- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE
- 2 THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING, CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK
- 3 THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-T777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.

PROJECT BACKGROUND:

LOCATION: TAX MAP #46, GRIDS 3 44

ELECTION DISTRICT:

PARCEL AREA: 5.7 AC. (For PROPOSED PARCEL C-29) RECORDING REFERENCE: PLATS 22052 THRU 22054

5. THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, BUREAU OF UTILITIES AT (410) 313-4900 AT LEAST FIVE (5) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION GENERAL NOTES (cont.)

DEVELOPMENT PLAN ALONG THAT SECTION OF THE ROADWAY

DATED BY THE LEED ACCREDITED PROFESSIONAL.

EXISTING STREET LIGHTS.

EXISTING STREET LIGHTS.

**WP-02-54

BY MAY 4, 2017.

34. THE LOWER LEVEL IS TO BE UTILIZED FOR STORAGE AND MECHANICAL EQUIPMENT

ONLY. THE LOWER LEVEL DOES NOT COUNT TOWARDS THE F.A.R. OR PARKING REQUIREMENTS

F.A.R. AND PARKING TABULATIONS SHALL BE REVISED ON A FUTURE REDLINE ACCORDINGLY

36. THE BUILDING IS REQUIRED TO MEET THE GREEN BUILDING STANDARDS AND WILL COMPLY WITH THE

37. THE INFORMATION SHOWN ON THIS PLAN SET SUPERCEDES INFORMATION SHOWN ON F-05-II2. THE

F-05-112 PLAN SET ACKNOWLEDGED THAT THE IMPROVEMENTS ALONG MAPLE LAWN BOULEVARD FROM THE BACK OF CURB TO THE RIGHT-OF-WAY LINE WOULD BE CONSTRUCTED UNDER THE SITE

TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND

39. HEALTH DEPARTMENT APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT ENSURE APPROVAL OF

HAVE SWIMMING POOLS, OR THAT SELL PREPARED OR PACKAGED FOODS, OR THAT MAY HAVE

40. STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER

CRITERIA OUTLINED IN THE MDE STORMMATER MANAGEMENT REGULATIONS, GUIDANCE FOR

IMPLEMENTATION FOR ACCEPTANCE OF THE 2000 DESIGN CRITERIA AND THROUGH THE

MANAGEMENT DESIGN MANULA, VOLUMES I AND II. IT WAS DETERMINED THAT THIS PROJECT MET THE

ADMINISTRATIVE WAIVER PROCESS, WAS GRANTED A WAIVER. THIS PLANRECEIVED COMPREHENSIVE

SKETCH PLAN APPROVAL (S 06-16) ON JANUARY 25, 2007. THIS PLAN IS ALSO SUBJECT TO THE

EXPIRATION OF THIS WAIVER UNLESS THE ALL OF THE STORMWATER MANAGEMENT IS CONSTRUCTED

I) REGISTRATION WITH THE GREEN BUILDING CONCIL AND THAT THE APPLICABLE REGISTRATION FEE

STREET LIGHT NOTES

HOWARD COUNTY TRAFFIC (410-313-5752) TO COORDINATE THE

2. A FIELD MEETING WILL BE NEEDED WITH BGE AND HOWARD COUNTY

TRAFFIC TO DISCUSS THE HAND BOX INSTALLATION AND THE INSTALLATION OF THE PAVERS/CONCRETE SIDEWALK AROUND THE

DEVELOPER, MAKING THE DEVELOPER RESPONSIBLE FOR ANY

CONSTRUCTION, CONTACT HOWARD COUNTY TRAFFIC TO ARRANGE

VEHICULAR INGRESS AND EGRESS TO MARYLAND ROUTE 216 AND

SUBDIVISION IS RESTRICTED, EXCEPT AT THE VARIOUS POINTS OF

A. ADDITIONAL POINTS ALONG MAPLE LAWN BOULEVARD OTHER

ANALYSIS AND APPROVALS AT LATER PLAN STAGES, AND

16.120(C)(2), SUBJECT TO ADEQUATE PRIVATE ALLEY ACCESS.

ALONG PROPOSED MAPLE LAWN BOULEVARD EXTENSION THROUGH THE

ZONING UNDER THE CONDITIONS OF WP-OI-III(*), WHICH WAS GRANTED ON

THAN THOSE PERMITTED BY SECTION 16.119(F)(1), SUBJECT TO FURTHER

B. RESIDENTIAL LOTS FRONT ON NEIGHBORHOOD PARKS INSTEAD OF

NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT

OF NEW STRUCTURES IS PERMITTED WITHIN LIMITS OF WETLANDS, STREAMS

AS PERMITTED UNDER WP-02-54, WP 02-54 WAS GRANTED ON

I. DEVELOPMENT WITHIN A 100 YEAR FLOODPLAIN, AND

THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

OR THEIR REQUIRED BUFFERS, AND 100 YEAR FLOOD PLAIN AREAS EXCEPT

2. GRADING AND REMOVAL OF VEGETATIVE COVER WITHIN A 25' WETLAND

I. THE WAIVER PETITION APPROVAL PERTAINS TO THE LIMITS OF DISTURBANCE

2. MDE WATERWAY CONSTRUCTION APPROVAL IS REQUIRED PRIOR TO ROAD

3. ALL GRADING, CLEARING AND FILLING DISTURBANCES WITHIN THE 100 YEAR

FLOODPLAIN, WETLANDS, STREAM CHANNEL AND THEIR REQUIRED BUFFERS

AND PERMITS FROM THE MARYLAND DEPARTMENTS OF THE ENVIRONMENT

TO COMMENCEMENT OF ANY GRADING DISTURBANCES. REFERENCE THE

4. THE PHASE I STREAM CHANNEL MITIGATION AND RESTORATION PLAN SHALL

PETITIONER'S WAIVER PETITION PLAN EXHIBIT "E".

BE IMPLEMENTED FOR THIS PROJECT AS PROPOSED AND SHOWN ON THE

WAS APPROVED ON JINE 19, 2007 TO WAIVE SECTION 16.146 AND TO ALLOW

CH IS THIS PARCEL C-18) EXPANDING INTO A PORTION OF THE WESTSIDE

FOR THE RECONFIGURATION OF EXISITING COMMERCIAL PARCELS (ONE OF

WAS APPROVED ON JULY 3, 2012 TO WAIVE SECTIONS 16,144(a) & 16,144(f),

WHICH REQUIRES A SKETCH PLAN AND PRELIMINARY PLAN APPROVAL AS

PART OF THE SUBDIVISION PROCESS. THE APPROVAL WAS GRANTED BASED

NO PUBLIC INFRASTRUCTURE IS REQUIRED AS PART OF THE DEVELOPMENT.

STORMWATER MANAGEMENT FOR THIS DEVELOPMENT IS PRIVATE AND HAS

ARE SUBJECT TO OBTAINING ALL NECESSARY WATER QUALITY CERTIFICATES

NATURAL RESOURCES AND THE U.S. ARMY CORPS OF ENGINEERS, AND PRIOR

APPROVED PERMITS, CERTIFICATES OR TRACKING NAMBERS ON ALL FUTURE

TO THE NETLANDS, STREAM CHANNEL, AND FLOODPLAIN AREAS IDENTIFIED

WITHIN THE PROPOSED EMPLOYMENT DISTRICT LOCATED IN THE SOUTHEAST

BEING LIMITED TO FRONTAGE ON PUBLIC RIGHTS OF WAY AS IN SECTION

3. A BGE "C-ORDER" WILL BE REQUIRED TO BE SIGNED BY THE

DAMAGE DONE TO THE EXISTING STREET LIGHTS DURING

MAY 2, 2001, ALLOWING THE FOLLOWING

APRIL 2, 2002, ALLOWING THE FOLLOWING:

BUFFER AND A 50' STREAM BUFFER

PORTION OF PARCEL C-2.

PLAN AND PERMIT SUBMITTALS.

PLAN APPROVAL.

I hereby certify that these documents were prepared or TRICT (FORMERLY WESSEL PROPERTY) ON A RESUBIDIVISION PLAT PRIOR

Manufand Reg. No. 12975 ALREADY BEEN CONSTRUCTED.

TON THE FOLLOWING:

INSTALLATION OF STREET LIGHT HAND BOXES/CONDUITS FOR THE

I. THE DEVELOPER/CONSTRUCTION MANAGER SHALL CONTACT

II) THE APPROPRIATE DATE OF THE RECEIPT AND CHECKLIST THAT IS PREPARED, SIGNED AND

42. THE PLANNING BOARD APPROVED THIS SITE DEVELOPMENT PLAN ON FEBRUARY 21, 2014 WITH NO

BUILDING PERMIT APPLICATION ASSOCIATED WITH THIS PLAN. PLANS FOR CERTAIN FACILITIES TO BE

CONSTRUCTED WITHIN THE LIMITS DESCRIBED BY THIS PLAN WILL REQUIRE REVIEW AND APPROVAL BY THE HEALTH DEPARTMENT. SUCH FACILITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE WHICH

GREEN BUILDING REQUIREMENTS PER SECTION 3.1005(A) OF THE HOWARD COUNTY CODE.

REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.

HOWEVER, IF ANY PORTION OF THE LOWER LEVEL IS CONVERTED TO OFFICE OR RETAIL, THEN THE

35. THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL. FOR THIS PROJECT HAS BEEN SATISFIED BY P 12-002, F 13-07, AND

- 6. PROPOSED USE: OFFICE BUILDING WITH POSSIBLE FIRST FLOOR RETAIL
- 7. ALL PLAN DIMENSIONS ARE TO FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS
- ARE MEASURED PERPENDICULAR OR RADIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED. 8. EXISTING TOPOGRAPHY IS SHOWN PER FIELD RUN SURVEY PERFORMED BY LEO W, RADER ON AUGUST 4, 2011 AND UPDATED ON MARCH 21, 2013 AS WELL AS GRADES TAKEN FROM DESIGN
- 9. 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, 41GA AND NO. 46B2. IO. PROPERTY IS ZONED MXD-3 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN. COMP LITE DATED
- 07/28/06 AND PER ZB-995M WAS APPROVED 12/29/00 AND ZB-1039M WAS APPROVED ON 03/20/06 GRANTING APPROVAL TO PDP.
- II PREVIOUS DEPARTMENT OF PLANNING & ZONING FILE NUMBERS 6-01-17, ZB-995M, PB-353, S-06-16, ZB-1039M, MP-01-111(*), MP-02-54(**), P-02-12, F-03-07, F-05-112,
- SDP-03-06, WP-12-180, F-12-54, F-12-86, AND SDP-12-54. 12. WATER AND SENER SERVICE IS PUBLIC. THE WATER METER SETTING WILL BE INSIDE THE
- 13. ALL EXISTING WATER AND SEWER IS PER CONTRACT #24-4279-D AND 44-4828-D 14. ALL EXISTING PUBLIC STORM DRAIN IS PER F-05-112.
- 15. STORMMATER MANAGEMENT FOR QUALITY AND QUANTITY CONTROL IS BEING PROVIDED IN THE EXISTING FACILITY LOCATED ON OPEN SPACE LOT 3 AND CONSTRUCTED UNDER F-05-112. THE RECHARGE REQUIREMENTS FOR PARCELS C-28 AND C-29 WILL BE SATISFIED IN THE FACILITY BEING CONSTRUCTED WITH THIS SITE DEVELOPMENT PLAN.
- 16. EXISTING UTILITIES ARE BASED ON APPROVED DESIGN PLANS FOR CONSTRUCTION AND FIELD LOCATION BY GUTSCHICK, LITTLE 4 WEBER, P.A. IT. THERE ARE NO KNOWN CEMETERIES, GRAVE SITES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT
- 18. THERE ARE NO SCENIC ROADS WITHIN OR ADJACENT TO THE SUBJECT PROPERTY
- 19. THERE IS NO FLOODPLAIN ON THIS SITE
- 20. THERE ARE NO WETLANDS ON THIS SITE.
- 21. THIS PROPERTY WAS BROUGHT INTO THE METROPOLITAN DISTRICT ON AUGUST 8, 2001
- 22. BUILDING SETBACKS AND BUILDING RESTRICTIONS ARE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT CRITERIA PER PB CASE NO. 353, S-01-17, PB-378 AND S-06-16.
- 23. AS A CONSEQUENCE OF THE SKETCH PLAN, S-OI-17 APPROVAL PRIOR TO NOVEMBER 15, 2001, THIS PROJECT IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT
- 24. OPEN SPACE LOTS CONTAIN ACTIVE RECREATIONAL FACILITIES AS ALLOWED BY THE APPROVED COMPREHENSIVE DEVELOPMENT CRITERIA.
- 25. PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZB-995M AND THE DECISION AND ORDER FOR PB CASE NO. 353 (S-01-17).
- 26. THE TRAFFIC STUDY WAS APPROVED AS PART OF SKETCH PLAN 5-01-17
- 27. WATER AND SEMER HOUSE CONNECTION LIMITS SHOWN ON THESE PLANS IS FROM THE ROAD RAW OR LIMIT OF PUBLIC EASEMENT TO WITHIN 5' OF THE BUILDING. REFER TO ARCHITECTURALS FOR REMAINDER OF CONSTRUCTION.
- 28. BECAUSE THIS PLAN SUBMISSION IS NON-RESIDENTIAL USE, A NOISE STUDY IS NOT REQUIRED.
- 29. BUILDING WILL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM W/ AN INSIDE METER
- 30. THIS OFFICE BUILDING IS LOCATED IN AN EMPLOYMENT AREA WHICH IS NOT PART OF A RETAIL CENTER
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL WITH 23 SHADE TREES, O ORNAMENTAL TREES, O EVERGREEN TREES AND 139 SHRUBS PROVIDED WITH LANDSCAPE SURETY IN THE AMOUNT OF SHOTO WITH THE DEVELOPER'S AGREEMENT.
- 32. THE SHARED ACCESS AND PARKING REQUIREMENT FOR PARCELS "C-28" AND "C-29" COVERED BY COVENANTS, CONDITION AND RESTRICTIONS FOR MAPLE LAWN COMMERCIAL ASSOCIATION, INC. AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 7419 AT FOLIO
- ALL EXTERIOR LIGHT FIXTURES SHALL BE ORIENTED TO DIRECT LIGHT INWARDS AND DOMWARDS AWAY FROM ALL ADJOINING RESIDENTIAL USE AREAS AND PUBLIC ROADS IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.

SITE INDEX

- COVER SHEET
- SITE DEVELOPMENT PLAN
- HANDICAP ACCESSIBILITY and SITE DETAILS PAVING DELINEATION PLAN and SITE DETAILS
- 5 🌑 DRAINAGE AREA MAP, RECHARGE FACILITY NOTES and DETAILS SEDIMENT CONTROL PLAN SEDIMENT CONTROL NOTES and DETAILS & STORM DRAIN PROFILI
- WILLITY PROFILES LANDSCAPE PLAN (by others) O LANDSCAPE PLAN DÉTAILS (by others)

APPROVED: FOR WATER AND SEWERAGE SYSTEMS,

Mylan for Maura Rosenan 9/4/2014

APPROVED PLANNING BOARD OF HOWARD COUNTY

HOWARD COUNTY HEALTH DEPARTMENT

FEB. 20, 2014

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING engineer under the laws of the State of Maryland, License

9-09-14 vision of Land Development

GLWGUTSCHICK LITTLE & WEBER, P.A.

Chief, Development Engineering Division 🛵

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

:\CHONDRANENTS\S6078\13012\PLANS BY GUNSP\13012 SHEET I_CS.dog | DES. DEV | DRN. JRD | CHK. DEV REVISION

ROFESSIONAL CERTIFICATION

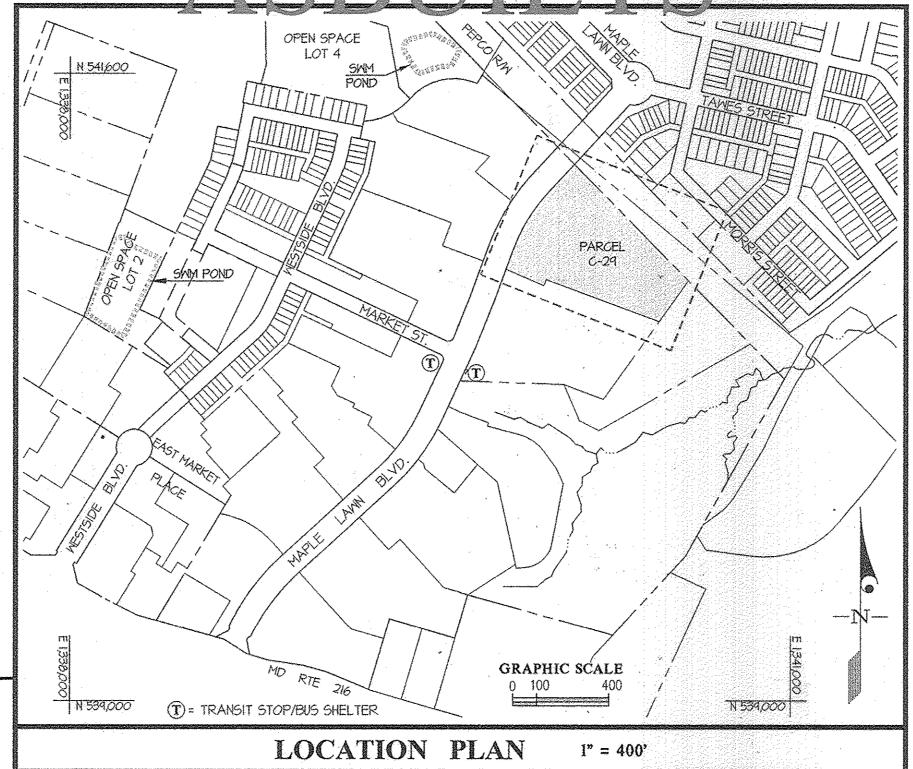
No. 12975, Expiration Date: May 26 2018.

SITE DEVELOPMENT PLAN

MAPLE LAWN FARMS

Business District - Area 2

Parcel 'C-29' (OFFICE BUILDING No. 8)



SITE ANALYSIS DATA

- ZONING: MXD-3.
- 2. GROSS AREA OF PARCEL C-29 = 249,400 SF = 5.7 AC
- 3. LIMIT OF DISTURBED AREA = 5.2 AC. (LIMIT OF PLAN SUBMISSION)
- 4. PROPOSED USE: OFFICE BUILDING (including retail, restourant, personal service establishments, and
- other uses, as allowed by the Comprehensive Sketch Plan) AND ASSOCIATED SURFACE PARKING 5. BUILDING COVERAGE (% OF GROSS SITE AREA):
- OFFICE BUILDING-8: 32903 S.F. or 0.76 AC, = 13.3 % OF PARCEL C-29 (5.71 AC.)

| BLDG. #8 (C-29) |
|------------------------|
| KONE |
| 32,903 S. F. |
| 31,920 S. F. |
| 130,629 S. F. (3.0 ac) |
| 5.7 ac ' |
| |

* LOWER LEVEL DOES NOT COUNT TOWARDS F.A.R., SEE SDP-05-036 AND SDP-06-067 7. PARKING CALCULATIONS:

| | RENTABLE FLOOR AREA (1) | ASSIMED USE | PARKING RATE | PARKING REQUIRED |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------------------|
| LOWER LEVEL | N/A | STORAGE | N/A | N/A |
| FIRST FLOOR | 29,613 S.F. | RETAIL | 5.0 PER 1000 SF | 148 |
| SECOND FLOOR | 29,613 S.F. | GENERAL OFFICE | 33 PER 1000 SF. | 98 |
| THIRD FLOOR | 29,613 S.F. | GENERAL OFFICE | 3.3 PER 1000 S.F. | 48 |
| FOURTH FLOOR | 28,728 S.F. | GENERAL OFFICE | 33 PER 1000 SF. | 95 |
| | and the second s | AND THE RESIDENCE OF THE PROPERTY OF THE PROPE | PARKING REQUIRED | 439 SPACES |
| , | | | PARKING PROVIDED | 518 SPACES (2) |

(1) AS DEFINED BY BOMA (BUILDING OWNERS AND MANAGER'S ASSOCIATION) GUIDELINES

② OF THE 518 SPACES BEING PROVIDED, 54 WERE CONSTRUCTED UNDER SDP 12-059. THE SPACES WERE NOT REQUIRED TO SATISFY THE PARKING OBLIGATION FOR PARCEL C-20. UNDER SDP 12-059 469 PARKING SPACES WERE REQUIRED AND 574 WERE PROVIDED (520 ON PARCEL C-28 AND 54 ON PARCEL C-29).

DPZ FILE No.

LINE KILN ADC MAP 5052

VICINITY MAP SCALE: 1" = 2000'

BENCHMARKS ELEV. = 472.16

N = 534,925.13 E=1,337,205.77

FLFV = 4317 N = 538,656.76 E=1,339,461.55 STANDARD DISC ON CONCRETE MONIMENT STANDARD DISC ON CONCRETE MONUMENT

GRID F6

RETAIL and SERVICE

| FILE NUMBER | AREA OF RETAIL |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SDP 04-96 | IQA4I S.F. |
| SDP 05-08 | 4312 S.F. |
| SDP 05-36 | 0 |
| SDP 05-47 . | <i>•</i> |
| SDP 06-67 | 0 |
| SDP-06-148 | <i>O</i> |
| SDP-01-02 | 14,918 S.F. |
| SDP-08-056 | 49,815 S.F. |
| SDP-08-114 | 53,002 S.F. |
| SDP-09-060 | 0 |
| SDP-10-002 | 0 |
| SDP-10-067 | 25,012 SF. |
| SDP-12-054 | O CONTRACTOR OF THE PROPERTY O |
| THIS SOP | 0 |
| | |
| TOTAL | 163,060 S.F. |

A TOTAL OF 152370 S.F. OF RETAIL IS ALLOWED IN ACCORDANCE WITH S-OI-17, OR A TOTAL OF 181590 S.F. OF RETAIL UNDER 5-06-16.

FLOOR AREA | F.A.R

COMMERCIAL DEVELOPMENT DESIGN CRITERIA PER S-06-16

 $\frac{\text{PARCEL SIZE}}{\text{NO MINIMUM OR MAXIMUM PARCEL SIZES APPLY IN THE EMPLOYMENT LAND USE AREAS}.$

- MAXIMIN 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
- · 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
- 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.

<u>PERMITTED USES</u> THE FOLLOWING USES ARE PERMITTED IN EMPLOYMENT LAND USE AREAS.

EMPLOYMENT USES PERMITTED ONLY WITHIN M-I ZONING DISTRICT SHALL NOT BE PERMITTED. ALL USES PERMITTED AS A MATTER OF RIGHT IN THE POR, B-I AND M-I DISTRICTS, AS PER PETITIONER'S PDP EXHIBIT 18, WITHOUT REGARD TO ANY LIMITATIONS OR ESTRICTIONS 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 COMMINICATION 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 QUARRIES, TEMPORARY MRECKED VEHICLE STORAGE AND YARD WASTE SHALL NOT BE ALLOWED: . PUBLIC SCHOOL BUILDINGS-TEMPORARY CONVERSION TO OTHER USES

ABOVE THE HIGHEST ADJOINING GRADE

· PUBLIC UTILITY USES, LIMITED TO THE FOLLOWING: UTILITY SUBSTATIONS, ABOVE GROUND PIPELINES, PUMPING STATIONS, TELEPHONE STATIONS, AND TELEPHONE EXCHANGES, BUT NO STAND-ALONE COMMERCIAL COMMUNICATIONS TOWERS. THE FOLLOWING USE RESTRICTIONS ALSO APPLY:

. NO MORE THAN 15% OF THE TOTAL EMPLOYMENT LAND USE AREA MAY BE DEVOTED TO WAREHOUSE AND LIGHT MANUFACTURING · CEMETERIES, MAUSOLEUMS & CREMATORIUMS ARE NOT PERMITTED

· A MAXIMUM OF ONE GASOLINE SERVICE STATION IS PERMITTED. THE GASOLINE SERVICE STATION MAY INCLUDE A CAR WASH, CAR REPAIR FACILITIES, AND/OR CONVENIENCE STORE FOOD. NO SINGLE RETAIL CENTER SHALL 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,

IOWEVER FOR ALL RETAIL CENTERS THE TOTAL SQUARE FOOT AREA WHICH MAY BE USED FOR RETAIL AND PERSONAL BERVICE BUSINESS SHALL NOT EXCEED 181590 (300 SQUARE FEET PER GROSS) ACRE). NO INDIVIDUAL RETAIL ESTABLISHMENT MITHIN THE MXD-3 DISTRICT SHALL HAVE A GROSS FLOOR AREA GREATER THAN 65,000 SQUARE FEET. RETAIL AND PERSONAL SERVICES AND OTHER ALLOWED USES, SUCH AS RESTAURANTS AND A GASOLINE SERVICE STATION MAY ALSO BE LOCATED WITHIN OTHER DESIGNATED EMPLOYMENT AREAS OUTSIDE OF A RETAIL CENTER.

SECTION 128.6 SHALL APPLY TO EMPLOYMENT LAND USE AREAS.

COVERAGE REQUIREMENT IS IMPOSED IN EMPLOYMENT LAND USE AREAS.

<u>FLOOR AREA RATIO (FAR)</u> OVERALL LIMIT IS 0.35 CALCULATED ON THE TOTAL ACREAGE FOR ALL EMPLOYMENT LAND USE AREAS. SETBACKS (ALSO SEE "PROJECT BOUNDARY SETBACKS")

E MINIMUM SETBACK FOR EMPLOYMENT/COMMERCIAL STRUCTURES SHALL BE AS FOLLOWS: . 50' FROM THE BOUNDARY LINE ALONG JOHNS HOPKING 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

C.C. STATUTORY TRUST BALTIMORE, MD 21208 PH 410-484-8400

DEVELOPER: ST. JOHN PROPERTIES 2560 LORD BALTIMORE DR BALTIMORE, MD 21244 PH. 410-788-0100 ATTN.: KAREN WATSIC

PROPOSED. THE FRONT FACADE MAY ALIGN VERTICALLY, WITH THE FRONT OF THE ARCADE, THEREBY REDUCING THE REQUIRED FRONT SETBACK ACCORDINGLY, AN ARCADE IS AN ARCHED BUILDING, OR PORTION OF A BUILDING, OR GALLERY OFTEN COVERED WITH A ROOF STRUCTURE OR BUILDING SUPPORTED BY A SERIES OF ARCHES AND/OR COLUMNS ON PIERS. 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. 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.

· 20' TO PROJECT BOUNDARY LINE ALONG JOHNS HOPKINS OR ROUTE 216

ELEMENTS MAY ENCROACH FULLY INTO ANY SETBACK.

APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

EXCEPT FOR THE FOLLOWING, SECTION 128,A.I APPLIES:

NO PARKING REQUIREMENT IS IMPOSED UPON ANY RESTAURANT, COFFEE SHOP OR SIMILAR FACILITY ONSTRUCTED WITHIN BUILDINGS WHICH PRIMARILY SERVES TENANTS AND EMPLOYEES OF SUCH BUILDINGS, OR VEIGHBORING BUILDINGS ACCESSIBLE BY PEDESTRIANS ONE PARKING SPACE SHALL BE PROVIDED FOR EACH BEDROOM CONTAINED WITHIN ANY HOTEL, INN OR SIMILAI FACILITY AND ONE PARKING SPACE SHALL BE PROVIDED FOR EACH FIVE EMPLOYEES OF SUCH FACILITY.

• 15' TO PUBLIC RIGHT-OF-WAY OF MAPLE LAWN BOULEVARD (EXCEPT FOR PARALLEL PARKING ADJACENT TO

<u>EXCEPTIONS TO SETBACK REQUIREMENTS</u> STRUCTURES MAY BE LOCATED ANYWHERE WITHIN SETBACK AREAS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN

WHERE A PARCEL LINE LIES WITHIN A USE-IN-COMMON PARKING AREA SERVING MULTIPLE PARCELS)

ONE PARKING SPACE SHALL BE PROVIDED FOR EACH THREE SEATS WITHIN ANY RESTAURANT, COFFEE SHOP OF SIMILAR FACILITY CONSTRUCTED WITHIN A HOTEL, INN OR SIMILAR FACILITY OR AS A FREESTANDING STRUCTURI AND ONE PARKING SPACE SHALL BE PROVIDED FOR EACH FIVE EMPLOYEES OF ANY SUCH FACILITY. 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 ROVIDED FOR EACH DOCTOR TREATING OUTPATIENTS ON A MAJOR SHIFT

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

10.0 SPACES PER 1,000 SQUARE FEET OF NET LEASABLE AREA SHIMMING POOL, COMMUNITY I.O SPACE PER SEVEN PERSONS PERMITTED IN THE POOL AT ONE TIME BY THE DEPT, OF HEALTH TENNIS COURT 2.0 SPACES PER COURT

"NET LEASEABLE 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/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 RAW REDUCTIONS IN PARKING REQUIREMENTS ARE PERMITTED PURSUANT TO THE HOWARD COUNTY ZONING REGULATIONS SECTIONS 133.D.8 (PARKING STUDIES), 133.E.1 (SHARED PARKING) AND 133.E.2 (TRIP REDUCTION PLANS).

SDP-04-44 (Office Bldg. 1) 4.40 ac. (191,550 s.f.) 93,945 s.f. SD-04-96 (Retail Bldg. I & Bank) 3.17 ac. (137,933 s.f.) 24,088 s.f. • 10' TO ANY OTHER PROPERTY OR BOUNDARY LINE (EXCEPT FOR PARALLEL PARKING ADJACENT TO ROADWAY, OR SDP-05-08 (Retail Bldg. 2 & Gas Station) 3.20 ac. (139,520 s.f.) 22,218 s.f. 3.99 ac. (173,818 s.f.) SDP-05-036 (Office Bidg. 2) 93,945 s.f. SDP-05-047 (Office Bldg. 3) 123,740 s.f. 5.58 ac. (243,230 s.f.) 3.49 ac. (152.117 s.f.) SDP-06-067 (Office Bldg. 4) 100,288 s.f. A BAY WINDOWS, EAVES, FRENCH BALCONIES, PORTICOS, CORNICES, AWNINGS, SIGNS, AND SIMILAR ARCHITECTURAL 5DP-06-148 (Medical & 3 Office Bldgs.) 8.54 ac. (371,950 s.f.) 121,620 s.f. ARCADES MAY ENCROACH INTO ANY SETBACK TO WITHIN I' OF THE PROPERTY LINE. WHERE SICH ARCADES ARE SDP-07-02 (Bank, School, Retail, & Restaurant) 7.36 ac. (320,659 s.f.) 47346 s.f. SDP-08-056 (Grocery Store - Parcel B-6) 4.24 ac. (184,615 s.f.) 49,815 s.f. 5DP-08-058 (Bank, Parcel B-II) 0.80 ac. (34,895 s.f.) 4.454 s.f. SDP-08-114 (Parcels B-7 thru B-10) 6.51 ac. (283,685 s.f.) 95,423 s.f. 6DP-09-060 (Parcels B-12 thru B-17) 19.20 ac. (836,286 s.f.) 254,918 s.f. SDP-10-02 (Building 2A, Parcel C-25) 1.54 ac. (66,954 s.f.) 34,375 s.f. SDP-10-067 (ParcelS B-18 thru B-21) 5.40 ac. (235.402 s.f.) 5253l s.f. SDP-12-059 (Building 6, Parcel C-28) 6.00 ac. (261,360 s.f.) 138,796 s.f. SDP-14-007 (Building 8, Parcel C-29) - THIS SDP 5.73 oc. (249,400 s.f.) 130629 s.f. 89.15 ac. (3.883.374 s.f.) SUB-TOTAL 1388.131 s.f. EMPLOYMENT AREA RECORDED AS R/W 13.60 ac. 122.00 ac 31.87 ac. TOTAL AREA TO BE RECORDED AS EMPLOYMENT TOTAL RECORDED EMPLOYMENT REMAINING 19.25 ac.

FLOOR AREA RATIO (FAR.) TRACKING CHART

PARCEL AREA

| BUILDING ADDRESS: 8115 MAPLE LAWN BOULEVARD (Building No. 8) | | | | | |
|--------------------------------------------------------------|---------------------------------------|------------------------|----------------------|-------------|-------------------------|
| SUBDIVISION NAME: MAPLE LAMN FARMS | · · · · · · · · · · · · · · · · · · · | SECTION/ BUSINESS D | AREA ISTRICT-area | 2 . | PARCELS C-29 |
| PLAT Nos. 22052 THRU 22054 | ZONE MXD-3 | TAX MAP | BLOCK 3 4 4 | ELEC. DIST. | CENSUS TRACT 6051.02 |

SCALE

AS SHOWN

COVER SHEET

MAPLE LAWN FARMS

Business District - Area 2 Parcel 'C-29' (Office Building No. 8 · A LEED Certified Green Building) (Proposed Office Space with possible First Floor Retail) PLAT Nos. 22052 thru 22054

SHEET DATE TAX MAP - GRID OF 10 46: 3&4 HOWARD COUNTY, MARYLAND

G. L. W. FILE No.

13012

©GLW 2013

oproved by me, and that I am a duly licensed professionaPRELIMINARY PLAN APPROVAL.

1829 REISTERSTOWN ROAD

ATTN: MARK BENNETT

PREPARED FOR:

WE, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 129 EXPIRATION DATE: MAY 26, 2016

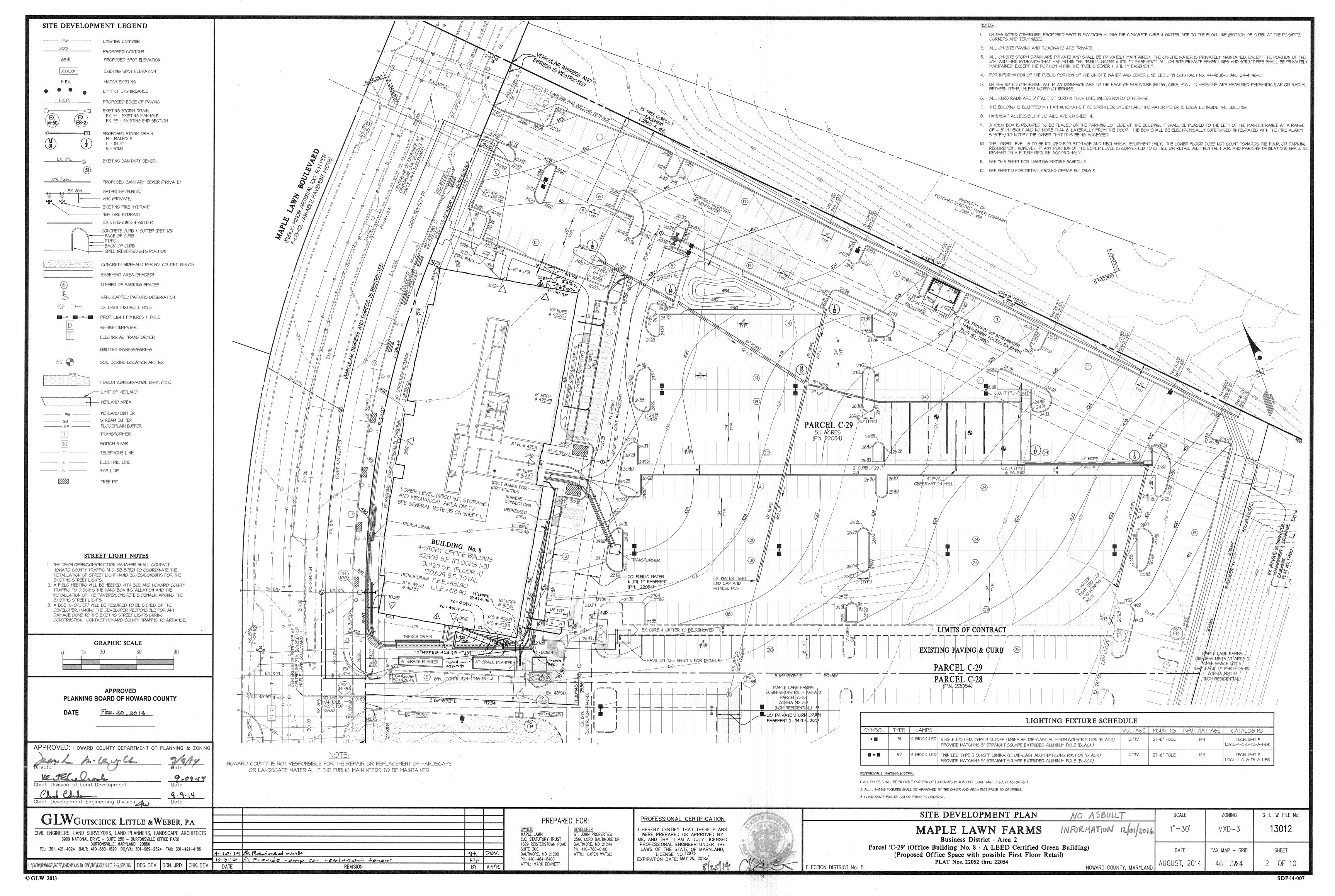
PROFESSIONAL CERTIFICATION

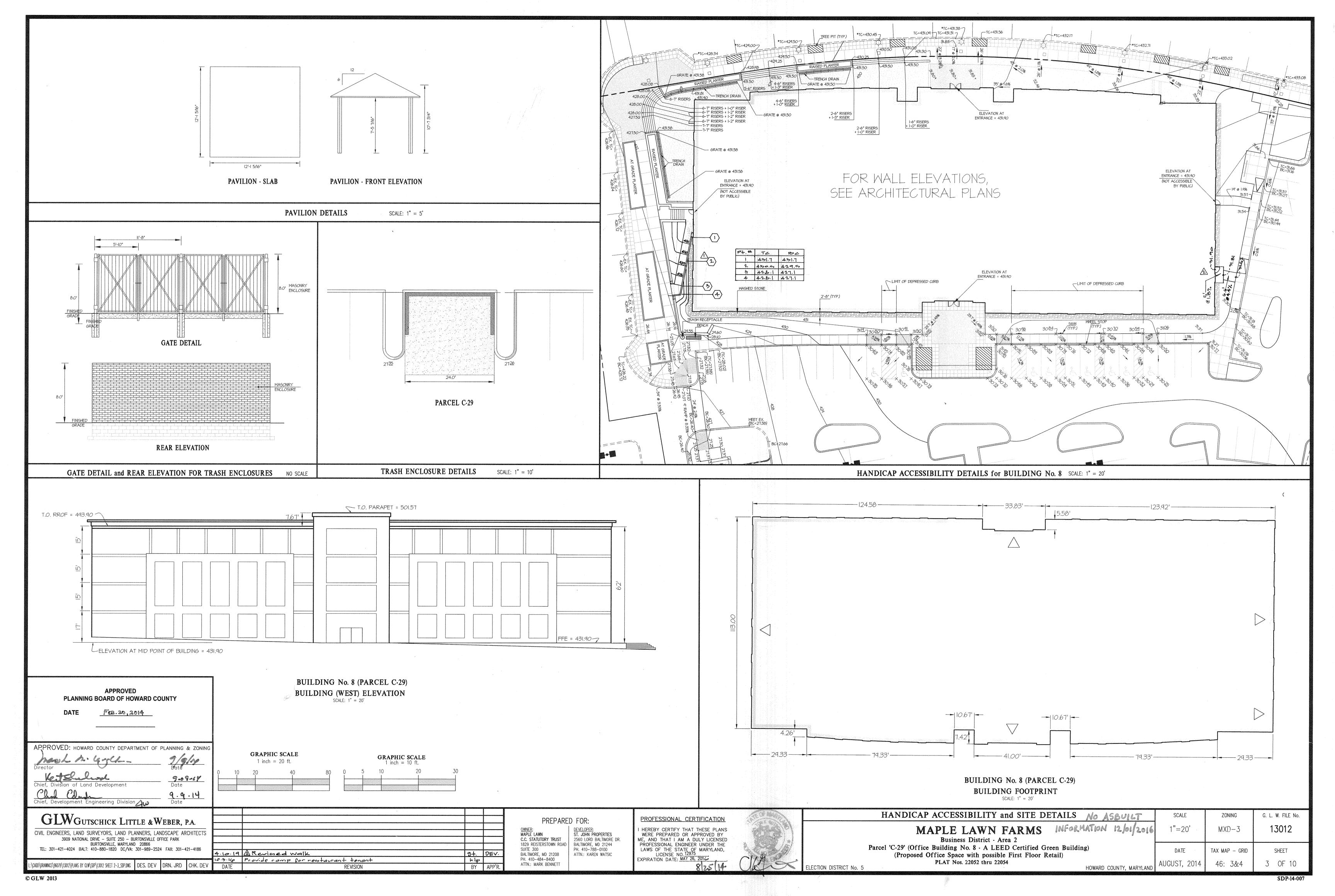
HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY

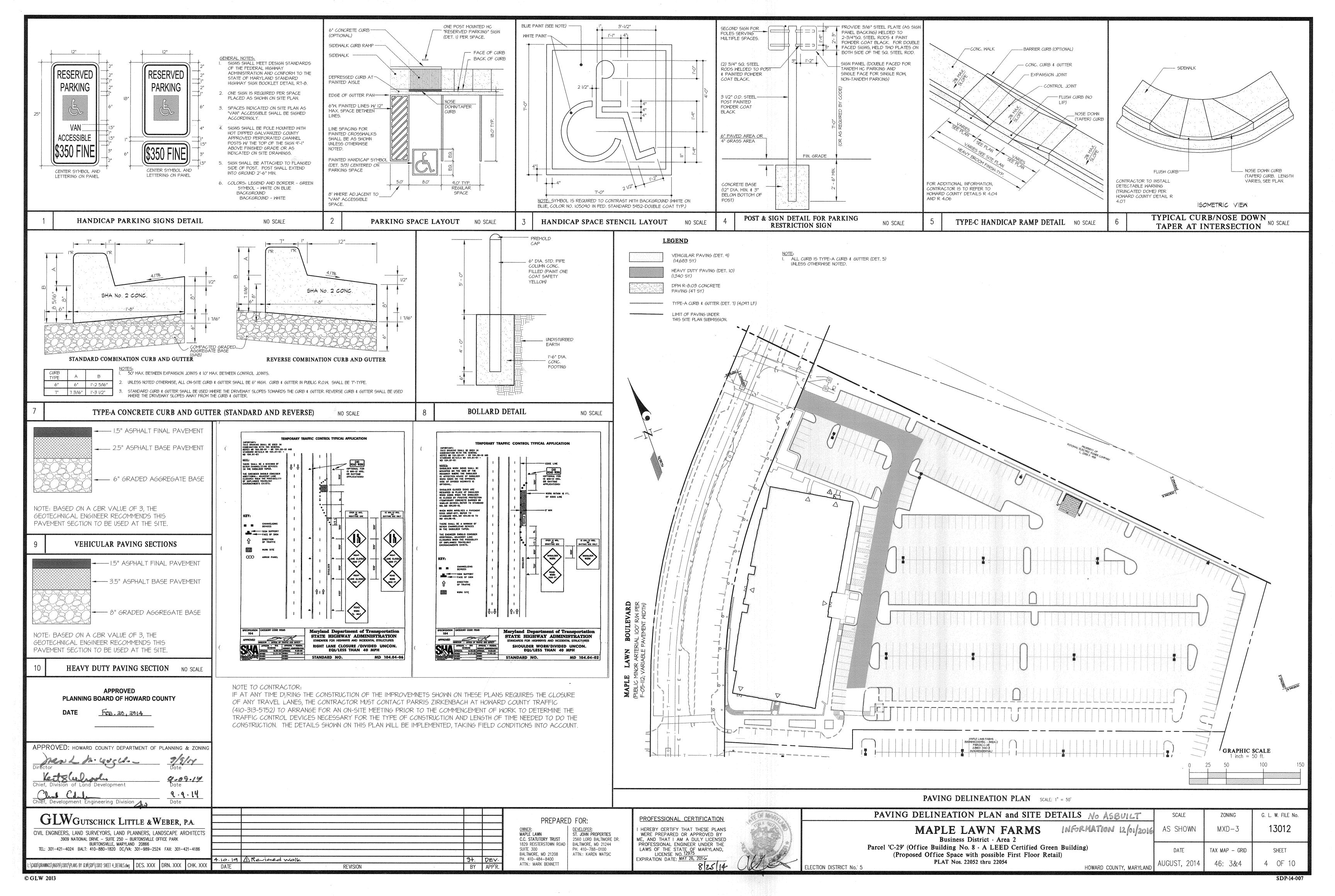
FCTION DISTRICT No. 5

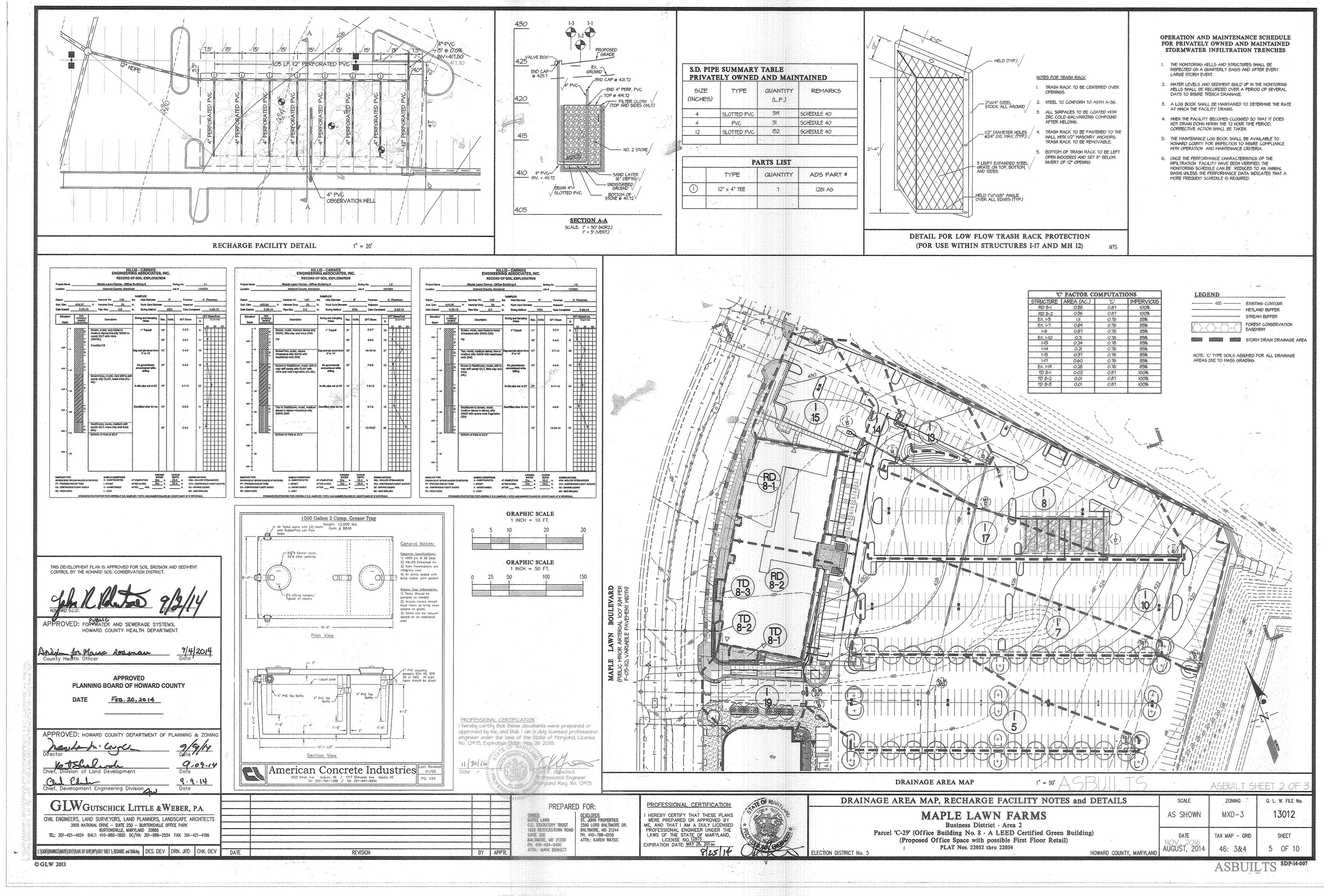
ZONING

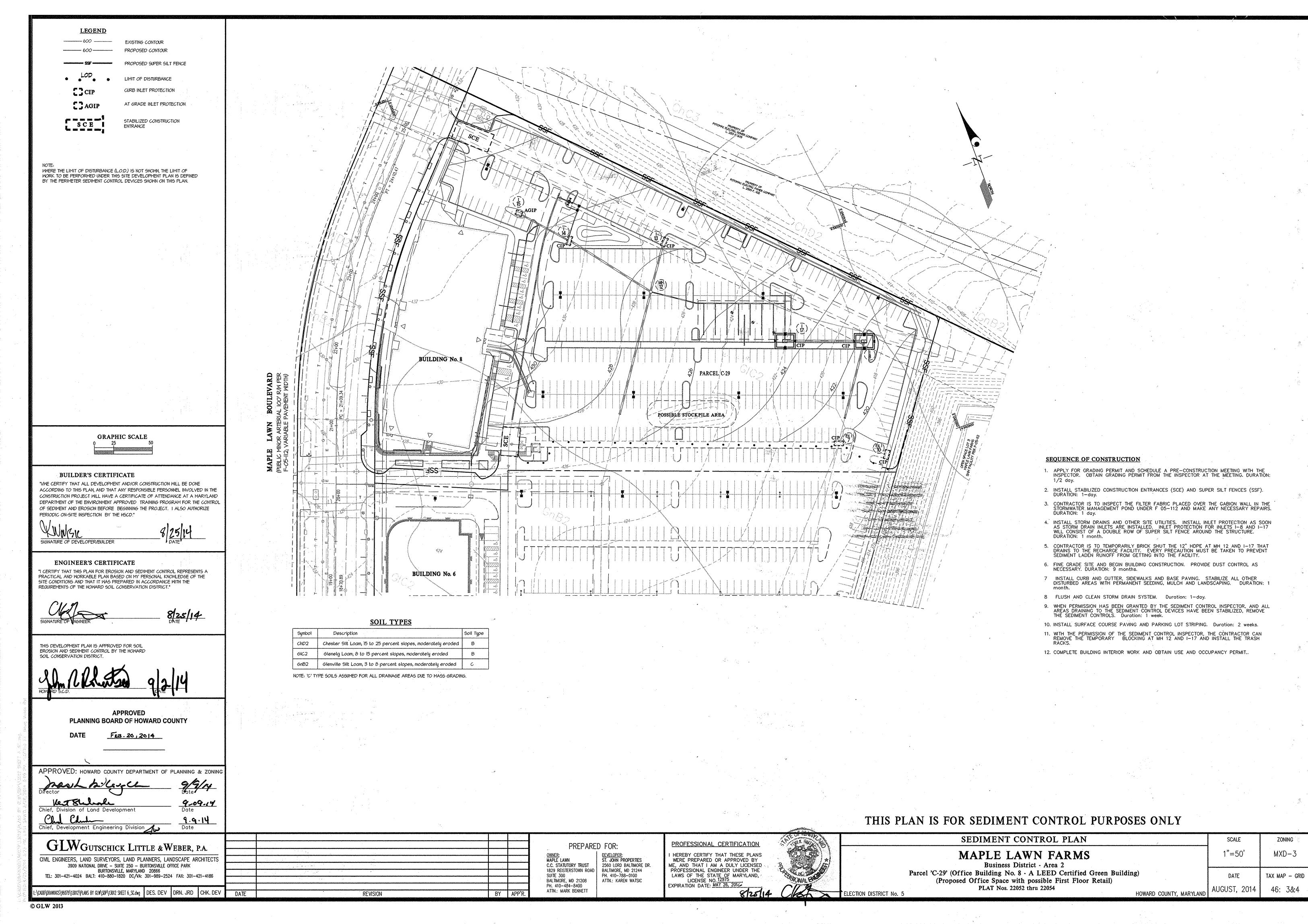
MXD-3











DP-14-007

G. L. W. FILE No.

13012

SHEET

6 OF 10

B-4-2 STANDARD AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION.

DEFINITION

TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. CONDITIONS WHERE PRACTICE APPLIES WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED.

<u>a. SOIL PREPARATION</u> 1. TEMPORARY STABILIZATION

SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT. SUCH AS DISC HARROWS OR CHISEL PLOWS (RIPPERS MOUNTED ON CONSTRUCTION EQUIPMENT. AFTER THE SOIL IS LOOSENED, IT MUST NOT B ROLLED OR DRAGGED SMOOTH BUT LEFT IN THE ROUGHENED CONDITION, SLOPES 3:1 OR FLATTER ARE TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE.

b. APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS :. INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER

. PERMANENT STABILIZATION

o. A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE: 1. SOIL PH BETWEEN 6.0 AND 7.0.

II. SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM).

III. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION: IF LOVEGRASS WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE

IV. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT.

V. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION b. APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE

c. Graded areas must be maintained in a true and even grade as specified on the approved PLAN, THEN SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES.

d. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS

. MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. RAKE LAWN AREAS TO SMOOTH THE SURFACE, REMOVE LARGE OBJECTS LIKE STONES AND BRANCHES, AND READY THE AREA FOR SEED APPLICATION, LOOSEN SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDBED PREPARATION. TRACK SLOPES 3:1 OR FLATTER WITH TRACKED EQUIPMENT LEAVING THE SOIL IN AN IRREGULAR CONDITION WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE. LEAVE THE TOP 1 TO 3 INCHES OF SOIL LOOSE AND FRIABLE. SEEDBED LOOSENING MAY B UNNECESSARY ON NEWLY DISTURBED AREAS.

TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION THE PURPOSE IS 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

TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED 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 REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY

TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:

o. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE b. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.

THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.

AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN. TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING CRITERIA:

a. TOPSOIL MUST BE A LOAM. SANDY LOAM. CLAY LOAM. SILT LOAM. SANDY CLAY LOAM. OR LOAMY SAN OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. TOPSOIL MUST NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF CINDERS. STONES.

b. TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, NUT SEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.

c. 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 6. TOPSOIL APPLICATION

a. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL. b. UNIFORMLY DISTRIBUTE TOPSOIL IN A 5 TO 8 INCH LAYER AND LIGHTLY COMPACT TO A MINIMUM THICKNESS OF 4 INCHES. SPREADING IS TO BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS MUST BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS. TOPSOIL MUST NOT BE PLACED IF THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEFDRED PREPARATION.

C. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS)

SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH IE AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE. SOIL ANALYSIS MAY PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR IGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSES. FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. MANURE MAY BE SUBSTITUTED FOR FERTILIZER WITH PRIOR APPROVAL FROM THE APPROPRIATE APPROVAL AUTHORITY, FERTILIZERS MUST ALL BE DELIVERED TO THE SITE FULLY LABELED ACCORDING TO THE APPLICABLE LAWS AND MUST BEAR THE NAME, TRADE

NAME OR TRADEMARK AND WARRANTY OF THE PRODUCER. LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED EXCEPT WHEN HYDROSEEDING) WHICH CONTAINS AT LEAST 50 PERCENT TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDE). LIMESTONE MUST BE GROUND TO SUCH FINENESS THAT AT LEAST 50 PERCENT WILL PASS THROUGH A #100 MESH SIEVE AND 98 TO 100 PERCENT WILL PASS THROUGH A

LIME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5

OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE AT THE RATE OF 4 TO 8

TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.

INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC

APPROVED PLANNING BOARD OF HOWARD COUNTY

FEB. 20, 2014

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING 9.9.14

GLWGUTSCHICK LITTLE &WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

Chief, Development Engineering Division

3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE MARYLAND 20866 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

/CADD/DRAINNOS/96079/13012/PLANS BY QLIN/SDP/13012 SHEET 7_SC DETAILS.OFG | DES. DEV | DRN. JRD | CHK. DEV

B-4-3 STANDARDS AND SPECIFICATIONS FOR SEEDING and MULCHING THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER.

TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF

CONDITIONS WHERE PRACTICE APPLIES TO THE SURFACE OF ALL PERIMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.

A. SEEDING

LL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW.

ALL SEED MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED LABORATOR'S ll seed used must have been tested within the 6 months immediately RECEDING THE DATE OF SOWING SUCH MATERIAL ON ANY PROJECT. REFER TO TABLE B.4 REGARDING THE QUALITY OF SEED. SEED TAGS MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY TYPE OF SEED AND SEEDING RATE B. MULCH ALONE MAY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES ONLY IF THE GROUND IS FROZEN. THE APPROPRIATE SEEDING MIXTURE MUST BE APPLIED WHEN THE GROUND THAWS. INOCULANTS: THE INOCULANT FOR TREATING LEGUME SEED IN THE SEED MIXTURES

MUST BE A PURE CULTURE OF NITROGEN FIXING BACTERIA PREPARED SPECIFICALLY FOR THE SPECIES, INOCULANTS MUST NOT BE USED LATER THAN THE DATE INDICATED ON THE CONTAINER. ADD FRESH INOCULANTS AS DIRECTED ON THE PACKAGE. USE FOUR TIMES THE RECOMMENDED RATE WHEN HYDROSEEDING. NOTE: IT IS VERY IMPORTANT TO KEEP INOCULANT AS COOL AS POSSIBLE UNTIL USED TEMPERATURES ABOVE 75 TO 80 DEGREES FAHRENHEIT CAN WEAKEN BACTERIA ID MAKE THE INOCULANT LESS EFFECTIVE SOD OR SEED MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL TERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.

APPLICATION

a. DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST

INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED ON TEMPORARY SEEDING TABLE B.1, PERMANENT SEEDING TABLE B.3, OR SITE—SPECIFIC SEEDING SUMMARIES. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION. ROLL THE SEEDED AREA WITH .

WEIGHTED ROLLER TO PROVIDE GOOD SEED TO SOIL CONTACT.). DRILL OR CULTIPACKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL. CULTIPACKING SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A

FASHION AS TO PROVIDE AT LEAST 1/4 INCH OF SOIL COVERING. SEEDBED MUST BE FIRM AFTER PLANTING. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION.

. HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES SEED AND FERTILIZER). i. IF FERTILIZER IS BEING APPLIED AT THE TIME OF SEEDING, THE APPLICATION RATES SHOULD NOT EXCEED THE FOLLOWING: NITROGEN, 100 POUNDS PER ACRE TOTAL OF SOLUBLE NITROGEN; P205 (PHOSPHOROUS), 200 POUNDS PER ACRE; K20 (POTASSIUM), 200 POUNDS PER ACRE LIME: USE ONLY GROUND AGRICULTURAL LIMESTONE (UP TO 3 TONS PER ACF MAY BE APPLIED BY HYDROSEEDING). NORMALLY, NOT MORE THAN 2 TONS ARE

APPLIED BY HYDROSEEDING AT ANY ONE TIME. DO NOT USE BURNT OR HYDRATEI TIME WHEN HYDROSEFDING iii. MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT NTERRUPTION. iv. WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL.

3. MULCHING

MULCH MATERIALS (IN ORDER OF PREFERENCE)

STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR: STRAW IS TO BE FREE OF NOXIOUS WEED SEEDS AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MUSTY, MOLDY, CAKED, DECAYED, OR EXCESSIVELY DUSTY, NOTE: USE ONLY STERILE STRAW MULCH IN

AREAS WHERE ONE SPECIES OF GRASS IS DESIRED. . WOOD CELLULOSE FIBER MULCH (WCFM) CONSISTING OF SPECIALLY PREPARED WOO CELLULOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE. WCFM IS TO BE DYED GREEN OR CONTAIN A GREEN DYE IN THE PACKAGE APPROPRIATE COLOR TO FACILITATE VISUAL INSPECTION OF THE UNIFORMLY SPREAD SLURRY. WCFM, INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH INHIBITIN

iii. WCFM MATERIALS ARE TO BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT THE WOOD CELLULOSE FIBER MULCH WILL REMAIN IN UNIFORM SUSPENSION IN WATER UNDER AGITATION AND WILL BLEND WITH SEED, ERTILIZER AND OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY. THE MULCH MATERIAL MUST FORM A BLOTTER-LIKE CROUND COVER, ON APPLICATION, HAVING MOISTURE ABSORPTION AND PERCOLATION PROPERTIES AND MUST COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL WITHOUT INHIBITING THE GROWTH OF THE GRASS SEEDLINGS. WCFM MATERIAL MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT

CONCENTRATION LEVELS THAT WILL BE PHYTO-TOXIC. WCFM MUST CONFORM TO THE FOLLOWING PHYSICAL REQUIREMENTS: FIBER APPROXIMATELY 10 MILLIMETERS, DIAMETER APPROXIMATELY 1 MILLIMETER, PH RANGE OF 4.0 TO 8.5, ASH CONTENT OF 1.6 PERCENT MAXIMUM AND WATER HOLDING CAPACITY OF 90 PERCENT MINIMUM.

APPLICATION

a. APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING b. WHEN STRAW MULCH IS USED, SPREAD IT OVER ALL SEEDED AREAS AT THE RATE OF 2 TONS PER ACRE TO A UNIFORM LOOSE DEPTH OF 1 TO 2 INCHES. APPLY MULCH TO ACHIEVE A UNIFORM DISTRIBUTION AND DEPTH SO THAT THE SOIL SURFACE IS NOT EXPOSED. WHEN USING A MULCH ANCHORING TOOL, INCREASE APPLICATION RATE TO 2.5 TONS PER ACRE.

ATTAIN A MIXTURE WITH A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.

ANCHORING PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS (LISTED BY PREFERENCE), DEPENDING UPON THE SIZE OF THE AREA AND A MULCH ANCHORING TOOL IS A TRACTOR DRAWN IMPLEMENT DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE A MINIMUM OF 2 INCHES. THIS PRACTICE IS MOST EFFECTIVE ON LARGE AREAS, BUT IS LIMITED TO FLATTEF

WOOD CELLULOSE FIBER USED AS MULCH MUST BE APPLIED AT A NET DRY WEIGHT

OF 1500 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER TO

SLOPES WHERE EQUIPMENT CAN OPERATE SAFELY. IF USED ON SLOPING LAND, HIS PRACTICE SHOULD FOLLOW THE CONTOUR. WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. APPLY THE FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER AT A MAXIMUM OF 50 POUNDS OF WOOD

CELLULOSE FIBER PER 100 GALLONS OF WATER. II. SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRO—TACK), DCA—70, PETROSET, TERRA TAX II, TERRA MANUFACTURER. APPLICATION OF LIQUID BINDERS NEEDS TO BE HEAVIER AT THE EDGES WHERE WIND CATCHES MULCH, SUCH AS IN VALLEYS AND ON CRESTS OF BANKS. USE O LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER RECOMMENDATIONS. NETTING IS USUALLY

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."

AVAILABLE IN ROLLS 4 TO 15 FEET WIDE AND 300 TO 3,000 FEET LONG.

REVISION

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

SIGNATURE OF DEVELOPER/BUILDER

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

DEFINITION

TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.

TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS. CONDITIONS WHERE PRACTICE APPLIES EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR PERIOD OF 6 MONTHS OR LESS. FOR LONGER DURATION OF TIME, PERMANENT STABILIZATION PRACTICES ARE REQUIRED.

SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3), AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY BELOW ALONG WITH APPLICATION RATES. SEEDING DATES AND SEEDING DEPTHS. IF THIS SUMMARY IS NOT PUT ON THE PLAN AND COMPLETED, THEN TABLE B.1 PLUS FERTILIZER AND LIME RATES MUST BE PUT ON THE PLAN.

FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES BY THE TESTING AGENCY SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING. WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING SEASON, APPLY SEED AND MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION B-4-3.A.1.B AND MAINTAIN UNTIL THE NEXT SEEDING SEASON.

TEMPORARY SEEDING SUMMARY

| ···· | | | | | | |
|------|--------------------|------------------------------|----------------------------------------|----------------------------------------|-------------------------|------------------------|
| | HARDINESS 7 | | | | | |
| | SEED MIXTUR | FERTILIZER RATE | LIME RATE | | | |
| No. | SPECIES | APPLICATION RATE (lb/ac.) | SEEDING DATES | SEEDING DEPTHS | (10-10-10) | LIMIL IVAIL |
| 1 | ANNUAL RYEGRASS | 40 lb/ac | Mar. 1 to May 15, Aug. 1 to Oct. 15 | 0.5 INCHES | 436 lb./ac. (10 lb./ | 2 tons/ac. (90 lb./ |
| 2 | PEARL MILLET | 20 lb/ac | May 16 to July 31 | 0.5 INCHES | 1,000 sf) | 1,000 sf) |
| , | | | | ······································ | | |

SEDIMENT CONTROL NOTES

A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION. (410-313-1855).

PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" AND REVISIONS THERETO.

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:

A. 3 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B. 7 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" FOR PERMANENT SEEDING (Sec. 8-4-5), TEMPORARY SEEDING (Sec. B-4-4) AND MULCHING (Sec. B-4-3). TEMPORARY STABILIZATION WITH MUICH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.

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, SITE ANALYSIS: TOTAL AREA OF SITE : 5.7± AC. AREA DISTURBED : 5.2± AC. AREA TO BE ROOFED OR PAVED 4.1± AC. AREA TO BE VEGETATIVELY STABILIZED 1.1± AC. 6,933± CY TOTAL FILL 6,497± CY OFF-SITE WASTE/BORROW AREA LOCATION :

PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE

ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION

APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION

TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO 3 PIPE LENGTHS OR THAT WHICH SHALL BE BACKFILLED AND STABILIZED BY THE END OF EACH WORK DAY,

WHICHEVER IS SHORTER ANY CHANGES OR REVISIONS TO THE SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE PLAN APPROVAL AUTHORITY PRIOR TO PROCEEDING WITH

2. A PROJECT IS TO BE SEQUENCED SO THAT THE GRADING ACTIVITIES BEGIN ON ONE GRADING UNIT (MAXIMUM ACREAGE OF 20 AC. PER GRADING UNIT) AT A TIME. WORK MAY PROCEED TO A SUBSEQUENT GRADING UNIT WHEN AT LEAST 50 PERCENT OF THE DISTURBED AREA IN THE PRECEDING GRADING UNIT HAS BEEN STABILIZED AND APPROVED BY THE ENFORCEMENT AUTHORITY. UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE APPROVAL AUTHORITY, NO MORE THAN 30 ACRES CUMULATIVELY MAY BE DISTURBED AT A GIVEN TIME.

STANDARDS AND SPECIFICATIONS FOR DUST CONTROL

OPERINTION

CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES

TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES TO REDUCE ON AND

OFF-SITE DAMAGE INCLUDING HEALTH AND TRAFFIC HAZARDS. CONDITIONS WHERE PRACTICE APPLIES

AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT.

<u>SPECIFICATIONS</u>

MULCHES: SEE SECTION B-4-2 SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS, SECTION 8-4-3 SEEDING AND MULCHING, AND SECTION 8-4-4 TEMPORARY STABILIZATION. MULCH MUST BE ANCHORED TO PREVENT BLOWING. VEGETATIVE COVER: SEE SECTION B-4-4 TEMPORARY STABILIZATION.

TILLAGE: TILL TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT THAT MAY PRODUCE THE DESIRED

IRRIGATION: SPRINKLE SITE WITH WATER UNTIL THE SURFACE IS MOIST, REPEAT AS NEEDED. THE SITE MUST NOT BE IRRIGATED TO THE POINT THAT RUNOFF OCCURS. BARRIERS: SOLID BOARD FENCES, SILT FENCES, SNOW FENCES, BURLAP FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. CHEMICAL TREATMENT: USE OF CHEMICAL TREATMENT REQUIRES APPROVAL BY THE APPROPRIATE PLAN REVIEW AUTHORITY.

BUILDER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HSCD."

BY APP'R

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER on disturbed soils.

CONDITIONS WHERE PRACTICE APPLIES

EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.

I. SEED MIXTURES

O. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3) AND BASED ON THE SITE CONDITION OR PURPOSE FOUND ON TABLE 8.2. ENTER SELECTED MIXTURE(S), APPLICATION rates, and seeding dates in the permanent seeding summary. The súmmary is to BE PLACED ON THE PLAN.

ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, OR DUNES OR FOR SPECIAL PURPOSES SUCH AS WILDLIFE OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 CRITICAL AREA PLANTING.

FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING AGENCY. d. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0) AT 3 1/2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING

IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY. . TURFGRASS MIXTURES

AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE. b. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED

KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN AREAS THAT RECEIVE INTENSIVE MANAGEMENT. IRRIGATION REQUIRED IN THE AREAS OF CENTRAL MARYLAND AND EASTERN SHORE. RECOMMENDED) CERTIFIED KENTUCKY BLUEGRASS CULTIVARS SEEDING RATE: 1.5 TO 2.0 POUNDS PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF HREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.

KENTUCKY BLUEGRASS/PERENNIAL RYE: FULL SUN MIXTURE: FOR USE IN FULL SUN AREAS WHERE RAPID ESTABLISHMENT IS NECESSARY AND WHEN TURF WILL RECEIVE MEDIUM TO INTENSIVE MANAGEMENT. CERTIFIED PERENNIAL RYEGRASS CULTIVARS/CERTIFIED KENTUCKY BLUEGRASS SEEDING RATE: 2 POUNDS MIXTURE PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS MTH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.

iii. Tall fescue/kentucky bluegrass: full sun mixture: for use in drought PRONE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MANAGEMENT IN FULI RECOMMENDED MIXTURE INCLUDES; CERTIFIED TALL FESCUE CULTIVARS 95 TO 100 PERCENT, CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 0 TO 5 PERCENT. SEEDING RATE: 5 TO 8 POUNDS PER 1000 SQUARE FEET. ONE OR MORE CULTIVARS MAY BE

KENTUCKY BLUEGRASS/FINE FESCUE: SHADE MIXTURE: FOR USE IN AREAS WITH SHADE IN BLUEGRASS LAWNS. FOR ESTABLISHMENT IN HIGH QUALITY, INTENSIVELY MANAGED TURF AREA. MIXTURE INCLUDES; CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 30 TO 40 PERCENT AND CERTIFIED FINE FESCUE AND 60 TO 70 PERCENT. SEEDING RATE: 11/2 TO 3 POUNDS PER 1000 SQUARE FEET.

SELECT TURFGRASS VARIETIES FROM THOSE LISTED IN THE MOST CURRENT UNIVERSITY OF MARYLAND PUBLICATION, AGRONOMY MEMO #77, "TURFGRASS CULTIVAR RECOMMENDATIONS FOR MARYLAND"

CHOOSE CERTIFIED MATERIAL. CERTIFIED MATERIAL IS THE BEST GUARANTEE OI CULTIVAR PURITY. THE CERTIFICATION PROGRAM OF THE MARYLAND DEPARTMENT OF AGRICULTURE, TURF AND SEED SECTION, PROVIDES A RELIABLE MEANS OF CONSUMER PROTECTION AND ASSURES A PURE GENETIC LINE

IDEAL TIMES OF SEEDING FOR TURE GRASS MIXTURES. WESTERN MD: MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 1 (HARDINESS ZONES

CÉNTRAL MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONE: SOUTHERN MD, EASTERN SHORE: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15

TILL AREAS TO RECEIVE SEED BY DISKING OR OTHER APPROVED METHODS TO A DEPTH OF 2 TO 4 INCHES, LEVEL AND RAKE THE AREAS TO PREPARE A PROPER SEEDBED. REMOVE STONES AND DEBRIS OVER 1 1/2 INCHES IN DIAMETER. THE RESULTING SEEDBED MUST BE IN SUCH CONDITION THAT FUTURE MOVING OF GRASSES WILL POSE NO DIFFICULT k. IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR PLANT GROWTH (1/2 TO 1 INCH EVERY 3 TO 4 DAYS DEPENDING ON SOIL TEXTURE) UNTIL

THEY ARE FIRMLY ESTABLISHED. THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE

LATE IN THE PLANTING SEASON, IN ABNORMALLY DRY OR HOT SEASONS, OR ON ADVERSE

| PERMANENT SEEDING SUMMARY | | | | | | | |
|--------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------------------------------|-------------------|--------------------------------------|---------------------|--|
| HARDINESS ZONE: 6b SEED MIXTURE: #9 (Tall Fescue/ Kentucky Bluegross) | | | | | | | |
| No. | SPECIES | APPLICATION RATE | SEEDING DATES | SEEDING DEPTHS | RATE (10-20-20) | LIME RATE | |
| | *Certified Tall Fescue blend (95% by weight): Falcon IV, Penn 1901 & Rebel Exeda and Certified Kentucky Bluegrass blend (5% by weight): Courtyard, Raven & Yankee | 6-8 lb/ 1000 s.f. | Mar. 1 to May 15, Aug. 15 to Oct. 15 | 1/4 1/2 IN. | 1.0 lb/ 1000 s.f. (45 lb/acre) | 90 lb/ 1000 s.f. | |

* Other cultivars listed as "proven" in the most current UMD TT-77 may also be used . SOD: TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER).

GENERAL SPECIFICATIONS a. CLASS OF TURFGRASS SOD MUST BE MARYLAND STATE CERTIFIED. SOD LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR. b. SOD MUST BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4 INCH, PLUS OR MINUS 1/4 INCH, AT THE TIME OF CUTTING. MEASUREMENT FOR THICKNESS MUST EXCLUDE TOP

GROWTH AND THATCH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT I ACCEPTABLE STANDARD SIZE SECTIONS OF SOD MUST BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON THE UPPER 10 PERCENT OF THE SECTION.

SOD MUST NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.

SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS.

SOD NOT TRANSPLANTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.

SOD INSTALLATION

DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOD. LAY THE FIRST ROW OF SOD IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED ARALLEL TO IT AND TIGHTLY WEDGED AGAINST EACH OTHER. STAGGER LATERAL JOINTS PARALLEL ID II AND HIGHLY WEDGED AGAINST EACH DIHER. STAGGER LATERAL JOINTS TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE AIR DRYING OF THE ROOTS.
WHEREVER POSSIBLE, LAY SOD WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERING JOINTS. ROLL AND TAMP, PEG OR OTHERWISE SECURE THE SOD TO PREVENT SLIPPAGE ON SLOPES. ENSURE SOLID CONTACT EXISTS BETWEEN SOD ROOTS AND THE UNDERLYING SOIL SURFACE

AND THE UNDERLYING SOIL SURFACE.
WATER THE SOD IMMEDIATELY FOLLOWING ROLLING AND TAMPING UNTIL THE UNDERSIDE OF

DO NOT MOW UNTIL THE SOD IS FIRMLY ROOTED. NO MORE THAN 1/3 OF THE GRASS LEAF

MUST BE REMOVED BY THE INITIAL CUTTING OR SUBSEQUENT CUTTINGS, MAINTAIN A GRASS HEIGHT OF AT LEAST 3 INCHES UNLESS OTHERWISE SPECIFIED.

THE NEW SOD PAD AND SOIL SURFACE BELOW THE SOD ARE THOROUGHLY WET. COMPLETE THE OPERATIONS OF LAYING, TAMPING AND IRRIGATING FOR ANY PIECE OF SOD WITHIN

PREPARED FOR:

1829 REISTERSTOWN ROAD | BALTIMORE, MD 21244

C.C. STATUTORY TRUST

BALTIMORE, MD 21208

ATTN.: MARK BENNETT

PH. 410-484-8400

DEVELOPER:

ST. JOHN PROPERTIES

PH. 410-788-0100

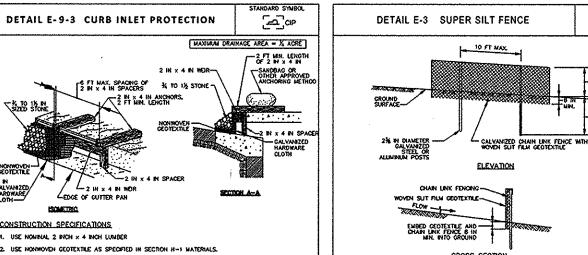
ATTN.: KAREN WATSIC

2560 LORD BALTIMORE DR.

ADEQUATE MOISTURE CONTENT.

o. IN THE ABSENCE OF ADEQUATE RAINFALL, WATER DAILY DURING THE FIRST WEEK OR AS OFTEN AND SUFFICIENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 INCHES. WATER SOD DURING THE HEAT OF THE DAY TO PREVENT WILTING. AFTER THE FIRST WEEK, SOD WATERING IS REQUIRED AS NECESSARY TO MAINTAIN

> PROFESSIONAL CERTIFICATION 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, 2016



CROSS SECTION INSTALL 2% NICH CHAMETER GALVANIZED STEEL POSTS OF 0.095 NICH WALL THRONGESS AND SIX FOL LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES INTO THE GROUND. ; fasten 9 gauge or heamer galvanized chain linx fence (2% inch magnum opening) 42 inches in height securely to the fence posts with wire ties or hug rings.

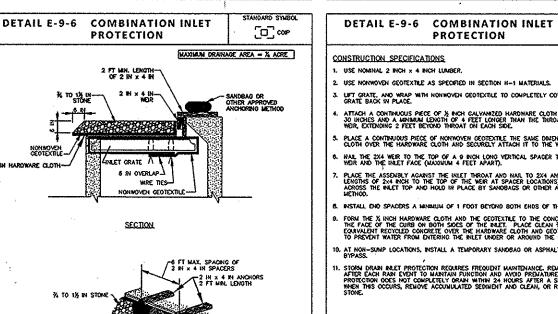
 FASTEN MOVEN SUT FILM GEOTEXTILE AS SPECIFED IN SECTION H-1 MATERIALS, SECURELY TO THE UPSLOPE SIDE OF CHUNH LINK FENCE WITH TIES SPACED EVERY 24 NORES AT THE TOP AND JUD SECTION, EMBELD GEOTEXTILE AND CHUNH LINK FENCE A MINIMUM OF 8 NOVES INTO THE CORDINO. 8. FORM THE HARDWARE CLOTH AND THE GEOTEXTILE TO THE CONCRETE OUTTER AND FACE OF CURB TO SPAN THE HILET DEPINIS, GOVER THE HARDWARE CLOTH AND GEOTEXTILE WITH CLEAN $\frac{1}{2}$ TO $\frac{1}{2}$ SIGH STAN. FOR EQUIVALENT RECYCLED CONCRETE. WHERE ENDS OF THE GEOTEXTRE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES FOLDED, AND STAPLED TO PREVENT SEDMENT BY PASS. EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MANAGEM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE AUGMMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE.

> PROMOE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THA CEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS. . REMOVE ACCUMULATED SCOWENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDDMENT REARISS 25% OF FENCE HEIGHT. REPLACE GEOTEXTHE IF TORN. IF UNDERWINNING OCCURS, REINSTALL CHAIN LINK FENCING AND GOTTEXTHE. MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SECUMENT CONTROL

> > PROTECTION

U.S. DEPARTMENT OF AGRICULTURE 2011 WATER MANAGEMENT ADMINISTRATION

_____ cose



3. HAIL THE 2x4 WER TO 9 BICH LONG VERTICAL SPACERS (MAXIMUM 8 FEET APART).

, attach a continuous piece of % inch galvanized hardware cloth, with a minibum woth o 30 inches and a bandari length of 4 feet longer than the throat oppining, to the 2x4 were, detending it 2 feet become throat on each side.

PLACE A CONTINUOUS PIECE OF NONWOVEN GEOTEXTRE OF THE SAME DIMENSIONS AS THE HARDWARD CLOTH OVER THE HARDWARE CLOTH AND SECURELY ATTACH TO THE 2x4 WEIR.

. PLACE THE ASSOUBLY AGAINST THE INLET THROAT AND NAIL TO 2x4 ANCHORS (MINIMUM 2 FEET LENGTH). EXTROOT THE ANCHORS AGAINST THE INLET TOP AND HOLD IN PLACE BY SANDBAGS OR OTHER APPROVED ANCHORING METHOD.

9. AT NON-SUMP LOCATIONS, INSTALL A TEMPORARY SANDBAG OR ASPHALT BERM TO PREVENT INLE

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE 2011 WARYLAND DEPARTMENT OF ENVIRONMENT NATURAL RESOURCES CONSERVATION SERVEE 2011 WATER MANAGEMENT ADMINISTRATION

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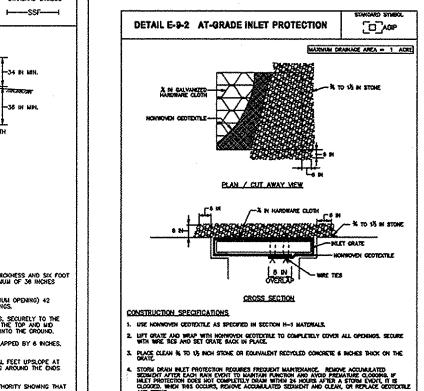
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDMENT CONTROL

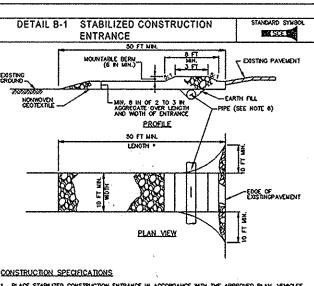
U.S. DEPARTMENT OF AGRICULTURE 2011 WARMAND DEPARTMENT OF ENVIRONMENT VATURAL RESOURCES CONSERVATION SERVICE 2011 WARMAND MANAGEMENT ADMINISTRATION

. INSTALL END SPACERS A MINIMUM OF 1 FOOT BEYOND THE ENDS OF THE THROAT OPENIN

. LET GRATE, AND WRAP WITH NONWOVEN GEOTEXTILE TO COMPLETELY COVER ALL OPENINGS, THEN SET GRATE BACK IN PLACE. . ATTACH A CONTRACUS PIECE OF IS RICH CALYANZED HARDWARE CLOTH WITH A MANAMA MOTH O 30 INCHES AND A MANAMA LENGTH OF 4 FEET CONGER THAN THE THROAT OPDING, TO THE 2X4 WERE, EXTENDING 2 FEET BETWEN THROAT ON EACH SIDE. 5. PLACE A CONTINUOUS PIECE OF MONMOVEN GEOTEXTILE THE SAME DIMENSIONS AS THE HARDWARE CLOTH OVER THE HARDWARE CLOTH AND SECURELY ATTACH IT TO THE WER. NAL THE 2X4 WER TO THE TOP OF A 9 INCH LONG VERTICAL SPACER TO BE LOCATED BETWEEN THE WER AND THE INLET FACE (MAXIMUM 4 FEET APART). PLACE THE ASSEMBLY AGAINST THE INLET THROAT AND HAIL TO 224 ANCHORS (MINBAUL 2 FOOT LENGTHS OF 224 BIGHT TO THE TOP OF THE WER AT SPACER LOCATIONS). EXTEND 234 ANCHORS ACROSS THE BALET TOP AND HOLD IN PLACE BY SANDBAGS OR OTHER APPROVED ANCHORRAD. I. INSTALL END SPACERS A MINIMUM OF 1 FOOT BEYOND BOTH ENDS OF THE THROAT OPENING . FORM THE X, INCH HARDWARE QUITH AND THE GEOTEXTILE TO THE CONCRETE GUTTER AND AGAINST THE FACE OF THE CURB ON BOTH SOCES OF THE MAET. PLACE CLEAN X, TO 1½ NICH STONE OR EQUIVALENT RECYCLED CONCRETE OVER THE HARDWARE QUITH AND GEOTEXTILE IN SUCH A MANNER TO PREVENT WATER FROM ENTERING THE INLET UNDER OR AROUND THE GEOTEXTILE. IO. AT NON-SUMP LOCATIONS, INSTALL A TEMPORARY SANDBAG OR ASPHALT BERN TO PREVENT INLET

U.S. DEPARTMENT OF AGRICULTURE 2011 WARYLAND DEPARTMENT OF ENVIRONMENT NATURAL RESOURCES CONSERVATION SERVICE 2011 WATER WARACEMENT ADMINISTRATION





MARITANO STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDBERT CONTROL

U.S. ODWITHENT OF AGRICULTURE 2011 WATCHED DEPARTMENT OF EMPERATION

WITH MATER MANAGERET AGRICULTURE 2011

PPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MANTARING POSITIVE DRAINACE, PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MIGHITABLE BERM WITH 51 SLOPES AND A MINIMUM OF 12 PICHES OF STORE OVER THE PIPE, PROVIDE DRAIN SPECIFIED ON APPROVED PLAN, WHICH THE SCE IS LOCATED AT A HIGH SPOT AND HAS IND ORMHAM TO CONVEY, A PIPE IS NOT HICESSARY, A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT . Prepare subgrade and place nonwoven geotextile, as specified in section H=1 material . Place crushed aggregate (2 to 3 inches in Size) or equivalent recycled concrete (without rebar) at least 6 inches deep over the length and width of the sce. S. MAINTAIN ENTRAINCE IN A CONDITION THAT MAINLIZES TRACKING OF SEDIMENT, ADD STONE OR MAINE OFFICER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFED DIMENSIONS. BIMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, NO TRACKED ONTO ADDICENT ROADWAY BY VACUUMAING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MAD TRACKED ONTO APACHEMY IS NOT ACCEPTABLE UNLESS WASH WATER IS DRECTED TO AN APPROVED SEDIMENT CONTINC. PRACTICE.

148 STANDARDS AND SPECIFICATION

rovide a designated location for the temporary storage of soil that controls

ckpile areas are exilized when it is necessary to salvage and store soil for later use

and based on a side slope ratio to steeper than 2:1. Beaching must be provided in accordance with Section B-3 Land Grading. . Access the stockpile area from the upgrade side an earth clice, temporary swale or diversion (ence. Provinces must be made for discharging

Where renoff concentrates along the soe of the stockpile fill, an appropriate erosion/sedime Stockpiles must be stabilized to accordance with the 3/7 day stabilization recolerance as well as

The stockpile area guest continuously meet the requirements for Adequate Vagetative Establishment

This plant of the shiest exact the Zitt (blanklasch Standard) Confliction and Sections Committeedinesii342

"老女"的女人的激发的说

2 3 4 6 6 6 7 2 7 DAGGALES E-F-ES-G-P-E

SEDIMENT CONTROL NOTES and DETAILS & STORM DRAIN PROFILE

MAPLE LAWN FARMS

Business District - Area 2 Parcel 'C-29' (Office Building No. 8 - A LEED Certified Green Building) (Proposed Office Space with possible First Floor Retail) PLAT Nos. 22052 thru 22054 ELECTION DISTRICT No. 5

G. L. W. FILE No. 13012 AS SHOWN MXD-3TAX MAP - GRID SHEET OF 10 NUGUST, 2014 46: 3&4 HOWARD COUNTY, MARYLAND

ZONING

SCALE

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