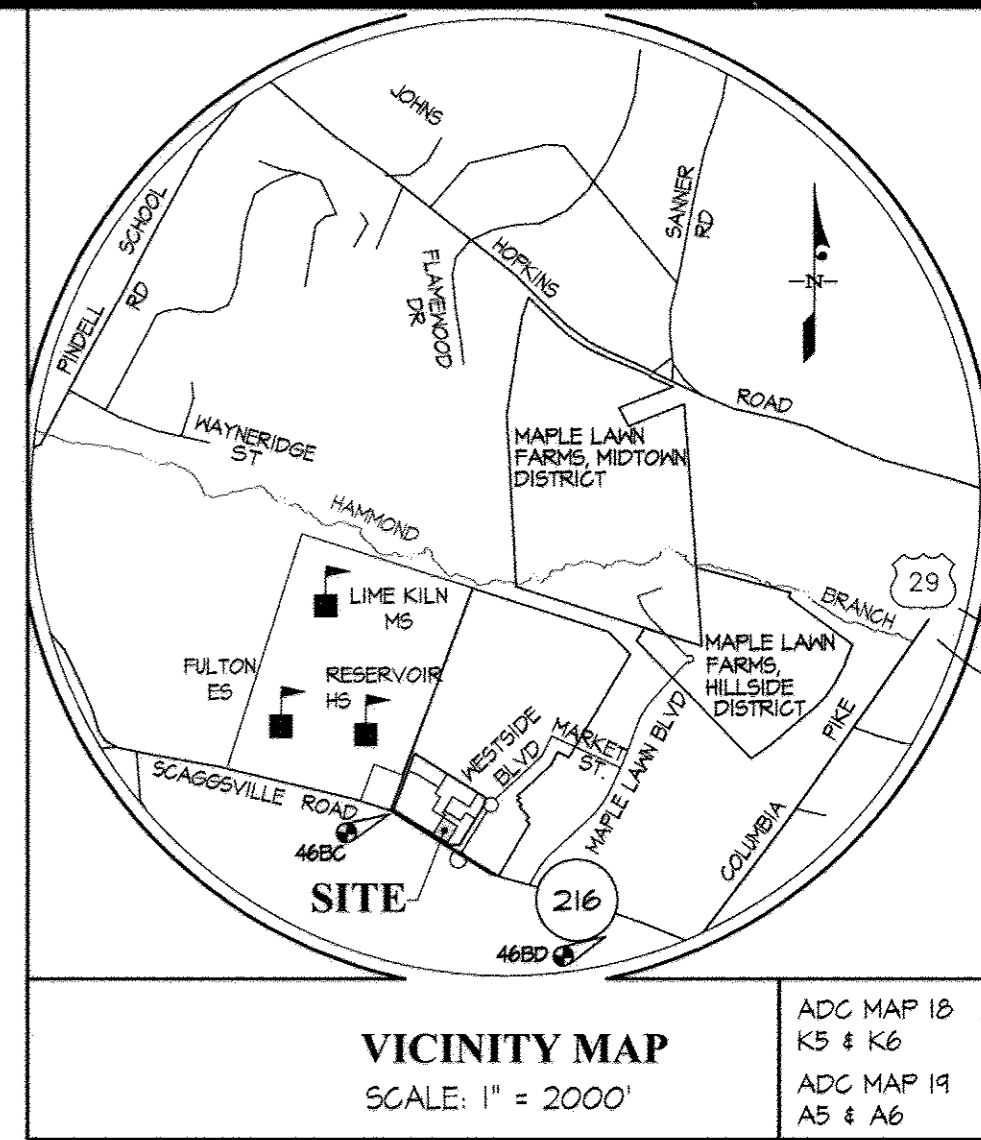


SITE DEVELOPMENT PLAN

MAPLE LAWN FARMS

Westside District - Area 1

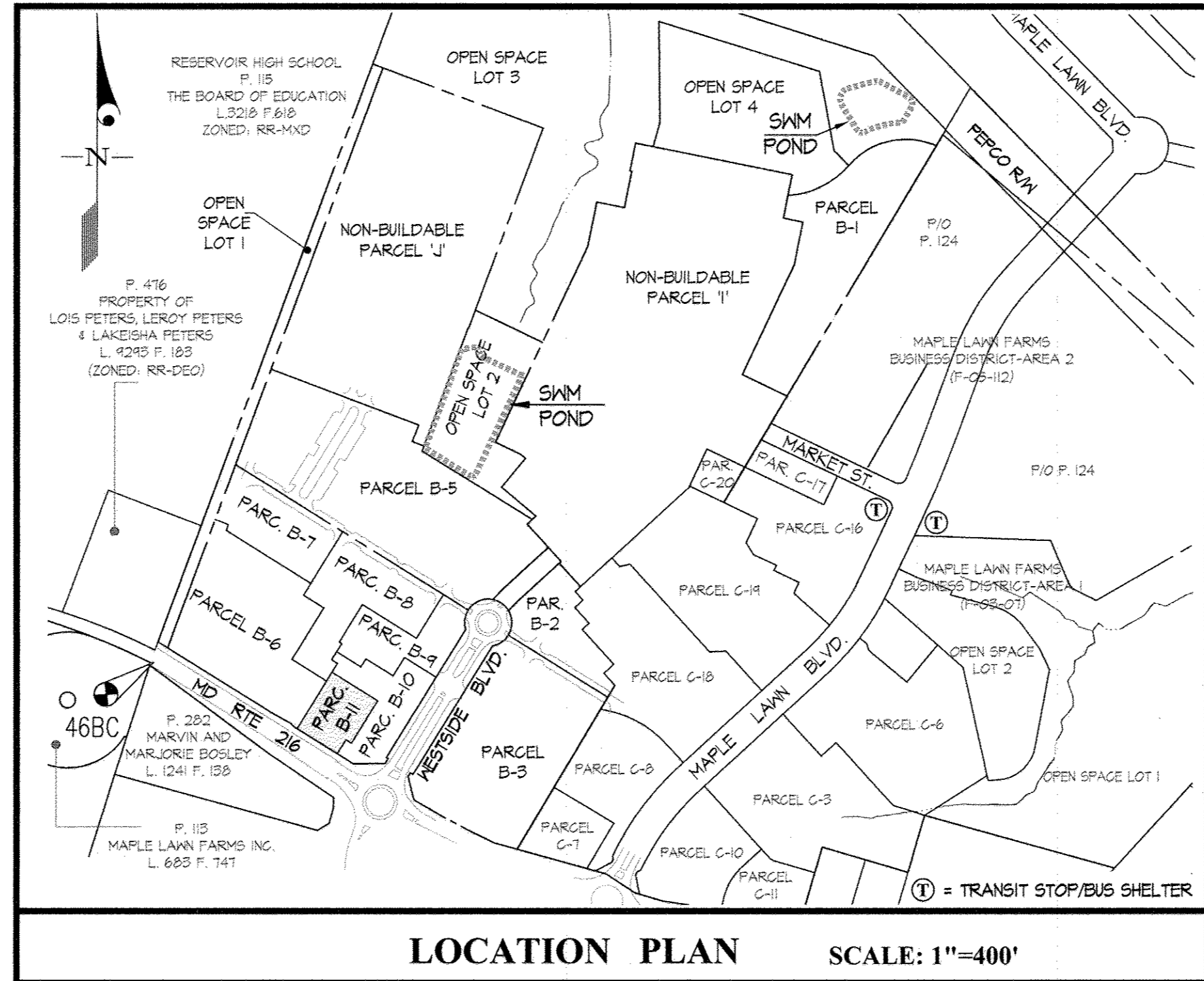
Parcel B-11 (Bank)



BENCHMARKS

468C	ELEV. = 472.15	N = 834925.13	E = 1391205.71
468D	ELEV. = 451.17	N = 838656.16	E = 1391461.55

STANDARD DISC ON CONCRETE MONUMENT



SITE INDEX

- 1 - COVER SHEET
- 2 - SITE DEVELOPMENT PLAN AND SITE DETAILS
- 3 - SITE DETAILS AND UTILITY PROFILES
- 4 - SEDIMENT CONTROL PLAN AND NOTES & DETAILS
- 5 - LANDSCAPE PLAN AND NOTES & DETAILS

SITE ANALYSIS DATA

- 1. GROSS AREA OF PARCEL B-11 = 0.8011 AC.
- 2. LIMIT OF DISTURBED AREA = 0.41 AC.
- 3. ZONING: MXD-3
- 4. PROPOSED USE: COMMERCIAL BANK
- 5. BUILDING COVERAGE (% OF GROSS ACREAGE)
 - 4,454 S.F. BANK
 - 1,201 S.F. CANOPY
 - 6,155 S.F. OR 17.6% OF SITE (PARCEL B-11)
- 6. FLOOR AREA RATIO (F.A.R.) CALCULATIONS
 - 4,454 S.F. BLDG / 34,845 S.F. (Parcel B-11 area = 0.13 F.A.R.)

- 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) 318-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "GAS UTILITY" AT 1-800-251-7711 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
 - PROJECT BACKGROUND:
 - LOCATION: TAX MAP #46, GRIDS 3 & 4
 - ZONING: MXD-3
 - ELECTION DISTRICT: 5TH
 - PARCEL B-11 AREA: 0.8011 AC.
 - REG. REF.: PLAT Nos. 1992/03
 - THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, BUREAU OF UTILITIES AT (410) 318-4900 AT LEAST FIVE (5) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION WORK.
 - PROPOSED USE: BANK
 - ALL PLAN DIMENSIONS ARE TO FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
 - EXISTING TOPOGRAPHY IS SHOWN PER FIELD SURVEY INFORMATION BY GUTSCHICK, LITTLE & WEBER, P.A. & BY DESIGN GRADES FROM DESIGN PLANS FOR CONSTRUCTION.
 - COORDINATES AND BEARINGS ARE BASED UPON THE '83 MD STATE COORDINATE SYSTEM (NAD 83) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 41EA, 41EB, 41EA AND NO. 4682.
 - SITE IS BEING DEVELOPED UNDER MXD-3 REGULATIONS, PER ZB#98M, APPROVED ON 2/8/01 AND ZB-1029M APPROVED 05/20/08 AND THE COMPREHENSIVE ZONING PLAN DATED 02/10/04. UNDERLYING ZONING IS RR-DEO AND THE COMP LITE ZONING REGULATION AMENDMENTS DATED 07/28/06.
 - THE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS:
 - 9-0171, 5-06-16, ZB-98M, ZB-1029M, PB-98S, PB-97D, P-01-18, F-09-54, F-09-55,
 - SDF-01-43, NF-09-12, NF-01-22, NF-08-04, SDF-08-056 and F-08-105.
 - WATER AND SEWER SERVICE IS PUBLIC.
 - FOR EXISTING PUBLIC WATER AND SEWER SEE CONTRACTS 24-4448-D, 44-3505-D AND 24-4543-D.
 - ALL ON-SITE STORM DRAIN PRIVATE.
 - STORMWATER MANAGEMENT FOR BOTH QUALITY AND QUANTITY, FOR THE DEVELOPMENT PROPOSED BY THESE PLANS WILL BE SATISFIED BY TWO REGION A FACILITIES BEING CONSTRUCTED UNDER F-09-54 AND AN EXISTING FACILITY CONSTRUCTED UNDER F-09-07. THE EXISTING FACILITY AND THE FACILITY ON OPEN SPACE LOT 3 WILL BE PUBLICLY OWNED AND MAINTAINED. THE FACILITY ON OPEN SPACE LOT 2 WILL BE PRIVATELY OWNED AND MAINTAINED. THE RECHARGE REQUIREMENTS FOR THIS DEVELOPMENT WILL BE PROVIDED IN A PRIVATELY OWNED AND MAINTAINED FACILITY ON PARCEL B-5. THE RECHARGE FACILITY WILL BE AN INFILTRATION TRENCH IN ACCORDANCE WITH THE DESIGN OF F-08-055.
 - 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 WITHIN PARCELS B-6 THRU B-11.
 - THERE ARE NO WETLANDS WITHIN PARCEL B-6 THRU B-11.
 - AS A COMMERCIAL DEVELOPMENT, A NOISE STUDY IS NOT REQUIRED FOR THIS SDC.
 - BUILDING SETBACKS AND BUILDING RESTRICTIONS ARE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT CRITERIA PER S-06-16.
 - THE RESIDENTIAL LOTS, PARCELS AND EMPLOYMENT USE STRUCTURES DEVELOPED OR PROPOSED ON THE ORIGINAL 307 ACRES TRACT FOR MAPLE LAWN FARMS ARE GRADUATED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND 1987 CASE 959 AND 20 CASE NO. 959M. HOWEVER, THE PROPOSED RESIDENTIAL AND EMPLOYMENT USES THAT ARE TO BE DEVELOPED UNDER AMENDED CDF, S-06-16 AND ZB CASE NO. 1029M FOR THE FORMER MESSEL AND OLIVER PROPERTIES ARE SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND REGULATIONS PER CONG. BILL NO. 45-2005 AND THE ZONING REGULATIONS PER CONG. BILL NO. 79-2005.
 - THE TRAFFIC STUDY (AFIO) WAS APPROVED AS PART OF SKETCH PLAN S-06-016.
 - FOREST CONSERVATION FOR THIS SITE HAS BEEN PROVIDED UNDER F-09-54. THE GRADING WORK UNDER THIS SDF SHALL BE COORDINATED WITH THE FOREST AND LANDSCAPE PLANNING IN OPEN LOT #1 UNDER F-09-54.
 - THE WATER METER IS LOCATED INSIDE THE BUILDING. A FIRE SPRINKLER SYSTEM IS NOT REQUIRED FOR A BUILDING UNDER 5,000 S.F.
 - THE SHARED ACCESS AND PARKING AGREEMENT FOR PARCELS B6 THRU B11 IS RECORDED AT LTR194 F.959.
 - ALL EXTERIOR LIGHT FIXTURES SHALL BE ORIENTED TO DIRECT LIGHT INWARDS AND DOWNWARDS AWAY FROM ALL ADJOINING RESIDENTIAL USE AREAS AND PUBLIC ROADS IN ACCORDANCE WITH SECTION 154 OF THE HOWARD COUNTY ZONING REGULATIONS.
 - SEE SHEET 5 FOR LANDSCAPE/SURETY REQUIREMENTS.
 - ON APRIL 24, 2008 THE PLANNING BOARD OF HOWARD COUNTY APPROVED THIS SDF.

COMMERCIAL DEVELOPMENT DESIGN CRITERIA PER S-06-16

PARCEL SIZE
NO MINIMUM OR MAXIMUM PARCEL SIZES APPLY IN THE EMPLOYMENT LAND USE AREAS.

HEIGHT
MAXIMUM BUILDING HEIGHT SHALL BE LIMITED TO 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 MAPLE LAWN BOULEVARD SHALL NOT EXCEED THREE STORIES.
 • COMMERCIAL BUILDINGS EAST OF MAPLE LAWN BOULEVARD AT THE FOCAL POINT SHALL NOT EXCEED FOUR STORIES.
 • COMMERCIAL BUILDINGS IN THE BUSINESS DISTRICT WITHIN 300 FEET OF MD ROUTE 216 SHALL NOT EXCEED ONE STORY.
 • COMMERCIAL BUILDINGS IN THE BUSINESS DISTRICT LOCATED BETWEEN 300 FEET AND 500 FEET FROM MD ROUTE 216 SHALL NOT EXCEED FOUR STORIES.
 • COMMERCIAL BUILDINGS IN THE BUSINESS DISTRICT BEYOND 300 FEET FROM MD ROUTE 216 SHALL NOT EXCEED EIGHT STORIES ABOVE THE HIGHEST ADJOINING GRADE.
 • COMMERCIAL BUILDINGS IN THE WESTSIDE DISTRICT WITHIN 300 FEET OF MD ROUTE 216 SHALL NOT EXCEED TWO STORIES.
 • COMMERCIAL BUILDINGS IN THE WESTSIDE DISTRICT BEYOND 300 FEET FROM MD ROUTE 216 SHALL NOT EXCEED FOUR STORIES ABOVE THE HIGHEST ADJOINING GRADE.

PERMITTED USES
THE FOLLOWING USES ARE PERMITTED IN EMPLOYMENT LAND USE AREAS:
 EMPLOYMENT USES PERMITTED ONLY WITHIN M-1 ZONING DISTRICT SHALL NOT BE PERMITTED. ALL USES PERMITTED AS A MATTER OF RIGHT IN THE POR, B-1 AND M-1 DISTRICTS, AS PER PETITIONER'S POP 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 POR, B-1 AND M-1 DISTRICTS, WILL BE PERMITTED AS A MATTER OF RIGHT IN THE EMPLOYMENT LAND USE AREAS, AND ARE SPECIFICALLY APPROVED BY THE PLANNING BOARD ON THIS AMENDED COMPREHENSIVE SKETCH PLAN PROVIDED, HOWEVER, THAT GUARRES, 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 10% OF THE TOTAL EMPLOYMENT LAND USE AREA MAY BE DEVOTED TO WAREHOUSE AND LIGHT MANUFACTURING USES.
 • CEMETERIES, HANGING AND CREMATORIES 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 CONTAIN MORE THAN 150,000 SQUARE FEET OF GROSS FLOOR AREA DESIGNATED FOR USE BY RETAIL AND PERSONAL SERVICE BUSINESSES. DESIGNATED RETAIL CENTERS MAY INCLUDE RETAIL STORES, PERSONAL SERVICE ESTABLISHMENTS AND SIMILAR USES, AS WELL AS FAST FOOD RESTAURANTS AND A GASOLINE SERVICE STATION HOWEVER FOR ALL RETAIL CENTERS THE TOTAL SQUARE FOOT AREA WHICH MAY BE USED FOR RETAIL AND PERSONAL SERVICE BUSINESS SHALL NOT EXCEED 100,000 (100,000) SQUARE FEET PER GROSS ACRE. NO INDIVIDUAL RETAIL ESTABLISHMENT WITHIN THE M-1 OR S-1 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 SHALL APPLY TO EMPLOYMENT LAND USE AREAS.

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

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

SETBACKS (ALSO SEE "PROJECT BOUNDARY SETBACKS")
THE MINIMUM SETBACK FOR EMPLOYMENT/COMMERCIAL STRUCTURES SHALL BE AS FOLLOWS:
 • 50' FROM THE BOUNDARY LINE ALONG JOHNS HOPKINS ROAD OR ROUTE 216
 • 10' FROM THE RIGHT-OF-WAY OF MAPLE LAWN BOULEVARD
 • NO SETBACK IS REQUIRED FROM THE RIGHT-OF-WAY OF ANY INTERNAL PUBLIC OR PRIVATE ROADS OTHER THAN FOR MAPLE LAWN BOULEVARD AS NOTED ABOVE.
 • 10' FROM ANY OTHER PROPERTY LINE

PARKING SETBACKS
 • 5' TO PUBLIC RIGHT-OF-WAY OF MAPLE LAWN BOULEVARD (EXCEPT FOR PARALLEL PARKING ADJACENT TO ROADWAYS)
 • 10' TO ANY OTHER PROPERTY OR BOUNDARY LINE (EXCEPT FOR PARALLEL PARKING ADJACENT TO ROADWAY, OR WHERE A PARCEL LINE LIES WITHIN A USE-IN-COMMON PARKING AREA SERVING MULTIPLE PARCELS.)
 • 20' TO PROJECT BOUNDARY LINE ALONG JOHNS HOPKINS OR ROUTE 216

EXCEPTIONS TO SETBACK REQUIREMENTS
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 12B A1 APPLIES:
 A. BAY WINDOWS, EAVES, FRENCH BALCONIES, PORTICOS, CORNICES, AWNINGS, SIGNS, AND SIMILAR ARCHITECTURAL ELEMENTS MAY ENCRACH FULLY INTO ANY SETBACK.
 B. ARCADES MAY ENCRACH INTO ANY SETBACK TO WITHIN 1' 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 OFFEN 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 COMMERCIAL RETAIL SALES USES.
 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, OR NEIGHBORING BUILDINGS ACCESSIBLE BY PEDESTRIANS.
 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.

INDUSTRIAL USES
 WAREHOUSE: 0.5 SPACES PER 1,000 SQUARE FEET OF NET LEASABLE AREA
 FLEX SPACE (INDUSTRIAL/OFFICE): 2.5 SPACES PER 1,000 SQUARE FEET OF NET LEASABLE AREA
 OTHER INDUSTRIAL: 2.0 SPACES PER 1,000 SQUARE FEET OF NET LEASABLE AREA.

RECREATIONAL USES:
 HEALTH CLUB: 1.0 SPACES PER 1,000 SQUARE FEET OF NET LEASABLE AREA
 SWIMMING POOL: 1.0 SPACES PER SEVEN PERSONS PERMITTED IN THE POOL, AT ONE TIME BY THE DEPT. OF HEALTH
 TENNIS COURT: 2.0 SPACES PER COURT

"NET LEASABLE AREA" IS DEFINED AS 40% OF THE GROSS FLOOR AREA (AFTER DEDUCTING ANY AREAS DEVOTED TO STORAGE AND COMMON USES), UNLESS A MORE PRECISE VALUE IS DETERMINED BY REDUCING THE GROSS FLOOR AREA BY AREAS DEVOTED TO PARKING, VEHICULAR CIRCULATION, OFFICE BUILDING STORAGE AREAS, EQUIPMENT AND MECHANICAL ROOMS/AREAS, LOCKER AND SHOWER FACILITIES, ENTRANCE FOYERS/ATRIA, AND SIMILAR AREAS.

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 PUBLIC R/W.

REDUCTIONS IN PARKING REQUIREMENTS ARE PERMITTED PURSUANT TO THE HOWARD COUNTY ZONING REGULATIONS SECTIONS 135.D & (PARKING STUDIES), 135.E1 (SHARED PARKING) AND 135.E2 (TRIP REDUCTION PLANS).

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

DPZ FILE No.	PARCEL AREA	FLOOR AREA	F.A.R.
SDF-04-44 (Office Bldg. 1)	4.40 AC. (19,150 S.F.)	43,945 S.F.	0.41
SD-04-46 (Retail Bldg. 1 & Bank)	3.17 AC. (13,733 S.F.)	24,088 S.F.	0.17
SDF-05-08 (Retail Bldg. 2 & Gas Station)	3.20 AC. (13,450 S.F.)	22,218 S.F.	0.16
SDF-05-036 (Office Bldg. 2)	4.24 AC. (18,480 S.F.)	43,945 S.F.	0.51
SDF-05-047 (Office Bldg. 3 & M&T BANK)	5.58 AC. (24,320 S.F.)	123,740 S.F.	0.51
SDF-06-067 (Office Bldg. 4)	4.78 AC. (20,087 S.F.)	100,288 S.F.	0.48
SDF-06-148 (Medical & 3 Office Bldgs.)	8.54 AC. (37,190 S.F.)	121,620 S.F.	0.33
SDF-07-02 (Bank, School, Retail, & Restaurant)	7.36 AC. (32,089 S.F.)	45,225 S.F.	0.14
SDF-08-056 (Grocery Store - Parcel B-6)	4.24 AC. (18,485 S.F.)	44,815 S.F.	0.27
THIS SDF (Bank, Parcel B-11)	0.80 AC. (34,845 S.F.)	4,454 S.F.	0.13
SUB-TOTAL	46.31 AC. (2,017,241 S.F.)	674,938 S.F.	0.34
EMPLOYMENT AREA RECORDED AS R/W	13.60 AC.	11,560 AC.	0.13
TOTAL AREA TO BE RECORDED AS EMPLOYMENT	122.00 AC.	15.60 AC.	0.13
TOTAL RECORDED EMPLOYMENT REMAINING	62.09 AC.		

① AREAS TO DATE BASED ON F-09-54 OVERALL TRACKING CHART.

PARKING TABULATION

NET FLOOR AREA (n S.F.)	PARKING GENERATION DATA	
	HARRIS TETTER (SDF-08-056)	BANK (THIS SDF)
45,020 S.F.	4,004 S.F.	
4,004 S.F.		
225	21	
252	21*	
5.15 per 1000	5.23 per 1000	

① AS DEFINED BY BOMA (BUILDING OWNERS AND MANAGERS ASSOCIATION) GUIDELINES (approx. 4% of gross S.F.)
 * THERE ARE 14 SPACES ON PARCEL B-11. THE 21 SPACES INCLUDES 2 PARKING SPACES FROM ADJOINING PARCELS THRU A RECORDED SHARED ACCESS & PARKING AGREEMENT.

PARKING DISTRIBUTION

PARCEL NUMBER	B-6	B-7	B-8	B-9	B-10	B-11	RUNNING TOTAL
PARALLEL SPACES	5	11	10	0	0	0	26
4'x18' SPACES (90°)	21*	36	10*	85	54	17	501
HANDICAP SPACES	8	n/ other SDF	n/ other SDF	n/ other SDF	n/ other SDF	2	10
RUNNING TOTAL	252	41	118	85	54	17	557

ADDRESS and PERMIT INFORMATION CHART

BUILDING ADDRESS: 8140 WESTSIDE BOULEVARD		
SUBDIVISION NAME: MAPLE LAWN FARMS	SECTION/AREA WESTSIDE DISTRICT-AREA 1	PARCEL B-11
PLAT Nos. 1992/03	ZONE MXD-3	ELEC. DIST. 5
TAX MAP 46	BLOCK 3 & 4	CENSUS TRACT 605/02
WATER CODE: E21	SEWER CODE: 7645000	

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE: APRIL 24, 2008

Professional Certification: I hereby certify that these documents 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. 27729, Expiration Date: 7/17/11

STATE OF MARYLAND
 JACOB TOROYER
 PROFESSIONAL ENGINEER
 No. 87729

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *David M. Layton* 4/23/08 Date

Chief, Division of Land Development: *Cindy Hunter* 4/16/08 Date

Chief, Development Engineering Division: *John G. ...* 4/16/08 Date

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

PREPARED FOR:
 MAPLE LAWN FARMS, LLC
 SUITE 300 WOODHOLME CENTER
 1829 RISTERSTOWN RD
 BALTIMORE, MD 21208
 ATTN: CHARLIE O'DONOVAN
 410-484-8400

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, 2008.

10-808

ELECTION DISTRICT No. 5

COVER SHEET

MAPLE LAWN FARMS
 WESTSIDE DISTRICT - AREA 1
 PARCEL B-11 (Bank)
 PLAT No. 19902/03, TAX MAP PARCEL No. 116

SCALE: AS SHOWN
 ZONING: MXD-3
 G. L. W. FILE No.: 07070

DATE: OCT/2008
 TAX MAP - GRID: 41-21&22
 SHEET: 1 OF 5

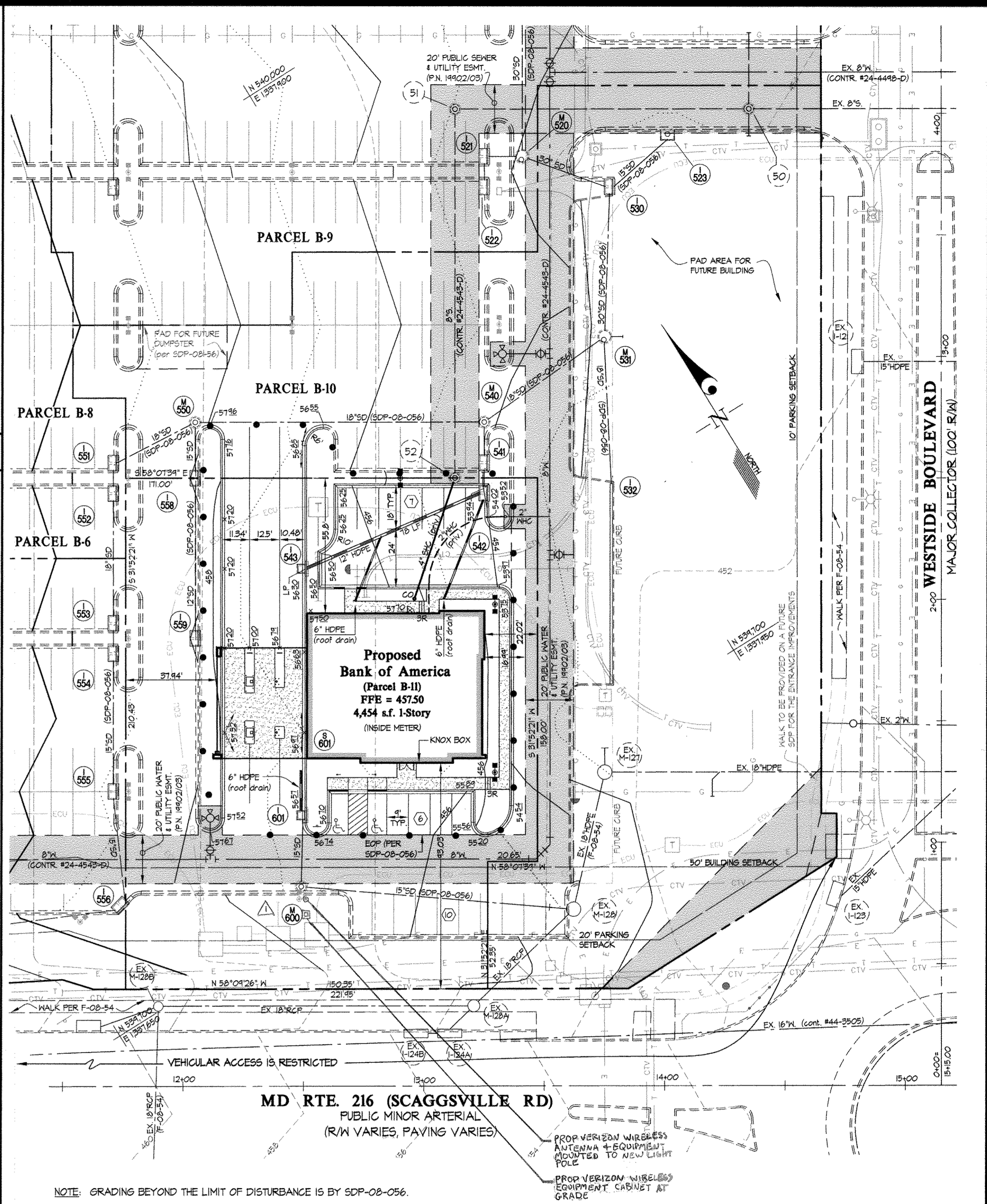
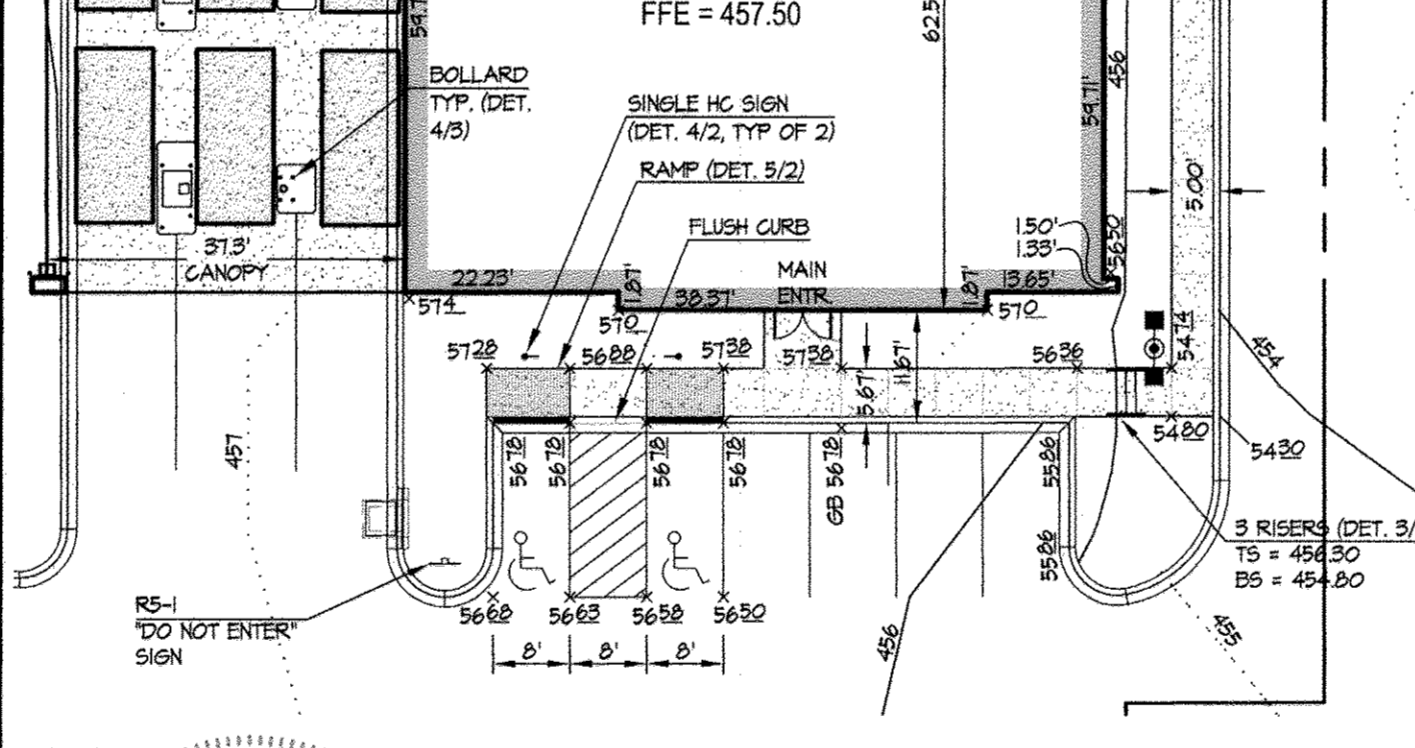
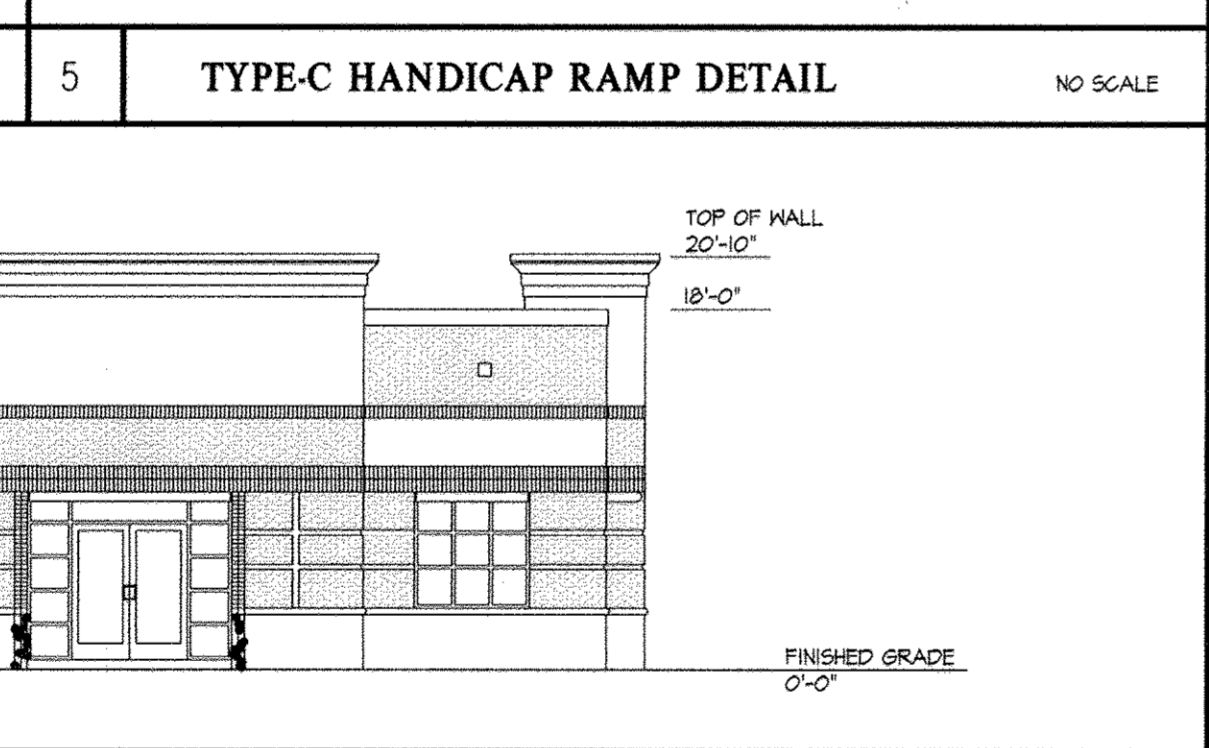
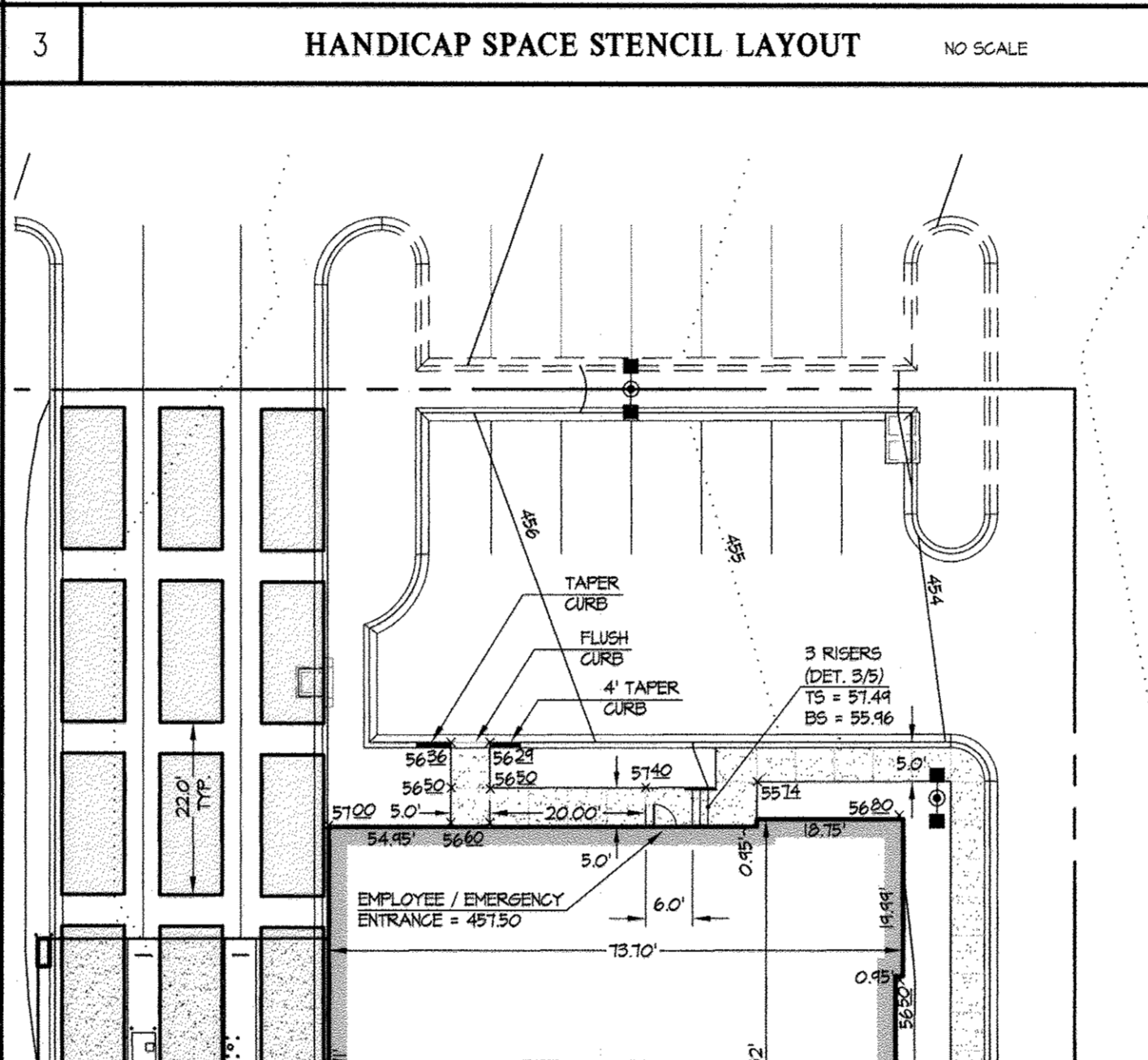
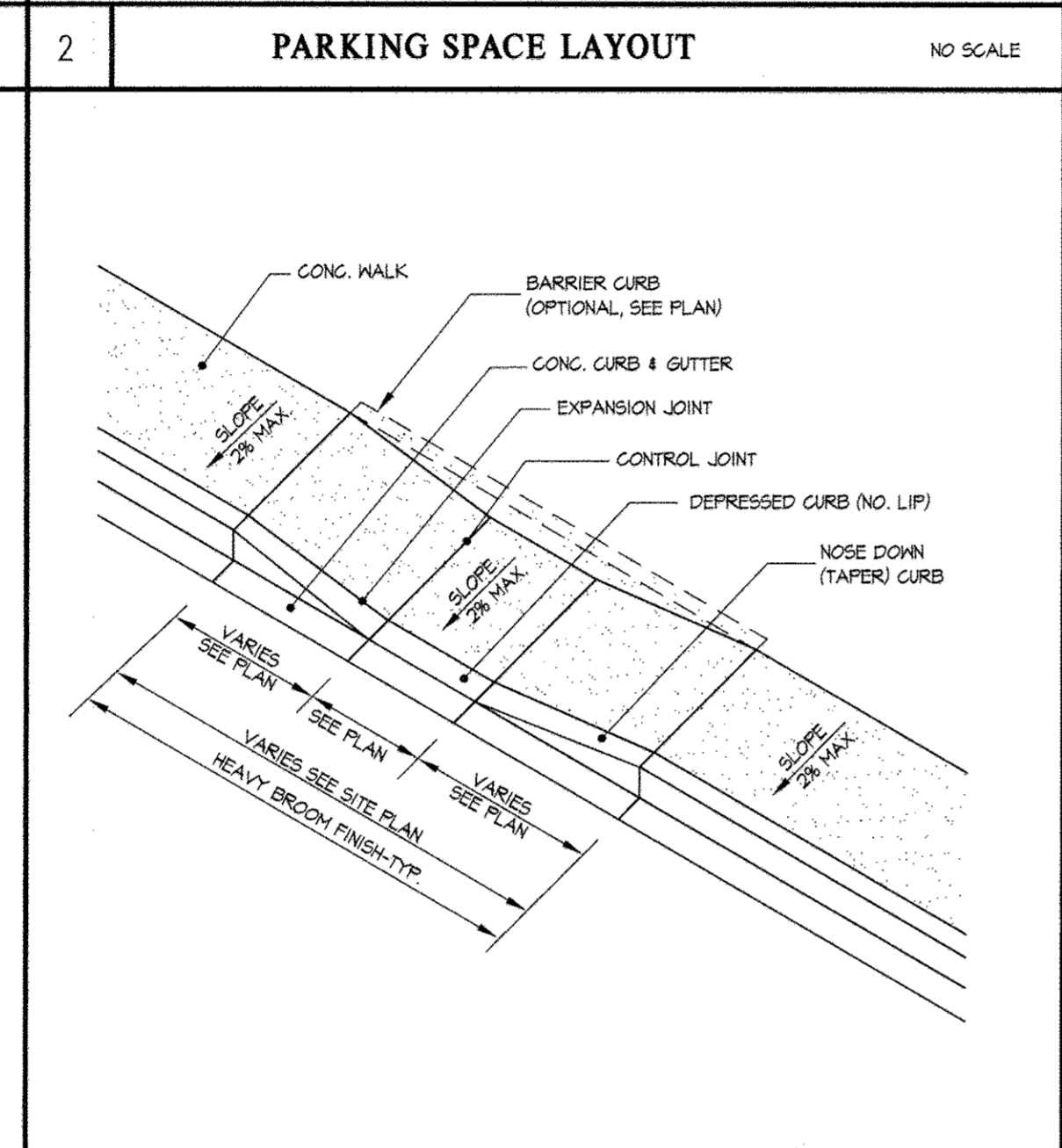
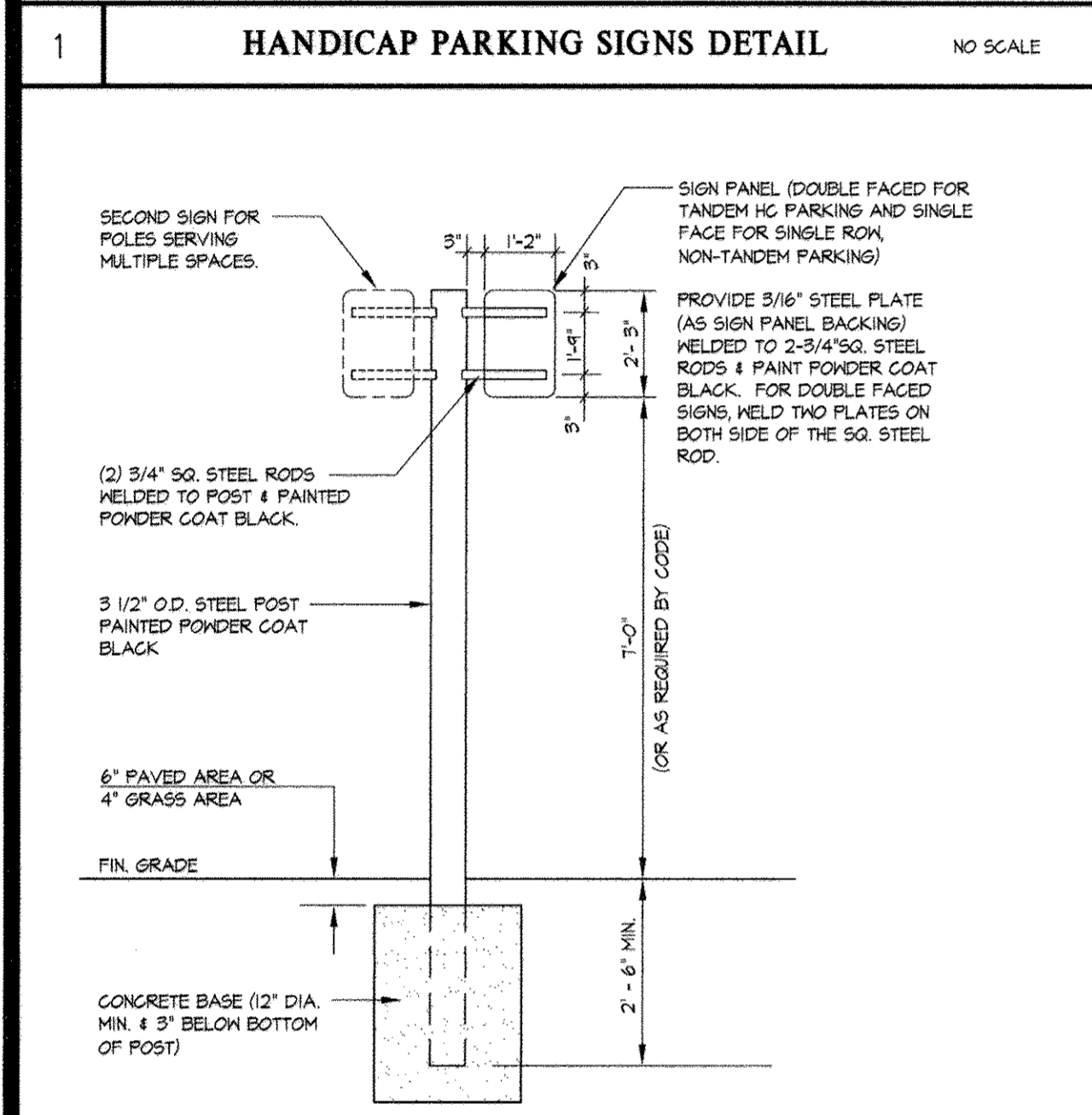
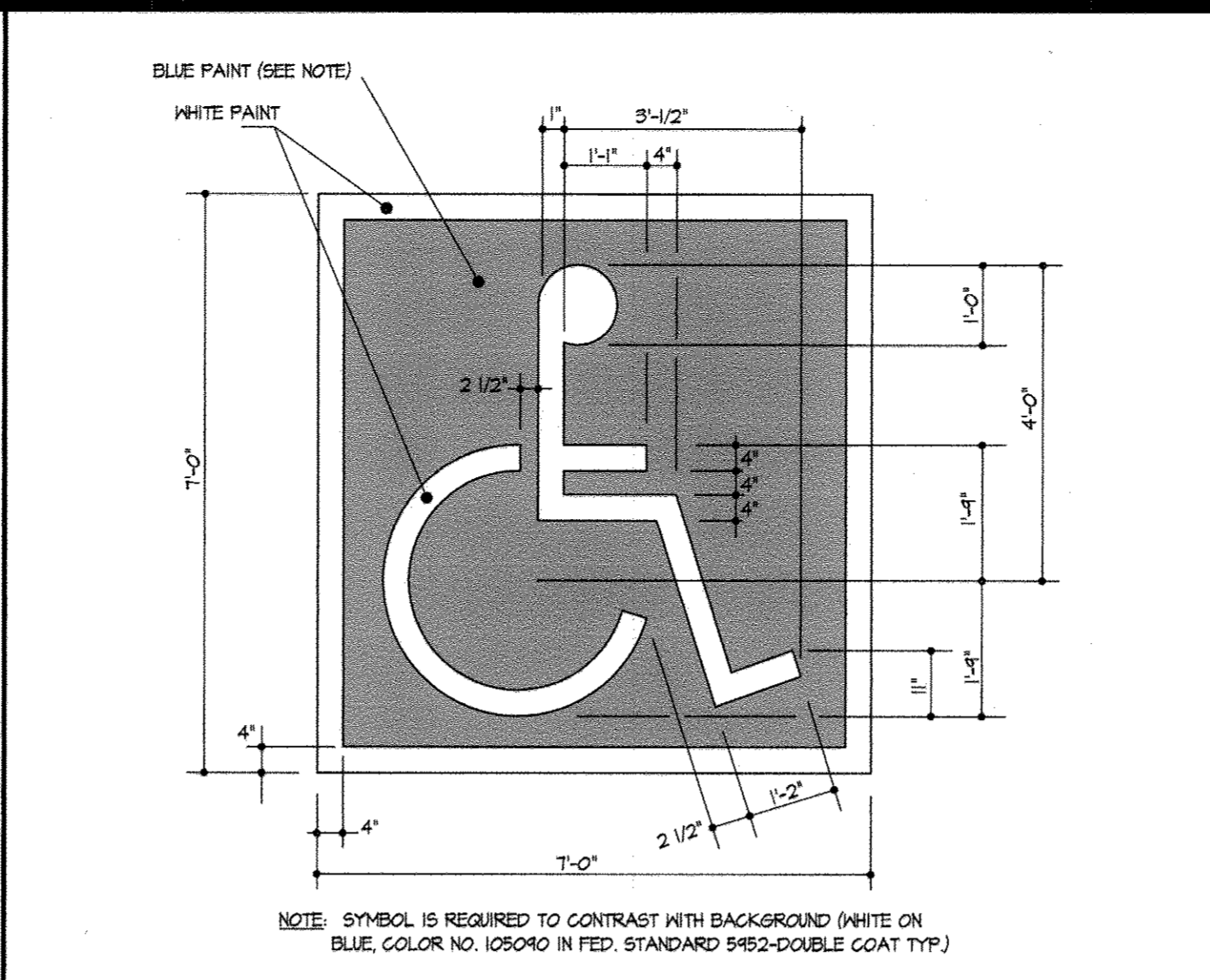
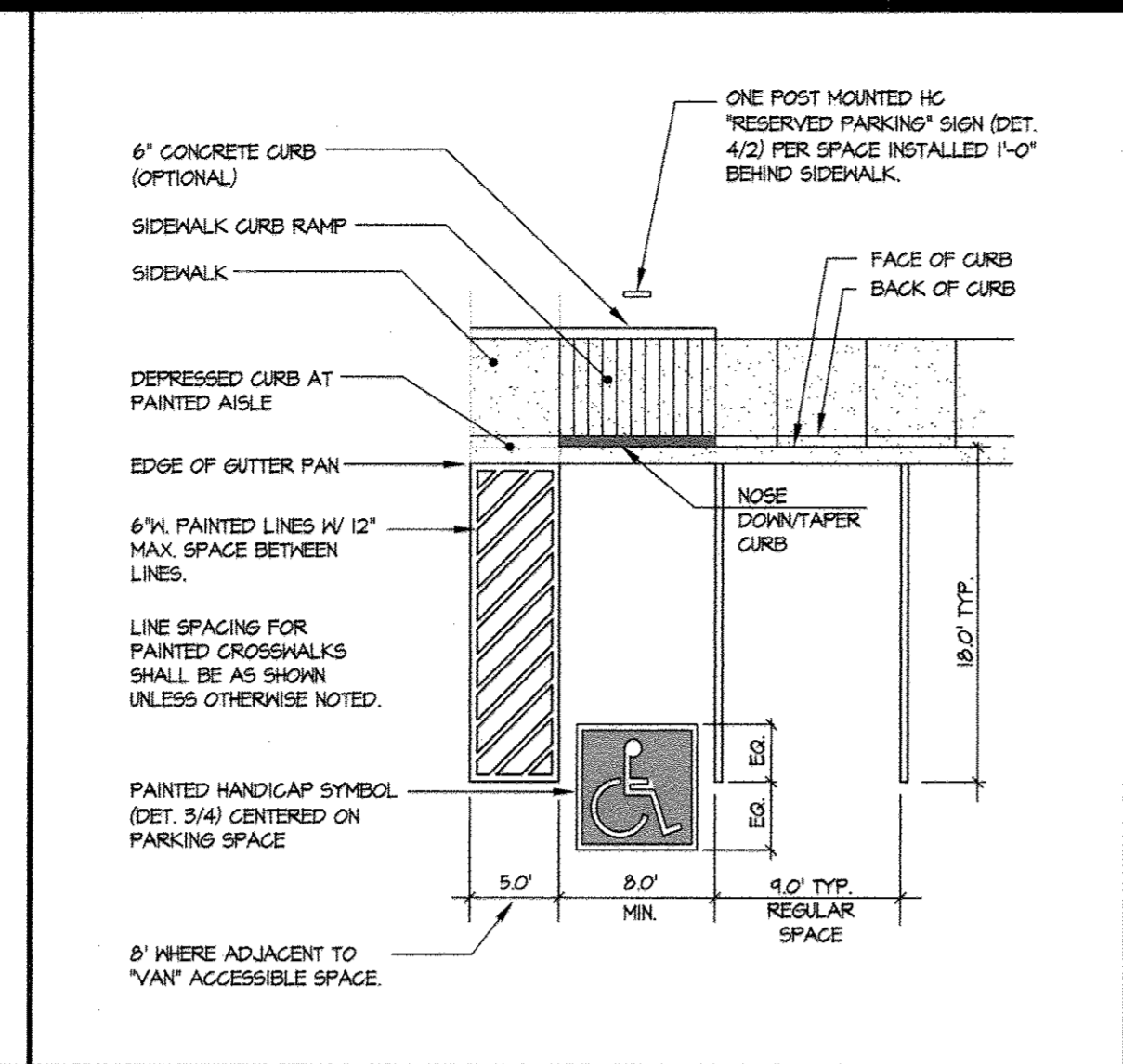
HOWARD COUNTY, MARYLAND

DES. MBT DRN. KLP CHK.

DATE: 05/30/17

REVISION: A. VARIATION: WIRELESS EQUIPMENT & ANTENNAS ADDED TO NEW LIGHT POLE

SDP-08-058



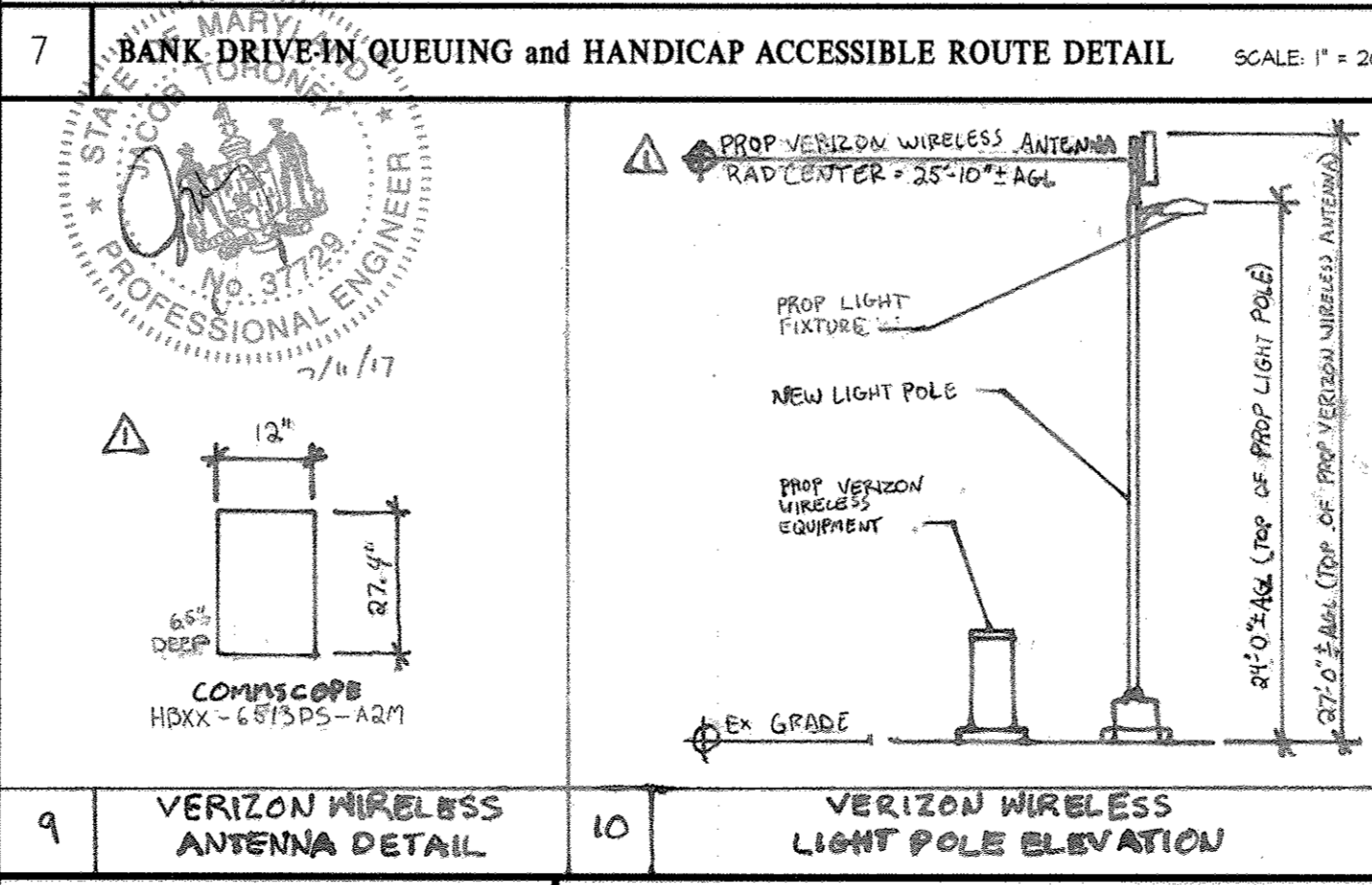
APPROVED PLANNING BOARD OF HOWARD COUNTY
 DATE: APRIL 24, 2008

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

LIGHTING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	LUMENS	MOUNTING
[Symbol]	SARDCO LIGHTING, TYPE 3 180 DEG (2) '4003' 518-3XL-400MH	36000	25' POLE

EXTERIOR LIGHTING NOTES:
 1. A PARTIALLY SHIELDED FIXTURE SHALL BE CONSTRUCTED AND INSTALLED IN SUCH A MANNER THAT LESS THAN 2.5 PERCENT OF THE LIGHT IS PROJECTED ABOVE THE HORIZONTAL PLANE THROUGH THE LOWEST PART OF THE LAMP, AS CERTIFIED BY THE LIGHTING MANUFACTURER OR A PHOTOMETRIC TEST REPORT.
 2. LIGHT TRESPASS ONTO A PROPERTY IN THE "RR" ZONING DISTRICT, OR ONTO A PROPERTY IN THE MxD DISTRICT DESIGNATED FOR DEVELOPMENT OF EQUIVALENT LAND USES, SHALL BE LIMITED TO 0.10 FOOT CANDLES.



SITE DEVELOPMENT PLAN and SITE DETAILS

SCALE: AS SHOWN
 ZONING: MXD-3
 DATE: OCT/2008
 TAX MAP - GRID: 41-21&22 46-3
 SHEET: 2 OF 5

SCALE: 1" = 50'
 ZONING: MXD-3
 DATE: OCT/2008
 TAX MAP - GRID: 41-21&22 46-3
 SHEET: 2 OF 5

SCALE: 1" = 10'
 ZONING: MXD-3
 DATE: OCT/2008
 TAX MAP - GRID: 41-21&22 46-3
 SHEET: 2 OF 5

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: 301-389-2524 FAX: 301-421-4186

REVISION TABLE

NO.	DATE	REVISION	BY	APPR.
01	05/19/07	VERIZON WIRELESS EQUIPMENT & ANTENNA ADDED TO NEW LIGHT POLE		

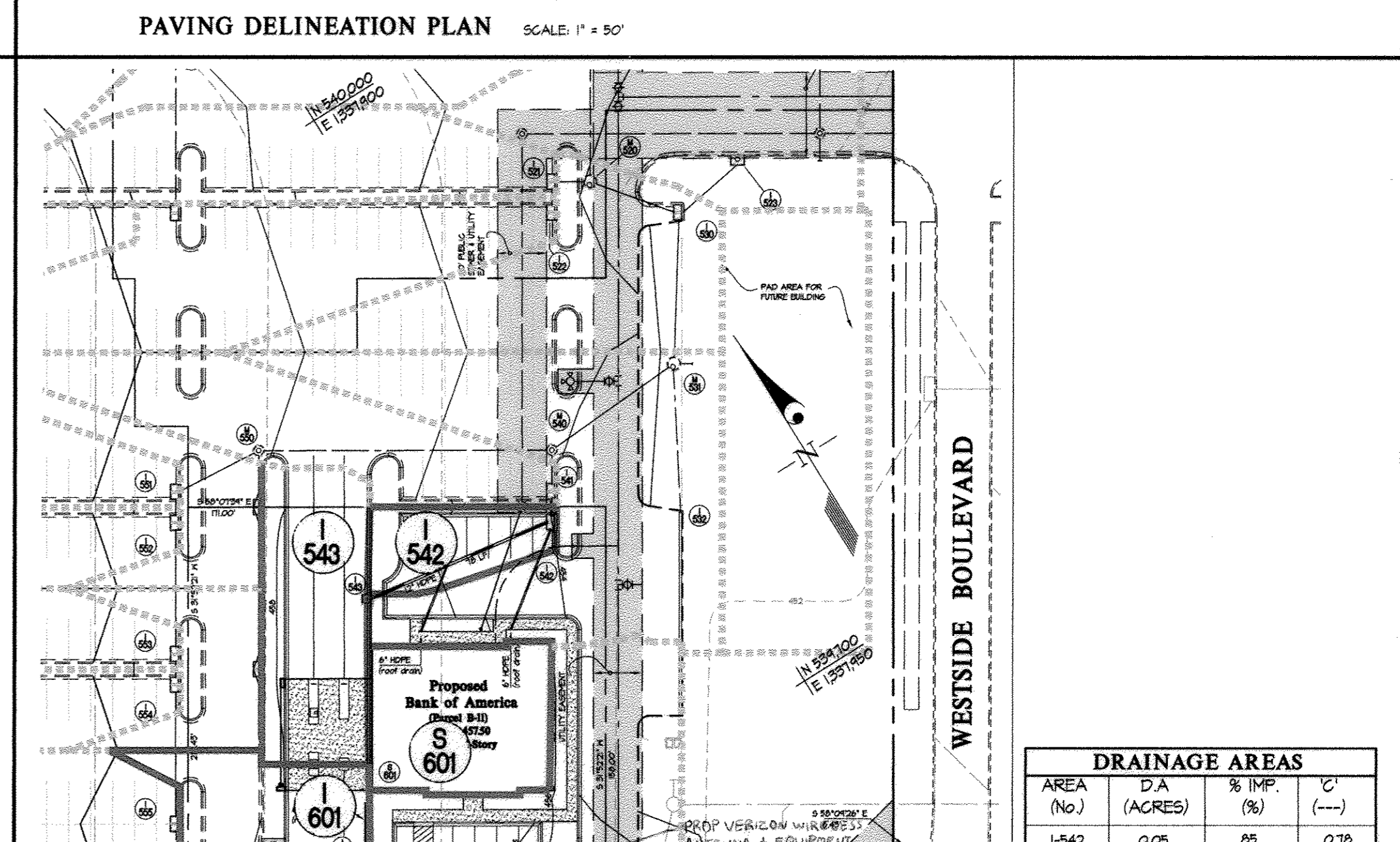
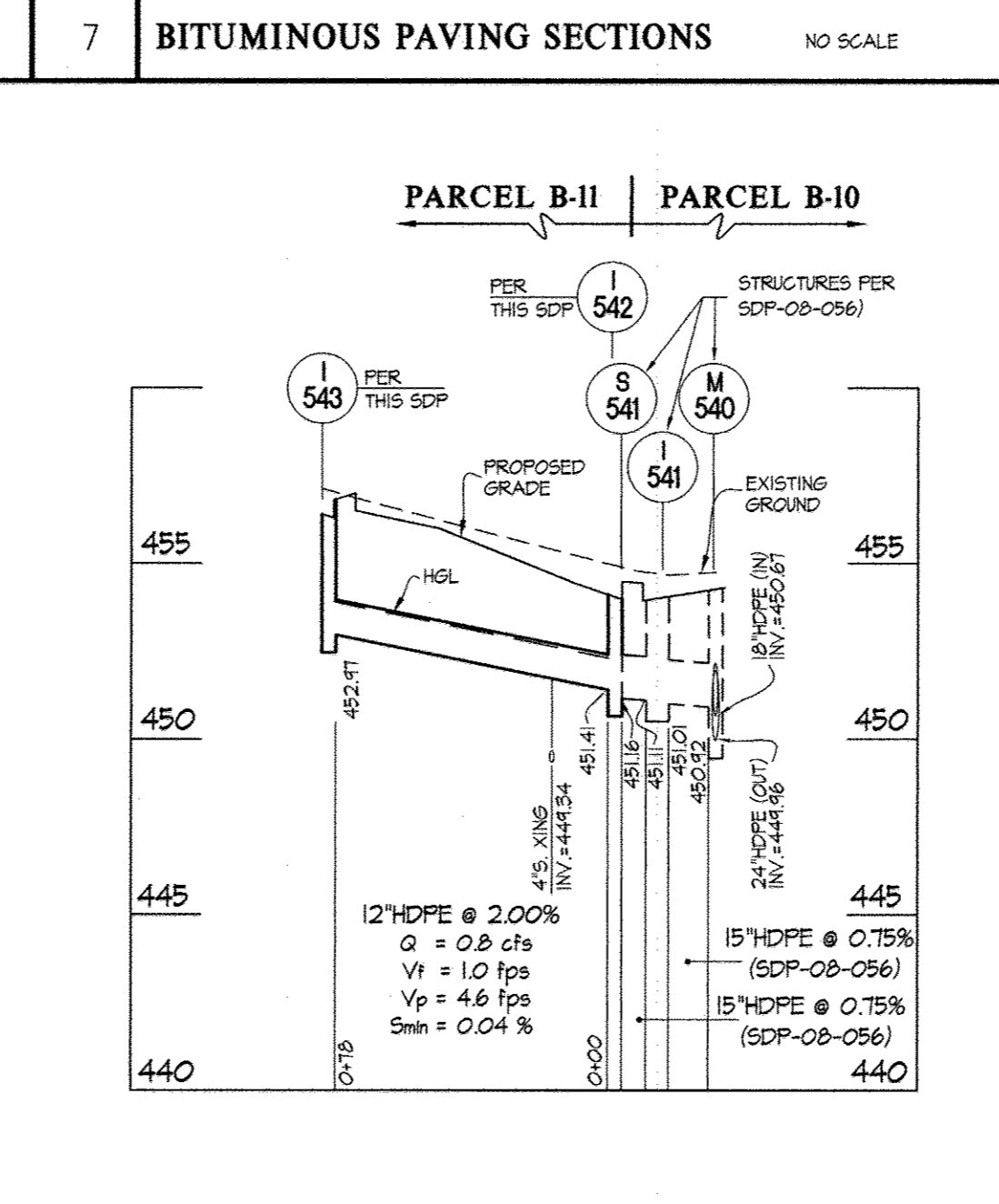
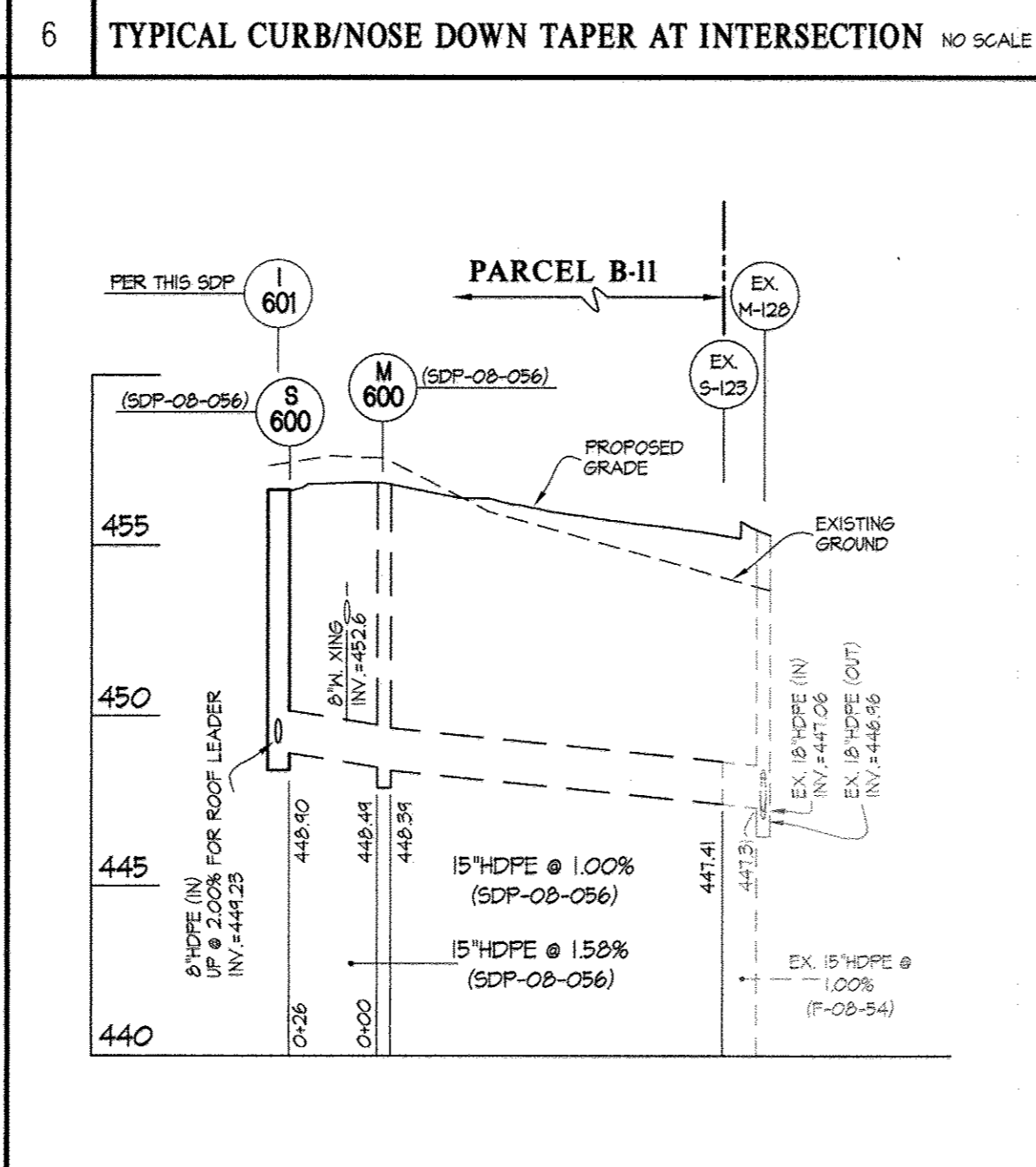
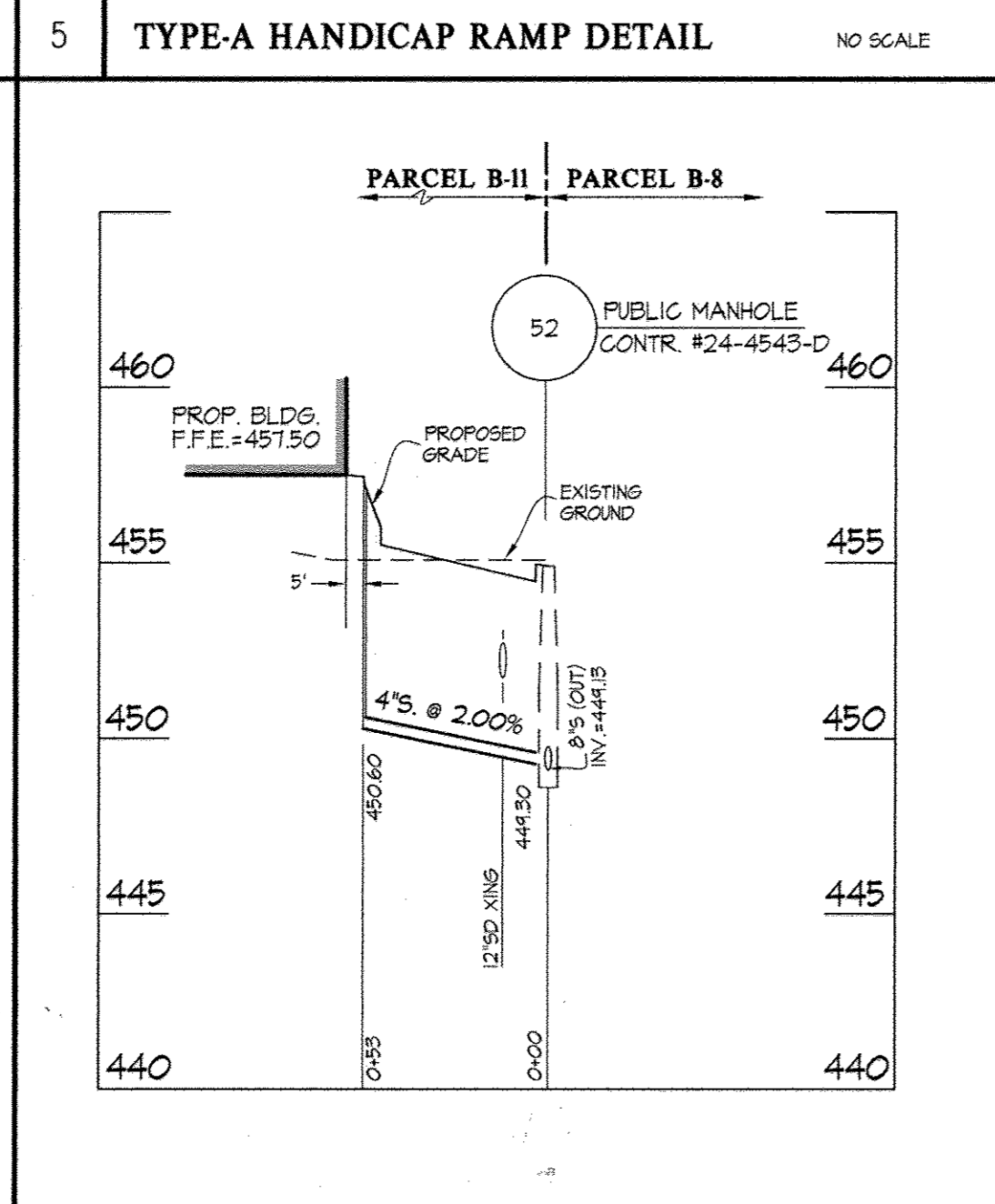
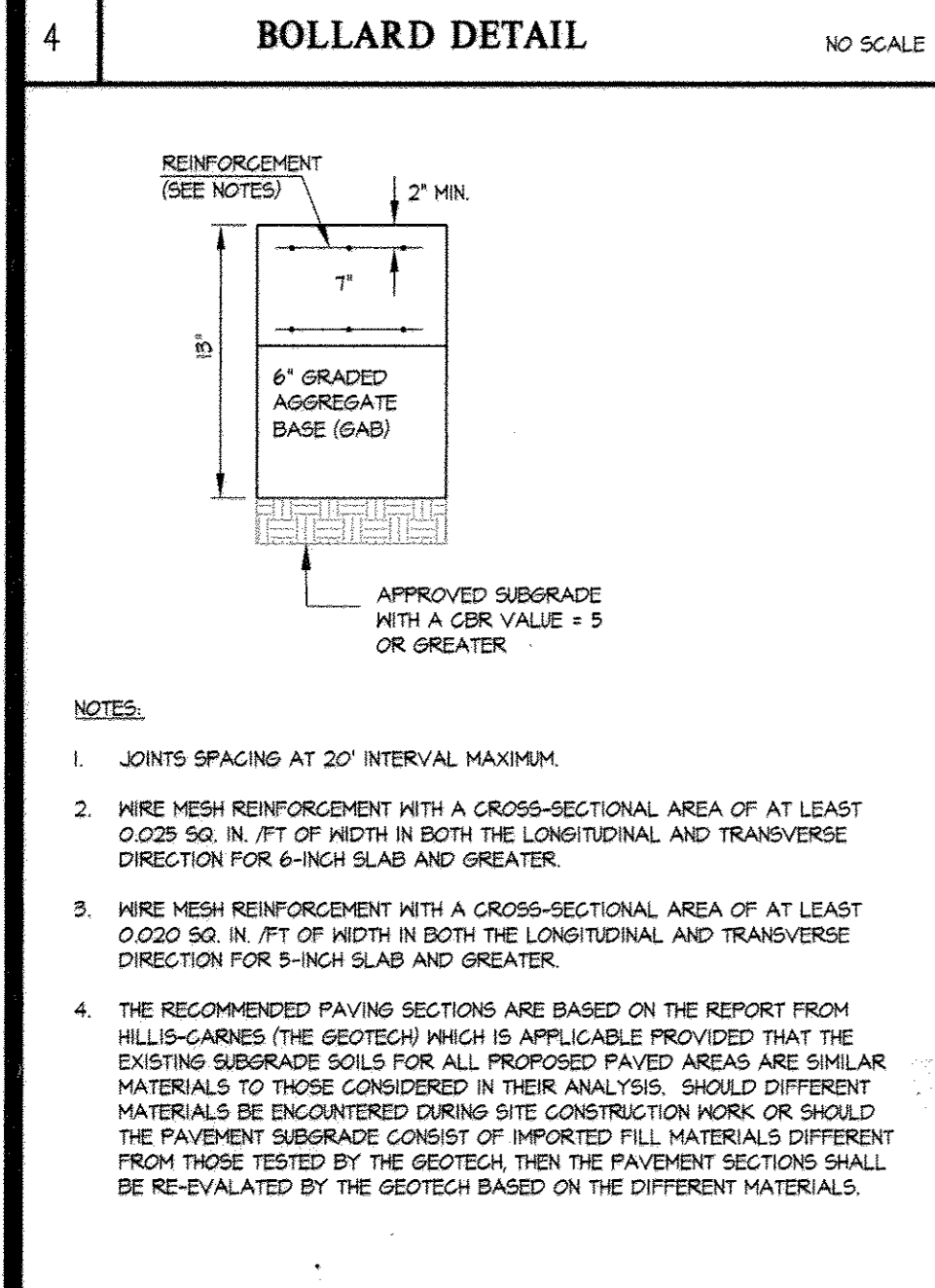
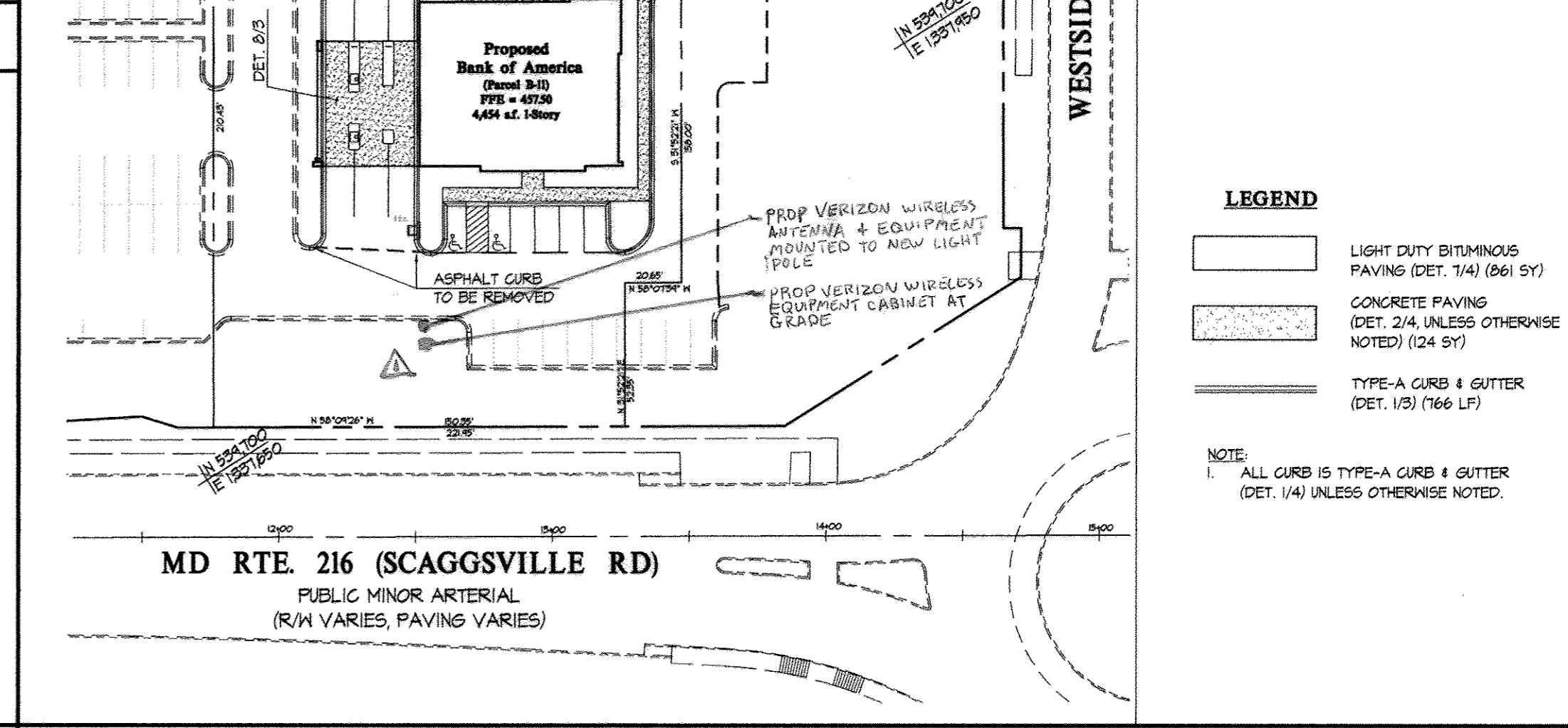
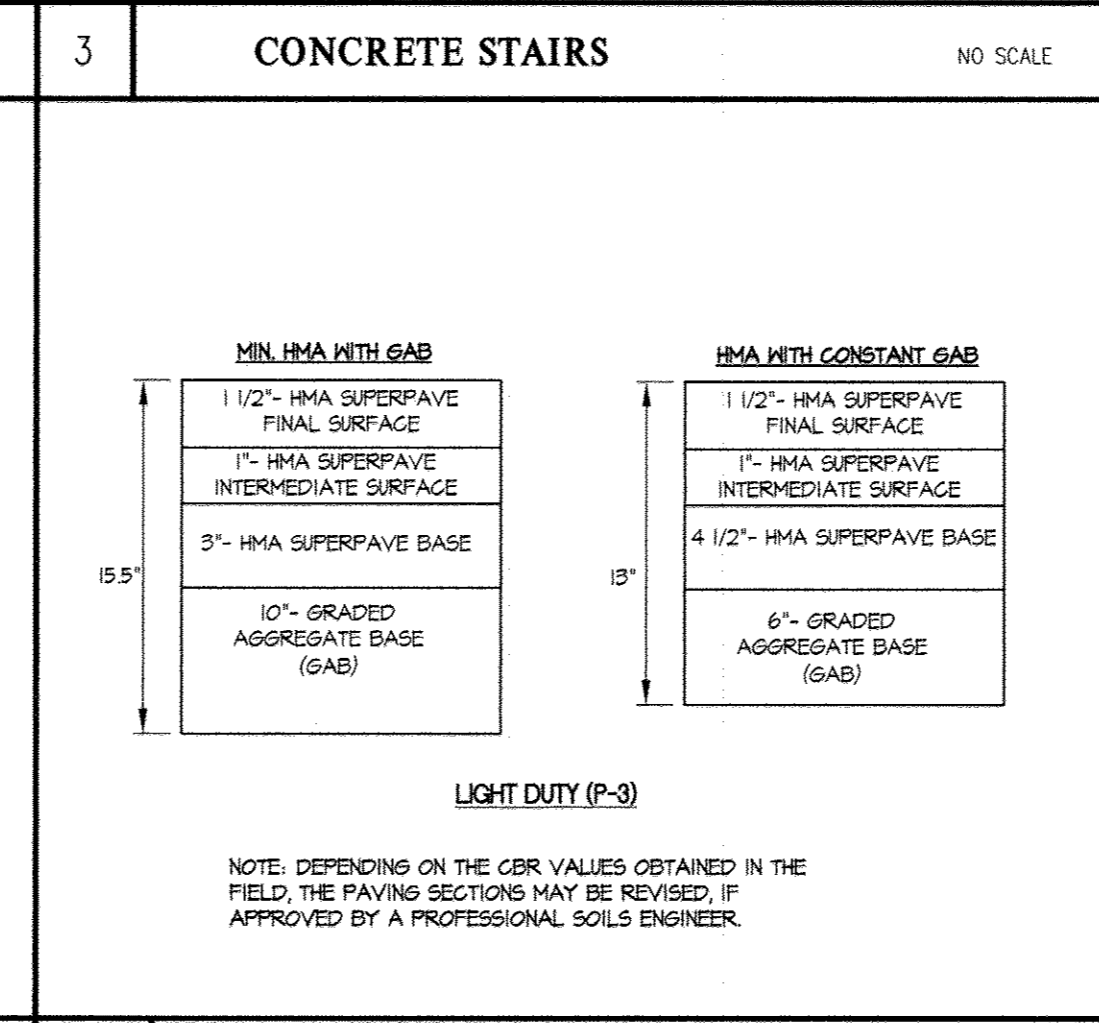
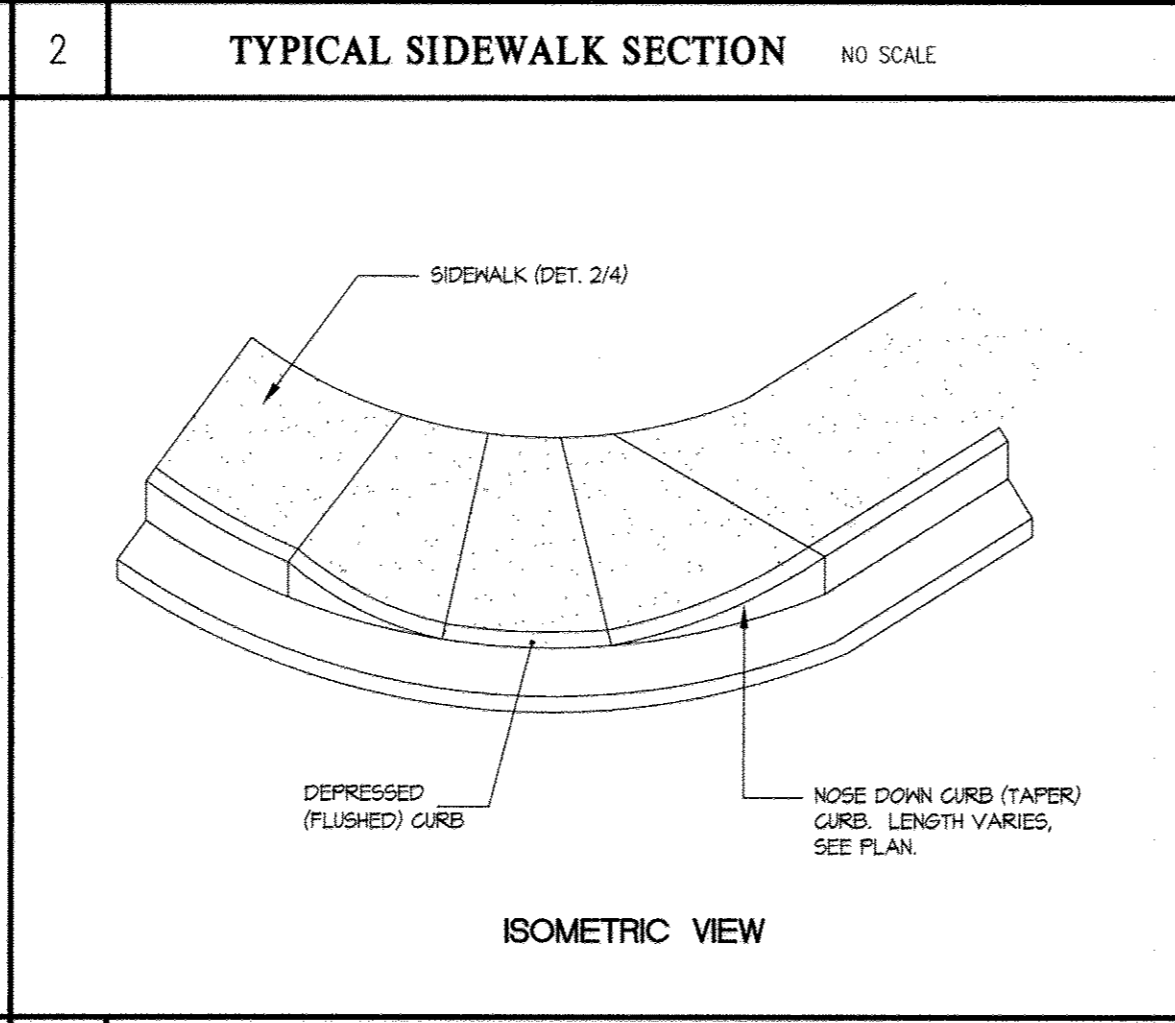
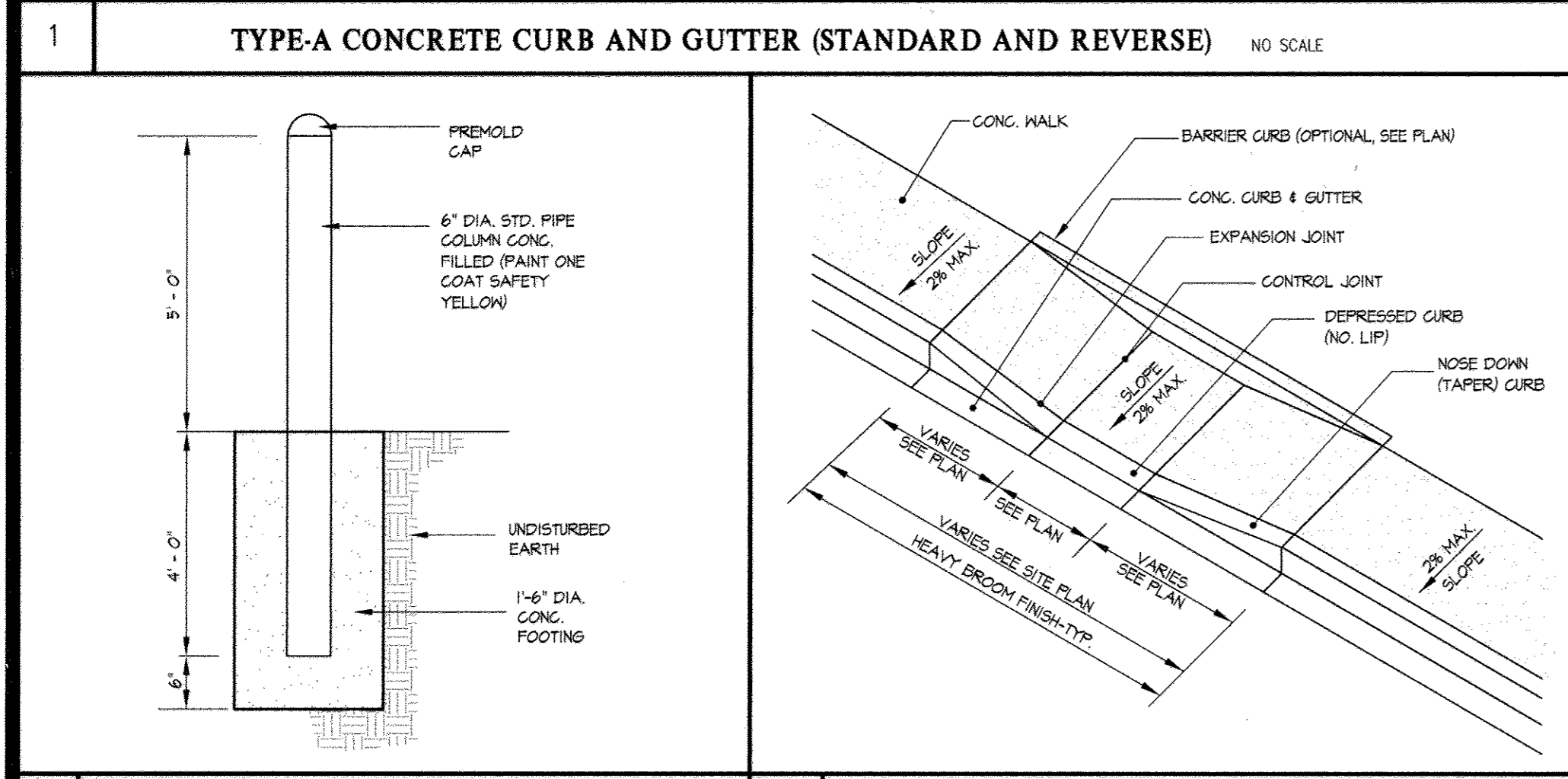
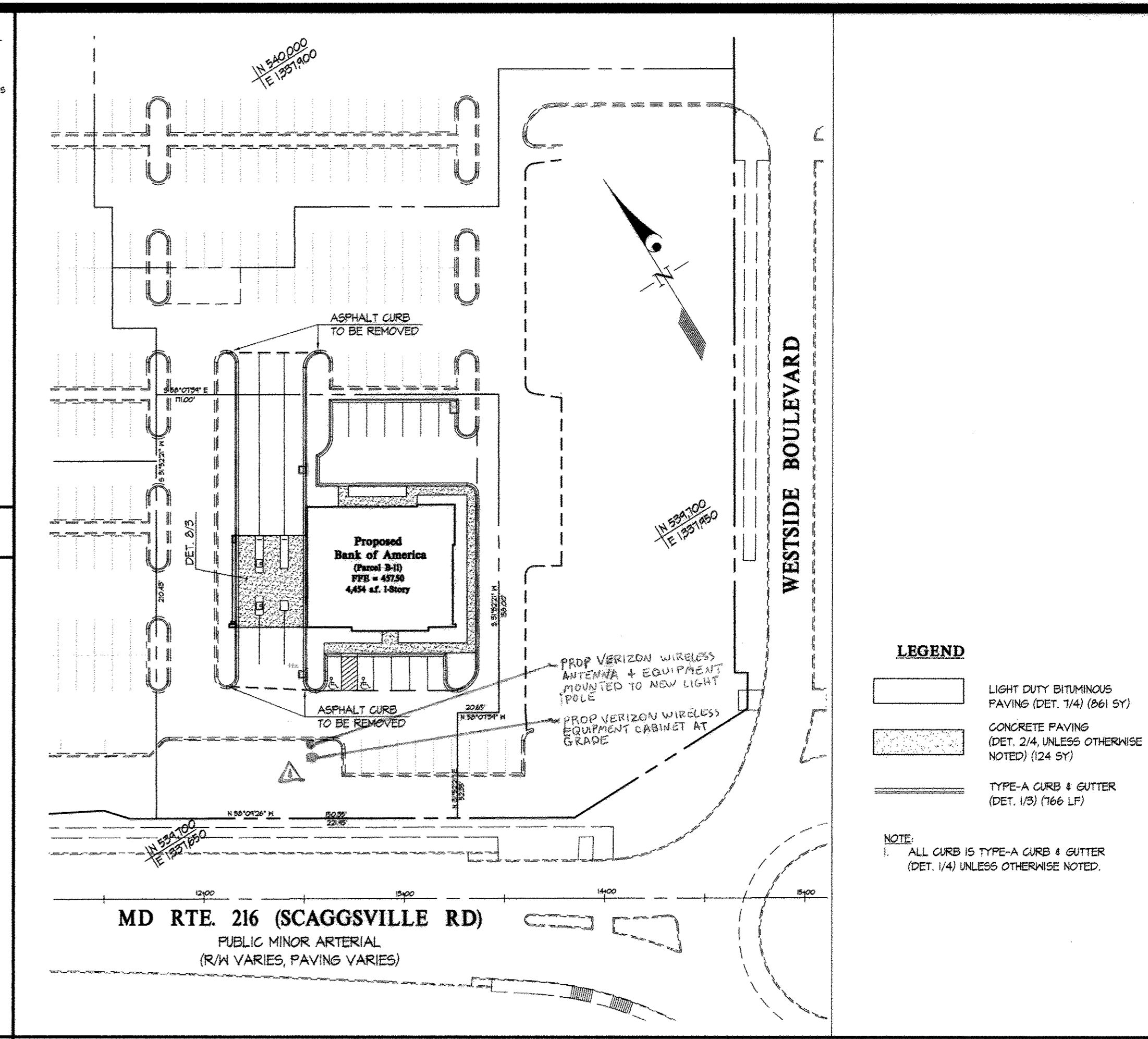
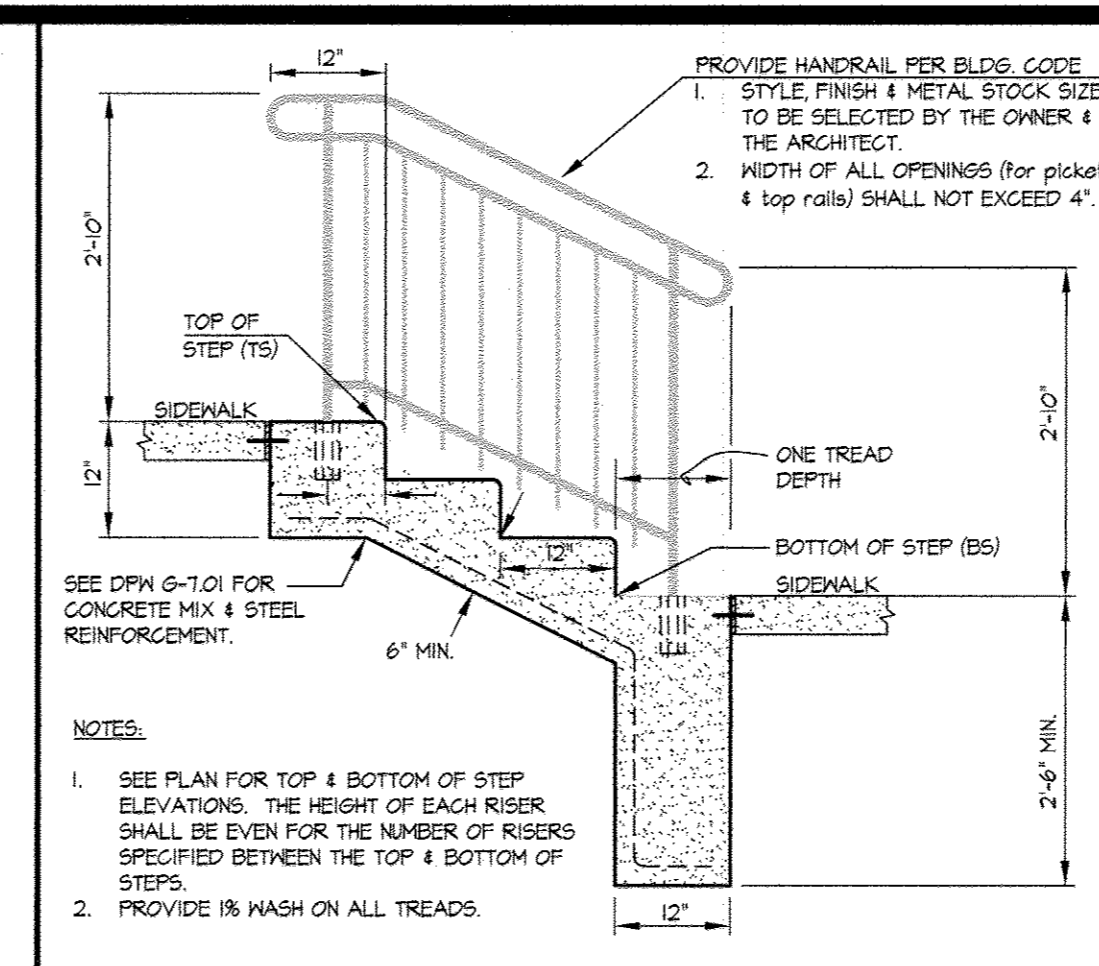
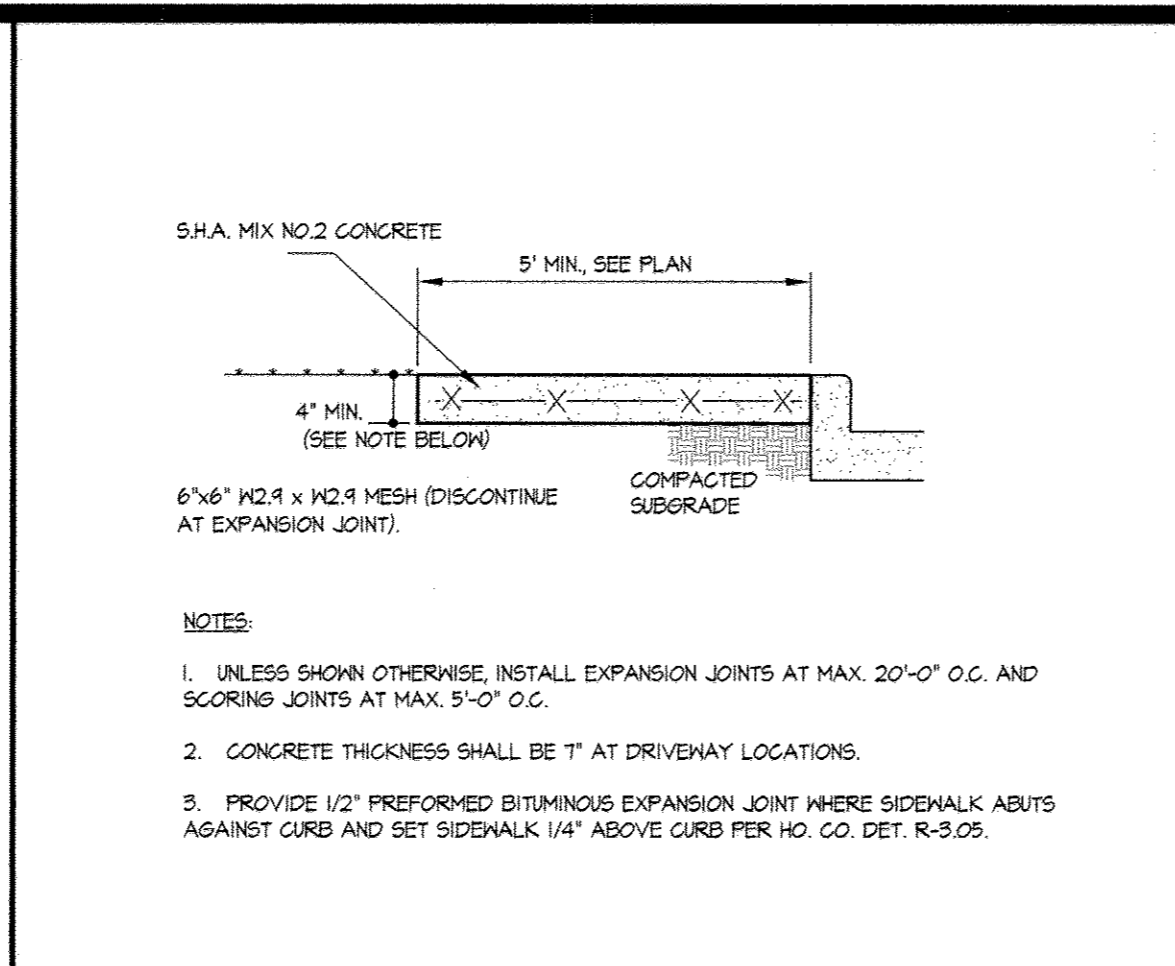
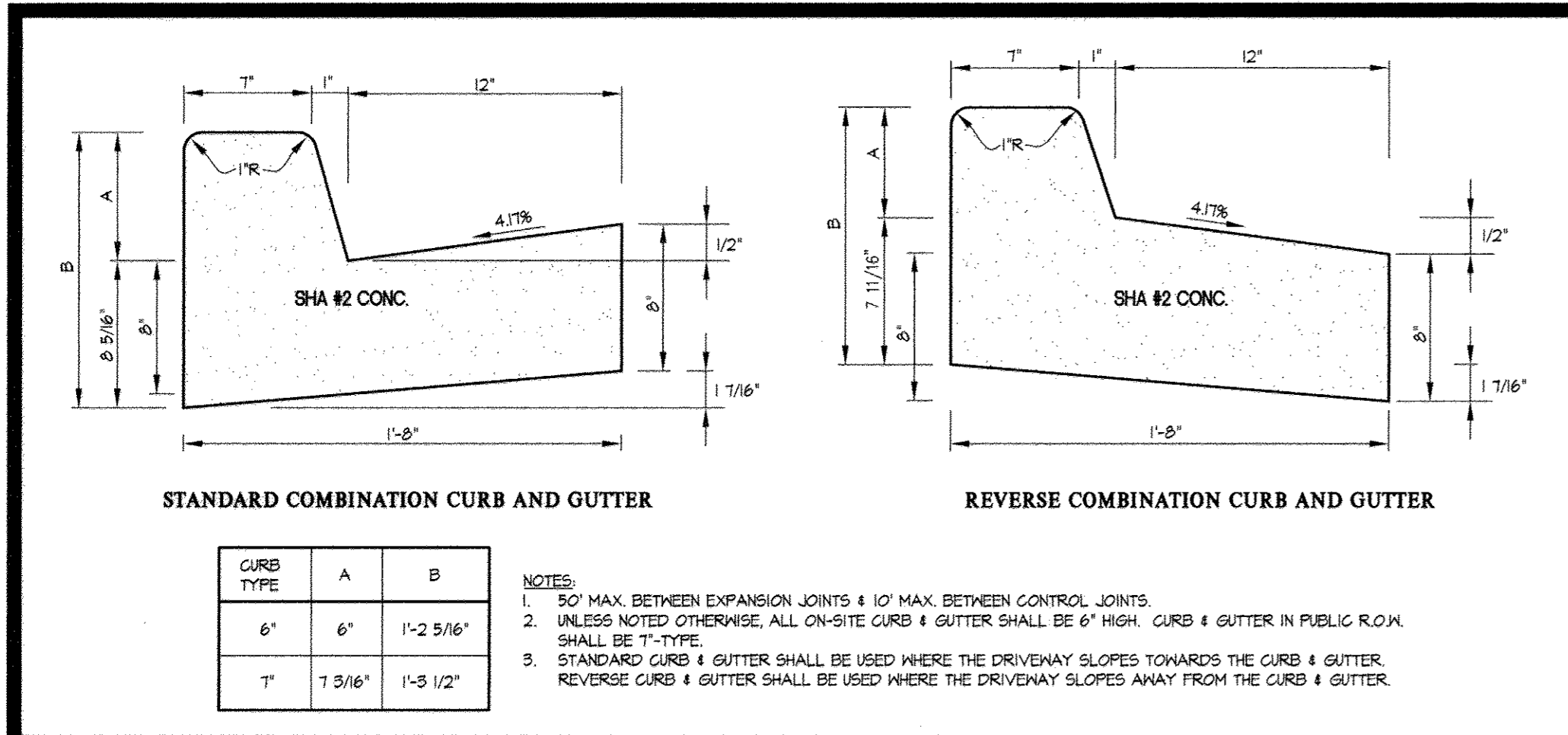
PREPARED FOR:
 MAPLE LAWN FARMS, LLC
 SUITE 300 WOODHOLME CENTER
 1828 RESTERSTOWN RD
 BALTIMORE, MD 21208
 ATTN: CHARLIE O'DONOVAN
 410-484-8400

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. 12275.
 EXPIRATION DATE: MAY 26, 2008

[Signature]

MAPLE LAWN FARMS WESTSIDE DISTRICT - AREA 1
 PARCEL B-11 (Bank)
 PLAT No. 19902/03, TAX MAP PARCEL No. 116
 HOWARD COUNTY, MARYLAND

ELECTION DISTRICT No. 5



APPROVED PLANNING BOARD OF HOWARD COUNTY
 DATE: APRIL 24, 2008

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: [Signature] Date: 11/12/08
 Chief, Division of Land Development: [Signature] Date: 11/12/08
 Chief, Development Engineering Division: [Signature] Date: 11/12/08

4" SEWER PROFILE SCALE: 1" = 50' HORZ. 1" = 5' VERT.

STATE OF MARYLAND
 JACOB TORONIE
 PROFESSIONAL ENGINEER
 No. 37729
 License No. 37729
 Expiration Date: 7/9/19

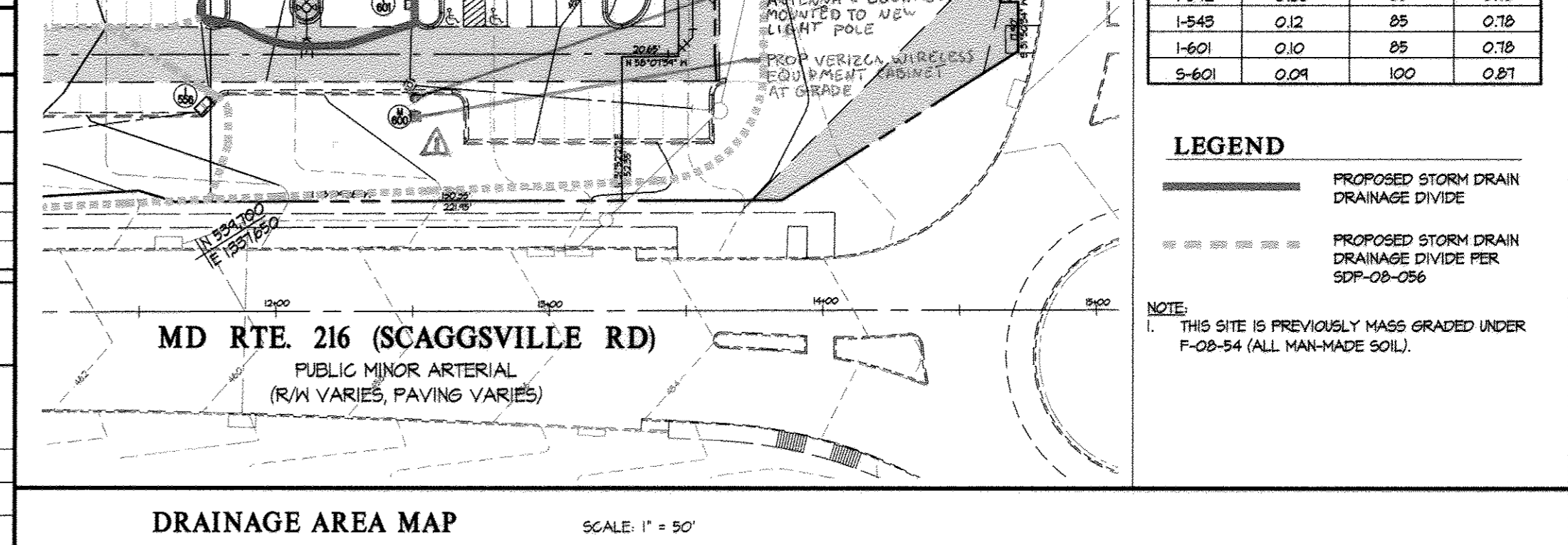
STORM DRAIN STRUCTURE SCHEDULE

No.	TYPE	WIDTH (inside)	TOP ELEVATION		INVERT ELEVATION		STD DETAIL	LOCATIONS & REMARKS
			UPPER	LOWER	UPPER	LOWER		
1-542	WR INLET		459.94	459.94	481.91	481.16	D 4.35	
1-548	S COMBO INLET		458.40	481.90	482.97	terminal	D 4.32	
1-601	S COMBO INLET		451.07	456.57	444.23	448.90	D 4.32	

STORM DRAIN PIPE SUMMARY TABLE

SIZE (IN)	TYPE	QUANTITY (LF)	REMARKS
6	HDPE	73	ADS N12 or equiv.
8	HDPE	5	ADS N12 or equiv.
12	HDPE	81	ADS N12 or equiv.

NOTES:
 1. ALL STORM DRAIN STRUCTURES SHALL BE PRECAST.



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 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONVILLE OFFICE PARK
 BURTONVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALTIMORE 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE: 06/30/17
 REVISION: VERIZON WIRELESS EQUIPMENT & ANTENNAS ADDED TO NEW 46000' POLE
 BY: [Signature]
 APPR: [Signature]

PREPARED FOR:
 MAPLE LAWN FARMS, LLC
 SUITE 300 WOODHOLME CENTER
 1825 RESTERSTOWN RD
 BALTIMORE, MD 21208
 ATTN: CHARLIE O'DONOVAN
 410-484-8400

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, 2008

ELECTION DISTRICT No. 5

MAPLE LAWN FARMS WESTSIDE DISTRICT - AREA 1
 PARCEL B-11 (Bank)
 PLAT No. 19902/03, TAX MAP PARCEL No. 116
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	07070
DATE	TAX MAP - GRD	SHEET
OCT/2008	41-21&22 46-3	3 OF 5

SDP-08-053

PERMANENT SEEDING NOTES
APPLY TO GRADED OR CLEARED AREA NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.
SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENEED).
SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES
1) PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (1/2 LBS/1000 SQUARE FEET) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (1/4 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 UREA-FORM FERTILIZER (1/4 LBS/1000 SQ FT).
2) ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (1/2 LBS/1000 SQ FT) AND 1000 LBS PER ACRE OF 10-10-10 FERTILIZER (2/3 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.
SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS PER ACRE (1/4 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE. FOR PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (1/2 LBS/1000 SQ FT) OF KEEPINGS LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY: OPTION (1) 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOD. OPTION (3) SEED WITH 60 LBS/ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.
MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 140 LBS/1000 SQ FT) OF UNROTATED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 210 GALLONS PER ACRE (9 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 340 GALLONS PER ACRE (9 GAL/1000 SQ FT) FOR ANCHORING.
MAINTENANCE: INSPECT ALL SEEDING 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 LOOSENEED).
SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (1/4 LBS/1000 SQ FT).
SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 1 THRU OCTOBER 15, SEED WITH 2-1/2 BUSHEL PER ACRE OF ANNUAL RYE (1/2 LBS/1000 SQ FT). FOR PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS PER ACRE OF KEEPINGS LOVEGRASS (1/4 LBS/1000 SQ FT). FOR 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 140 LBS/1000 SQ FT) OF UNROTATED NEED-FREE SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 210 GAL PER ACRE (9 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FT OR HIGHER, USE 340 GAL PER ACRE (9 GAL/1000 SQ FT) FOR ANCHORING.
NOTE: TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.
B. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).
VI. ALTERNATIVE FOR PERMANENT SEEDING - INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW:
A. COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
1. COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS THAT ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.04.06.
2. COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHORUS, AND 0.2 PERCENT POTASSIUM AND HAVE A PH OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.
3. COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1000 SQUARE FEET.
B. COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT A RATE OF 4 LB/1000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.
REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SEEDING, MD-VA PUB. # COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES, REVISED 1978.

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.
John K. Blanton 10/27/08
HOWARD S.C.D. DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE APRIL 24, 2008

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
David A. Light Director
Constance Hester Chief, Division of Land Development
John E. Williams Chief, Development Engineering Division
DATE 10/27/08

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONVILLE OFFICE PARK
BURTONVILLE, MARYLAND 20866
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STANDARD AND SPECIFICATIONS FOR TOPSOIL
DEFINITION
PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.
PURPOSE
TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.
CONDITIONS WHERE PRACTICE APPLIES
I. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPE WHERE:
A. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
B. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLY OF MOISTURE AND PLANT NUTRIENTS.
C. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
D. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
II. FOR THE PURPOSES 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
I. 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-SOCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.
II. TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
A. 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, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
B. TOPSOIL MUST BE FREE OF PLANT PARTS SUCH AS BERMA DA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
C. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GRAND LIMESTONE SHALL BE SPREAD AT THE RATE IF 4-6 TONS/ACRE (200-400 POUNDS PER 1000 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 SOIL PREPARATION AND SEEDING NOTES.
III. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
A. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).
IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
A. ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER & LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
1. PH FOR TOPSOIL SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE PH TO 6.5 OR HIGHER.
2. ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
3. TOPSOIL HAVING SOLUBLE SALT GREATER THAN 500 PARTS PER MILL SHALL NOT BE USED.
4. NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN WITH SOIL STERILANTS OR CHEMICALS USED FOR PEST CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN) TO PERMIT DISSIPATION OF PHOTO-TOXIC MATERIALS.
NOTE: TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.
B. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).
V. TOPSOIL APPLICATION
A. WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSION GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.
B. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBERT 4" OR HIGHER IN ELEVATION.
C. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4"-8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SEEDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER PONDING.
D. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS FROZEN OR MUDDY CONDITION WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDING PREPARATION.
VI. ALTERNATIVE FOR PERMANENT SEEDING - INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW:
A. COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
1. COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS THAT ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.04.06.
2. COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHORUS, AND 0.2 PERCENT POTASSIUM AND HAVE A PH OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.
3. COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1000 SQUARE FEET.
B. COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT A RATE OF 4 LB/1000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.
REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SEEDING, MD-VA PUB. # COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES, REVISED 1978.

SEDIMENT CONTROL NOTES
I. 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) 515-1855
II. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THEREO.
III. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 147 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES AND PERIMETER SLOPES AND ALL SLOPES GREATER THAN 5:1, BY 14 DAYS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
IV. 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.
V. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDINGS, SOD, TEMPORARY SEEDINGS 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.
VI. 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.
TOTAL AREA OF SITE : 0.283 ACRES
AREA DISTURBED : 0.474 ACRES
AREA TO BE ROOFED OR PAVED : 0.401 ACRES
AREA TO BE VEGETATIVELY STABILIZED : 0.074 ACRES
TOTAL CUT : 190.2 CU YDS.
TOTAL FILL : 190.2 CU YDS.
OFF-SITE WASTE/BORROW AREA LOCATION : NONE
9. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
10. 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 CONTROL, 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 LIMITED TO 3 PIPE LENGTHS OR THAT WHICH SHALL BE BACKFILLED AND STABILIZED WITHIN 1 WORKING DAY, WHICHEVER IS SHORTER.

SEQUENCE OF CONSTRUCTION
I. APPLY FOR A GRADING PERMIT AND ARRANGE FOR THE PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR. OBTAIN THE GRADING PERMIT AT THE MEETING (1 DAY).
II. THE WORK ON THIS SDP SHALL BE CONCURRENT WITH THE GRADING WORK UNDER F-08-54, F-08-55 AND SDP-08-056. COORDINATE THIS SDP WITH THOSE OF SDP-08-056 AND THE ROAD CONSTRUCTION PLANS F-08-54 & 55.
III. MAKE SURE THE SEDIMENT CONTROL BASIN PER F-08-54 & 55 AND THE STORM RUN FROM THOSE BASIN TO PARCELS B6 - B11 ARE OPERATIONAL.
IV. SINCE THE GRADING WORK UNDER THIS SDP IS CONCURRENT WITH SDP-08-056 AND F-08-54 & 55, THE INSTALLATION OF THE SCE & SILT FENCE IS AT THE DISCRETION OF THE SEDIMENT CONTROL INSPECTOR. DURATION: 1 DAY IF APPLICABLE.
V. OBTAIN PERMISSION FROM THE INSPECTOR TO GRADE THE SITE IN ORDER TO CONSTRUCT THE BANK BUILDING AND INSTALL UTILITIES (STORM DRAIN, PH, SH, GAS, ELECTRIC, ETC.). DURATION: 6 MONTHS BUILDING CONSTRUCTION AND 2-3 DAYS UTILITY INSTALLATION.
VI. INSTALL CURB/GUTTER AND BASE PAVING. DURATION: 2-3 DAYS.
VII. INSTALL LANDSCAPING, SURFACE PAVING, CURB, SIDEWALK AND STRIPE THE PARKING SPACES. DURATION: 3-4 DAYS.
VIII. FLUSH AND PUMP CLEAN ALL STORM DRAIN SYSTEM ONCE THE LOD AREA FOR THIS SDP IS STABILIZED. DURATION: 1 DAY.
IX. COMPLETE BUILDING INTERIOR WORK AND OBTAIN USE & OCCUPANCY PERMIT.

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 HCD.
DATE 10-8-08

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 COUNTY DEPARTMENT OF PLANNING & ZONING.
DATE 10-8-08

DATE REVISION BY APPR.

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE
CONSTRUCTION SPECIFICATION
1. Length - minimum of 50' (30' for single residence lot).
2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.
3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. *The plan approval authority may not require single family residences to use geotextile.
4. Stone - crushed aggregate (3" to 5") or reddish or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
5. Surface water - all surface water flowing to or diverted toward construction entrances shall be placed through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a removable berm with 5' slopes and a minimum of 6" of stone over the pipe. The berm shall be placed according to the drainage. When the SCE is located at a high spot and has no drainage to convey it, a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
6. Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.
U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 7 - 17 - 8 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

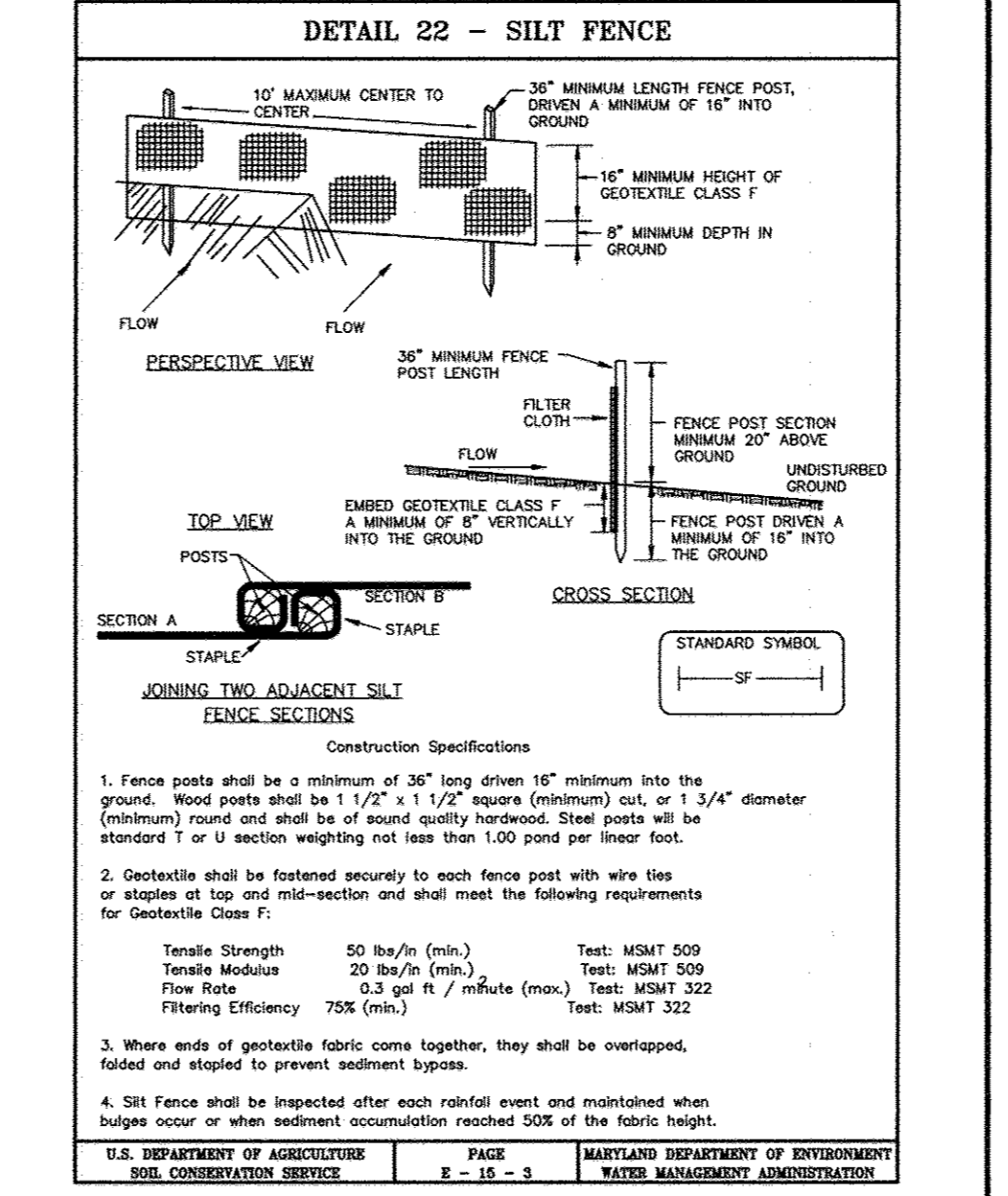
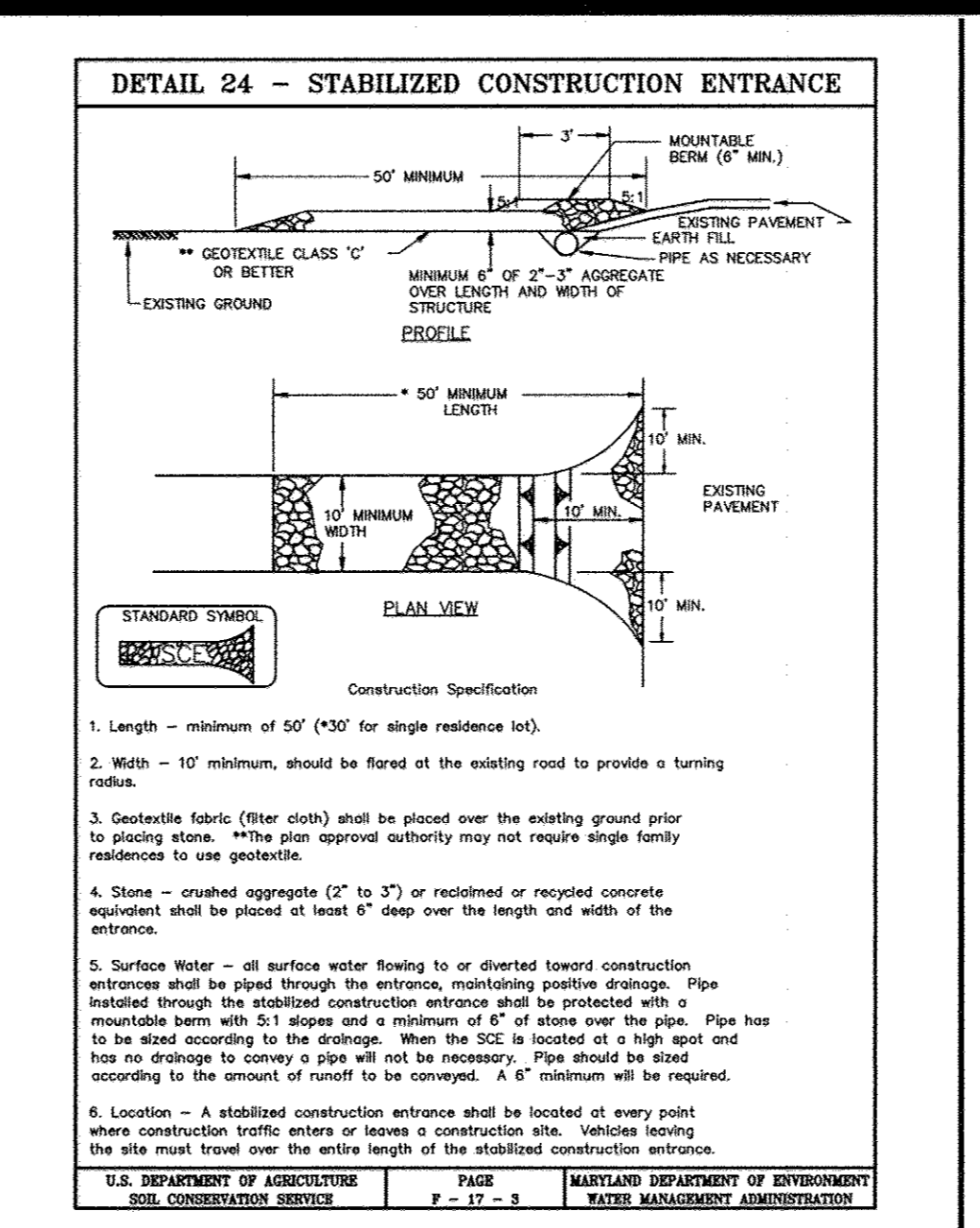
DETAIL 22 - SILT FENCE
CONSTRUCTION SPECIFICATIONS
1. Fence posts shall be a minimum of 30' long driven 18" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum) and 1 3/4" diameter (minimum) and shall be of sound quality hardwood. Steel posts will be standard I or U section weighting not less than 100 pound per linear foot.
2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:
Tensile Strength 50 lbs/ft (min.) Test: MSMT 509
Tensile Modulus 20 lbs/ft (min.) Test: MSMT 509
Flow Rate 0.3 gal / ft / minute (max.) Test: MSMT 322
Filtering Efficiency 75% (min.) Test: MSMT 322
3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent wind lifting.
4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.
U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 8 - 18 - 3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DUST CONTROL
Definition
Controlling dust blowing and movement on construction sites and roads.
Purpose
To prevent blowing and movement of dust from exposed soil surfaces, reduce on and off-site damage, health hazards, and improve traffic safety.
Conditions Where Practice Applies
This practice is applicable to areas subject to dust blowing and movements where on and off-site damage is likely without treatment.
Temporary Methods
Specifications
1. Mulches - See standards for vegetative stabilization with mulches only. Mulch should be compact or topped to prevent blowing.
2. Vegetative Cover - See standards for temporary vegetative cover.
3. Tillage - To roughen surface and bring clods to the surface. This is an emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12' apart, spring-toothed harrows, and similar plows are examples of equipment which may produce the desired effect.
4. Irrigation - This is generally done as an emergency treatment. Site is sprinkled with water until the surface is moist. Repeat as needed. At no time should the site be irrigated to the point that runoff begins to flow.
5. Barriers - Solid board fences, silt fences, burlap fences, straw bales, and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 10 times their height are effective in controlling soil blowing.
6. Calcium Chloride - Apply at rates that will keep surface moist. May need retreatment.
Permanent Methods
1. Permanent Vegetation - See standards for permanent vegetative cover, and permanent stabilization with sod. Existing trees or large shrubs may afford valuable protection if left in place.
2. Topsoiling - Covering with less erodible soil materials. See standards for topsoiling.
3. Stone - Cover surface with crushed stone or coarse gravel.
References
1. Agriculture Handbook 346. Wind Erosion Forces in the United States and Their Use in Predicting Soil Loss.
2. Agriculture Information Bulletin 354. How to Control Wind Erosion. USDA, ARS.

STATE OF MARYLAND
JOSE TORONTO
PROFESSIONAL ENGINEER
No. 37728
7/19/17
Professional Commission: I hereby certify that these documents were prepared or reviewed by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 37728 Expiration Date: 7/9/17

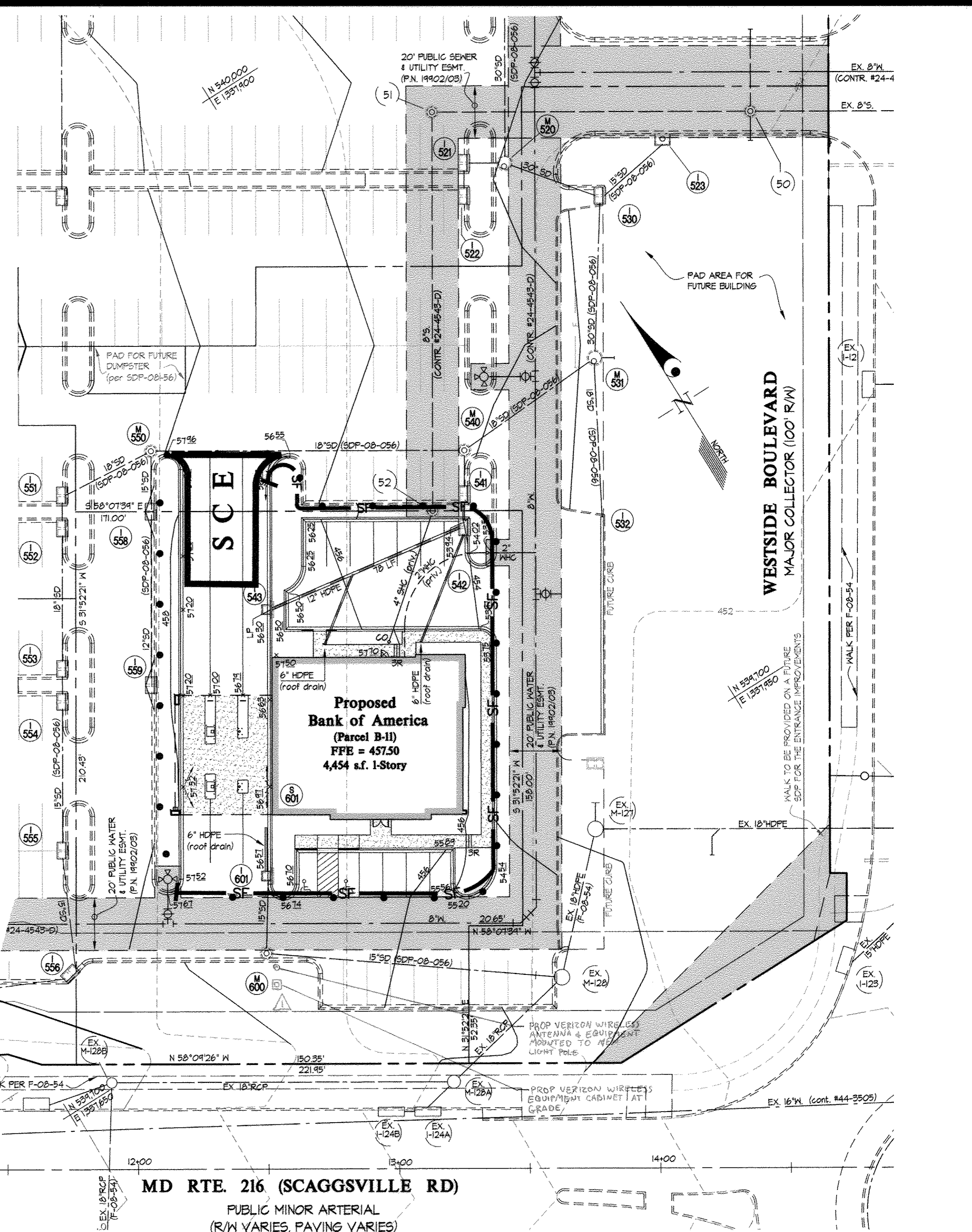
PREPARED FOR:
MAPLE LAWN FARMS, LLC
SUITE 300 WOODHOLM CENTER
1828 REISTERSTOWN RD
BALTIMORE, MD 21208
ATtn: CHARLIE O'DONOVAN
410-484-8400
DATE 10-8-08

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, 2008
DATE 10-8-08



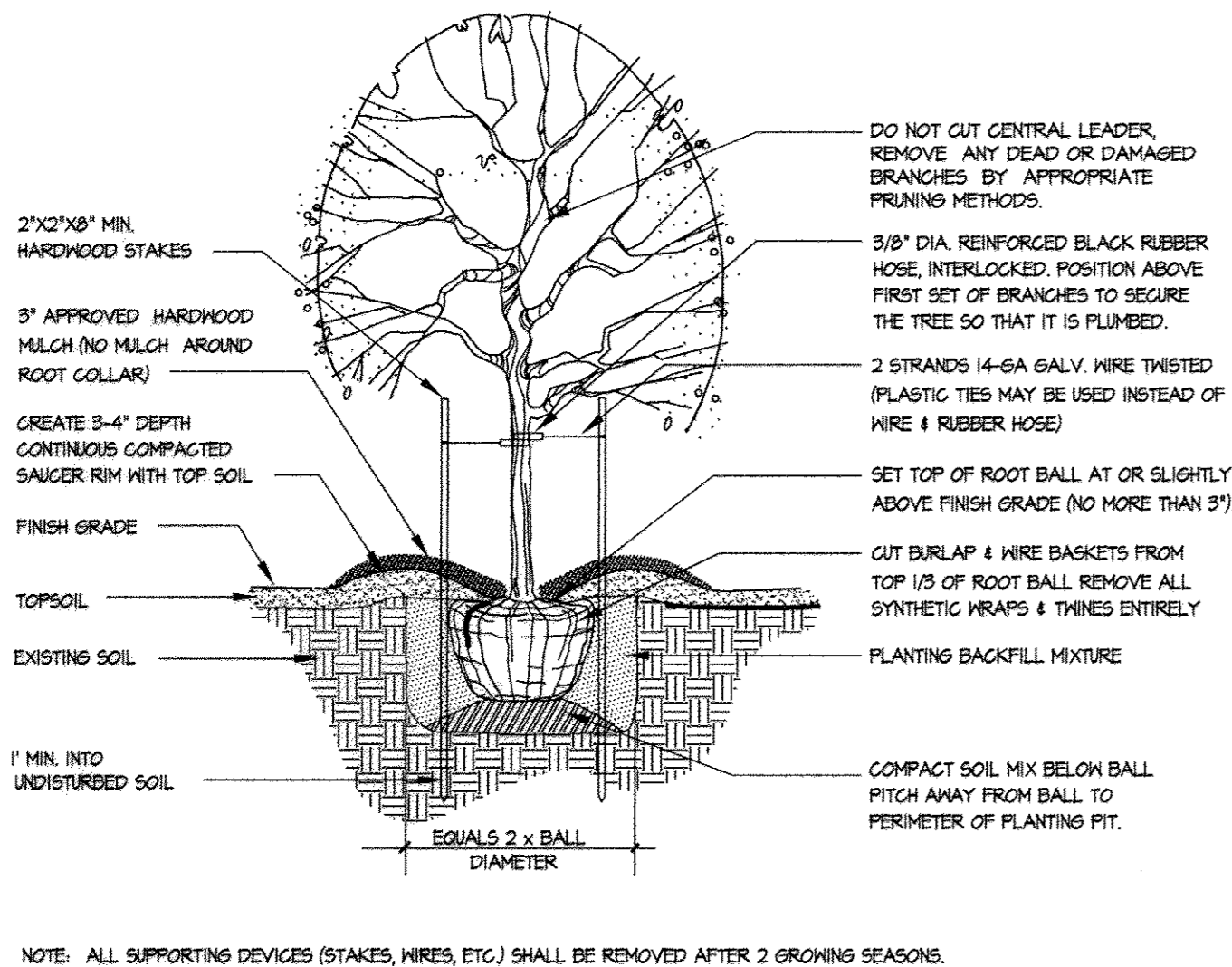
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3. Stone - Cover surface with crushed stone or coarse gravel.
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2. Agriculture Information Bulletin 354. How to Control Wind Erosion. USDA, ARS.

PROFESSIONAL CERTIFICATION
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EXPIRATION DATE: MAY 26, 2008
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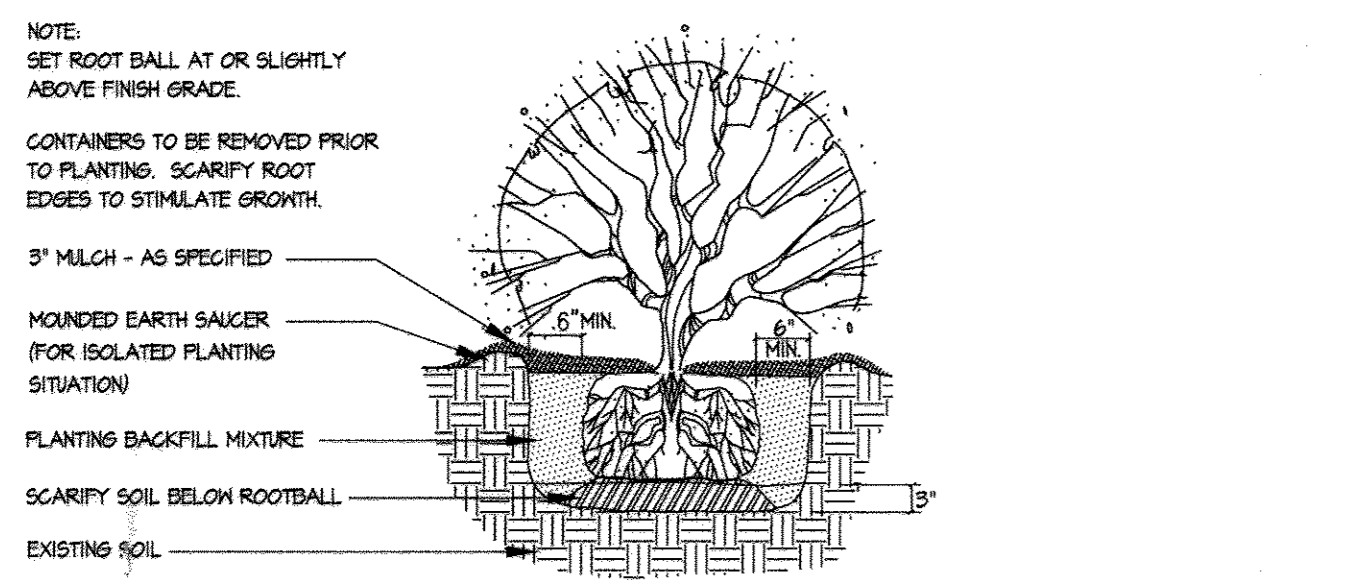


LEGEND
+ 86.00 PROPOSED SPOT ELEVATION
--- 600 EXISTING CONTOUR
--- 600 PROPOSED CONTOUR THIS PHASE
--- SF PROPOSED SILT FENCE
• LOD LIMIT OF DISTURBANCE
SCE STABILIZED CONSTRUCTION ENTRANCE
NOTES:
1. TEMPORARY SWM IS PROVIDED BY THE EXISTING BASIN/SWM FACILITY CONSTRUCTED UNDER F-08-01 AND F-08-54 & 55.
2. COORDINATE THE CONSTRUCTION WORK ON THIS PLAN SET WITH F-08-54 & 55.
3. GRADING BEYOND THE L.O.D. IS BY SDP-08-056.

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY
SEDIMENT CONTROL PLAN and NOTES & DETAILS
SCALE 1" = 30'
ZONING MXD-3
G. L. W. FILE No. 07070
DATE OCT/2008
TAX MAP - GRID 41-21&22
SHEET 4 OF 5
PLAT No. 19902/03, TAX MAP PARCEL No. 116
HOWARD COUNTY, MARYLAND
ELECTION DISTRICT No. 5



DECIDUOUS TREE PLANTING DETAIL
FOR PLANTING MATERIAL UP TO 3 1/2" CALIPER



SHRUB PLANTING DETAIL

SPECIFICATIONS: PLANT MATERIALS AND PLANTING METHODS

A. PLANT MATERIALS
THE LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL AND/OR DIG, BALL, BURLAP AND TRANSPORT ALL OF THE PLANT MATERIALS CALLED FOR ON DRAWINGS AND/OR LISTED IN THE PLANT SCHEDULE.

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 15TH TO LINE 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.

2. DIGGING
ALL PLANT MATERIAL SHALL BE DIG, BALLED AND BURLAPPED (B4B) IN ACCORDANCE WITH THE "A.A.N. STANDARDS".

3. EXCAVATION OF PLANT FITS
THE LANDSCAPING CONTRACTOR SHALL EXCAVATE ALL PLANT FITS, VINE FITS, HEDGE TRENCHES AND SHRUB BEDS IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

4. STAKING, GUYING AND WRAPPING
ALL PLANT MATERIAL SHALL BE STAKED OR GUYED, AND WRAPPED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

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.

6. PLANT GUARANTEE
ALL PLANT MATERIAL SHALL BE GUARANTEED FOR THE DURATION OF ONE FULL GROWING SEASON, AFTER FINAL INSPECTION AND ACCEPTANCE OF THE WORK IN THE PLANTING PROJECT. PLANTS SHALL BE ALIVE AND IN SATISFACTORY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD.

7. PLANTING 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.

8. PLANTING GUARANTEE
A. FOR THIS PURPOSE, THE "GROWING SEASON" SHALL BE THAT PERIOD BETWEEN THE END OF THE "SPRING" PLANTING SEASON, AND THE COMMENCEMENT OF THE "FALL" PLANTING SEASON.
B. GUARANTEE FOR PLANTING PERFORMED AFTER THE SPECIFIED END OF THE "SPRING" PLANTING SEASON, SHALL BE EXTENDED THROUGH THE END OF THE NEXT FOLLOWING "SPRING" PLANTING SEASON.

9. 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.

10. STAKES
STAKES SHALL BE SOUND WOOD 2" X 2" ROUGH SAWN OAK OR SIMILAR DURABLE WOODS, OR LENGTHS, MINIMUM 1'-0" FOR MAJOR TREES AND 5'-0" MINIMUM FOR MINOR TREES.

SCHEDULE-A: PERIMETER LANDSCAPE EDGE

CATEGORY	PROJECT PERIMETER ADJACENT TO ROADWAY (MD RTE. 216)		BUILDING LENGTH (REAR & SIDES)
LOCATION / USE SITUATION	PARKING AREA	LOADING (dumpster)	SIDES & REAR OF STORE BLDG.
LANDSCAPE BUFFER TYPE	TYPE-E	TYPE-D	1 SHRUB PER 4 LF OF BLDG LENGTH
LINEAR FEET OF ROADWAY/ PERIMETER FRONTAGE/BLDG.	658'	15'	200 LF (74' rear + 2 x 63' sides)
CREDIT FOR EX. VEGETATION (YES, NO; LINEAR FEET; DESCRIBE BELOW IF NEEDED)	NONE	NONE	NONE
CREDIT FOR WALL, FENCE OR BERM (YES, NO; LINEAR FEET; DESCRIBE BELOW IF NEEDED)	404' where the parking lot is lower than the R/W by at least 3' (allowing 25' of required shrub planting)	NONE	NONE
NUMBER OF PLANTS REQUIRED	SEE SDP-08-056		
SHADE TREES	17 (for 658' @ 1:4)	1	N/A
EVERGREEN TREES	0	2	N/A
ORNAMENTALS	0	0	N/A
SHRUBS	64 (for 254' @ 1:4)	0	50
NUMBER OF PLANTS PROVIDED			
SHADE TREES	16		N/A
EVERGREEN TREES	0		N/A
ORNAMENTALS	0		N/A
SHRUBS	68		50
SUBSTITUTIONS MADE	2 of the evergreen trees for 1 shade tree		

LANDSCAPE SURETY REQUIRED FOR SCHEDULE-A:
 SCHEDULE 'A' NUMBER OF SHADE TREES FOR BONDING: 0 x \$ 500 = 0.00
 SCHEDULE 'A' NUMBER OF EVERGREEN TREES FOR BONDING: 0 x \$ 150 = 0.00
 SCHEDULE 'A' NUMBER OF SHRUBS FOR BONDING: 50 x \$ 30 = 1,500.00
 SCHEDULE 'A' NUMBER OF ORNAMENTAL TREES FOR BONDING: 0 x \$ 150 = 0.00
TOTAL LANDSCAPE SURETY FOR SCHEDULE-A \$1,500.00

SCHEDULE B - PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	15 NEW SURFACE PARKING SPACES.
NUMBER OF TREES REQUIRED	1 (1 SHADE TREE PER 20 PARKING SPACES)
NUMBER OF TREES PROVIDED	
SHADE TREES	OVER 1
OTHER TREES (2:1 substitution)	N/A

THE SURETY FOR THE REQUIRED PLANTING PER SCHEDULE-B IS: 1 tree x \$300/tree = \$300.00 (ALL LANDSCAPE PLANTING ABOVE THE MINIMUM IS VOLUNTARY AND NOT MANDATORY)

STATE OF MARYLAND
 JACOB TORONIER
 PROFESSIONAL ENGINEER
 License No. 37729
 Expiration Date: 7/9/19

NOTES:
 1. THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
 2. AT THE TIME OF PLANT INSTALLATION ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.

APPROVED
 PLANNING BOARD OF HOWARD COUNTY
 DATE: APRIL 24, 2008
 Approved: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: [Signature] Date: 11/10/08
 Chief, Division of Land Development: [Signature] Date: 11/10/08
 Chief, Development Engineering Division: [Signature] Date: 11/10/08

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BALT. 410-880-1820 DC/VA 301-989-2524 FAX 301-421-4186

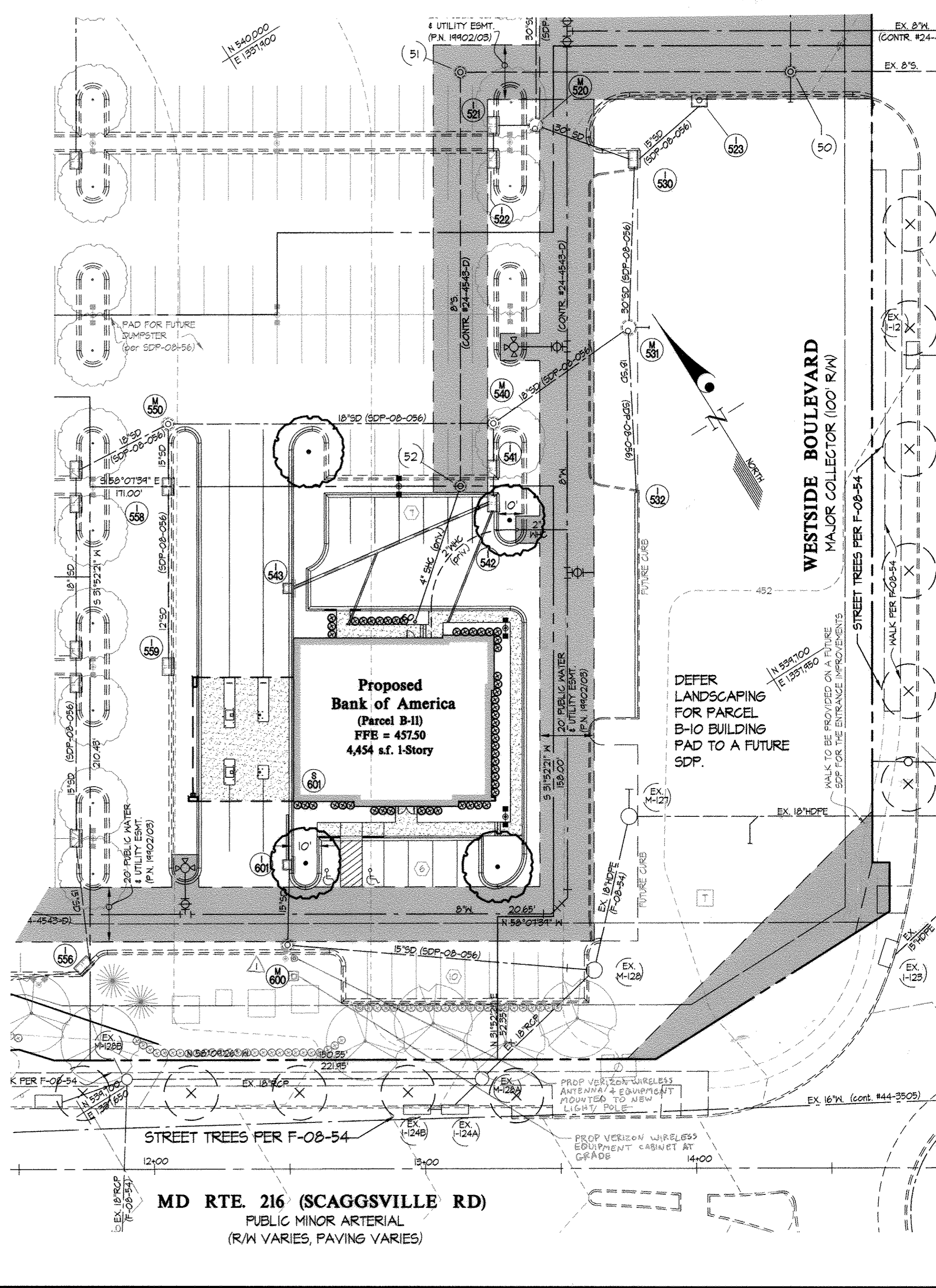
LANDSCAPE NOTES

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 61.24 OF THE HOWARD COUNTY CODE & CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL (ALTERNATIVE COMPLIANCE) PLUS THE LANDSCAPE DESIGN CRITERIA OF 5-06-16 AND PD CASE NO. 578.
 2. 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.
 3. FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.
 4. 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.
 5. ALL PLANT MATERIAL SHALL BE FULL HEAVY, WELL FORMED, SYMMETRICAL, AND CONFORM TO THE A.A.N. SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THIS PLAN.
 6. NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR HIS REPRESENTATIVE.
 7. 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 (FOR TOPSOIL SPEC. SEE SHEET 5).
 8. 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.
 9. ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH PER THE PLANTING DETAILS.
 10. DO NOT PLANT WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT.

DEVELOPER'S/BUILDER'S CERTIFICATE

I HEREBY CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN HAS BEEN DONE ACCORDING TO THE PLAN, SECTION 61.24 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL AND THE MFL LANDSCAPE DESIGN CRITERIA. I/FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME: [Signature] DATE: 10-8-08



PLANT LIST

SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
SHADE TREE	4	25" - 3" CAL.	CHOOSE FROM THE FOLLOWING: ACER RUBRUM (OCTOBER GLORY) / OCTOBER GLORY RED MAPLE QUERCUS PALUSTRIS / PIN OAK ZELKOVA SERRATA / VILLAGE GREEN / VILLAGE GREEN ZELKOVA	ALL B4B
SHRUB	50	ALL 24" - 30" SPREAD	CHOOSE FROM THE FOLLOWING FOR BUILDING FOUNDATION PLANTING: AZALEA VAR. 'GUMPO PINK' / GUMPO WHITE / 'KAEPRO' COTONEASTER DAMMERII / CORAL BEAUTY / CORAL BEAUTY COTONEASTER COTONEASTER HORIZONTALIS / TOM THUMB / TOM THUMB COTONEASTER JUNIPERUS HORIZONTALIS VAR. / JUNIPER VAR. 'BAR HARBOR' / ANDORRA' / HILTON BLUE RUB' JUNIPERUS PROCUMBENS 'NANA' / DWARF JAPANESE GARDEN JUNIPER	ALL CONTAINERIZED.

PLANTING LEGEND
 (Symbol) SHRUB
 (Symbol) CANOPY SHADE TREE
 (Symbol) STREET TREE PER F-08-054
 (Symbol) TREES & SHRUBS PER SDP-08-056

THIS PLAN IS FOR PLANTING PURPOSES ONLY

LANDSCAPE PLAN and NOTES & DETAILS

MAPLE LAWN FARMS
 WESTSIDE DISTRICT - AREA 1
 PARCEL B-11 (Bank)
 PLAT No. 19902/03, TAX MAP PARCEL No. 116
 HOWARD COUNTY, MARYLAND

SCALE: 1" = 30'
 ZONING: MXD-3
 G. L. W. FILE No.: 07070

DATE: OCT/2008
 TAX MAP - GRID: 41-21&22
 SHEET: 5 OF 5

PREPARED FOR: MAPLE LAWN FARMS, LLC. SUITE 300 WOODSHOME CENTER 1839 REISTERSTOWN RD BALTIMORE, MD 21208 ATTN: CHARLIE ODONOVAN 410-884-8400

ELECTION DISTRICT No. 5