

SITE DEVELOPMENT PLAN LEGEND

366	EXISTING CONTOUR
300	PROPOSED 2 FT. CONTOUR LINE (EVEN)
63.4L	PROPOSED SPOT ELEVATION
MEX.	MATCH EXISTING
EX. 12" SD	EXISTING STORM DRAIN
M	PROPOSED STORM DRAIN
M - MANHOLE	
I - INLET	
C	CLEANOUT
EX. 8" S	EXISTING SANITARY SEWER
8" S (priv.)	PROPOSED SANITARY SEWER (PRIVATE)
EX. 8" W	WATERLINE (PUBLIC)
W	WATERLINE (PRIVATE)
EX. 4" FH	EXISTING FIRE HYDRANT
---	EXISTING ASPHALT CURB TO BE REMOVED
---	EXISTING CURB & GUTTER TO REMAIN
---	HANDICAPPED PARKING DESIGNATION
---	CONCRETE CURB & GUTTER (DET. 6" S), UNLESS OTHERWISE NOTED CURB WILL BE 6" HIGH
---	GUTTER PAN
---	PT/PC
---	FACE OF CURB
---	BACK OF CURB
---	CURB TAPER
---	HANDICAP SIGNS PER DETAILS SHEET 3
---	EXISTING PARKING SPACE STRIPING
---	NUMBER OF PARKING SPACES
---	NEW PARKING SPACE STRIPING
---	CONCRETE SIDEWALK PER HO. CO. DET. R-3.05, UNLESS NOTED OTHERWISE
---	DEFLECTABLE PARKING TRUNCATED DOMES PER HO. CO. DETAIL R-4.07
---	HANDICAP RAMP
---	EASEMENT AREA (SHADED)
---	BENCHES or SITTING WALL
---	EXISTING LIGHT FIXTURE & POLE TO BE RELOCATED
---	EXISTING LIGHT FIXTURE & POLE (TO REMAIN)
---	PROPOSED LIGHT FIXTURES & POLE
---	LIMIT OF GRADING DISTURBANCE
---	BOE TRANSFORMER
---	CABLE TV
---	TELEPHONE LINE
---	ELECTRIC LINE
---	GAS LINE
---	GAS VALVE
---	ELEVATED WALL/PLANTER PER ARCH. DWG. 5
---	FOUNDATION KNEE WALL
---	ADA ACCESSIBLE DOOR
---	NON-ADA ACCESSIBLE DOOR

LIGHTING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	LUMENS	MOUNTING
●	GARDCO LIGHTING, TYPE 3 SINGLE (1) 4003 618-3XL-400MH	36000 or LED EQUIV.	25' POLE
■	GARDCO LIGHTING, TYPE 3 180 DEG (2) 4003 618-3XL-400MH	36000 or LED EQUIV.	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 PHOTOMETRIC TEST REPORT.
- LIGHT TRESPASS ONTO A PROPERTY IN THE "R" 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.



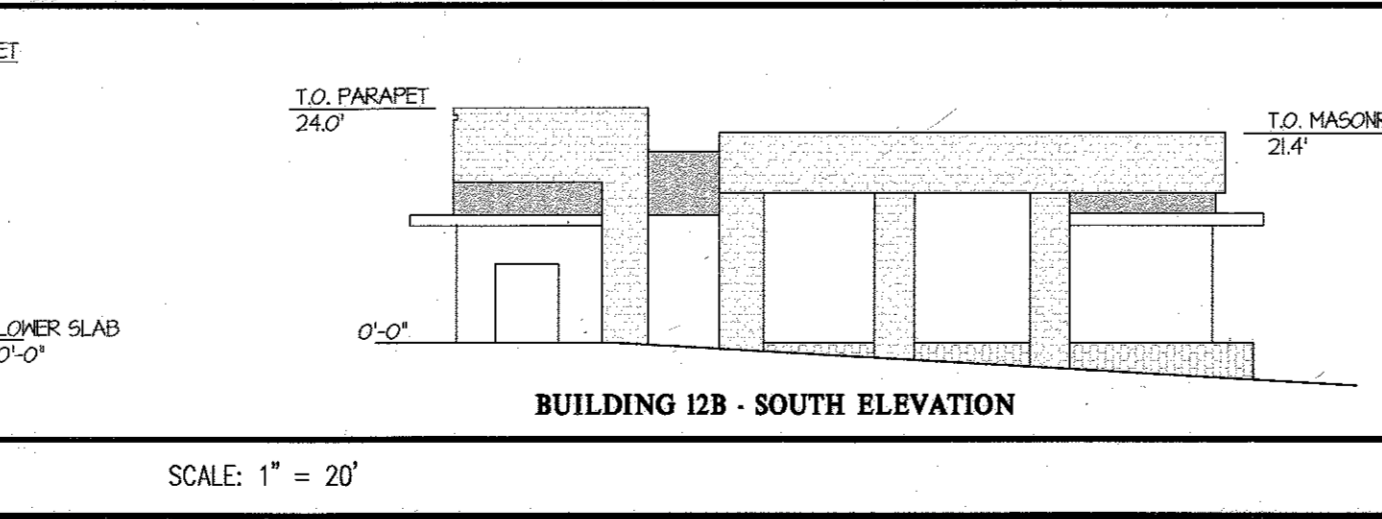
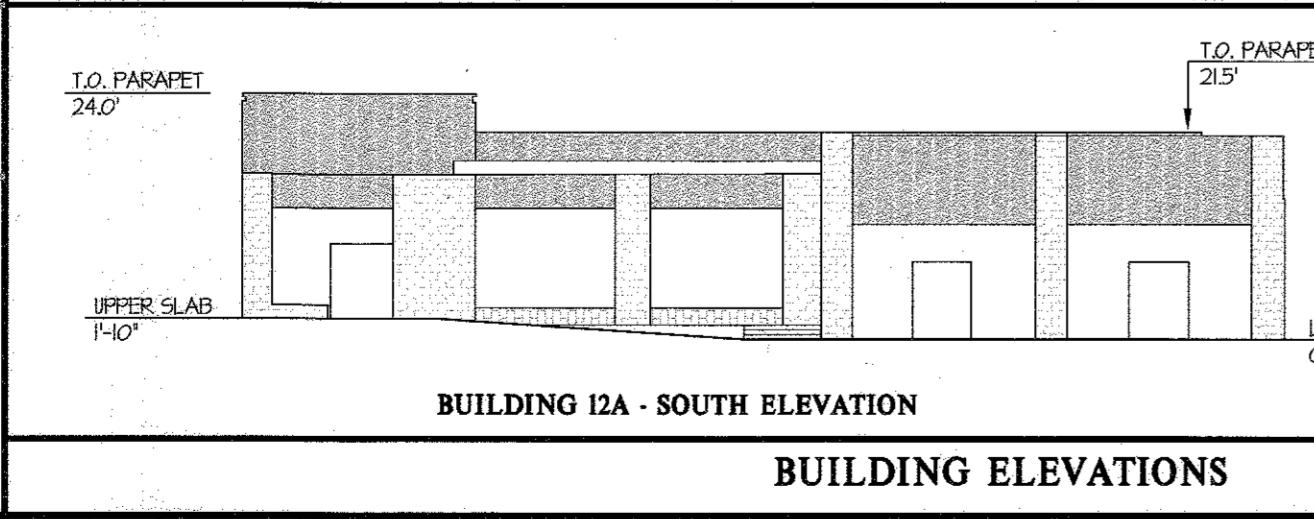
NOTES:

- UNLESS NOTED OTHERWISE, PROPOSED SPOT ELEVATIONS ALONG THE CONCRETE CURB & GUTTER ARE TO THE FLOW LINE (BOTTOM OF CURB) AT THE POSITIVE, 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, SEE DPM CONTRACT No. 24-4498-D.
- UNLESS NOTED OTHERWISE, ALL PLAN DIMENSIONS ARE TO THE FACE OF STRUCTURE (BUILDINGS, CURBS, ETC.). DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL BETWEEN ITEMS, UNLESS NOTED OTHERWISE.
- UNLESS NOTED OTHERWISE, ALL CURB RADII 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-29 THRU B-30) ANALYSIS, SEE SHEET 4.
- A KNOX BOX IS REQUIRED TO BE PLACED ON THE FRONT EACH BUILDING (NO. 12A & NO. 12B) IT SHALL BE PLACED TO THE RIGHT OF THE MAIN ENTRANCE AT A RANGE OF 4'-0" 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.
- THE SHARED PARKING AND FACILITIES AGREEMENT IS RECORDED AT L7104 F.353. SEE SHEET 4 FOR THE OVERALL PARKING ANALYSIS.

APPROVED
PLANNING BOARD OF HOWARD COUNTY
 DATE: **MAY 4, 2017**

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Walter J. Jaffe* 11-18-17
 Chief, Division of Land Development
 Chief, Development Engineering Division: *Chadwick* 11-8-17

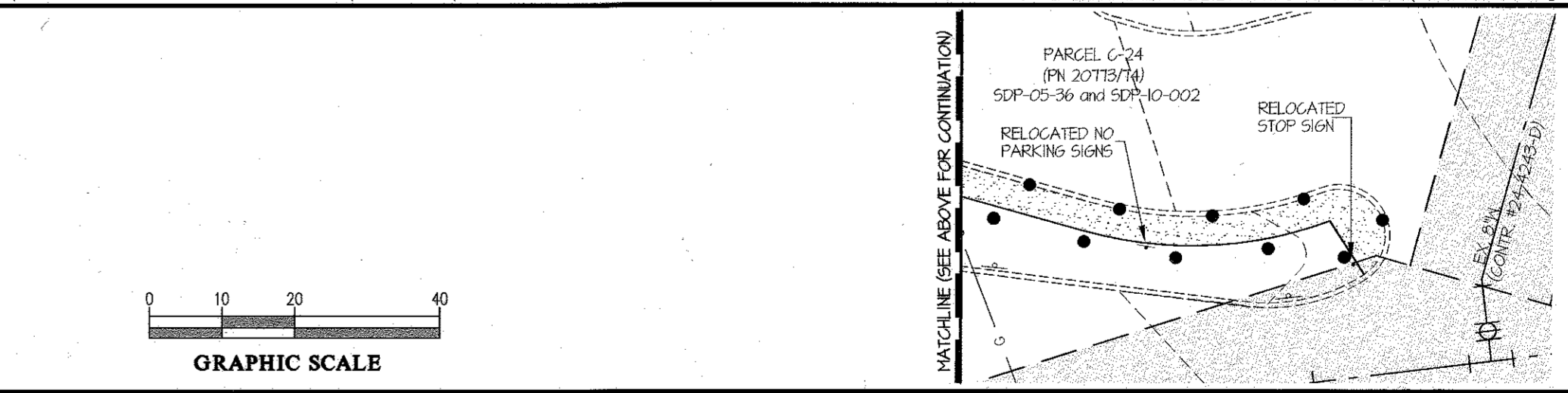


BUILDING ELEVATIONS SCALE: 1" = 20'

DATE	REVISION	BY	APPR.

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

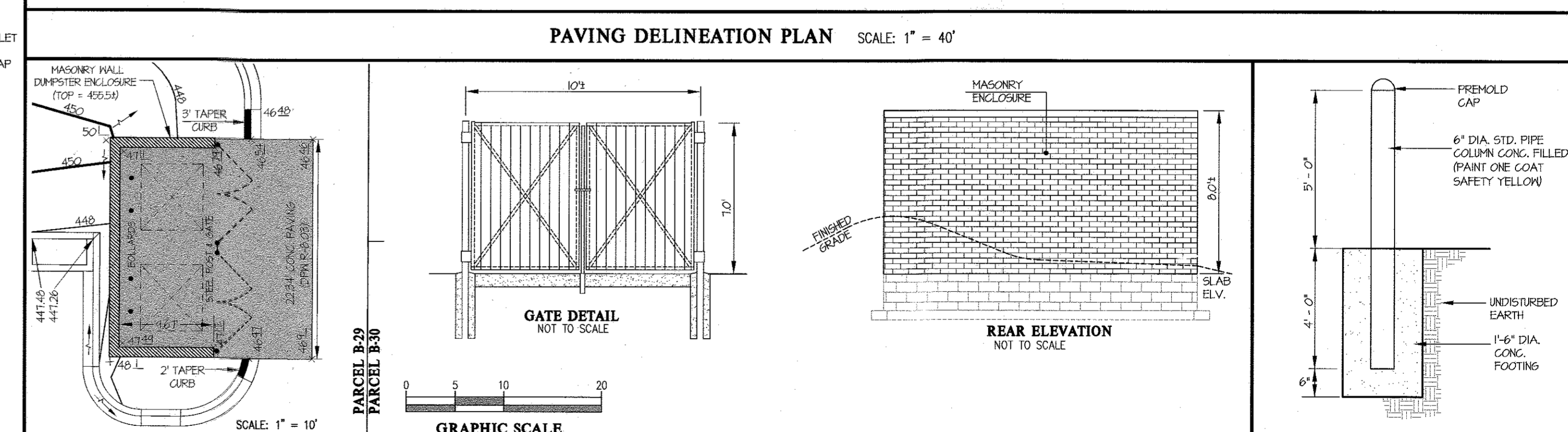
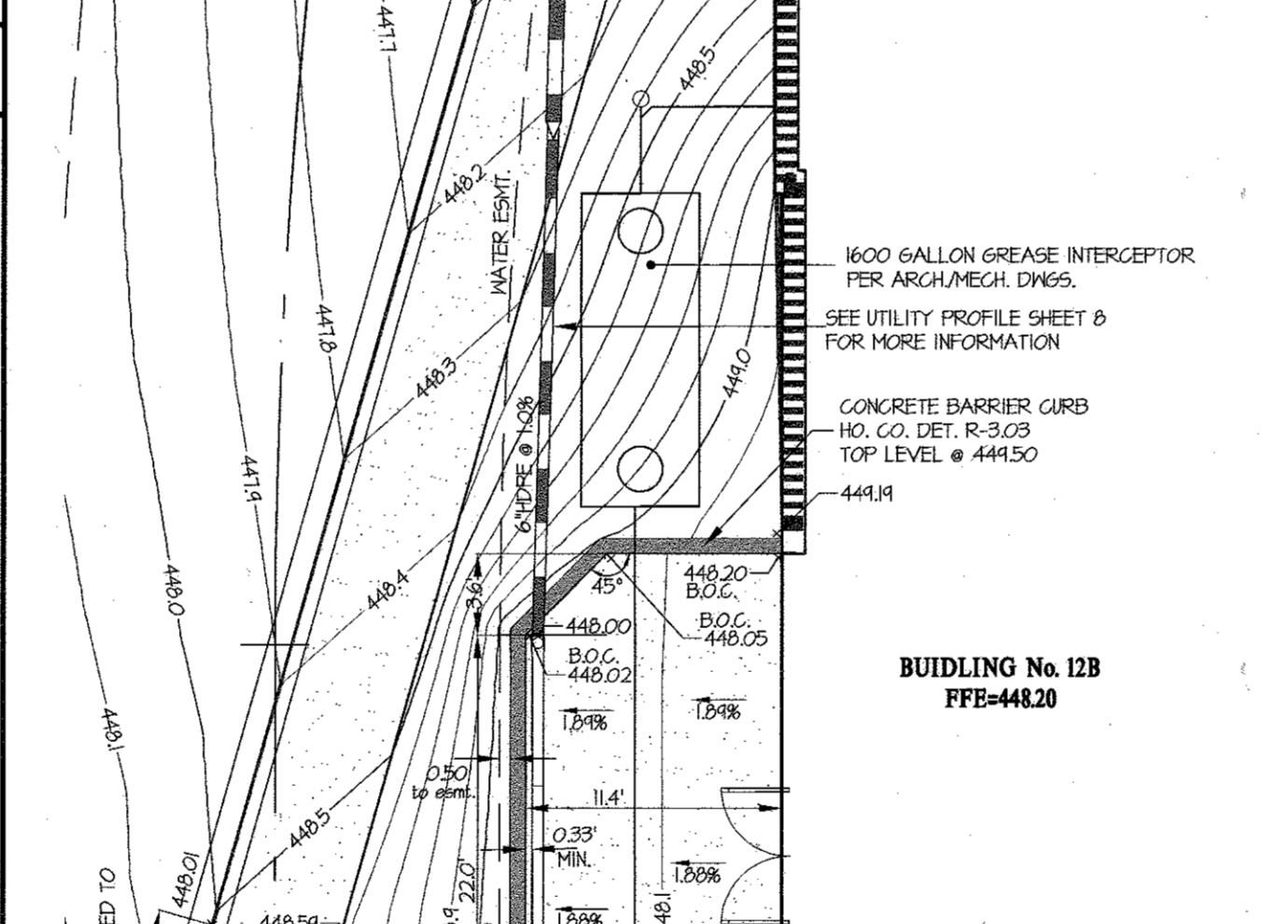
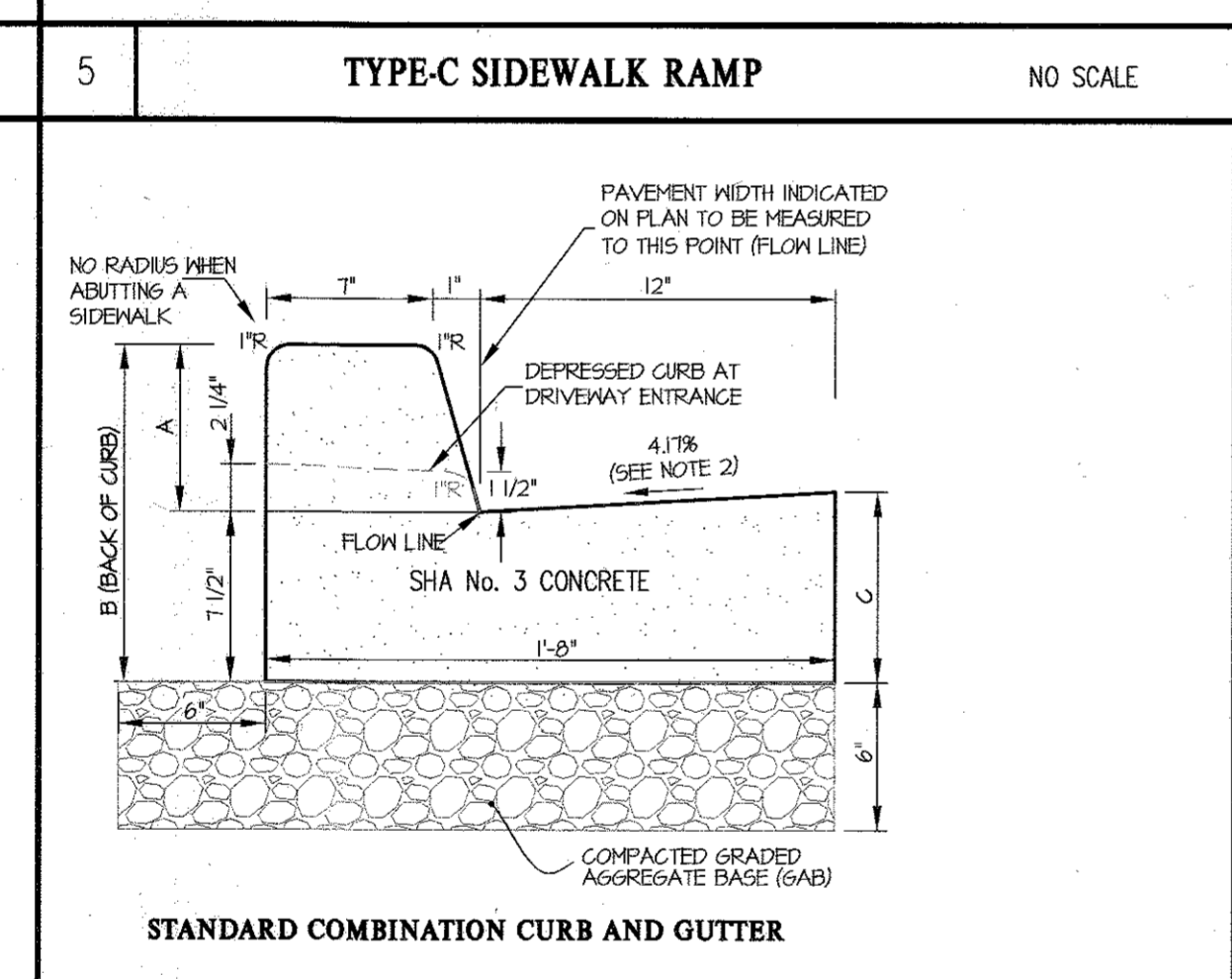
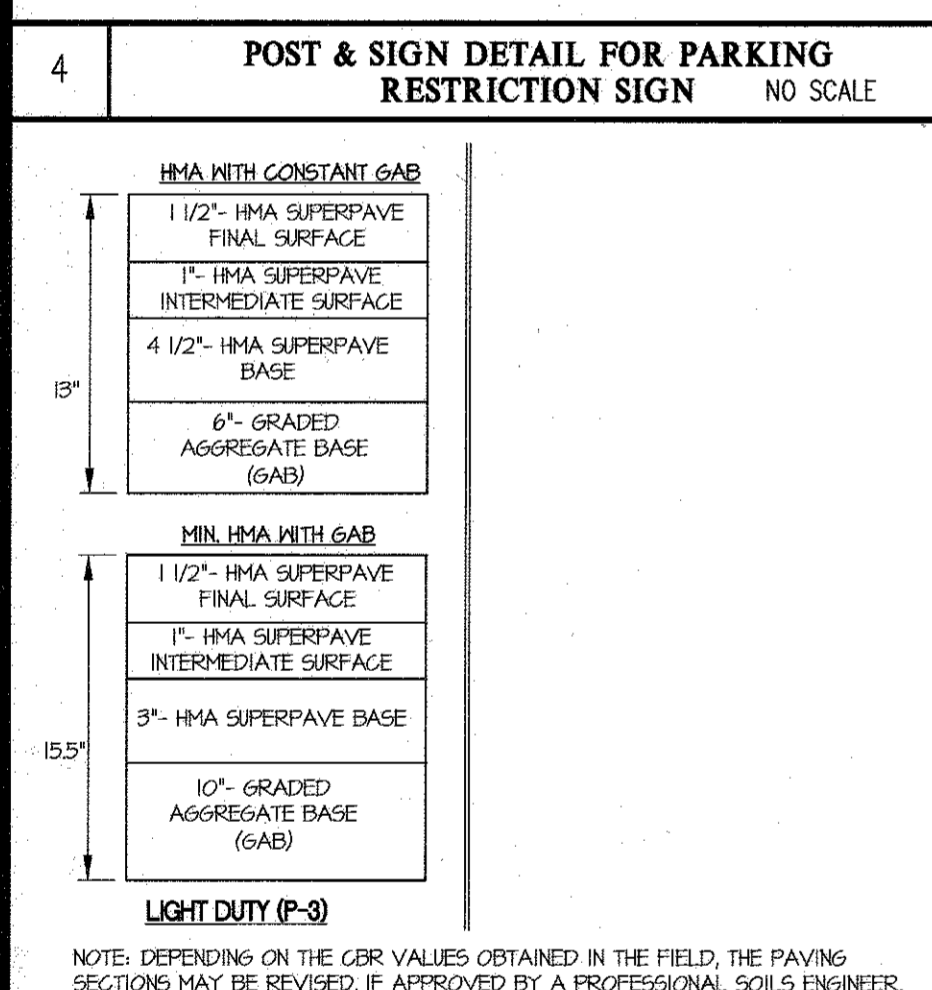
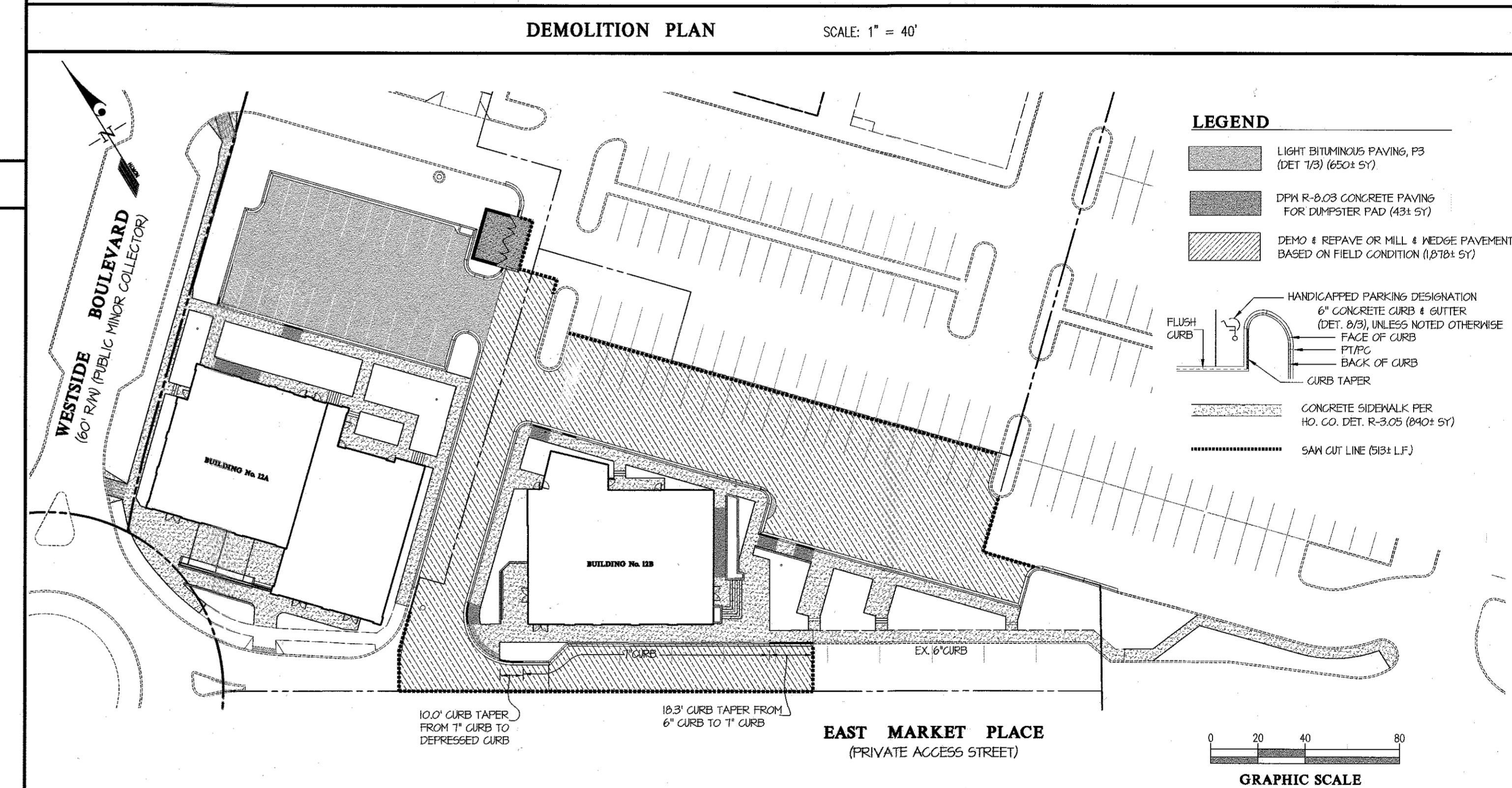
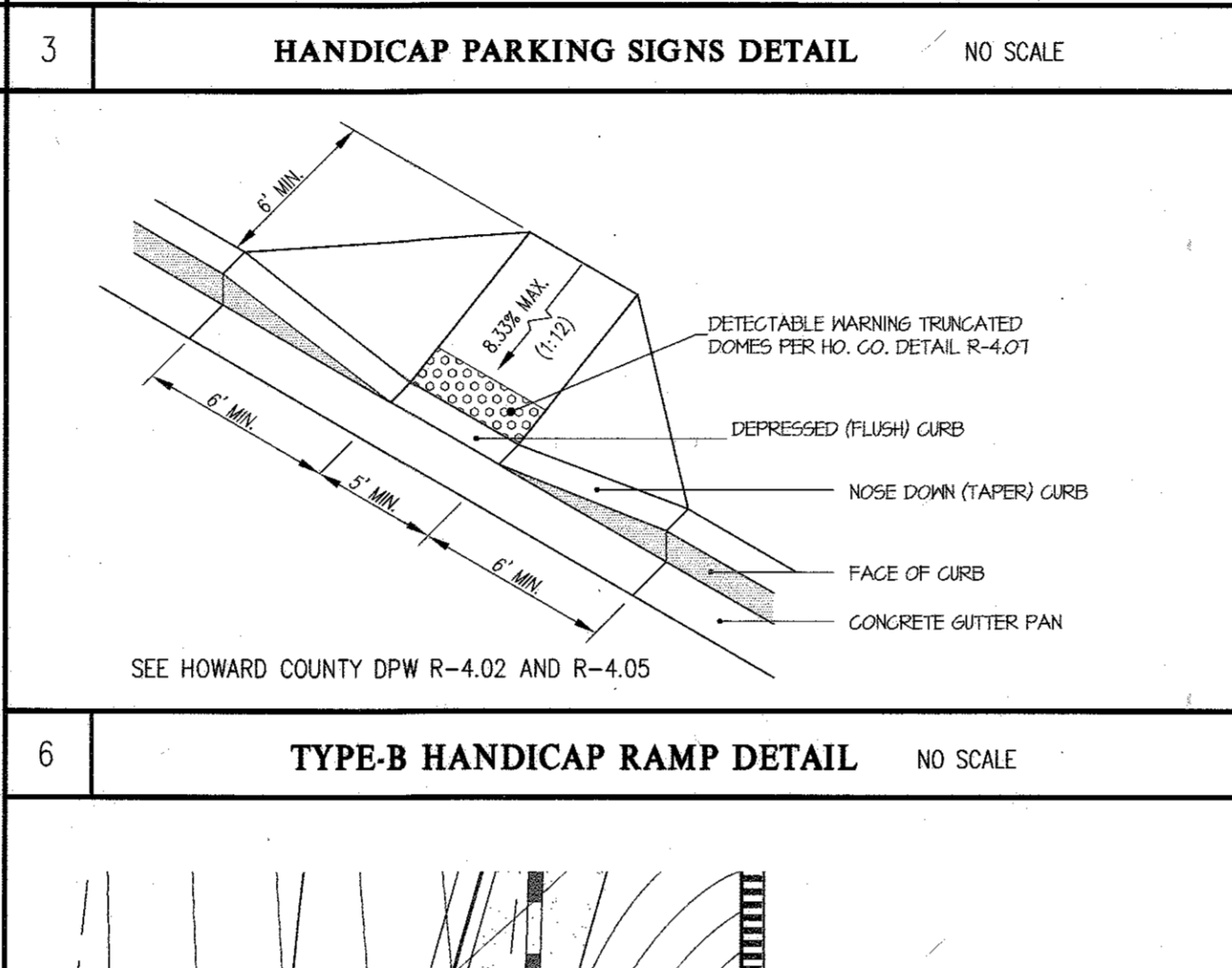
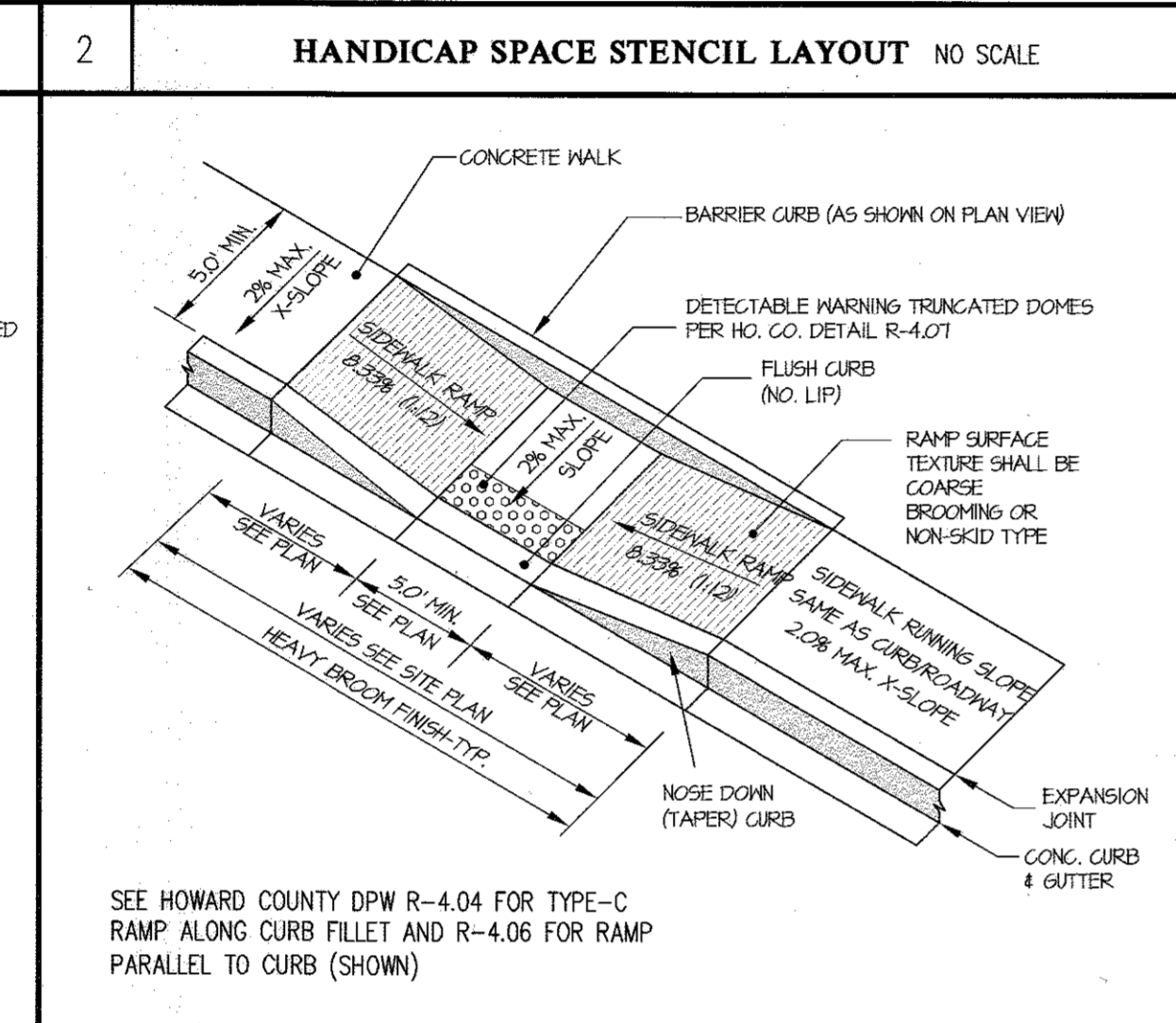
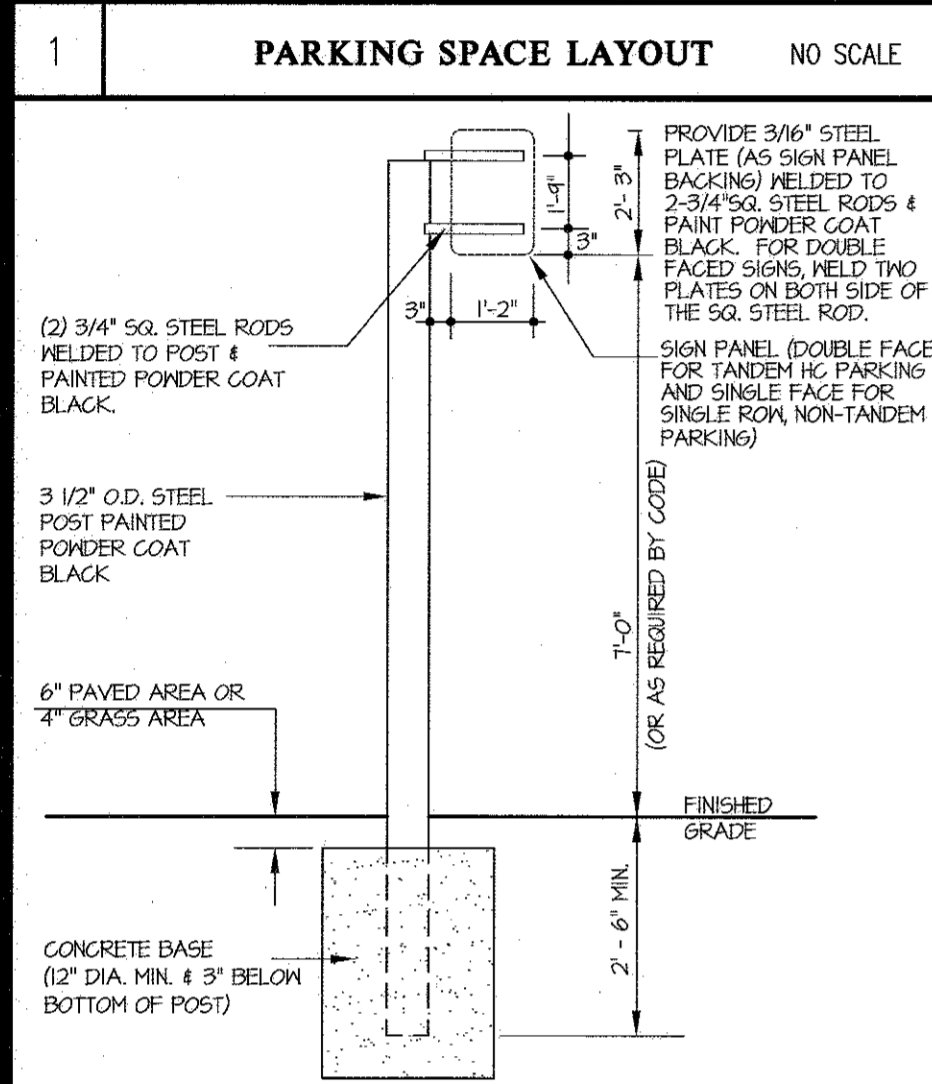
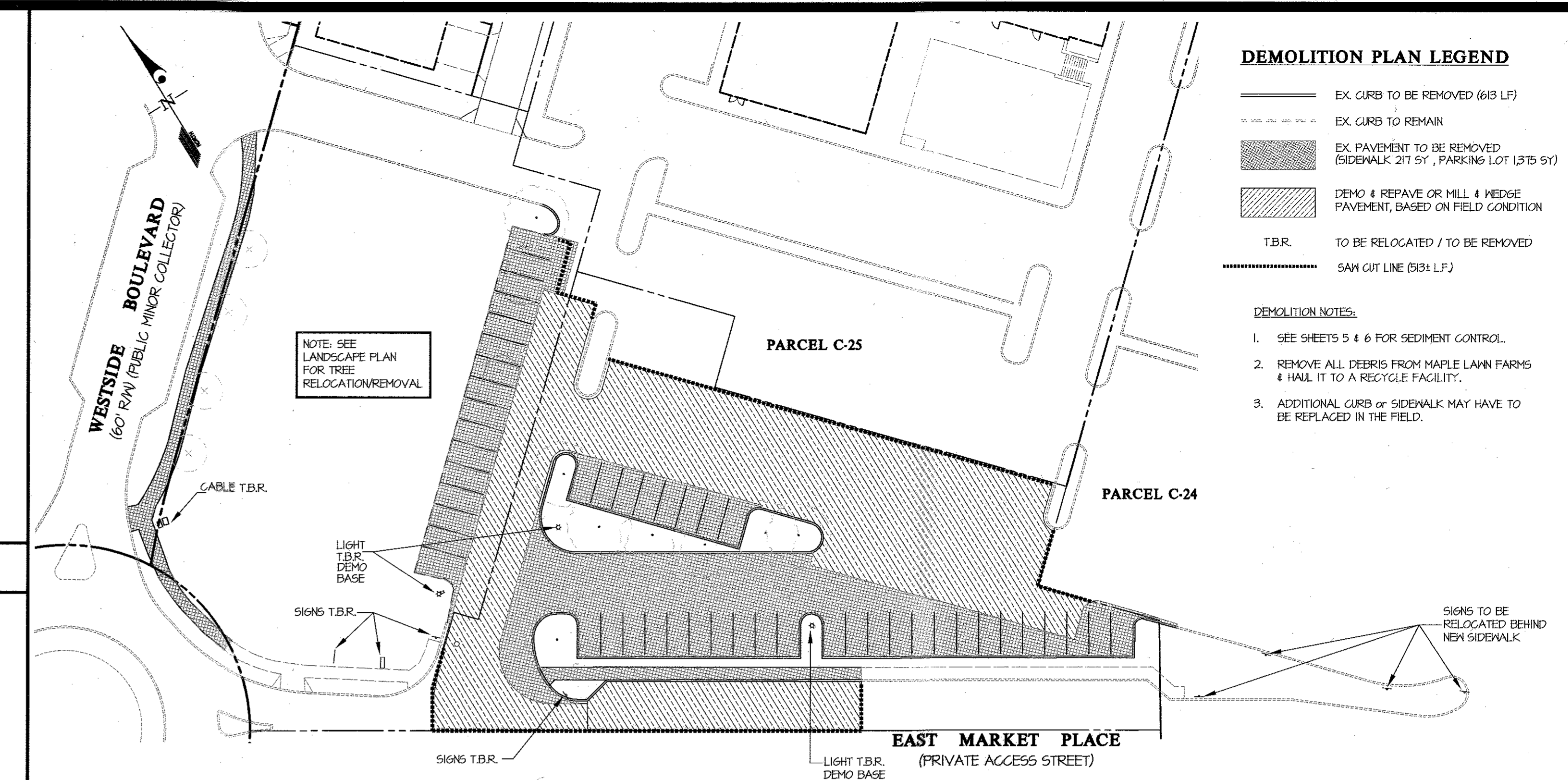
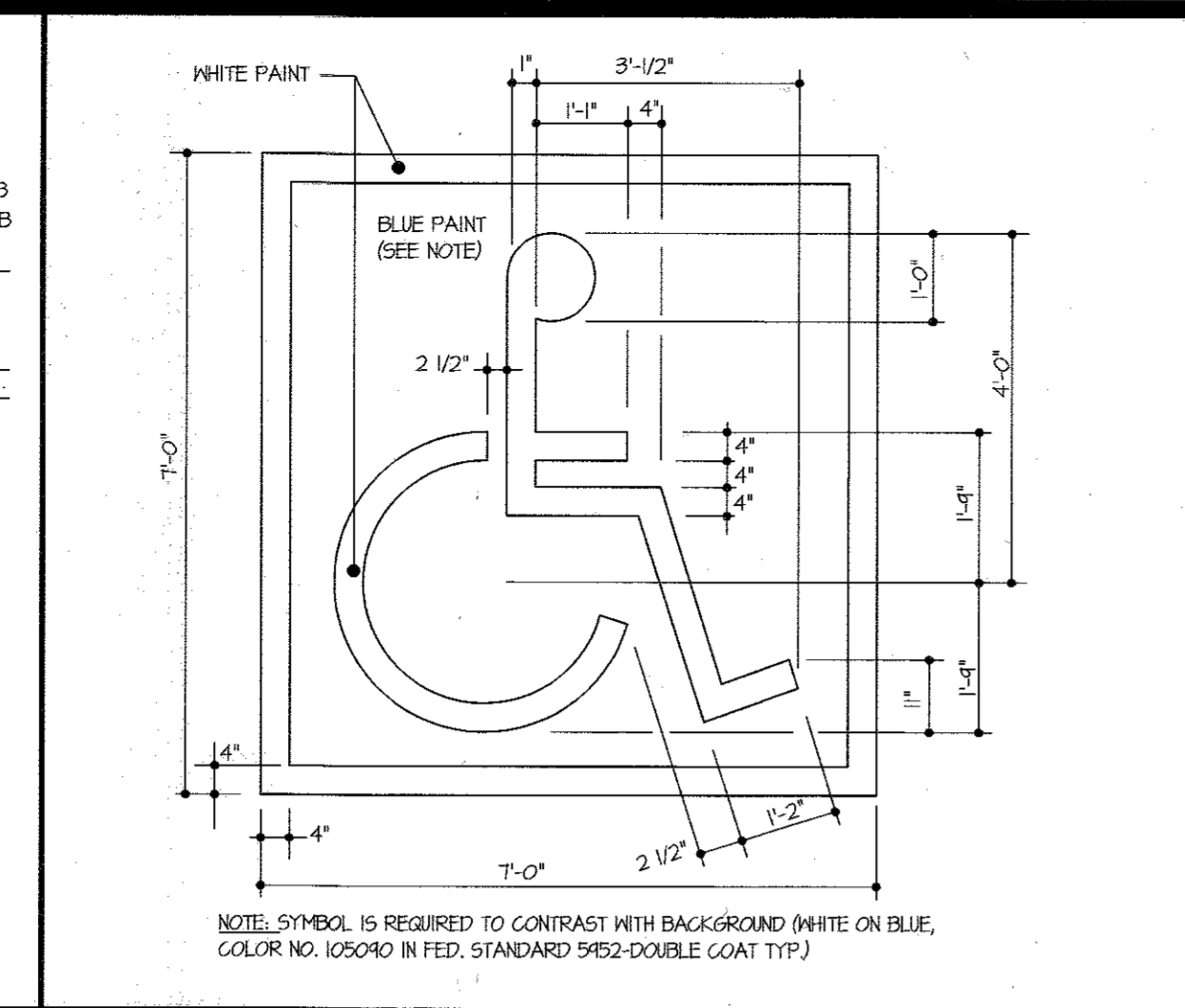
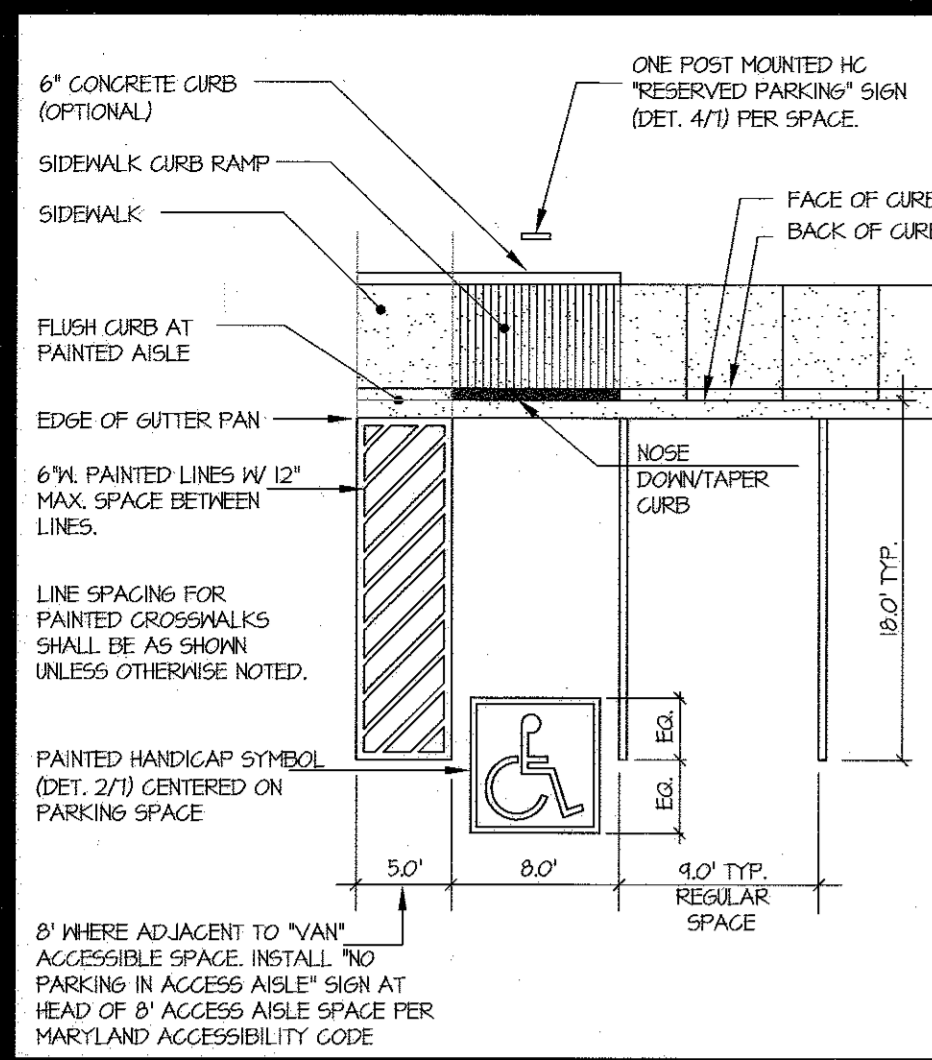
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12872
 EXPIRATION DATE: MAY 28, 2018
 10/11/17



SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 1
Parcel B-29 and B-30
 (Restaurant and/or Retail)
 PLAT Nos. 20773-20774 and 24247-24248

SCALE	ZONING	G. L. W. FILE No.
1" = 20'	MXD-3	15094
DATE	TAX MAP - GRID	SHEET
OCT./2017	46 - 21	2 OF 10

HOWARD COUNTY, MARYLAND



APPROVED PLANNING BOARD OF HOWARD COUNTY
 DATE: MAY 4, 2017

APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEM
 HOWARD COUNTY HEALTH DEPARTMENT

County Health Officer _____ Date _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Natalie Jeffries* 11-16-17
 Chief, Division of Land Development

Chief: *Walt Stahman* 11-16-17
 Chief, Development Engineering Division

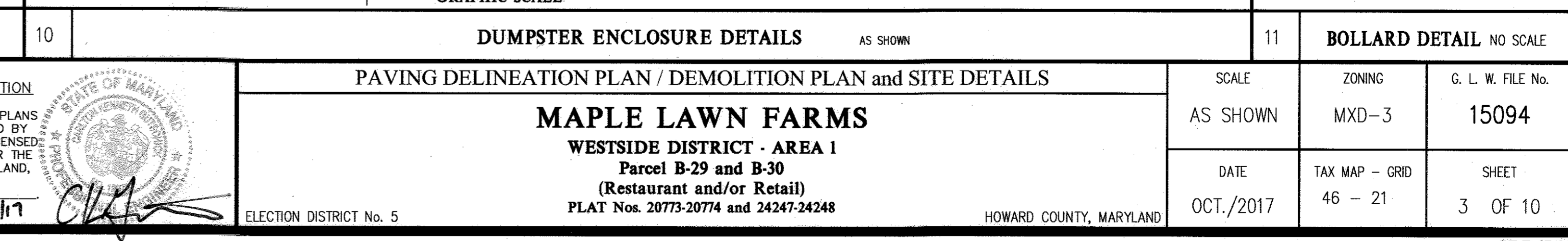
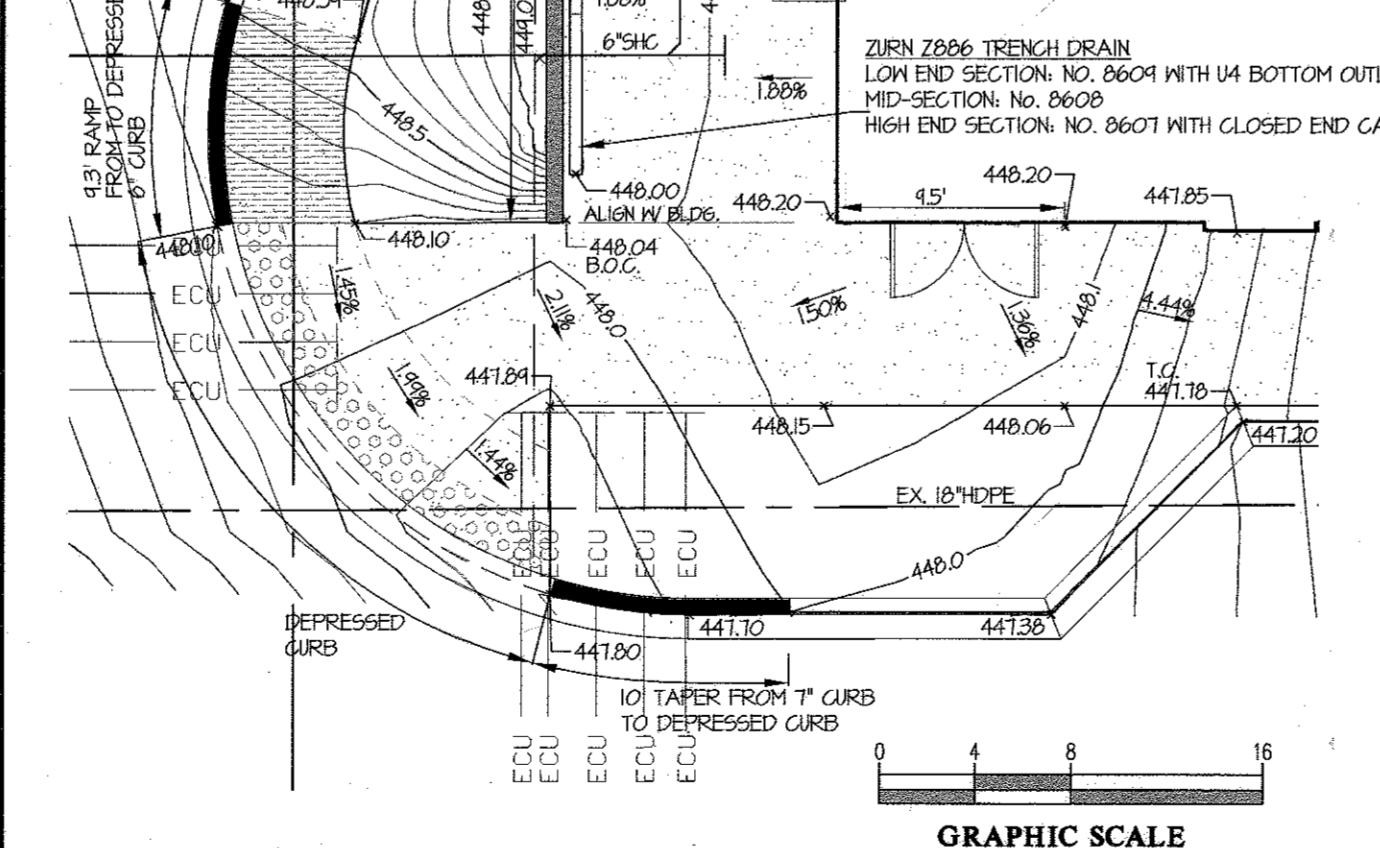
Chief: *Chad Chubb* 11-2-17
 Chief, Development Engineering Division

NOTES:

- A REVERSE GUTTER PAN SHALL HAVE A GUTTER SLOPE OF 4:1% AWAY FROM THE FLOW LINE, AND SHALL NOT BE USED WHERE THIS CREATES A HAZARDOUS CONDITION.
- GUTTER PAN AT THE MEDIAN EDGE OF INTERMEDIATE ARTERIALS OR THE HIGH SIDE OF SUPERELEVATED SECTIONS SHALL BE SLOPED AT THE SAME RATE AND IN THE SAME DIRECTION AS THE PAVEMENT, MATCH PAVEMENT CROSS SLOPE WHEN CURB IS LOCATED ON THE LOW SIDE OF SUPERELEVATED SECTION AND THE RATE OF SUPERELEVATION IS GREATER THAN 3% FOR MODIFIED CURB AND GUTTER.
- A MINIMUM OF TWO (2) FEET OF COMPACTED STABILIZED EARTH, OR EQUIVALENT, SHALL SUPPORT THE ENTIRE BACK OF CURB.
- POSITIVE DRAINAGE SHALL BE PROVIDED BOTH BEHIND THE CURB AND ALONG THE GUTTER AND FLOW LINE.
- 50' MAX. BETWEEN EXPANSION JOINTS & 10' MAX. BETWEEN CONTROL JOINTS.
- UNLESS NOTED OTHERWISE, ALL ON-SITE CURB & GUTTER SHALL BE 6" HIGH (CURB & GUTTER IN PUBLIC RIGHT-OF-WAY SHALL BE 7"-TYP)

CURB TYPE	A	B	C
6" (R-4.0)	6"	1'-1 1/2"	7"
1" (R-3.0)	1 3/8"	1'-2 1/8"	8"

REF. HOWARD COUNTY DPW DETAILS R-3.01 & R-9.01



GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 230 - BURTONTVILLE OFFICE PARK
 BURTONTVILLE, MARYLAND 20866
 TEL: 301-421-4024 FAX: 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. 12879 EXPIRATION DATE: MAY 28, 2018

Chad Chubb
 10/11/17

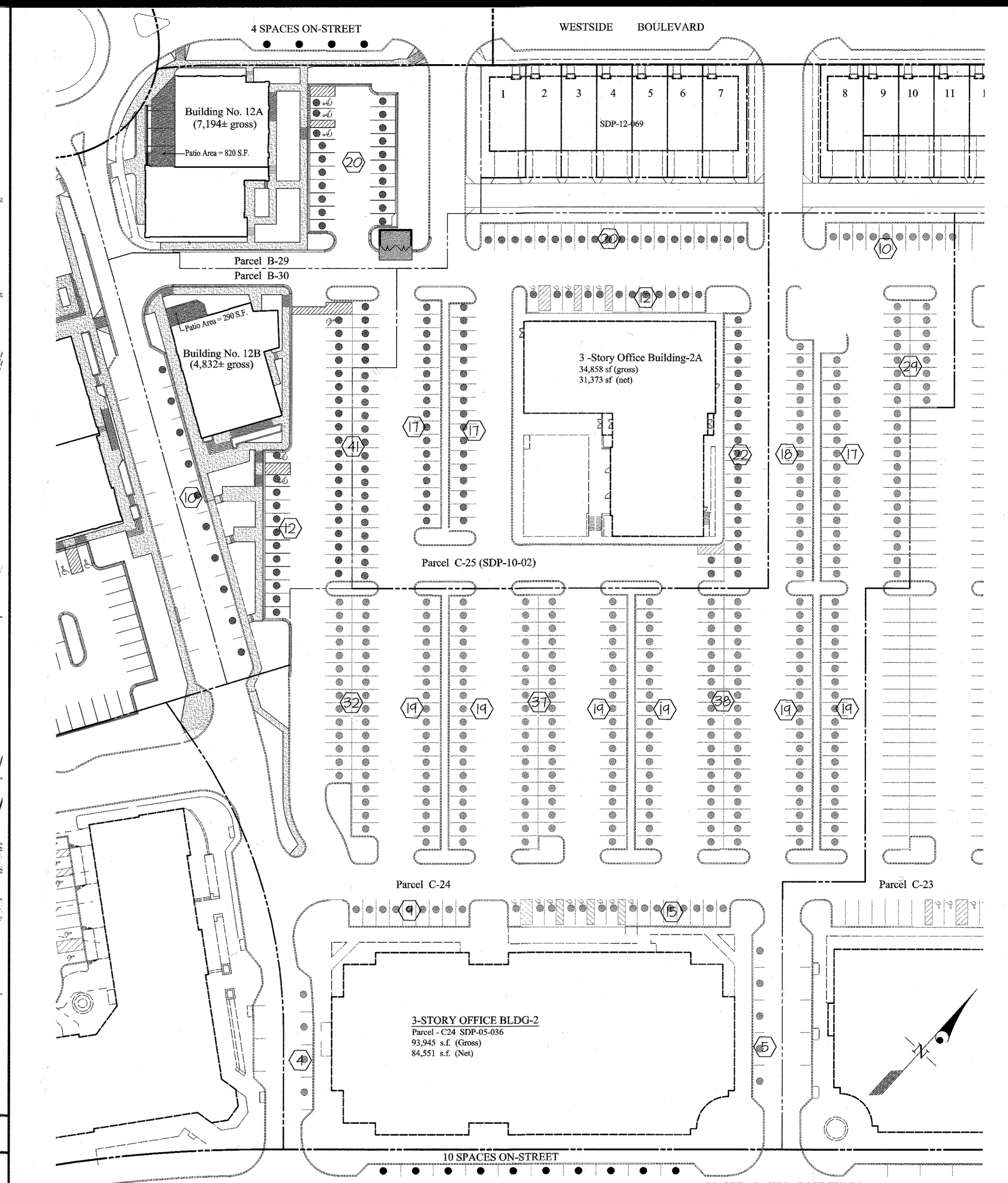
PAVING DELINEATION PLAN / DEMOLITION PLAN and SITE DETAILS

MAPLE LAWN FARMS
 WESTSIDE DISTRICT - AREA 1
 Parcel B-29 and B-30
 (Restaurant and/or Retail)
 PLAT Nos. 20773-20774 and 24247-24248

SCALE: AS SHOWN
 ZONING: MXD-3
 G. L. W. FILE NO.: 15094

DATE: OCT./2017
 TAX MAP - GRID: 46-21
 SHEET: 3 OF 10

HOWARD COUNTY, MARYLAND



APPROVED
PLANNING BOARD OF HOWARD COUNTY
 DATE: MAY 4, 2017

APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEM
 HOWARD COUNTY HEALTH DEPARTMENT

County Health Officer _____ Date _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director _____ 11-16-17 Date
 Chief, Division of Land Development _____ 11-16-17 Date
 Chief, Development Engineering Division _____ 11-9-17 Date

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 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 28, 2018
 10/11/17

PARKING LEGEND

- Existing Office Building-2 Parking Spaces (328)
- Existing Office Building-2A Parking Spaces (104)
- Proposed Parking on Parcel B-24 & B-30 (Buildings 12a and 12b) (67)
- Existing Public street parking spaces (14)

NOTE:
 1. FOR RESTAURANT USE THE REQUIRED PARKING PER 5-06-16 IS 1 SPACE PER 3 SEATS AND 1 SPACE FOR 5 EMPLOYEES IF THAT INFORMATION IS AVAILABLE. OTHERWISE USE ZONING PARKING RATIO IF SEAT AND EMPLOYEE COUNTS ARE NOT AVAILABLE.
 2. THE PARKING ANALYSIS ASSUMES WORST CASE SCENARIO, IF BOTH BUILDINGS ARE RESTAURANT USE BUILDINGS MAY BE A MIX OF RESTAURANT AND RETAIL AND THE PARKING WILL STILL WORK.

THE SHARED ACCESS AND PARKING REQUIREMENT FOR THESE PARCELS IS COVERED BY SECTION 10.11 ACCESS AND PARKING EASEMENT IN AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MAPLE LAWN COMMERCIAL ASSOCIATION, INC. AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1418 AT FOLIO 230.

Time of Day Adjustments

TYPE OF USE	Maximum Parking Demand for Use Type	Weekday					Weekend			Nighttime
		Morning 6am-8am	Mid-day 8am-3pm	Afternoon 3pm-5pm	Evening 5pm-midnight	Daytime 6am-6pm	Evening 6pm-8am	Midnight-6pm		
RESTAURANT (not fast food)	360	50	50	50	50	50	100	100	100	10
OFFICE (Parcels C-24 & C-25)	384	80	308	100	384	100	384	10	39	5
TOTAL		388	464	464	464	199	199	160	160	38

GRAPHIC SCALE

0 25 50 100

OVERALL PARKING DATA (For OB-2, OB-2A, Buildings 12A and 12B)

	Existing Office Bldg.-2 (Parcel C-24)	Existing Office Bldg.-2A (Parcel C-25)	Proposed Building 12A & 12B		Total Parking
			As Restaurant	Outdoor Patio (1110 s.f.)	
On-site Parking Spaces (not on public street)	328	104	67		499
On Public Street Parking Spaces	10	0	4		14
Area of Buildings (gross s.f.)	93,945	34,858	12,026	n/a	140,829
Area of Buildings (net s.f., 80% of gross) for parking generation	84,551	31,372	10,823	n/a	126,746
Required Parking Ratio (per 1000 s.f. net)	3.3	3.3	14	7	
Parking Demand	280	104	152	3	544
Parking Required	404		+with Time of Day Adjustments		

SHARED PARKING ANALYSIS SCALE: 1" = 50'

SHARED PARKING ANALYSIS
MAPLE LAWN FARMS
 WESTSIDE DISTRICT - AREA 1
 Parcel B-29 and B-30
 (Restaurant and/or Retail)
 PLAT Nos. 20773-20774 and 24247-24248

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	MXD-3	15094
DATE	TAX MAP - GRID	SHEET
OCT./2017	46 - 21	4 OF 10

ELECTION DISTRICT No. 5 HOWARD COUNTY, MARYLAND

SEQUENCE OF CONSTRUCTION

1. APPLY FOR GRADING PERMIT AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE COUNTY SEDIMENT CONTROL INSPECTOR (CSCI). OBTAIN GRADING PERMIT FROM THE CSCI AT THE MEETING (DURATION - 1/2 DAY).
2. INSTALL THE STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE (-SF-), SUPER SILT FENCE (-SSF-), TEMPORARY ASPHALT BERM DIVERSION, INLET PROTECTION AT EXISTING INLETS, AND TEMPORARY CHAIN LINK CONSTRUCTION FENCE. DURATION: 1-DAY.
3. INSTALL STORM DRAIN FROM M-300 TO I-301 AND IMMEDIATELY PROTECT I-300 (INITIALLY WITH SIP, THEN COIP ONCE NEW CURB IS INSTALLED). DURATION: 3-DAYS.
4. INSTALL THE CURB (GUTTER AND BASE PAVEMENT FOR THE NEW PARKING LOT ON THE NORTH SIDE OF BUILDING-12A. DURATION: 3-5DAYS.
5. START CONSTRUCTION OF BOTH BUILDINGS AND COORDINATE THEIR UTILITY CONNECTIONS. COORDINATE DEMOLITION SHOWN ON SHEET-2 FOR WORK ON BUILDING-12B. DURATION: 4-12 MONTHS FOR BUILDING CONSTRUCTION.
6. INSTALL ANY REMAINING NEW CURB AND PAVEMENT. DURATION: 3-5 DAYS.
7. INSTALL PLANT MATERIAL. DURATION: 2-3 DAYS.
8. ONCE THE SITE IS STABILIZED, OBTAIN PERMISSION FROM THE CSCI TO REMOVE ANY REMAINING THE SEDIMENT CONTROL DEVICES. DURATION: 1 DAY.
9. PAINT THE PARKING SPACES, FINISH THE BUILDING INTERIOR AND OBTAIN USE & OCCUPANCY PERMITS.

SEDIMENT CONTROL LEGEND

- 600 --- EXISTING CONTOUR
- 600 --- PROPOSED CONTOUR
- --- LIMIT OF DISTURBANCE
- SSF --- PROPOSED SUPER SILT FENCE
- [SCE] --- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- [TABD] --- TEMPORARY ASPHALT BERM DIVERSION
- [CIP] --- CURB INLET PROTECTION
- [COIP] --- COMBINATION INLET PROTECTION
- [GIP] --- GABION INLET PROTECTION
- GgA --- SOILS
- [TEMPORARY STOCKPILE AREA] --- PROPOSED TEMPORARY STOCKPILE AREA

NOTES:
 1. TSPM IS PROVIDED BY EXISTING PONDS.
 2. SOILS SHOWN IS PRE-DEVELOPMENT. THIS SITE HAS PREVIOUSLY MASS GRADED. CONSIDER SITE SOIL TO BE HAN MADE.

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

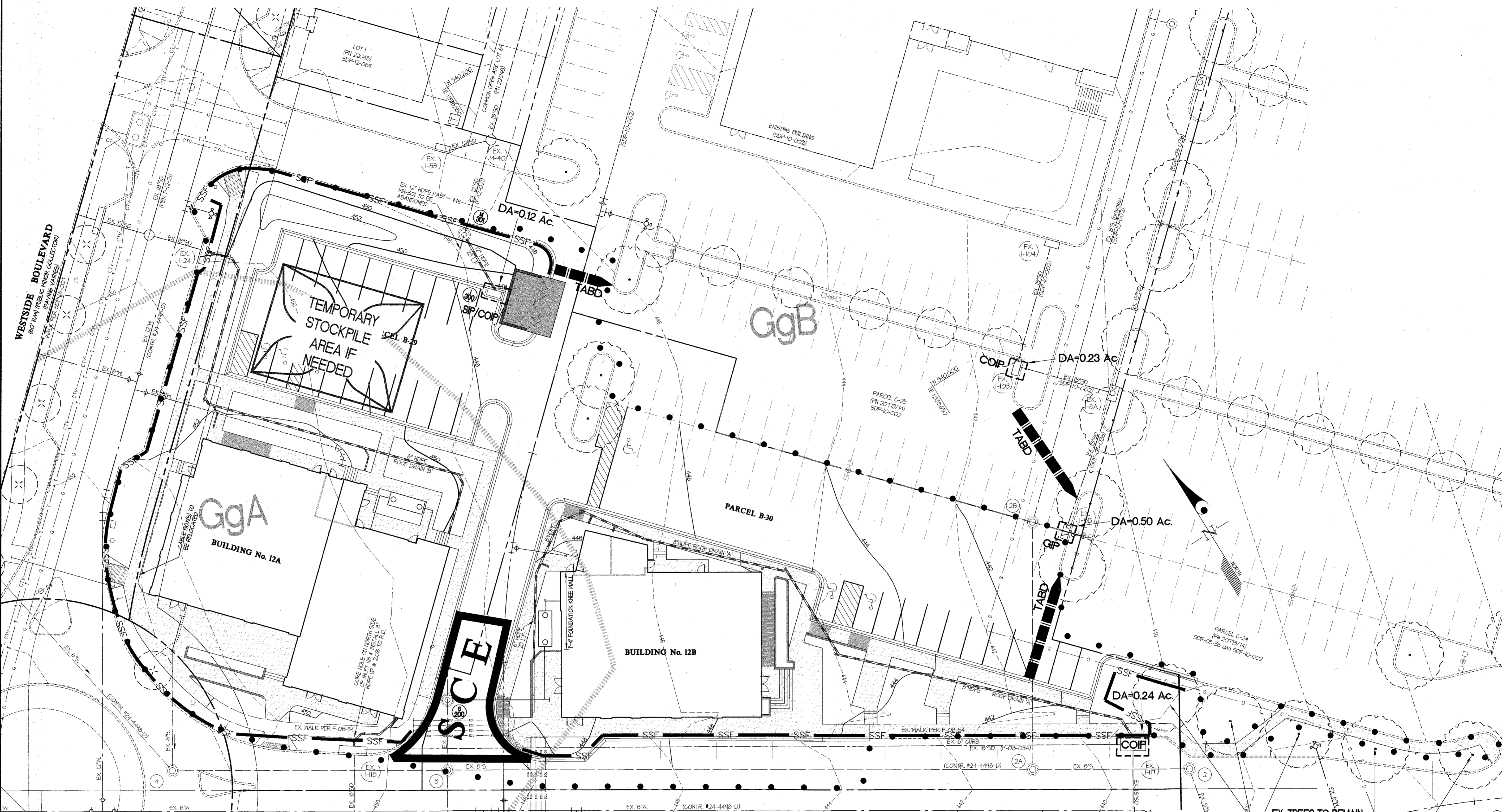
John R. Hester 10/13/17
 HOWARD S.C.D. DATE

APPROVED
 PLANNING BOARD OF HOWARD COUNTY
 DATE: MAY 4, 2017

APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEM
 HOWARD COUNTY HEALTH DEPARTMENT
 County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
N. J. J. J. 11-16-17
 Director Date
V. S. S. 11-16-17
 Chief, Division of Land Development Date
C. C. C. 11-16-17
 Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 230 - BURTONTOWN OFFICE PARK
 BURTONTOWN, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186



DEVELOPER'S/BUILDER'S CERTIFICATE
 "I HEREBY 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."
M. R. Hester 10/16/17
 SIGNATURE OF DEVELOPER/BUILDER DATE

SOIL TYPES

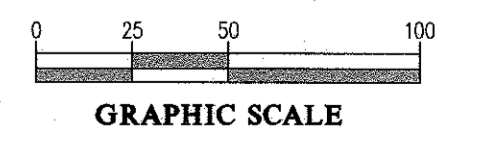
Symbol	Description	Soil Type	Kv
GgA	Glennelg Loam, 0 to 3 percent slopes	B	0.20
GgB	Glennelg Loam, 3 to 8 percent slopes	C	0.20

HOWARD COUNTY SOIL MAP NUMBER: 23 - CLARKSVILLE SE

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."
C. C. C. 10/11/17
 SIGNATURE OF ENGINEER DATE

DATE	REVISION	BY	APP'R.

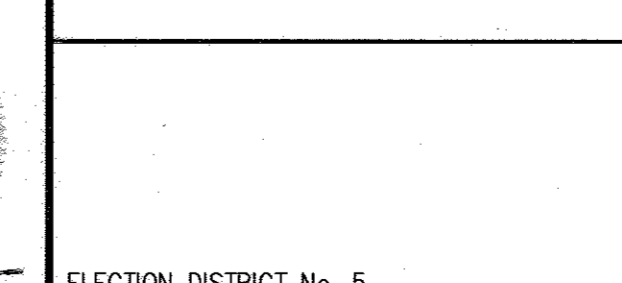
THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY



DATE: _____ REVISION: _____ BY: _____ APP'R.: _____

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. 12972, EXPIRATION DATE: MAY 26, 2018.
 10/11/17 *C. C. C.*



SEDIMENT CONTROL PLAN
MAPLE LAWN FARMS
 WESTSIDE DISTRICT - AREA 1
 Parcel B-29 and B-30
 (Restaurant and/or Retail)
 PLAT Nos. 20773-20774 and 24247-24248
 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	MXD-3	15094
DATE	TAX MAP - GRID	SHEET
OCT./2017	46 - 21	5 OF 10

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

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

PURPOSE
TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.

CONDITIONS WHERE PRACTICE APPLIES
WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED.

A. SOIL PREPARATION

1. TEMPORARY STABILIZATION
 - a. SEEDBED PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT, SUCH AS DISC HARROWS OR CHISEL PLOWS OR HARROWS MOUNTED ON CONSTRUCTION EQUIPMENT. AFTER THE SOIL IS LOOSENED, IT MUST NOT BE ROLLED OR DRAGGED SMOOTH BUT LEFT IN THE ROUGHENED CONDITION. SLOPES 1:1 OR FLATTER ARE TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE CENTER OF THE TIRE.
 - b. APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS.
 - c. INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.

2. PERMANENT STABILIZATION
 - a. A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE:
 - i. SOIL PH BETWEEN 6.0 AND 7.0.
 - ii. SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM).
 - iii. SOIL CONTAINS LESS THAN 10.0 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL (GREATER THAN 10 PERCENT FINER) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION: IF LOWGRASS WILL BE PLANTED, THEN A SOIL TEST (LESS THAN 30 PERCENT SILT PLUS CLAY) WILL 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 CONDITIONS.
- 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 OF A SOIL TEST.
- e. MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. TRACE LANE 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. SUITABLE CONDITIONS WILL NOT BE MET UNTIL THE SURFACE IS FLATTER WITH SLOPES 1:1 OR FLATTER WITH TRACKED EQUIPMENT LEAVING THE SOIL IN AN IRREGULAR CONDITION WITH RIDGES RUNNING PARALLEL TO THE CENTER OF THE TIRE. SOILS WITH SLOPES 1:1 OR FLATTER WITH SOIL LOOSE AND FRAGILE. SEEDBED LOOSENESS MAY BE UNNECESSARY ON NEWLY DISTURBED AREAS.

B. TOPSOILING

1. TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOIL OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.
2. 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 SITE TO BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-NRCS.
3. TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
 - a. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
 - b. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OF DESIRED GROWTH AND TO PROTECT SUBSOIL FROM CONTAMINATION.
 - c. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
 - d. THE SOIL IS SO AODIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
4. AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN.
5. 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 SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROVED AUTHORITY. TOPSOIL MUST NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF CONCRETE STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1.5 INCHES IN DIAMETER.
 - b. TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERBERIS GRASS, QUACK GRASS, JOHNSON GRASS, NET 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 APPROVED AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.
6. TOPSOIL APPLICATION
 - a. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL.
 - b. UNIFORMLY DISTRIBUTE TOPSOIL IN A 4 TO 6 INCH LAYER AND LIGHTLY COMPACT TO A MINIMUM THICKNESS OF 4 INCHES. SPREADING IS TO BE PERFORMED IN SUCH A MANNER THAT SOONER OR LATER SOONER TO BE APPLIED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND RELEASE. ANY PROBLEMS IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS MUST BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
 - c. 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 DETERMINED TO PROHIBIT GRADING AND SEEDING PREPARATION.

C. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS)

1. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE. SOIL ANALYSIS MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSIS.
2. FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. FERTILIZER SUBSTITUTES FOR FERTILIZER WITH PRIOR APPROVAL FROM THE APPROVED AUTHORITY. FERTILIZERS MUST NOT BE DELIVERED TO THE SITE IN UNLabeled BAGS OR CONTAINERS. THE NAME, TRADE NAME AND WARRANTY OF THE PRODUCER.
3. LIME MATERIALS MUST BE GRADE LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED EXCEPT WHEN HYDRATED) WHICH CONTAINS AT LEAST 90 PERCENT TOTAL CALCIUM OXIDE PLUS MAGNESIUM OXIDE. LIMESTONE MUST BE GROUND TO SUCH FINENESS THAT AT LEAST 50 PERCENT WILL PASS THROUGH A #20 MESH SIEVE AND 98 TO 100 PERCENT WILL PASS THROUGH A #40 MESH SIEVE.
4. LIME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. WHERE THE SUBSOIL IS EITHER HEAVILY IRONIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIME/SLAG AT THE RATE OF 4 TO 8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.

B-4-3 STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING

DEFINITION
THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER.

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

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

A. SEEDING

1. SPECIFICATIONS
 - a. ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. ALL SEED MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED LABORATORY. ALL SEED USED MUST HAVE BEEN TESTED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL ON ANY PROJECT. REFER TO TABLE B-4.4 REGARDING THE QUALITY OF SEED. SEED TAGS MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY THE TYPE OF SEED AND SEEDING RATE.
 - b. MULCH-ALONE MAY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING RATES ONLY IF THE GROUND IS FROZEN. THE APPROPRIATE SEEDING MIXTURE MUST BE APPLIED WHEN THE TESTING AGENCY.
 - c. INOCULANTS: THE INOCULANT FOR TREATING LEGUME SEED IN THE MIXTURES SPECIFIED 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 INOCULANTS AS COOL AS POSSIBLE UNTIL USED. TEMPERATURES ABOVE 75 TO 80 DEGREES FAHRENHEIT CAN WEAKEN BACTERIA AND MAKE THE INOCULANT LESS EFFECTIVE.
 - d. SOO OR SEED MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR SOIL CONTROL. UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DEGRADATION OF PHYTO-TOXIC MATERIALS.
2. APPLICATION
 - a. DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SEEDERS.
 - i. 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.
 - ii. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER, APPLY SEED AT THE SEEDING RATE IN EACH DIRECTION. THE SEEDING AREA WITH A WEIGHTED ROLLER TO PROVIDE GOOD SEED TO SOIL CONTACT.
 - b. DRILL OR OUTLIPPER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL.
 - i. CUT/PACKING 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.
 - ii. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER, APPLY HALF THE SEEDING RATE IN EACH DIRECTION.
 - c. 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 (PHOSPHORUS), 200 POUNDS PER ACRE; K2O (POTASSIUM), 200 POUNDS PER ACRE.
 - ii. USE ONLY GRADE AGRICULTURAL LIMESTONE (UP TO 3 TONS PER ACRE) MAY BE APPLIED BY HYDROSEEDING. NORMALLY, NOT MORE THAN 1 TONS ARE APPLIED BY HYDROSEEDING AT ANY ONE TIME. DO NOT USE BURNT OR HIGHLY WEATHERED LIME WHEN HYDROSEEDING.
 - iii. MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT INTERRUPTION.
 - iv. WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL.

B. MULCHING

1. MULCH MATERIALS (IN ORDER OF PREFERENCE)
 - a. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY DRY IN COLOR. CONTAINING SUPPLY AND FREE OF NOXIOUS WEED SEEDS AS SPECIFIED IN THE MARYLAND STATE SEED LAW AND NOT MUSTY, MOLLY, CAKED, DECAYED, OR EXCESSIVELY DUSTY. NOTE: USE ONLY STERILE STRAW MULCH IN AREAS WHERE THE SPECIES OF GRASS IS DESIRED.
 - b. WOOD CELLULOSE FIBER MULCH (WCFM) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE.
 - i. WCFM IS TO BE DIED GREEN OR CONTAIN A GREEN DYE IN THE PACKAGE THAT WILL PROVIDE AN APPROPRIATE COLOR TO FACILITATE VISUAL INSPECTION OF THE UNIFORM SPREAD SLURRY.
 - ii. WCFM INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING FACTORS.
 - 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, FERTILIZER AND OTHER ADJUTIVES TO FORM A HOMOGENEOUS SLURRY. THE MULCH MATERIAL MUST BE A BLOTTER-LIKE GROUND COVER, ON APPLICATION, HAVING MOISTURE ABSORPTION AND PERCOLATION PROPERTIES AND MUST NOT INHIBIT THE GROWTH OF THE GRASS SEEDLINGS.
 - iv. WCFM MATERIAL MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT CONCENTRATION LEVELS THAT WILL BE PHYTO-TOXIC.
 - v. WCFM MUST CONFORM TO THE FOLLOWING PHYSICAL REQUIREMENTS: FIBER LENGTH OF 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 80 PERCENT MINIMUM.
2. APPLICATION
 - a. APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING.
 - b. WCFM STRAW MULCH (IF USED): SPREAD IT OVER SEEDED AREAS AT THE RATE OF 2 TONS PER ACRE TO A UNIFORM LOOSE DEPTH OF 1 TO 2 INCHES. APPLY MULCH TO AVOID A UNIFORM DISTRIBUTION AND DEPTH SO THAT THE SOIL SURFACE IS NOT EXPOSED. WHEN USING A MULCH ANCHORING TOOL, INCREASE THE APPLICATION RATE TO 2.5 TONS PER ACRE.
 - c. CERTIFIED KENTUCKY BLUEGRASS: MIX THE WOOD CELLULOSE FIBER WITH WATER TO ATTAIN A MIXTURE WITH A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.
 3. ANCHORING
 - a. 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 EROSION HAZARD:
 - i. 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 FLATTER SLOPES WHERE EQUIPMENT CAN OPERATE SAFELY. IF USED ON SLOPING LAND, THIS PRACTICE SHOULD FOLLOW THE CONTOUR.
 - ii. 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.
 - iii. SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AS90-TACK), DCA-70, PERCREST, TERRA TAT, 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 OF ASPHALT BINDERS IS STRICTLY PROHIBITED.
 - iv. LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER RECOMMENDATIONS. NETTING IS USUALLY AVAILABLE IN ROLLS 4 TO 15 FEET WIDE AND 300 TO 3,000 FEET LONG.

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

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

PURPOSE
TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS. CONDITIONS WHERE PRACTICE APPLIES EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.

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

TEMPORARY SEEDING SUMMARY

No.	SPECIES	APPLICATION RATE (lb/acre)	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (10-10-10)	LIME RATE
1	ANNUAL RYEGRASS	40 lb/acre	Mar. 1 to May 15, Aug. 1 to Oct. 15	0.5 INCHES	436 lb/acre (90 lb/1000 sq ft)	2 tons/acre (400 lb/1000 sq ft)
2	PEARL MILLET	20 lb/acre	May 16 to July 31	0.5 INCHES		

B-4-8 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA

- A MOUND OR PILE OF SOIL PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SEDIMENT CONTROL MEASURES.
- PURPOSE**
TO PROVIDE A DESIGNATED LOCATION FOR THE TEMPORARY STORAGE OF SOIL THAT CONTROLS THE POTENTIAL FOR EROSION, SEDIMENTATION, AND CHANGES TO DRAINAGE PATTERNS.
- CONDITIONS WHERE PRACTICE APPLIES**
STOCKPILE AREAS ARE UTILIZED WHEN IT IS NECESSARY TO SALVAGE AND STORE SOIL FOR LATER USE.
1. THE STOCKPILE LOCATION AND ALL RELATED SEDIMENT CONTROL PRACTICES MUST BE CLEARLY INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN.
 2. THE FOOTPRINT OF THE MATERIAL MUST BE SIZED TO ACCOMMODATE THE ANTICIPATED VOLUME OF MATERIAL AND BASED ON A 1:1 VERTICAL TO HORIZONTAL RATIO NO STEEPER THAN 2:1. BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-3 LAND GRADING.
 3. RIBBED TIRE STOCKPILE AREAS MUST DRAIN TO A SUITABLE SEDIMENT CONTROL PRACTICE.
 4. ACCESS THE STOCKPILE AREA FROM THE UPGRADE SIDE.
 5. CLEAR WATER RUNOFF INTO THE STOCKPILE AREA MUST BE MINIMIZED BY USE OF A DIVERSION FENCE SUCH AS AN EARTH LOG, TEMPORARY SMALL OR DIVERSION FENCE. PROMISONS MUST BE MADE FOR DISCHARGING CONCENTRATED FLOW IN A NON-EROSIVE MANNER.
 6. WHERE RUNOFF CONCENTRATES ALONG THE TOE OF THE STOCKPILE FILL, AN APPROPRIATE EROSION/SEDIMENT CONTROL PRACTICE MUST BE USED TO INTERCEPT THE DISCHARGE.
 7. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 3/7 DAY STABILIZATION REQUIREMENT AS WELL AS STANDARD B-4-1 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION.
 8. IF THE STOCKPILE IS LOCATED ON AN IMPERVIOUS SURFACE, A LINER SHOULD BE PROVIDED BELOW THE STOCKPILE TO FACILITATE CLEANUP. STOCKPILES CONTAINING CONTAMINATED MATERIAL MUST BE COVERED WITH IMPERVIOUS LINING.

STANDARDS AND SPECIFICATIONS FOR DUST CONTROL

- CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES.
- PURPOSE**
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 FROM ON AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT.
- SPECIFICATIONS**
1. MULCHES: SEE SECTION B-4-2 SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS, SECTION B-4-3 SEEDING AND MULCHING, AND SECTION B-4-4 TEMPORARY STABILIZATION. MULCH MUST BE APPLIED TO PREVENT BLOWING.
 2. VEGETATIVE COVER: SEE SECTION B-4-4 TEMPORARY STABILIZATION.
 3. TILLS: TILL TO ROUGHEN SURFACE AND BRING CLOSURE TO THE SURFACE. BENCH PLOWING ON WINNADO SIDE OF SITE. CHISEL-TYPE PLOW SPACES ABOUT 12 INCHES APART. SPRING-TOWEDED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT THAT MAY PRODUCE THE DESIRED EFFECT.
 4. IRRIGATION: SPRINKLE SOIL WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NEEDED. THE SITE MUST NOT BE WETTER TO THE POINT THAT RUNOFF OCCURS.
 5. BARRIERS: SOIL BOARD FENCES, SILT FENCES, SNOW FENCES, DUMP FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.
 6. CHEMICAL TREATMENT: USE OF CHEMICAL TREATMENT REQUIRES APPROVAL BY THE APPROPRIATE PLAN REVIEW AUTHORITY.

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

DEFINITION
TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

PURPOSE
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.

A. SEED MIXTURES

1. GENERAL USE
 - a. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDNESS 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.3 PLUS FERTILIZER AND LIME RATES MUST BE PUT ON THE PLAN.
 - b. FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES BY THE TESTING AGENCY SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING.
 - c. WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING SEASON, APPLY SEED AND MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION B-4-3.1.1.8 AND MAINTAIN UNTIL THE NEXT SEEDING SEASON.
2. TURFGRASS MIXTURES
 - a. 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 MIXTURES, APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.

B. IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES

- i. KENTUCKY BLUEGRASS: FULL SUN MIXTURE; FOR USE IN AREAS THAT RECEIVE INTENSIVE MAINTENANCE. FULL SUN MIXTURE 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 THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.
- ii. 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 MAINTENANCE. CERTIFIED PERENNIAL RYEGRASS CULTIVARS/CERTIFIED KENTUCKY BLUEGRASS SEEDING RATE: 2 POUNDS MIXTURE PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH 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 MAINTENANCE IN FULL SUN TO MEDIUM SHADE. RECOMMENDED MIXTURE INCLUDES: CERTIFIED TALL FESCUE CULTIVARS 95 TO 100 PERCENT, CERTIFIED KENTUCKY BLUEGRASS CULTIVARS TO 5 PERCENT, SEEDING RATE: 1.5 TO 8 POUNDS PER 1000 SQUARE FEET. ONE OR MORE CULTIVARS MAY BE RECOMMENDED.
- iv. KENTUCKY BLUEGRASS/FINE FESCUE SHADE MIXTURE; FOR USE IN AREAS WITH SHADE. RECOMMENDED MIXTURE INCLUDES: CERTIFIED TALL FESCUE CULTIVARS 50 TO 60 PERCENT, CERTIFIED KENTUCKY BLUEGRASS CULTIVARS TO 40 PERCENT, AND CERTIFIED FINE FESCUE AND 50 TO 70 PERCENT. SEEDING RATE: 1 TO 2 TO 3 POUNDS PER 1000 SQUARE FEET.

PERMANENT SEEDING SUMMARY

No.	SPECIES	APPLICATION RATE	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (10-20-20)	LIME RATE
1	Certified Tall Fescue blend (95% by weight); Falcov III Penn 1901 & Rebel Excalo and	6-8 lb/1000 sq ft	Mar. 1 to May 15, Aug. 15 to Oct. 15	1/4 - 1/2 IN.	1.0 lb/1000 sq ft. (45 lb/1000 sq ft.)	90 lb/1000 sq ft.
2	Certified Kentucky Bluegrass blend (5% by weight); Courtyard, Raven & Yankee					

* Other cultivars listed as "proven" in the most current UM TT-77 may also be used

B. SOO: TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER).

1. GENERAL SPECIFICATIONS
 - a. CLASS OF TURFGRASS SOO MUST BE MARYLAND STATE CERTIFIED. SOO LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR.
 - b. SOO MUST BE MACHINE CUT AT A UNIFORM SOO THICKNESS OF 3/4 INCH, PLUS OR MINUS 1/4 INCH. AT THE TIME OF CUTTING, MEASUREMENTS SHOULD BE TAKEN TO PREVENT WINDING AND THATCH. BROKEN PADS OR TORN OR UNKNOVEN EDGES WILL NOT BE ACCEPTABLE.
 - c. STANDARD SIZE SECTIONS OF SOO 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 SURFACE.
 - d. SOO MUST NOT BE HARVESTED OR TRANSPORTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.
 - e. SOO MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOO NOT TRANSPORTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.
2. SOO INSTALLATION
 - a. DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY BRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOO.
 - b. LAY THE FIRST ROW OF SOO IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO IT AND TIGHTLY INTERLOCKED AGAINST EACH OTHER. STAGGER LATERAL JOINTS TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. ENSURE THAT SOO IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE AIR DROPPING OF THE ROOTS.
 - c. WHEREVER POSSIBLE, LAY SOO WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERED JOINTS ROLL AND TAMP. LEGS OR OTHERWISE SECURE THE SOO TO PREVENT SLIPAGE ON SLOPES. ENSURE SOO CONTACT EXISTS BETWEEN SOO ROOTS AND THE UNDERLYING SOIL SURFACE.
 - d. WATER THE SOO IMMEDIATELY FOLLOWING ROLLING AND TAMPING UNTIL THE UNDERSIDE OF THE NEW SOO PAD AND SOO SURFACE BELOW THE SOO ARE THROUGHOUT COMPLETE THE OPERATIONS OF LAYING, TAMING, AND IRRIGATING FOR ANY PIECE OF SOO WITHIN EIGHT HOURS.
3. SOO MAINTENANCE
 - a. IN THE ABSENCE OF ADEQUATE RAINFALL, WATER DAILY DURING THE FIRST WEEK OR AS OFTEN AND SUFFICIENTLY NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 INCHES. WATER SOO DURING THE HEAT OF THE DAY TO PREVENT WILTING.
 - b. AFTER THE FIRST WEEK, SOO WATERING IS REQUIRED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE CONTENT.
 - c. SOO MUST NOT BE CUT UNTIL THE SOO 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.

SEDIMENT CONTROL NOTES

1. A PRE-CONSTRUCTION MEETING MUST OCCUR WITH THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS. CONSTRUCTION INSPECTION (SECTION 2010) 410-313-1855 AFTER THE FUTURE LEO AND PROTECTED AREAS ARE MARKED CLEAR ON THE FIELD. A MINIMUM OF 48 HOUR NOTICE TO CD MUST BE GIVEN AT THE FOLLOWING TIMES:
 - a. PRIOR TO THE START OF EARTH DISTURBANCE.
 - b. UPON COMPLETION OF THE INSTALLATION OF PERMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
 - c. PRIOR TO THE START OF ANOTHER PHASE OF CONSTRUCTION OR OPENING OF ANOTHER GRADING UNIT.
 - d. PRIOR TO THE REMOVAL OR MODIFICATION OF SEDIMENT CONTROL PRACTICES.

OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE. OTHER RELATED STATE AND FEDERAL PERMITS SHALL BE REFERENCED, TO ENSURE COORDINATION AND TO AVOID CONFLICTS WITH THIS PLAN.

2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENTATION, AND REVISIONS THERE TO. FOLLOWING INITIAL SOIL DISTURBANCE OR EARTH DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN A CALENDAR DAYS FOR ALL PERMETER SEDIMENT CONTROL STRUCTURES, Dikes, PERMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, 7 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
3. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION IS REQUIRED WITHIN THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERMETER CONTROLS, Dikes, SWALES, DITCHES, PERMETER SLOPES AND ALL SLOPES STEEPER THAN 3:1 HORIZONTAL TO VERTICAL (H:V). AND SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED AREAS ON THE PROJECT SITE EXCEPT FOR THOSE WITH ACTIVE CONCENTRATED FLOW, STEEP SLOPES, AND HIGHLY ERODIBLE AREAS SHALL RECEIVE SOIL STABILIZATION MATING (SEC. B-4-6).
4. 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 TOPSOIL (Sec. B-4-2), PERMANENT SEEDING (Sec. B-4-3), TEMPORARY SEEDING (Sec. B-4-4) AND MULCHING (Sec. B-4-5). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES IF THE GROUND IS FROZEN. INDETERMINATE STABILIZATION (Sec. B-1-1) SPECIFICATIONS SHALL BE ENFORCED IN AREAS WITH 3:1 OR FLATTER SLOPES (SEC. B-4-3) IN EXCESS OF 20 FT. MUST BE BLENDED WITH STABLE OUTLET. ALL CONCENTRATED FLOW, STEEP SLOPES, AND HIGHLY ERODIBLE AREAS SHALL RECEIVE SOIL STABILIZATION MATING (SEC. B-4-6).
5. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM CD.

6. SITE ANALYSIS:

- TOTAL AREA OF SITE: 1,556.4 AC.
 - AREA DISTURBED: 1,402.4 AC.
 - AREA TO BE ROOFED OR PAVED: 1,102.4 AC.
 - AREA TO BE VEGETATIVELY STABILIZED: 0,304 AC.
 - TOTAL CUT: 1,000+ CY*
 - TOTAL FILL: 1,000+ CY*
 - OFF-SITE WASTE/BORROW AREA LOCATION: NONE
- * FOR ESTIMATING PURPOSES ONLY. VERIFY ACTUAL VOLUMES.

7. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR REPAIRMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
8. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE CD, THE SITE AND ALL CONTROLS SHALL BE INSPECTED BY THE CONSTRUCTION INSPECTOR AND THE NEXT DAY AFTER EACH RAIN EVENT. A WRITTEN REPORT OF THE INSPECTION, MAKE AVAILABLE UPON REQUEST, IS PART OF EVERY INSPECTION AND SHOULD INCLUDE:
 - INSPECTION TYPE (ROUTINE, PRE-STORE EVENT, DURING RAIN EVENT)
 - NAME AND TITLE OF INSPECTOR
 - WEATHER INFORMATION (CURRENT CONDITIONS AS WELL AS TIME AND AMOUNT OF LAST RECORDED PRECIPITATION)
 - BRIEF DESCRIPTION OF PROJECTS STATUS (E.G., PERCENT COMPLETE) AND/OR CURRENT ACTIVITIES
 - EVIDENCE OF SEDIMENT DISCHARGES
 - IDENTIFICATION OF SEDIMENT CONTROL PRACTICES
 - IDENTIFICATION OF SEDIMENT CONTROLS THAT REQUIRE MAINTENANCE
 - IDENTIFICATION OF MISSING OR IMPROPERLY INSTALLED SEDIMENT CONTROLS
 - COMPLIANCE STATUS REGARDING THE SEQUENCE OF CONSTRUCTION AND STABILIZATION REQUIREMENTS
 - PHOTOGRAPHS
 - MONITORING/SAMPLING
 - MAINTENANCE AND/OR CORRECTIVE ACTION PERFORMED
 - OTHER INSPECTION ITEMS AS REQUIRED BY THE GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES (NPDES, MDE).

9. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OF THAT WHICH CAN BE BACK-FILLED AND STABILIZED BY THE END OF EACH WORKDAY, WHICHEVER IS SHORTER.

10. ANY MAJOR CHANGES OR REVISIONS TO THE PLAN OR SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE HSCD PRIOR TO PROCEEDING WITH CONSTRUCTION. MINOR REVISIONS MAY ALLOWED BY THE CD PER THE LIST OF HSCD-APPROVED FIELD CHANGES.

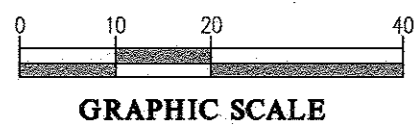
11. DISTURBANCE SHALL NOT OCCUR OUTSIDE THE L.O.D. A GRADING SITE IS TO BE SEQUENCED SO THAT GRADING ACTIVITIES BEGIN ON ONE GRADING UNIT (MAXIMUM GROWTH OF 1/2 TO 1 INCH EVERY 1 TO 3 DAYS) THEREAFTER MUST PROCEED TO THE NEXT GRADING UNIT. THE PRECEDING GRADING UNIT HAS BEEN STABILIZED AND APPROVED BY THE CD. ALL AREAS DIST

C FACTOR COMPUTATIONS				
STRUCTURE	AREA (AC.)	C	IMPERVIOUS	PLAN #
EX I-24	0.11	0.72	80%	F-12-021
I-300	0.12	0.73	80%	THIS SDP
EX I-22	0.22	0.72	80%	F-12-021
EX I-53	0.01	0.72	80%	F-12-021
EX H-02	0.22	0.78	87%	SDP 10-02
EX H-04	0.22	0.78	87%	SDP 10-02
EX H-03	0.23	0.78	87%	SDP 10-02
EX I-8A	0.04	0.78	87%	SDP 05-036
EX I-8B	0.36	0.78	87%	SDP 05-036
EX I-32	0.34	0.78	87%	SDP 05-036
EX H-11	0.24	0.81	92%	F-08-54
EX H-18	0.13	0.81	92%	F-08-54
RD-1	0.06	0.96	100%	THIS SDP
RD-2	0.06	0.96	100%	THIS SDP
RD-3	0.11	0.96	100%	THIS SDP
TD-1	0.01	0.96	100%	THIS SDP
EX I-33	0.46	0.78	85%	SDP 05-036

NOTE:
 1. C FACTOR ASSIGNED FOR DRAINAGE AREA I-300 DUE TO MASS GRADING.
 2. C FACTOR FOR EXISTING STRUCTURES TAKEN FROM APPROVED SDP OR F PLAN.

LEGEND

- DRAINAGE DIVIDE
- RD 1 STRUCTURE NUMBER
- SOIL BOUNDARY
- GgA SOIL TYPE



APPROVED
 PLANNING BOARD OF HOWARD COUNTY
 DATE: MAY 4, 2017

APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEM
 HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *William J. J. [Signature]* 11-16-17
 Chief, Division of Land Development: *Neil [Signature]* 11-16-17
 Chief, Development Engineering Division: *Chad [Signature]* 11-8-17

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONTVILLE, OFFICE PARK
 BURTONTVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 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. 12972
 EXPIRATION DATE: MAY 26, 2018
 10/11/17 *[Signature]*

STORM DRAIN DRAINAGE AREA MAP
MAPLE LAWN FARMS
 WESTSIDE DISTRICT - AREA 1
 Parcel B-29 and B-30
 (Restaurant and/or Retail)
 PLAT Nos. 20773-20774 and 24247-24248

SCALE	ZONING	G. L. W. FILE NO.
1" = 20'	MXD-3	15094
DATE	TAX MAP - GRID	SHEET
OCT./2017	46 - 21	7 OF 10

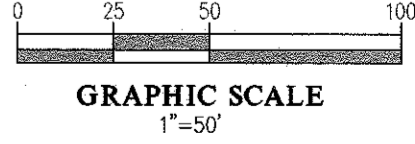
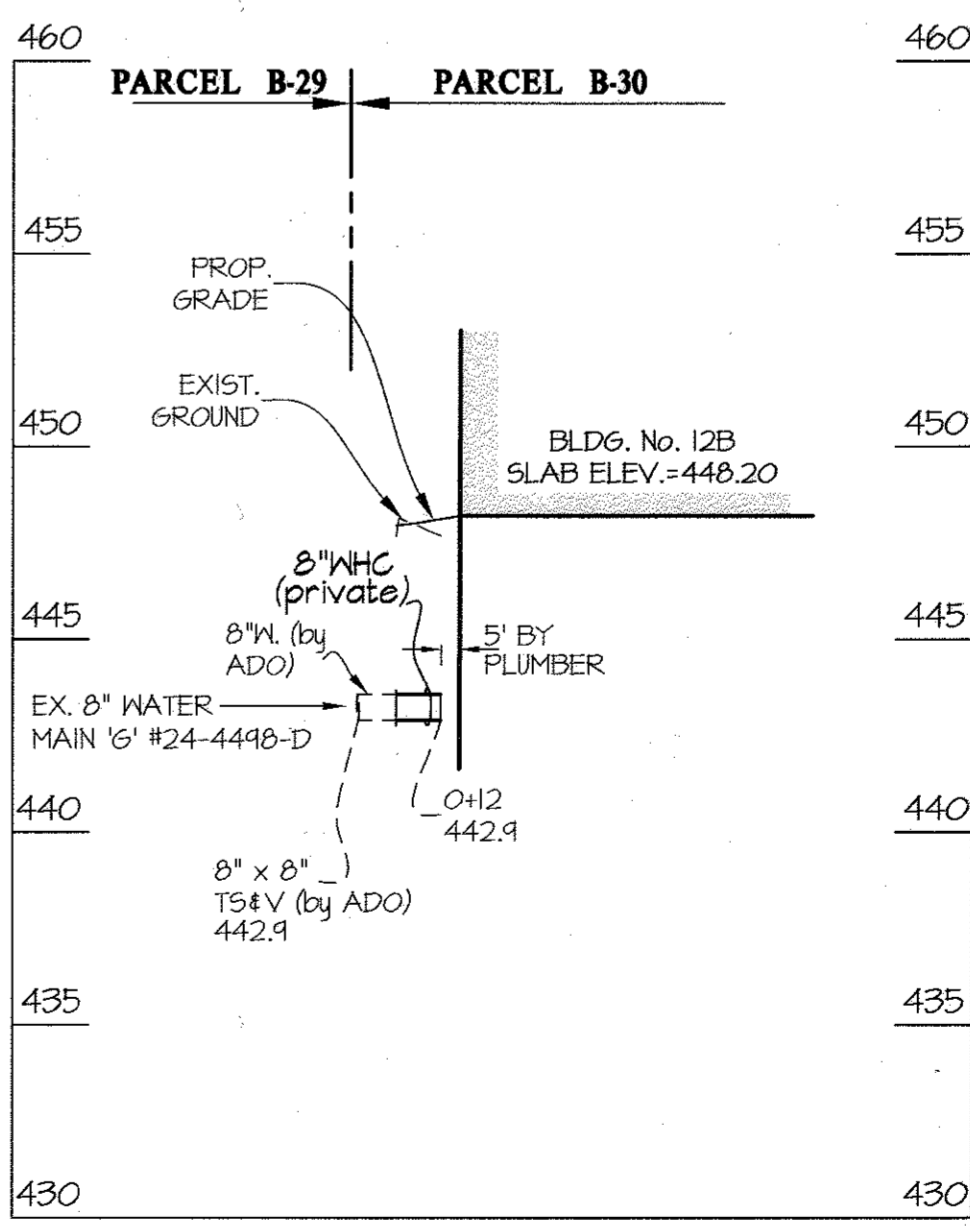
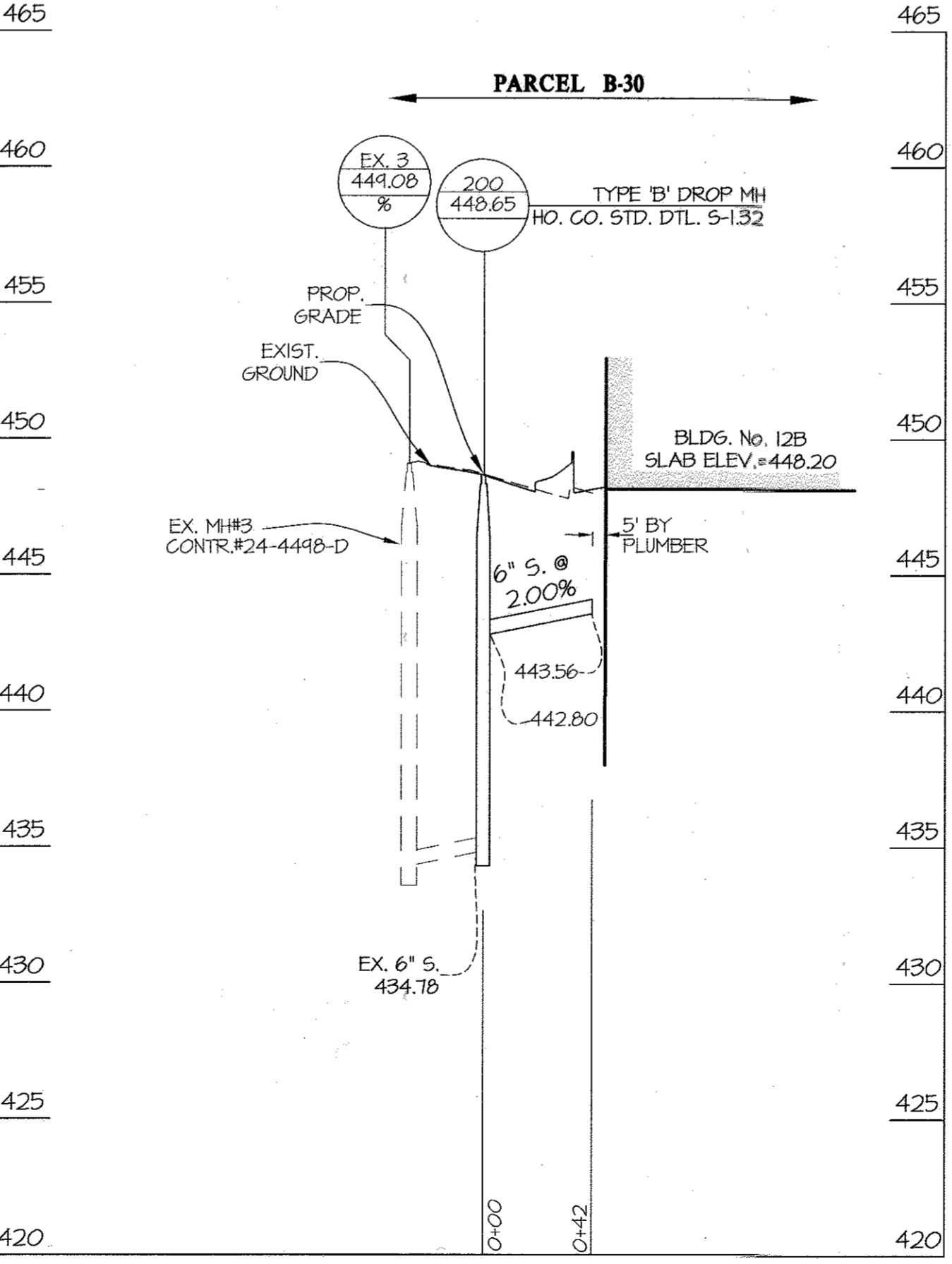
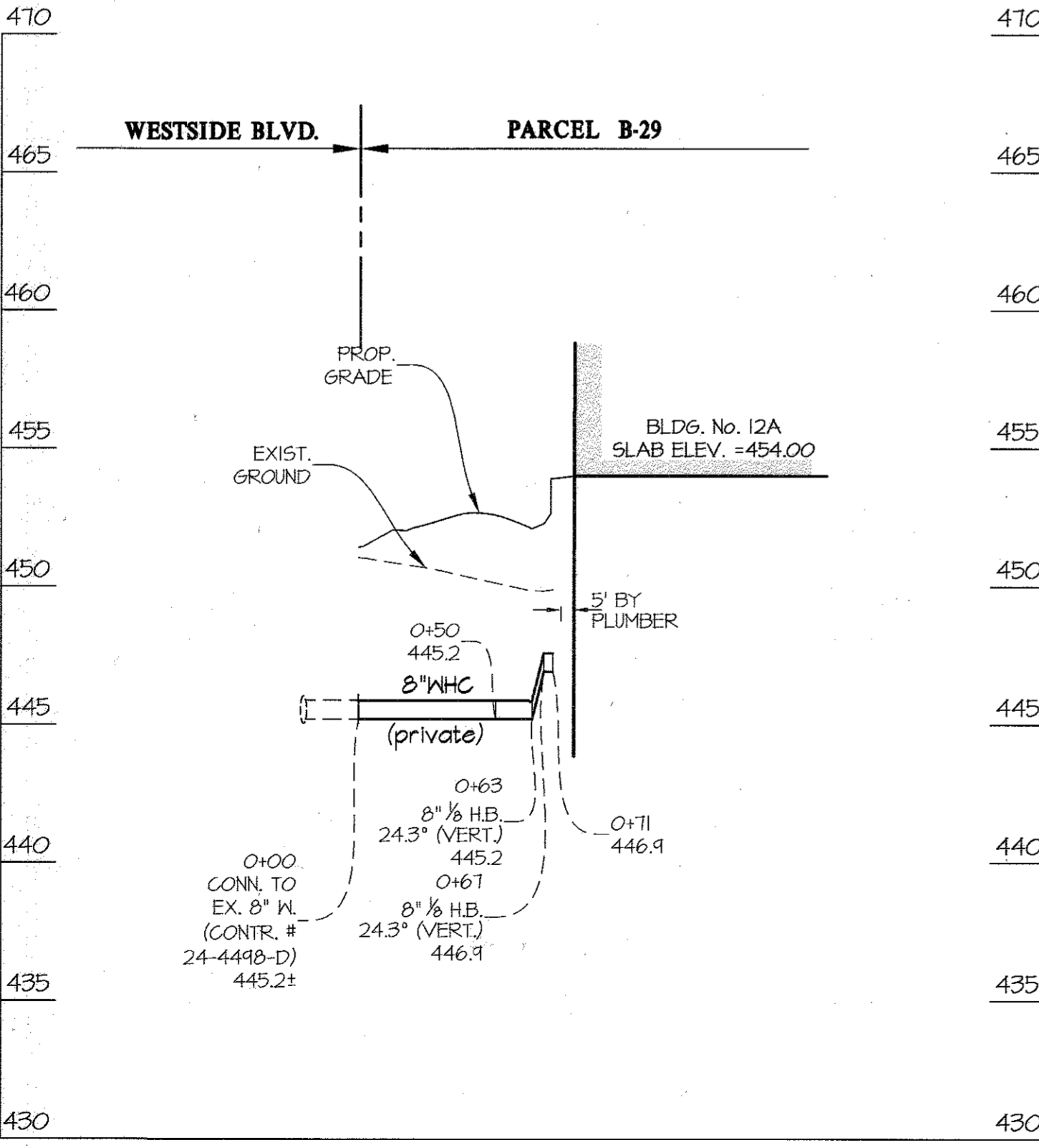
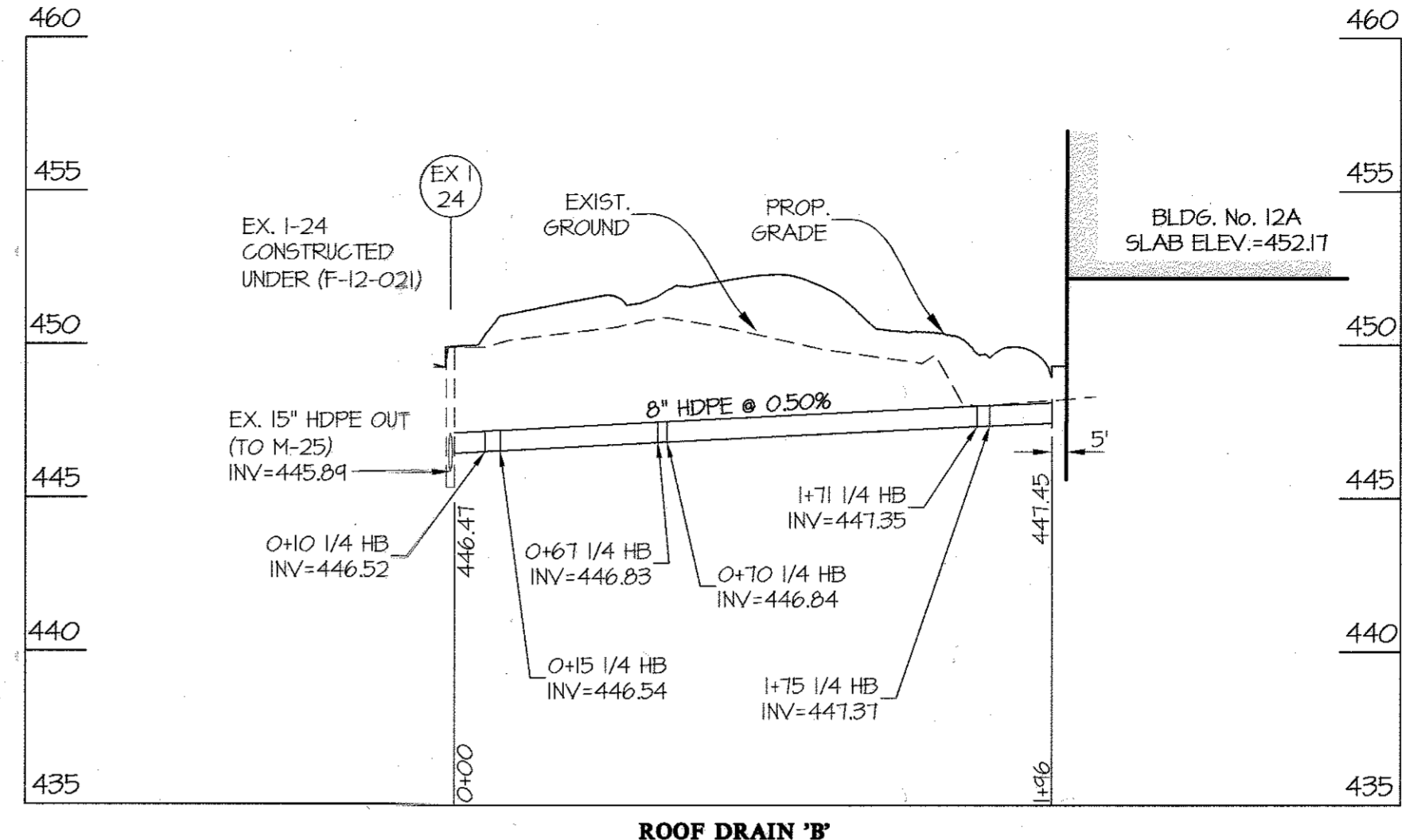
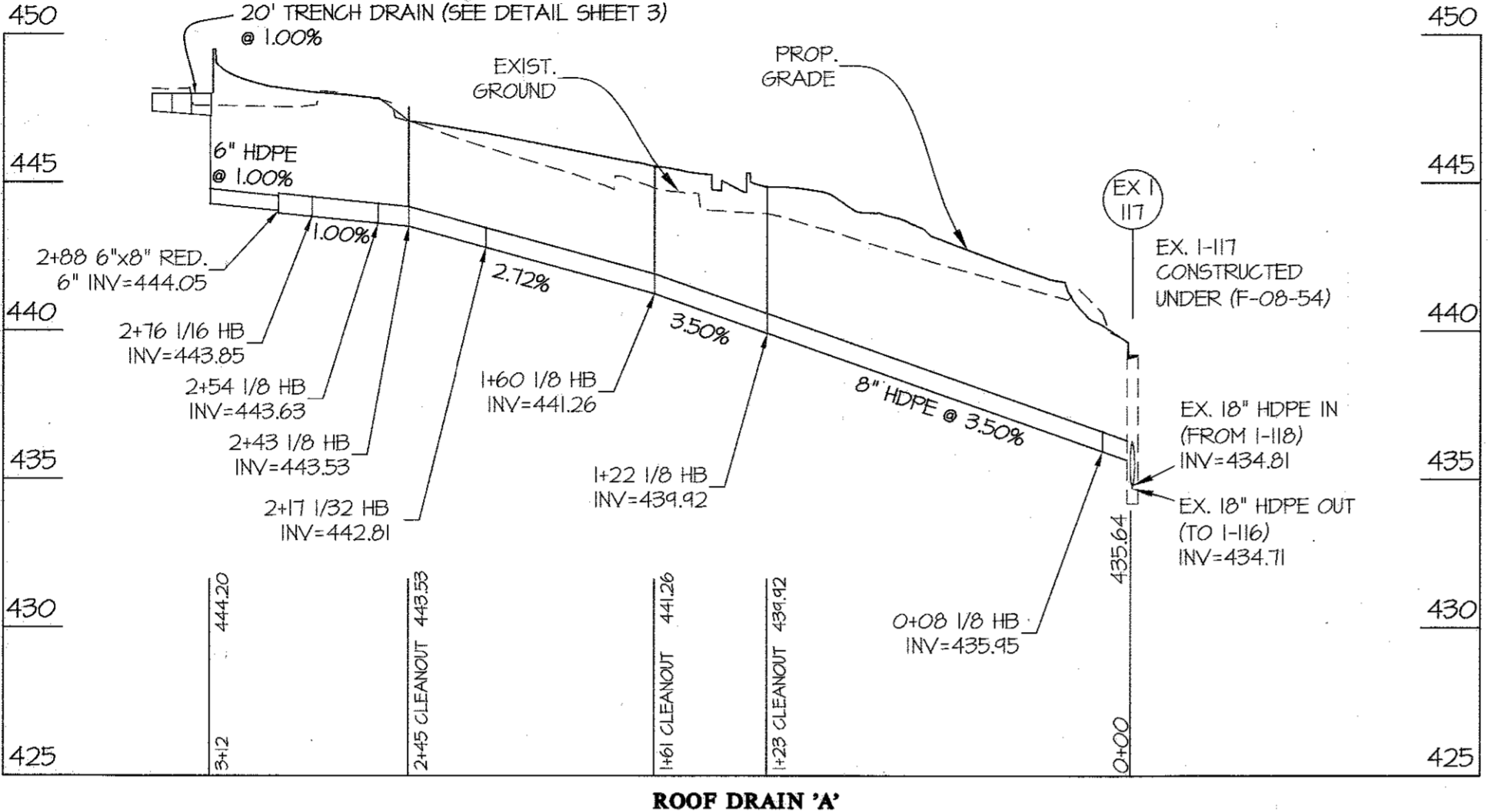
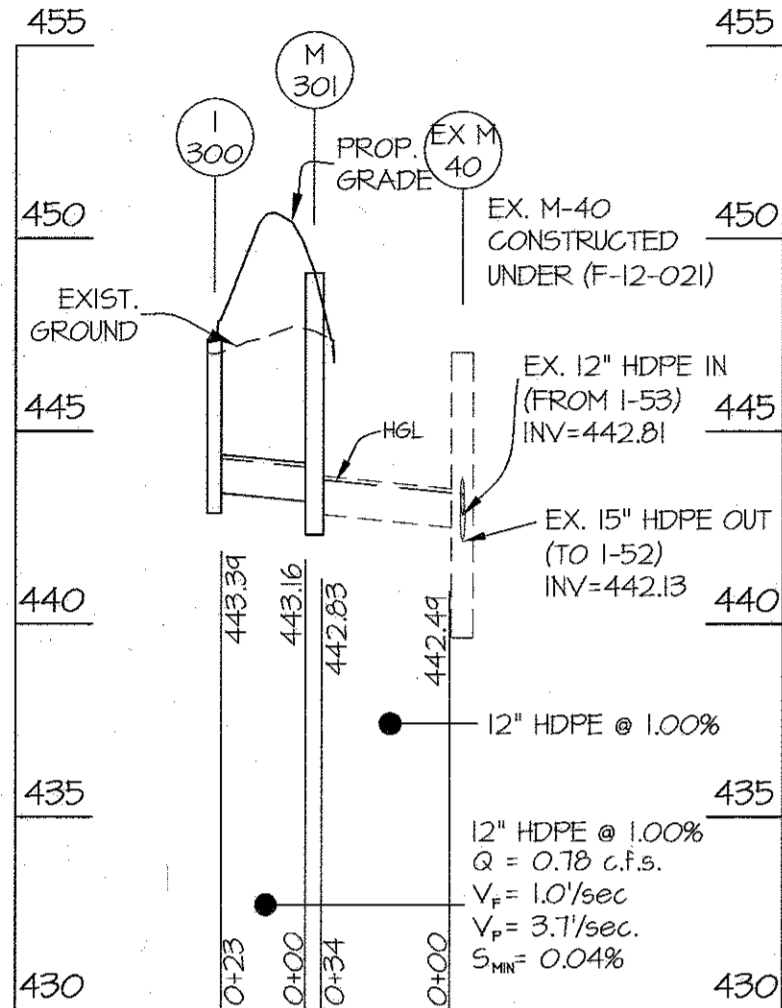
ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

STRUCTURE SCHEDULE (STORM DRAIN)									
NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT		STD. DETAIL	LOCATIONS	REMARKS
			UPPER	LOWER	UPPER	LOWER			
I-300	DOUBLE 'S' COMB.	3'-5"	441.94	441.14	---	443.34	MD-319.04		
M-301	STANDARD MANHOLE	4'-0"	444.00	---	443.16	442.83	HO. CO. 6-512		

PIPE SCHEDULE (STORM DRAIN)			
SIZE	TYPE	QUANTITY (L.F.)	REMARKS
8"	HDPE	505	
12"	HDPE	23	

HDPE indicates High Density Polyethylene pipe, such as N-12 by ADS, or H-Q by Hancor or an approved equal.
Trench bedding to be provided per Howard County Detail 6 2.01, "Trench for P.V.C. pipe and H.D.P.E."



APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: MAY 4, 2017

APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT

County Health Officer _____ Date _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Valley 11-16-17
Director Date

Ka & Slawson 11-16-17
Chief, Division of Land Development Date

Chad 11-17
Chief, Development Engineering Division Date

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

DATE	REVISION	BY	APPR.

PREPARED FOR:
G&R WESSLI, 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. 12878
EXPIRATION DATE: MAY 28, 2018

10/11/17 *CKG*

UTILITY PROFILES
MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 1
Parcel B-29 and B-30
(Restaurant and/or Retail)
PLAT Nos. 20773-20774 and 24247-24248

SCALE
HORZ. 1"=50'
VERT. 1"=5'

DATE
OCT./2017

ZONING
MXD-3

TAX MAP - GRID
46 - 21

G. L. W. FILE No.
15094

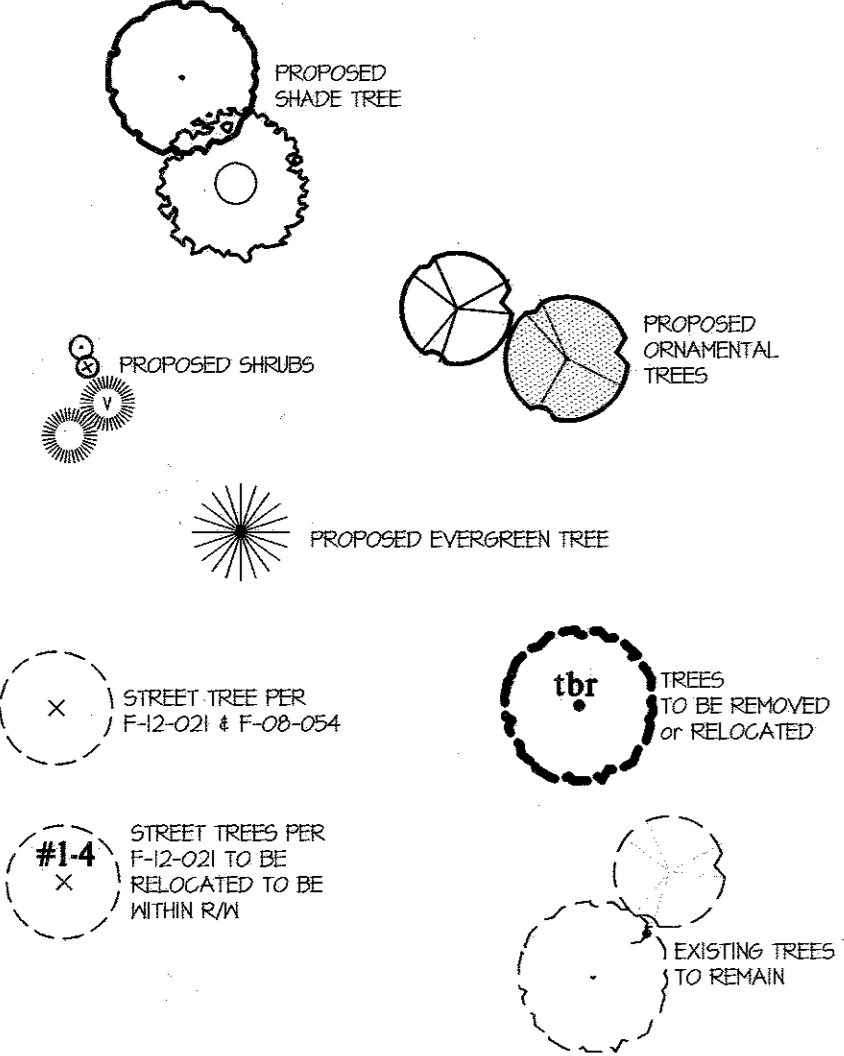
SHEET
8 OF 10

HOWARD COUNTY, MARYLAND

LANDSCAPE NOTES

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.04 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. 318.
 - CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET NO.1 SHALL APPLY.
 - FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.
 - PLANT QUANTITIES SHOWN ON THE 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.
 - ALL PLANT MATERIAL SHALL BE FULL, HEAVY, WELL FORMED, SYMMETRICAL, AND CONFORM TO THE PLAN SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THIS PLAN.
 - NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR HIS REPRESENTATIVE.
 - ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE SOODED OR SEEDED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATION. A MINIMUM OF 4" OF TOPSOIL SHALL BE PROVIDED TO ALL PLANTING AREAS (FOR TOPSOIL SPEC. SEE SHEET 6).
 - THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF HE/SHE ENCOUNTERS SOIL DRAINAGE CONDITIONS THAT MAY BE DETRIMENTAL TO THE GROWTH OF THE PLANTS.
 - ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH PER THE PLANTING DETAILS.
 - DO NOT PLANT TREES WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT.
 - SCHEDULES "A" AND "B" ARE PROVIDED FOR LANDSCAPE SURETY CALCULATION PURPOSES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED WITH THE DEVELOPERS AGREEMENT IN THE AMOUNT OF \$ 1260.00 FOR FOLLOW REQUIRED PLANT QUANTITIES.
 152 SHRUBS AT \$50/SHRUB = \$ 7600.00
 2 EVERGREENS AT \$50/TREE = \$ 100.00
 8 SHADE TREES AT \$300/TREE = \$ 2400.00
- FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-313-2350.

PLANTING LEGEND



DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.04 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL AND THE MFL LANDSCAPE DESIGN CRITERIA. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME: *Michael B. Tran* DATE: *10/16/17*

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE: MAY 4, 2017

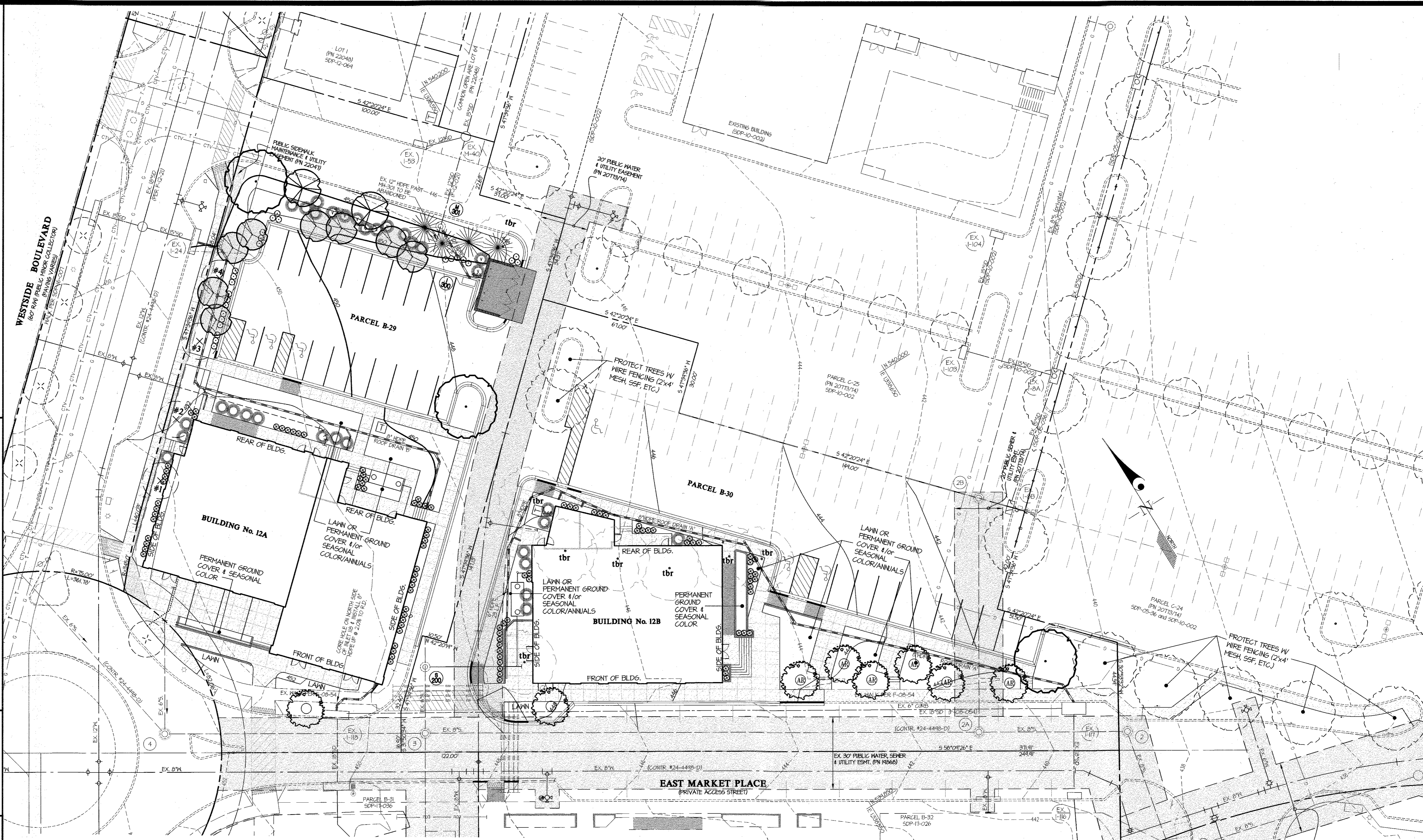
APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT

County Health Officer _____ Date _____

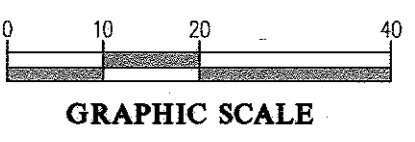
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *William J. ...* 11-16-17
 Chief, Division of Land Development: *...* 11-16-17
 Chief, Development Engineering Division: *...* 11-16-17

STATE OF MARYLAND
 Michael B. Tran
 933
 ARCHITECT
 10-11-17



THIS PLAN IS FOR PLANTING PURPOSES ONLY



GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3609 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
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LANDSCAPE PLAN
MAPLE LAWN FARMS
 WESTSIDE DISTRICT - AREA 1
 Parcel B-29 and B-30
 (Restaurant and/or Retail)
 PLAT Nos. 20773-20774 and 24247-24248

SCALE 1" = 20'	ZONING MXD-3	G. L. W. FILE No. 15094
DATE OCT./2017	TAX MAP - GRID 46 - 21	SHEET 9 OF 10

DATE	REVISION	BY	APPR.

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SPECIFICATIONS: PLANT MATERIALS AND PLANTING METHODS

A. PLANT MATERIALS

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

1. PLANT NAMES

PLANT NAMES USED IN THE PLANT SCHEDULE SHALL CONFORM WITH "STANDARDIZED PLANT NAMES," LATEST EDITION.

2. PLANT STANDARDS

ALL PLANT MATERIAL SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE "AAS" STANDARD FOR NURSERY STOCK," LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (HERE- AFTER REFERRED TO AS AAN STANDARDS). ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, SHALL HAVE A NORMAL HABIT OF GROWTH AND SHALL BE FIRST QUALITY, SOUND, VIGOROUS, WELL-BRANCHED AND WITH HEALTHY, WELL-FURNISHED ROOT SYSTEMS. THEY SHALL BE FREE OF DISEASE, INSECT PESTS AND MECHANICAL INJURIES.

ALL PLANTS SHALL BE NURSERY GROWN AND SHALL HAVE BEEN GROWN UNDER THE SAME CLIMATE CONDITIONS AS THE LOCATION OF THIS PROJECT FOR AT LEAST TWO YEARS BEFORE PLANTING. NEITHER HEEL-ED-IN PLANTS NOR PLANTS FROM COLD STORAGE WILL BE ACCEPTED.

3. PLANT MEASUREMENTS

ALL PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED IN THE PLANT SCHEDULE AS APPROVED BY THE DESIGN REVIEW COMMITTEE (DRC).

A. CALIPER MEASUREMENTS SHALL BE TAKEN SIX INCHES (6") ABOVE GRADE FOR TREES UNDER FOUR-INCH (4") CALIPER AND TWELVE (12") ABOVE GRADE FOR TREES FOUR INCHES (4") IN CALIPER AND OVER.

B. MINIMUM BRANCHING HEIGHT FOR ALL SHADE TREES SHALL BE SIX FEET (6'), MAXIMUM EIGHT FEET (8').

C. CALIPER, HEIGHT, SPREAD AND SIZE OF BALL SHALL BE GENERALLY AS FOLLOWS:

CALIPER	HEIGHT	SPREAD	SIZE OF BALL
3" - 3.5"	14'-16'	6'-8'	32" DIAMETER
3.5" - 4"	14'-16'	8'-10'	36" DIAMETER
4" - 4.5"	16'-18'	8'-10'	40" DIAMETER
4.5" - 5"	16'-17'	10'-12'	44" DIAMETER
5" - 5.5"	16'-20'	10'-12'	48" DIAMETER
5.5" - 6"	18'-20'	12'-14'	52" DIAMETER

ALL PLANT MATERIAL SHALL GENERALLY AVERAGE THE MEDIAN FOR THE SIZE RANGES INDICATED ABOVE AS INDICATED IN THE "AAN STANDARDS".

4. PLANT IDENTIFICATION

LEGIBLE LABELS SHALL BE ATTACHED TO ALL SHADE TREES, MINOR TREES, SPECIMEN SHRUBS AND BUNDLES OR BOXES OF OTHER PLANT MATERIAL GIVING THE BOTANICAL AND COMMON NAMES, SIZE AND QUANTITY OF EACH. EACH SHIPMENT OF PLANTS SHALL BEAR CERTIFICATES OF INSPECTION AS REQUIRED BY FEDERAL, STATE AND COUNTY AUTHORITIES.

5. PLANT INSPECTION

THE DESIGN REVIEW COMMITTEE MAY, UPON REQUEST BY THE BUILDER OR DEVELOPER, AT LEAST TEN (10) DAYS PRIOR TO THE INSTALLATION OF ANY PROPOSED PLANT MATERIAL, INSPECT ALL PROPOSED PLANT MATERIAL AT THE SOURCE OF ORIGIN.

B. PLANTING METHODS

ALL PROPOSED PLANT MATERIALS THAT MEET THE SPECIFICATIONS IN SECTION A ARE TO BE PLANTED IN ACCORDANCE WITH THE FOLLOWING METHODS DURING THE PROPER PLANTING SEASONS AS DESCRIBED IN THE FOLLOWING:

1. PLANTING SEASONS

THE PLANTING OF DECIDUOUS TREES, SHRUBS AND VINES SHALL BE FROM MARCH 1ST TO JUNE 15TH AND FROM SEPTEMBER 15TH TO DECEMBER 15TH. PLANTING OF DECIDUOUS MATERIAL MAY BE CONTINUED DURING THE WINTER MONTHS PROVIDING THERE IS NO FROST IN THE GROUND AND FROST-FREE TOPSOIL PLANTING MIXTURES ARE USED.

THE PLANTING OF EVERGREEN MATERIAL SHALL BE FROM MARCH 15TH TO JUNE 15TH AND FROM AUGUST 15TH TO DECEMBER 1ST. NO PLANTING SHALL BE DONE WHEN THE GROUND IS FROZEN OR EXCESSIVELY MOIST. NO FROZEN OR WET TOPSOIL SHALL BE USED AT ANY TIME.

2. DIGGING

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

3. EXCAVATION OF PLANT PITS

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

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

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

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

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

PLANT SIZE	ROOT BALL	PIT DIA.	PIT DEPTH
3" - 3.5" CAL.	32"	64"	28"
3.5" - 4" CAL.	36"	72"	32"
4" - 4.5" CAL.	40"	80"	36"
4.5" - 5" CAL.	44"	88"	40"
5" - 5.5" CAL.	48"	96"	44"
5.5" - 6" CAL.	52"	104"	48"

A 20% COMPACTION FIGURE OF THE SOIL TO BE REMOVED IS ASSUMED AND WILL BE ALLOWED IN CALCULATION OF EXTRA TOPSOIL. THE TABULATED PIT SIZES ARE FOR PURPOSES OF UNIFORM CALCULATION AND SHALL NOT OVERRIDE THE SPECIFIED DEPTHS BELOW THE BOTTOMS OF THE ROOT BALLS.

4. STAKING, GUYING AND WRAPPING

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

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

B. WIRE AND CABLE: WIRE SHALL BE #10 GA. GALVANIZED OR BETHANIZED ANNEALED STEEL WIRE. FOR TREES OVER 3" CALIPER, PROVIDE 5/16" TURN BUCKLES, EYE AND EYE WITH 4" TAKE-UP. FOR TREES OVER 5" CALIPER, PROVIDE 3/16", 7 STRAND CABLE CADMIUM PLATED STEEL, WITH GALVANIZED "EYE" THIMBLES OF WIRE AND HOSE ON TREES UP TO 3" IN CALIPER.

C. HOSE: SHALL BE NEW 2 PLY REINFORCED RUBBER HOSE, MINIMUM 1/2" I.D. "PLASTIC LOCK TIES" OR "PAUL'S TREES BRACES" MAY BE USED IN PLACE OF WIRE AND HOSE ON TREES UP TO 3" IN CALIPER.

D. ALL TREES UNDER 3" IN CALIPER ARE TO BE PLANTED AND STAKED IN ACCORDANCE WITH THE ATTACHED PLANTING DETAILS.

5. PLANT PRUNING, EDGING AND MULCHING

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

B. ALL TRENCHES AND SHRUB BEDS SHALL BE EDGED AND CULTIVATED TO THE LINES SHOWN ON THE DRAWING. THE AREAS AROUND ISOLATED PLANTS SHALL BE EDGED AND CULTIVATED TO THE FULL DIAMETER OF THE PIT. SOD WHICH HAS BEEN REMOVED AND STACKED SHALL BE USED TO TRIM THE EDGES OF ALL EXCAVATED AREAS TO THE NEXT LINES OF THE PLANT PIT SAUCERS, THE EDGES OF SHRUB AREAS, HEDGE TRENCHES AND VINE POCKETS.

C. AFTER CULTIVATION, ALL PLANT MATERIALS SHALL BE MULCHED WITH A 3" LAYER OF FINE, SHREDDED PINE BARK, PEAT MOSS, OR ANOTHER APPROVED MATERIAL OVER THE ENTIRE AREA OF THE BED OR SAUCER.

6. PLANT INSPECTION AND ACCEPTANCE

THE DESIGN REVIEW COMMITTEE SHALL BE RESPONSIBLE FOR INSPECTING ALL PLANTING PROJECTS ON A PERIODIC BASIS TO ASSURE THAT ALL WORK IS PROCEEDING IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.

7. PLANT GUARANTEE

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

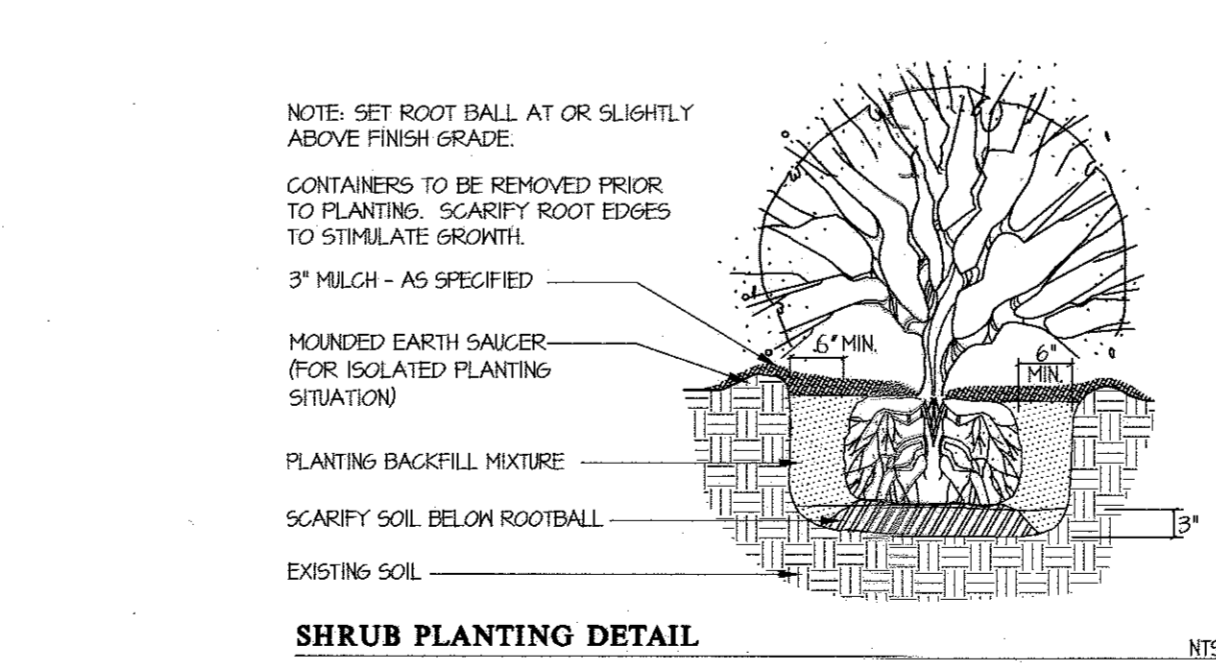
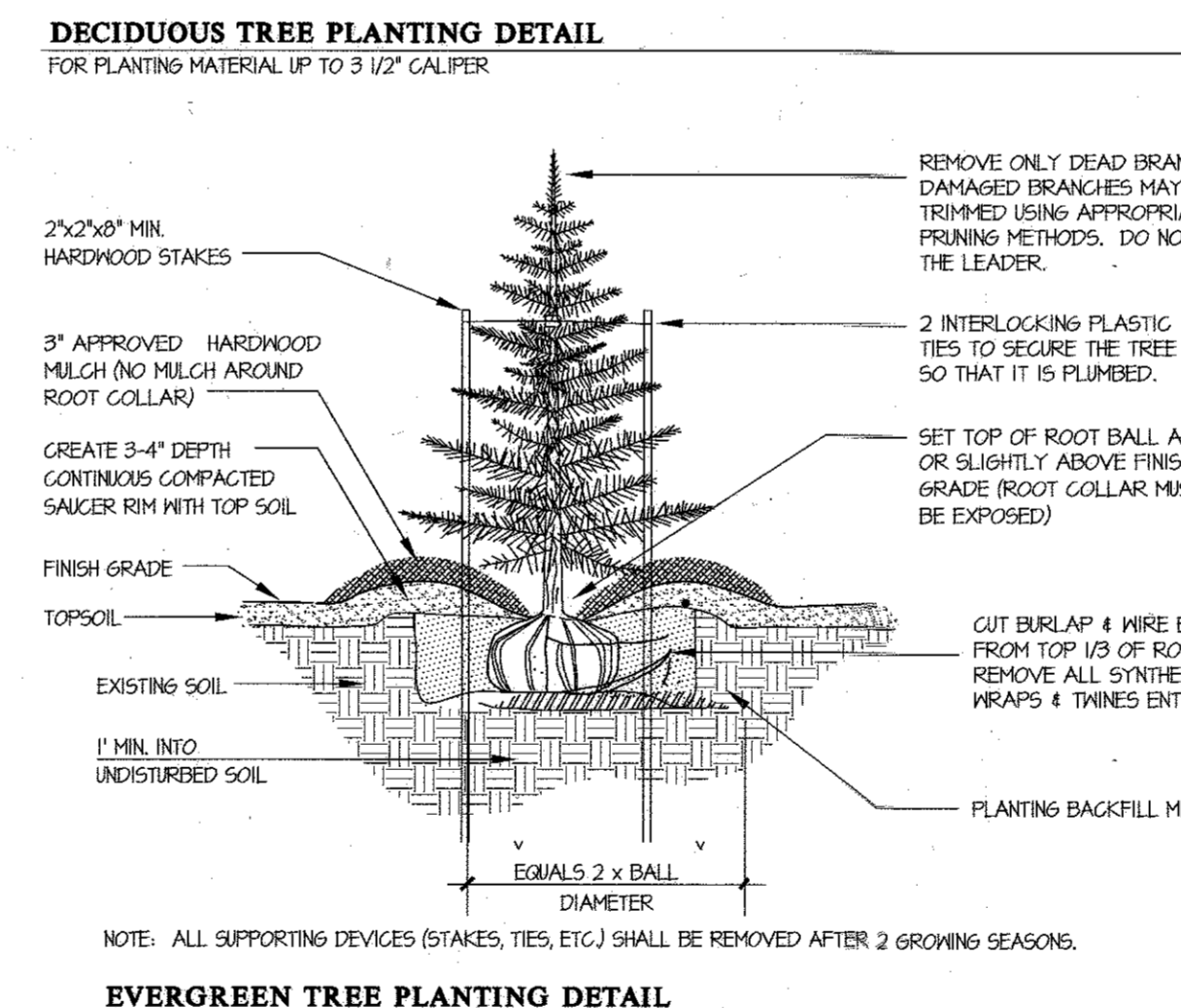
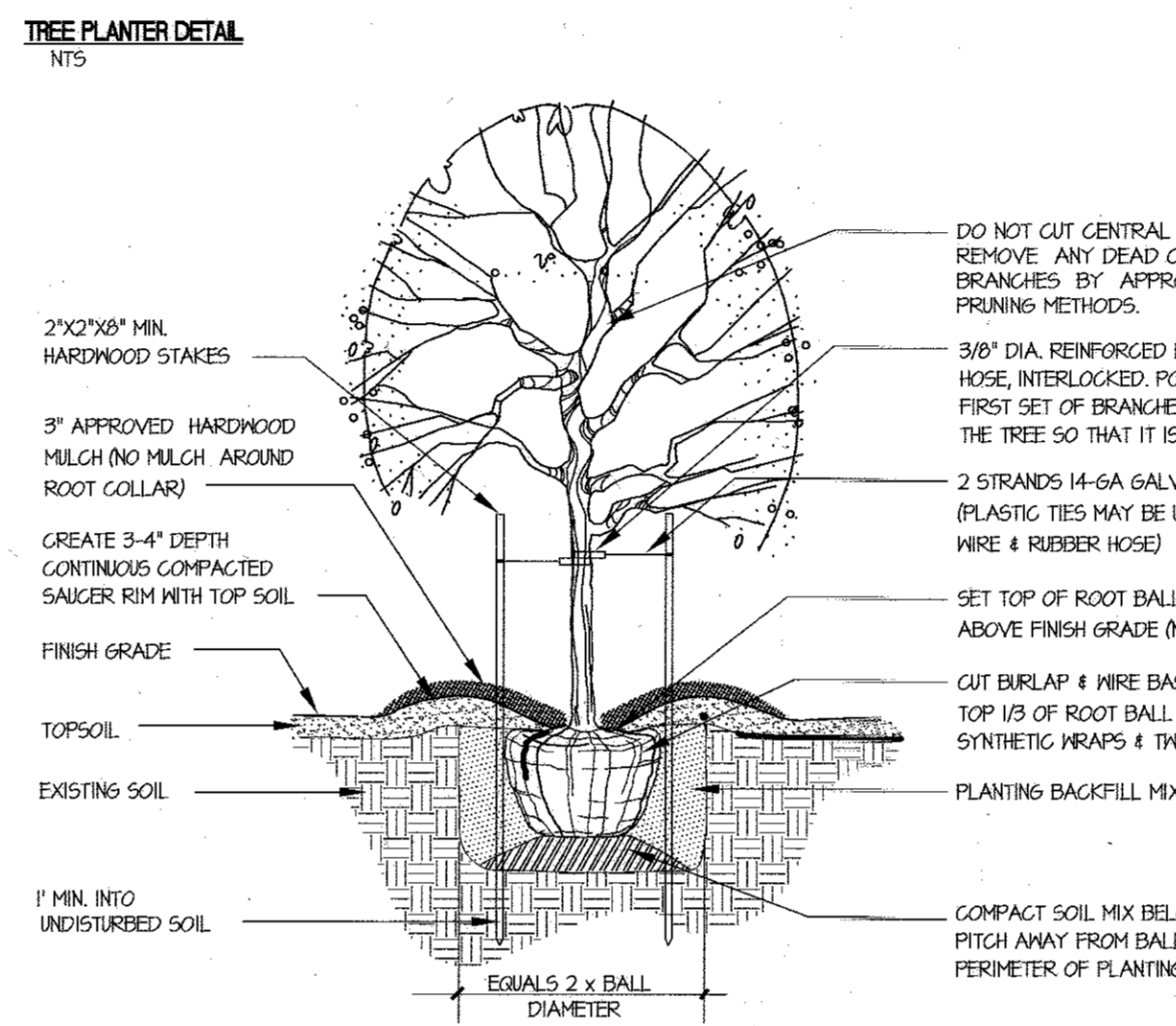
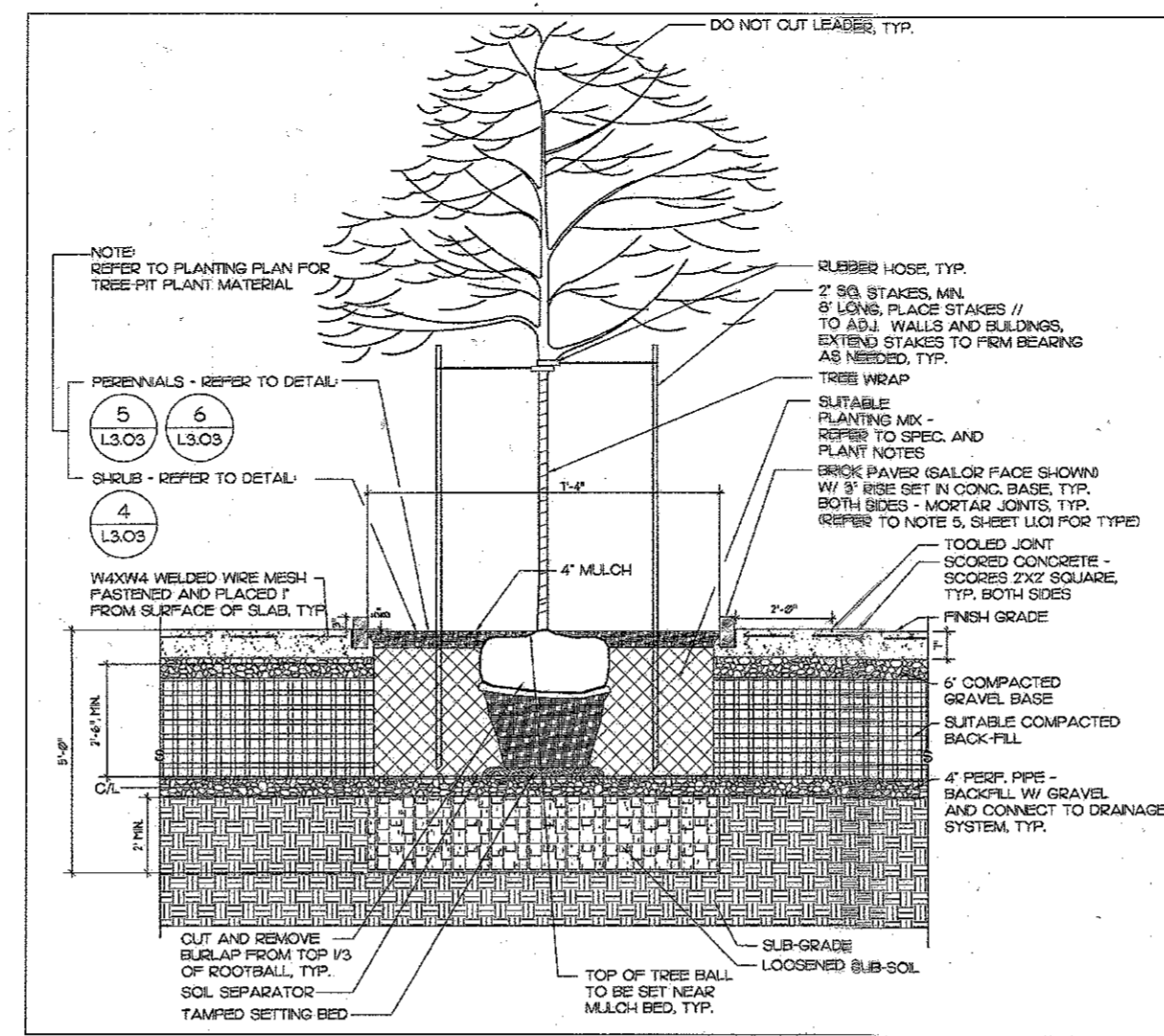
A. FOR THIS PURPOSE, THE "GROWING SEASON" SHALL BE THAT PERIOD BETWEEN THE END OF THE "SPRING" PLANTING SEASON, AND THE COMMENCEMENT OF THE "FALL" PLANTING SEASON.

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

SODDING

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

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



SEE SHEET 2 FOR BUILDING DIMENSIONS

SCHEDULE-A: PERIMETER LANDSCAPE EDGE					
CATEGORY	PROJECT PERIMETER ADJACENT TO ROADWAY (WESTSIDE BLVD.)	PROJECT PERIMETER ADJACENT TO PERIMETER PROPERTIES	PROJECT PERIMETER ADJACENT TO PERIMETER PROPERTIES	BUILDING LENGTH (REAR & SIDES)	BUILDING LENGTH (REAR & SIDES)
LOCATION / USE SITUATION	PARKING	DRIVE AISLE/5FA	DUMPSTER	SIDES & REAR OF BUILDING L2a	SIDES & REAR OF BUILDING L2b
LANDSCAPE BUFFER TYPE	TYPE 'E'	TYPE 'E'	TYPE 'D'	1 SHRUB PER 4 LF OF BLDG LENGTH	1 SHRUB PER 4 LF OF BLDG LENGTH
LINEAR FEET OF ROADWAY/ PERIMETER FRONTAGE/BLDG.	60'	42'	11'	242'7	205'
CREDIT FOR EX. VEGETATION (YES, NO, LINEAR FEET, DESCRIBE BELOW IF NEEDED)	NONE	NONE	NONE	NONE	NONE
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET, DESCRIBE BELOW IF NEEDED)	NONE	NONE	NONE	NONE	NONE
NUMBER OF PLANTS REQUIRED	2	3	1	N/A	N/A
SHADE TREES	N/A	N/A	2	N/A	N/A
EVERGREEN TREES	N/A	N/A	N/A	N/A	N/A
ORNAMENTALS	15	23	N/A	61	53
SHRUBS	0	1	0	N/A	N/A
EVERGREEN TREES	N/A	N/A	2	N/A	N/A
ORNAMENTALS	N/A	N/A	N/A	N/A	N/A
SHRUBS	15	23	N/A	61	53
SUBSTITUTIONS MADE	4 ORNAMENTALS FOR 2 SHADE TREES	4 ORNS. FOR 2 SHADE TREES	2 EVGS. FOR 1 SHADE TREE		
LANDSCAPE SURETY REQUIRED FOR SCHEDULE-A:					
SCHEDULE 'A' NUMBER OF SHADE TREES FOR BONDING:				6 x \$300 =	\$1800.00
SCHEDULE 'A' NUMBER OF EVERGREEN TREES FOR BONDING:				2 x \$150 =	\$300.00
SCHEDULE 'A' NUMBER OF SHRUBS FOR BONDING:				152 x \$30 =	\$4560.00
SCHEDULE 'A' NUMBER OF ORNAMENTALS TREES FOR BONDING:				12 x \$150 =	\$1800.00
TOTAL LANDSCAPE SURETY FOR SCHEDULE-A:					\$6660.00

PLANTING PER THE MLF LANDSCAPE DESIGN CRITERIA (PART-F)

SCHEDULE B -- PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	32 NEW SURFACE PARKING SPACES.
NUMBER OF TREES REQUIRED	2 (1 SHADE TREE PER 20 PARKING SPACES)
NUMBER OF TREES PROVIDED	
SHADE TREES	2
OTHER TREES (2:1 substitution)	N/A
LANDSCAPE SURETY REQUIRED FOR SCHEDULE-B:	
SCHEDULE 'B' NUMBER OF SHADE TREES FOR BONDING:	
2 x \$300 = \$600.00	

PLANT LIST				
SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
(Symbol)	3	25' - 3' CAL.	MATCH EXISTING SHADE TREES ON PARCELS	ALL B&B
(Symbol)	6	2" CAL. & 6'-8" HT.	CHOOSE FROM THE FOLLOWING: LAGERSTROEMIA 'ARAPANAO' / ARAPANAO' GRAPE MYRTLE LAGERSTROEMIA 'INDICA RED ROCKET' / RED ROCKET GRAPE MYRTLE LAGERSTROEMIA 'X SIoux' / SIoux GRAPE MYRTLE	ALL B&B AND TREEFORM
(Symbol)	2		CERCIS CANADENSIS / EASTERN REDBUD	
(Symbol)	4	8' HT. MIN.	PICEA OMORICA / SERBIAN SPRUCE THUJA STANDISHII X PLICATA / THUJA GREEN GIANT ILEX X NELLIE R. STEVENS / NELLIE STEVENS HOLLY	ALL B&B, INTACT LEADER
(Symbol)	47	ALL 24" - 30" SPREAD	CHOOSE FROM THE FOLLOWING: MAHONIA AQUIFOLIUM / OREGON GRAPE HOLLY ILEX CRENATA 'HELLEY' / DWARF JAPANESE HOLLY ILEX GLABRA COMPACTA / DWARF INKBERY CAROPTERIS X GLANDENSIS / BLUEBEARD ABELIA X ROSE CREEK / ROSE CREEK ABELIA ABELIA X GRANDIFLORA / GLOSSY ABELIA DRETTZA GRACILIS / SLENDER DRETTZA DWARF FEMALE JAPANESE SKIMMIA / DWARF FEMALE JAPANESE SKIMMIA BUXUS MICROPHYLLO WINTER GEN' / WINTER GEN BOXWOOD	ALL CONTAINERIZED.
(Symbol)	26	24"-30" MIN. SPREAD	CHOOSE FROM THE FOLLOWING: ILEX CRENATA 'HELLEY' / DWARF JAPANESE HOLLY ILEX GLABRA COMPACTA / DWARF INKBERY TAXUS MEDIA 'DESIFORMIS' / DESIFORMIS YEN THUJA PLICATA 'CAN CAN' / THUJA CAN CAN	
(Symbol)	8	36" HT. MIN.	VIBURNUM RHYTIDOPHYLLUM / LEATHERLEAF VIBURNUM	
(Symbol)	25	36" HT. MIN.	VIBURNUM RHYTIDOPHYLLUM / LEATHERLEAF VIBURNUM OF SKIMMIA JAPONICA 'RUBELLA' / SKIMMIA 'RUBELLA'	
(Symbol)	2	25' - 3' CAL.	MATCH EXISTING STREET TREES IN WESTSIDE BOULEVARD	
(Symbol)	6	25' - 3' CAL.	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG MAPLE	ALL B&B

APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE: **MAY 4, 2017**

APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT

County Health Officer _____ Date _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: **11-16-17**

Chief, Division of Land Development: *[Signature]* Date: **11-16-17**

Chief, Development Engineering Division: *[Signature]* Date: **11-17-17**

NOTES:

- THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION AND WHEN NECESSARY, REPAIRED OR REPLACED.
- AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN, SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL AND THE MLF LANDSCAPE DESIGN CRITERIA. RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.

STATE OF MARYLAND
Michael B. Tran
REGISTERED ARCHITECT
10/11/17

DEVELOPER'S/BUILDER'S CERTIFICATE

I HEREBY CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN SECTION 16.24 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL AND THE MLF LANDSCAPE DESIGN CRITERIA. I FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME: *[Signature]* DATE: **10/16/17**

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3909 NATIONAL DRIVE - SUITE 220 - BURTNSVILLE OFFICE PARK
BURTNSVILLE, MARYLAND 21086

TEL: 301-421-4024 FAX: 410-880-1820 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

ELECTION DISTRICT No. 5

THIS PLAN IS FOR PLANTING PURPOSES ONLY

LANDSCAPE NOTES and DETAILS

MAPLE LAWN FARMS

WESTSIDE DISTRICT - AREA I

Parcel B-29 and B-30
(Restaurant and/or Retail)

PLAT Nos. 20773-20774 and 24247-24248

SCALE	ZONING	G. L. W. FILE No.
1" = 20'	MXD-3	15094
DATE	TAX MAP - GRID	SHEET
OCT./2017	46 - 21	10 OF 10

HOWARD COUNTY, MARYLAND