GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING, CONSTRUCTION
- INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- 3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT I-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- 4. PROJECT BACKGROUND: LOCATION: TAX MAP #46, GRIDS 3 & 4 70NING: ELECTION DISTRICT:
 - 1.55± AC. PARCEL B-29 & B-30 AREA: PLAT Nos. 20773-20774 and 24247-24248.
- 5. THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, BUREAU OF UTILITIES AT (410) 313-4900 AT LEAST FIVE (5) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION WORK.
- 7. ALL PLAN DIMENSIONS ARE TO FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED
- PERPENDICULAR OR RADIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED. 8. EXISTING TOPOGRAPHY IS SHOWN PER FIELD RUN SURVEY INFORMATION BY GUTSCHICK, LITTLE & WEBER, P.A. & BY
- DESIGN GRADES FROM DESIGN PLANS FOR CONSTRUCTION.
- 9. COORDINATES AND BEARINGS ARE BASED UPON THE '83 MD STATE COORDINATE SYSTEM (NAD '83) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 4IEA, 4IEB, 4IGA AND NO. 46B2.
- IO. SITE IS BEING DEVELOPED UNDER MXD-3 REGULATIONS, PER ZB995M, APPROVED ON 2/8/OI AND ZB-IO39M APPROVED 03/20/06 AND THE COMPREHENSIVE ZONING PLAN DATED 02/02/04. UNDERLYING ZONING IS RR-DEO AND THE COMP LITE ZONING REGULATION AMENDMENTS DATED
- S 01-17, S-06-16, ZB-995M, ZB-1039M, PB-353, PB-378, P-07-18, F-08-54, F-08-55, SDP-07-43, WP-05-12, WP-07-122, WP-08-04,
- F-08-105, **SDP-05-036, SDP-10-002**, F-09-16, F-10-006, F-11-047, F-14-093, **SDP-10-067, SDP-12-064,** SDP-16-007, **SDP-17-026**, F-17-006 and **SDP-17-011** (not built, to be superseded by this SDP).
- 2. FOR EXISTING PUBLIC WATER AND SEWER SEE CONTRACT Nos. 24-4498-D.
- 14. STORMWATER MANAGEMENT, FOR BOTH QUALITY AND QUANTITY, FOR THE DEVELOPMENT PROPOSED BY THESE PLANS IS SATISFIED BY EXISTING FACILITIES CONSTRUCTED UNDER F-03-07 (Pond-I on Open Space Lot 2) & F-05-122 (Pond-2 on Open Space Lot 3). BOTH POND-I AND POND-2 ARE P-3 TYPE FACILITIES LOCATED IN THE BUSINESS DISTRICT AND THEY ARE PRIVATELY OWNED AND MAINTAINED. POND-1 & POND-2 WERE AS-BUILT AS PART OF F-03-07 AND F-05-122, RESPECTIVELY BEFORE 2010.
- 15. EXISTING UTILITIES ARE BASED ON APPROVED DESIGN PLANS FOR CONSTRUCTION AND FIELD LOCATION BY GUTSCHICK, LITTLE & WEBER, P.A.
- 16. THERE ARE NO KNOWN CEMETERIES, GRAVE SITES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY
- 17. THERE ARE NO SCENIC ROADS WITHIN OR ADJACENT TO THE SUBJECT PROPERTY.
- 18. THERE IS NO FLOODPLAIN ON THIS SITE (PARCELS B-29 THRU B-30). 19. THERE ARE NO WETLANDS ON THIS SITE (PARCELS B-29 THRU B-30)
- 20. AS A COMMERCIAL DEVELOPMENT, A NOISE STUDY IS NOT REQUIRED FOR THIS SDP.
- 21. BUILDING AND PARKING SETBACKS ARE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT CRITERIA PER 5-06-16,
- 22. THE RESIDENTIAL LOTS PARCELS AND EMPLOYMENT USE STRUCTURES DEVELOPED OR PROPOSED ON THE ORIGINAL 507 ACRES TRACT FOR MAPLE LAWN FARMS ARE GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS DEVELOPED UNDER S-01-17, PB CASE 353 AND ZB CASE NO. 995M. HOWEVER, THE PROPOSED RESIDENTIAL AND EMPLOYMENT USES THAT ARE TO BE DEVELOPED UNDER AMENDED CSP, S-06-16 AND ZB CASE NO. 1039M FOR THE FORMER WESSEL AND OLIVER PROPERTIES ARE SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND REGULATIONS PER COUNCIL BILL NO.45-2003 AND THE ZONING REGULATIONS PER COUNCIL BILL NO. 75-2003
- 23. THE TRAFFIC STUDY (APFO) WAS APPROVED AS PART OF SKETCH PLAN S-06-016 FOR AN OVERALL MAXIMUM ALLOWED EMPLOYMENT FLOOR AREA OF 1,860,012 SQ. FEET. THE RUNNING TOTAL OF EMPLOYMENT FLOOR AREA UNDER APPROVED SDP5 THAT HAVE BEEN CONSTRUCTED OF TO BE CONSTRUCTED IS 1,765,757 SF, INCLUDING THE 38,067 S.F. FOR THIS SDP-21-053.
- 24. THIS PROJECT COMPLIES WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION AND FOREST CONSERVATION FOR THIS SITE HAS BEEN PROVIDED UNDER F-08-54.
- THE BUILDING SHALL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM W/ AN INSIDE METER.

IS RECORDED AT LIBER 7189 FOLIO 385 (SEE SHEET 4 FOR THE "SHARED PARKING ANALYSIS").

- THE SHARED ACCESS AND PARKING AGREEMENT (INCLUDES DUMPSTERS FOR PRIVATE REFUSE SERVICE) FOR PARCELS B-29 & B-30
- ALL EXTERIOR LIGHT FIXTURES SHALL BE ORIENTED TO DIRECT LIGHT INWARDS AND DOWNWARDS AWAY FROM ALL ADJOINING
- RESIDENTIAL USE AREAS AND PUBLIC ROADS IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.
- THE LOADING AND UNLOADING DELIVERIES AND MOVE INS/OUTS CAN ONLY OCCUR OUTSIDE OF NORMAL BUSINESS HOURS OF OPERATION.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE
- LANDSCAPE MANUAL. FINANCIAL SURETY OF \$ 6,420.00 FOR THE REQUIRED LANDSCAPING TO SATISFY SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL SHALL BE POSTED WITH THE GRADING PERMIT APPLICATION (FOR ADDITIONAL INFORMATION ON THE LANDSCAPE SURETY CALCULATIONS, SEE SHEETS 4 & 10).
- HFAI TH DEPARTMENT APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT ENSURE APPROVAL OF BUILDING PERMIT APPLICATIONS ASSOCIATED WITH THIS PLAN, PLANS FOR CERTAIN FACILITIES TO BE CONSTRUCTED WITHIN THE LIMITS DESCRIBED BY THIS PLAN WILL REQUIRE REVIEW AND APPROVAL BY THE HEALTH DEPARTMENT. SUCH FACILITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE WHICH HAVE SWIMMING POOLS, OR THAT SELL PREPARED OR PACKAGED FOODS, OR THAT MAY HAVE EQUIPMENT THAT EMITS RADIATION.
- THE F.A.R TRACKING CHART ON SHEET INDICATES THAT OF THE 1,860,012 S.F. OF GROSS FLOOR AREA OF COMMERCIAL BUILDINGS ALLOWED TO BE BUILT, 1,765,757 S.F. IS APPROVED FOR CONSTRUCTION SO FAR, INCLUDING THIS SDP-21-053. AS OF THE SIGNATURE APPROVAL DATE OF THIS SDP-2I-053, ALL THE BUILDINGS LISTED ON THE F.A.R TRACKING CHART HAVE BEEN BUILT (or permitted for construction), EXCEPT THE RETAIL BUILDING (on Parcel A-16) UNDER SDP-07-002 AND, OF COURSE, THIS SDP-21-053.
- 33. STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, VOLUMES I AND II. IT WAS DETERMINED THAT THIS PROJECT MET THE CRITERIA OUTLINED IN THE MDE STORMWATER MANAGEMENT REGULATIONS, GUIDANCE FOR IMPLEMENTATION FOR ACCEPTANCE OF THE 2000 DESIGN CRITERIA AND THROUGH THE ADMINISTRATIVE WAIVER PROCESS, WAS GRANTED A WAIVER. THIS PLAN RECEIVED COMPREHENSIVE SKETCH PLAN APPROVAL (S-06-16) ON JANUARY 25, 2007. THIS PLAN IS ALSO SUBJECT TO THE EXPIRATION OF THIS WAIVER UNLESS ALL OF THE STORMWATER MANAGEMENT IS CONSTRUCTED BY MAY 4, 2017.

- $\frac{\text{WP-05-012}}{\text{ON AUGUST}}$ 20, 2004, WP 05-12 WAS GRANTED, ALLOWING THE FOLLOWING:
- DEVELOPMENT OR SUBDIVISION IN A CEMETERY (WAIVER FROM SECTION 16.1304) REMOVAL OF HUMAN REMAINS FROM A CEMETERY PRIOR TO DEVELOPMENT (WAIVER FROM SECTION 16.1306)

WIP-0 1-122
WAIVER REQUEST FROM SECTION 16.146 - REQUIREMENT FOR A PRELIMINARY PLAN PRIOR TO THE PLAT APPROVAL, WAS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING UNDER THE CONDITIONS OF WP-07-122(****), WHICH WAS GRANTED ON JUNE 19, 2007 SUBJECT TO THE FOLLOWING CONDITIONS: I COMPLIANCE WITH THE SRC COMMENTS ISSUED FOR THE FINAL PLAN, F-07-183 AND THE RED-LINE REVISION OF SDP-05-36. 2. COMPLIANCE WITH THE COMMENTS DATED JUNE 14, 2007 FROM DEVELOPMENT ENGINEERING DIVISION:

. ADDED PARCEL C-20 TO PURPOSE NOTE. APPROVED BECAUSE IT DOES NOT HAVE AN EFFECT ON STORMWATER MANAGEMENT, OR APPO 3. THIS PLAN ONLY ALLOWS FOR THE CONSTRUCTION OF AN ADDITION OF A PARKING LOT.

	FOR PUBLIC WATER & SEWERAGE SY HOWARD COUNTY HEALTH DEPARTME	
Jeffrey Willian	ns	11/18/2021
County Health	Officer	Date

APPROVED PLANNING BOARD OF HOWARD COUNTY

October 7, 2021

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Any Gonan	11/23/2021
584D5DD9470C4D4 Dir B@ (15)(ned by:	Date
h-	11/19/2021
Chief 54 A Chief Sign of Land Development	Date
Chad Edmondson	11/22/2021
Chlef; ®eveltopment Engineering Division	Date

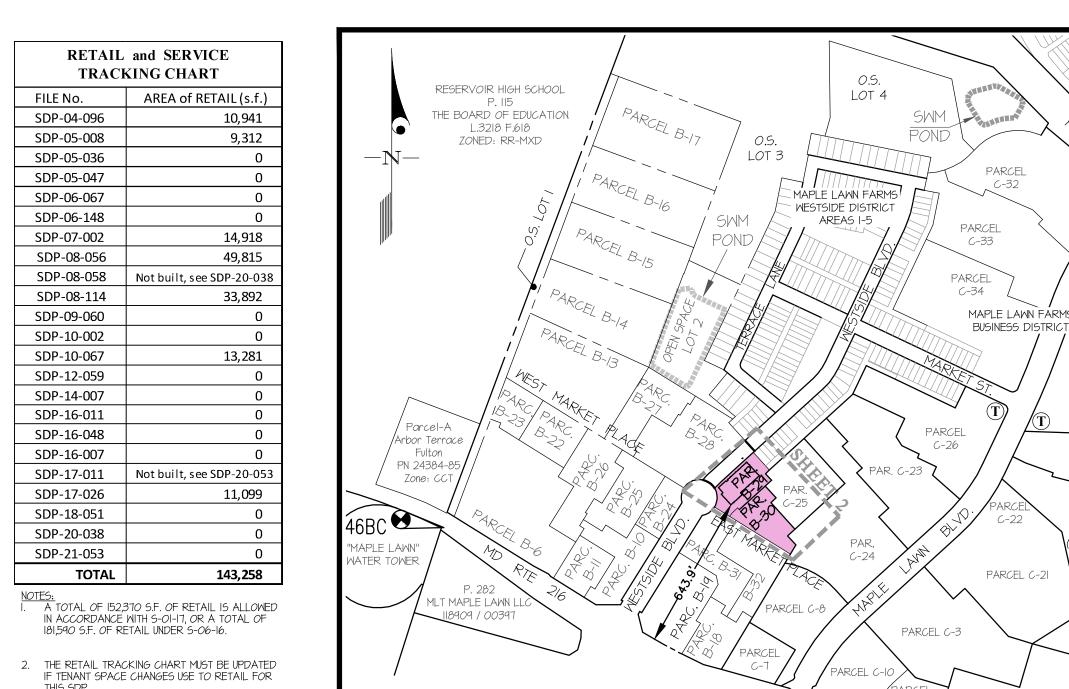
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

ON AUGUST 8, 2007, MP-08-04 WAS GRANTED TO WAIVE SECTION 16.121(E)(I) WHICH REQUIRES OPEN SPACE LOTS (OPEN SPACE LOTS I THRU 4) TO HAVE A MINIMUM OF 40 FEET OF FRONTAGE ONTO A PUBLIC ROAD FOR ACCESS BY PEDESTRIANS AND MAINTENANCE

- HE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS: BOLLARD MARKERS OR SOME FORM OF PERMANENT SIGNAGE HALL BE INSTALLED AT THE PUBLIC OR PRIVATE ROAD FRONTAGES TO IDENTIFY PEDESTRIAN AND VEHICULAR ACCESS TO OPEN SPACE LOTS I THRU 4 AND FOR OPEN SPACE LOTS 2 AND 4 IT THE SWM ACCESS FASEMENT TO IDENTIFY MAINTENANCE
- VEHICLE ACCESS TO THE SWM FACILITIES SUBJECT TO THE SRC COMMENTS ISSUED FOR PRELIMINARY PLAN, THE MINIMUM PUBLIC ROAD FRONTAGE FOR HOA OPEN SPACE LOT
- 2 SHALL BE INCREASED IN WIDTH FROM THE 19 FEET PRESENTLY PROPOSED ON THE WAIVER PLAN EXHIBIT TO A MINIMUM OF 20 . A 20' WIDE MINIMUM UNRESTRICTED PUBLIC OR PRIVATE ROAD
- ACCESS MUST BE PROVIDED TO SERVE AS AN ENTRANCEWAY LEADING INTO HOA OPEN SPACE LOT 4 (FUTURE HOA RECREATIONAL BALL FIELDS) TO ACCOMMODATE PEDESTRIAN ACCESS AND PERIODIC ACCESS FOR MAINTENANCE AND
- EMERGENCY VEHICLES THE PROCESSING OF THIS WAIVER REQUEST FOR THE MINIMUM OPEN SPACE FRONTAGE REQUIREMENTS FOR OPEN SPACE LOTS I THRU 4 AS SHOWN ON P-07-18 SHALL BE CONSIDERED AS A TEMPORARY DEFERRAL OF THE PUBLIC OR PRIVATE FRONTAGE REQUIREMENT UNTIL THE FINAL SUBDIVISION PLANS ARE SUBMITTED FOR THIS

SITE DEVELOPMENT PLAN MAPLE LAWN FARMS

Westside District - Area 1 Parcels B-29 and B-30 (Office Use)



SITE ANALYSIS DATA

- ZONING: MXD-3.
 - 2. GROSS AREA OF PARCEL B-29 = 33,004± S.F. or 0.76± AC.
 - 3. LIMIT OF DISTURBED AREA = 0.80 AC. (LIMIT OF PLAN SUBMISSION)
- 4. PROPOSED USE: GENERAL OFFICE
- BUILDING COVERAGE (% OF GROSS SITE AREA, Parcels B-29 & B-30): 13.562 s.f./ 67.385 s.f. = 20.1%

FLOOR AREA RATIO (F.A.R.) CALCULATIONS	

٠.	FLOOR AREA RATIO (F.A.R.) C	ALCULATIONS
	FIRST FLOOR (gross area)	13,562 s.f.
	SECOND FLOOR (gross area)	13,533 s.f.
	THIRD FLOOR (gross area)	10,972 s.f.
	TOTAL GROSS FLOOR AREA	38,067 s.f.
	F.A.R. (38067/67385)	0.56

COMMERCIAL DEVELOPMENT DESIGN CRITERIA PER S-06-16

PARCEL SIZE

NO MINIMUM OR MAXIMUM PARCEL SIZES APPLY IN THE EMPLOYMENT LAND USE AREAS.

- 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
- COMMERCIAL BUILDINGS IN THE BUSINESS DISTRICT BEYOND 500 FEET FROM MD ROUTE 216 SHALL NOT EXCEED EIGHT STORIES ABOVE THE • 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

PERMITTED USES THE FOLLOWING USES ARE PERMITTED IN EMPLOYMENT LAND USE AREAS:

EMPLOYMENT USES PERMITTED ONLY WITHIN M-1 ZONING DISTRICT SHALL NOT BE PERMITTED. ALL USES PERMITTED AS A MATTER OF RIGHT IN THE POR, B-1 AND M-1 DISTRICTS, AS PER PETITIONER'S PDP EXHIBIT 78, WITHOUT REGARD TO ANY LIMITATIONS OR RESTRICTIONS ON RETAIL OR PERSONAL SERVICE USES OTHERWISE PERMITTED IN SUCH DISTRICTS; FAST FOOD, CONVENIENCE STORES, COUNTRY CLUBS AND GOLF COURSES, MOVIE THEATERS, LEGITIMATE THEATERS AND 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

THE FOLLOWING ADDITIONAL USES NOT REFERRED TO OR INCLUDED IN THE ABOVE USES, WHICH ARE ALLOWED BY SPECIAL EXCEPTION IN THE POR, B-1 AND M-1 DISTRICTS. WILL BE PERMITTED AS A MATTER OF RIGHT IN THE EMPLOYMENT LAND USE AREAS. AND ARE SPECIFICALLY APPROVED BY THE PLANNING BOARD ON THIS AMENDED COMPREHENSIVE SKETCH PLAN, PROVIDED, HOWEVER, THAT QUARRIES, TEMPORARY WRECKED VEHICLE STORAGE AND YARD WASTE SHALL NOT BE ALLOWED:

- PUBLIC SCHOOL BUILDINGS-TEMPORARY CONVERSION TO OTHER USES
- THEATERS, LEGITIMATE AND DINNER
- PUBLIC UTILITY USES, LIMITED TO THE FOLLOWING: UTILITY SUBSTATIONS, ABOVE GROUND PIPELINES, PUMPING STATIONS, TELEPHONE STATIONS, AND TELEPHONE EXCHANGES, BUT NO STAND-ALONE COMMERCIAL COMMUNICATIONS TOWERS.

THE FOLLOWING USE RESTRICTIONS ALSO APPLY:

- NO MORE THAN 15% OF THE TOTAL EMPLOYMENT LAND USE AREA MAY BE DEVOTED TO WAREHOUSE AND LIGHT MANUFACTURING USES. CEMETERIES, MAUSOLEUMS & CREMATORIUMS ARE NOT PERMITTED • A MAXIMUM OF ONE GASOLINE SERVICE STATION IS PERMITTED. THE GASOLINE SERVICE STATION MAY INCLUDE A CAR WASH, CAR REPAIR FACILITIES AND/OR CONVENIENCE STORE FOOD
- NO SINGLE RETAIL CENTER SHALL CONTAIN MORE THAN 150,000 SQUARE FEET OF GROSS FLOOR AREA DESIGNATED FOR USE BY RETAIL AND PERSONAL SERVICE BUSINESSES. DESIGNATED RETAIL CENTERS MAY INCLUDE RETAIL STORES, PERSONAL SERVICE ESTABLISHMENTS, AND SIMILAR USES, AS WELL AS FAST FOOD RESTAURANTS AND A GASOLINE SERVICE STATION; HOWEVER FOR ALL RETAIL CENTERS THE TOTAL SQUARE FOOT AREA WHICH MAY BE USED FOR RETAIL AND PERSONAL SERVICE BUSINESS SHALL NOT EXCEED 181,590 (300 SQUARE FEET PER GROSS ACRE). NO INDIVIDUAL RETAIL ESTABLISHMENT WITHIN THE MXD-3 DISTRICT SHALL HAVE A GROSS FLOOR AREA GREATER THAN 65.000 SQUARE FEET. RETAIL AND PERSONAL SERVICES AND OTHER ALLOWED USES, SUCH AS RESTAURANTS AND A GASOLINE SERVICE STATION MAY ALSO BE LOCATED WITHIN OTHER DESIGNATED EMPLOYMENT AREAS OUTSIDE OF A RETAIL CENTER.

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

NO COVERAGE REQUIREMENT IS IMPOSED IN EMPLOYMENT LAND USE AREAS.

 $\frac{\text{FLOOR AREA RATIO (FAR)}}{\text{OVERALL LIMIT IS } 0.35 \text{ CALCULATED ON THE TOTAL ACREAGE FOR ALL EMPLOYMENT LAND USE AREAS.}}$

SETBACKS (ALSO SEE "PROJECT BOUNDARY SETBACKS")

LOCATION PLAN

- 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

SCALE: 1"=400'

O.S. LOT I

(T) = TRANSIT STOP/BUS SHELTER

PARCEL

- 10' FROM ANY OTHER PROPERTY LINE
- 15' TO PUBLIC RIGHT-OF-WAY OF MAPLE LAWN BOULEVARD (EXCEPT FOR PARALLEL PARKING ADJACENT TO ROADWAY)
- 10' TO ANY OTHER PROPERTY OR BOUNDARY LINE (EXCEPT FOR PARALLEL PARKING ADJACENT TO ROADWAY, OR WHERE A PARCEL LINE LIES WITHIN A USE-IN-COMMON PARKING AREA SERVING MULTIPLE PARCELS.)
- 20' TO PROJECT BOUNDARY LINE ALONG JOHNS HOPKINS OR ROUTE 216

STRUCTURES MAY BE LOCATED ANYWHERE WITHIN SETBACK AREAS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING

EXCEPT FOR THE FOLLOWING, SECTION 128.A.1 APPLIES:

- A. BAY WINDOWS, EAVES, FRENCH BALCONIES, PORTICOS, CORNICES, AWNINGS, SIGNS, AND SIMILAR ARCHITECTURAL ELEMENTS MAY ENCROACH FULLY INTO ANY
- B. ARCADES MAY ENCROACH INTO ANY SETBACK TO WITHIN 1' OF THE PROPERTY LINE. WHERE SUCH ARCADES ARE PROPOSED, THE FRONT FAÇADE MAY ALIGN, VERTICALLY, WITH THE FRONT OF THE ARCADE, THEREBY REDUCING THE REQUIRED FRONT SETBACK ACCORDINGLY. AN ARCADE IS AN ARCHED BUILDING, OR PORTION OF A BUILDING, OR GALLERY OFTEN COVERED WITH A ROOF STRUCTURE OR BUILDING SUPPORTED BY A SERIES OF ARCHES AND/OR COLUMNS ON PIERS.

a. A MINIMUM OF FIVE PARKING SPACES SHALL BE PROVIDED FOR EACH 1,000 SQUARE FEET OF NET LEASABLE AREA DEVOTED TO COMMERCIAL RETAIL SALES USES. b. A MINIMUM OF 3.3 PARKING SPACES SHALL BE PROVIDED FOR EACH 1,000 SQUARE FEET OF NET LEASABLE AREA THAT IS DEVOTED TO OFFICE OR RESEARCH

- c. NO PARKING REQUIREMENT IS IMPOSED UPON ANY RESTAURANT, COFFEE SHOP OR SIMILAR FACILITY CONSTRUCTED WITHIN BUILDINGS WHICH PRIMARILY SERVES TENANTS AND EMPLOYEES OF SUCH BUILDINGS, OR NEIGHBORING BUILDINGS ACCESSIBLE BY PEDESTRIANS. d. ONE PARKING SPACE SHALL BE PROVIDED FOR EACH BEDROOM CONTAINED WITHIN ANY HOTEL, INN OR SIMILAR FACILITY AND ONE PARKING SPACE SHALL BE
- PROVIDED FOR EACH FIVE EMPLOYEES OF SUCH FACILITY e. ONE PARKING SPACE SHALL BE PROVIDED FOR EACH THREE SEATS WITHIN ANY RESTAURANT, COFFEE SHOP OR SIMILAR FACILITY CONSTRUCTED WITHIN A HOTEL, INN OR SIMILAR FACILITY OR AS A FREESTANDING STRUCTURE AND ONE PARKING SPACE SHALL BE PROVIDED FOR EACH FIVE EMPLOYEES OF ANY SUCH FACILITY. f. ONE PARKING SPACE SHALL BE PROVIDED FOR EACH TWO BEDS IN ANY HOSPITAL OR CLINIC; ONE PARKING SPACE SHALL BE PROVIDED FOR EACH EMPLOYEE ON
- A MAJOR SHIFT; AND EIGHT PARKING SPACES SHALL BE PROVIDED FOR EACH DOCTOR TREATING OUTPATIENTS ON A MAJOR SHIFT. g. INDUSTRIAL USES: 0.5 SPACES PER 1,000 SQUARE FEET OF NET LEASABLE AREA 'FLEX' SPACE (INDUSTRIAL/OFFICE) 2.5 SPACES PER 1,000 SQUARE FEET OF NET LEASABLE AREA

2.0 SPACES PER 1,000 SQUARE FEET OF NET LEASABLE AREA. OTHER INDUSTRIAL RECREATIONAL USES:

HEALTH CLUB SWIMMING POOL, COMMUNITY TENNIS COURT

10.0 SPACES PER 1,000 SQUARE FEET OF NET LEASABLE AREA 1.0 SPACE PER SEVEN PERSONS PERMITTED IN THE POOL AT ONE TIME BY THE DEPT. OF HEALTH

LECTION DISTRICT No. 5

"NET LEASEABLE AREA" IS DEFINED AS 90% OF THE GROSS FLOOR AREA (AFTER DEDUCTING ANY FLOORS DEVOTED TO STORAGE AND COMMON USES), UNLESS A MORE PRECISE VALUE IS DETERMINED BY REDUCING THE GROSS FLOOR AREA BY AREAS DEVOTED TO PARKING, VEHICULAR CIRCULATION, OFFICE BUILDING STORAGE AREAS, EQUIPMENT AND MECHANICAL ROOMS/AREAS, LOCKER AND SHOWER FACILITIES, ENTRANCE FOYERS/ATRIA, AND SIMILAR AREAS. REQUIRED MINIMUM PARKING FOR ALL SUCH COMMERCIAL AND EMPLOYMENT USES SHALL BE MET OFF-STREET. ADDITIONAL PARKING MAY BE ACCOMMODATED ON-STREET,

IN PARALLEL PARKING WITHIN PUBLIC ROAD RIGHTS-OF-WAY, PARALLEL SPACES LOCATED ON PAVED AREAS ADJACENT TO PUBLICLY MAINTAINED ROADWAYS OR ORIENTED DIAGONALLY OR AT RIGHT ANGLES TO SUCH ROADWAYS, IN AND/OR OUT OF THE PUBLIC R/W.

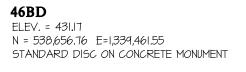
REDUCTIONS IN PARKING REQUIREMENTS ARE PERMITTED PURSUANT TO THE HOWARD COUNTY ZONING REGULATIONS SECTIONS 133.D.8 (PARKING STUDIES), 133.E.1 (SHARED PARKING) AND 133.E.2 (TRIP REDUCTION PLANS).

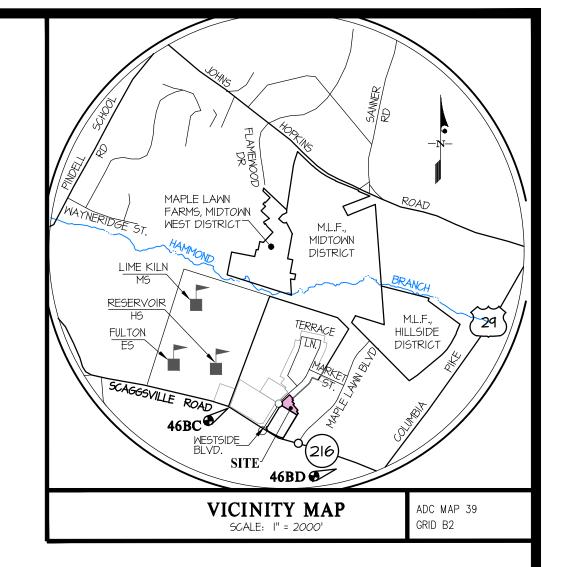
HOWARD COUNTY CONTROL NAD83 HORIZONTAL DATA & NVD88 VERTICAL DATA

ELEV. = 472.16

N = 539,925.13 E=1,337,205.77 STANDARD DISC ON CONCRETE MONUMENT

ELEV. = 431.17





DPZ File Numbers		Parcel Area (ac. /s.f.)		Gross Floor Area (s.f.)	F.A.R.	
SDP-04-44 (Office Bldg.1)	Business	4.40	191,550	93,945	0.49	
SDP04-96 (Retail Bldg. 1 and Bank)	Business	3.17	137,933	24,088	0.17	
SDP-05-08 (Retail Bldg.2 and Gas Station)	Business	3.20	139,520	22,218	0.16	
SDP-05-36 (Office Bldg.2, Par. C-24)	Business	3.99	173,818	93,945	0.54	
SDP-05-47 (Office Bldg.3, Par. C-21 and Bank, Par. C-22)	Business	5.58	243,230	123,740	0.51	
SDP-06-67 (Office Bldg.4, Par. C-23)	Business	3.49	152,117	100,288	0.66	
SDP-06-148 (Medical and Office Buildings)	Midtown	8.54	371,950	127,186	0.34	
SDP-07-02 (Bank, School, Retail & Restaurant)	Midtown	7.36	320,659	47,133	0.15	
SDP-08-56 (Harris Teeter Grocery Store, Par. B6)	Westside	4.24	184,615	49,815	0.27	
SDP-08-058 (Bank, Parcel B-11) voided, see SDP-20-038	Westside					
SDP-08-114 (Parcels B-7 thru B-10 and B-22 & B-26)	Westside	6.51	283,685	58,574	0.21	
SDP-09-060 (Parcels B- <mark>13</mark> thru B-17)	Westside	17.06	743,157	210,100	0.28	
SDP-10-002 (Office Bldg.2A, Par. C-25)	Business	1.54	66,954	34,375	0.51	
SDP-10-067 (Bldg.7, Parcel B-18 & Bldg-8, Parcel B-19)	Westside	2.81	122,406	17,192	0.14	
SDP-12-059 (Office Bldg.6, Parcel C-28)	Business	6.00	261,261	139,421	0.53	
SDP-14-007 (Office Bldg.8, Parcel C-29)	Business	5.73	249,400	130,629	0.52	
SDP-16-011 (Office Bldg.10, Parcel C-22)	Business	4.35	189,537	104,412	0.55	
SDP-16-048 (Office Bldg. 9, Parcel C-33)	Business	3.97	172,926	102,263	0.59	
SDP-16-007 (Hotel Bldg.14 & Office Bldg.15)	Westside	3.63	158,063	108,667	0.69	
SDP-17-011 (Bldgs. 12a & 12b) not built, see SDP-21-053	Westside	0.00				
SDP-17-026 (Bldg.9 & Bldg.10)	Westside	2.59	112,996	20,258	0.18	
SDP-18-051 (Office Bldg.7, Parcel C-34)	Business	4.68	204,025	115,420	0.57	
SDP-20-038 (Restaurant, Parcel B-11)	Westside	0.80	34,895	4,021	0.12	
SDP-21-053, this SDP (Office Bldg.12, Parcels B-29 & B-30)	Westside	1.55	67,385	38,067	0.56	
Employment Area Recorded as Road R/W		13.28	578,314	0	0.00	
Running Sub-total		118.47	5,160,396	1,765,757	0.34	
Total Area Allowed to be Recorded as Employment		122.00		1,860,012	0.35	
TOTAL REMAINING EMPLOYMENT AREA (acres)		3.53				

A TOTAL OF 502 PARKING SPACES ARE PROVIDED ON PARCELS B-29, B-30, C-24, AND C-25, WHICH SHALL BE SHARED AMONG OFFICE BUILDING No. 12 AND THE EXISTING OFFICE BUILDINGS Nos. 2 & 2A. THESE THREE OFFICE BUILDINGS REQUIRE A TOTAL OF 498 SPACES. SEE SHEET 4 FOR PARKING TABULATION / ANALYSIS.

SHEET INDEX

- I. COVER SHEET 2. SITE DEVELOPMENT PLAN
- 3. PAVING DELINEATION PLAN / DEMOLITION PLAN AND SITE DETAILS
- 4. SHARED PARKING ANALYSIS and HARDSCAPE GRADING DETAIL 5. SEDIMENT CONTROL PLAN

10. LANDSCAPE NOTES and DETAILS

- 6. SEDIMENT CONTROL NOTES and DETAILS 7. STORM DRAIN DRAINAGE AREA MAP
- 8. UTILITY PROFILES 9. LANDSCAPE PLAN

	ADDRESS and PERMIT IN	FORMATION CHART
ING ADDRESS.	BUILDING No.12	8155 WESTSIDE BOULEVARD

SUBDIVISION NAME: MAPLE LAWN FARMS		SECTION/AREA WESTSIDE DISTRICT/AREA I			PARCEL B-29 & B-30	
PLAT Nos. 20773-20774 & 24247-242-	ZONE 48 RR-MXD-3	TAX MAP	BL <i>OC</i> 3 \$ 4	LLLO. DIST.		CENSUS TRACT 6051.02
WATER CODE: E21		SEWER CODE: 1695000				
		COALE			70NINO	0 W FUE N.

PLANNING ENGINEERING SURVEYING 3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM

DATE REVISION

G&R WESSEL, LLC. (Owner/Developer of Parcel B-29 & B-30) SUITE 300 WOODHOLME CENTER 1829 REISTERSTOWN RD BALTIMORE, MD 21208 ATTN: MARK BENNETT 410-484-8400

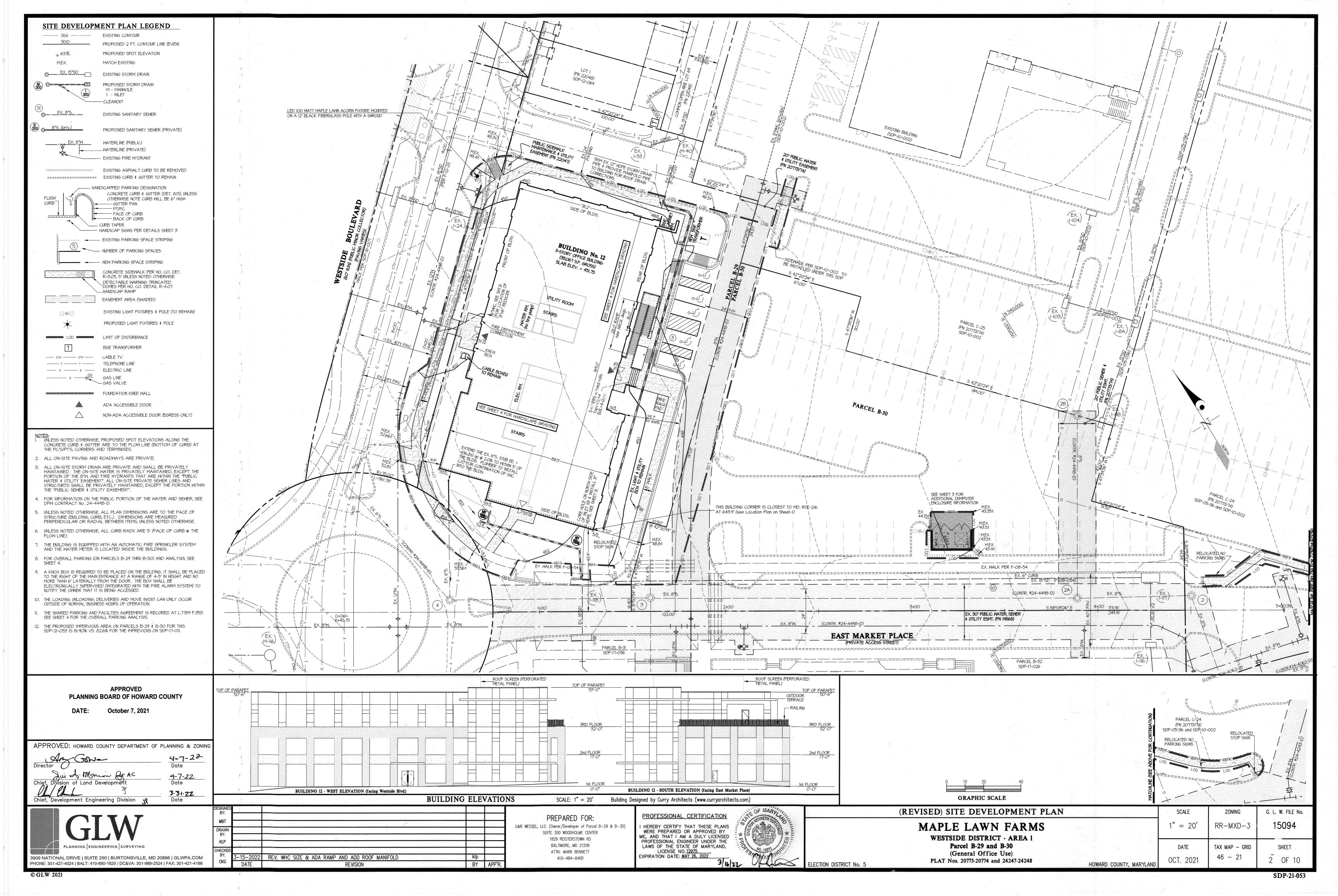
PREPARED FOR:

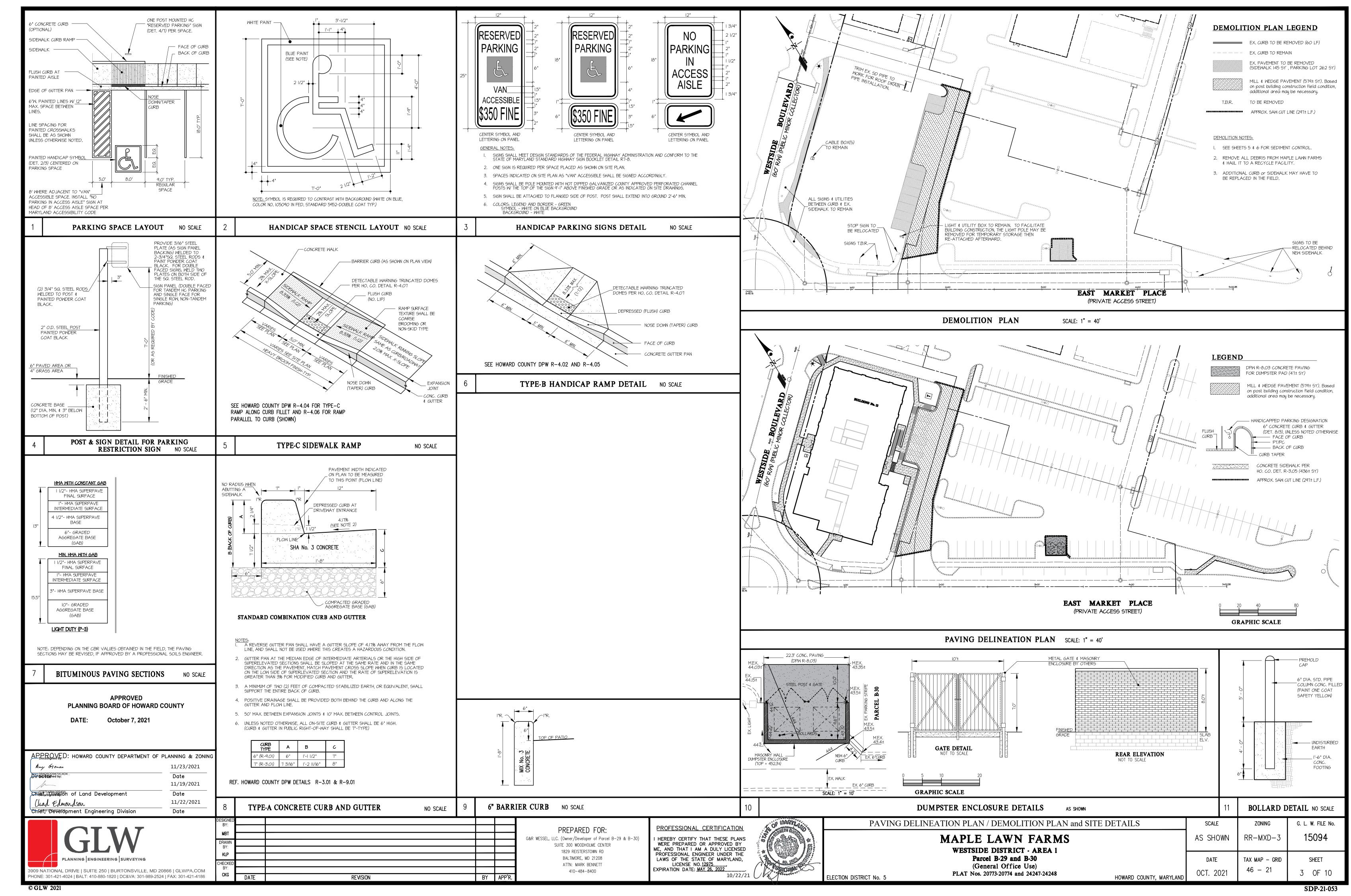
PROFESSIONAL CERTIFICATION HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975 EXPIRATION DATE: MAY 26, 2022 10/22/21

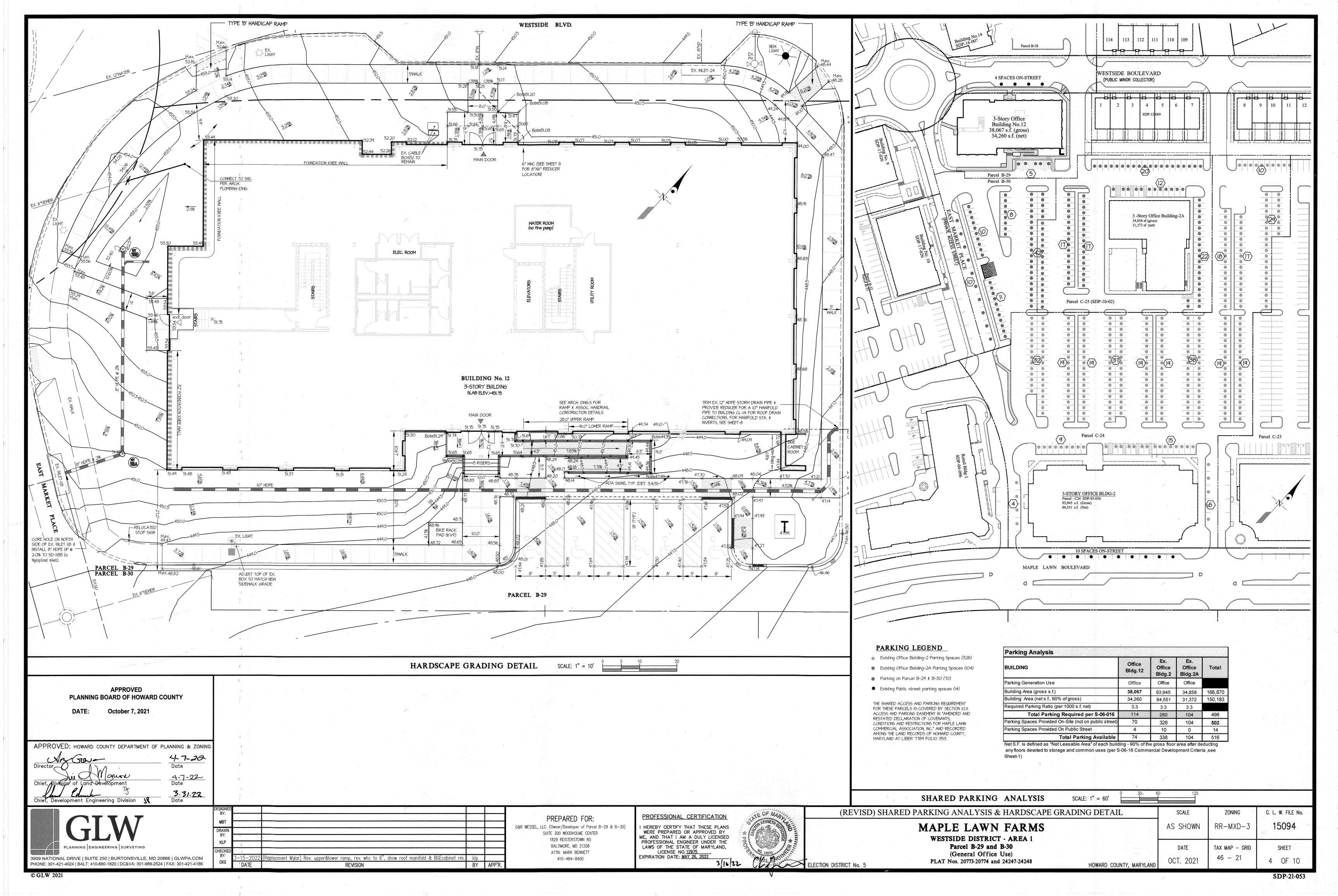


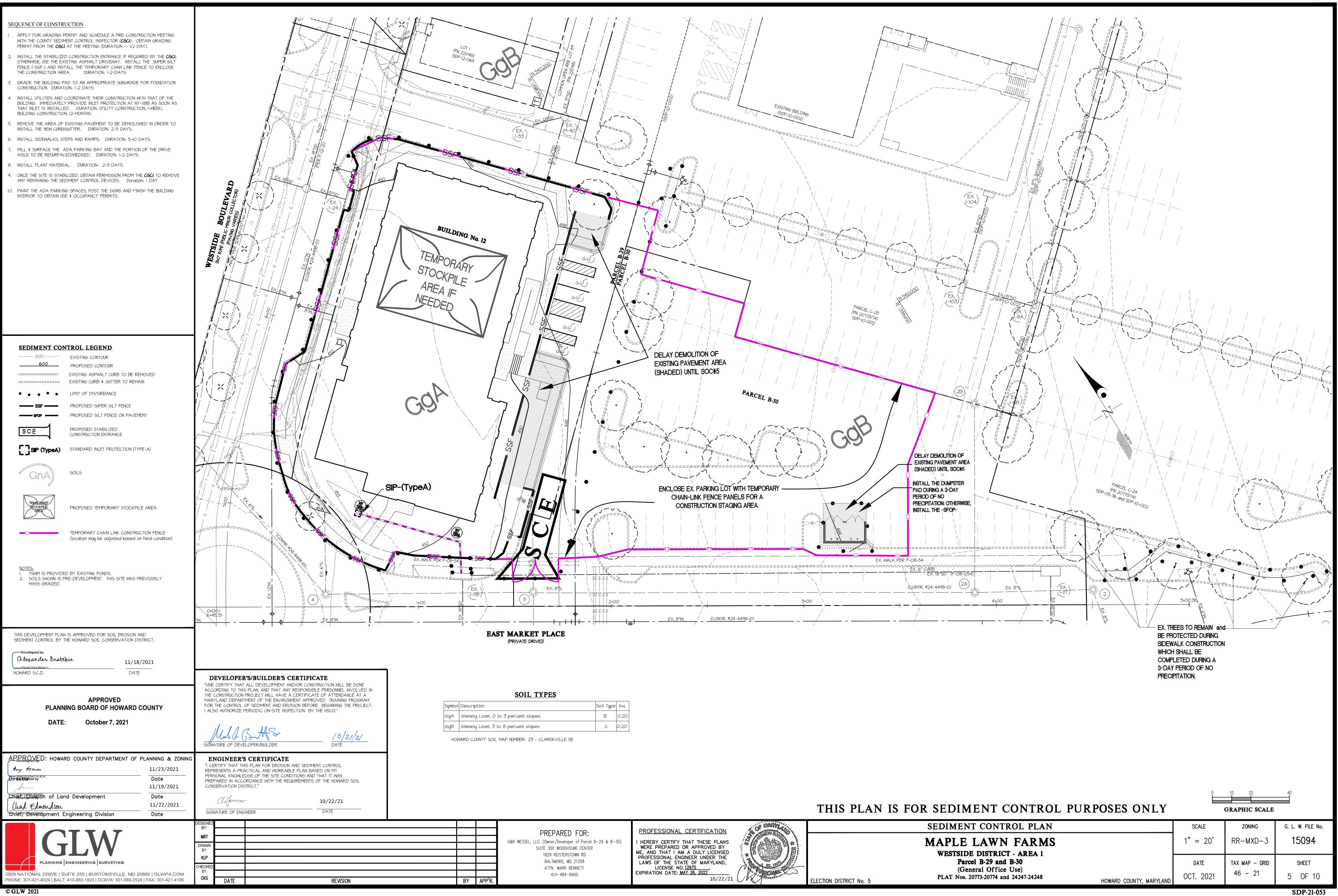
WESTSIDE DISTRICT - AREA 1 Parcel B-29 and B-30 (General Office Use) PLAT Nos. 20773-20774 and 24247-24248

COVER SHEET G. L. W. FILE No. MAPLE LAWN FARMS AS SHOWN RR-MXD-3SHEET TAX MAP - GRID OCT. 2021 OF 10 HOWARD COUNTY, MARYLAND









DocuSign Envelope ID: 446C0D03-DCCF-4D2C-B6DC-64962062292B SPECIFICATIONS FOR SOIL NG, AND SOIL AMENDMENTS NOITIN SUSTAIN ADEQUATE VEGETATIVE STABILIZATION.

B-4-2 STANDARD AND PREPARATION, TOPSOILIN
DEFINITION THE PROCESS OF PREPARING THE SOILS TO SU
<u>PURPC</u> TO PROVIDE A SUITABLE SOIL MED
<u>CONDITIONS WHERE F</u> WHERE VEGETATIVE STABILIZAT
<u>CRITER</u>
SOIL PREPARATION 1. TEMPORARY STABILIZATION
a. SEEDBED PREPARATION CONSISTS OF LOOSENING MEANS OF SUITABLE AGRICULTURAL OR CONSTR CHISEL PLOWS OR RIPPERS MOUNTED ON CONS' LOOSENED, IT MUST NOT BE ROLLED OR DRAGG CONDITION. SLOPES 3:1 OR FLATTER ARE TO BE
CONDITION. SLOPES 3:1 OR FLATTER ARE TO BE THE CONTOUR OF THE SLOPE. b. APPLY FERTILIZER AND LIME AS PRESCRIBED ON C. INCORPORATE LIME AND FERTILIZER INTO THE TEMPORATE LIME AND FERTILIZER LIM
OTHER SUITABLE MEANS. 2. PERMANENT STABILIZATION
 a. A SOIL TEST IS REQUIRED FOR ANY EARTH DIST SOIL CONDITIONS REQUIRED FOR PERMANENT VE I. SOIL PH BETWEEN 6.0 AND 7.0.
II. SOLUBLE SALTS LESS THAN 500 PARTS PER III. SOIL CONTAINS LESS THAN 40 PERCENT CLA
(GREATER THAN 30 PERCENT SILT PLUS CLAY MODERATE AMOUNT OF MOISTURE. AN EXCEPT SANDY SOIL (LESS THAN 30 PERCENT SILT PL
IV. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGAI V. SOIL CONTAINS SUFFICIENT PORE SPACE TO
 APPLICATION OF AMENDMENTS OR TOPSOIL IS R ABOVE CONDITIONS.
 c. GRADED AREAS MUST BE MAINTAINED IN A TRU APPROVED PLAN, THEN SCARIFIED OR OTHERWIS d. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE
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AND BRANCHES, AND READY THE AREA FOR SE DRAGGING WITH A HEAVY CHAIN OR OTHER EQU CONDITIONS WILL NOT PERMIT NORMAL SEEDBED WITH TRACKED EQUIPMENT LEAVING THE SOIL IN
RUNNING PARALLEL TO THE CONTOUR OF THE S LOOSE AND FRIABLE. SEEDBED LOOSENING MAY
B. TOPSOILING1. TOPSOIL IS PLACED OVER PREPARED SUBSOIL F VEGETATION. THE PURPOSE IS TO PROVIDE A SI
SOILS OF CONCERN HAVE LOW MOISTURE CONTE TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL 2. TOPSOIL SALVAGED FROM AN EXISTING SITE MA
AS SET FORTH IN THESE SPECIFICATIONS. TYPIC FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE SOIL SURVEY PUBLISHED BY USDA—NRCS.
 TOPSOILING IS LIMITED TO AREAS HAVING 2:1 C THE TEXTURE OF THE EXPOSED SUBSOIL/PAREN VEGETATIVE GROWTH.
 b. THE SOIL MATERIAL IS SO SHALLOW THAT THE SUPPORT PLANTS OR FURNISH CONTINUING SUP c. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS
4. AREAS HAVING SLOPES STEEPER THAN 2:1 REQ
5. TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS a. TOPSOIL MUST BE A LOAM, SANDY LOAM, CLAY LOAMY SAND. OTHER SOILS MAY BE USED IF RESCIENTIST AND APPROVED BY THE APPROPRIATION.
SCIENTIST AND APPROVED BY THE APPROPRIATI A MIXTURE OF CONTRASTING TEXTURED SUBSOIL BY VOLUME OF CINDERS, STONES, SLAG, COARS OR OTHER MATERIALS LARGER THAN 1.5 INCHES
b. TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OF QUACK GRASS, JOHNSON GRASS, NUT SEDGE, F
c. TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECONSUL SCIENTIST AND APPROVED BY THE APPROPRIED OF NATURAL TOPSOIL.
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C. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIF 1. SOIL TESTS MUST BE PERFORMED TO DETERMINI
FOR BOTH LIME AND FERTILIZER ON SITES HAVI SOIL ANALYSIS MAY BE PERFORMED BY A RECC SOIL SAMPLES TAKEN FOR ENGINEERING PURPOS ANALYSES.
 FERTILIZERS MUST BE UNIFORM IN COMPOSITION APPLICATION BY APPROPRIATE EQUIPMENT. MAN PRIOR APPROVAL FROM THE APPROPRIATE APPI DELIVERED TO THE SITE FULLY LABELED ACCOR!
THE NAME, TRADE NAME OR TRADEMARK AND N 3. LIME MATERIALS MUST BE GROUND LIMESTONE (EXCEPT WHEN HYDROSEEDING) WHICH CONTAINS
OXIDE PLUS MAGNESIUM OXIDE). LIMESTONE MUS LEAST 50 PERCENT WILL PASS THROUGH A #10 PASS THROUGH A #20 MESH SIEVE. 4. LIME AND FERTILIZER ARE TO BE EVENLY DISTR 5 INCHES OF SOIL BY DISKING OR OTHER SUITA
5 INCHES OF SOIL BY DISKING OR OTHER SUITA HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS RATE OF 4 TO 8 TONS/ACRE (200-400 POUND PLACEMENT OF TOPSOIL.
APPI
PLANNING BOARD (
DATE: Octob
APRROVED: HOWARD COUNTY DE
Amy 61 on an Dir 584D5DD9470C4D4 Dir 58C15Mned by:
Chier is the last of Land Developmen
Charles Bevelopment Engineering Div
Sillor, Development Engineering DIV
(† I .V
PLANNING ENGINEERING \$
3909 NATIONAL DRIVE SUITE 250 BURT PHONE: 301-421-4024 BALT: 410-880-1820 DO

	THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEC	
	TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE CONDITIONS WHERE PRACTICE APPLIES WHERE VEGETATIVE STARBUTATION IS TO BE ESTABLE	
	WHERE VEGETATIVE STABILIZATION IS TO BE ESTABL <u>CRITERIA</u>	JISHED.
	SOIL PREPARATION TEMPORARY STABILIZATION	
a. b.	SEEDBED PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT, CHISEL PLOWS OR RIPPERS MOUNTED ON CONSTRUCTION EQUIPMENT, LOOSENED, IT MUST NOT BE ROLLED OR DRAGGED SMOOTH BUT LEFT CONDITION. SLOPES 3:1 OR FLATTER ARE TO BE TRACKED WITH RIDGE THE CONTOUR OF THE SLOPE. APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS. INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES COTHER SUITABLE MEANS.	SUCH AS DISC HARROW . AFTER THE SOIL IS T IN THE ROUGHENED SES RUNNING PARALLEL
	PERMANENT STABILIZATION A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRE SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHM I. SOIL PH BETWEEN 6.0 AND 7.0.	ES OR MORE. THE MINIM MENT ARE:
	II. SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM). III. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE C MODERATE AMOUNT OF MOISTURE. AN EXCEPTION: IF LOVEGRASS WE SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE IV. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT.	APACITY TO HOLD A MLL BE PLANTED, THEN ACCEPTABLE. HT.
	APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON—SITE ABOVE CONDITIONS. GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE	
	APPROVED PLAN, THEN SCARIFIED OR OTHERWISE LOOSENED TO A D APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OF RESULTS OF A SOIL TEST.	EPTH OF 3 TO 5 INCHE
	MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY D MEANS. RAKE LAWN AREAS TO SMOOTH THE SURFACE, REMOVE LAR AND BRANCHES, AND READY THE AREA FOR SEED APPLICATION. LOC DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO ROUGHEN CONDITIONS WILL NOT PERMIT NORMAL SEEDBED PREPARATION. TRAC WITH TRACKED EQUIPMENT LEAVING THE SOIL IN AN IRREGULAR CON RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE. LEAVE THE TO LOOSE AND FRIABLE. SEEDBED LOOSENING MAY BE UNNECESSARY OF	GE OBJECTS LIKE STON DSEN SURFACE SOIL BY THE SURFACE WHERE KK SLOPES 3:1 OR FLA' DITION WITH RIDGES DP 1 TO 3 INCHES OF S
<u>B.</u> 1.	TOPSOILING TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHM VEGETATION. THE PURPOSE IS TO PROVIDE A SUITABLE SOIL MEDIUM SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT L TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.	FOR VEGETATIVE GROV
2.	TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SC SOIL SURVEY PUBLISHED BY USDA—NRCS. TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WAS A SOURCE OF THE PROVIDED BY USDA—NRCS.	TOPSOIL TO BE SALVA DIL PROFILE SECTION IN
a. b. c.	THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT VEGETATIVE GROWTH. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AT THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO	ADEQUATE TO PRODUCE T DEEP ENOUGH TO AND PLANT NUTRIENTS. PLANT GROWTH.
d. 4. 5.	THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FE AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIC TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST MEET	DERATION AND DESIGN.
-		SANDY CLAY LOAM, OR AGRONOMIST OR SOIL ITY. TOPSOIL MUST NO IN LESS THAN 5 PERCE
	TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCI QUACK GRASS, JOHNSON GRASS, NUT SEDGE, POISON IVY, THISTLE,	OR OTHERS AS SPECIFI
6.	TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUI SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AU LIEU OF NATURAL TOPSOIL. TOPSOIL APPLICATION	THORITY, MAY BE USEC
b.	EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED UNIFORMLY DISTRIBUTE TOPSOIL IN A 5 TO 8 INCH LAYER AND LIGHTHICKNESS OF 4 INCHES. SPREADING IS TO BE PERFORMED IN SUCH OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PRANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING MUST BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPOCKETS. TOPSOIL MUST NOT BE PLACED IF THE TOPSOIL OR SUBSOIL IS IN A CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDIBE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.	TLY COMPACT TO A MIL A MANNER THAT SODI EPARATION AND TILLAG OR OTHER OPERATIONS PRESSIONS OR WATER FROZEN OR MUDDY
<u>C.</u> 1.	SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS) SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS	AND APPLICATION RAT S OF 5 ACRES OR MOR
2.	SOIL ANALYSIS MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE US ANALYSES. FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND APPLICATION BY APPROPRIATE EQUIPMENT. MANURE MAY BE SUBSTITIVE PRIOR APPROVAL FROM THE APPROPRIATE APPROVAL AUTHORITY. FEDELIVERED TO THE SITE FULLY LABELED ACCORDING TO THE APPLICATION THE NAME, TRADE NAME OR TRADEMARK AND WARRANTY OF THE PILIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURN'	COMMERCIAL LABORATO SED FOR CHEMICAL SUITABLE FOR ACCURA TUTED FOR FERTILIZER ERTILIZERS MUST ALL B ABLE LAWS AND MUST RODUCER. I LIME MAY BE SUBSTI
4.	EXCEPT WHEN HYDROSEEDING) WHICH CONTAINS AT LEAST 50 PERCE OXIDE PLUS MAGNESIUM OXIDE). LIMESTONE MUST BE GROUND TO SULFAST 50 PERCENT WILL PASS THROUGH A #100 MESH SIEVE AND SPASS THROUGH A #20 MESH SIEVE. LIME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPOSINCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. WHERE HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIRATE OF 4 TO 8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE PLACEMENT OF TOPSOIL.	JCH FINENESS THAT AT 18 TO 100 PERCENT WI PRATED INTO THE TOP THE SUBSOIL IS EITHER MESTONE AT THE AT T
	APPROVED PLANNING BOARD OF HOWARD 0 DATE: October 7, 2021	COUNTY
	PPROVED: HOWARD COUNTY DEPARTMENT OF	
ı	Amy 61 on an	11/23/2021 Date 11/19/2021
- (Fig. 15. 16. 16. 16. 16. 16. 16. 16. 16. 16. 16	Date 11/22/2021
	(had Edmondson hter; Preverence Engineering Division	Date
	GLW	
	PLANNING ENGINEERING SURVEYING	

B-4-4 STANDARDS AND SPECIFICATIONS B-4-3 STANDARDS AND SPECIFICATIONS FOR FOR TEMPORARY STABILIZATION SEEDING and MULCHING DEFINITION THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER. TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.

CONDITIONS WHERE PRACTICE APPLIES

UNDER ACTIVE GRADING.

<u>CRITERIA</u>

EED 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. SEED TAGS MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY TYPE OF SEED AND SEEDING RATE.

MULCH ALONE MAY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES

FOR THE SPECIES. INOCULANTS MUST NOT BE USED LATER THAN THE DATE

INDICATED ON THE CONTAINER ADD FRESH INOCULANTS AS DIRECTED ON THE

T IS VERY IMPORTANT TO KEEP INOCULANT AS COOL AS POSSIBLE UNTIL USE

PACKAGE, USE FOUR TIMES THE RECOMMENDED RATE WHEN HYDROSEEDING, NOTE

TEMPERATURES ABOVE 75 TO 80 DEGREES FAHRENHEIT CAN WEAKEN BACTERIA AND

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.

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

INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED ON

TEMPORARY SEEDING TABLE B.1, PERMANENT SEEDING TABLE B.3, OR

WEIGHTED ROLLER TO PROVIDE GOOD SEED TO SOIL CONTACT.

DRILL OR CULTIPACKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER

APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY

HALF THE SEEDING RATE IN EACH DIRECTION. ROLL THE SEEDED AREA WITH A

CULTIPACKING SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A FASHIO

AS TO PROVIDE AT LEAST 1/4 INCH OF SOIL COVERING. SEEDBED MUST BE

APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY

IF FERTILIZER IS BEING APPLIED AT THE TIME OF SEEDING, THE APPLICATION

RATES SHOULD NOT EXCEED THE FOLLOWING: NITROGEN, 100 POUNDS PER ACRE

TOTAL OF SOLUBLE NITROGEN; P205 (PHOSPHOROUS), 200 POUNDS PER ACRE;

i. LIME: USE ONLY GROUND AGRICULTURAL LIMESTONE (UP TO 3 TONS PER ACRE

MAY BE APPLIED BY HYDROSEEDING). NORMALLY, NOT MORE THAN 2 TONS ARE

APPLIED BY HYDROSEEDING AT ANY ONE TIME. DO NOT USE BURNT OR HYDRATEI

iii. MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT

STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND

REASONABLY BRIGHT IN COLOR. STRAW IS TO BE FREE OF NOXIOUS WEED SEEDS A: SPECIFIED IN THE MARYLAND SEED LAW AND NOT MUSTY, MOLDY, CAKED, DECAYED, OR EXCESSIVELY DUSTY. NOTE: USE ONLY STERILE STRAW MULCH IN AREAS WHERE

WOOD CELLULOSE FIBER MULCH (WCFM) CONSISTING OF SPECIALLY PREPARED WOOD

WCFM IS TO BE DYED GREEN OR CONTAIN A GREEN DYE IN THE PACKAGE

WCFM, INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING

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

WCFM MATERIALS ARE TO BE MANUFACTURED AND PROCESSED IN SUCH A

MULCH MATERIAL MUST FORM A BLOTTER-LIKE GROUND COVER, ON

AND MUST COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL WITHOUT INHIBITING THE GROWTH OF THE GRASS SEEDLINGS.

. WCFM MUST CONFORM TO THE FOLLOWING PHYSICAL REQUIREMENTS: FIBER

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

SURFACE IS NOT EXPOSED. WHEN USING A MULCH ANCHORING TOOL, INCREASE THE

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

ATTAIN A MIXTURE WITH A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER

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

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

LOPES WHERE EQUIPMENT CAN OPERATE SAFELY. IF USED ON SLOPING LAND,

. 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

SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRO—TACK), DCA—70, PETROSET, TERRA TAX II, TERRA MANUFACTURER. APPLICATION OF LIQUID BINDERS

ASPHALT BINDERS IS STRICTLY PROHIBITED.

iv. LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH

ACCORDING TO MANUFACTURER RECOMMENDATIONS. NETTING IS USUALLY AVAILABLE IN ROLLS 4 TO 15 FEET WIDE AND 300 TO 3,000 FEET LONG.

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS

A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OI

REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE

CATCHES MULCH, SUCH AS IN VALLEYS AND ON CRESTS OF BANKS. USE OF

11/18/2021

10/22/21

REVISION

A MULCH ANCHORING TOOL IS A TRACTOR DRAWN IMPLEMENT DESIGNED TO

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

MULCH TO ACHIEVE A UNIFORM DISTRIBUTION AND DEPTH SO THAT THE SOIL

APPROXIMATELY 10 MILLIMETERS, DIAMETER APPROXIMATELY 1 MILLIMETER, PH RANGE OF 4.0 TO 8.5, ASH CONTENT OF 1.6 PERCENT MAXIMUM AND WATER HOLDING CAPACITY OF 90 PERCENT MINIMUM.

V. WCFM MATERIAL MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT

CONCENTRATION LEVELS THAT WILL BE PHYTO-TOXIC

. APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING.

APPLICATION RATE TO 2.5 TONS PER ACRE

THIS PRACTICE SHOULD FOLLOW THE CONTOUR.

CELLULOSE FIBER PER 100 GALLONS OF WATER.

CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

Olexander Bratchie

CLIFF

DATE

ENGINEER'S CERTIFICATE

NEEDS TO BE HEAVIER AT THE EDGES WHERE WIND

PER 100 GALLONS OF WATER.

APPROPRIATE COLOR TO FACILITATE VISUAL

iv. WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL.

CELLULOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE.

INSPECTION OF THE UNIFORMLY SPREAD SLURRY.

HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES

ONLY IF THE GROUND IS FROZEN. THE APPROPRIATE SEEDING MIXTURE MUST BE

INOCULANTS: THE INOCULANT FOR TREATING LEGUME SEED IN THE SEED MIXTURES

MUST BE A PURE CULTURE OF NITROGEN FIXING BACTERIA PREPARED SPECIFICALLY

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

) MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED LABORATORY. AI

. SEEDING

SPECIFICATIONS

APPLIED WHEN THE GROUND THAWS

FIRM AFTER PLANTING

SEED AND FERTILIZER).

LIME WHEN HYDROSEEDING

<u>MULCHING</u>

HALF THE SEEDING RATE IN EACH DIRECTION.

K20 (POTASSIUM), 200 POUNDS PER ACRE.

MULCH MATERIALS (IN ORDER OF PREFERENCE)

ONE SPECIES OF GRASS IS DESIRED.

TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION. TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS. ONDITIONS WHERE PRACTICE APPLIES EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR PERIOD OF 6 MONTHS OR LESS. FOR LONGER DURATION OF TIME, PERMANENT STABILIZATION TO THE SURFACE OF ALL PERIMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NO PRACTICES ARE REQUIRED.

SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3), AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY BELOW ALONG WITH APPLICATION RATES, SEEDING DATES AND SEEDING DEPTHS. IF THIS SUMMARY IS NOT PLIT ON THE PLAN AND COMPLETED. THEN TABLE B.1 PLUS FERTILIZER AND LIME RATES MUST BE PUT ON THE PLAN. FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES B THE TESTING AGENCY SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING. WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING SEASON, APPLY SEED AND MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION B-4-3.A.1.B AND MAINTAIN UNTIL THE NEXT SEEDING SEASON.

ı	TEMPORARY SEEDING SUMMARY							
l	HARDINESS ZONE: 6b SEED MIXTURE:						LIME RATE	l
	No.	SPECIES	APPLICATION RATE (lb/ac.)	SEEDING DATES	SEEDING DEPTHS	RATE (10-10-10)	LIME IVATE	l
l	1	ANNUAL RYEGRASS	40 lb/ac	Mar. 1 to May 15, Aug. 1 to Oct. 15	0.5 INCHES	436 lb./ac.	2 tons/ac. (90 lb./	l
	2	PEARL MILLET	20 lb/ac	May 16 to July 31	0.5 INCHES	1,000 sf)	1,000 sf)	I
1		·			·			I

B-4-8 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA

A MOUND OR PILE OF SOIL PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SEDIMENT CONTROL MEASURES. TO PROVIDE A DESIGNATED LOCATION FOR THE TEMPORARY STORAGE OF SOIL THAT CONTROLS THE POTENTIAL FOR EROSION, SEDIMENTATION, AND CHANGES TO DRAINAGE CONDITIONS WHERE PRACTICE APPLIES

STOCKPILE AREAS ARE UTILIZED WHEN IT IS NECESSARY TO SALVAGE AND STORE SOIL FOR LATER USE.

THE STOCKPILE LOCATION AND ALL RELATED SEDIMENT CONTROL PRACTICES MUST BE CLEARLY INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN. THE FOOTPRINT OF THE STOCKPILE MUST BE SIZED TO ACCOMMODATE THE ANTICIPATED VOLUME OF MATERIAL AND BASED ON A SIDE SLOPE RATIO NO STEEPER THAN 2:1. BENCHING MUST BE PROVIDED IN ACCORDANCE

WITH SECTION B-3 LAND GRADING RUNOFF FROM THE STOCKPILE AREA MUST DRAIN TO A SUITABLE SEDIMENT CONTROL ACCESS THE STOCKPILE AREA FROM THE UPGRADE SIDE. CLEAR WATER RUNOFF INTO THE STOCKPILE AREA MUST BE MINIMIZED BY USE OF A DIVERSION DEVICE SUCH AS

AN EARTH DIKE, TEMPORARY SWALE OR DIVERSION FENCE. PROVISIONS MUST BE MADE FOR DISCHARGING CONCENTRATED FLOW IN A NON-EROSIVE MANNER. WHERE RUNOFF CONCENTRATES ALONG THE TOE OF THE STOCKPILE FILL, AN APPROPRIATE EROSION/SEDIMENT

CONTROL PRACTICE MUST BE USED TO INTERCEPT THE DISCHARGE. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 3/7 DAY STABILIZATION REQUIREMENT AS WELL AS STANDARD B-4-1 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION. 8. IF THE STOCKPILE IS LOCATED ON AN IMPERVIOUS SURFACE, A LINER SHOULD BE PROVIDED BELOW THE STOCKPILE TO FACILITATE CLEANUP. STOCKPILES CONTAINING

THE STOCKPILE AREA MUST CONTINUOUSLY MEET THE REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION. SIDE SLOPES MUST BE MAINTAINED AT NO STEEPER THAN A 2:1 RATIO, THE STOCKPILE AREA MUST BE KEPT FREE OF FROSION, IF THE VERTICAL HEIGHT OF A STOCKPILE EXCEEDS 20 FEET FOR 2:1 SLOPES 30 FEET FOR 3:1 SLOPES OR 40 FEET FOR 4:

SLOPES, BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-3 LAND GRADING.

CONTAMINATED MATERIAL MUST BE COVERED WITH IMPERMEABLE SHEETING.

STANDARDS AND SPECIFICATIONS FOR DUST CONTROL <u>DEFINITION</u> CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES.

PURPOSE

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

CONDITIONS WHERE PRACTICE APPLIES

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

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.

VEGETATIVE COVER: SEE SECTION B-4-4 TEMPORARY STABILIZATION. TILLAGE: TILL TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT THAT MAY PRODUCE THE DESIRED EFFECT. IRRIGATION: SPRINKLE SITE WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NEEDED. THE

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

/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING

HE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND

PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF

EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE

THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION

10/21/2/

BUILDER'S CERTIFICATE

SIGNATURE OF DEVELOPER/BUILDER

INSPECTION BY THE HSCD.

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS.

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

a. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3) AND BASED ON THE SITE CONDITION OR PURPOSE FOUND ON TABLE B.2. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES,

STREAM BANKS, OR DUNES OR FOR SPECIAL PURPOSES SUCH AS WILDLIFE OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 CRITICAL AREA PLANTING. FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING AGENCY.

d. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0) AT 3

1/2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY. 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

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

KENTUCKY BLUEGRASS/PERENNIAL RYE: FULL SUN MIXTURE: FOR USE IN FULL SUI AREAS WHERE RAPID ÉSTABLISHMENT IS NECESSARY AND WHEN TURF WILL RECEIVE MEDIUM TO INTENSIVE MANAGEMENT. CERTIFIED PERENNIAL RYEGRASS CULTIVARS/CERTIFIED KENTUCKY BLUEGRASS SEEDING RATE: 2 POUNDS MIXTURE PER 000 SQUÁRE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVAR 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 MANAGEMENT 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

KENTUCKY BLUEGRASS/FINE FESCUE: SHADE MIXTURE: FOR USE IN AREAS WITH SHAD IN BLUEGRASS LAWNS. FOR ESTABLISHMENT IN HIGH QUALITY. INTENSIVELY MANAGED TURF AREA. MIXTURE INCLUDES; CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 30 TO 40 PERCENT AND CERTIFIED FINE FESCUE AND 60 TO 70 PERCENT. SEEDING RATE: 1/2 TO 3 POUNDS PER 1000 SQUARE FEET.

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

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

WESTERN MD: MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 1 (HARDINESS ZONES: 5B CENTRAL MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONE: 6E SOUTHERN MD, EASTERN SHORE: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONES: 7A, 7B)

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

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

PERMANENT SEEDING SUMMARY

		EED MIXTURE: #9 (Tall Fescue)	FERTILIZER	l			
No	No.	SPECIES	APPLICATION RATE	SEEDING DATES	SEEDING DEPTHS	RATE (10-20-20)	LIME RATE
	9	*Certified Tall Fescue blend (95% by weight): Falcon IV, Penn 1901 & Rebel Exeda and Certified Kentucky Bluegrass blend (5% by weight): Courtyard, Raven & Yankee	6-8 lb/ 1000 s.f.	Mar. 1 to May 15, Aug. 15 to Oct. 15	1/4 – 1/2 IN.	1.0 lb/ 1000 s.f. (45 lb/acre)	90 lb/ 1000 s.f.
1	* Other cultivars listed as "proven" in the most current UMD TT-77 may also be used						

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

a. CLASS OF TURFGRASS SOD MUST BE MARYLAND STATE CERTIFIED. SOD LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR. SOD MUST BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4 INCH, PLUS OR MINUS 1/4 INCH, AT THE TIME OF CUTTING. MEASUREMENT FOR THICKNESS MUST EXCLUDE TOP GROWTH AND THATCH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE

STANDARD SIZE SECTIONS OF SOD MUST BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON THE UPPER 10 PERCENT OF THE SECTION SOD MUST NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL. SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SO

. SOD INSTALLATION

SCIENTIST PRIOR TO ITS INSTALLATION.

HARDINESS ZONE: 66

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

DT TRANSPLANTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL

PREVENT SLIPPAGE ON SLOPES. ENSURE SOLID CONTACT EXISTS BETWEEN SOD ROOTS AND 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

SOD MAINTENANCE

PREPARED FOR:

G&R WESSEL, LLC. (Owner/Developer of Parcel B-29 & B-30)

SUITE 300 WOODHOLME CENTER

1829 REISTERSTOWN RD

BALTIMORE, MD 21208

ATTN: MARK BENNETT

410-484-8400

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

LICENSE NO. <u>12975</u>

EXPIRATION DATE: MAY 26, 2022

AFTER THE FIRST WEEK, SOD WATERING IS REQUIRED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE CONTENT. 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.

SEDIMENT CONTROL NOTES

A PRE-CONSTRUCTION MEETING MUST OCCUR WITH THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, CONSTRUCTION INSPECTION DIVISION (CID) 410-313-1855 AFTER THE FUTURE LOD AND PROTECTED AREAS ARE MAR CLEARLY IN THE FIELD. A MINIMUM OF 48 HOUR NOTICE TO CID MUST BE GIVEN AT THE FOLLOWING STAGES:

a. PRIOR TO THE START OF EARTH DISTURBANCE.

b. UPON COMPLETION OF THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING,

c. PRIOR TO THE START OF ANOTHER PHASE OF CONSTRUCTION OR OPENING OF ANOTHER PRADITIES. d. PRIOR TO THE REMOVAL OR MODIFICATION OF SEDIMENT CONTROL

OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE. OTHER RELATED STATE AND FEDERAL PERMITS SHALL BE REFERENCED, TO ENSURE COORDINATION AND TO AVOID CONFLICTS WITH THIS PLAN. VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS THERETO. FOLLOWING INITIAL SOIL

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION IS REQUIRED WITHIN THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER, SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED AREAS ON THE PROJECT SITE EXCEPT FOR THOSE AREAS UNDER ACTIVE

7 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE

DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: 3 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER

ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR TOPSOIL (Sec. B-4-2), PERMANENT SEEDING (Sec.B-4-5), TEMPORARY SEEDING (SEC. B-4-4) AND MULCHING (SEC. B-4-3). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES IF THI GROUND IS FROZEN. INCREMENTAL STABILIZATION (SEC. B-4-1) SPECIFICATIONS SHALL BE ENFORCED IN AREAS WITH >15'OF CUT AND/OR FILL. STOCKPILES (SE B-4-8) IN EXCESS OF 20 FT. MUST BE BENCHED WITH STABLE OUTLET. ALL CONCENTRATED FLOW, STEEP SLOPE, AND HIGHLY ERODIBLE AREAS SHALL RECEIVE SOIL STABILIZATION MATTING (SEC. B-4-6).

ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE, AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE CID. SITE ANALYSIS:

TOTAL AREA OF SITE

AREA LOCATION

AREA DISTURBED : 0.80 AC. AREA TO BE ROOFED OR PAVED : 0.59 AC. AREA TO BE VEGETATIVELY STABILIZED : 0.21 AC. * FOR ESTIMATING TOTAL CUT 500 CY* PURPOSES ONLY CONTRACTOR TO TOTAL FILL 500 CY* VERIFY ACTUAL OFF-SITE WASTE/BORROW NONE

: 1.55± AC. (for Parcels B29 & B3

VALUES.

FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE CID. 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:

• INSPECTION DATE • INSPECTION TYPE (ROUTINE, PRE-STORM EVENT, DURING RAIN EVENT)
• NAME AND TITLE OF INSPECTOR • WEATHER INFORMATION (CURRENT CONDITIONS AS WELL AS TIME AND AMOUNT F LAST RECORDED PRECIPITATION) • BRIEF DESCRIPTION OF PROJECT'S STATUS (E.G., PERCENT COMPLETE) AND/OR CURRENT ACTIVITIES

 EVIDENCE OF SEDIMENT DISCHARGES
 IDENTIFICATION OF PLAN DEFICIENCIES
 IDENTIFICATION OF SEDIMENT CONTROLS THAT REQUIRE MAINTENANCE. IDENTIFICATION OF MISSING OR IMPROPERLY INSTALLED SEDIMENT CONTROLS
 COMPLIANCE STATUS REGARDING THE SEQUENCE OF CONSTRUCTION AND STABILIZATION REQUIREMENTS MONITORING / SAMPLING

 MAINTENANCE AND/OR CORRECTIVE ACTION PERFORMED
 OTHER INSPECTION ITEMS AS REQUIRED BY THE GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES (NPDES, MDE). 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.

O. ANY MAJOR CHANGES OR REVISIONS TO THE PLAN OR SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE HSCD PRIOR TO PROCEEDING WITH CONSTRUCTION. MINOR REVISIONS MAY ALLOWED BY THE CID PER THE LIST OF HSCD-APPROVED FIELD CHANGES. DISTURBANCE SHALL NOT OCCUR OUTSIDE THE L.O.D. A PROJECT IS TO BE SEQUENCED SO THAT GRADING ACTIVITIES BEGIN ON ONE GRADING UNIT (MAXIMUM ACREAGE OF 20 AC. PER GRADING UNIT) AT A TIME. WORK MAY PROCEED TO A SUBSEQUENT GRADING UNIT WHEN AT LEAST 50 PERCENT OF THE DISTURBED AREA IN THE PRECEDING GRADING UNIT HAS BEEN STABILIZED AND APPROVED BY THE CID. UNLESS OTHERWISE SPECIFIED AND APPROVED BY HSCD, NO MORE THAN 30 ACRES CUMULATIVELY MAY BE DISTURBED AT A GIVEN TIME.

WASH WATER FROM ANY EQUIPMENT, VEHICLES, WHEELS, PAVEMENT, AND OTHER SOURCES MUST BE TREATED IN A SEDIMENT BASIN OR OTHER APPROVED WASHOUT STRUCTURE.

TOPSOIL SHALL BE STOCKPILED AND PRESERVED ON—SITE FOR REDISTRIBUTION ONTO FINAL GRADE. ALL SILT FENCE AND SUPER SILT FENCE SHALL BE PLACED ON—THE—CONTOUR, AND BE IMBRICATED AT 25'MINIMUM INTERVALS, WITH LOWER ENDS CURLED

STREAM CHANNELS MUST NOT BE DISTURBED DURING THE FOLLOWING RESTRICTED • USE III AND IIIP OCTOBER 1 - APRIL 30 USE IV MARCH 1 — MAY 31

FOR SOIL EROSION AND SEDIMENT CONTROL, AND ASSOCIATED PERMITS SHALL BE ON-SITE AND AVAILABLE WHEN THE SITE IS ACTIVE.

ELECTION DISTRICT No. 5

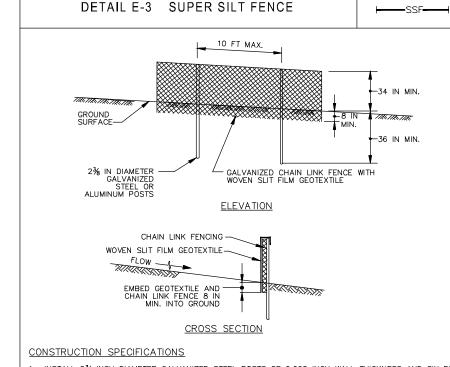
DETAIL B-1 STABILIZED CONSTRUCTION SCE **ENTRANCE** EXISTING PAVEMENT 12×30+ -EARTH FILI MIN. 6 IN OF 2 TO 3 IN AGGREGATE OVER LENGTH AND WIDTH OF ENTRANCE -PIPE (SEE NOTE 6) <u>PROFILE</u> 50 FT MIN. LENGTH * EDGE OF EXISTINGPAVEMENT <u>PLAN VIEW</u>

CONSTRUCTION SPECIFICATIONS PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEI

FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE, PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE, PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT

PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAOTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL



INSTALL 2% INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES

SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8 INCHES INTO THE GROUND.

WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS. EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE.

PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT

GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCING AND GEOTEXTILE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL FROSION AND SEDIMENT CONTROL

2011

STANDARD SYMBOL

2 DF

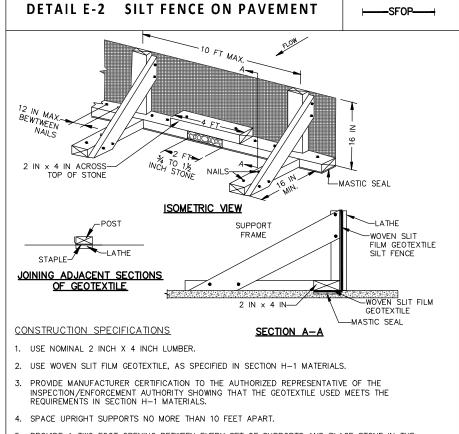
DETAIL E- 9-1 STANDARD INLET PROTECTION DETAIL E- 9-1 STANDARD INLET PROTECTION CONSTRUCTION SPECIFICATIONS TYPE B MAXIMUM DRAINAGE AREA = 1 ACRE . USE WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS. TOP ELEVATION ∠2 IN x 4 IN₁ FRAMING 36 IN TOP ELEVATION LINK FENCE (TYP.) - WOVEN SLIT FILM TYPE A <u>TYPE B</u> ISOMETRIC VIEW EDGE OF ROADWAY OR TOP 6 IN MIN EXCAVATE, BACKFILL AND SECTION FOR TYPE A AND B

. EXCAVATE COMPLETELY AROUND THE INLET TO A DEPTH OF 18 INCHES BELOW THE NOTCH ELEVATION FOR TYPE A, USE NOMINAL 2 INCH X 4 INCH CONSTRUCTION GRADE LUMBER POSTS, DRIVEN 1 FOOT INTO THE GROUND AT EACH CORNER OF THE INLET. PLACE NAIL STRIPS BETWEEN THE POSTS ON THE ENDS OF THE INLET. ASSEMBLE THE TOP PORTION OF THE 2X4 FRAME AS SHOWN. STRETCH ½ INCH GALVANIZED HARDWARE CLOTH TIGHTLY AROUND THE FRAME AND FASTEN SECURELY. FASTEN GEOTEXTILE SECURELY TO THE HARDWARE CLOTH WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND HARDWARE CLOTH A MINIMUM OF 18 INCHES BELOW THE WEIR CREST. THE ENDS OF THE GEOTEXTILE MUST MEET AT A POST, BE OVERLAPPED AND FOLDED, THEN FASTENED TO THE POST. FOR TYPE B, USE 2% INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND 6 FOOT LENGTH, DRIVEN A MINIMUM OF 36 INCHES BELOW THE WEIR CREST AT EACH CORNER OF THE STRUCTURE. FASTEN 9 GAUGE OR HEAVIER CHAIN LINK FENCE, 42 INCHES IN HEIGHT, SECURELY TO THE FENCE POSTS WITH WIRE TIES. FASTEN GEOTEXTILE SECURELY TO THE CHAIN LINK FENCE WITH IES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 18 INCHES BELOW THE WEIR CREST BACKFILL AROUND THE INLET IN LOOSE 4 INCH LIFTS AND COMPACT UNTIL SOIL IS LEVEL WITH THE NOTCH ELEVATION ON THE ENDS AND TOP ELEVATION ON THE SIDES. STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING, IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND

1 DF 2

STANDARD SYMBOL

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL



MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

5. PROVIDE A TWO FOOT OPENING BETWEEN EVERY SET OF SUPPORTS AND PLACE STONE IN THE OPENING OVER GEOTEXTILE.

KEEP SILT FENCE TAUT AND SECURELY STAPLE TO THE UPSLOPE SIDE OF UPRIGHT SUPPORTS. EXTEND GEOTEXTILE UNDER 2x4.

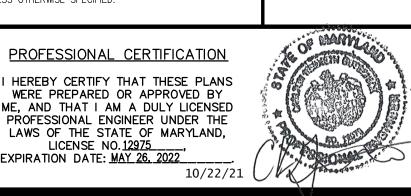
WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, FOLD, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL. ATTACH LATHE. PROVIDE A MASTIC SEAL BETWEEN PAVEMENT, GEOTEXTILE, AND 2x4 TO PREVENT SEDIMENT-LADEN WATER FROM ESCAPING BENEATH SILT FENCE INSTALLATION.

O. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. MAINTAIN WATER TIGHT SEAL ALONG BOTTOM. REPLACE STONE IF DISPLACED.

. SECURE BOARDS TO PAVEMENT WITH 40D 5 INCH MINIMUM LENGTH NAILS.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL 2011

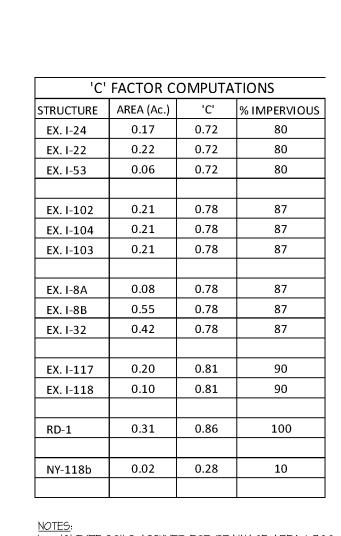
THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY!



MAPLE LAWN FARMS **WESTSIDE DISTRICT - AREA 1** Parcel B-29 and B-30 (General Office Use) PLAT Nos. 20773-20774 and 24247-24248

SEDIMENT CONTROL NOTES and DETAILS G. L. W. FILE No. NO SCALE RR-MXD-3TAX MAP - GRID SHEET OCT. 2021 HOWARD COUNTY, MARYLAND

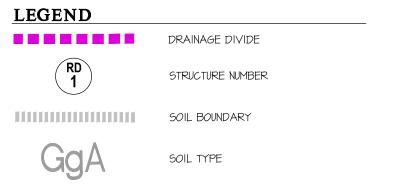
OF 10



NOTES:

I. 'C' TYPE SOILS ASSUMED FOR DRAINAGE AREA 1-300
DUE TO MASS GRADING.

2. 'C' FACTOR FOR EXISTING STRUCTURES TAKEN FROM
APPROVED SDP OR F PLAN.



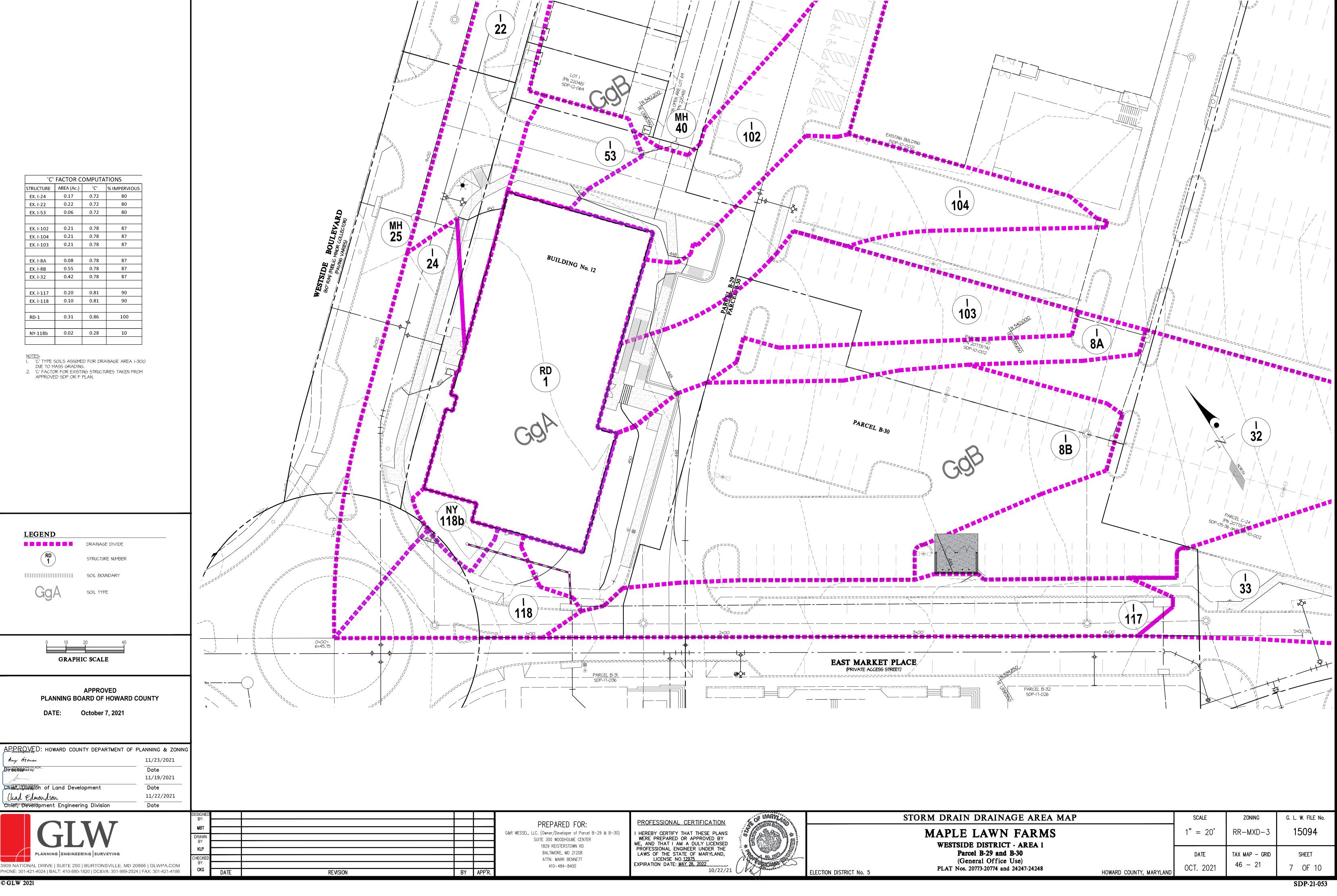
GRAPHIC SCALE

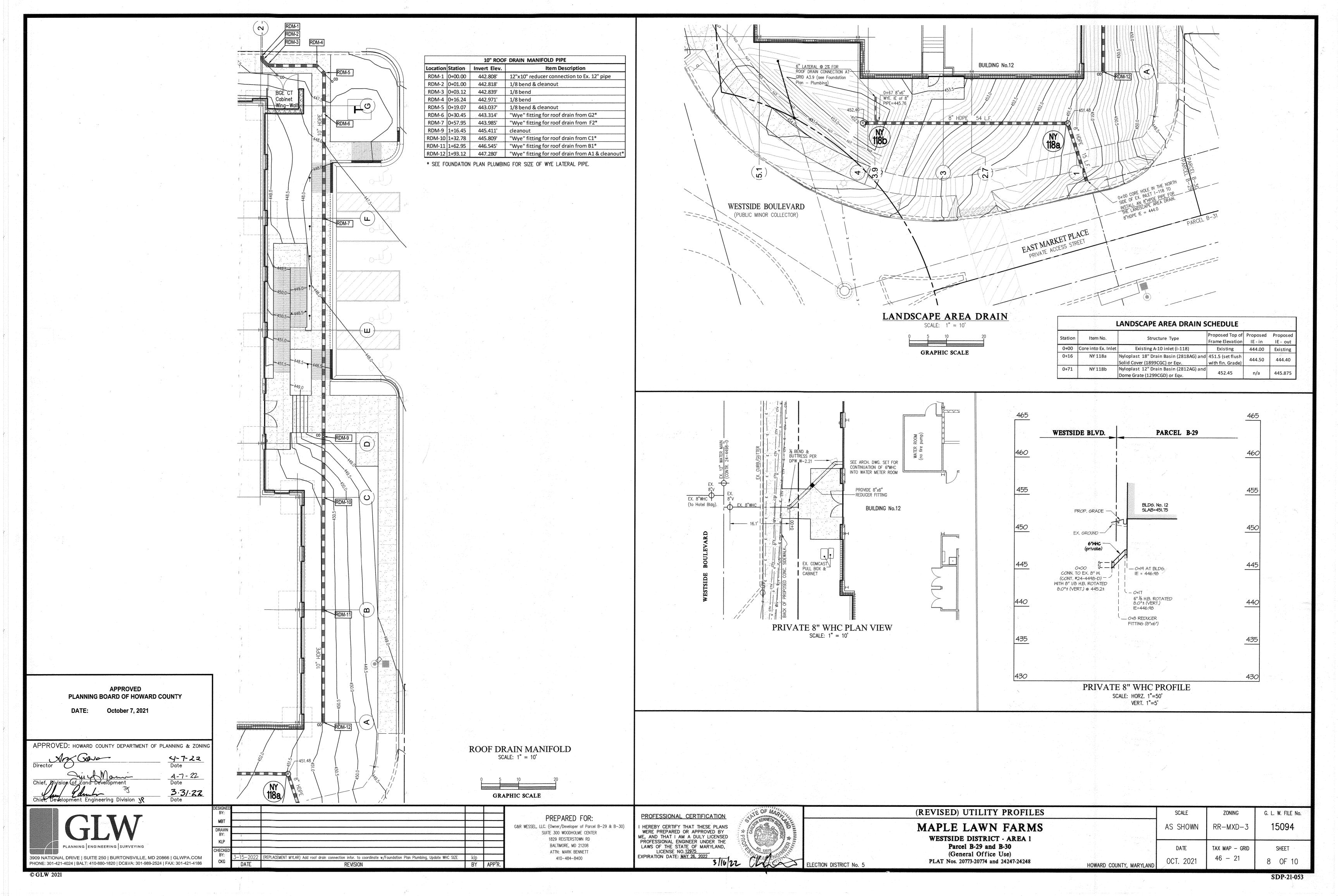
APPROVED PLANNING BOARD OF HOWARD COUNTY

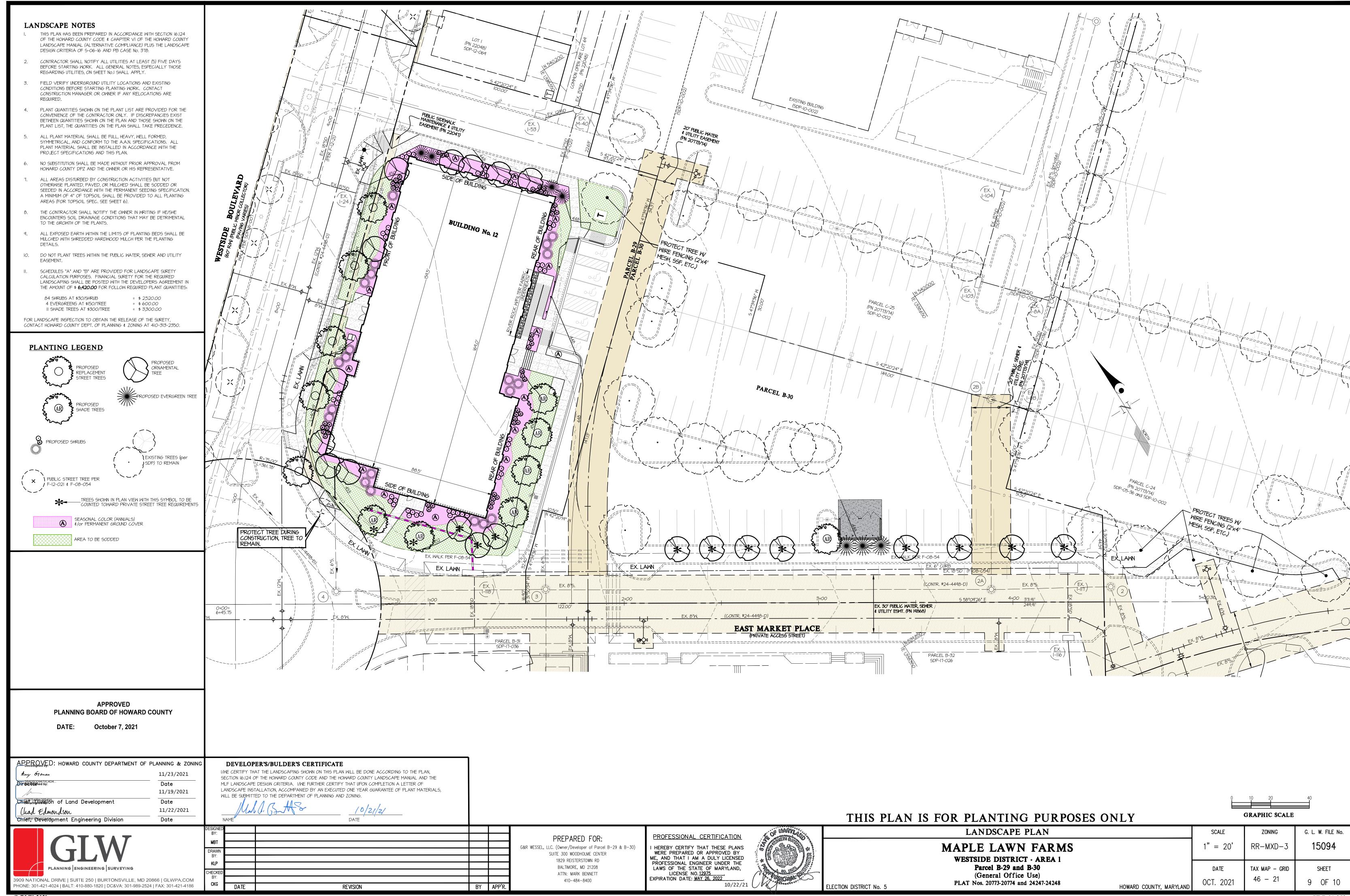
October 7, 2021

APPROVED: HOWARD COUNTY DEPARTMENT OF	PLANNING & ZONIN
Amy Gonan	11/23/2021
584D5DD9470C4D4 Dif @@ (15)(ned by:	Date
h-	11/19/2021
CHIET SINGUISTON of Land Development	Date
Chad Edmondson	11/22/2021

Chlef; Development Engineering Division 3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM







PLANT MATERIALS

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

I. PLANT NAMES

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

2. PLANT STANDARDS

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

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

3. PLANT MEASUREMENTS

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

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

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

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

CALIPER	HEIGHT	SPREAD	SIZE OF BA

3" - 3.5"	14'-16'	6'-8'	32" DIAMETER
3.5"- 4"	14'-16'	8'-10'	36" DIAMETER
f" - 4.5"	16'-18'	8'-10'	40" DIAMETER
f.5"- 5"	16'-17'	10'-12'	44" DIAMETER
5" - 5.5"	16'-20'	10'-12'	48" DIAMETER
5.5"- 6"	18'-20'	12'-14'	52" DIAMETER

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

4. PLANT IDENTIFICATION

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

5. PLANT INSPECTION

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

B. PLANTING METHODS

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

APPROVED

PLANNING BOARD OF HOWARD COUNTY

October 7, 2021

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

11/23/2021

11/19/2021

Date

Date 11/22/2021

Date

I. PLANTING SEASONS

MIXTURES ARE USED.

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

SPECIFICATIONS: PLANT MATERIALS AND PLANTING METHODS

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

2. DIGGING

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

3. EXCAVATION OF PLANT PITS

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

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

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

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

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

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

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

4. STAKING, GUYING AND WRAPPING

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

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

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

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

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

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,

COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL

BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR

AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED

SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT

PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY

PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.

MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER'S/BULDER'S CERTIFICATE

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

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 HOWARD COUNTY LANDSCAPE MANUAL AND

THE MLF LANDSCAPE DESIGN CRITERIA. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF

LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT

ON THE LANDSCAPE PLAN, SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO

AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED

5. PLANT PRUNING, EDGING AND MULCHING

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

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

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

6. PLANT INSPECTION AND ACCEPTANCE

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

7. PLANT GUARANTEE

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

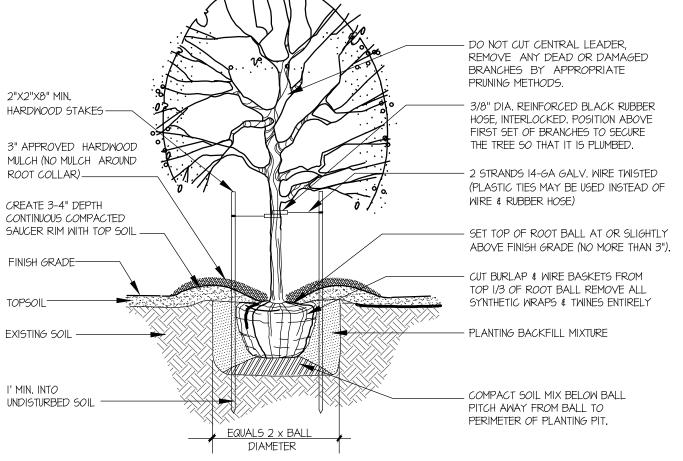
A. FOR THIS PURPOSE, THE "GROWING SEASON" SHALL BE THAT PERIOD BETWEEN THE END OF THE "SPRING" PLANTING SEASON, AND THE COMMENCEMENT OF THE "FALL" PLANTING SEASON.

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

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

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

____ DO NOT OUT LEADER, TYP. REFER TO PLANTING PLAN FOR TREE-PIT PLANT MATERIAL — 2" SQ. STAKES, MIN. 8" LONG, PLACE STAKES / PERENNALS - REFER TO DETAIL: ---— SUITABLE PLANTING MIX REFER TO SPEC. AND PLANT NOTES - BRICK PAVER (SALOR FACE SHOWN) W/3" RISE SET IN CONC. BASE, TYP. BOTH SIDES - MORTAR JONTS, TYP. (REPER TO NOTE 5, SHEET LIOI FOR TYPE SHRUB - REFER TO DETAIL: SCORED CONCRETE -SCORES 2'X2' SQUARE TYP, BOTH SIDES 4" MULCH --- FINISH GRADE SUITABLE COMPACTED BACK-FILL \--- SUB-GRADE SOIL SEPARATOR-TREE PLANTER DETAIL



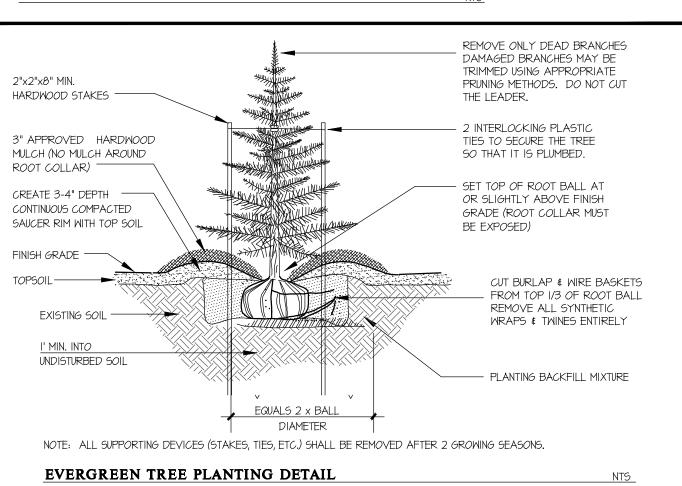
NOTE: ALL SUPPORTING DEVICES (STAKES, WIRES, ETC.) SHALL BE REMOVED AFTER 2 GROWING SEASONS.

NOTE: SET ROOT BALL AT OR SLIGHTLY ABOVE FINISH GRADE. CONTAINERS TO BE REMOVED PRIOR TO PLANTING. SCARIFY ROOT EDGES TO STIMULATE GROWTH. 3" MULCH - AS SPECIFIED -MOUNDED EARTH SAUCER-(FOR ISOLATED PLANTING SITUATION) PLANTING BACKFILL MIXTURE SCARIFY SOIL BELOW ROOTBALL -EXISTING SOIL -

SHRUB PLANTING DETAIL

DECIDUOUS TREE PLANTING DETAIL

FOR PLANTING MATERIAL UP TO 3 1/2" CALIPER



SCHEDULE-A: PERIMETER LANDSCAPE EDGE PROJECT PERIMETER PROJECT PERIMETER BUILDING LENGTH ADJACENT TO ADJACENT TO ROADWAY CATEGORY PERIMETER (REAR & SIDES) PROPERTIES SIDES & REAR OF OCATION / USE SITUATION SIDE OF BLDG. TO DRIVE AISLE DUMPSTER BUILDING 12 LANDSCAPE BUFFER TYPE PER S-06-16, E) Parking I SHRUB PER 4 LF OF Lot and Loading Areas T ** BLDG LENGTH LINEAR FEET OF ROADWAY/ 78.2' PERIMETER FRONTAGE/BLDG. [78.2'(side)+88.5'(side)+169.0'(rear)] CREDIT FOR EX. VEGETATION (YES, NONE NONE NO; LINEAR FEET; DESCRIBE BELOW | CREDIT FOR WALL, FENCE OR BERM NONE NONE YES, NO; LINEAR FEET; DESCRIBE BELOW IF NEEDED) NUMBER OF PLANTS REQUIRED SHADE TREES N/A N/A **EVERGREEN TREES** ORNAMENTALS N/A N/A 84 NUMBER OF PLANTS PROVIDED SHADE TREES N/A N/A EVERGREEN TREES ORNAMENTALS N/A N/A SUBSTITUTIONS MADE 4 ORNAMENTALS FOR 2 SHADE TREES

LANDSCAPE SURETY REQUIRED FOR SCHEDULE-A:

SCHEDULE 'A' NUMBER OF SHADE TREES FOR BONDING: SCHEDULE 'A' NUMBER OF EVERGREEN TREES FOR BONDING: SCHEDULE 'A' NUMBER OF SHRUBS FOR BONDING:

SCHEDULE 'A' NUMBER OF ORNAMENTAL TREES FOR BONDING:

LANDSCAPE SURETY REQUIRED FOR SCHEDULE-B

PRIVATE STREET TREES FOR BONDING:

SCHEDULE 'B' NUMBER OF SHADE TREES FOR BONDING: N/A

LANDSCAPE SURETY REQUIRED FOR PRIVATE STREET TREES

3 x \$ 300 = \$ 900.00 4 × \$ 150 = \$ 600.00 84 × \$ 30 = \$ 2,520.00 0 x \$ 150 = 0.00

LOCATION

CURB (L.F.)

317 L.F. (Excluding

\$ 4,020.00 TOTAL LANDSCAPE SURETY FOR SCHEDULE-A

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

SCHEDULE B -- PARKING LOT INTERNAL LANDSCAPING

IMBER OF PARKING SPACES	No new parking spaces proposed. The proposed Building No. 2 and its dumpster enclosure, and the 5 ADA parking spaces displaces 19 existing parking spaces for a net reduction of 14 spaces (see Demolition Plan on Sheet 3).		
IMBER OF TREES REQUIRED	No additional planting needed for Schedule-B		
IMBER OF TREES PROVIDED SHADE TREES	N/A		
OTHER TREES (2:1 substitution)	N/A		

8 × \$300 = \$ 2,400.00

(approximately one the 20' esmt.) PLACE tree per 40 lf.) TREES SHOWN IN PLAN VIEW WITH THIS SYMBOL TO BE COUNTED TOWARD PRIVATE STREET TREE REQUIREMENTS

PRIVATE STREET TREE REQUIREMENTS

CALCULATED NUMBER

of trees required

NUMBER of TREES

PROVIDED

NOTE: STREET TREES SHALL BE PLANTED 6 FEET BEHIND THE CURB WHEN THERE ARE NO SIDEWALKS. STREET TREES MAY NOT BE PLANTED WITHIN 5 FEET OF A DRAIN INLET STRUCTURE, 5 FEET OF AN OPEN SPACE ACCESS STRIP OR IO FEET OF A DRIVEWAY.

	SYMB <i>O</i> L	QUANT.	SIZE	NAME (BOTANICAL/COMM
		15	2.5" - 3" CAL.	MATCH EXISTING STREE
		21	2" CAL. \$ 6'-8' HT.	CHOOSE FROM THE FOI LAGERSTROEMIA 'ARA' LAGERSTROEMIA INDIC LAGERSTROEMIA X 'SIG
	***	7	8' HT. MIN.	ILEX X 'NELLIE R. STE
	8	48	ALL 24" - 30" SPREAD	CHOOSE FROM THE FOLMAHONIA AQUIFOLIUM / ILEX CRENATA 'HELLEI' ILEX GLABRA 'COMPAC CARYOPTERIS X CLANI ABELIA X 'ROSE CREEK ABELIA X GRANDIFLOR DEUTZIA GRACILIS/ SLE DWARF FEMALE JAPAN BUXUS MICROPHYLA 'WI
	0	46	24"-30" MIN. SPREAD	CHOOSE FROM THE FOL ILEX CRENATA 'HELLEI' ILEX GLABRA 'COMPAC TAXIS MEDIA 'DESIEOR

PLANT LIST				
SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
	5	2.5" - 3" CAL.	MATCH EXISTING STREET TREES IN WESTSIDE BOULEVARD	ALL B¢B
	21	2" CAL. \$ 6'-8' HT.	CHOOSE FROM THE FOLLOWING LAGERSTROEMIA 'ARAPAHO' / 'ARAPAHO' CRAPE MYRTLE LAGERSTROEMIA INDICA 'RED ROCKET' / RED ROCKET CRAPE MYRTLE LAGERSTROEMIA X 'SIOUX' / SIOUX CRAPE MYRTLE	ALL B&B AND TREEFORM
	7	8' HT. MIN.	ILEX X 'NELLIE R. STEVENS' / NELLIE STEVENS HOLLY	ALL B&B, INTACT LEADER
⊗	48	ALL 24" - 30" SPREAD	CHOOSE FROM THE FOLLOWING: MAHONIA AQUIFOLIUM / OREGON GRAPE HOLLY ILEX CRENATA 'HELLEI' / DWARF JAPANESE HOLLY ILEX GLABRA 'COMPACTA' / DWARF INKBERRY CARYOPTERIS X CLANDONENSIS / BLUEBEARD ABELIA X 'ROSE CREEK'/ ROSE CREEK ABEILA ABELIA X GRANDIFLORA/ GLOSSY ABELIA DEUTZIA GRACILIS/ SLENDER DEUTIZIA DWARF FEMALE JAPANESE SKIMMIA / DWARF FEMALE JAPANESE SKIMMIA BUXUS MICROPHYLA 'WINTER GEM' / WINTER GEM BOXWOOD	ALL CONTAINERIZED.
0	46	24"-30" MIN. SPREAD	CHOOSE FROM THE FOLLOWING: ILEX CRENATA 'HELLEI' / DWARF JAPANESE HOLLY ILEX GLABRA 'COMPACTA' / DWARF INKBERRY TAXUS MEDIA 'DESIFORMIS' / DENSIFORMIS YEW THUJA PLICATA 'CAN CAN' / THUJA CAN CAN	
	21	36" HT. MIN.	VIBURNUM RHYTIDOPHYLLUM / LEATHERLEAF VIBURNUM or SKIMMIA JAPONICA 'RUBELLA' / SKIMMIA 'RUBELLA'	
4 (A)	7	2.5" - 3" CAL.	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE	ALL B¢B

THIS PLAN IS FOR PLANTING PURPOSES ONLY

Chlef; Development Engineering Division PLANNING ENGINEERING SURVEYING

Chiefusical Stand Development

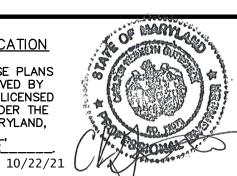
3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186 DATE REVISION BY APP'R

DATE

G&R WESSEL, LLC. (Owner/Developer of Parcel B-29 & B-30) SUITE 300 WOODHOLME CENTER 1829 REISTERSTOWN RD BALTIMORE, MD 21208 ATTN: MARK BENNETT 410-484-8400

PREPARED FOR:

PROFESSIONAL CERTIFICATION HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975 EXPIRATION DATE: MAY 26, 2022



ELECTION DISTRICT No. 5

LANDSCAPE NOTES and DETAILS G. L. W. FILE No. MAPLE LAWN FARMS NO SCALE RR-MXD-3**WESTSIDE DISTRICT - AREA 1** Parcel B-29 and B-30 TAX MAP - GRID SHEET (General Office Use) OCT. 2021 10 OF 10 PLAT Nos. 20773-20774 and 24247-24248 HOWARD COUNTY, MARYLAND

Amy Gonan

(had Edmondson