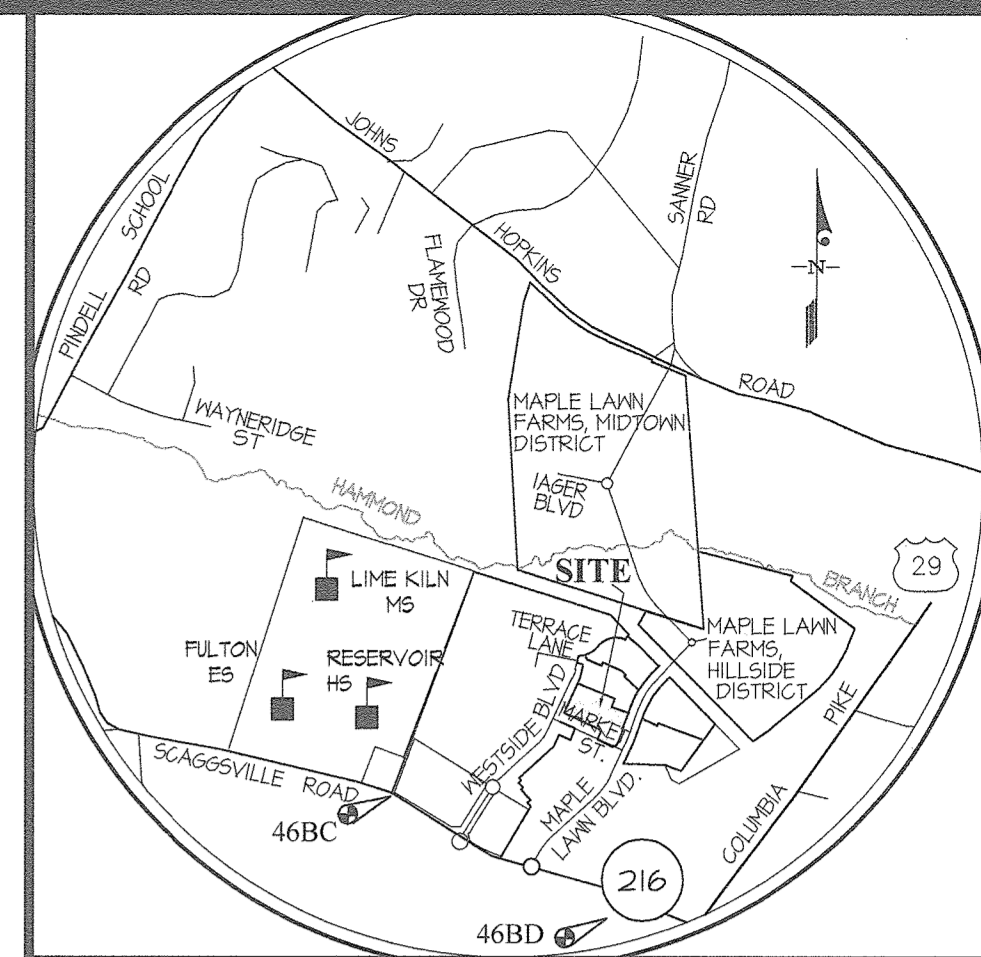


# SITE DEVELOPMENT PLAN

## MAPLE LAWN FARMS

### Business District - Area 2

#### Parcel 'C-34' (OFFICE BUILDING No. 7)



VICINITY MAP  
SCALE: 1" = 2000'

**BENCHMARKS**

46BC ELEV. = 412.16 N = 53425.15 E = 132125.11 STANDARD DISC ON CONCRETE MONUMENT	46BD ELEV. = 431.1 N = 53465.76 E = 133461.55 STANDARD DISC ON CONCRETE MONUMENT
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RETAIL and SERVICE TRACKING CHART

FILE No.	AREA OF RETAIL (s.f.)
SDP-04-096	10,941
SDP-05-008	9,312
SDP-05-036	0
SDP-05-047	0
SDP-06-067	0
SDP-06-148	0
SDP-07-002	14,918
SDP-08-056	49,815
SDP-08-058	0
SDP-08-114	33,892
SDP-09-060	0
SDP-10-002	0
SDP-10-067	25,072
SDP-12-059	0
SDP-14-007	0
SDP-16-011	0
SDP-16-007	0
SDP-16-048	0
SDP-18-051	0
<b>TOTAL</b>	<b>143,950</b>

A TOTAL OF 52,310 S.F. OF RETAIL IS ALLOWED IN ACCORDANCE WITH S-01H1, OR A TOTAL OF 181,540 S.F. OF RETAIL UNDER S-06-16.

GENERAL NOTES (cont.)

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING, CONSTRUCTION INSPECTION DIVISION AT (410) 315-1820 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-TTTT AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- PROJECT BACKGROUND:  
LOCATION: TAX MAP #46, GRIDS 3 & 4  
ZONING: MXD-3  
ELECTION DISTRICT: 5TH  
PARCEL AREA: 4.68 AC.  
RECORDING REFERENCE: PLATS 23880 THRU 23882
- THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, BUREAU OF UTILITIES AT (410) 315-4400 AT LEAST FIVE (5) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION WORK.
- PROPOSED USE: OFFICE BUILDING WITH POSSIBLE FIRST FLOOR RESTAURANT/RETAIL.
- ALL PLAN DIMENSIONS ARE TO FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL BETWEEN ITEMS UNLESS OTHERWISE NOTED.
- EXISTING TOPOGRAPHY IS SHOWN PER FIELD RUN SURVEY PERFORMED BY GUTSCHICK, LITTLE & KEENER, P.A. IN APRIL 2015 AND UPDATED IN JULY 2015 AS WELL AS GRADES TAKEN FROM DESIGN PLANS FOR CONSTRUCTION.
- COORDINATES AND BEARINGS ARE BASED UPON THE 83 MD STATE COORDINATE SYSTEM (NAD 83) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 41EA, 41EB, 41EA AND NO. 46B2.
- PROPERTY IS ZONED MXD-3 PER THE 02/20/04 COMPREHENSIVE ZONING PLAN. COMP LITE DATED 07/28/04 AND PER ZB-105H WAS APPROVED 12/24/00 AND ZB-105H WAS APPROVED ON 02/20/06 GRANTING APPROVAL TO FDP.
- PREVIOUS DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: S-01-T, ZB-49M, FB-355, S-05-16, ZB-105H, KP-01-111, KP-02-054(1), KP-12-180, F-02-12, F-05-001, F-05-112, F-12-015, F-12-021, F-12-054, F-12-054, F-15-058, F-16-054, SDF-03-006, SDF-12-054, SDF-15-010, SDF-14-001, SDF-14-016, SDF-16-011, AND SDF-16-048.
- WATER AND SEWER SERVICE IS PUBLIC. THE WATER METER SETTING WILL BE INSIDE THE BUILDING.
- ALL EXISTING WATER AND SEWER IS PER CONTRACT #24-4219-D, 24-4101-D AND 44-4495-D.
- ALL EXISTING PUBLIC STORM DRAIN IS PER F-05-112, F-12-021 AND SDF 16-048.
- STORMWATER MANAGEMENT FOR QUALITY AND QUANTITY CONTROL IS BEING PROVIDED IN EXISTING FACILITIES. THE FIRST IS A P-3 TYPE FACILITY LOCATED ON BUSINESS DISTRICT - OPEN SPACE LOT 3 AND WAS AS-BUILT AS PART OF F-05-112 IN SEPTEMBER, 2006. THE OTHER IS P-3 TYPE FACILITY LOCATED ON BUSINESS DISTRICT - OPEN SPACE LOT 2 AND WAS AS-BUILT AS PART OF F-05-011 IN APRIL, 2007.
- EXISTING UTILITIES ARE BASED ON APPROVED DESIGN PLANS FOR CONSTRUCTION AND FIELD LOCATION BY GUTSCHICK, LITTLE & KEENER, P.A.
- THERE ARE NO KNOWN CEMETERIES, GRAVE SITES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
- THERE ARE NO SCENIC ROADS WITHIN OR ADJACENT TO THE SUBJECT PROPERTY.
- THERE IS NO FLOODPLAIN ON THIS SITE.
- THERE ARE NO WETLANDS ON THIS SITE.
- THIS PROPERTY HAS BEEN BROUGHT INTO THE METROPOLITAN DISTRICT ON AUGUST 8, 2001.
- BUILDING SETBACKS AND BUILDING RESTRICTIONS ARE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT CRITERIA PER FB CASE NO. 353, S-01-T, FB-378 AND S-06-16.
- AS A CONSEQUENCE OF THE SKETCH PLAN S-01-T APPROVAL PRIOR TO NOVEMBER 15, 2001, THIS PROJECT IS GRANTED RIGHTS TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZB-1029M AND THE DECISION AND ORDER FOR S-06-016.
- THE TRAFFIC STUDY WAS APPROVED AS PART OF SKETCH PLAN S-06-016.
- WATER AND SEWER HOSE CONNECTION LIMITS SHOWN ON THESE PLANS IS FROM THE ROAD R/W OR LIMIT OF PUBLIC EASEMENT TO WITHIN 5' OF THE BUILDING. REFER TO ARCHITECTURALS FOR REFINANCING OF CONSTRUCTION.
- BECAUSE THIS PLAN SUBMISSION IS NON-RESIDENTIAL USE, A NOISE STUDY IS NOT REQUIRED.
- BUILDING WILL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM W/ AN INSIDE METER.
- THIS OFFICE BUILDING IS LOCATED IN AN EMPLOYMENT AREA WHICH IS NOT PART OF A RETAIL CENTER.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL WITH 25 SHADE TREES AND 12 SHRUBS, A LANDSCAPE SURETY IN THE AMOUNT OF \$150,000 WILL BE POSTED WITH THE GRADING PERMIT.
- THE SHARED ACCESS AND PARKING REQUIREMENT FOR PARCELS C-34 AND THE ADJACENT (FUTURE) PARCELS IS COVERED BY SECTION 10.11 ACCESS AND PARKING. ACCESS IN "AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITION AND RESTRICTIONS FOR MAPLE LAWN COMMERCIAL ASSOCIATION, INC." AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 744R AT FOLIO 250.
- ANY MODIFICATIONS OR CHANGES TO THE EXISTING PUBLIC STREET LIGHTS DURING CONSTRUCTION SHALL BE COORDINATED WITH THE HOWARD COUNTY TRAFFIC DIVISION. PLEASE CALL (410) 315-5752. ALL COSTS ASSOCIATED WITH STREET LIGHT WORK SHALL BE PAID FOR BY THE DEVELOPER OF THIS PROJECT. THIS ALSO INCLUDES ANY DAMAGE DONE TO THE EXISTING STREET LIGHT CABLE.

**SITE INDEX**

- COVER SHEET
- SITE DEVELOPMENT PLAN
- HANDICAP ACCESSIBILITY AND SITE DETAILS
- LAYOUT & GRADING PLAN (by others)
- PAVING DELINEATION PLAN AND SITE DETAILS
- DRAINAGE AREA MAP AND DETAILS
- SEDIMENT CONTROL PLAN
- SEDIMENT CONTROL NOTES AND DETAILS
- UTILITY PROFILES
- COUNTY LANDSCAPE PLAN (by others)
- BUILDING FOUNDATION PLANNING PLAN (by others)
- LANDSCAPE DETAIL NOTES & TABULATIONS (by others)

**\*\*S-01-11**  
VEHICULAR INGRESS AND EGRESS TO MARYLAND ROUTE 216 AND ALONG PROPOSED MAPLE LAWN BOULEVARD EXTENSION THROUGH THE SUBDIVISION IS RESTRICTED EXCEPT AT THE VARIOUS POINTS OF ACCESS TO BE APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING UNDER THE CONDITIONS OF KP-01-111(1), WHICH WAS GRANTED ON MAY 2, 2001, ALLOWING THE FOLLOWING:

A. ADDITIONAL POINTS ALONG MAPLE LAWN BOULEVARD OTHER THAN THOSE PERMITTED BY SECTION 16.11(F)(1) SUBJECT TO FURTHER ANALYSIS AND APPROVALS AT LATER PLAN STAGES, AND

B. RESIDENTIAL LOTS FRONT ON NEIGHBORHOOD PARKS INSTEAD OF BEING LIMITED TO FRONTAGE ON PUBLIC RIGHTS OF WAY AS IN SECTION 16.120(C)(2), SUBJECT TO ADEQUATE PRIVATE ALLEY ACCESS.

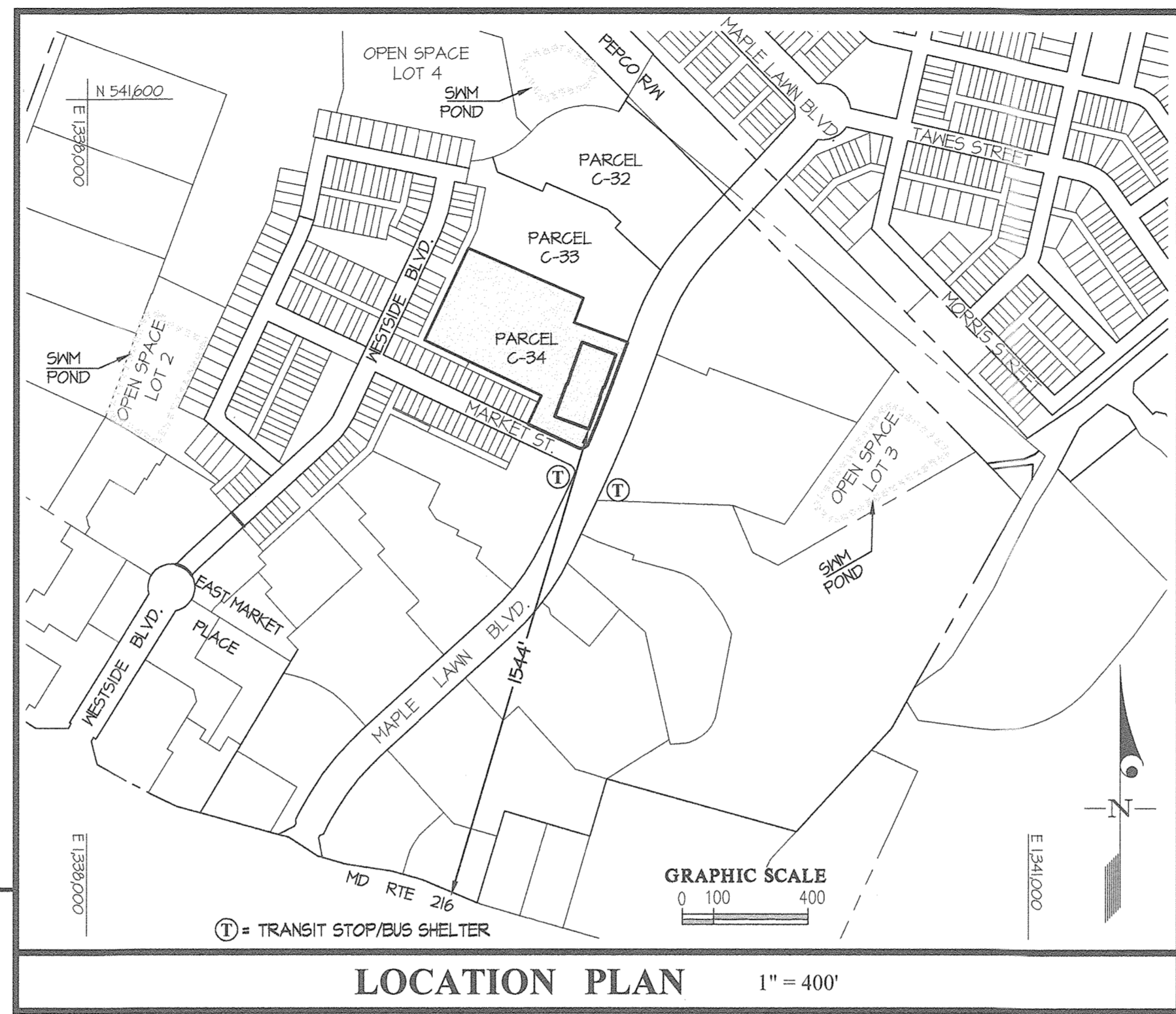
**\*\*KP-02-54**  
NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, AND 100 YEAR FLOOD PLAIN AREAS EXCEPT AS PERMITTED UNDER KP-02-54. KP-02-54 WAS GRANTED ON APRIL 2, 2002, ALLOWING THE FOLLOWING:

- DEVELOPMENT WITHIN A 100 YEAR FLOODPLAIN, AND
  - GRADING AND REMOVAL OF VEGETATIVE COVER WITHIN A 25' WETLAND BUFFER AND A 50' STREAM BUFFER.
- THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
- THE WAIVER PETITION APPROVAL PERTAINS TO THE LIMITS OF DISTURBANCE TO THE WETLANDS, STREAM CHANNEL, AND FLOODPLAIN AREAS IDENTIFIED WITHIN THE PROPOSED EMPLOYMENT DISTRICT LOCATED IN THE SOUTHWEST PORTION OF PARCEL C-2.
  - WATERWAY CONSTRUCTION APPROVAL IS REQUIRED PRIOR TO ROAD PLAN APPROVAL.
  - ALL GRADING, CLEARING AND FILLING DISTURBANCES WITHIN THE 100 YEAR FLOODPLAIN, WETLANDS, STREAM CHANNEL AND THEIR REQUIRED BUFFERS ARE SUBJECT TO OBTAINING ALL NECESSARY WATER QUALITY CERTIFICATES AND PERMITS FROM THE MARYLAND DEPARTMENTS OF THE ENVIRONMENT, NATURAL RESOURCES AND THE U.S. ARMY CORPS OF ENGINEERS, AND PRIOR TO COMMENCEMENT OF ANY GRADING DISTURBANCES. REFERENCE THE APPROVED PERMITS, CERTIFICATES OR TRACKING NUMBERS ON ALL FUTURE PLAN AND PERMIT SUBMITTALS.

**HE-01-52**  
WAS APPROVED ON JUNE 14, 2007 TO WAIVE SECTION 16.146 AND TO ALLOW FOR THE RECONFIGURATION OF EXISTING COMMERCIAL PARCELS (ONE OF WHICH IS THIS PARCEL C-18) EXPANDING INTO A PORTION OF THE WESTSIDE DISTRICT (FORMERLY HESSEL PROPERTY) ON A RESUBDIVISION PLAT PRIOR TO PRELIMINARY PLAN APPROVAL.

**HE-12-180**  
WAS APPROVED ON JULY 3, 2012 TO WAIVE SECTIONS 16.144(a) & 16.144(f), WHICH REQUIRES A SKETCH PLAN AND PRELIMINARY PLAN APPROVAL AS PART OF THE SUBDIVISION PROCESS. THE APPROVAL WAS GRANTED BASED ON THE FOLLOWING:

- NO PUBLIC INFRASTRUCTURE IS REQUIRED AS PART OF THE DEVELOPMENT.
- STORMWATER MANAGEMENT FOR THIS DEVELOPMENT IS PRIVATE AND HAS ALREADY BEEN CONSTRUCTED.



LOCATION PLAN  
1" = 400'

COMMERCIAL DEVELOPMENT DESIGN CRITERIA PER S-06-16

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

**HEIGHT**  
MAXIMUM BUILDING HEIGHT SHALL BE LIMITED TO 120' UNLESS APPROVED TO BE GREATER ON A SITE DEVELOPMENT PLAN BY THE HOWARD COUNTY PLANNING BOARD. ADDITIONALLY, THE FOLLOWING SHALL APPLY:  
 • COMMERCIAL BUILDINGS AT THE CORNER OF JOHNS HOPKINS ROAD AND MAPLE LAWN BOULEVARD SHALL NOT EXCEED THREE STORIES.  
 • COMMERCIAL BUILDINGS EAST OF MAPLE LAWN BOULEVARD AT THE FOCAL POINT SHALL NOT EXCEED FOUR STORIES.  
 • COMMERCIAL BUILDINGS IN THE BUSINESS DISTRICT WITHIN 300 FEET OF MD ROUTE 216 SHALL NOT EXCEED ONE STORY.  
 • COMMERCIAL BUILDINGS IN THE BUSINESS DISTRICT LOCATED BETWEEN 300 FEET AND 500 FEET FROM MD ROUTE 216 SHALL NOT EXCEED FOUR STORIES.  
 • COMMERCIAL BUILDINGS IN THE BUSINESS DISTRICT BEYOND 500 FEET FROM MD ROUTE 216 SHALL NOT EXCEED EIGHT STORIES ABOVE THE HIGHEST ADJOINING GRADE.  
 • COMMERCIAL BUILDINGS IN THE WESTSIDE DISTRICT WITHIN 300 FEET OF MD ROUTE 216 SHALL NOT EXCEED TWO STORIES.  
 • COMMERCIAL BUILDINGS IN THE WESTSIDE DISTRICT BEYOND 300 FEET FROM MD ROUTE 216 SHALL NOT EXCEED FOUR STORIES ABOVE THE HIGHEST ADJOINING GRADE.

**PERMITTED USES**  
THE FOLLOWING USES ARE PERMITTED IN EMPLOYMENT LAND USE AREAS:  
 EMPLOYMENT USES PERMITTED ONLY WITHIN M-1 ZONING DISTRICT SHALL NOT BE PERMITTED. ALL USES PERMITTED AS A MATTER OF RIGHT IN THE FOR B-1 AND M-1 DISTRICTS, AS PER PETITIONER'S PDF EXHIBIT 7B, WITHOUT REGARD TO ANY LIMITATIONS OR RESTRICTIONS ON RETAIL OR PERSONAL SERVICE USES OTHERWISE PERMITTED IN SUCH DISTRICTS: FAST FOOD, CONVENIENCE STORES, GOURMET GUISERS AND GOLF COURSES, MOVIE THEATERS, LEGITIMATE THEATERS AND DINNER THEATERS, PUBLIC UTILITY USES (EXCLUDING STAND-ALONE COMMUNICATION TOWERS), GROUP CARE FACILITIES, HOUSING FOR THE ELDERLY AND/OR HANDICAPPED PERSONS, NURSING HOMES AND SHELTERED HOUSING, PARCEL A-2 MAY CONTAIN LIVE-WORK UNITS AS DEFINED IN THE OTHER RESIDENTIAL (OR) SECTION. ACCESSORY STRUCTURES AND ACCESSORY USES ARE ALSO PERMITTED.

THE FOLLOWING ADDITIONAL USES ARE NOT REFERRED TO OR INCLUDED IN THE ABOVE USES (WHICH ARE ALLOWED BY SPECIAL EXCEPTION IN THE FOR 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 (HRECKED) VEHICLE STORAGE AND YARD WASTE SHALL NOT BE ALLOWED:  
 • PUBLIC SCHOOL BUILDINGS-TEMPORARY CONVERSION TO OTHER USES  
 • THEATERS, LEGITIMATE AND DINNER THEATERS, MOVIE THEATERS  
 • PUBLIC UTILITY USES, LIMITED TO THE FOLLOWING: UTILITY SUBSTATIONS, ABOVE GROUND PIPELINES, PUMPING STATIONS, TELEPHONE STATIONS, AND TELEPHONE EXCHANGES, BUT NO STAND-ALONE COMMERCIAL COMMUNICATION TOWERS.

THE FOLLOWING USE RESTRICTIONS ALSO APPLY:  
 • NO MORE THAN 8% OF THE TOTAL EMPLOYMENT LAND USE AREA MAY BE DEVOTED TO WAREHOUSE AND LIGHT MANUFACTURING USES.  
 • CEMETERIES, MAUSOLEUMS & CRYPTOBURIALS 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 10,500 (500 SQUARE FEET PER GROSS ACRE). NO INDIVIDUAL RETAIL ESTABLISHMENT WITHIN THE MXD-3 DISTRICT SHALL HAVE A GROSS FLOOR AREA GREATER THAN 85,000 SQUARE FEET. RETAIL AND PERSONAL SERVICES AND OTHER ALLOWED USES, SUCH AS RESTAURANTS AND A GASOLINE SERVICE STATION MAY ALSO BE LOCATED WITHIN OTHER DESIGNATED EMPLOYMENT AREAS OUTSIDE OF A RETAIL CENTER.

SECTION 128.6 SHALL APPLY TO EMPLOYMENT LAND USE AREAS.

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

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

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

SITE ANALYSIS DATA

- ZONING: MXD-3.
- GROSS AREA OF PARCEL C-34 = 204,025 SF = 4.68 AC.
- LIMIT OF DISTURBED AREA = 3.85 AC. (LIMIT OF PLAN SUBMISSION)
- PROPOSED USE: OFFICE BUILDING (OTHER USES MAY INCLUDE: FIRST FLOOR RETAIL, RESTAURANTS, PERSONAL SERVICE ESTABLISHMENTS, AND OTHER USES AS ALLOWED BY THE COMPREHENSIVE SKETCH PLAN)
- BUILDING COVERAGE (% OF GROSS SITE AREA): OFFICE BUILDING-T, 28.85% S.F. OR 0.28 AC. = 15.9% OF PARCEL C-34 (4.68 AC.)
- FLOOR AREA RATIO (F.A.R.) CALCULATIONS:  

FLOOR 1, 2, 3 AND 4	BLDG. FT (C-34)
	28,855 S.F.

**T. PARKING CALCULATIONS:**

FIRST FLOOR	RENTABLE FLOOR AREA (1)	ASSUMED USE	PARKING RATE	PARKING REQUIRED
	25,910 S.F.	NON-OFFICE (2)	5.0 PER 1000 S.F.	130
SECOND FLOOR	25,910 S.F.	GENERAL OFFICE	3.5 PER 1000 S.F.	86
THIRD FLOOR	25,910 S.F.	GENERAL OFFICE	3.5 PER 1000 S.F.	86
FOURTH FLOOR	25,910 S.F.	GENERAL OFFICE	3.5 PER 1000 S.F.	86
				PARKING PROVIDED 342 SPACES*

**B. HANDICAP PARKING CALCULATIONS:**

HANDICAP PARKING RATE & FOR 301-400 REGULAR SPACES	HANDICAP PARKING REQUIRED
8	8 SPACES

\*THERE ARE 12 ON-STREET PARKING SPACES ALONG MAPLE LAWN BOULEVARD THAT ARE INTENDED TO BE USED BY THE TENANTS OF OFFICE BUILDING 1.

① AS DEFINED BY BOMA (BUILDING OWNERS AND MANAGER'S ASSOCIATION) GUIDELINES.  
 ② NON-OFFICE HAS BEEN SHOWN AS THE ASSUMED USE FOR ILLUSTRATIVE PURPOSES ONLY. THE 5 SPACES PER 1000 S.F. COVERS A NON-OFFICE USES WITHIN THE OFFICE BUILDING THAT ARE PERMITTED ON THE FIRST FLOOR INCLUDING RETAIL, RESTAURANTS, AND PERSONAL SERVICE ESTABLISHMENTS AND MEDICAL OFFICES. WE HAVE PROVIDED THE PARKING TABULATION FOR THE MOST DEMANDING USE TO DEMONSTRATE THAT THE PARKING PROVIDED WILL BE ADEQUATE FOR ANY ANTICIPATED USES, INCLUDING GENERAL OFFICE.

APPROVED: FOR PUBLIC WATER AND SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

*Wilson for Maria Roszman* 2/13/2019  
County Health Officer Date

APPROVED: PLANNING BOARD OF HOWARD COUNTY

DATE August 16, 2018

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director 8-4-19 Date  
 Chief, Division of Land Development 8-27-19 Date  
 Chief, Development Engineering Division 8-27-19 Date

DESIGNED BY: LAG

DRAWN BY: LAG

CHECKED BY: DEV

DATE	REVISION	BY	APPR.

PREPARED FOR:  
 OWNER: MAPLE LAWN C.C. STATUTORY TRUST  
 1829 HESTERTOWN ROAD  
 SUITE 300  
 BALTIMORE, MD 21208  
 PH: 410-484-8400  
 ATTN: MARK BENNETT

PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975  
 EXPIRATION DATE: MAY 26, 2020  
 11/6/19

COVER SHEET  
**MAPLE LAWN FARMS**  
 Business District - Area 2  
 Parcel 'C-34' (Office Building No. 7 - A LEED Certified Green Building)  
 (Proposed Office Space with possible First Floor Retail, Restaurant, or Personal Service)  
 PLAT Nos. 23880 thru 23882  
 ELECTION DISTRICT No. 5  
 HOWARD COUNTY, MARYLAND

ADDRESS and PERMIT INFORMATION CHART

BUILDING ADDRESS: 2150 MAPLE LAWN BOULEVARD (Building No. 7)	SECTION/AREA: BUSINESS DISTRICT-area 2	PARCELS: C-34
SUBDIVISION NAME: MAPLE LAWN FARMS	ZONE: MXD-3	TAX MAP BLOCK: 46 3 & 4
PLAT Nos. 23880 THRU 23882	ELEC. DIST. 5	CENSUS TRACT 605102
WATER CODE: E21	SEWER CODE: 7645000	

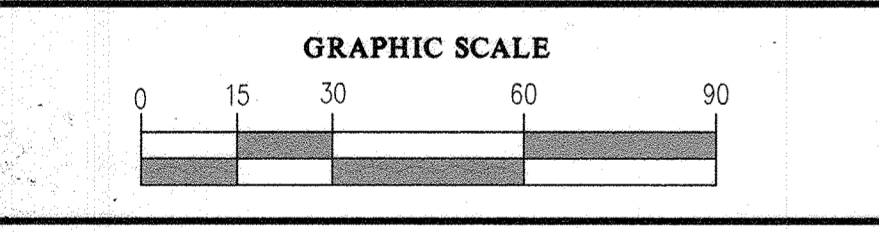
SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	17106

DATE	TAX MAP - GRID	SHEET
AUGUST, 2018	46: 3&4	1 OF 12

**SITE DEVELOPMENT LEGEND**

- 300 --- EXISTING CONTOUR
- 300 --- PROPOSED CONTOUR
- 6341 PROPOSED SPOT ELEVATION
- XXXXX EXISTING SPOT ELEVATION
- MEX. MATCH EXISTING
- LIMIT OF DISTURBANCE
- PROPOSED EDGE OF PAVING
- EXISTING STORM DRAIN
- EX M - EXISTING MANHOLE
- EX ES - EXISTING END SECTION
- PROPOSED STORM DRAIN
- M - MANHOLE
- I - INLET
- S - SUB
- EXISTING SANITARY SEWER
- 8" S. (priv.) PROPOSED SANITARY SEWER (PRIVATE)
- 8" PL. PROPOSED WATERLINE (PUBLIC)
- EXISTING WATERLINE (PUBLIC)
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- EXISTING STANDARD AND ASPHALT CURB & GUTTER
- CONCRETE CURB & GUTTER (DET. 1/2)
- FACE OF CURB
- P/PC
- BACK OF CURB
- SPILL (REVERSE) 6/16 PORTION
- EASEMENT AREA (SHADED)
- NUMBER OF PARKING SPACES
- HANDICAPPED PARKING DESIGNATION
- EX. LIGHT FIXTURE 4 POLE
- PROP. LIGHT FIXTURES 4 POLE
- REFUSE DUMPSTER
- ELECTRICAL TRANSFORMER
- BUILDING INGRESS/EGRESS
- 62 SOIL BORING LOCATION AND NO.
- EXISTING TELEPHONE LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING INTERCONNECT
- EXISTING TREE PIT
- EXISTING TREE
- EXISTING BUSH

- NOTES:**
1. UNLESS NOTED OTHERWISE, PROPOSED SPOT ELEVATIONS ALONG THE CONCRETE CURB & GUTTER ARE TO THE FLOW LINE (BOTTOM OF CURB) AT THE P/S/PTS, CORNERS AND TERMINUSES.
  2. ALL ON-SITE PAVING AND ROADWAYS ARE PRIVATE.
  3. 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" PL. 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".
  4. FOR INFORMATION OF THE PUBLIC PORTION OF THE ON-SITE WATER AND SEWER LINE, SEE DPN CONTRACT NOS. 44-4450-D, 24-4101-D, 24-4062-D, AND 24-4214-D. UNLESS NOTED OTHERWISE, ALL PLAN DIMENSIONS ARE TO THE FACE OF STRUCTURE (BLDG., CURB, ETC.). DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL BETWEEN ITEMS, UNLESS NOTED OTHERWISE.
  5. ALL CURB RADI ARE 3' (FACE OF CURB @ FLOW LINE) UNLESS NOTED OTHERWISE.
  6. THE BUILDING IS EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM AND THE WATER METER IS LOCATED INSIDE THE BUILDING.
  7. SEE SHEET 3 FOR THE ADA COMPLIANT ACCESS ROUTE AND SHEET 5 FOR HANDICAP ACCESSIBILITY DETAILS.
  8. A KNOX BOX IS REQUIRED TO BE PLACED ON THE PARKING LOT SIDE OF THE BUILDING. IT SHALL BE PLACED TO THE LEFT OF THE MAIN ENTRANCE AT A RANGE OF 4'-5' IN HEIGHT AND NO MORE THAN 6' LATERALLY FROM THE DOOR. THE BOX SHALL BE ELECTRONICALLY SUPERVISED (INTEGRATED WITH THE FIRE ALARM SYSTEM) TO NOTIFY THE OWNER THAT IT IS BEING ACCESSSED.
  9. SEE SHEET 5 FOR LIGHTING FIXTURE SCHEDULE AND SHEET 7 FOR LIGHT DETAIL. SEE SHEET 9 FOR DETAIL AROUND OFFICE BUILDING 1.
  10. ALL EXTERIOR LIGHT FIXTURES SHALL BE FULLY OR PARTIALLY SHIELDED TO DIRECT LIGHT INWARDS AND DOWNWARDS AWAY FROM ALL ADJOINING RESIDENTIAL USE AREAS AND PUBLIC ROADS IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.
  11. CONTRACTOR TO BRICK AND MORTAR SHUT EXISTING SUB-8' PROTRUDING EAST FROM EXISTING MANHOLE. TOP OF MANHOLE TO BE LOWERED FROM 421.44 TO 426.26.



**APPROVED**  
**PLANNING BOARD OF HOWARD COUNTY**  
 DATE August 12, 2019

**APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING**

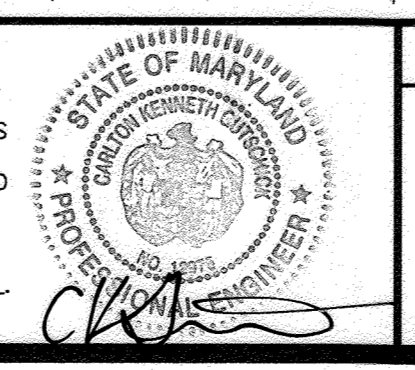
Director	<u>3-4-19</u>
Chief, Division of Land Development	<u>2-27-19</u>
Chief, Development Engineering Division	<u>2-7-19</u>

**GLW**  
 PLANNING | ENGINEERING | SURVEYING  
 3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM  
 PHONE: 301-421-4024 | BALT.: 410-880-1820 | DC&VA: 301-889-2524 | FAX: 301-421-4186

DESIGNED BY:	LAG	DATE:	6-19-2019
DRAWN BY:	LAG	REVISION:	Added ramp access to loading area inside bldg & rev. generator/transformer at rear of bldg.
CHECKED BY:	DEV	DATE:	1/16/19

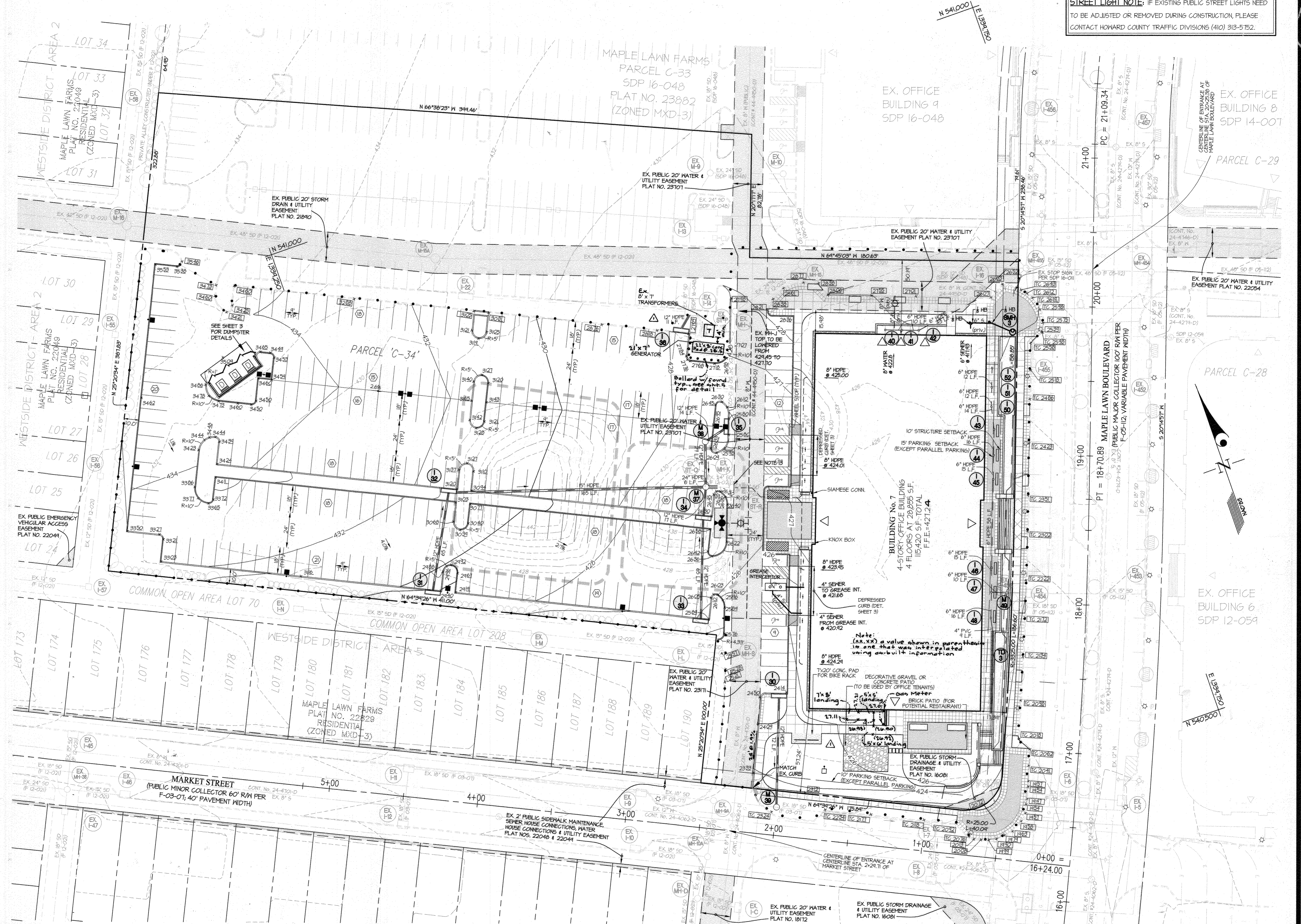
**PREPARED FOR:**  
 OWNER: MAPLE LAWN FARMS  
 C.C. STATUTORY TRUST  
 1829 REGISTER TOWN ROAD  
 SUITE 300  
 BALTIMORE, MD 21208  
 PH: 410-484-8400  
 ATTN: MARK BENNETT

**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, 2020  
 1/16/19

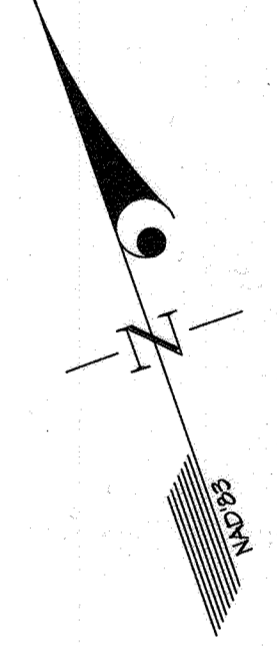


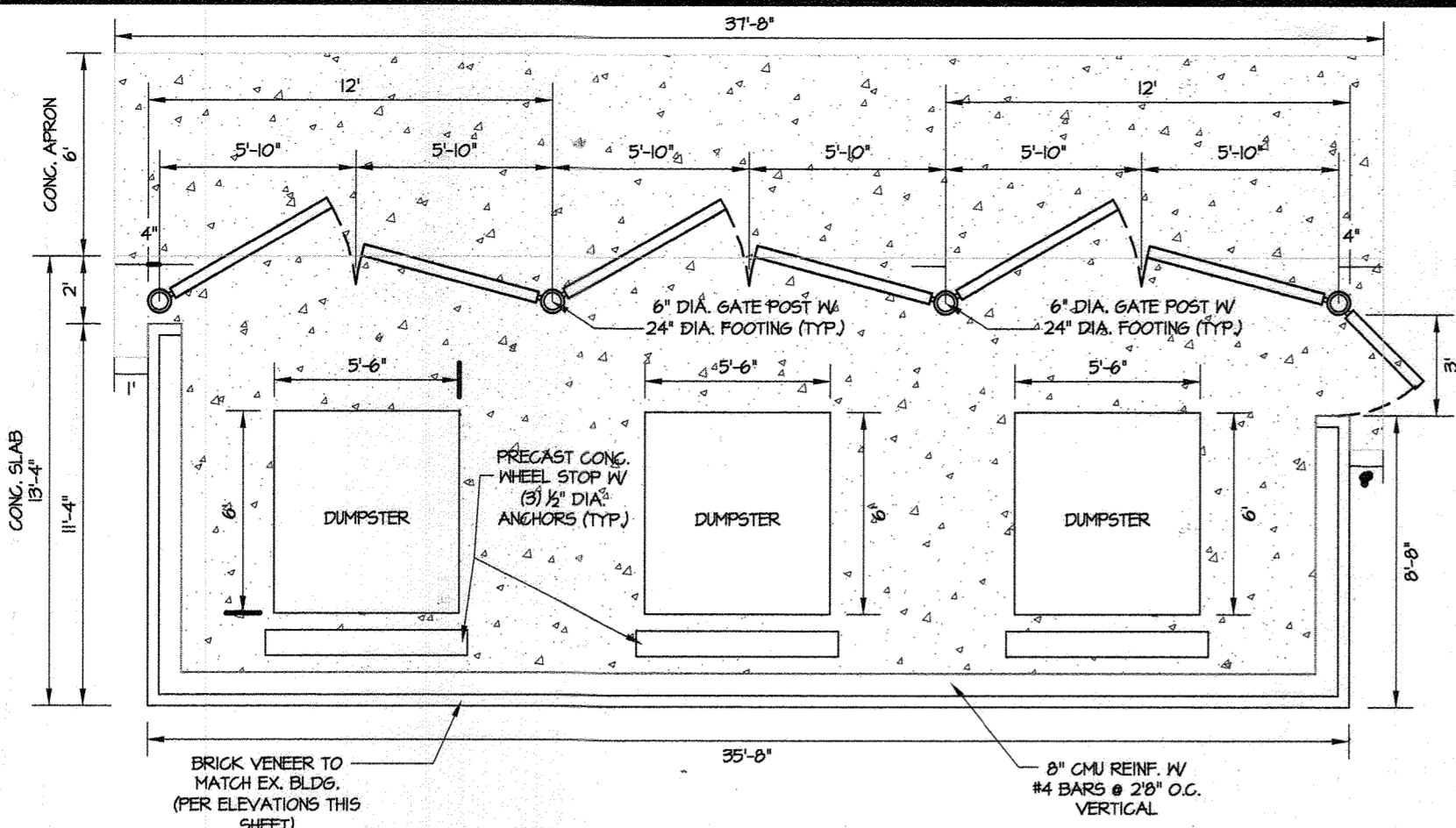
**SITE DEVELOPMENT PLAN**  
**MAPLE LAWN FARMS**  
 Business District - Area 2  
 Parcel 'C-34' (Office Building No. 7 - A LEED Certified Green Building)  
 (Proposed Office Space with possible First Floor Retail, Restaurant, or Personal Service)  
 PLAT Nos. 23880 thru 23882  
 ELECTION DISTRICT No. 5  
 HOWARD COUNTY, MARYLAND

SCALE	1"=30'	ZONING	MXD-3	G. L. W. FILE NO.	17106
DATE	AUGUST, 2018	TAX MAP - GRID	46: 3&4	SHEET	2 OF 12

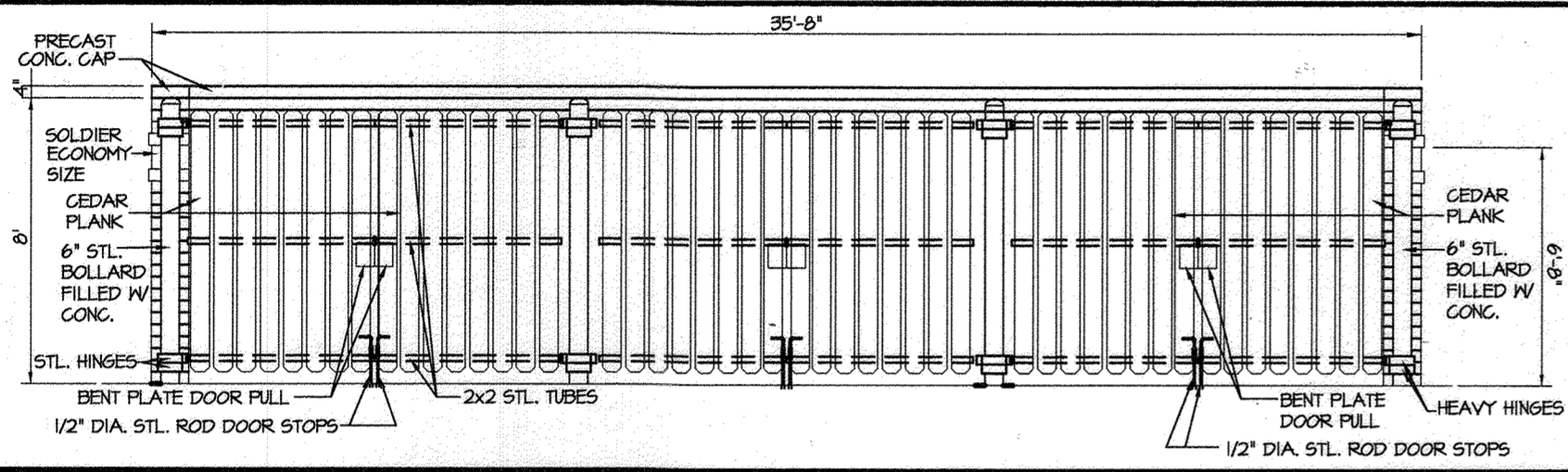


**STREET LIGHT NOTE:** IF EXISTING PUBLIC STREET LIGHTS NEED TO BE ADJUSTED OR REMOVED DURING CONSTRUCTION, PLEASE CONTACT HOWARD COUNTY TRAFFIC DIVISIONS (410) 313-5152.

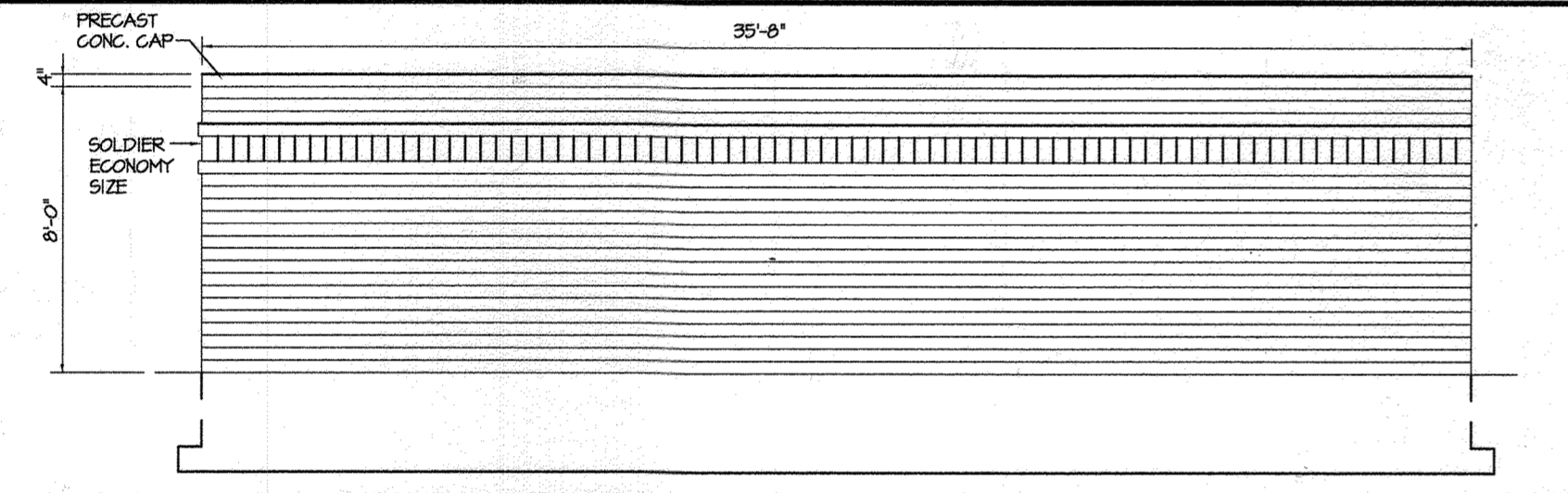




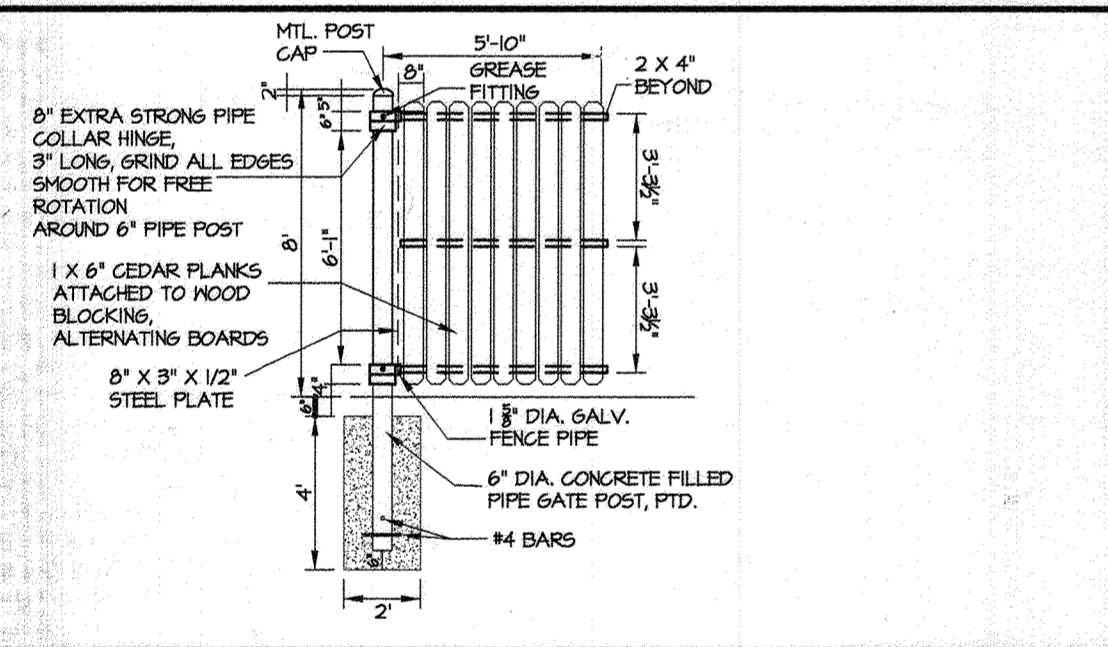
PLAN @ DUMPSTER ENCLOSURE SCALE: 1" = 5'



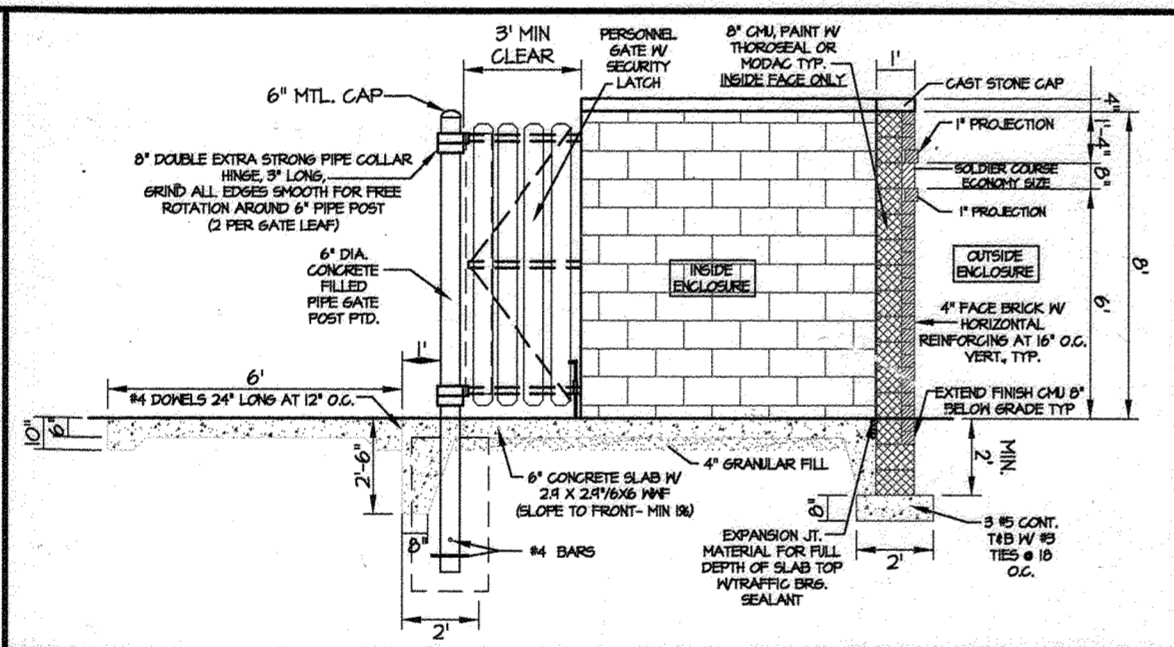
FRONT ELEVATION @ DUMPSTER ENCLOSURE SCALE: 1" = 5'



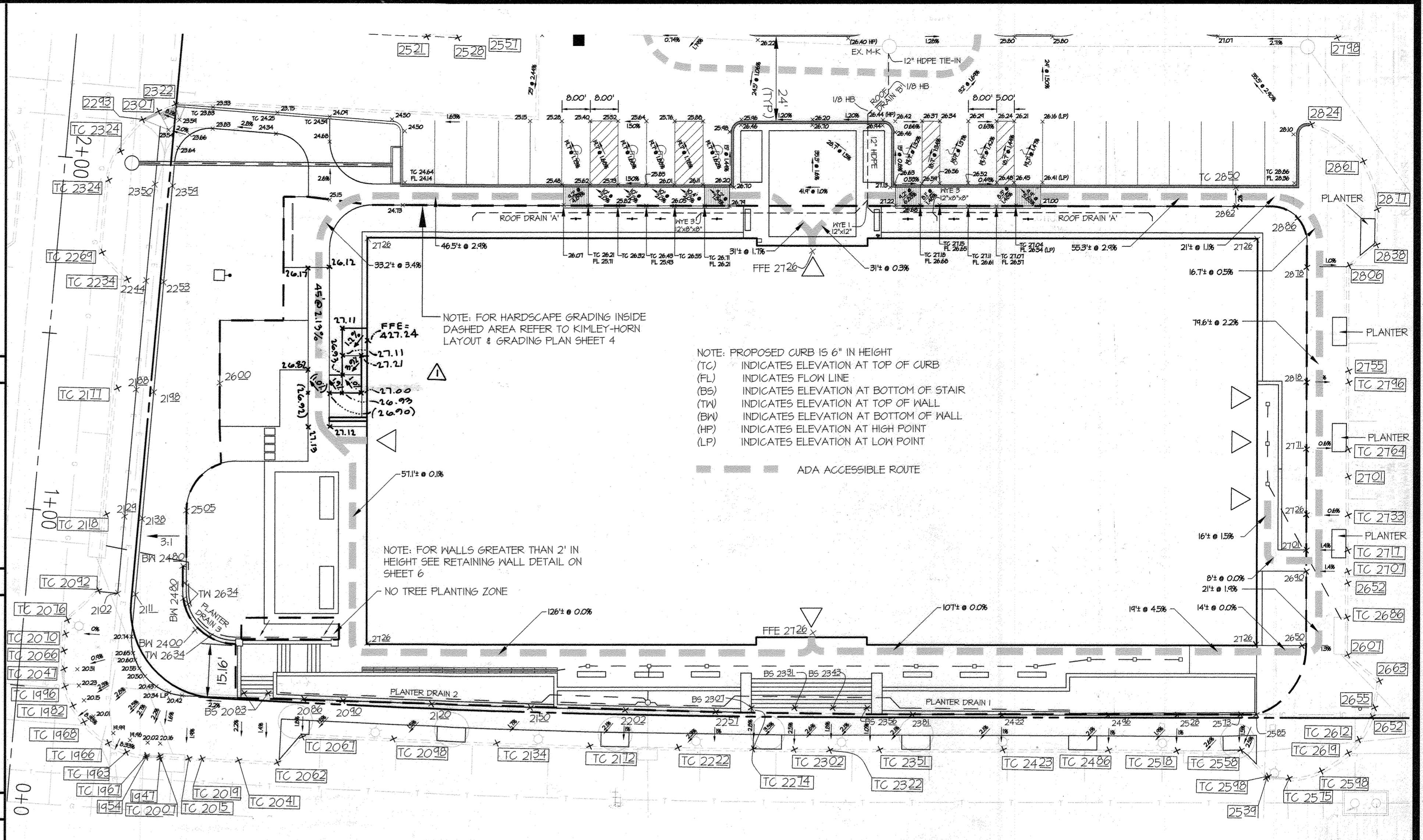
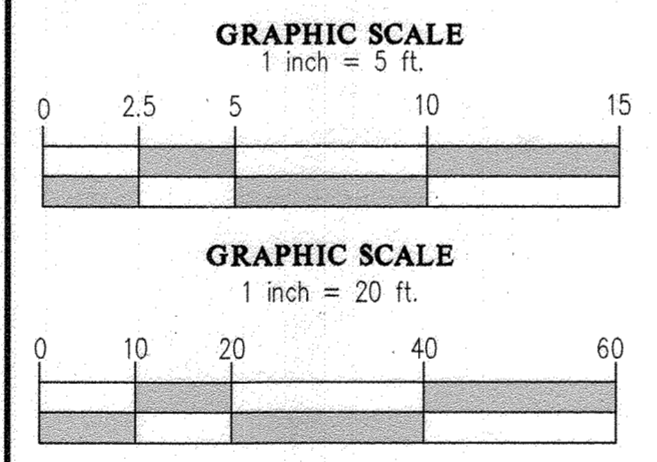
REAR ELEVATION SCALE: 1" = 5'



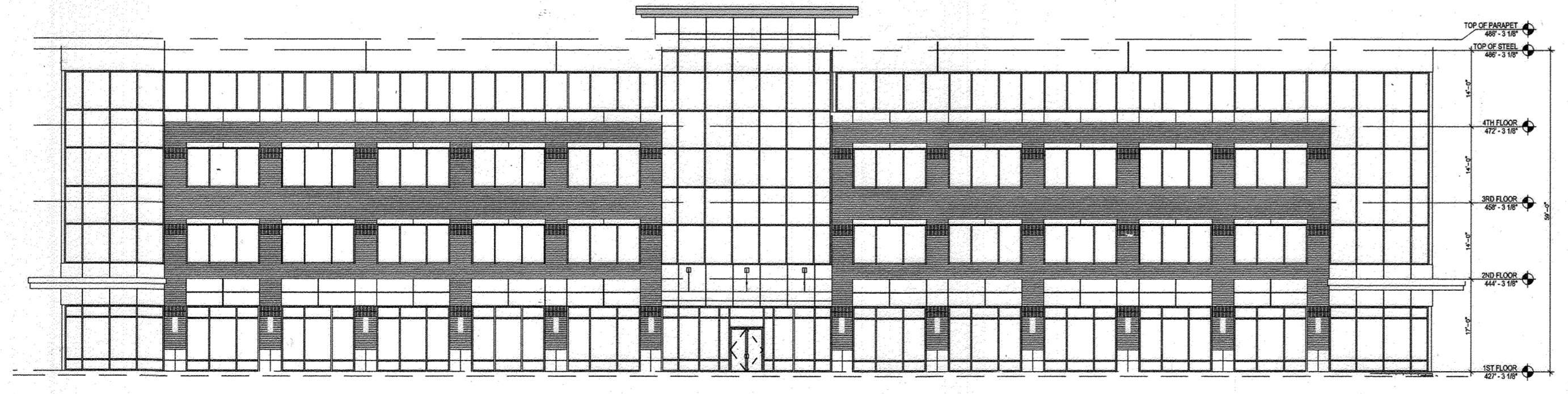
SWING GATE AND POST ELEVATION SCALE: 1" = 5'



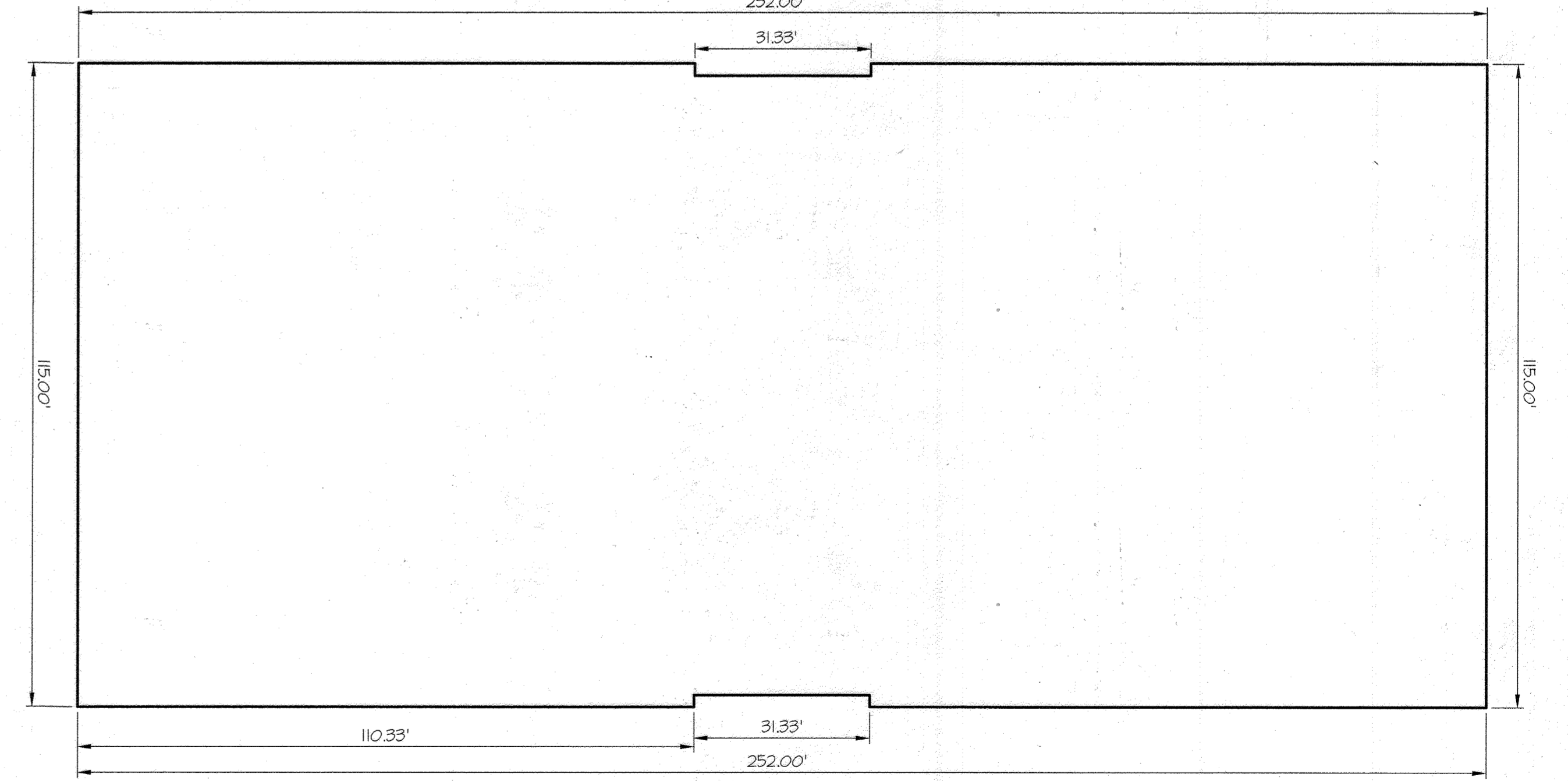
TRANSVERSE SECTION SCALE: 1" = 5'



HANDICAP ACCESSIBILITY DETAILS for BUILDING No. 7 SCALE: 1" = 20'



BUILDING No. 7 (PARCEL C-34)  
BUILDING (EAST) ELEVATION  
SCALE: 1" = 20'



BUILDING No. 7 (PARCEL C-34)  
BUILDING FOOTPRINT  
SCALE: 1" = 20'

APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
DATE August 16, 2018

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director [Signature] 8-4-19 Date  
Chief, Division of Land Development [Signature] 2-27-19 Date  
Chief, Development Engineering Division [Signature] 2-7-19 Date

**GLW**  
PLANNING | ENGINEERING | SURVEYING  
3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM  
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4188

DESIGNED BY:	LAG		
DRAWN BY:	LAG		
CHECKED BY:	DEV		
DATE:	0-13-2019	REVISION:	added ramp for access to loading room inside bldg. klp
BY:		APP'R:	

PREPARED FOR:  
OWNER: MAPLE LAWN C.C. STATUTORY TRUST 1823 REISTERSTOWN ROAD SUITE 300 BALTIMORE, MD 21208 PH: 410-484-8400 ATTN: MARK BENNETT

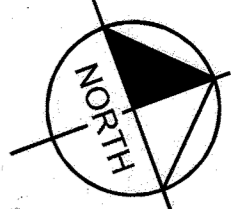
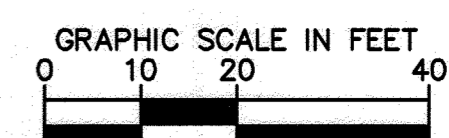
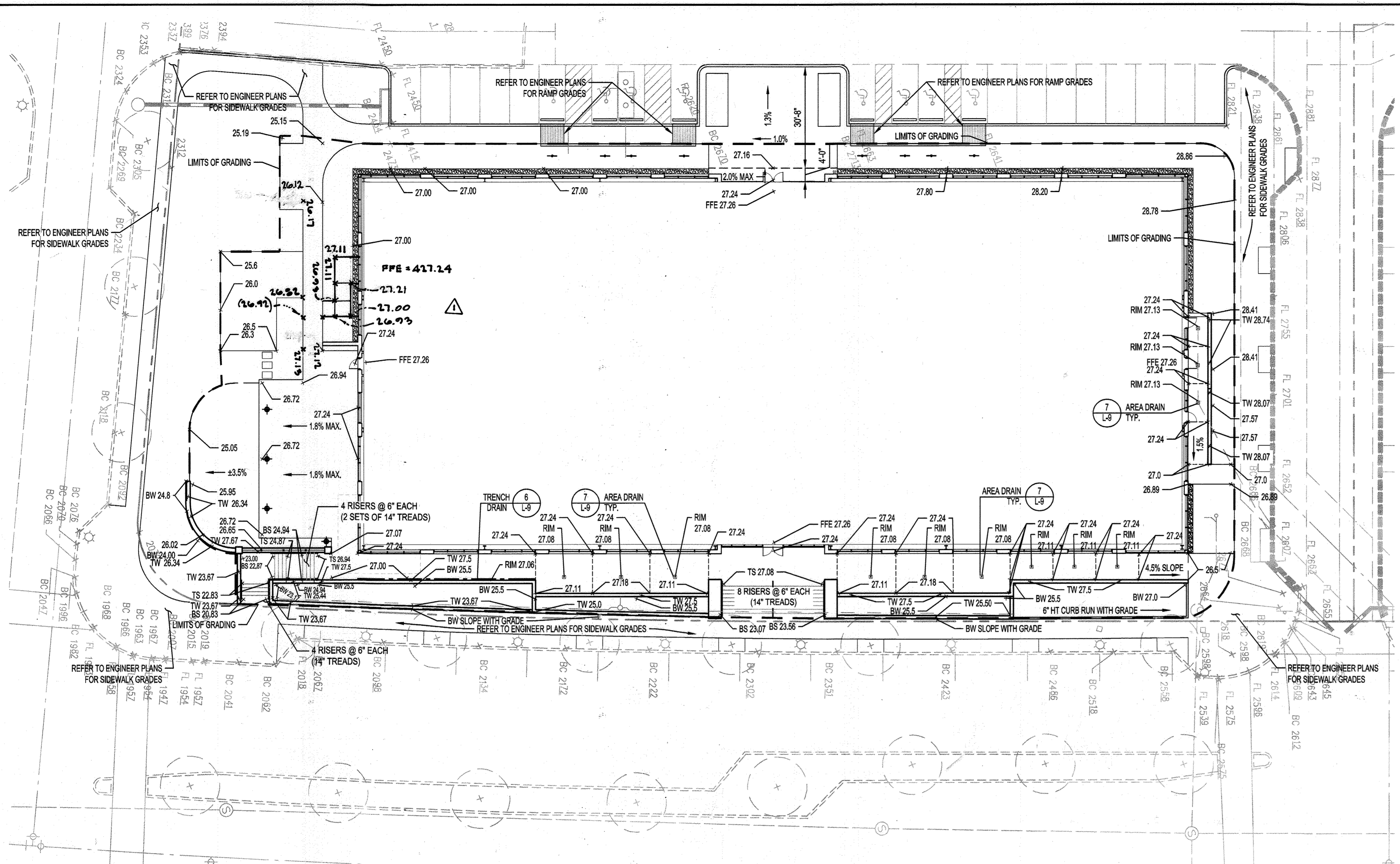
PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12979  
EXPIRATION DATE: MAY 26, 2020  
1/16/19

HANDICAP ACCESSIBILITY and SITE DETAILS  
**MAPLE LAWN FARMS**  
Business District - Area 2  
Parcel 'C-34' (Office Building No. 7 - A LEED Certified Green Building)  
(Proposed Office Space with possible First Floor Retail, Restaurant, or Personal Service)  
PLAT Nos. 23880 thru 23882  
ELECTION DISTRICT No. 5  
HOWARD COUNTY, MARYLAND

SCALE:	AS SHOWN	ZONING:	MXD-3	G. L. W. FILE No.:	17106
DATE:	AUGUST, 2018	TAX MAP - GRID:	46: 3&4	SHEET:	3 OF 12

I, the undersigned, 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. 12979.

Plotted By: Walker, David; Sheet: MAPLE LAWN; Layout: 4 GRADING PLAN; January 09, 2019 11:30:25am; K:\BAL-LAWN\114034000\1.100 - maple lawn; P:\CAD\dwg\sheet\SDP\_SE1\_SDP\_034000\_Layout\_4\_Grading Plan.dwg  
 in accordance with the Maryland Professional Engineers and Geosurveyors Act, the Professional Engineers and Geosurveyors Board of the State of Maryland, and the Board of Professional Engineers and Geosurveyors of the State of Maryland, is intended only for the specific purpose and client for which it was prepared. Use of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**GRADING LEGEND**

- LIMITS OF GRADING
- 29.25 - SPOT GRADE
- RIM 29.12 - INLET ELEVATION
- - AREA DRAIN
- xx% SLOPE - APPROX. GRADIENT
- TRENCH DRAIN

- GRADING NOTES**
- ALL SPOT GRADES ARE LOCATED AT BOTTOM OF WALL AND BOTTOM OF CURB, UNLESS OTHERWISE NOTED.
  - THIS PLAN IS FOR GRADING PURPOSES ONLY!!
  - DRAINS SHOWN FOR REFERENCE ONLY, REFER TO CIVIL / MEP PLANS FOR CONNECTIONS TO STORM SYSTEM.
  - SPOT ELEVATIONS SHOWN ON THIS PLAN ARE WITHIN THE GRADING LIMITS ONLY AS INDICATED ON THE PLAN. REFER THE CIVIL SITE PLAN GRADING FOR ALL GRADING INFORMATION OUTSIDE THE LIMITS OF GRADING.
- GRADING KEYNOTES**
- TW: TOP OF WALL
  - BW: BOTTOM OF WALL
  - RM: TOP OF INLET
  - BS: BOTTOM OF STAIRS
  - TS: TOP OF STAIRS

No.	REVISIONS	DATE	BY
1	Added ramp for access to loading room inside building.	0-19-19	JKP

**Kimley»Horn**

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 1215 E FORT AVE., SUITE 304, BALTIMORE, MD 21230  
 PHONE: 443-743-3470  
 WWW.KIMLEY-HORN.COM

KHA PROJECT	114034000
DATE	Sept. 2018
SCALE	AS SHOWN
DESIGNED BY	SS
DRAWN BY	DW
CHECKED BY	SS

## GRADING PLAN

**MAPLE LAWN #7**  
 PREPARED FOR  
**ST. JOHN PROPERTIES INC.**  
 HOWARD COUNTY, MARYLAND

SHEET NUMBER  
4 of 12

**APPROVED**  
**PLANNING BOARD OF HOWARD COUNTY**

DATE: August 16, 2019

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	<u>[Signature]</u>	Date	<u>3-4-19</u>
Chief, Division of Land Development	<u>[Signature]</u>	Date	<u>2-27-19</u>
Chief, Development Engineering Division	<u>[Signature]</u>	Date	<u>2-7-19</u>

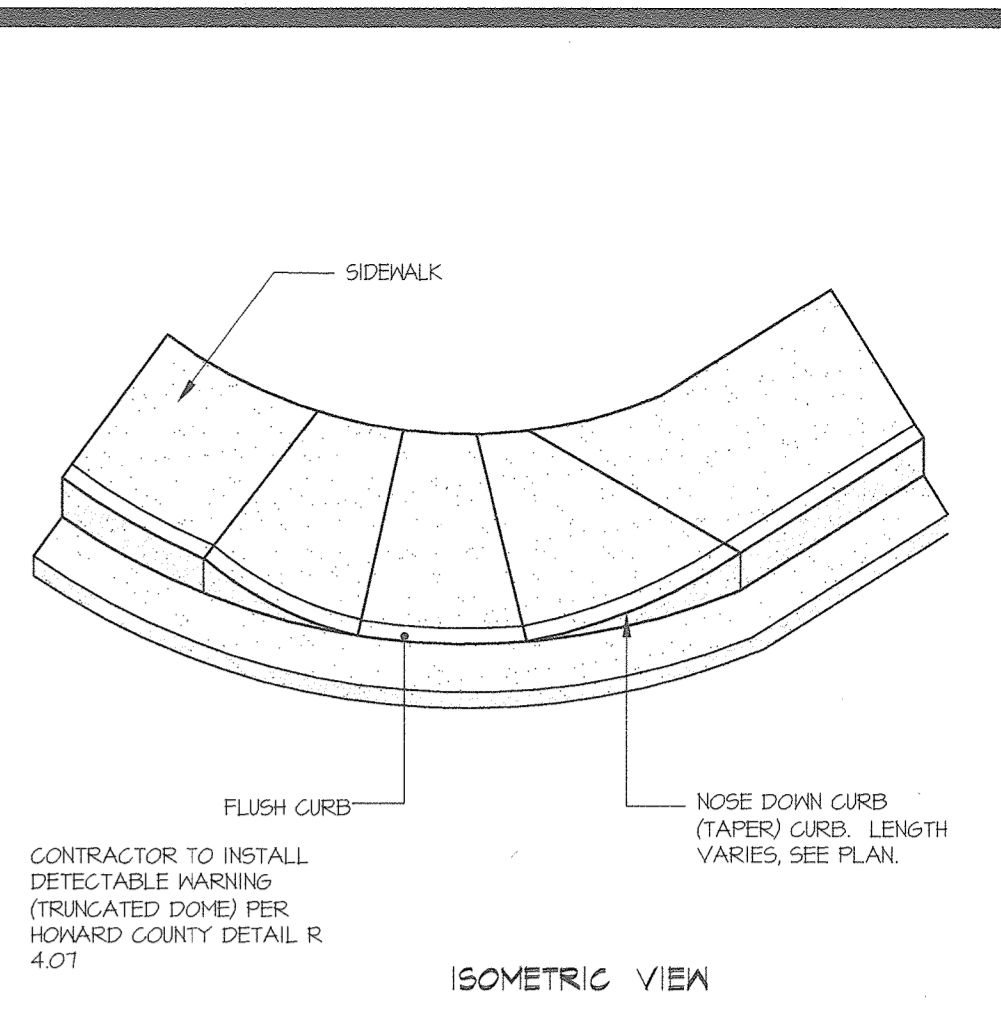
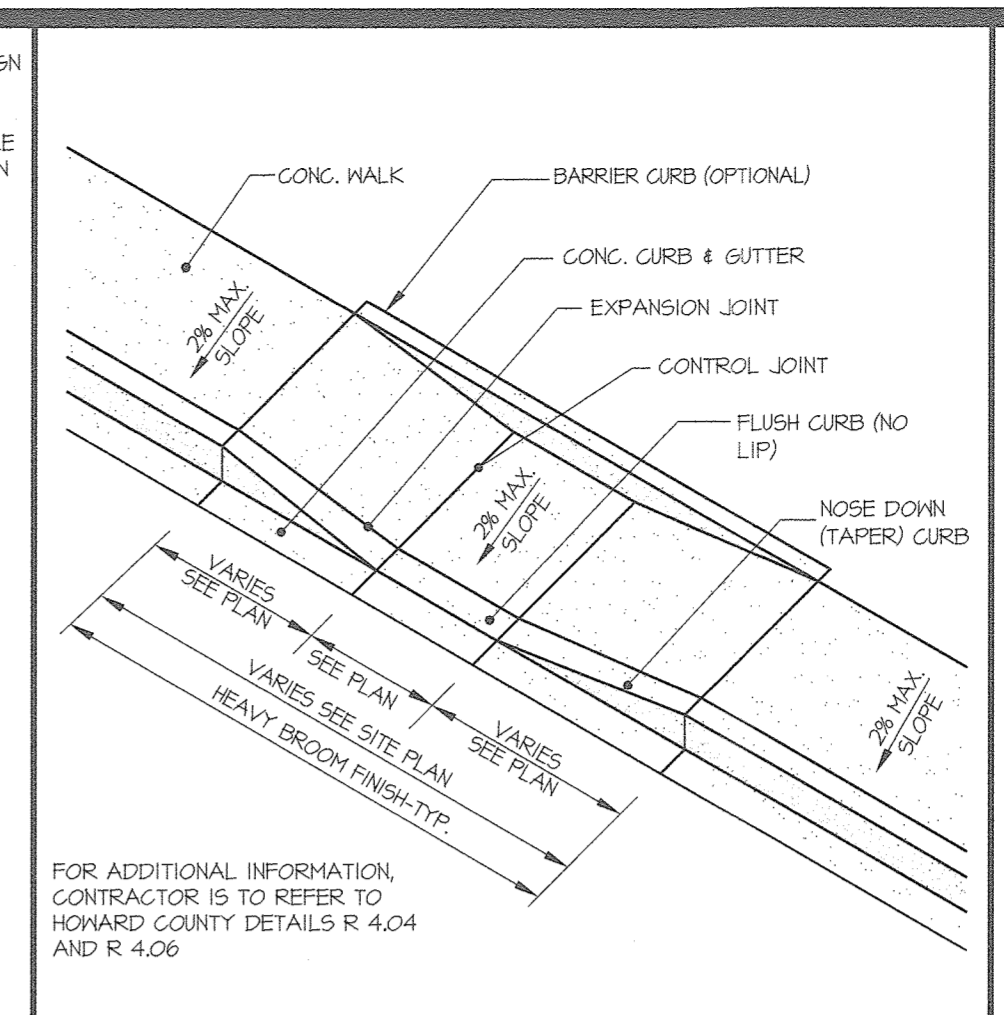
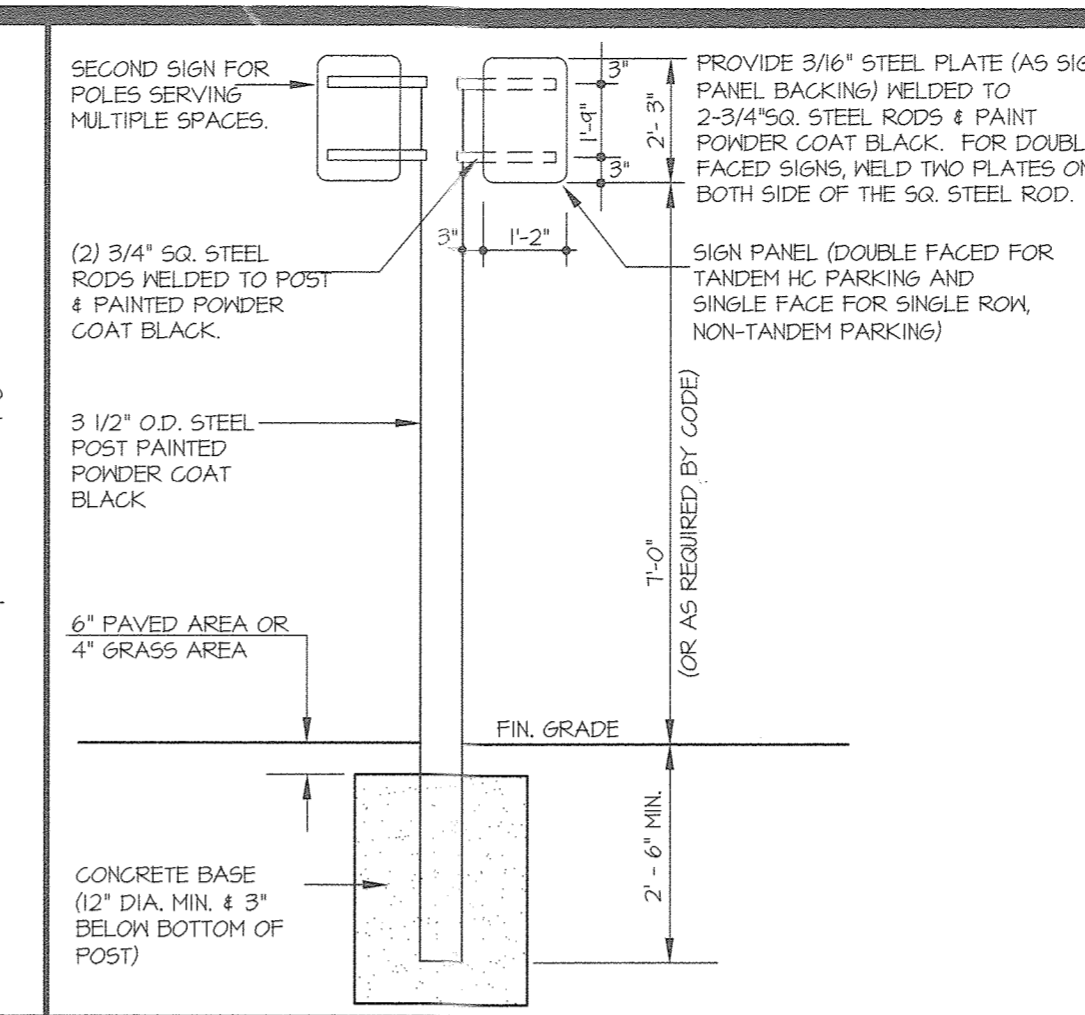
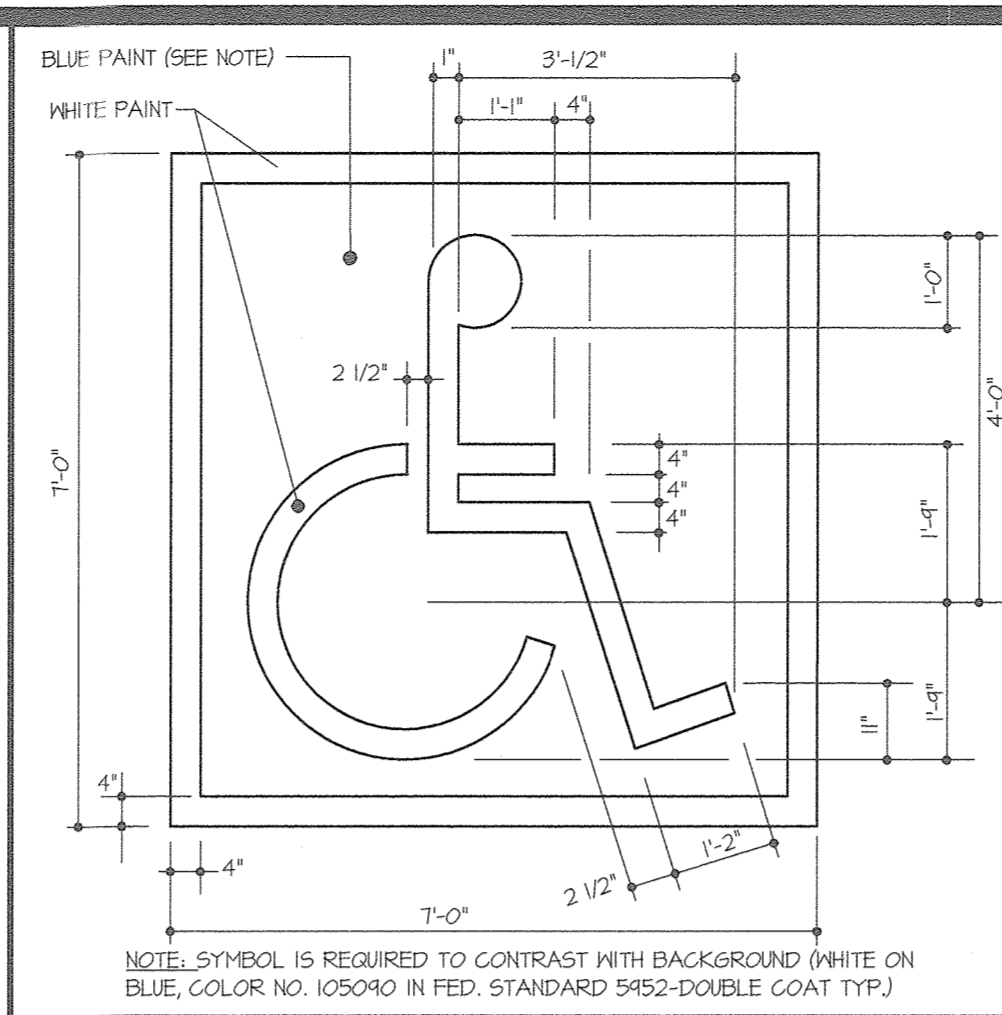
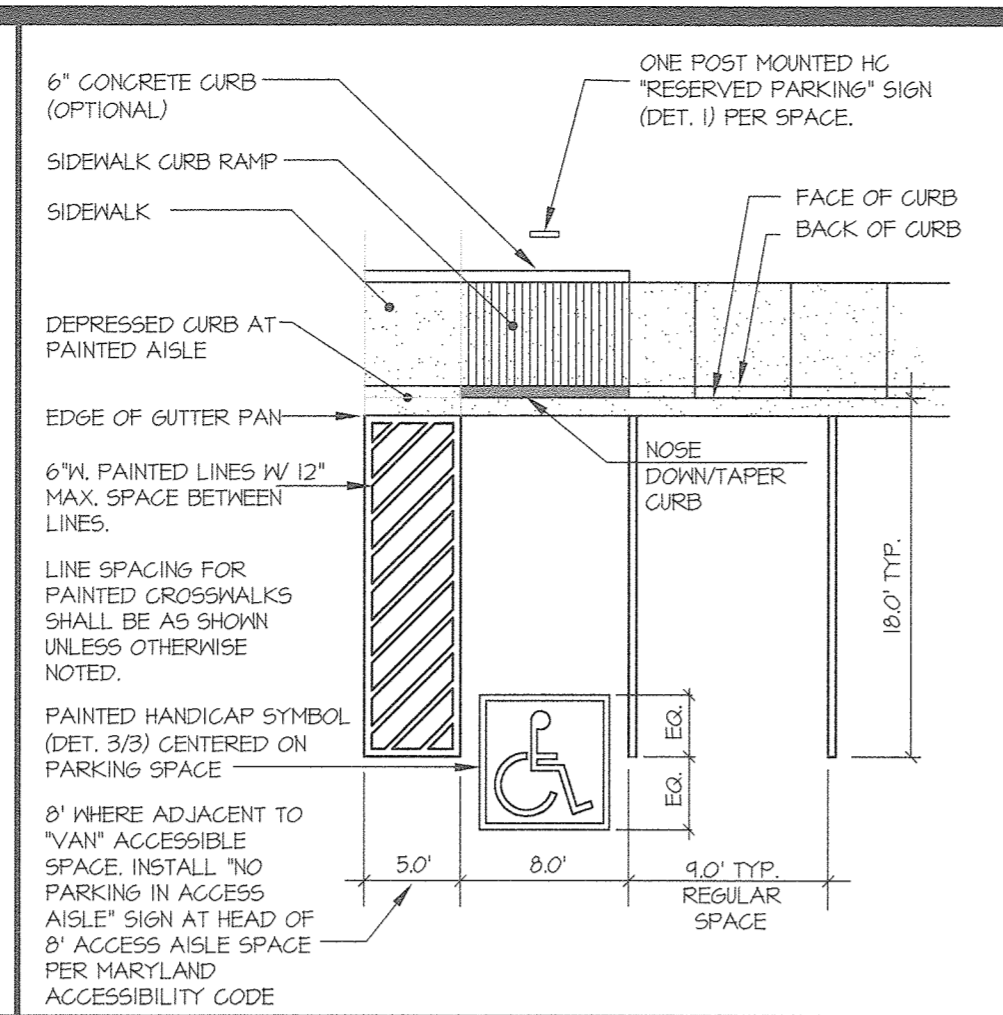
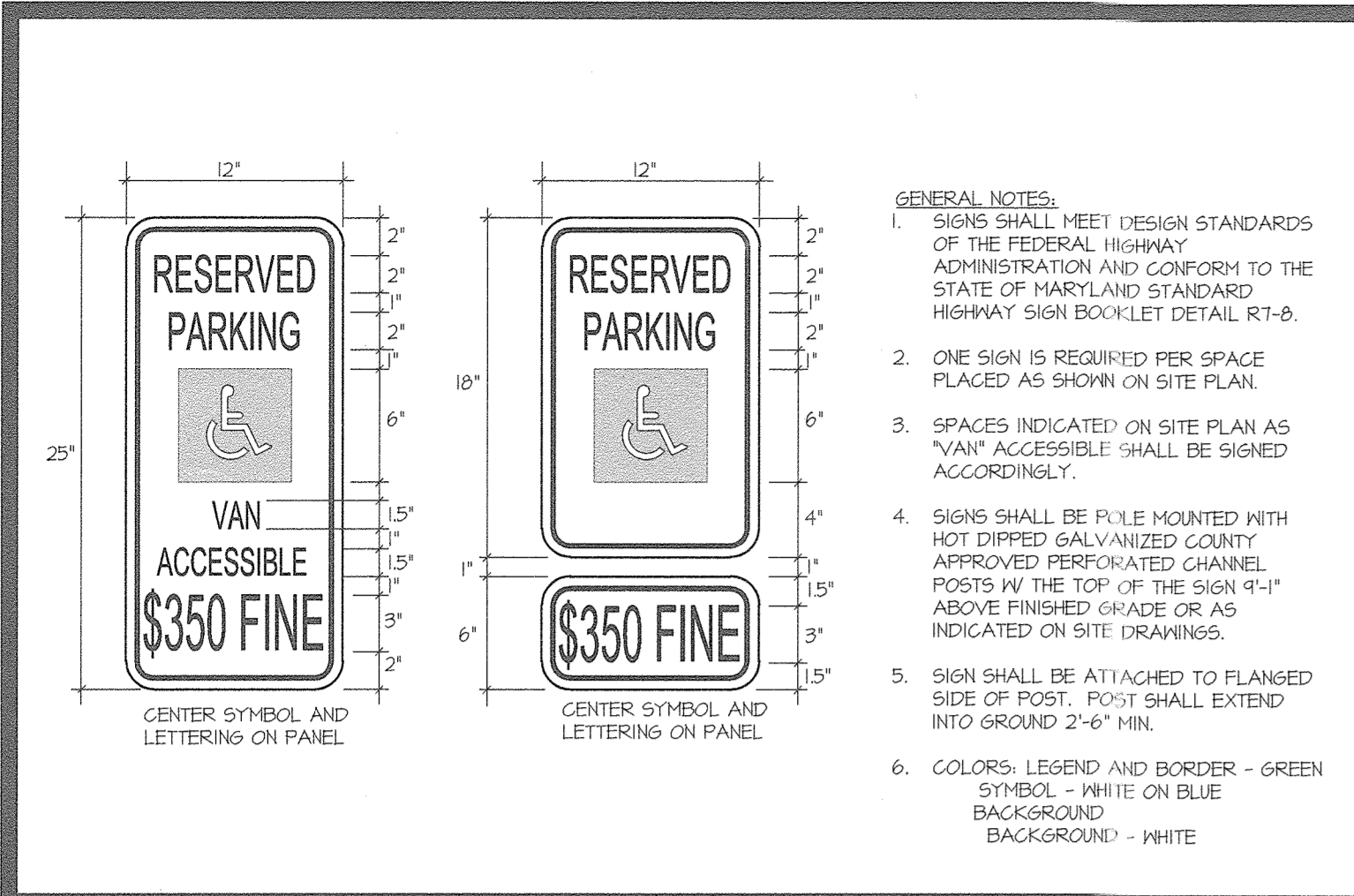
**PROFESSIONAL CERTIFICATE**  
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
 LICENSE NUMBER: 12476  
 EXPIRATION DATE: MAY 24, 2024

**PURPOSE STATEMENT**  
 REDLINE REVISION: THE PURPOSE OF THIS REDLINE REVISION IS TO ADD RAMP TO ACCESS LOADING ROOM INSIDE THE BUILDING.

FOR REVISION: [Signature] 16/2023

GUTSCHICK, LITTLE & WEBER, P.A.  
 3709 NATIONAL DR., SUITE 250  
 BURTCHVILLE, MD 20864  
 PHONE: 410-580-1820  
 WWW.GLWPA.COM





1 HANDICAP PARKING SIGNS DETAIL NO SCALE

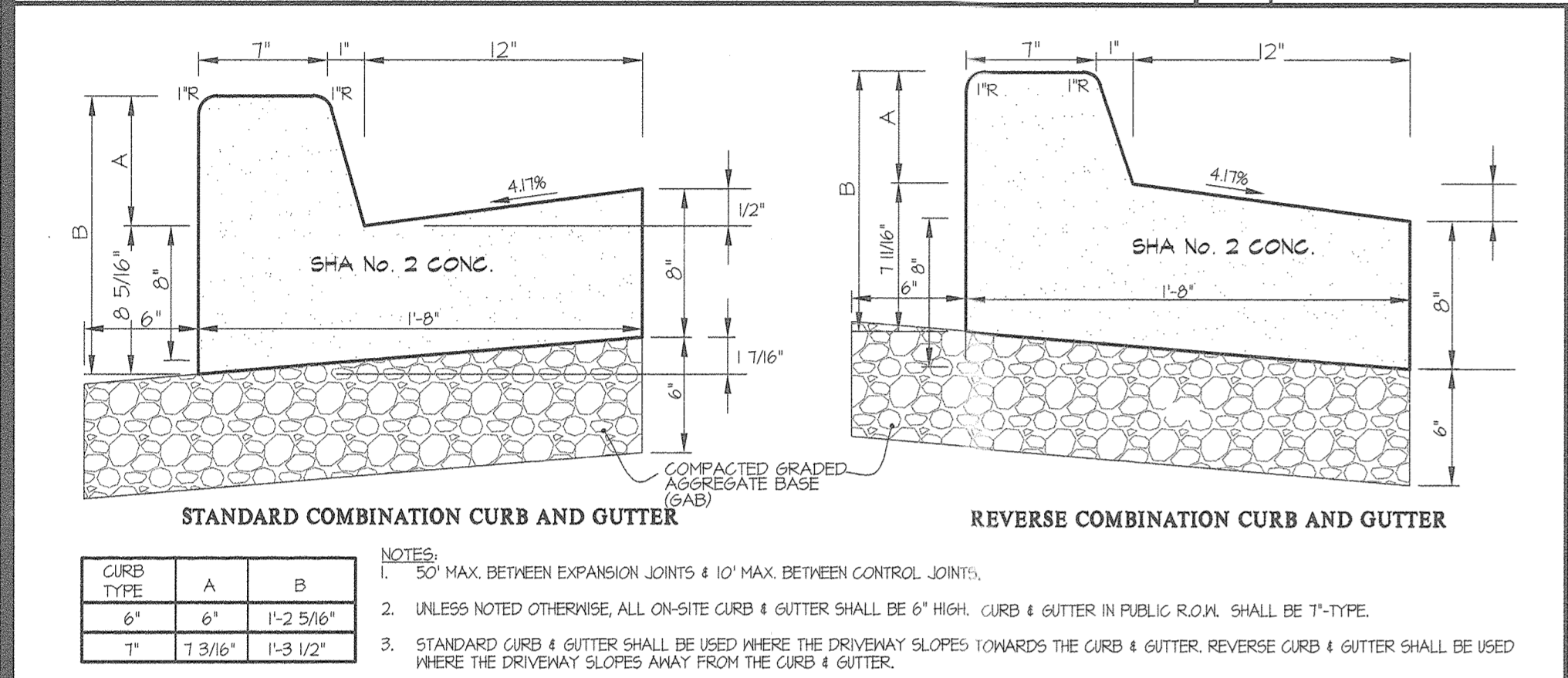
2 PARKING SPACE LAYOUT NO SCALE

3 HANDICAP SPACE STENCIL LAYOUT NO SCALE

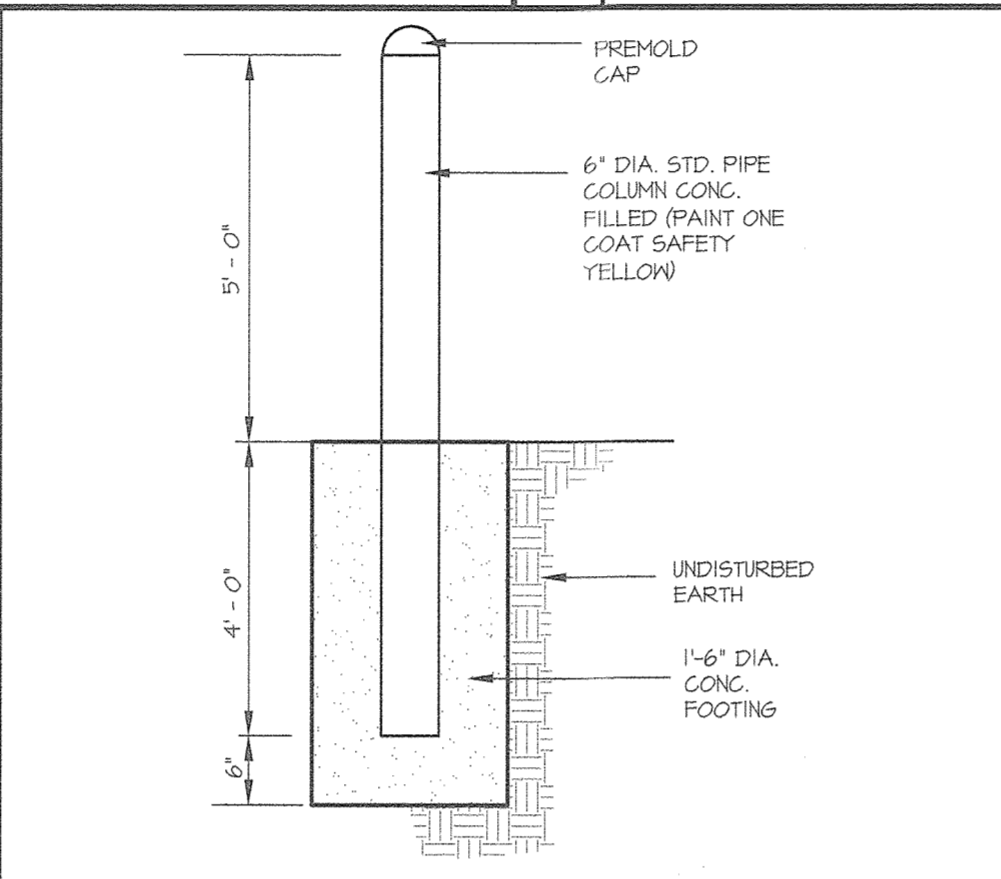
4 POST & SIGN DETAIL FOR PARKING RESTRICTION SIGN NO SCALE

5 TYPE-C HANDICAP RAMP DETAIL NO SCALE

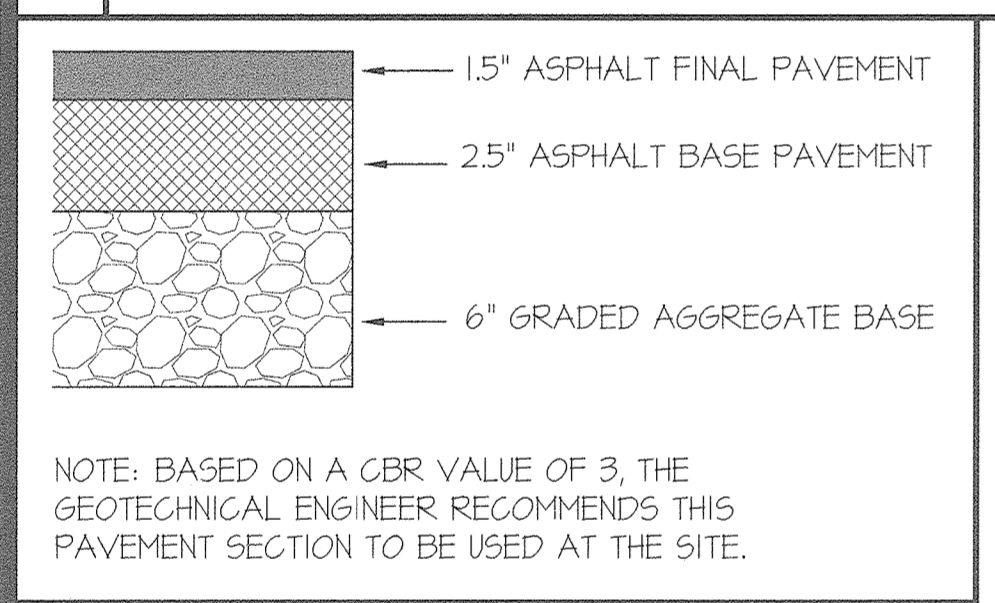
6 TYPICAL CURB/NOSE DOWN TAPER AT INTERSECTION NO SCALE



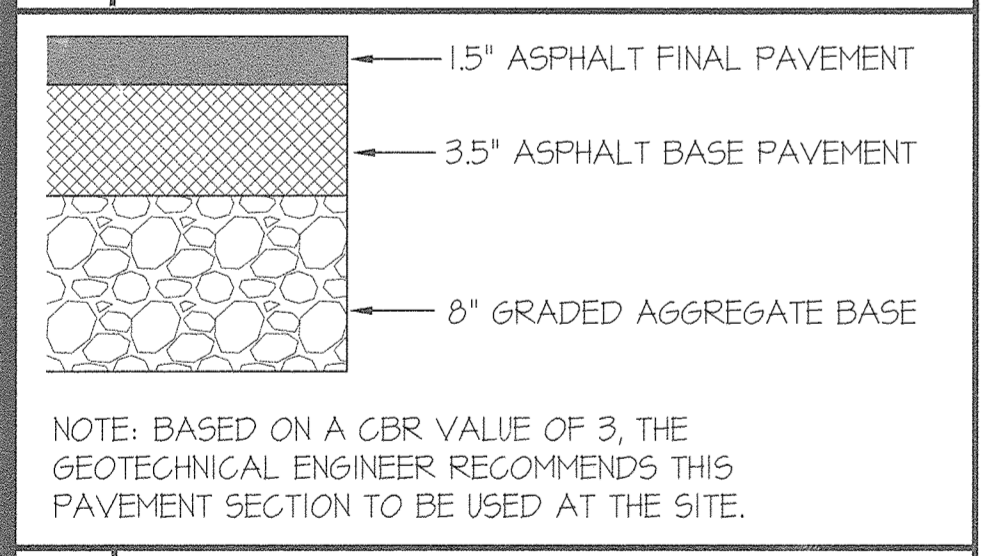
7 TYPE-A CONCRETE CURB AND GUTTER (STANDARD AND REVERSE) NO SCALE



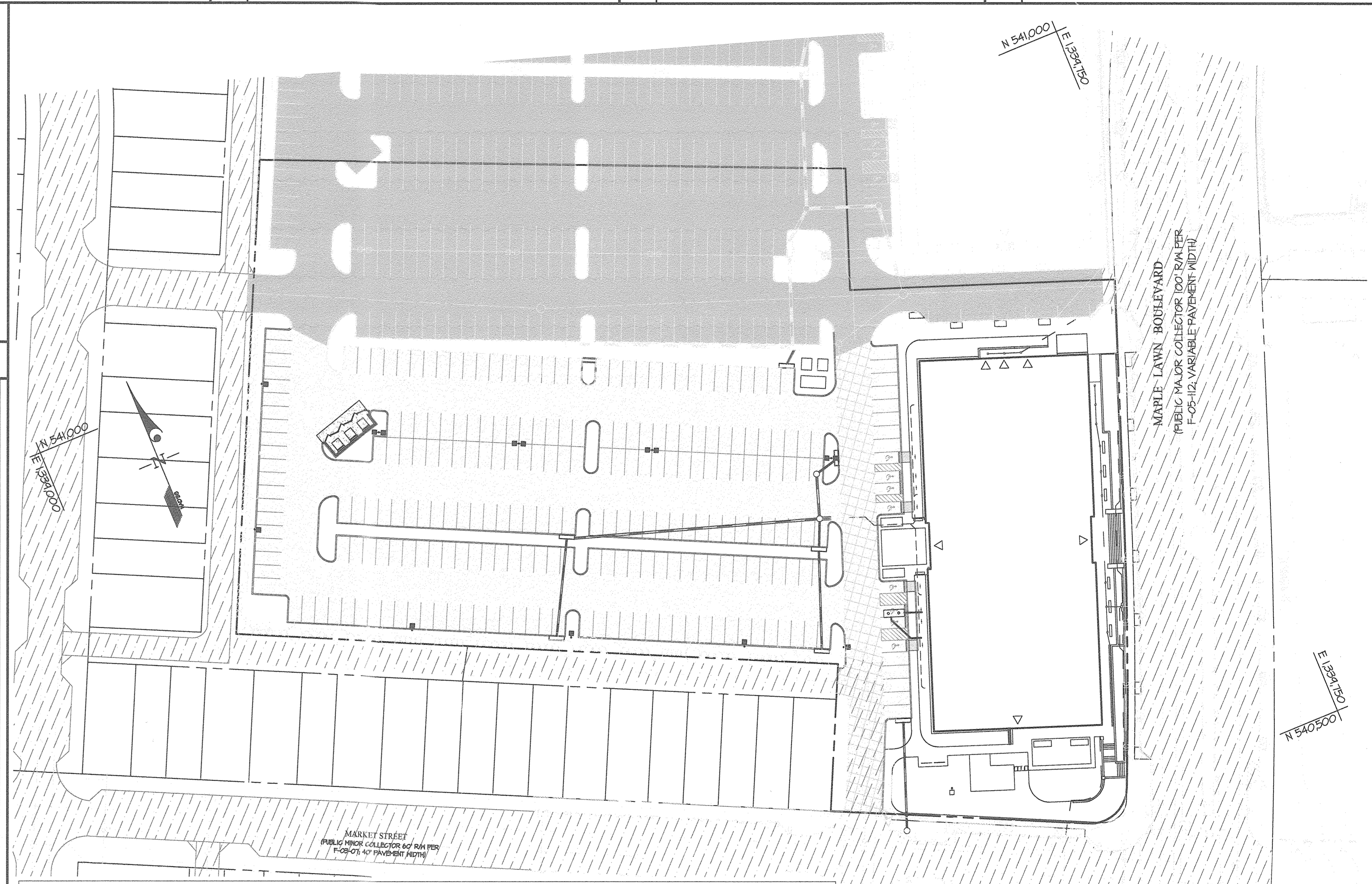
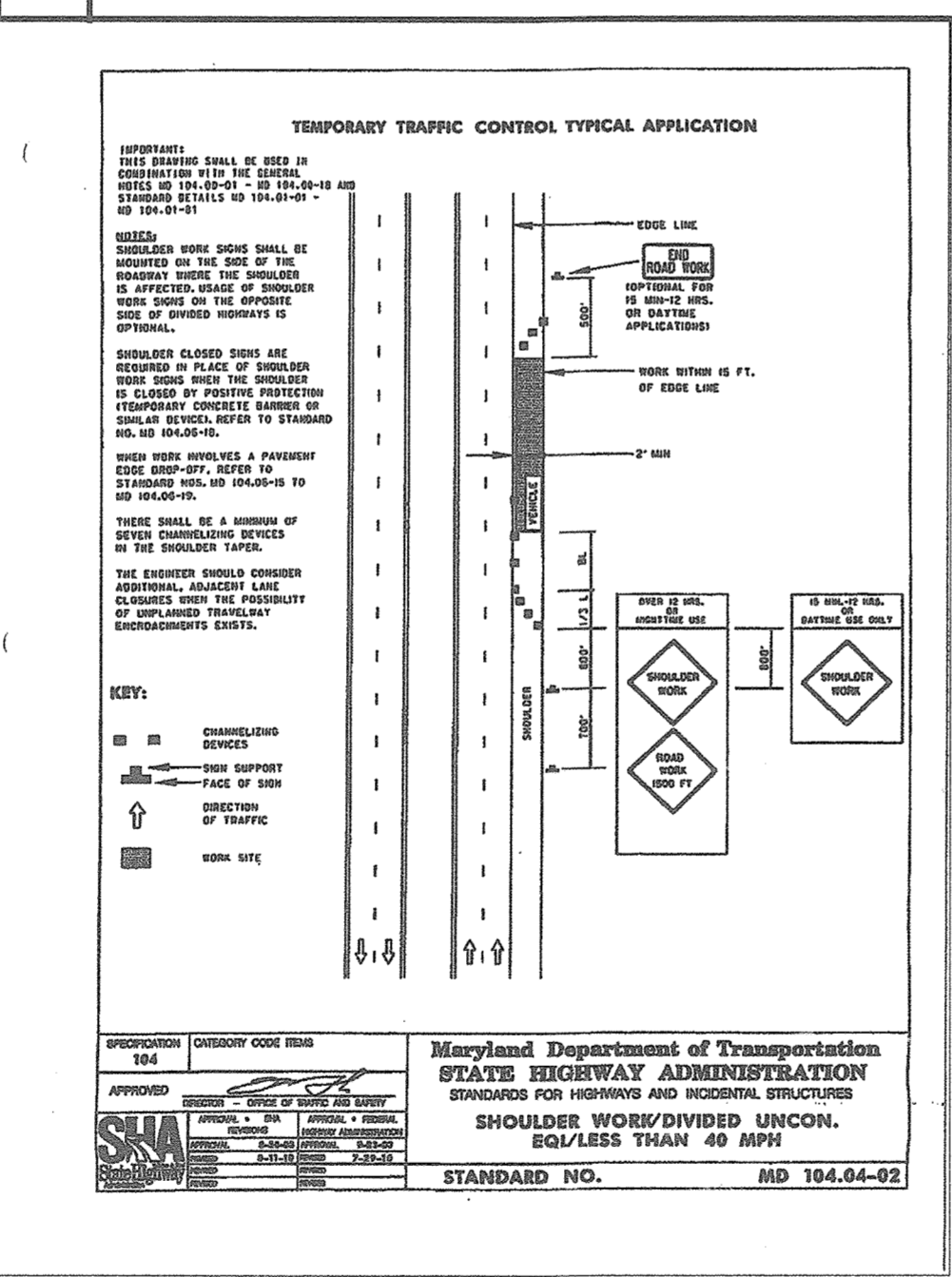
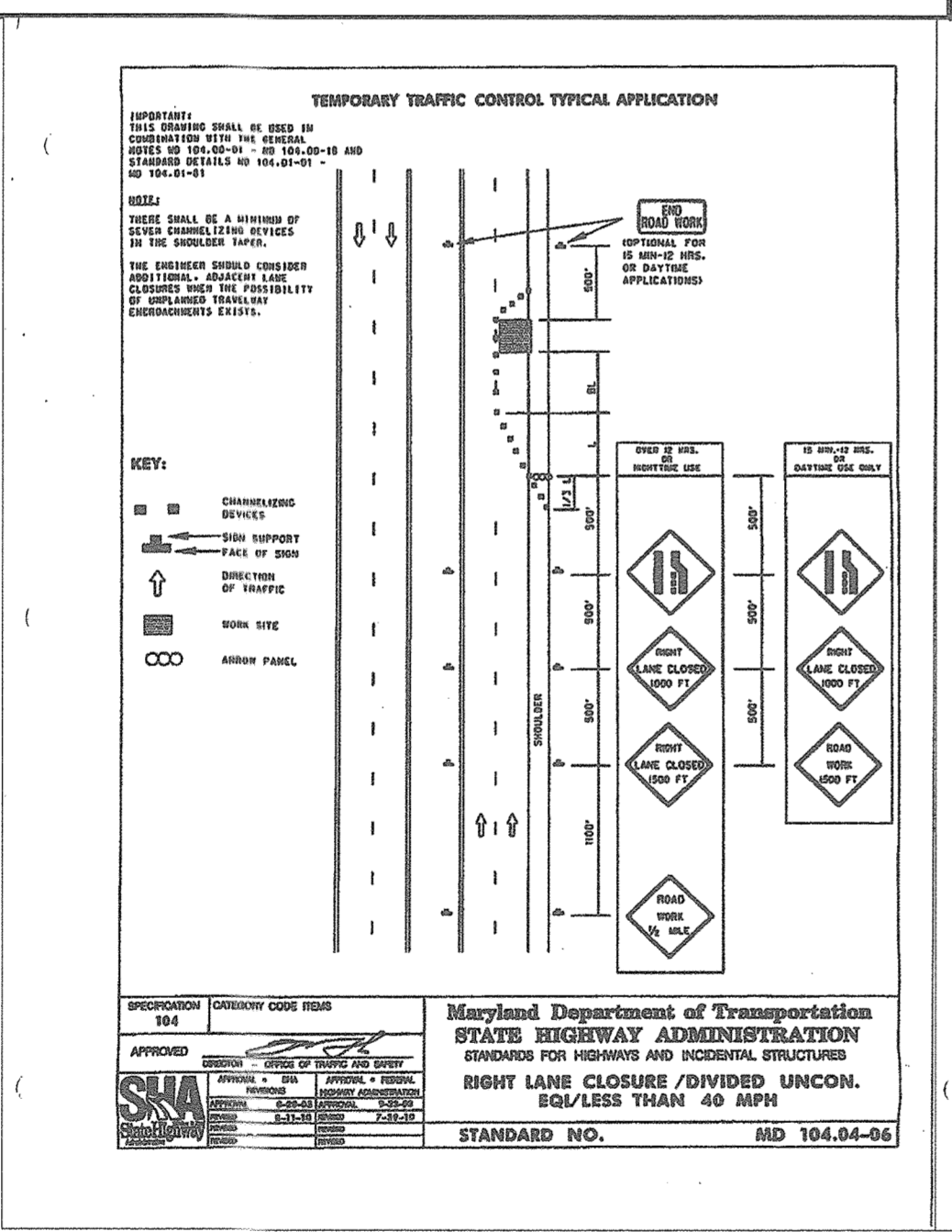
8 BOLLARD DETAIL NO SCALE



7 VEHICULAR PAVING SECTIONS



8 HEAVY DUTY PAVING SECTION NO SCALE



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

SYMBOL	TYPE	LAMPS	DESCRIPTION	VOLTAGE	MOUNTING	INPUT WATTAGE	CATALOG NO.
□	O1	120 LEDs	SINGLE LED TYPE 3 CUTOFF LUMINAIRE DIE-CAST ALUMINUM CONSTRUCTION (BLACK). PROVIDE MATCHING 5" ROUND STEEL NON-TAPERED POLE (BLACK).	27TV	27'-6" POLE MOUNTED ON A 30" RAISED POLE BASE	176W	LSI LIGHTING # XAM1-3-LED-120-HO-CW-E-BLK
■	O2	120 LEDs	TWIN LED TYPE 3 CUTOFF LUMINAIRE DIE-CAST ALUMINUM CONSTRUCTION (BLACK). PROVIDE MATCHING 5" ROUND STEEL NON-TAPERED POLE (BLACK).	27TV	27'-6" POLE MOUNTED ON A 30" RAISED POLE BASE	352W	LSI LIGHTING # XAM1-3-LED-120-HO-CW-E-BLK
■	O1H5	120 LEDs	SINGLE LED TYPE 3 CUTOFF LUMINAIRE DIE-CAST ALUMINUM CONSTRUCTION WITH HOUSE SIDE SHIELD (BLACK). PROVIDE MATCHING 5" RND STEEL NON-TAPERED POLE (BLACK).	27TV	27'-6" POLE MOUNTED ON A 30" RAISED POLE BASE	176W	LSI LIGHTING # XAM1-3-LED-120-HO-CW-E-BLK-H5

**LEGEND**

- EXISTING PAVING PER SDP-16-011
- VEHICULAR PAVING - PAR. C-34 (DET. 4) (1848 SY)
- HEAVY DUTY PAVING - PAR. C-34 (DET. 10) (866 SY)
- DPA R-8-03 CONCRETE PAVING (73 SY)
- EXISTING PAVING PER F-05-007, F-05-112, & F-12-021
- TYPE-A CURB & GUTTER (DET. 7) (2,402 LF)

**GRAPHIC SCALE**  
1 inch = 50 ft.  
0 25 50 100 150

APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
DATE August 14, 2018

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: [Signature] 3-4-19  
Date: 7-27-19  
Chief, Division of Land Development: [Signature] 2-7-19  
Date: 2-7-19  
Chief, Development Engineering Division: [Signature]

**GLW**  
PLANNING | ENGINEERING | SURVEYING  
3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM  
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4198

DESIGNED BY: LAG  
DRAWN BY: LAG  
CHECKED BY: LAG  
DATE: [ ]

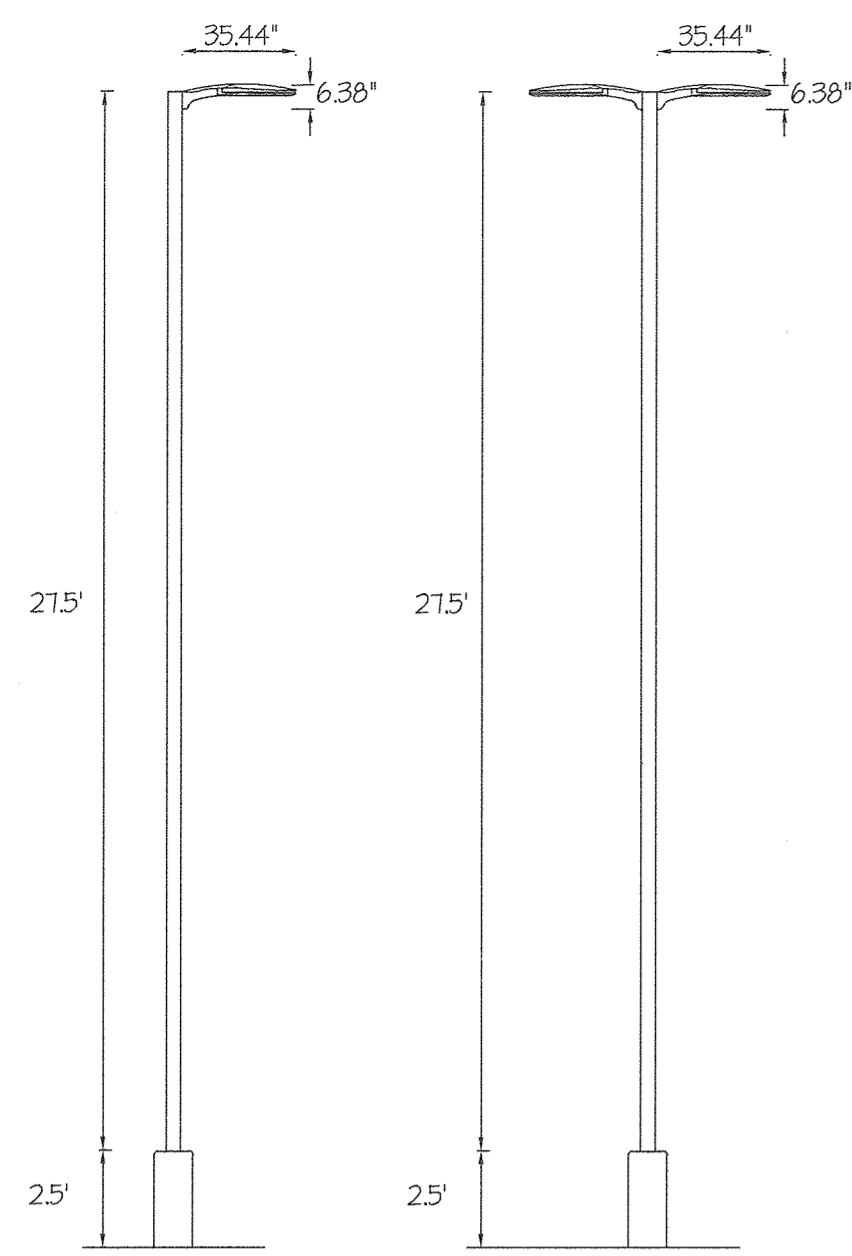
REVISION BY APPR. [ ]

PREPARED FOR:  
OWNER: MAPLE LAWN  
DEVELOPER: ST. JOHN PROPERTIES  
2560 LORD BALTIMORE DR.  
BALTIMORE, MD 21244  
PH: 410-788-0100  
ATTN: KAREN WATSC

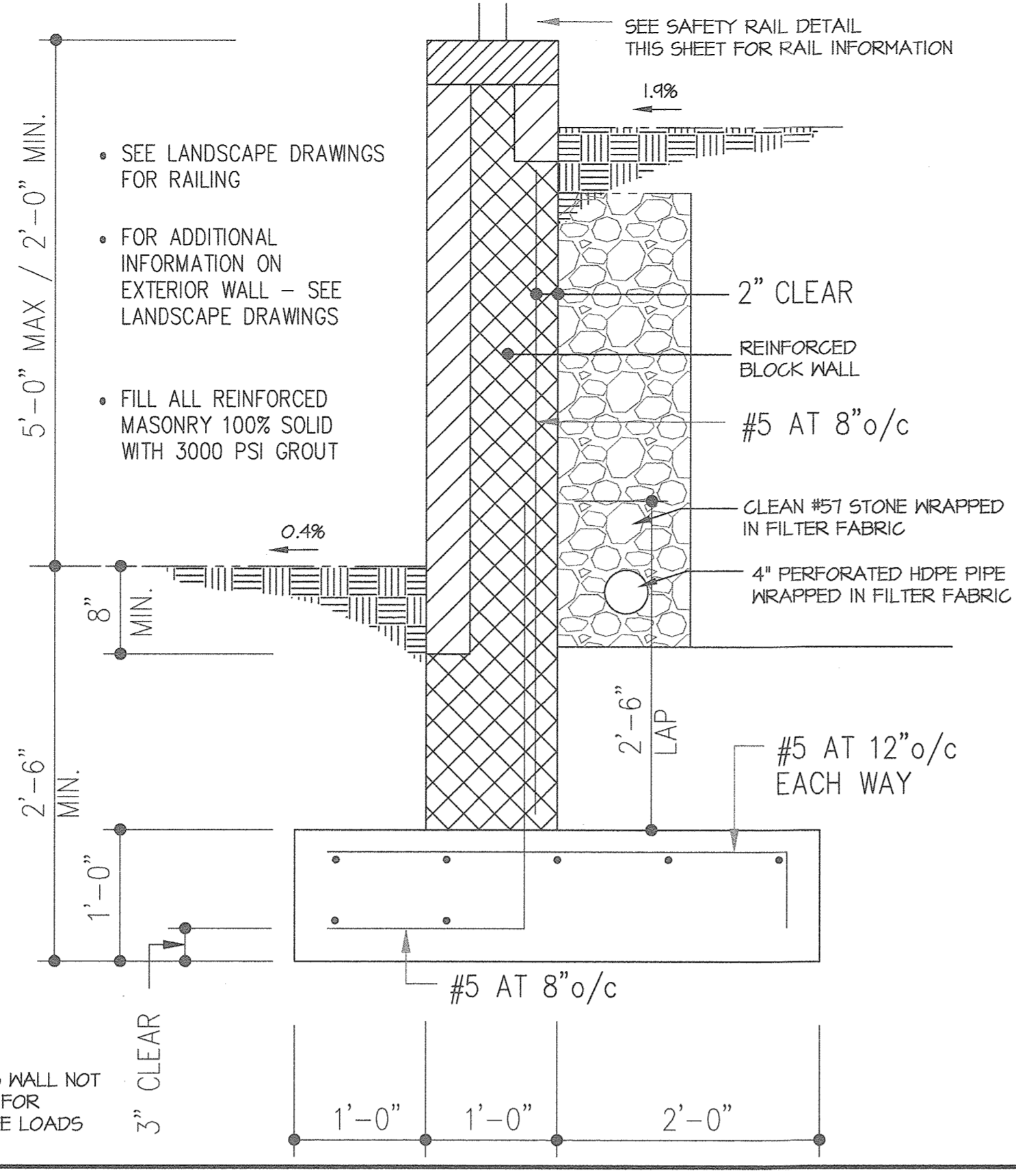
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EXPIRATION DATE: MAY 26, 2020  
1/16/19

PAVING DELINEATION PLAN and SITE DETAILS  
**MAPLE LAWN FARMS**  
Business District - Area 2  
Parcel 'C-34' (Office Building No. 7 - A LEED Certified Green Building)  
(Proposed Office Space with possible First Floor Retail, Restaurant, or Personal Service)  
PLAT Nos. 23880 thru 23882  
HOWARD COUNTY, MARYLAND

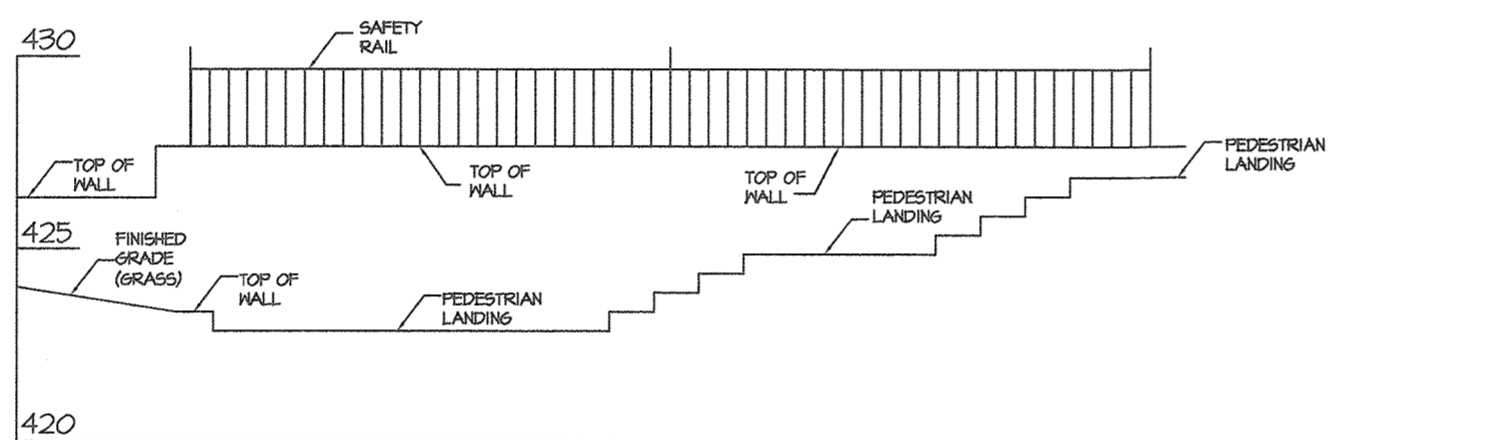
SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	17106
DATE	TAX MAP - GRID	SHEET
AUGUST, 2018	46: 3&4	5 OF 12



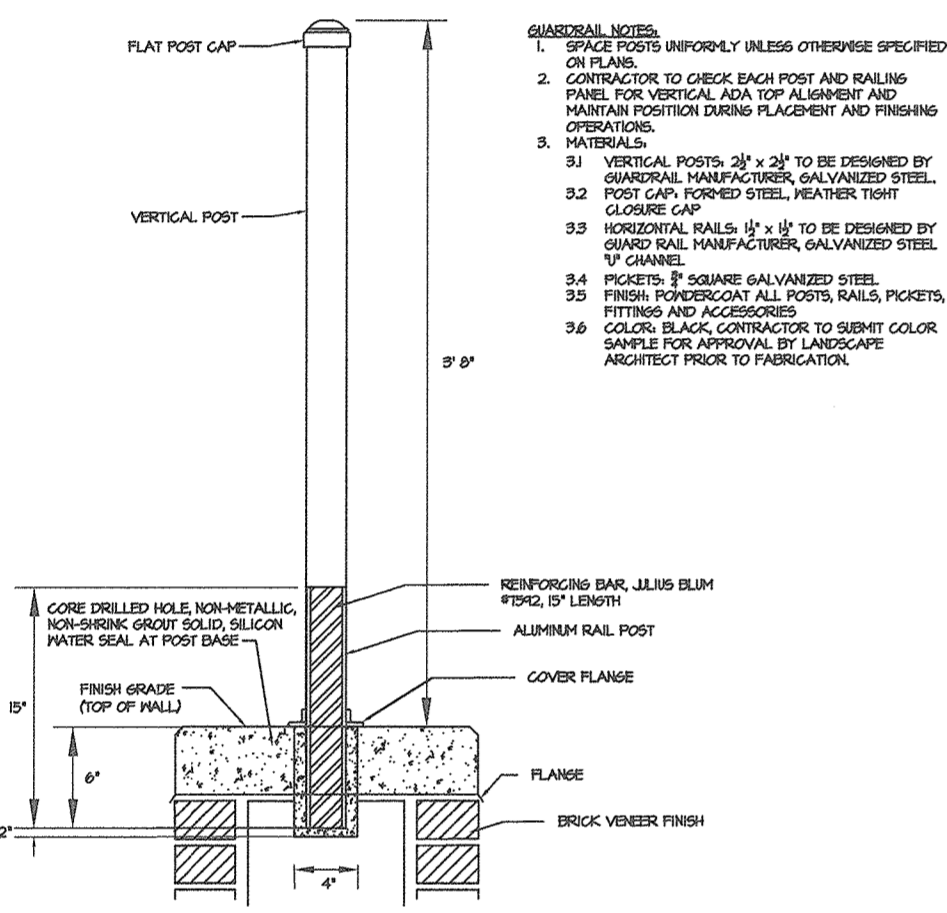
LIGHT DETAILS SCALE: 1" = 5'



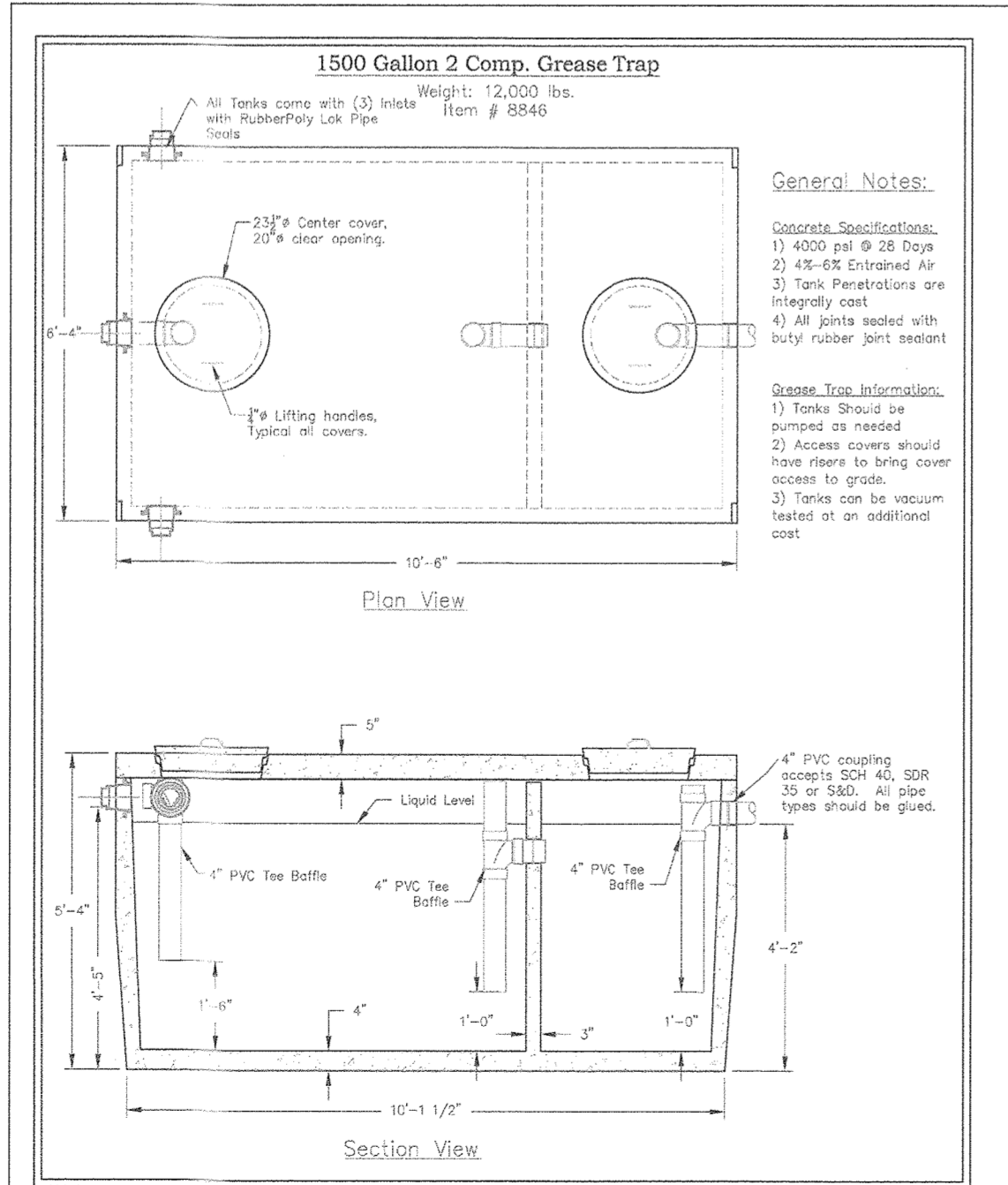
RETAINING WALL DETAIL SCALE: 1" = 1'



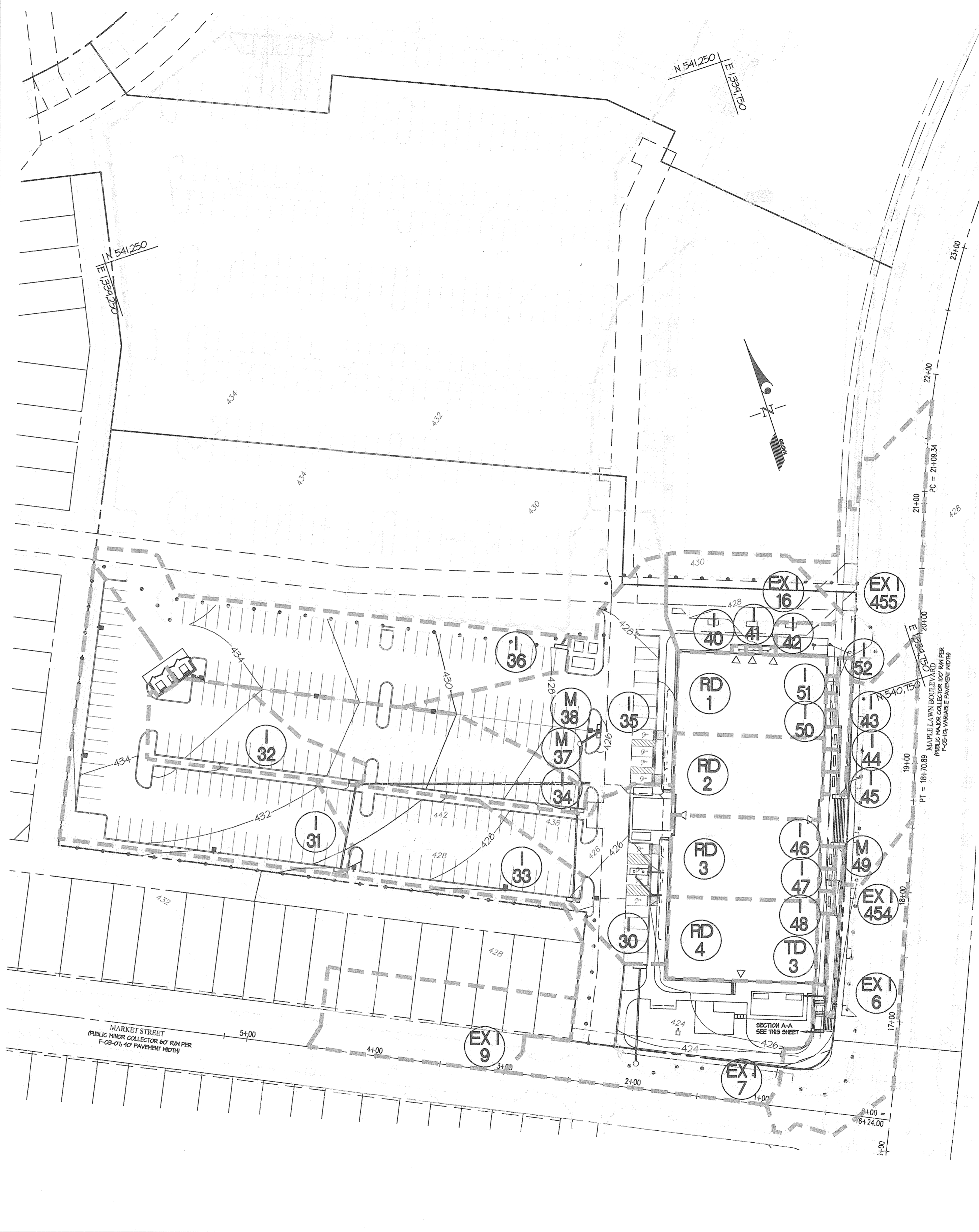
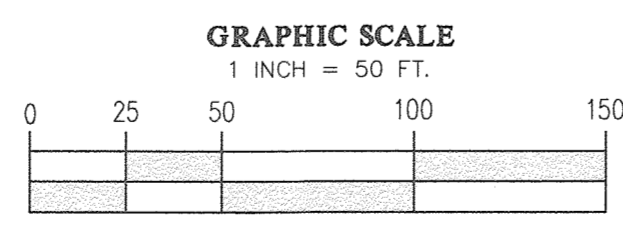
RETAINING WALL ELEVATION SECTION A-A (THIS SHEET) SCALE: 1" = 5'



SAFETY RAIL DETAIL N.T.S.



**RETAINING WALL GENERAL NOTES:**  
 1. RETAINING WALLS SHALL ONLY BE CONSTRUCTED UNDER THE OBSERVATION OF A REGISTERED PROFESSIONAL ENGINEER AND A (NICET, WAGEL OR EQUIVALENT) CERTIFIED SOILS TECHNICIAN.  
 2. THE REQUIRED BEARING PRESSURE BENEATH THE FOOTING OF THE WALL SHALL BE VERIFIED IN THE FIELD BY A CERTIFIED SPOILS TECHNICIAN. TESTING DOCUMENTATION SHALL BE PROVIDED TO HOWARD COUNTY INSPECTOR PRIOR TO THE START OF CONSTRUCTION. THE REQUIRED TEST PROCEDURE SHALL BE THE DYNAMIC CONE PENETROMETER TEST ASTM STP-984.  
 3. THE SUITABILITY OF FILL MATERIAL SHALL BE CONFIRMED BY THE ON-SITE SOILS TECHNICIAN. EACH EIGHT (8) INCH LIFT SHALL BE COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR DENSITY AND THE TESTING REPORT SHALL BE MADE AVAILABLE TO THE HOWARD COUNTY INSPECTOR UPON COMPLETION OF CONSTRUCTION.  
 4. IF NO SURCHARGE LOADS ARE CONSIDERED ADD A NOTE TO THE CROSS SECTION DETAILS STATING, "THIS WALL NOT DESIGNED FOR SURCHARGE LOADS."



**LEGEND**  
 - - - - - EXISTING CONTOUR  
 ——— PROPOSED CONTOUR  
 ■■■■■ STORM DRAIN DRAINAGE AREA  
 NOTE: 'C' TYPE SOILS ASSUMED FOR ALL DRAINAGE AREAS DUE TO MASS GRADING.

FROM NO.	TO NO.	DIA. (IN) #	L (FT)
I-31	I-32	12" HDPE	65
I-32	M-37	15" HDPE	165
M-37	EX. ST-Q	24" HDPE	6
I-33	I-34	12" HDPE	65
I-34	M-37	12" HDPE	17
I-35	M-38	12" HDPE	14
M-38	M-37	12" HDPE	27
I-36	EX. I-H4	12" HDPE	11
I-30	M-34	12" HDPE	72
I-40	I-41	6" HDPE	10
I-41	I-42	6" HDPE	10
I-42	EX. I-H6	6" HDPE	43
I-52	I-51	6" HDPE	12
I-51	I-50	6" HDPE	12
I-50	I-48	6" HDPE	14
I-48	I-44	6" HDPE	15
I-44	I-45	6" HDPE	15
I-45	I-46	6" HDPE	58
I-46	I-47	6" HDPE	15
TD-3	I-48	4" PVC	4
I-48	I-47	6" HDPE	16
I-47	M-44	6" HDPE	10

STRUCTURE	AREA (AC.)	'C'	IMPERVIOUS
M-44	0.04	0.81	90%
I-50	0.24	0.81	90%
I-31	0.50	0.81	90%
I-32	0.16	0.81	90%
I-33	0.26	0.81	90%
I-34	0.21	0.81	90%
I-35	0.38	0.81	90%
I-36	0.41	0.81	90%
I-40	0.00	0.86	100%
I-41	0.00	0.86	100%
I-42	0.00	0.86	100%
I-43	0.00	0.86	100%
I-44	0.00	0.86	100%
I-45	0.00	0.86	100%
I-46	0.00	0.86	100%
I-47	0.00	0.86	100%
I-48	0.00	0.86	100%
TD-3	0.01	0.86	100%
EX I-16	0.18	0.81	90%
EX I-455	0.24	0.81	90%
EX I-454	0.20	0.81	90%
EX I-6	0.30	0.81	90%
I-41	0.41	0.81	90%
RD-1	0.11	0.86	100%
RD-2	0.11	0.86	100%
RD-3	0.11	0.86	100%
RD-4	0.11	0.86	100%
I-50	0.00	0.86	100%
I-51	0.00	0.86	100%
I-52	0.00	0.86	100%
EX I-1	0.25	0.81	90%

APPROVED  
 PLANNING BOARD OF HOWARD COUNTY  
 DATE August 16, 2018

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: [Signature] 3-4-19 Date  
 Chief, Division of Land Development: [Signature] 2-27-19 Date  
 Chief, Development Engineering Division: [Signature] 2-7-19 Date

**American Concrete Industries**  
 1022 Wind Ave. Auburn, ME 04293 | 1717 Sillitoe Ave. Vassalboro, ME 04981  
 Tel: 207-784-1388 / Tel: 207-947-8334

DESIGNED BY: LAG  
 DRAWN BY: LAG  
 CHECKED BY: DEV

DATE: [ ] REVISION: [ ] BY: [ ] APPR: [ ]

PREPARED FOR:  
 OWNER: MARLE LANN C.C. STATUTORY TRUST  
 1829 REISTERSTOWN ROAD SUITE 300 BALTIMORE, MD 21288  
 PH: 410-484-8400 ATTN: MARK BENNETT

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

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, 2020  
 1/16/19 [Signature]

DRAINAGE AREA MAP and DETAILS  
**MAPLE LAWN FARMS**  
 Business District - Area 2  
 Parcel 'C-34' (Office Building No. 7 - A LEED Certified Green Building)  
 (Proposed Office Space with possible First Floor Retail, Restaurant, or Personal Service)  
 PLAT Nos. 23880 thru 23882  
 ELECTION DISTRICT No. 5  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	17106
DATE	TAX MAP - GRID	SHEET
AUGUST, 2018	46: 3&4	6 OF 12

**LEGEND**

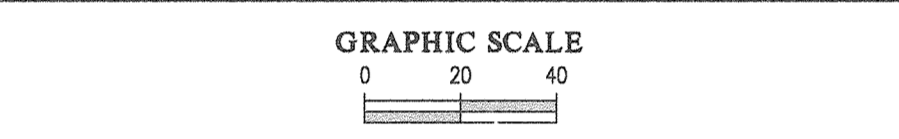
- 600 EXISTING CONTOUR
- 600 PROPOSED CONTOUR
- SSP PROPOSED SUPER SILT FENCE
- SSP EXISTING SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- CIP CURB INLET PROTECTION
- CIP EXISTING CURB INLET PROTECTION
- EXISTING STABILIZED CONSTRUCTION ENTRANCE
- FL-18 FILTER LOG
- SOIL GROUP
- TEMPORARY ASPHALT BERM
- SOIL BORING

NOTE: WHERE THE LIMIT OF DISTURBANCE (L.O.D.) IS NOT SHOWN, THE LIMIT OF WORK TO BE PERFORMED UNDER THIS SITE DEVELOPMENT PLAN IS DEFINED BY THE PERIMETER SEDIMENT CONTROL DEVICES SHOWN ON THIS PLAN.

**SOIL TYPES**

Symbol	Description	Soil Type	Kv
CHB2	Chester Silt Loam, 3 to 8 percent slopes, moderately eroded	B	0.31
EkB2	Eloak Silt Loam, 3 to 8 percent slopes, moderately eroded	C	0.32
6B2	6lenig Loam, 3 to 8 percent slopes, moderately eroded	B	0.20
6G2	6lenig Loam, 8 to 15 percent slopes, moderately eroded	B	0.22

NOTE: 'C' TYPE SOILS ASSUMED FOR ALL DRAINAGE AREAS DUE TO MASS GRADING.



**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."

*Watsic Owner Agent* 1/21/19  
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."

*CKJ* 1/16/19  
SIGNATURE OF ENGINEER DATE

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

*John B. Robinson* 2/21/19  
HOWARD S.C.D. DATE

**APPROVED PLANNING BOARD OF HOWARD COUNTY**

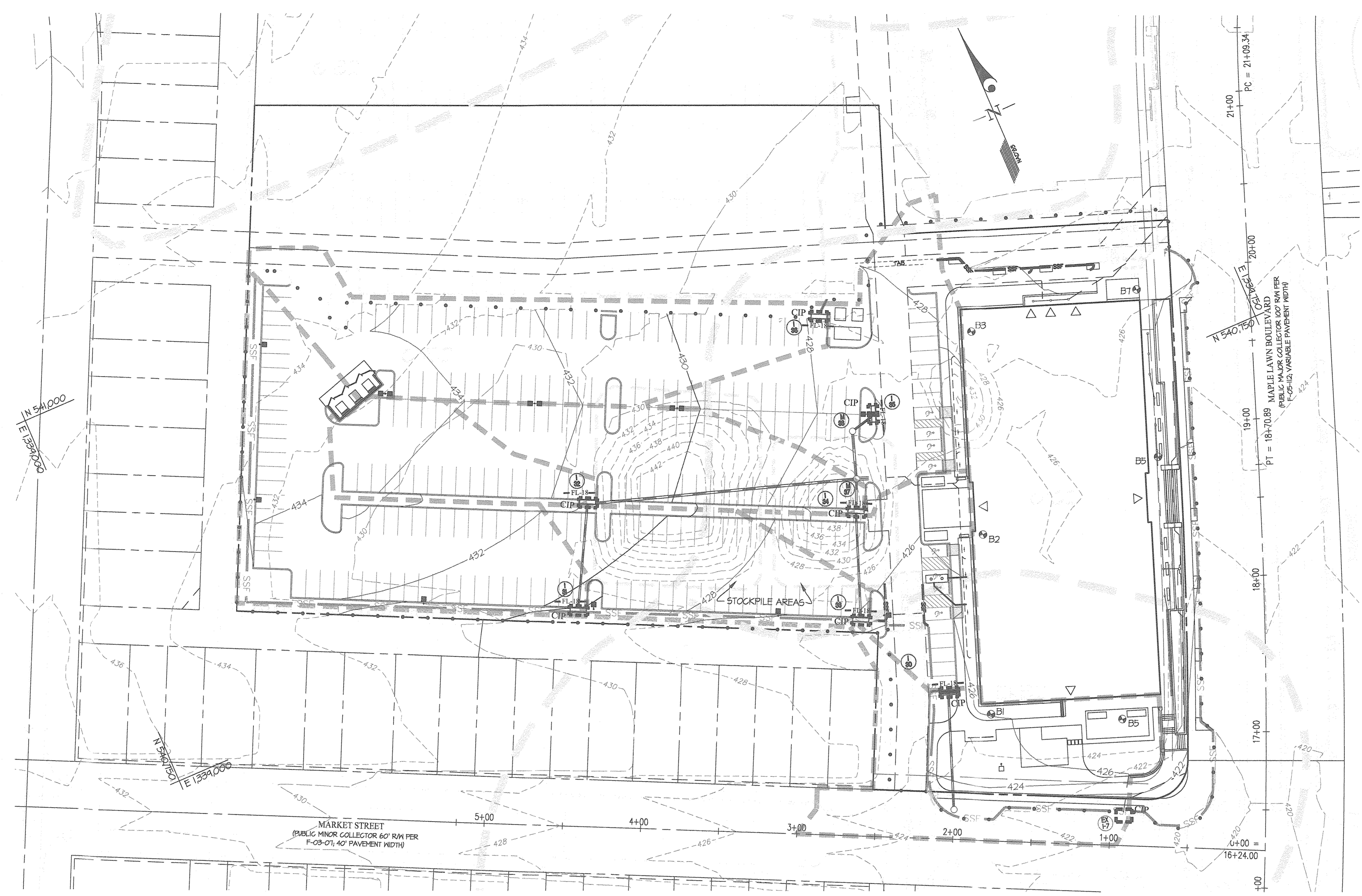
DATE August 16, 2018

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*J. G...* 3-4-19  
Director Date

*K...* 2-27-19  
Chief, Division of Land Development Date

*C...* 2-7-19  
Chief, Development Engineering Division Date



**INLET DA & TREATMENT TABLE**

STRUCTURE	AREA (AC)	SEC DEVICE
I-30	0.24	CURB INLET PROTECTION & FILTER LOG
I-31	0.50	CURB INLET PROTECTION & FILTER LOG
I-32	0.18	CURB INLET PROTECTION & FILTER LOG
I-33	0.26	CURB INLET PROTECTION & FILTER LOG
I-34	0.27	CURB INLET PROTECTION & FILTER LOG
I-35	0.38	CURB INLET PROTECTION & FILTER LOG
I-36	0.47	CURB INLET PROTECTION & FILTER LOG
EX I-T	0.41	CURB INLET PROTECTION

- SEQUENCE OF CONSTRUCTION**
- APPLY FOR GRADING PERMIT AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE INSPECTOR. OBTAIN GRADING PERMIT FROM THE INSPECTOR AT THE MEETING. DURATION: 1 day.
  - INSPECT AND REPAIR AS NEEDED STABILIZED CONSTRUCTION ENTRANCE (SCE) AND SUPER SILT FENCE (SSF) USED FOR CONSTRUCTION OF OFFICE BUILDING NO. 9 INSTALLED UNDER SDP-16-048. DURATION: 1-day.
  - CONTRACTOR IS TO INSPECT THE FILTER FABRIC PLACED OVER THE CABION WALL IN THE STORMWATER MANAGEMENT POND UNDER F 05-112 AND THE CURB INLET PROTECTION INSTALLED UNDER SDP 16-048. THE CONTRACTOR IS TO MAKE ANY NECESSARY REPAIRS. DURATION: 1 day.
  - INSTALL STORM DRAINS AND OTHER SITE UTILITIES. INSTALL INLET PROTECTION AS SOON AS STORM DRAIN INLETS ARE INSTALLED. INSTALL FILTER LOGS AT ALL INLETS EXCEPT I-32. DURATION: 1 month.
  - FINE GRADE SITE AND BEGIN BUILDING CONSTRUCTION. PROVIDE DUST CONTROL AS NECESSARY. DURATION: 9 months.
  - INSTALL CURB AND GUTTER, SIDEWALKS AND BASE PAVING. STABILIZE ALL OTHER DISTURBED AREAS WITH PERMANENT SEEDING, MULCH AND LANDSCAPING. DURATION: 1 month.
  - FLUSH AND CLEAN STORM DRAIN SYSTEM. DURATION: 1-day.
  - WHEN PERMISSION HAS BEEN GRANTED BY THE SEDIMENT CONTROL INSPECTOR, AND ALL AREAS DRAINING TO THE SEDIMENT CONTROL DEVICES HAVE BEEN STABILIZED, REMOVE THE SEDIMENT CONTROLS. DURATION: 1 week.
  - INSTALL SURFACE COURSE PAVING AND PARKING LOT STRIPING. DURATION: 2 weeks.
  - COMPLETE BUILDING INTERIOR WORK AND OBTAIN USE AND OCCUPANCY PERMIT.

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

**GLW**  
PLANNING | ENGINEERING | SURVEYING

3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM  
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-889-2524 | FAX: 301-421-4186

DESIGNED BY:	DRAWN BY:	CHECKED BY:	DEV	DATE	REVISION	BY	APP'R.
LAG	LAG						

**PREPARED FOR:**

OWNER: MARLE LAWN C.C. STATUTORY TRUST  
1829 REISTERSTOWN ROAD SUITE 300 BALTIMORE, MD 21208 PH: 410-484-8400 ATTN: MARK BENNETT

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

**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, 2020

1/16/19 *CKJ*

**SEDIMENT CONTROL PLAN**

**MAPLE LAWN FARMS**  
Business District - Area 2  
Parcel 'C-34' (Office Building No. 7 - A LEED Certified Green Building)  
(Proposed Office Space with possible First Floor Retail, Restaurant, or Personal Service)  
PLAT Nos. 23880 thru 23882

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=40'	MXD-3	17106
DATE	TAX MAP - GRID	SHEET
AUGUST, 2018	46: 3&4	7 OF 12

**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. SEEDING 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 RIPPERS MOUNTED ON CONSTRUCTION EQUIPMENT. AFTER THE SOIL IS LOOSESED, IT MUST NOT BE ROLLED OR GRADED SMOOTH BUT LEFT IN THE RECOMMENDED CONDITION. SLOPES 1:1 OR FLATTER ARE TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SOLE.
  - 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 40 PERCENT PLY BUT ENOUGH FINE GRANULATED MATERIAL (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION IS GRASS WHICH MAY BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE.
  - b. DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS.
  - c. V. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.
  - d. APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS.
  - e. GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN, THEN SCARIFIED OR OTHERWISE LOOSESED TO A DEPTH OF 3 TO 5 INCHES.
  - f. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST.
  - g. MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. SAME LANE AREAS TO SMOOTH THE SURFACE, REMOVE LARGE ROCKS AND BRANCHES, AND READY THE AREA FOR SEED APPLICATION. LOOSEN SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDING PREPARATION. TRACK SLOPES 1:1 OR FLATTER WITH TRACKED EQUIPMENT LEAVING THE SOIL IN AN IRREGULAR CONDITION WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SOLE. LEAVE THE TOP 1 TO 3 INCHES OF SOIL LOOSE AND FRAGMENT. SEEDING LOOSENING 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. SOILS 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 THE TOPSOIL SHOULD BE 4 INCHES. SOIL TYPE CAN 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 OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
  - c. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
  - d. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
4. AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN.
5. TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST FOLLOW 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 APPROPRIATE AUTHORITY. TOPSOIL MUST NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF CONCRETES, 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, WILD SEED, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
  - c. TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.
6. TOPSOIL APPLICATION
  - a. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL. UNIFORMLY DISTRIBUTE TOPSOIL IN A 5 TO 8 INCH LAYER AND LIGHTLY COMPACT TO A MINIMUM THICKNESS OF 4 INCHES. SPREADING IS TO BE PERFORMED IN SUCH A MANNER THAT SOODING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TO AVOID ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS MUST BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
  - b. TOPSOIL MUST NOT BE PLACED IF THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND 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, FINE FLOWSING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. MANURE MAY BE SUBSTITUTED FOR FERTILIZER WITH PRIOR APPROVAL FROM THE APPROPRIATE APPROVAL AUTHORITY. FERTILIZERS MUST ALL BE DELIVERED TO THE SITE FULLY LABELED ACCORDING TO THE APPLICABLE LAWS AND MUST BEAR THE NAME, TRADE NAME OR TRADEMARK AND WARRANTY OF THE PRODUCER.
3. LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNED LIME MAY BE SUBSTITUTED EXCEPT WHEN HYDROSEEDING) WHICH CONTAINS AT LEAST 50 PERCENT TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDE). LIMESTONE MUST BE GROUND TO SUCH FINENESS THAT AT LEAST 50 PERCENT WILL PASS THROUGH A #100 MESH SEIVE, AND 80 TO 100 PERCENT WILL PASS THROUGH A #20 MESH SEIVE.
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 HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE AT THE RATE OF 1/4 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 PERIMETER CONTROL 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 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 REGARDING THE QUALITY OF SEED. THIS MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY TYPE OF SEED AND SEEDING RATE.
  - b. MULCH ALONE MAY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES ONLY IF THE GROUND IS FROZEN. THE APPROPRIATE SEEDING MIXTURE MUST BE APPLIED WHEN THE GROUND THAW.
  - c. MULCH ALONE MAY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES MUST BE A PURE CULTURE OF NITROGEN FIXING BACTERIA PREPARED SPECIFICALLY FOR THE SPECIES. INOCULANTS MUST NOT BE USED LATER THAN THE DATE INDICATED ON THE CONTAINER AND FRESH INOCULANTS MUST BE USED. THE PACKAGE USE FOUR TIMES THE RECOMMENDED RATE WHEN HYDROSEEDING. NOTE: IT IS VERY IMPORTANT TO KEEP INOCULANT AS COOL AS POSSIBLE UNTIL USED. TEMPERATURES ABOVE 70 DEGREES FAHRENHEIT CAN KILL NEARLY ALL BACTERIA AND MAKE THE INOCULANT LESS EFFECTIVE.
  - d. SOD OR SEED MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.
2. APPLICATION
  - a. DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS.
  - b. 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.
  - c. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY SEED AT THE SEEDING RATE IN EACH DIRECTION. ROLL THE SEEDING AREA WITH A WEIGHTED ROLLER TO PROVIDE GOOD SEED TO SOIL CONTACT.
  - d. DRILL OR CHITPACKEE SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL.
  - e. CULTIVATING SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A MANNER AS TO PROVIDE AT LEAST 1/4 INCH OF SOIL COVERING SEEDED MIXTURE. SEEDS ARE TO REMAIN AT PLANTING.
  - f. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION.
  - g. 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, 200S (PHOSPHORUS), 200 POUNDS PER ACRE; K2O (POTASSIUM), 200 POUNDS PER ACRE.
    - ii. LIME: USE ONLY GROUND AGRICULTURAL LIMESTONE (UP TO 3 TONS PER ACRE MAY BE APPLIED BY HYDROSEEDING). NORMALLY, NOT MORE THAN 2 TONS PER ACRE SHOULD BE APPLIED BY HYDROSEEDING AT ANY ONE TIME. DO NOT USE BURNT OR HYDRATED LIME WHEN HYDROSEEDING.
    - iii. MIX SEED AND FERTILIZER ON ONE 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 BRIGHT IN COLOR. STRAW IS TO BE FREE OF NOXIOUS WEED SEEDS AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MUSTY, MOISTLY, CANNED, DECAYED, OR EXCESSIVELY DUSTY. NOTE: USE ONLY STERILE STRAW MULCH IN AREAS WHERE ONE SPECIES OF GRASS IS DESIRED.
  - b. WOOD CELLULOSE FIBER MULCH (MULCH) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE (PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE).
    - i. MCFM IS TO BE DYE GREEN OR CONTAIN A GREEN DYE IN THE PACKAGE THAT WILL APPROPRIATE COLOR TO FACILITATE VISUAL INSPECTION OF THE UNIFORMLY SPREAD SLURRY.
    - ii. MCFM, INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING FACTORS.
    - iii. MCFM 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 ADDITIVES TO FORM A HOMOGENEOUS SLURRY. THE MULCH MATERIAL MUST FORM A UNIFORM GROUND COVER ON APPLICATION, HAVING MOISTURE ABSORPTION AND PERCOLATION PROPERTIES AND MUST COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL WITHOUT INHIBITING THE GROWTH OF THE GRASS SEEDLINGS.
    - iv. MCFM MATERIAL MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT CONCENTRATION LEVELS THAT WILL BE PHYTO-TOXIC.
    - v. MCFM 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; WASH CONTENT OF 1.6 PERCENT MAXIMUM AND WATER HOLDING CAPACITY OF 50 PERCENT MINIMUM.
2. APPLICATION
  - a. APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING.
  - b. WHEN STRAW MULCH IS USED, SPREAD IT OVER ALL SEEDED AREAS AT THE RATE OF 2 TONS PER ACRE TO A UNIFORM LOOSE DEPTH OF 1 TO 2 INCHES. APPLY MULCH TO ACHIEVE A UNIFORM DISTRIBUTION AND DEPTH SO THAT THE SOIL SURFACE IS NOT EXPOSED. WHEN USING A MULCH ANCHORING TOW, INCREASE THE APPLICATION RATE TO 2.5 TONS PER ACRE.
  - c. WOOD CELLULOSE FIBER USED AS MULCH MUST BE APPLIED AT A NET DRY WEIGHT OF 1500 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER TO ATTAIN A MIXTURE WITH A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.
  - d. ANCHORING
    - i. 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 (HATED):
      - A. MULCH ANCHORING TOW: 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.
      - B. 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.
      - C. SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRO-TACK), DCA-70, PETROLET, TERRA TACK II, TERRA MANUFACTURER. APPLICATION OF LIQUID BINDERS NEEDS TO BE HEAVIER AT THE EDGES WHERE WIND CATCHES MULCH, SUCH AS IN VALLEYS AND ON CRESTS OF BANKS. USE OF ASPHALT BINDERS IS STRICTLY PROHIBITED.
      - D. LIGHTWEIGHT PLASTIC FILM 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.

**HOWARD SOIL CONSERVATION DISTRICT (HSCD)**  
**STANDARD SEDIMENT CONTROL NOTES**  
 TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.  
**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 BASED ON THE SITE CONDITION OR PURPOSE FOUND ON TABLE B.2. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
  - b. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHOEBELLES, STREAM BANKS, OR DUNES OR FOR SPECIAL PURPOSES SUCH AS MULCH OR AESTHETIC PURPOSES ARE TO BE SPECIFIED ON THE PLAN.
  - c. FOR SITES HAVING SLOPE AREAS OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING SUMMARY.
  - d. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0) AT 3 1/2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY.
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 MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
    - i. KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN AREAS THAT RECEIVE INTENSIVE MAINTENANCE. IRRIGATION REQUIRED IN THE AREAS OF CENTRAL MARYLAND AND EASTERN SHORE. RECOMMENDED CERTIFIED 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/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 0 TO 5 PERCENT. SEEDING RATE: 5 TO 8 POUNDS PER 1000 SQUARE FEET. ONE OR MORE CULTIVARS MAY BE BLENDED.
    - iv. KENTUCKY BLUEGRASS/PINE FESCUE, SHADE MIXTURE: FOR USE IN AREAS WITH SHADY TURF OR AREAS WHERE ESTABLISHMENT IN HIGH QUALITY, INTENSIVELY MAINTAINED TURF AREA MIXTURE INCLUDES: CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 5 TO 10 TO 40 PERCENT AND CERTIFIED PINE FESCUE 60 TO 70 PERCENT. SEEDING RATE: 1 1/2 TO 3 POUNDS PER 1000 SQUARE FEET.
3. SITE ANALYSIS:
  - a. TOTAL AREA OF SITE: 4.682 Acres
  - b. AREA DISTURBED: 3.656 Acres
  - c. AREA TO BE ROOFTOP OR PAVED: 3.096 Acres
  - d. AREA TO BE VEGETATIVELY STABILIZED: 3.066 Acres
  - e. TOTAL CUT: 7.848 Cu. Yds.
  - f. TOTAL FILL: 6.635 Cu. Yds.
  - g. OFF-SITE WASTE/BORROW AREA LOCATION: Approved Sediment Control Plan with Maple Lawn Farms
4. ADDITIONAL SEEDING NOTES MUST BE PROVIDED, IF DEEMED NECESSARY BY THE C.D. THE SITE AND ALL CONTROLS SHALL BE INSPECTED BY THE CONTRACTOR WEEKLY AND THE NEXT DAY AFTER EACH RAIN EVENT. A WRITTEN REPORT BY THE CONTRACTOR, MADE AVAILABLE UPON REQUEST, IS PART OF EVERY INSPECTION AND SHOULD INCLUDE:
  - a. INSPECTION DATE
  - b. INSPECTION TYPE (ROUTINE, PRE-Storm, DURING, RAIN EVENT)
  - c. WEATHER INFORMATION (PRECIPITATION, WIND, RELATIVE HUMIDITY)
  - d. WEATHER INFORMATION (CURRENT CONDITIONS AS WELL AS TIME AND AMOUNT OF LAST RECEIVED PRECIPITATION)
  - e. BRIEF DESCRIPTION OF PROJECT'S STATUS (E.G., PERCENT COMPLETE) AND /OR CURRENT EVIDENCE OF SEDIMENT DISCHARGES
  - f. IDENTIFICATION OF PLAN DEFICIENCIES
  - g. IDENTIFICATION OF SEDIMENT CONTROLS THAT REQUIRE MAINTENANCE
  - h. IDENTIFICATION OF MISSING OR IMPROPERLY INSTALLED SEDIMENT CONTROLS
  - i. COMPLIANCE STATUS REGARDING THE SEQUENCE OF CONSTRUCTION AND STABILIZATION REQUIREMENTS
  - j. PHOTOGRAPHS
  - k. MONITORING/SAMPLING
  - l. MAINTENANCE AND/OR CORRECTIVE ACTION PERFORMED
  - m. OTHER INSPECTION ITEMS AS REQUIRED BY THE GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES (NPDES, MD, etc.)
5. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN AND SHALL BE BACK-FILLED AND STABILIZED BY THE END OF EACH WORKDAY, WHICHEVER IS SHORTER.
6. 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 BE ALLOWED BY THE CDP PER THE LIST OF HSCD-APPROVED FIELD CHANGES.
7. DISTURBANCE SHALL NOT OCCUR OUTSIDE THE LOD. A PROJECT IS TO BE SEQUENCED SO THAT GRADING ACTIVITIES BEGIN ON ONE GRADING UNIT (MAXIMUM AGREECE OF 20 AC PER GRADING UNIT) AT A TIME. WORK MAY PROCEED TO A SUBSEQUENT GRADING UNIT WHEN AT LEAST 50 PERCENT OF THE DISTURBED AREA IN THE PRECEDING GRADING UNIT HAS BEEN STABILIZED AND APPROVED BY THE CDP UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE HSCD, NO MORE THAN 30 ACRES CUMULATIVELY MAY BE DISTURBED AT A GIVEN TIME.
8. WASH WATER FROM ANY EQUIPMENT, VEHICLES, WHEELS PAVEMENT, AND OTHER SOURCES MUST BE TREATED IN A SEDIMENT BASIN OR OTHER APPROVED WASHOUT STRUCTURE.
9. TOPSOIL SHALL BE STOCKPILED AND PRESERVED ON-SITE FOR REDISTRIBUTION UNTIL FINAL GRADE.
10. ALL SILT FENCE AND SUPER SILT FENCE SHALL BE PLACED ON-THE-CONTOUR, AND BE IMBROGATED AT 25' MINIMUM INTERVALS, WITH LOWER ENDS CURLED UPHILL BY 2' IN ELEVATION.
11. STREAM CHANNELS MUST NOT BE DISTURBED DURING THE FOLLOWING RESTRICTED TIME PERIODS (INCLUSIVE):
  - \* USE 1 AND 10 APRIL 1 - JUNE 15
  - \* USE 2 AND 10 OCTOBER 1 - APRIL 30
  - \* USE 3 MARCH 1 - MAY 31
12. A COPY OF THIS PLAN, THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL," AND ASSOCIATED PERMITS SHALL BE ON-SITE AND AVAILABLE WHEN THE SITE IS ACTIVE.

**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 BASED ON THE SITE CONDITION OR PURPOSE FOUND ON TABLE B.2. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
  - b. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHOEBELLES, STREAM BANKS, OR DUNES OR FOR SPECIAL PURPOSES SUCH AS MULCH OR AESTHETIC PURPOSES ARE TO BE SPECIFIED ON THE PLAN.
  - c. FOR SITES HAVING SLOPE AREAS OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING SUMMARY.
  - d. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0) AT 3 1/2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY.
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    - 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/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.
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    - iv. KENTUCKY BLUEGRASS/PINE FESCUE, SHADE MIXTURE: FOR USE IN AREAS WITH SHADY TURF OR AREAS WHERE ESTABLISHMENT IN HIGH QUALITY, INTENSIVELY MAINTAINED TURF AREA MIXTURE INCLUDES: CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 5 TO 10 TO 40 PERCENT AND CERTIFIED PINE FESCUE 60 TO 70 PERCENT. SEEDING RATE: 1 1/2 TO 3 POUNDS PER 1000 SQUARE FEET.
3. NOTES:
  - a. SELECT TURFGRASS VARIETIES THOSE LISTED IN THE MOST CURRENT UNIVERSITY OF MARYLAND PUBLICATION, AGRONOMY MEMO #77, "TURFGRASS CULTIVAR RECOMMENDATIONS FOR MARYLAND."
  - b. CHOOSE CERTIFIED MATERIAL. CERTIFIED MATERIAL IS THE BEST GUARANTEE OF CULTIVAR PURITY. THE CERTIFICATION PROGRAM OF THE MARYLAND DEPARTMENT OF AGRICULTURE, TURF AND SEED PRODUCTION, PROVIDES A RELIABLE MEANS OF CONSUMER PROTECTION AND ASSURES A PURE GENETIC.
4. IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES
  - a. WESTERN MD: MARCH 15 TO MAY 1, AUGUST 1 TO OCTOBER 1 (HARDNESS ZONES: 5B, 6A)
  - b. CENTRAL MD: MARCH 10 TO JUNE 15, AUGUST 15 TO OCTOBER 15 (HARDNESS ZONE: 6)
  - c. SOUTHERN MD, EASTERN SHORE: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDNESS ZONES: 7A, 7B)
5. TALL GRASS TO RECEIVE SEED BY DISKING OR OTHER APPROVED METHODS TO A DEPTH OF 2 TO 4 INCHES, LEVEL, AND RAKE THE AREAS TO PREPARE A PROPER SEEDBED. REMOVE STONES AND DEBRIS OVER 1 1/2 INCHES IN DIAMETER. THE RESULTING SEEDBED MUST BE IN SUCH CONDITION THAT FUTURE MOWING OF GRASSES WILL POSE NO DIFFICULTY.
6. IF SOIL SURFACE IS DEFICIENT, SUPPLY MORE SEEDINGS WITH ADEQUATE WATER FOR PLANT GROWTH (1/2 TO 1 INCH EVERY 3 TO 4 DAYS DEPENDING ON SOIL TEXTURE) UNTIL THEY ARE FIRMLY ESTABLISHED. THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE LATE IN THE PLANTING SEASON, IN ABNORMALLY DRY OR HOT SEASONS, OR ON ADVERSE SITES.

**PERMANENT SEEDING SUMMARY**

NO.	SPECIES	APPLICATION RATE	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (10-20-20)	LIME RATE
9	*Certified Tall Fescue blend (65% by weight), Falcon IV, Penn 1907 & Rebel Leads and Certified Kentucky Bluegrass blend (5% by weight), Courtyard, Raven & Tanasee	6-8 lb/1000 s.f.	Mar. 1 to May 15, Aug. 15 to Oct. 15	1/4 - 1/2 in.	1.0 lb./1000 sq. ft. (45 lb./acre)	1000 s.f.

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

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

**PERMANENT SEEDING SUMMARY**

NO.	SPECIES	APPLICATION RATE (lb./ac.)	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (10-10-10)	LIME RATE
9	*Certified Tall Fescue blend (65% by weight), Falcon IV, Penn 1907 & Rebel Leads and Certified Kentucky Bluegrass blend (5% by weight), Courtyard, Raven & Tanasee	6-8 lb/1000 s.f.	Mar. 1 to May 15, Aug. 15 to Oct. 15	1/4 - 1/2 in.	1.0 lb./1000 sq. ft. (45 lb./acre)	1000 s.f.

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

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

**TEMPORARY SEEDING SUMMARY**

SPECIES	APPLICATION RATE (lb./ac.)	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (10-10-10)	LIME RATE
ANNUAL REGRASS	40 lb./ac.	Mar. 1 to May 15, Aug. 1 to Oct. 15	0.5 INCHES	436 lb./ac. (10 lb./1,000 sq. ft.)	2 tons/oc. (90 lb./1,000 sq. ft.)
PEARL MILLET	20 lb./oc.	May 16 to July 31	0.5 INCHES		

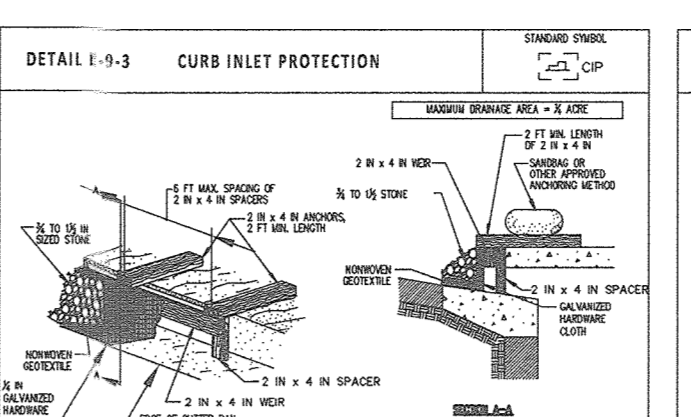
TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES TO REDUCE ON AND OFF-SITE DAMAGE INCLUDING HEALTH AND TRAFFIC HAZARDS.

**CONDITIONS WHERE PRACTICE APPLIES**

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

**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 ANCHORED TO PREVENT BLOWING.
  - a. TALLGRASS: 1/2 TO 1 INCHES OF MULCH TO BE APPLIED TO THE SURFACE. SEED PLACING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, SPRING-TENDED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT THAT PRODUCE THE DESIRED EFFECT.
  - b. IRRIGATION: SPRINKLE SITE WITH WATER UNTIL THE SURFACE IS MOST REPEAT AS NEEDED. THE SITE MUST NOT BE IRRIGATED TO THE POINT THAT RUNOFF OCCURS.
  - c. BARBERS: SOLD BOARD FENCES, SBT FENCES, SWAP FENCES, BURAP FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.
  - d. CHEMICAL TREATMENT: USE OF CHEMICAL TREATMENT REQUIRES APPROVAL BY THE APPROPRIATE PLAN REVIEW AUTHORITY.
2. SOD INSTALLATION
  - a. DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOD.
  - b. LAY THE FIRST ROW OF SOD IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO IT AND TIGHTLY WEDGED AGAINST EACH OTHER. STAGGER LATERAL JOINTS TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT JOINTS WHICH WOULD CAUSE AIR DRYING OF THE ROOTS.
  - c. WHEREVER POSSIBLE, LAY SOD WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERING JOINTS. ROLL AND TAMP PER OTHERWISE SPECIFIED. SEED THE SOD TO PREVENT SUPPLAGE ON JOINTS. ENSURE SOIL CONTACT EXISTS BETWEEN SOD ROOTS AND THE UNDERLYING SOIL SURFACE.
  - d. WATER THE SOD IMMEDIATELY FOLLOWING ROLLING AND TAMPING UNTIL THE UNDERSIDE OF THE NEW SOD PAD AND SOIL SURFACE BELOW THE SOD ARE THOROUGHLY WET. COMPLETE THE OPERATIONS OF LAYING, TAMPING AND IRRIGATING FOR ANY PIECE OF SOD WITHIN EIGHT HOURS.
3. SOD MAINTENANCE
  - a. IN THE ABSENCE OF ADEQUATE RAINFALL, WATER DAILY DURING THE FIRST WEEK OR AS OFTEN AND SUFFICIENTLY AS NECESSARY TO MAINTAIN MOST SOIL TO A DEPTH OF 4 INCHES. WATER SO DURING THE HEAT OF THE DAY TO PREVENT WILTING.
  - b. AFTER THE FIRST WEEK, SOD WATERING IS REQUIRED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE CONTENT.
  - c. DO NOT MOW UNTIL THE SOD IS FIRMLY ROOTED, NO MORE THAN 1/3 OF THE GRASS LEAF MUST BE REMOVED BY THE INITIAL CUTTING OR SUBSEQUENT CUTTINGS. MAINTAIN A GRASS HEIGHT OF AT LEAST 3 INCHES UNLESS OTHERWISE SPECIFIED.

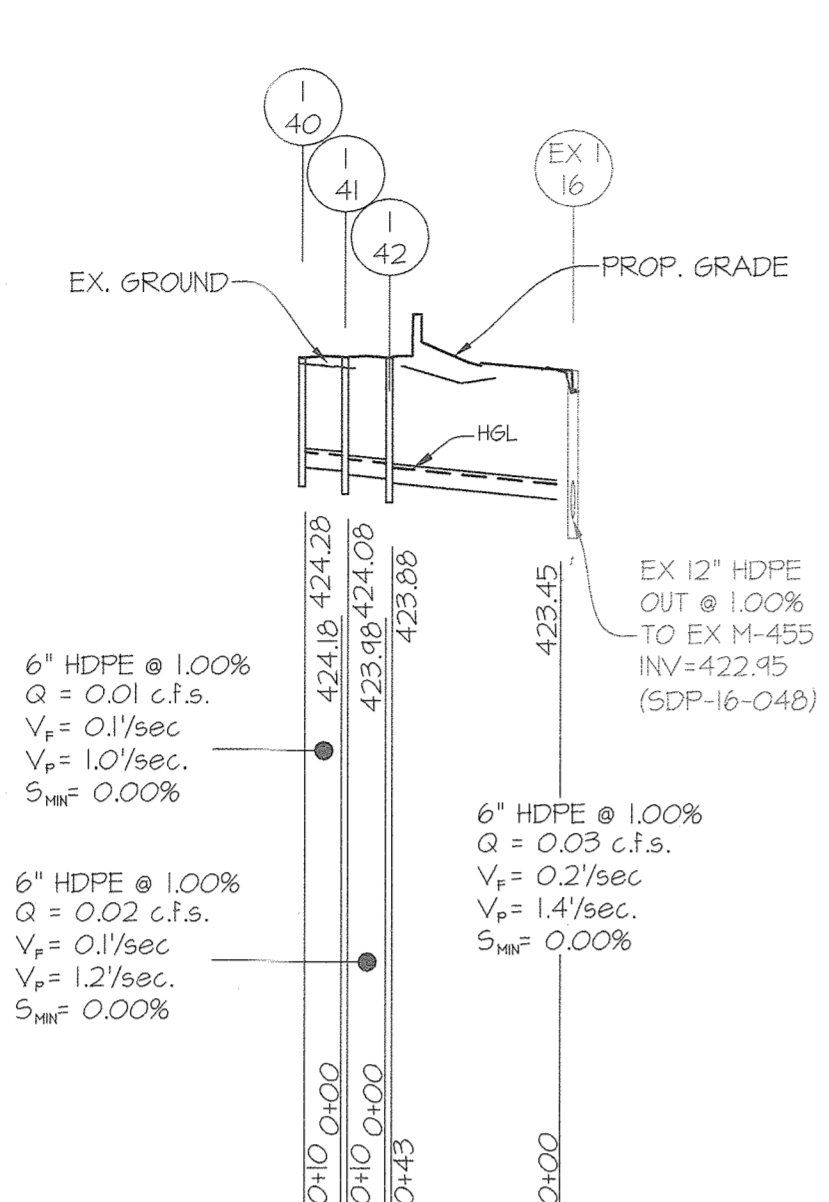




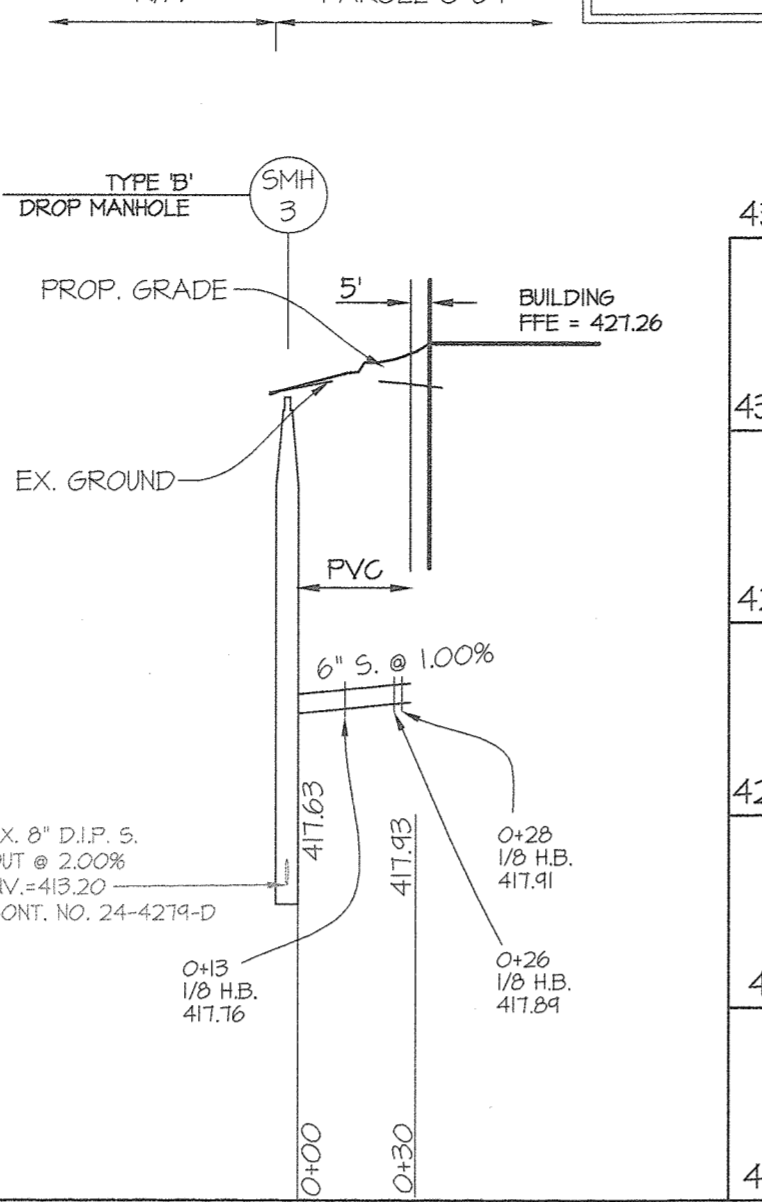
PIPE SCHEDULE (STORM DRAIN)			
SIZE	TYPE	QUANTITY (L.F.)	REMARKS
4"	FVC	108	
4"	FVC	175	PERFORATED
4"	HDPE	57	PERFORATED
6"	HDPE	231	N-12 DUAL WALL
8"	HDPE	136	N-12 DUAL WALL
12"	HDPE	385	N-12 DUAL WALL
15"	HDPE	165	N-12 DUAL WALL
24"	HDPE	6	N-12 DUAL WALL

QUANTITIES (PRIVATE WATER & SEWER)		
ITEM	QUANTITY	TYPE
8" WATER MAIN	11 L.F.	D.I.P. (CL 54)
8" CAP & BUTTRESS	1 EA.	
4" SEWER MAIN	34 L.F.	PVC
6" SEWER MAIN	30 L.F.	PVC

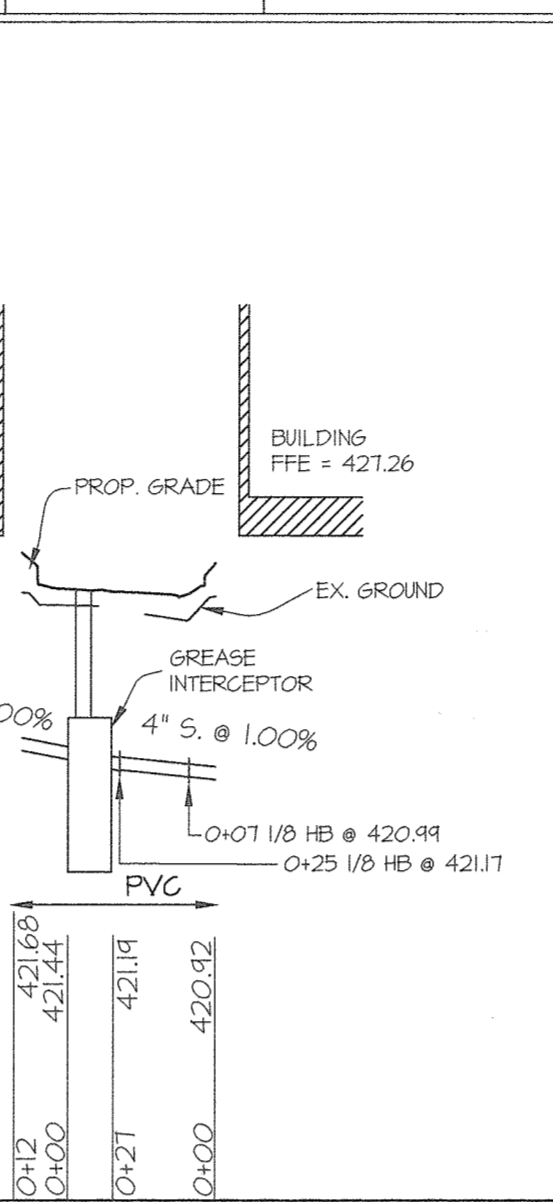
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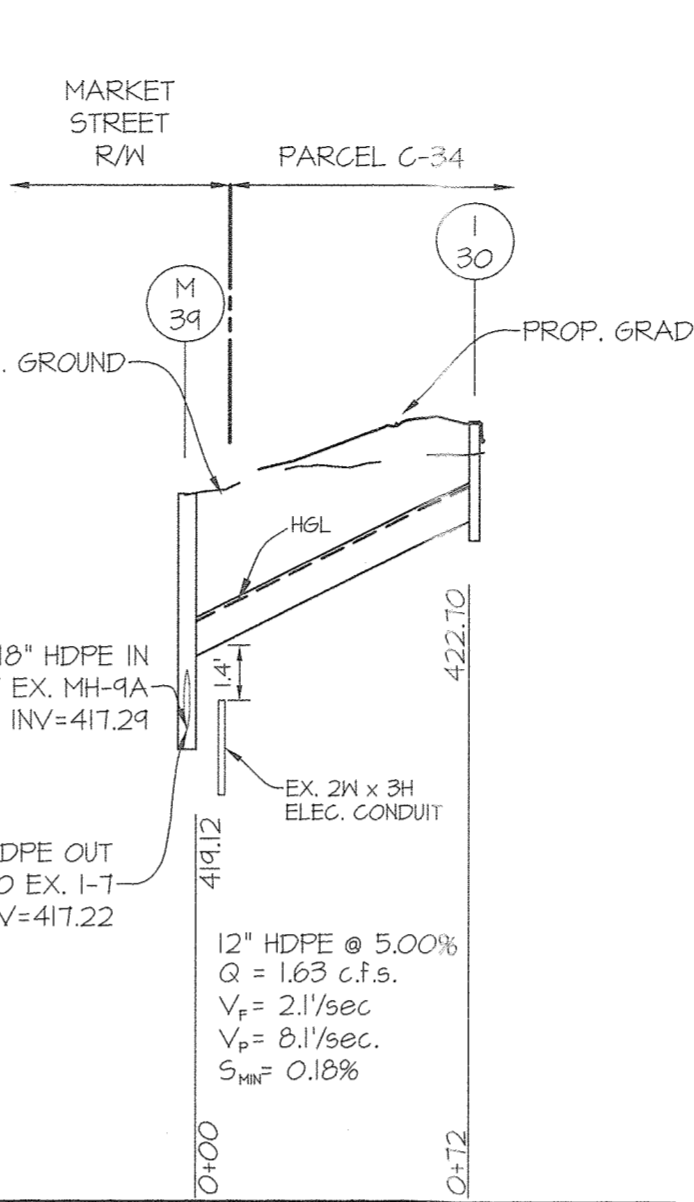
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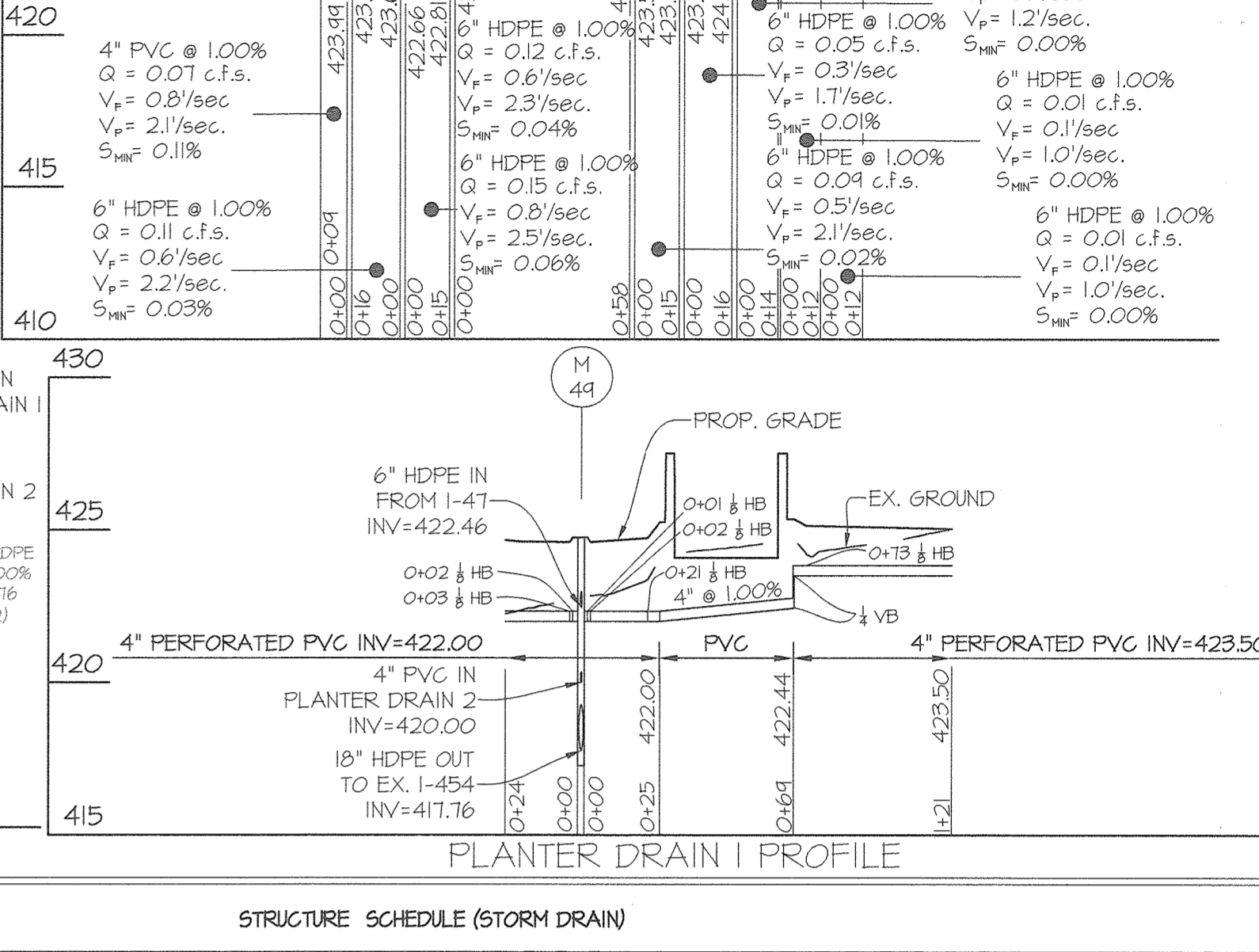
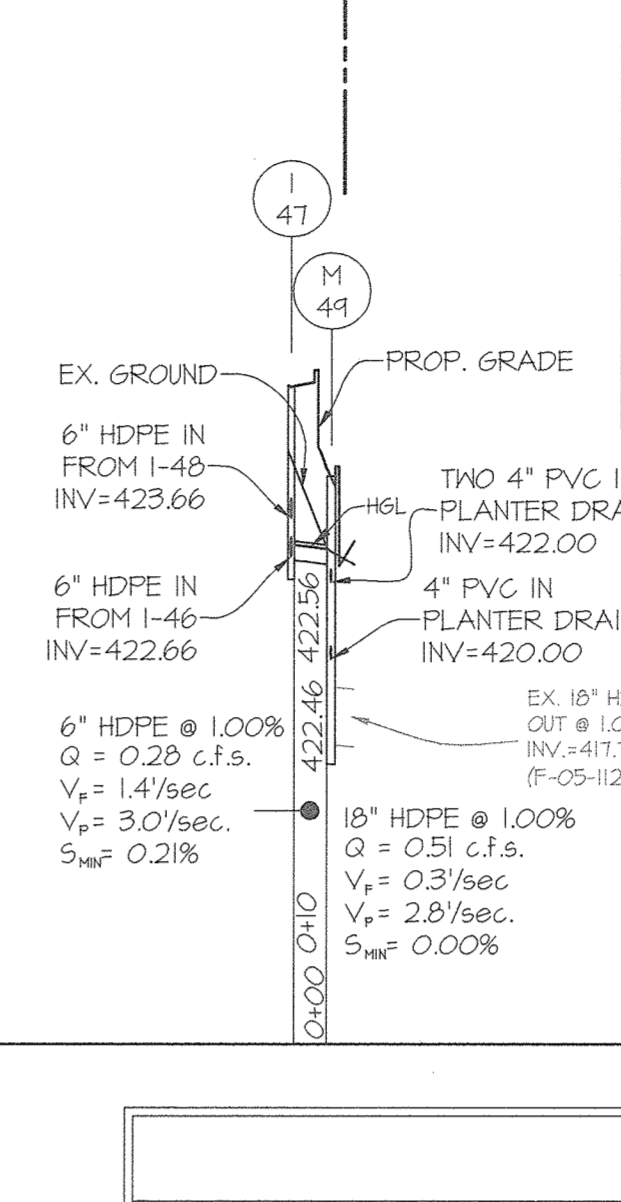
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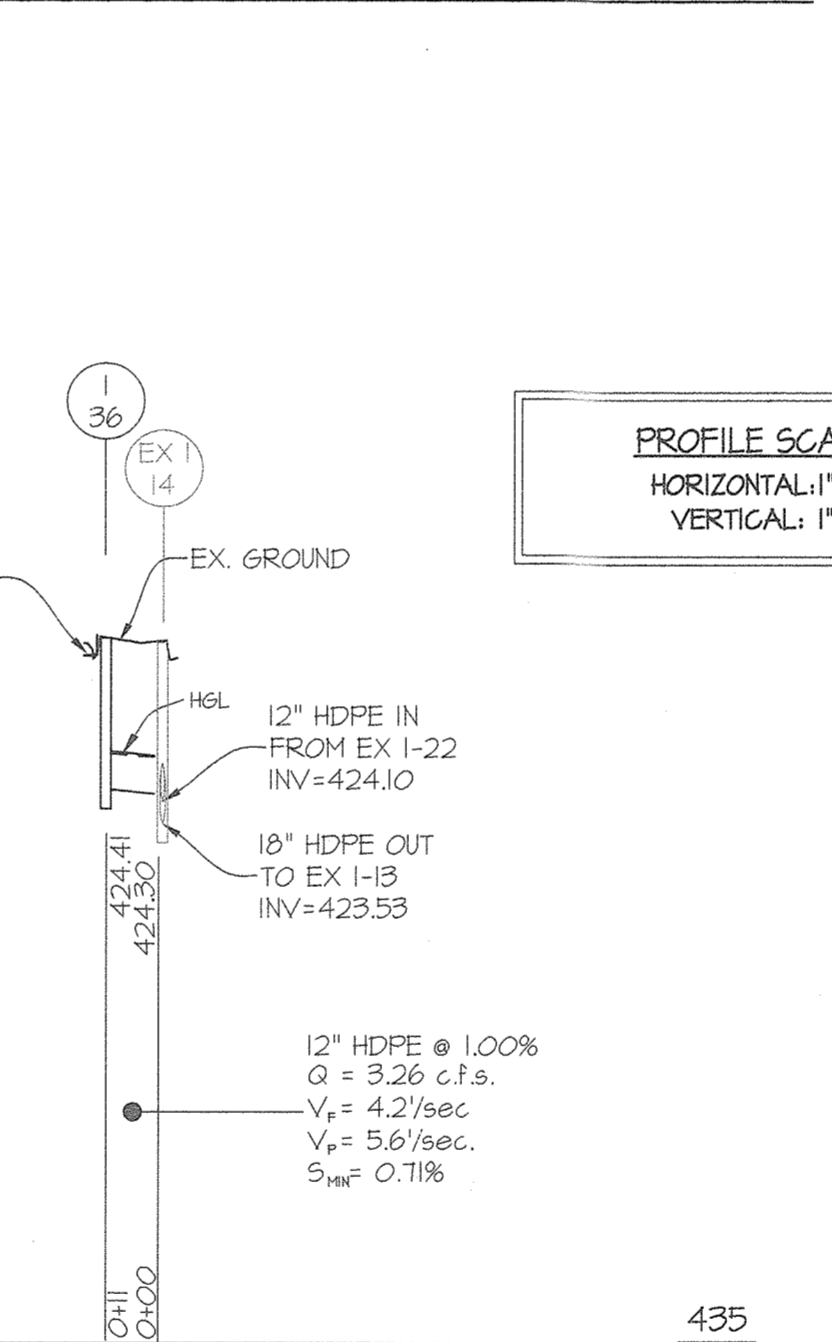
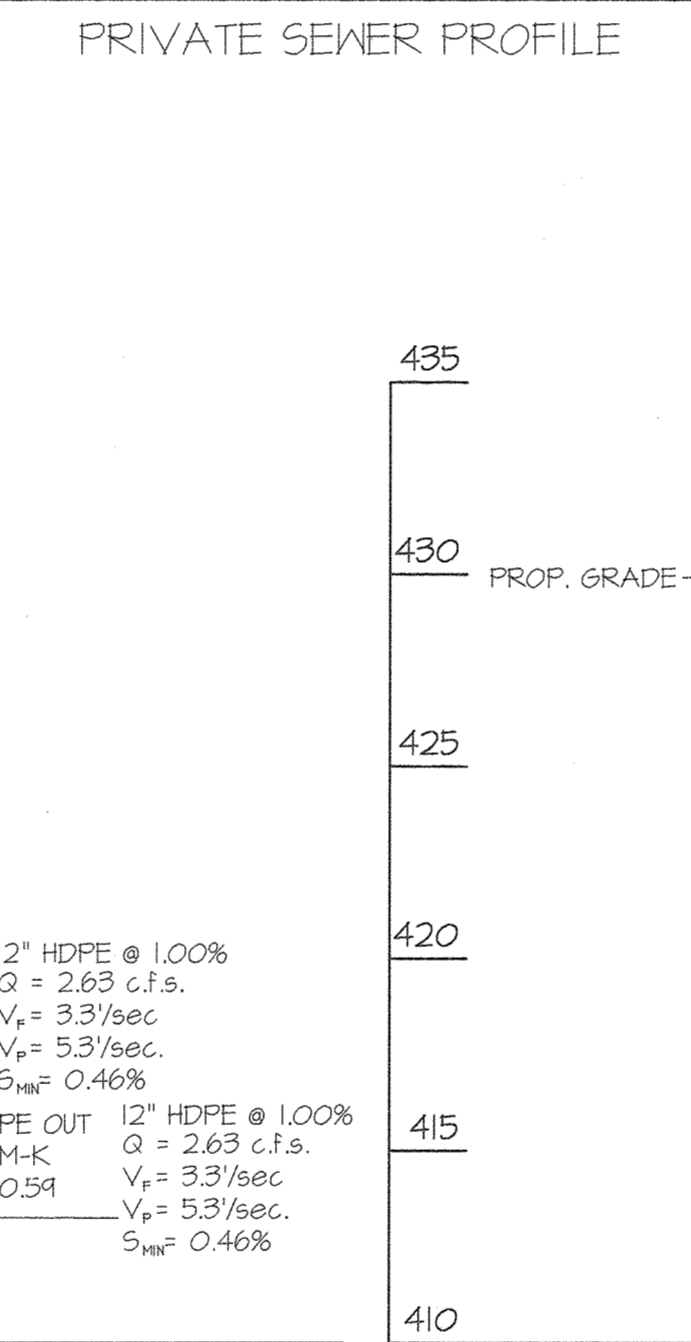
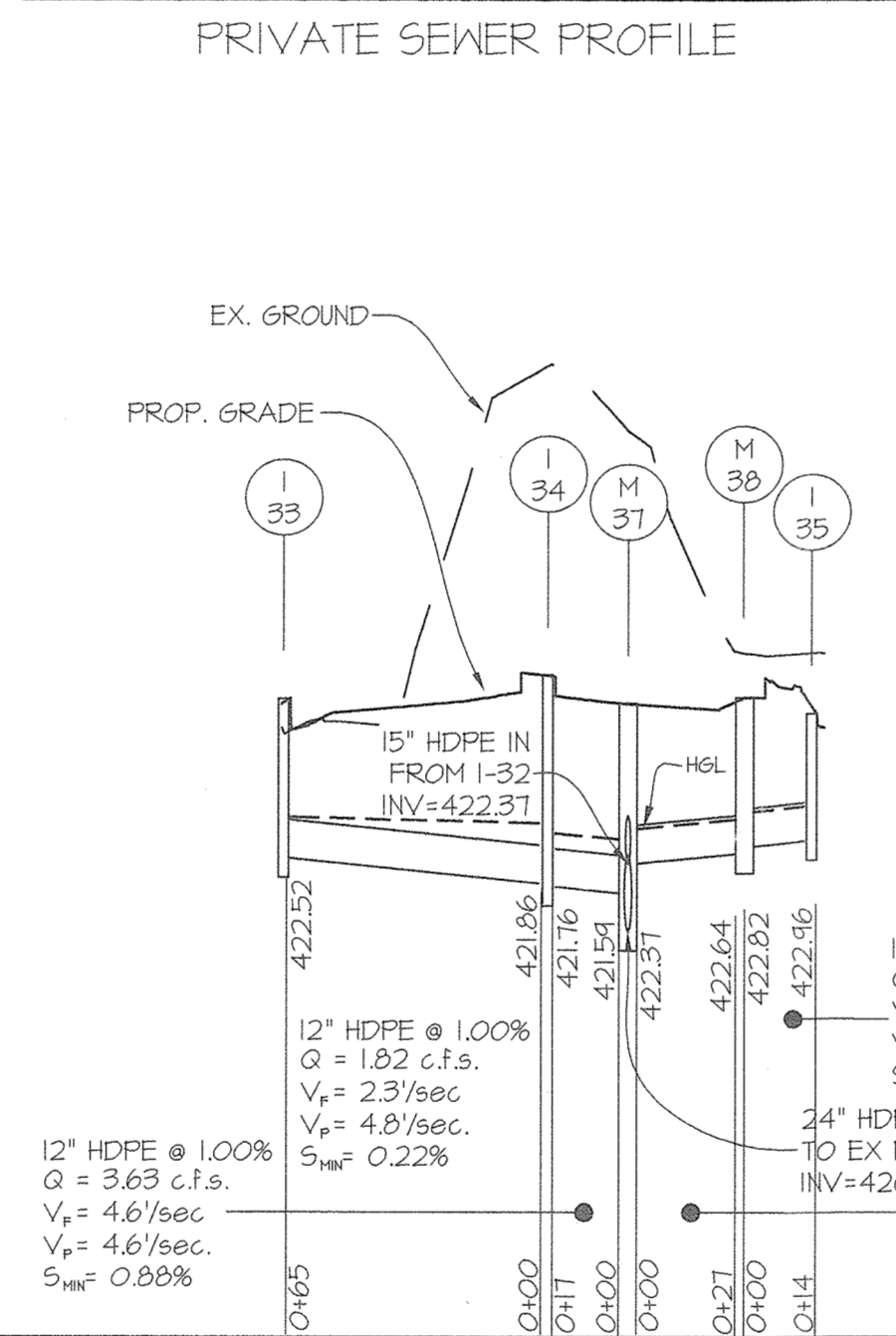
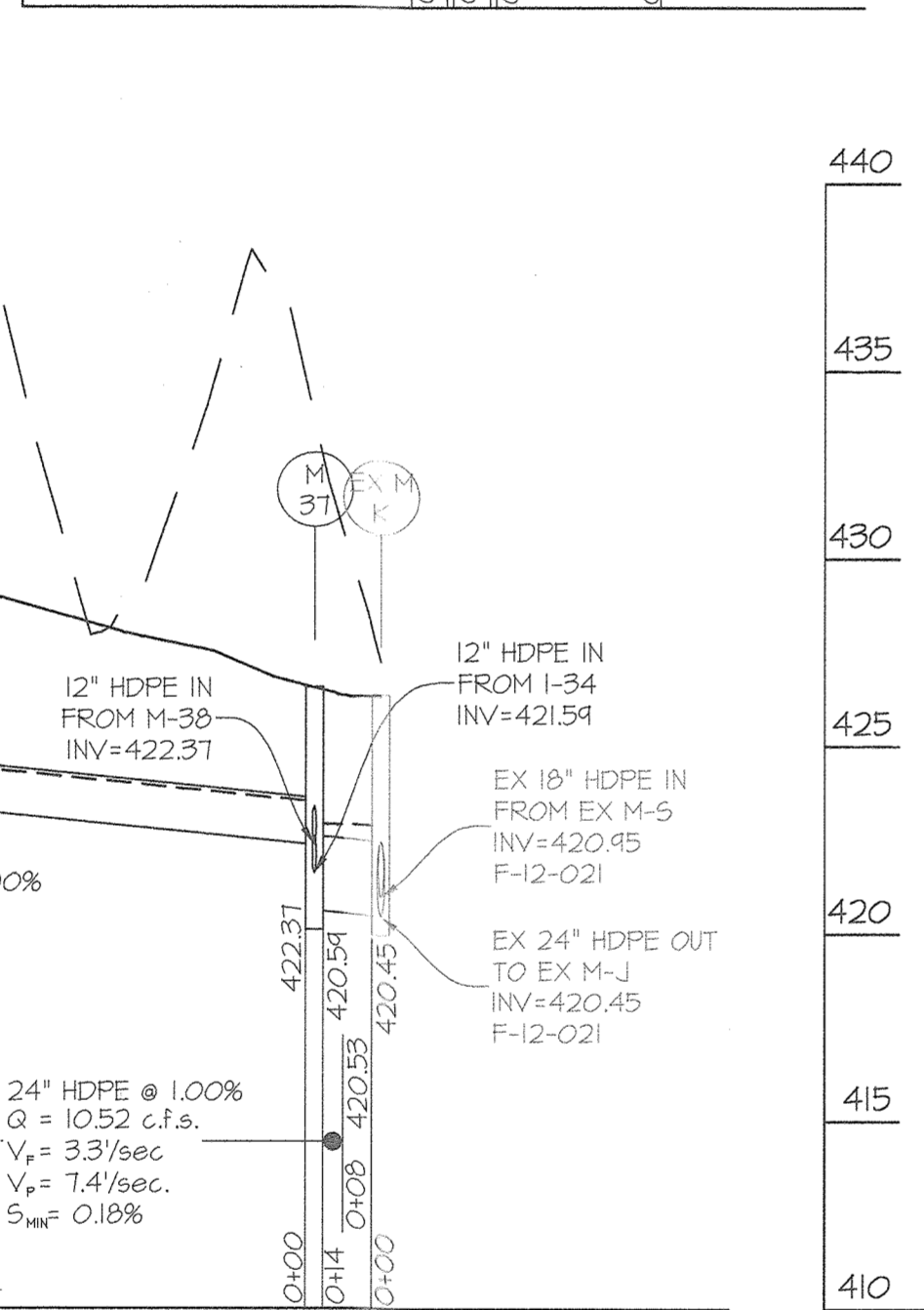
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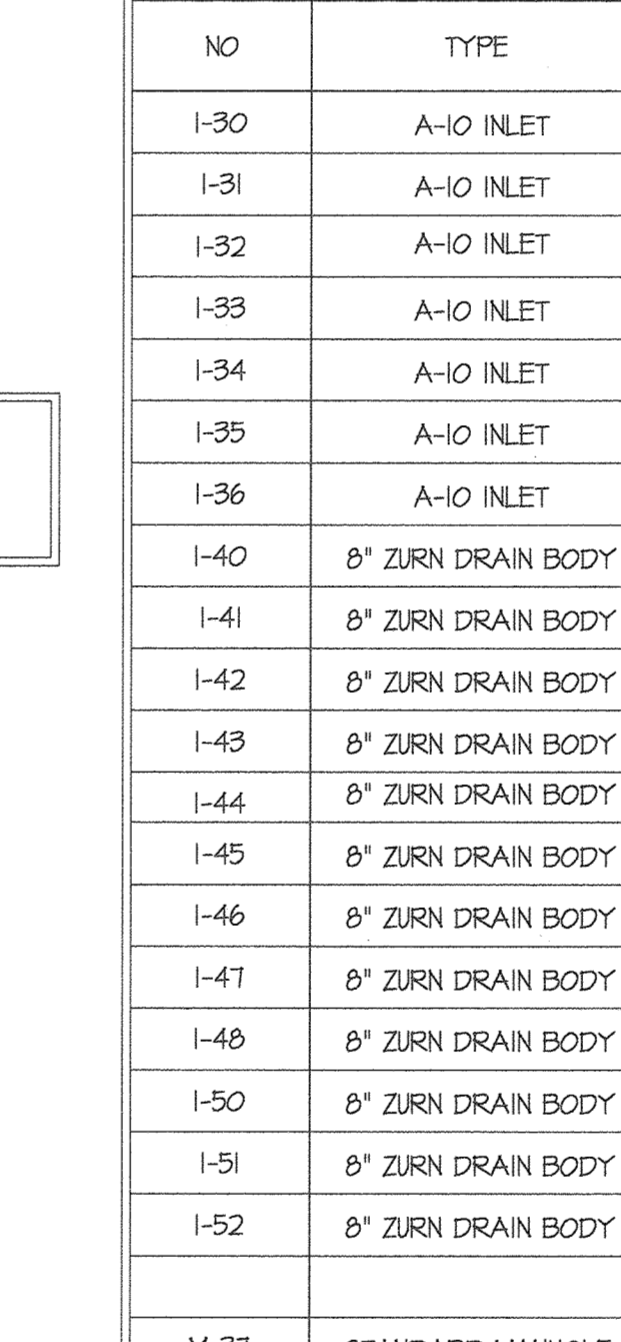
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STRUCTURE SCHEDULE (STORM DRAIN)									
NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT		STD. DETAIL	LOCATIONS	REMARKS
			UPPER	LOWER	UPPER	LOWER			
I-30	A-10 INLET	2'-6"	424.84	424.64	---	422.10	HO. CO. D-4.03	N 540,609 E 1,334,475	
I-31	A-10 INLET	2'-6"	430.04	429.90	---	425.92	HO. CO. D-4.03	N 540,751 E 1,334,278	
I-32	A-10 INLET	2'-6"	431.90	431.70	425.21	424.02	HO. CO. D-4.03	N 540,812 E 1,334,311	
I-33	A-10 INLET	2'-6"	426.60	426.34	---	422.52	HO. CO. D-4.03	N 540,674 E 1,334,442	
I-34	A-10 INLET	2'-6"	421.04	426.80	421.86	421.76	HO. CO. D-4.03	N 540,738 E 1,334,466	
I-35	A-10 INLET	2'-6"	426.30	---	---	422.96	HO. CO. D-4.03	N 540,789 E 1,334,502	
I-36	A-10 INLET	2'-6"	428.44	428.14	---	424.41	HO. CO. D-4.03	N 540,859 E 1,334,492	
I-40	8" ZURN DRAIN BODY	8"	421.13	---	---	424.28	MODEL NO. Z4155	N 540,815 E 1,334,623	BRONZE GRATE
I-41	8" ZURN DRAIN BODY	8"	421.13	---	424.18	424.08	MODEL NO. Z4155	N 540,811 E 1,334,633	BRONZE GRATE
I-42	8" ZURN DRAIN BODY	8"	421.13	---	423.98	423.88	MODEL NO. Z4155	N 540,807 E 1,334,644	BRONZE GRATE
I-43	8" ZURN DRAIN BODY	8"	421.07	---	424.10	424.00	MODEL NO. Z4155	N 540,728 E 1,334,670	BRONZE GRATE
I-44	8" ZURN DRAIN BODY	8"	421.01	---	423.84	423.74	MODEL NO. Z4155	N 540,712 E 1,334,664	BRONZE GRATE
I-45	8" ZURN DRAIN BODY	8"	421.07	---	423.54	423.44	MODEL NO. Z4155	N 540,646 E 1,334,658	BRONZE GRATE
I-46	8" ZURN DRAIN BODY	8"	421.07	---	422.91	422.81	MODEL NO. Z4155	N 540,641 E 1,334,637	BRONZE GRATE
I-47	8" ZURN DRAIN BODY	8"	421.07	---	423.66	422.56	MODEL NO. Z4155	N 540,625 E 1,334,632	BRONZE GRATE
I-48	8" ZURN DRAIN BODY	8"	421.07	---	423.94	422.82	MODEL NO. Z4155	N 540,604 E 1,334,626	BRONZE GRATE
I-50	8" ZURN DRAIN BODY	8"	421.11	---	424.34	424.24	MODEL NO. Z4155	N 540,743 E 1,334,673	BRONZE GRATE
I-51	8" ZURN DRAIN BODY	8"	421.11	---	424.56	424.46	MODEL NO. Z4155	N 540,755 E 1,334,671	BRONZE GRATE
I-52	8" ZURN DRAIN BODY	8"	421.11	---	---	424.68	MODEL NO. Z4155	N 540,767 E 1,334,682	BRONZE GRATE
M-37	STANDARD MANHOLE	4'-0"	426.55	---	422.37	420.54	HO. CO. G-5.12	N 540,756 E 1,334,474	
M-38	STANDARD MANHOLE	4'-0"	426.56	---	422.82	422.64	HO. CO. G-5.12	N 540,784 E 1,334,484	
M-39	STANDARD MANHOLE	4'-0"	423.41	---	419.12	417.22	HO. CO. G-5.14	N 540,531 E 1,334,448	
M-44	18" NYLOPLAST	1'-6"	425.13	---	422.46	417.76	PART NO. T001-10-214	N 540,621 E 1,334,641	

**APPROVED PLANNING BOARD OF HOWARD COUNTY**

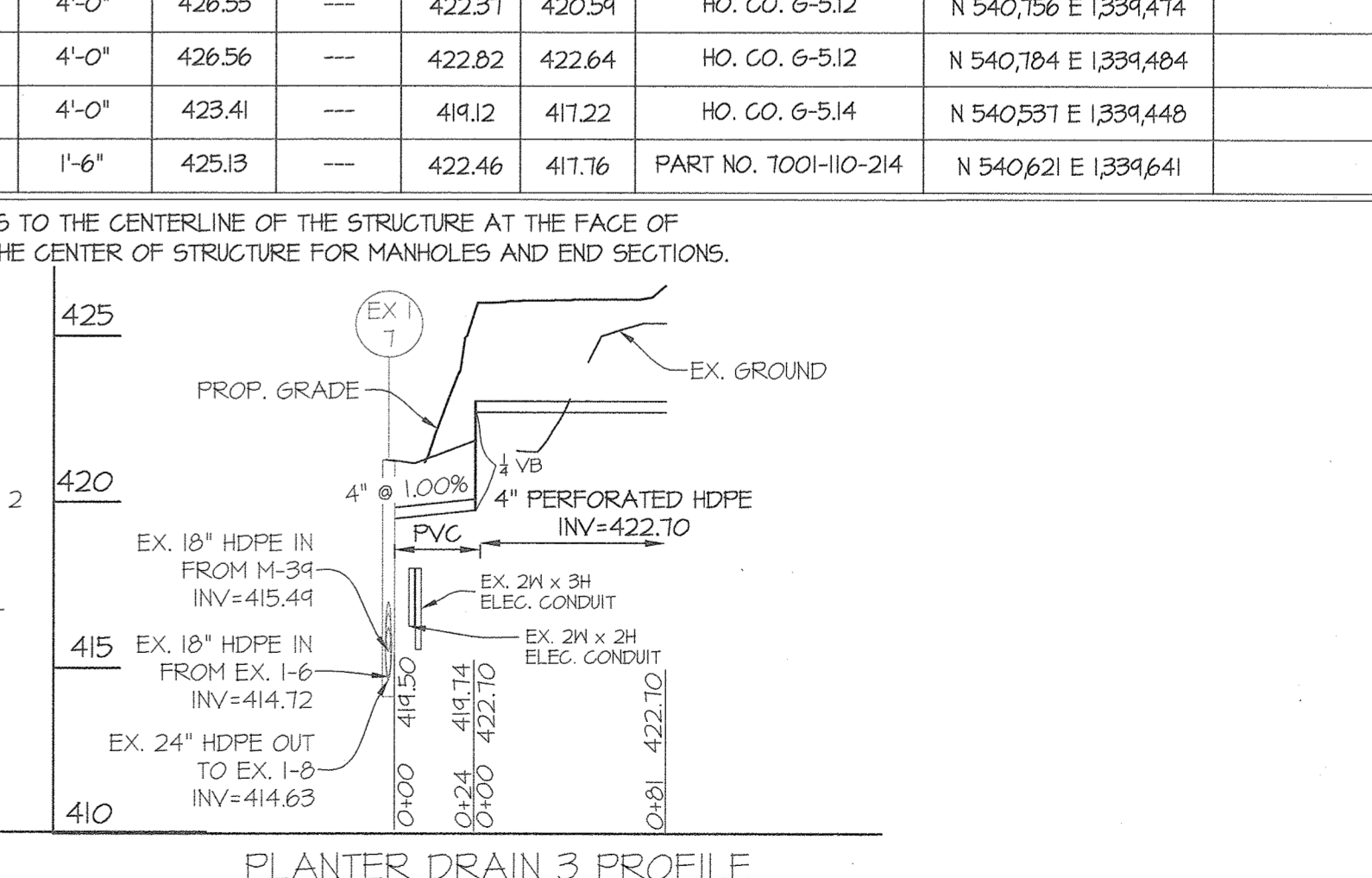
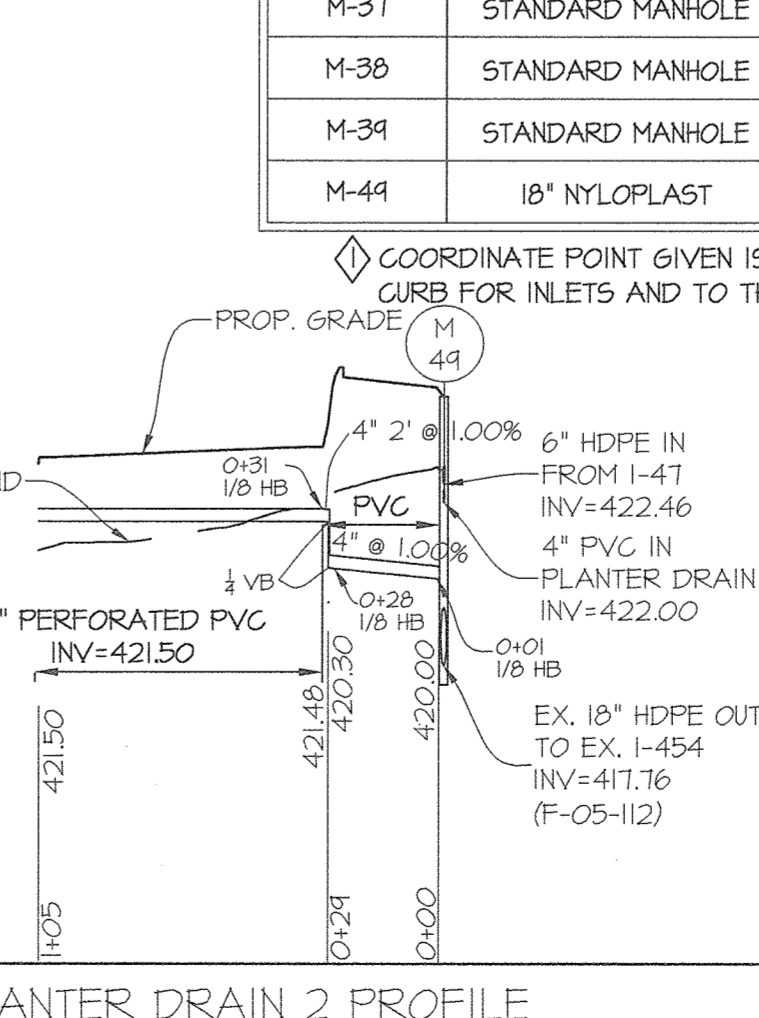
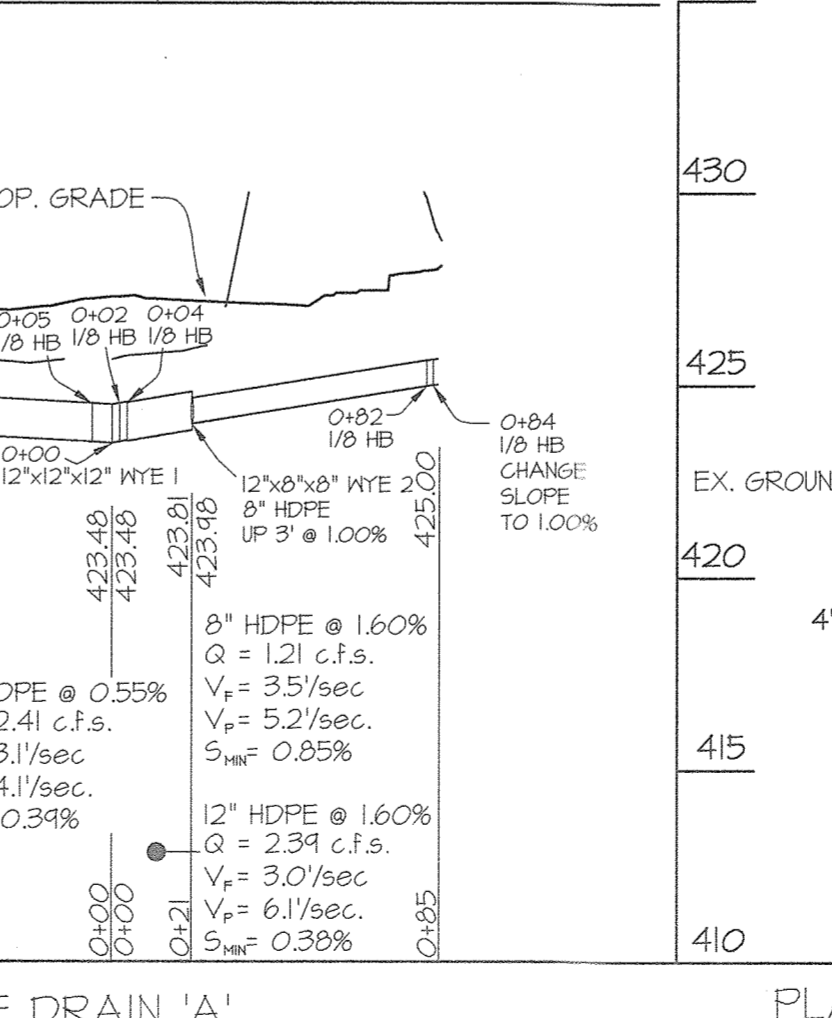
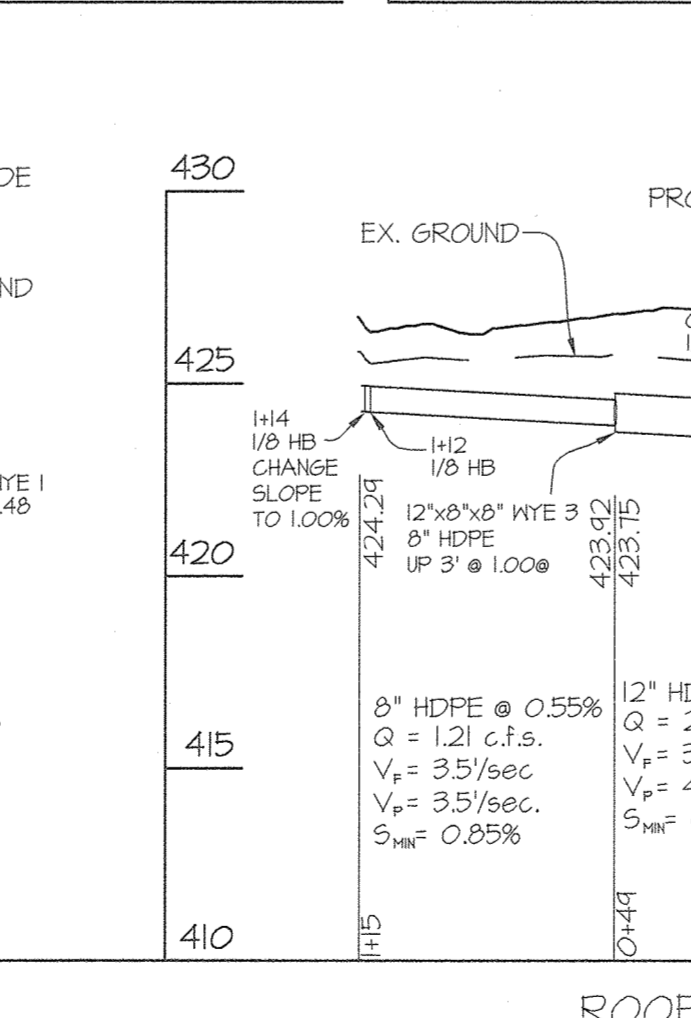
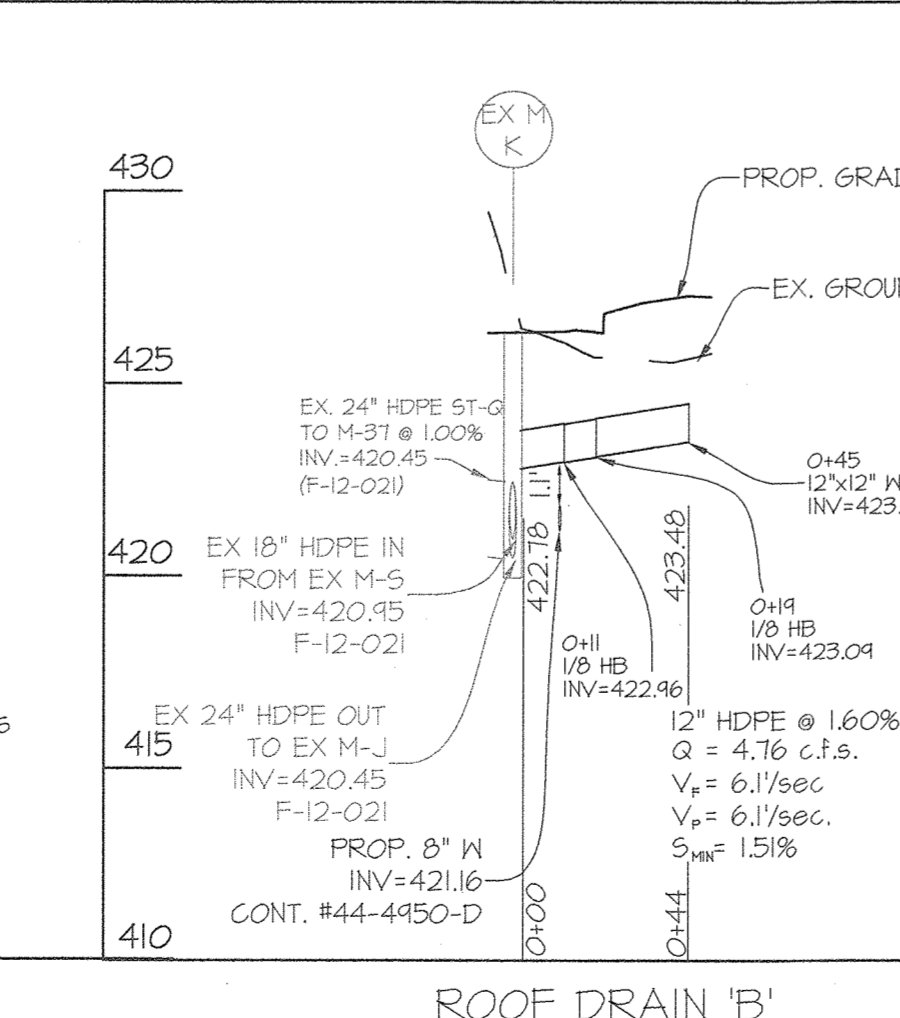
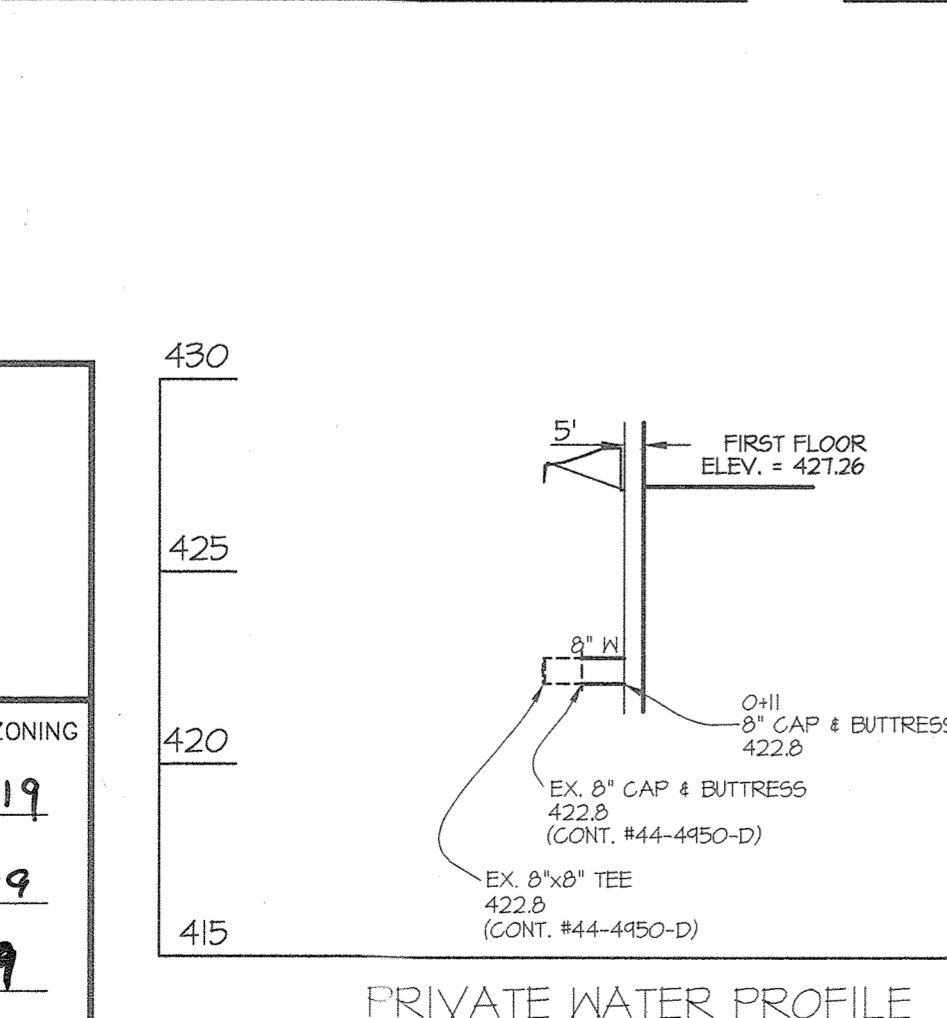
DATE: August 16, 2018

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: [Signature] Date: 3-4-19

Chief, Division of Land Development: [Signature] Date: 2-27-19

Chief, Development Engineering Division: [Signature] Date: 2-7-19



**GLW** PLANNING | ENGINEERING | SURVEYING

3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM  
PHONE: 301-421-4024 | BAL: 410-880-1820 | DC&VA: 301-889-2524 | FAX: 301-421-1188

DESIGNED BY:	LAG
DRAWN BY:	LAG
CHECKED BY:	DEV
DATE	REVISION
BY	APPR.

PREPARED FOR:

OWNER: MAPLE LAWN C.C. STATUTORY TRUST  
1839 REISTERSTOWN ROAD SUITE 300 BALTIMORE, MD 21208  
PH: 410-484-8400 ATTN: MARK BENNETT

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975  
EXPIRATION DATE: MAY 26, 2020

1/16/19

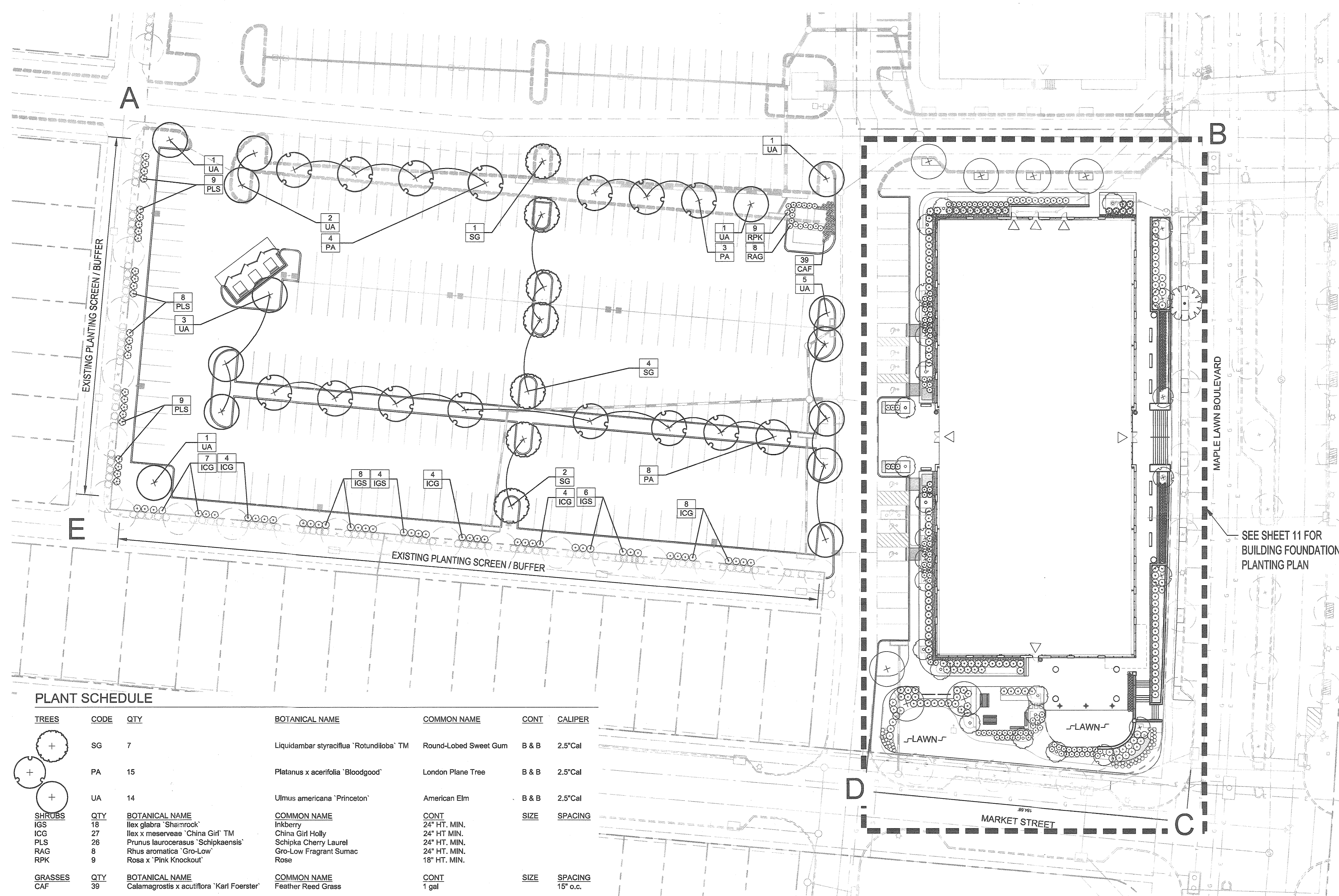
**UTILITY PROFILES**

**MAPLE LAWN FARMS**  
Business District - Area 2  
Parcel 'C-34' (Office Building No. 7 - A LEED Certified Green Building)  
(Proposed Office Space with possible First Floor Retail, Restaurant, or Personal Service)  
PLAT Nos. 23880 thru 23882

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	17106
DATE	TAX MAP - GRID	SHEET
AUGUST, 2018	46: 3&4	9 OF 12

Project: MAPLE LAWN - LANDSCAPE PLAN - January 09, 2019 - 11:30:54am - K:\BAL-LA\114034000\1100 - maple lawn #7A\_GAD\_plansheets\SDP\_SET\SDP\_COUNTY\_LANDSCAPE\_PLAN.dwg  
 This document, together with the concept and design presented herein, is intended only for the specific purpose and client for which it was prepared. Plans of and/or improvement of this document without written authorization and attribution to Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



GRAPHIC SCALE IN FEET  
0 15 30 60

NORTH

**LEGEND**

- LIMIT OF DISTURBANCE
- EXISTING SHRUB TO REMAIN
- EXISTING TREE TO REMAIN

**LANDSCAPE TREATMENT TYPES**

LOCATION	PERIMETER LANDSCAPE EDGE
A - B	NOT APPLICABLE APPLICATION, DOES NOT REQUIRE A
B - C	LANDSCAPE EDGE BETWEEN SIMILAR USES OR PARCELS IN THE SAME DEVELOPMENT
C - D	YES, TYPE A
D - E	YES, TYPE A
E - A	YES, TYPE A

1) REFER TO TABLE C FOR INTERNAL PARKING LOT REQUIREMENTS  
2) REFER TO TABLE D FOR STREET TREE REQUIREMENTS

**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER
	SG	7	Liquidambar styraciflua 'Rotundiloba'™	Round-Lobed Sweet Gum	B & B	2.5" Cal
	PA	15	Platanus x acerifolia 'Bloodgood'	London Plane Tree	B & B	2.5" Cal
	UA	14	Ulmus americana 'Princeton'	American Elm	B & B	2.5" Cal
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
IGS	18	Ilex glabra 'Shamrock'	Inkberry	24" HT. MIN.		
ICG	27	Ilex x meserveae 'China Girl'™	China Girl Holly	24" HT. MIN.		
PLS	26	Prunus laurocerasus 'Schipkaensis'	Schipka Cherry Laurel	24" HT. MIN.		
RPK	8	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	24" HT. MIN.		
RAG	9	Rosa x 'Pink Knockout'	Rose	18" HT. MIN.		
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
CAF	39	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal		15" o.c.

**DEVELOPER'S/OWNER'S CERTIFICATE**

"I/we certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Landscape Manual. 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.

*Winters Owner Agent* 1/21/19  
Developer/Owner's Signature Date

**STANDARD LANDSCAPE NOTES**

1. AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN, SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.

2. 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.

**LANDSCAPE SURETY**

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. 25 SHADE TREES AT \$300 PER TREE AND 121 SHRUBS AT \$30 PER SHRUB HAVE BEEN PROVIDED TO MEET THE LANDSCAPE MANUAL REQUIREMENTS.

A LANDSCAPE SURETY IN THE AMOUNT OF OF \$11,130 WAS POSTED WITH THE GRADING PERMIT.

**TABLE A: LOCATION D - E**

CATEGORY	ADJACENT TO PERIMETER PROPERTIES
NON RESIDENTIAL PROPERTY	YES
BUFFER TYPE	A
	1 Tree per 40 LF 1 Shrub per 4 LF
LINEAR FEET OF FRONTAGE (LINEAR FEET)	419.4 LF
CREDIT FOR EX. PLANTS	Yes
	14 Existing Shade Trees 60 Existing Shrubs
CREDIT FOR WALLS, FENCES OR BERMS (YES, NO, LINEAR FEET)	NO
NUMBER OF PLANTS REQUIRED	
SHADE TREES	10 Trees
SHRUBS	105 Shrubs
NUMBER OF PLANTS PROVIDED	
SHADE TREES	14 Trees (14 Existing 0 Proposed)
SHRUBS	105 Shrubs (60 Existing 45 Proposed)
COMPLIES WITH REQUIREMENT (YES/NO)	YES

**SCHEDULE B**

**PARKING LOT INTERNAL**

NUMBER OF PARKING SPACES	251
NUMBER OF TREES REQUIRED	13
NUMBER OF TREES PROVIDED	25

**TABLE D**

**STREET TREE FRONTAGE**

CATEGORY	QTY.
LINEAR FEET OF STREET FRONTAGE ALONG MAPLE FARM DRIVE AND MARKET STREET	554
STREET TREES REQUIRED	14
STREET TREES PROVIDED OR EXISTING	
SHADE TREE	10
ORNAMENTAL TREE (2:1 EXCEPTION)	4
COMPLIES	YES

**TABLE E**

**PERIMETER LANDSCAPE EDGE**

CATEGORY	BUILDING LENGTH (REAR & SIDES)
LOCATION/USE SITUATION	SIDES AND REAR OF BUILDING
LANDSCAPE BUFFER TYPE	1 SHRUB PER 4 LF OF BUILDING LENGTH
LINEAR FEET OF ROADWAY/PERIMETER FRONTAGE/BUILDING	115' (NORTH SIDE) + 252' (EAST SIDE) + 115' (SOUTH SIDE) = 482' TOTAL
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	N/A
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)	N/A
NUMBER OF SHADE TREES REQUIRED	N/A
NUMBER OF EVERGREEN TREES PROVIDED	N/A
NUMBER OF SHRUBS REQUIRED	482' / 4 = 121 SHRUBS
SHADE TREES PROVIDED	N/A
EVERGREEN TREES PROVIDED	N/A
SHRUBS PROVIDED	121+ SHRUBS PROVIDED
TOTAL SHRUBS PROVIDED	121+ SHRUBS

\*ALL REQUIREMENTS AND CALCULATIONS CAN BE FOUND IN THE MAPLE LAWN, MARYLAND DESIGN GUIDELINES MANUAL (REVISED, DECEMBER 2005)

**APPROVED**  
**PLANNING BOARD OF HOWARD COUNTY**

DATE August 16, 2018

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director *[Signature]* 8-9-19 Date

Chief, Division of Land Development *[Signature]* 2-27-19 Date

Chief, Development Engineering Division *[Signature]* 2-7-19 Date

**Kimley»Horn**  
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.  
1215 E. FORT AVE., SUITE 304, BALTIMORE, MD 21230  
PHONE: 443-743-3470  
WWW.KIMLEY-HORN.COM

**COUNTY LANDSCAPE PLAN**

**MAPLE LAWN #7**  
PREPARED FOR  
**ST. JOHN PROPERTIES INC.**

HOWARD COUNTY MARYLAND

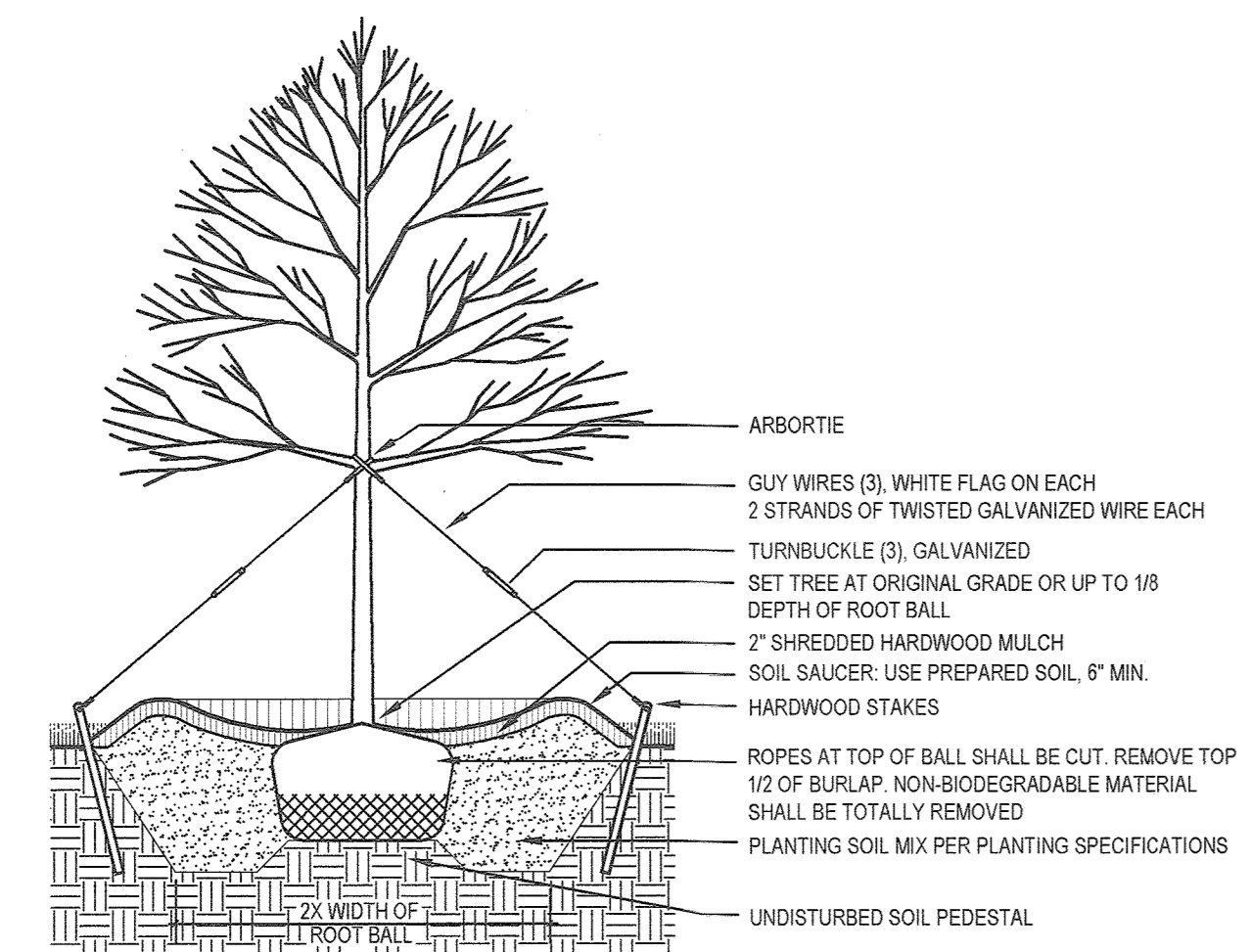
KHA PROJECT 114034000  
DATE Sept. 2018  
SCALE AS SHOWN  
DESIGNED BY SS  
DRAWN BY DW  
CHECKED BY SS

NO. \_\_\_\_\_  
REVISIONS \_\_\_\_\_  
DATE \_\_\_\_\_ BY \_\_\_\_\_

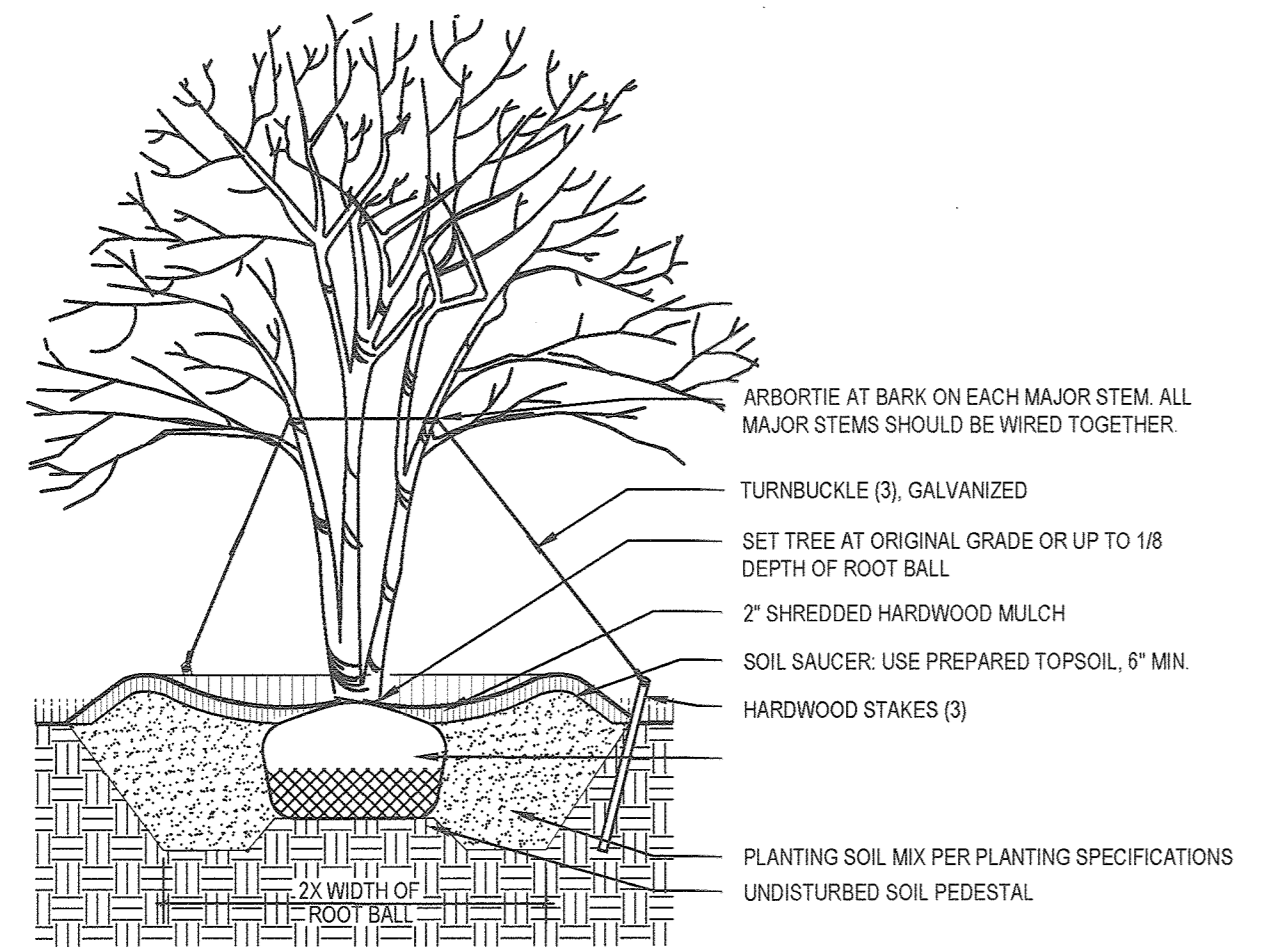
SHEET NUMBER  
**10 of 12**



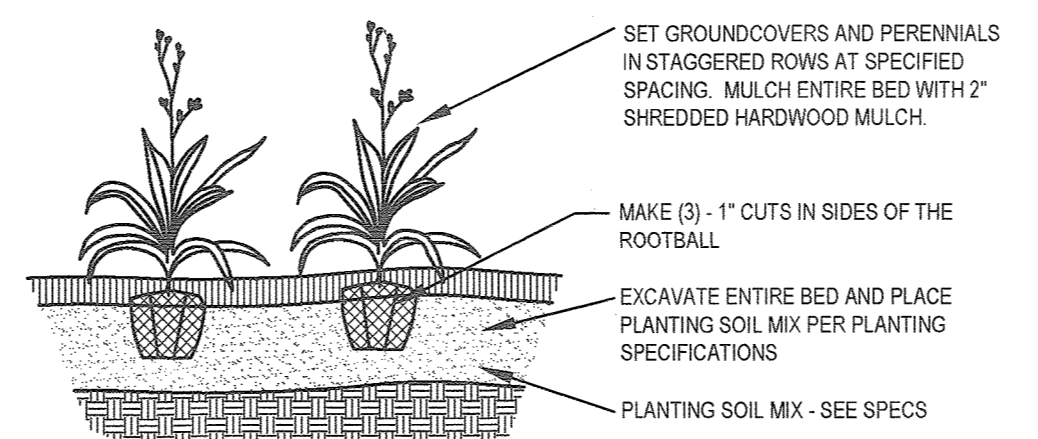
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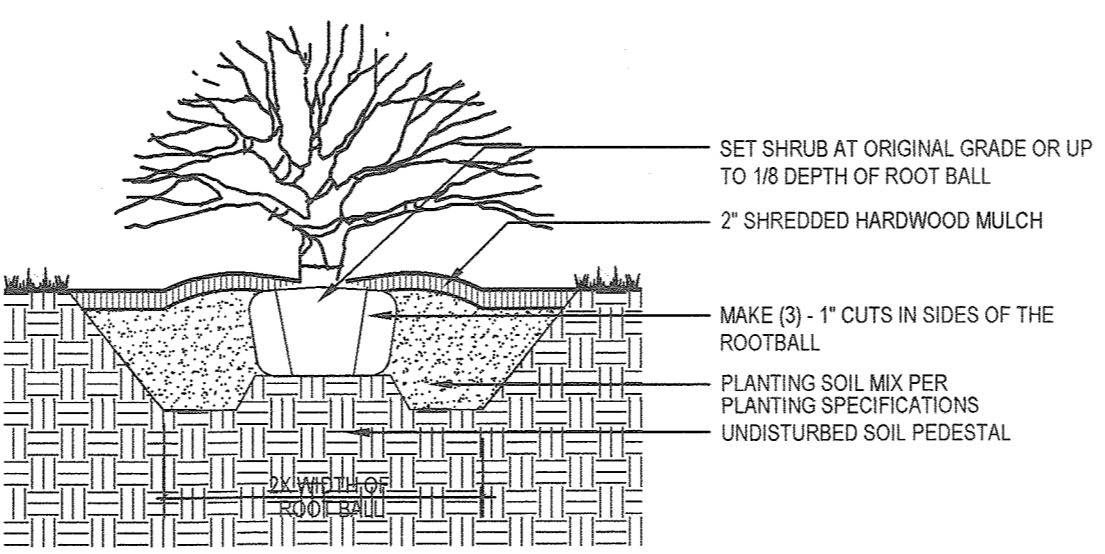
**A DECIDUOUS TREE PLANTING**  
NTS



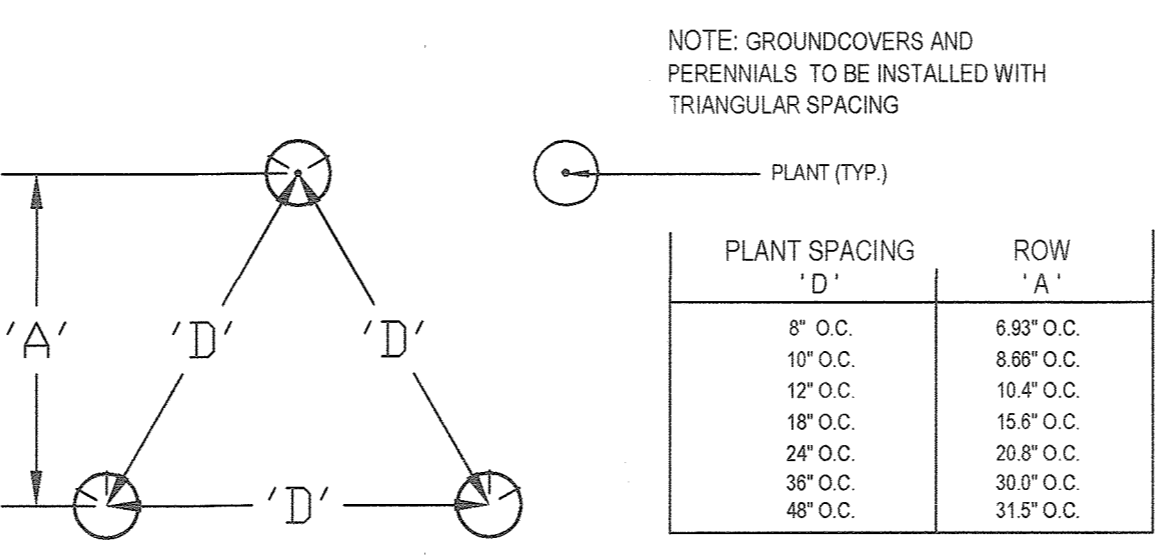
**B ORNAMENTAL TREE PLANTING**  
NTS



**C GROUNDCOVER PLANTING**  
NTS



**D SHRUB PLANTING**  
NTS



**E GROUNDCOVER SPACING**  
NTS

**PLANTING NOTES**

**Plant Identification** - All plants shall be properly marked for identification and checking.

**List of Plant Material** - The quantities given in the plant list are approximate only. The contractor will verify plant quantities prior to bidding and any discrepancies shall be brought to the attention of the landscape architect. The Contractor shall furnish, and plant, all plants required to complete the work as shown on the drawings. Substitutions shall not be made without the written approval of Kimley-Horn and the owner. This contract will be based on the bidder having verified prior to bidding the availability of the required plant materials as specified on the Plant Materials List.

**Plant Quality** - All shrubs shall be dense, heavy to the ground, and well grown, showing evidence of having been pruned regularly, and shall be vigorous, healthy and of good color. All plants shall be sound, free of plant disease, infestation, or insect eggs and shall have a healthy, normal root system. Plants shall be freshly dug and not heeled-in stock, nor stock from cold storage. All plants shall be nursery grown. Plants shall not be pruned prior to delivery. The shape of the plant shall, in general, conform to its natural growth proportions unless otherwise specified. All plants, including container grown, shall conform to the branching, caliper and height specifications of the American Association of Nurserymen's Publication entitled American standard for Nursery Stock, ANSIZ60.1-2004 or latest edition, and shall have a well-shaped, heavy-branched structure for the species. Evergreen trees are to have an internode no greater than 24" and shall be uniformly well-shaped. Plants of a given size shall not measure less than the minimum size as set forth in the American Standard for Nursery Stock, ANSIZ60.1-2004 or latest edition.

**Plant Tagging** - The contractor shall prepare a list of nurseries supplying the specified plant material for the owner and Kimley-Horn to inspect, at their option, and tag prior to digging.

**Plant Spacing** - Plant spacing is to scale on plan. No shrub material shall be closer than 30" to building walls.

**Soil Mix** - Soil mix will be 2/3 existing topsoil, 1/3 leafmold thoroughly mixed and homogenized. Other organic material may be substituted upon written approval by Kimley-Horn.

**Rootball Size** - The ball size shall conform to the American Association of Nurserymen's Publication entitled American Standard for Nursery Stock, ANSIZ60.1-2004 or latest edition, and shall be wrapped in untreated burlap.

**Excavation** - Holes for all trees shall be 2 times the size of root ball or container and shall have vertical sides. Holes for shrubs shall be 12" wider than the root ball. Beds for mass planting shall be entirely rototilled to a depth of 8" and shall be 18" beyond the average outside edge of plant balls. Organic material (leafmold) will be incorporated into plant beds by tilling again to a depth of 8". Proportions of soil to organic material will be two parts existing soil to one part organic material.

**Planting** - Backfilling shall be done with soil mix previously described, reasonably free of stones, subsoil, clay, lumps, stumps, roots, weeds, Bermuda grass, litter, toxic substances, or any other material which may be harmful to plant growth or hinder grading, planting, or maintenance operations. Should any unforeseen or unsuitable planting conditions arise, such as faulty soil drainage, chemical residues or inconsistencies between plans and actual site conditions, they should be called to the attention of Kimley-Horn and the owner for adjustment before planting. Plants shall be set plumb and straight and trees shall be guyed or staked, where required, at the time of planting. Backfill shall be well worked about the roots and seated by watering. Plants will be planted higher than surrounding grade. Shrubs and trees will be set at a depth to place 1/8th of the rootball above finish grade. Remove rope from round tree trunks and lay back burlap and wire baskets from top 1/3 of all B&B material. Nylon, plastic, or vinyl rope and/or burlap will be completely removed from all plant material prior to planting.

**Cultivation** - All trenches and shrub beds shall be cultivated, edged and mulched to a depth of 2" minimum and 3" maximum with well-aged, fine-shredded hardwood bark. The area around isolated plants shall be mulched to at least a 6" greater diameter than that of the hole. Plant beds adjacent to buildings shall be entirely mulched to the building wall.

**Maintenance** - The Contractor shall be responsible during the contract and up to the time of acceptance for keeping the planting and work incidental thereto in good condition by replanting, plant replacement, watering, weeding, cultivating, pruning, spraying, restaking and cleaning up, and by performing all other necessary operations of care for the promotion of good plant growth so that all work is in satisfactory condition at the time of acceptance at no additional cost to the owner.

**Fertilizer & Inoculation** - All fertilizer shall be granular, with 35 to 80 percent of the total nitrogen in a slowly available form. For trees, shrubs, and groundcover, fertilizer shall be a complete fertilizer with a minimum analysis of 10 percent nitrogen, 6 percent phosphorus and 4 percent potassium. For perennials, annuals, and bulbs, fertilizer shall be a time-released, high-phosphate fertilizer, i.e., osmocote. For bulbs, fertilizer shall be bone meal (commercial, raw and finely-round), with an analysis of 4 percent nitrogen and 20 percent phosphoric acid.

- Fertilizer shall be added depending on the size of the plant and the manufacturer's recommendation using the following application rates:
- Trees: Use 2 lb. of 10-6-4 fertilizer per inch of trunk diameter.
  - Shrubs: Use 1/4 lb. of 10-6-4 fertilizer per foot of height or spread per plant, or 3-5 lbs of 10-6-4 fertilizer per 100 square feet of bed area.
  - Groundcover: Use 3 lbs. of 10-6-4 fertilizer per 100 square feet of bed area.
  - Perennials, Annuals, Bulbs: Use 3 lbs. of time-release, high-phosphate fertilizer (5-10-5) per 100 square feet of bed area.
  - Planting pits shall be backfilled with a mixture containing 80% existing topsoil, 20% organic material such as leaf mold, peat moss or composted sewage sludge. Incorporate endo and ectomycorrhizal fungi transplant amendment per manufacturer's recommendations (manufacturer - Horticultural Alliance, Inc. phone 1-800-628-6373).

**Ground Cover** - All areas of groundcover shall be rototilled to a depth of 6" Apply 2" of organic material (leafmold) and rototill until thoroughly mixed. Apply fertilizer as stated above.

**Perennial Flower Bed Preparation** - A soil test shall be taken for pH analysis and the soil amended with ground limestone for acidic soil and garden sulfur or ferrous sulfate for alkaline soil at rates recommended by the soil test. The final pH should be between 6.5 and 7.0. Soil shall be spaded to a depth of 12". Spread 4" of completely decayed organic material (leafmold, well-rotted manure at least one year old, or compost) over the soil. Use "nitrogen-fortified" organic material or spread two pounds of ammonium sulfate per 100 square feet. Over this layer spread a thin layer of fertilizer per the schedule unless the soil test indicates otherwise. Rototill fertilizer and organic matter, mixing them thoroughly into the soil. Use a tiller that will cultivate to a minimum depth of 8" and do not make more than two passes. The entire bed may be cultivated with a spade if preferred. When finished, rake surface with a steel-tooth rake until smooth. Moisten the bed, let the water soak in, and rake it again.

**Annual Flower Bed Preparation** - A soil test shall be taken for pH analysis and the soil amended with ground limestone for acidic soil and garden sulfur or ferrous sulfate for alkaline soil at rates recommended by the soil test. The final pH should be between 6.5 and 6.8. Soil shall be spaded to a depth of approximately 12". Spread 2"-3" of organic material over soil. Organic material may be coarse moist peat moss, well-rotted manure or compost. Over this layer of organic material, spread a thin layer of fertilizer per the schedule above. Rototill fertilizer and organic material to a depth of 6", mixing them thoroughly into the soil and continue to break-up lumps, then rake surface with steel-tooth rake until smooth. Moisten the bed, let the water soak in and rake it again. Space plants as indicated on drawing.

**Guarantee and Replacement** - All plant material shall be unconditionally guaranteed for one year. The guarantee will begin on the date of final acceptance of the work. After a plant has been determined to be dead, dying or damaged from handling or installation, it will be replaced during the next growing season. For example, if a plant is found dead during the summer months, it will be replaced during the fall planting season. The guarantee will end for all plant material one year after acceptance. During the guarantee period, the Contractor will not be responsible for mechanical injury or vandalism caused by other parties.

**Material Inspection** - Owner and/or Kimley-Horn shall, at their discretion, inspect plant material before and during delivery and installation. Plant material will be properly delivered in covered trucks, and promptly uncovered when delivered to prevent damage. Material will be unloaded and properly handled in such a way as not to damage plants. Plants will be inspected and may be rejected upon delivery and/or installation by the owner for mechanical damage, and damage that will subsequently cause misshapen or deformed material. Owner will have authority to observe site preparation and planting installations, and have the right to reject any work if the specifications and construction documents are not followed. All plant material shall be of the quality specified and installed as described above, and unless these minimum standards are satisfied, the plants will be rejected.

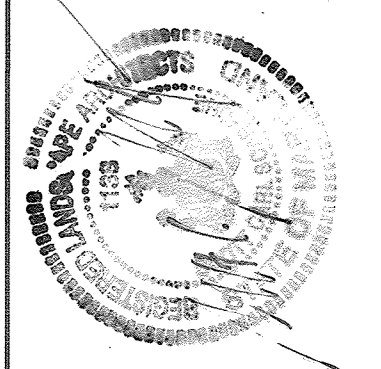
APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
DATE August 16, 2019

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: 3-4-19  
 Chief, Division of Land Development: *[Signature]* Date: 2-27-19  
 Chief, Development Engineering Division: *[Signature]* Date: 2-7-19

No.	REVISIONS	DATE	BY

**Kimley-Horn**  
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1215 E. FORT AVE. SUITE 304, BALTIMORE, MD 21230  
PHONE: 443-743-3470  
WWW.KIMLEY-HORN.COM



KHA PROJECT	114034000
DATE	Sept. 2018
SCALE	AS SHOWN
DESIGNED BY	SS
DRAWN BY	DW
CHECKED BY	SS

**LANDSCAPE NOTES & DETAILS**

**MAPLE LAWN #7**  
PREPARED FOR  
**ST. JOHN PROPERTIES INC.**  
MARYLAND  
HOWARD COUNTY

SHEET NUMBER  
**12 of 12**