

General Notes

- All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications if applicable.
- The contractor shall notify the Department of Public Works, Bureau of Engineering, Construction Inspection Division at (410) 313-1880 at least five (5) working days prior to the start of work.
- The contractor shall notify 'Miss Utility' at 1-800-257-7777 at least 48 hours prior to any excavation work being done.
- Project Background:
Location: TAX MAP #46, GRIDS 3 & 4
Zoning: MXD-3
Election District: 5th
Buildable Lot Area: 320 AC.
Res. Ref: FLAT # 1711B & 1711A
- 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: Restaurant and Gas Station/Convenience Store/Car Wash
- 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. 416A and No. 4632.
- Property is zoned MXD-3 per the 2-2-04 Comprehensive Zoning Plan per Council Bill No. TS-2003. For ZB-995M was approved 2/8/01 granting approval to PDP.
- See Department of Planning & Zoning file numbers: S-01-17, ZB-995M, PB-353, WP-01-111(*), WP-02-54(**), P-02-12, F-03-07, SDP-03-06, F-04-35, SDP-04-44, SDP-04-44, F-04-11B, and F-05-13.
- 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 SDP 04-44.
- Recording reference: Plat No. 1711B & 1711A.
- 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 FD 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.
- Fencing for this project is in accordance with the Decision and Order for ZB-995M and the Decision and Order for PB Case No. 353 (S-01-17).
- The Traffic Study was approved as part of Sketch Plan S-01-17.
- 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 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 #s 1711B & 1711A, 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-3 satisfies the recharge requirements for Parcels C-3, C-10, and C-11.
- All exterior light fixtures shall be oriented to direct light inward and downward on-site away from all adjoining residential use areas and public roads in accordance with Section 134 of the Howard County Zoning Regulations. See sheet 4 for additional light specifications.
- The shared access and parking requirement for Parcels "C-3", "C-10", and "C-11" is covered by Section 10.11. Access and parking easement in "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 1414 at Folio 230.
- On November 14, 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 Board's approval was further based upon the following conditions:
 - The gas station operator shall limit the night time hours of operation for the car wash use for the gas station as presented by the applicant at the Planning Board meeting.
 - The car wash building shall be constructed with additional insulation materials to reduce noise levels as presented by the applicant at the Planning Board meeting.

General Notes (continued)

- 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 on sheet 6.
- Sediment Control for this plan is provided under F-03-07.
- No lower level is proposed for either the restaurant or the convenience store. However, if a lower level is added and used as office or retail, then the F.A.R. and parking tabulations shall be revised accordingly.
- Planning Board approval for the setback reduction from Route 216 for the trash enclosure was granted on 2/3/05.
- AD** The location of the pricing sign on Parcel C-11 was approved by the Board of Appeals under case #BA 05-021 on 11/24/05

***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(*), 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 floodplain 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 50' 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.
 - WDE 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 an all future plan and permit submissions.
 - 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".

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 Somer Road (Maple Lawn Boulevard) Parcel A-3 not exceed three stories.
- Commercial buildings east of Somer 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 7B, 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:

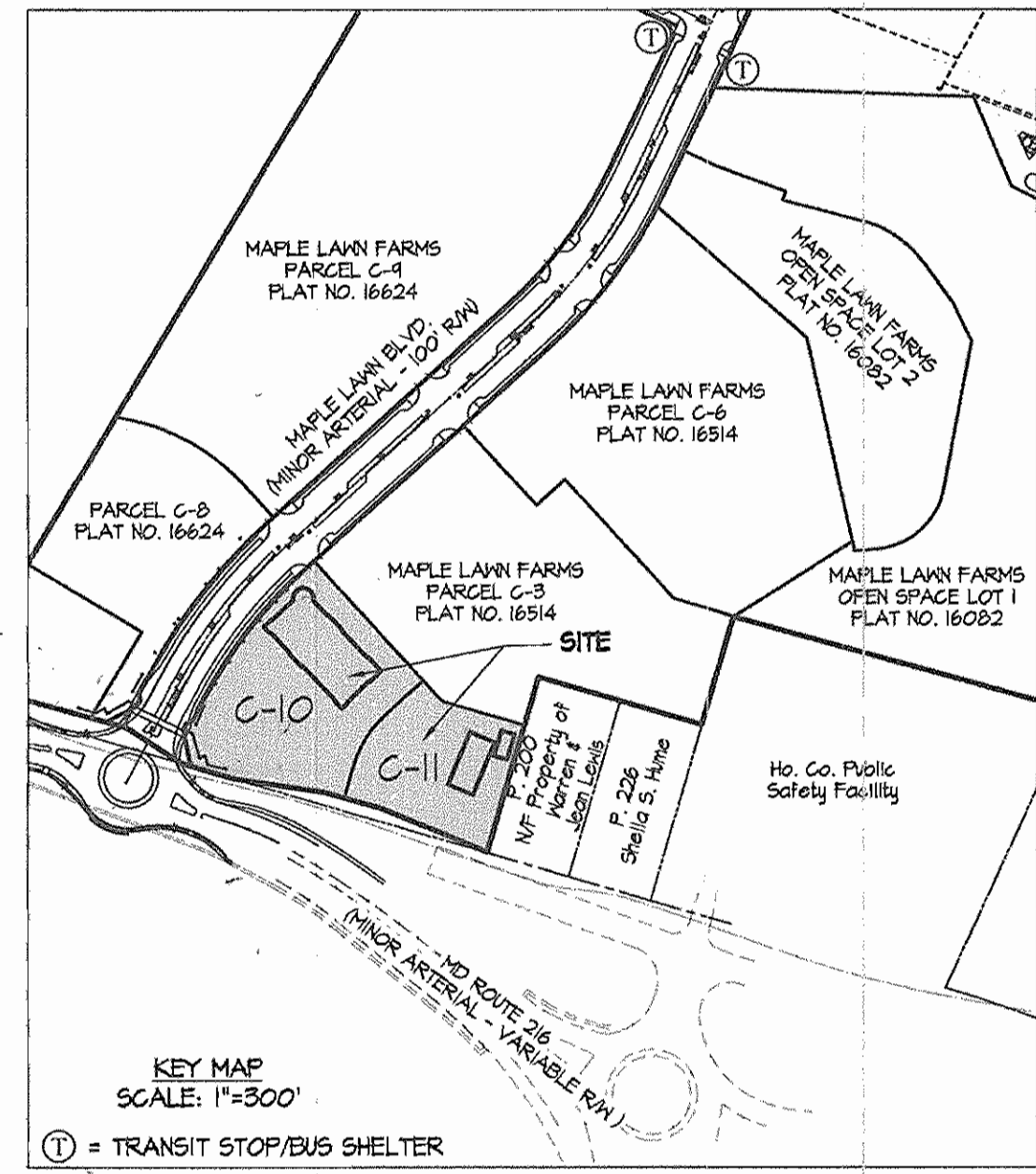
- No more than 15% of the total Employment land use area may be devoted to warehouse and light manufacturing uses.
- Cemeteries, mausoleums & crematoriums are not permitted
- A maximum of one gasoline service station is permitted. The gasoline service station may include a car wash, car repair facilities, 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 152,370 (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 12B.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 Parcels C-10 & C-11



Handicap Parking

- Number of Handicap Spaces Required
Parcel C-10
Parcel C-11
- Number of Handicap Spaces Provided
Parcel C-10
Parcel C-11
- Number of Van Accessible Spaces Required
Parcel C-10
Parcel C-11
- Number of Van Accessible Spaces Provided
Parcel C-10
Parcel C-11

6 spaces
2 spaces
8 spaces
6 spaces
2 spaces
8 spaces
2 spaces
1 space
3 spaces
2 spaces
2 spaces
4 spaces

Parking Tabulation

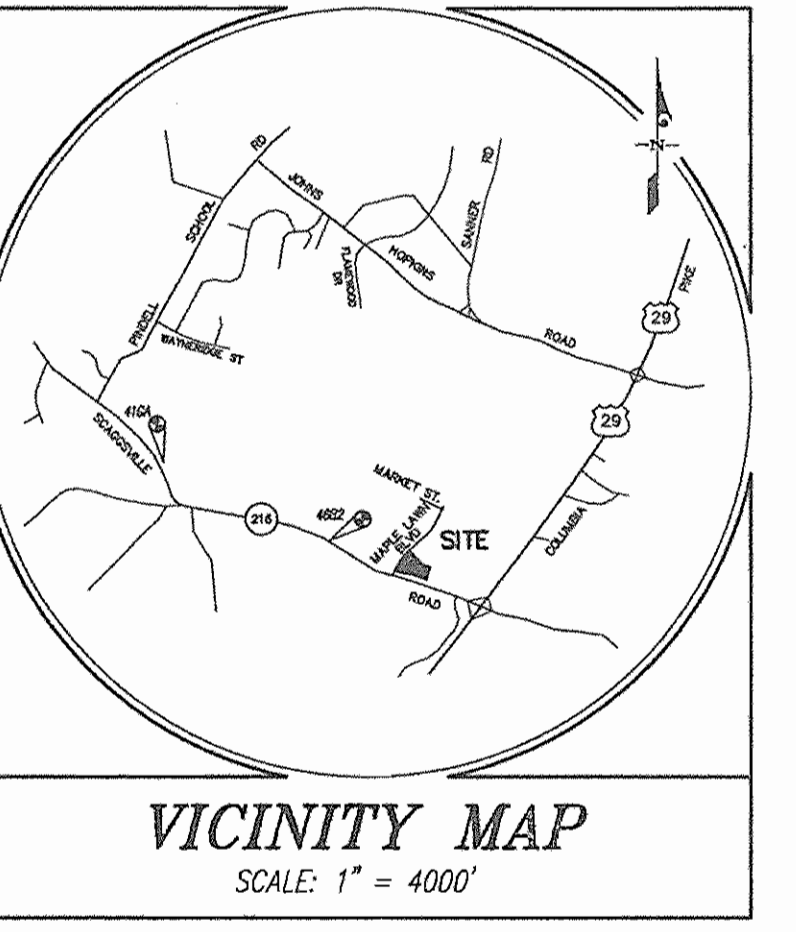
Parking Required
Convenience Store/Gas Station/Car Wash = 13 spaces *
Retail = 47 spaces (9312 s.f. of floor area @ 3 spaces/1000 s.f.)
Restaurant = 119 spaces ** (17619 s.f. of floor area)
Total Required = 179 spaces ***

Parking Provided
Parking Provided = 124 spaces (121 Net of spaces for vacuum and air pump)
The 124 spaces are distributed as follows:
on-street parallel spaces 7
head-in spaces within parking field (subject to a cross-easement for the benefit of both parcels) 120
spaces reserved for vacuum and air pump use 2

** 13 spaces based upon the following:
convenience store: 4 (4275 s.f. @ 2 spaces per 1000 s.f.)
car wash: 4
13 spaces

*** 119 spaces based upon the following:
employees: 7 (35 employees @ 1 space per 5 employees)
outdoor seating: 21 (80 seats @ 1 space per 3 seats)
indoor seating: 85 (255 seats @ 1 space per 3 seats)
119 spaces

*** The adjacent parcel (Parcel C-3) has an excess of 52 parking spaces (282 spaces required versus 334 provided). The cross easement will allow the patrons of Parcel C-10 to use the spaces on Parcel C-3. The proposed use on Parcel C-3 is office and the site plan was approved under SDP 04-44.



BENCHMARKS

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

Site Analysis Data Chart

	Parcel C-10	Parcel C-11	Total
1. Gross Area of Parcel:	88,653 Sq. Ft. (2.03 ac.)	50,868 Sq. Ft. (1.17 ac.)	139,520 Sq. Ft. (3.20 ac.)
2. Limit of Disturbed Area: (Area of Plan Submission)	83,223 Sq. Ft. (1.91 ac.)	47,765 Sq. Ft. (1.10 ac.)	130,988 Sq. Ft. (3.01 ac.)
3. Zoning:	MXD-3	MXD-3	
4. Proposed Use:	Retail / Restaurant	Gas Station / Convenience Store/ Car Wash	
5. Building Coverage: (% of Gross Acreage)	16,931 Sq. Ft. (19.1%)	10,501 Sq. Ft. (20.6%)	27,432 Sq. Ft. (19.7%)
6. Floor Area Ratio (FAR):	0.19	0.10	0.16

- Notes:
- There is not a maximum allowable building coverage for the Business District per the Comprehensive Sketch Plan
 - The building coverage for C-11 includes the convenience store (4275 s.f.), car wash (1012 s.f.), and canopy (5214 s.f.).
 - The Total Floor Area Ratio and the Floor Area Ratio for Parcel C-11 does not include the area of the canopy.

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

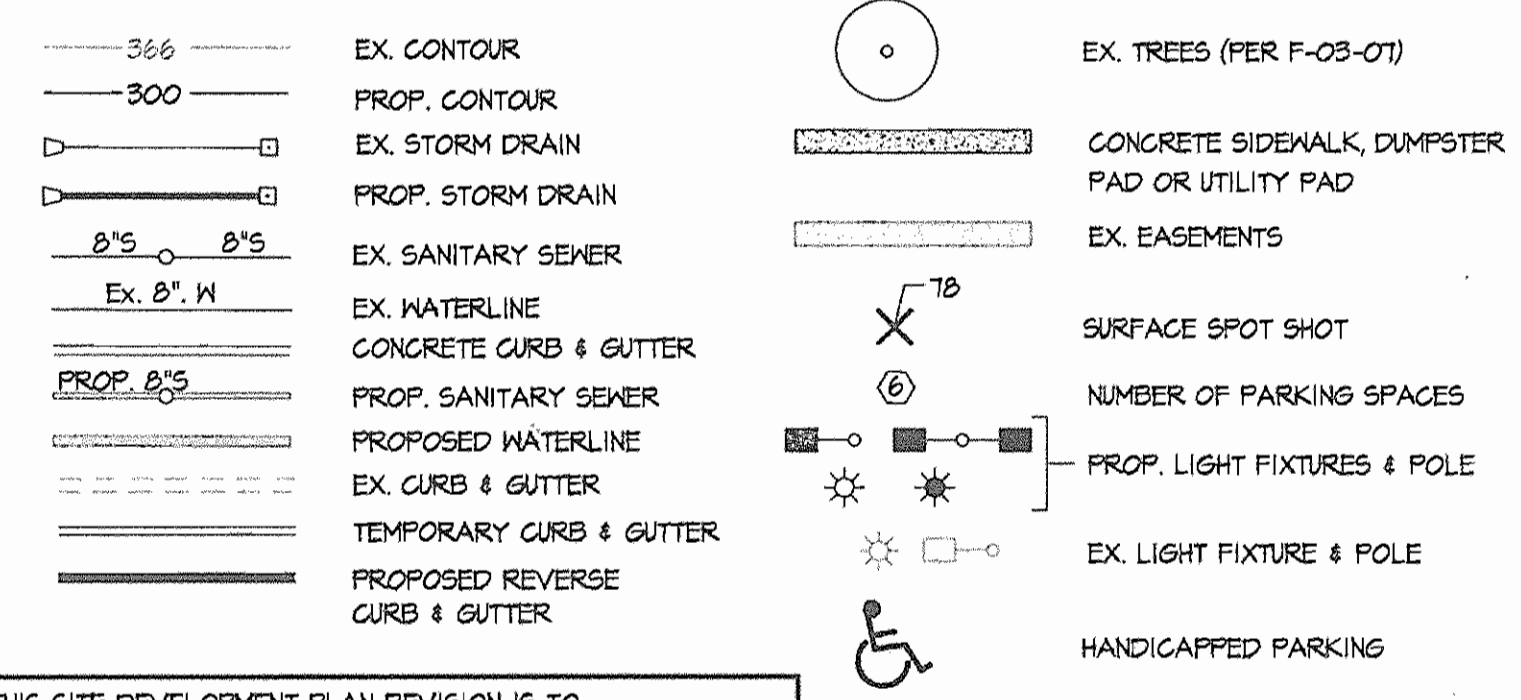
FILE #	PARCEL AREA	FLOOR AREA	F.A.R.
SDP 04-44	4.40 AC. (191,605 S.F.)	43,945 S.F.	0.24
SDP 04-46	3.11 AC. (137,933 S.F.)	24,088 S.F.	0.17
SDP 05-08 (THIS SDP)	3.20 AC. (139,520 S.F.)	22,218 S.F.	0.16
SDP 05-036	10.13 AC. (441,228 S.F.)	43,945 S.F.	0.21
SDP 05-047	5.58 AC. (243,230 S.F.)	120,340 S.F.	0.44
REMAINING RECORDED EMPLOYMENT LAND	4.35 AC. (189,441 S.F.)	0	0.00
TOTAL	30.83 AC. (1,342,955 S.F.)	354,536 S.F.	0.26

Retail Tracking Chart

File Number	Area of Retail
SDP 04-46	10,841 S.F.
This SDP	4,912 S.F.
SDP 03-36	0
SDP 05-47	0
Total	20,253 S.F.

A total of 152,370 S.F. is allowed in accordance with S-01-17.

LEGEND



THE PURPOSE OF THIS SITE DEVELOPMENT PLAN REVISION IS TO:
1. AMEND THE FOOTPRINT FOR THE RETAIL/RESTAURANT BUILDINGS.
2. AMEND THE PARKING FIELD ON PARCEL C-10 TO ACCOMMODATE THE CURRENT BUILDING FOOTPRINT.
3. RELOCATE THE CONVENIENCE STORE/GAS STATION DUMPSTER ENCLOSURE.
4. RELOCATE AND AMEND THE SIZE OF THE INHC TO THE CONVENIENCE STORE/GAS STATION.

ADDRESS CHART

PARCEL NO.	STREET ADDRESS
C-10	8191 MAPLE LAWN BOULEVARD
C-11	8181 MAPLE LAWN BOULEVARD

WATER CODE:	SEWER CODE:
E21	TB5000

SUBDIVISION NAME:	SECTION/AREA:	PARCELS:
MAPLE LAWN FARMS	BUSINESS DISTRICT/AREA 1	C-10 AND C-11
PLAT No. 1711A	TAX MAP #46	BLOCK 3 & 4
ZONE MXD-3	ELEC. DIST. 5	CENSUS TRACT 6051.02

APPROVED
PLANNING BOARD
HOWARD COUNTY

DATE: 11/16/05 & 2/2/05

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
Robert W. Decker, County Health Officer, 10/25/05

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Frank J. Leyle, Director, 11/2/05

Chief, Division of Land Development, 10/27/05

Chief, Development Engineering Division, 10/26/05

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

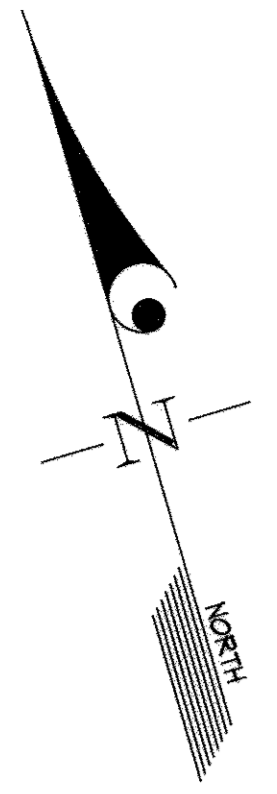
DATE	REVISION	BY	APP'R
10/10/05	THIS PLAN SUPERCEDES SITE PLAN SIGNED DECEMBER 29, 2004	DEV	
10/27/05	Added general note A2		

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

COVER SHEET
REVISED SITE DEVELOPMENT PLAN FOR
RETAIL/RESTAURANT AND GAS STATION/CONVENIENCE STORE/CAR WASH
MAPLE LAWN FARMS
BUSINESS DISTRICT
PARCELS C-10 & C-11 PLAT NO. 1711B & 1711A
HOWARD COUNTY, MARYLAND

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	03056
DATE	TAX MAP - GRID	SHEET
OCTOBER, 2005	46: 3&4	1 OF 9

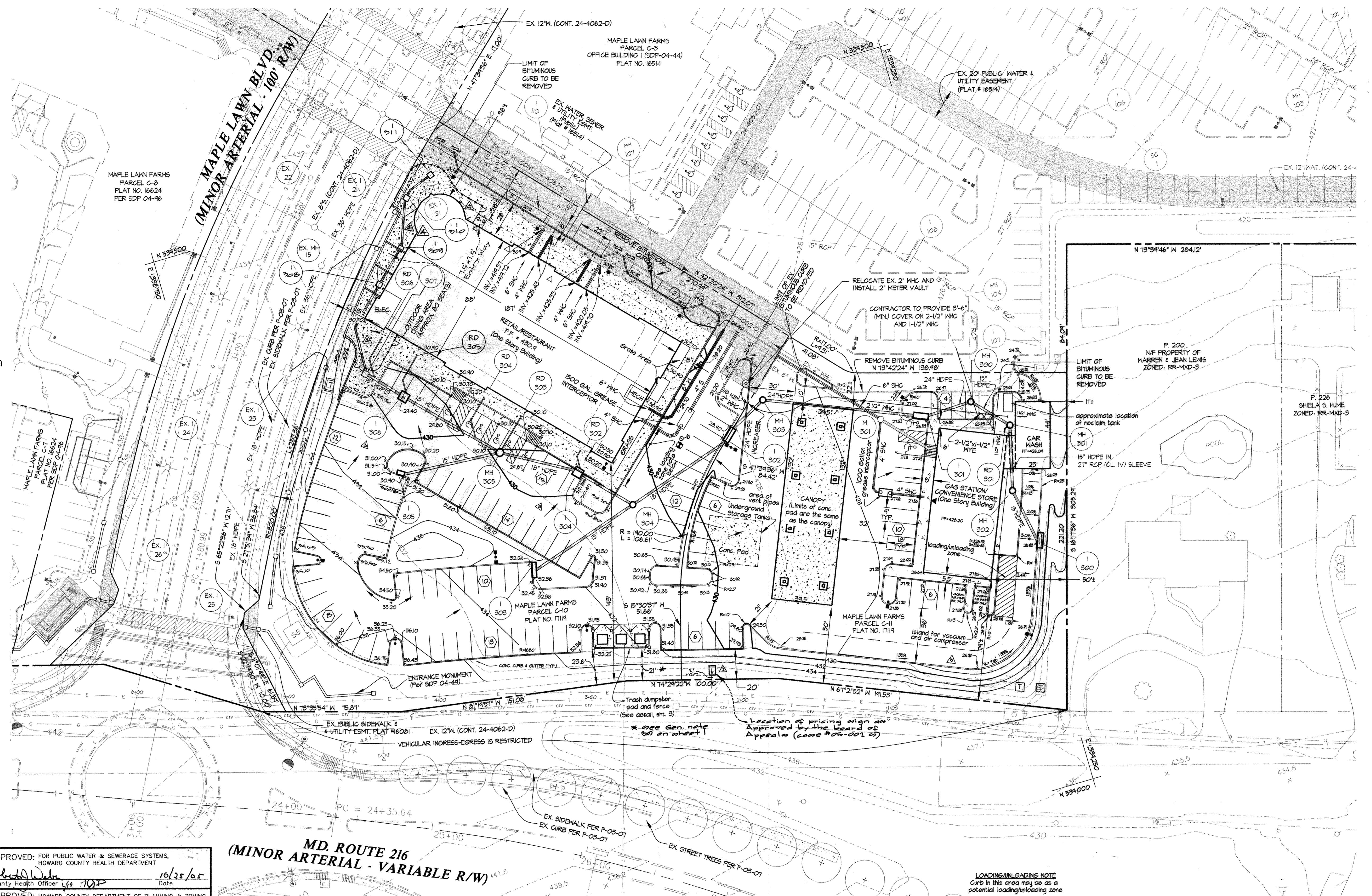


Note: For Details of outdoor Dining Area & Retaining Walls on Parcel C-10, see sheet 2.



Professional Certification
I hereby certify that these plans were prepared or approved by me, and that I am a duly Licensed Professional Engineer under the Laws of the State of Maryland.
License No. 12976
Expiration Date: May 26, 2018

10/6/05



APPROVED
PLANNING BOARD
of HOWARD COUNTY

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT
Robert J. Weber
County Health Officer
10/25/05
Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Frank J. Wynn
Director
10/27/05
Date

Candy Hamata
Chief, Division of Land Development
11/27/05
Date

Chief, Development Engineering Division MK
10/26/05
Date

MD. ROUTE 216
(MINOR ARTERIAL - VARIABLE R/W)

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTOWNSVILLE OFFICE PARK
BURTOWNSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
10/10/05	THIS PLAN SUPERCEDES SITE PLAN SIGNED DECEMBER 29, 2004	DEV	
02/18/06	added location of pricing sign to Parcel C-11	SH	DEV
02/18/06	add parking & outdoor dining area, water grading along car wash stacking		
07/27/17	add details of structural steel building & restaurant building retaining wall that holds in the concrete with other plan details		

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

SITE DEVELOPMENT PLAN
REVISED SITE DEVELOPMENT PLAN FOR
RETAIL/RESTAURANT AND GAS STATION/CONVENIENCE STORE/CAR WASH
MAPLE LAWN FARMS
BUSINESS DISTRICT
PARCELS C-10 & C-11 PLAT NO. 17118 & 17119
ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	MXD-3	03056
DATE	SHEET	
OCTOBER, 2005	46: 3&4	2 OF 9

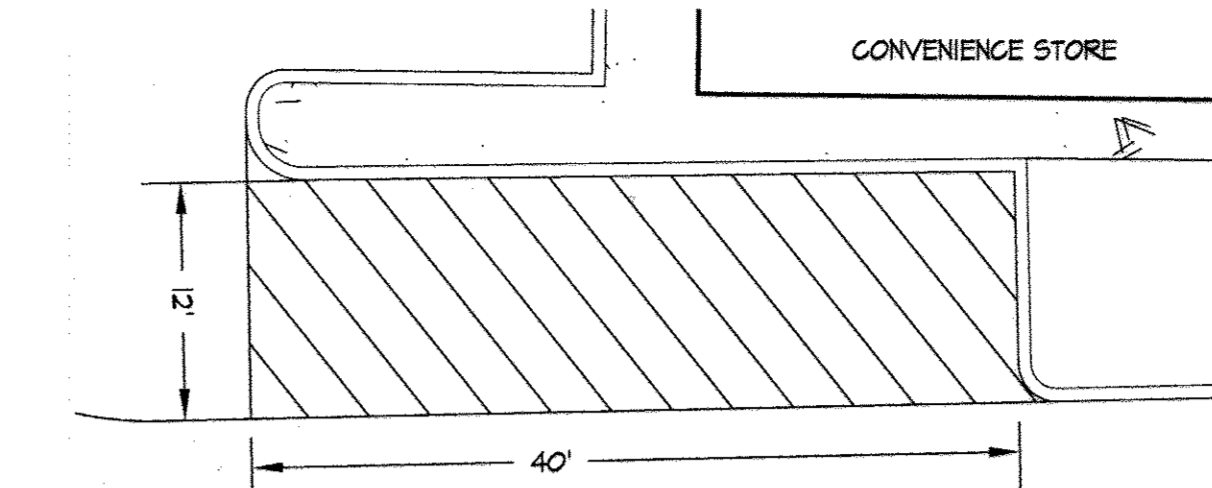
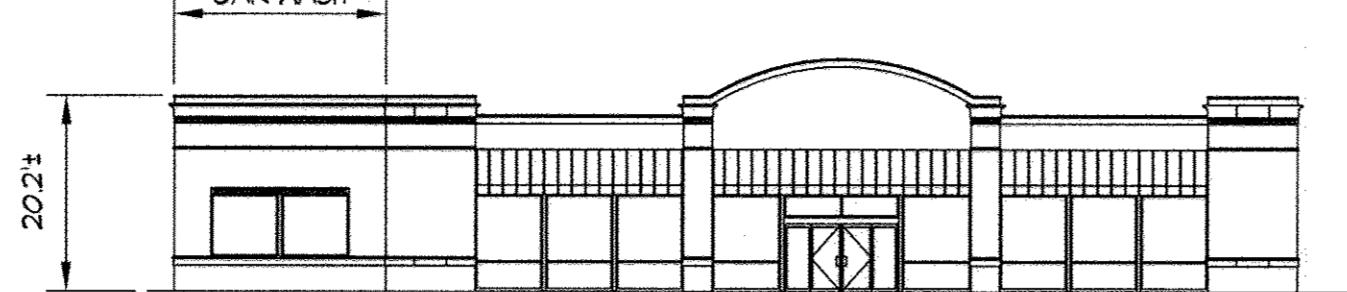
THE PURPOSE OF THIS SITE DEVELOPMENT PLAN REVISION IS TO:
1. AMEND THE FOOTPRINT FOR THE RETAIL/RESTAURANT BUILDING.
2. AMEND THE PARKING FIELD ON PARCEL C-10 TO ACCOMMODATE THE CURRENT BUILDING FOOTPRINT.
3. RELOCATE THE CONVENIENCE STORE/GAS STATION DUMPSTER ENCLOSURE.
4. RELOCATE AND AMEND THE SIZE OF THE MHC TO THE CONVENIENCE STORE/GAS STATION.

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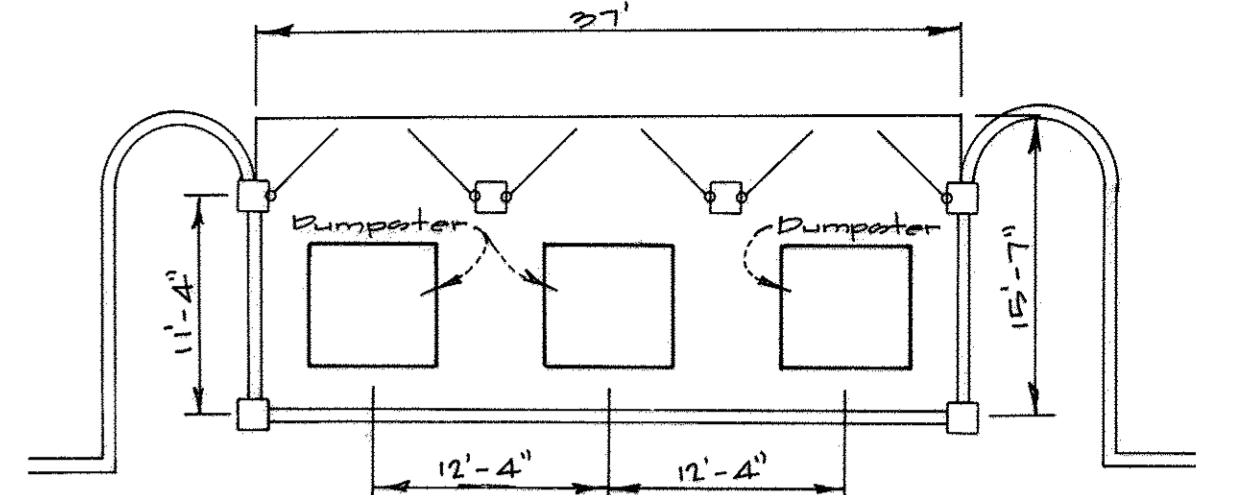
RETAIL/RESTAURANT BUILDING (PARCEL C-10) ELEVATION
SCALE: 1"=20'



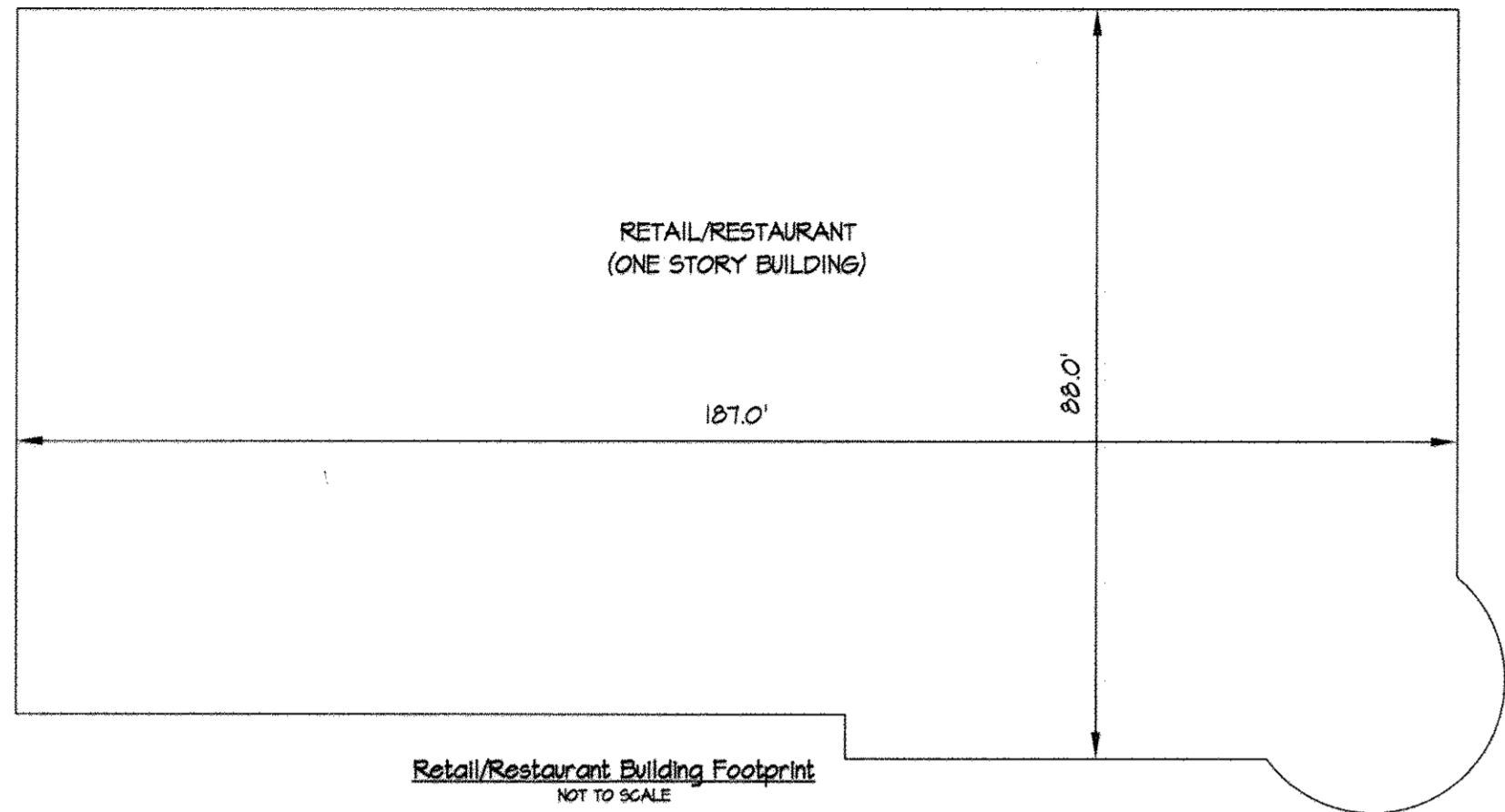
CONVENIENCE STORE/CAR WASH (PARCEL C-11) ELEVATION
SCALE: 1"=20'



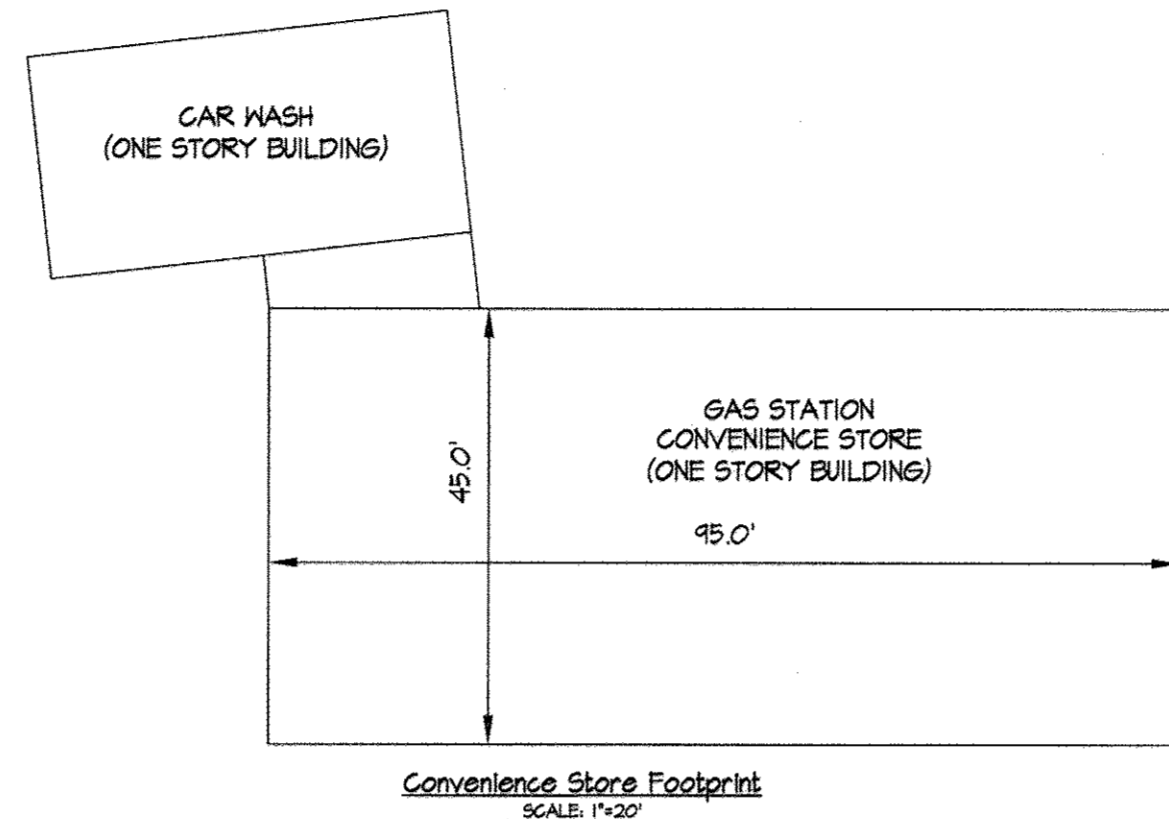
Note: See Architectural Plans For Retaining Wall Details



Trash Enclosure (Parcel C-10)
1"=10'

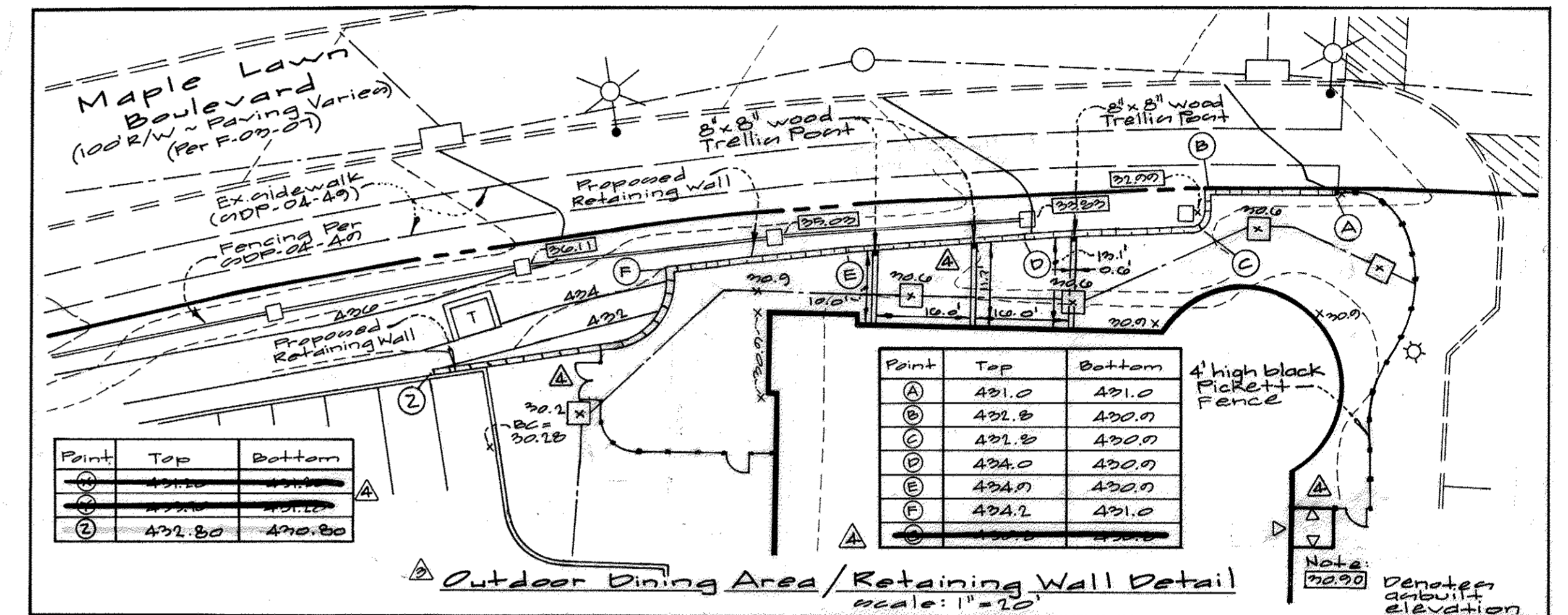


Retail/Restaurant Building Footprint
NOT TO SCALE



Convenience Store Footprint
SCALE: 1"=20'

Loading / Unloading Area (Parcel C-11)
1"=10'

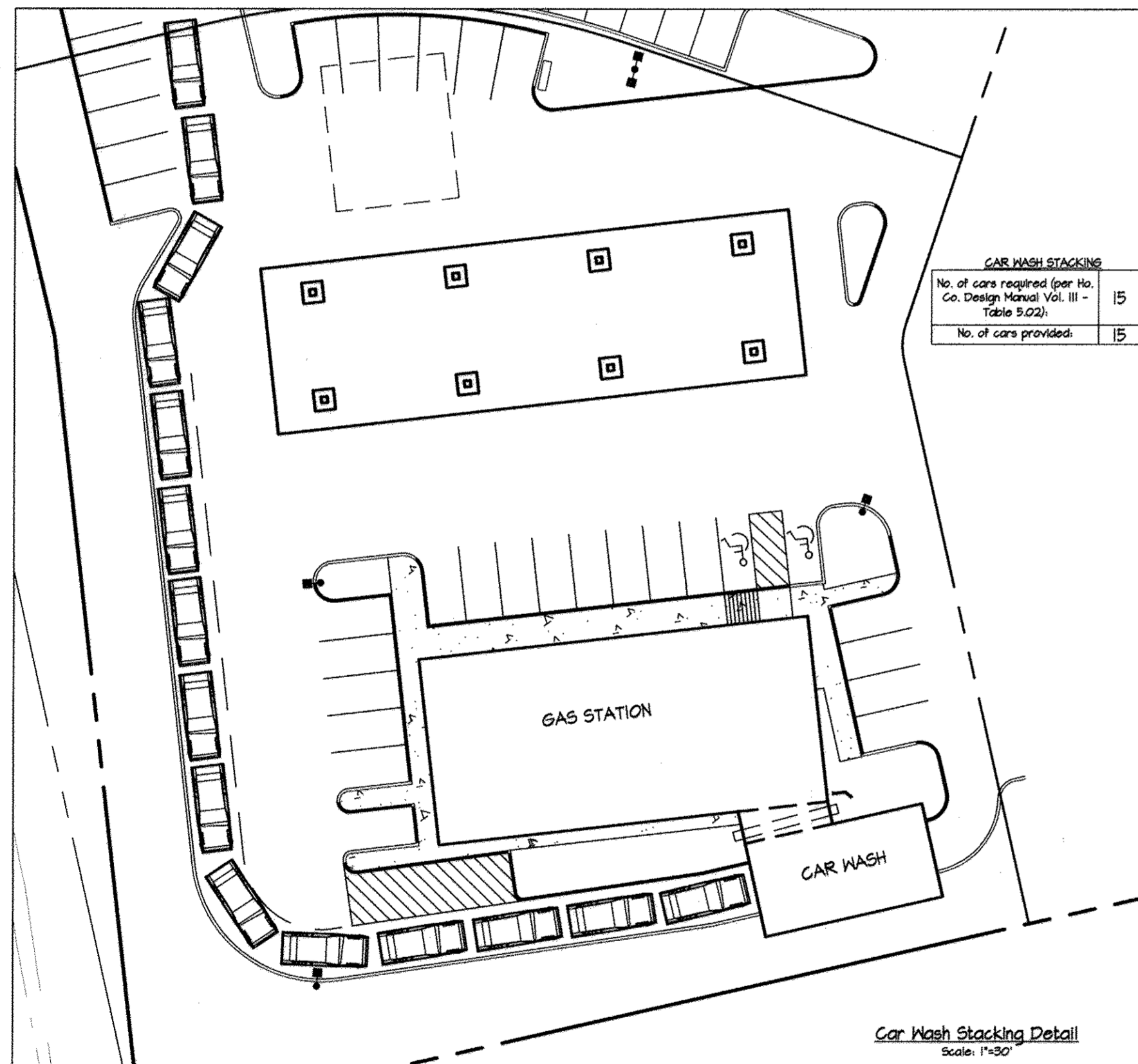


Point	Top	Bottom
1	421.80	421.80
2	421.80	421.80

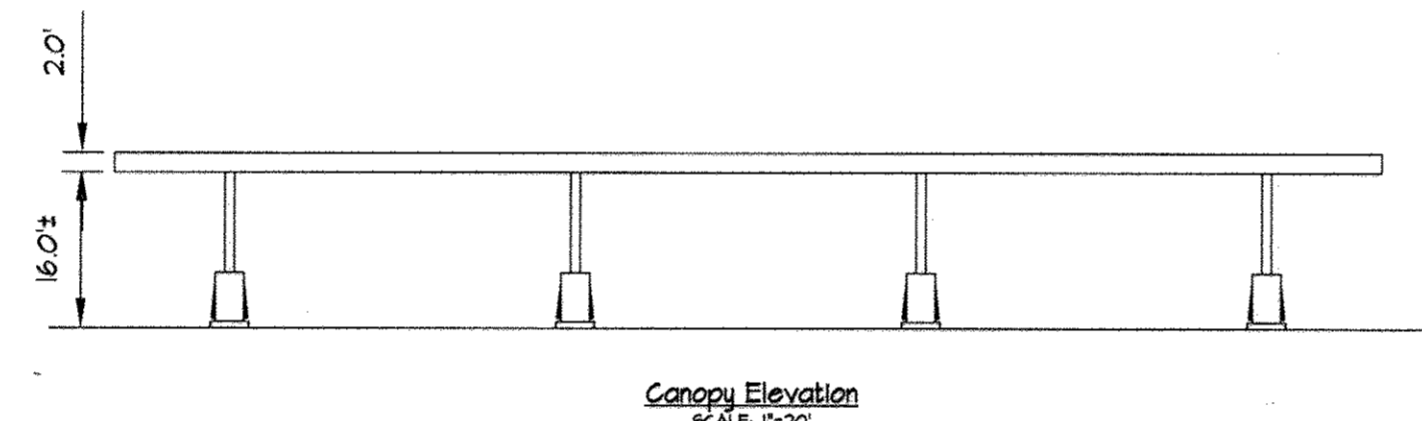
Point	Top	Bottom
A	421.0	421.0
B	422.0	422.0
C	422.0	422.0
D	424.0	424.0
E	424.0	424.0
F	424.2	421.0

Outdoor Dining Area / Retaining Wall Detail
Scale: 1"=20'

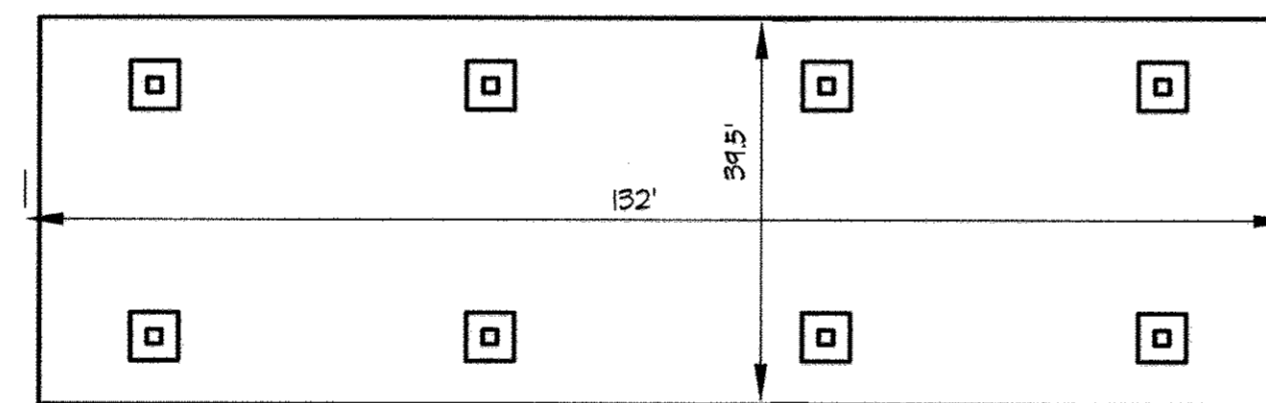
Note: Trellis will be attached to the building. See Architectural for details.



CAR WASH STACKING	
No. of cars required (per No. Co. Design Manual Vol. III - Table 5.22)	15
No. of cars provided	15



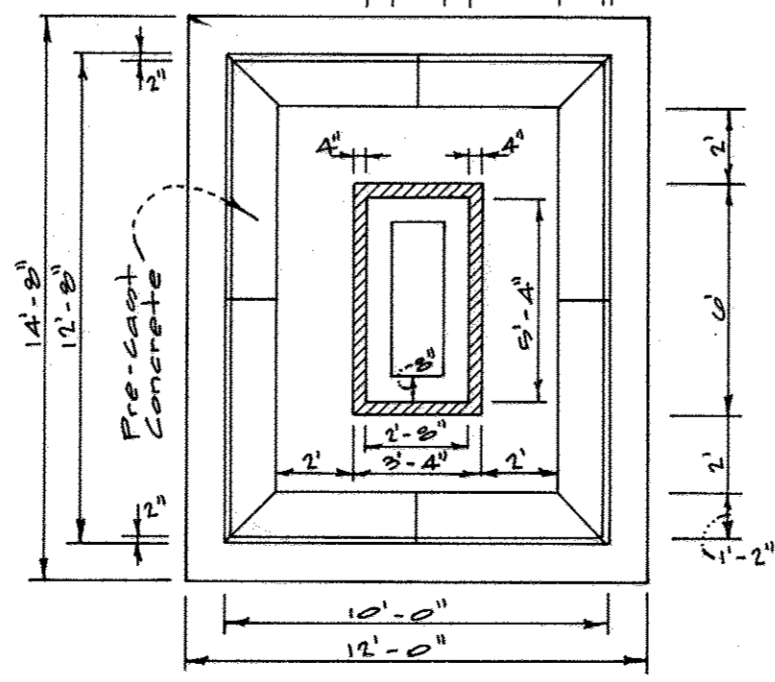
Canopy Elevation
SCALE: 1"=20'



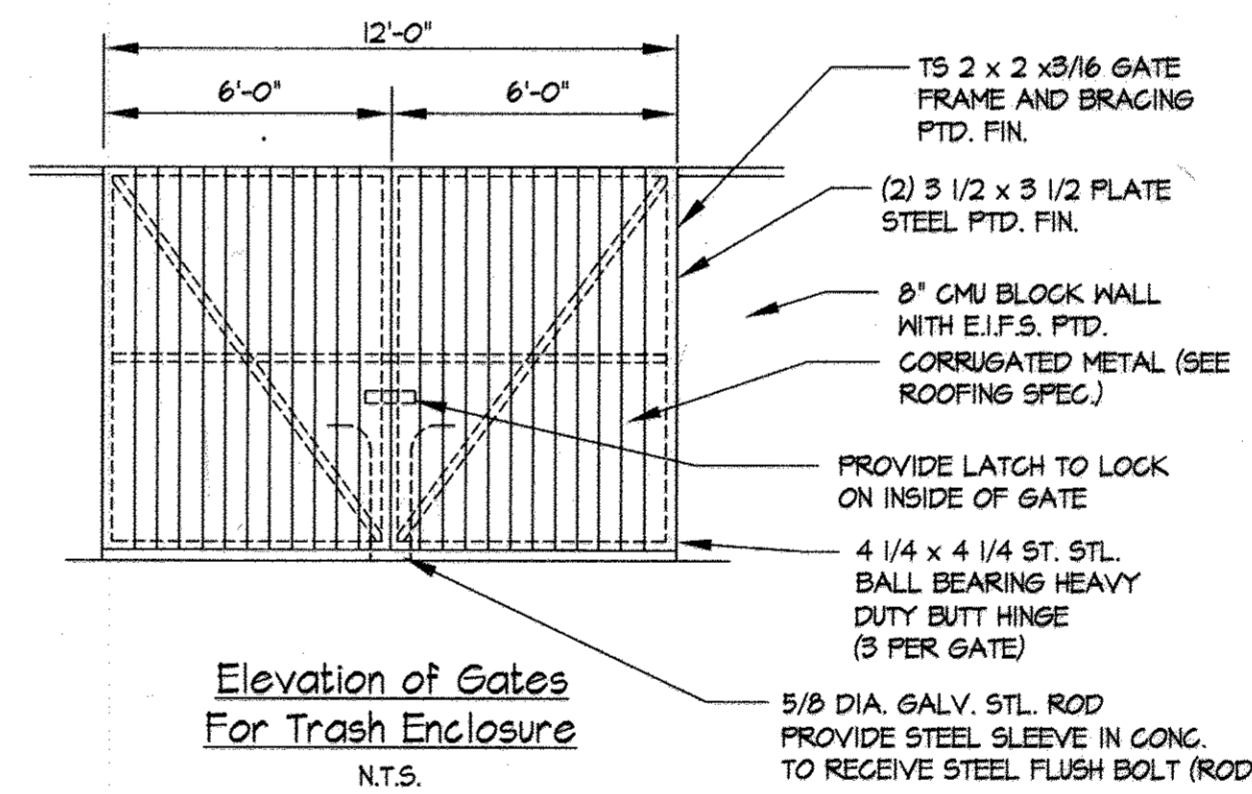
Canopy Footprint
SCALE: 1"=20'

Sign Area Calculation

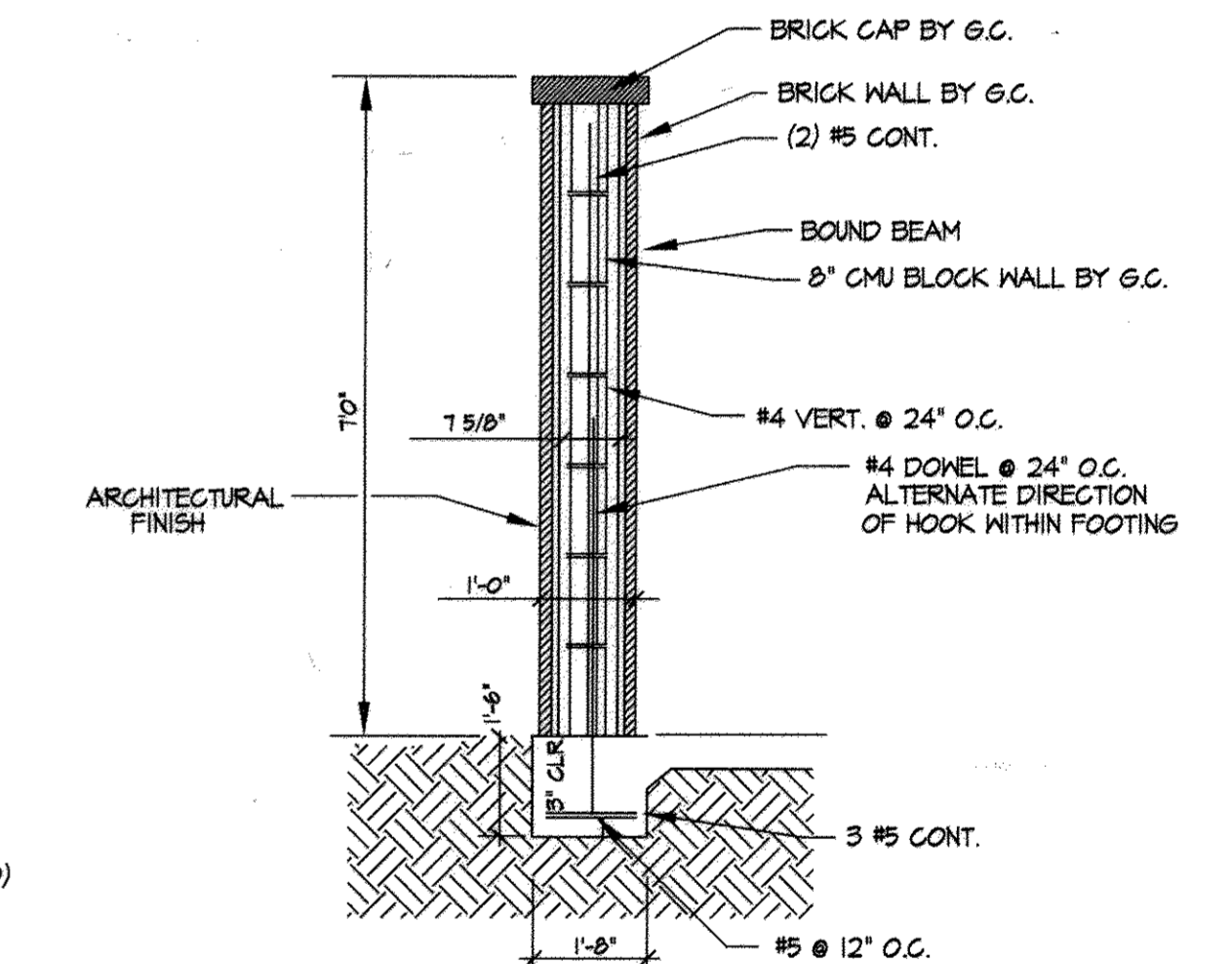
Sign Area 1A = 7.0 sq ft
Sign Area 1B = 7.5 sq ft
Sign Area 2 = 15.0 sq ft
Sign Area 3 = 1.5 sq ft
Sign Area 4 = 2.0 sq ft
Sign Area 5 = 6.25 sq ft
Total Signage = 42.25 sq ft
Area Per Sign



Finishing Sign Detail
Scale: 1"=5'

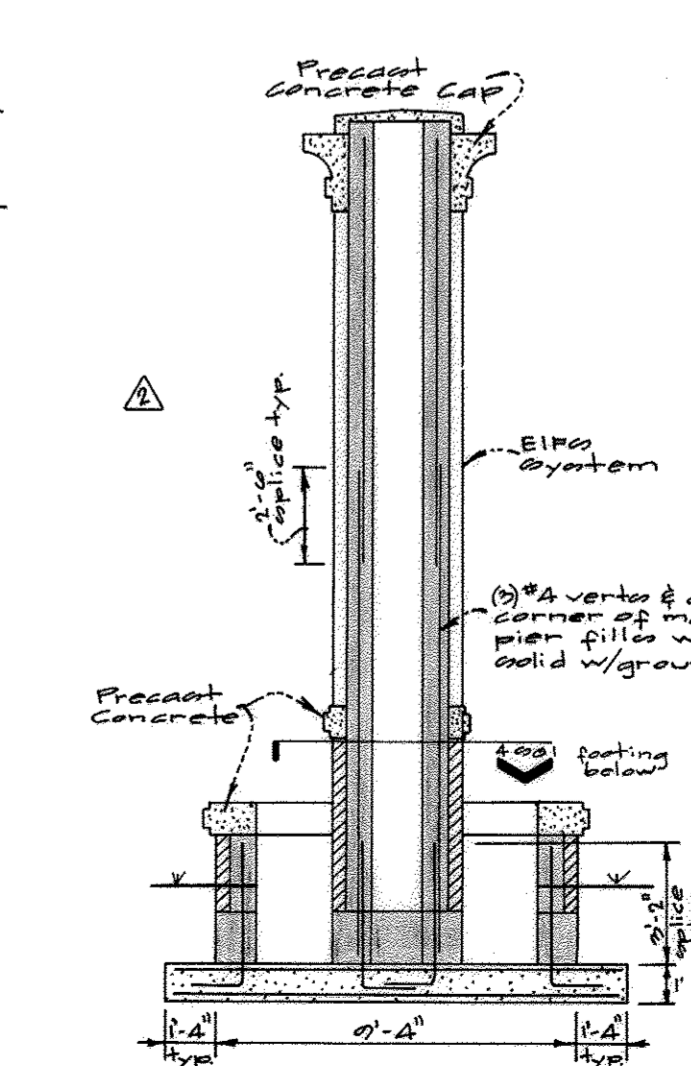
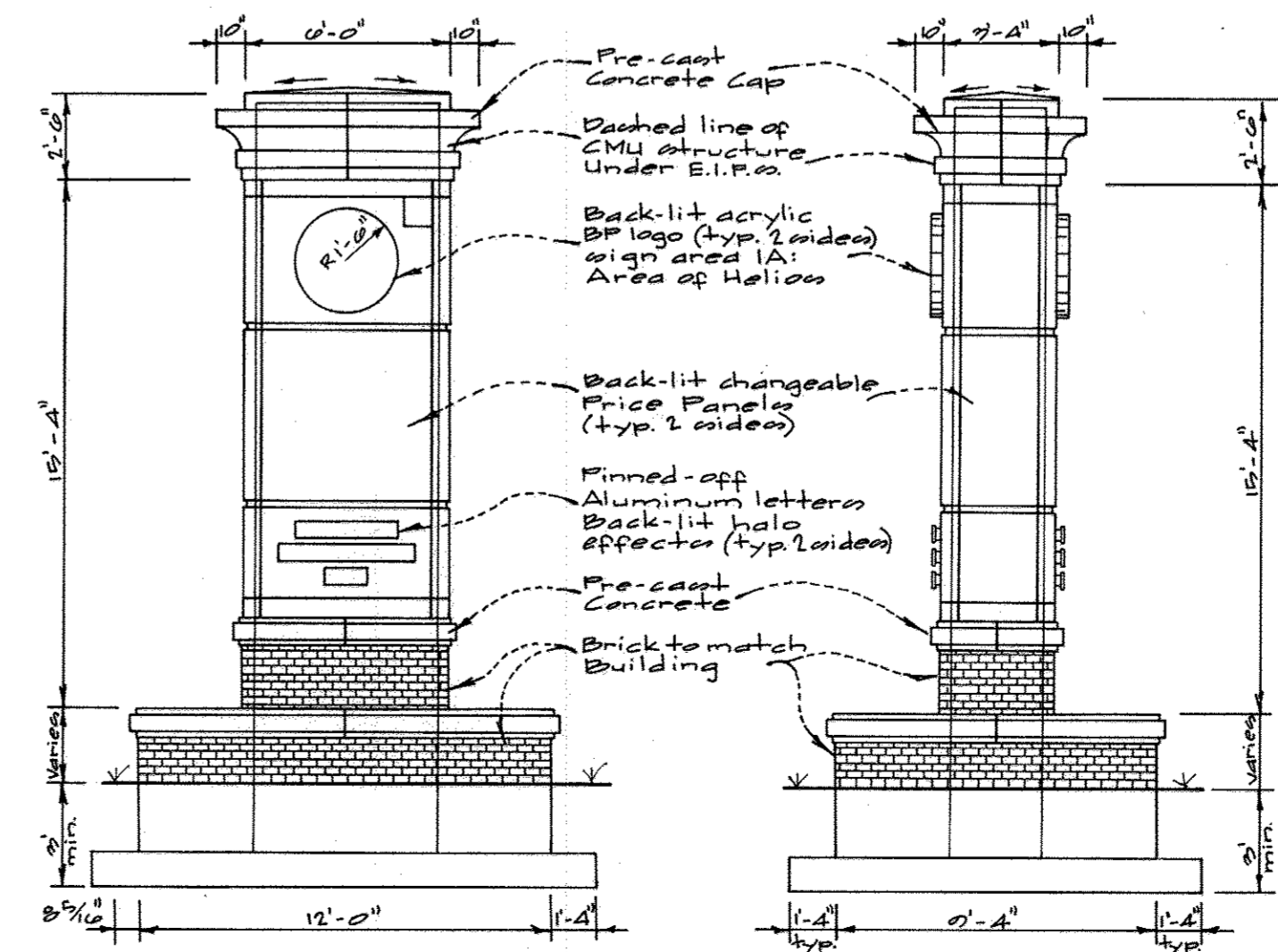


Elevation of Gates For Trash Enclosure
N.T.S.



Section of Stone Wall For Trash Enclosure
N.T.S.

- Sign Section Notes
1. Min. soil bearing to be verified at 2000 p.s.f.
 2. Concrete to be 3000 p.s.f. at 28 days.
 3. Reinforcing to be ASTM A 615 grade 60.
 4. Masonry to be CMU block & mortar to be type S. Provide truss type joint reinf. at 16" o.c.
- Note: See Architectural Plans For sign Notes.

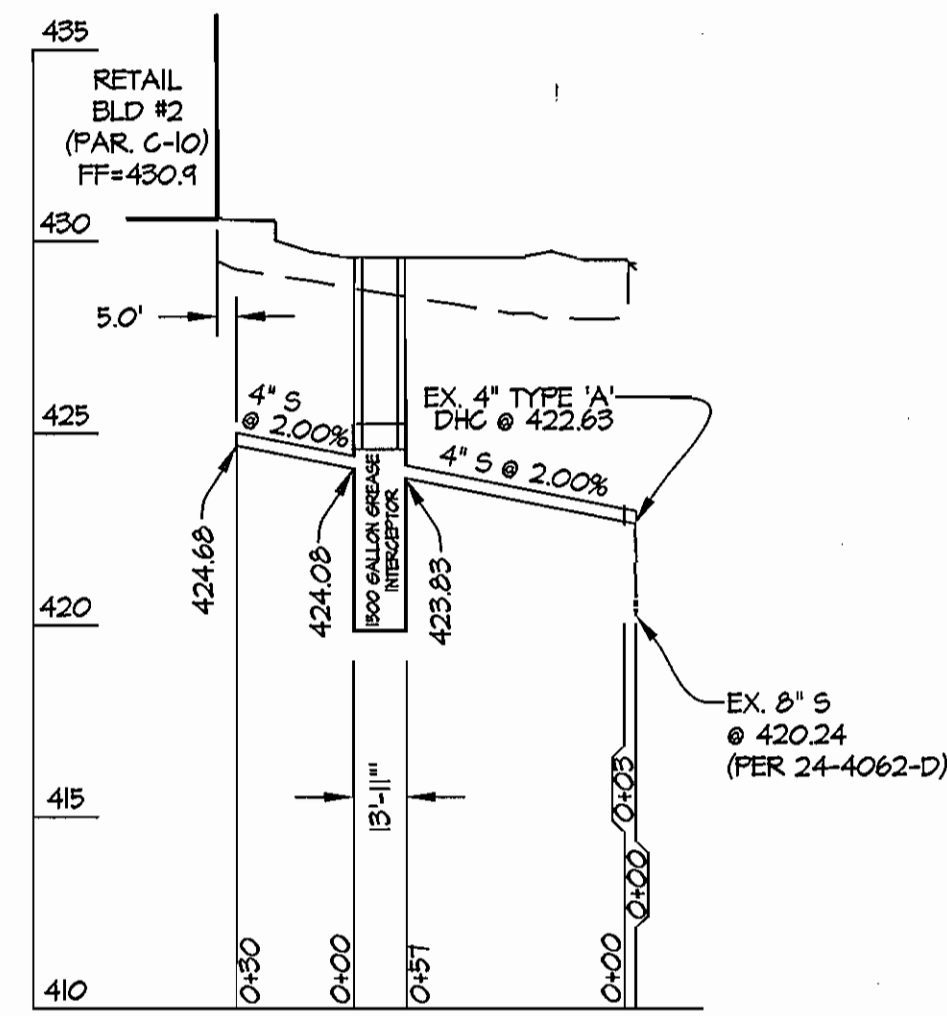
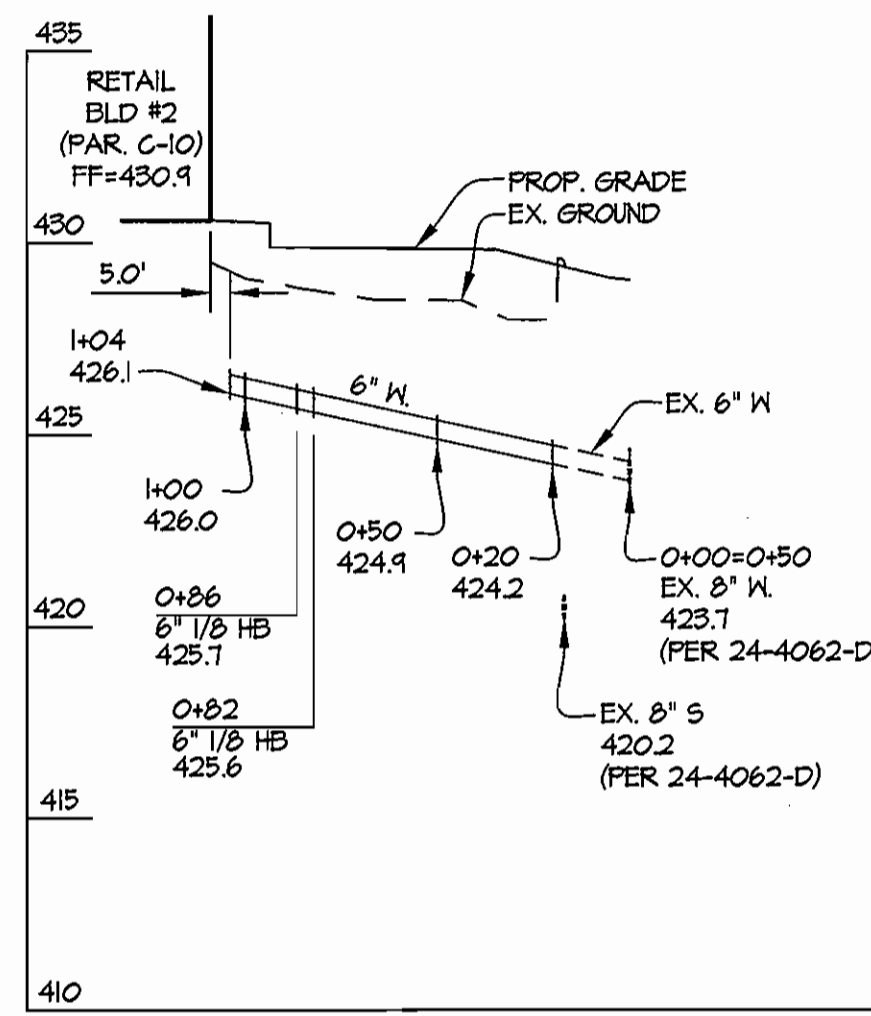
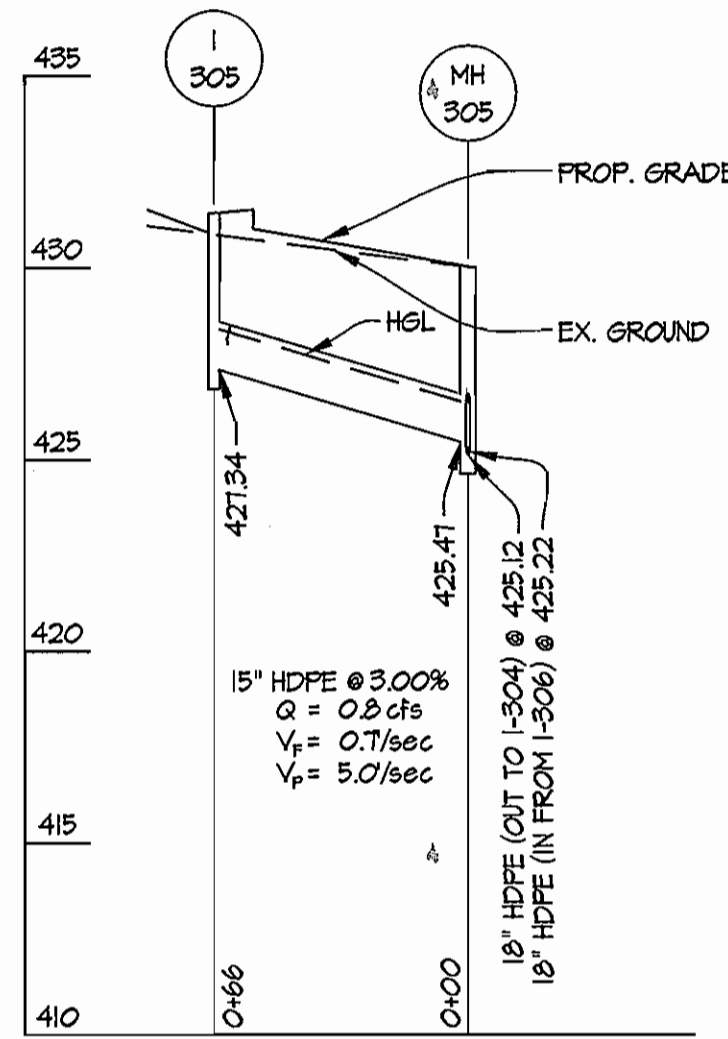
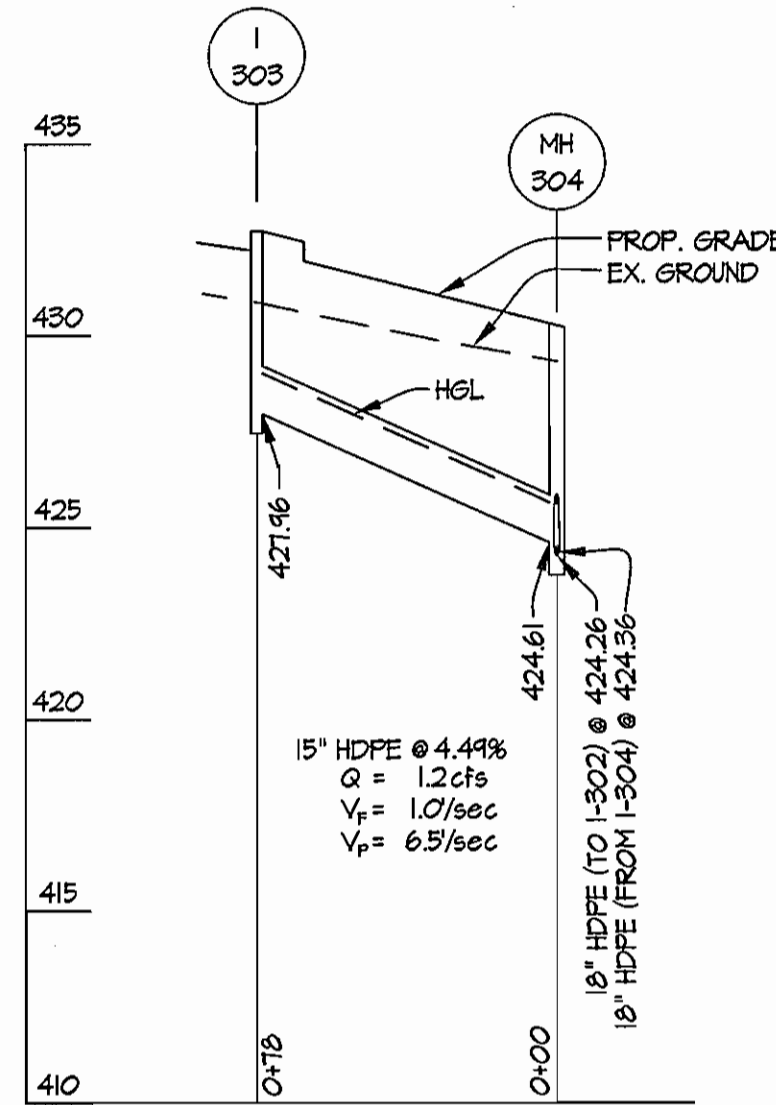
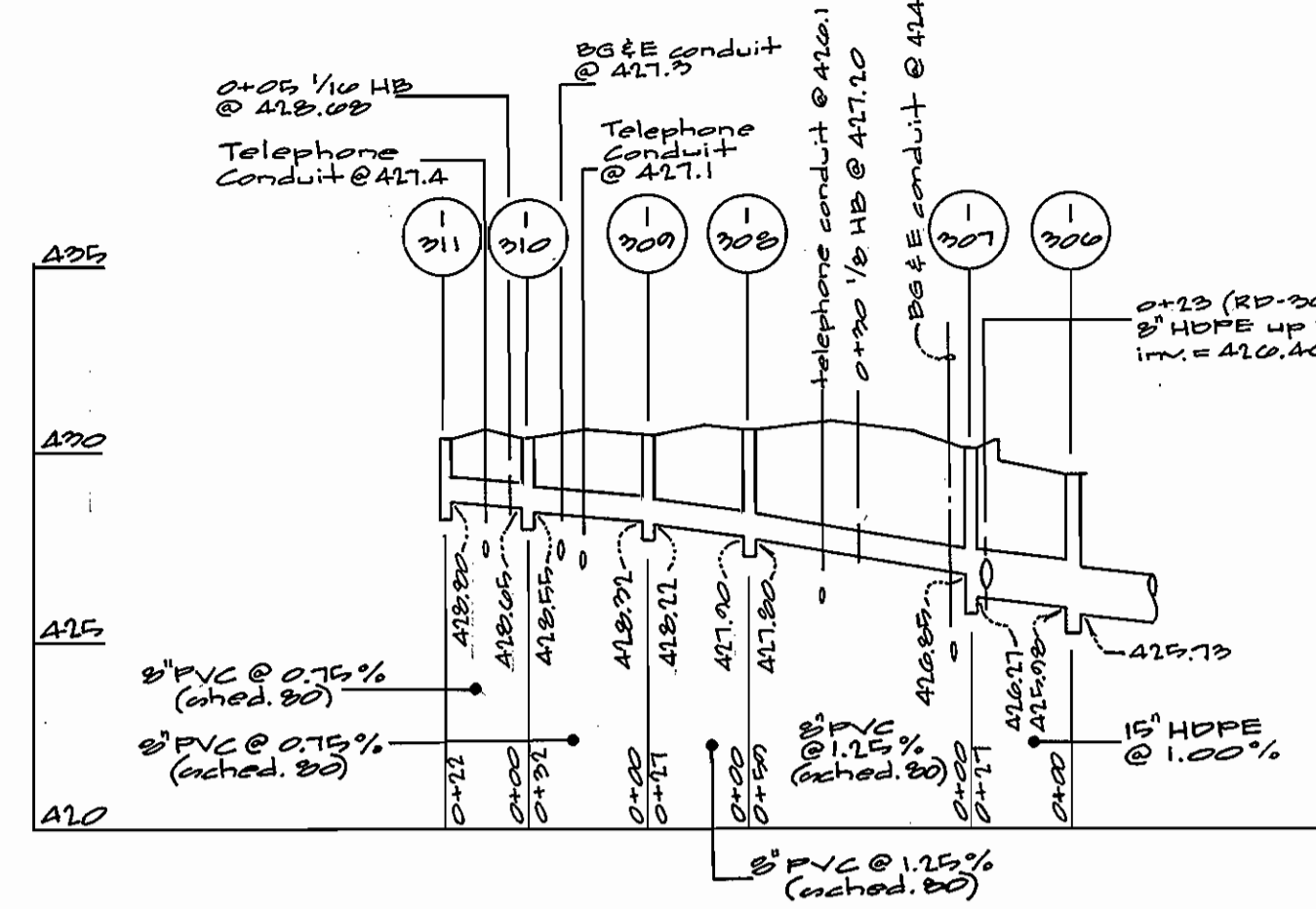
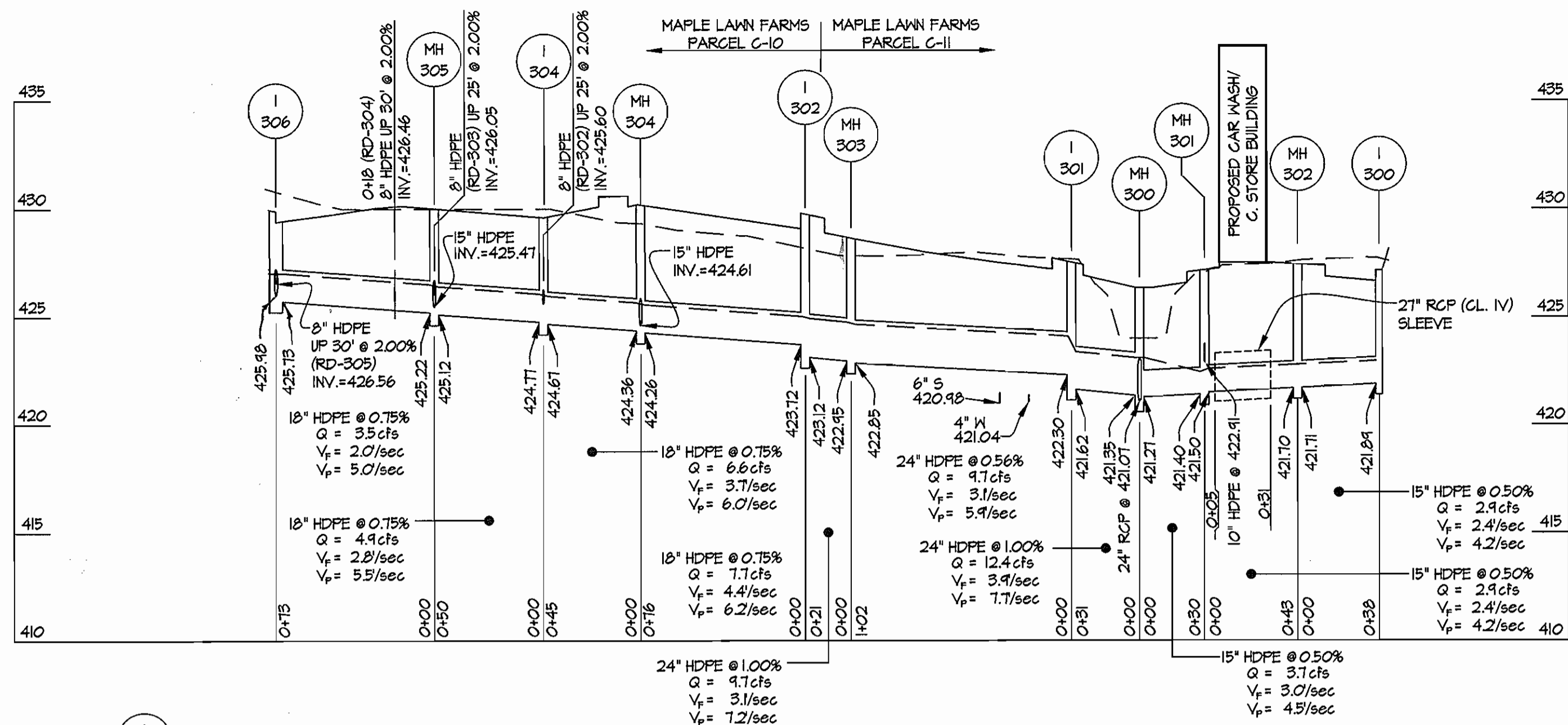


- THE PURPOSE OF THIS SITE DEVELOPMENT PLAN REVISION IS TO:
1. AMEND THE FOOTPRINT FOR THE RETAIL/RESTAURANT BUILDING.
 2. AMEND THE PARKING FIELD ON PARCEL C-10 TO ACCOMMODATE THE CURRENT BUILDING FOOTPRINT.
 3. RELOCATE THE CONVENIENCE STORE/GAS STATION DUMPSTER ENCLOSURE.
 4. RELOCATE AND AMEND THE SIZE OF THE HWC TO THE CONVENIENCE STORE/GAS STATION.

Professional Certification
I hereby certify that these plans were prepared or approved by me, and that I am a duly Licensed Professional Engineer under the Laws of the State of Maryland.
License No. 12975
Expiration Date: May 26, 2018

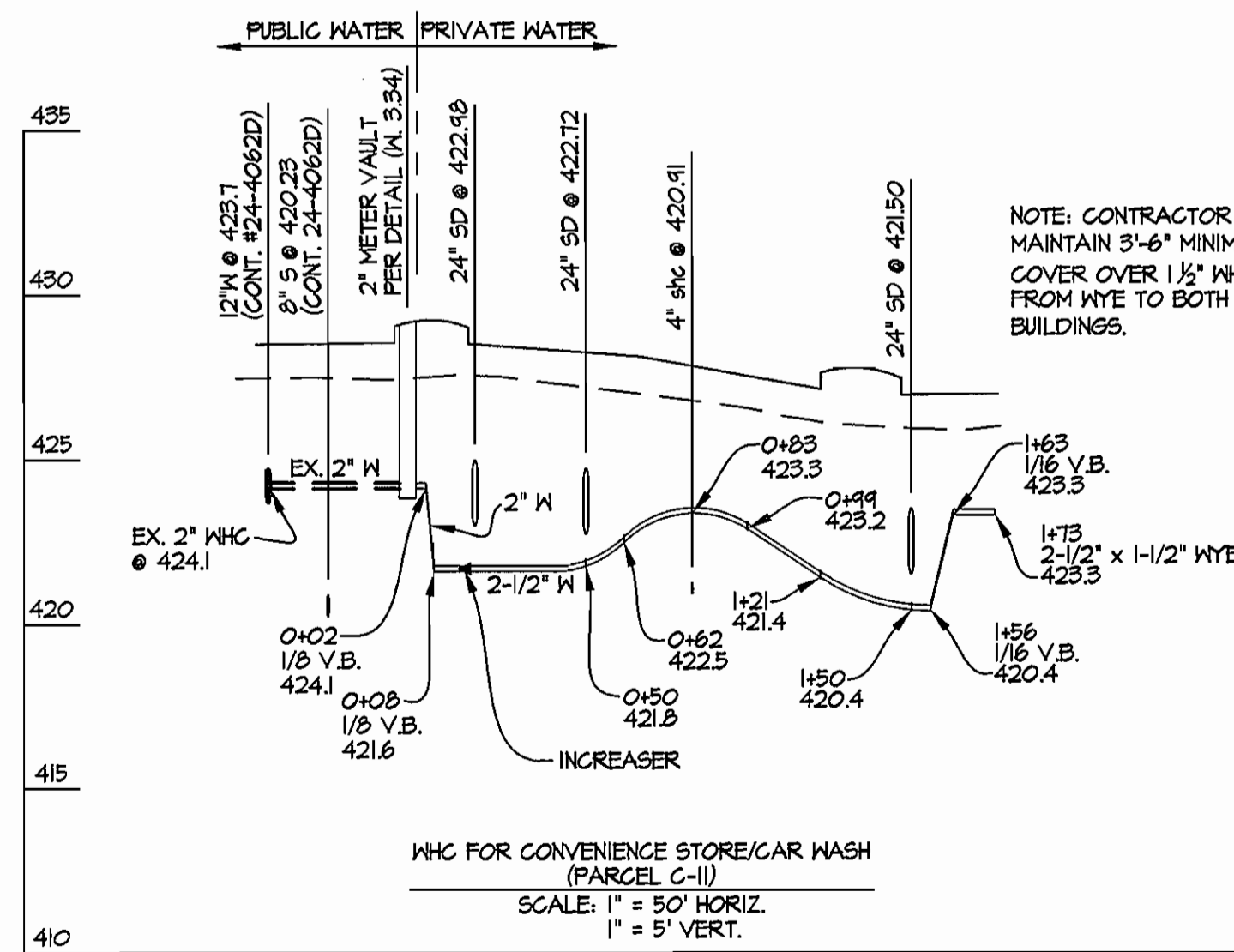
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: [Signature] Date: 10/16/05
Chief, Division of Land Development: [Signature] Date: 10/16/05
Chief, Development Engineering Division: [Signature] Date: 10/16/05

<p>GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTONVILLE OFFICE PARK BURTONVILLE, MARYLAND 20866 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186</p>	<p>10/10/05 THIS PLAN SUPERCEDES SITE PLAN SIGNED DECEMBER 29, 2004 8/23/06 added pricing sign detail 8/23/06 added outdoor dining area/retaining wall detail 7/12/17 added retaining wall dimensions & black metal picket fence, building extension</p>	<p>DEV 3+ DEV</p>	<p>PREPARED FOR: G&R Maple Lawn, Inc. et. al. 1829 Reisterstown Road Baltimore, MD 21208 ATTN: Charlie O'Donovan 410-484-8400</p>	<p>SITE DETAILS REVISED SITE DEVELOPMENT PLAN FOR RETAIL/RESTAURANT AND GAS STATION/CONVENIENCE STORE/CAR WASH MAPLE LAWN FARMS BUSINESS DISTRICT PARCELS C-10 & C-11 PLAT NO. 1718 & 1719</p>	<p>SCALE: AS SHOWN ZONING: MXD-3 DATE: OCTOBER, 2005 TAX MAP - GRID: 46: 3&4</p>	<p>G. L. W. FILE NO.: 03056 SHEET: 3 OF 9</p>
	<p>DATE: 10/16/05 REVISION: [None]</p>	<p>BY: [None] APPR: [None]</p>	<p>ELECTION DISTRICT No. 5</p>	<p>HOWARD COUNTY, MARYLAND</p>		

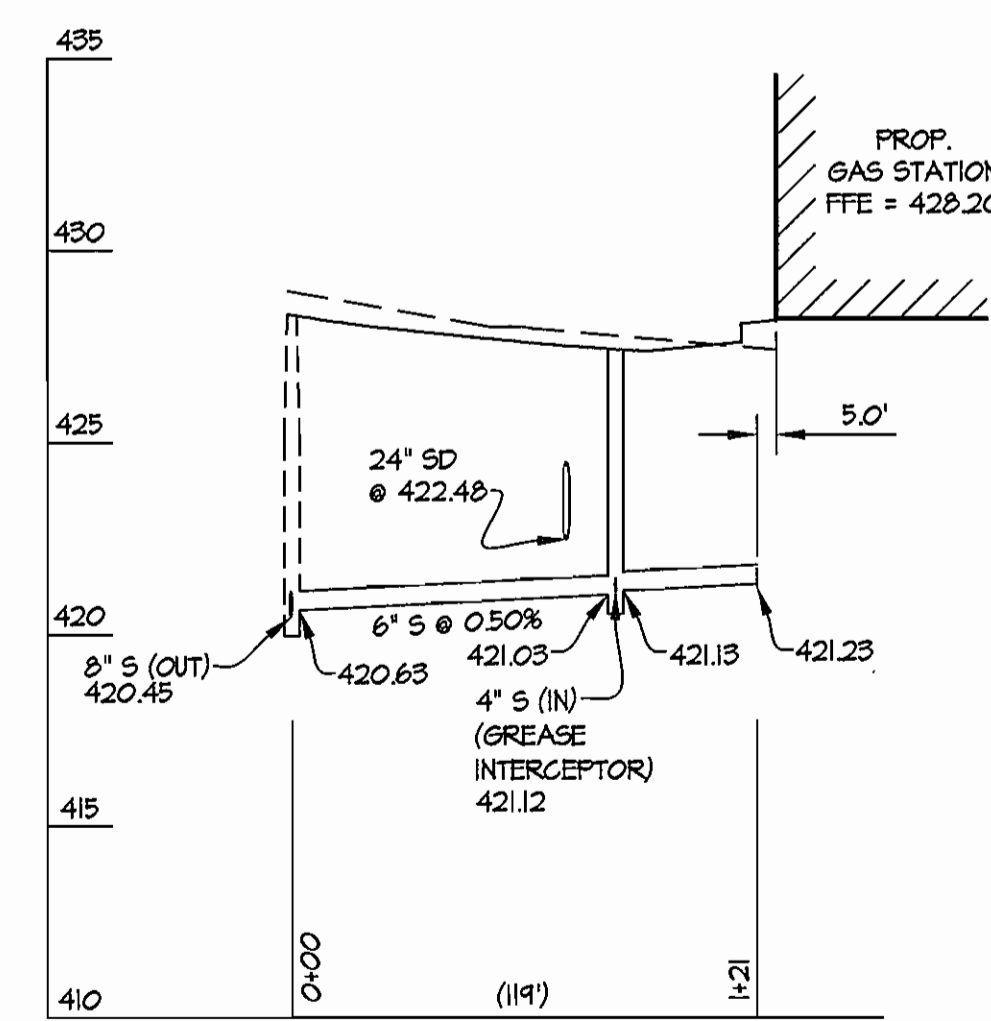


6\"/>

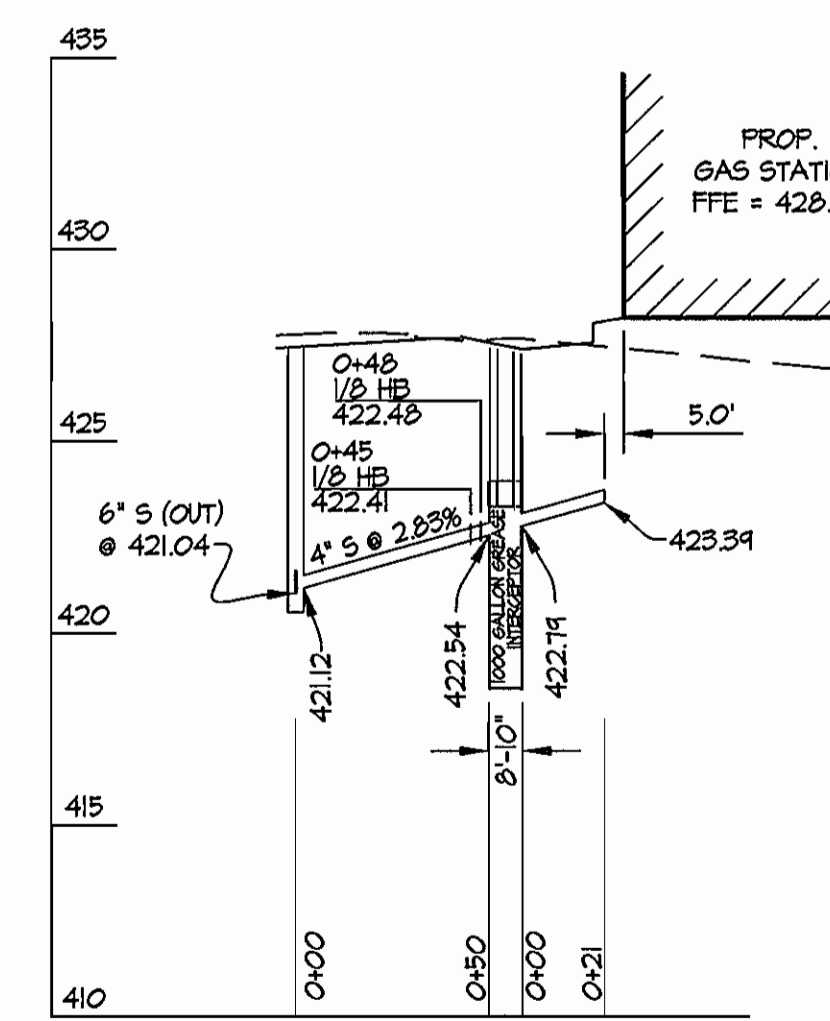
4\"/>



MHC FOR CONVENIENCE STORE/CAR WASH (PARCEL C-11)
SCALE: 1\"/>



PROFILE - SEWER TO PARCEL C-11



PROFILE - GREASE INTERCEPTOR (PARCEL C-11)

STRUCTURE SCHEDULE

NO.	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT ELEVATION		STANDARD DETAIL	LOCATIONS		REMARKS
			UPPER	LOWER	UPPER	LOWER		N	E	
I-300	A-10 INLET	2'-6"	---	426.13	---	421.84	HC SD-4.41	N 539.161	E 1339.254	
I-301	A-10 INLET	2'-6"	421.44	421.34	422.30	421.62	HC SD-4.41	N 539.258	E 1339.207	
I-302	A-10 INLET	2'-6"	---	424.40	---	423.12	HC SD-4.41	N 539.286	E 1339.082	
I-303	A-10 INLET	2'-6"	432.86	432.16	---	421.96	HC SD-4.41	N 539.236	E 1338.933	
I-304	DOUBLE S' COMB.	3'-5"	---	430.10	425.60	424.67	HC SD-4.34	N 539.284	E 1338.981	
I-305	A-5 INLET	2'-6"	---	431.48	---	421.34	HC SD-4.40	N 539.320	E 1338.867	
I-306	DOUBLE S' COMB.	3'-5"	---	429.40	426.56	425.75	HC SD-4.34	N 539.364	E 1338.883	
I-307	YARD DRAIN	2'-0"	---	430.50	---	426.35	HC SD-4.14	N 539.400	E 1338.855	
I-308	Yard Drain	2'-0"	---	420.00	417.00	417.00	---	N 539.446	E 1338.800	
MH-300	STANDARD MANHOLE	4'-0"	---	426.21	421.35	421.07	HC G-5.12	N 539.260	E 1339.242	
MH-301	STANDARD MANHOLE	4'-0"	---	426.44	422.41	421.40	HC G-5.12	N 539.238	E 1339.262	
MH-302	STANDARD MANHOLE	4'-0"	---	426.70	421.71	421.70	HC G-5.12	N 539.196	E 1339.252	
MH-303	STANDARD MANHOLE	4'-0"	---	428.40	422.45	422.85	HC G-5.12	N 539.300	E 1339.111	
MH-304	STANDARD MANHOLE	4'-0"	---	430.53	424.61	424.26	HC G-5.12	N 539.258	E 1339.004	
MH-305	STANDARD MANHOLE	4'-0"	---	424.96	426.05	425.12	HC G-5.12	N 539.316	E 1338.934	
I-308	Yard Drain	2'-0"	---	420.00	418.00	418.00	---	N 539.400	E 1338.800	
I-310	Yard Drain	2'-0"	---	420.00	418.00	418.00	---	N 539.400	E 1338.800	
I-311	Yard Drain	2'-0"	---	420.00	418.00	418.00	---	N 539.400	E 1338.800	

Pipe Schedule

SIZE & TYPE	QUANTITY	REMARKS
8\"/>		
10\"/>		
15\"/>		
18\"/>		
24\"/>		
8\"/>		

◆ In-line drain by replacement or an approved equal.

NOTES:

- ALL STRUCTURES TO BE PRECAST.
- COORDINATES FOR LOCATIONS ARE TO CENTERLINE OF THE STRUCTURE AT FACE OF CURB FOR INLETS AND TO THE CENTERLINE OF STRUCTURE FOR MANHOLES.
- HDPE INDICATES HIGH DENSITY POLYETHYLENE PIPE, SUCH AS N-12 BY ADS OR HI-Q BY HANCOR OR AN APPROVED EQUAL.
- TRENCH BEDDING TO BE PROVIDED PER HOWARD COUNTY DETAIL G 2.01, "TRENCH FOR P.V.C. PIPE AND H.D.P.E."
- PIPE AND INSTALLATION SPECIFICATIONS FOR THE HDPE PIPE MUST MEET AASHTO M 252 TYPES, M 244 TYPES AND ASTM D2321, RESPECTIVELY.

APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE 11/16/05 & 2/3/06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING + ZONING

Director: *[Signature]* Date: 11/23/05
 Chief, Division of Land Development: *[Signature]* Date: 11/23/05
 Chief, Development Engineering Division: *[Signature]* Date: 10/20/05

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

10/10/05 THIS PLAN SUPERCEDES SITE PLAN SIGNED DECEMBER 29, 2004
 2/16/06 rev storm drain profiles & schedules per plan changes

DEV

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

STORM DRAIN AND UTILITY PROFILES
 REVISED SITE DEVELOPMENT PLAN FOR
 RETAIL/RESTAURANT AND GAS STATION/CONVENIENCE STORE/CAR WASH
 BUSINESS DISTRICT
 PARCELS C-10 & C-11 PLAT NO. 17118 & 17119
 ELECTION DISTRICT No. 5

SCALE AS SHOWN
 ZONING MXD-3
 G. L. W. FILE NO. 03056
 DATE OCTOBER, 2005
 TAX MAP - GRID 46: 3&4
 SHEET 5 OF 9

DRAINAGE AREA INFORMATION			
INLET	AREA (AC.)	C VALUE	% IMP.
I-300	0.57	0.54	50%
I-301	0.34	0.41	45%
I-302	0.37	0.70	64%
I-303	0.22	0.65	57%
I-304	0.14	0.70	65%
I-305	0.16	0.62	53%
I-306	0.28	0.62	53%
I-307	0.05	0.28	8%
RD-301	0.10	1.00	100
RD-302	0.04	1.00	100
RD-303	0.08	1.00	100
RD-304	0.07	1.00	100
RD-305	0.08	1.00	100
RD-306	0.08	1.00	100

LEGEND

- STONE CONSTRUCTION ENTRANCE
- SUPER SILT FENCE
- L.O.D. 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.

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. Inspect and repair existing earth dike constructed under F-03-01. (1 day)
5. Construct the storm drains. (2 weeks)
6. 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.
7. Construct the water and sewer from the existing stubs to within 5' of the buildings. (5 days)
8. Fine grade site. (1 month)
9. Construct the buildings. (1 year)
10. Install the landscaping. (2 weeks)
11. Install the sidewalks and paving. (1 month)
12. With the permission of the sediment control inspector, stabilize the remaining areas with seed and mulch. (1 week)
13. 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-3 SATISFIES THE RECHARGE REQUIREMENTS FOR PARCELS C-3, C-10, AND C-11.



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] 10/6/05
Date

DEVELOPER'S/BUILDER'S CERTIFICATE

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

[Signature] 10-6-05
Signature of Developer/Builder Date

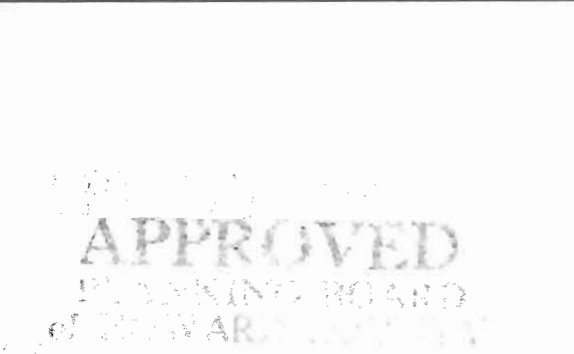
These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements.

[Signature] 10/13/05
Natural Resource Conservation Service Date

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

[Signature] 10/13/05
Howard S.C.D. Date

SEDIMENT CONTROL FOR THIS PLAN IS PROVIDED UNDER F-03-01.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 11/27/05
Director Date

[Signature] 10/20/05
Chief, Division of Land Development Date

[Signature] 10/20/05
Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3309 NATIONAL DRIVE - SUITE 250 - BURTONVILLE 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.
10/10/05	THIS PLAN SUPERCEDES SITE PLAN SIGNED DECEMBER 29, 2004	DEV	

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

SEDIMENT CONTROL PLAN/DRAINAGE AREA MAP
REVISED SITE DEVELOPMENT PLAN FOR
RETAIL/RESTAURANT AND GAS STATION/CONVENIENCE STORE/CAR WASH
MAPLE LAWN FARMS
BUSINESS DISTRICT
PARCELS C-10 & C-11 PLAT NO. 17118 & 17119
ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=40'	MXD-3	03056
DATE	TAX MAP - GRID	SHEET
OCTOBER, 2005	46: 3&4	6 OF 9

LANDSCAPE NOTES

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE & CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL (ALTERNATIVE COMPLIANCE) PLUS THE LANDSCAPE DESIGN CRITERIA OF S-01-11 AND PB CASE NO. 355.
- CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET NO.1 SHALL APPLY.
- FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.
- PLANT QUANTITIES SHOWN ON THE PLAN LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE.
- ALL PLANT MATERIAL SHALL BE FULL, HEAVY, WELL FORMED, SYMMETRICAL, AND CONFORM TO THE A.A. SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THIS PLAN.
- NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR HIS REPRESENTATIVE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE SOODED OR SEEDED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATION. A MINIMUM OF 4" OF TOPSOIL SHALL BE PROVIDED TO ALL PLANTING AREAS.
- THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF HE/SHE ENCOUNTERS SOIL DRAINAGE CONDITIONS THAT MAY BE DETRIMENTAL TO THE GROWTH OF THE PLANTS.
- ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH PER THE PLANTING DETAILS.
- DO NOT PLANT WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT.
- "SCHEDULE-A" AND "SCHEDULE-B" (SEE SHEET 4) ARE PROVIDED FOR LANDSCAPE SURETY CALCULATION PURPOSES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED WITH THE GRADING PERMIT FOR BUILDING CONSTRUCTION IN THE AMOUNT OF \$10,000 FOR THE FOLLOWING PLANTS:

147 SHRUBS AT \$30.00/SHRUB = \$4,410.00
 11 SHADE TREES AT \$500/TREE = \$5,500.00
 22 EVERGREEN TREES AT \$150/TREE = \$3,300.00

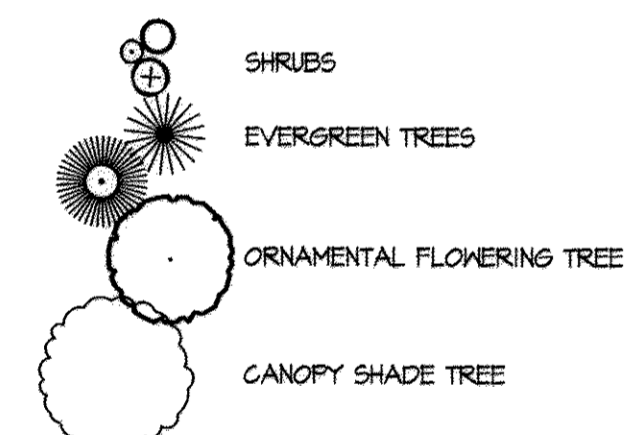
FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-313-2350.

SURETY FOR PARCELS C-10 AND C-11

ITEM	PARCEL C-10	PARCEL C-11
SHRUBS	70 @ \$30 EACH = \$2,100	69 @ \$30 EACH = \$2,070
SHADE TREES	6 @ \$300 EACH = \$1,800	5 @ \$300 EACH = \$1,500
EVERGREENS	0	22 @ \$150 EACH = \$3,300
TOTALS	\$4,140	\$6,870

TOTAL SURETY = \$4140 + \$6870 = \$11,010

PROPOSED PLANTING LEGEND



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.

[Signature]
 NAME (DEVELOPER'S / BUILDER'S) _____
 10-6-05
 DATE _____

Professional Certification

I hereby certify that these plans were prepared or approved by me, and that I am a duly Licensed Professional Engineer under the Laws of the State of Maryland, License No. 14970, Expiration Date: May 26, 2018



THIS PLAN IS FOR PLANTING PURPOSES ONLY!!

- THE PURPOSE OF THIS SITE DEVELOPMENT PLAN REVISION IS TO:
- AMEND THE FOOTPRINT FOR THE RETAIL/RESTAURANT BUILDING.
 - AMEND THE PARKING FIELD ON PARCEL C-10 TO ACCOMMODATE THE CURRENT BUILDING FOOTPRINT.
 - RELOCATE THE CONVENIENCE STORE/GAS STATION DUMPSTER ENCLOSURE.
 - RELOCATE AND AMEND THE SIZE OF THE PKC TO THE CONVENIENCE STORE/GAS STATION.

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3809 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
 BURTNSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* Date: 10/21/05
 Chief, Division of Land Development: *[Signature]* Date: 10/20/05
 Chief, Development Engineering Division: *[Signature]* Date: 10/20/05

10/10/05 THIS PLAN SUPERCEDES SITE PLAN SIGNED DECEMBER 29, 2004

DES. MBT DRN. MBT CHK. MBT

DATE REVISION

BY APPR.

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

LANDSCAPE PLAN
REVISED SITE DEVELOPMENT PLAN FOR
RETAIL/RESTAURANT AND GAS STATION/CONVENIENCE STORE/CAR WASH
MAPLE LAWN FARMS
BUSINESS DISTRICT
 PARCELS C-10 & C-11 PLAT NO. 17118 & 17119
 ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE NO.
1"=30'	MXD-3	03056
DATE	TAX MAP - GRID	SHEET
OCTOBER, 2005	46: 3&4	8 OF 9

SPECIFICATIONS: PLANT MATERIALS AND PLANTING METHODS

A. PLANT MATERIALS

THE LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL AND/OR DIG BALL, BURLAP AND TRANSPARENT 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 (HERE- AFTER 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 HELED-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 DESIGN REVIEW COMMITTEE (DRG).

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'-18'	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 DESIGN 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 THE GROUND IS FROZEN OR EXCESSIVELY MOIST. NO FROZEN OR WET TOPSOIL SHALL BE USED AT ANY TIME.

2. DIGGING

ALL PLANT MATERIAL SHALL BE DUG, BALLED AND BURLAPPED (B4B) IN ACCORDANCE WITH THE "AAN STANDARDS".

3. EXCAVATION OF PLANT PITS

THE LANDSCAPING CONTRACTOR SHALL EXCAVATE ALL PLANT PITS, VINE PITS, HEDGE TRENCHES AND SHRUB BEDS IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

A. LOCATIONS OF ALL PROPOSED PLANT MATERIAL SHALL BE STAKED AND APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT BEFORE ANY OF THE PROPOSED PLANT MATERIAL IS INSTALLED BY THE LANDSCAPE CONTRACTOR.

B. ALL PITS SHALL BE GENERALLY CIRCULAR IN OUTLINE, VERTICAL SIDES, DEPTH SHALL NOT BE LESS THAN 6" DEEPER THAN THE ROOT BALL, DIAMETER SHALL NOT BE LESS THAN TWO TIMES THE DIAMETER OF THE ROOT BALL AS SET FORTH IN THE FOLLOWING SCHEDULE.

C. IF AREAS ARE DESIGNATED AS SHRUB BEDS OR HEDGE TRENCHES, THEY SHALL BE EXCAVATED TO AT LEAST 18" DEPTH MINIMUM. AREAS DESIGNATED FOR GROUND COVERS AND VINES SHALL BE EXCAVATED TO AT LEAST 12" IN DEPTH MINIMUM.

D. DIAMETER AND DEPTH OF TREE PITS SHALL GENERALLY BE AS FOLLOWS:

PLANT SIZE	ROOT BALL	PIT DIA.	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.

4. STAKING, GUYING AND WRAPPING

ALL PLANT MATERIAL SHALL BE STAKED OR GUYED, AND WRAPPED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

A. STAKES: SHALL BE SOUND WOOD 2" X 2" ROUGH SAWN OAK OR SIMILAR DURABLE WOODS, OR LENGTHS, MINIMUM 7'-0" FOR MAJOR TREES AND 5'-0" MINIMUM FOR MINOR TREES.

B. WIRE AND CABLE: WIRE SHALL BE #10 GA. GALVANIZED OR BETHANIZED ANNEALED STEEL WIRE. FOR TREES OVER 3" CALIPER, PROVIDE 5/16" TURN BUCKLES, EYE AND EYE WITH 4" TAKE-UP. FOR TREES OVER 5" CALIPER, PROVIDE 3/8", 1 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 PLANTING DETAILS.

5. PLANT PRUNING, EDGING AND MULCHING

A. EACH TREE, SHRUB OR VINE SHALL BE PRUNED IN AN APPROPRIATE MANNER TO ITS PARTICULAR REQUIREMENTS, IN ACCORDANCE WITH ACCEPTED STANDARD PRACTICE. BROKEN OR BRUISED BRANCHES SHALL BE REMOVED WITH CLEAN CUTS FLUSH WITH THE ADJACENT TRUNK OR BRANCHES. ALL CUTS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED ANTISEPTIC TREE WOUND DRESSING.

B. ALL TRENCHES AND SHRUB BEDS SHALL BE EDGED AND CULTIVATED TO THE LINES SHOWN ON THE DRAWING. THE AREAS AROUND ISOLATED PLANTS SHALL BE EDGED AND CULTIVATED TO THE FULL DIAMETER OF THE PIT. SOIL 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 3" 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 DESIGN 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 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.

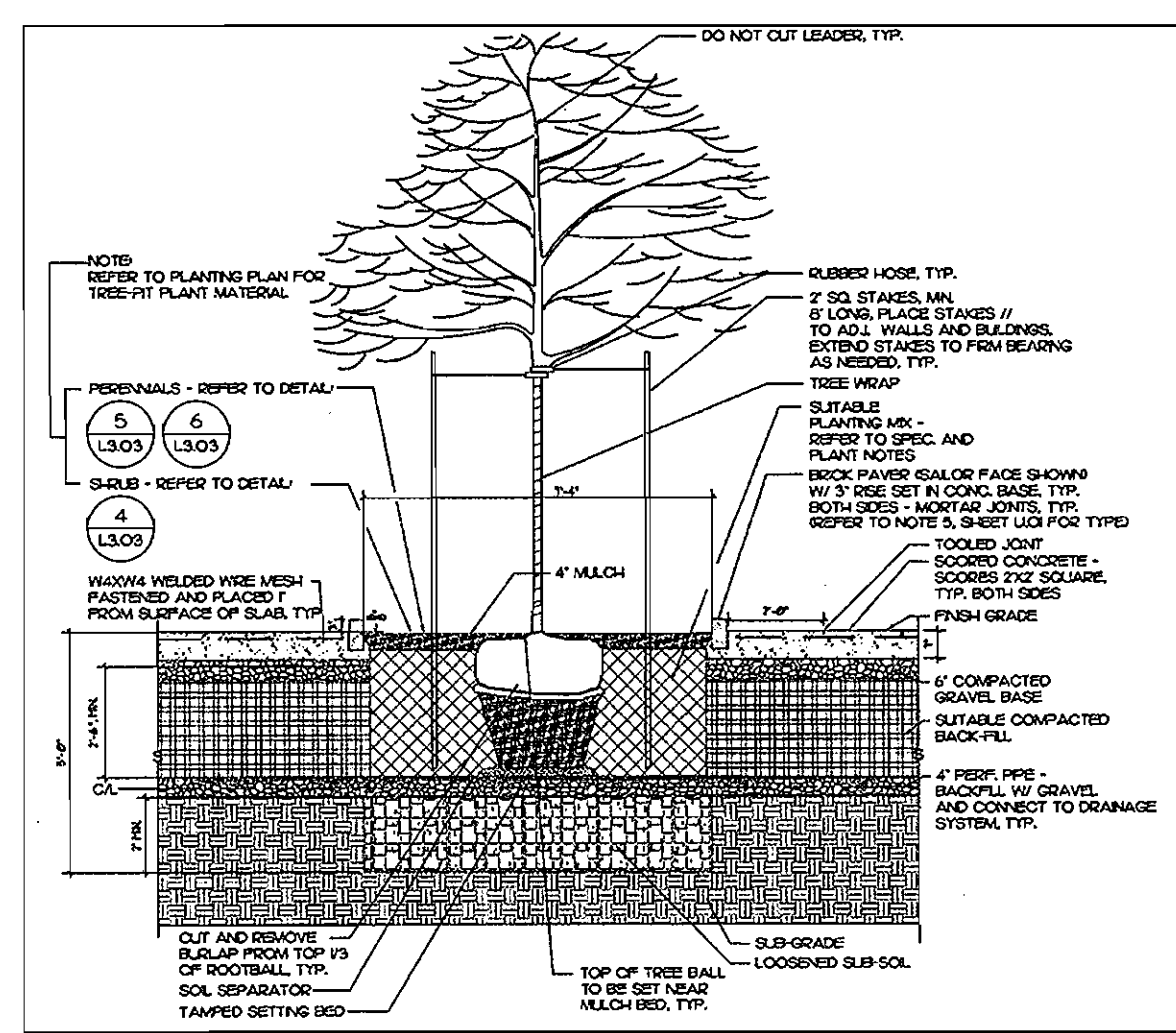
A. FOR THIS PURPOSE, THE "GROWING SEASON" SHALL BE THAT PERIOD BETWEEN THE END OF THE "SPRING" PLANTING SEASON, AND THE COMMENCEMENT OF THE "FALL" PLANTING SEASON.

B. GUARANTEE FOR PLANTING PERFORMED AFTER THE SPECIFIED PERIOD FOR THE "SPRING" PLANTING SEASON, SHALL BE EXTENDED THROUGH THE END OF THE NEXT FOLLOWING "SPRING" PLANTING SEASON.

SODDING

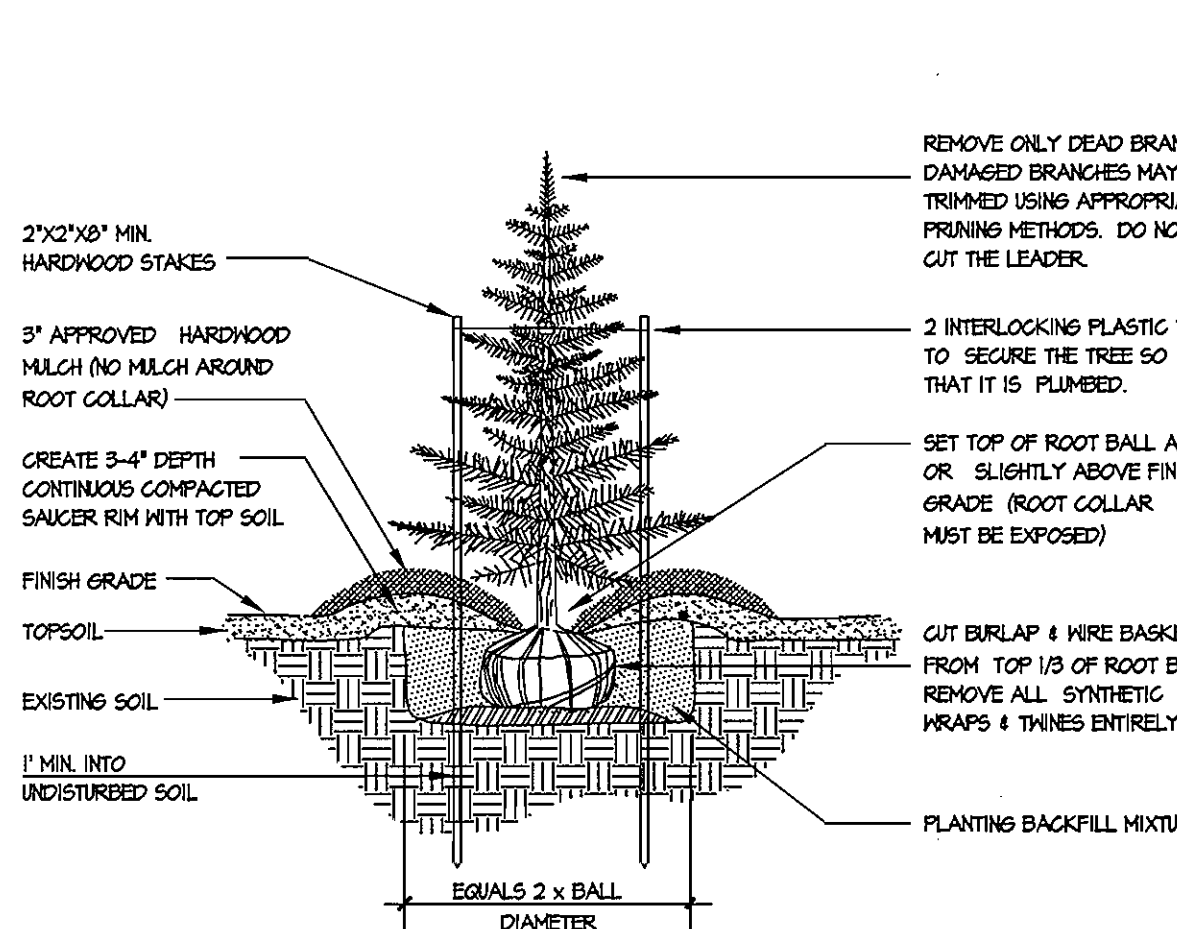
ALL SODDING SHALL BE IN ACCORDANCE TO THE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" LATEST EDITION, APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS.

ALL SOD SHALL BE STRONGLY ROOTED SOD, NOT LESS THAN TWO YEARS OLD AND FREE OF WEEDS AND UNDESIRABLE GRASSES. PROVIDE ONLY SOD CAPABLE OF GROWTH DEVELOPMENT WHEN PLANTED AND IN STRIPS NOT MORE THAN 18" WIDE X 4' LONG. PROVIDE SOD COMPOSED PRINCIPALLY OF IMPROVED STRAIN KENTUCKY BLUEGRASS, SUCH AS, COLUMBIA, VICTA, OR ESCORT.



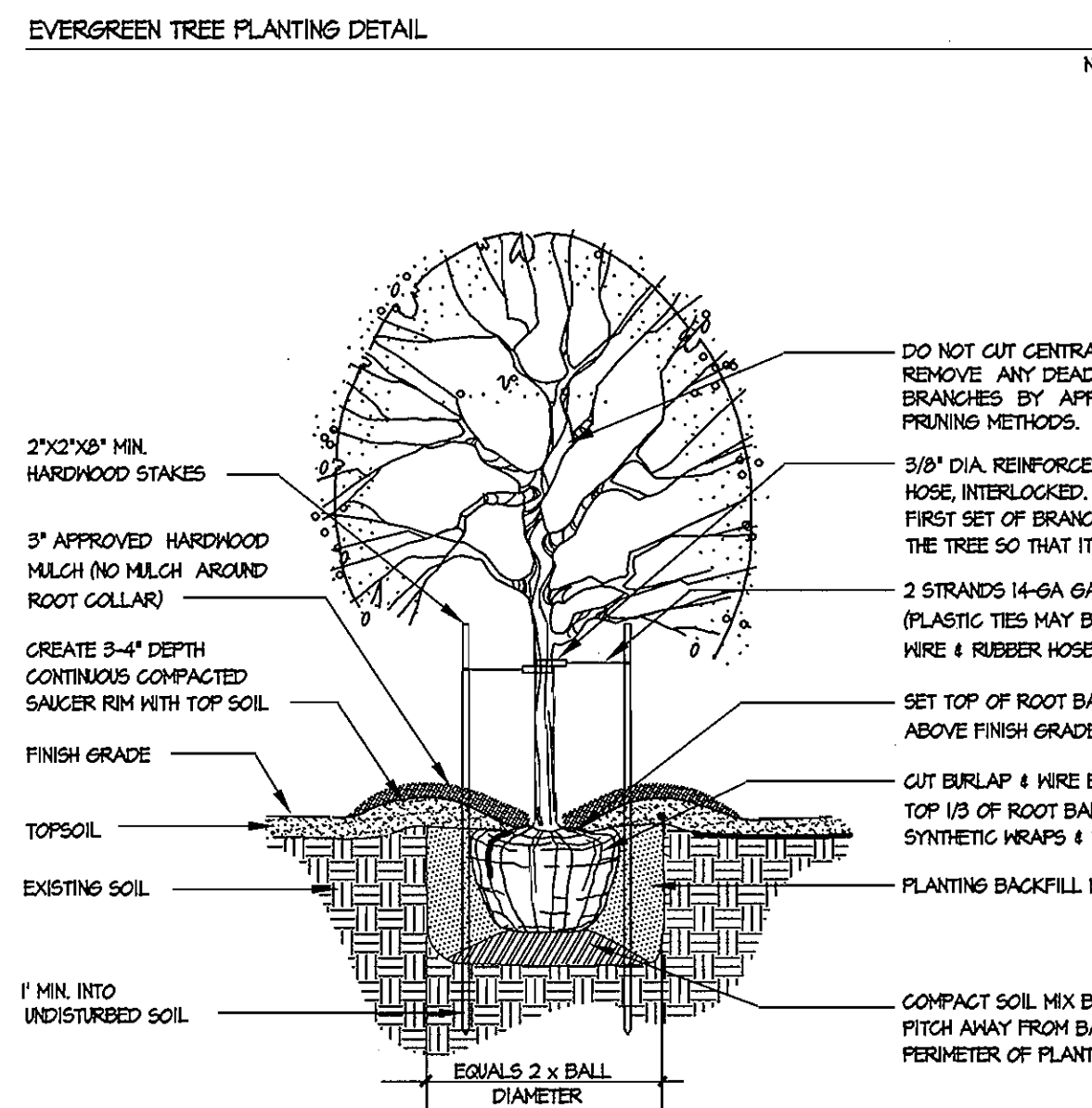
TREE PLANTER DETAIL

NO SCALE



EVERGREEN TREE PLANTING DETAIL

NOTE: ALL SUPPORTING DEVICES (STAKES, TIES, ETC) SHALL BE REMOVED AFTER 2 GROWING SEASONS.



DECIDUOUS TREE PLANTING DETAIL

FOR PLANTING MATERIAL UP TO 3 1/2\"/>

SCHEDULE-A: PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS		ADJACENT TO PROJECT PERIMETER PROPERTY		BUILDING LENGTH (REAR 4 SIDES)		
	PERIMETER 1	PERIMETER 2	PERIMETER 3	RESTAURANT	GAS STATION	CAR WASH	
Landscape Buffer Type	PARKING : ROADWAY		COMMERCIAL : RESIDENTIAL	1 SHRUB PER 4 L.F. OF BLDG LENGTH			
Linear Feet of Roadway/Perimeter Frontage/ldg.	808' ALONG R.O.W.	SEE BUILDING LENGTH COLUMN	221'	310'	105'	80'	
Credit for Ex. Vegetation (Yes, No, Linear Feet) (describe below if needed)	YES, PER SOP-04-49: 4 SHADE TREES 6 ORNAMENTAL TREES 205 EVERGREEN TREES		NONE	NONE	NONE	NONE	
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (describe below if needed)	YES, 152' OF WALLS PROVIDED UNDER SOP-04-49		NONE	NONE	NONE	NONE	
Number of Plants Required							
Shade Trees	N/A		4	N/A	N/A	N/A	
Evergreen Trees	N/A		22	N/A	N/A	N/A	
Ornamentals	N/A		N/A	N/A	N/A	N/A	
Shrubs	0 (202 LESS 205 EX. CREDIT)		N/A	78	47	22	
Number of Plants Provided							
Shade Trees	11 (7 NEW + 4 EXISTING)		4	N/A	N/A	N/A	
Evergreen Trees	15 (6 NEW + 9 EXISTING)		22	N/A	N/A	N/A	
Ornamentals	30 (24 NEW + 6 EXISTING)		0	N/A	N/A	N/A	
Shrubs	280 (75 NEW + 205 EXISTING)		0	78	47	22	
Substitutions made							

LANDSCAPE SURETY FOR THE REQUIRED PLANTING BY SCHEDULE-A:
 Schedule 'A' Number of Shade Trees for bonding: 4 x \$300 = \$1,200.00
 Schedule 'A' Number of Evergreen Trees for bonding: 22 x \$50 = \$1,100.00
 Schedule 'A' Number of Shrubs for bonding: 147 x \$50 = \$7,350.00
 Schedule 'A' Number of Ornamental Trees for bonding: 0 x \$50 = \$0.00
 TOTAL LANDSCAPE SURETY FOR SCHEDULE-A \$9,650.00

- △ BUFFERING PER THE MLF LANDSCAPE DESIGN CRITERIA (PART-E): 1 SHADE TREE PER 40 L.F. + 1 SHRUB PER 4 L.F. OF PERIMETER. FOR PARKING LOTS ADJACENT TO A ROADWAY WHERE STREET TREES ARE REQUIRED, ONLY THE SHRUBS SHALL BE REQUIRED AND NO ADDITIONAL TREES ARE NECESSARY).
- △ BUFFERING PER THE MLF LANDSCAPE DESIGN CRITERIA (PART-E): SCREENING BY WALLS/FENCES UP TO 8' MAX. HEIGHT OR BY LANDSCAPING WITH ONE CANOPY TREE PER 60 L.F. PLUS ONE EVERGREEN TREE PER 10 L.F. OF PERIMETER.
- △ BUFFERING PER THE MLF LANDSCAPE DESIGN CRITERIA (PART-F)

SCHEDULE B -- PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	124 SPACES
NUMBER OF TREES REQUIRED	7 (1 SHADE TREE PER 20' PARKING SPACES)
NUMBER OF TREES PROVIDED	
SHADE TREES	OVER 7
OTHER TREES (2:1 substitution)	N/A

LANDSCAPE SURETY FOR THE REQUIRED PLANTING BY SCHEDULE-B:
 SCHEDULE 'B' NUMBER OF SHADE TREES FOR BONDING: 7 x \$300 = \$2,100.00

Broadleaf Deciduous							
Symbol	Code	Scientific Name	Common Name	Qty.	Planting Size	Spacing	Comments
○	Acpal	Acer palmatum 'Atropurpurea'	Red Japanese maple	1	8'-10"	As Shown	
○	Acruo	Acer rubrum 'October Glory'	'October Glory' Red Maple	3	21/2"-Cal	As Shown	
○	Zese	Zelkova serrata	Japanese zelkova	15	2 1/2"-(32"ball max)	As Shown	Uniform
Broadleaf Evergreen							
Symbol	Code	Scientific Name	Common Name	Qty.	Planting Size	Spacing	Comments
○	Azrh	Azalea rhododendron	Indica hybrid azaleas	3	4-Gal	As Shown	
○	Eufo	Euonymus fortunei 'Silver Queen'	Silver Queen Euonymus	20	1-Gal	As Shown	Tree Pit
○	EKM	Euonymus kiautschovicus 'Manhattan'	'Manhattan' Euonymus	6	5-Gal	As Shown	Hedge
○	IlrcC	Ilex crenata 'Compacta'	Dwarf Japanese holly	6	5-Gal	As Shown	Hedge
○	Ilrc	Ilex crenata 'Petite Point'	'Petite Point' Holly	1	B & B	As Shown	
○	Nadn	Nandina domestica 'Nana'	Dwarf nandina	8	1 1/2"-Cal	As Shown	
○	PIO	Prunus laurocerasus 'Otto Luyken'	'Otto Luyken' Laurel	4	B & B	As Shown	
Conifer Evergreen							
Symbol	Code	Scientific Name	Common Name	Qty.	Planting Size	Spacing	Comments
○	Jusob	Juniperus sabinia 'Broadmoor'	Broadmoor Juniper	4	4-Gal	As Shown	
○	Jusc	Juniperus scopulorum 'Skyrocket'	'Skyrocket' Juniper	2	4' - 6'	2'-0" O.C.	
○	Tacu	Toxus cuspidata 'Intermedia'	Dwarf Japanese Yew	6	2-Gal	As Shown	
Shrub							
Symbol	Code	Scientific Name	Common Name	Qty.	Planting Size	Spacing	Comments
○	ChJT	Chenomenes japonica 'Texas Scarlet'	'Texas Scarlet' Quince	11	3-Gal	3'-0" O.C.	
○	Clal	Clethra alnifolia	Summersweet	16	3-Gal	As Shown	
○	Coar	Cornus alba 'Regnum'	'Regnum' Siberian Dogwood	15	5-Gal	As Shown	
○	Eual	Euonymus alatus 'Compactus'	Burning Bush	4	5-Gal	As Shown	
○	Spbu	Spiraea bumalda 'Limemound'	'Limemound' Spirea	23	5-Gal	As Shown	

NOTE: QUANTITIES SHOWN ARE FOR ENTIRE MAPLE LAWN RETAIL #2 PROJECT

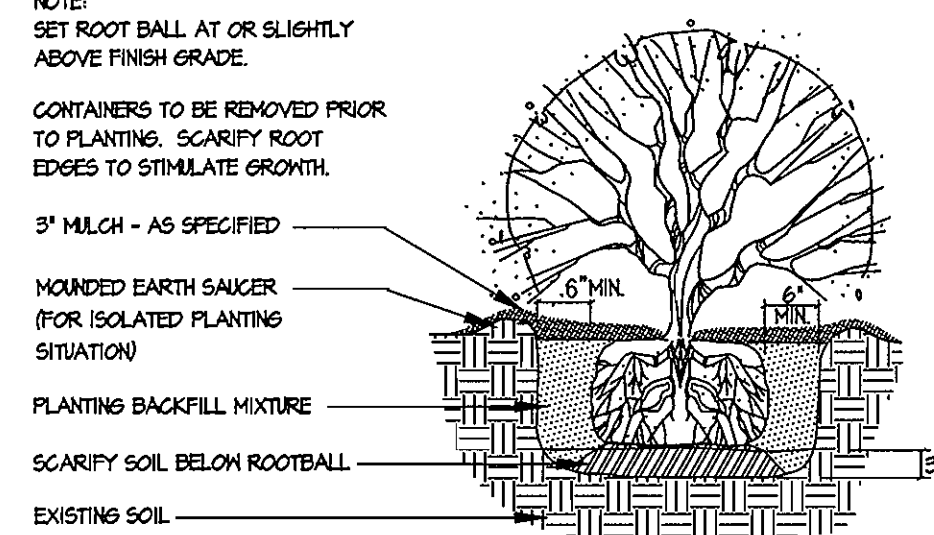
PLANTING NOTES:

- REFER TO PLANTING DETAILS FOR MATERIALS INSTALLATION
- REFER TO PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION
- LIST QUANTITIES TAKE PRECEDENCE OVER PLAN
- FOR PLANTER POTS - ALL PLANTERS WILL USE ANNUALS/PERENNIALS OF THE SEASON (COORDINATE WITH MAPLE LAWN RETAIL #1) - PLANTS FOR THE PLANTERS ARE NOT SHOWN IN THE PLANTING LIST - FOR PRICING PURPOSES, INCLUDE COST FOR FIRST YEAR FOR EA. PLANTER SHOWN IN CONTRACT
- LANDSCAPE INSTALLER TO COORDINATE PLANT TYPE WITH SUN OR SHADE SIDE OF BUILDING FOR OPTIMAL EFFECT EA. PLANTER SHOULD HAVE A MIX OF SOME OF THE FOLLOWING PLANTS DURING EA. SEASON:
 Winter: Ivy (EV)
 Spring: Pansies (A), Primroses (A), Hosta (P), Phlox divaricata (P)
 Summer: Peonies (P), Dianthus (P), Blue Fescue (P), Silver Lamb's Ear (P), Potato Vine (A)
 Fall: Blue Fescue (P), Mums (A), Coreopsis (P), Salvia farinacea (P), Crocus sativus (B), Sedum sieboldii (P)
- PROVIDE MAJOR STREET IRRIGATION SYSTEM (REFER TO SPECIFICATIONS) - ALL OTHER SITE IRRIGATION, TO BE DETERMINED BY CLIENT



THE PURPOSE OF THIS SITE DEVELOPMENT PLAN REVISION IS TO:
 1. AMEND THE FOOTPRINT FOR THE RETAIL/RESTAURANT BUILDING.
 2. AMEND THE PARKING FIELD ON PARCEL C-10 TO ACCOMMODATE THE CURRENT BUILDING FOOTPRINT.
 3. RELOCATE THE CONVENIENCE STORE/GAS STATION DUMPSTER ENCLOSURE.
 4. RELOCATE AND AMEND THE SIZE OF THE HVAC TO THE CONVENIENCE STORE/GAS STATION.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* Date: 1/27/05
 Chief, Division of Land Development: *[Signature]* Date: 1/27/05
 Chief, Development Engineering Division: *[Signature]* Date: 1/27/05



SHRUB PLANTING DETAIL

NTS

APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE: 1/19/05

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

DATE	REVISION	BY	APPR.
10/10/05	THIS PLAN SUPERCEDES SITE PLAN SIGNED DECEMBER 29, 2004	DEV	
1/19/05	rev. planting per plan change around building on Parcel C-10		

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

LANDSCAPING DETAILS AND NOTES
 REVISED SITE DEVELOPMENT PLAN FOR
 RETAIL/RESTAURANT AND GAS STATION/CONVENIENCE STORE/CAR WASH
 MAPLE LAWN FARMS
 BUSINESS DISTRICT
 PARCELS C-10 & C-11 PLAT NO. 1718 & 1719
 ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	03056
DATE	TAX MAP - GRID	SHEET
OCTOBER, 2005	46: 3&4	9 OF 9