standards and specifications if applicable. 2. The contractor shall notify the Department of Public Works, Bureau of Engineering, Construction Inspection Division at (410) 313-1880 at

least five (5) working days prior to the start of work. 3. The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work being done

4. Project Background: TAX MAP #46, GRIDS 3 & 4 Location: Election District: Buildable Lot Area:

PLAT # 16624, F-04-113 Rec. Ref.: 5. The contractor shall notify the Howard County Department of Public Works, Bureau of Utilities at (410) 313-4900 at least five (5) working days prior to starting any excavation work.

. Proposed Use: Bank and Retail/Restaurant Buildina 1. 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

3. Existing topography is shown per field run survey information by Gutschick, Little Weber, P.A. & by design grades from design plans for construction

7. Coordinates and bearings are based upon the '83 MD State Coordinate sustem (NAD '83) as projected by Howard County Geodetic Control Stations No. 41EA, 41EB, 41GA and No. 46B2 O. Property is zoned MXD-3 per the 2-2-04 Comprehensive Zoning Plan per Council Bill No. 75-2003. Per ZB-995M was

approved 2/8/01 granting approval to PDP.

1. See Department of Planning & Zoning file numbers: S-01-17, ZB-995M, PB-353, MP-01-111(*), MP-02-54(**), MP-03-22(***) P-02-12, F-03-07, SDP-03-06, F-04-55, SDP-04-44, SDP-04-49 and F-04-113.

Water and sewer service is public.

13. All existing water and sewer is per Contract 24-4062-D.

14. All existing public storm drain is per F-03-07. 15. Stormwater Management is being provided by F-03-07, along with a druwell and Stormceptor on this site plan. 16. Recordina reference: Plat No. 16624.

17. Existing utilities are based on approved design plans for construction and field location by Gutschick, Little & Weber, P.A.

18. There are no known cemeteries, grave sites or historic structures located on the subject property. 9. There are no scenic roads within or adjacent to the subject

20. There is no floodplain on this site.

21. There are no wetlands on this site.

22. This property was brought into the Metropolitan District on

23. Building setbacks and building restrictions are in accordance with the approved Development Criteria per PB Case No. 353 and S-OI-17.

24. As a consequence of the sketch plan, 5-01-17 approval prior to November 15, 2001, this project is grandfathered to the Fourth Edition of the Subdivision and Land Development Regulations.

25. Open space lots contain active recreational facilities as allowed by the approved comprehensive development

26. Phasing for this project is in accordance with the Decision and Order for ZB-995M and the Decision and Order for PB Case No.

27. The Traffic Study was approved as part of Sketch Plan S-OI-17. 28. Water and Sewer House 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 architecturals for the remainder of the construction. Both buildings will have inside meter settings.

29. Forest Conservation for this site has been provided under

30. All easements (Public and Private) shown on these plans are per Recorded Plat #16624, unless otherwise noted.

31. Because this plan submission is non-residential use, a noise study is not required.

32. The buildings will have automatic fire protection sprinkler systems.

33. The drywell/stormceptor facility shown on Parcel C-7 satisfies the recharge requirements for Parcels C-7 and C-8.

APPROVED

PLANNING BOARD

of HOWARD COUNTY

DATE MAY 27,2004

34. 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. 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 in "Amended and Restated Declaration of Covenants Condition 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.

36. 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.

37. The sediment contol 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 on sheet 8. 38. A waiver request from the required setback of a building from a public server easement was made on May 3, 2004 and was granted on May 11, 2004

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS,

indy Hanatia

allaumen

County Health Officer

HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Date

7/22/04

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 MP-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.

MP-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. MP 02-54 was granted on April 2, 2002, allowing the following:

1. Development within a 100 year floodplain, and

2. Grading and removal of vegetative cover within a 25' wetland buffer and a 50' stream buffer.

The approval is subject to the following conditions:

1. 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.

2. MDE waterway construction approval is required prior to road plan approval.

3. All grading, clearing and filling disturbances within the 100 year floodplain, wetlands, stream channel and their required buffers are subject to obtaining al 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 submittals

4. The Phase I stream channel mitigation and restoration plan shall be implemented for this project as proposed and shown on the Petitioner's Waiver Petition Plan Exhibit "E".

MP-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 5 OI-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

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 Sanner Road (Maple Lawn Boulevard) Parcel A-3 not exceed three stories.

· Commercial buildings east of Sanner Road (Maple Lawn Boulevard), Parcel A-2 at the Focal Point

• 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-I Zoning District shall not be permitted. All uses permitted as a matter of right in the POR, B-I and M-I Districts, as per Petitioner's PDP Exhibit 78, without regard to any limitations or restrictions on retail or personal service uses otherwise permitted in such districts; fast food, convenience stores, country clubs and golf courses, movie theaters, legitimate theaters and 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 POR, B-I and M-I districts, will be permitted as a matter of right in the Employment Land Use Areas, and are specifically approved by the Planning Board on this Comprehensive Sketch Plan, provided, however, that avarries, 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 152,370 (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.

No coverage requirement is imposed in Employment land use areas.

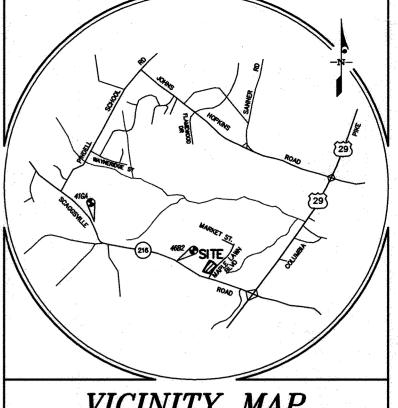
<u>Floor Area Ratio (FAR)</u> Overall limit is 0.35 calculated on the total acreage for all Employment land use areas.

Site Analysis Data Chart

	Parcel C-7	Parcel C-8	Total
. 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.)
. Limit of Disturbed Area: (Area of Plan Submission)	57,149 Sq. Ft. (1.3120 ac.)	110,413 Sq. Ft. (2.5347 ac.)	167,562 Sq. Ft. (3.8467 ac.)
. Zoning:	MXD-3	MXD-3	
. Proposed Use:	Bank 4	Retail / Restaurant / Con	nmercial achool

Handicap Parkina

20,688 Sq. Ft. (22.0 %) 24,088 Sq. Ft. (17.5 %)



VICINITY MAP SCALE: 1" = 4000'

BENCHMARKS

- Fitness = 19 spaces (1,900 s.f. (10 spaces per 1000 s.f.)***

4IGA ELEV. = 462.I6 STANDARD DISC ON CONCRETE MONUMENT

ELEV. = 474.67 STANDARD DISC ON CONCRETE MONUMENT

Parking Tabulation

Parking Required

5. Building Coverage: (% of Gross Acreage)

6. Floor Area Ratio (FAR):

= 17 spaces (3,400 s.f. @ 5 spaces per 1000 s.f.) =4-spaces (9, -4) s.f. @ 5 spaces per 1000 s.f.) ** Retail Area = 88 spaces * (9,747 s.f. of floor area for restaurant use) Restaurant Total Required = 17 - spaces

* 88 spaces based upon 7 for employees (35 employees @ 1 space per 5 employees) and 81 for seating (243 seats @ 1 space per 3 seats)

Parking Provided = 1525paces (see shared parking analysis note below)

0.07

The 152 spaces are distributed as follows: 5 on-street parallel spaces 145 head-in spaces within parking field (subject to a cross-easement for

1 ** Includes commercial achools (2,425 a.F. of the total 10,941 a.F.

the benefit of both parcels)

will be used for a commercial achool)

Setbacks (Also see "Project Boundary Setbacks") The minimum setback for employment/commercial structures shall be as follows:

50' from the boundary line along Johns Hopkins Road or Route 216. 10' from the right-of-way of Sanner Road (Maple Lawn Boulevard).

No setback is required from the right-of-way of any internal public or private roads other than for Maple Lawn Blvd as noted above. Except that no structure shall be closer than 15' to any curb or edge of a road, drive, or parking area.

10' from any other property line

Exceptions to Setback Requirements.

Employment (cont.)

SITE DEVELOPMENT PLAN

MAPLE LAWN FARMS

WEST PAD SITE

PARCELS C-7 & C-8

P. 116 A.W. WESSEL, et. al L. 4892 F. 223

MAPLE LAWN FARMS

PLAT NO. 16514

(T) = TRANSIT STOP/BUS SHELTER

MAPLE LAWN FARMS

MAPLE LAWN FARMS
PARCEL C-9
PLAT NO. 16624

Parking Setbacks 15' to public right-of-way of Sanner Road (Maple Lawn Boulevard) except for parallel parking adjacent to roadway,

resulted in the lose of lospaces. The total 10' to any other property or boundary line (except for parallel parking adjacent to roadway, or where a parcel line lies number of spaces remaining on Parcels within a use-in-common parking area serving multiple parcels.) c.7 and c.b is 15%. A shared parking 20' to project boundary line along Johns Hopkins or Route 216 analyzis was approved under sop 17:026

Structures may be located anywhere within setback areas in accordance with a Site Development Plan approved by the Howard County Planning Board.

Except for the following, Section 128.A.I applies:

Bay windows, eaves, French Balconies, porticos, cornices, awnings, signs, and similar architectural elements may encroach

fully into any setback. Arcades may encroach into any setback to within I' of the property line. Where such arcades are proposed, the front

facade may align, vertically, with the front of the arcade, thereby reducing the required front setback accordingly. An arcade is an arched building, or portion of a building, or gallery often covered with a roof structure or building supported by a series of arches and/or columns on piers.

Parking
a. A minimum of five parking spaces shall be provided for each 1,000 square feet of net leasable area devoted to b. A minimum of 3.3 parking spaces shall be provided for each 1,000 square feet of net leasable area that is devoted

to office or research and development uses. c. No parking requirement is imposed upon any restaurant, coffee shop or similar facility constructed within buildings which primarily serves tenants and employees of such buildings

d. One parking space shall be provided for each bedroom contained within any hotel, inn or similar facility and one parking space shall be provided for each five employees of such facility.

e. One parking space shall be provided for each three seats within any restaurant, coffee shop or similar facility constructed within a hotel, inn or similar facility or as a freestanding structure and one parking space shall be provided for each five employees of any such facility.

f. One parking space shall be provided for each two beds in any hospital or clinic; one parking space shall be provided for each employee on a major shift; and eight parking spaces shall be provided for each doctor treating outpatients on a major shift.

q. Industrial Uses: Marehouse

'Flex' Space (Industrial/Office) Other Industrial

h. Recreational Uses: Health Club Swimming Pool, Community

0.5 spaces per 1,000 square feet 2.5 spaces per 1,000 square feet 2.0 spaces per 1,000 square feet

10.0 spaces per 1,000 square feet 1.0 space per seven persons permitted in the pool at one time by the Dept. of Health 2.0 spaces per court

Required minimum parking for all such commercial and employment uses shall be met off-street. Additional parking may be accommodated on-street, in parallel parking within public road rights-of-way, parallel spaces located on paved areas adjacent to publicly maintained roadways or oriented diagonally or at right angles to such roadways, in and/or out of the

Reductions in parking requirements are permitted pursuant to the 1999 Howard County Zoning Regulations Section 133 E.

BANK AND RETAIL/RESTAURANT BUILDINGS MAPLE LAWN FARMS

a. Number of Handicap Spaces Required = 6 spaces = 6 spaces b. Number of Handicap Spaces Provided c. Number of Van Accessible Spaces Required = 2 spaces d. Number of Van Accessible Spaces Provided = 6 spaces LEGEND PROP. CONTOUR EX. TREES (PER F-03-07) EX. STORM DRAIN

LIMIT OF DISTURBANCE EX. SANITARY SEWER Ex. 8". W EX. WATERLINE CONCRETE CURB & GUTTER PROP. SANITARY SEWER on this site development plan was revised PROPOSED WATERLINE EX. CURB & GUTTER TEMPORARY CURB & GUTTER PROPOSED REVERSE CURB & GUTTER CONCRETE SIDEWALK, DUMPSTER PAD OR UTILITY PAD

PROP. STORM DRAIN

EX. EASEMENTS

TOP OF PAVING SPOT SHOT NUMBER OF PARKING SPACES PROP. LIGHT FIXTURE & POLE

EX. LIGHT FIXTURE & POLE

HANDICAPPED PARKING

BUILDING ENTRANCE

5. SWM Profiles/Details/Parcel C-7 Utility Profiles 6. Structure Profiles/Parcel C-8 Utility Profiles 7. Sediment Control Plan/Drainage Area Map

8. Sediment Control Notes And Details 9. Landscape/Perimeter Planting Plan 10. Landscape Details And Notes

*** "Fitness" has been shown as the

for any future use.

parking fields

anticipated use of 1,900 s.f. of the

the parking tabulation for the most

retail building. We have provided

demanding use to demonstrate

under spp 10:007 the parking field shown

to provide access from Parcels c.] and c. & to

showing that the parking obligations

parcels were satisfied by the two (2)

Sheet Index

2. Site Development Plan

I. Cover Sheet

3. Site Details

for the proposed uses on these six (6)

4. Site/Handicap Accessibility Details

Parcela B.16, B.19, B.3 and B.32. This

that the parking will be adequate

FLOOR AREA RATIO (F.A.R.) TRACKING CHART FILE # FLOOR AREA F.A.R PARCEL AREA SDP 04-44 4.40 AC. (191,605 S.F.) 93,945 S.F. 0.49 SDP 04-96 (This Site Plan) 3.17 AC. (137,933 S.F.) 24,088 S.F. 0.17 REMAINING RECORDED EMPLOYMENT LAND 23.26 AC. (1,013,357 S.F.) 30.83 AC. (1,342,895 S.F.) 118,033 S.F. 0.09 TOTAL ADDRESS CHART

PARCEL NO. STREET ADDRESS 8194 MAPLE LAWN BOULEVARD 8180 MAPLE LAWN BOULEVARD C-8 WATER CODE: SUBDIVISION NAME: SECTION/AREA PARCELS MAPLE LAWN FARMS BUSINESS DISTRICT/AREA I PARCELS C-T, C-8

BLOCK 3 & 4 CENSUS TRACT ELEC. DIST. TAX MAP 6051.02 G. L. W. FILE No. ZONING SCALE 03057 AS SHOWN MXD-3

TAX MAP - GRID

36 - 3

DATE

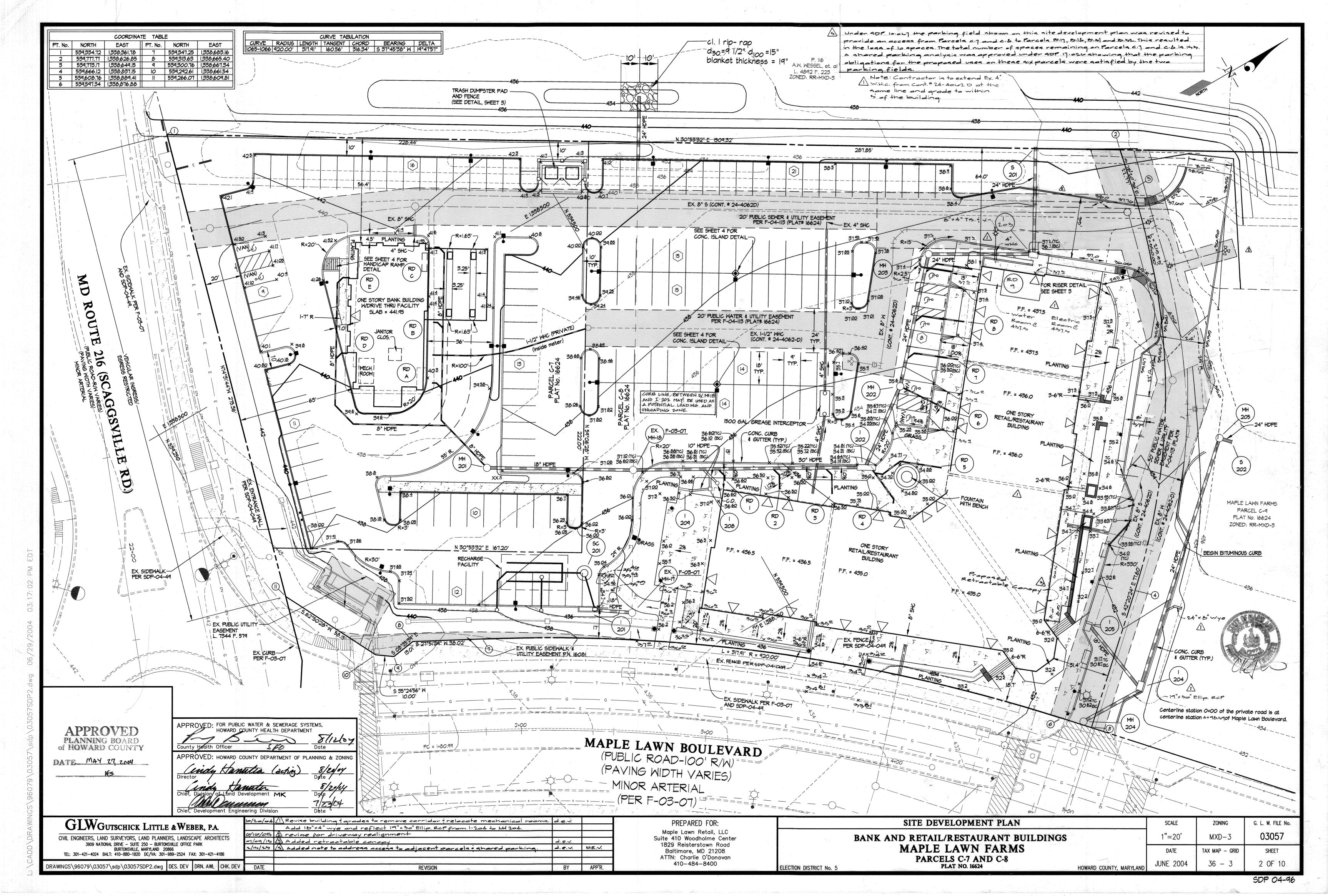
HOWARD COUNTY, MARYLAND

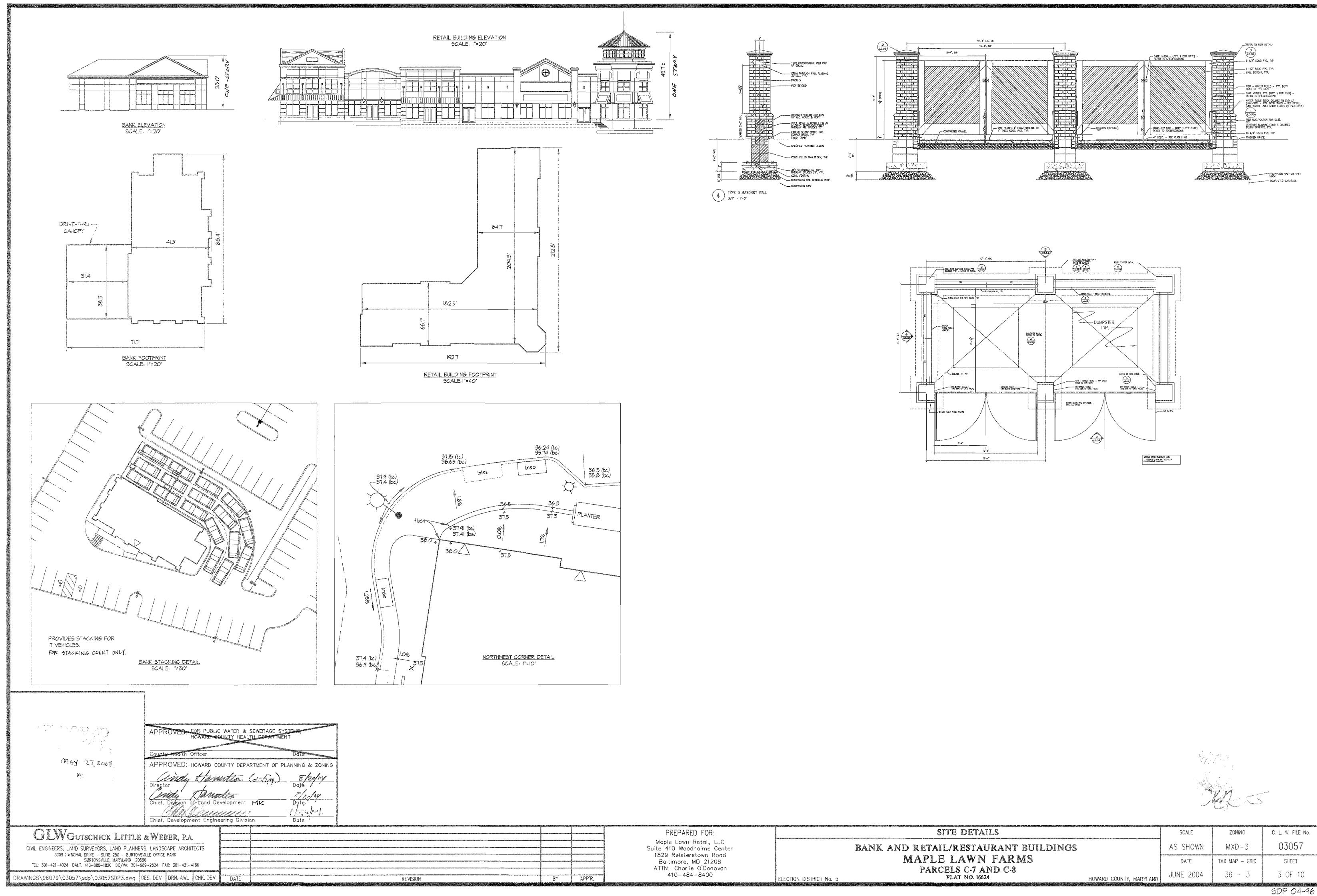
GLWGUTSCHICK LITTLE & WEBER, P.A. **COVER SHEET** PREPARED FOR: Maple Lawn Retail, LLC CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS Suite 410 Woodholme Center 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK 1829 Reisterstown Road BURTONSVILLE, MARYLAND 20866 Baltimore, MD 21208 2.15.2012 A revised parting to building and ded note to address access to adjacent 8.2.2017 A revised parting and parting tabulation therefore a D.E.V. TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186 ها حا ATTN: Charlie O'Donovan PARCELS C-7 AND C-8 94 DEV. 410-484-8400 PLAT NO. 16624 DRAWINGS\96079\03057\sdp\03057SDP1.dwg | DES. DEV | DRN. AWL | CHK. DE\ BY APP'R. ELECTION DISTRICT No. 5

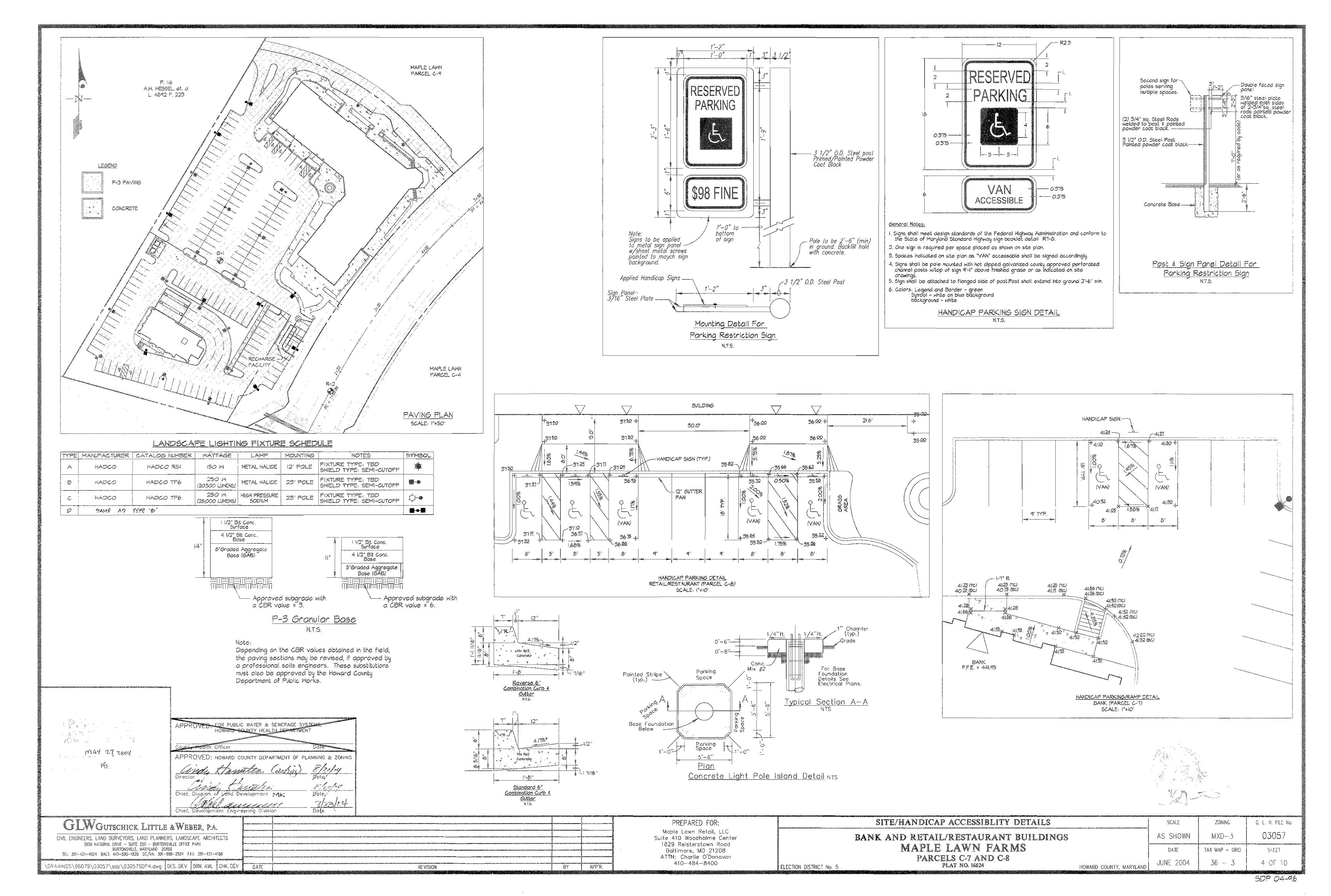
SDP 04-96

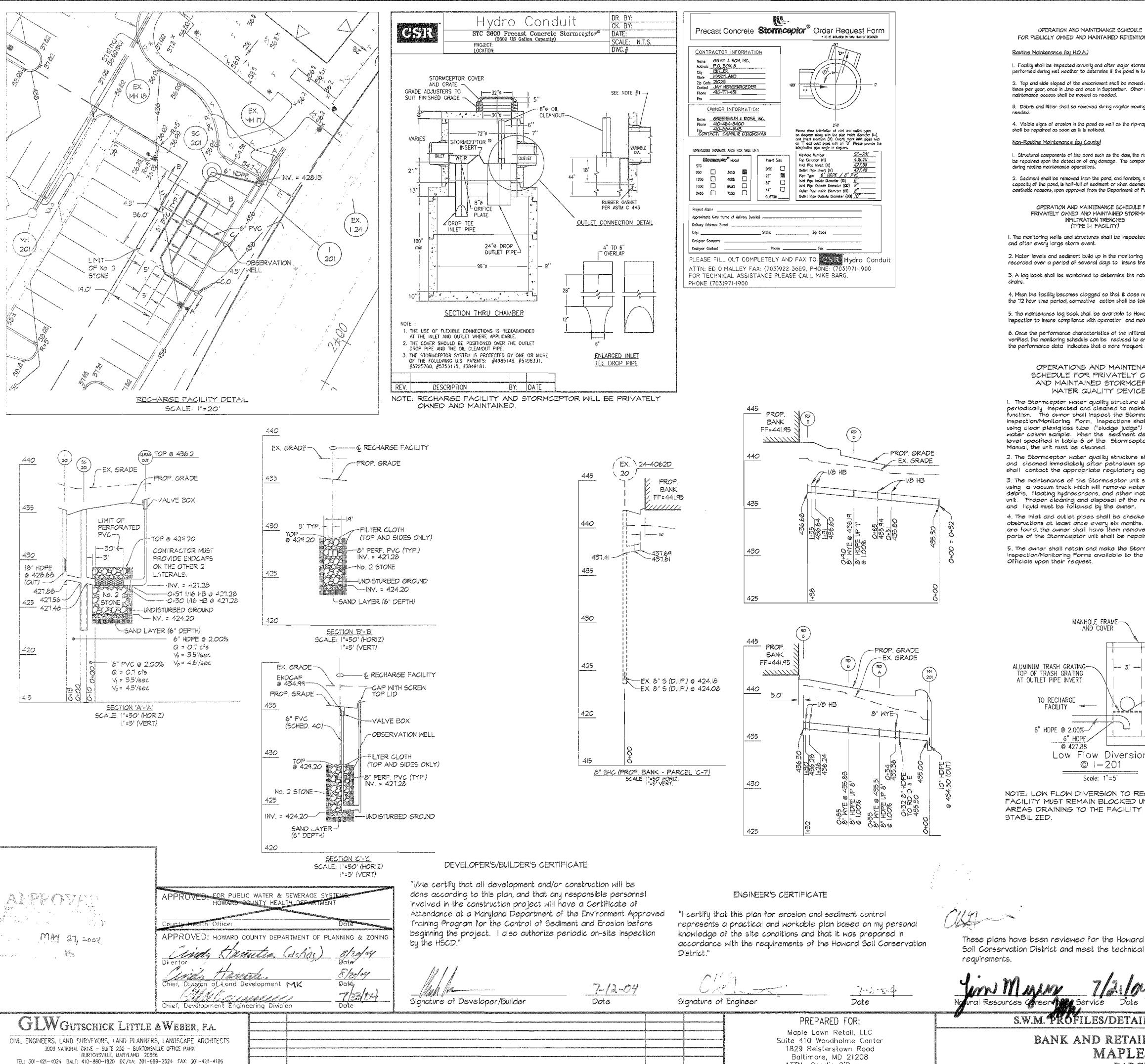
SHEET

1 OF 10









DRAWINGS\96079\03057\scp\03057SDP5.dwg | DES. DEV | DRN. AWL | CHK. DEV |

OPERATION AND MAINTENANCE SCHEDULE FOR PUBLICLY OWNED AND MAINTAINED RETENTION POND

Routine Maintenance (by H.O.A.)

1. Facility shall be inspected arrually and after major storms. Inspections shall be performed during wet weather to determine if the pond is functioning properly. 2. Top and side sloped of the embarkment shall be moved a minimum of two (2)

times per year, once in June and once in September. Other side slopes and maintenance access shall be moved as needed.

3. Debris and littler shall be removed during regular mowing operations as

4. Visible signs of erosion in the pond as well as the rip-rap or gation outlet area shell be repaired as soon as it is noticed.

Non-Routine Maintenance (by County)

1. Structural components of the pand such as the dam, the river, and the pipes shell be repaired upon the detection of any damage. The components shall be inspected during routine maintenance operations.

2. Sediment shall be removed from the pond, and forebay, no later then when the copacity of the pand, is half-full of sediment or when deemed necessary for assthetic reasons, upon approval from the Department of Public Morks.

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED STORMWATER INFILTRATION TRENCHES (TYPE I-I FACILITY)

1. The monitoring wells and structures shall be inspected on a quarterly basis and after every large storm event.

2. Mater levels and sediment build up in the monitoring wells shall be recorded over a period of several days to insure trench drainage.

3. A log book shall be maintained to determine the rate at which the facility

4. When the facility becomes cloqued so that it does not drain down within the 72 hour time period, corrective action shall be taken.

5. The maintenance log book shall be available to Howard County for Inspection to Insure compliance with operation and maintenance criteria

6. Once the performance characteristics of the infiltration facility have been verified, the monitoring schedule can be reduced to an annual basis unless the performance data indicates that a more frequent schedule is required.

> OPERATIONS AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED STORMCEPTOR WATER QUALITY DEVICE

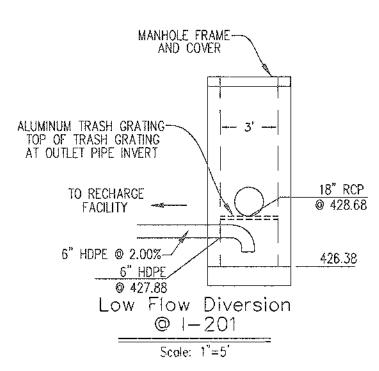
l. The Stormceptor water quality structure shall be periodically inspected and cleaned to maintain operation and function. The owner shall inspect the Stormceptor inspection/Monitoring Form. Inspections shall be done by using clear plexiglass tube ("sludge judge") to extract a mater column sample. When the sediment depths exceed the level specified in table 6 of the Stormceptor Technical Manual, the unit must be cleaned

2. The Stormceptor water quality structure shall be checked and cleaned immediately after petroleum spills. The owner shall contact the appropriate regulatory agencies.

3. The maintenance of the Stormceptor unit shall be done using a vacuum truck which will remove water, sediment, debris, floating hydrocarbons, and other materials in each unit. Proper cleaning and disposal of the removed materials and liquid must be followed by the owner.

4. The Inlet and outlet pipes shall be checked for any obstructions at least once every six months. If obstructions are found, the owner shall have them removed. Structural parts of the Stormceptor unit shall be repaired as needed.

5. The owner shall retain and make the Stormceptor Inspection/Monitoring Forms available to the Howard County Officials upon their request.



NOTE: LOW FLOW DIVERSION TO RECHARGE FACILITY MUST REMAIN BLOCKED UNTIL ALL AREAS DRAINING TO THE FACILITY ARE STABILIZED.

ATTN: Charlie O'Donovan

410-484-8400

APP'R.

CONSTRUCTION SPECIFICATIONS

These specifications are appropriate to all ponds facility number 14 3. All references to ASTM and AASHTO specifications copily to the most recent version.

<u>Olte Preparation</u>

Areas designated for borrow areas, embankment, and structural works shall be cleared, grubbed and stripped of topsoil. All trees, vegetation, roots and other objectionable material shall be removed. Channel banks and sharp breaks shall be sloped to no steeper than 1:1. All trees shall be cleared and arrabed within 20 feet of the toe of the emboritment.

Areas to be covered by the reservoir will be cleared of all trees, brush, logs, fences, rubbish and other objectionable material unless otherwise designated on the plans. Trees, brush, and stumps shall be cut approximately level with the ground surface

All cleared and grubbed material shall be disposed of outside and below the limits of the dam and reservoir as directed by the owner or his representative. When specified, a sufficient quantity of topsol will be stockpilled in a suitable location for use on the embankment and other designated areas.

Material - The fill material shall be taken from approved designated borrow areas. It shall be free of roots, stumps, wood, rubbish, stones greater than 6", frazen or other objectionable materials. Fill material for the center of the embankment conform to Unified Soil Classification 60, 50, CH, or CL and must have at least 30 % passing the #200 sieve. Consideration may be given to the use of other materials in the embankment if designed by a geolechnical engineer. Such special designs must have construction supervised by -a geptechnical engineer.

Motorials used in the outer shell of the enbankment must have the capability to support vegetation of the quality required to prevent erosion of the embankment

Placement - Areas on which fill is to be placed shall be scorified prior to placement of fill. Fill materials shall be placed in maximum 8-inch thick (before compaction) layers which are to be continuous over the entire length of the fill. The most permeable borrow material shall be placed in the downstream portions of the embankment. The principal spilling must be installed concurrently with fill placement and not excavated into the embankment.

Compaction - The movement of the hauling and spreading equipment over the fill shall be controlled so that the entire surface of each lift shall be traversed by not less than one tread track of heavy equipment or compaction shall be achieved by a minimum of four complete passes of a sheepsfoot rubber tired or vibratory roller Fill material shall contain sufficient moisture such that the required degree of compaction will be obtained with the equipment used. The fill material shall contain sufficient moisture so that if formed into a ball it will not crumble, yet not be so wet that water can be squeezed

When required by the reviewing agency the minimum required density shall not be less than 95% of maximum dry density with a moisture content within 12% of the optimum. Each layer of fill shall be compacted as necessary to obtain that density, and is to be certified by the Engineer at the time of construction. All compaction is to be determined by AASHTO Method T-49 (Standard Proctor).

Embankment Core - The core shall be parallel to the centerine of the embankment as shown on the plans. The top width of the core shall be a minimum of four feet. The helpht shall extend up to at least the 10-year water elevation or as shown on the plans. The side slopes shall be I to I or flatter. The core shall be compacted with construction equipment, rollers, or hand tampers to assure maximum density and minimum permeability. In addition, the care shall be placed concurrently with the outer shell of the embankment.

Structure Backfill

Backfill adjacent to pipes or structures shall be of the type and quality conforming to that specified for the adjoining fill material. The fill shall be placed in horizontal layers not to exceed four inches in thickness and compacted by hand tampers or other manually directed compaction equipment. The material needs to fill completely a spaces under and adjacent to the pipe. At no time during the backfilling operation shall driven equipment be allowed to operate closer than four feet, measured horizontally, to any part of a structure. Under no circumstances shall equipment be driven over any part of a concrete structure or pipe, unless there is a compacted fill

of 24" or greater over pipe.

Structure backfill may be flowable fill meeting the requirements of Moryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 313 as modified. The mixture shall have a 100-200 ps; 28 day unconfined compressive strength. The flowable fill shall have a minimum pH of 40 and a minimum resistivity of 2,000 ohm-cm. Material shall be placed such that a minimum of 6" (measured perpendicular to the outside of the pipe) of flowable fill shall be under (bodaina), over and, on the sides of the pipe. It only needs to extend up to the spring line for rigid conduits. Average skimp of the fill shall be 7" to assure flowability of the material. Adequate measures shall be taken (sand bogs, etc.) to prevent floating the pipe. When using flowable fill, all metal place shall be bitumbous coated. Are adjoining soil fill shall be placed in horizontal layers not to exceed four inches in thickness and compacted by hand tampers or other manually directed composition equipment. The material shall completely fill all voids adjacent to the flowerole fill zone. At no time during the backfilling operation shall driven equipment be allowed to operate closer than four feet, measured horizontally, to any part of a structure. Under no circumstances shall equipment be driven over any part of a structure or pipe unless there is a compacted fill of 24° or greater over the structure or pipe. Backfill material outside the structural backfill (flowable fill) zone shall be of the type and quality conforming to other embankment materials.

Pipe Conduits All pipes shall be circular in cross section.

This Development Plan is approved for

Soil Erosion and Sediment Control by

the Howard Soil Conservation District

Corrugated Metal Pipe - All of the following criteria shall apply for corrugated metal pipe:

l. Materials -(Polymer Coated steel pipe) - Steel pipes with polymeric coatings shall have a minimum coating thickness of O.O. Inch (10 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 waterticht coupling bands or flanges.

Materials - (Aluminum Coated Steel Pipe) - This 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 worrant the need for increased durability, shall be fully bituminous coated per requirements of AASHTO Specification M-190 Type A. Any aluminum coating damaged or otherwise removed shall be replaced with cold applied biliuminous coating compound. Aluminum surfaces that are to be in contact with concrete shall be painted with one coat of zinc chromate primer or

conform to the requirements of AASHTO Specification M-195 or M-211 with watertight coupling bands or flanges. Aluminum Pipe, when used with flowable fill or when soil and/or water caraltions warrant for increased durability, shall be fully bituminaus coated per requirements of AASHTO Specification M-190 Type A. Aluminum surfaces that are to be in contest with concrete shall be painted with one coat of zinc chromate primer or two coats of asphalt. Hat dip galvanized bolts may be used for connections The pH of the surrounding solls shall be between 4 and 9.

2. Coupling bands, anti-seep collars, end sections, etc., must be composed of the same material and coatings as the pipe. Notals must be insulated from disemilar materials with use of rubber or plastic 'nsulating materials at least 24 mils in thickness

3. Connections - All connections with pipes must be completely watertight. The drain pipe or barrel connection to the riser shall be welded all around when the pipe and riser are metal. Anti-seep collers shall be connected to the pipe in such a manner as to be completely watertight. Dimple bands are not considered to be watertight.

All connections shall use a rubber or neoprene queket when joining place sections. The end of each pipe shall be re-rolled an adequate number of corrugations to accommodate the bandwidth. The following type connections are acceptable for pipes less than 24 inches in diameter: flanges on both ends of the pipe with a circular 3/8 inch closed cell neoprene aasket, prepunched to the flange bolt circle, sondwiched between adjacent flanges; a 12-inch wide standard loo type band with 12-inch wide by 3/8-inch thick closed cell circular neoprens gasket; and a 12-inch wide hugger type band with o-ring gaskets having a minimum diameter of 1/2 inch greater than the corrugation depth. Pipes 24 inches in diameter and larger shall be connected by a 24 inch long annular corrugated band using a minimum of 4 (four) rods and lugs, 2 on each connecting pipe end. A 24-inch wide by 3/8-inch thick closed cell circular neoprens gasket will be installed with 12 inches on the end of each pipe. Flonged joints with 3/5 inch closed cell gaskets the full width of the flange is also acceptable.

Helically corrugated pipe shall have either continuously welded seams or have lock seams with internal coulking or a neaprene bead.

4. Bedding - The pipe shall be firmly and uniformly bedded throughout its entire length. Where rock or soft, sponau or other unstable soil is encountered, all such material shall be removed and replaced with suitable earth compacted to provide adequate support.

Backfilling shall conform to "Structure Backfill".

6. Other details (anti-seep collars, valves, etc.) shall be as shown on the

Plastic Pipe - The following criteria shall apply for plastic pipe:

. Materials - PVC pipe shall be PVC-1120 or PVC-1220 conforming to ASTM D-1785 or ASTM D-2241. Corrugated High Density Polyethylene (HDPE) pipe, couplings and fittings shall conform to the following: 4" - 10" Inch pipe shall meet the requirements of AASHTO M252 Type 5, and 12" through 24" inch shall meet the requirements of AASHTO M294 Type S.

2. Joints and connections to anti-seep collars shall be completely - watertlant.

3. Bedding - The pipe shall be firmly and uniformly bedded throughout its entire length. Where rock or soft, spongy or other unstable soil is encountered, all such material shall be removed and replaced with suitable earth compacted to provide adequate support.

4. Backfilling shall conform to "Structure Backfill".

5. Other details (anti-seep collars, valves, etc.) shall be as shown on the

<u>Concrete</u>

Concrete shall meet the requirements of Micryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 414, Mix No. 5.

Rock riprop shall meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 311

Gestextile shall be placed under all riprop and shall meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 921.09,

Care of Mater ovring Construction

All work on permanent structures shall be carried out in areas free from water. The Contractor shall construct and maintain all temporary dikes, levees, cofferdams, drainage channels, and stream diversions necessary to protect the areas to be occupied by the permanent works. The contractor shall also furnish, install, operate, and maintain all necessary pumping and other equipment required for removal of water from various parts of the work and for maintaining the excavations, foundation, and other parts of the work free from water as required or directed by the engineer for constructing each part of the work. After having served their purpose, all temporary protective works shall be removed or leveled and graded to the extent required to prevent obstruction in any degree whatsoever of the flow of water to the spillway or outlet works and so as not to interiere in any way with the operation or maintenance of the structure. Stream diversions shall be maintained until the full flow can be passed through the permanent works. The removal of water from the required excavation and the foundation shall be accomplished in a manner and to the extent that will maintain stability of the excavated slopes and bottom required excavations and will allow satisfactory performance of all construction operations. During the placing and compacting of material in required excavations, the water level at the locations being refilled shall be maintained below the bottom of the excavation at such locations which may require draining the water sumps from which the water shall be pumped.

Stabilization

All borrow areas shall be graded to provide proper drainage and left in a sightly condition. All exposed surfaces of the embankment, splilway, spoil and borrow areas, and berms shall be stabilized by seeding, liming, fertilizing and mulching.

Erosion and Sediment Control

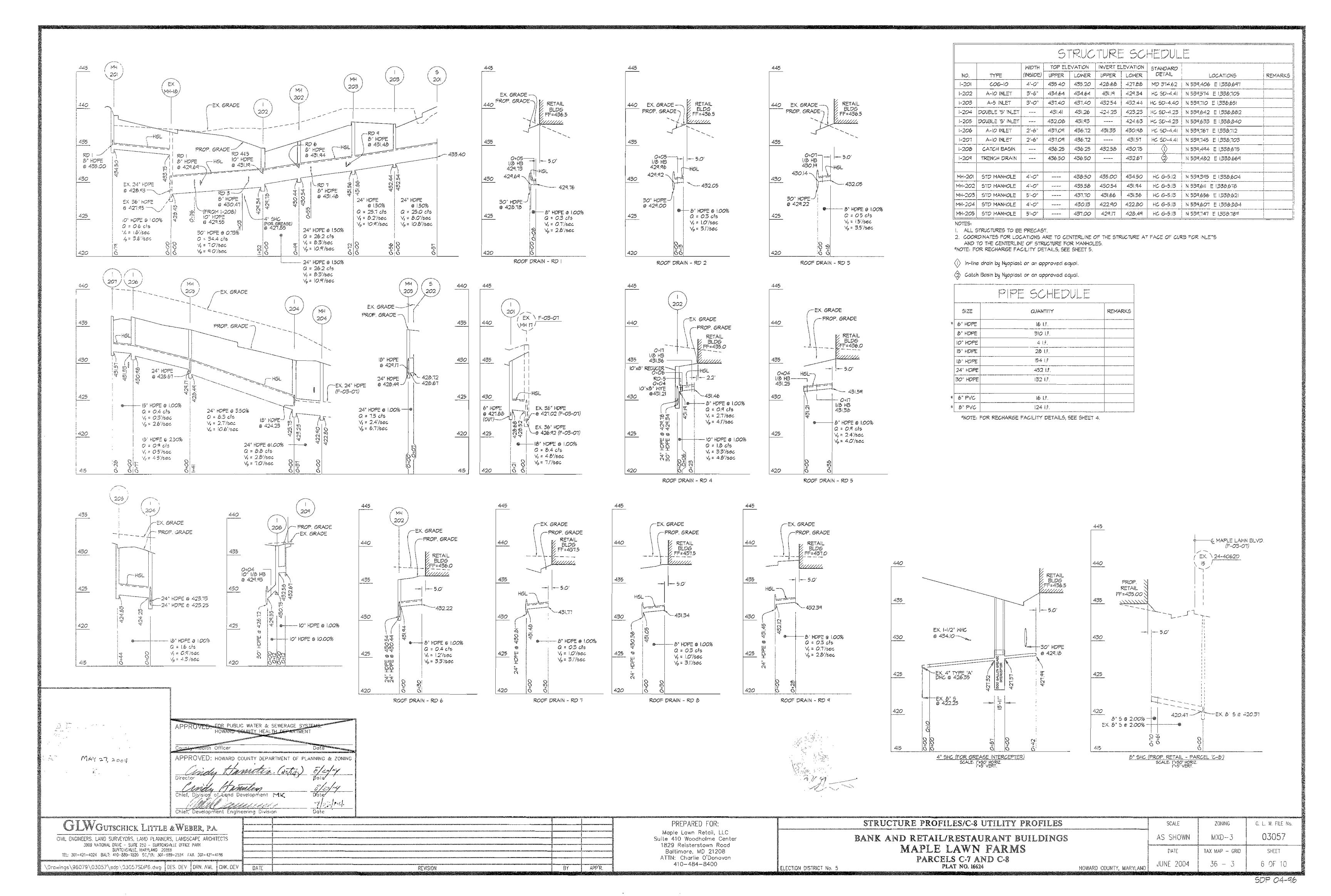
Construction operations will be carried out in such a manner that erosion will be controlled and water and air poliution minimized. State and local laws concerning pollution abatement will be followed. Construction plans shall detail erasion and sediment control measures.

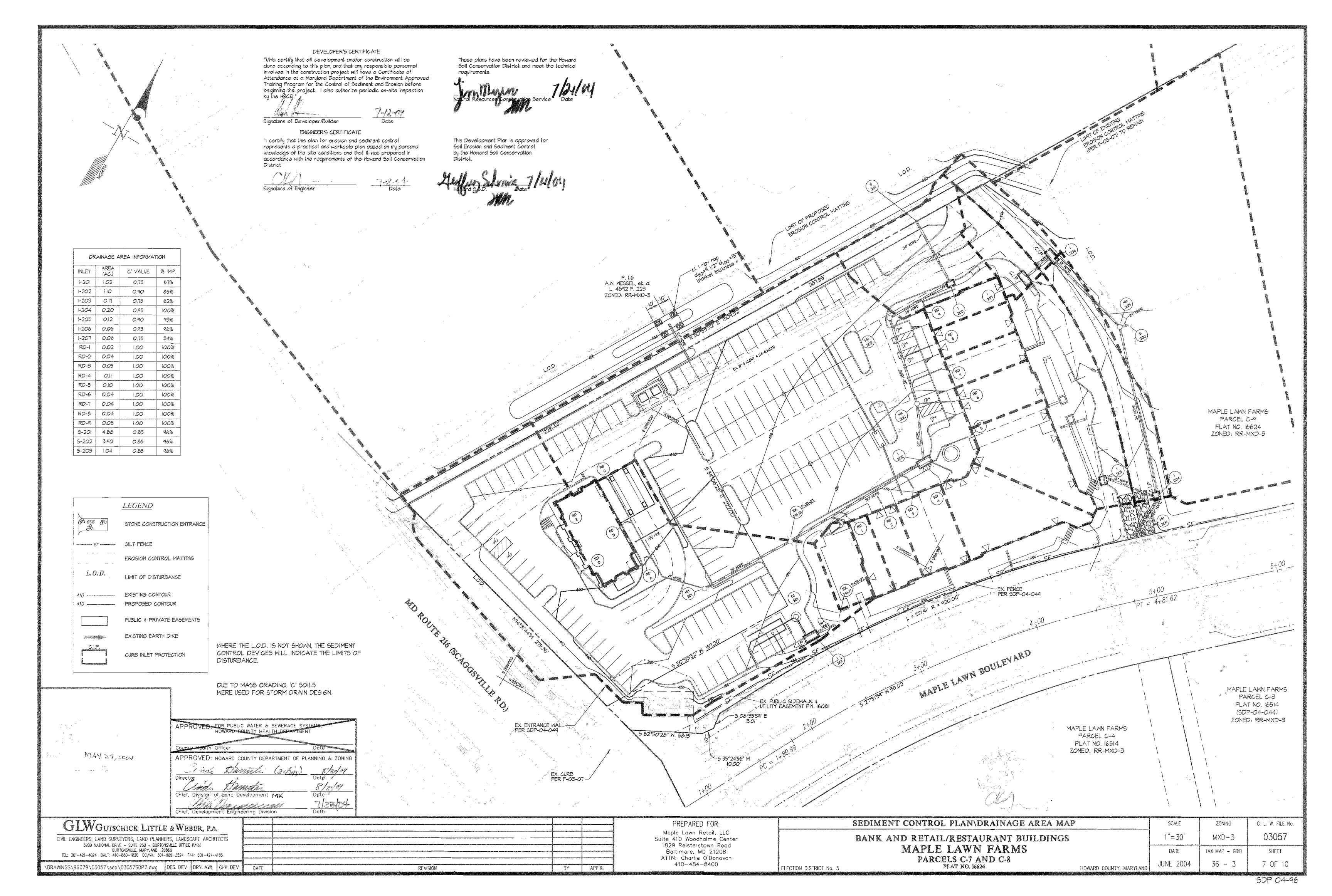
OFERATION AND MAINTENANCE

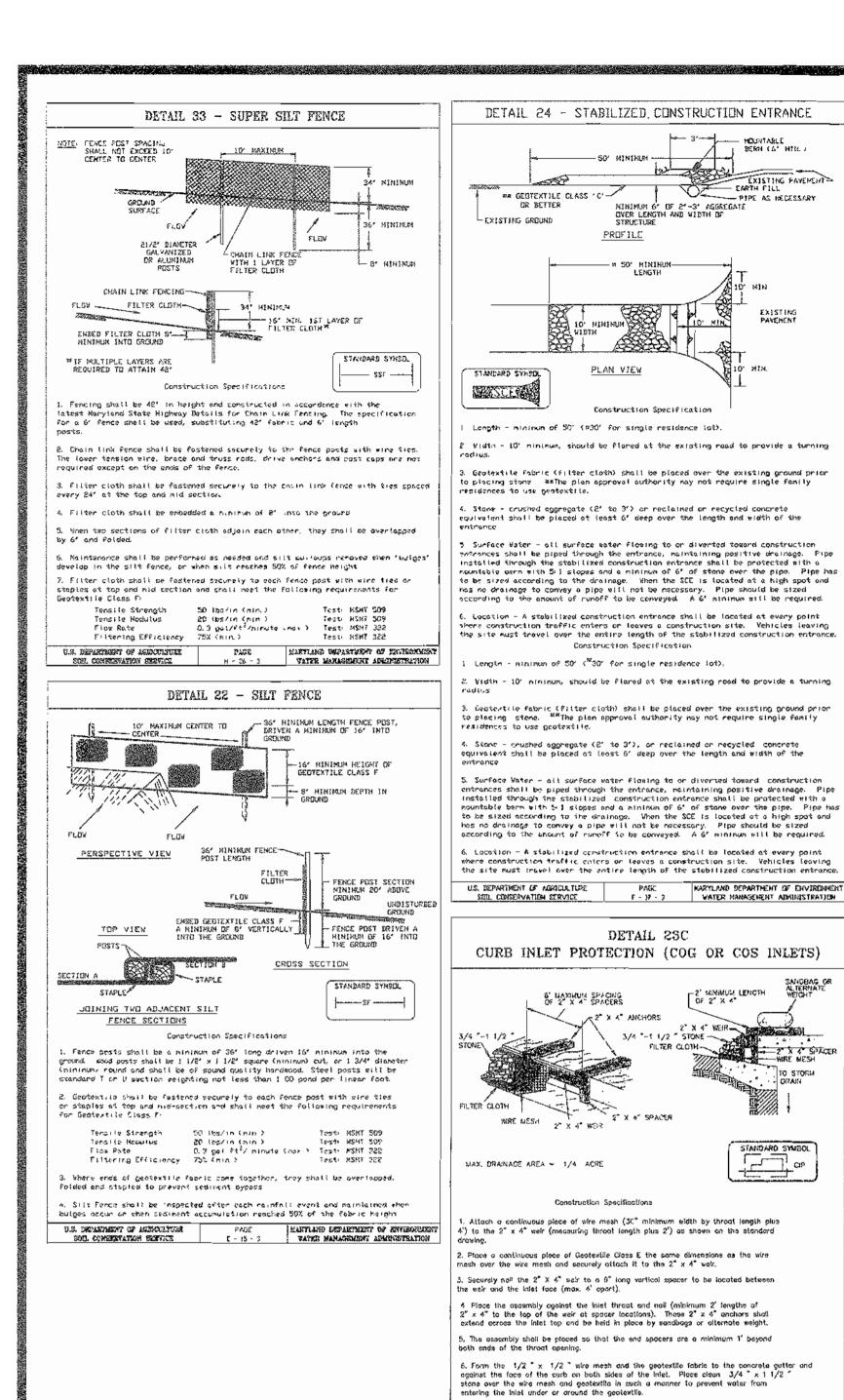
An operation and maintenance plan in accordance with Local or State Regulations will be prepared for all pends. As a minimum, the dam inspection checklist located in Appendix A shall be included as port of the operation and maintenance plan and performed at least annually. Written records of maintenance and major repairs needs to be retained in a file. The issuance of a Maintenance and Repair Permit for any repairs or maintenance that involves the modification of the dam or spillway from its original design and specifications is required. A permit is also required for only repairs or reconstruction that involve a substantial portion of the structure. All Indicated repairs are to be made as soon as practical.

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. 03057 AS SHOWN MXD-3 DATE TAX MAP - GRID SHEET 5 OF 10 HOWARD COUNTY, MARYLAND







7. This type of protection must be inspected frequently and the filter cloth

earth or asphalt dike to direct the flow to the inlet.

EOR PUBLIC WATER & SEWERAGE S

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Cand Development 1-16

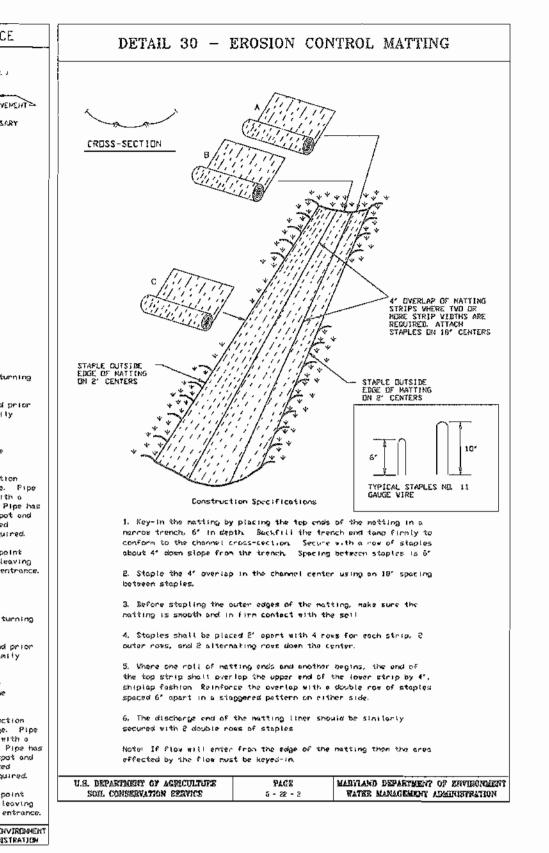
"Development Engineering Divisior

MAY 27, 2004

BURTONSVILLE, MARYLAND 20866

8. Assure that storm flow does not bypass the Inlet by installing a temporary

U.S. DEPARTMENT OF ASSOCIATIONS PAGE MARYLAND DEPARTMENT OF ENVIRONMENT SCIL COMMENVATION SEXVICE R - 16 - 63 WATER MANAGEMENT ADMINISTRATION



SEQUENCE OF CONSTRUCTION

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. (I day)

4. Install the super silt fence as shown on these plans. (5 days)

5. Inspect and repair existing engineered swale constructed under F-03-07. (I day) 6. Regrade the clean water diversion along the Wessel Property constructed under

F-05-07 to the alignment shown on these plans. The clean water diversion will

remain in place and utilized throughout the constrction of the improvements shown on these plans. (I 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. (Iweek)

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 sevier 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. (I week)

10. Fine grade site. (1 month)

11. Construct the office building. (I year)

12. Install the landscaping, (2 weeks) 13. Install the sidewalks and paving. (I month)

14. With the permission of the sediment control inspector, stabilize the remaining areas with seed and mulch. (I 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 PARCEL C-T SATISFIES THE RECHARGE REQUIREMENTS FOR 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 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

3. Following initial soil disturbance or redisturbance. 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. I, 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 seeding and mulching (Sec. 6).

Temporary stabilization, with mulch alone, can only be done when recommended seeding dates 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.

7. Site Analysis:

Total Area of Site 3.17 Acres Area Disturbed 3.8 Acres Area to be roofed or paved 25 Acres Area to be vegetatively stabilized 1.3 Acres Total Cut 2000 Cv. Yds. Total FIII 2000 Cu. Yds. Off-site waste/borrow area location: Maple Lawn Business

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

9. Additional sediment control must be provided, if deemed necessary by the Howard County DPW Sediment Control inspector.

10. 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.

II. 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

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 (92 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 unreaform fertilizer (9 lbs/1000 sq ft).

2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 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 I thru April 30, and August I 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 (.05 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 Ibs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons 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 redisturbed 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

Seeding: For periods March | thru April 30 and from August 15 thru October 15, seed with 2-1/2 bushel per acre of annual rue (3.2 lbs./1000 sq.ft.). For the period May I thru August 14, seed with 3 lbs per acre of weeping lovegrass (.07 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 (70 to 90 lbs/1000 sq. ft) of unrotted, weed-free, small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes, 8 ft or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring

Refer to the 1994 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
- 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
- supplied 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.
- II. 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 Experimental Station.

i. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by a 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, aravel, sticks, roots, trash, or other materials larger than 1 1/2" In diameter.

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

iii. Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate If 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.

11. 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 ! -Vegetative Stabilization Methods and Materials.

III. For sites having disturbed areas over 5 acres: 1. 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

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

ELECTION DISTRICT No. 5

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

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

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

ATTN: Charlie O'Donovan 410-484-8400

BY

APP'R.

SEDIMENT CONTROL NOTES AND DETAILS BANK AND RETAIL/RESTAURANT BUILDINGS MAPLE LAWN FARMS

PLAT NO. 16624

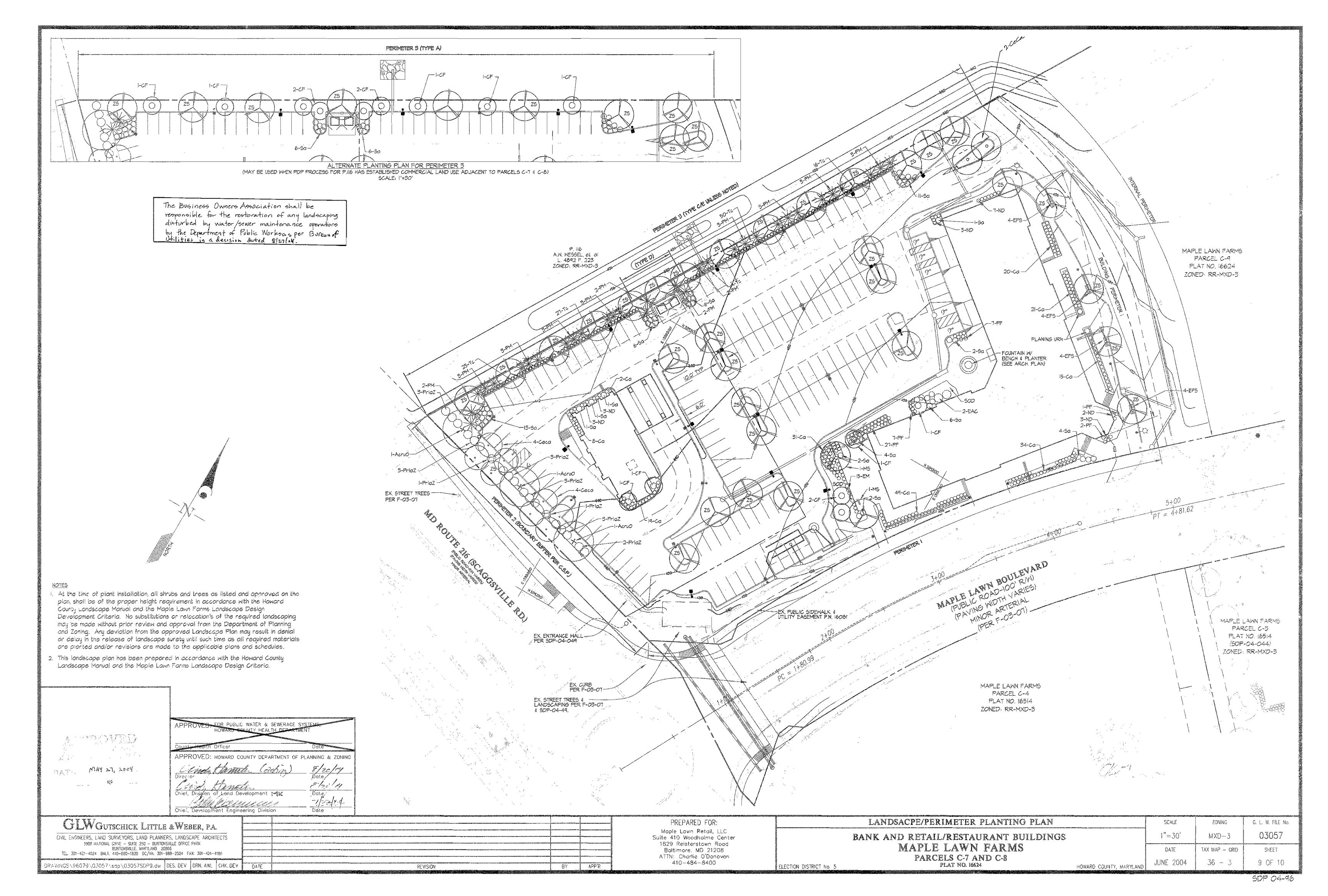
SCALE ZONING G. L. W. FILE No. 03057 AS SHOWN MXD-3TAX MAP - GRID SHEET DATE 36 - 38 OF 10 HOWARD COUNTY, MARYLAND

SDP-04-96

GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186 \DRA\WNGS\96079\G3057\sdp\03057SDP8.dwg | DES. DEV | DRN. AWL | CHK. DEV | DATE REVISION

PREPARED FOR: Maple Lown Retail, LLC Suite 410 Woodholme Center 1829 Reisterstown Road Baltimore, MD 21208

PARCELS C-7 AND C-8



. 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.

i. 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 tupical 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 Architectural Review Committee. a. Caliper measurements shall be taken six inches (6") above grade for trees under four-inch (4") caliber 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" dlameter
35"- 4"	14'-16'	8'-10'	36" dlameter
4" - 4.5"	16'-16'	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. * wit 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

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 Avaust 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	DIAMETER	DEPTH
3" - 3.5"cal.	52"	64"	28"
35"- 4" cal.	36"	T2"	32"
4" - 4.5"cal.	40"	80"	3 6"
4.5"- 5" cal.	44"	<i>පිප</i> "	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 topsoli. 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 auyed, 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" takeup. 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
- 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"
- d. All trees under 3" in caliper are to be planted and staked in accordance with the attached "Typical Tree Staking Detall".
- 5. Plant Pruning, Edging and Mulching

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

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 I" in

P/20/04

Dole 🗸

diameter shall be painted with an approved antiseptic tree wound

- 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
 - 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 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.

7. Plant Guarantee

All plant material shall be quaranteed for the duration of one full arowing 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 quarantee 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.
- 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-Washinaton 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

REFER TO PLANTING PLAN FOR TREE-PIL FLANT MAJERIAL

PERENNALS - REFER TO DETAIL -

SHALB - REPER TO DETA.

W4XW4 WELDED WRE NESH PASTENED AND PLACED I FROM SUPPACE OF SLAB, TYP

SOL SEPARATOR --TAMPED SETTING SED ----

TREE PLANTER DETAIL

SCALE: I"=4"

---- DO NOT CUT LEADER, TYP

V--- SUB-GRADE

LOOSENED SUSS-SON

- 1' SO. STAKES, MN.
B' LONG, PLACE STAKES //
TO ADJ. WALLS AND BLIDNISS,
EXTEND STAKES TO PRIM BEARING
AS MEEDED, TYP.

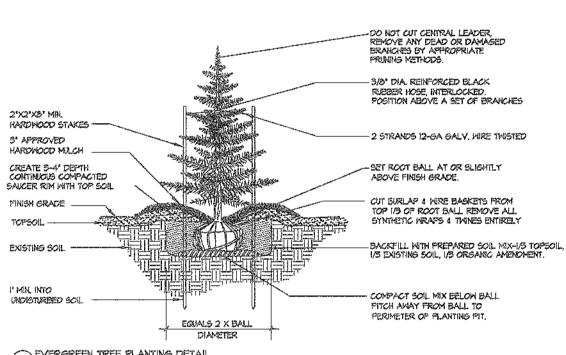
- FERCK PAYER (SALOR FACE SHOWN)
WIST SEE SET IN CONC. BASE, TYP.
BOTH SIDES IN ORTHRE LOTTS, TYP.
REFIELT TO NOTE 6, SHEET LICE FOR TYPE)

TOOLED JOINT

- FNSH GRADE

SUITABLE COMPACTED BACK-FELL

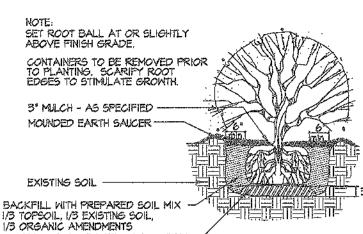
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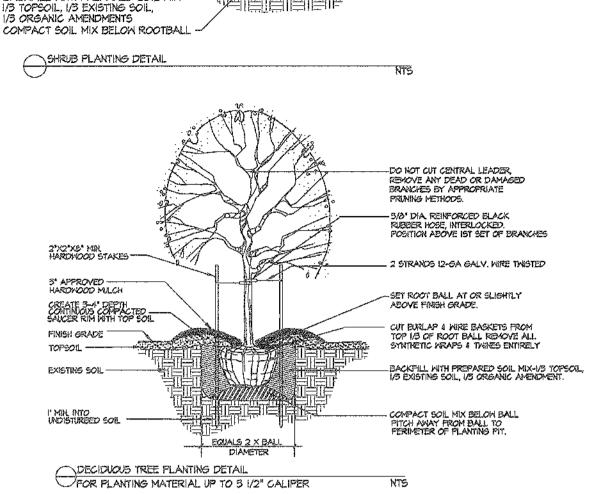


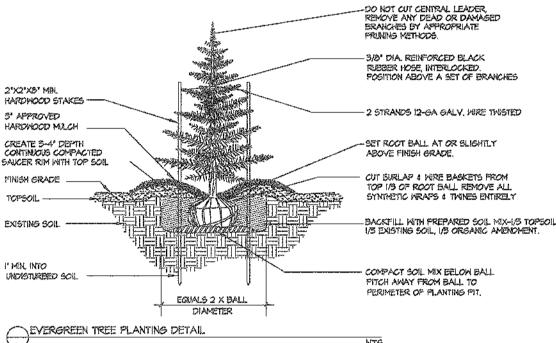
SCHEDULE B PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	158 SPACES
NUMBER OF TREES REQUIRED	8 (@ SHADE TREE PER 20 PARKING SPACES)
NUMBER OF TREES PROVIDED	
SHADE TREES	13
OTHER TREES (2:1 substitution)	

BOND REQUIREMENT - SURETY FOR SCHEDULE 'B' SCHEDULE 'B' NUMBER OF SHADE TREES FOR BONDING: 8 x \$300 = \$2400.00 Landscape Surety will be posted with the grading permit application.







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 cerify that upon completion, a Letter of Landscape Installation, accompanied by an executed one-year quarantee of plant materials, will be submitted to the Department of Planning and Zoning.

7-12-04

ADJACENT TO PERIMETER BUILDING BUILDING STREET TREES ADJACENT TO ROADWAYS Category PROPERTIES PERIMETER PERIMETER (Along Private Road) (Along Wessel Property) PERIMETER ! PERIMETER 2 RETAIL BLDG. BANK PERIMETER 3 ALONG MAPLE LAWN BLVD. ALONG MD ROUTE 216 c/E/A Landscape Buffer Tupe D 🙆 Æ Linear Feet of Roadway/ 412' 251 452' 600' 150' 298 Perimeter Frontage YES, 359' OF STREET Credit for Ex. Vegetation res, 18 shrubs REES AND LANDSCAPING (Yes, No, Linear Feet) PROVIDED UNDER SDP 04-49 NO NO NO NO ROVIDED UNDER F 03-01 (describe below if needed) AND SDP 04-49 YES, 315' OF FENCE YES, 52' OF WALL Credit for Wall, Fence or Berm AND 55' OF WALL PROVIDED UNDER (Yes, No. Linear Feet) PROVIDED UNDER SDP 04-49 (describe below if needed) SDP 04-49 Remainder of perimeter 472 600' 150 298' to be buffered Number of Plants Required 12 Shade Trees 24 Evergreen Trees 0 0 Ornamentals 0 118 150 Shrubs Number of Plants Provided Shade Trees Evergreen Trees ļq. Ornamentals Shrubs (10:1 subst.) 13 129 285 (describe plant substitution credits below if needed)

0

SCHEDULE A PERIMETER LANDSCAPE EDGE

Bond Requirement - Surety for Schedule A:

Schedule 'A'	Number of	Shade Trees for bonding:	26	×	53	<i>00</i> :	#	\$ 7,800.00
Schedule 'A' l	Number of	Evergreen Trees for bonding:	29	×	9 15	0 :	=	\$ 4,350.00
Schedule 'A' l	Number of	Shrubs for bonding:	348	×	\$ 3	0 :	₽ \$	10,440.00
Schedule 'A' 1	Number of	Ornamental Trees for bonding:	0	x	\$ 15	<i>O</i> =	=	\$ 0.00

COMMENTS:

Other Trees (2:1 subst.)

/IN PROPOSED NON-RESIDENTIAL USE ADJACENT TO RESIDENTIAL (PER LANDSCAPE DESIGN MANUAL)

- /2\ PROPOSED DUMPSTER ADJACENT TO RESIDENTIAL.
- PROPOSED NON-RESIDENTIAL USE ADJACENT TO A NON-RESIDENTIAL USE.
- 4 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	AcruO	Acer rubrum 'October Glory' 'October Glory' Red Maple	3 - 5-1/2"- Cal.	as shown		\$ }
Evergreen Trees	52	PM	Pseudotsuga menziesli Douglas Fir	5-6' ht.			CENTRAL LEADER MUS BE INTACT
/ \	19	PrlaZ	Prvnus laurocerasus 'Zabellana' Zabel Laurel	3'-4'			
Ornamental Trees	6	CF .	Cornus florido Milite Flowering Dogwood	6' hż.	as shown	B¢B	
	10	Ceca	Cercis canadensis Eastern redbud	+ 1/2" Cat.	as shown	- Landa	
Shrubs			_				
	202	CA	Clethra alnifolia 'Hummingbird' 'Hummingbird' Summersweet	3-6al.	as shown	CONT.	
	2	EAC	Evonymus alata 'Compacta' 'Dwarf Burning Bush'	3-Gal.	as shown	CONT.	
	16	EF5	Evonymus fortunell 'Silver Queen' 'Silver Queen' Evonymus	2-6al.	as shown	CONT.	
	15	EM	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	2-6al.	as shown	CONT.	
	23	ND	Nandina domesica 'Nana Purpurea' Dwarf Sacred (Bors) p	2-6al.	as shown	CONT.	
	44	PF	Potentilla fruticaso Bush Cinuque, oil	3-Gal.	as shown	CONT.	
	60	5a	Spirea x bumaida 'Ashirong , vaterer' 'Anthony Materier' Spirea	3-6al.	as shown	CONT.	
	118	Te	Taxus cuspidata 'intermedia' 'Dwarf Japanese Yew'	24' spread	as shown	CONT.	

DEVELOPER'S / BUILDER'S CERTIFICATE

Name (Developer's /Builder's)

LECTION DISTRICT No. 5

Financial surety for the required landscaping has been posted as part of the Grading Permit in the amount of \$24,990.00.

GLW GUTSCHICK VI

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GLW GUTSCHICE LITTLE & WEBER, P.A.	***************************************	
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS		oosivatuumu arsa sootusama markiismadii mataa eessaa ku milikse daesimaatii in markiista maakiista makkii kati
3909 NATIONAL DRIVE — SUITE 250 — BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20866		ardia sikke-kanika digusi diskakan disebahan kanika kanika berman diskakan kanika kanika kanika kanika kanika Kunika sikke-kanika kanika 1-2444/4/1/4/1/4/1/2/1/2/1/2/2/2/2/2/2/2/2
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186		yaangan kapamentaa aassa koo dhassayaa dha Coo dagaa qay iyo oo dhassaya coo dhassay ka coo dhassay oo dhassay
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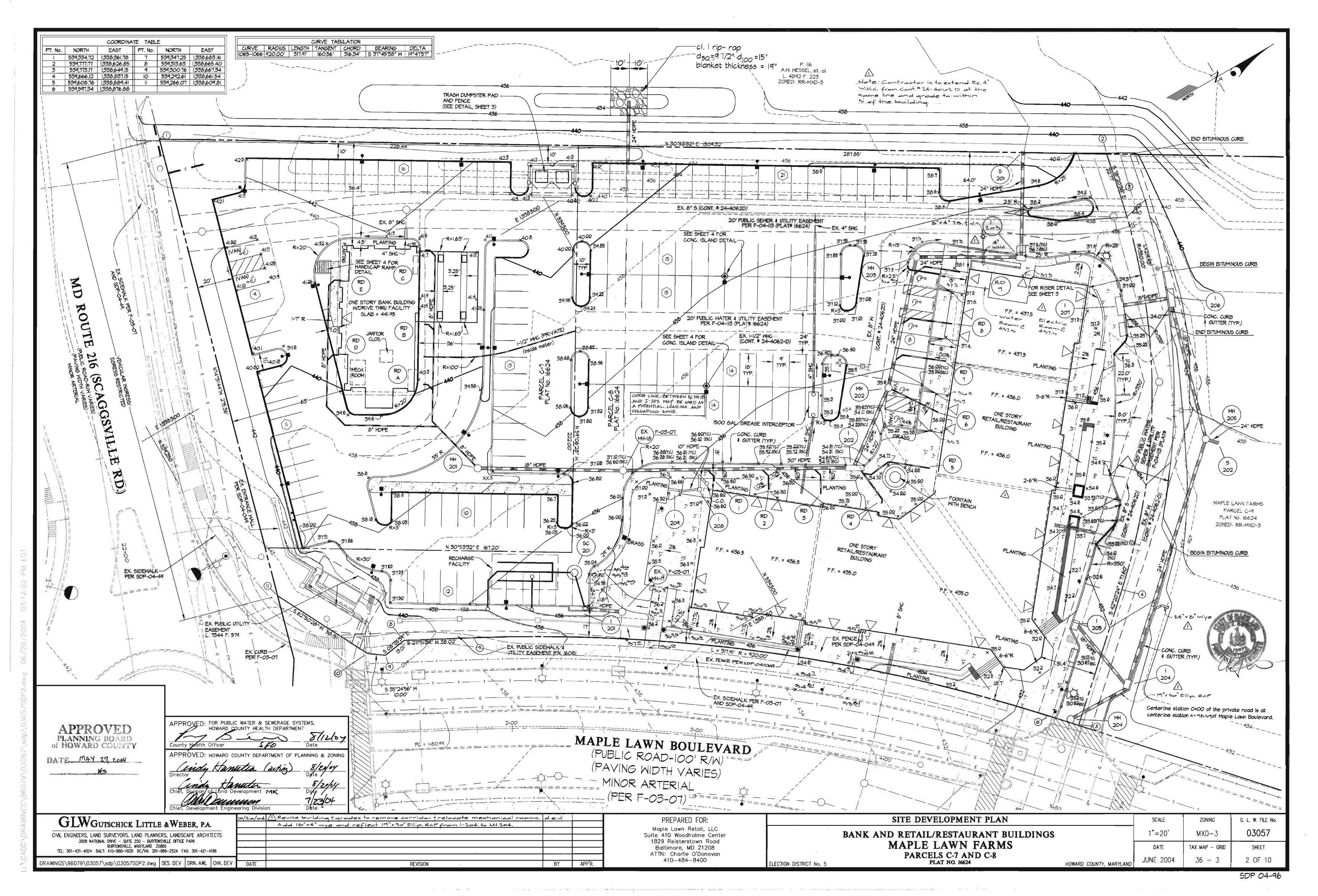
Chief, Development Engineering Division

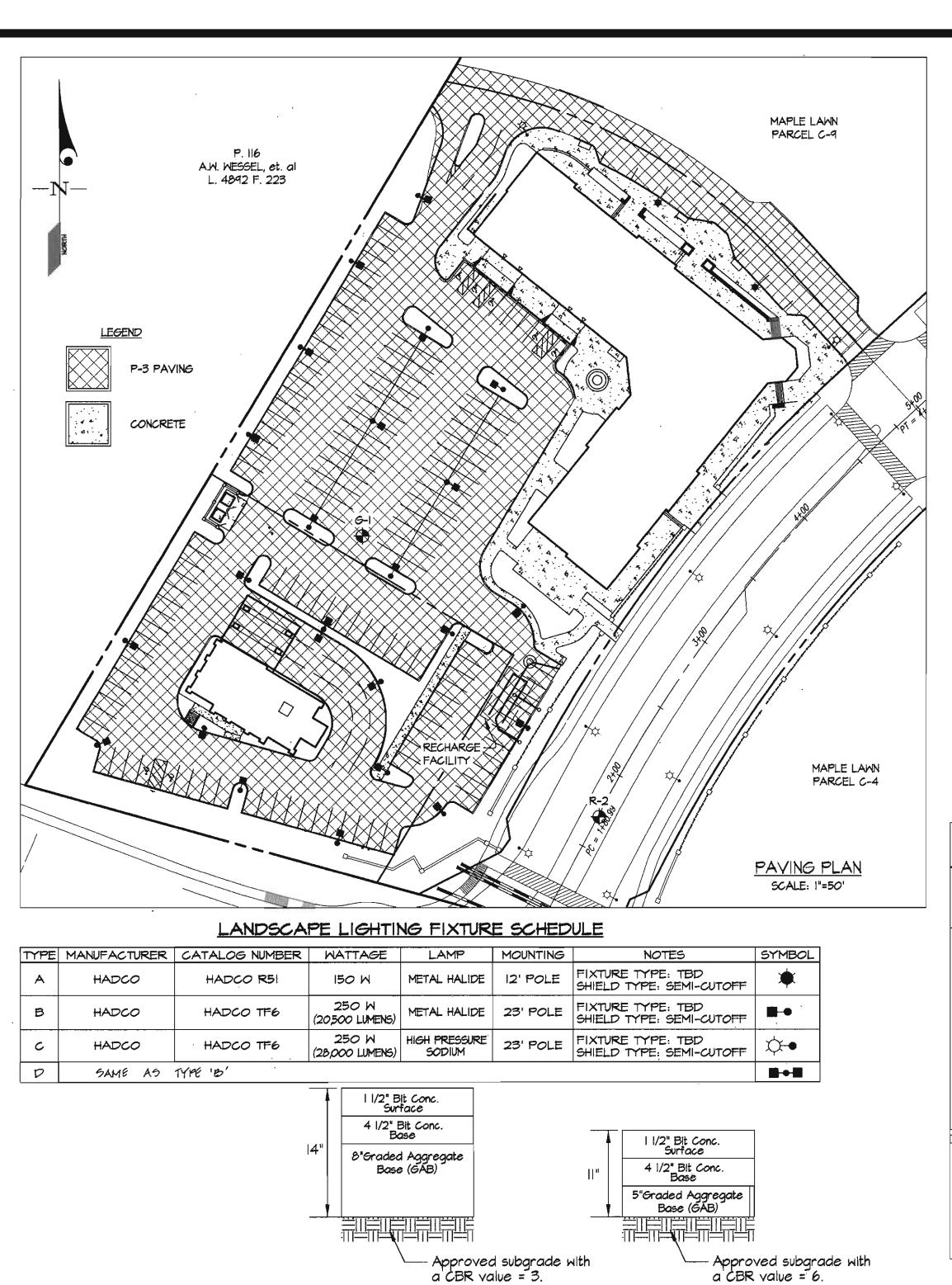
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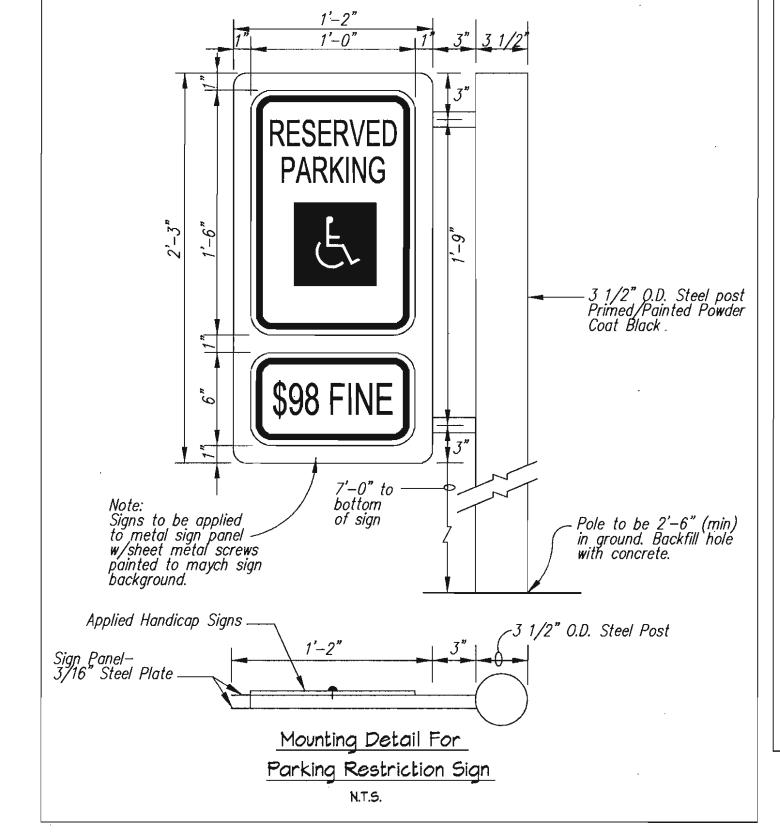
PREPARED FOR: Maple Lawn Retail, LLC Suite 410 Woodholme Center 1829 Reisterstown Road Baltimore, MD 21208 ATTN: Charlie O'Donovan 410-484-8400

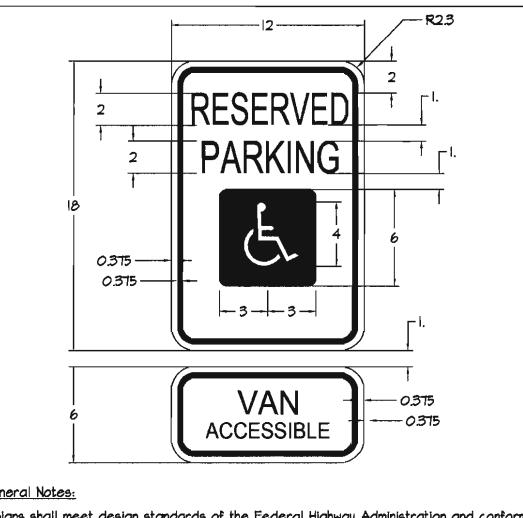
LANDSCAPING DETAILS AND NOTES BANK AND RETAIL/RESTAURANT BUILDINGS MAPLE LAWN FARMS PARCELS C-7 AND C-8 PLAT NO. 16624

ZONING G. L. W. FILE No. 03057 MXD-3ME SHOWN DATE TAX MAP - GRID SHEET NE 2004 36 - 3 10 OF 10 HOWARD COUNTY, MARYLAND









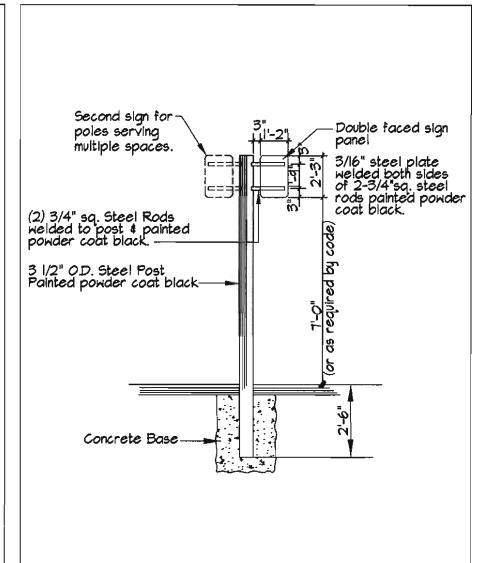
. Signs shall meet design standards of the Federal Highway Administration and conform to the State of Maryland Standard Highway sign booklet detail R7-8.

2. One sign is required per space placed as shown on site plan. 3. Spaces indicated on site plan as "VAN" accessable shall be signed accordingly.

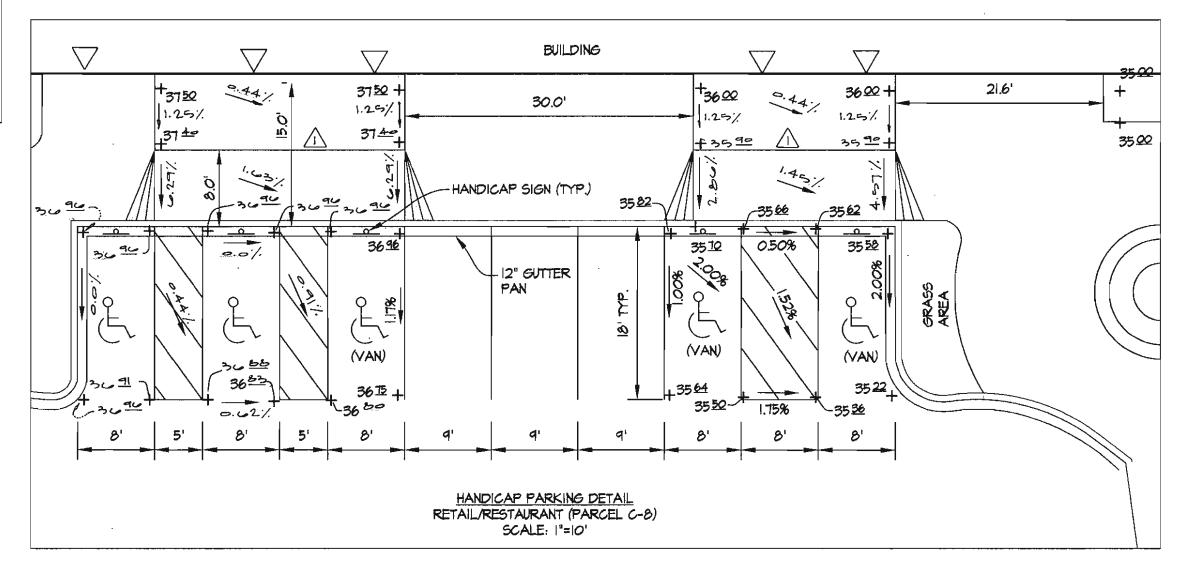
4. Signs shall be pole mounted with hot dipped galvanized county approved perforated channel posts w/top of sign 9'-1" above finished grade or as indicated on site

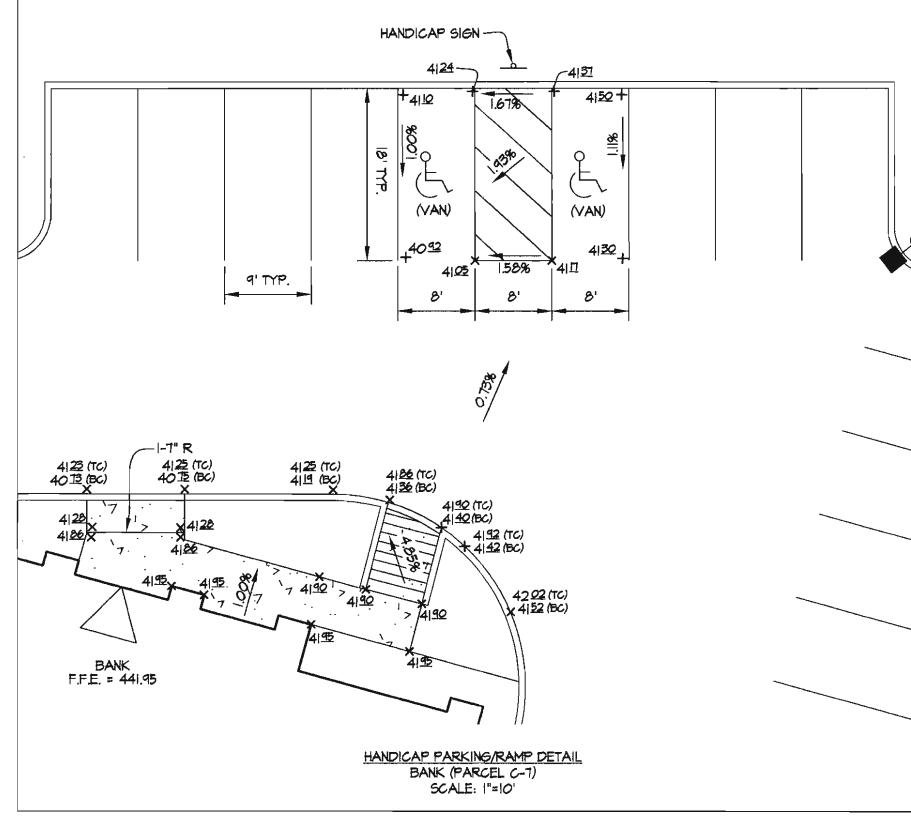
5. Sign shall be attached to flanged side of post. Post shall extend into ground 2'-6" min. 6. Colors: Legend and Border - green Symbol - white on blue background

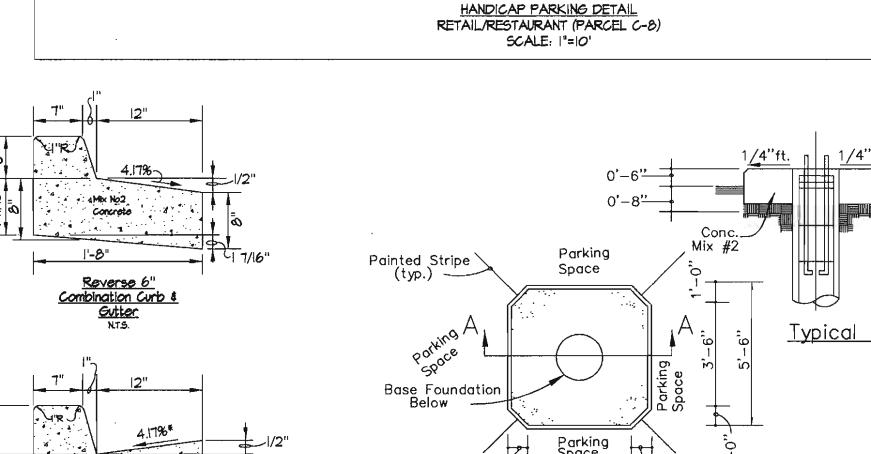
HANDICAP PARKING SIGN DETAIL



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

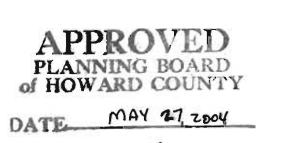


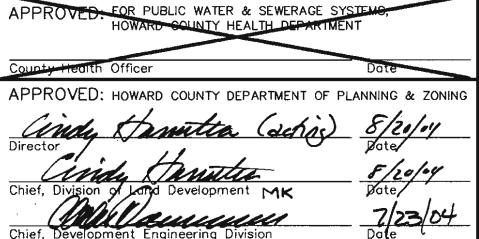


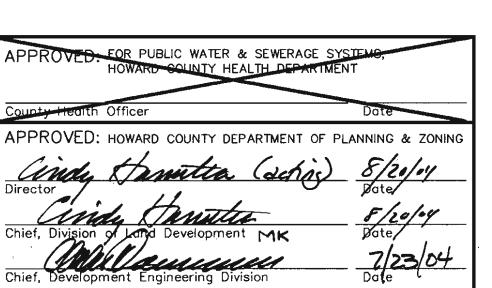


Concrete Light Pole Island Detail NTS

ELECTION DISTRICT No. 5







GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITE 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: 301-421-418

\DRAWINGS\96079\03057\sdp\03057SDP4.dwg | DES. DEV | DRN. AWL

		10/20/04	A Revise spot elevations in parking detail due to mechanical room relocation.	d.e.v.	
A					
HI	ECTS				
1-4	186				
L	CHK. DEV	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/HANDICAP ACCESSIBLITY 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
HOWARD COUNTY, MARYLAND	JUNE 2004	36 – 3	4 OF 10

P-3 Granular Base

Depending on the CBR values obtained in the field,

the paving sections may be revised, if approved by a professional soils engineers. These substitutions must also be approved by the Howard County Department of Public Works.

Standard 6"
Combination Curb \$
Gutter
NTS.

For Base Foundation Details See Electrical Plans.

