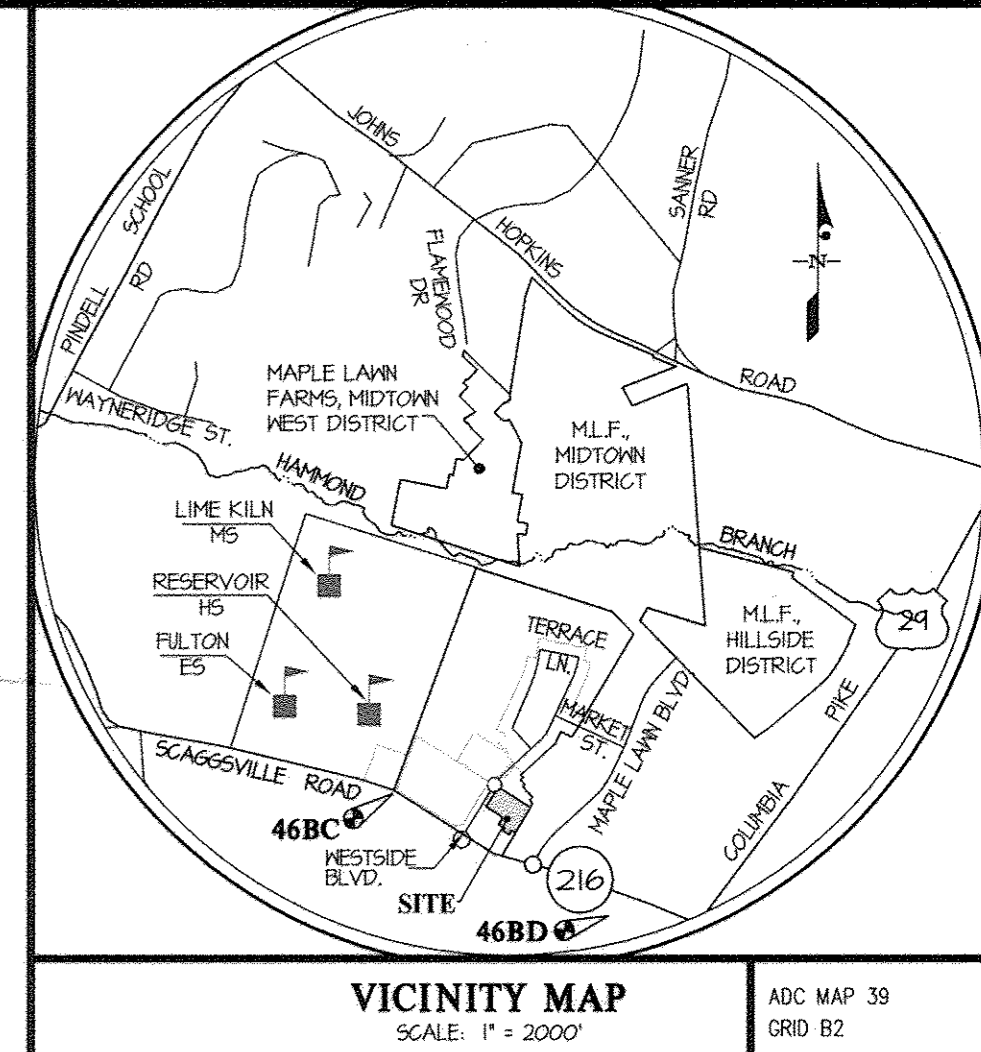


GENERAL NOTES

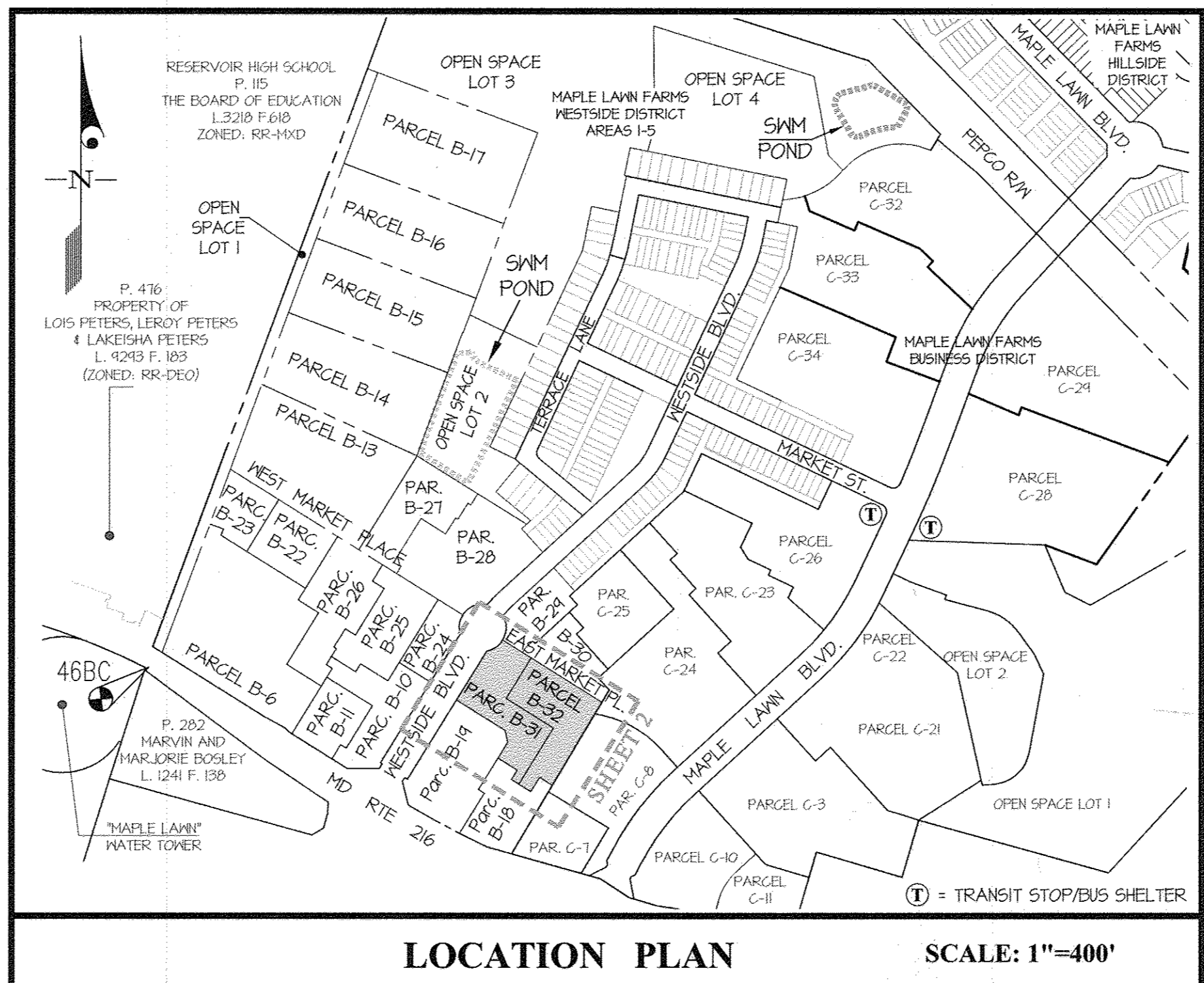
- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING, CONSTRUCTION INSPECTION DIVISION AT (410) 318-1860 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY 'MISS Utility' AT 1-800-257-TTTT AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
4. PROJECT BACKGROUND: LOCATION: TAX MAP #46, GRIDS 3 & 4; ZONING: MXD-3; ELECTION DISTRICT: 5TH; PARCELS B-31 & B-32 AREA: 2.514 AC.; REC. REF.: PLAT # 21436-21438 & 24282-24283.
5. THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, BUREAU OF UTILITIES AT (410) 318-4400 AT LEAST FIVE (5) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION WORK.
6. PROPOSED USE: RETAIL & RESTAURANT.
7. ALL PLAN DIMENSIONS ARE TO FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
8. EXISTING TOPOGRAPHY IS SHOWN PER FIELD RUN SURVEY INFORMATION BY GUTSCHICK, LITTLE & WEBER, P.A. & BY DESIGN GRADES FROM DESIGN PLANS FOR CONSTRUCTION.
9. COORDINATES AND BEARINGS ARE BASED UPON THE 1983 MD STATE COORDINATE SYSTEM (NAD 83) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 418A, 418B, 418C, 418D, 418E AND NO. 46B2.
10. SITE IS BEING DEVELOPED UNDER MXD-3 REGULATIONS PER ZENITH APPROVED ON 2/10/10 AND ZB-10394 APPROVED 03/20/09 AND THE COMPREHENSIVE ZONING PLAN DATED 02/22/04. UNDERLYING ZONING IS RR-DEO AND THE COMP LITE ZONING REGULATION AMENDMENTS DATED 07/20/06.
11. THE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: 5-01-17, 5-06-16, ZB-445M, ZB-1039M, PB-353, PB-370, P-01-10, P-03-007, F-04-113, F-08-54, F-08-55, SDP-01-43, MP-02-054, MP-05-12, MP-07-122, MP-08-04, F-08-105, F-08-106, SDP-04-16, SDP-04-16, SDP-10-02, P-02-02, SDP-07-043, F-10-074, F-11-014, SDP-11-01, F-11-006 & SDP-10-061.
12. FOR EXISTING PUBLIC WATER AND SEWER SEE CONTRACT NOS. 24-4664-D and 24-4448-D.
13. ALL ON-SITE STORM DRAIN SYSTEMS ARE PRIVATE.
14. STORMWATER MANAGEMENT FOR BOTH QUALITY AND QUANTITY FOR THE DEVELOPMENT PROPOSED BY THESE PLANS IS SATISFIED BY AN EXISTING FACILITY CONTROLLED UNDER F-05-01 ON OPEN SPACE LOT 3. THE FACILITY IS IN BUSINESS DISTRICT 1 AND IS A PERMANENT POOL-NET FACILITY TYPE P-2 PER MDE 2007. THIS FACILITY PROVIDES MAX. FLOW AND SAFE PASSAGE FOR 100-YEAR STORM UNDER BLOCKED CONDITIONS, AND IS PRIVATELY OWNED AND MAINTAINED. THE RECHARGE REQUIREMENTS FOR THIS DEVELOPMENT IS PROVIDED BY FACILITIES BUILT THRU OUT MAPLE LAWN.
15. EXISTING UTILITIES ARE BASED ON APPROVED DESIGN PLANS FOR CONSTRUCTION AND FIELD LOCATION BY GUTSCHICK, LITTLE & WEBER, P.A.
16. THERE ARE NO KNOWN CEMETERIES, GRAVE SITES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
17. THERE ARE NO SCENIC ROADS WITHIN OR ADJACENT TO THE SUBJECT PROPERTY.
18. THERE IS NO FLOODPLAIN ON THIS SITE (PARCELS B-31 THRU B-32).
19. THERE ARE NO WETLANDS ON THIS SITE (PARCELS B-31 THRU B-32).
20. AS A COMMERCIAL DEVELOPMENT, A NOISE STUDY IS NOT REQUIRED FOR THIS SDP.
21. BUILDING AND PARKING SETBACKS ARE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT CRITERIA PER S-06-16.
22. THE RESIDENTIAL LOTS, PARCELS AND EMPLOYMENT USE STRUCTURES DEVELOPED OR PROPOSED ON THE ORIGINAL 501 ACRES TRACT FOR MAPLE LAWN FARMS ARE GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS DEVELOPED UNDER 5-01-17, PB CASE 303 AND ZD CASE NO. 985M. HOWEVER, THE PROPOSED RESIDENTIAL AND EMPLOYMENT USES THAT ARE TO BE DEVELOPED UNDER AMENDED CSP, S-06-16, AND ZD CASE NO. 1039M FOR THE FORMER WESLSIDE AND OLIVER PROPERTIES ARE SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND REGULATIONS PER COUNCIL BILL NO.45-2003 AND THE ZONING REGULATIONS PER COUNCIL BILL NO. 75-2003.
23. THE TRAFFIC STUDY (AFPO) WAS APPROVED AS PART OF SKETCH PLAN S-06-016.
24. FOREST CONSERVATION FOR THIS SITE HAS BEEN PROVIDED UNDER F-08-54.
25. ALL BUILDING SHALL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM W/ AN INSIDE METER.
26. THE SHARED ACCESS AND PARKING AGREEMENT (INCLUDES DUMPSTERS FOR PRIVATE REFUSE SERVICE) FOR PARCELS B3-1 & B32 IS RECORDED AT L.1704 F.353 (SEE SHEET 4 "PARKING ANALYSIS").
27. ALL EXTERIOR LIGHT FIXTURES SHALL BE ORIENTED TO DIRECT LIGHT INWARDS AND DOWNWARDS AWAY FROM ALL ADJOINING RESIDENTIAL USE AREAS AND PUBLIC ROADS IN ACCORDANCE WITH SECTION 184 OF THE HOWARD COUNTY ZONING REGULATIONS.
28. THE LOADING AND UNLOADING DELIVERIES AND MOVE INS/OUTS CAN ONLY OCCUR OUTSIDE OF NORMAL BUSINESS HOURS OF OPERATION.
29. BUILDING NOS. 9 AND 10 DO NOT HAVE BASEMENTS.
30. THE TOTAL LANDSCAPE SURETY AMOUNT REQUIRED AS PART OF THE GRADING PERMIT APPLICATION IS \$ 9,480.00 (FOR MORE INFORMATION SHEETS 9 & 10).
31. HEALTH DEPARTMENT APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT ENSURE APPROVAL OF BUILDING PERMIT APPLICATIONS ASSOCIATED WITH THIS PLAN. PERMITS FOR CERTAIN ACTIVITIES TO BE CONDUCTED 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 HAVE SWIMMING POOLS, OR THAT SELL PREPARED OR PACKAGED FOODS, OR THAT MAY HAVE EQUIPMENT THAT EMITS RADIATION.

SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
Westside District - Area 1
Parcels B-31 and B-32 (Buildings No. 9 and No. 10)

HOWARD COUNTY CONTROL
NADE83 HORIZONTAL DATA &
NAD83 VERTICAL DATA
46BC
ELEV. = 471.16
N = 539425.13 E = 1357205.11
STANDARD DISC. ON CONCRETE MONUMENT
46BD
ELEV. = 491.11
N = 538656.16 E = 1334461.55
STANDARD DISC. ON CONCRETE MONUMENT



RETAIL and SERVICE TRACKING CHART table with columns: FILE No., AREA OF RETAIL (s.f.), and values for various SDP files ranging from 0 to 14,918.



- SHEET INDEX
1 - COVER SHEET
2 - SITE DEVELOPMENT PLAN
3 - SITE DETAILS
4 - SITE DETAILS
5 - PARKING ANALYSIS / DEMOLITION PLAN / PAVING PLAN
6 - SEDIMENT CONTROL PLAN
7 - SEDIMENT CONTROL NOTES AND DETAILS
8 - STORM DRAIN DRAINAGE AREA MAP
9 - UTILITY PROFILES
10 - LANDSCAPE PLAN
11 - LANDSCAPE NOTES AND DETAILS

- SITE ANALYSIS DATA
1. ZONING: MXD-3.
2. GROSS AREA OF PARCEL B-31 = 55,940.795 S.F. or 1,284.1 AC.
3. LIMIT OF DISTURBED AREA = 164 AC. (LIMIT OF PLAN SUBMISSION)
4. PROPOSED USE: RETAIL (BLDGS. NO. 9) AND RESTAURANT OR RETAIL (BLDG. NO. 10)
5. BUILDING COVERAGE (% OF GROSS SITE AREA): BLDG. NO. 9: 11,094 S.F. or 0.25 AC. = 19.5% OF PARCEL B-31 (1,284.1 AC.)

FLOOR AREA RATIO (F.A.R.) TRACKING CHART table showing F.A.R. for various parcels and buildings, with a total remaining employment area of 8.21 acres.

FLOOR AREA RATIO (F.A.R.) TRACKING CHART table with columns: DPZ File Numbers, M/F District, Parcel Area (ac./s.f.), Gross Floor Area (s.f.), and F.A.R. for various parcels and buildings.

- NOTES
1. A TOTAL OF 192,370 S.F. OF RETAIL IS ALLOWED IN ACCORDANCE WITH S-06-16 OR A TOTAL OF 10,950 S.F. OF RETAIL UNDER S-06-16.
2. THE WESTSIDE AREA-1 (SOUTHWEST QUADRANT (west of Westside Blvd. and south of West Market Place)) IS COMPOSED OF THE THREE SDPs IDENTIFIED WITH AN ASTERISK (*). THE TOTAL RETAIL AREA IN THIS QUADRANT IS 83,707 SQ. FEET. THE TOTAL COMMERCIAL AREA IN THIS SAME QUADRANT IS 112,843 S.F. (which is the sum of the floor areas for SDP-08-056, SDP-08-058 & SDP-08-114 shown in the FAR Tracking Chart).
3. THE TRACKING CHART MUST BE UPDATED IF TENANT SPACE CHANGES USE AFFECTING RETAIL SQUARE FOOTAGE.

COMMERCIAL DEVELOPMENT DESIGN CRITERIA PER S-06-16
PARCEL SIZE: NO MINIMUM OR MAXIMUM PARCEL SIZES APPLY IN THE EMPLOYMENT LAND USE AREAS.
HEIGHT: MAXIMUM BUILDING HEIGHT SHALL BE LIMITED TO 120' UNLESS APPROVED TO BE GREATER ON A SITE DEVELOPMENT PLAN BY THE HOWARD COUNTY PLANNING BOARD.
PERMITTED USES: THE FOLLOWING USES ARE PERMITTED IN EMPLOYMENT LAND USE AREAS: EMPLOYMENT USES PERMITTED ONLY WITHIN M-1 ZONING DISTRICT SHALL NOT BE PERMITTED. ALL USES PERMITTED AS A MATTER OF RIGHT IN THE POR, B-1 AND M-1 DISTRICTS, AS PER PETITIONER'S POP EXHIBIT 7B, WITHOUT REGARD TO ANY LIMITATIONS OR RESTRICTIONS ON RETAIL OR PERSONAL SERVICE USES OTHERWISE PERMITTED IN SUCH DISTRICTS, FAST FOOD, CONVENIENCE STORES, COUNTRY CLUBS AND GOLF COURSES, MOVIE THEATERS, LEGITIMATE THEATERS AND DINER THEATERS, PUBLIC UTILITY USES (EXCLUDING STAND-ALONE COMMUNICATION TOWERS), GROUP CARE FACILITIES, HOUSING FOR THE ELDERLY AND/OR HANDICAPPED PERSONS, NURSING HOMES AND SHELTERED HOUSING. PARCEL A-2 MAY CONTAIN LIVE-WORK UNITS AS DEFINED IN THE OTHER RESIDENTIAL (OR) SECTION. ACCESSORY STRUCTURES AND ACCESSORY USES ARE ALSO PERMITTED.

SETBACKS (ALSO SEE "PROJECT BOUNDARY SETBACKS")
THE MINIMUM SETBACK FOR EMPLOYMENT/COMMERCIAL STRUCTURES SHALL BE AS FOLLOWS:
• 50' FROM THE BOUNDARY LINE ALONG JOHNS HOPKINS ROAD OR ROUTE 216
• 10' FROM THE RIGHT-OF-WAY OF MAPLE LAWN BOULEVARD
• NO SETBACK IS REQUIRED FROM THE RIGHT-OF-WAY OF ANY INTERNAL PUBLIC OR PRIVATE ROADS OTHER THAN FOR MAPLE LAWN BOULEVARD AS NOTED ABOVE.
• 10' FROM ANY OTHER PROPERTY LINE
PARKING SETBACKS:
• 15' TO PUBLIC RIGHT-OF-WAY OF MAPLE LAWN BOULEVARD (EXCEPT FOR PARALLEL PARKING ADJACENT TO ROADWAY)
• 10' TO ANY OTHER PROPERTY OR BOUNDARY LINE (EXCEPT FOR PARALLEL PARKING ADJACENT TO ROADWAY, OR WHERE A PARCEL LINE LIES WITHIN A USE-IN-COMMON PARKING AREA SERVING MULTIPLE PARCELS.)
• 20' TO PROJECT BOUNDARY LINE ALONG JOHNS HOPKINS OR ROUTE 216
EXCEPTIONS TO SETBACK REQUIREMENTS: STRUCTURES MAY BE LOCATED ANYWHERE WITHIN SETBACK AREAS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.
EXCEPT FOR THE FOLLOWING, SECTION 128.1.A APPLIES:
A. BAY WINDOWS, EAVES, FRENCH BALCONIES, PORTICOS, CORNICES, AWNINGS, SIGNS, AND SIMILAR ARCHITECTURAL ELEMENTS MAY ENDOUR FULLY INTO ANY SETBACK.
B. ARCADES MAY ENDOUR INTO ANY SETBACK TO WITHIN 1' OF THE PROPERTY LINE. WHERE SUCH ARCADES ARE PROPOSED, THE FRONT FACADE MAY ALIGN VERTICALLY WITH THE FRONT OF THE ARCADE, THEREBY REDUCING THE REQUIRED FRONT SETBACK ACCORDINGLY. AN ARCADE IS AN ARCHED BUILDING, OR PORTION OF A BUILDING, OR GALLERY OPEN COVERED WITH A ROOF STRUCTURE OR BUILDING SUPPORTED BY A SERIES OF ARCHES AND/OR COLUMNS OR PERS.

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 WRECKED VEHICLE STORAGE AND YARD WASTE SHALL NOT BE ALLOWED:
• PUBLIC SCHOOL BUILDINGS-TEMPORARY CONVERSION TO OTHER USES
• THEATERS, LEGITIMATE AND DINER
• THEATERS, MOVIE
• PUBLIC UTILITY USES, LIMITED TO THE FOLLOWING: UTILITY SUBSTATIONS, ABOVE GROUND PIPELINES, PUMPING STATIONS, TELEPHONE STATIONS, AND TELEPHONE EXCHANGES, BUT NO STAND-ALONE COMMUNICATION TOWERS.
THE FOLLOWING USE RESTRICTIONS ALSO APPLY:
• NO MORE THAN 15% OF THE TOTAL EMPLOYMENT LAND USE AREA MAY BE DEVOTED TO WAREHOUSE AND LIGHT MANUFACTURING USES.
• CEMETERIES, MAUSOLEUMS & CREMATORIUMS ARE NOT PERMITTED.
• A MAXIMUM OF ONE GASOLINE SERVICE STATION IS PERMITTED. THE GASOLINE SERVICE STATION MAY INCLUDE A CAR WASH, CAR REPAIR FACILITIES, AND/OR CONVENIENCE STORE FOOD.
• NO SINGLE RETAIL CENTER SHALL CONTAIN MORE THAN 150,000 SQUARE FEET OF GROSS FLOOR AREA DESIGNATED FOR USE BY RETAIL AND PERSONAL SERVICE BUSINESSES. DESIGNATED RETAIL CENTERS MAY INCLUDE RETAIL STORES, PERSONAL SERVICE ESTABLISHMENTS, AND SIMILAR USES, AS WELL AS FAST FOOD RESTAURANTS AND A GASOLINE SERVICE STATION, HOWEVER FOR ALL RETAIL CENTERS THE TOTAL SQUARE FOOT AREA WHICH MAY BE USED FOR RETAIL AND PERSONAL SERVICE BUSINESS SHALL NOT EXCEED 181,500 (300 SQUARE FEET PER GROSS ACRE). NO INDIVIDUAL RETAIL ESTABLISHMENT WITHIN THE M-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.

NOTE: THE MAXIMUM TOTAL FLOOR AREA PERMITTED PER S-06-16 IS 1,860,012 S.F. (0.35 FAR) WHICH IS 35% OF 122.0 ACRES.
NOTE: SEE SHEET 5 FOR PARKING TABULATION / ANALYSIS DETAIL

APPROVED PLANNING BOARD OF HOWARD COUNTY
DATE: MAY 11, 2017
APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: 11-23-17
Chief, Division of Land Development: 11-23-17
Chief, Development Engineering Division: 11-23-17

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
BURTNSVILLE, MARYLAND 20888
TEL: 301-421-4024 FAX: 410-880-1820 DC/VOL: 301-989-2524 FAX: 301-421-4186

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. 12875
EXPIRATION DATE: MAY 28, 2018
ELECTION DISTRICT No. 5

COVER SHEET
MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 1
Parcels B-31 and B-32 (Building No. 9 & No. 10)
PLAT Nos. 21436-21438 & 24282-24283)
SCALE: AS SHOWN
ZONING: MXD-3
G. L. W. FILE No. 07088
DATE: OCT, 2017
TAX MAP - GRID: 41 - 21, 46 - 3&4
SHEET: 1 OF 11
HOWARD COUNTY, MARYLAND

SITE DEVELOPMENT PLAN LEGEND

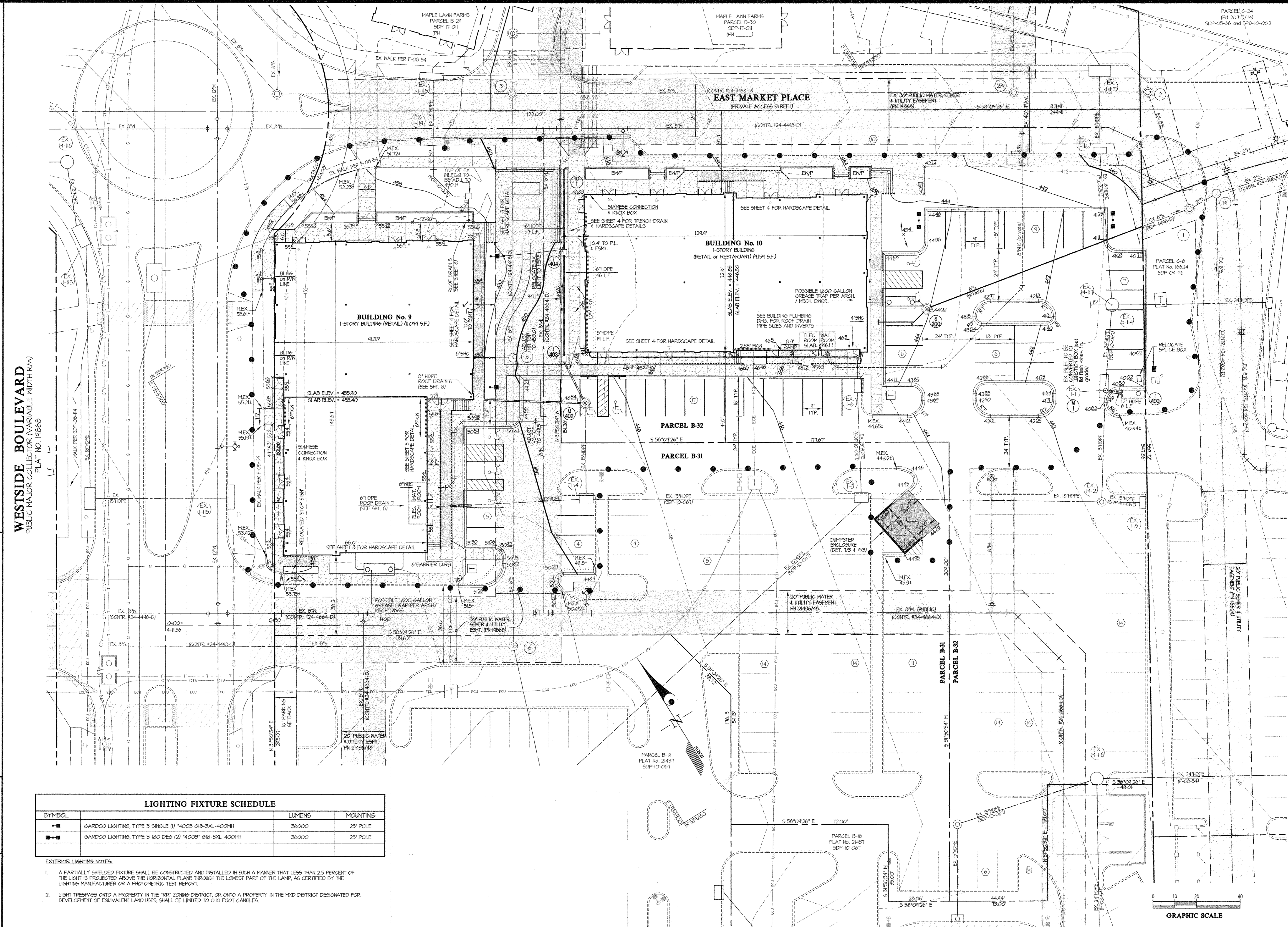
- 366 --- EXISTING CONTOUR
- 300 --- PROPOSED 2 FT. CONTOUR LINE (EVEN)
- + 63.4L --- PROPOSED SPOT ELEVATION
- MEX --- MATCH EXISTING
- EX 15"SD --- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN M - MANHOLE I - INLET
- ROOF DRAIN CLEANOUT
- EX 8" S --- EXISTING SANITARY SEWER
- 8" S (PRV) --- PROPOSED SANITARY SEWER (PRIVATE)
- EX 8" W --- WATERLINE (PUBLIC)
- WATERLINE (PRIVATE)
- EXISTING FIRE HYDRANT
- EXISTING ASPHALT CURB TO BE REMOVED
- EXISTING CURB & GUTTER TO REMAIN
- HANDICAPPED PARKING DESIGNATION
- 6" CONCRETE CURB & GUTTER (DET. 2/4)
- GUTTER PAN
- 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-3/5.5 UNLESS NOTED OTHERWISE
- DETECTABLE WARNING TRUNCATED DOMES PER HO. CO. DETAIL R-4/1 HANDICAP RAMP
- EASEMENT AREA (SHADED)
- EXISTING LIGHT FIXTURE 4 POLE TO BE RELOCATED
- EXISTING LIGHT FIXTURES 4 POLE (TO REMAIN)
- PROPOSED LIGHT FIXTURES 4 POLE
- LIMIT OF GRADING DISTURBANCE
- BGE TRANSFORMER
- CABLE TV
- TELEPHONE LINE
- ELECTRIC LINE
- GAS LINE
- GAS VALVE
- ELEVATED WALL/PLANTER PER ARCH. DWGS.
- FOUNDATION KNEE WALL (FRW)
- ADA ACCESSIBLE DOOR
- NON-ADA ACCESSIBLE DOOR

- ### 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 EXTENSION TO BE CONSTRUCTED UNDER THE DEVELOPERS AGREEMENT ASSOCIATED WITH THIS SDP (SEE OPEN CONTRACT #24-4664-D & #24-4448-D).
 - UNLESS NOTED OTHERWISE, ALL PLAN DIMENSIONS ARE TO THE FACE OF STRUCTURE (BUILDING, CURB, ETC.). DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL BETWEEN ITEMS, UNLESS NOTED OTHERWISE.
 - UNLESS NOTED OTHERWISE, ALL CURB 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.
 - SEE SHEET 3 FOR MORE SITE INFORMATION (HANDICAP ACCESSIBILITY, ADDITIONAL SITE DIMENSIONS, DETAIL GRADING, ETC.).
 - A KNOX BOX IS REQUIRED TO BE PLACED ON THE FRONT EACH BUILDING NO. 9 AND NO. 10 IT SHALL BE PLACED TO THE RIGHT OF THE MAIN ENTRANCE AT A RANGE OF 4'-2" 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 REQUIRED AT L.T.104 F.323 (SEE SHEET 4 FOR THE "PARKING ANALYSIS")

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: MAY 11, 2017

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
W. J. Griffin 11-23-17
 Director Date
V. Johnson 11-23-17
 Chief, Division of Land Development Date
C. Johnson 11-17-17
 Chief, Development Engineering Division Date

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3609 NATIONAL DRIVE SUITE 250 - BURTONTOWNE OFFICE PARK
 BURTONTOWNE, MARYLAND 20886
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186



LIGHTING FIXTURE SCHEDULE

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

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

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

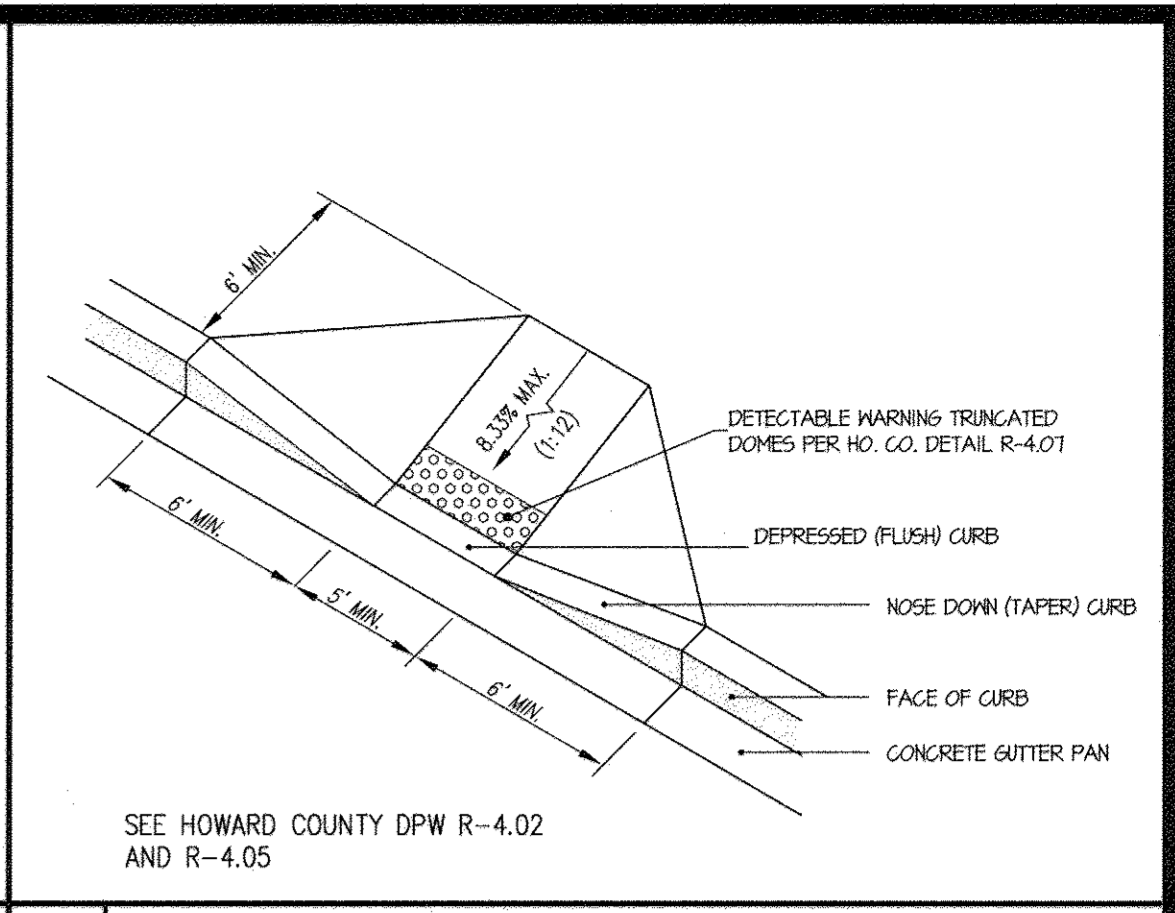
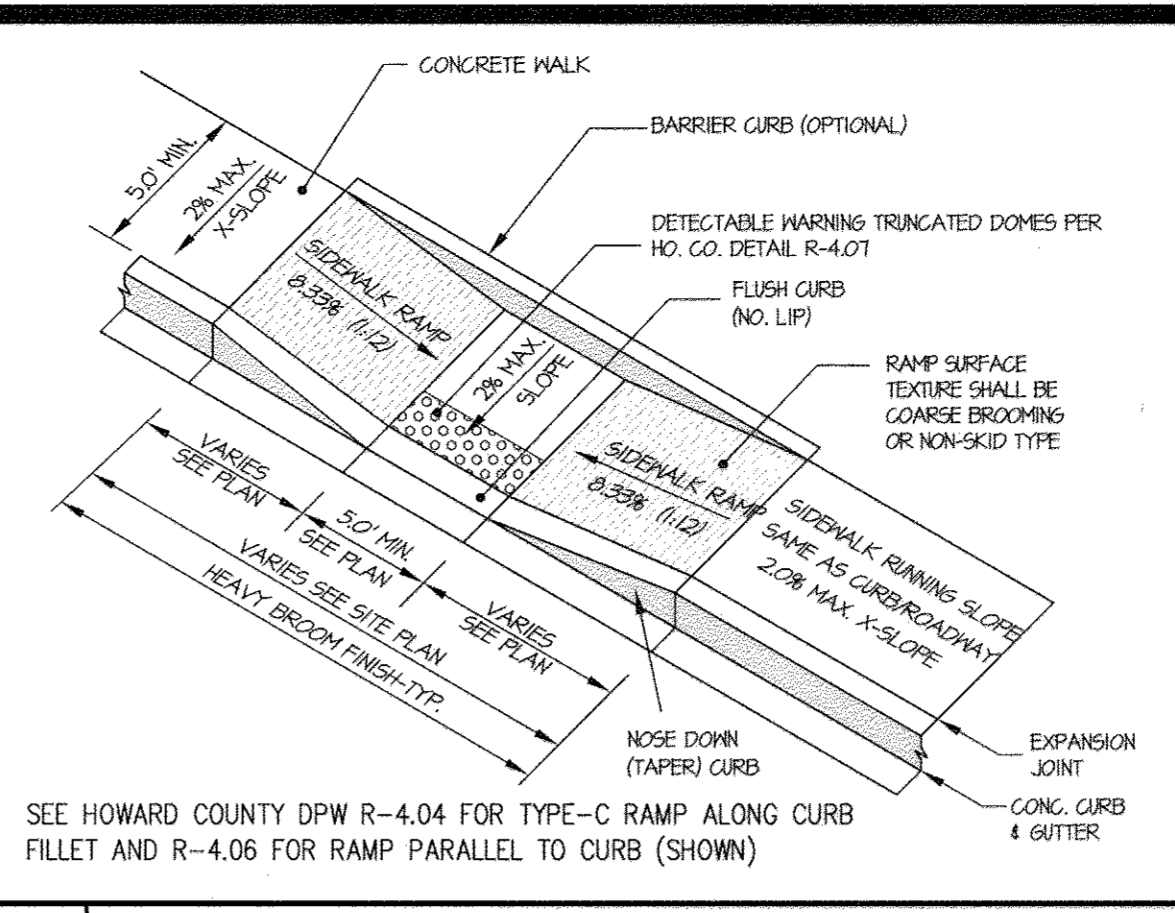
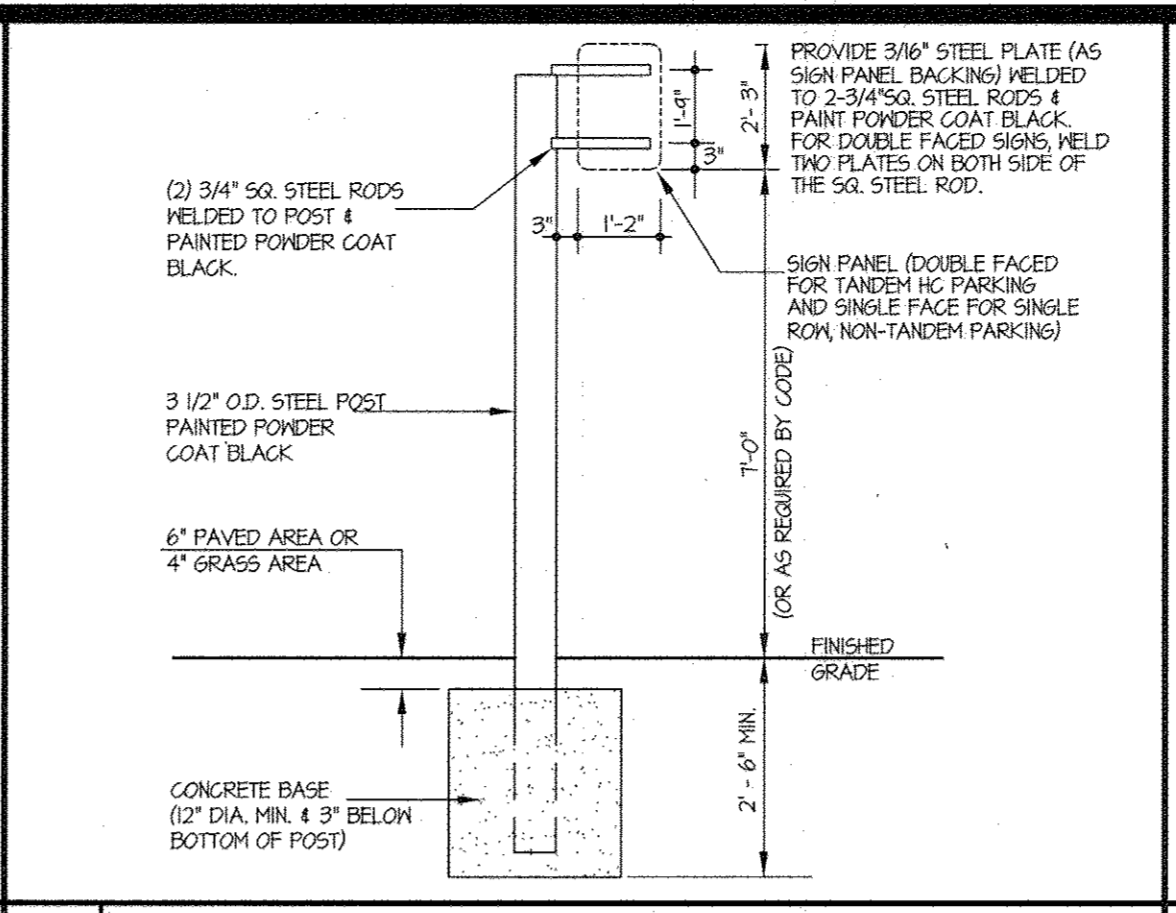
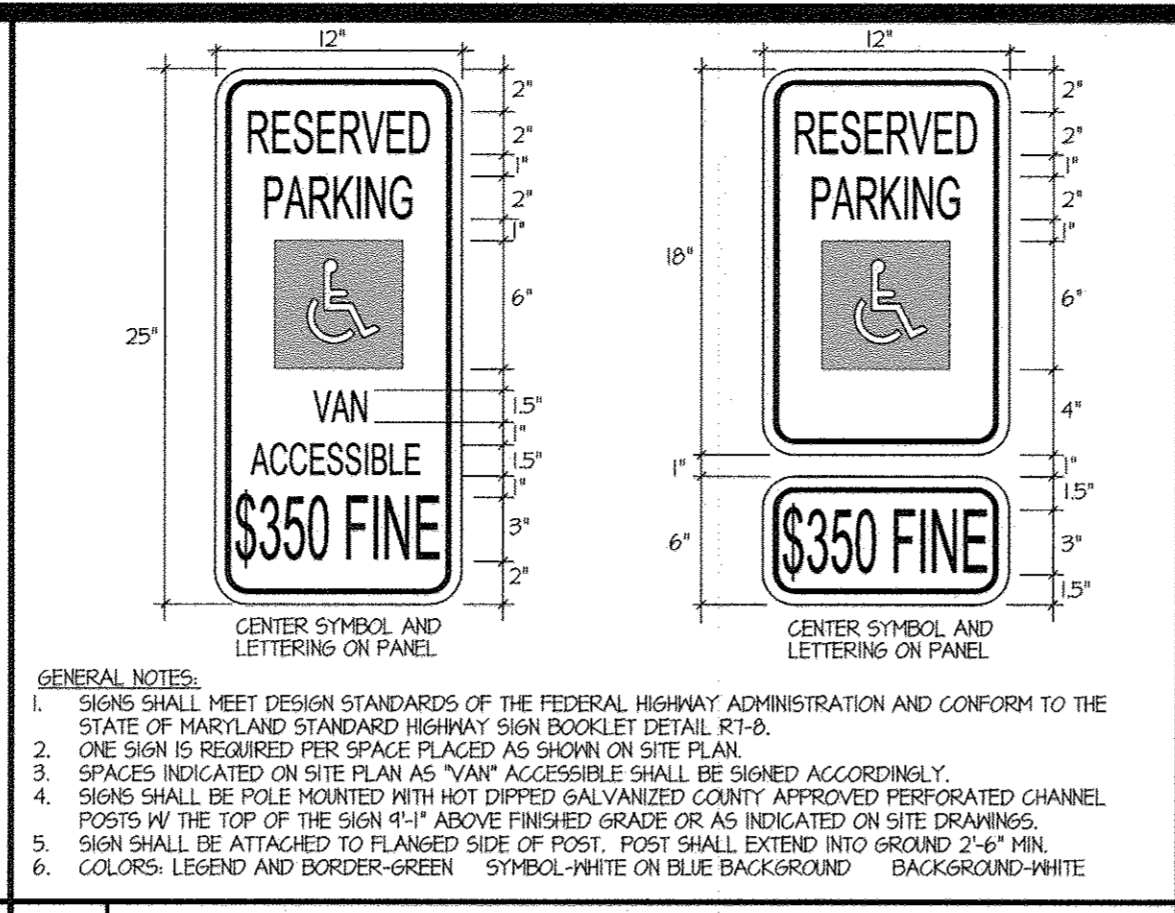
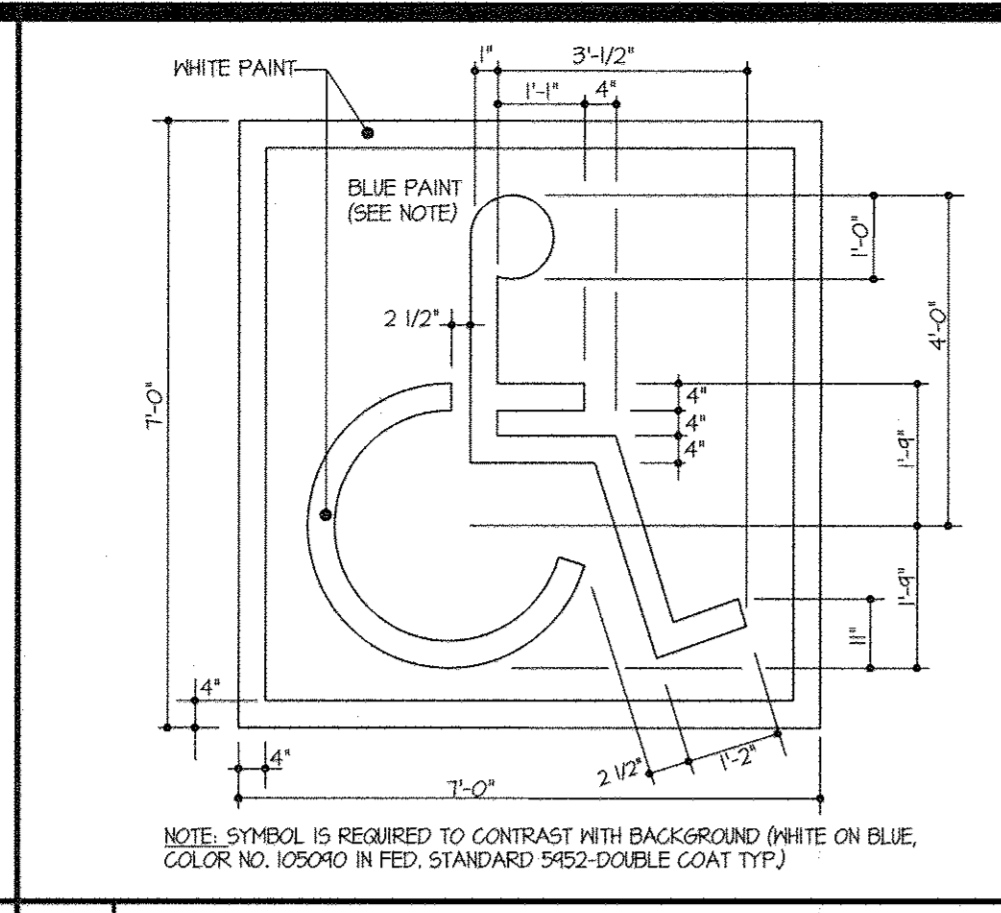
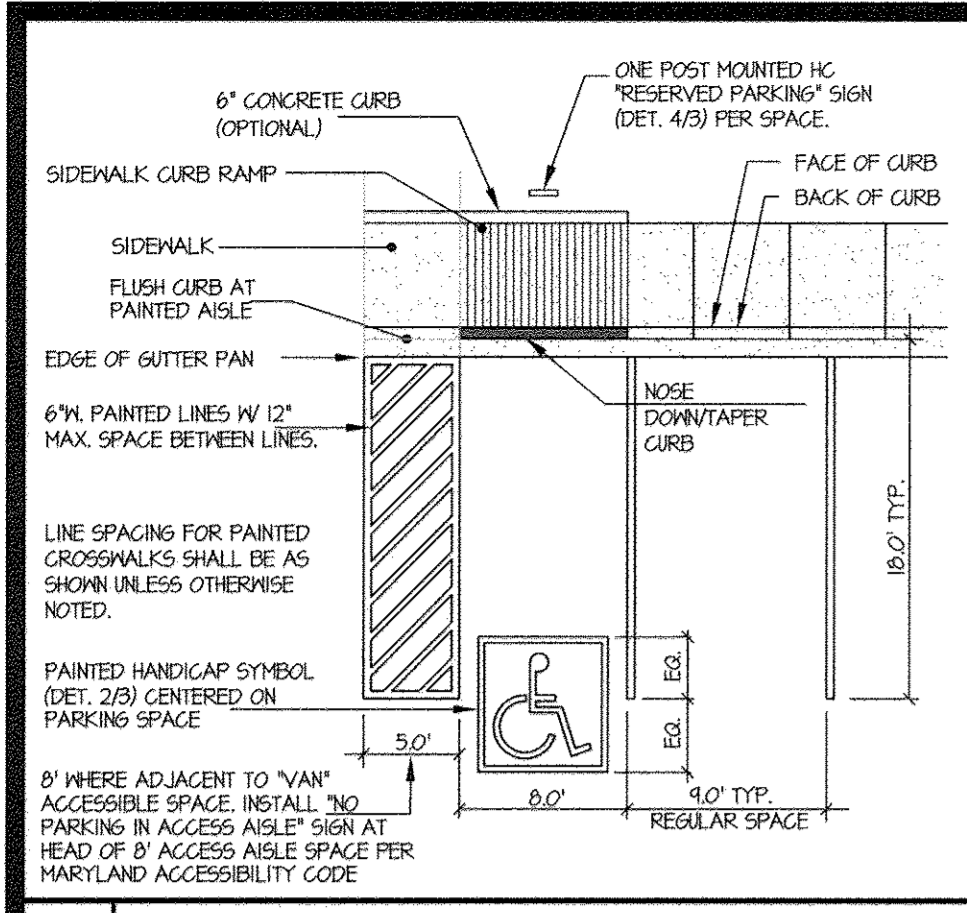
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12872.
EXPIRATION DATE: MAY 28, 2018
10/11/17

SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 1
Parcels B-31 and B-32 (Building No. 9 & No. 10)
PLAT Nos. 21436-21438 & 24282-24283

SCALE: 1" = 20'
ZONING: MXD-3
DATE: OCT, 2017
TAX MAP - GRID: 41 - 21
46 - 3&4
SHEET: 2 OF 11

G. L. W. FILE NO. 07088

ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND



1 PARKING SPACE LAYOUT NO SCALE

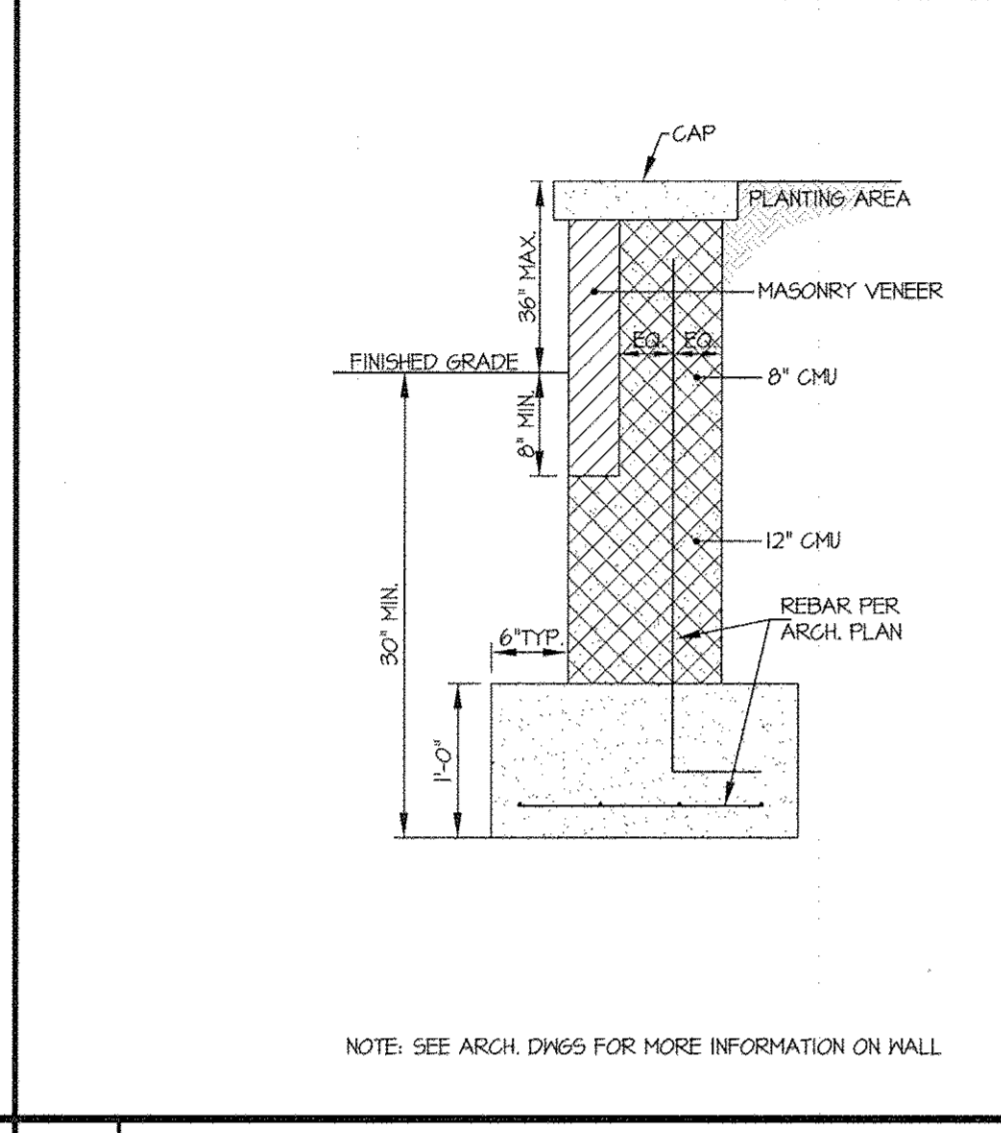
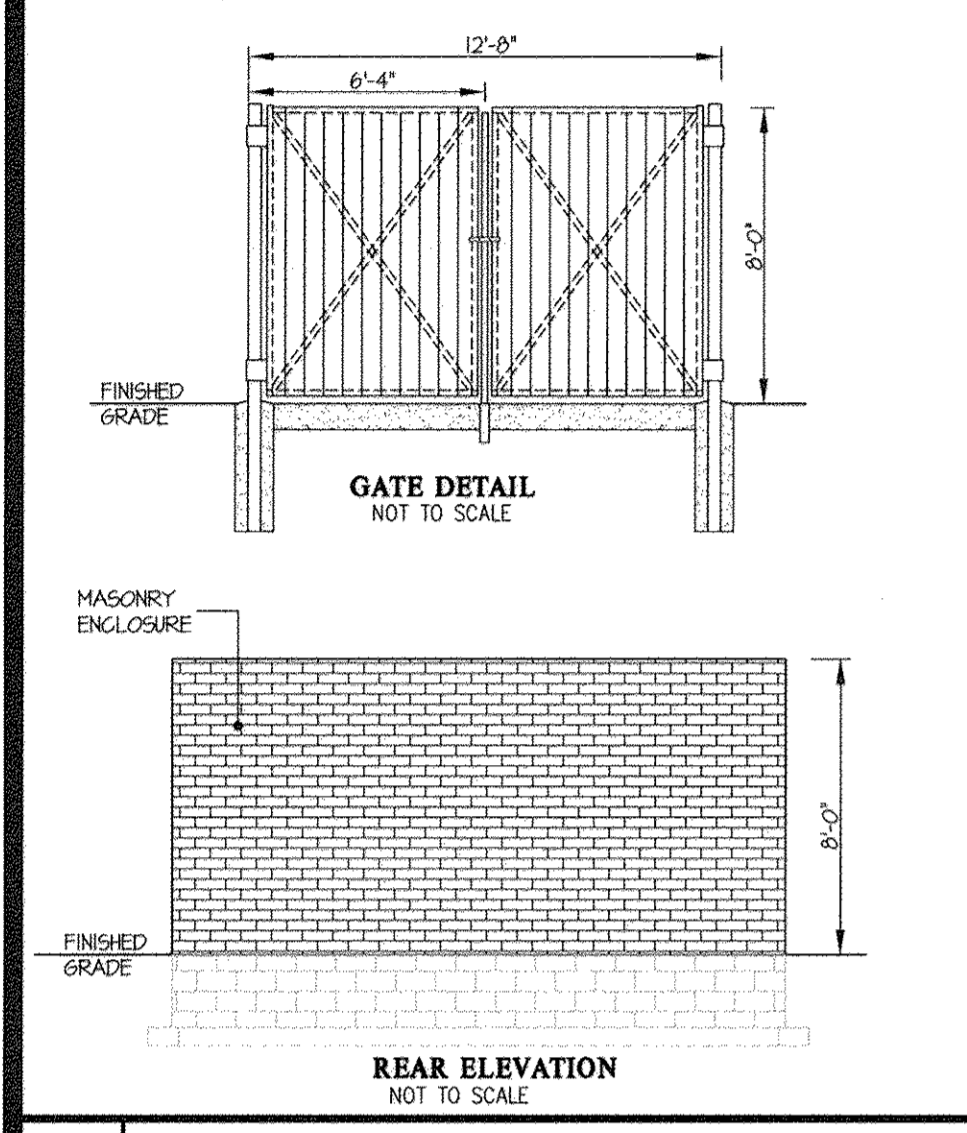
2 HANDICAP SPACE STENCIL LAYOUT NO SCALE

3 HANDICAP PARKING SIGNS DETAIL NO SCALE

4 POST & SIGN DETAIL for PARKING RESTRICTION SIGN NO SCALE

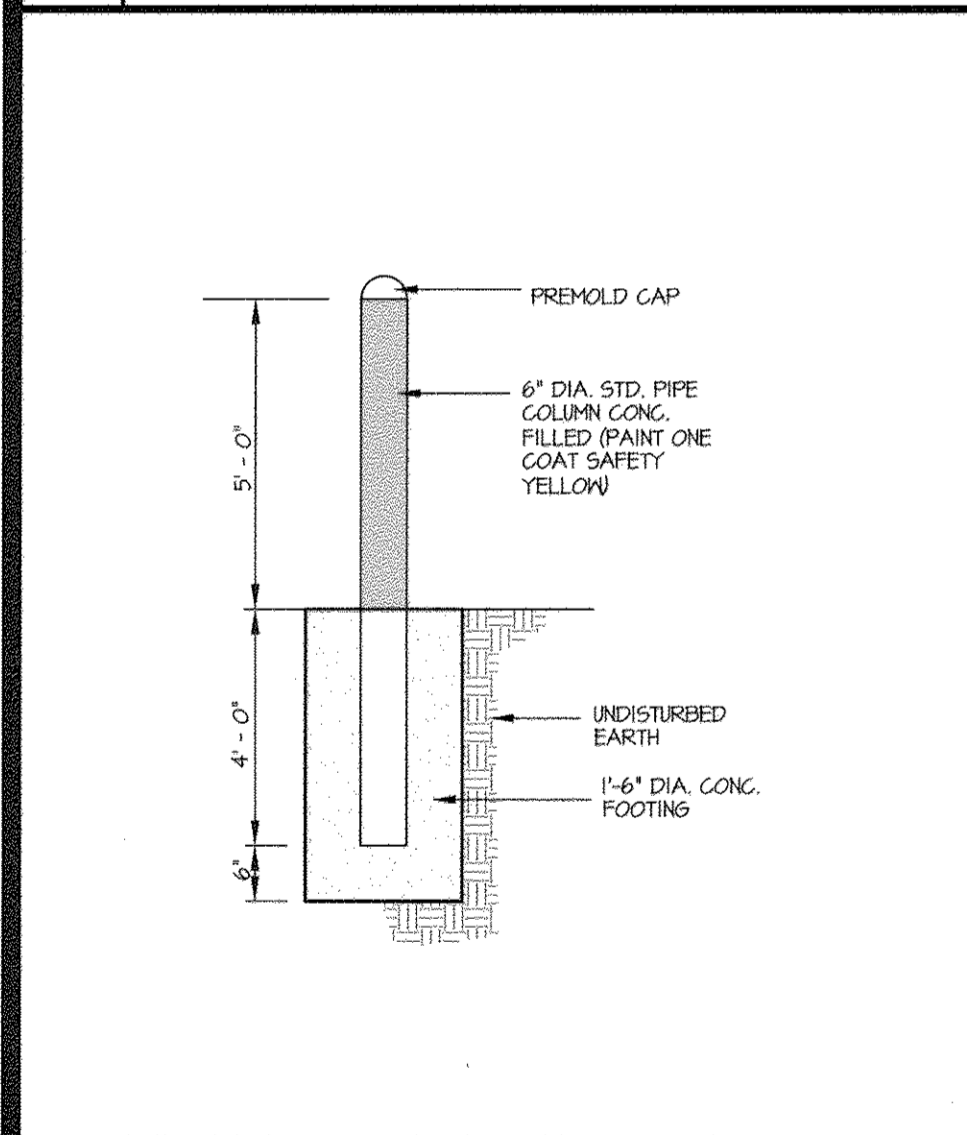
5 TYPE-C SIDEWALK RAMP NO SCALE

6 TYPE-B HANDICAP RAMP DETAIL NO SCALE



7 DUMPSTER ENCLOSURE DETAILS AS SHOWN

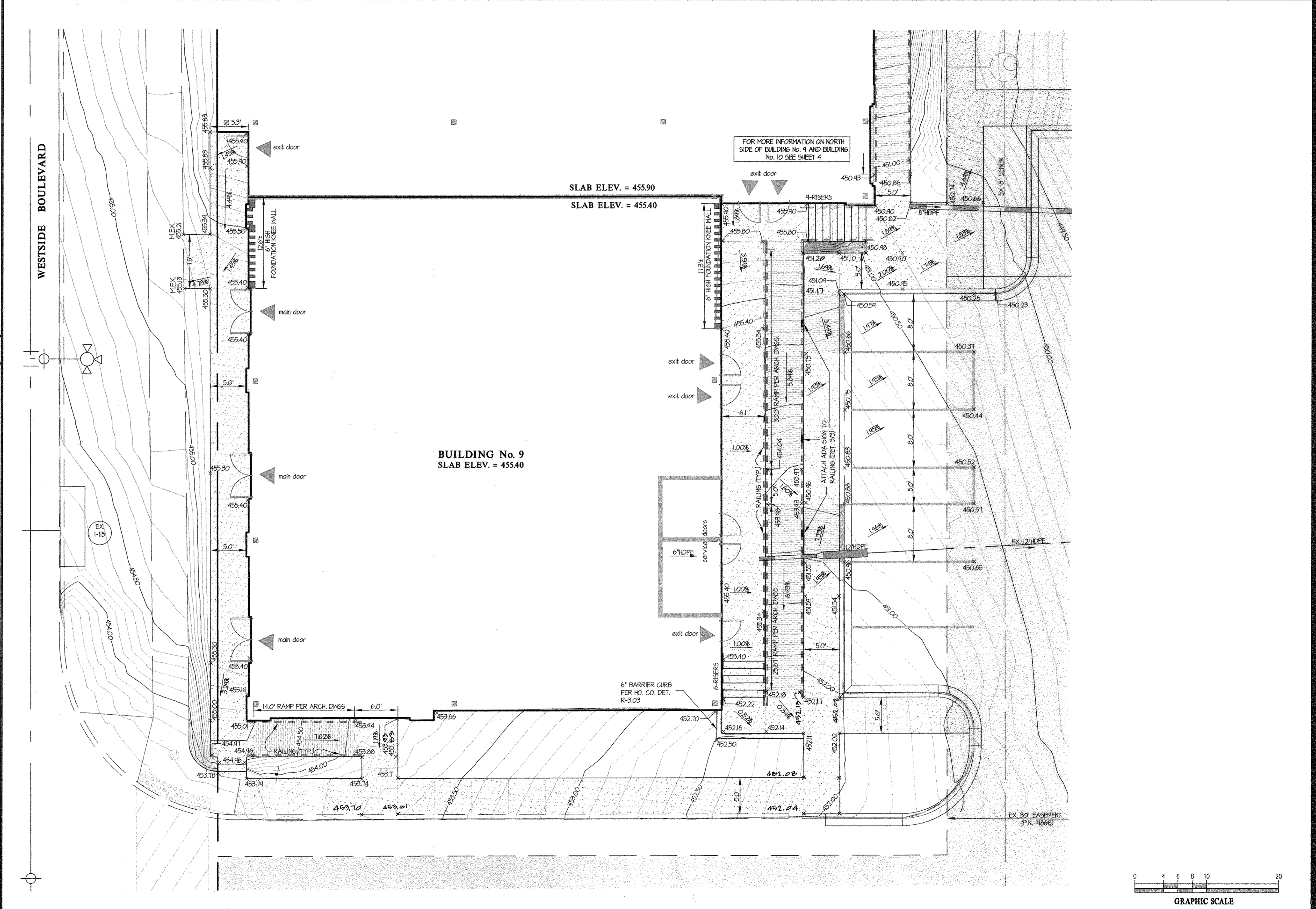
8 ELEVATED WALL/PLANTER DETAIL AS SHOWN



9 BOLLARD DETAIL NO SCALE

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: MAY 11, 2017

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Val W. Zappala 11-22-17
 Director Date
Kat Salovei 11-22-17
 Chief, Division of Land Development Date
W. H. H. 11-17-17
 Chief, Development Engineering Division Date



10 HARDSCAPE DETAIL of SOUTH SIDE OF BUILDING No. 9 SCALE: 1" = 8'

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
 BURTNSVILLE, MARYLAND 20896
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

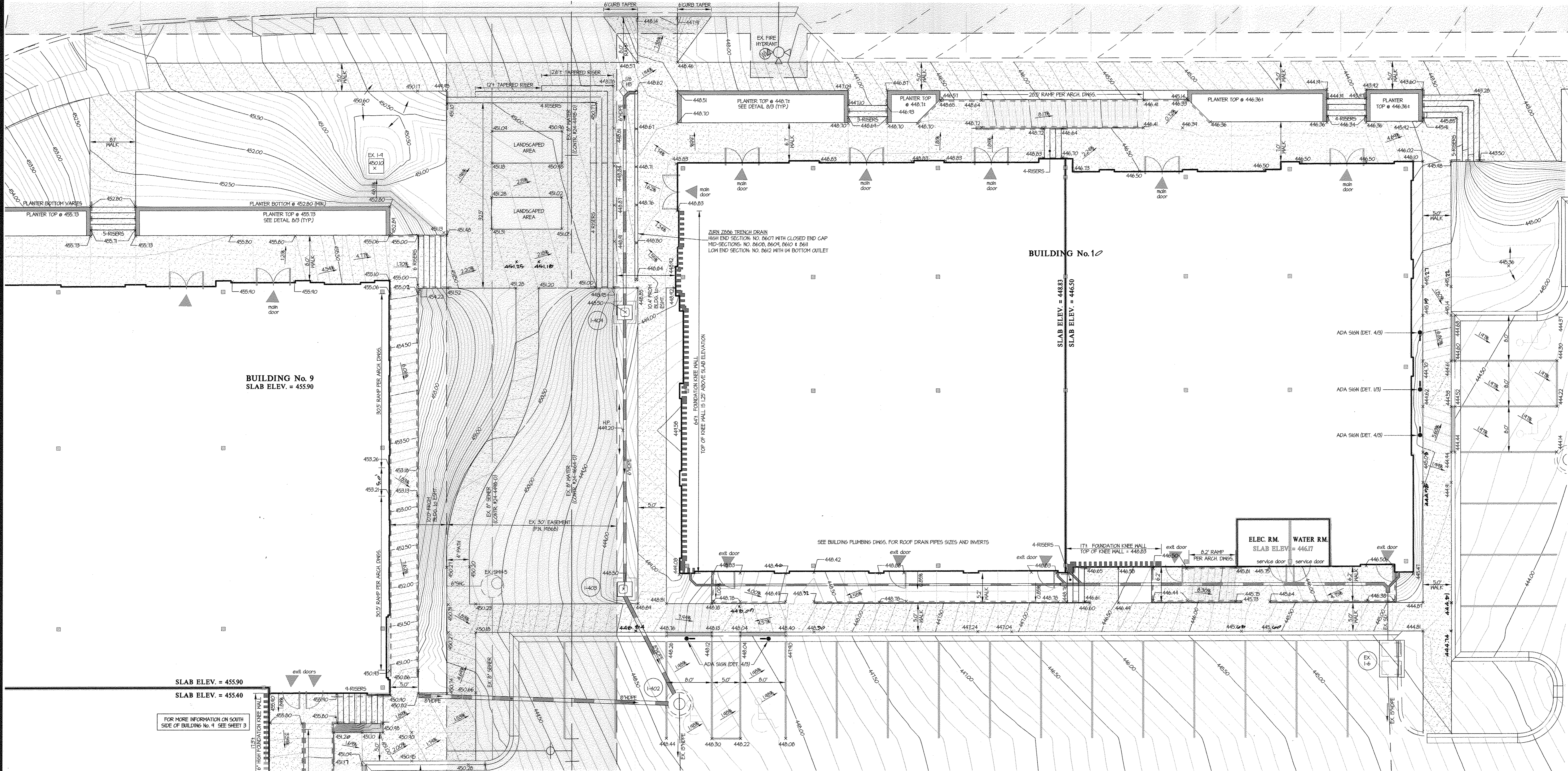
DATE	REVISION	BY	APPR.

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

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12875.
 EXPIRATION DATE: MAY 28, 2018
 11/17 *CKA*

SITE DETAILS
MAPLE LAWN FARMS
 WESTSIDE DISTRICT - AREA 1
 Parcels B-31 and B-32 (Building No. 9 & No. 10)
 PLAT Nos. 21436-21438 & 24282-24283
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	07088
DATE	TAX MAP - GRID	SHEET
OCT./2017	41 - 21 46 - 3&4	3 OF 11



BUILDING No. 9
SLAB ELEV. = 455.90

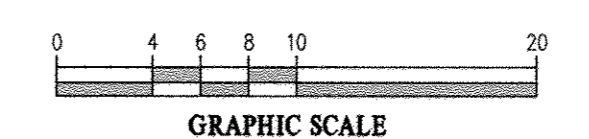
BUILDING No. 10

ELEC. RM. WATER RM.
SLAB ELEV. = 446.17

FOR MORE INFORMATION ON SOUTH SIDE OF BUILDING No. 9 SEE SHEET 3

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: MAY 11, 2017

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* 11-22-17
 Chief, Division of Land Development: *[Signature]* 11-22-17
 Chief, Development Engineering Division: *[Signature]* 11-22-17



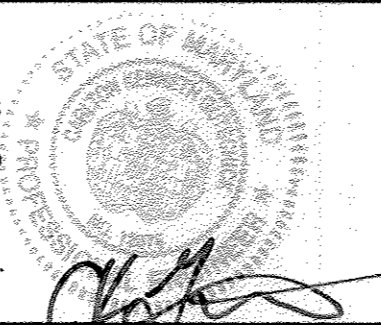
TRENCH DRAIN and HARDSCAPE DETAIL for NORTH SIDE OF BUILDING No. 9 and BUILDING No. 10

SCALE: 1" = 6'

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

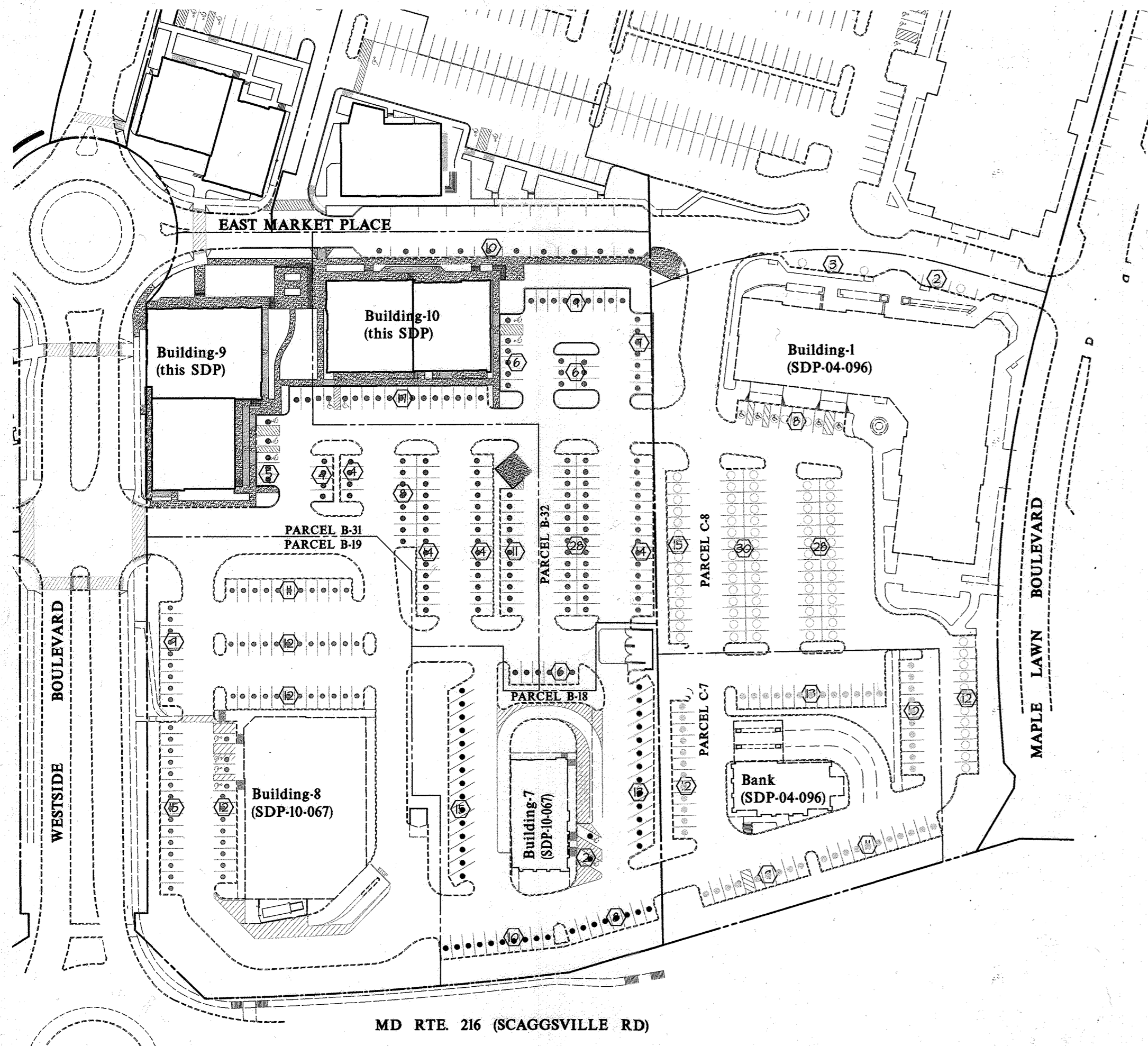
PREPARED FOR:
GAR WESSEL, LLC. (Owner/Developer)
SUITE 300 WOODHOLME CENTER
1829 REISTERSTOWN RD
BALTIMORE, MD 21208
ATTN: MARK BENNETT
410-484-8400

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12875
EXPIRATION DATE: MAY 26, 2018



SITE DETAILS
MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 1
Parcels B-31 and B-32 (Building No. 9 & No. 10)
PLAT Nos. 21436-21438 & 24282-24283

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	07088
DATE	TAX MAP - GRID	SHEET
OCT./2017	41 - 21 46 - 3&4	4 OF 11



MD RTE 216 (SCAGGSVILLE RD)

MLF-Shared Parking Analysis (Par. B-1b, B-19, B-31, B-32, C-7 & C-8)

Ex. Bldg. (Par. B-1b, Bldg. 1)	Ex. Bldg. (Par. B-19, Bldg. 2)	Prop. Bldg. (Par. B-31)	Prop. Bldg. (Par. B-32)	Total for Bldg. 1 thru 4	Ex. Pk. (Par. C-7)	Ex. Bldg. 1 (Par. C-8)	Total for Parcel B-19, B-31, B-32, C-7 & C-8	Total for Parcel B-19, B-31, B-32, C-7 & C-8
Commercial Use	Retail	Retail	Retail	Retail	Bank	Retail	Retail	Retail
Bldg. Area (sq. ft.)	3,911	12,261	11,049	27,169	2,400	7,041	9,746	1,700
Bldg. Area (net of 4% of grass)	3,520	11,623	10,502	25,645	2,250	6,617	8,772	1,570
Req. Parking Ratio (per net use)	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
Parking Spaces Required	78	23	21	122	48	14	177	412
on-site 9x18 spaces provided	40	0	0	40	0	0	40	141
on-site 8x12 spaces provided	0	0	0	0	0	0	0	0
on-site ADA spaces provided	2	4	3	9	0	0	9	7
Total on-site spaces	42	0	0	42	0	0	42	148
Public street parallel spaces	0	0	0	0	0	0	0	0
Total Parking Provided	42	0	0	42	0	0	42	148

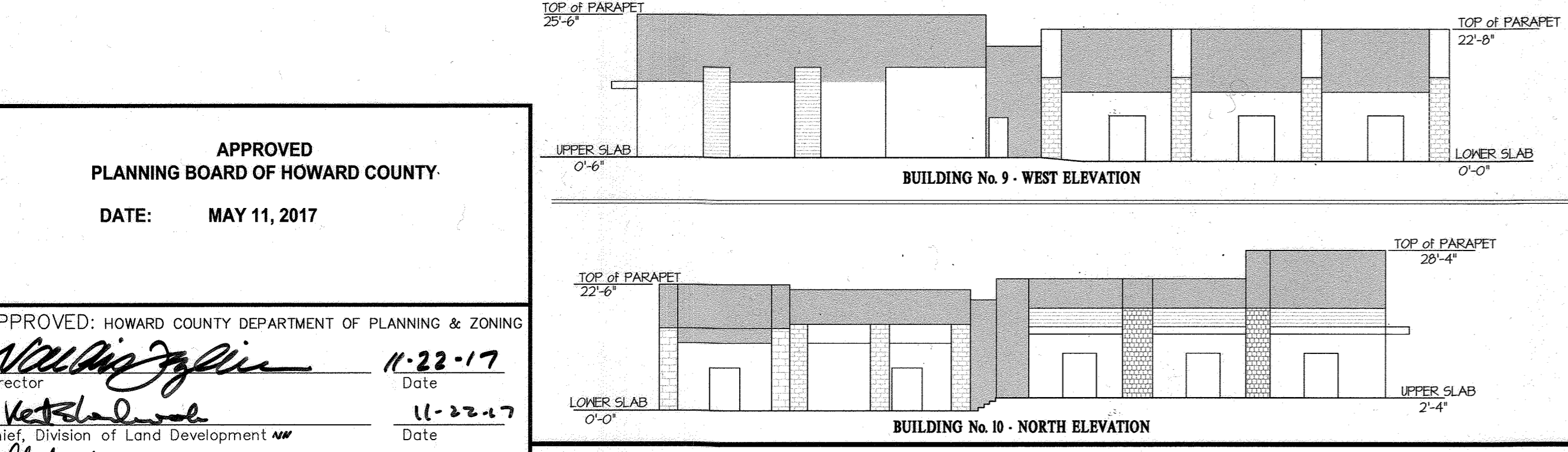
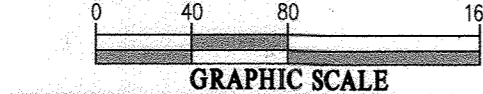
PARKING LEGEND

- EXISTING PARKING ON PARCEL B-19 (BUILDING-1) (48)
- EXISTING PARKING ON PARCEL B-19 (BUILDING-2) (71)
- PROPOSED PARKING ON PARCEL B-31 (BUILDING-9) (65)
- PROPOSED PARKING ON PARCEL B-32 (BUILDING-10) (41)
- EXISTING PARKING ON PARCEL C-7 & C-8 (53)

THE SHARED ACCESS AND PARKING REQUIREMENT FOR THESE PARCELS IS COVERED BY SECTION 10.11 ACCESS AND PARKING EASEMENT IN "ANNEXED AND RESTATED DECLARATION OF GOVERNANTS, CONDITIONS AND RESTRICTIONS FOR MAPLE LAWN COMMERCIAL ASSOCIATION, INC." AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 144 AT FOLIO 230.

- NOTES:
- 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.
 - 25 seats plus up to 18 workers per shift.
 - 25 seats plus up to 25 employees.

PARKING ANALYSIS SCALE: 1" = 80'



BUILDING ELEVATIONS SCALE: 1" = 20'

APPROVED PLANNING BOARD OF HOWARD COUNTY
DATE: MAY 11, 2017

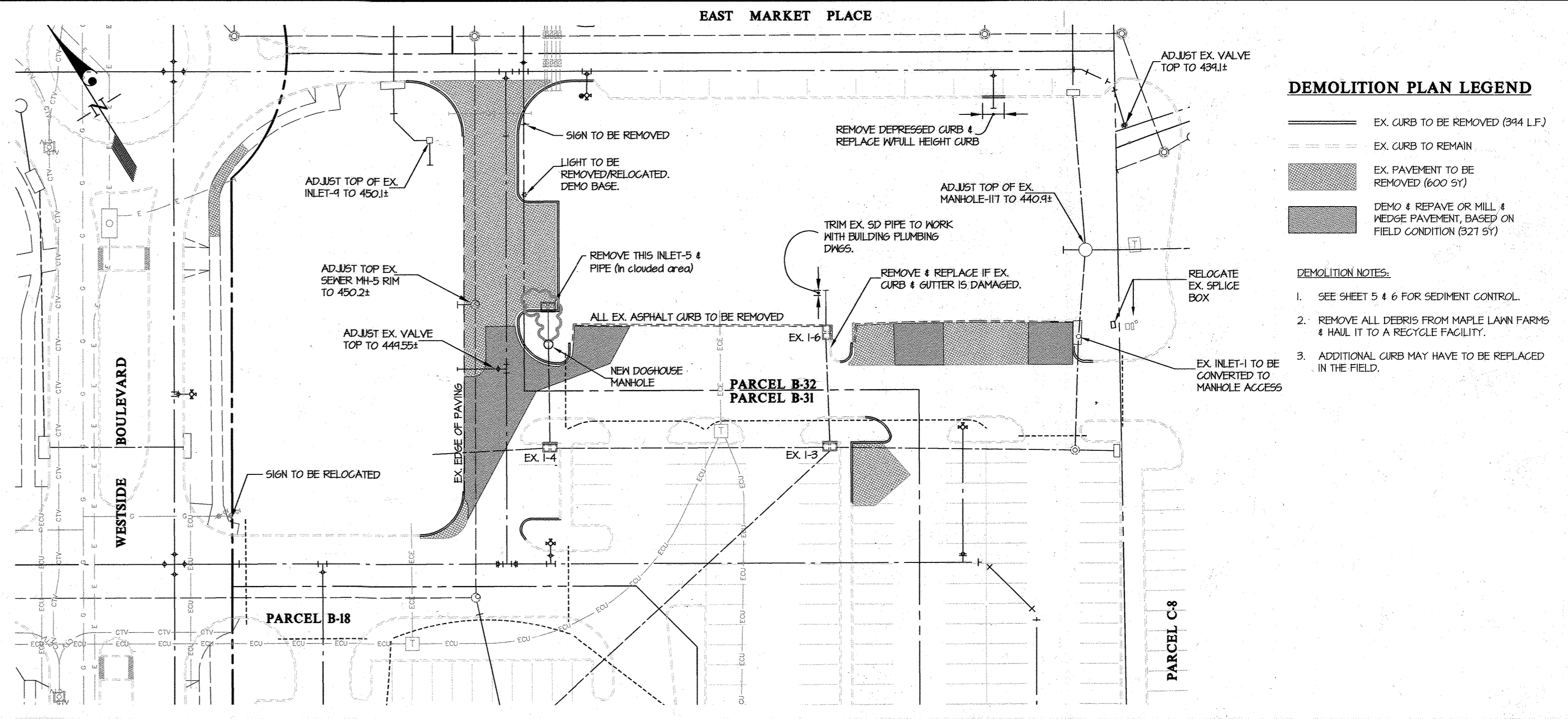
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: *William J. Taylor* 11-22-17
Chief, Division of Land Development: *Vicki L. ...* 11-22-17
Chief, Development Engineering Division: *...* 11-17-17

Revised shared parking analysis to reflect use in building on Parcel C-8

DATE	REVISION	BY	APP'R.
02-19-2017	Revised shared parking analysis to reflect use in building on Parcel C-8	dev	1264

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

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12875
EXPIRATION DATE: MAY 26, 2018
011117

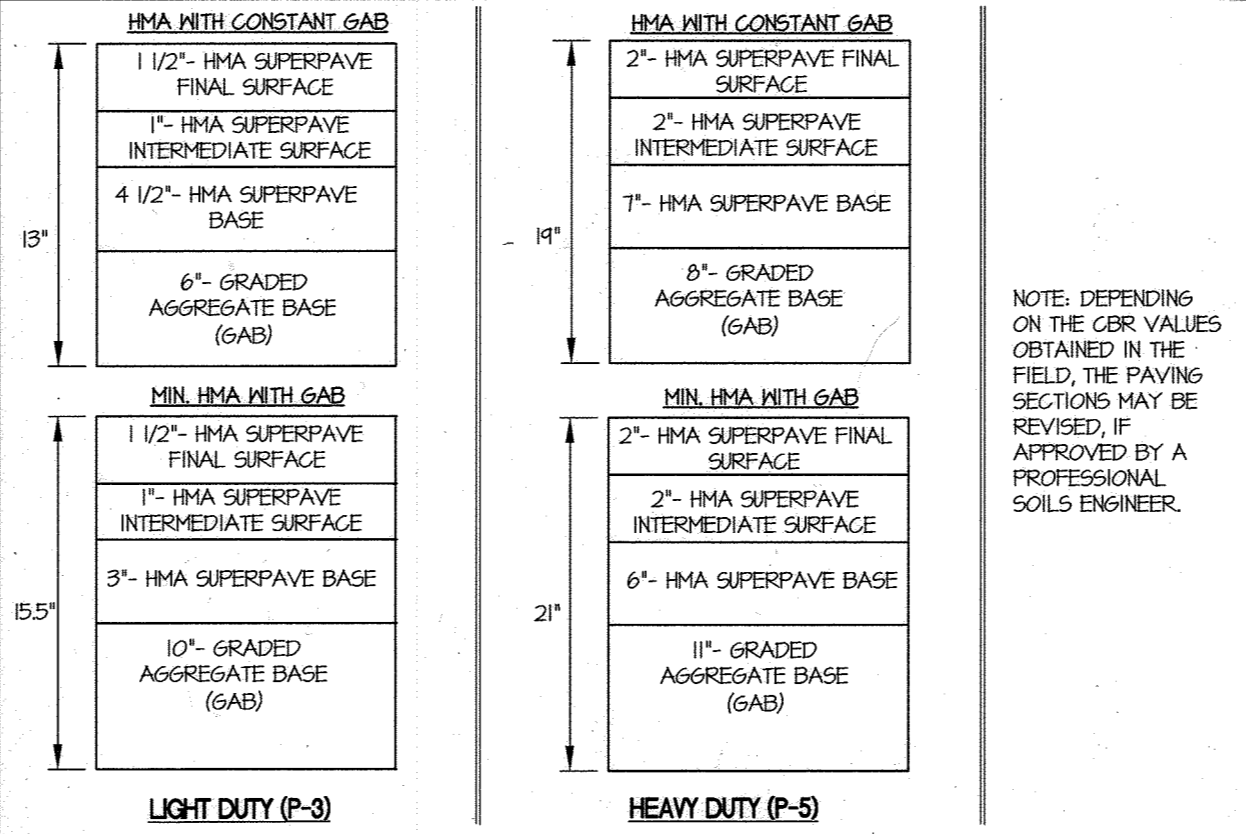
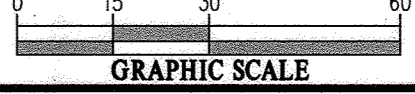


DEMOLITION PLAN LEGEND

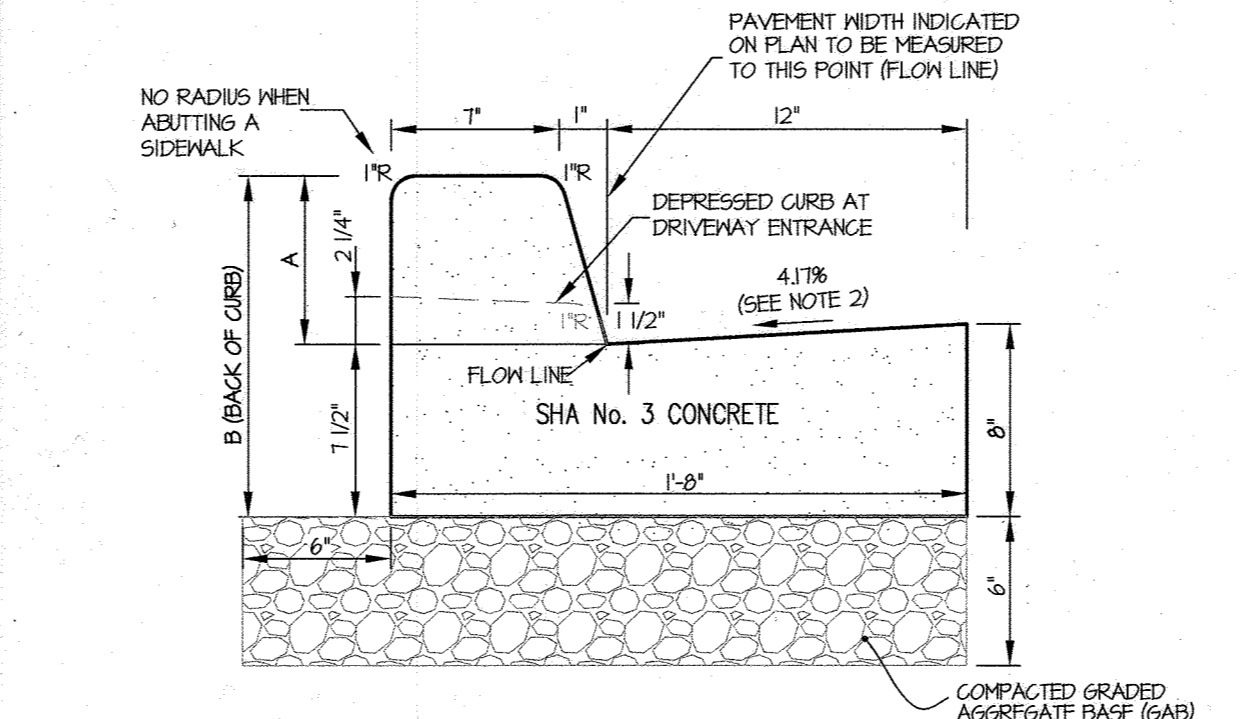
- EX. CURB TO BE REMOVED (3/4 LF)
- EX. CURB TO REMAIN
- EX. PAVEMENT TO BE REMOVED (600 SY)
- DEMO & REPAVE OR MILL & WEDGE PAVEMENT, BASED ON FIELD CONDITION (321 SY)

- DEMOLITION NOTES:
- SEE SHEET 5 & 6 FOR SEDIMENT CONTROL.
 - REMOVE ALL DEBRIS FROM MAPLE LAWN FARMS & HAUL IT TO A RECYCLE FACILITY.
 - ADDITIONAL CURB MAY HAVE TO BE REPLACED IN THE FIELD.

DEMOLITION PLAN SCALE: 1" = 30'



1. BITUMINOUS PAVING SECTION NO SCALE

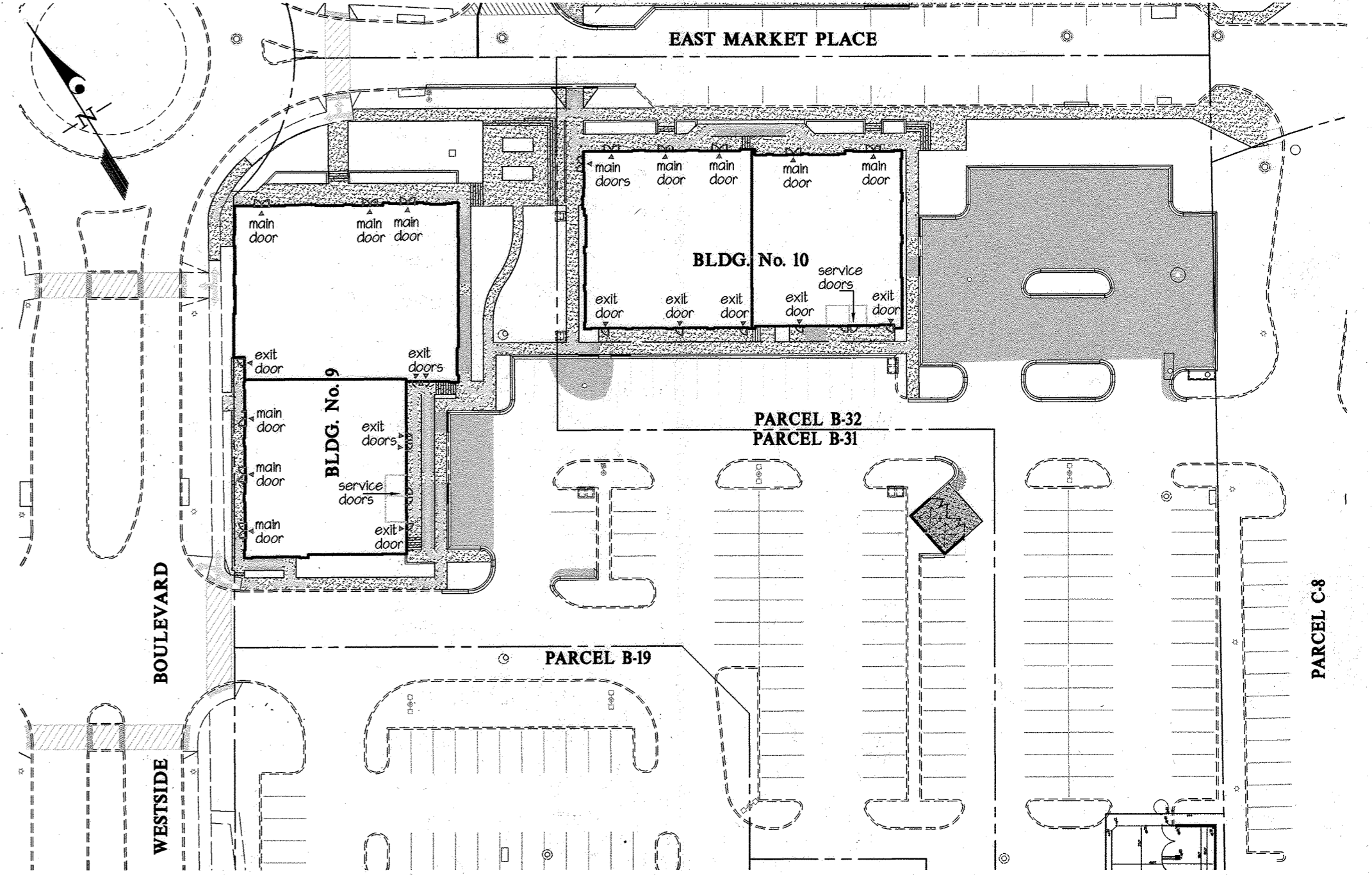


STANDARD COMBINATION CURB AND GUTTER

CURB TYPE	A	B
6" (Ho. Co. DET. R-1.0)	6"	1'-1 1/2"

- NOTES:
- A REVERSE GUTTER PAN SHALL HAVE A GUTTER SLOPE OF 4:178 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 ROWS SHALL BE T-TYPE.
- SEE HOWARD COUNTY DPW DETAILS R-3.01 & R-9.01

2. TYPE-A CONCRETE CURB AND GUTTER (STANDARD AND REVERSE) NO SCALE



LEGEND

- LIGHT BITUMINOUS (P-3) PAVING (DET. 1/4) (1.045 SY)
- HEAVY BITUMINOUS (P-5) PAVING (DET. 1/4) (4 SY)
- DPW R-8-03 CONCRETE PAVING (46 SY)
- CONCRETE SIDEWALK PER HO. CO. DET. R-3.05 (1866 SY)
- EXISTING CURB
- TYPE-A CURB & GUTTER (DET. 2/4) (870 LF)
- ADA ACCESSIBLE INGRESS/EGRESS
- ADA ACCESSIBLE PATH

PAVING DELINEATION PLAN and ADA ACCESSIBILITY PATH SCALE: 1" = 50'



PARKING ANALYSIS / DEMOLITION PLAN / PAVING PLAN

MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 1
Parcels B-31 and B-32 (Building No. 9 & No. 10)
PLAT Nos. 21436-21438 & 24282-24283

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	07088
DATE	TAX MAP - GRID	SHEET
OCT./2017	41 - 21 46 - 3&4	5 OF 11

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SEQUENCE OF CONSTRUCTION

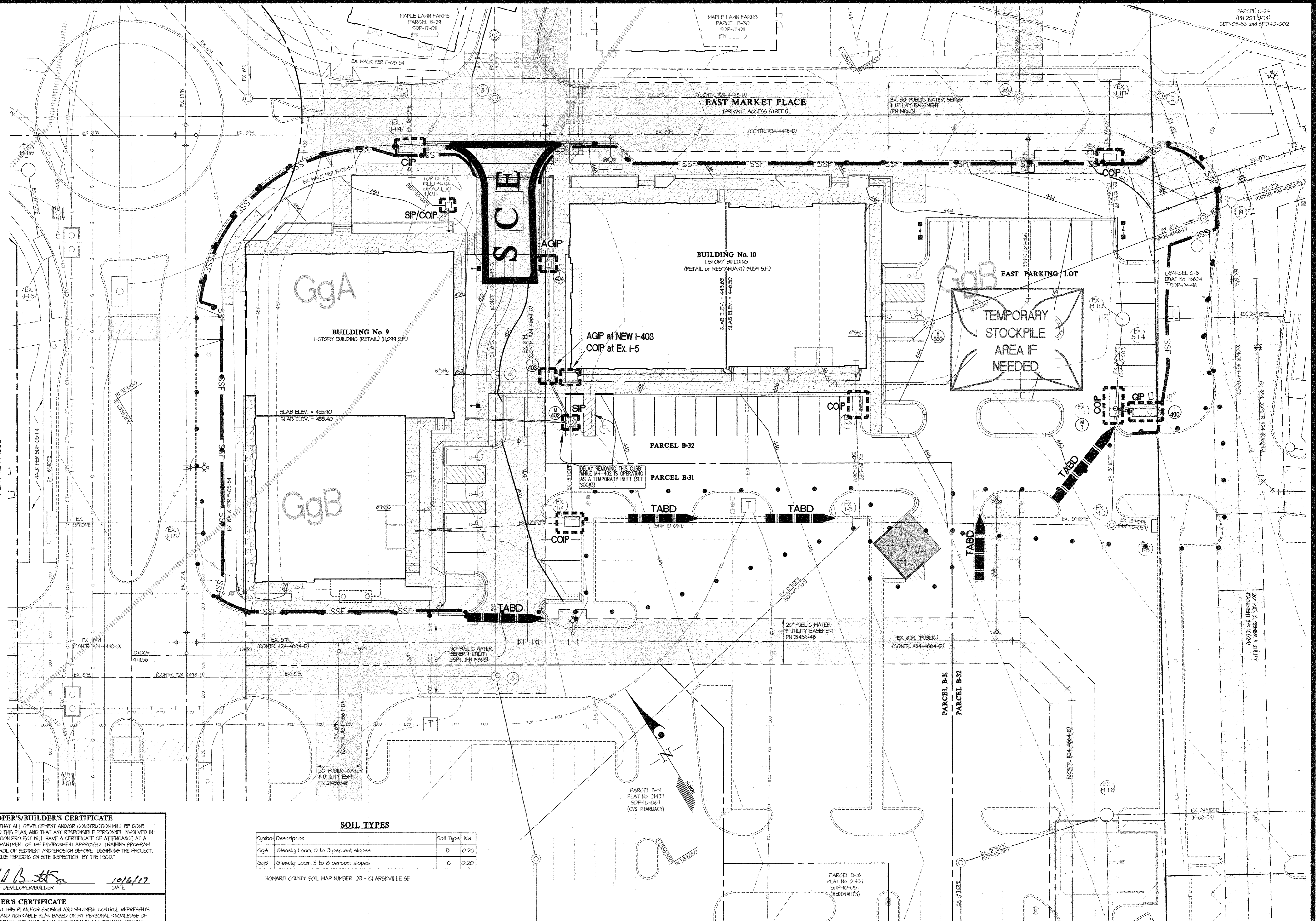
1. APPLY FOR GRADING PERMIT AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE COUNTY SEDIMENT CONTROL INSPECTOR (CSCI). OBTAIN GRADING PERMIT FROM THE CSCI AT THE MEETING (DURATION -- 1/2 DAY).
2. INSTALL THE STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE (-SF-), SUPER SILT FENCE (-SSF-), TEMPORARY ASPHALT BERM DIVERSION, INLET PROTECTION AT EXISTING INLETS, AND TEMPORARY CHAIN LINK CONSTRUCTION FENCE. DURATION: 1-DAY
3. DEMOLISH ENOUGH OF THE EXISTING PAVEMENT IN ORDER TO INSTALL I-403 AND I-404. INSTALL THE STORM DRAIN FROM MH-402 TO I-404 AND REMOVE THE EXISTING INLET I-5. SET MH-402 TOP TEMPORARILY 8"-12" LOW WITH A DRAIN GRATE. IMMEDIATELY PROTECT MH-402 WITH A SIP TYPE-BI AND INLETS I-403 AND I-404 WITH AGIP. DELAY THE TRENCH INSTALLATION (DO NOT INSTALL WITH SIDEWALK HARDSCAPE WORK LATER IN SOC). NOTE: THE EXISTING CURB AROUND MH-402 SHALL REMAIN WHILE THIS MANHOLE IS OPERATING AS A TEMPORARY GRATE INLET. DURATION: 1-2 DAYS.
4. INSTALL NEW INLET I-400 AND PIPE IT TO EXISTING INLET I-1. TEMPORARILY BLOCK I-400. DURATION: 1-DAY (THIS SOC CAN BE CONCURRENT WITH SOC#3).
5. INSTALL CURB & GUTTER FROM I-400 TO THE NORTHWEST CORNER OF THE NEW PARKING LOT.
6. INSTALL PROTECTION (GIP) AND UNBLOCK I-400, THEN CONVERT EXISTING INLET I-1 TO A MANHOLE OR JUNCTION BOX. DURATION: 1-DAY.
7. GRADE BOTH BUILDING PADDS AND THE EAST PARKING LOT TO APPROPRIATE SUBGRADE THEN START BUILDING CONSTRUCTION. COORDINATE REMAINING UTILITY INSTALLATION WITH BUILDING CONSTRUCTION. DURATION: 4-12 MONTHS FOR BUILDING CONSTRUCTION.
8. INSTALL REMAINING CURB FOR THE EAST PARKING LOT AND BASE PAVE. DURATION: 3-5 DAYS. DURATION: 3-5 DAYS.
9. ONCE THE BUILDINGS ARE ENCLOSED, CONVERT MH-402 FROM TEMPORARY INLET TO MANHOLE AND COMPLETE THE NEW PARKING BAYS IMMEDIATELY TO THE EAST OF BLDG-9 AND SOUTH OF BLDG-10. DURATION: 3-5 DAYS.
10. COMPLETE SIDEWALK, PLAZA, DUMPSTER ENCLOSURE AND OTHER HARDSCAPE AREAS. DURATION: 3-5 DAYS.
11. INSTALL LANDSCAPE PACKAGE. DURATION: 2-3 DAYS.
12. ONCE THE SITE IS STABILIZED, OBTAIN PERMISSION FROM THE CSCI TO REMOVE ANY REMAINING SEDIMENT CONTROL DEVICES. DURATION: 1 DAY
13. PAINT THE PARKING SPACES, FINISH THE BUILDING INTERIOR AND OBTAIN USE & OCCUPANCY PERMITS.

SEDIMENT CONTROL LEGEND

- 600 --- EXISTING CONTOUR
- 620 --- 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
- [AGIP] AT-GRADE INLET PROTECTION
- GnA SOILS
- [TEMPORARY STOCKPILE AREA] PROPOSED TEMPORARY STOCKPILE AREA

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

WESTSIDE BOULEVARD
 PUBLIC MAJOR COLLECTOR (VARIABLE WIDTH RW)
 PLAT NO. 1986B



THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John P. Blanton 10/18/17
 DATE

APPROVED PLANNING BOARD OF HOWARD COUNTY
 DATE: MAY 11, 2017

DEVELOPER'S/BUILDER'S CERTIFICATE
 I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HSCD.
W.D. Bennett 10/16/17
 SIGNATURE OF DEVELOPER/BUILDER DATE

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.
Cliff Bennett 10/11/17
 SIGNATURE OF ENGINEER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
William J. Griffin 11-22-17
 Director Date
Kate K. Decker 11-22-17
 Chief, Division of Land Development Date
Cliff Bennett 11-17-17
 Chief, Development Engineering Division Date

SOIL TYPES

Symbol	Description	Soil Type	Km
GgA	Glenelg Loam, 0 to 3 percent slopes	B	0.20
GgB	Glenelg Loam, 3 to 9 percent slopes	C	0.20

HOWARD COUNTY SOIL MAP NUMBER: 23 - CLARKSVILLE SE

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3609 NATIONAL DRIVE - SUITE 250 - BURTONTOWN OFFICE PARK
 BURTONTOWN, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-291-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

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

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

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

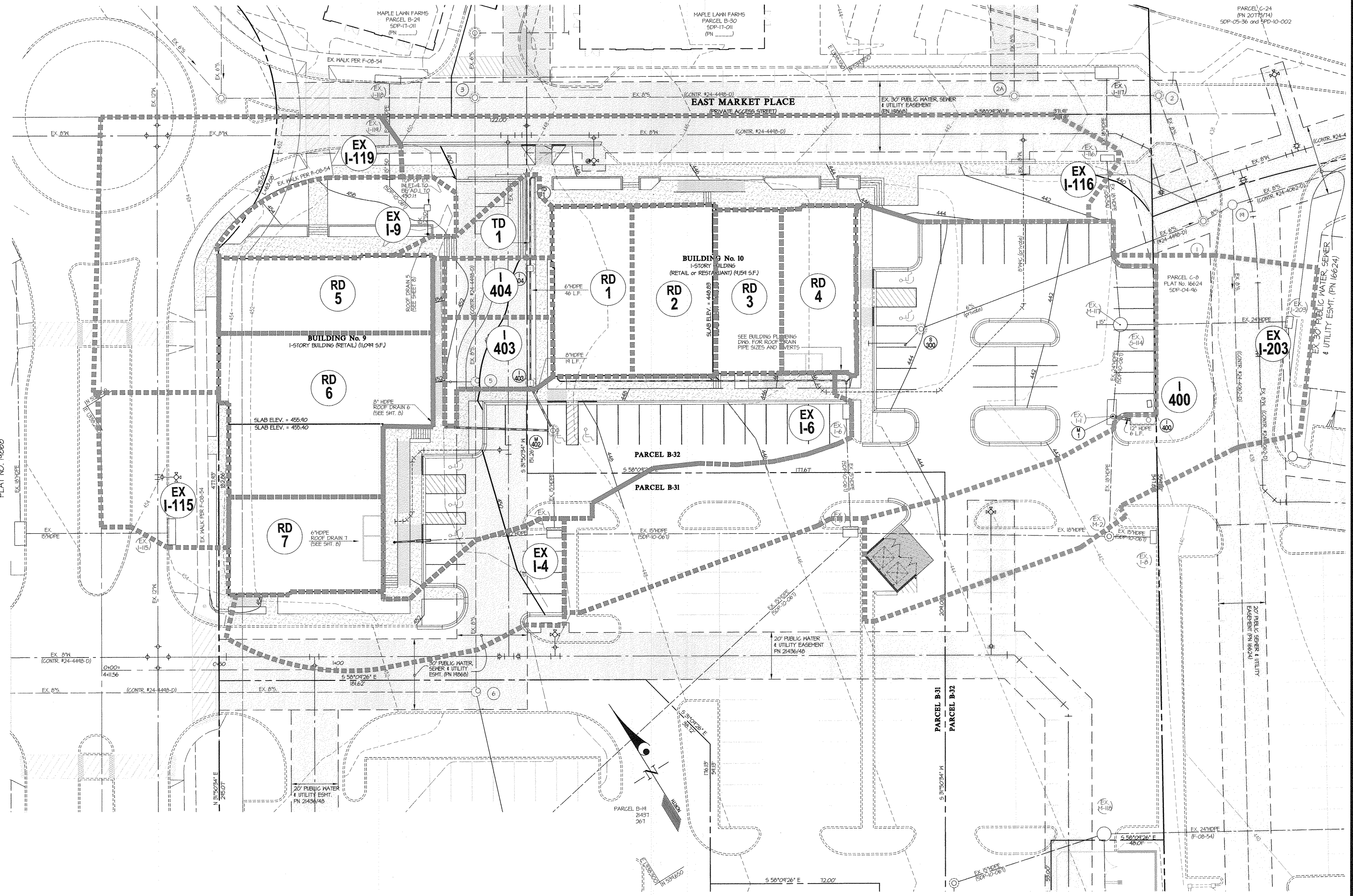
SEDIMENT CONTROL PLAN
MAPLE LAWN FARMS
 WESTSIDE DISTRICT - AREA 1
 Parcels B-31 and B-32 (Building No. 9 & No. 10)
 PLAT Nos. 21436-21438 & 24282-24283

SCALE	ZONING	G. L. W. FILE No.
1" = 20'	MXD-3	07088
DATE	TAX MAP - GRID	SHEET
OCT, 2017	41 - 21 46 - 3&4	6 OF 11

'C' FACTOR COMPUTATIONS				
STRUCTURE	AREA (AC.)	'C'	IMPERVIOUS	PLAN #
I-404	0.03	0.81	90%	THIS SDP
I-403	0.03	0.81	90%	THIS SDP
RD-1	0.06	0.86	100%	SDP-10-061
RD-2	0.06	0.86	100%	SDP-10-061
RD-3	0.04	0.86	100%	SDP-10-061
RD-4	0.05	0.86	100%	SDP-10-061
RD-5	0.01	0.86	100%	SDP-10-061
RD-6	0.13	0.86	100%	SDP-10-061
RD-7	0.06	0.86	100%	SDP-10-061
EX I-4	0.23	0.84	95%	SDP-10-061
EX I-6	0.25	0.84	95%	SDP-10-061
EX I-7	0.42	0.84	95%	SDP-10-061
EX I-3	0.41	0.84	95%	SDP-10-061
EX I-8	0.50	0.84	95%	SDP-10-061
EX I-1	0.24	0.84	95%	SDP-10-061
I-400	0.11	0.81	90%	THIS SDP
EX I-203	0.24	0.71	75%	SEE NOTE 2
EX I-116	0.14	0.81	90%	F-08-54
EX I-115	0.21	0.81	90%	F-08-54
EX I-15	0.08	0.81	90%	F-08-54
EX I-4	0.08	0.84	95%	SDP-10-061
TD-1	0.03	0.81	90%	THIS SDP

NOTE:
 1. 'C' TYPE SOILS ASSUMED FOR DRAINAGE AREAS DUE TO MASS GRADING IN 'C' FACTOR COMPUTATION.
 2. PERCENT IMPERVIOUS FOR EXISTING STRUCTURES TAKEN FROM APPROVED SDP OR F PLAN EXCEPT FOR I-203, IN WHICH THE IMPERVIOUS AREA INCREASED.

WESTSIDE BOULEVARD
 PUBLIC MAJOR COLLECTOR (VARIABLE WIDTH R/W)
 PLAT NO. 19868



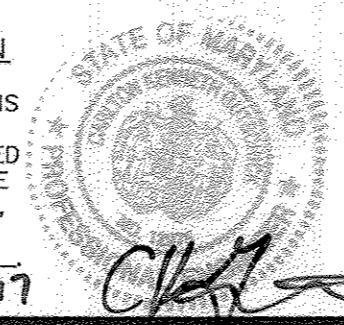
APPROVED
 PLANNING BOARD OF HOWARD COUNTY
 DATE: MAY 11, 2017

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Walter J. J...* 11-23-17
 Chief, Division of Land Development: *Walter J. J...* 11-23-17
 Chief, Development Engineering Division: *Ch...* 11-17-17

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN OFFICE PARK
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 ATTN: MARK BENNETT
 410-484-8400

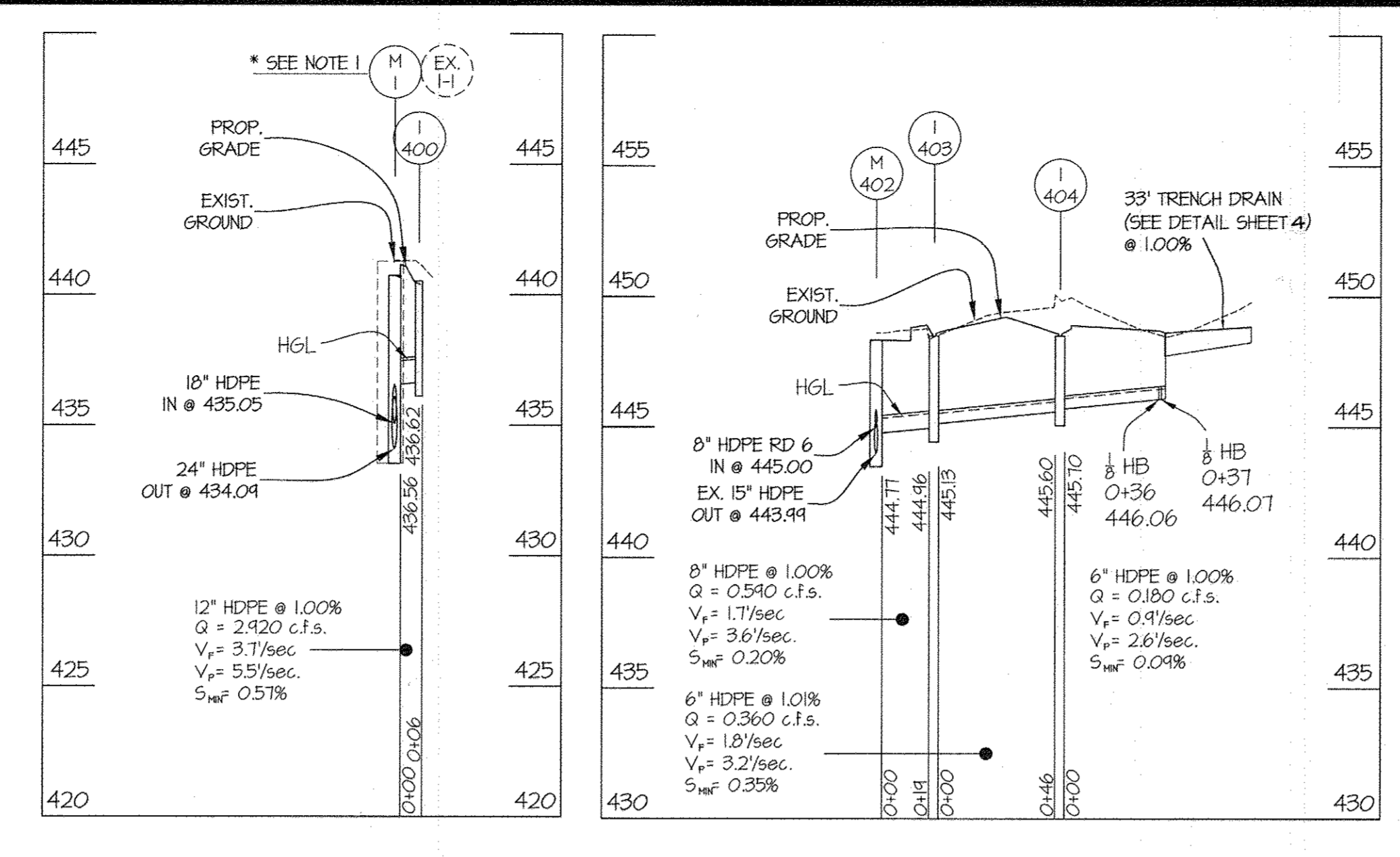
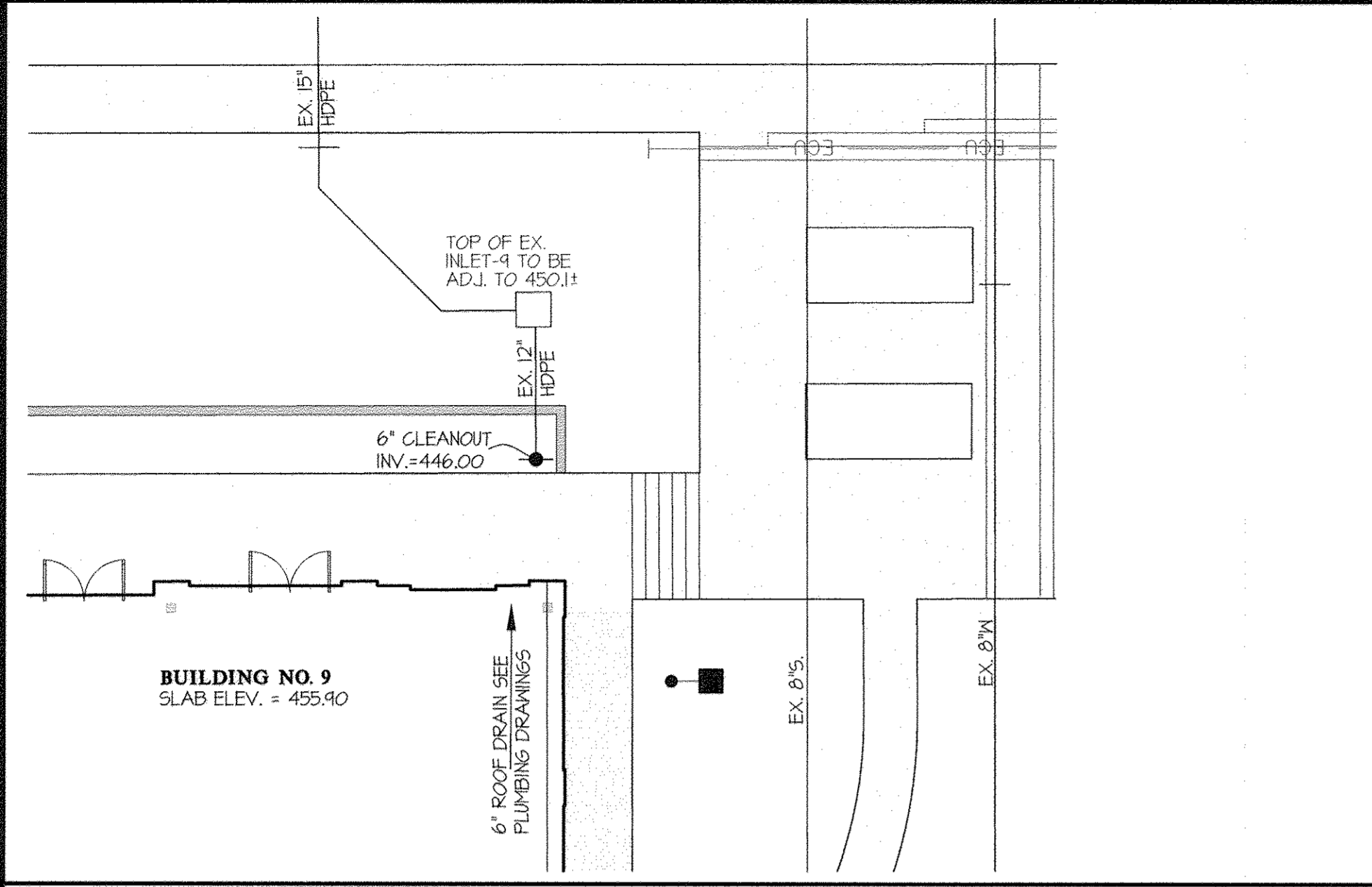
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12295.
 EXPIRATION DATE: MAY 28, 2018
 10/11/17



STORM DRAIN DRAINAGE AREA MAP
 MAPLE LAWN FARMS
 WESTSIDE DISTRICT - AREA 1
 Parcels B-31 and B-32 (Building No. 9 & No. 10)
 PLAT Nos. 21436-21438 & 24282-24283

SCALE	ZONING	G. L. W. FILE NO.
1" = 20'	MXD-3	07088
DATE	TAX MAP - GRID	SHEET
OCT./2017	41 - 21 46 - 3&4	8 OF 11

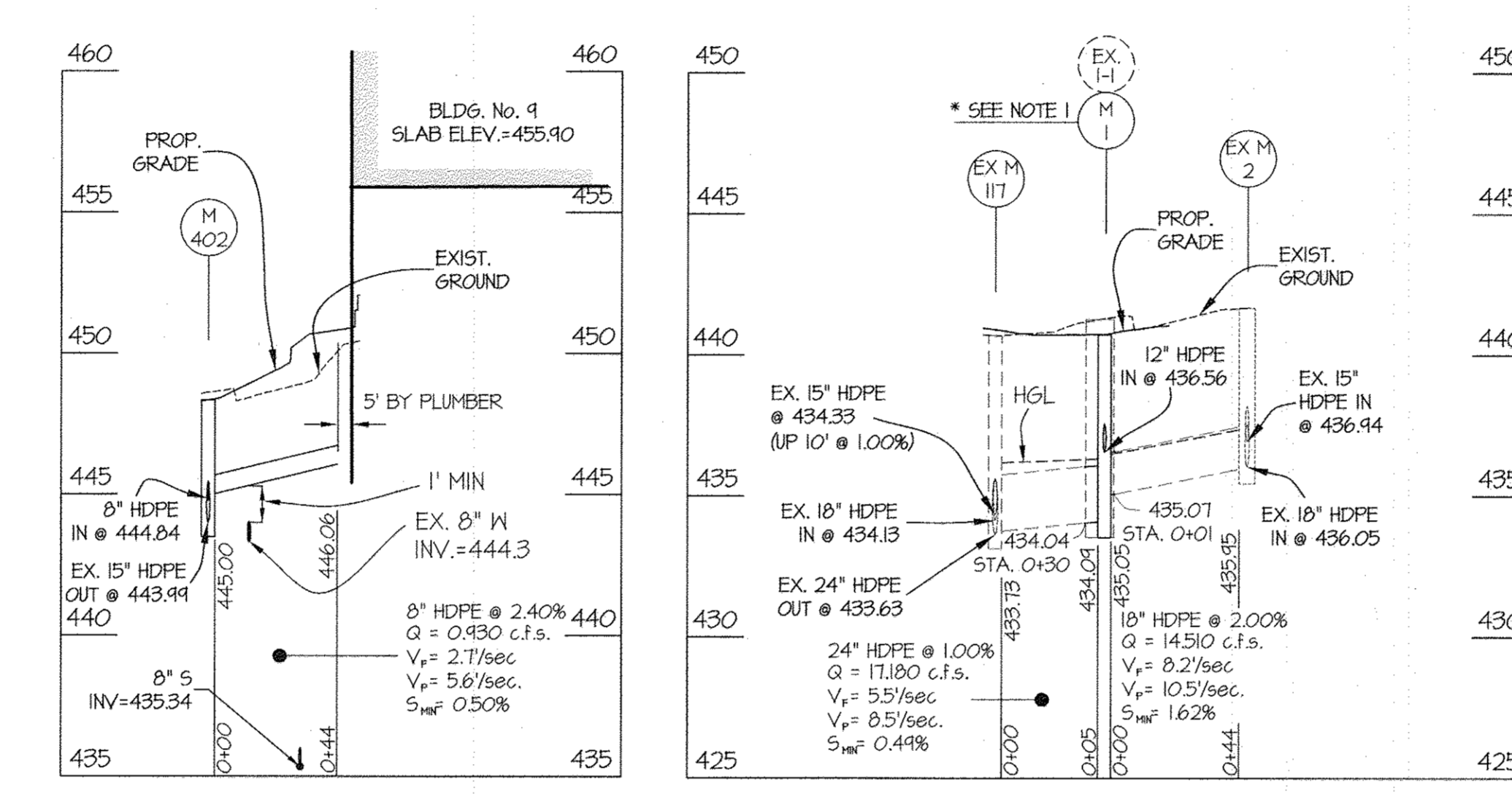
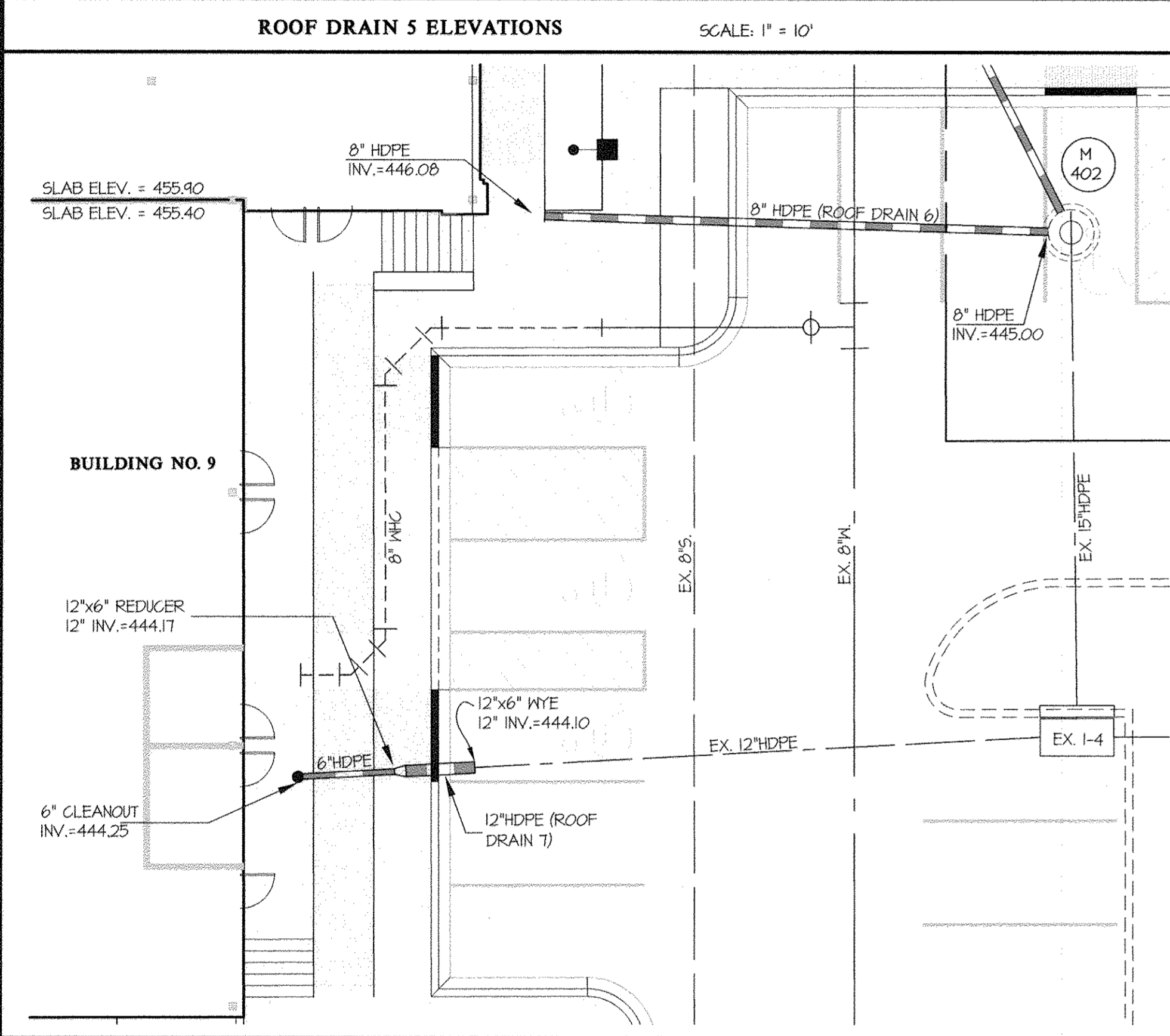
DATE	REVISION	BY	APPR.



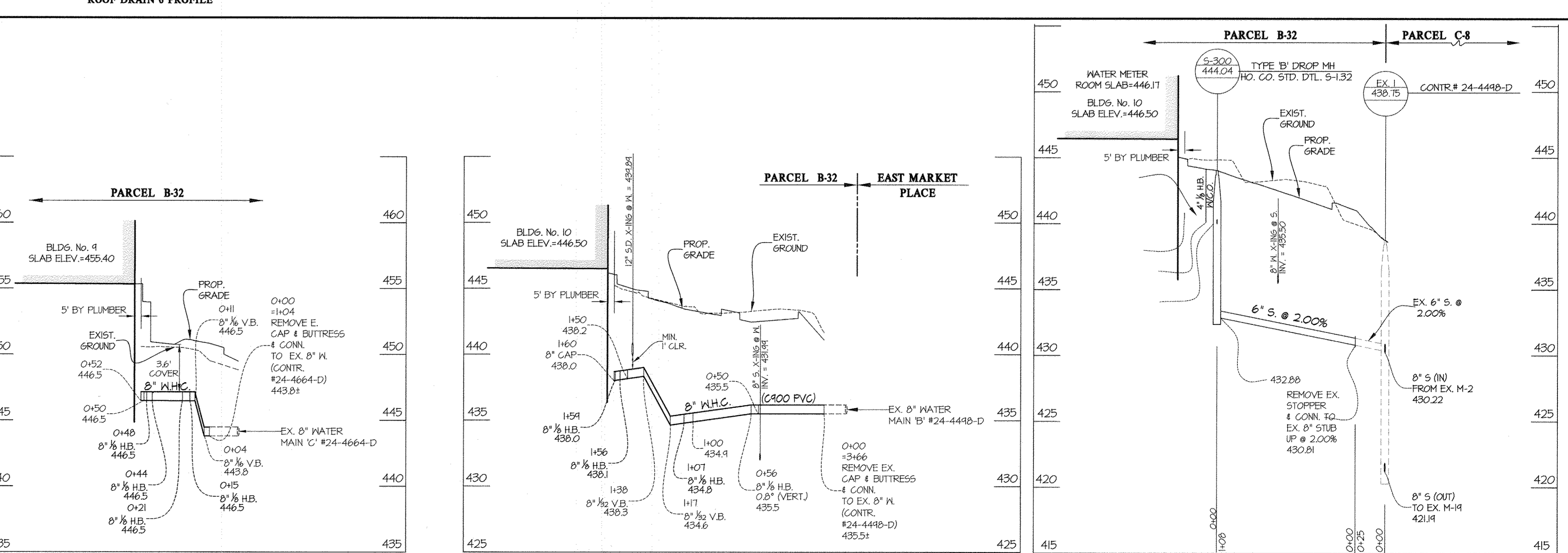
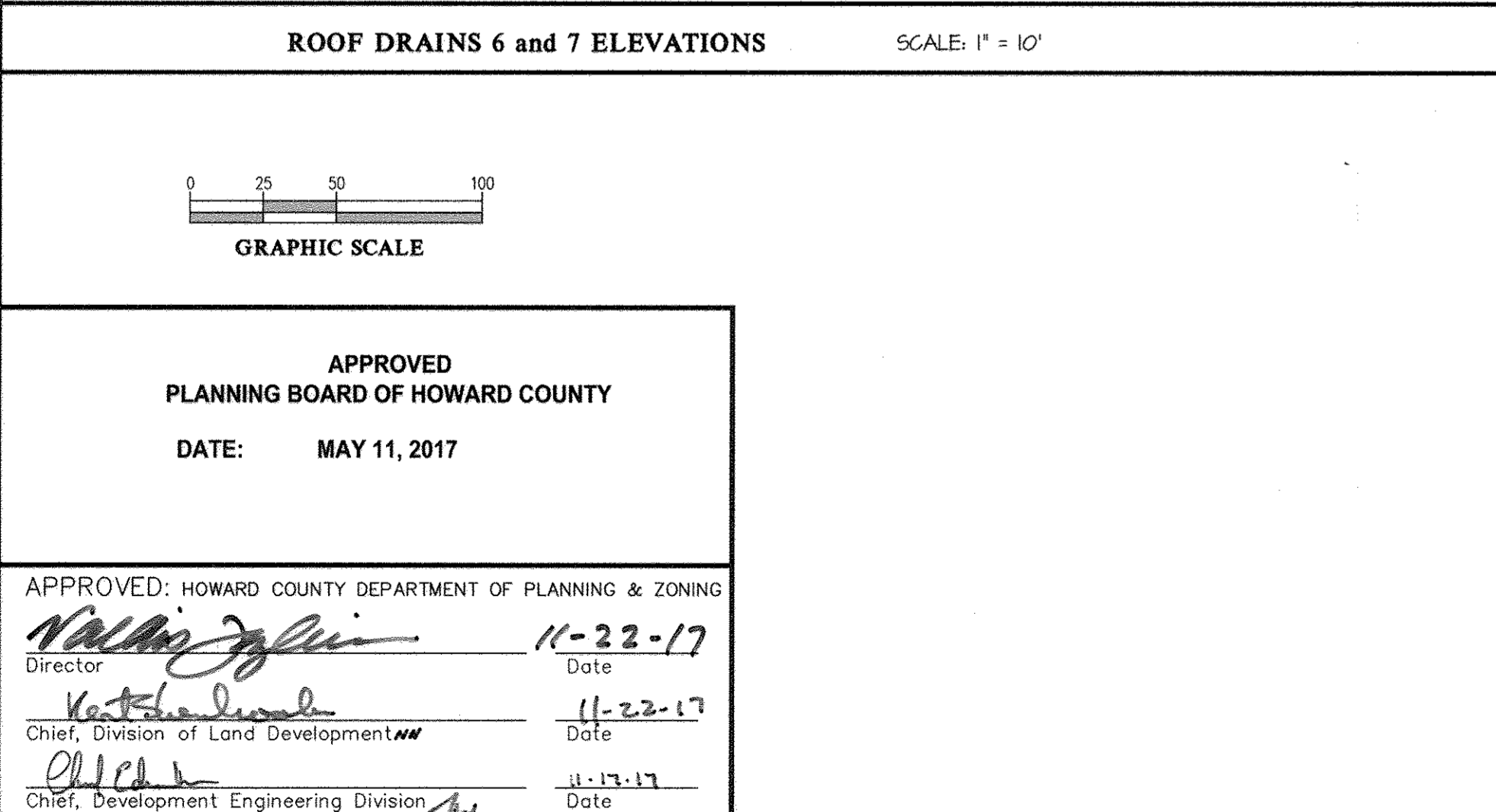
STRUCTURE SCHEDULE (STORM DRAIN)									
NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT		STD. DETAIL	LOCATIONS	REMARKS
			UPPER	LOWER	UPPER	LOWER			
I-400	A-10 INLET	2'-6"	440.16	440.02	---	435.60	HO. CO. D-4.03		
I-403	12" NYLOPLAST DRAIN BASIN	12"	448.50	---	445.13	444.96	---		18"-30" STANDARD CIRCULAR GRATE
I-404	12" NYLOPLAST DRAIN BASIN	12"	448.50	---	445.70	445.60	---		18"-30" STANDARD CIRCULAR GRATE
M-1	(see note 1) STANDARD MANHOLE	4'-0"	440.74	---	436.56	434.04	HO. CO. G-5.12		
M-402	STANDARD MANHOLE	4'-0"	448.34	---	445.00	443.94	HO. CO. G-5.12		

PIPE SCHEDULE (STORM DRAIN)			
SIZE	TYPE	QUANTITY (L.F.)	REMARKS
6"	HDPE	84	
8"	HDPE	63	
12"	HDPE	12	

HDPE indicates High Density Polyethylene pipe, such as N-12 by AD5, or H-Q by Hancor or an approved equal.
Trench bedding to be provided per Howard County Detail G 2.01, "Trench for P.V.C. pipe and H.D.P.E."



* NOTE 1: AS AN ALTERNATE, CONTRACTOR MAY CONVERT EXISTING Inlet-1 INTO A JUNCTION BOX WITH A NEW MANHOLE TOP TO GRADE. EXTENDING THE PIPES WILL NOT BE NECESSARY UNDER THIS SCENARIO.



APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: MAY 11, 2017

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: *William J. J. [Signature]* 11-22-17
Chief, Division of Land Development: *[Signature]* 11-22-17
Chief, Development Engineering Division: *[Signature]* 11-17-17

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

DATE	REVISION	BY	APP'R.

PREPARED FOR:
GAR WESSEL, LLC. (Owner/Developer)
SUITE 300 WOODHOLME CENTER
1829 REISTERSTOWN RD
BALTIMORE, MD 21208
ATTN: MARK BENNETT
410-884-8400

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 12875
EXPIRATION DATE: MAY 26, 2018
[Signature]

UTILITY PROFILES
MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 1
Parcels B-31 and B-32 (Building No. 9 & No. 10)
PLAT Nos. 21436-21438 & 24282-24283

SCALE	ZONING	G. L. W. FILE No.
HORIZ. 1"=50' VERT. 1"=5'	MXD-3	07088
DATE	TAX MAP - GRID	SHEET
OCT./2017	41 - 21 46 - 3&4	9 OF 11

