

# SITE DEVELOPMENT PLAN

## MAPLE LAWN FARMS

### Westside District - Area 1

#### Parcels B-18 thru B-21

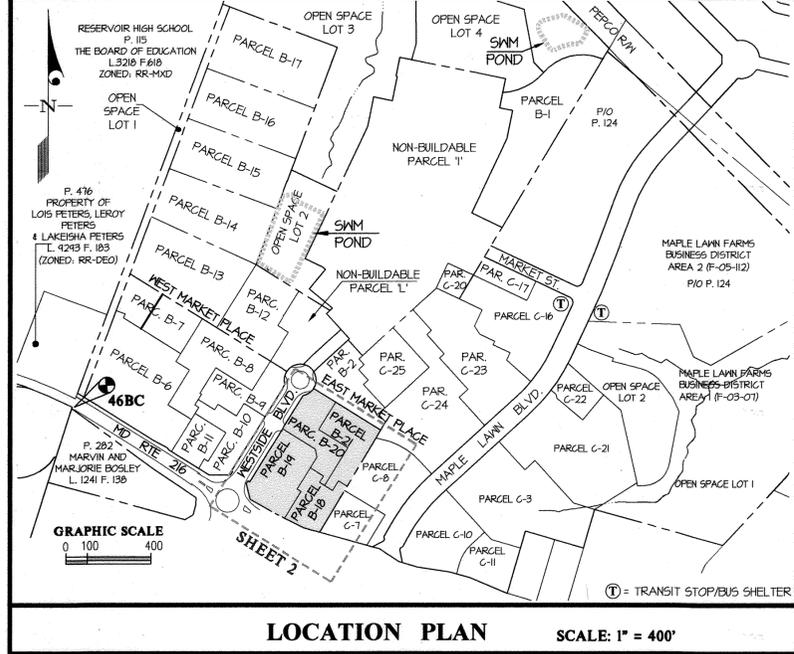
#### (Offices, Retail Stores and Restaurant)

**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) 313-1800 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  
PARCEL B-3 AREA: 5,404.11 AC.  
REC. REF.: FLAT # 21432-38 (F-10-071)
- THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, BUREAU OF UTILITIES AT (410) 313-4400 AT LEAST FIVE (5) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION WORK.
- PROPOSED USE: RETAIL AND RESTAURANT
- 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 RUN SURVEY INFORMATION BY GUTSCHICK, LITTLE & WEBER, P.A. BY DESIGN GRADES FROM DESIGN PLANS FOR CONSTRUCTION.
- COORDINATES AND BEARINGS ARE BASED UPON THE '83 MD STATE COORDINATE SYSTEM (NAD 83) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 41EA, 41EB, 41EA AND NO. 46B2.
- SITE IS BEING DEVELOPED UNDER MD-3 REGULATIONS, PER ZB98SM, APPROVED ON 2/20/04 AND ZB-0994 APPROVED 03/20/06 AND THE COMPREHENSIVE ZONING PLAN DATED 02/22/04. UNDERLYING ZONING IS RR-DEO AND THE COMPT LITE ZONING REGULATION AMENDMENTS DATED 07/22/06.
- THE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS:  
5-01-11, 5-06-16, ZB-9994, ZB-1034M, PB-353, PB-370, P-01-18, P-08-54, F-08-55, SDP-01-43, WP-02-054, WP-05-12, WP-01-22, WP-08-04, F-08-103, F-04-16, SDP-04-16, SDP-04-16, SDP-10-02, P-02-012, SDP-01-043, and F-10-071 (new flat to create Parcels B-18-B21 and public utility easels), F-09-007 and F-04-113.
- WATER AND SEWER SERVICE IS PUBLIC. SEE EX. CONTRACT Nos. 24-4448-D and 24-4062-D and NEW CONTR. No. 24-4664-D.
- FOR EXISTING PUBLIC WATER AND SEWER SEE CONTRACT Nos. 24-4448-D and 24-4062-D.
- ALL ON-SITE STORM DRAIN SYSTEMS ARE PRIVATE.
- STORMWATER MANAGEMENT FOR BOTH QUALITY AND QUANTITY FOR THE DEVELOPMENT PROPOSED BY THESE PLANS IS SATISFIED BY AN EXISTING FACILITY CONSTRUCTED UNDER F-03-07, ON OPEN SPACE LOT 3. THE FACILITY IS PRIVATELY OWNED AND MAINTAINED. THE RECHARGE REQUIREMENTS FOR THIS DEVELOPMENT IS PROVIDED BY FACILITIES BUILT THRU OUT MAPLE LAWN.
- 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 (PARCELS B-18 THRU B-21).
- THERE ARE NO WETLANDS ON THIS SITE (PARCELS B-18 THRU B-21).
- AS A COMMERCIAL DEVELOPMENT, A NOISE STUDY IS NOT REQUIRED FOR THIS SDP.
- BUILDING AND PARKING SETBACKS 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 SDP ACRES TRACT FOR MAPLE LAWN FARMS ARE GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS DEVELOPED UNDER S-01-11, PB CASE 383 AND ZB CASE NO. 4934. HOWEVER, THE PROPOSED RESIDENTIAL AND EMPLOYMENT USES THAT ARE TO BE DEVELOPED UNDER AMENDED CSP 5-06-16 AND ZB CASE NO. 12094 FOR THE FORMER WESSSEL AND OLIVER PROPERTIES ARE SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS PER COUNCIL BILL NO. 15-2003.
- THE TRAFFIC STUDY (AFPO) WAS APPROVED AS PART OF SKETCH PLAN S-06-06.
- FOREST CONSERVATION FOR THIS SITE HAS BEEN PROVIDED UNDER F-08-54.
- ALL BUILDING SHALL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM WITH AN INTER METER.
- THE SHARED ACCESS AND PARKING AGREEMENT (INCLUDES DUMPSTERS) FOR PARCEL B-13 IS RECORDED AT LT194 F.353 (SEE SHEET 4 "PARKING ANALYSIS").
- 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 134 OF THE HOWARD COUNTY ZONING REGULATIONS.
- THE LOADING AND UNLOADING DELIVERIES AND MOVE IN/OUTS CAN ONLY OCCUR OUTSIDE OF NORMAL BUSINESS HOURS OF OPERATION.
- BUILDING Nos. 7, 9, 11 and 10 DON'T HAVE BASEMENTS.
- THE TOTAL LANDSCAPE SURETY AMOUNT REQUIRED AS PART OF THE DEVELOPERS AGREEMENT IS \$225,000.00 (FOR MORE INFORMATION SHEETS 11 & 12).

FILE NUMBER	AREA OF RETAIL
SDP-04-46	10,441 S.F.
SDP-05-08	4,312 S.F.
SDP-05-36	0
SDP-05-47	0
SDP-06-67	0
SDP-06-148	0
SDP-07-02	14,910 S.F.
SDP-08-056	44,815 S.F.
SDP-08-114	53,002 S.F.
SDP-08-060	0
SDP-10-002	0
<b>TOTAL</b>	<b>151,264 S.F.</b>

A TOTAL OF 152,310 S.F. OF RETAIL IS ALLOWED IN ACCORDANCE WITH S-01-11, OR A TOTAL OF 181,510 S.F. OF RETAIL UNDER S-06-16.



- SITE INDEX**
- COVER SHEET
  - SITE DEVELOPMENT PLAN
  - DRIVE-THRU QUEUING AND HANDICAP ACCESSIBILITY DETAILS
  - PAVING DELINEATION AND PARKING ANALYSIS
  - SITE DETAILS
  - SEDIMENT CONTROL PLAN
  - SEDIMENT CONTROL NOTES AND DETAILS
  - STORM DRAIN DRAINAGE AREA MAP
  - STORM DRAIN AND UTILITY PROFILES
  - STORM DRAIN PROFILES
  - LANDSCAPE PLAN
  - LANDSCAPE NOTES AND DETAILS

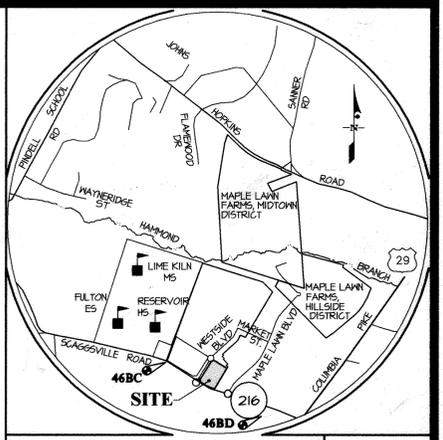
**SITE ANALYSIS DATA**

- GROSS AREA:
  - PARCEL B-18 = 45,095 s.f. (1.031 Ac.)
  - PARCEL B-19 = 11,351 s.f. (1.171 Ac.)
  - PARCEL B-20 = 58,321 s.f. (1.341 Ac.)
  - PARCEL B-21 = 34,673 s.f. (0.792 Ac.)
  - TOTAL = 239,422 s.f. (5.404 Ac.)**
- LIMIT OF DISTURBED AREA = 5,621 AC.
- ZONING: MXD-3.
- PROPOSED USE: RESTAURANT & RETAIL.
- BUILDING COVERAGE (% OF GROSS ACRES):
 

BLDG No.	1st FLOOR SF.	2nd FLR SF.	TOTAL	PARC. AREA	COVERAGE
1	3,411	0	3,411	45,095	0.68%
2	13,229	0	13,229	11,351	117.1%
3	11,774	11,774	23,548	58,321	20.9%
4	11,774	0	11,774	34,673	29.8%
- FLOOR AREA RATIO (F.A.R.) CALCULATIONS:
  - BLDG-1 / PARCEL B-18 = 3,411/45,095 = 0.075 FAR
  - BLDG-2 / PARCEL B-19 = 13,229/11,351 = 1.166 FAR
  - BLDG-3 & 4 / PARCEL B-20 = 23,548/58,321 = 0.404 FAR
  - BLDG-10 / PARCEL B-21 = 11,774/34,673 = 0.339 FAR
  - TOTAL = 17,192/122,406 = 0.14 FAR**

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

DPZ FILE No.	PARCEL AREA	FLOOR AREA	F.A.R.
SDP-04-44 (Office Bldg. 1)	4.40 ac. (191,550 s.f.)	93,945 s.f.	0.49
SD-04-46 (Retail Bldg. 1 & Bank)	3.17 ac. (137,133 s.f.)	24,088 s.f.	0.17
SDP-05-08 (Retail Bldg. 2 & Gas Station)	3.20 ac. (139,520 s.f.)	22,218 s.f.	0.16
SDP-05-036 (Office Bldg. 2)	3.99 ac. (173,818 s.f.)	43,945 s.f.	0.54
SDP-05-047 (Office Bldg. 3)	5.58 ac. (243,230 s.f.)	123,740 s.f.	0.51
SDP-06-067 (Office Bldg. 4)	3.44 ac. (152,117 s.f.)	100,288 s.f.	0.66
SDP-06-148 (Medical & 3 Office Bldgs.)	8.54 ac. (371,950 s.f.)	134,759 s.f.	0.36
SDP-07-02 (Bank, School, Retail, & Restaurant)	7.36 ac. (320,654 s.f.)	47,193 s.f.	0.15
SDP-08-056 (Grocery Store - Parcel B-6)	4.24 ac. (184,615 s.f.)	44,815 s.f.	0.21
SDP-08-058 (Bank, Parcel B-11)	0.80 ac. (34,845 s.f.)	4,454 s.f.	0.13
SDP-08-114 (Parcels B-7 thru B-10) B-22 & B-24	6.51 ac. (283,685 s.f.)	53,574 s.f.	0.21
SDP-09-060 (Parcels B-19 thru B-17)	7.09 ac. (309,157 s.f.)	210,100 s.f.	0.28
SDP-10-02 (Building 2A, Parcel C-25)	1.54 ac. (66,954 s.f.)	34,375 s.f.	0.51
<b>this SDP (Bldgs. 1-7 &amp; 8)</b>	<b>2.81 ac. (122,406 s.f.)</b>	<b>17,192 s.f.</b>	<b>0.14</b>
<b>SUB-TOTAL</b>	<b>71.72 ac. (3,166,489 s.f.)</b>	<b>1,014,626 s.f.</b>	<b>0.32</b>
<b>EMPLOYMENT AREA RECORDED AS R/M</b>	<b>13.2 ac.</b>		
<b>TOTAL AREA TO BE RECORDED AS EMPLOYMENT</b>	<b>122.00 ac.</b>		<b>0.35</b>
<b>TOTAL RECORDED EMPLOYMENT REMAINING</b>	<b>36.03 ac.</b>		



**BENCHMARKS**

**46BC**  
Elev. = 41216  
N = 53442513 E=133120571  
STANDARD DISC ON CONCRETE MONUMENT

**46BD**  
Elev. = 43117  
N = 53685676 E=133446155  
STANDARD DISC ON CONCRETE MONUMENT

**DESCRIPTION OF WAIVER PETITIONS**

**WP-08-02**  
ON AUGUST 20, 2004, WP-08-02 WAS GRANTED, ALLOWING THE FOLLOWING:  
1. DEVELOPMENT OR SUBDIVISION IN A CEMETERY (WAIVER FROM SECTION 16.1304)  
2. REMOVAL OF HUMAN REMAINS FROM A CEMETERY PRIOR TO DEVELOPMENT (WAIVER FROM SECTION 16.1306)

**WP-07-122**  
WAIVER REQUEST FROM SECTION 16.146 - REQUIREMENT FOR A PRELIMINARY PLAN PRIOR TO THE FINAL PLAN, WAS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING UNDER THE CONDITIONS OF WP-07-122, WHICH WAS GRANTED ON JUNE 14, 2007 SUBJECT TO THE FOLLOWING CONDITIONS:  
1. COMPLIANCE WITH THE SRC COMMENTS ISSUED FOR THE FINAL PLAN, F-07-183 AND THE RED-LINE REVISION OF SDP-05-36.  
2. COMPLIANCE WITH THE SRC COMMENTS DATED JUNE 14, 2007 FROM DEVELOPMENT ENGINEERING DIVISION.  
3. THIS PLAN ONLY ALLOWS FOR THE CONSTRUCTION OF AN ADDITION OF A PARKING LOT.

**WP-02-54**  
NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, AND 100 YEAR FLOOD PLAIN AREAS EXCEPT AS PERMITTED UNDER WP-02-54. WP-02-54 WAS GRANTED ON APRIL 2, 2002, ALLOWING THE FOLLOWING:  
1. DEVELOPMENT WITHIN A 100 YEAR FLOODPLAIN AND  
2. GRADING AND REMOVAL OF VEGETATIVE COVER WITHIN A 25' WETLAND BUFFER AND A 50' STREAM BUFFER. THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:  
1. THE WAIVER PETITION APPROVAL PERTAINS TO THE LIMITS OF DISTURBANCE TO THE WETLANDS, STREAM CHANNEL, AND FLOODPLAIN AREAS IDENTIFIED WITHIN THE PROPOSED EMPLOYMENT DISTRICT LOCATED IN THE SOUTHEAST PORTION OF PARCEL C-2.  
2. WIDE WATERWAY CONSTRUCTION APPROVAL IS REQUIRED PRIOR TO ROAD PLAN APPROVAL.  
3. ALL GRADING, CLEARING AND FILLING DISTURBANCES WITHIN THE 100 YEAR FLOODPLAIN, WETLANDS, STREAM CHANNEL AND THEIR REQUIRED BUFFERS ARE SUBJECT TO OBTAINING ALL NECESSARY WATER QUALITY CERTIFICATES AND PERMITS FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, NATURAL RESOURCES AND THE U.S. ARMY CORPS OF ENGINEERS, AND PRIOR TO COMMENCEMENT OF ANY GRADING DISTURBANCES. REFERENCE THE APPROVED PERMITS, CERTIFICATES OR TRACKING NUMBERS ON ALL FUTURE PLAN AND PERMIT SUBMITTALS.  
4. THE PHASE I STREAM CHANNEL MITIGATION AND RESTORATION PLAN SHALL BE IMPLEMENTED FOR THIS PROJECT AS PROPOSED AND SHOWN ON THE PETITIONER'S WAIVER PETITION PLAN EXHIBIT 'E'.

**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 JONES 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 500 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 RR-B4 AND M-1 DISTRICTS, AS PER PETITIONERS' EXHIBIT 18, WITHOUT REGARD TO ANY LIMITATIONS OR RESTRICTIONS ON RETAIL OR PERSONAL SERVICE USES OTHERWISE PERMITTED IN SUCH DISTRICTS, FAST FOOD, CONVENIENCE STORES, COUNTRY CLUBS AND GOLF COURSES, MOVIE THEATERS, LEGITIMATE THEATERS AND DINER 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 WITHIN THE RR-B4 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 QUARRIES, TEMPORARY WRECKED VEHICLE STORAGE AND YARD WASTE SHALL NOT BE ALLOWED:  
• PUBLIC SCHOOLS, BUILDINGS-TEMPORARY CONVERSION TO OTHER USES  
• THEATERS, LEGITIMATE AND DINER  
• 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 COMMUNICATION 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.  
• CEMETERIES, MAUSOLEUMS & CREMATORIA 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.  
• 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 150,000 SQUARE FEET PER GROSS ACRE. NO INDIVIDUAL RETAIL ESTABLISHMENT WITHIN THE M-1-D DISTRICT SHALL HAVE A GROSS FLOOR AREA GREATER THAN 60,000 SQUARE FEET. RETAIL AND PERSONAL SERVICES AND OTHER ALLOWED USES, SUCH AS RESTAURANTS AND A GASOLINE SERVICE STATION MAY ALSO BE LOCATED WITHIN OTHER DESIGNATED EMPLOYMENT AREAS OUTSIDE OF A RETAIL CENTER.

**SECTION 128.F SHALL APPLY TO EMPLOYMENT LAND USE AREAS.**

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

**FLOOR AREA RATIO (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 JONES 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**  
• 10' TO PUBLIC RIGHT-OF-WAY OF MAPLE LAWN BOULEVARD (EXCEPT FOR PARALLEL PARKING ADJACENT TO ROADWAY)  
• 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 JONES HOPKINS OR ROUTE 216

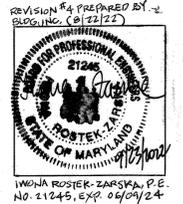
**EXCEPTIONS TO SETBACK REQUIREMENTS**  
STRUCTURES MAY BE LOCATED ANYWHERE WITHIN SETBACK AREAS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

**EXCEPT FOR THE FOLLOWING, SECTION 128.A1 APPLIES:**  
A. BAY WINDOWS, EAVES, FREZING BALCONIES, PORTICOS, CORNICES, AWNINGS, SIGNS, AND SIMILAR ARCHITECTURAL ELEMENTS MAY ENCRUSH FULLY INTO ANY SETBACK.  
B. ARCADES MAY ENCRUSH 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 OPEN 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 33 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 FROM 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 TWO BEDS IN ANY HOSPITAL OR CLING, ONE PARKING SPACE SHALL BE PROVIDED FOR EACH TWO BEDS IN ANY HOTEL OR CLING, ONE PARKING SPACE SHALL BE PROVIDED FOR EACH DOCTOR TREATING OUTPATIENTS ON A MAJOR SHIFT, AND EIGHT PARKING SPACES SHALL BE PROVIDED FOR EACH DOCTOR TREATING OUTPATIENTS ON A MAJOR SHIFT.  
F. 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  
G. RECREATIONAL USES:  
HEALTH CLUB: 100 SPACES PER 1,000 SQUARE FEET OF NET LEASABLE AREA  
SWIMMING POOL, COMMUNITY POOL AT ONE TIME BY THE DEPT. OF HEALTH: 10 SPACES PER SEVEN PERSONS PERMITTED IN THE TENNIS COURT  
2.0 SPACES PER COURT

"NET LEASABLE AREA" IS DEFINED AS 90% OF THE GROSS FLOOR AREA (AFTER DEDUCTING ANY FLOORS 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/Vestibules, 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 RIGHT-OF-WAY. REDUCTIONS IN PARKING REQUIREMENTS ARE PERMITTED PURSUANT TO THE HOWARD COUNTY ZONING REGULATIONS SECTIONS 133.D.9 (PARKING STUDIES), 133.E1 (SHARED PARKING) AND 133.E2 (TRIP REDUCTION PLANS).



**PROFESSIONAL CERTIFICATION**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, WANDA ROSTER ZARSKA, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 21245, EXPIRATION DATE: JUNE 9, 2024.

**PARKING TABULATION SUMMARY**

COMMERCIAL TYPE USE	BUILDING #1 PARCEL B-18 (THIS SDP)	BUILDING #2 PARCEL B-19 (THIS SDP)	BUILDING #3 PARCEL B-20 (THIS SDP)	BUILDING #4 PARCEL B-21 (THIS SDP)	EXISTING PARCELS C-1 & C-8 (SDP-04-46)
RESTAURANT	26	60	10	54	154
RETAIL	26	60	10	54	154
OFFICE	26	60	10	54	154
RETAIL	26	60	10	54	154
<b>TOTAL PARKING SPACES</b>	<b>26</b>	<b>60</b>	<b>10</b>	<b>54</b>	<b>154</b>
<b>PARKING SPACES PROVIDED</b>	<b>45</b>	<b>71</b>	<b>20</b>	<b>19</b>	<b>193</b>
<b>TOTAL PARKING PROVIDED</b>	<b>242 SPACES (excess of 50 spaces)</b>				

Note: see SDP-17-026 for the current parking figures for parcels B-18-B-21 (re-subdivided as B-11, B-21 under F-17-014).

**ADDRESS AND PERMIT INFORMATION CHART**

BUILDING ADDRESS:	SECTION/AREA:	PARCELS:
BUILDING-7 (PARCEL B-18)	WESTSIDE DISTRICT - AREA 1	B-18 WESTSIDE BOULEVARD
BUILDING-8 (PARCEL B-19)		814 WESTSIDE BOULEVARD
BUILDING-9 (PARCEL B-20)		Bldgs. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456

### LIGHTING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	LUMENS	MOUNTING
●	GARDCO LIGHTING, TYPE 3 SINGLE (1) 1'4003 618-3XL-400MH	36000	25' POLE
■	GARDCO LIGHTING, TYPE 3 180 DEG (2) 1'4003 618-3XL-400MH	36000	25' POLE
◆	GARDCO LIGHTING, TYPE 3 40 DEG (2) 1'4003 618-3XL-400MH	36000	25' POLE

**EXTERIOR LIGHTING NOTES:**

- A PARTIALLY SHIELDED FIXTURE SHALL BE CONSTRUCTED AND INSTALLED IN SUCH A MANNER THAT LESS THAN 25 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 PHOTO-METRIC TEST REPORT.
- 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 LEGEND

---	366	EXISTING CONTOUR
---	300	PROPOSED 2 FT. CONTOUR LINE (EVEN)
---		PROPOSED INTERMEDIATE (ODD) PAVEMENT CONTOUR
+	63.41	PROPOSED SPOT ELEVATION
MEX.		MATCH EXISTING
○		EXISTING STORM DRAIN
○		PROPOSED STORM DRAIN
M		1 - MANHOLE
I		1 - INLET
S		5 - STUB
EX 8" S.		EXISTING SANITARY SEWER
8" S. (PRV.)		SANITARY SEWER (PRIVATE)
EX 8" W.		WATERLINE (PUBLIC)
8" W. (PRV.)		WATERLINE (PRIVATE)
EX 1.5" F.H.		EXISTING FIRE HYDRANT
1.5" F.H. (PRV.)		NEW FIRE HYDRANT
---		EXISTING CURB & GUTTER
---		CONCRETE BARRIER CURB (DET. 3/4)
---		CONCRETE CURB & GUTTER (DET. 2/4)
---		GUTTER PAN
---		FACE OF CURB
---		BACK OF CURB
---		EDGE OF PAVING
---		CONCRETE/PAVER SIDEWALK (DET. 5/4)
---		EASEMENT AREA (SHADED)
○	6	NUMBER OF PARKING SPACES
○		EXISTING LIGHT FIXTURES & POLE
○		PROPOSED LIGHT FIXTURES & POLE
---		LIMIT OF GRADING DISTURBANCE
○		EXISTING BSE POLES
T		TRANSFORMER
---		TELEPHONE LINE
---		CABLE TV
---		ECE
---		ELECTRIC LINE ENCASED
---		EDU
---		ELECTRIC LINE UNENCASED
---		G
---		GAS LINE
---		KNEE WALL

**NOTES:**

- UNLESS NOTED OTHERWISE, PROPOSED SPOT ELEVATIONS ALONG THE CONCRETE CURB & GUTTER ARE TO THE FLOW LINE (BOTTOM OF CURB) AT THE POSITIONS, CORNERS AND TERMINUSES.
- ALL ON-SITE PAVING AND ROADWAYS ARE PRIVATE.
- ALL ON-SITE STORM DRAIN ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED. THE ON-SITE WATER IS PRIVATELY MAINTAINED, EXCEPT THE PORTION OF THE 8" W. AND FIRE HYDRANTS THAT ARE WITHIN THE "PUBLIC WATER & UTILITY EASEMENT". ALL ON-SITE PRIVATE SEWER LINES AND STRUCTURES SHALL BE PRIVATELY MAINTAINED, EXCEPT THE PORTION WITHIN THE "PUBLIC SEWER & UTILITY EASEMENT".
- FOR INFORMATION ON THE PUBLIC PORTION OF THE WATER AND SEWER EXTENSION TO BE CONSTRUCTED UNDER THE DEVELOPERS AGREEMENT ASSOCIATED WITH THIS SDP, SEE DPW CONTRACT NO. 24-4664-D.
- UNLESS NOTED OTHERWISE, ALL PLAN DIMENSIONS ARE TO THE FACE OF STRUCTURE (BUILDING CURB, ETC.). DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL, BETWEEN ITEMS, UNLESS NOTED OTHERWISE.
- UNLESS NOTED OTHERWISE, ALL CURB RADI ARE 5' (FACE OF CURB @ THE FLOW LINE).
- THE BUILDINGS ARE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM AND THE WATER METERS ARE LOCATED INSIDE THE BUILDINGS.
- FOR OVERALL PARKING (ON PARCELS B-18 THRU B-21) AND ANALYSIS, SEE SHEET 4.
- SEE SHEET 3 FOR MORE SITE INFORMATION (GREENS, HANDICAP ACCESSIBILITY, ADDITIONAL SITE DIMENSIONS, DETAIL GRADINGS, ETC.).
- A KNOX BOX IS REQUIRED TO BE PLACED ON THE FRONT EACH BUILDING (No. 1, No. 8, No. 9 and No. 10). IT SHALL BE PLACED TO THE RIGHT OF THE MAIN ENTRANCE AT A RANGE OF 4'-5' IN HEIGHT AND NO MORE THAN 6' LATERALLY FROM THE DOOR. THE BOX SHALL BE ELECTRONICALLY SUPERVISED INTEGRATED WITH THE FIRE ALARM SYSTEM TO NOTIFY THE OWNER THAT IT IS BEING ACCESSSED.
- THE LOADING, UNLOADING, DELIVERIES AND MOVE IN/OUT CAN ONLY OCCUR OUTSIDE OF NORMAL BUSINESS HOURS OF OPERATION FOR BUILDINGS 6, 9 & 10.
- THE SHARED PARKING AND FACILITIES AGREEMENT IS RECORDED AT L.T.104 F.353 (SEE SHEET 4 FOR THE "PARKING ANALYSIS").

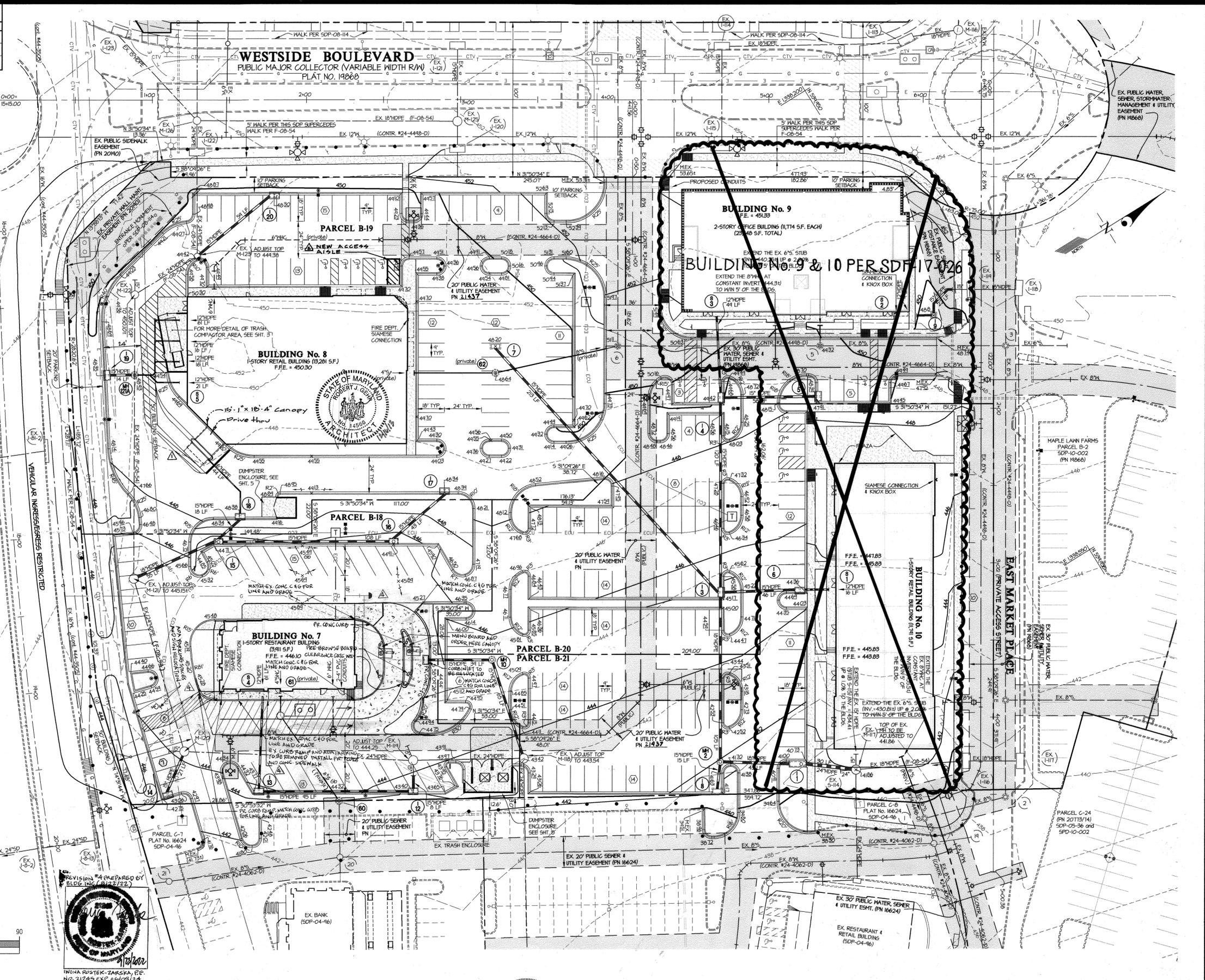
**APPROVED**  
**PLANNING BOARD OF HOWARD COUNTY**  
 DATE **MAY 20, 2010**

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEM  
 HOWARD COUNTY HEALTH DEPARTMENT  
*William for Peter Beilenson*  
 County Health Officer *20* Date **11/10/2011**

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Thomas R. Zarska* **2/3/11**  
 Director Date  
*Wesley J. ...* **2/2/11**  
 Chief, Division of Land Development Date  
*...* **1/13/11**  
 Chief, Development Engineering Division Date

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

DATE **12-7-10** REVISION



**GRAPHIC SCALE**  
 0 15 30 60 90

**REVISION #4 PREPARED BY**  
**BLDG. ENGR. (12/27/22)**  
*...* **12/27/22**

**PREPARED FOR:**  
 G&R WESSEL, LLC. (Owner/Developer)  
 SUITE 300 WOODHOLME CENTER  
 1829 REGISTERSTOWN RD  
 BALTIMORE, MD 21208  
 ATTN: MARK BENNETT  
 LICENSE NO. 12275  
 EXPIRATION DATE: MAY 28, 2012

**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 28, 2012

**12-7-10**

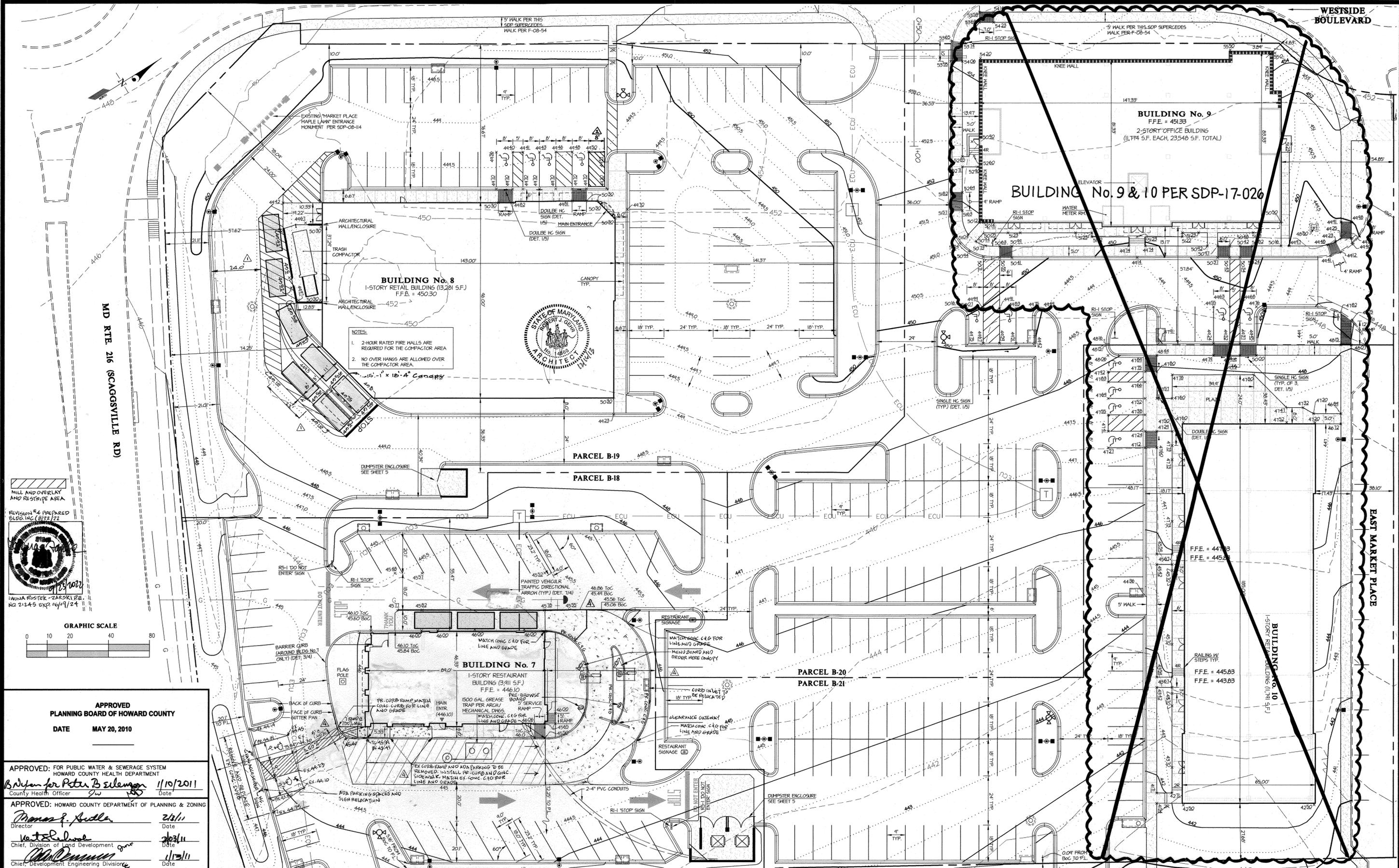
DATE		REVISION	BY	APPR.
12/27/22	1	REVISE "PARKING TOLERATION SUMMARY", RELocate ADA SPACES, ADD SIDE-BY-SIDE MENU	BLDG	
11/18/21	2	REMOVE Bldg 9 & 10 FROM THIS SDP	JL	
07/03/2013	3	ADD ACCESS AISLE, REV. PARKING	JRY	
10/09/2011	4	Add drive-thru to bldg. no. 8, rev. parking	klp	

SCALE	ZONING	G. L. W. FILE NO.
1" = 30'	MXD-3	07088

DATE	TAX MAP - GRID	SHEET
DEC./2010	41 - 21 46 - 3&4	2 OF 12

**SITE DEVELOPMENT PLAN**  
**MAPLE LAWN FARMS**  
 WESTSIDE DISTRICT - AREA 1  
 Parcels B-18 thru B-21  
 (Offices, Retail Stores and Restaurant)  
 PLAT Nos. 2153 & 2153A TAX MAP 41 & 46, P/O PARCEL No. 116

HOWARD COUNTY, MARYLAND



**APPROVED**  
**PLANNING BOARD OF HOWARD COUNTY**  
DATE **MAY 20, 2010**

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEM  
HOWARD COUNTY HEALTH DEPARTMENT  
*Bridget for Peter B. Selinger* 1/10/2011  
County Health Officer

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Mona E. Astle* 2/1/11  
Director  
*Vet. R. L. ...* 2/23/11  
Chief, Division of Land Development  
*...* 1/13/11  
Chief, Development Engineering Division

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

1/18/2011 REVIS: PARKING TABULATION SUMMARY; RELOCATE SIGN SPACES, ADD SIDE-BY-SIDE MENU BOARD  
07/03/2013 ADD: ACCESS TABLE, REV. PARKING  
10/10/2011 Added drive thru to bldg. 8

DATE	REVISION	BY	APP'R.
1/18/2011	REVIS: PARKING TABULATION SUMMARY; RELOCATE SIGN SPACES, ADD SIDE-BY-SIDE MENU BOARD	BLOG	
07/03/2013	ADD: ACCESS TABLE, REV. PARKING	JRY	
10/10/2011	Added drive thru to bldg. 8	KJP	

**PREPARED FOR:**  
G&R WESSEL, LLC. (Owner/Developer)  
SUITE 300 WOODHOLME CENTER  
1829 REGISTERSTOWN RD  
BALTIMORE, MD 21208  
ATTN: MARK BENNETT  
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. 12875.  
EXPIRATION DATE: MAY 28, 2012

**12-7-10**



**DRIVE-THRU QUEUING and HANDICAP ACCESSIBILITY DETAILS**

**MAPLE LAWN FARMS**  
WESTSIDE DISTRICT - AREA 1  
Parcels B-18 thru B-21  
(Offices, Retail Stores and Restaurant)  
PLAT Nos. 21434-21434 TAX MAP 41 & 46, P/O PARCEL No. 116

**SCALE**  
1"=20'

**ZONING**  
MXD-3

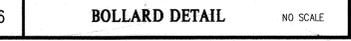
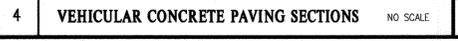
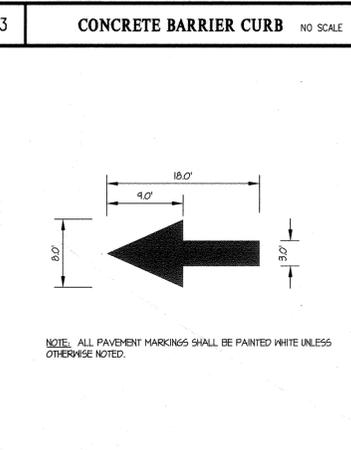
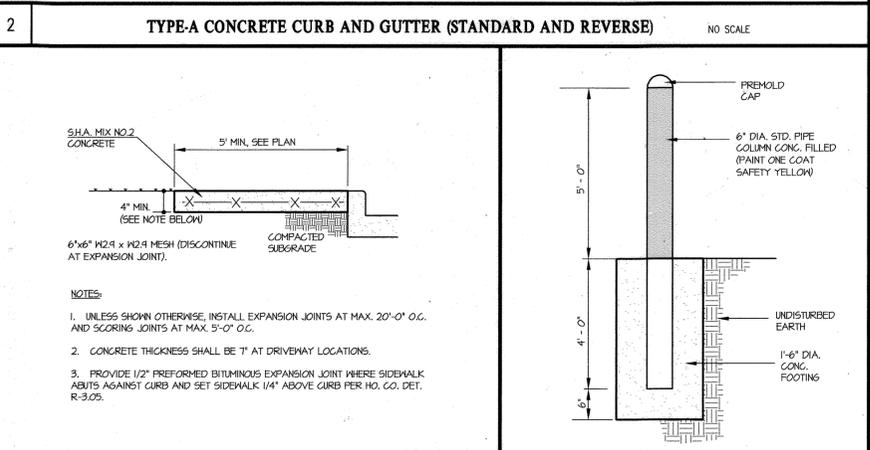
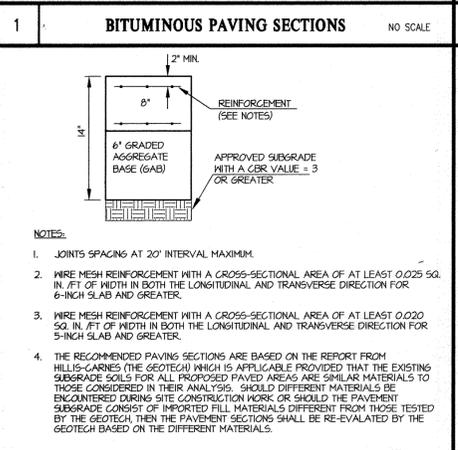
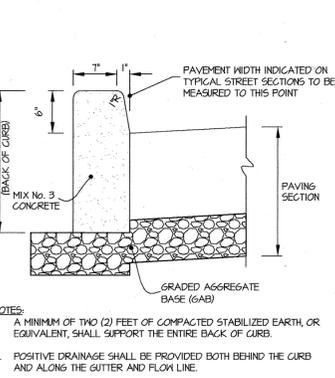
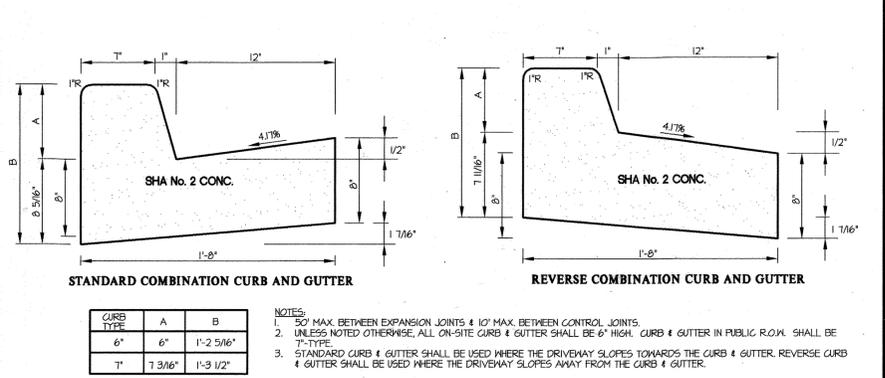
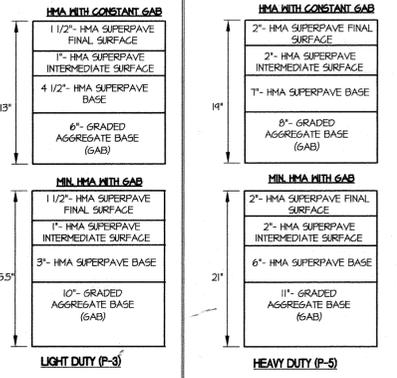
**G. L. W. FILE No.**  
07088

**DATE**  
DEC./2010

**TAX MAP - GRID**  
41 - 21  
46 - 3&4

**SHEET**  
3 OF 12

HOWARD COUNTY, MARYLAND

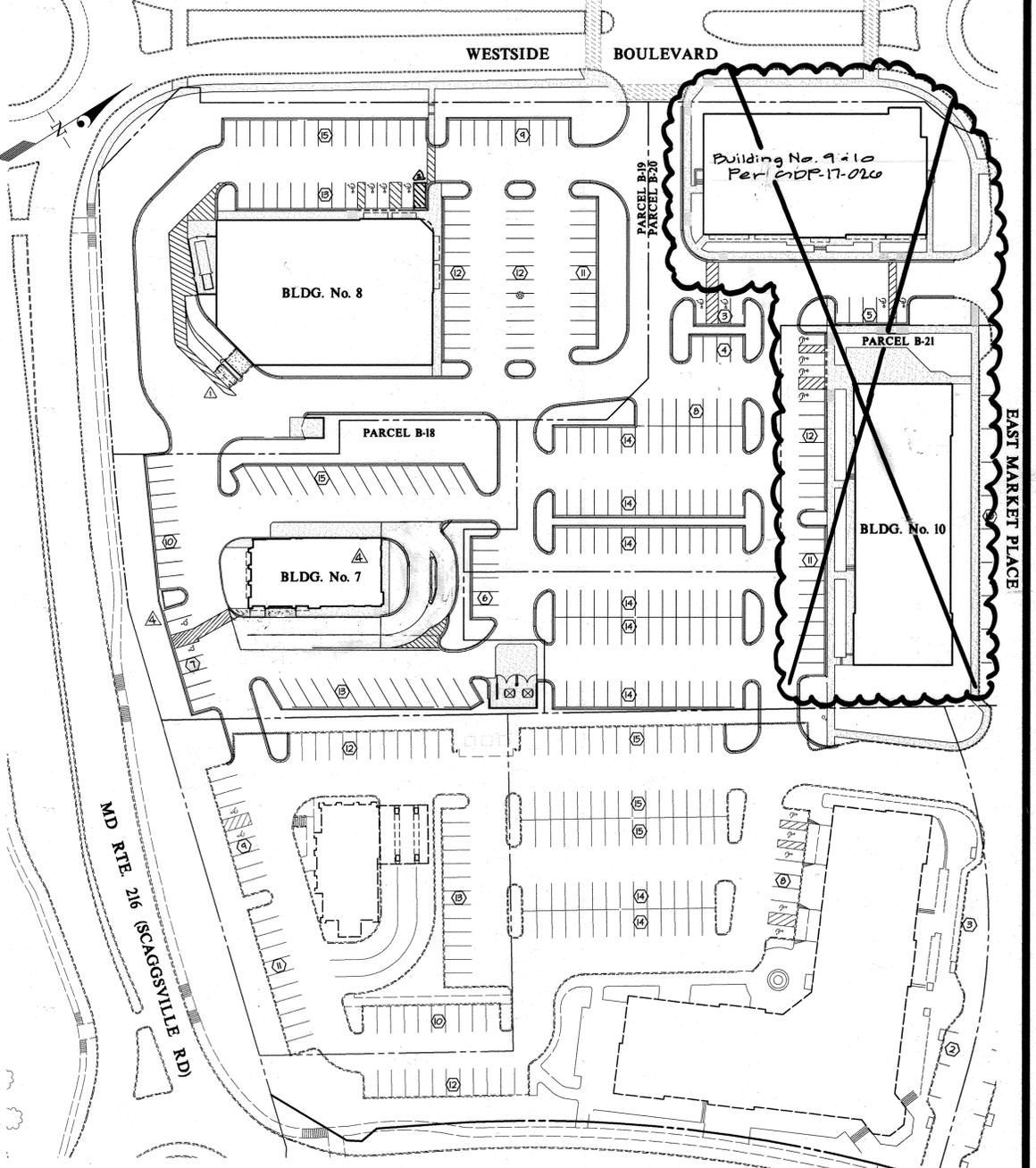
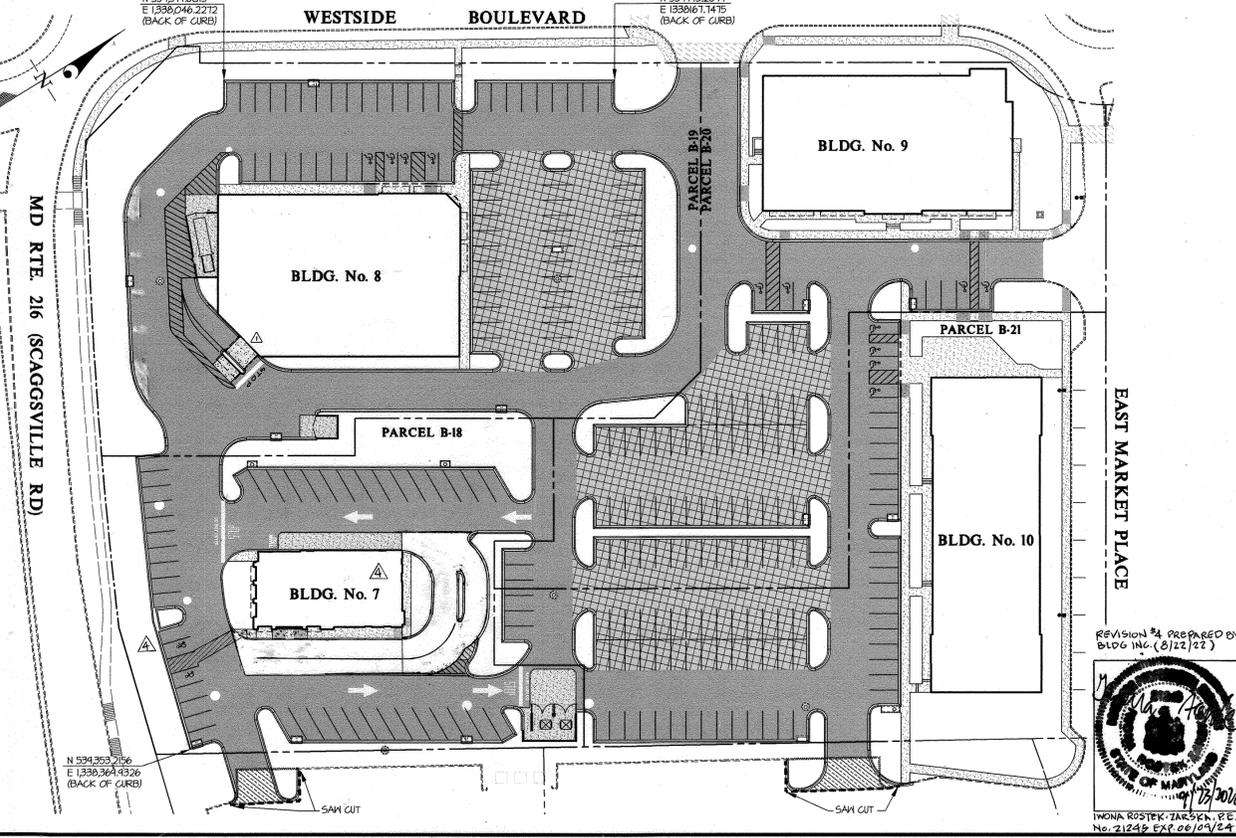


**LEGEND**

- LIGHT BITUMINOUS PAVING (DET. 1/4) (3,121 SF)
- HEAVY BITUMINOUS PAVING (DET. 1/4) (8,452 SF)
- EXISTING PAVEMENT TO BE MILLED AND OVERLAID (PER R-108)
- DPH R-8-03 CONCRETE PAVING (DET. 2/4) (501 SF)
- SIDEWALK (DET. 5/4) (16,625 SF)
- EXISTING CURB TO BE REMAIN
- EXISTING CURB TO BE REMOVED (41 LF)
- TYPE-A CURB & GUTTER (DET. 2/4) (5,068 LF)
- CONCRETE BARRIER CURB (DET. 3/4) (350 LF)

NOTE: ALL CURB IS TYPE-A CURB & GUTTER (DET. 1/5) UNLESS OTHERWISE NOTED.

**GRAPHIC SCALE**  
0 25 50



**MAPLE LAWN FARMS - Overall Parking Tabulation for Parcels C7, C8 and B-18 thru B-21**

Bldg. Area (gross s.f.)	Bldg. Area (net s.f. at 90% or number of seats for restaurants and dinner theater)	CSP (S-06-16, sheet 12 of 15) required parking ratio (per net 1000) or by number of seats & employees	Parking spaces required	On-site 9x18 parking spaces provided	On-site 8x22 parking spaces provided	On-site Handicap spaces provided	Total On-site spaces provided	Public street parallel parking provided	Total parking provided	Overall Total (Parcels B18 - B21 and C7-C8)				
										Retail	Office	Restaurant	Bank	Parking
3,911	13,281	11,774	11,774	11,911	52,531	3,400	10,941	9,746	24,087	36,013	23,548	13,657	3,400	
75	11,963	10,597	10,597	11,612	43,834	3,060	9,847	243	14,150	32,412	21,194	12,281	3,060	
1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
28	60	35	5	54	212	16	60	88	154	164	70	118	16	388
46	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	4	4	4	4	14	2	14	7	21					21
2	4	4	4	4	14	2	14	7	21					21
48	76	66	78	78	262	153	153	0	415	415	280	415	280	415
0	0	0	0	0	0	0	0	0	0					0
48	76	66	78	78	262	153	153	0	415	415	280	415	280	415

**APPROVED PLANNING BOARD OF HOWARD COUNTY**  
DATE: MAY 20, 2010

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEM  
HOWARD COUNTY HEALTH DEPARTMENT  
B. N. P. for P. S. B. 1/10/2011  
County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: Thomas J. J. 2/3/11  
Chief, Division of Land Development: V. S. 2/23/11  
Chief, Development Engineering Division: M. F. 1/13/11

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3908 NATIONAL DRIVE - SUITE 250 - BURTONVILLE OFFICE PARK  
BURTONVILLE, MARYLAND 20866  
TEL: 301-421-4024 BAL: 410-880-1800 DC/VA: 301-989-2524 FAX: 301-421-4186

**PAVING DELINEATION PLAN** SCALE: 1" = 50'

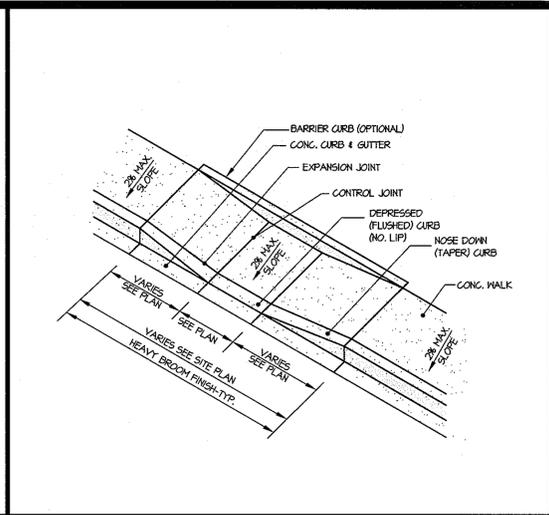
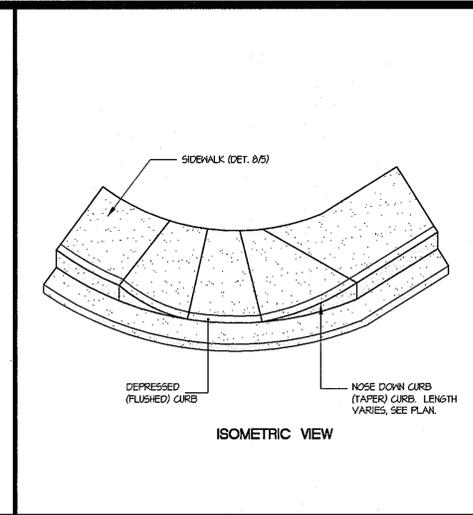
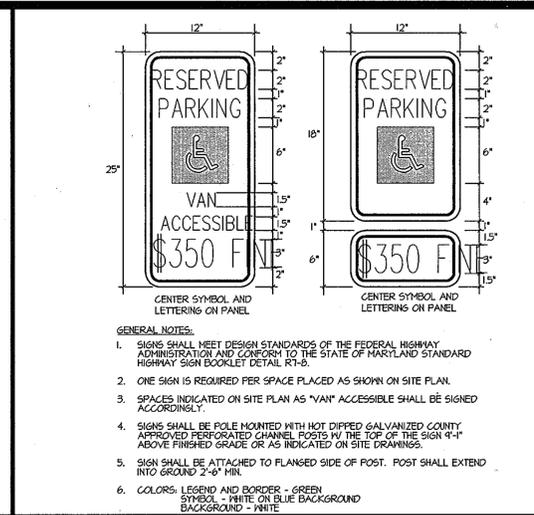
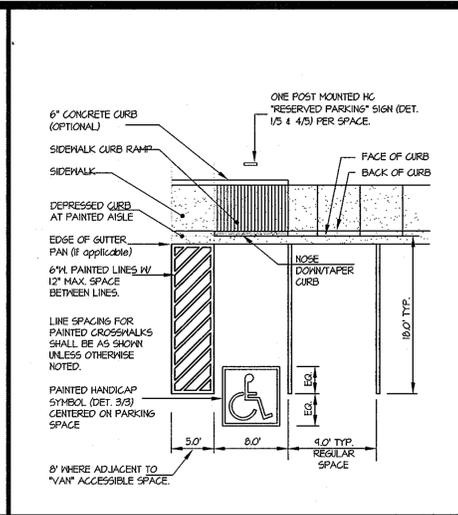
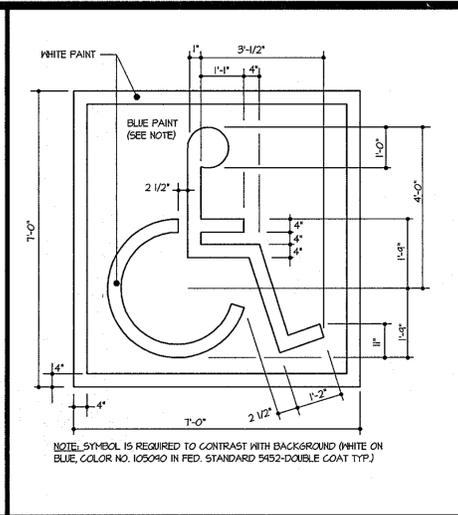
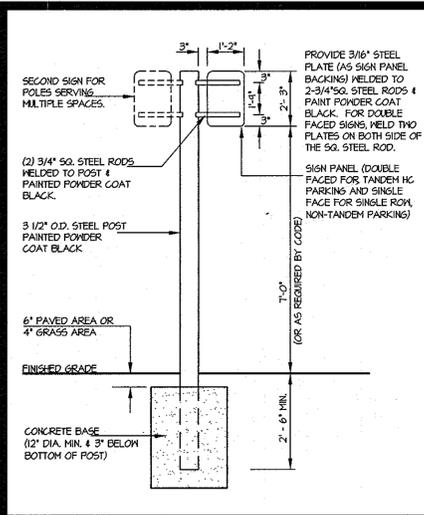
PREPARED FOR:  
G&R WESSLE, LLC. (Owner/Developer)  
SUITE 300 WOODHOLME CENTER  
1829 REISTERSTOWN RD  
BALTIMORE, MD 21208  
ATTN: MARK BENNETT  
410-484-8400

**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, 2012  
12-7-10

**PAVING DELINEATION and PARKING ANALYSIS** SCALE: 1" = 50'

**MAPLE LAWN FARMS**  
WESTSIDE DISTRICT - AREA 1  
Parcels B-18 thru B-21  
(Offices, Retail Stores and Restaurant)  
PLAT Nos. 21436-21438 TAX MAP 41 & 46, P/O PARCEL No. 116

SCALE: AS SHOWN  
ZONING: MXD-3  
G. L. W. FILE No.: 07088  
DATE: DEC./2010  
TAX MAP - GRID: 41 - 21, 46 - 3&4  
SHEET: 4 OF 12



1 POST & SIGN DETAIL FOR PARKING RESTRICTION SIGN NO SCALE

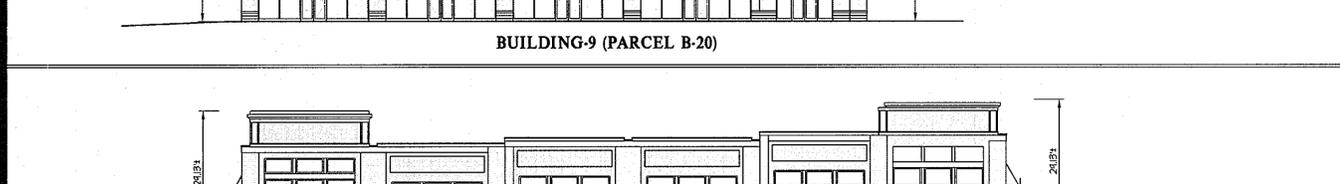
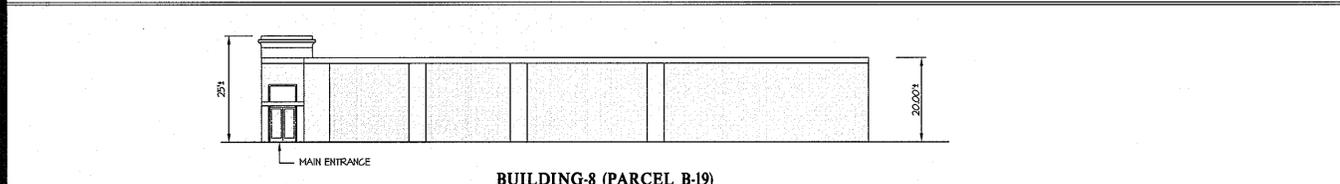
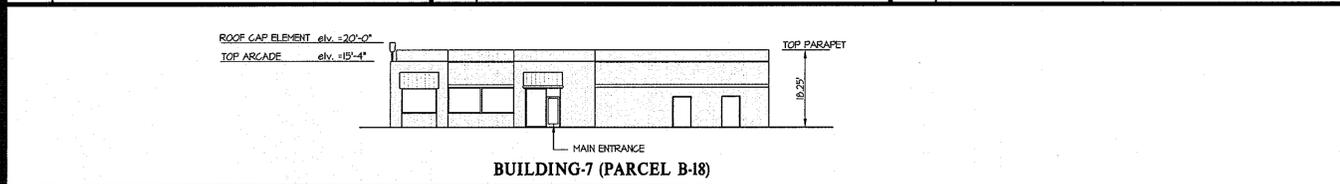
2 HANDICAP SPACE STENCIL LAYOUT NO SCALE

3 PARKING SPACE LAYOUT NO SCALE

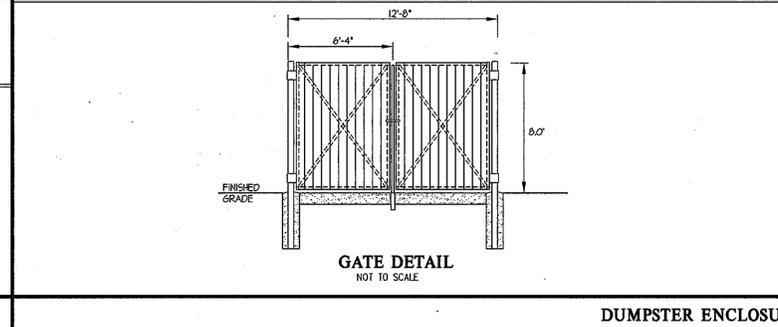
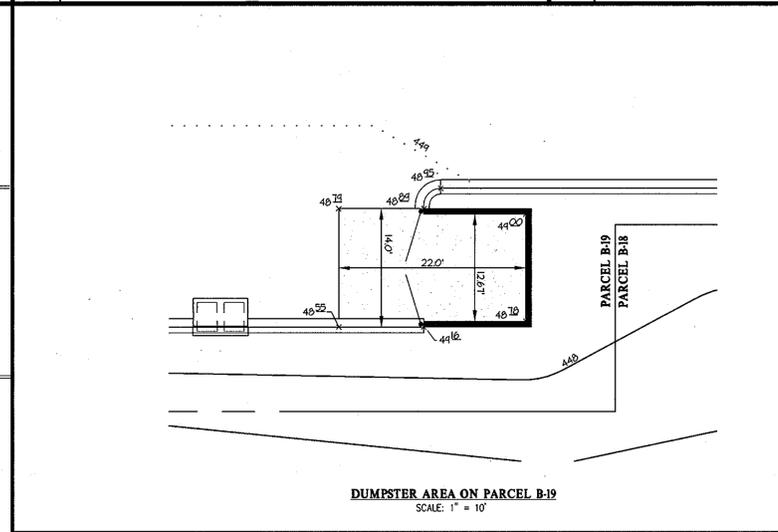
4 HANDICAP PARKING SIGNS DETAIL NO SCALE

5 TYPICAL CURB/NOSE DOWN TAPER AT INTERSECTION

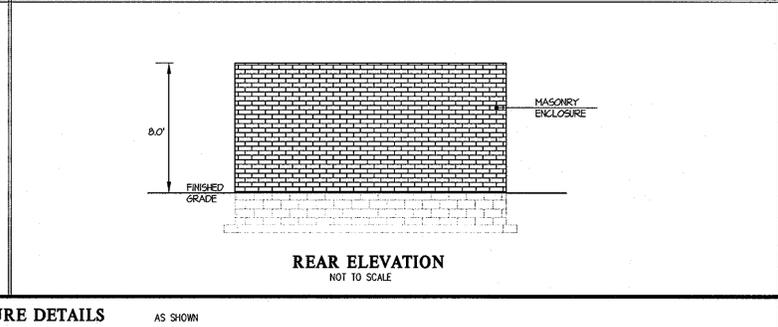
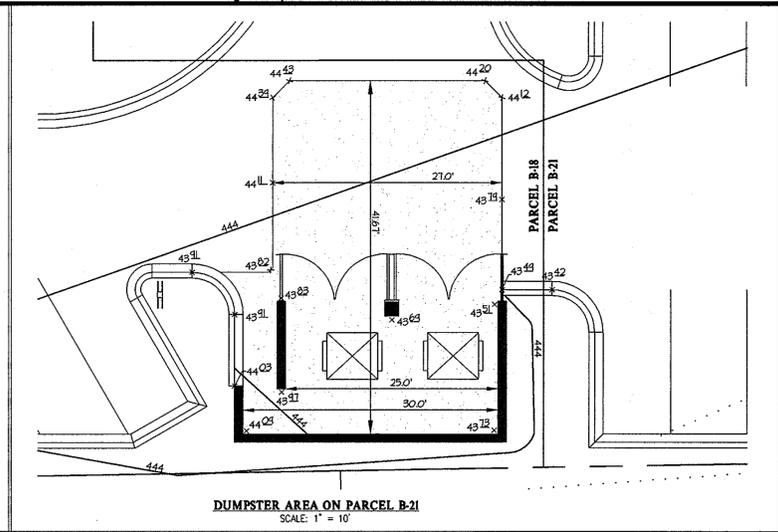
6 TYPE-A HANDICAP RAMP DETAIL



BUILDING ELEVATIONS SCALE: 1" = 20'



DUMPSTER ENCLOSURE DETAILS AS SHOWN

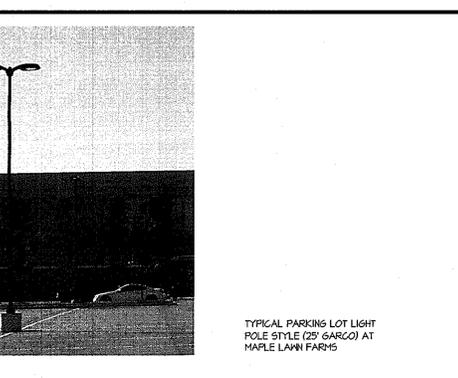
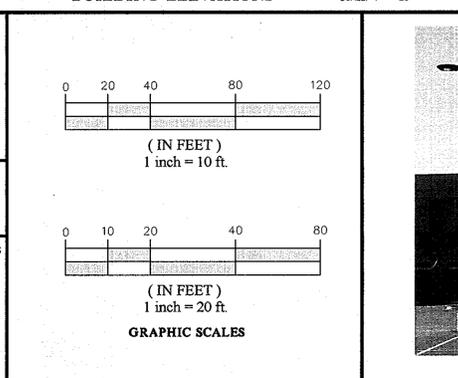


REAR ELEVATION NOT TO SCALE

APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
DATE MAY 20, 2010

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEM  
HOWARD COUNTY HEALTH DEPARTMENT  
*County Health Officer* Date 1/10/2011

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Director* Date 2/3/11  
*Chief, Division of Land Development* Date 2/23/11  
*Chief, Development Engineering Division* Date 1/12/11



GLWGUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 253 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20886  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

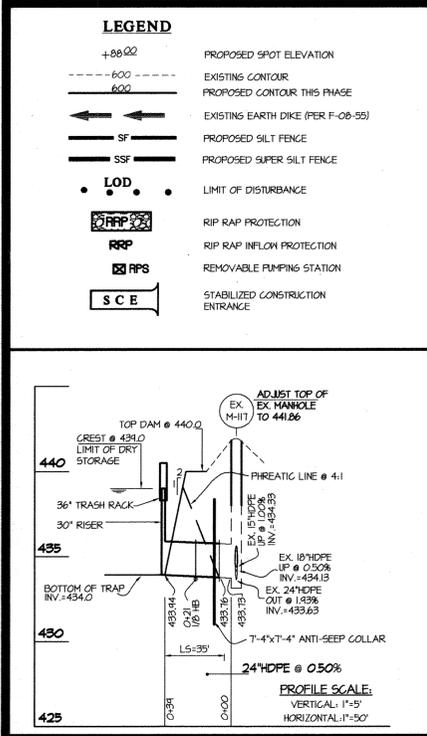
PREPARED FOR:  
G&R WESSEL, LLC. (Owner/Developer)  
SUITE 300 WOODHOLME CENTER  
1829 REISTERSTOWN RD  
BALTIMORE, MD 21208  
ATTN: MARK BENNETT  
410-484-8400

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, 2012

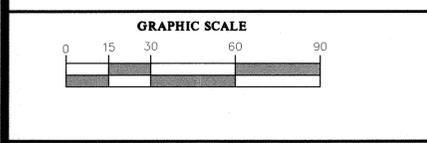
12-2-10

SITE DETAILS  
MAPLE LAWN FARMS  
WESTSIDE DISTRICT - AREA 1  
Parcels B-18 thru B-21  
(Offices, Retail Stores and Restaurant)  
PLAT Nos. 21436-21438 TAX MAP 41 & 46, P/O PARCEL No. 116  
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	07088
DATE	TAX MAP - GRID	SHEET
DEC./2010	41 - 21 46 - 3&4	5 OF 12



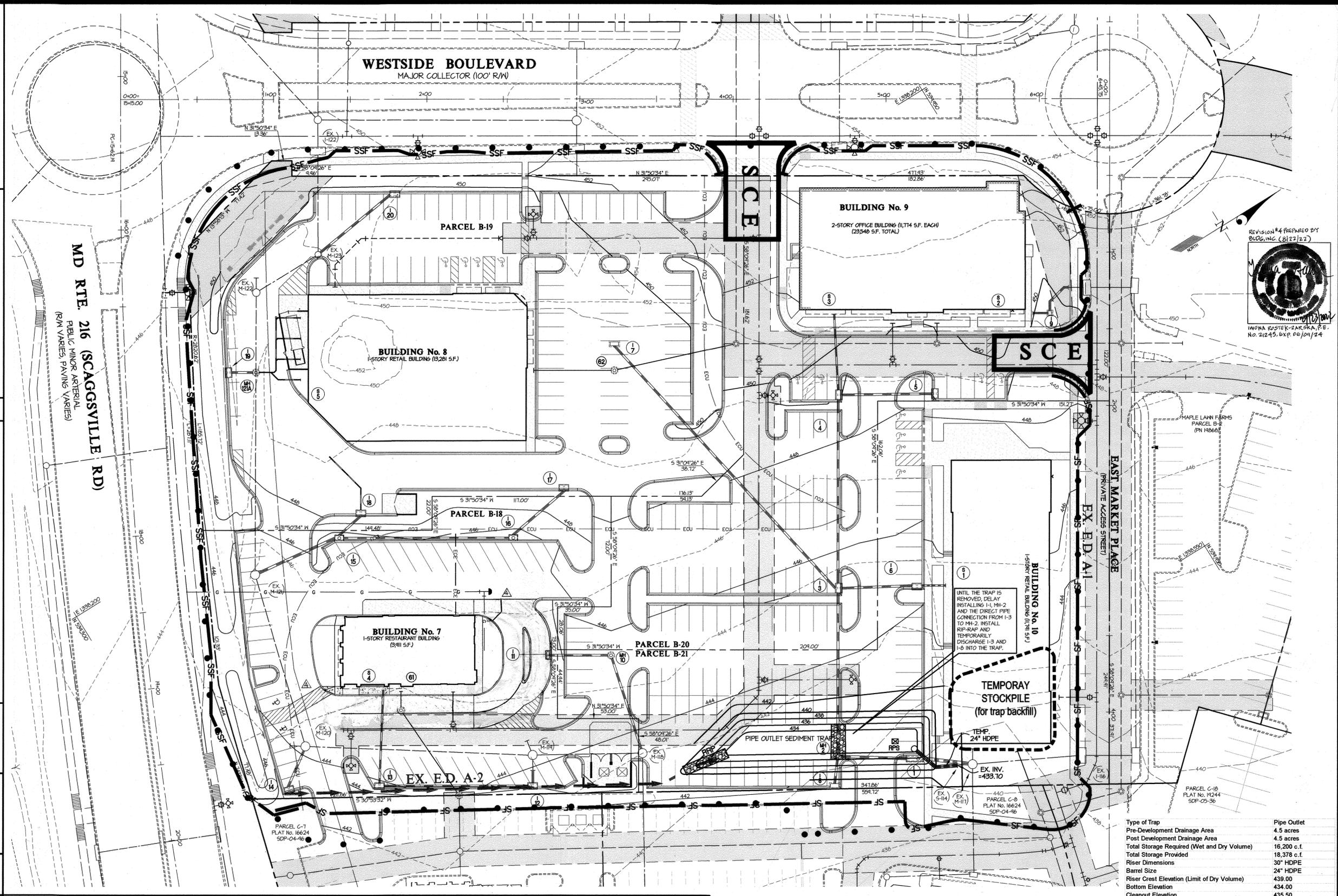
- SEDIMENT TRAP PROFILE**
- SEQUENCE OF CONSTRUCTION**
1. APPLY FOR A GRADING PERMIT AND ARRANGE FOR THE PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR. OBTAIN THE GRADING PERMIT AT THE MEETING. DURATION: 1 DAY.
  2. INSTALL THE STONE CONSTRUCTION ENTRANCES (SCE), SILT FENCE (-SF-), AND SUPER SILT FENCE (-SSF-). INSTALL THE SEDIMENT TRAP AND THE EARTH DIKE. DURATION: 2-3 DAYS.
  3. WITH PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR BEGIN SITE GRADING AND BRING THE SITE TO THE APPROPRIATE SUB-GRADE. LIMIT THE INITIAL GRADING WORK TO JUST WHAT IS NECESSARY FOR PARCEL B-19 IF THE CONSTRUCTION OF BUILDING-7 IS WELL IN ADVANCE OF THE OTHER 3 BUILDINGS. SEE THE INITIAL PAVING FOR THE CONSTRUCTION OF BUILDING-7 ON SHEET 7. DURATION: 2 WEEKS OF GRADING WORK, 1 FOR THE INITIAL WORK ON PARCEL B-19 AND 1 FOR THE REMAINDER OF THE SITE.
  4. INITIAL UTILITY AND BUILDING CONSTRUCTION EXCEPT WHERE THE TRAP IS LOCATED. FOR THE CONSTRUCTION OF BUILDING-7 IN ADVANCE OF THE OTHER 3 BUILDINGS, INSTALL THE STORM DRAIN FROM EX. M-118 TO I-1, I-15 AND I-16 (WITH A SECTION OF PIPE STUBS INTO I-5 AND I-16). DURATION: 4 TO 12 MONTHS.
  5. INSTALL THE CURB/GUTTERS AND BASE PAVING THAT ARE NOT OCCUPIED BY THE SEDIMENT TRAP AND PERIMETER DEVICES. THIS CAN BE COORDINATED AND DONE ANYTIME WITH S.O.C. #4. DURATION: 2 WEEKS.
  6. WITH PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR AND THE ANTICIPATION OF CLEAR WEATHER DURING THE TIME NEEDED TO COMPLETE THE ITEMS, REMOVE THE EARTH DIKE AND CONSTRUCT THE REMAINING CURB AND PAVING TO CONNECT WITH THE ADJACENT PARCEL C-7 (EX. BANK). DURATION: 4 DAYS.
  7. WITH PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR AND THE ANTICIPATION OF CLEAR WEATHER DURING THE TIME NEEDED TO COMPLETE THE ITEMS, CONSTRUCT THE IMPROVEMENTS IN THE AREA OF THE SEDIMENT TRAP. THE WORK WILL INCLUDE, BUT IS NOT LIMITED TO: BACKFILL THE SEDIMENT TRAP; CONSTRUCT STORM DRAIN THAT HERE DELAYED CURB AND GUTTER AND BASE PAVING (WHICH INCLUDES CONNECTING TO PARCEL C-8). FLUSH AND PUMP CLEAN ALL THE STORM DRAINS CONSTRUCTED PRIOR TO REMOVING THE TRAP. DURATION: 5 DAYS.
  8. WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ANY REMAINING SEDIMENT CONTROL DEVICES AND STABILIZE ANY DISTURBED AREAS AS A RESULT. DURATION: 2 DAYS.
  9. INSTALL TOP ASPHALT COURSE AND PAVING MARKINGS. DURATION: 4-5 DAYS.
  10. COMPLETE BUILDING INTERIOR AND OBTAIN USE/OCCUPANCY PERMITS.



**APPROVED PLANNING BOARD OF HOWARD COUNTY**  
DATE: MAY 20, 2010

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEM  
HOWARD COUNTY HEALTH DEPARTMENT  
County Health Officer: *Robert A. Peterson* Date: 1/10/2011

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: *Thomas E. Butler* Date: 2/1/11  
Chief, Division of Land Development: *Kurt Schellhorn* Date: 2/6/11  
Chief, Development Engineering Division: *John J. ...* Date: 1/12/11



Type of Trap	Pipe Outlet
Pre-Development Drainage Area	4.5 acres
Post-Development Drainage Area	4.5 acres
Total Storage Required (Wet and Dry Volume)	16,200 c.f.
Total Storage Provided	18,378 c.f.
Riser Dimensions Provided	30" HDPE
Barrel Size	24" HDPE
Riser Crest Elevation (Limit of Dry Volume)	439.00
Bottom Elevation	434.00
Cleanout Elevation	435.50
Limit of Wet Volume	437.00
Bottom Dimensions	120' x 15'
Pre-Development 1 Year Discharge	N/A
Post-Development 1 Year Discharge (Unmanaged)	N/A
Post-Development 1 Year Discharge (Managed)	N/A
Wet Volume Required	8,100 c.f.
Wet Volume Provided	8982 c.f. @ 437.00
Dry Volume Required	8100 c.f.
Dry Volume Provided	9396 c.f. @ 439.00

**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 S.C.I."  
Signature: *John B. ...* Date: 12/2/10

**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: *John R. Robertson* Date: 12-7-10

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
Signature: *John R. Robertson* Date: 12/14/10

**NOTES:**

1. TEMPORARY SWM IS PROVIDED BY THE EXISTING BASIN/SWM FACILITY CONSTRUCTED UNDER F-08-54 & 55.
2. COORDINATE THE CONSTRUCTION WORK ON THIS PLAN SET WITH F-08-54/55 & SDP-08-114

**THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY**

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

DATE	REVISION	BY	APP'R.
8/27/12	REVISE "PARKING INSULATION SUMMARY" RELocate ADA STAIRS, ADD SIDE-WAY STAIR MENUS BOARD	BLD/G	

PREPARED FOR:  
G&R WESSEL, LLC. (Owner/Developer)  
SUITE 300 WOODHOLME CENTER  
1829 REGISTERSTOWN RD  
BALTIMORE, MD 21208  
ATtn: MARK BENNETT  
410-418-8400

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. 12825  
EXPIRATION DATE: MAY 28, 2012  
Signature: *John R. Robertson* Date: 12-7-10

**SEDIMENT CONTROL PLAN**  
**MAPLE LAWN FARMS**  
**WESTSIDE DISTRICT - AREA 1**  
Parcels B-18 thru B-21  
(Offices, Retail Stores and Restaurant)  
PLAT Nos. 21436-21438, TAX MAP 41 & 46, P/O PARCEL No. 116  
HOWARD COUNTY, MARYLAND

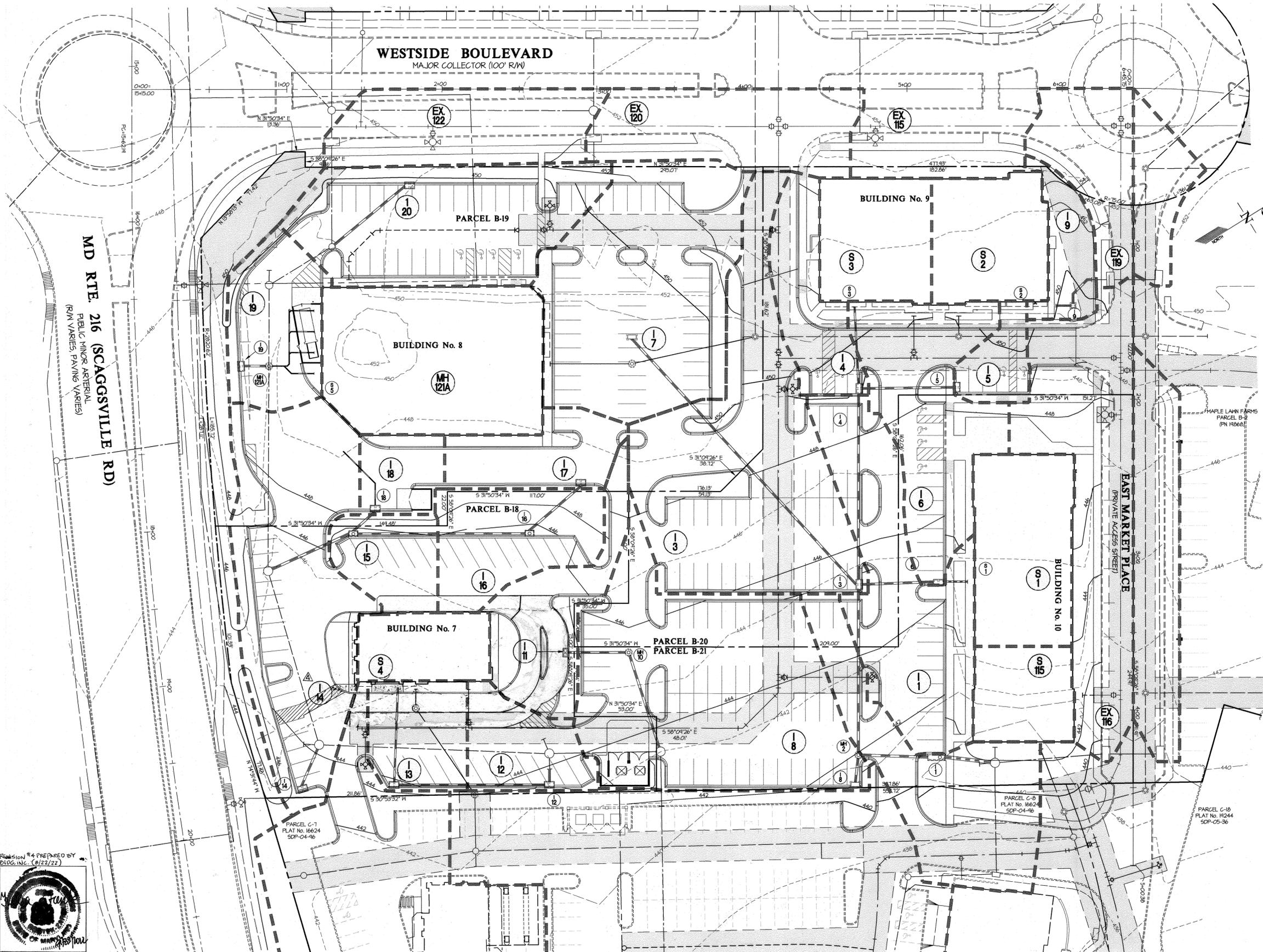
SCALE: 1"=30'  
ZONING: MXD-3  
G. L. W. FILE No.: 07088  
DATE: DEC./2010  
TAX MAP - GRID: 41 - 21, 46 - 3&4  
SHEET: 6 OF 12  
ELECTION DISTRICT No. 5





DRAINAGE AREAS			
AREA (No.)	D.A. (ACRES)	% IMP. (%)	C' (---)
I-1	0.27	90	0.78
I-2	0.28	90	0.78
I-3	0.71	90	0.78
I-4	0.23	90	0.78
I-5	0.51	90	0.78
I-6	0.25	90	0.78
I-7	0.27	90	0.78
I-8	0.08	90	0.78
I-4	0.08	25	0.78
I-10	0.14	90	0.78
I-11	0.15	90	0.78
I-12	0.16	90	0.78
I-13	0.03	90	0.78
S-1	0.15	100	0.78
S-2	0.14	100	0.78
S-3	0.13	100	0.78
S-4	0.22	100	0.78
S-5	0.15	100	0.78
S-6	0.14	100	0.78
S-15	0.04	100	0.78
I-21	0.11	0	0.78
I-22	0.17	50	0.78
EX 122	0.22	90	0.78
EX 120	0.21	90	0.78
EX 115	0.15	90	0.78
EX 116	0.13	90	0.78
EX 114	0.33	90	0.78

NOTES:  
 1. THIS IS A REDEVELOPMENT SITE, IT WAS PREVIOUSLY MASS GRADED UNDER F-08-54 (ALL MAN-MADE SOIL).



**LEGEND**  
 --- STORM DRAIN DRAINAGE DIVIDE



**APPROVED**  
**PLANNING BOARD OF HOWARD COUNTY**  
 DATE **MAY 20, 2010**

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEM  
 HOWARD COUNTY HEALTH DEPARTMENT  
*Burtman Peter Birkman* 11/10/2011  
 County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Thomas & Butler* 2/3/11  
 Director Date  
*Vet Shenker* 2/23/11  
 Chief, Division of Land Development Date  
*Chad Johnson* 4/13/11  
 Chief, Development Engineering Division Date



**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20886  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188

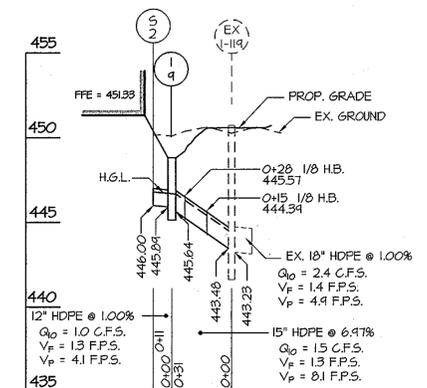
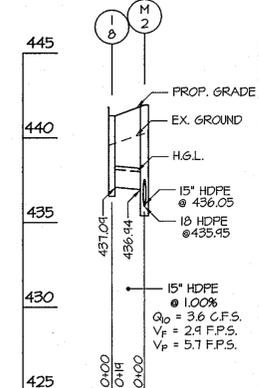
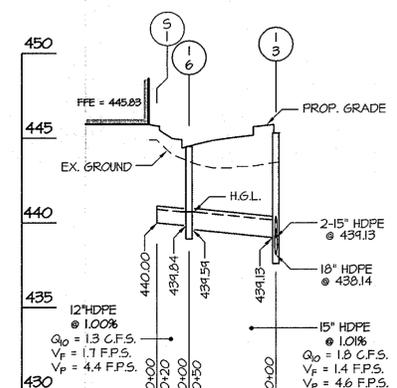
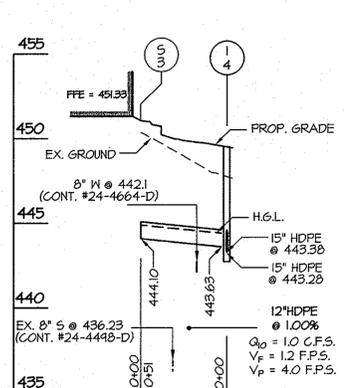
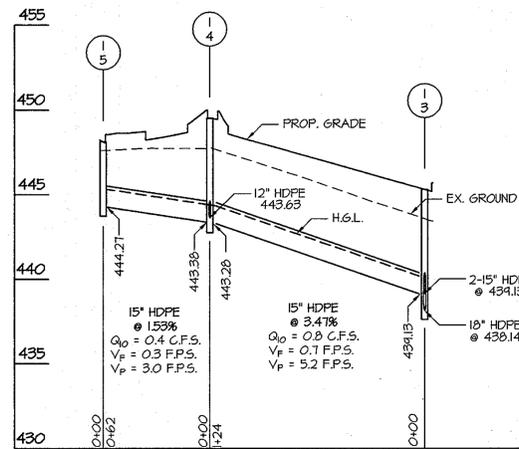
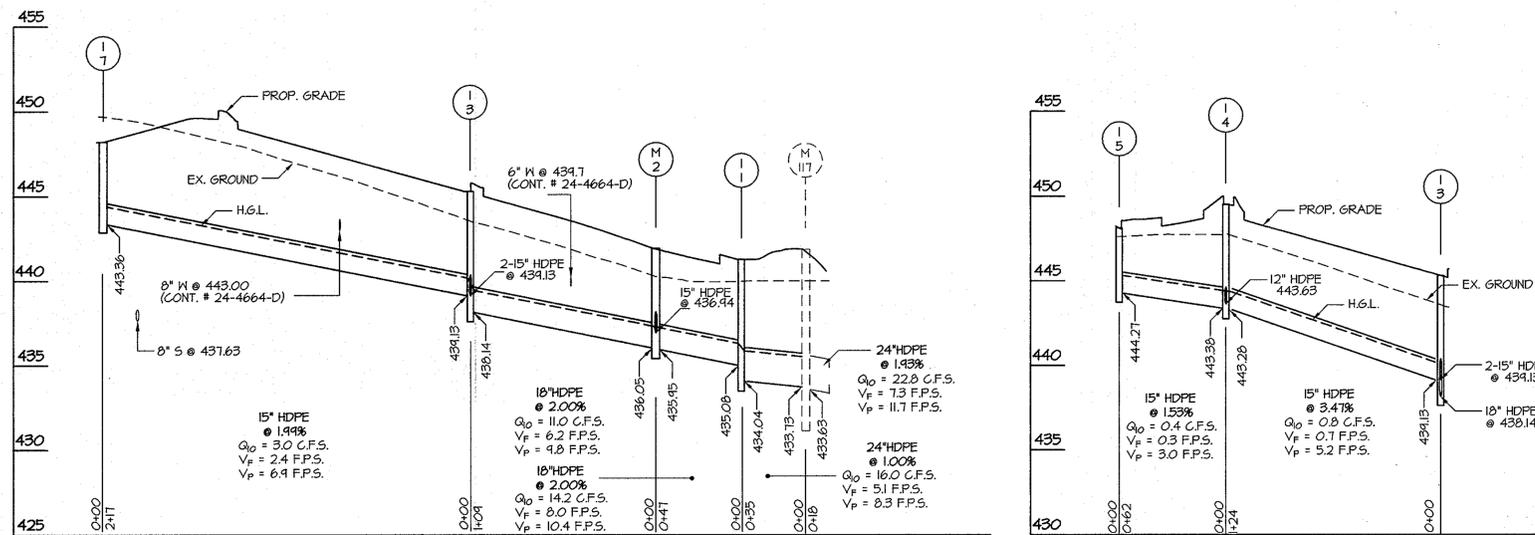
PREPARED FOR:  
 G&R WESSEL, LLC. (Owner/Developer)  
 SUITE 300 WOODHOLME CENTER  
 1829 REGISTERSTOWN RD  
 BALTIMORE, MD 21208  
 ATTN: MARK BENNETT  
 410-484-8400

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. 12875.  
 EXPIRATION DATE: MAY 26, 2012



**STORM DRAIN DRAINAGE AREA MAP**  
**MAPLE LAWN FARMS**  
**WESTSIDE DISTRICT - AREA 1**  
 Parcels B-18 thru B-21  
 (Offices, Retail Stores and Restaurant)  
 PLAT Nos. 21436-21438, TAX MAP 41 & 46, P/O PARCEL No. 116

SCALE 1"=30'	ZONING MXD-3	G. L. W. FILE No. 07088
DATE DEC./2010	TAX MAP - GRID 41 - 21 46 - 3&4	SHEET 8 OF 12



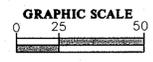
NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION				INVERT				STD. DETAIL	LOCATIONS	REMARKS
			PROPOSED		AS-BUILT		PROPOSED		AS-BUILT				
			UPPER	LOWER	UPPER	LOWER	UPPER	LOWER	UPPER	LOWER			
I-1	A-10	3'-6"	441.23	440.73			435.06	434.04			HO. CO. D-4.03	N 534,717 E 1,330,566	
I-3	DOUBLE 'S' COMB. INLET	---	445.61	445.17			439.13	438.14			MD-3719.04	N 534,734 E 1,330,448	
I-4	DOUBLE 'S' COMB. INLET	---	450.42	444.92			443.63	443.26			MD-3719.04	N 534,800 E 1,330,341	
I-5	DOUBLE 'S' COMB. INLET	---	448.41	447.91			---	444.21			MD-3719.04	N 534,852 E 1,330,312	
I-6	DOUBLE 'S' COMB. INLET	---	444.86	444.36			439.84	439.54			MD-3719.04	N 534,716 E 1,330,414	
I-7	DOUBLE 'S' INLET	---	448.20	---			---	443.36			HO. CO. D-4.23	N 534,642 E 1,330,235	
I-8	DOUBLE 'S' COMB. INLET	---	441.61	441.17			---	437.04			MD-3719.04	N 534,662 E 1,330,556	
I-4	'S' INLET	---	448.80	---			445.84	445.64			HO. CO. D-4.22	N 534,444 E 1,330,368	
MH-2	STD. 5' MANHOLE	5'-0"	---	441.93			436.94	435.95			HO. CO. 6-513	N 534,674 E 1,330,540	
EX. MH-17	EX. MANHOLE	---	SEE NOTE 3 BELOW	---			433.73	433.63			---	---	

- NOTES:
- COORDINATE POINT GIVEN IS TO THE CENTERLINE OF STRUCTURE AT THE FACE OF CURB FOR 'A' TYPE INLETS AND 'S' COMBINATION INLETS. COORDINATE POINT IS TO THE CENTERLINE OF MANHOLES AND 'S' INLETS.
  - ALL CONCRETE STRUCTURES ARE TO BE PRE-CAST.
  - SEE PLAN VIEW FOR REVISED ELEVATION FOR EXISTING MANHOLE RIMS.
  - THE STRUCTURE SCHEDULE IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN VALUES SHOWN ON THE SCHEDULE AND THOSE SHOWN ON THE PLAN & PROFILES, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION PRIOR TO PRECASTING.

PIPE SCHEDULE			
SIZE	TYPE	QUANTITY (L.F.)	REMARKS
12"	HDPE	76	
15"	HDPE	480	
18"	HDPE	148	
24"	HDPE	31	

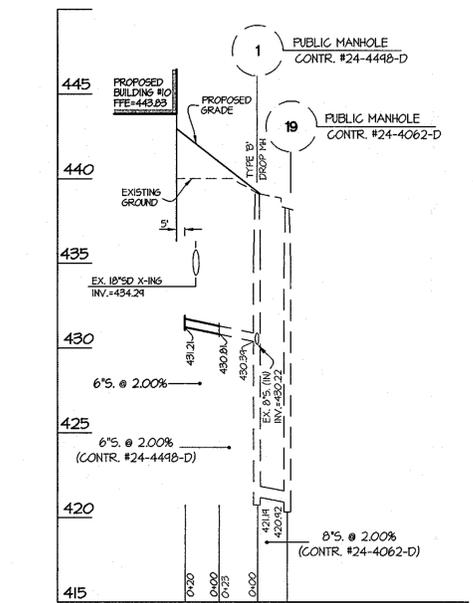
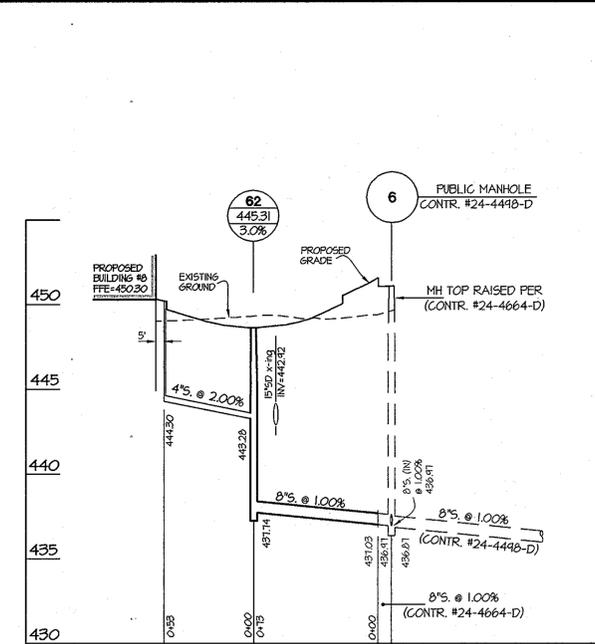
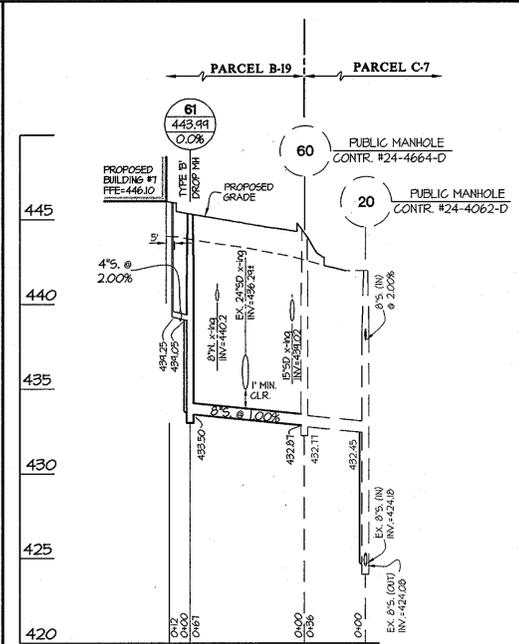
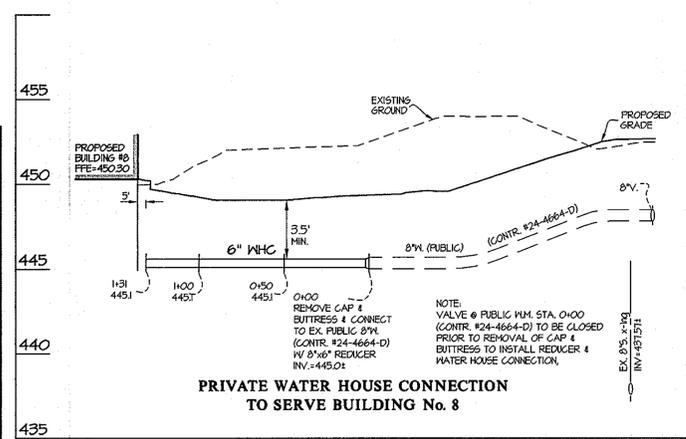
HDPE INDICATES HIGH DENSITY POLYETHYLENE PIPE, SUCH AS N-12 BY ADS, OR HI-Q BY HANCOX OR AN APPROVED EQUAL. TRENCH BEDDING TO BE PROVIDED PER HOWARD COUNTY DETAIL G 2.01, 'TRENCH FOR P.V.C. PIPE AND H.D.P.E.'

PROFILE SCALES:  
VERTICAL: 1"=5'  
HORIZONTAL: 1"=50'



APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
DATE MAY 20, 2010

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEM  
HOWARD COUNTY HEALTH DEPARTMENT  
*William Peter Bellamy* 1/10/2011  
County Health Officer  
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Thomas J. Butler* 2/3/11  
Director  
*Robert J. DeLoach* 2/3/11  
Chief, Division of Land Development  
*William J. DeLoach* 1/13/11  
Chief, Development Engineering Division



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

PREPARED FOR:  
G&R VESSEL, LLC (Owner/Developer)  
SUITE 300 WOODHOLME CENTER  
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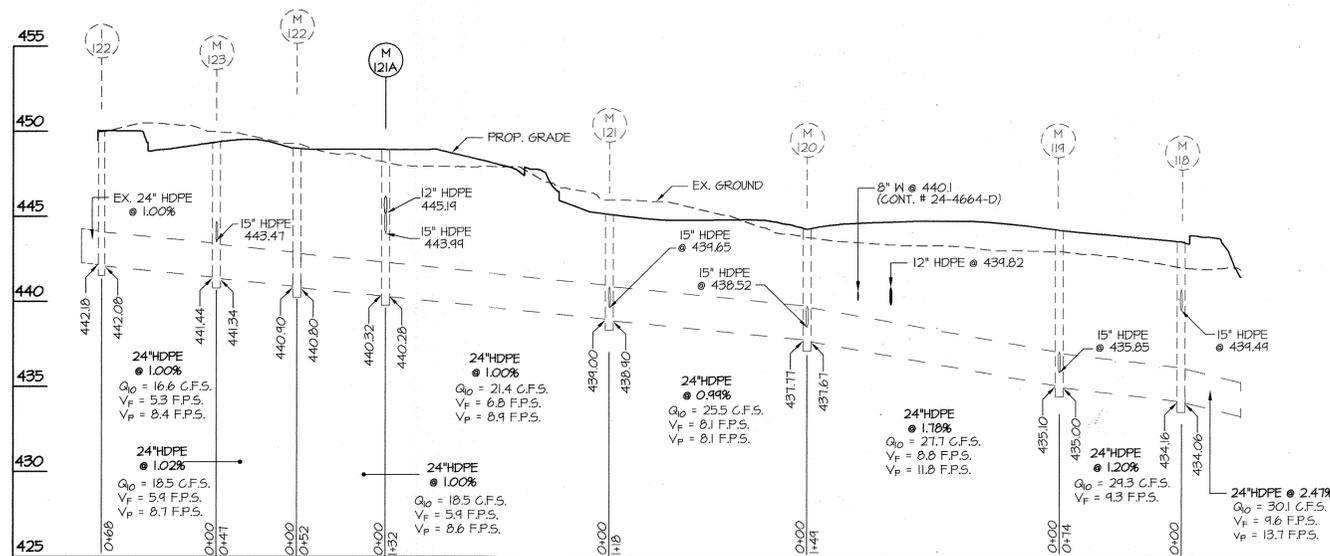
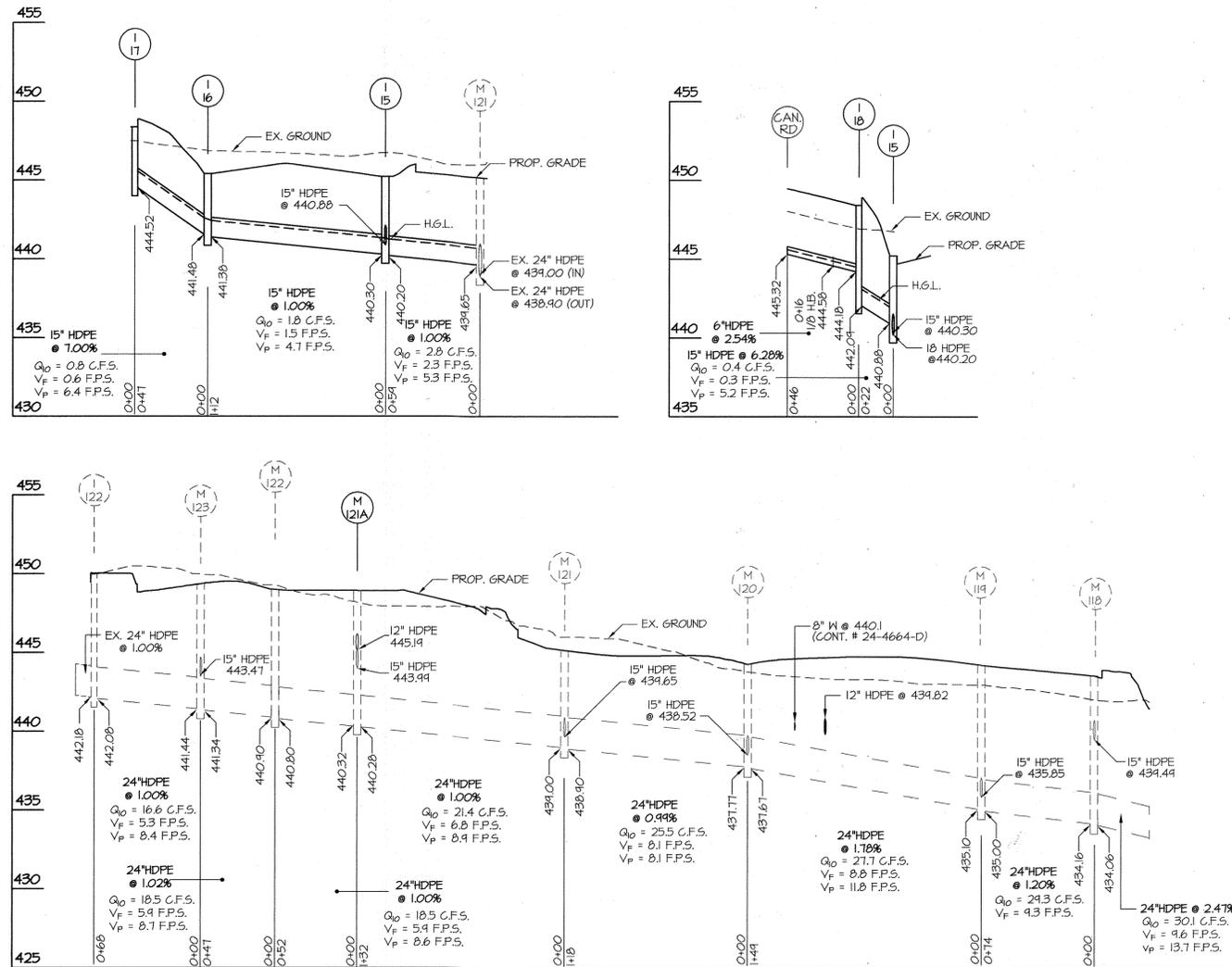
PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975  
EXPIRATION DATE: MAY 28, 2012



STORM DRAIN AND UTILITY PROFILES  
MAPLE LAWN FARMS  
WESTSIDE DISTRICT - AREA 1  
Parcels B-18 thru B-21  
(Offices, Retail Stores and Restaurant)  
PLAT Nos. 21431-21435 TAX MAP 41 & 46, P/O PARCEL No. 116

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	07088
DATE	TAX MAP - GRID	SHEET
DEC./2010	41 - 21 46 - 3&4	9 OF 12

DATE	REVISION	BY	APPR.



NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION				INVERT				STD. DETAIL	LOCATIONS	REMARKS
			PROPOSED		AS-BUILT		PROPOSED		AS-BUILT				
			UPPER	LOWER	UPPER	LOWER	UPPER	LOWER	UPPER	LOWER			
I-11	A-5 INLET	2'-6"	444.75	444.25			440.65			HO. CO. D-4.01			
I-12	DOUBLE 'S' COMB. INLET	2'-6"	443.90	443.40			438.55	436.01		MD-374.04	N 534,444 E 1338,452		
I-13	DOUBLE 'S' COMB. INLET	2'-6"	444.21	443.71			439.60	439.50		MD-374.04	N 534,409 E 1338,400		
I-14	DOUBLE 'S' COMB. INLET	2'-6"	443.40	442.25			438.81			MD-374.04	N 534,356 E 1338,374		
I-15	A-5 INLET	2'-6"	445.21	444.71			440.88	440.20		HO. CO. D-4.01	N 534,472 E 1338,249		
I-16	A-5 INLET	2'-6"	445.41	444.91			441.48	441.38		HO. CO. D-4.01	N 534,568 E 1338,309		
I-17	DOUBLE 'S' COMB. INLET	2'-6"	448.84	448.34			444.52			MD-374.04	N 534,614 E 1338,298		
I-18	DOUBLE 'S' COMB. INLET	4'-0"	448.88	448.38			444.18	442.04		MD-374.04	N 534,443 E 1338,242		
I-19	DOUBLE 'S' COMB. INLET	2'-6"	448.85	448.35			444.12			MD-374.04	N 534,467 E 1338,117		
I-20	DOUBLE 'S' COMB. INLET	4'-0"	448.80	448.30			444.06			MD-374.04	N 534,622 E 1338,075		
MH-121 A	STD. 5' MANHOLE	5'-0"	448.43				445.19	440.28		HO. CO. G-5-13	N 534,484 E 1338,121		
MH-10	STD. 4' MANHOLE	4'-0"	445.55				440.24	440.14		HO. CO. G-5-12	N 534,583 E 1338,406		
EX. MH-118	STD. 5' MANHOLE	5'-0"	SEE NOTE 3 BELOW				439.49	439.49					
EX. MH-119	STD. 5' MANHOLE	5'-0"	SEE NOTE 3 BELOW				435.85	435.00					
EX. MH-120	STD. 5' MANHOLE	5'-0"	SEE NOTE 3 BELOW				438.52	431.61					
EX. MH-121	STD. 5' MANHOLE	5'-0"	SEE NOTE 3 BELOW				439.65	438.90					
EX. MH-122	STD. 5' MANHOLE	5'-0"	SEE NOTE 3 BELOW				440.90	440.80					
EX. MH-123	STD. 5' MANHOLE	5'-0"	SEE NOTE 3 BELOW				443.41	441.34					

NOTES:  
 1. COORDINATE POINT GIVEN IS TO THE CENTERLINE OF STRUCTURE AT THE FACE OF CURB FOR 'A' TYPE INLETS AND 'S' COMBINATION INLETS. COORDINATE POINT IS TO THE CENTERLINE OF MANHOLES AND 'S' INLETS.  
 2. ALL CONCRETE STRUCTURES ARE TO BE PRE-CAST.  
 3. SEE PLAN VIEW FOR REVISED ELEVATION FOR EXISTING MANHOLE RIMS.  
 4. THE STRUCTURE SCHEDULE IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN VALUES SHOWN ON THE SCHEDULE AND THOSE SHOWN ON THE PLAN & PROFILES, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION PRIOR TO PRECASTING.



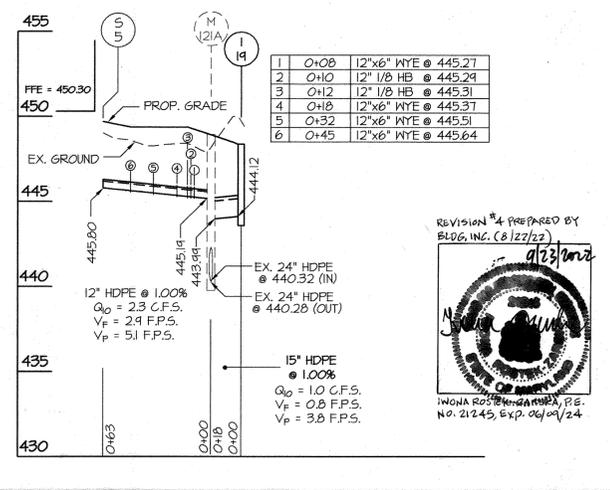
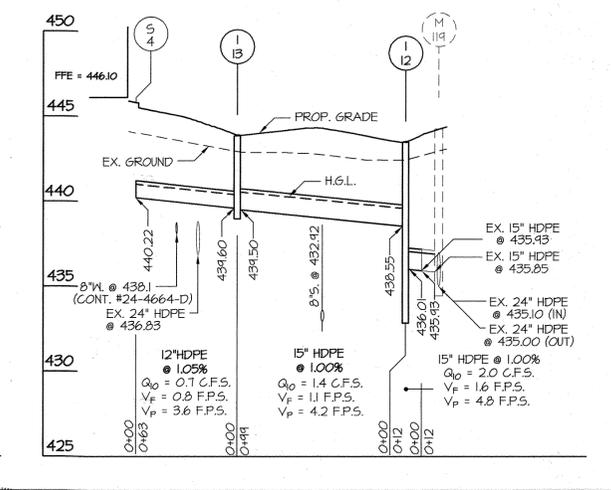
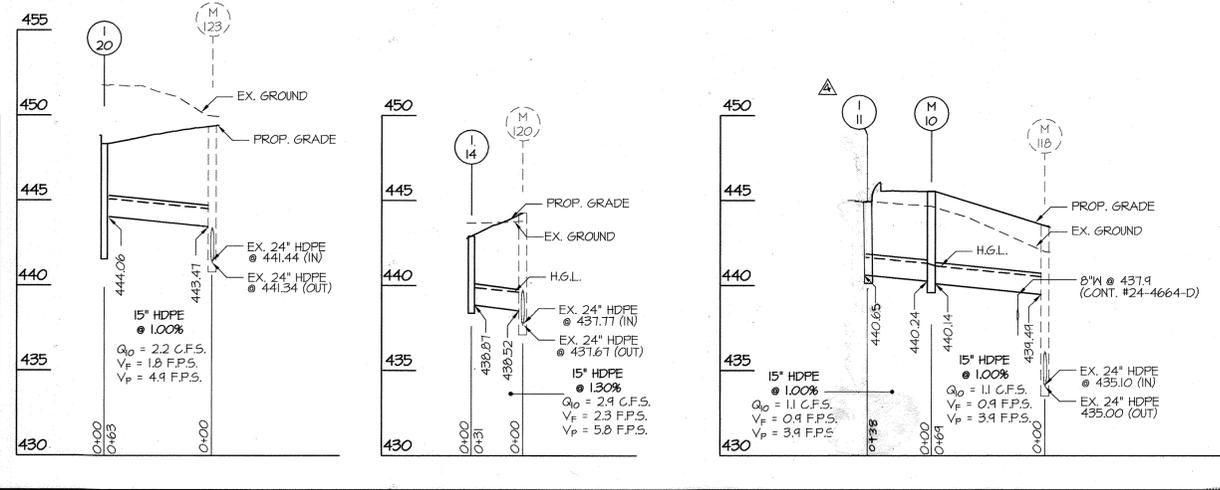
SIZE	TYPE	QUANTITY (LF)	REMARKS
6"	HDPE	44	
12"	HDPE	122	
15"	HDPE	531	

HDPE INDICATES HIGH DENSITY POLYETHYLENE PIPE, SUCH AS N-12 BY ADS, OR HI-Q BY HANGOR OR AN APPROVED EQUAL. TRENCH BEDDING TO BE PROVIDED PER HOWARD COUNTY DETAIL G 2.01, 'TRENCH FOR P.V.C. PIPE AND HDPE.'

**APPROVED**  
**PLANNING BOARD OF HOWARD COUNTY**  
 DATE **MAY 20, 2010**

APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEM  
 HOWARD COUNTY HEALTH DEPARTMENT  
*Bridgette Lee Peter Belderson* 1/10/2011  
 County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Thomas J. Butler* 2/1/11  
 Director Date  
*Kevin Shuler* 2/6/11  
 Chief, Division of Land Development Date  
*Michael J. ...* 1/13/11  
 Chief, Development Engineering Division Date



<b>GLWGUTSCHICK LITTLE &amp; WEBER, P.A.</b> CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK BURTNSVILLE, MARYLAND 20886 TEL: 301-421-4024 BALT. 410-888-1820 DC/VA: 301-989-2524 FAX: 301-421-4186	PREPARED FOR: GAR WESSEL, LLC (Owner/Developer) SUITE 300 WOODHOLME CENTER 1829 REISTERSTOWN RD BALTIMORE, MD 21208 ATTN: MARK BENNETT 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. 12875 EXPIRATION DATE: MAY 26, 2012 	<b>STORM DRAIN PROFILES</b> <b>MAPLE LAWN FARMS</b> <b>WESTSIDE DISTRICT - AREA 1</b> Parcels B-18 thru B-21 (Offices, Retail Stores and Restaurant) PLAT Nos. 21424-21425 TAX MAP 41 & 46, P/O PARCEL No. 116 HOWARD COUNTY, MARYLAND	SCALE AS SHOWN	ZONING MXD-3	G. L. W. FILE NO. <b>07088</b>
	DATE 8/22/22	REVISION 1. RELOCATE STORM DRAIN IN L&E	BY B.L.G.	APPR. 	DATE DEC./2010	TAX MAP - GRID 41 - 21 46 - 3&4

**PLANTING LEGEND**

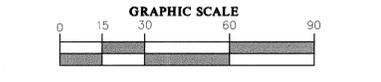
- SHRUBS
- EVERGREEN TREE
- #2 RELOCATED TREE (indicated with number)
- SHADE TREE (Schedule-B parking islands)
- SHADE TREE (Schedule-A perimeter buffer)
- (Y) ORNAMENTAL TREE
- X STREET TREE PER PREVIOUS PLAN
- TREES PER SDP-04-016 (unless otherwise noted)
- SHRUB PER SDP-04-016
- #2 TREES PER SDP-04-016 TO BE RELOCATED

**LANDSCAPE NOTES**

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16124 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 PB CASE No. 319.
2. CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST 60 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 PLANT 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/SH 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 TREES WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT.

431 SHRUBS AT \$300/SHRUB = \$ 129300.00  
 32 SHADE TREES AT \$300/TREE = \$ 96000.00

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



**DEVELOPER'S/BULDER'S CERTIFICATE**

I HEREBY CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL AND THE M.F. 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.

*W. H. B. St. J. P. Rao* 12/2/10  
 NAME DATE

**APPROVED PLANNING BOARD OF HOWARD COUNTY**  
 DATE **MAY 20, 2010**

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

*Robert P. Bellemore* 1/10/2011  
 County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Thomas E. Kuttler* 2/3/11  
 Director Date

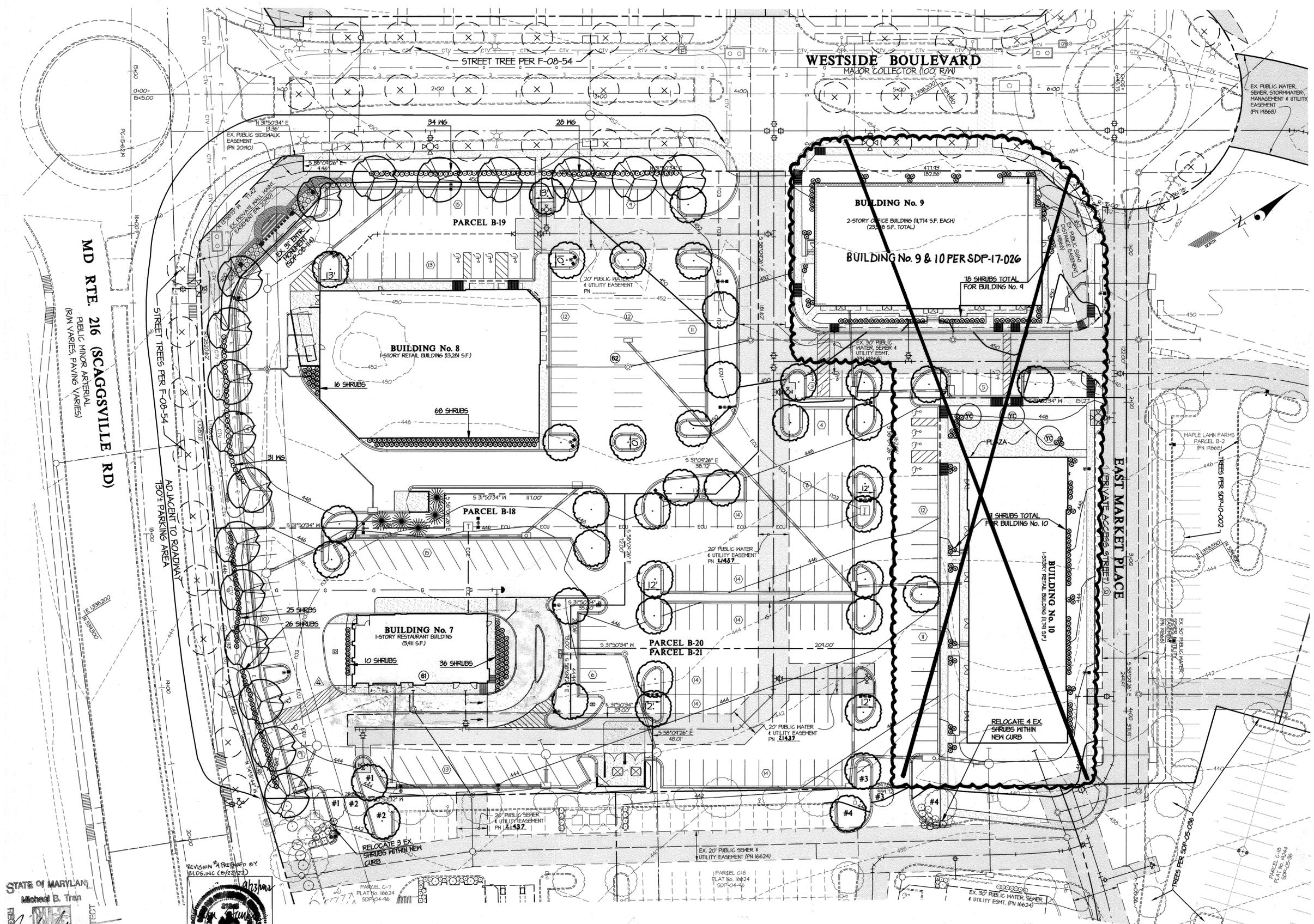
*Kurt Sheehan* 2/03/11  
 Chief, Division of Land Development Date

*William E. ...* 1/13/11  
 Chief, Development Engineering Division Date

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

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 FAX: 301-421-4186

DATE 8/22/22 BY 1/18/2017 REVISION REMOVE BLDG. 9 & 10 FROM THIS SDP



STATE OF MARYLAND  
 Michael B. Tran  
 LANDSCAPE ARCHITECT  
 683  
 12/9/10



**THIS PLAN IS FOR PLANTING PURPOSES ONLY**

**LANDSCAPE PLAN**  
**MAPLE LAWN FARMS**  
**WESTSIDE DISTRICT - AREA 1**  
 Parcels B-18 thru B-21  
 (Offices, Retail Stores and Restaurant)  
 PLAT Nos. 21433 - 21438 TAX MAP 41 & 46, P/O PARCEL No. 116  
 ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
1"=30'	MXD-3	07088
DATE	TAX MAP - GRID	SHEET
DEC./2010	41 - 21 46 - 3&4	11 OF 12

PREPARED FOR:  
 G&R WESSEL, LLC (Owner/Developer)  
 SUITE 300 WOODHOLME CENTER  
 1829 REGISTERSTOWN RD  
 BALTIMORE, MD 21208  
 ATTN: MARK BENNETT  
 410-418-8400

