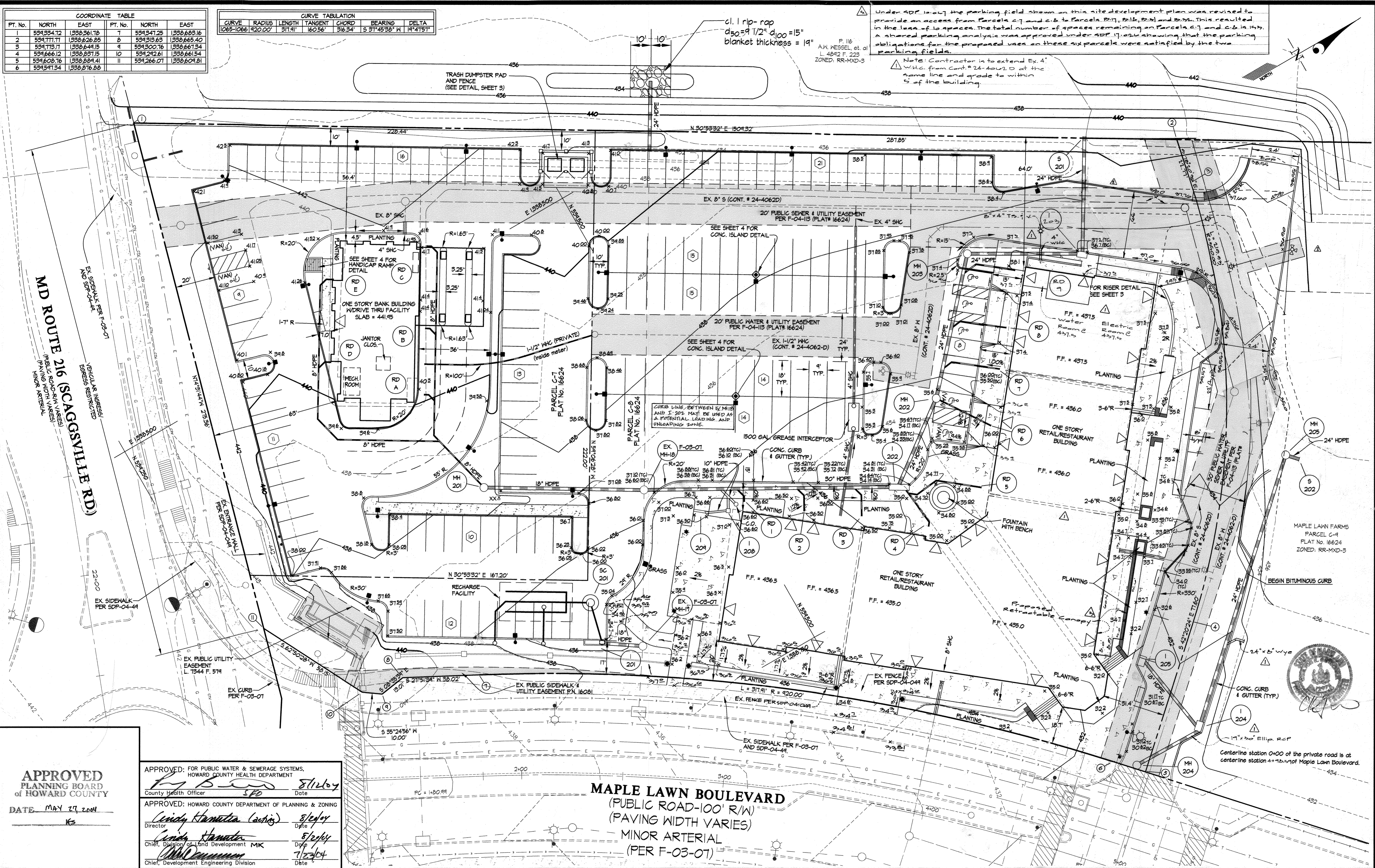
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COORDINATE TABLE					
PT. No.	NORTH	EAST	PT. No.	NORTH	EAST
1	534334.12	1330361.10	7	534341.25	1330663.16
2	534334.12	1330626.85	8	534313.63	1330665.40
3	534334.12	1330644.15	9	534300.76	1330661.34
4	534666.12	1330631.15	10	534242.61	1330661.34
5	534602.16	1330624.41	11	534266.07	1330604.81
6	534541.34	1330616.88			

CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1065-1066	420.00'	317.41'	160.56'	316.34'	S 37°45'38" W	104°15'17"

Under SDP 10-07 the parking field shown on this site development plan was revised to provide an access from Parcels C-7 and C-8 to Parcel B-11, B-16, B-21 and B-22. This resulted in the loss of 10 spaces. The total number of spaces remaining on Parcels C-7 and C-8 is 193. A shared parking analysis was approved under SDP 17-022 showing that the parking obligations for the proposed uses on these six parcels were satisfied by the two parking fields.

Note: Contractor is to extend Ex. 4' sidewalk from Cont. # 24-4062-D at the same line and grade to within 5' of the building.



APPROVED
PLANNING BOARD
of HOWARD COUNTY

DATE: MAY 27, 2004
KS

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

County Health Officer: *[Signature]* Date: 5/21/04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: 5/21/04

Chief, Division of Land Development: *[Signature]* Date: 5/21/04

Chief, Development Engineering Division: *[Signature]* Date: 7/23/04

MAPLE LAWN BOULEVARD
(PUBLIC ROAD-100' R/W)
(PAVING WIDTH VARIES)
MINOR ARTERIAL
(PER F-03-07)

PREPARED FOR:
Maple Lawn Retail, LLC
Suite 410 Woodhome Center
1829 Reisterstown Road
Baltimore, MD 21208
ATTN: Charlie O'Donovan
410-484-8400

SITE DEVELOPMENT PLAN
BANK AND RETAIL/RESTAURANT BUILDINGS
MAPLE LAWN FARMS
PARCELS C-7 AND C-8
PLAT NO. 16624

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	03057
DATE	TAX MAP - GRID	SHEET
JUNE 2004	36 - 3	2 OF 10

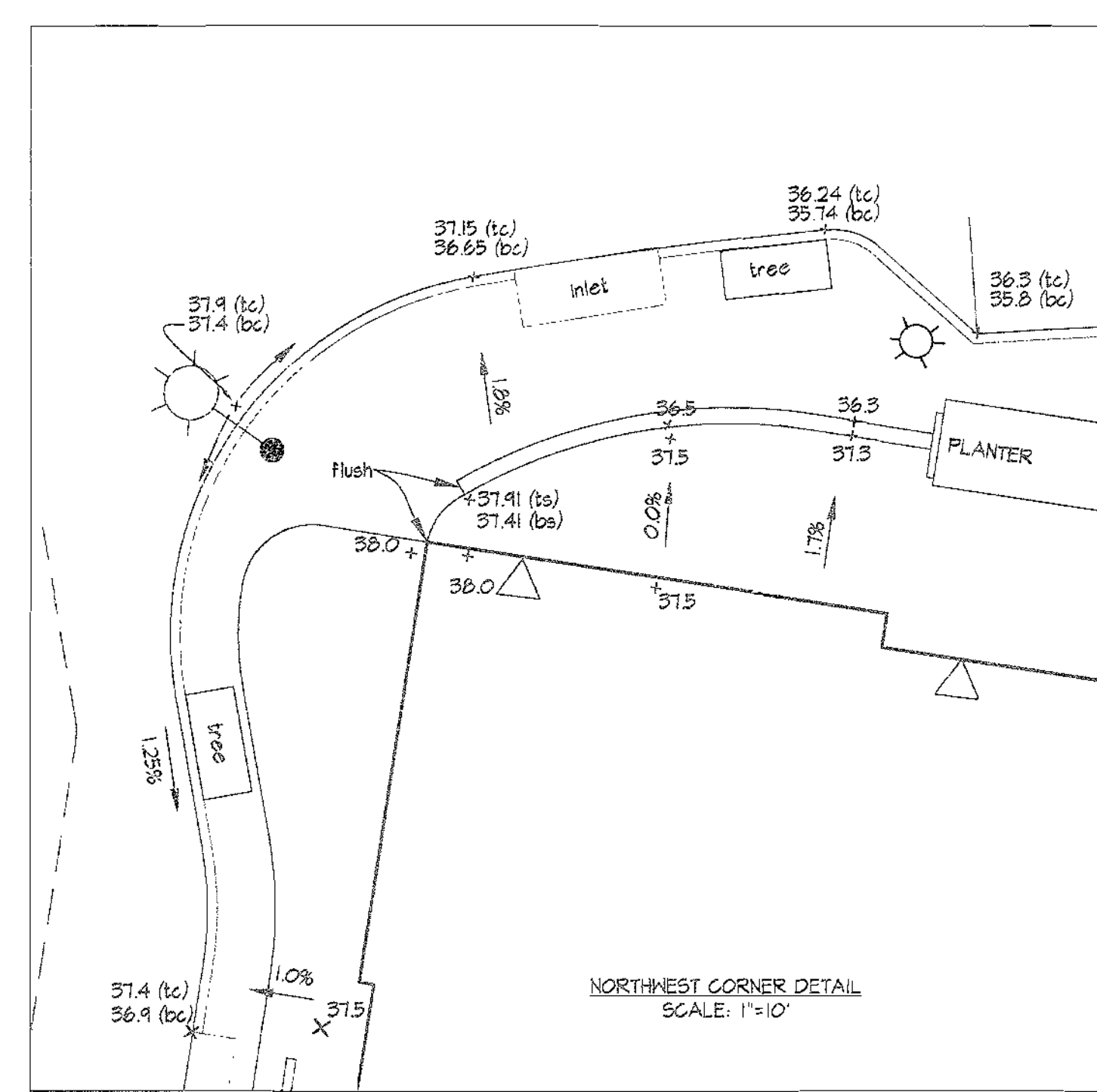
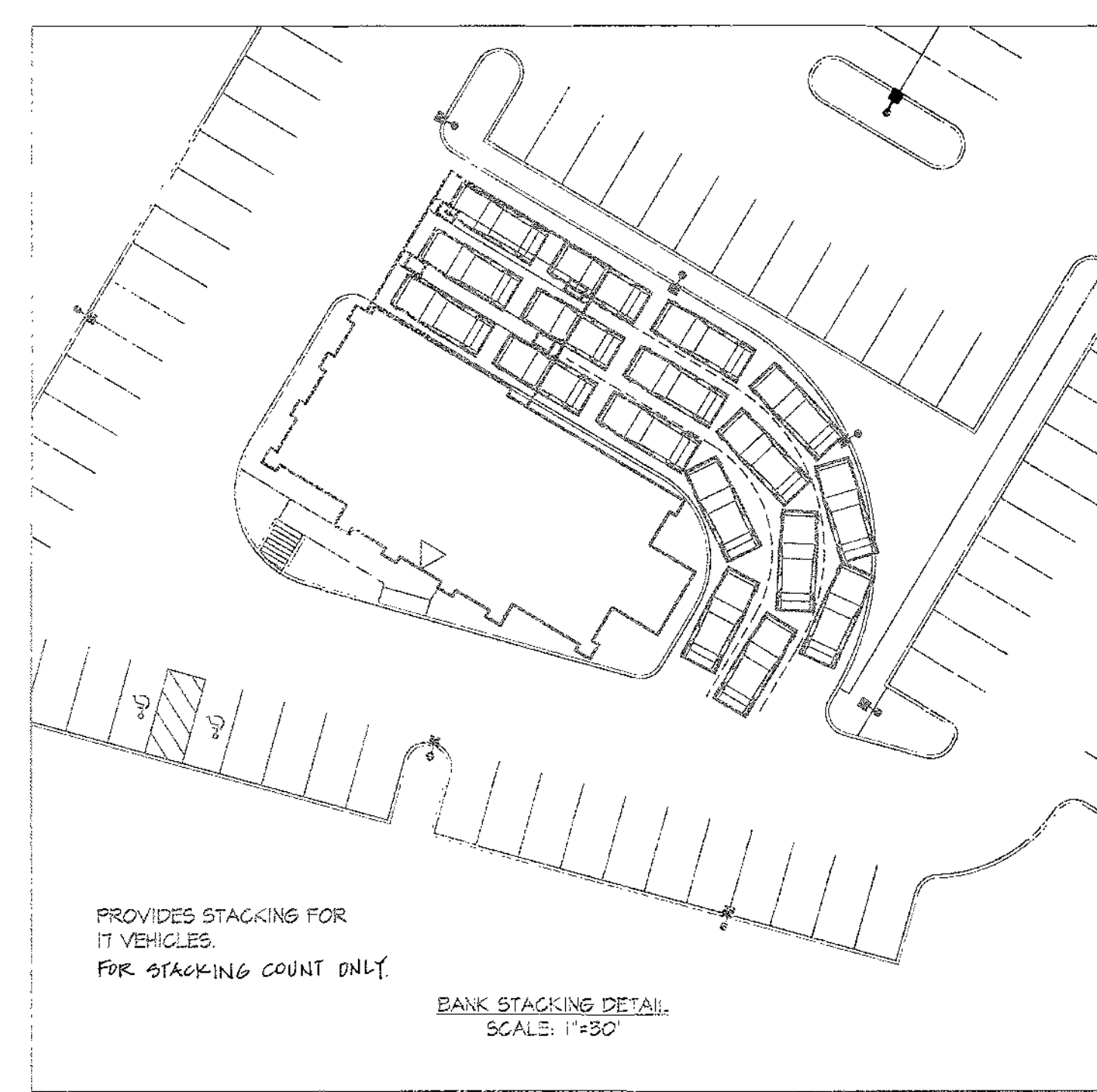
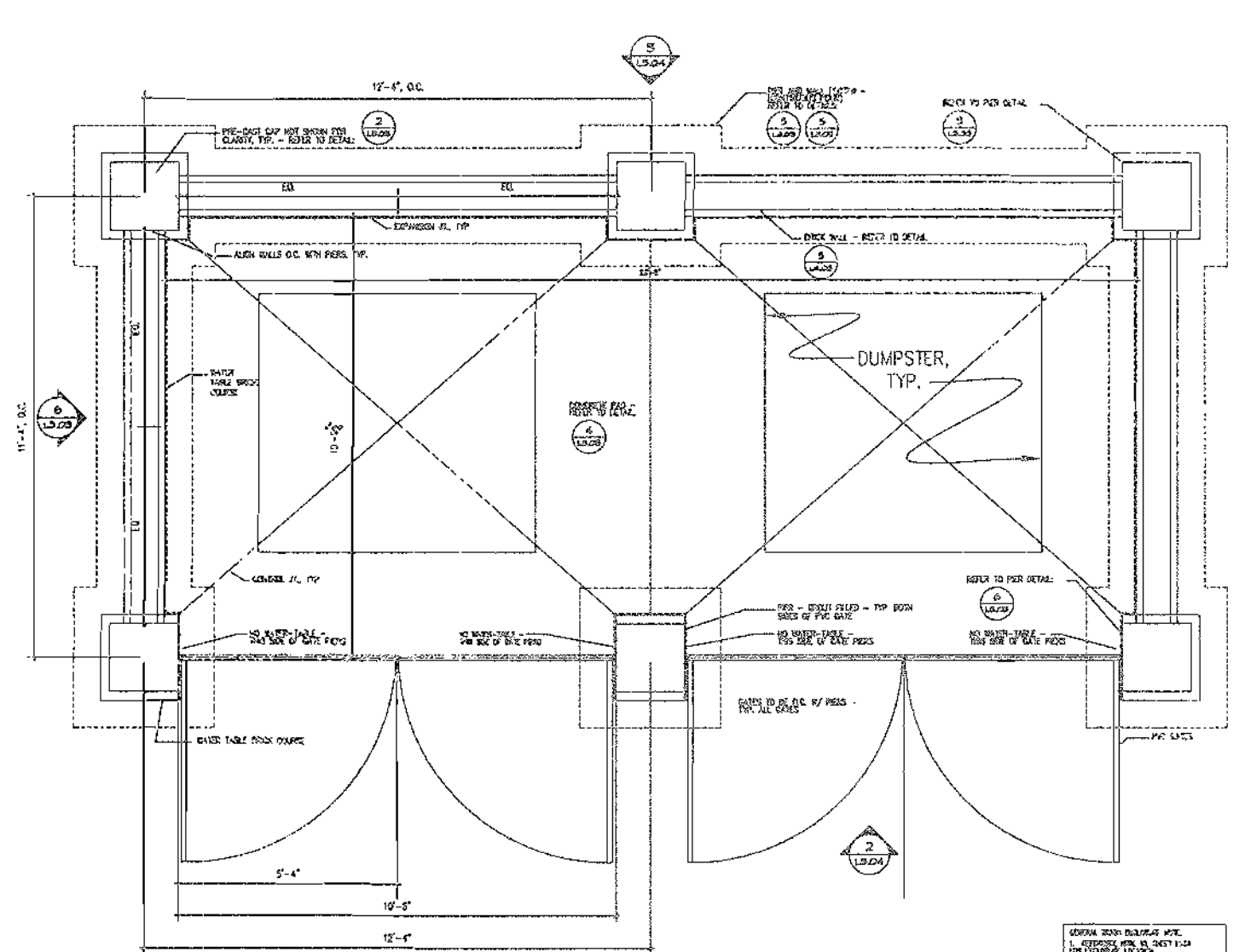
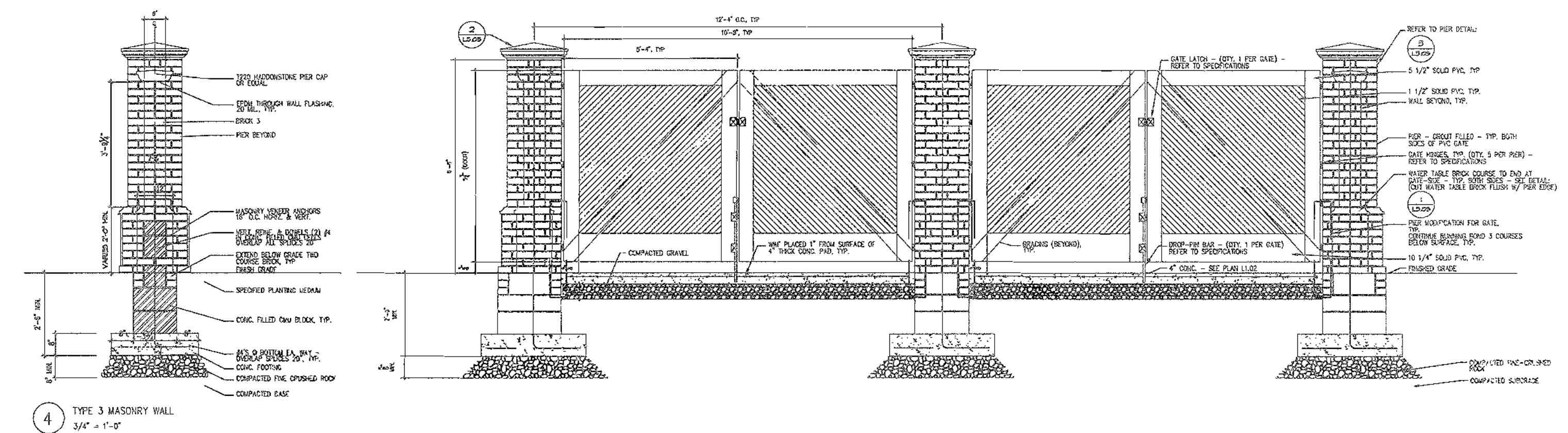
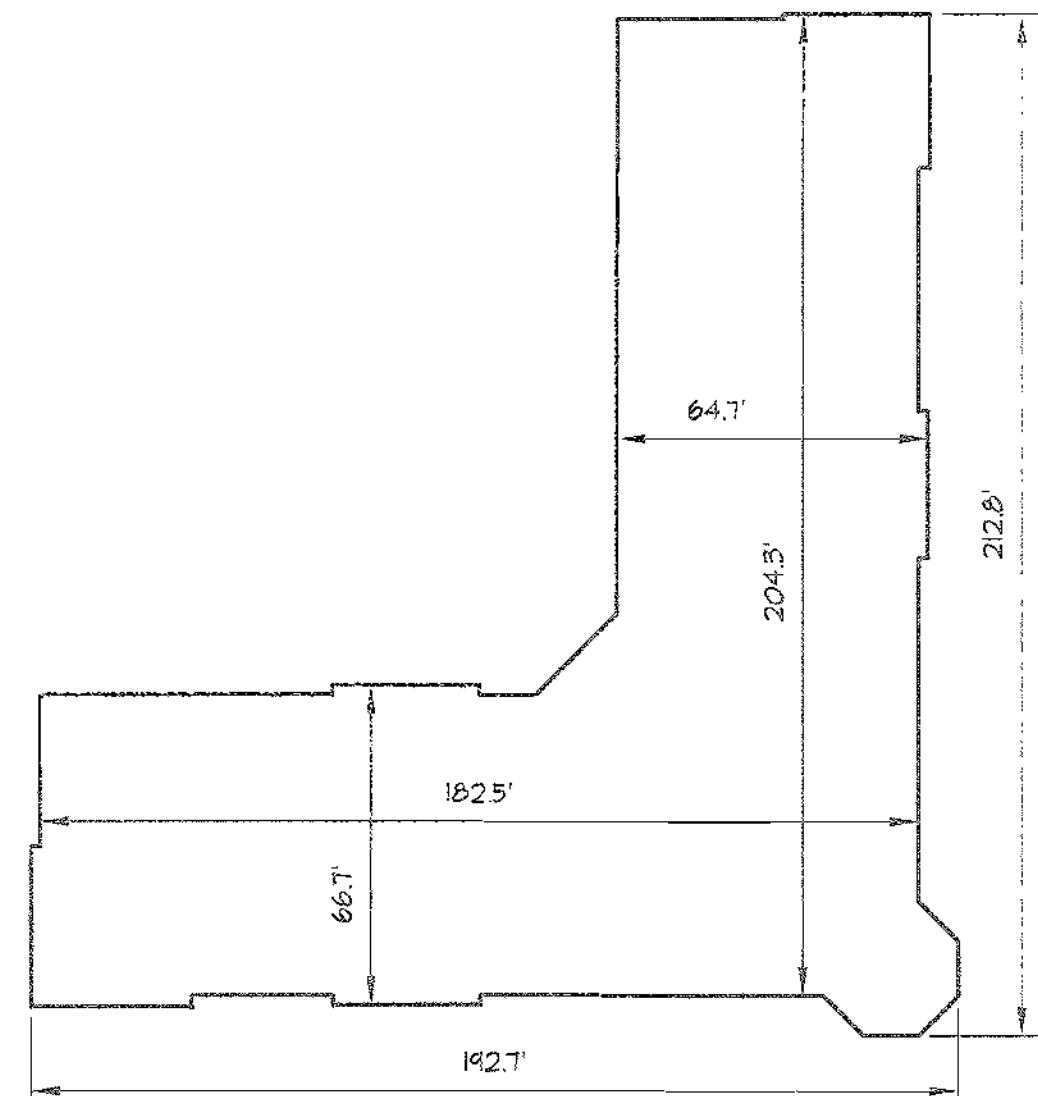
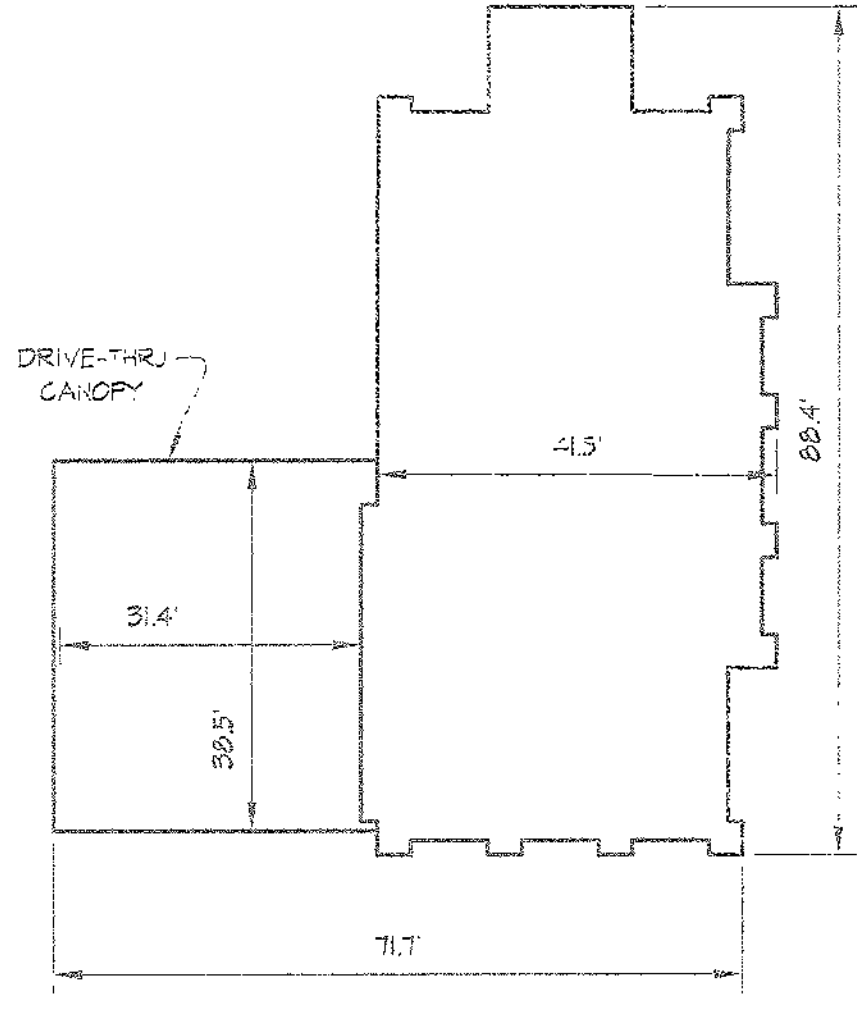
GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
10/20/04	Revise building grades to remove corridor & relocate mechanical rooms.	d.e.v.	
01/01/05	Add 15"x4" wye and reflect 14"x30" Ellip. RCP from 1-2nd to M-2nd.		
01/01/05	Revise for driveway realignment	d.e.v.	
01/01/05	Added retractable canopy	d.e.v.	
01/01/05	Added note to address access to adjacent parcels & shared parking.	d.e.v.	RE.V.

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

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APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 County Health Officer _____ Date _____
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director *Cindy Hammett* Date *8/24/04*
 Chief, Division of Land Development *Mik* Date *7/2/04*
 Chief, Development Engineering Division _____ Date _____

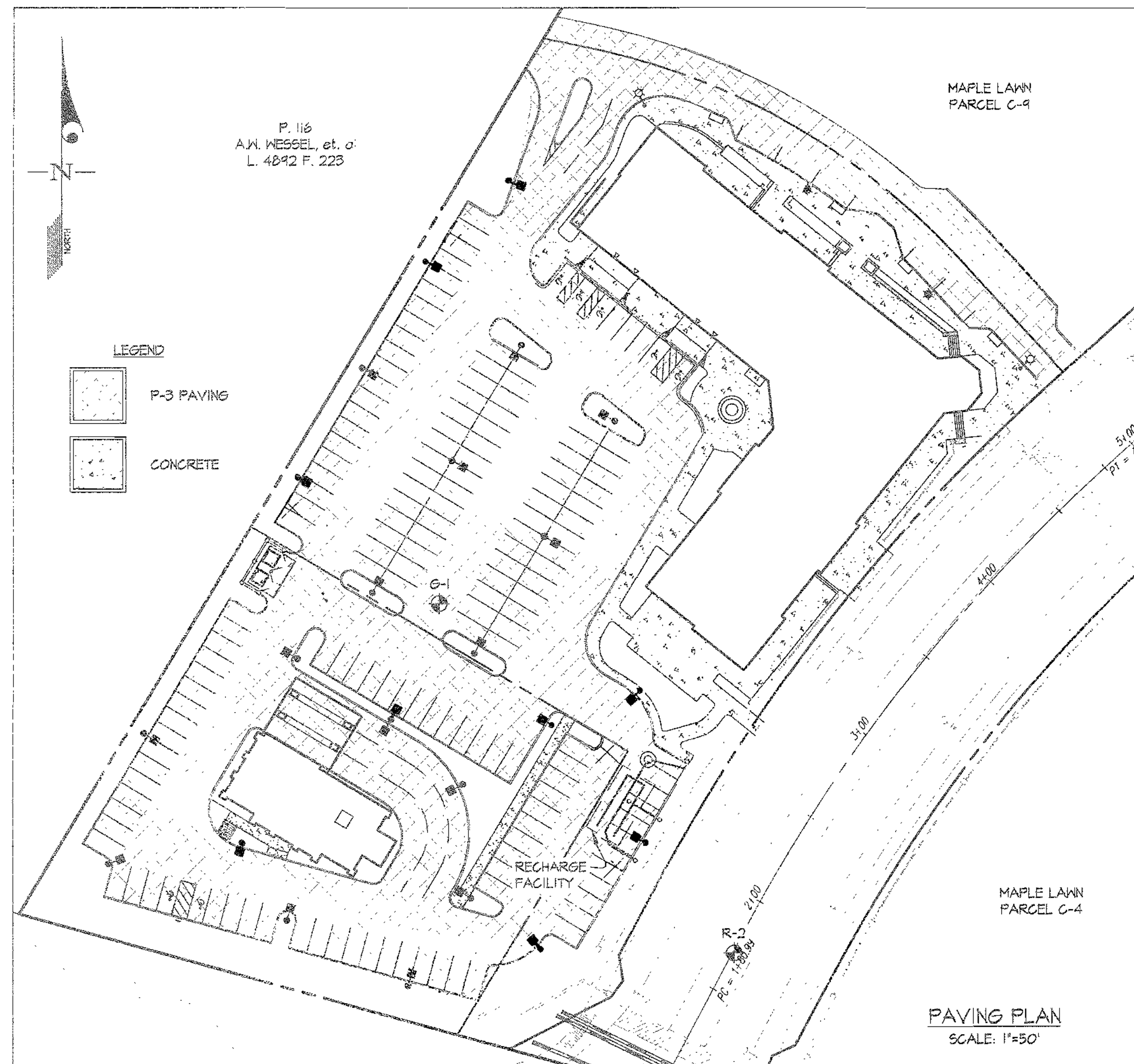
GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT. 410-880-1820 DC/VA. 301-999-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R

PREPARED FOR:
 Maple Lawn Retail, LLC
 Suite 410 Woodholme Center
 1829 Reisterstown Road
 Baltimore, MD 21208
 ATTN: Charlie O'Donovan
 410-484-8400

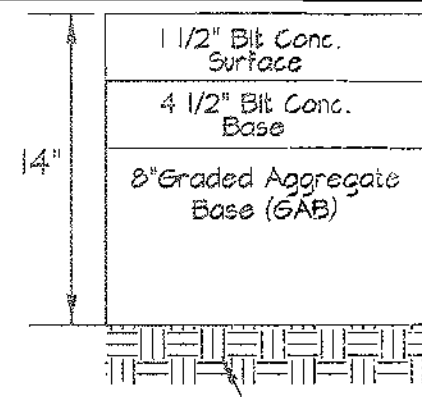
SITE DETAILS
BANK AND RETAIL/RESTAURANT BUILDINGS
MAPLE LAWN FARMS
 PARCELS C-7 AND C-8
 PLAT NO. 16624
 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03057
DATE	TAX MAP - GRID	SHEET
JUNE 2004	36 - 3	3 OF 10

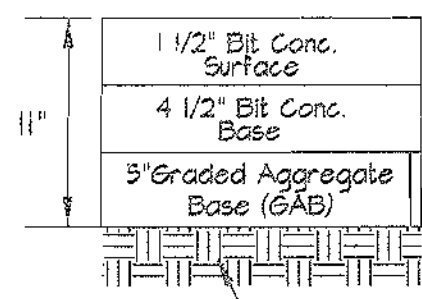


LANDSCAPE LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	WATTAGE	LAMP	MOUNTING	NOTES	SYMBOL
A	HADCO	HADCO R51	150 W	METAL HALIDE	12' POLE	FIXTURE TYPE: TBD SHIELD TYPE: SEMI-CUTOFF	
B	HADCO	HADCO TF6	250 W (20,500 LUMENS)	METAL HALIDE	23' POLE	FIXTURE TYPE: TBD SHIELD TYPE: SEMI-CUTOFF	
C	HADCO	HADCO TF6	250 W (28,000 LUMENS)	HIGH PRESSURE SODIUM	23' POLE	FIXTURE TYPE: TBD SHIELD TYPE: SEMI-CUTOFF	
D	SAME AS TYPE 'B'						



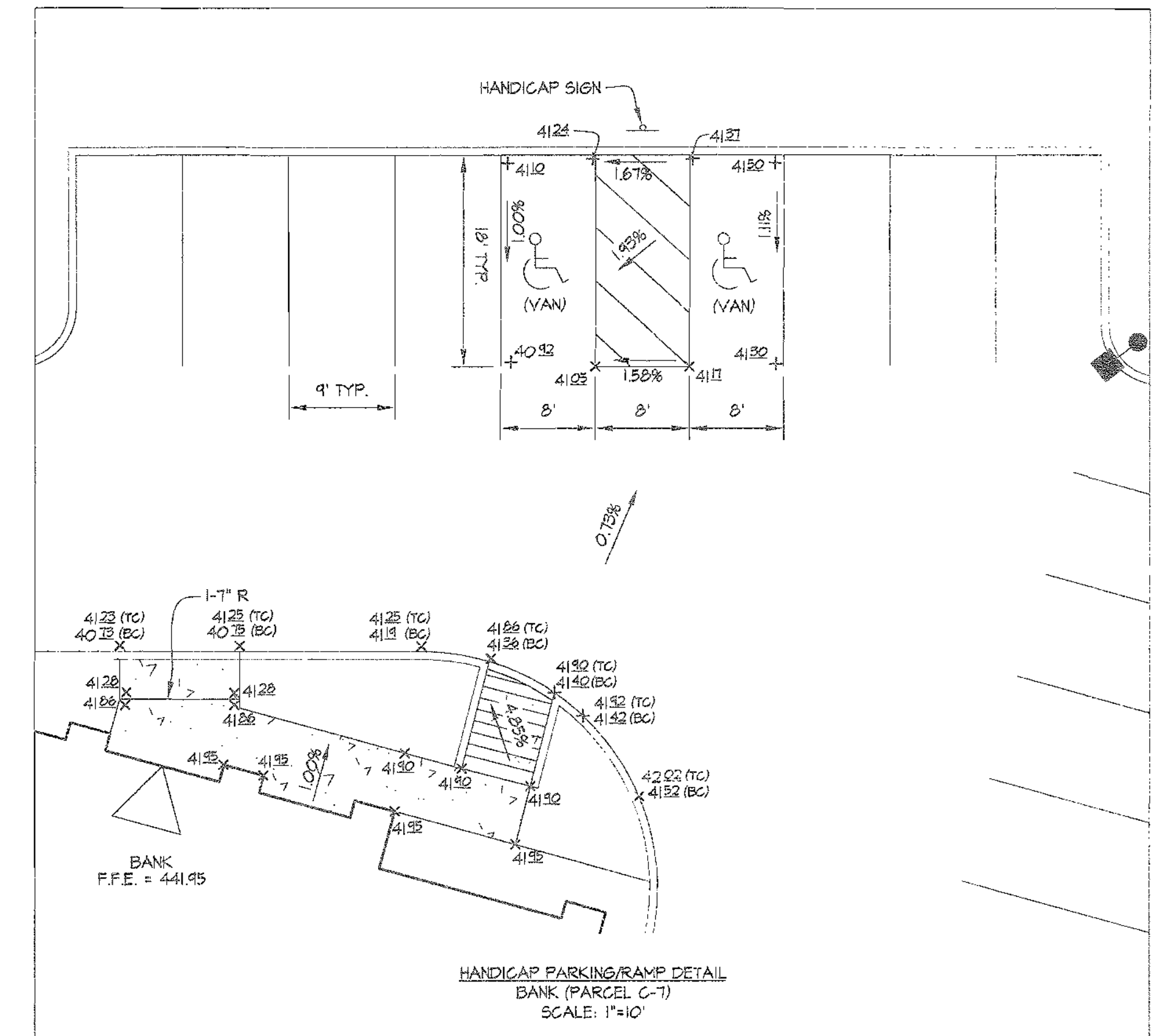
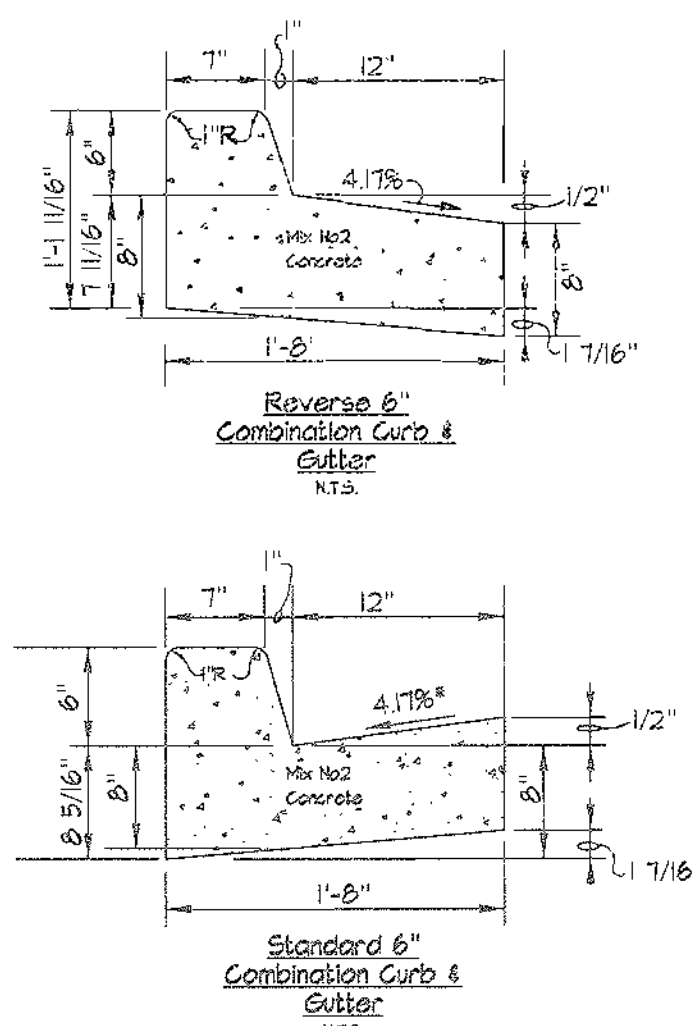
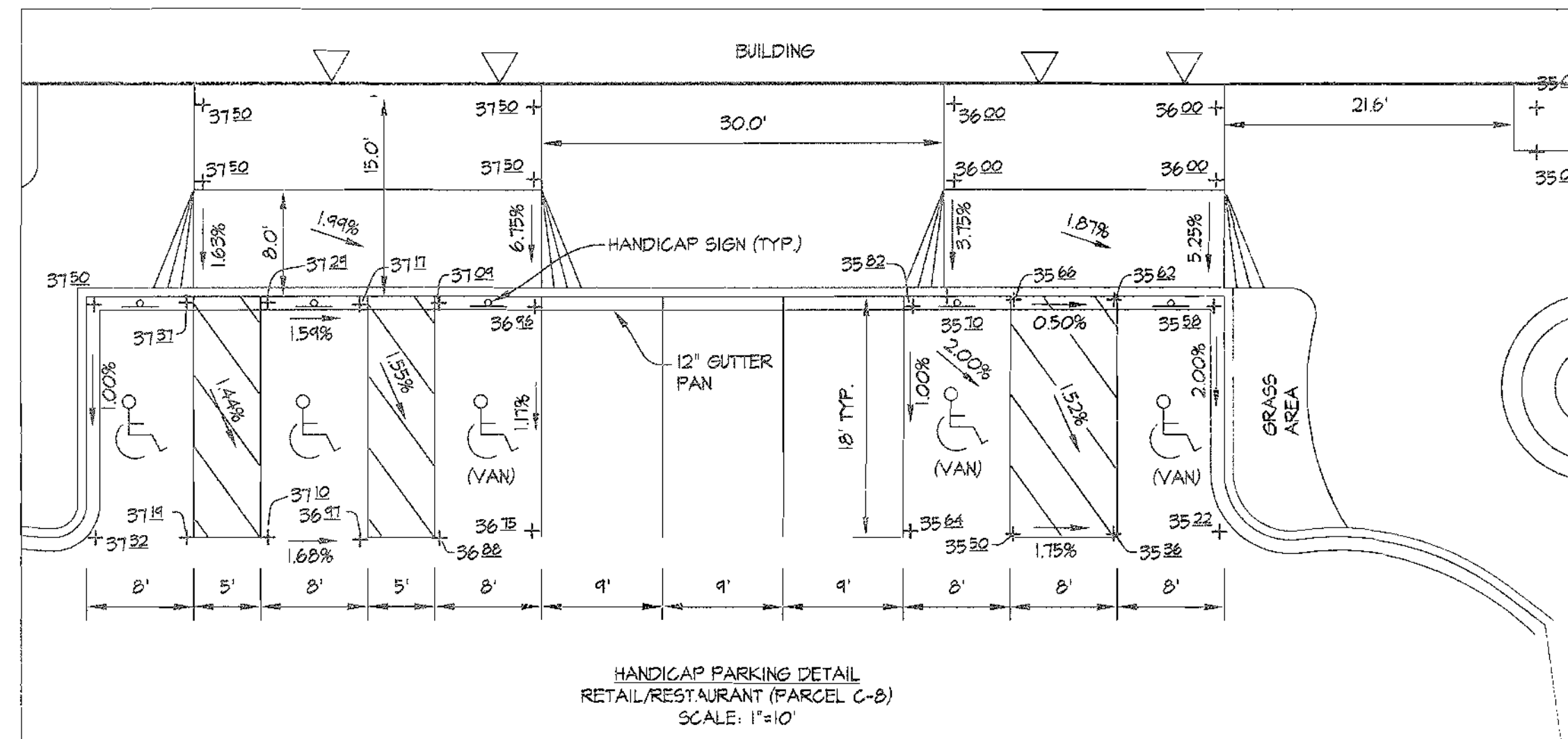
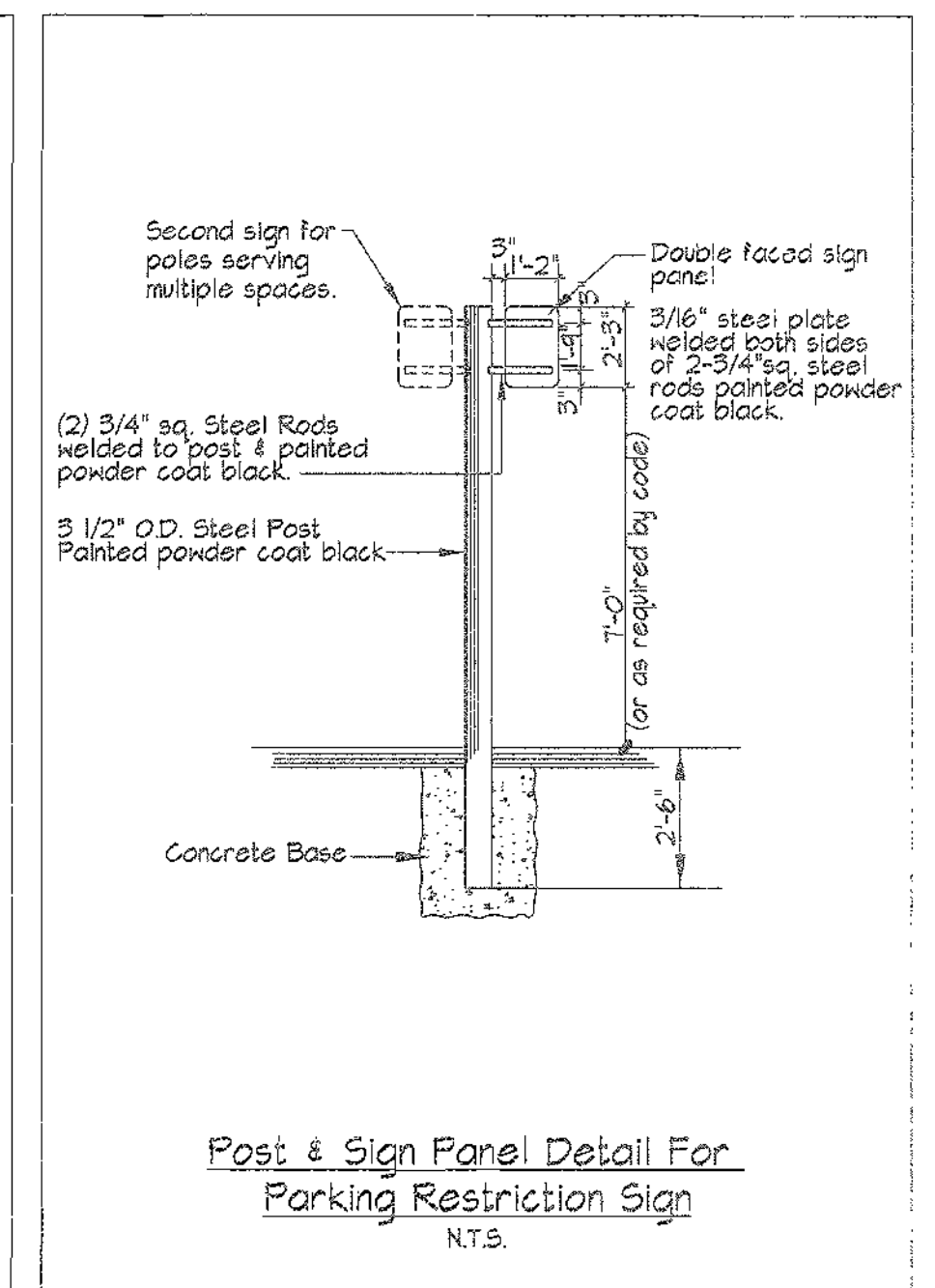
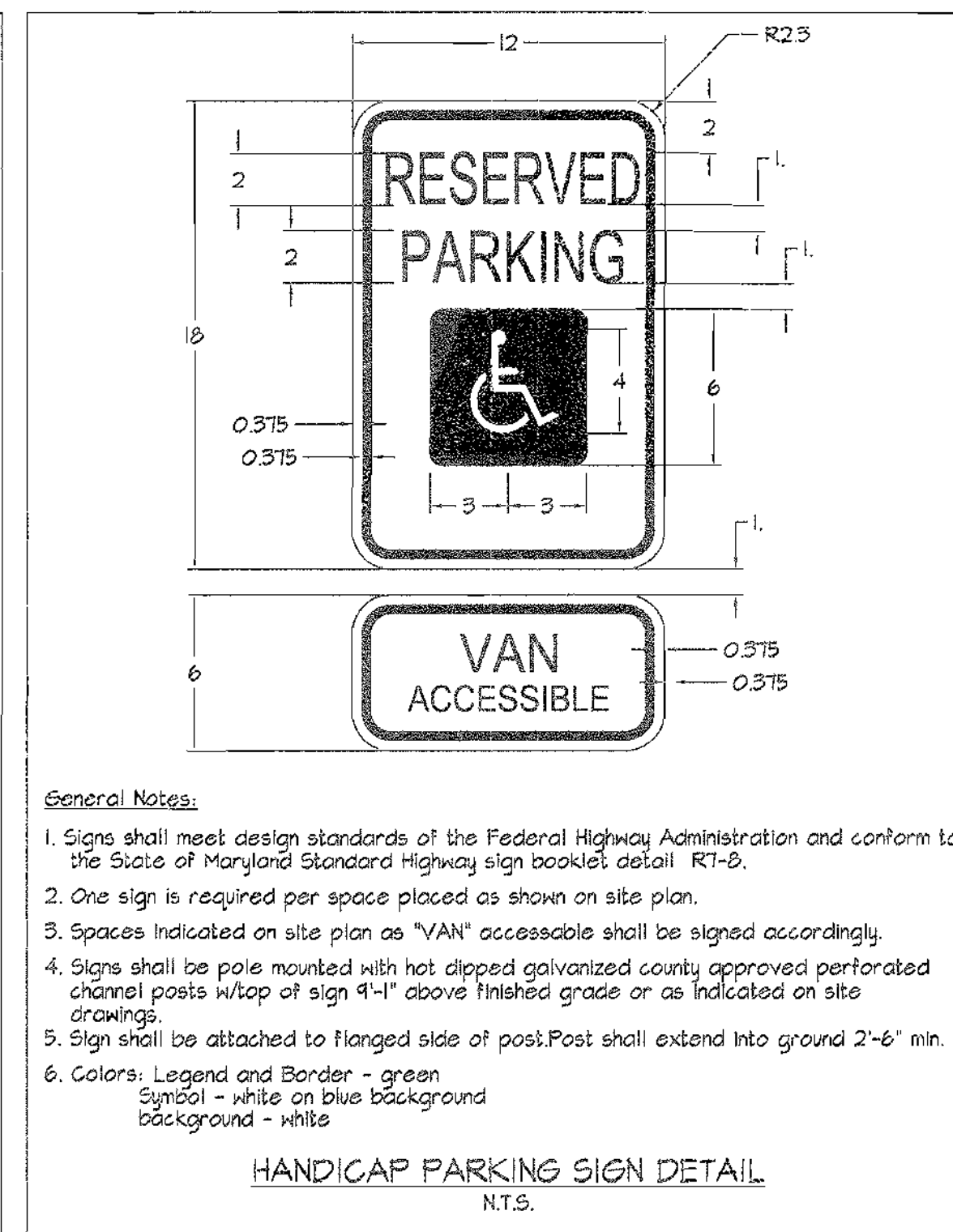
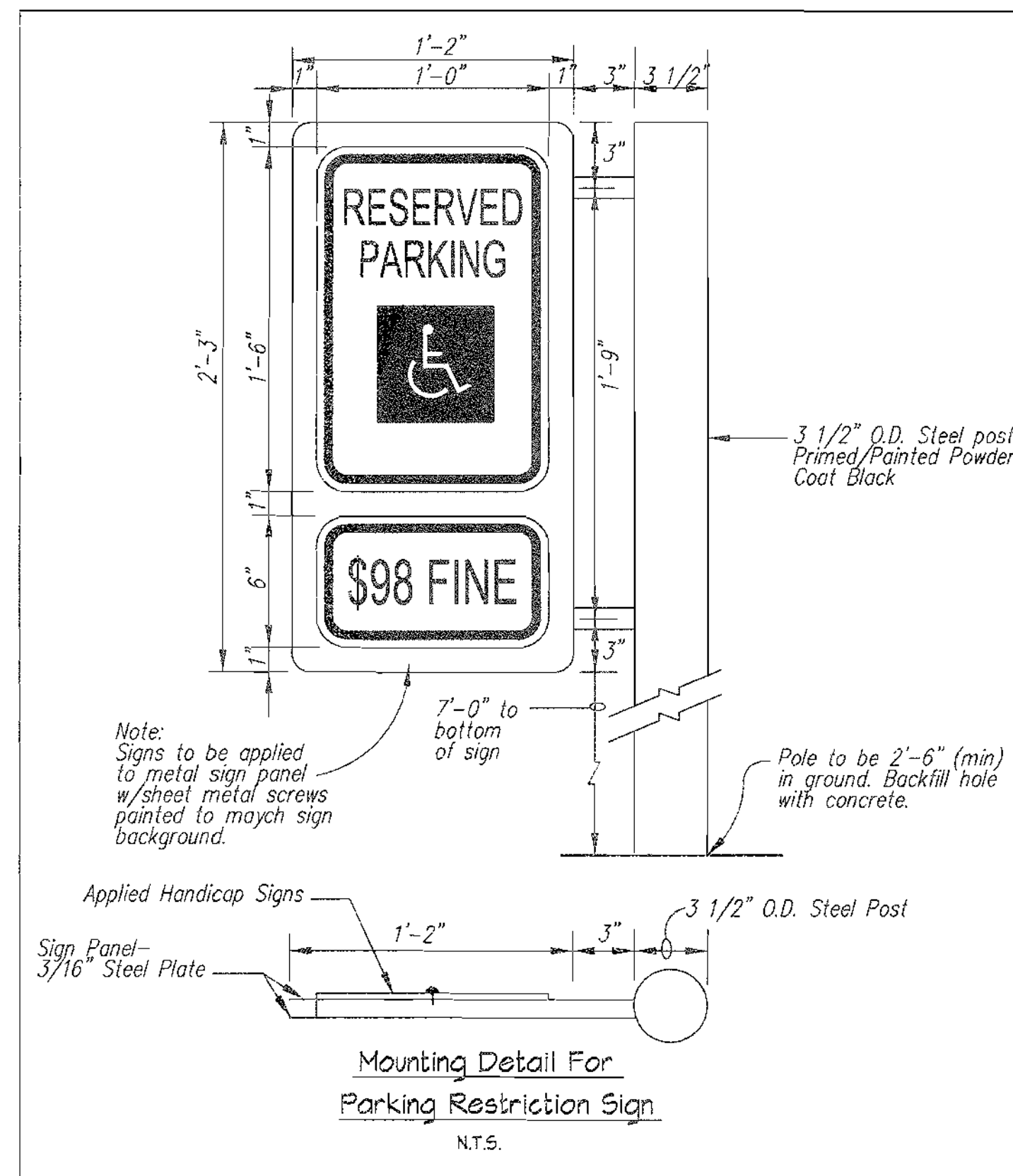
Approved subgrade with a CBR value = 3.



Approved subgrade with a CBR value = 6.

P-3 Granular Base
N.T.S.

Note:
Depending on the CBR values obtained in the field, the paving sections may be revised, if approved by a professional soils engineer. These substitutions must also be approved by the Howard County Department of Public Works.



APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEMS:
HOWARD COUNTY HEALTH DEPARTMENT
County Health Officer _____ Date _____
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: *Christy Hamilton* (2014) 8/20/14
Chief, Division of Land Development: *Christy Hamilton* 8/20/14
Chief, Development Engineering Division: *Mark* 7/22/14

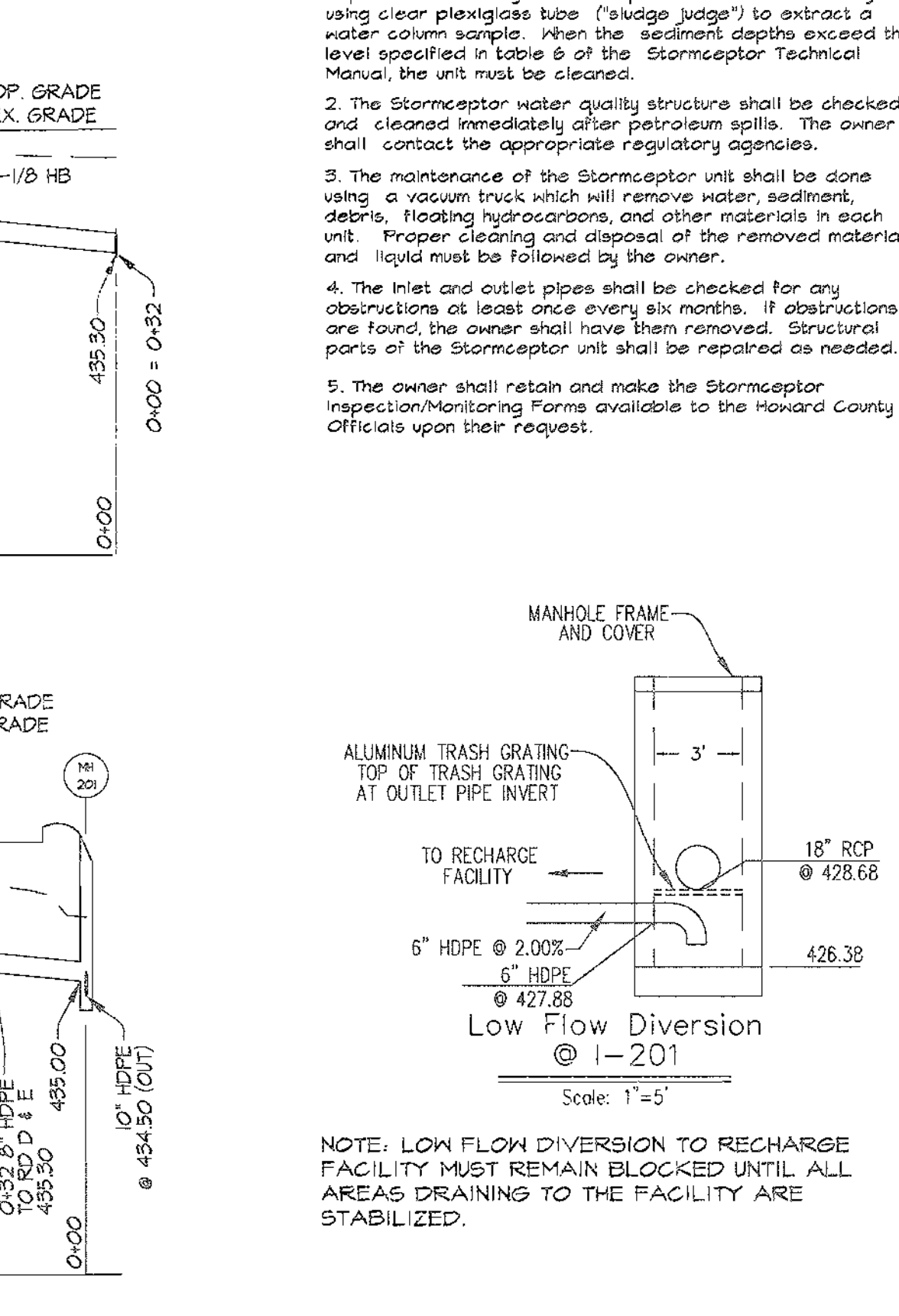
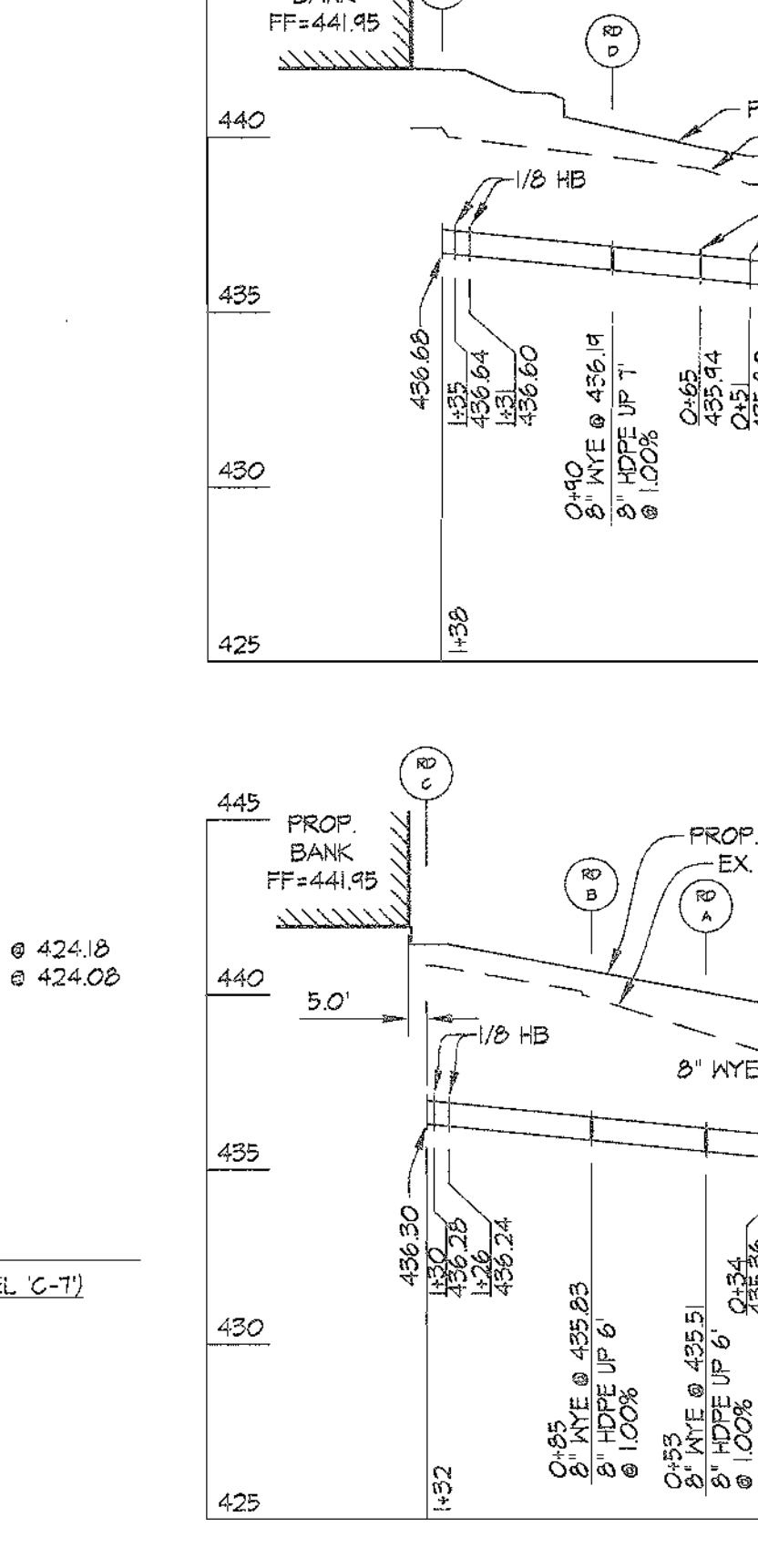
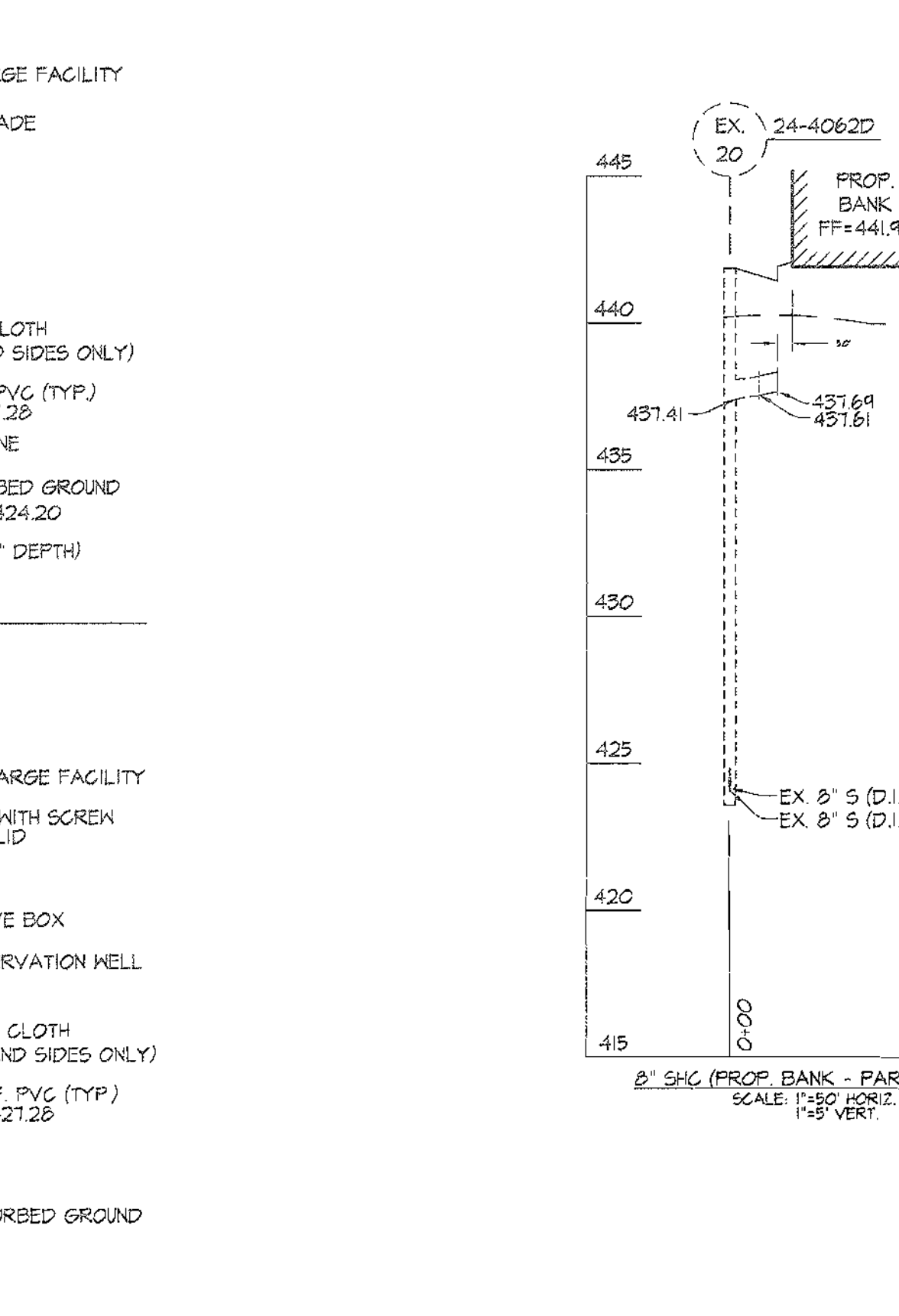
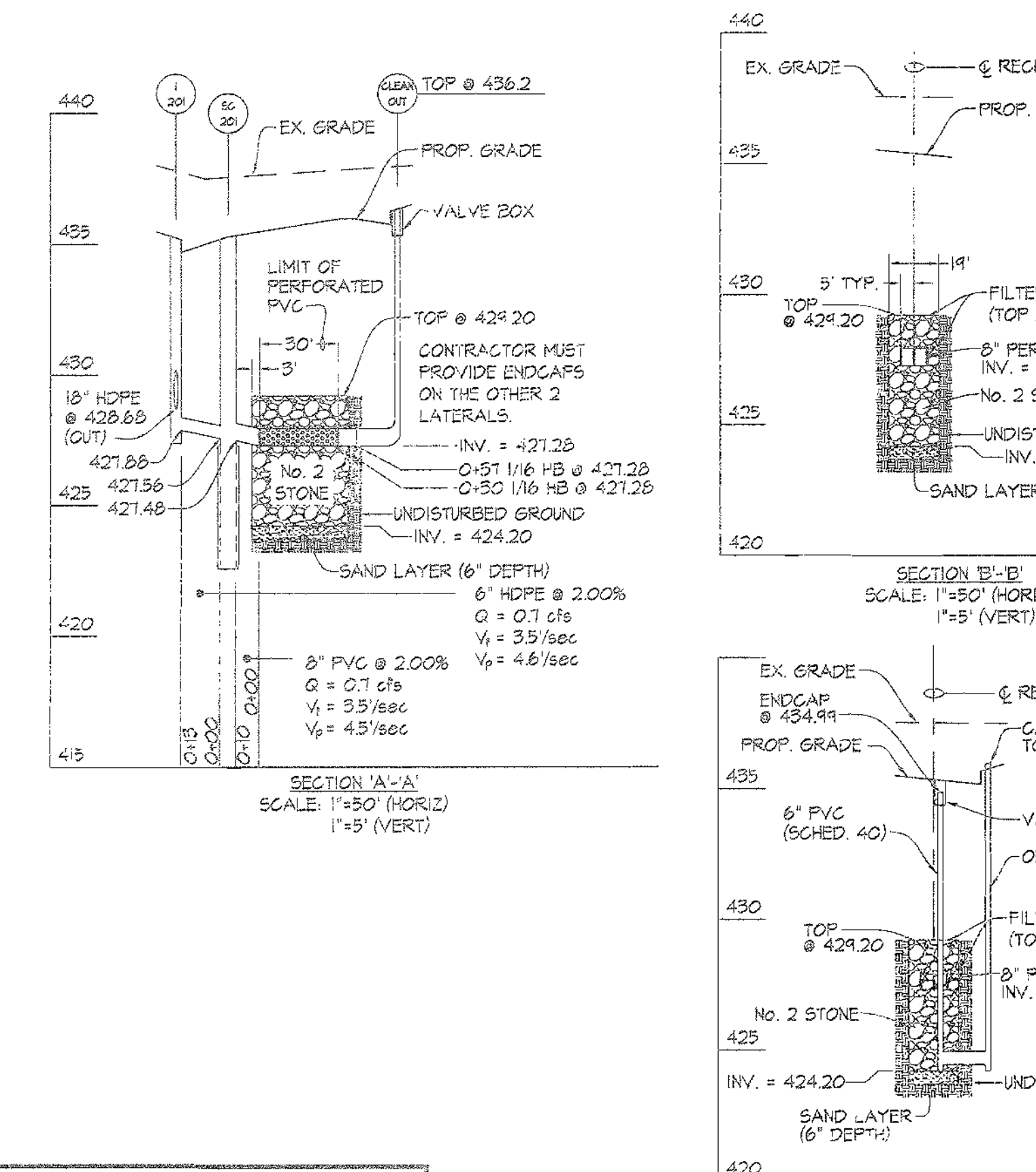
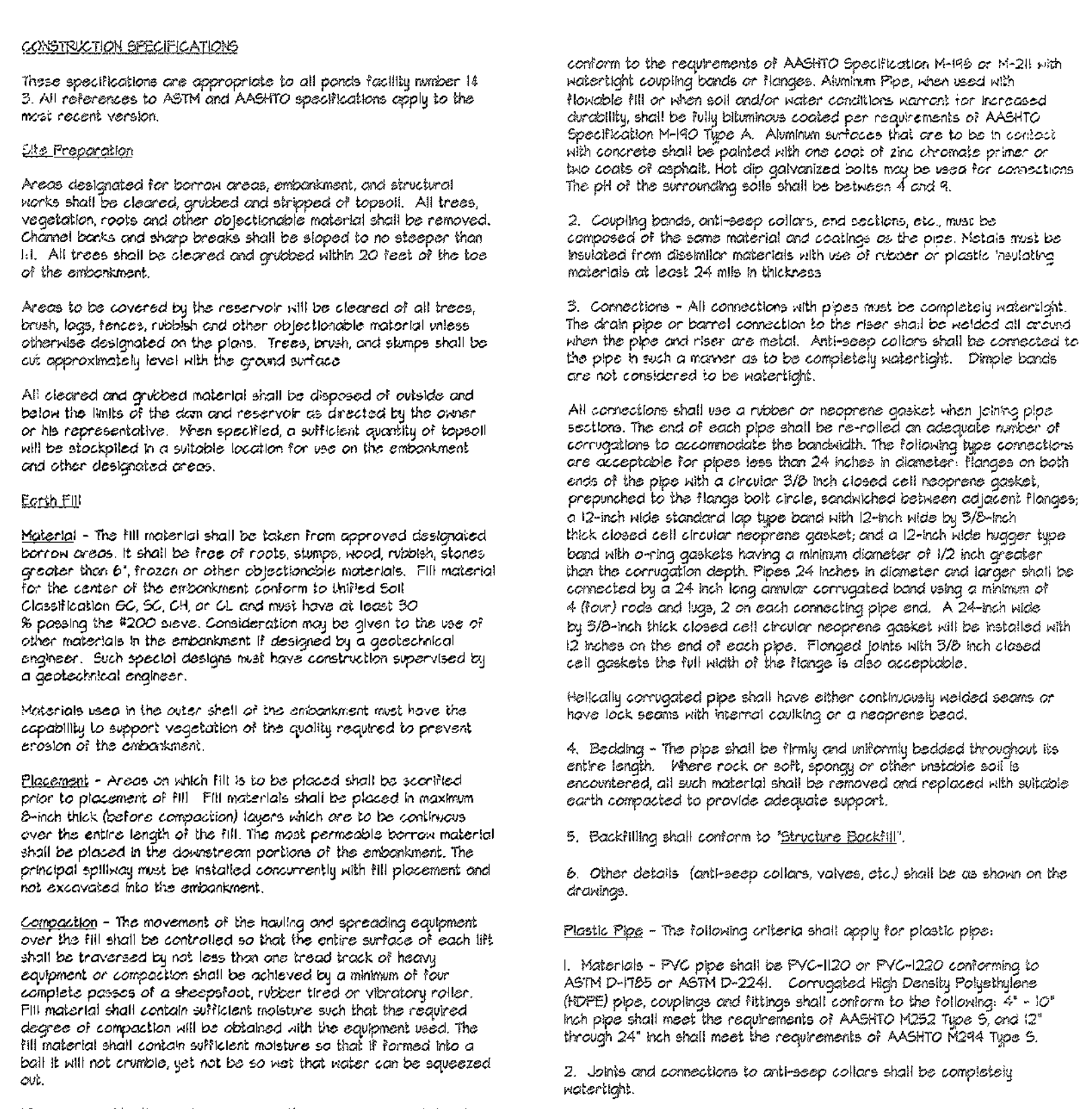
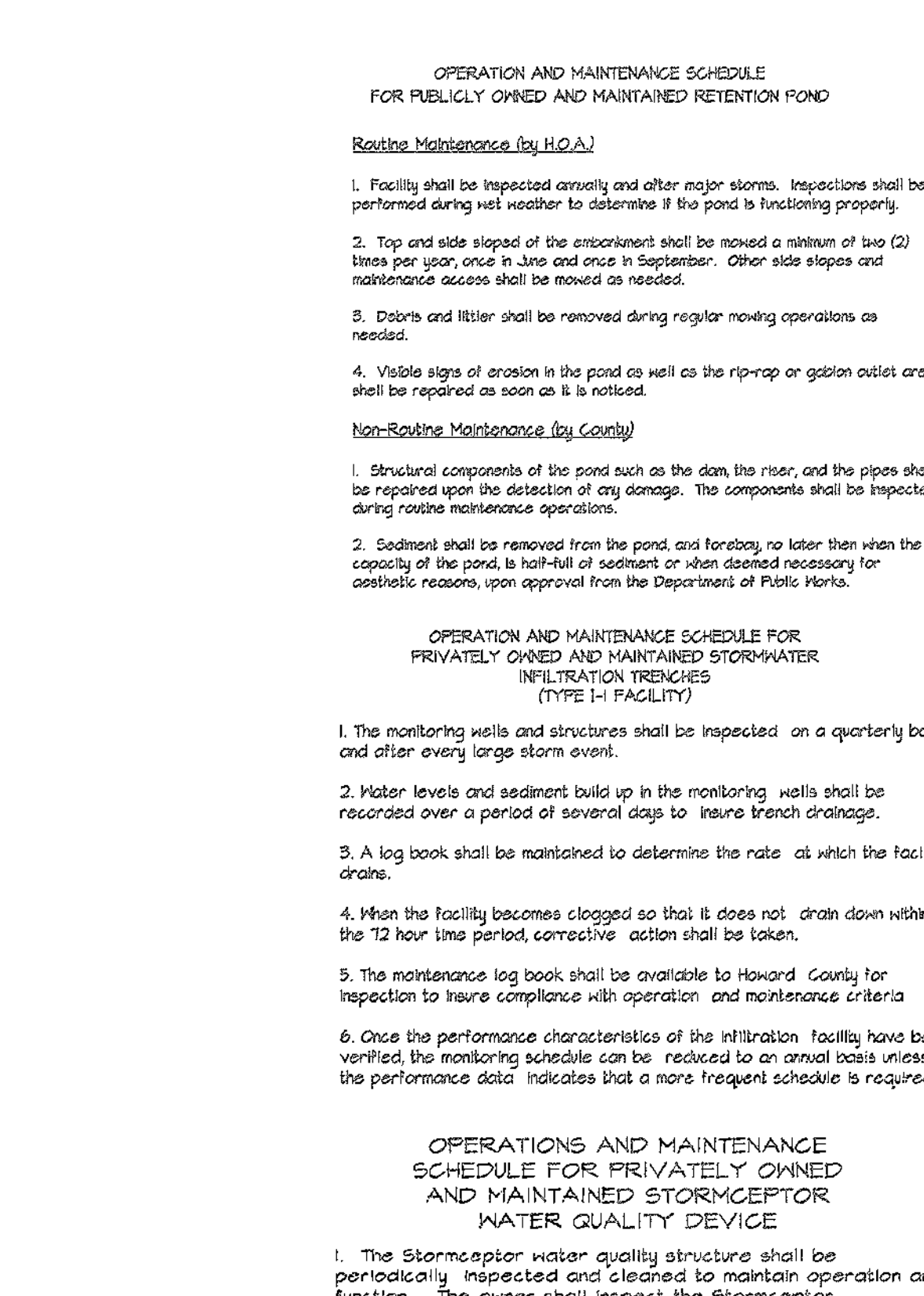
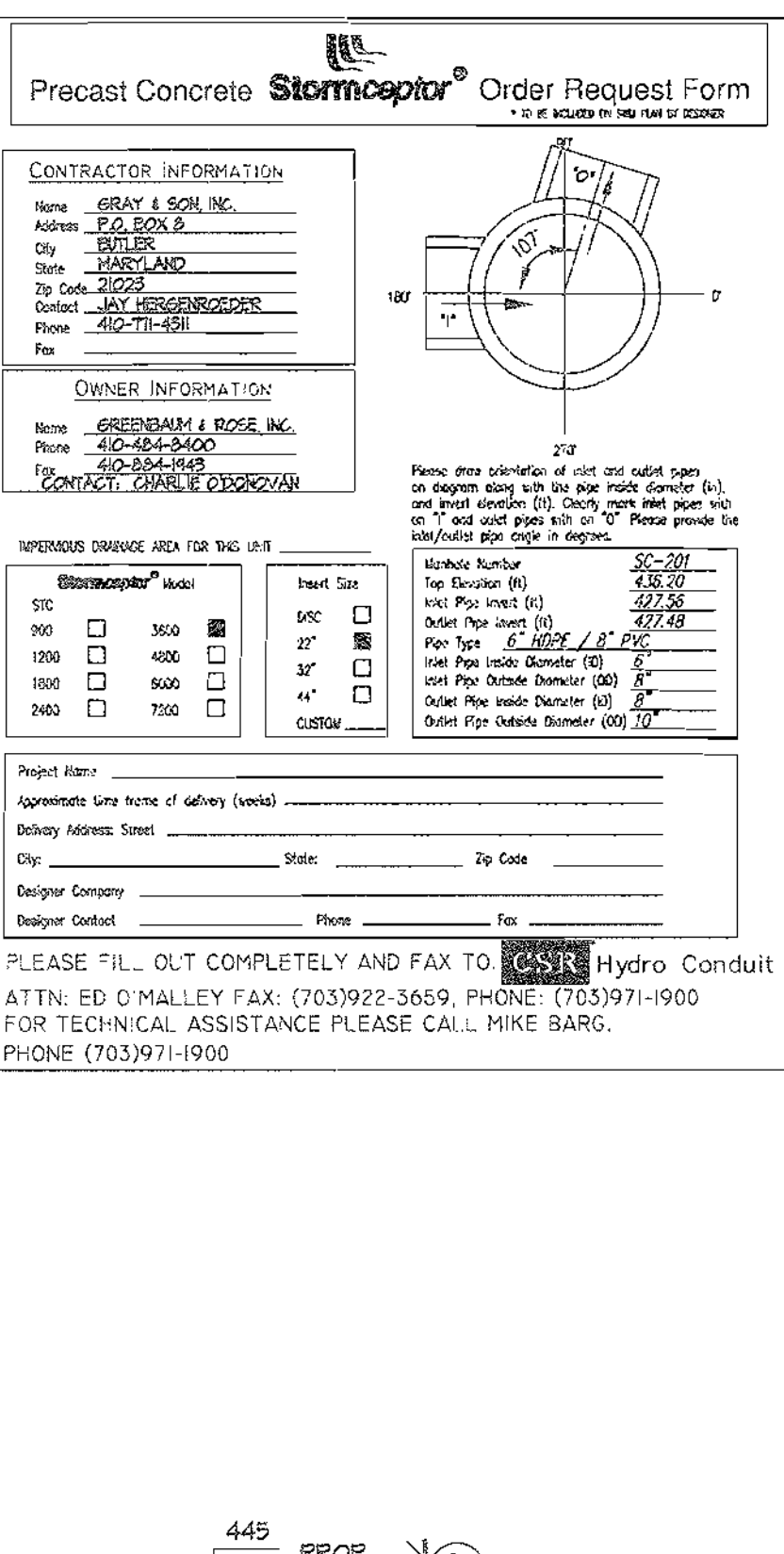
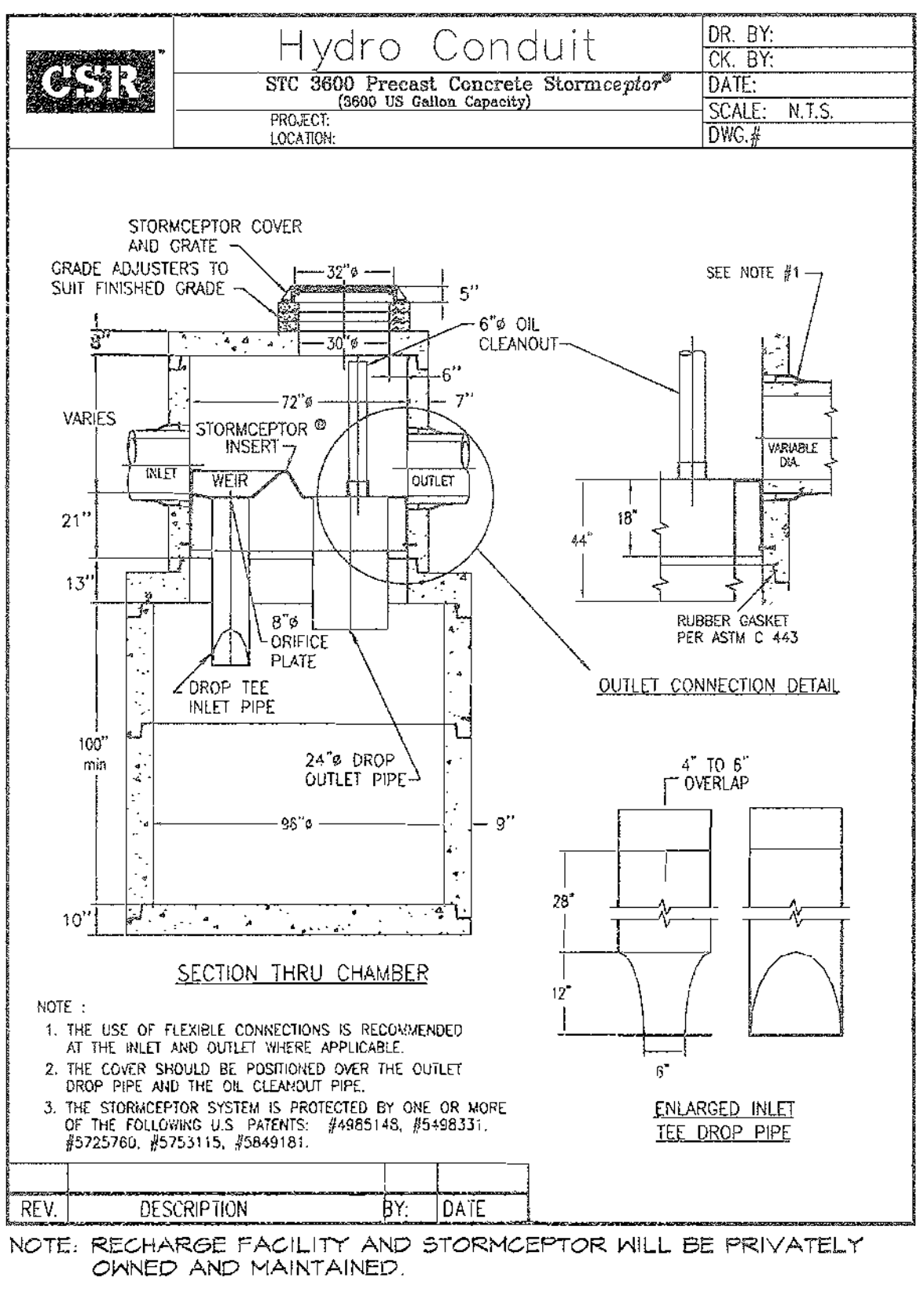
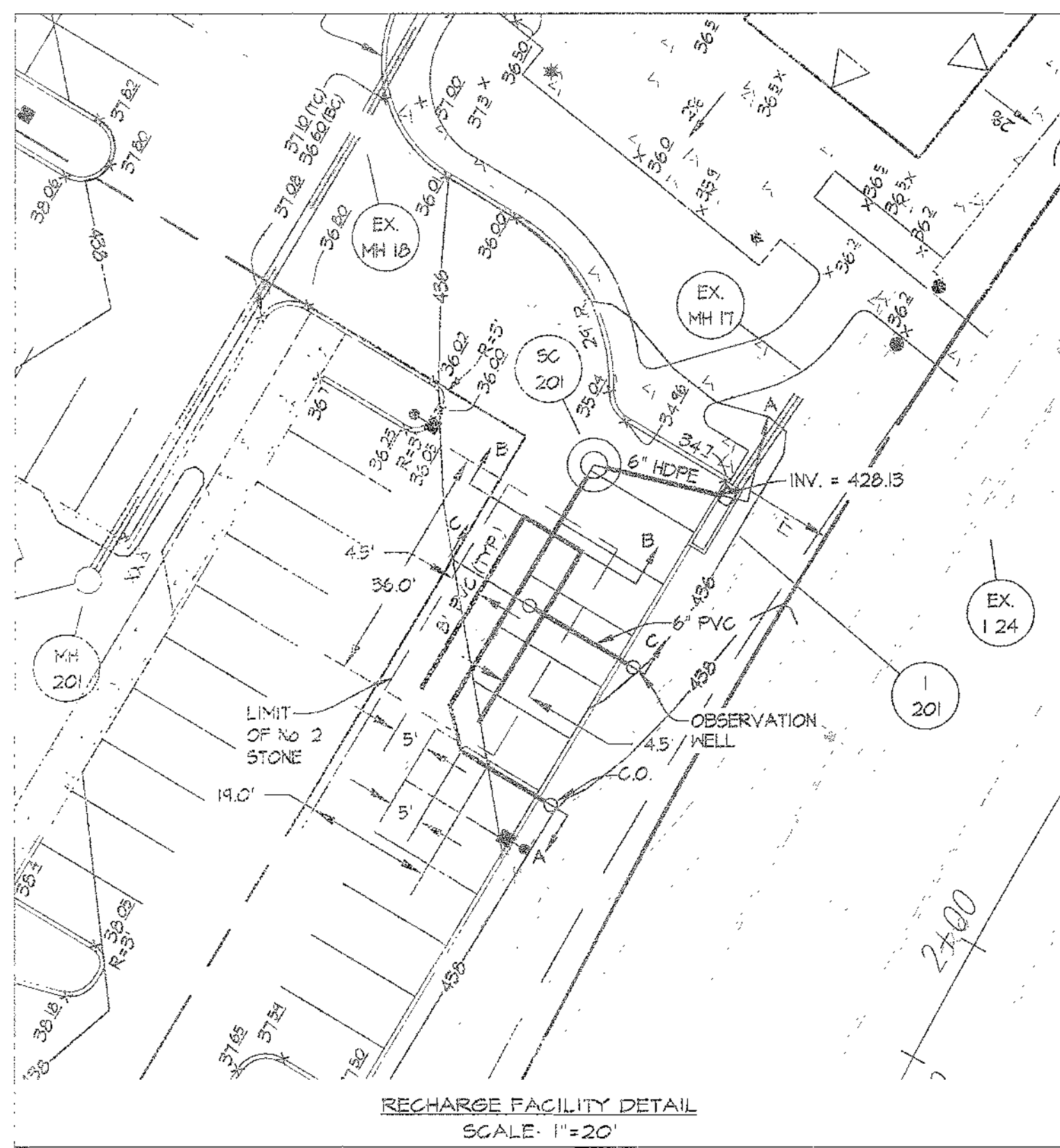
GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-580-1820 DC/VA: 301-959-2524 FAX: 301-421-4156

PREPARED FOR:
Maple Lawn Retail, LLC
Suite 410 Woodholme Center
1829 Reisterstown Road
Baltimore, MD 21208
ATTN: Charlie O'Donovan
410-484-8400

SITE/HANDICAP ACCESSIBILITY DETAILS
BANK AND RETAIL/RESTAURANT BUILDINGS
MAPLE LAWN FARMS
PARCELS C-7 AND C-8
PLAT NO. 16624

SCALE	ZONING	C. L. W. FILE NO.
AS SHOWN	MXD-3	03057
DATE	TAX MAP - GRID	SHEET
JUNE 2004	36 - 3	4 OF 10



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."

APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Signature of Developer/Builder: [Signature]
Date: 7-12-04

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: [Signature]
Date: 7-2-04

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

Signature: [Signature]
Date: 7/2/04

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

Signature: [Signature]
Date: 7/2/04

OPERATION AND MAINTENANCE

1. Materials - (Polymer Coated steel pipe) - Steel pipes with polymeric coatings shall have a minimum coating thickness of 0.01 inch (0 mil) on both sides of the pipe. This pipe and its appurtenances shall conform to the requirements of AASHTO Specifications M-245 & M-246 with watertight coupling bands or flanges.

2. Materials - (Aluminum Coated Steel Pipe) - The pipe and its appurtenances shall conform to the requirements of AASHTO Specification M-274 with watertight coupling bands or flanges. Aluminum Coated Steel Pipe, when used with Flowable Fill or when soil and/or water conditions warrant the need for Flowable Fill, shall be fully biluminous coated per requirements of AASHTO Specification M-HO Type A. Any aluminum coating damaged or otherwise removed shall be replaced with cold applied biluminous coating compound. Aluminum surfaces that are to be in contact with concrete shall be primed with one coat of zinc chromate primer or two coats of asphalt.

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3500 MARSHAL DRIVE - SUITE 250 - BURTONTVILLE OFFICE PARK
BURTONTVILLE, MARYLAND 20886
TEL: 301-421-0224 FAX: 410-880-1820

DATE	REVISION	BY	APPR

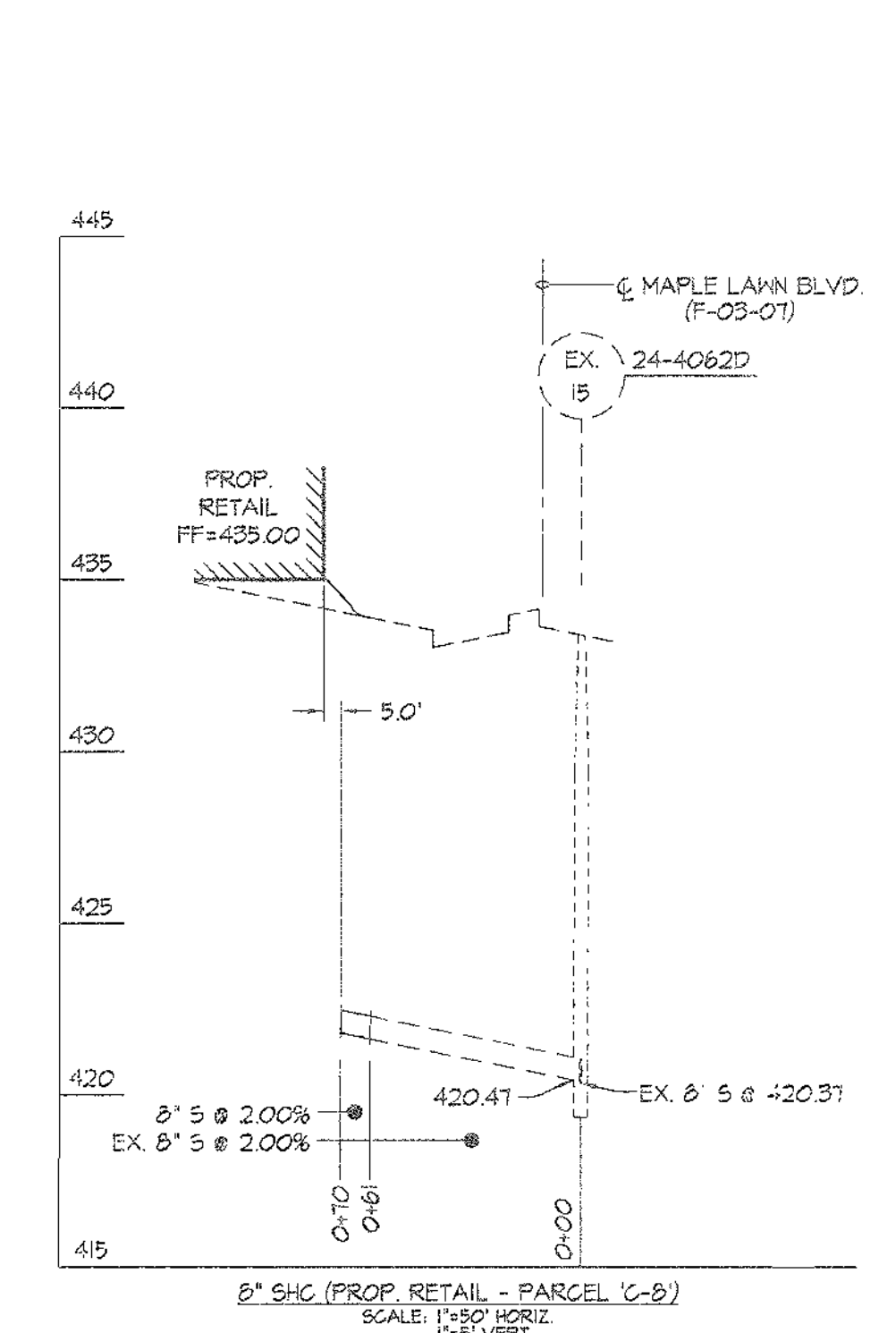
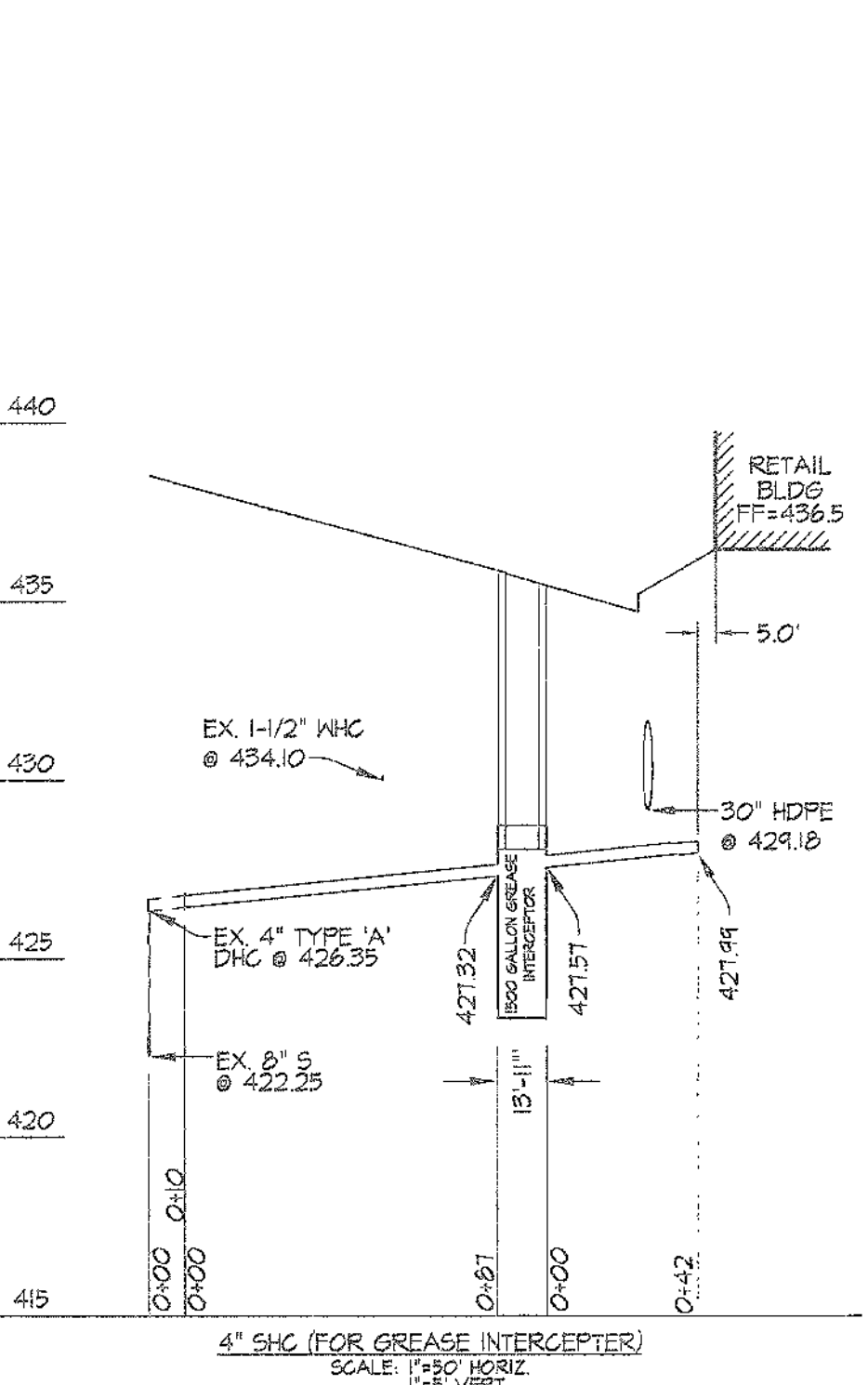
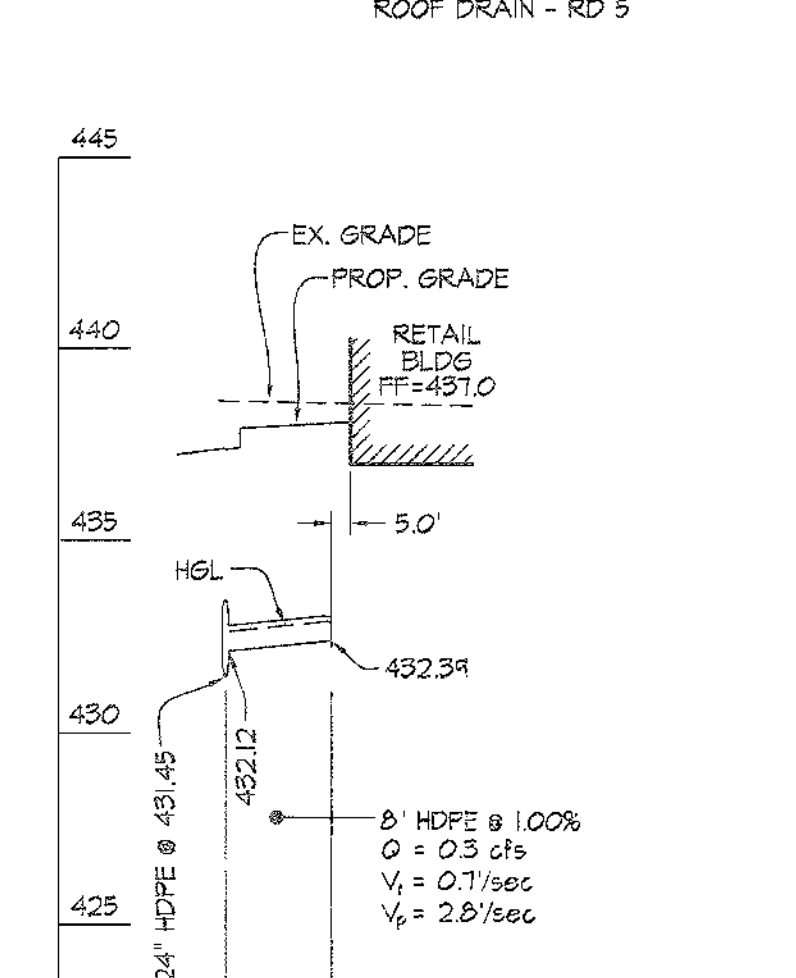
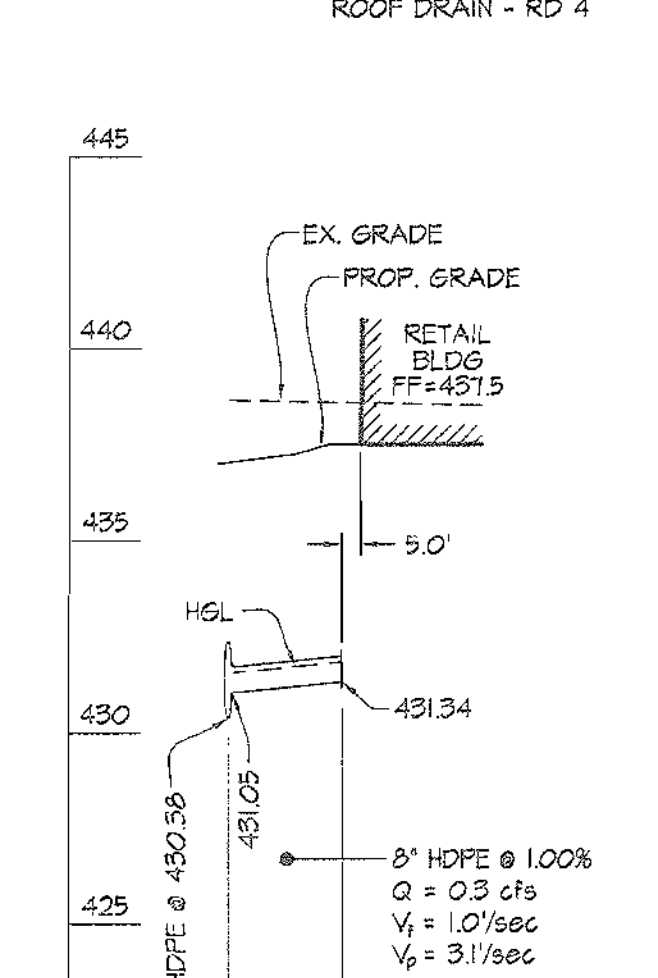
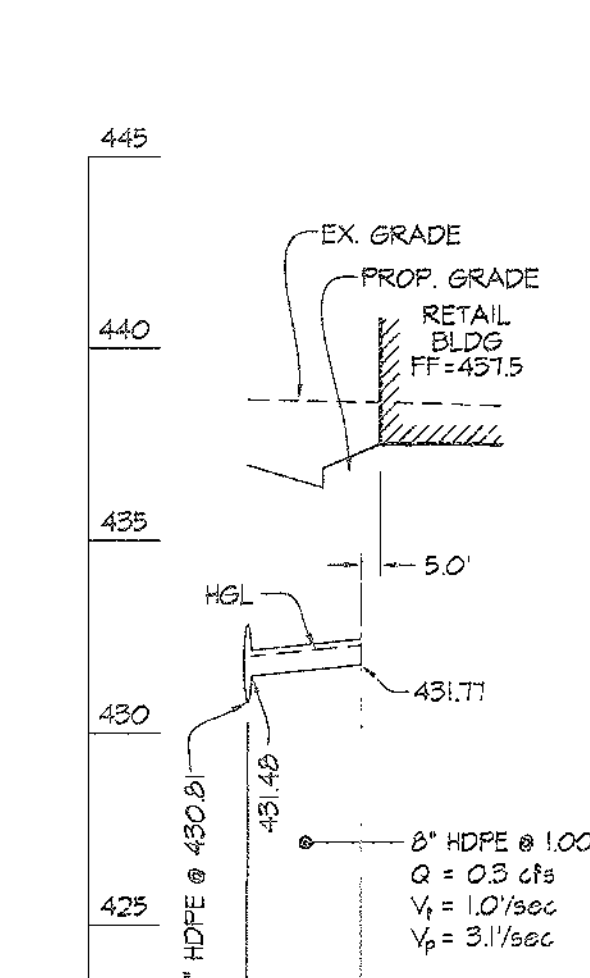
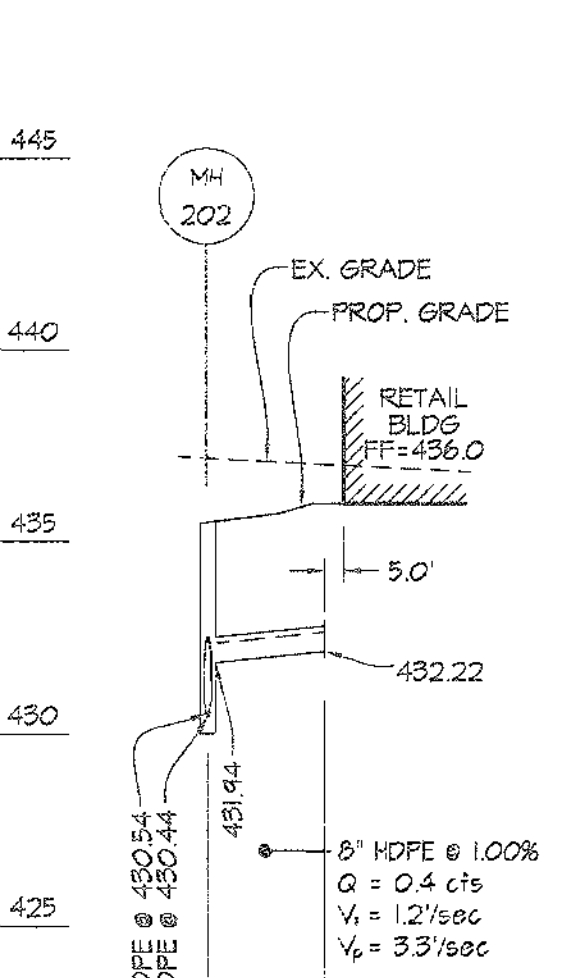
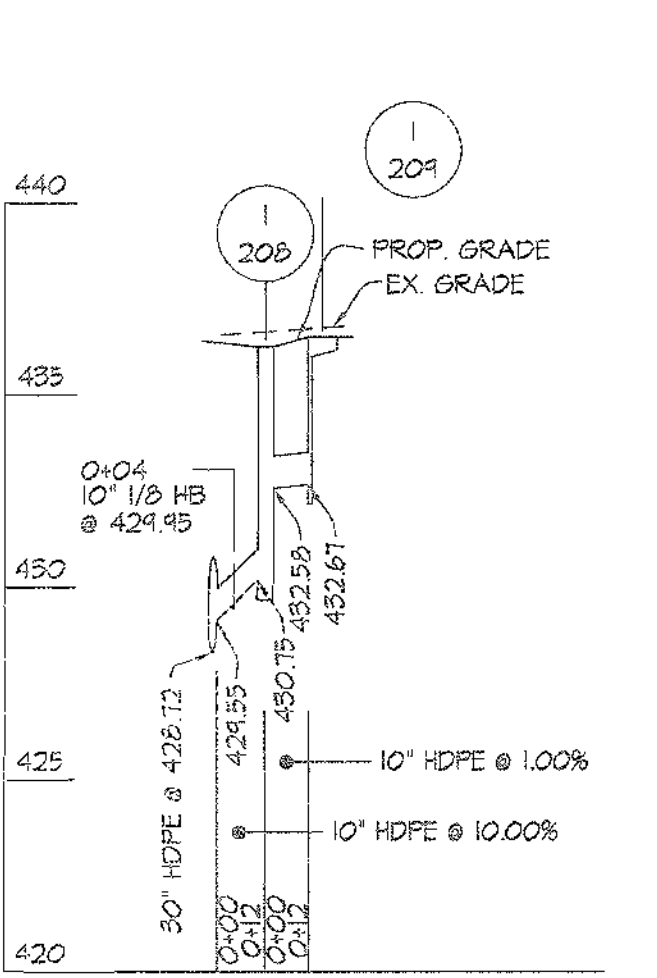
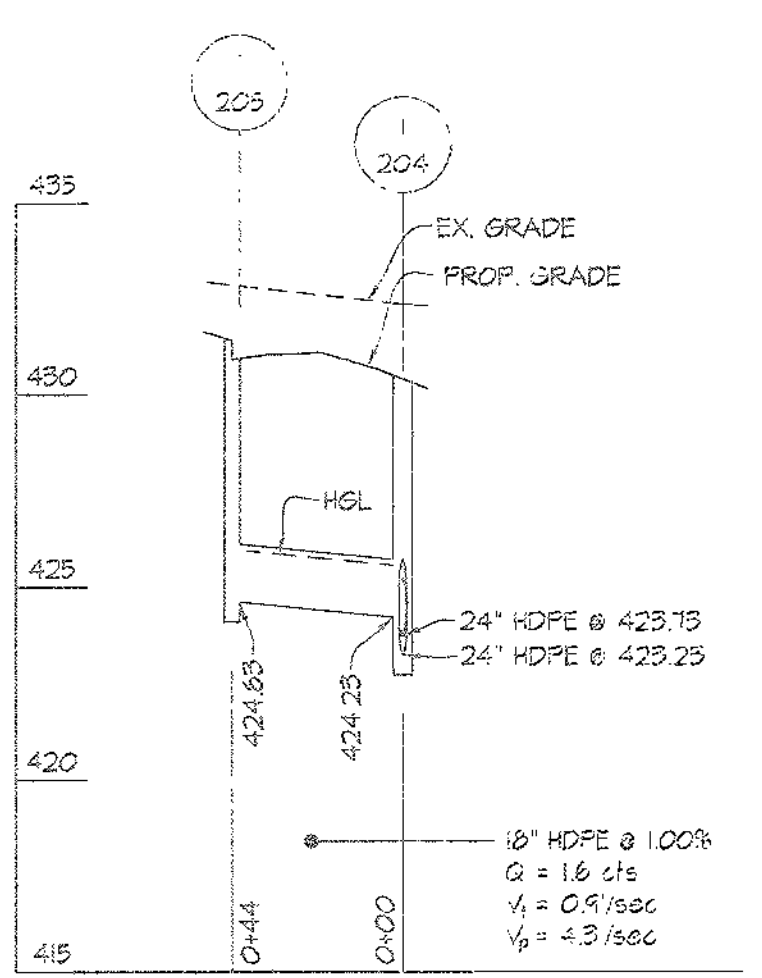
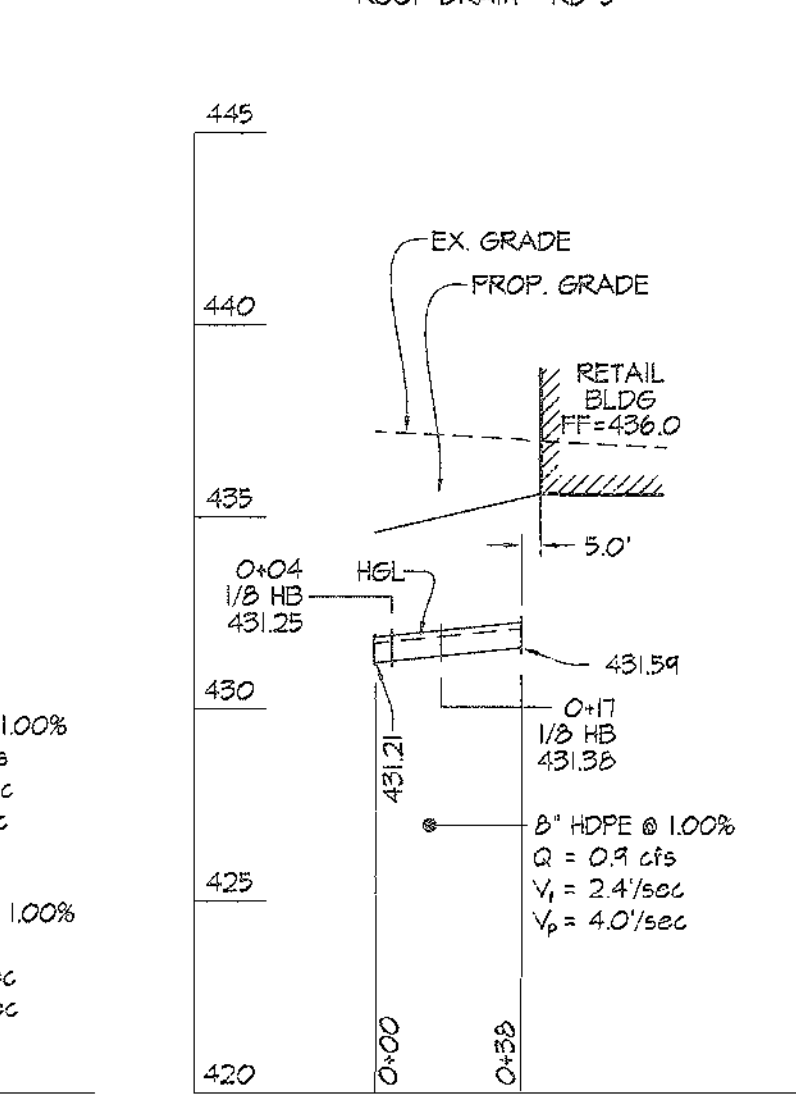
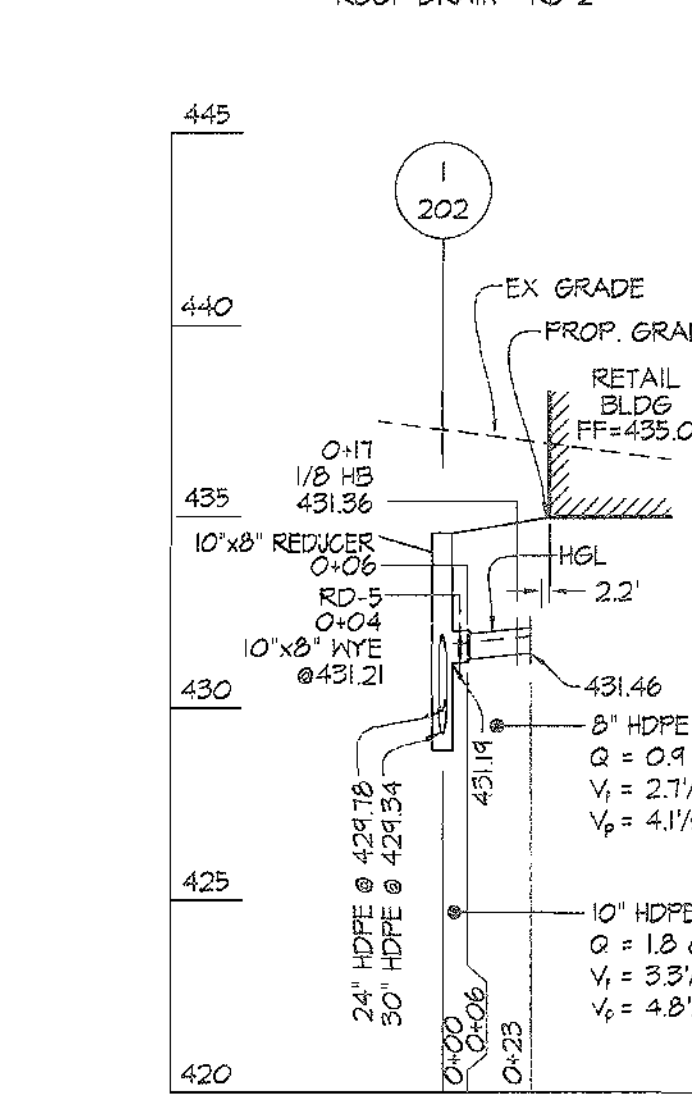
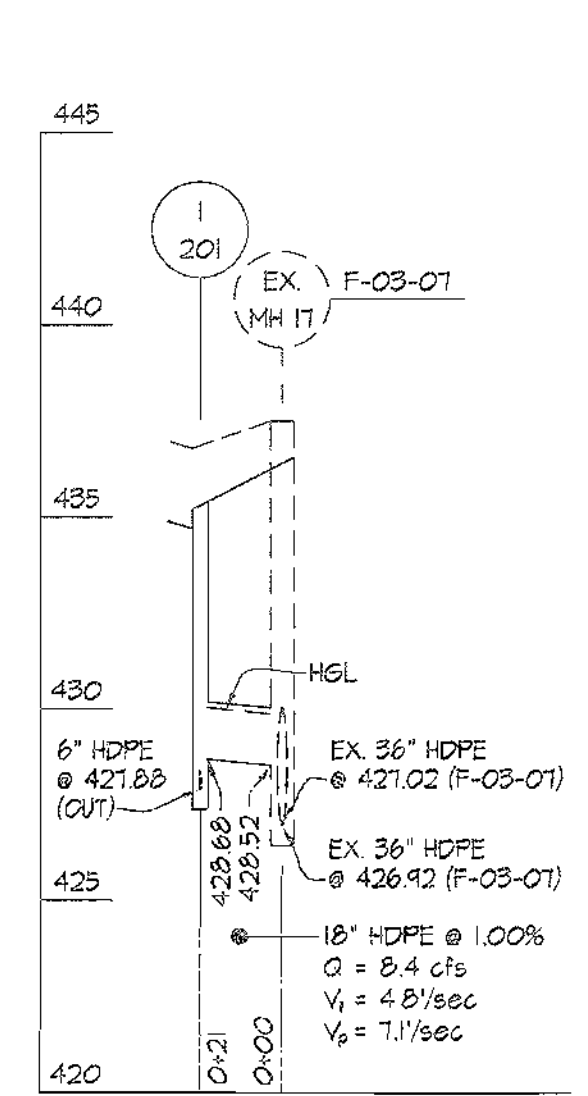
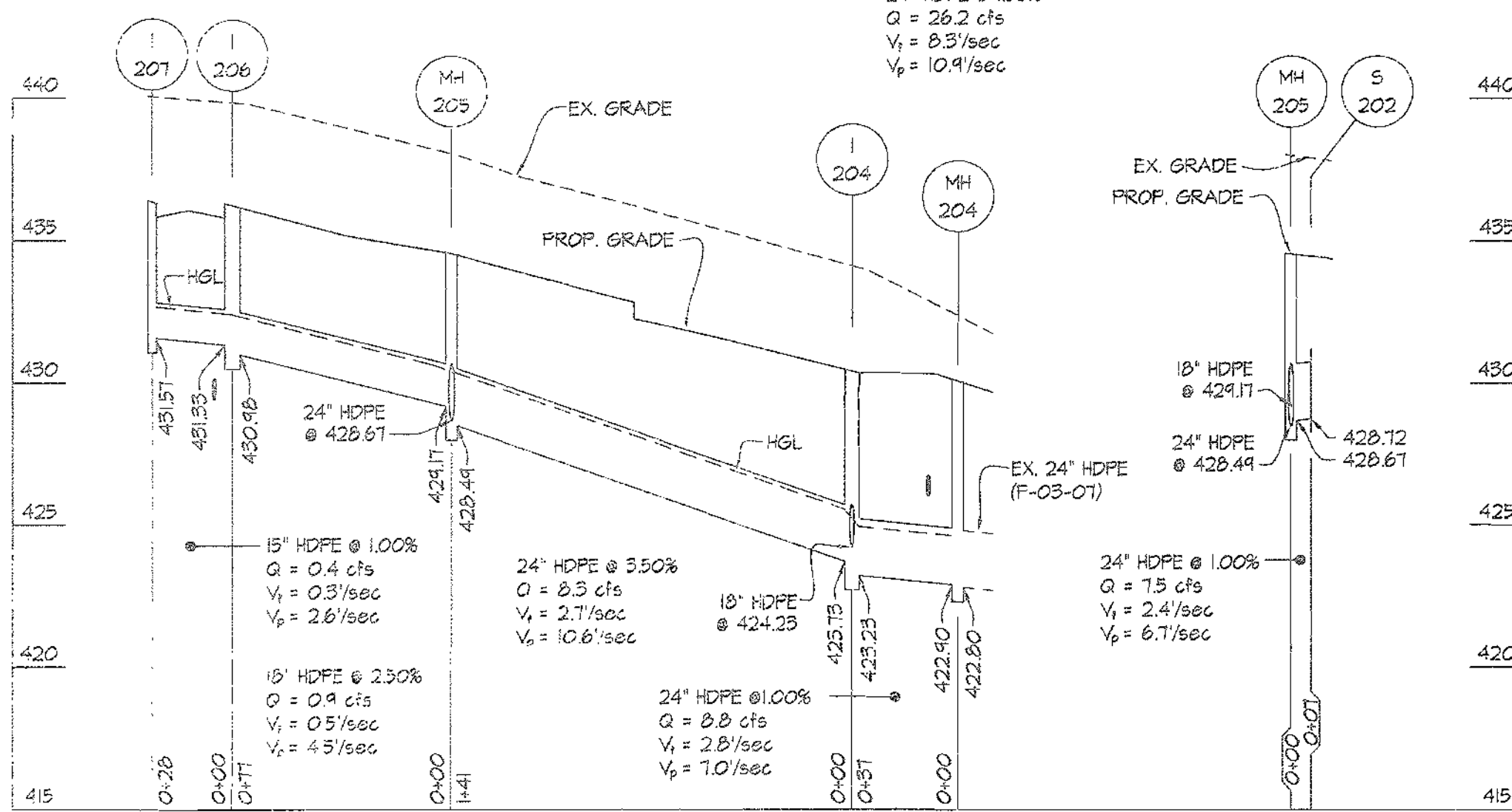
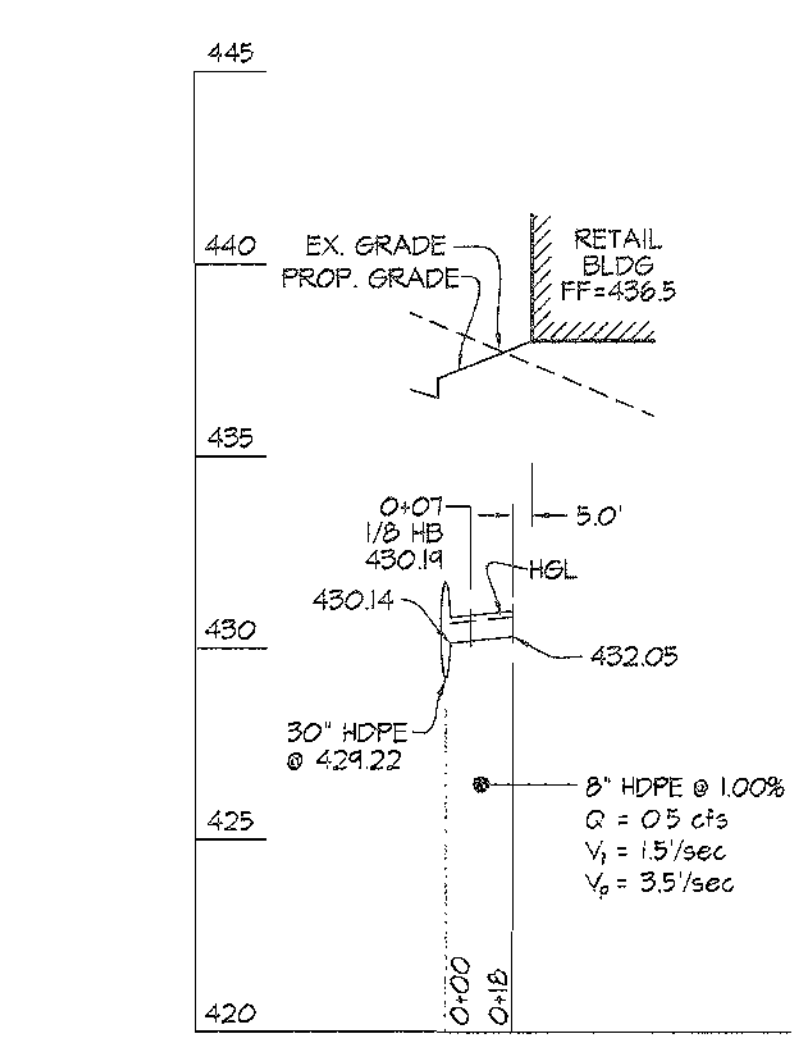
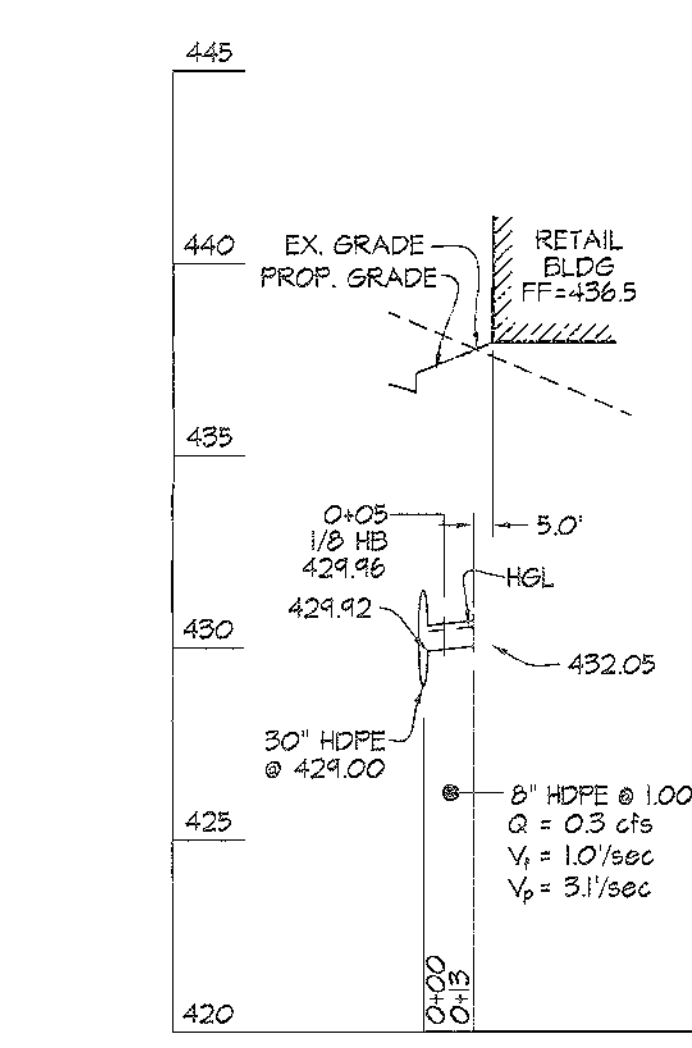
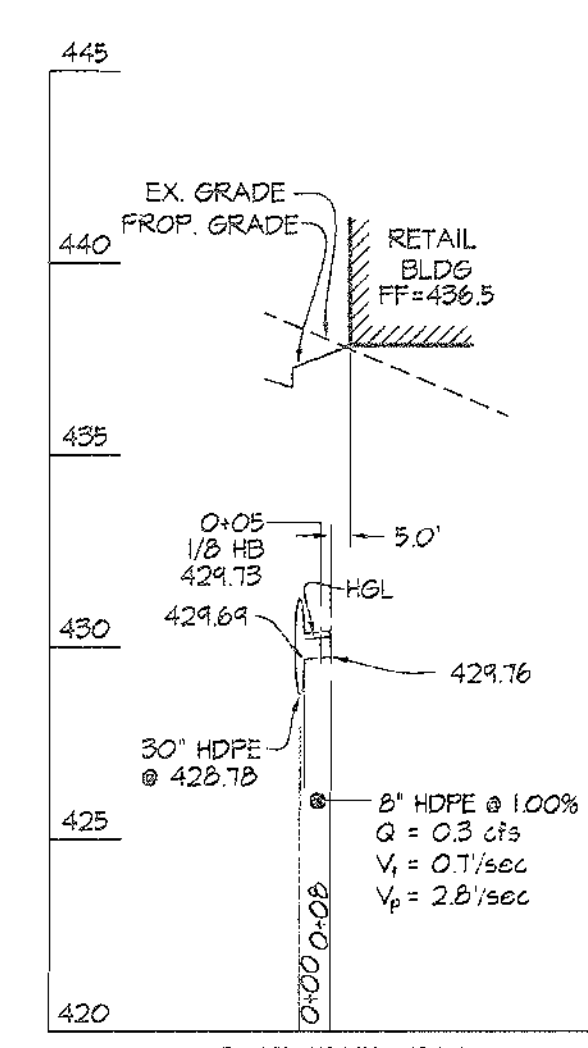
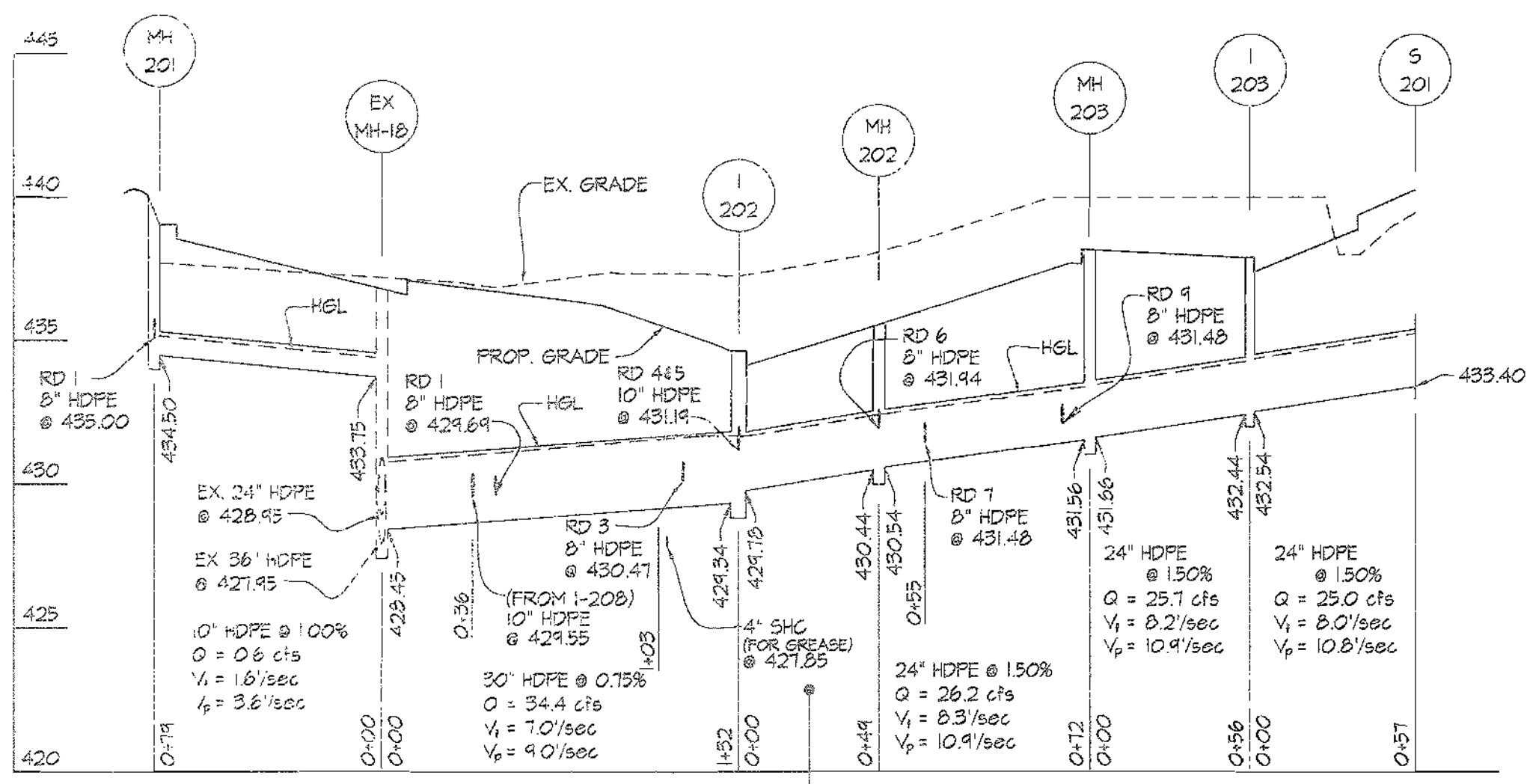
PREPARED FOR:
Maple Lawn Retail, LLC
Suite 410 Woodholme Center
1829 Reisterstown Road
Baltimore, MD 21208
ATTN: Charlie O'Donovan
410-484-8400

S.W.M. PROFILES/DETAILS/PARCEL C-7 UTILITY PROFILES

**BANK AND RETAIL/RESTAURANT BUILDINGS
MAPLE LAWN FARMS
PARCELS C-7 AND C-8
PLAT NO. 16624**

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03057
DATE	TAX MAP - GRID	SHEET
JUNE 2004	36 - 3	5 OF 10



STRUCTURE SCHEDULE									
NO.	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT ELEVATION		STANDARD DETAIL	LOCATIONS	REMARKS
			UPPER	LOWER	UPPER	LOWER			
I-201	COG-10	4'-0"	435.40	435.20	428.68	427.88	MD 374-41	N 534,406 E 1338,697	
I-202	A-10 INLET	3'-6"	434.64	434.64	431.19	429.34	HC 5D-4.41	N 534,574 E 1338,705	
I-203	A-5 INLET	3'-0"	437.40	437.40	432.54	432.44	HC 5D-4.40	N 534,710 E 1338,651	
I-204	DOUBLE 5' INLET	---	431.41	431.26	424.23	423.23	HC 5D-4.23	N 534,642 E 1338,882	
I-205	DOUBLE 5' INLET	---	432.08	431.93	---	424.63	HC 5D-4.23	N 534,633 E 1338,840	
I-206	A-10 INLET	2'-6"	437.04	436.72	431.33	430.98	HC 5D-4.41	N 534,767 E 1338,712	
I-207	A-10 INLET	2'-6"	437.04	436.72	---	431.57	HC 5D-4.41	N 534,745 E 1338,703	
I-208	CATCH BASIN	---	436.25	436.25	432.58	430.75	---	N 534,494 E 1338,675	
I-204	TRENCH DRAIN	---	436.50	436.50	---	432.67	---	N 534,482 E 1338,664	
MH-201	STD MANHOLE	4'-0"	---	---	435.00	434.50	HC G-5.12	N 534,345 E 1338,604	
MH-202	STD MANHOLE	4'-0"	---	---	435.58	430.54	HC G-5.13	N 534,611 E 1338,678	
MH-203	STD MANHOLE	5'-0"	---	---	431.10	431.66	HC G-5.13	N 534,656 E 1338,621	
MH-204	STD MANHOLE	4'-0"	---	---	430.13	422.90	HC G-5.13	N 534,607 E 1338,834	
MH-205	STD MANHOLE	5'-0"	---	---	437.00	429.17	HC G-5.13	N 534,747 E 1338,784	

NOTES:
 1. ALL STRUCTURES TO BE PRECAST.
 2. COORDINATES FOR LOCATIONS ARE TO CENTERLINE OF THE STRUCTURE AT FACE OF CURB FOR INLETS AND TO THE CENTERLINE OF STRUCTURE FOR MANHOLES.
 *NOTE: FOR RECHARGE FACILITY DETAILS, SEE SHEET 5.

◆ In-line drain by Nyplast or an approved equal.
 ◇ Catch Basin by Nyplast or an approved equal.

PIPE SCHEDULE		
SIZE	QUANTITY	REMARKS
6" HDPE	16 LF.	
8" HDPE	310 LF.	
10" HDPE	4 LF.	
15" HDPE	28 LF.	
18" HDPE	154 LF.	
24" HDPE	452 LF.	
30" HDPE	132 LF.	
6" PVC	16 LF.	
8" PVC	124 LF.	

*NOTE: FOR RECHARGE FACILITY DETAILS, SEE SHEET 4.

APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

County Health Officer _____ Date _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director *Cindy Hamilton* Date *5/20/04*

Chief, Division of Land Development *Cindy Hamilton* Date *5/20/04*

Chief, Development Engineering Division _____ Date _____

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3903 NATIONAL DRIVE - SUITE 250 - BURTONTOWN OFFICE PARK
 BURTONTOWN, MARYLAND 20866
 TEL: 301-421-4024 FAX: 301-939-2324

DATE	REVISION	BY	APP'R.

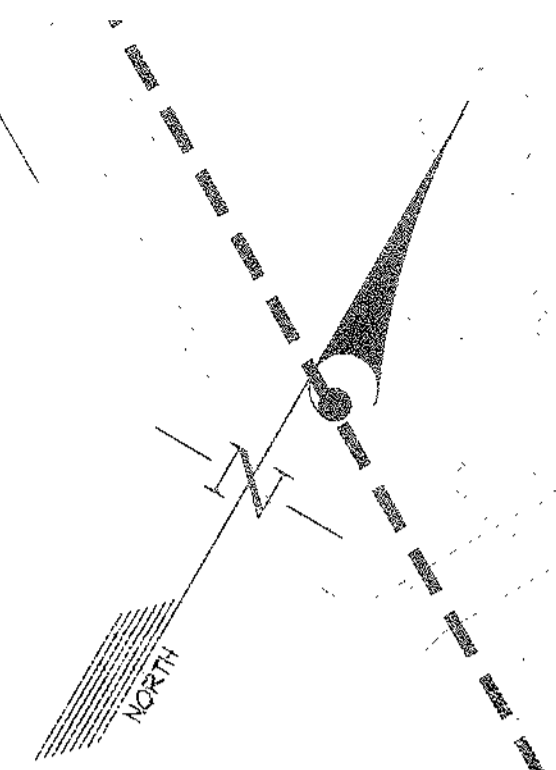
PREPARED FOR:
 Maple Lawn Retail, LLC
 Suite 410 Woodholme Center
 1829 Reisterstown Road
 Baltimore, MD 21208
 ATTN: Charlie O'Donovan
 410-484-8400

STRUCTURE PROFILES/C-8 UTILITY PROFILES
BANK AND RETAIL/RESTAURANT BUILDINGS
MAPLE LAWN FARMS
 PARCELS C-7 AND C-8
 PLAT NO. 16624

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	03057
DATE	TAX MAP - GRID	SHEET
JUNE 2004	36 - 3	6 OF 10



DEVELOPER'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 H&C.

[Signature] 7-12-04
 Signature of Developer/Builder Date

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

[Signature] 7/12/04
 Natural Resources Conservation Service 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] 7-12-04
 Signature of Engineer Date

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

[Signature] 7/12/04
 Howard S.C.D. Date

DRAINAGE AREA INFORMATION			
INLET	AREA (AC)	C VALUE	% IMP.
I-201	1.02	0.75	61%
I-202	1.10	0.90	85%
I-203	0.17	0.75	62%
I-204	0.20	0.95	100%
I-205	0.12	0.90	93%
I-206	0.06	0.95	96%
I-207	0.06	0.75	54%
RD-1	0.02	1.00	100%
RD-2	0.04	1.00	100%
RD-3	0.05	1.00	100%
RD-4	0.11	1.00	100%
RD-5	0.10	1.00	100%
RD-6	0.04	1.00	100%
RD-7	0.04	1.00	100%
RD-8	0.04	1.00	100%
RD-9	0.03	1.00	100%
S-201	4.89	0.85	46%
S-202	3.90	0.85	46%
S-203	1.04	0.85	46%

LEGEND	
	STONE CONSTRUCTION ENTRANCE
	SILT FENCE
	EROSION CONTROL MATTING
	LIMIT OF DISTURBANCE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PUBLIC & PRIVATE EASEMENTS
	EXISTING EARTH DIKE
	CURB INLET PROTECTION

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

DUE TO MASS GRADING, 'C' SOILS WERE USED FOR STORM DRAIN DESIGN.

APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

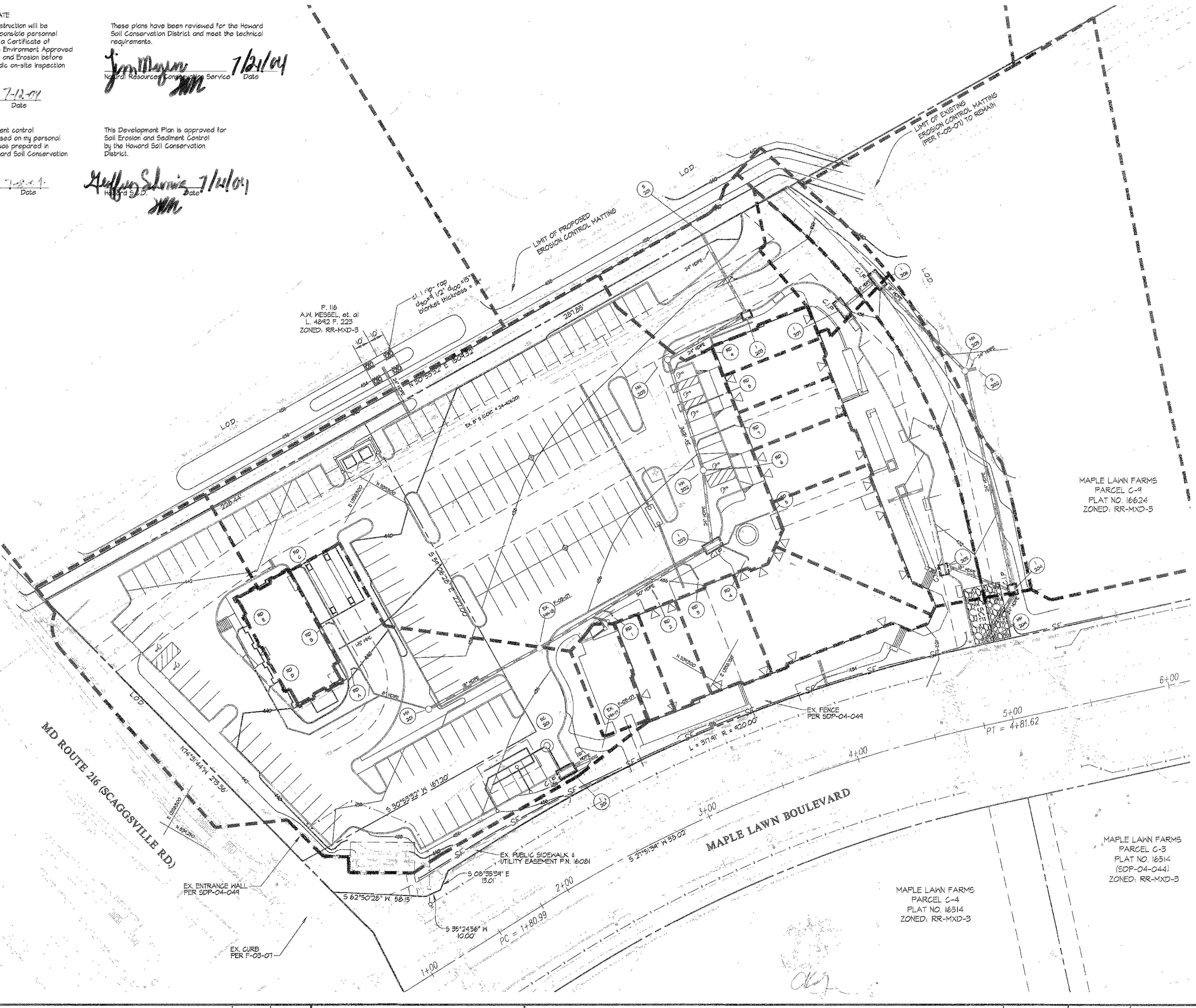
County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 8/2/04
 Director Date

[Signature] 8/2/04
 Chief, Division of Land Development Date

[Signature] 7/27/04
 Chief, Development Engineering Division Date



MAPLE LAWN FARMS
 PARCEL C-9
 PLAT NO. 16624
 ZONED: RR-MXD-3

MAPLE LAWN FARMS
 PARCEL C-3
 PLAT NO. 16514
 (SDP-04-044)
 ZONED: RR-MXD-3

MAPLE LAWN FARMS
 PARCEL C-4
 PLAT NO. 16514
 ZONED: RR-MXD-3

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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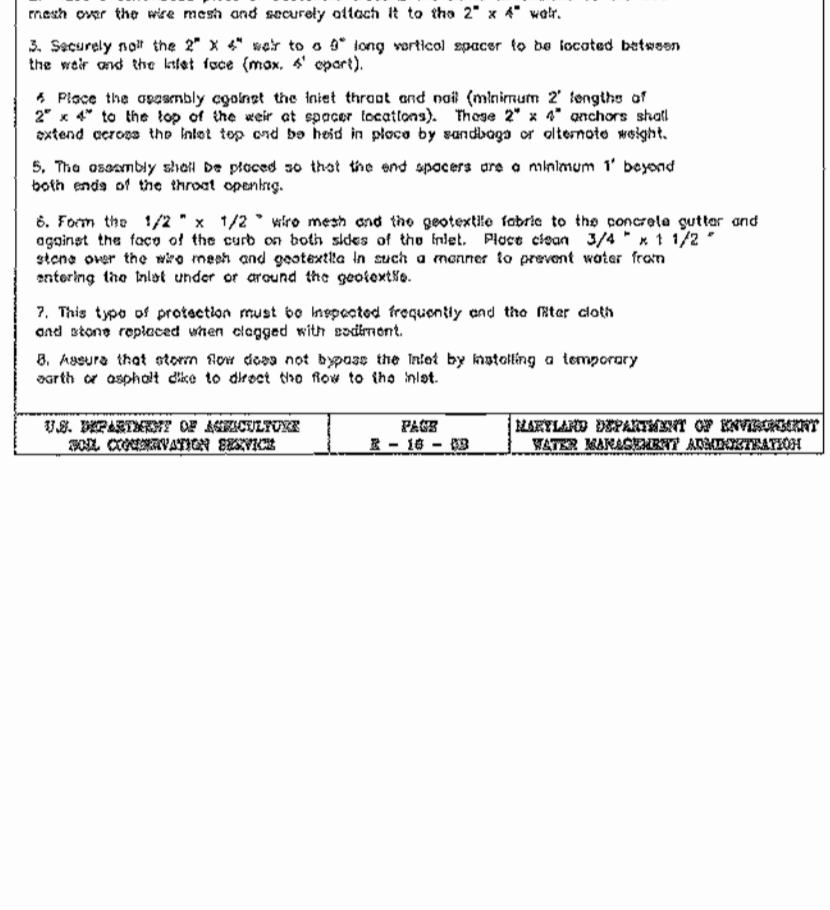
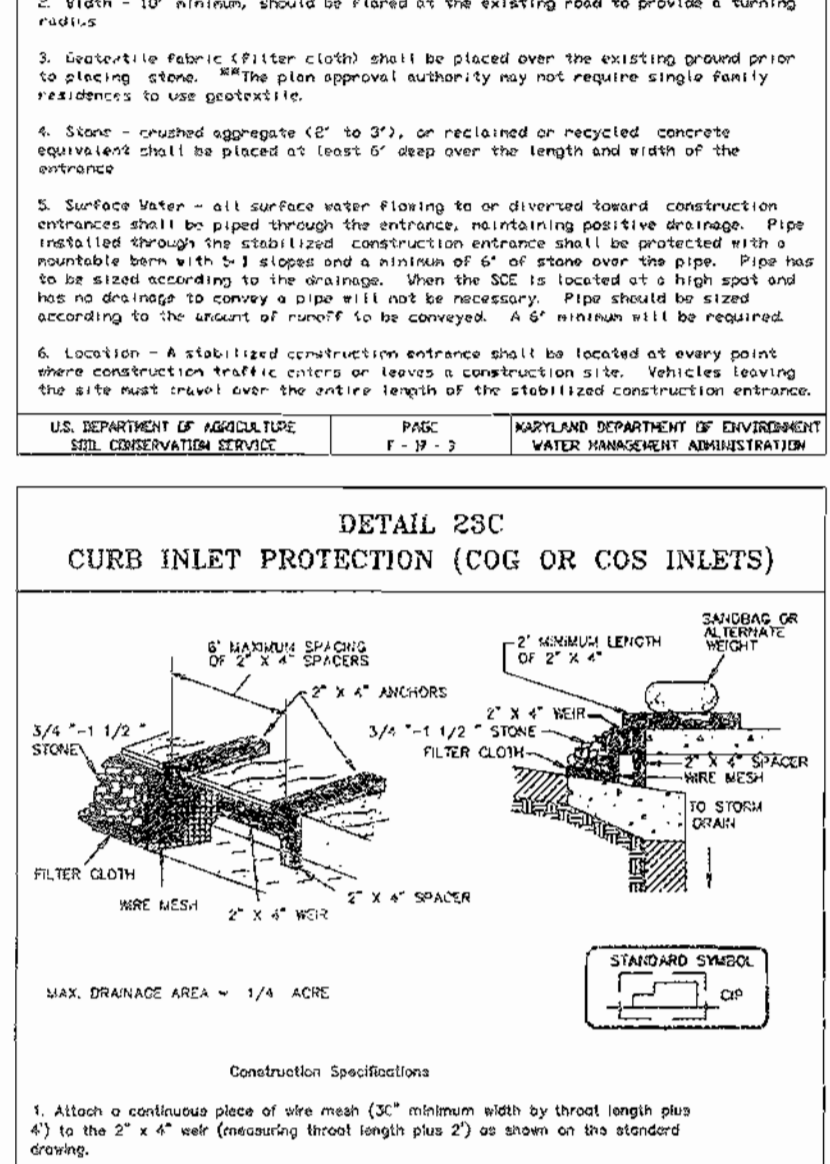
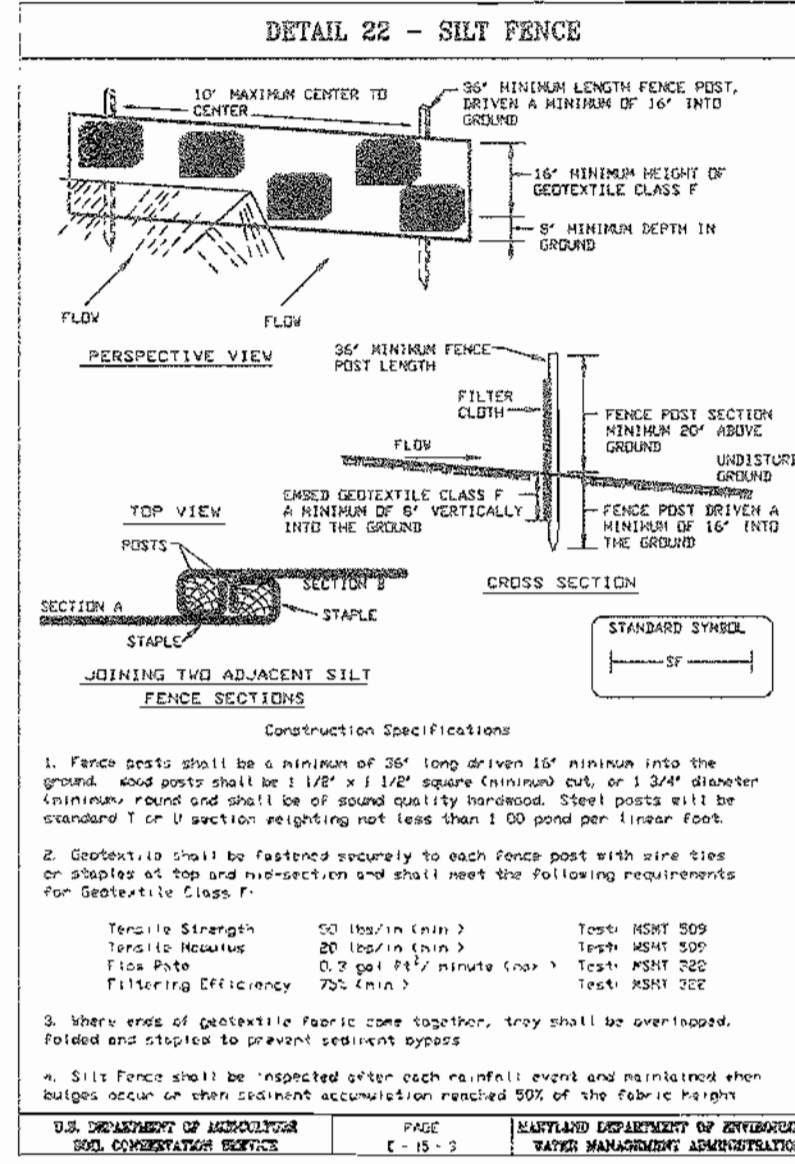
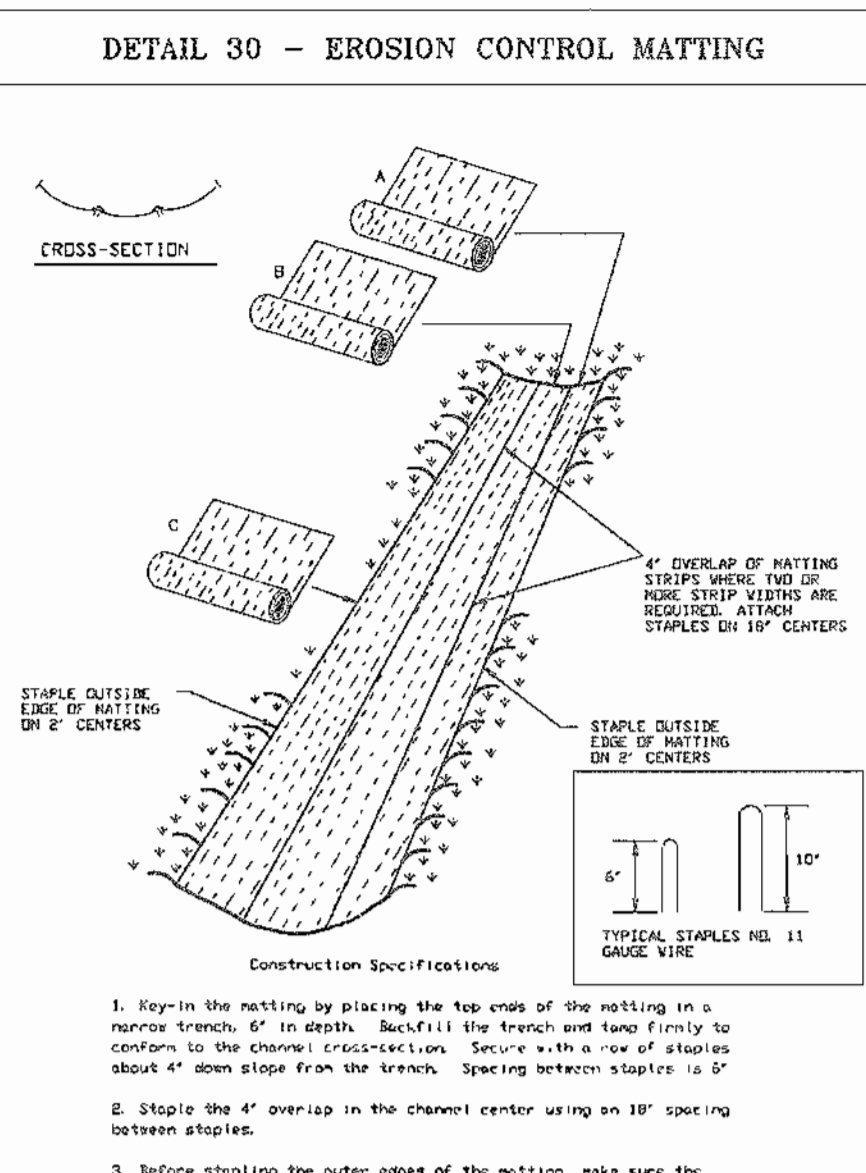
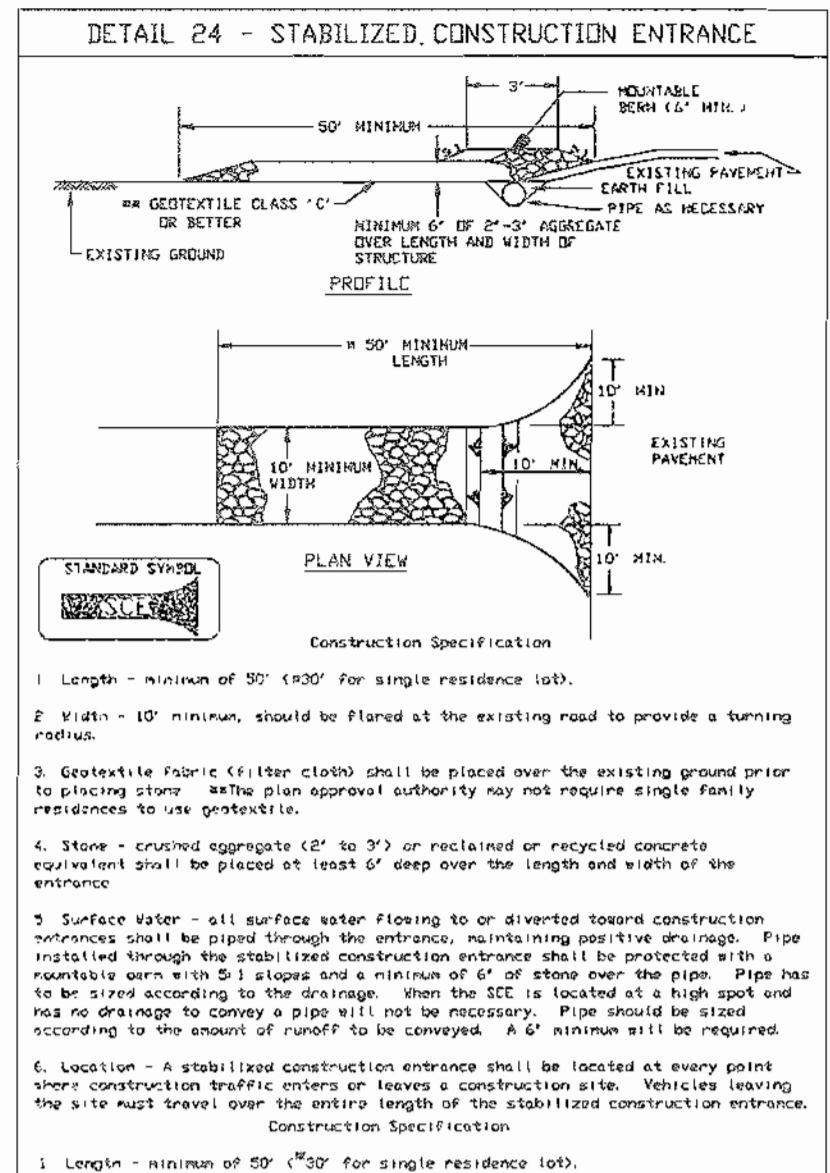
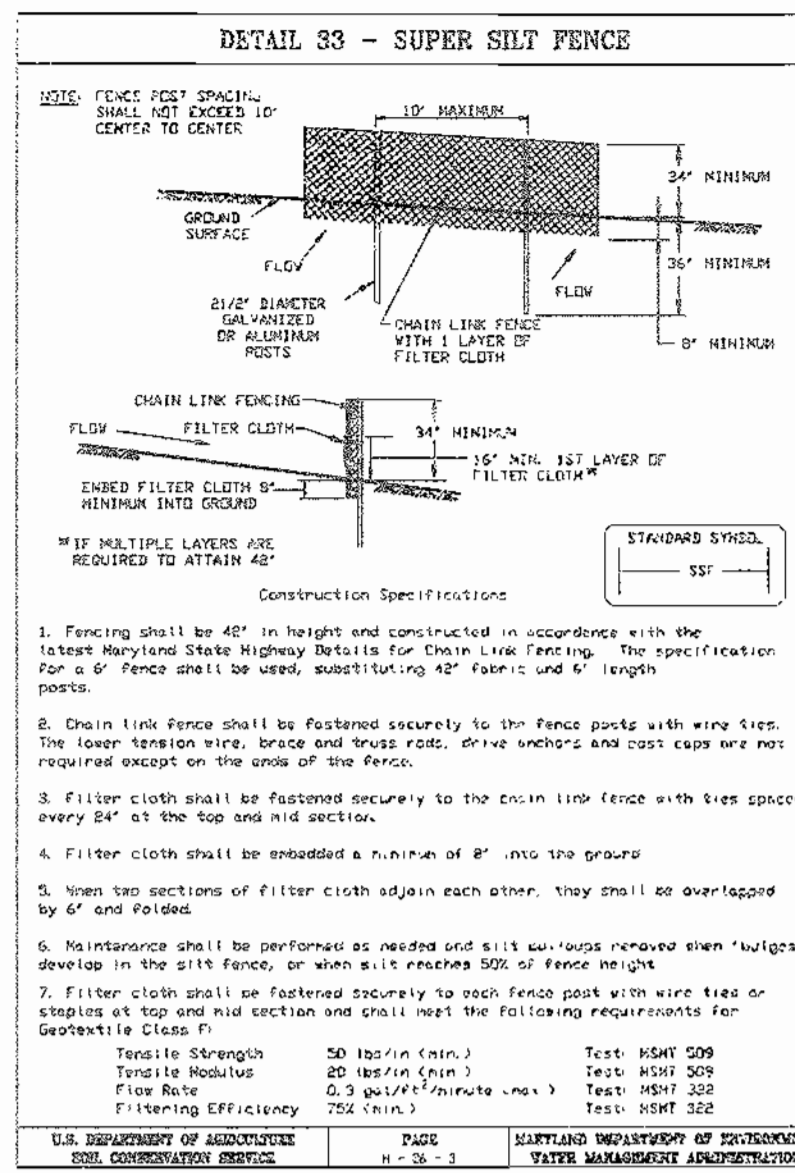
DATE	REVISION	BY	APP'R.

PREPARED FOR:
 Maple Lawn Retail, LLC
 Suite 410 Woodholme Center
 1829 Reisterstown Road
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 ATTN: Charlie O'Donovan
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SEDIMENT CONTROL PLAN/DRAINAGE AREA MAP
BANK AND RETAIL/RESTAURANT BUILDINGS
MAPLE LAWN FARMS
 PARCELS C-7 AND C-8
 PLAT NO. 16624

ELECTION DISTRICT No. 5

SCALE	ZONING	C. L. W. FILE No.
1"=30'	MXD-3	03057
DATE	TAX MAP - GRID	SHEET
JUNE 2004	36 - 3	7 OF 10



SEQUENCE OF CONSTRUCTION

1. Obtain grading permit. (1 day)
 2. Arrange for an on-site pre-construction meeting with the sediment control inspector. (1 day)
 3. Install the stone construction entrance. (1 day)
 4. Install the super silt fence as shown on these plans. (3 days)
 5. Inspect and repair existing engineered swale constructed under F-03-07. (1 day)
 6. Regrade the clean water diversion along the Hessel Property constructed under F-03-07 to the alignment shown on these plans. The clean water diversion will remain in place and utilized throughout the construction of the improvements shown on these plans. (1 week)
 7. Construct the storm drains. Any damage that occurs to the sediment control as a result of constructing the storm drains must be repaired by the end of each working day. (1 week)
 8. The 8" HDPE leading to the drywell/stormceptor must be blocked. It must remain blocked until all of the areas draining to it are developed and stabilized.
 9. Construct the water and sewer from the existing stubs to within 5' of the buildings. Again, any damage that occurs to the sediment control as a result of constructing the utilities must be repaired at the end of each working day. (1 week)
 10. Fine grade site. (1 month)
 11. Construct the office building. (1 year)
 12. Install the landscaping. (2 weeks)
 13. Install the sidewalks and paving. (1 month)
 14. With the permission of the sediment control inspector, stabilize the remaining areas with seed and mulch. (1 week)
 15. With the permission of the sediment control inspector, remove the sediment control devices and stabilize the areas as needed. (2 days)
- THE DRYWELL/STORMCEPTOR FACILITY SHOWN ON PARCELS C-7, AND C-8.

SEDIMENT CONTROL NOTES

1. A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (410) 313-1855.
2. All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
3. Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes and perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.
4. All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
5. All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings, sod, temporary seedling and mulching (Sec. 6). Temporary stabilization with mulch alone, can only be done when recommended seedings date do not allow for proper germination and establishment of grasses.
6. All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
1. Site Analysis:		
Total Area of Site	3.17 Acres	
Area Disturbed	3.2 Acres	
Area to be rooted or paved	2.5 Acres	
Area to be vegetatively stabilized	1.5 Acres	
Total Cut	2000 Cu. Yds.	
Total Fill	2000 Cu. Yds.	
Off-site waste/borrow area location:	Maple Lawn Business District (F-03-07)	

7. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.

8. Additional sediment control must be provided, if deemed necessary by the Howard County DPM Sediment Control Inspector.
9. On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.

10. Trenches for the construction of utilities is limited to 3 pipe lengths or that which shall be backfilled and stabilized within one working day, whichever is shorter.

NOTE: TOTAL CUT AND FILL QUANTITIES ARE FOR PLAN PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EARTHWORK AT TIME OF CONTRACT

PERMANENT SEEDING NOTES

Apply to graded or cleared area not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (unless previously loosened).

Soil Amendments: In lieu of soil test recommendations, use one of the following schedules

- 1) Preferred - Apply 2 tons per acre dolomitic limestone (42 lbs/1000 square feet) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq ft).
- 2) Acceptable - Apply 2 tons per acre dolomitic limestone (42 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.

Seeding: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (1.4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (0.5 lbs/1000 sq ft) of weeping lovegrass. During the period of October 16 thru February 28, protect site by Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

Mulching: Apply 1-1/2 to 2 tons per acre (10 to 40 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 2lb gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 3:1 or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.

Maintenance: Inspect all seeded areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redistributed where a short-term vegetative cover is needed.

Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (unless previously loosened).

Soil Amendments: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft).

Seeding: For periods March 1 thru April 30 and from August 15 thru October 15, seed with 2-1/2 bushel per acre of annual ryegrass (3 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (0.7 lbs/1000 sq ft). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

Mulching: Apply 1-1/2 to 2 tons per acre (10 to 40 lbs/1000 sq ft) of unrotted, weed-free, small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 2lb gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes, 3:1 or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.

Refer to the 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

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

1. This practice 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 supply of moisture and plant nutrients.
 - c. The original soil to be vegetated contains material toxic to plant growth.
 - d. The soil is so acidic that treatment with limestone is not feasible.
2. 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

1. 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 Experiment Station.

1. 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.

2. 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 1/2" in diameter.

3. Topsoil must be free of plant parts such as bermuda grass, quackgrass, Johnsongrass, nutcase, poison ivy, thistle, or others as specified.

4. 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.

5. For sites having disturbed areas under 5 acres:
 - i. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.

6. For sites having disturbed areas over 5 acres:
 - i. On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
 - a. pH for topsoil shall be between 6.0 and 7.5. If

MAY 21, 2004

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

County Health Officer _____ Date _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Candy Klumpp* Date: *5/20/04*

Chief, Division of Land Development: *Candy Klumpp* Date: *5/20/04*

Chief, Development Engineering Division: _____ Date: _____

DEVELOPER'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 of Developer/Builder: _____ Date: *7-2-04*

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."

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

Signature: _____ Date: *7/2/04*

Signature: _____ Date: *7/2/04*

Signature: _____ Date: *7/2/04*

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3903 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4185

NO.	REVISION	DATE	BY	APP'R

PREPARED FOR:
Maple Lawn Retail, LLC
Suite 410 Woodholme Center
1829 Reisterstown Road
Baltimore, MD 21208
ATTN: Charlie O'Donovan
410-484-8400

SEDIMENT CONTROL NOTES AND DETAILS
BANK AND RETAIL/RESTAURANT BUILDINGS
MAPLE LAWN FARMS
PARCELS C-7 AND C-8
PLAT NO. 16624

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	03057
DATE	TAX MAP - GRID	SHEET
JUNE 2004	36 - 3	8 OF 10

PLANT MATERIALS AND PLANTING METHODS

A. Plant Materials

The landscape contractor shall furnish and install and/or dig, ball, burlap and transport 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 headed-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 Architectural Review Committee.

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

B. Planting Methods

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

1. Planting Seasons

The planting of deciduous trees, shrubs and vines shall be from March 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.

2. 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" cal.	32"	64"	28"
3.5" - 4" cal.	36"	72"	32"
4" - 4.5" cal.	40"	80"	36"
4.5" - 5" cal.	44"	88"	40"
5" - 5.5" cal.	48"	96"	44"
5.5" - 6" cal.	52"	104"	48"

A 20% compaction figure of the soil to be removed is assumed and will be allowed in calculation of extra topsoil. The tabulated pit sizes are for purposes of uniform calculation and shall not override the specified depths below the bottoms of the root balls.

3. Staking, Guying and Wrapping

All plant material shall be staked or gaged, 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 galvanized or bethonized 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".

4. 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 practices. 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.

5. Plant Inspection and Acceptance

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

6. 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.

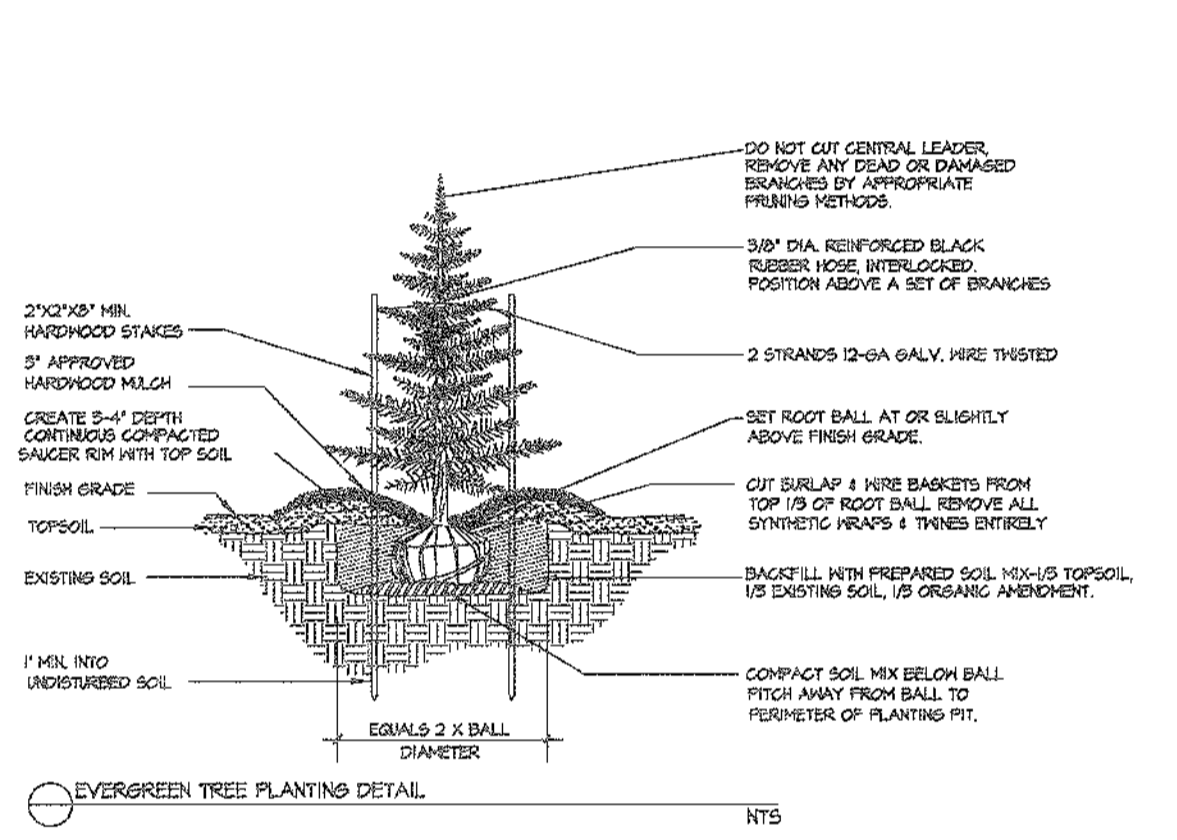
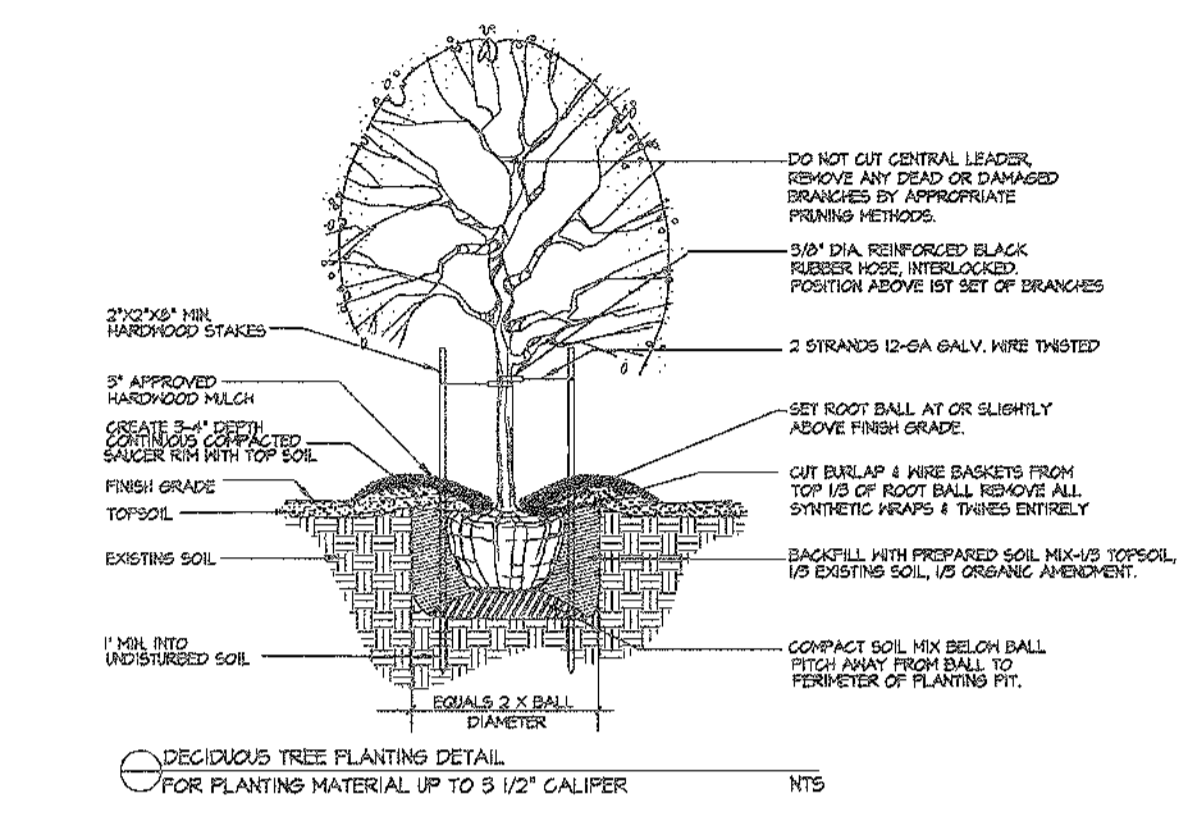
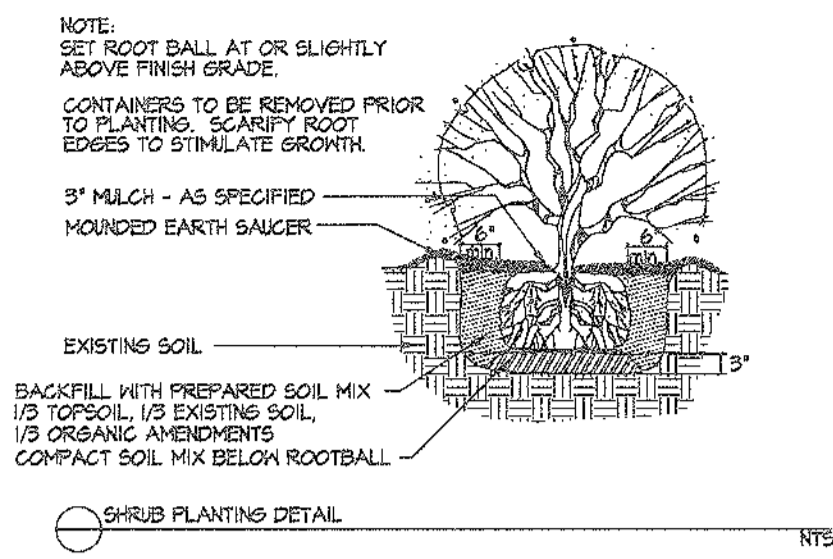
a. For this purpose, the "growing season" shall be that period between the end of the "Spring" planting season, and the commencement of the "Fall" planting season.

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.

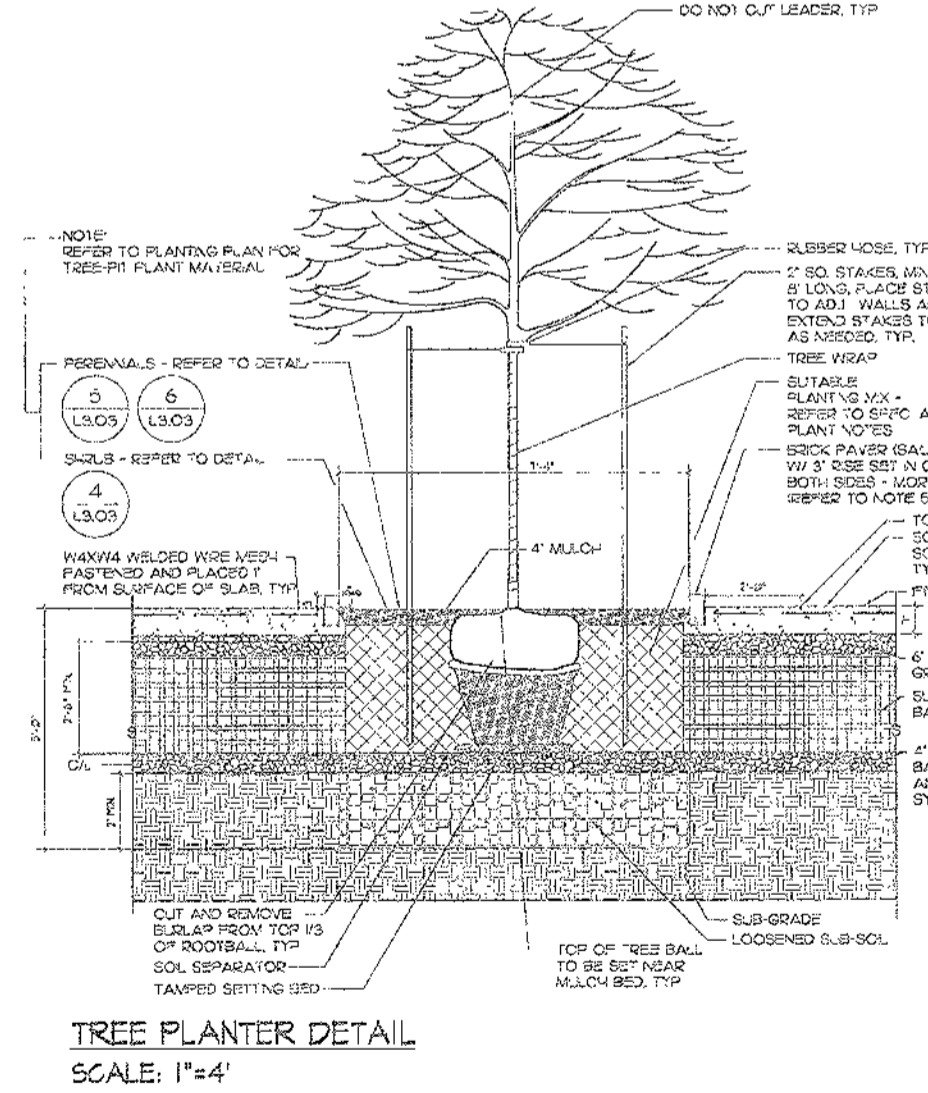
All sod shall be strongly rooted sod, not less than two years old and free of weeds and undesirable native grasses. Provide only sod capable of growth development when planted and in strips not more than 18" wide x 4" long. Provide sod composed principally of improved strain Kentucky bluegrass, such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



SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	ISB SPACES
NUMBER OF TREES REQUIRED	8 (8 1 SHADE TREE PER 20 PARKING SPACES)
NUMBER OF TREES PROVIDED	13
SHADE TREES	
OTHER TREES (2:1 substitution)	

BOND REQUIREMENT - SURETY FOR SCHEDULE 'B'
SCHEDULE 'B' NUMBER OF SHADE TREES FOR BONDING: 8 x \$500 = \$2400.00
Landscape Surety will be posted with the grading permit application.



SCHEDULE A
PERIMETER LANDSCAPE EDGE

Category	ADJACENT TO ROADWAYS		ADJACENT TO PERIMETER PROPERTIES (Along Messel Property)		BUILDING PERIMETER	BUILDING PERIMETER	STREET TREES (Along Private Road)
	PERIMETER 1 ALONG MAPLE LAWN BLVD.	PERIMETER 2 ALONG MD ROUTE 216	PERIMETER 3	PERIMETER 4			
Landscape Buffer Type			C/E/A	D			
Linear Feet of Roadway/Perimeter Frontage	452'	251'	472'	44'	600'	150'	248'
Credit for Ex. Vegetation (Yes, No, Linear Feet) (describe below if needed)	YES, 354' OF STREET TREES AND LANDSCAPING PROVIDED UNDER F 03-07 AND S0P 04-44	YES, 18 SHRUBS PROVIDED UNDER S0P 04-44	NO	NO	NO	NO	NO
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (describe below if needed)	YES, 315' OF FENCE AND 55' OF WALL PROVIDED UNDER S0P 04-44	YES, 52' OF WALL PROVIDED UNDER S0P 04-44	NO	NO	NO	NO	NO
Remainder of perimeter to be buffered	0	165'	472'	44'	600'	150'	248'
Number of Plants Required							
Shade Trees	0	5	12	1	0	0	8
Evergreen Trees	0	0	24	5	0	0	0
Ornamentals	0	0	0	0	0	0	0
Shrubs	0	42	118	0	150	38	0
Number of Plants Provided							
Shade Trees	0	5	12	1	2	0	8
Evergreen Trees	0	14	21	4	0	0	0
Ornamentals	0	8	0	0	4	2	0
Shrubs (10:1 subst.) (describe plant substitution credits below if needed)	0	13	124	12	285	38	0
Other Trees (2:1 subst.)	0	0	0	0	0	0	0

Bond Requirement - Surety for Schedule A:
 Schedule 'A' Number of Shade Trees for bonding: 26 x \$ 300 = \$ 7,800.00
 Schedule 'A' Number of Evergreen Trees for bonding: 24 x \$ 150 = \$ 3,600.00
 Schedule 'A' Number of Shrubs for bonding: 348 x \$ 30 = \$ 10,440.00
 Schedule 'A' Number of Ornamental Trees for bonding: 0 x \$ 150 = \$ 0.00

COMMENTS:
 PROPOSED NON-RESIDENTIAL USE ADJACENT TO RESIDENTIAL (PER LANDSCAPE DESIGN MANUAL)
 PROPOSED DUMPSTER ADJACENT TO RESIDENTIAL.
 PROPOSED NON-RESIDENTIAL USE ADJACENT TO A NON-RESIDENTIAL USE.
 BUFFER IS PROVIDED IN ACCORDANCE WITH CRITERIA IN COMPREHENSIVE SKETCH PLAN.
 STREET TREES ARE BEING PROVIDED IN ACCORDANCE WITH THE LANDSCAPE DESIGN MANUAL.
 ORNAMENTALS AND EVERGREENS USED AT 2:1 SUBSTITUTION FOR REMAINING 3 REQUIRED SHADE TREES

PLANT LIST

SYMBOL	QTY.	LABEL	NAME (BOTANICAL/COMMON)	SIZE	SPACING	ROOT	COMMENTS
Shade Trees	31	ZS	Zelkova serrata 'Japanese Zelkova'	2-1/2" Cal.	as shown	B&B	
	2	MS	Magnolia soulangiana 'Saucer Magnolia'	5' ht.	as shown	B&B	
	3	AcroD	Acer rubrum 'October Glory' 'October Glory' Red Maple	3 - 3-1/2" Cal.	as shown		
Evergreen Trees	32	PM	Pseudotsuga menziesii 'Douglas Fir'	5-6' ht.			CENTRAL LEADER MUST BE INTACT
	14	PrLaZ	Prunus laurocerasus 'Zabellana' 'Zabell Laurel'	3'-4'			
Ornamental Trees	6	CF	Cornus florida 'White Flowering Dogwood'	6' ht.	as shown	B&B	
	10	Ceca	Cercis canadensis 'Eastern redbud'	1 1/2" Cal.	as shown		
Shrubs	202	GA	Clethra alnifolia 'Hummingbird' 'Hummingbird' Summersweet	3-Gal.	as shown	CONT.	
	2	EAC	Euonymus alata 'Compacta' 'Dwarf Burning Bush'	3-Gal.	as shown	CONT.	
	16	EPS	Euonymus fortunei 'Silver Queen' 'Silver Queen' Euonymus	2-Gal.	as shown	CONT.	
	15	EM	Euonymus kiautschovicus 'Manhattan' 'Manhattan' Euonymus	2-Gal.	as shown	CONT.	
	23	ND	Nandina domestica 'Nana Purpurea' 'Dwarf Sacred Bamboo'	2-Gal.	as shown	CONT.	
	44	PF	Potentilla fruticosa 'Bush Cinquefoil'	3-Gal.	as shown	CONT.	
	60	Sa	Spiraea x bumalda 'Anthony Waterer' 'Anthony Waterer' Spiraea	3-Gal.	as shown	CONT.	
	118	Tc	Taxus cuspidata 'Intermedia' 'Dwarf Japanese Yew'	24" spread	as shown	CONT.	

DEVELOPER'S / BUILDER'S CERTIFICATE
 I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual, and the approved Maple Lawn Farms Landscape Design Development Criteria. I/We further certify that upon completion, a Letter of Landscape Installation, accompanied by an executed one-year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.
 Name (Developer's / Builder's) _____ Date 7-12-04

Financial surety for the required landscaping has been posted as part of the Grading Permit in the amount of \$24,940.00.

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3009 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-999-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

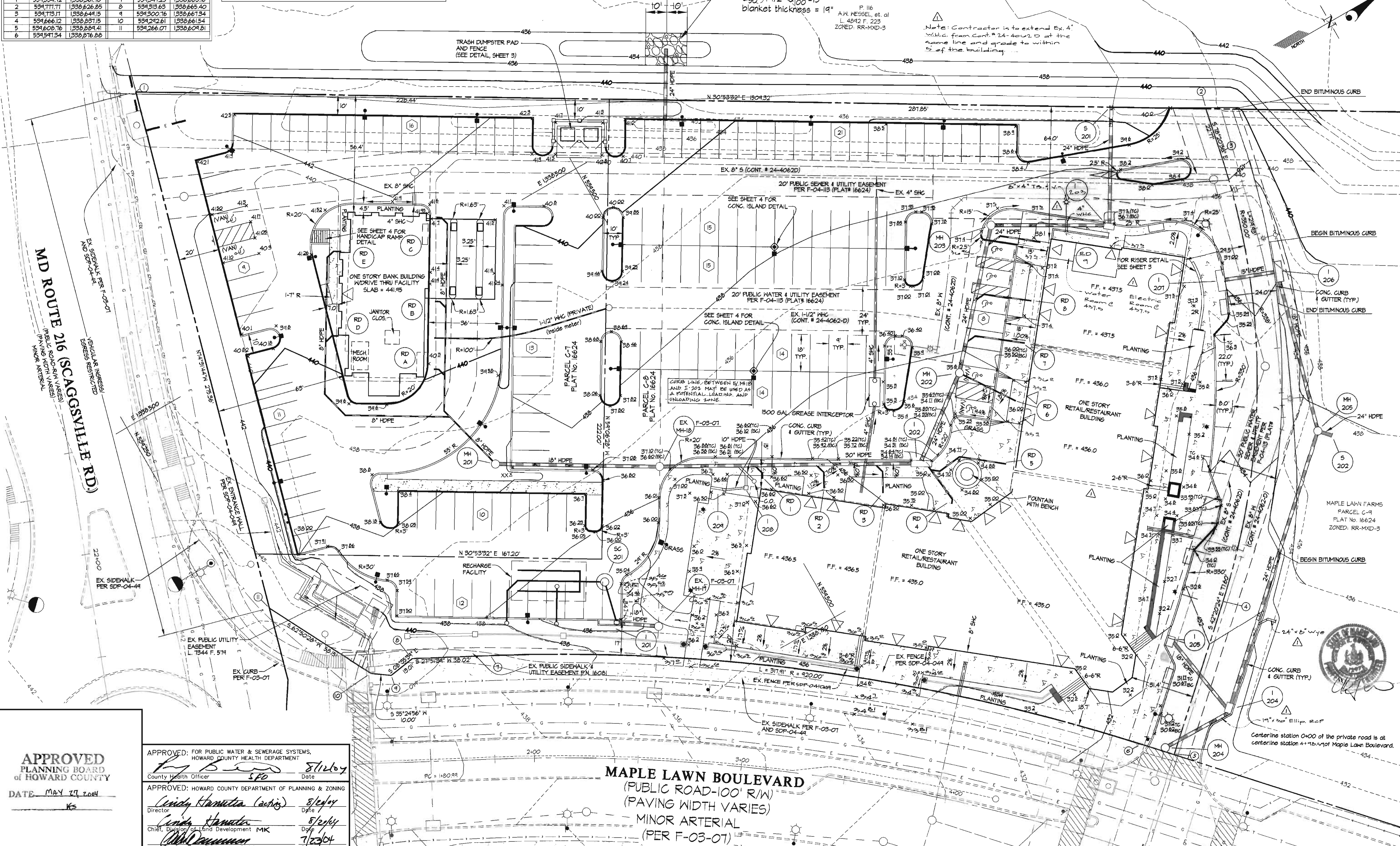
PREPARED FOR:
 Maple Lawn Retail, LLC
 Suite 410 Woodhome Center
 1829 Reisterstown Road
 Baltimore, MD 21208
 ATTN: Charlie O'Donovan
 410-484-8400

LANDSCAPING DETAILS AND NOTES
 BANK AND RETAIL/RESTAURANT BUILDINGS
 MAPLE LAWN FARMS
 PARCELS C-7 AND C-8
 PLAT NO. 16624
 ELECTION DISTRICT No. 5

SC	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03057
DATE	TAX MAP - GRD	SHEET
JUNE 2004	36 - 3	10 OF 10

COORDINATE TABLE					
PT. NO.	NORTH	EAST	PT. NO.	NORTH	EAST
1	534334.72	1336261.78	7	534341.25	1336683.16
2	534334.72	1336261.78	8	534313.63	1336665.40
3	534334.72	1336261.78	9	534300.76	1336667.34
4	534266.12	1336231.15	10	534242.61	1336661.54
5	534266.12	1336231.15	11	534266.07	1336604.91
6	534266.12	1336231.15			

CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1065-1066	420.00	311.41	160.56	316.34	S 31°45'38" W	114°41'51"



APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE: MAY 17, 2004

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

County Health Officer: *[Signature]* Date: 8/12/04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: 8/26/04

Chief, Division of Land Development: *[Signature]* Date: 8/26/04

Chief, Development Engineering Division: *[Signature]* Date: 7/23/04

MAPLE LAWN BOULEVARD
(PUBLIC ROAD-100' R/W)
(PAVING WIDTH VARIES)
MINOR ARTERIAL
(PER F-03-01)

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 200 - BURTNSVILLE OFFICE PARK
BURTNSVILLE, MARYLAND 20886
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
10/26/04	Revise building grades to remove corridor & relocate mechanical rooms, etc.		
	Add 15' x 4' wye and reflect 19' x 30' Ellip. RCP from 1.204 to M1.204.		

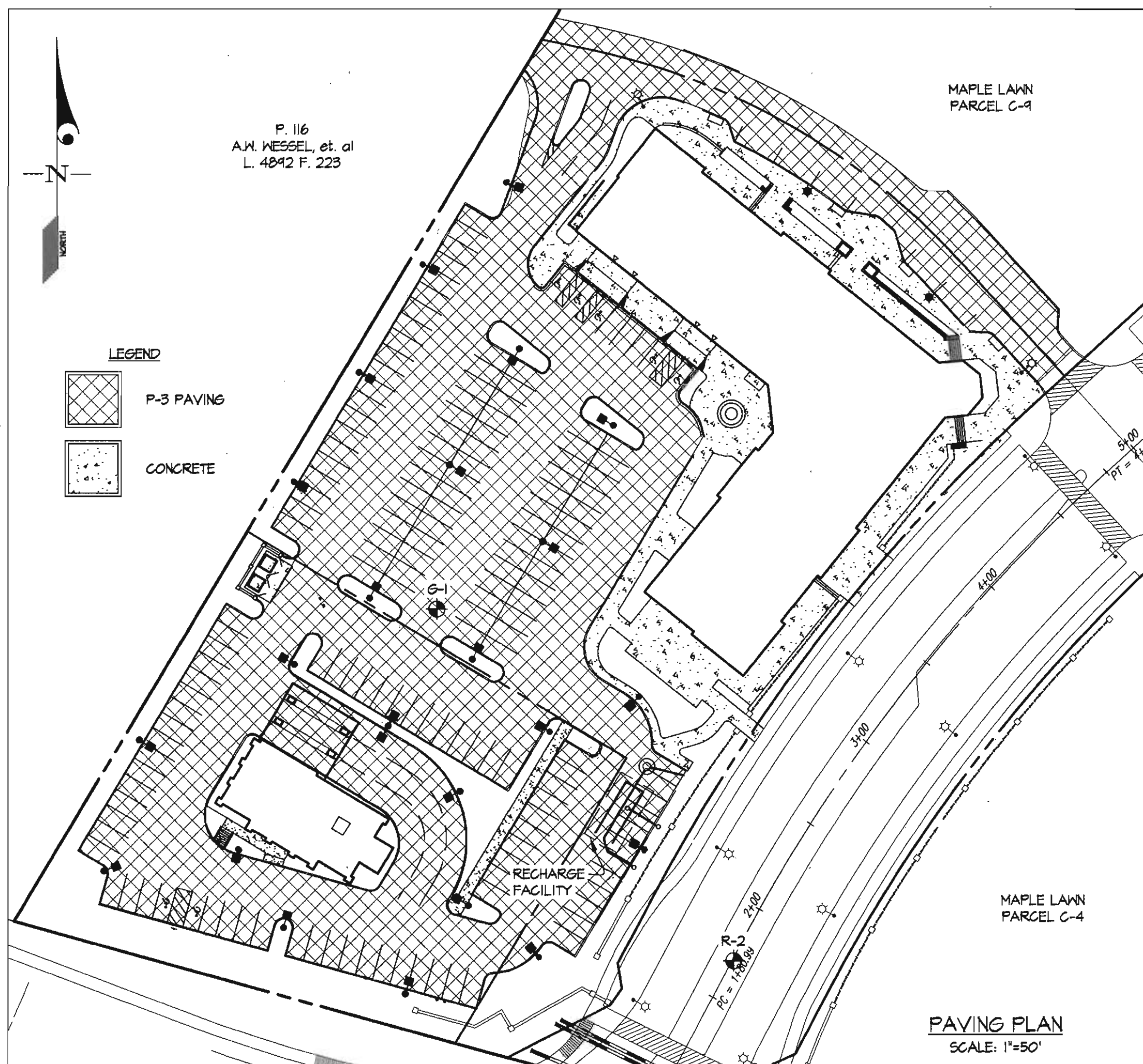
PREPARED FOR:
Maple Lawn Retail, LLC
Suite 410 Woodholme Center
1829 Reisterstown Road
Baltimore, MD 21208
ATTN: Charlie O'Donovan
410-484-8400

SITE DEVELOPMENT PLAN
BANK AND RETAIL/RESTAURANT BUILDINGS
MAPLE LAWN FARMS
PARCELS C-7 AND C-8
PLAT NO. 16624

ELECTION DISTRICT No. 5

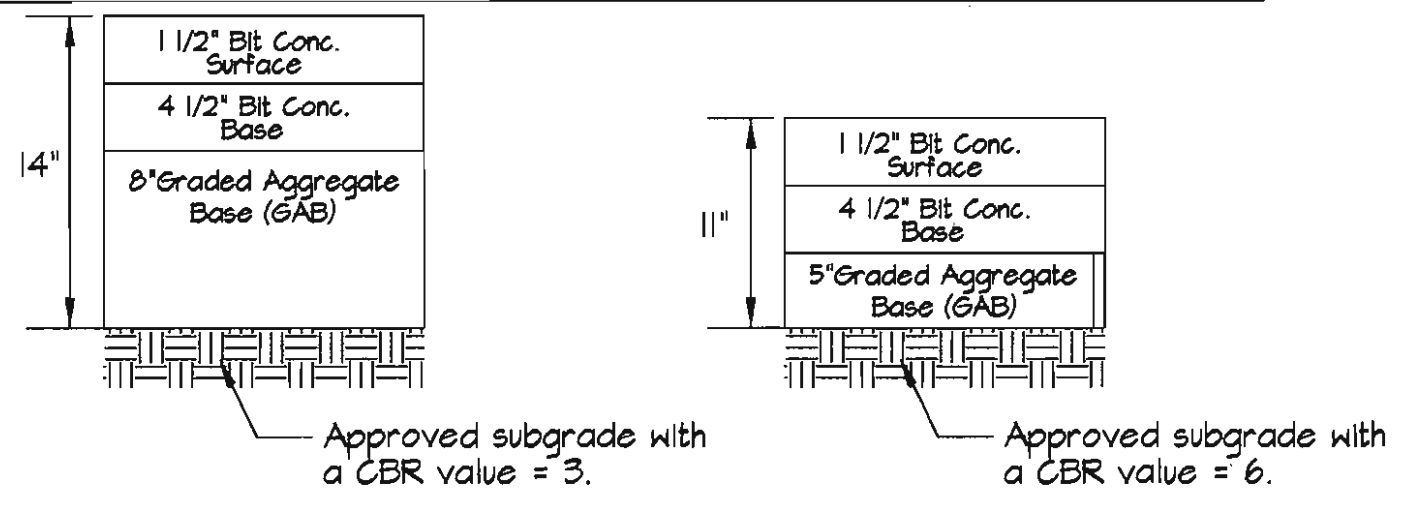
SCALE	ZONING	G. L. W. FILE NO.
1"=20'	MXD-3	03057
DATE	TAX MAP - GRID	SHEET
JUNE 2004	36 - 3	2 OF 10

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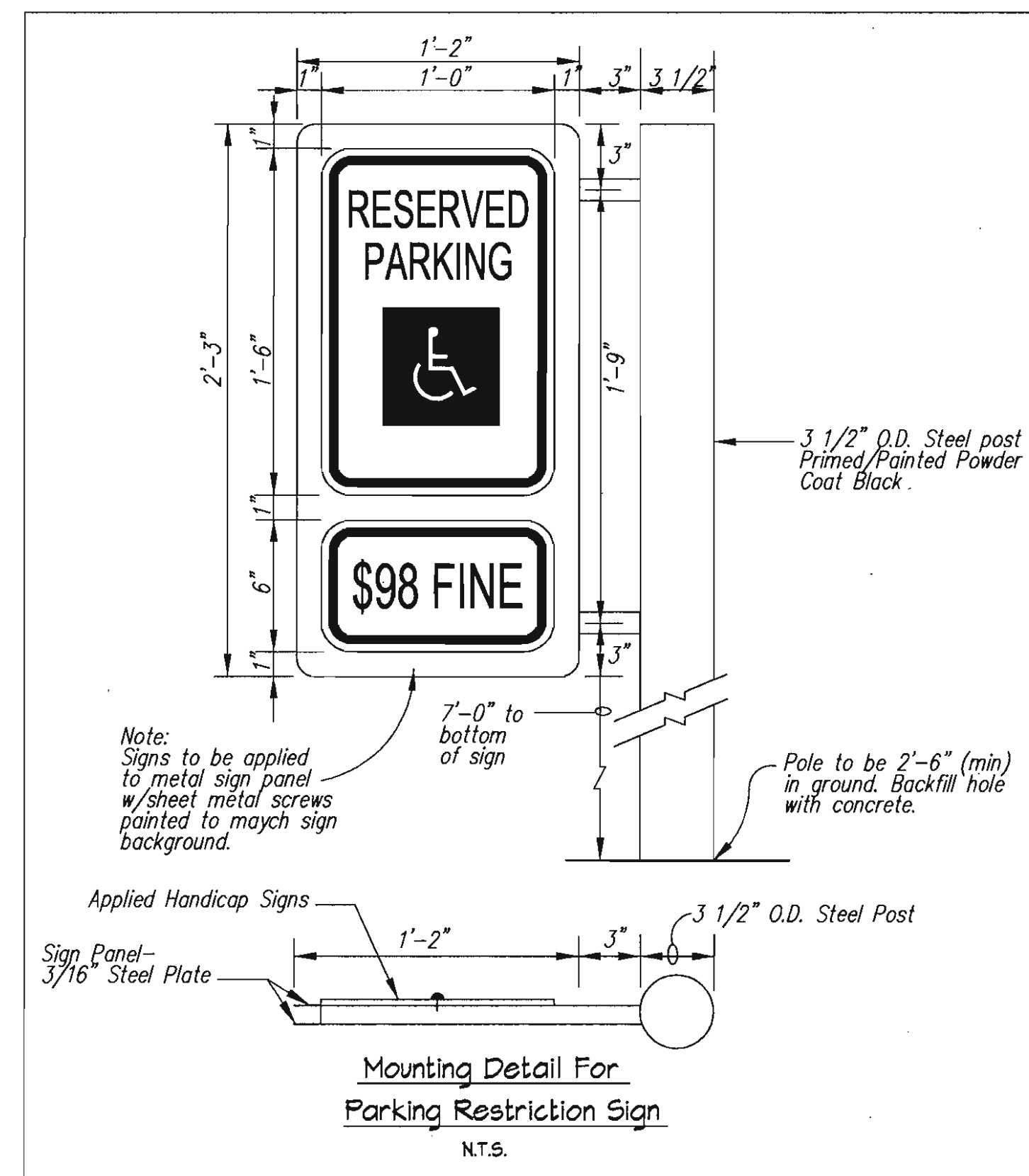
LANDSCAPE LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	WATTAGE	LAMP	MOUNTING	NOTES	SYMBOL
A	HADCO	HADCO R51	150 W	METAL HALIDE	12' POLE	FIXTURE TYPE: TBD SHIELD TYPE: SEMI-CUTOFF	
B	HADCO	HADCO TF6	250 W (20,500 LUMENS)	METAL HALIDE	23' POLE	FIXTURE TYPE: TBD SHIELD TYPE: SEMI-CUTOFF	
C	HADCO	HADCO TF6	250 W (20,000 LUMENS)	HIGH PRESSURE SODIUM	23' POLE	FIXTURE TYPE: TBD SHIELD TYPE: SEMI-CUTOFF	
D	SAME AS TYPE 'B'						

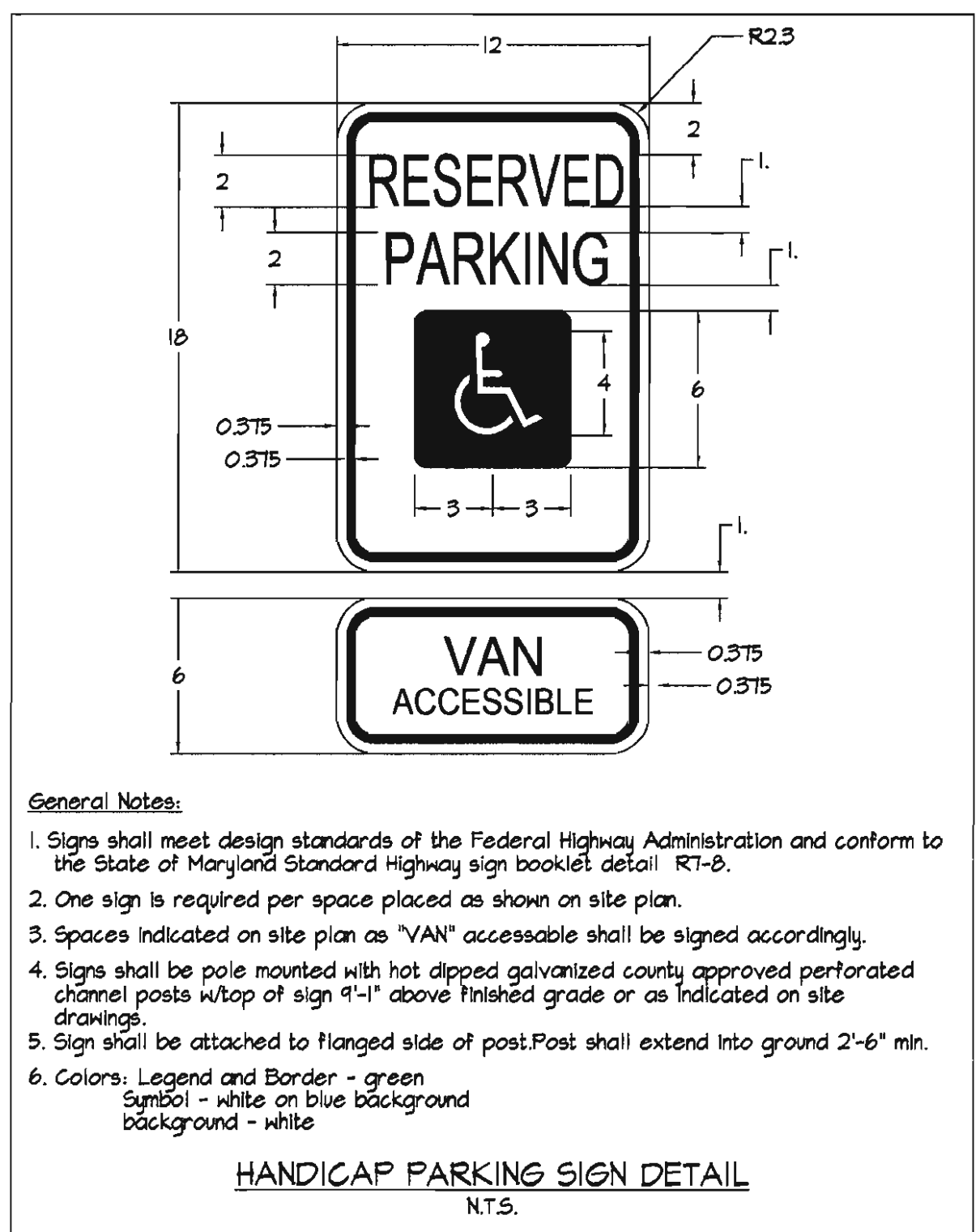


P-3 Granular Base
N.T.S.

Note:
Depending on the CBR values obtained in the field, the paving sections may be revised, if approved by a professional soils engineer. These substitutions must also be approved by the Howard County Department of Public Works.

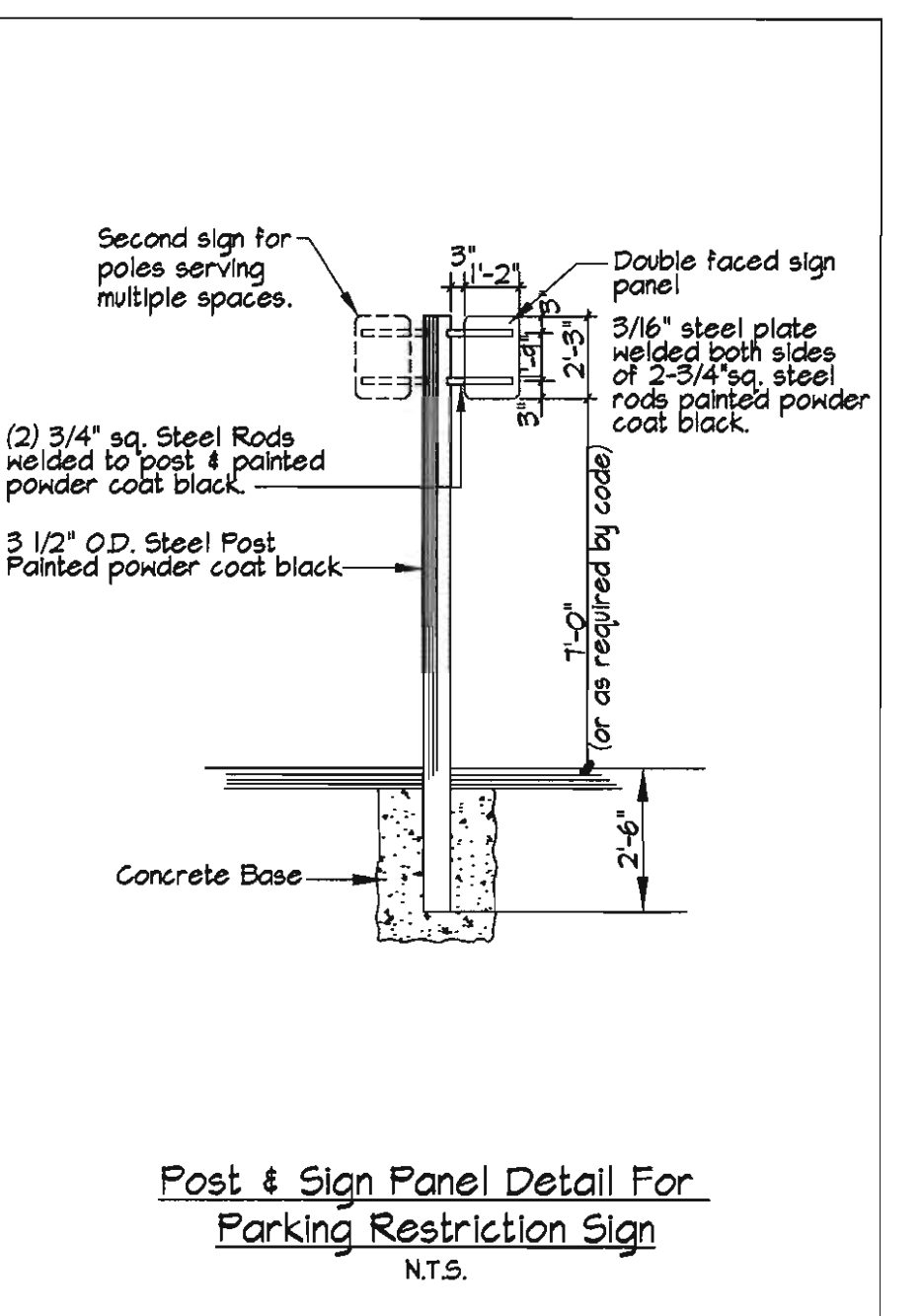


**Mounting Detail For
Parking Restriction Sign**
N.T.S.

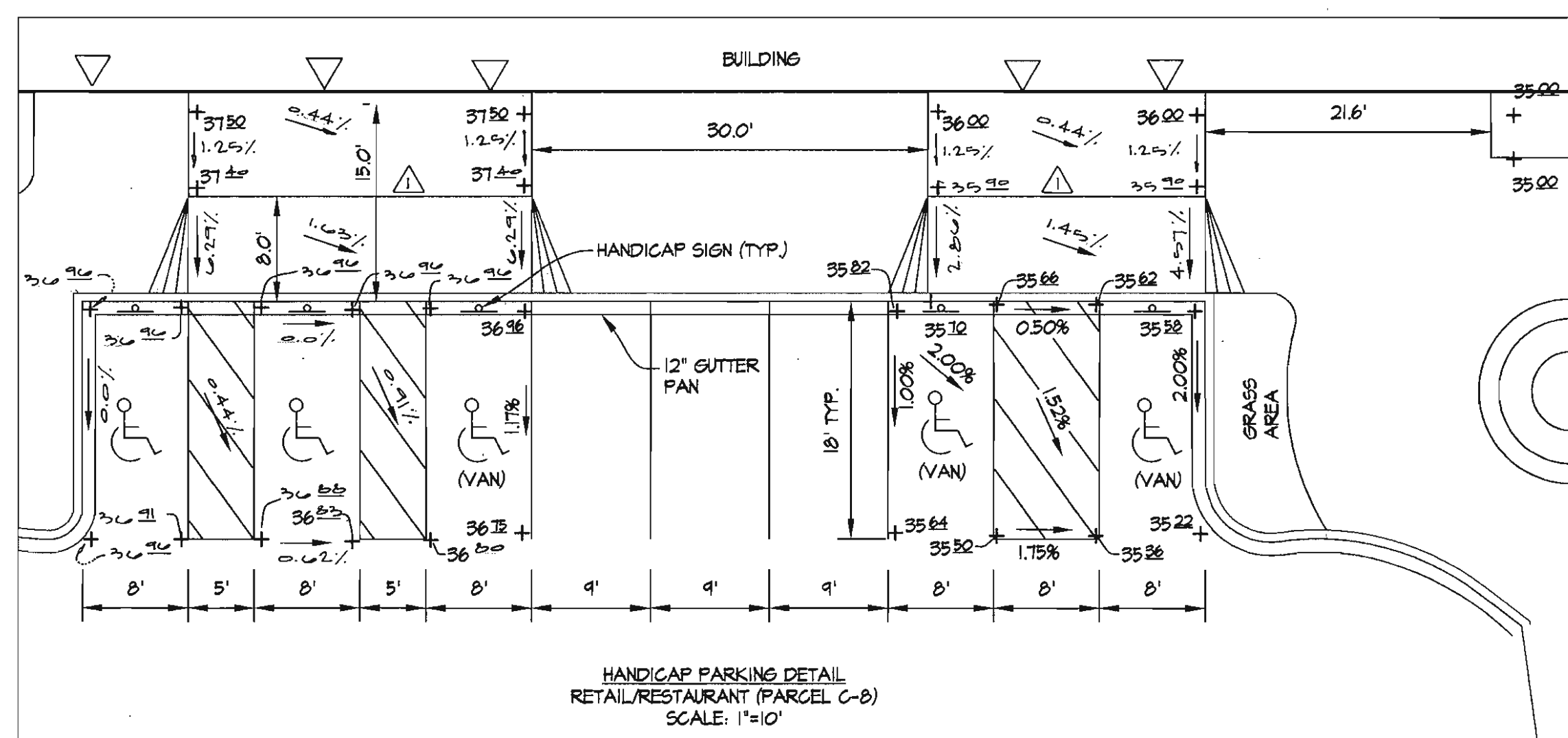


HANDICAP PARKING SIGN DETAIL
N.T.S.

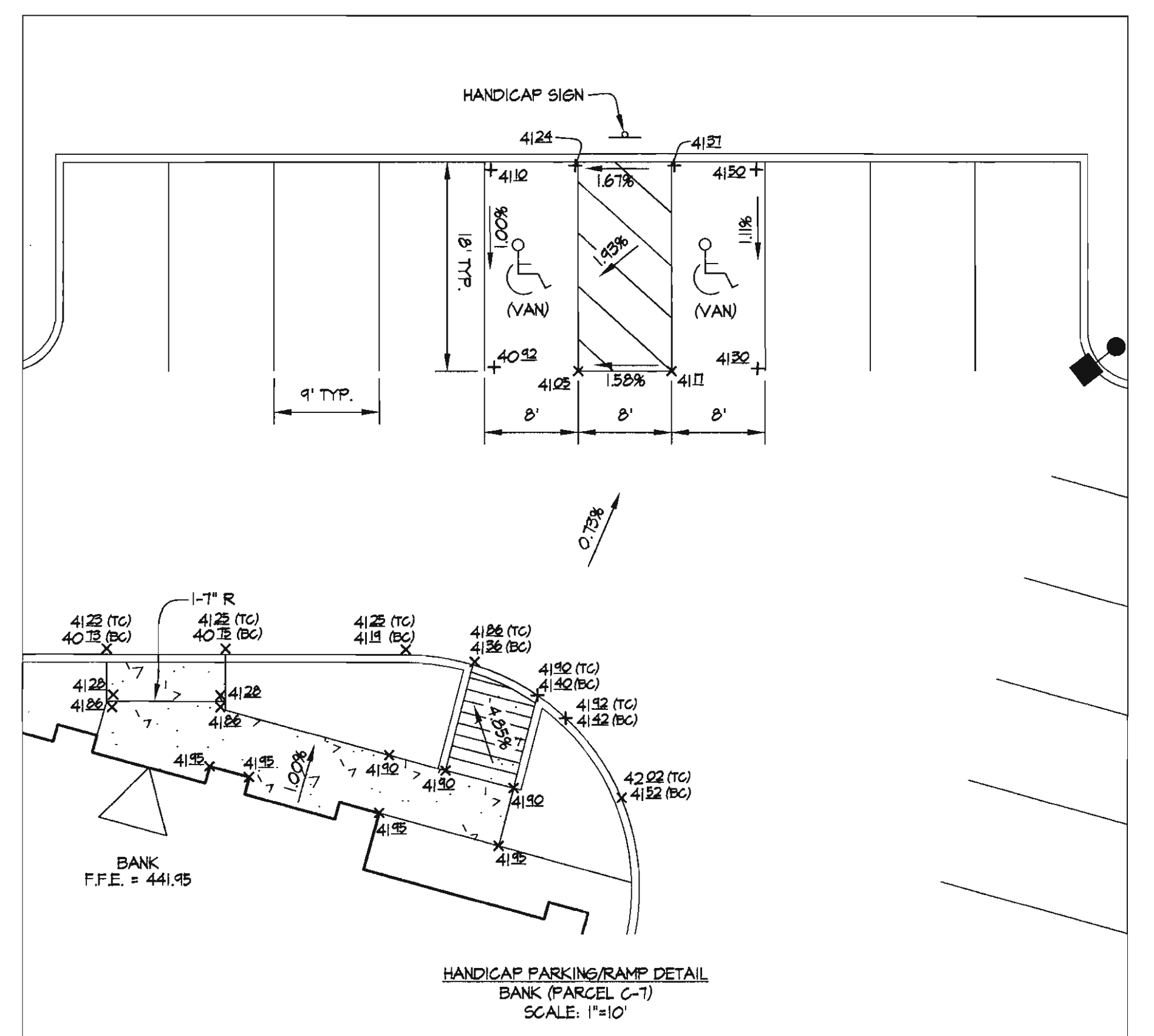
- General Notes:**
- Signs shall meet design standards of the Federal Highway Administration and conform to the State of Maryland Standard Highway sign booklet detail RT-8.
 - One sign is required per space placed as shown on site plan.
 - Spaces indicated on site plan as "VAN" accessible shall be signed accordingly.
 - Signs shall be pole mounted with hot dipped galvanized county approved perforated channel posts w/top of sign 4'-1" above finished grade or as indicated on site drawings.
 - Sign shall be attached to flanged side of post. Post shall extend into ground 2'-6" min.
 - Colors: Legend and Border - green
Symbol - white on blue background
background - white



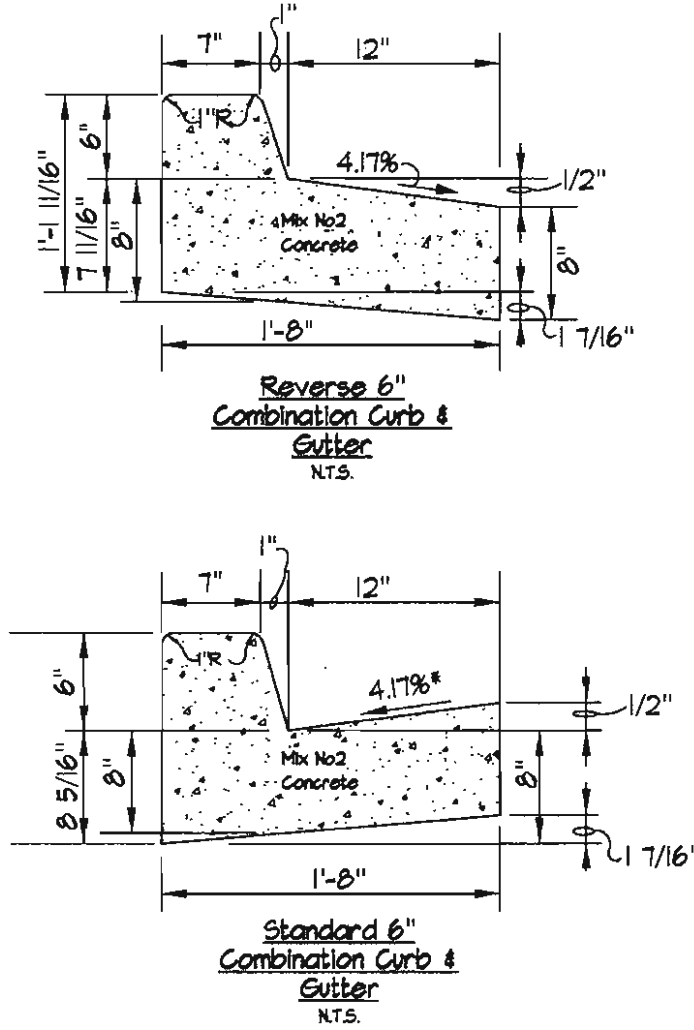
**Post & Sign Panel Detail For
Parking Restriction Sign**
N.T.S.



**HANDICAP PARKING DETAIL
RETAIL/RESTAURANT (PARCEL C-2)**
SCALE: 1"=10'



**HANDICAP PARKING/RAMP DETAIL
BANK (PARCEL C-7)**
SCALE: 1"=10'



Typical Section A-A
N.T.S.

**APPROVED
PLANNING BOARD
OF HOWARD COUNTY**
DATE: MAY 27 2004
KS

APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT
County Health Officer _____ Date _____
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Cindy Hamilton (sdry) 8/24/04
Director
Cindy Hamilton 8/10/04
Chief, Division of Land Development MK
William... 7/23/04
Chief, Development Engineering Division

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

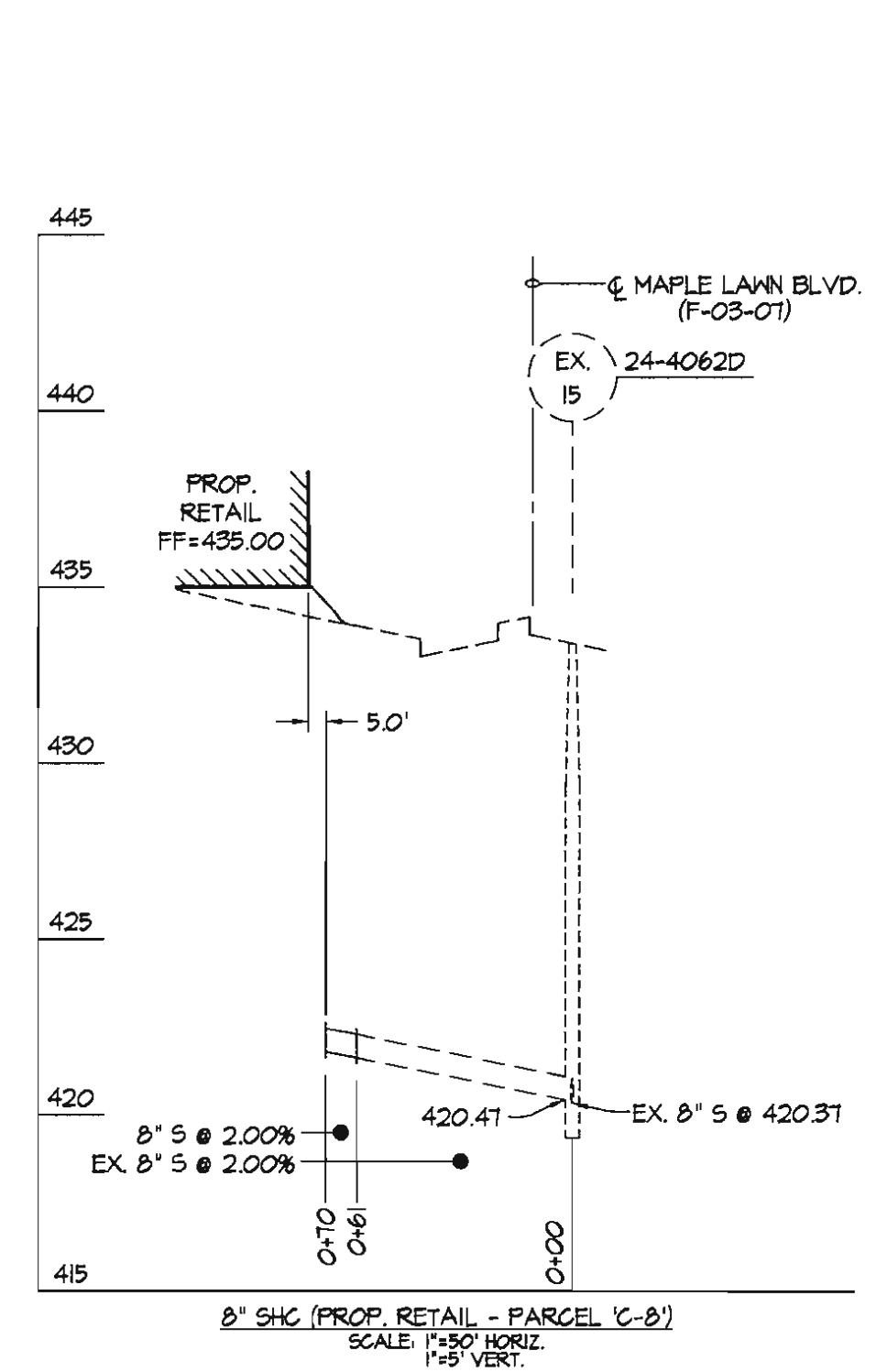
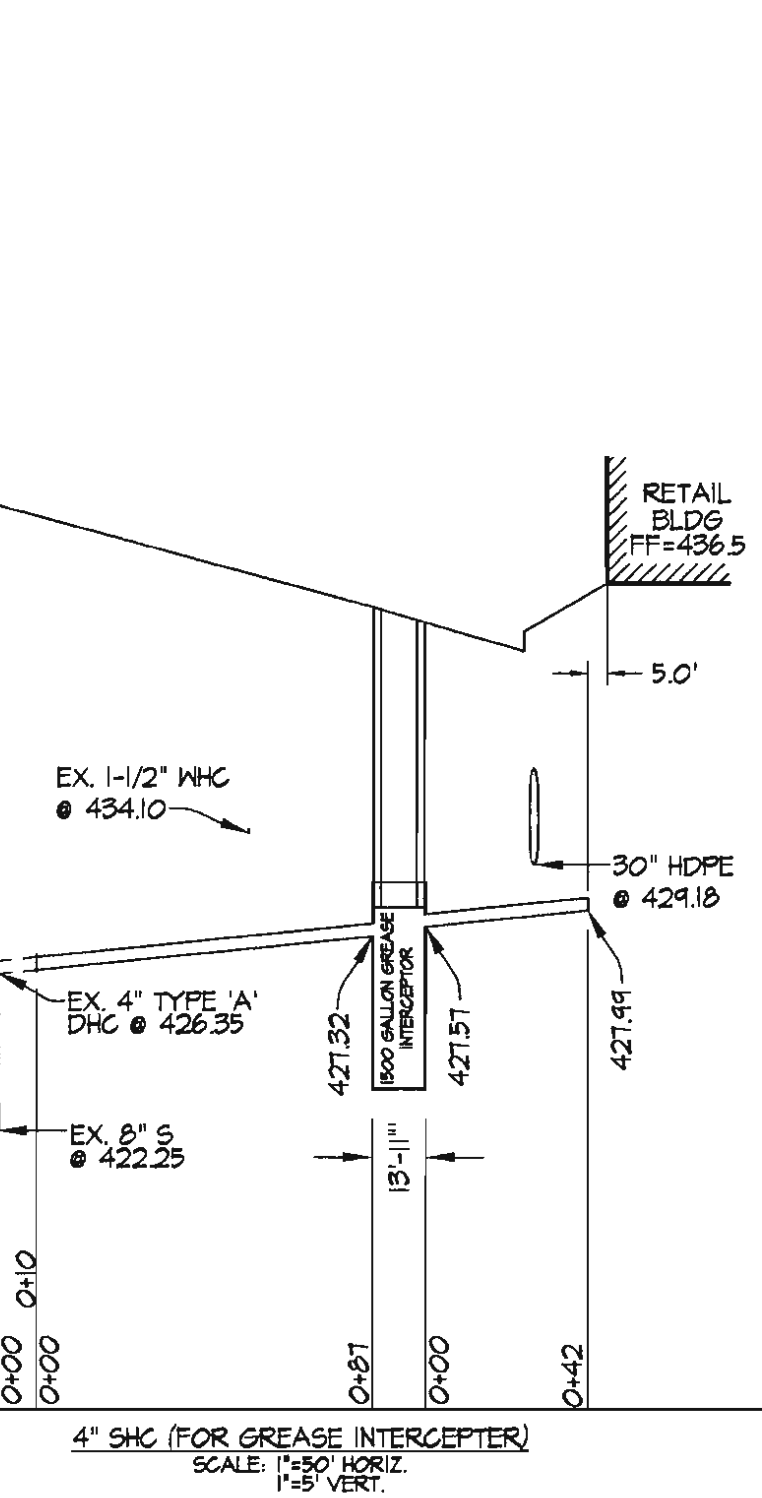
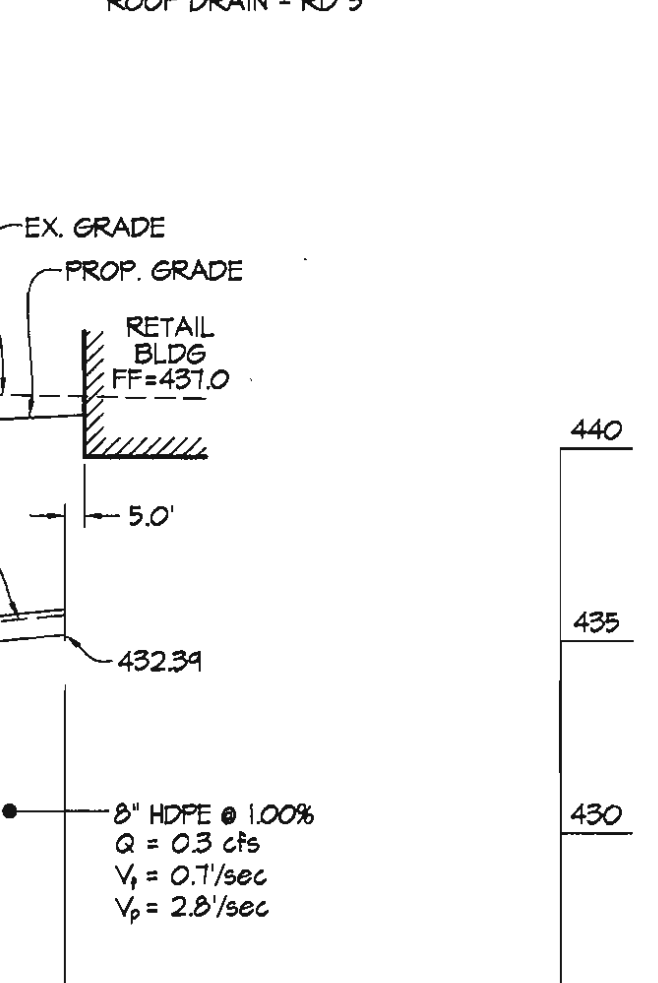
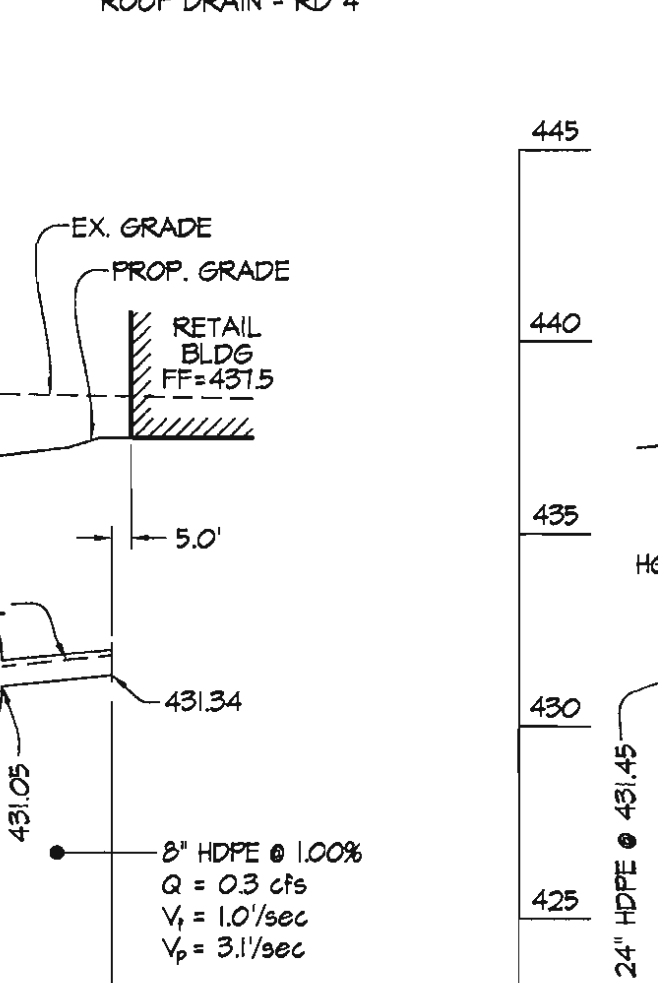
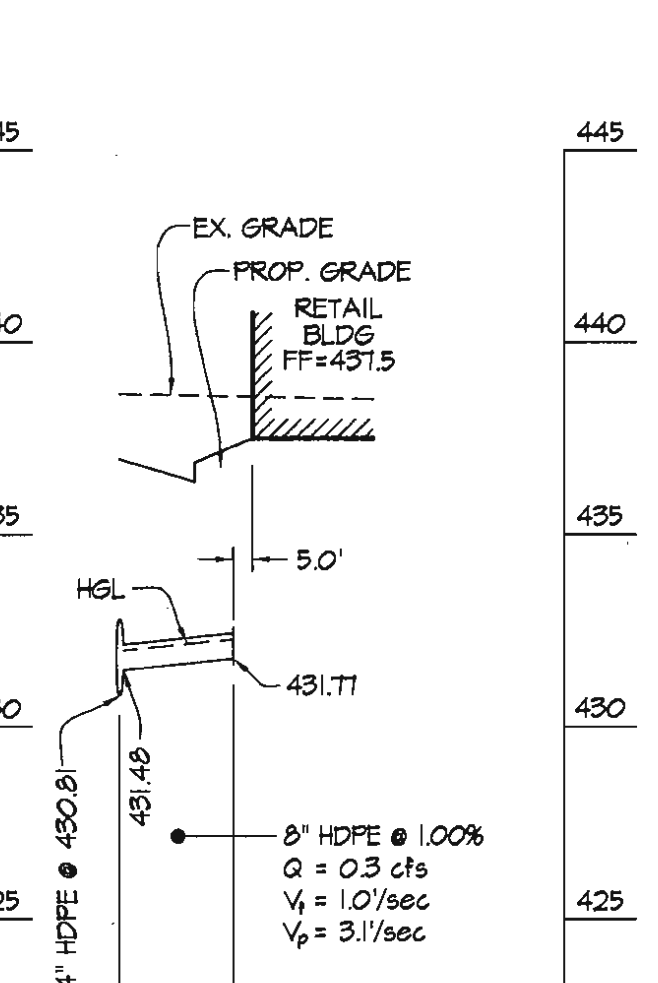
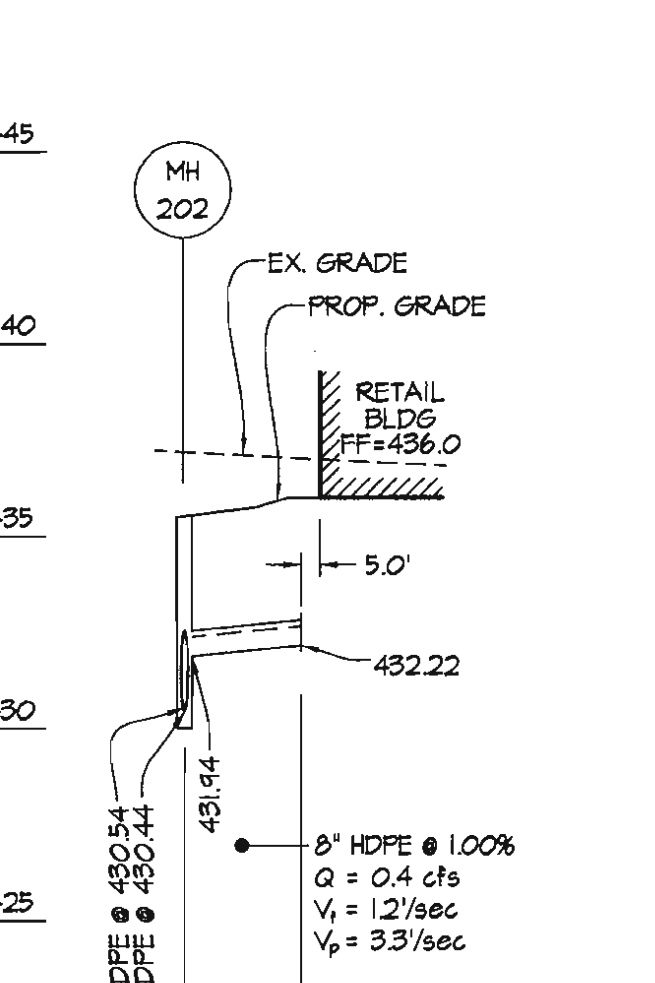
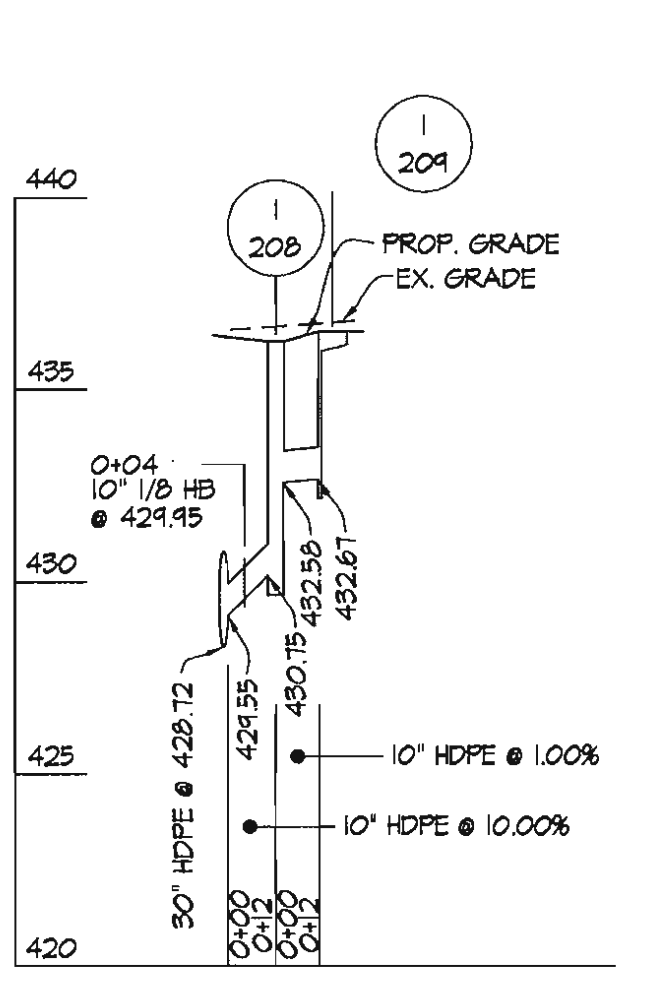
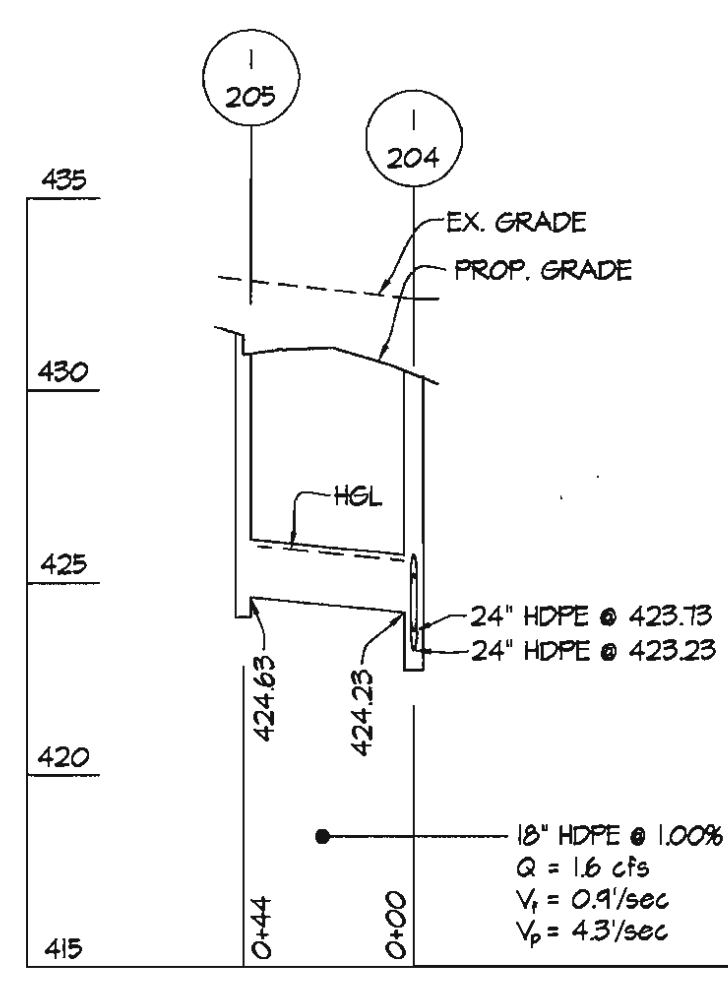
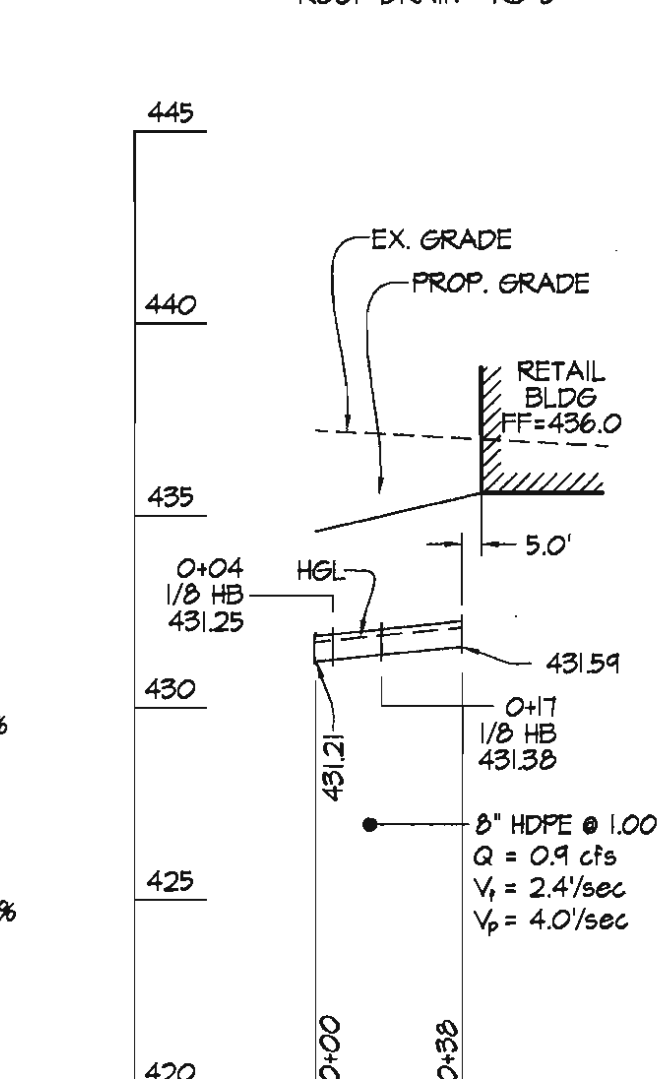
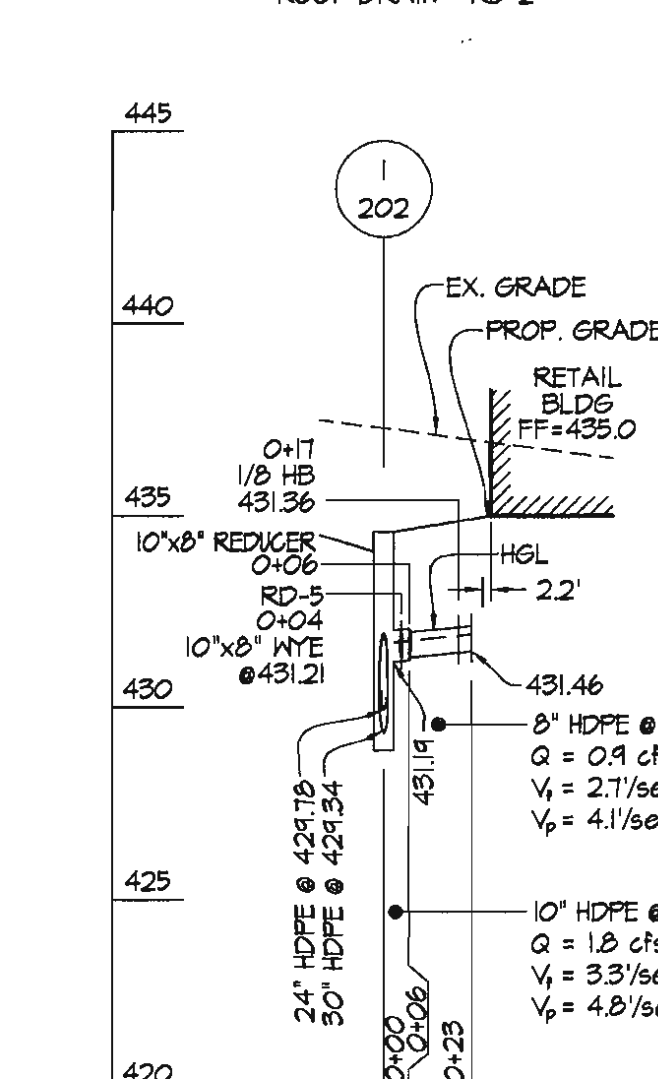
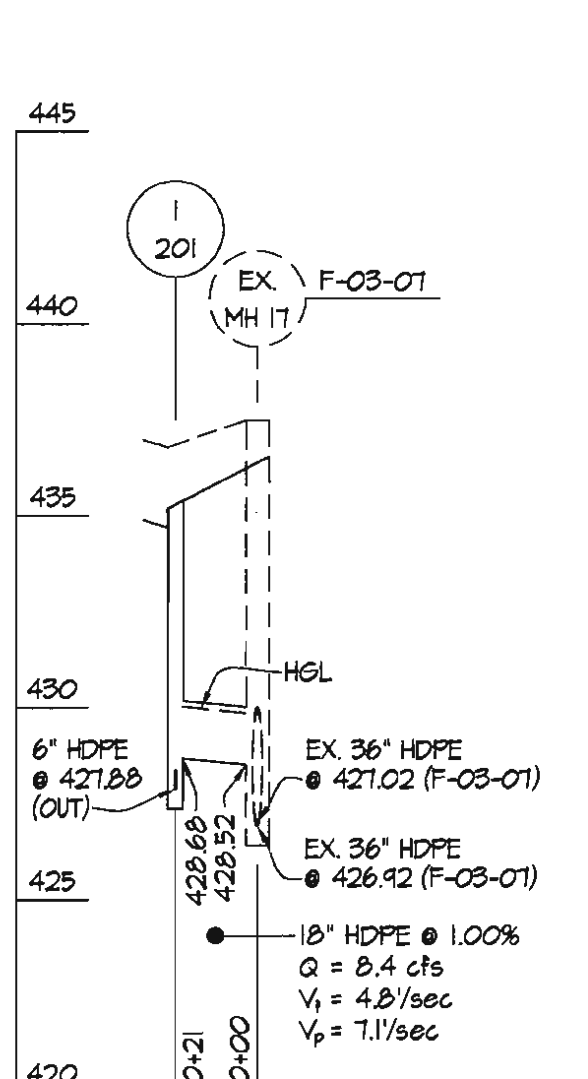
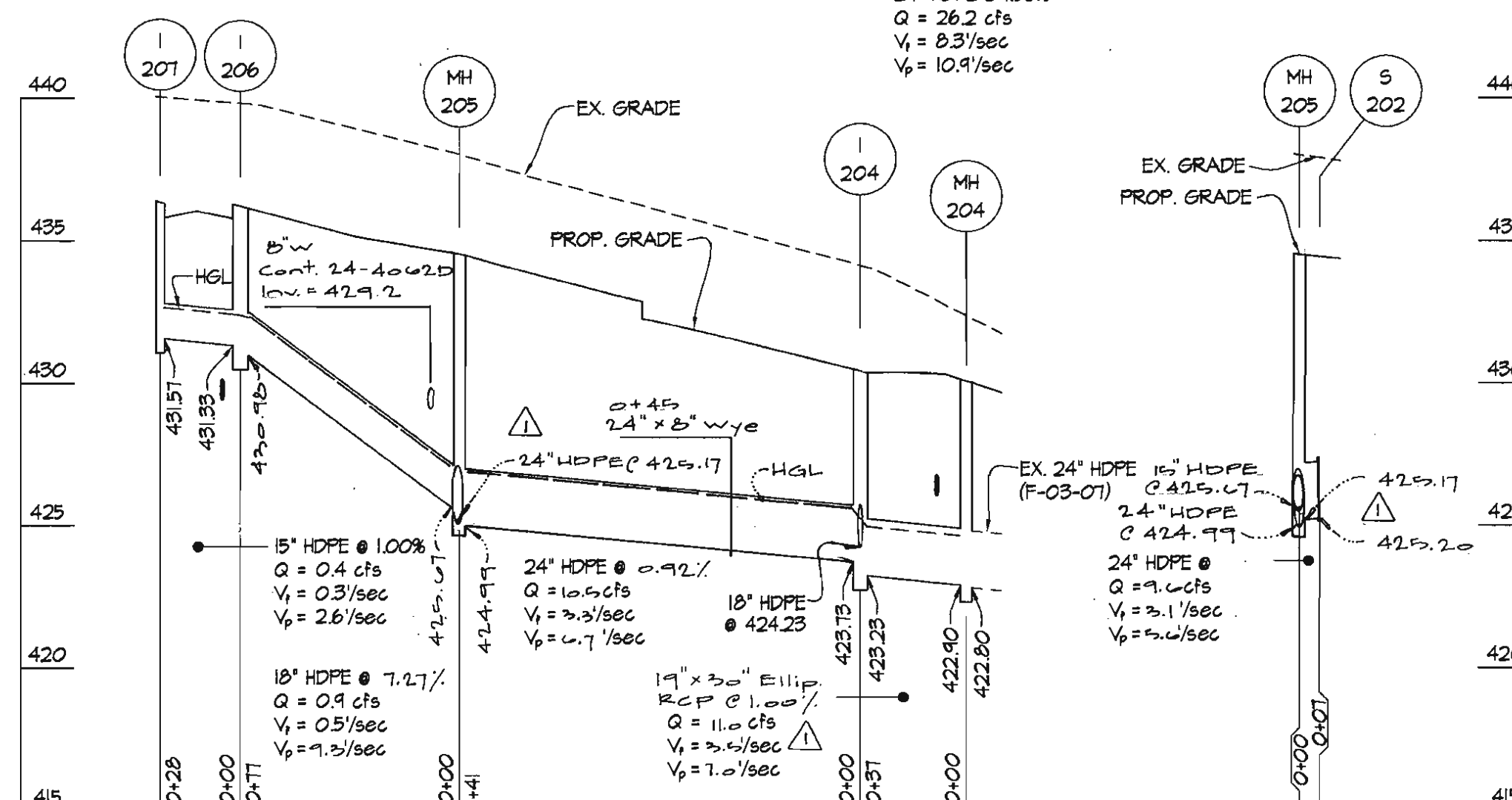
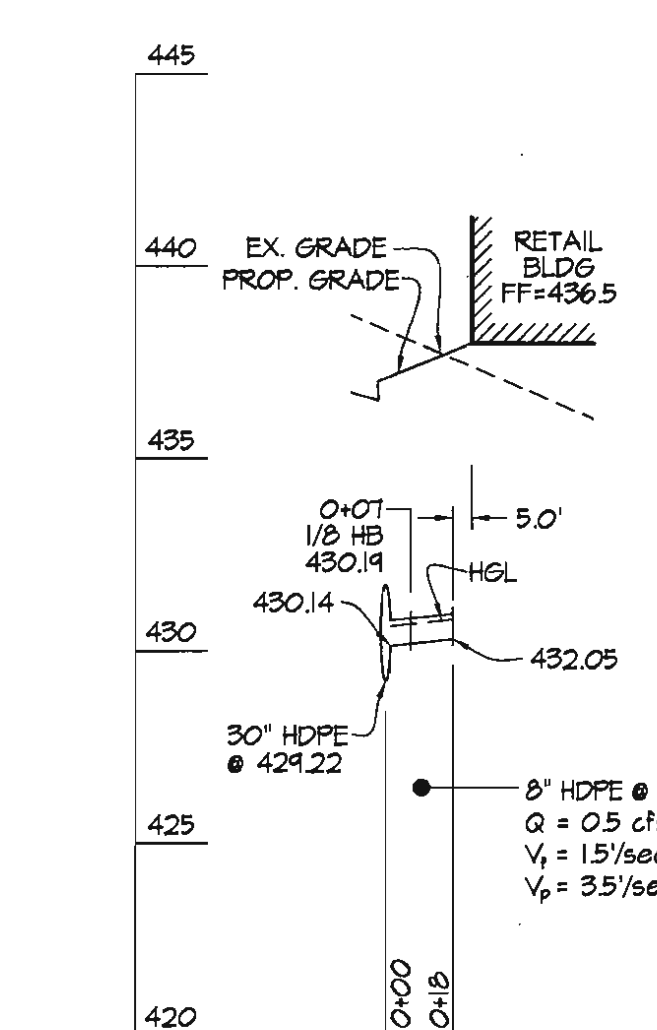
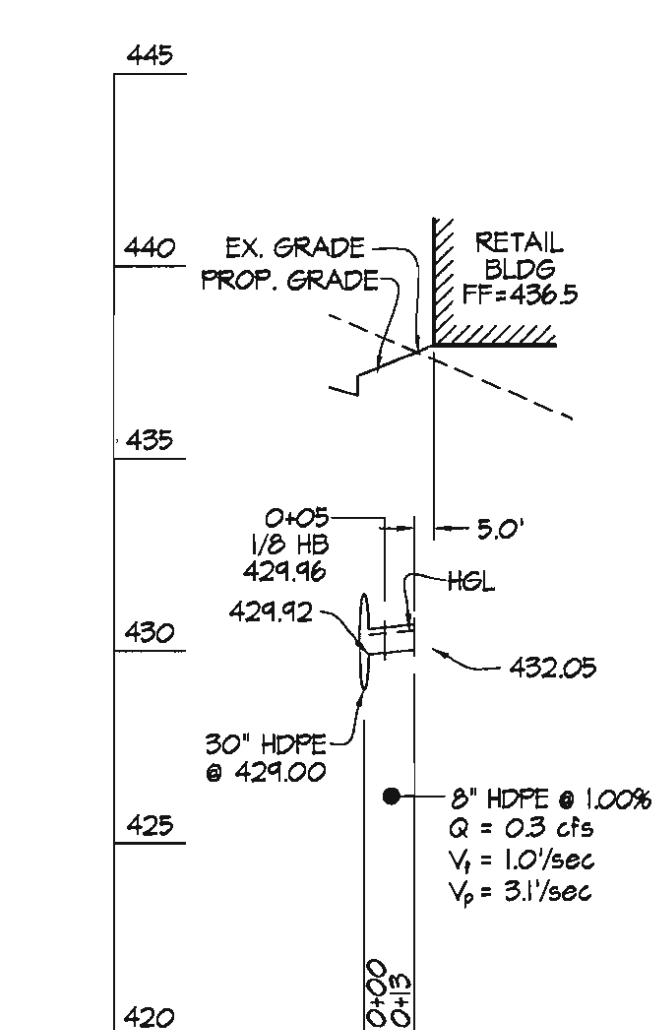
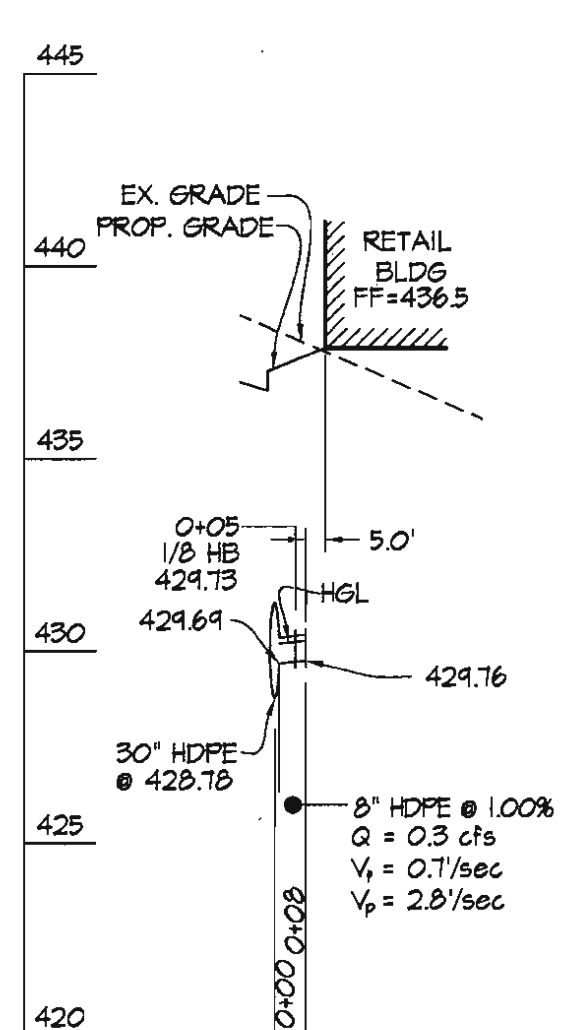
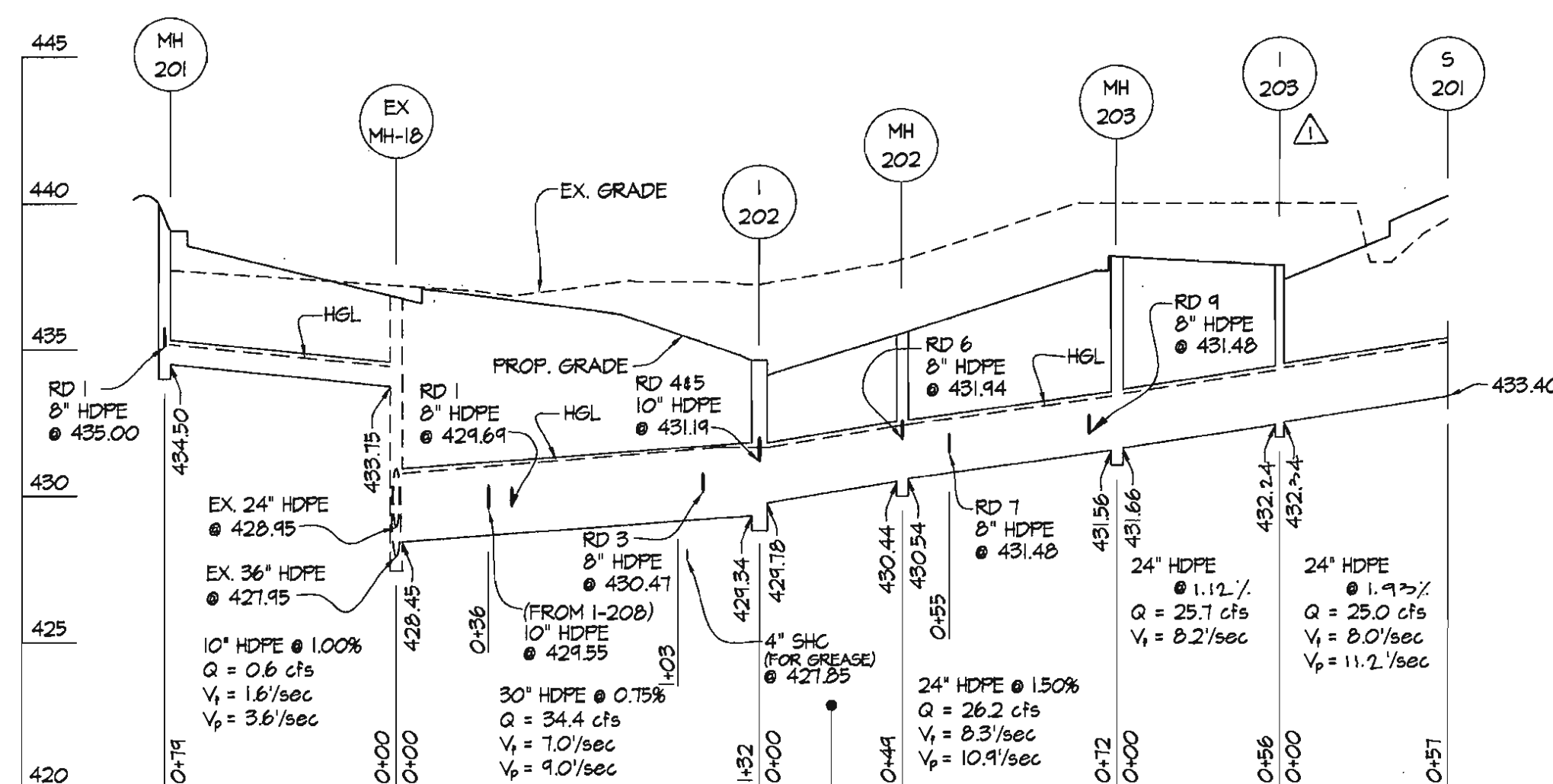
DATE	REVISION	BY	APP'R.
10/20/04	Revise spot elevations in parking detail due to mechanical room relocation.	d.e.v.	

PREPARED FOR:
Maple Lawn Retail, LLC
Suite 410 Woodholme Center
1829 Reisterstown Road
Baltimore, MD 21208
ATTN: Charlie O'Donovan
410-484-8400

SITE/HANDICAP ACCESSIBILITY DETAILS
BANK AND RETAIL/RESTAURANT BUILDINGS
MAPLE LAWN FARMS
PARCELS C-7 AND C-8
PLAT NO. 16624
ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03057
DATE	TAX MAP - GRID	SHEET
JUNE 2004	36 - 3	4 OF 10





STRUCTURE SCHEDULE

NO.	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT ELEVATION		STANDARD DETAIL	LOCATIONS	REMARKS
			UPPER	LOWER	UPPER	LOWER			
I-201	COG-10	4'-0"	435.40	435.20	428.68	421.88	MD 374.62	N 539,406 E 1338,697	
I-202	A-10 INLET	3'-6"	434.64	434.64	431.19	429.34	HC 5D-4.41	N 539,574 E 1338,705	
I-203	A-5 INLET	3'-0"	437.20	437.20	432.24	429.24	HC 5D-4.40	N 539,710 E 1338,651	
I-204	DOUBLE 'S' INLET	---	431.41	431.26	424.23	423.23	HC 5D-4.23	N 539,642 E 1338,882	
I-205	DOUBLE 'S' INLET	---	432.08	431.93	---	424.63	HC 5D-4.23	N 539,633 E 1338,840	
I-206	A-10 INLET	2'-6"	437.09	436.72	431.33	430.98	HC 5D-4.41	N 539,767 E 1338,712	
I-207	A-10 INLET	2'-6"	437.09	436.72	---	431.57	HC 5D-4.41	N 539,745 E 1338,703	
I-208	CATCH BASIN	---	436.25	436.25	432.58	430.75	---	N 539,494 E 1338,675	
I-204	TRENCH DRAIN	---	436.50	436.50	---	432.67	---	N 539,482 E 1338,669	
MH-201	STD MANHOLE	4'-0"	---	438.50	435.00	434.50	HC G-5.12	N 539,395 E 1338,604	
MH-202	STD MANHOLE	4'-0"	---	435.58	430.54	431.94	HC G-5.13	N 539,611 E 1338,678	
MH-203	STD MANHOLE	5'-0"	---	437.10	431.66	431.56	HC G-5.13	N 539,656 E 1338,621	
MH-204	STD MANHOLE	4'-0"	---	430.13	422.90	422.80	HC G-5.13	N 539,607 E 1338,884	
MH-205	STD MANHOLE	5'-0"	---	437.00	429.07	424.07	HC G-5.13	N 539,747 E 1338,789	

NOTES:
 1. ALL STRUCTURES TO BE PRECAST.
 2. COORDINATES FOR LOCATIONS ARE TO CENTERLINE OF THE STRUCTURE AT FACE OF CURB FOR INLETS AND TO THE CENTERLINE OF STRUCTURE FOR MANHOLES.
 *NOTE: FOR RECHARGE FACILITY DETAILS, SEE SHEET 5.

◇ In-line drain by Nyoplast or an approved equal.
 ◇ Catch Basin by Nyoplast or an approved equal.

PIPE SCHEDULE

SIZE	QUANTITY	REMARKS
6" HDPE	16 L.F.	
8" HDPE	310 L.F.	
10" HDPE	4 L.F.	
15" HDPE	28 L.F.	
18" HDPE	154 L.F.	
24" HDPE	452 L.F.	
30" HDPE	132 L.F.	
6" PVC	16 L.F.	
8" PVC	124 L.F.	

*NOTE: FOR RECHARGE FACILITY DETAILS, SEE SHEET 4.

L:\CADD\DRAWINGS\96079\03057\sdp\03057SDP6.dwg 06/29/2004 03:31:02 PM EDT

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE: MAY 27, 2004

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Cindy Hamilton (Gentry)* 5/29/04
 Chief, Division of Land Development: *Cindy Hamilton* 5/29/04
 Chief, Development Engineering Division: *Paul Vanaman* 7/23/04

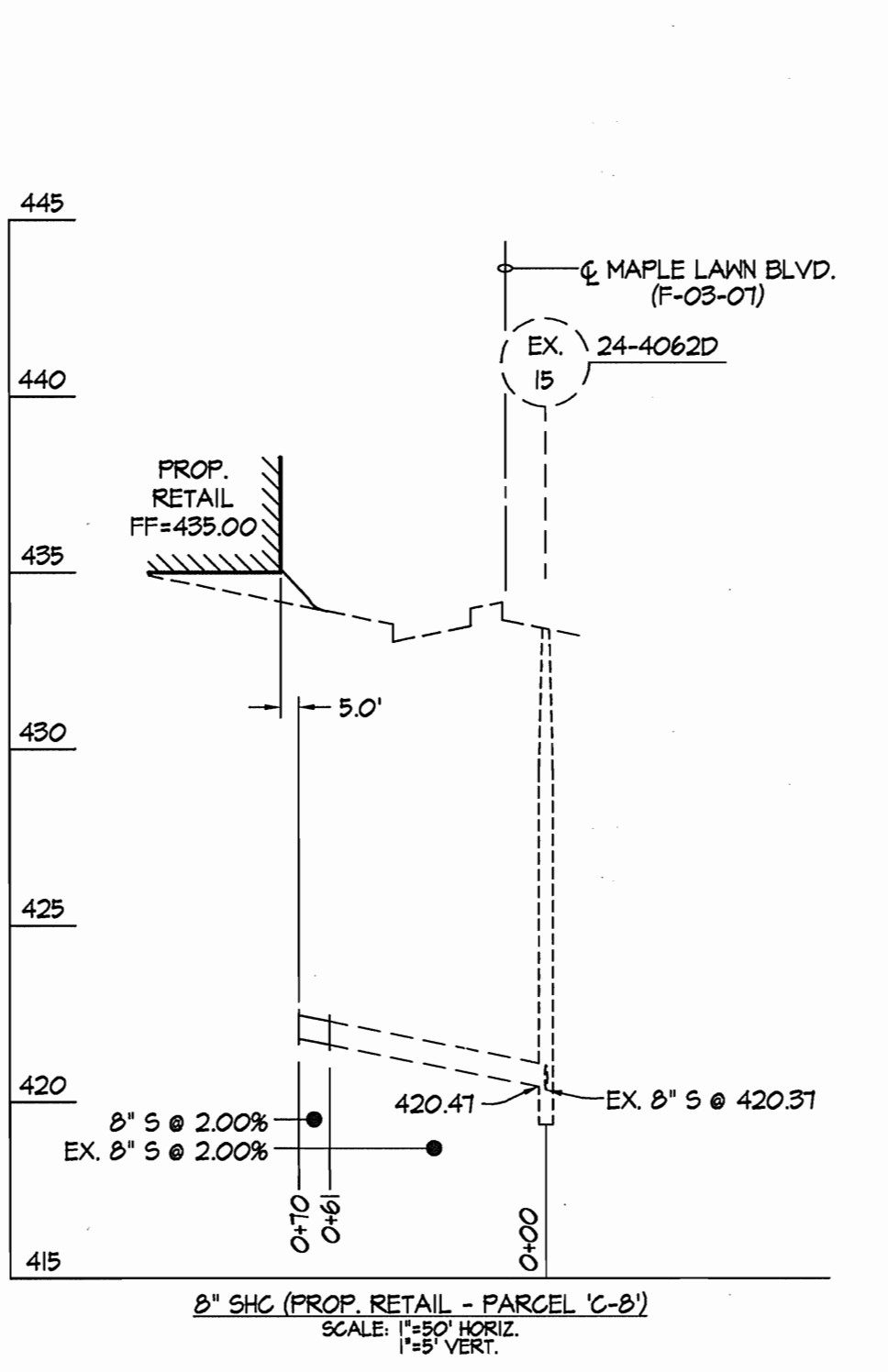
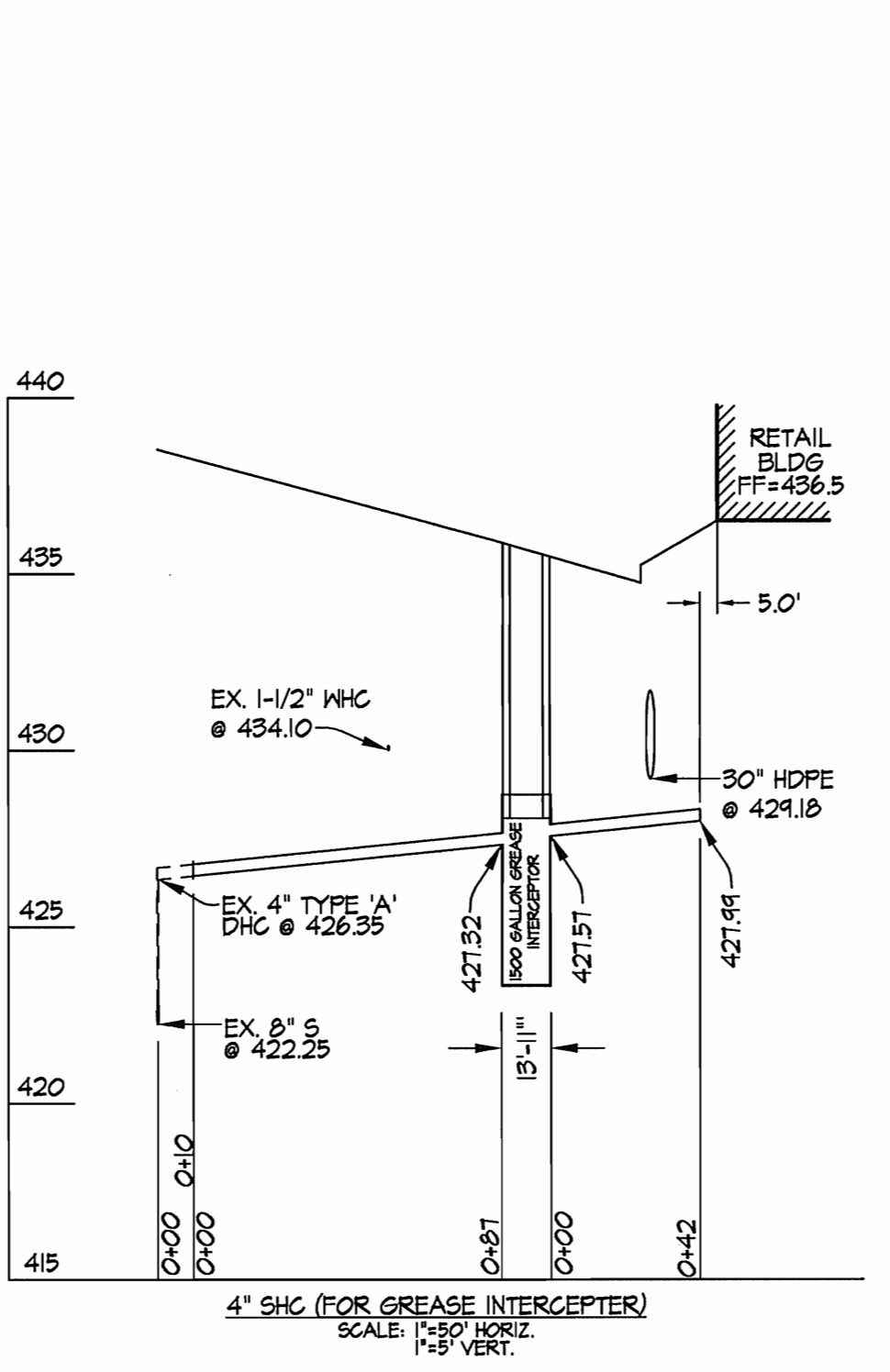
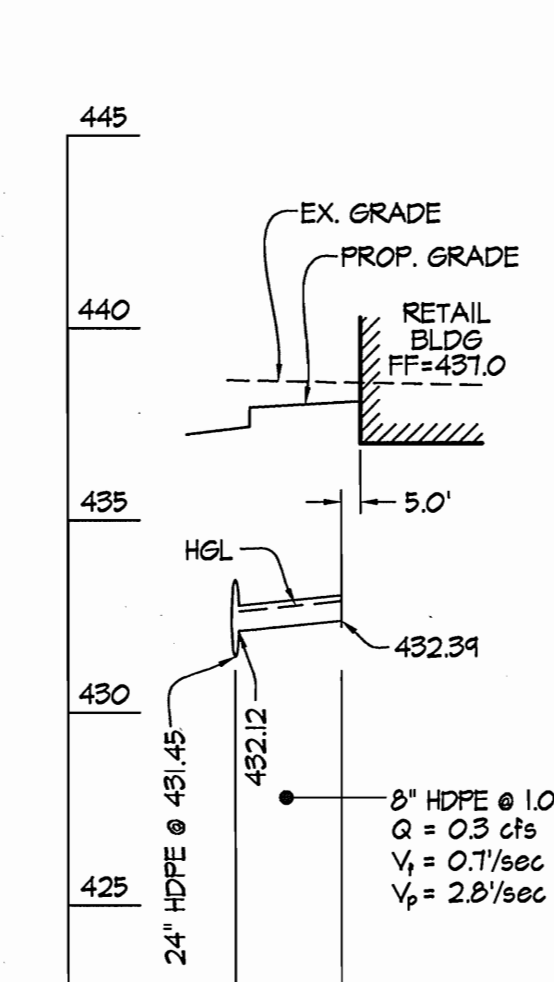
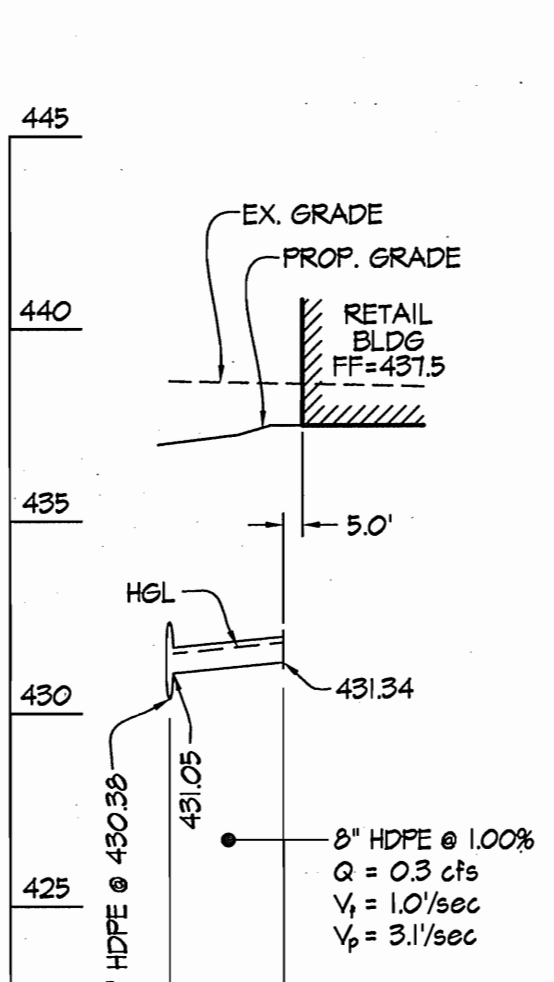
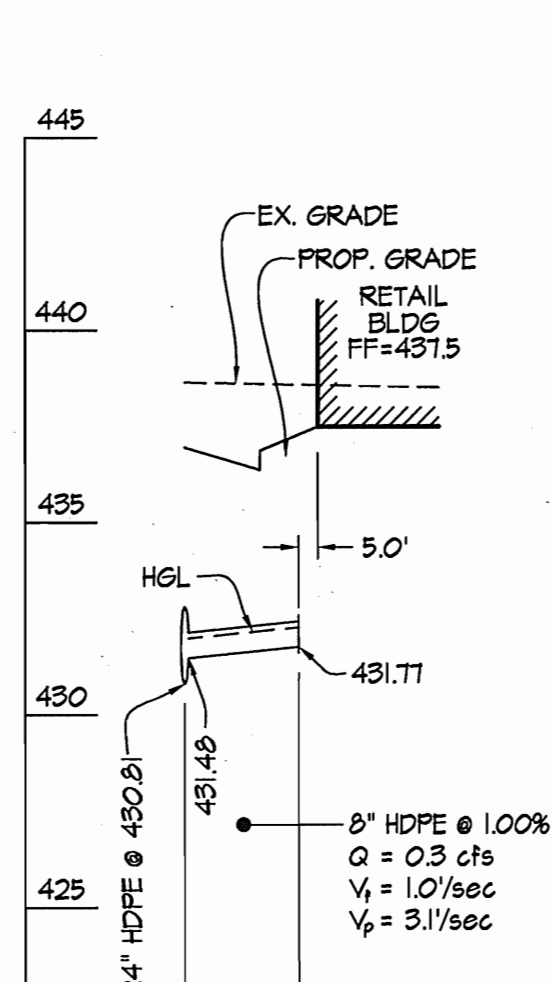
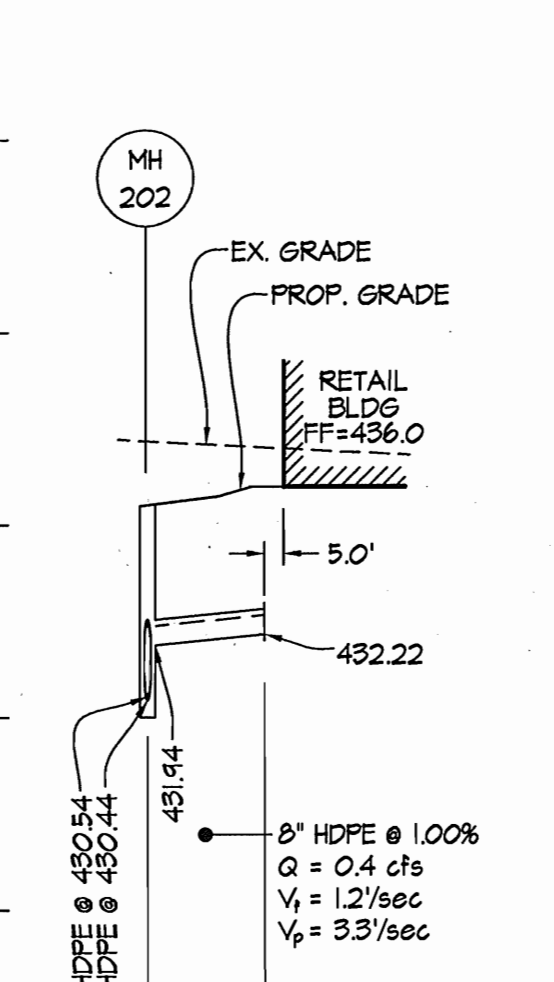
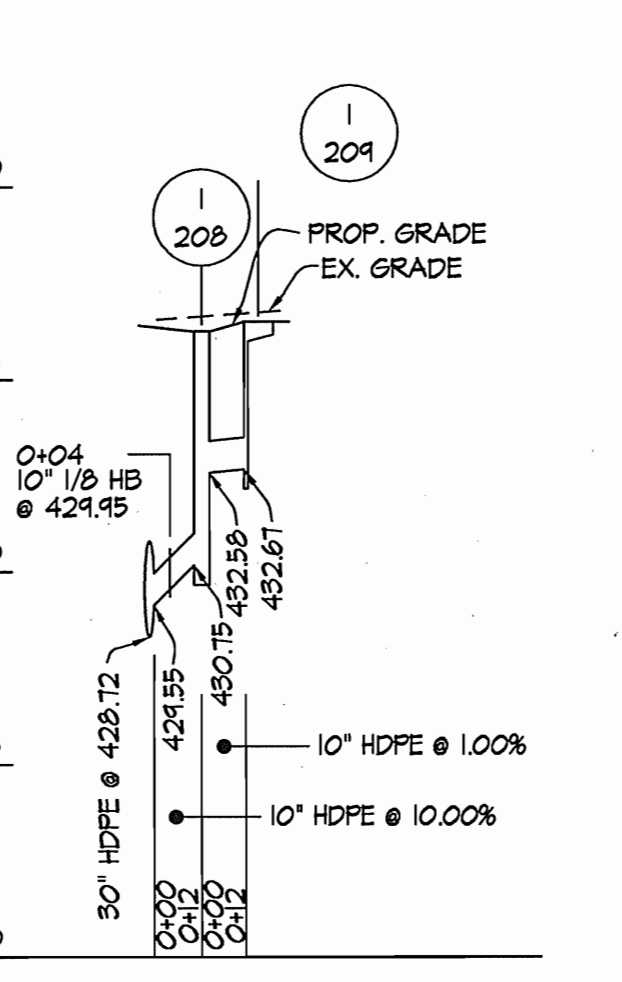
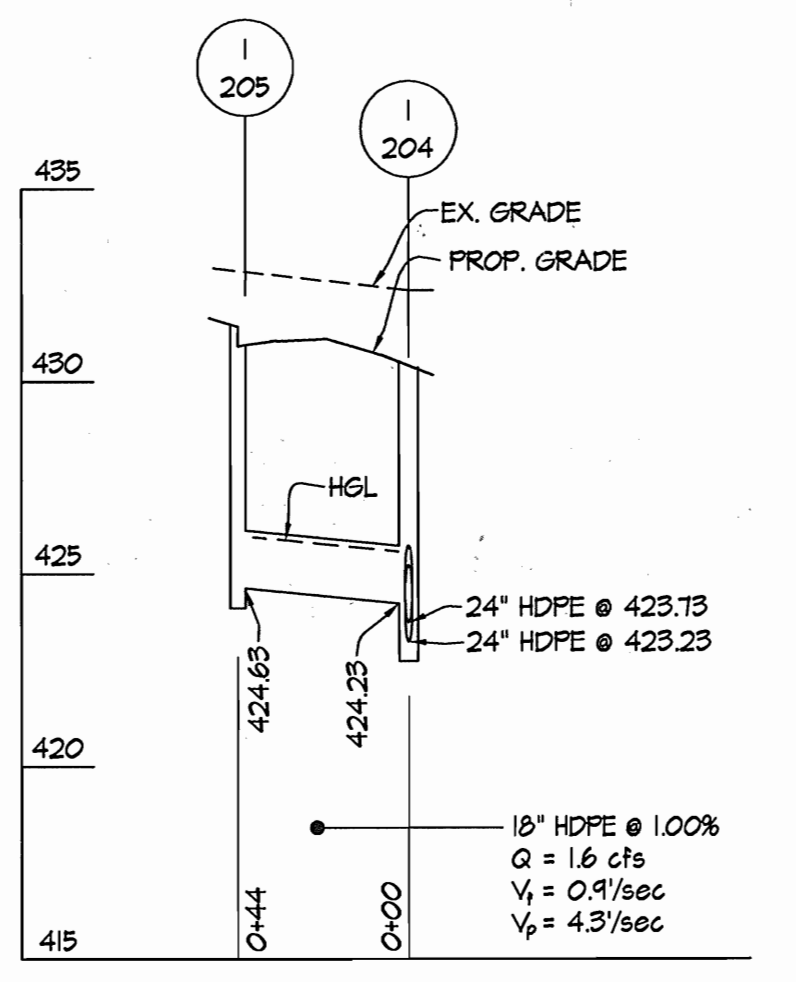
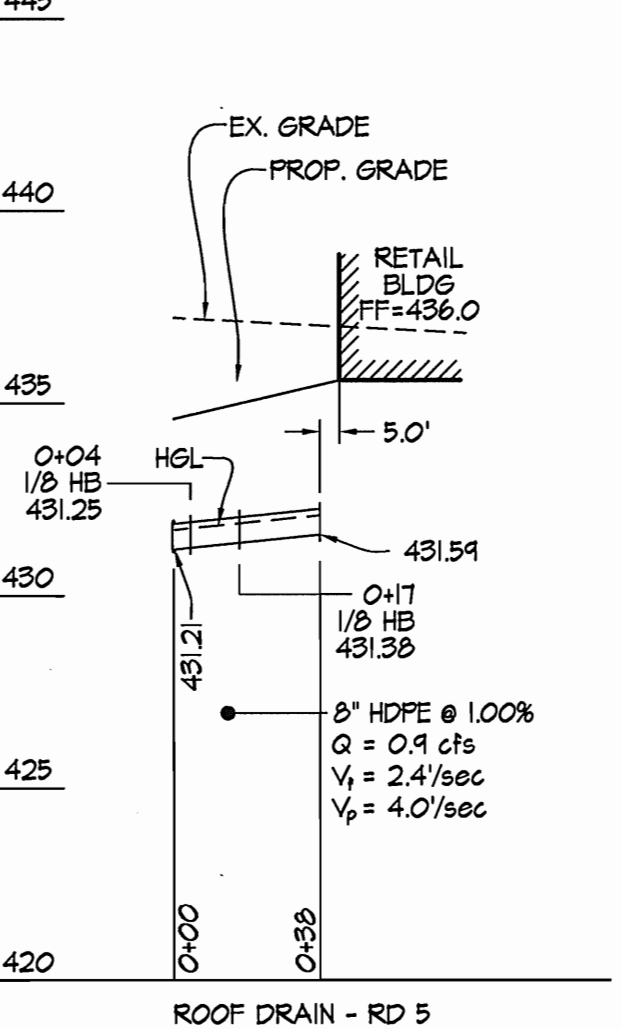
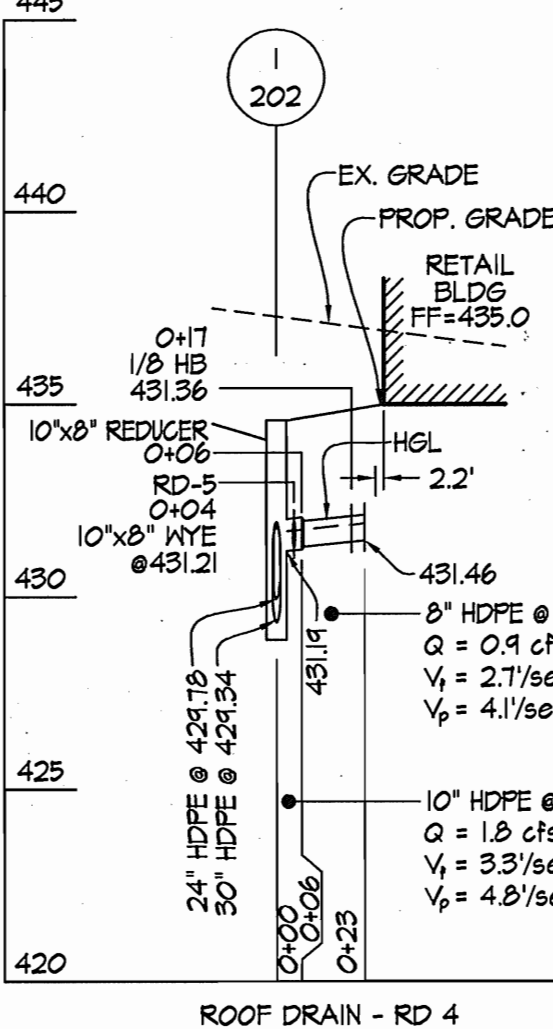
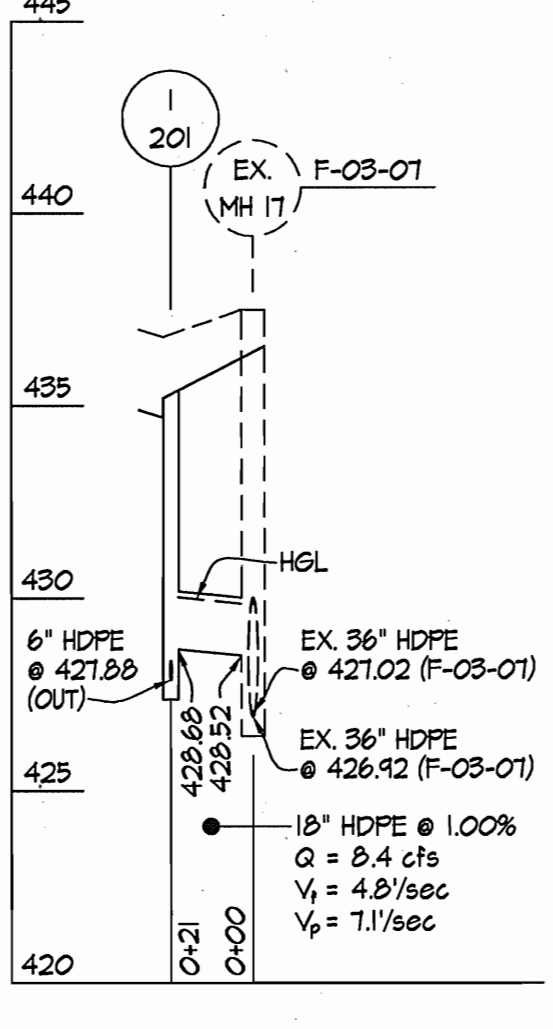
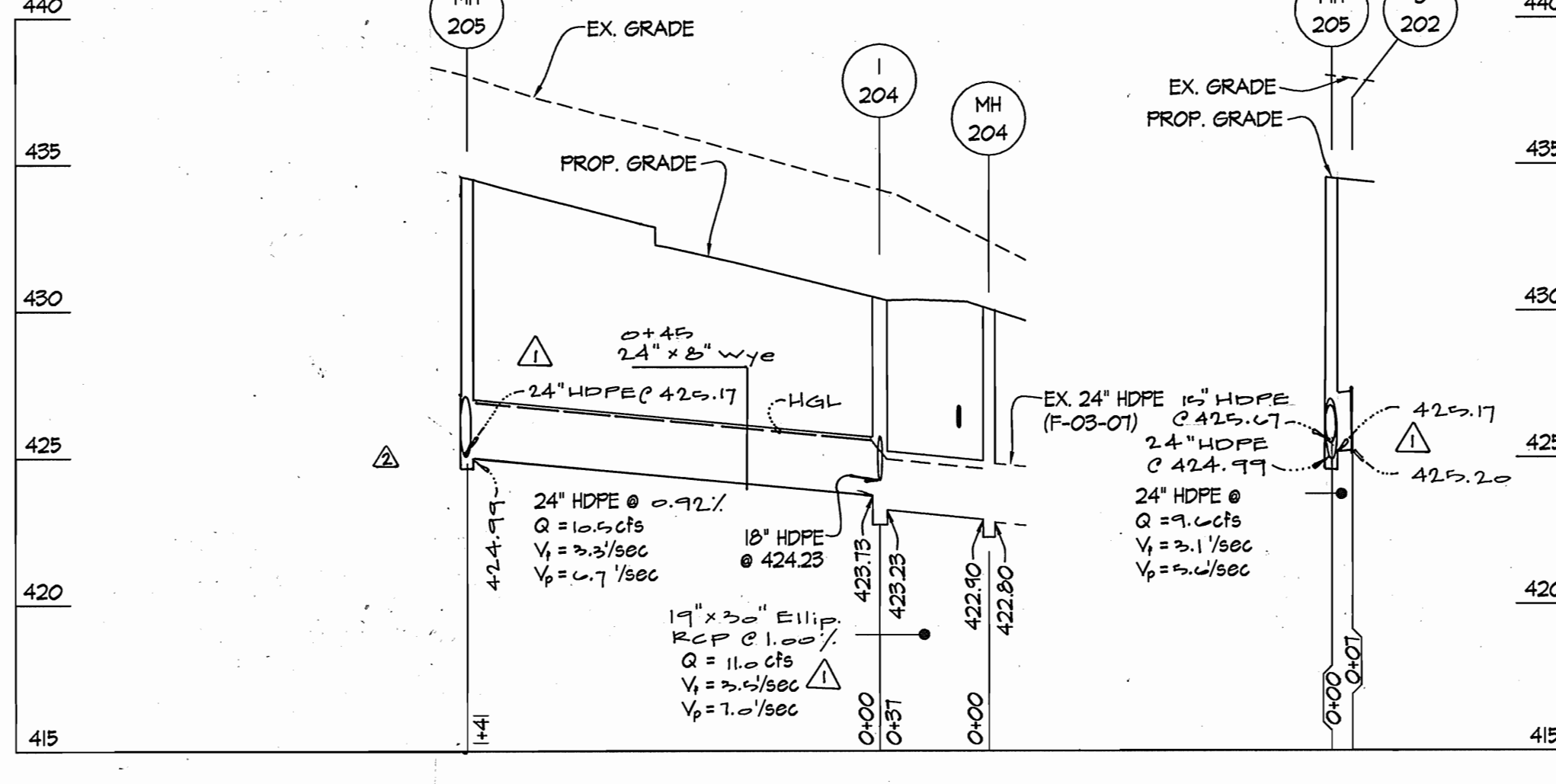
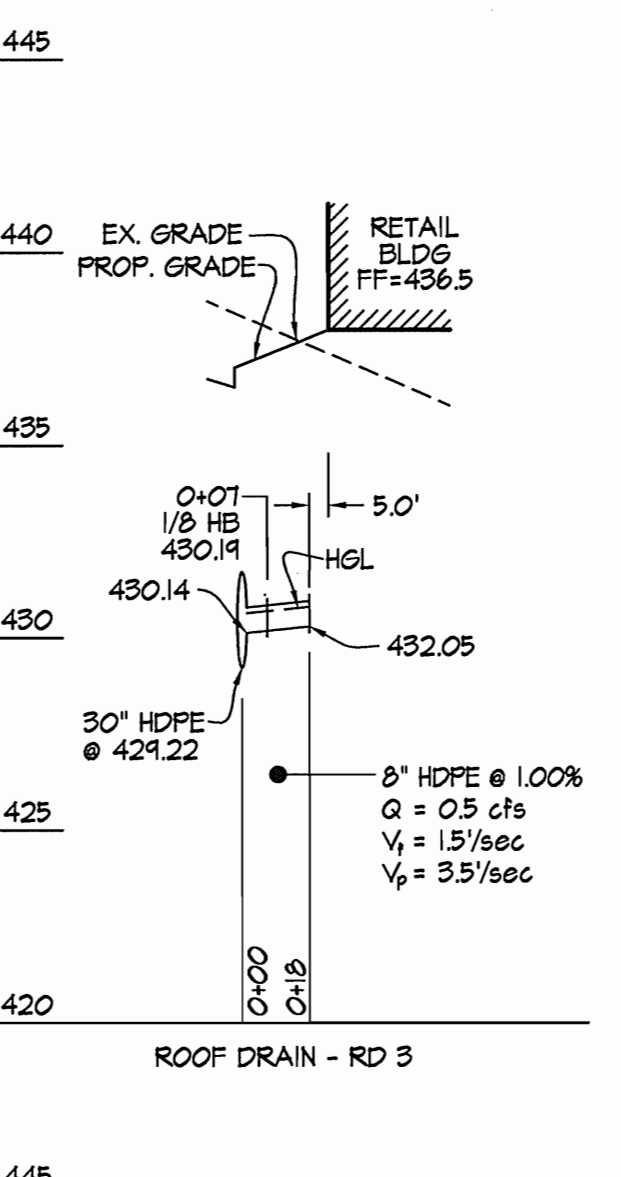
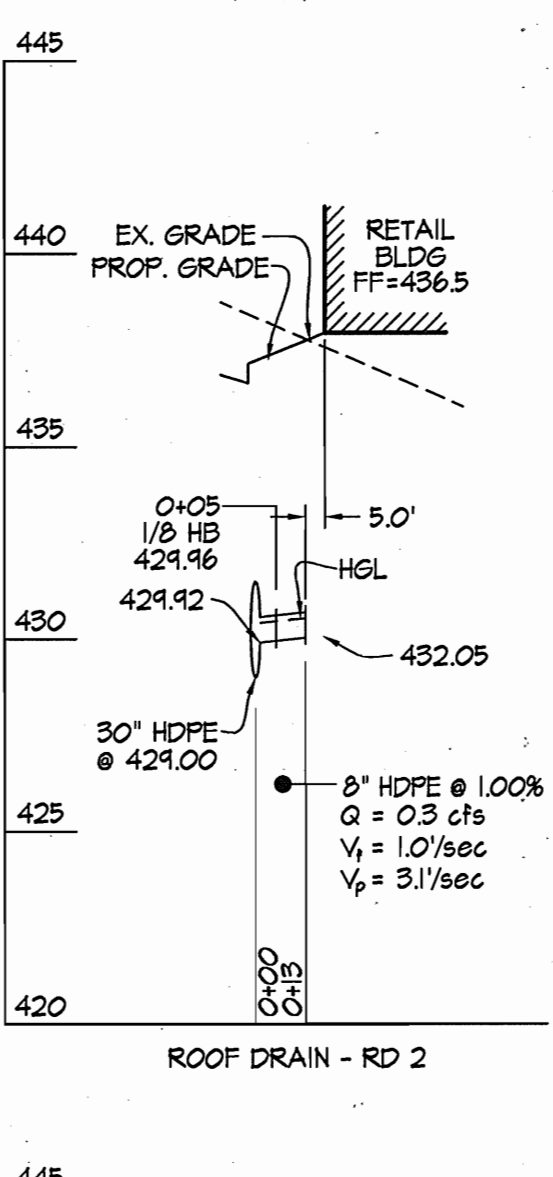
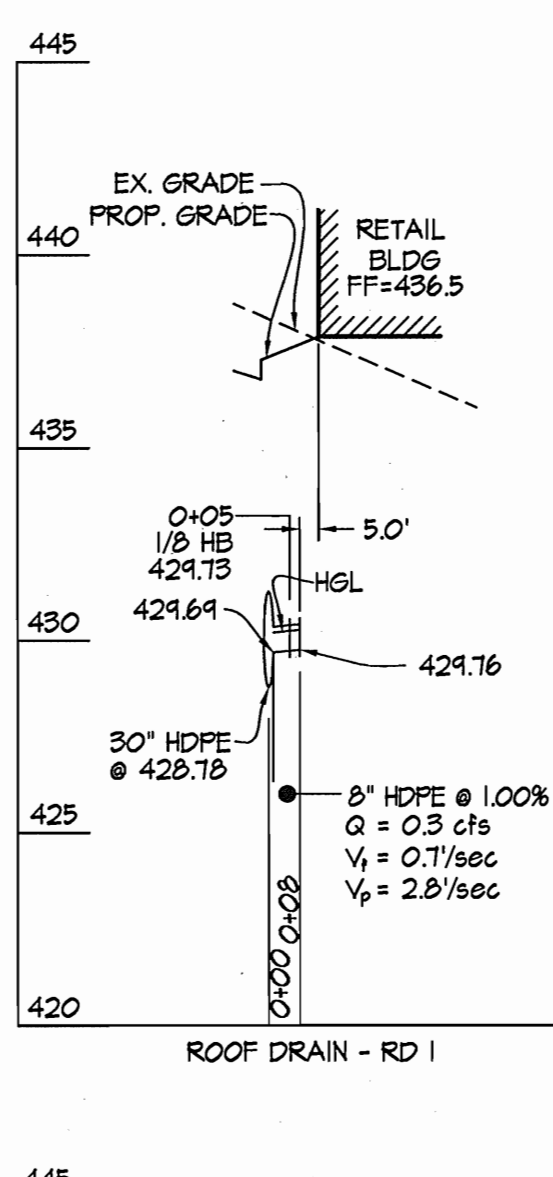
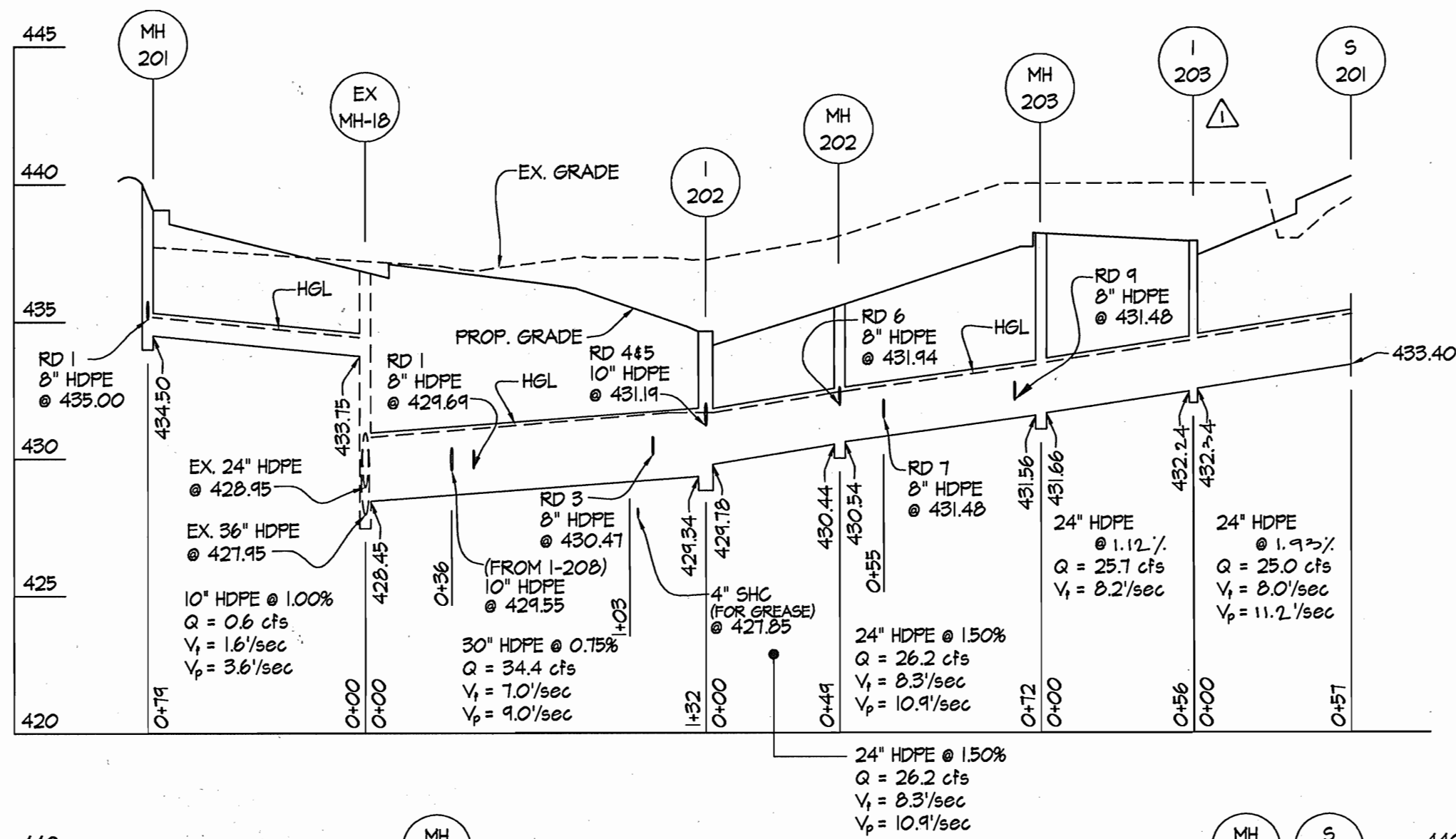
DATE	REVISION	BY	APPR.
10/20/04	Revise profiles to accommodate future development, new grades & I-203, and to resolve conflict.	d.e.v.	

PREPARED FOR:
 Maple Lawn Retail, LLC
 Suite 410 Woodholme Center
 1829 Reisterstown Road
 Baltimore, MD 21208
 ATTN: Charlie O'Donovan
 410-484-8400



STRUCTURE PROFILES/C-8 UTILITY PROFILES
BANK AND RETAIL/RESTAURANT BUILDINGS
MAPLE LAWN FARMS
 PARCELS C-7 AND C-8
 PLAT NO. 16624
 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	03057
DATE	TAX MAP - GRID	SHEET
JUNE 2004	36 - 3	6 OF 10



NO.	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT ELEVATION		STANDARD DETAIL	LOCATIONS	REMARKS
			UPPER	LOWER	UPPER	LOWER			
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I-203	A-5 INLET	3'-0"	437.20	437.20	432.34	425.24	HC SD-4.40	N 534,710 E 1330,651	
I-204	DOUBLE 'S' INLET	---	431.41	431.26	424.23	423.23	HC SD-4.23	N 534,642 E 1330,882	
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I-207	A-10 INLET	2'-6"	431.04	430.72	---	431.57	HC SD-4.41	N 534,745 E 1330,703	
I-208	CATCH BASIN	---	436.25	436.25	432.58	430.75		N 534,494 E 1330,675	
I-209	TRENCH DRAIN	---	436.50	436.50	---	432.67		N 534,482 E 1330,664	
MH-201	STD MANHOLE	4'-0"	---	---	438.50	435.00	434.50	HC G-5.12	N 534,395 E 1330,604
MH-202	STD MANHOLE	4'-0"	---	---	435.58	430.54	431.94	HC G-5.13	N 534,611 E 1330,678
MH-203	STD MANHOLE	5'-0"	---	---	431.10	431.66	431.56	HC G-5.13	N 534,656 E 1330,621
MH-204	STD MANHOLE	4'-0"	---	---	430.13	422.90	422.80	HC G-5.13	N 534,607 E 1330,884
MH-205	STD MANHOLE	5'-0"	---	---	431.00	425.07	424.79	HC G-5.13	N 534,747 E 1330,789

NOTES:
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 *NOTE: FOR RECHARGE FACILITY DETAILS, SEE SHEET 5.

△ In-line drain by Nyoplast or an approved equal.
 ⊠ Catch Basin by Nyoplast or an approved equal.

SIZE	QUANTITY	REMARKS
6" HDPE	16 LF.	
8" HDPE	310 LF.	
10" HDPE	4 LF.	
15" HDPE	28 LF.	
18" HDPE	154 LF.	
24" HDPE	452 LF.	
30" HDPE	132 LF.	
6" PVC	16 LF.	
8" PVC	124 LF.	

*NOTE: FOR RECHARGE FACILITY DETAILS, SEE SHEET 4.

L:\CADD\DRAWINGS\96079\03057\sdp\03057SDP6.dwg 06/29/2004 03:31:02 PM EDT

APPROVED
 PLANNING BOARD
 of HOWARD COUNTY

DATE: MAY 07 2004

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

County Health Officer _____ Date _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Cindy Hamden (acting) 5/24/04
 Director

Cindy Hamden 5/29/04
 Chief, Division of Land Development MK

7/23/04
 Chief, Development Engineering Division

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3809 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.
10/20/04	Revise profiles to accommodate future development, new grades @ I-205, and to resolve conflict.		d.e.v.
11/10/05	rev storm drain - remove inlets 200 & 207		

PREPARED FOR:
 Maple Lawn Retail, LLC
 Suite 410 Woodholme Center
 1829 Reisterstown Road
 Baltimore, MD 21208
 ATTN: Charlie O'Donovan
 410-484-8400



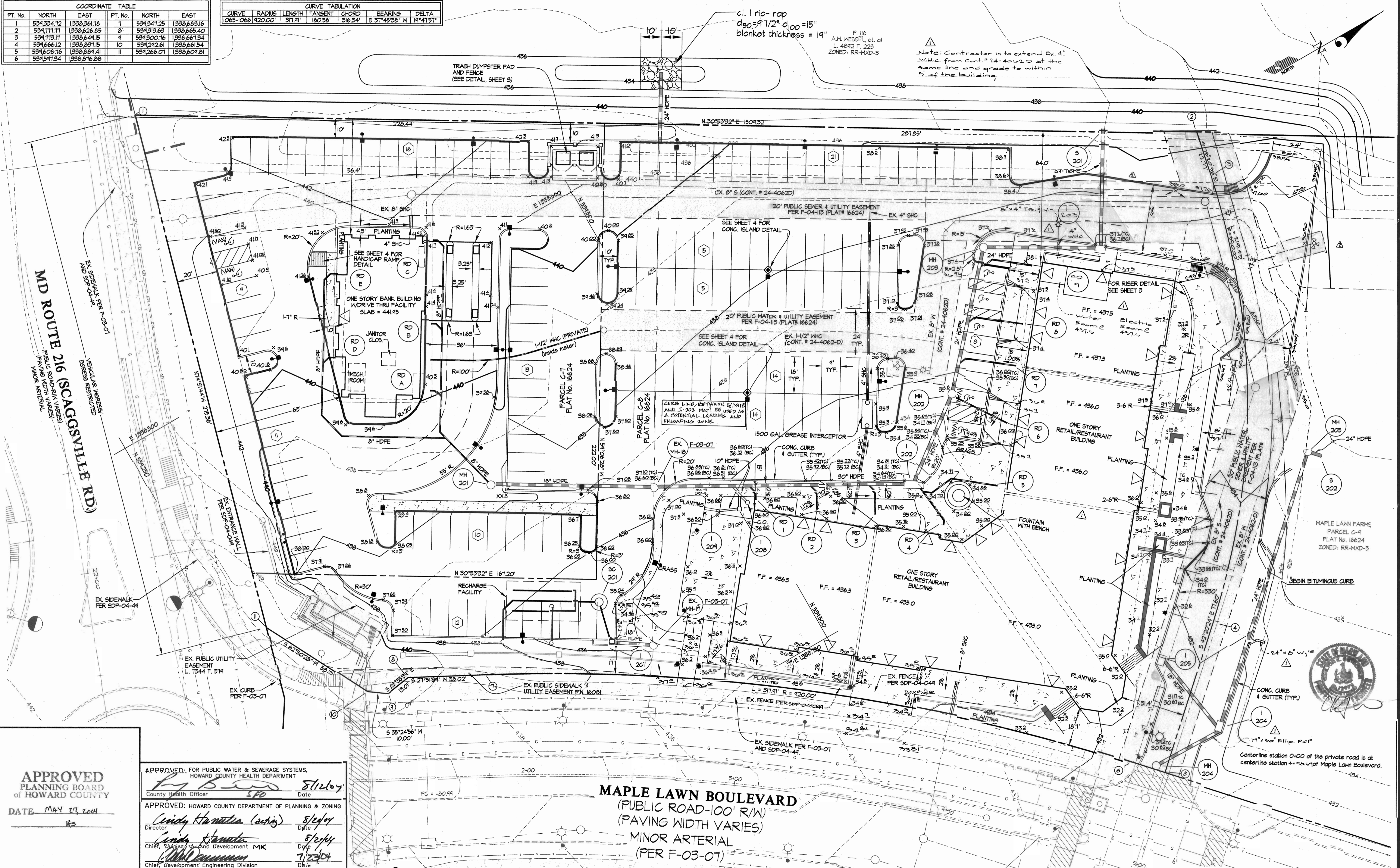
STRUCTURE PROFILES/C-8 UTILITY PROFILES
 BANK AND RETAIL/RESTAURANT BUILDINGS
 MAPLE LAWN FARMS
 PARCELS C-7 AND C-8
 PLAT NO. 16624
 ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	03057
DATE	TAX MAP - GRID	SHEET
JUNE 2004	36 - 3	6 OF 10

HOWARD COUNTY, MARYLAND

COORDINATE TABLE					
PT. No.	NORTH	EAST	PT. No.	NORTH	EAST
1	534334.12	1330361.70	7	534341.25	1330603.16
2	534334.12	1330361.70	8	534313.63	1330665.40
3	534334.12	1330361.70	9	534300.16	1330661.34
4	534334.12	1330361.70	10	534242.61	1330661.34
5	534334.12	1330361.70	11	534266.07	1330604.81
6	534334.12	1330361.70			

CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1065-1066	920.00'	317.91'	160.56'	316.34'	S 31°45'33" W	19°41'57"



APPROVED
PLANNING BOARD
of HOWARD COUNTY

DATE: MAY 27, 2004

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

County Health Officer: *[Signature]* Date: 5/12/04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: 5/24/04

Chief, Planning & Land Development: *[Signature]* Date: 5/24/04

Chief, Development Engineering Division: *[Signature]* Date: 7/23/04

MAPLE LAWN BOULEVARD
(PUBLIC ROAD-100' R/W)
(PAYING WIDTH VARIES)
MINOR ARTERIAL
(PER F-03-01)

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.
10/26/04	Revise building grades to remove corridor & relocate mechanical rooms.	d.e.v.	
11/10/05	Add 15"x4" w/c and reflect 19"x30" Ellip. RCP from 1-204 to 14-204.		
11/10/05	Revise per driveway realignment		

PREPARED FOR:
Maple Lawn Retail, LLC
Suite 410 Woodhome Center
1829 Reisterstown Road
Baltimore, MD 21208
ATTN: Charlie O'Donovan
410-484-8400

SITE DEVELOPMENT PLAN
BANK AND RETAIL/RESTAURANT BUILDINGS
MAPLE LAWN FARMS
PARCELS C-7 AND C-8
PLAT NO. 16624

SCALE	ZONING	G. L. W. FILE No.
1"=20'	MXD-3	03057
DATE	TAX MAP - GRID	SHEET
JUNE 2004	36 - 3	2 OF 10