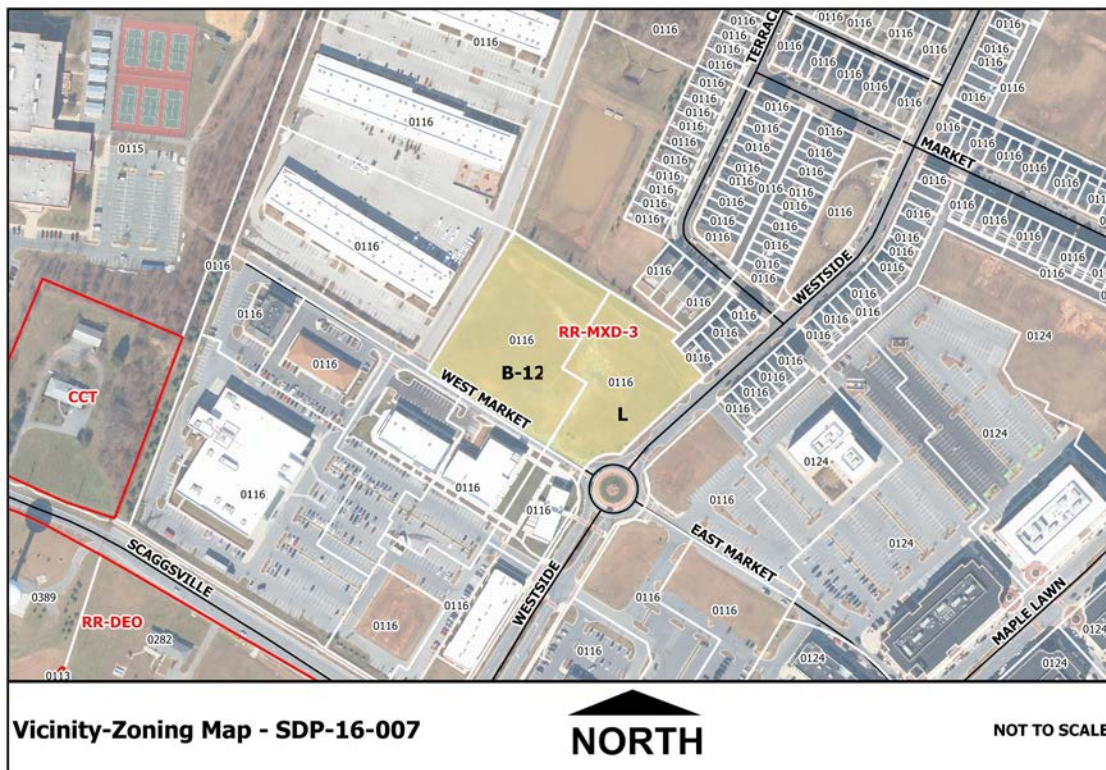




**TECHNICAL STAFF REPORT**  
**MAPLE LAWN FARMS**

Planning Board Meeting of November 3, 2016

- File No./Petitioner:** SDP-16-007 Greenebaum Enterprises, Inc.
- Project Name:** Maple Lawn Farms, Westside District, Area 1, Parcels B-27 & B-28 (formerly Parcels B-12 and L)  
(Maple Lawn Hotel and Office Building)
- DPZ Planner:** Nicholas Haines, (410) 313-4333, [nhaines@howardcountymd.gov](mailto:nhaines@howardcountymd.gov)
- Request:** For the Planning Board to approve a Site Development Plan (SDP) to construct a 4-story Hotel (includes a total of 78,975 gross square feet of floor space) and a 3 story office building (includes a total of 29,700 gross square feet of floor space) and other related site improvements in accordance with Section 127.0.F.1 of the Howard County Zoning Regulations. The site area for this SDP is approximately 3.63 acres of the 605.3 acre total tract area for Maple Lawn Farms and is zoned "MXD-3" (Mixed Use Development).
- Location:** The hotel building will be located on the west side of Westside Boulevard, north of West Market Place, identified as Parcel L on Tax Map 41, Grid No. 21 in the Fifth Election District of Howard County, Maryland. The office building will be located adjacent to the hotel along West Market Place, identified as Lot B-12 on Tax Map 41, Grid No. 21 in the Fifth Election District of Howard County, Maryland.
- DPZ Recommendation:** **Approval**, subject to compliance with remaining SRC agency technical comments and any comments issued by the Planning Board.



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**Vicinal Properties:**

The hotel and office building will be located in the Westside District, Area 1 of the Maple Lawn Farms project. They are surrounded by the following:

**North Side** - To the north is an existing stormwater management pond and townhomes that are part of the Westside District of Maple Lawn.

**East Side** - To the east is Westside Boulevard and across the street is Parcel B-2 and townhomes that are part of the Westside District, Area 1 of Maple Lawn Farms.

**South Side** – To the south is West Market Place and across the street is Parcel B-24, B-25, and B-26 which contain commercial retail buildings of the Westside District of Maple Lawn Farms.

**West Side** - To the west are existing commercial buildings used for office and flex space and their associated parking areas.

**Site History:**

- **ZB Case No. 995M** to establish the Maple Lawn Farms MXD Preliminary Development Plan (PDP) and Development Criteria, approved December 29, 2000. The PDP documents were signed by the Zoning Board on February 8, 2001.
- **PB Case No. 353**, Comprehensive Sketch Plan (CSP) and Development Criteria, approved by the Planning Board on July 11, 2001.
- **S-01-17**, Sketch Plan for the entire Maple Lawn Farms MXD project received signature approval on August 1, 2001.
- **ZB Case No. 1039M** to establish the MXD District for the former Wessel and Oliver Properties and to amend the previously approved PDP for Maple Lawn Farms, approved on March 20, 2006.
- **PB Case No. 378**, Amended Comprehensive Sketch Plan and Development Criteria, approved by the Planning Board on January 25, 2007.
- **S-06-16**, Amended Sketch Plan for the entire 605.3 acre Maple Lawn Farms MXD project, received signature approval on February 20, 2007.
- **P-07-18**, Preliminary Plan to establish the Westside District, Area 1, a plan including Parcels B-1 through B-5, Non-Buildable Parcels 'I' and 'J', and Open Space Lots 1-4, received signature approval on September 14, 2007.
- **F-09-054**, Final Plan to resubdivide Parcel B-5 and Non-Buildable Parcel 'J' into Parcels B-12 through B-17 and Non-Buildable Parcel 'L'. This plan was recorded on August 11, 2009.
- **F-16-102**, Final Plan to resubdivide Parcel B-12 and Non-Buildable Parcel 'L' to establish the Business District, Area 2, Parcels B-27 and B-28. This plan is currently in review.

**Site Analysis:**

**Site Improvements** - This SDP proposes a 118' x 307' four story hotel with 78,975 square feet of floor space and a 90' x 110' three story office building with 29,700 square feet of floor space. The property also includes associated parking, site, and landscape improvements. This SDP is designed in accordance with the "Traditional Neighborhood Design" (TND) concept. The mid-rise office building and hotel will front closely to the public street to define an urban streetscape, thereby promoting pedestrian traffic within the Westside District. The hotel requires 132 off street parking spaces (1 space per guest room for 115 rooms, 1 space per 5 employees for 12 employees, and 10 spaces per 1000 square feet of conference room floor space). There are 89 off-street parking spaces required for the office building (3.3 spaces per 1000 square feet of office use) with 221 surface parking spaces provided on site. In addition, there are 9 on-street parking spaces available for overflow and visitor parking within the Westside Boulevard right of way.

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**Storm Water Management (SWM)** - Storm water management for this project is provided in regional SWM facilities constructed under Final Plan, F-08-055.

**Environmental Considerations** - There are no 100 year flood plain, wetlands, streams or buffers located within the subject parcels.

**Landscaping** - The Landscape Plan complies with the alternative compliance provision of the Howard County Landscape Manual and the Maple Lawn Farms Landscape Design Criteria. The developer is providing the required shrubs (at a rate of 1 per 4 feet of building length at the sides and rear). A total of 123 shrubs are required along the sides and the rear of the proposed hotel and 78 shrubs are required for the office building. Also, 12 shade trees are required within the parking lot, based on a rate of 1 tree per 20 spaces. Additional perimeter landscaping has been provided adjacent to Westside Blvd. and adjacent perimeter properties.

**Forest Conservation** - The forest conservation requirements of Section 16.1200 of the Howard County Code were previously addressed under the processing of Final Plan, F-08-054.

**Adequate Public Facilities** - This project passed the APFO tests for road adequacy under the CSP, S-01-17 and Amended CSP, S-06-16.

**Development Criteria** – This SDP complies with all development criteria requirements approved under S-06-16 and PB Case No. 378. The proposed hotel, office building, and related improvements comply with the setback and height requirements that are outlined under the CSP, S-01-17 and the Amended CSP, S-06-16.

### **Planning Board Criteria:**

This SDP complies with the five requirements of Section 127.0.F.2 of the Howard County Zoning Regulations for Planning Board approval of a site development plan as follows:

**1. Is consistent with the approved Preliminary Development Plan (PDP), Comprehensive Sketch Plan (CSP) and Development Criteria.**

The site design for the proposed hotel, office, and associated site improvements is consistent with the approved PDP, CSP, and Development Criteria requirements approved for this project.

**2. Satisfies the applicable requirements of Section 127.0.E.3 (Decision by the Planning Board for the CSP and Development Criteria).**

This SDP satisfies the requirements of Section 127.0.E.3 of the Zoning Regulations, which describes the Planning Board's approval decision of the CSP and the Development Criteria. The Planning Board approved the amended CSP and Development Criteria under PB Case No. 378 by a Decision and Order dated January 25, 2007.

**3. Makes effective use of landscaping to provide buffers where needed and to enhance the site design.**

The developer proposes enhanced landscaping at or above what is mandated by the approved PDP, CSP, the Howard County Landscape Manual, and the MLF Landscape Design Criteria. The MLF Landscape Design Criteria requires 1 shrub per 4 linear feet of building length, measured at the sides and rear of the building. Additionally, for parking lots that are adjacent to public roadways, the MLF Landscape Design Criteria requires 1 shade tree per 40 feet and 1 shrub per

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4 feet of frontage. In addition, the landscaping for internal parking is 1 tree for every 20 spaces. The developer has exceeded the required landscaping for the site by including a mix of shade trees, shrubs, ornamentals, and groundcover plantings. Therefore, with the required streetscape planting along the public streets and the proposed on-site landscaping, the site design for this parcel will be enhanced.

**4. Provides squares, plazas or other useable landscaped areas within apartment developments, office developments or focal points.**

This SDP will provide landscaping and other site amenities, including on-site parking, lighting, street trees, and pedestrian sidewalks as part of the hotel and office building development. Landscaping, benches, and planters will be provided as site amenities.

**5. Implements the pedestrian circulation system for the MXD Use Development.**

In conjunction with approved Final Plan, F-16-102 and other approved or future SDP's, this SDP will accommodate pedestrian circulation including sidewalks, pathways, and crosswalks for the Westside District of Maple Lawn Farms. Sidewalks will be provided along West Market Place and Westside Boulevard, as well as adjacent to the proposed hotel and office building, in accordance with approved Final Plan, F-16-102 and this SDP.

**SRC Action:**

On August 17, 2016, the Subdivision Review Committee (SRC) determined this SDP may be approved, subject to compliance with the SRC comments. The SRC comments primarily addressed the need to make minor drafting revisions to the SDP prior to signature approval by DPZ.

**Recommendation:**

The Department of Planning and Zoning recommends that the Planning Board approve this SDP, subject to compliance with the remaining SRC technical comments, and any comments issued by the Planning Board.

  
Valdis Lazdinis, Director  
Department of Planning and Zoning

10/20/16  
Date

**Please note that this file is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.**



GENERAL NOTES

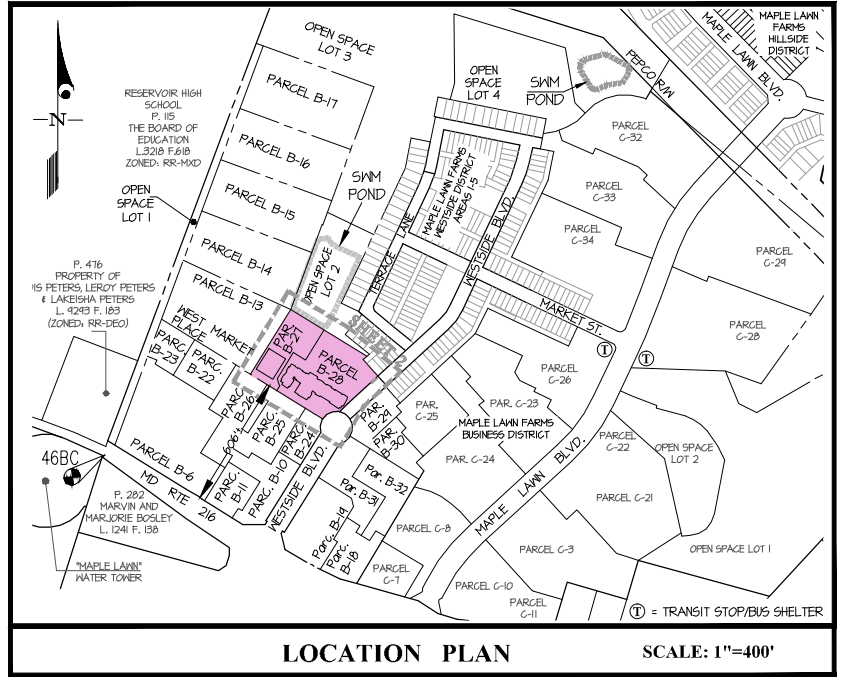
- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING, CONSTRUCTION INSPECTION DIVISION AT (410) 313-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-251-7111 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
4. PROJECT BACKGROUND:
LOCATION: TAX MAP #46, GRIDS 3 & 4
ZONING: MXD-3
ELECTION DISTRICT: 5TH
PARCEL B-27 & B-28 AREA: 3,629 AC.
REG. REF.: PLAT Nos. 19867-19872 & (P-16-102)

SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
Westside District - Area 1

BUILDING No. 14 (Hotel) and BUILDING No. 15 (Office)
(Parcel B-27 and B-28)

RETAIL and SERVICE TRACKING CHART table with columns: FILE NO., AREA OF RETAIL (s.f.), and values for various SDP files.

- NOTES:
1. A TOTAL OF 152,910 S.F. OF RETAIL IS ALLOWED IN ACCORDANCE WITH 5-0-11, OR A TOTAL OF 18,540 S.F. OF RETAIL UNDER 5-0-16.
2. THE WESTSIDE AREA-SOUTHWEST QUADRANT (west of MARSHALL BLVD. and north of West Market Road) IS COMPRISED OF THE THREE SDPS IDENTIFIED WITH AN ASTERISK (\*). THE TOTAL RETAIL AREA IN THIS QUADRANT IS 67,875 S.F. THE TOTAL COMMERCIAL AREA IN THIS SAME QUADRANT IS 102,443 S.F. (which is the sum of the floor areas for SDP-08-026, SDP-08-028 & SDP-08-114 shown in the FAR Tracking Chart).

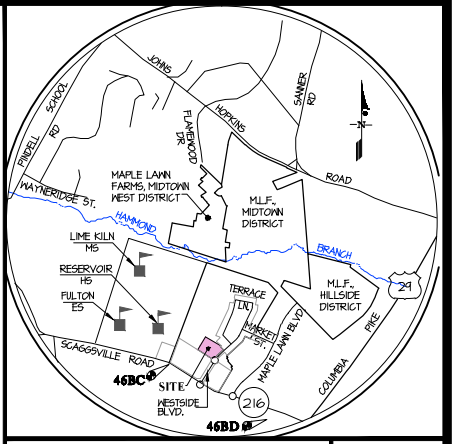


- SHEET INDEX
1 - COVER SHEET
2 - SITE DEVELOPMENT PLAN
3 - HANDICAP ACCESSIBILITY AND SITE DETAILS / PAVING DELINEATION PLAN
4 - SEDIMENT CONTROL PLAN / DEMOLITION PLAN
5 - SEDIMENT CONTROL NOTES AND DETAILS
6 - STORM DRAIN DRAINAGE AREA MAP & YARD DRAIN DETAILS
7 - UTILITY PROFILES
8 - LANDSCAPE PLAN
9 - LANDSCAPE NOTES AND DETAILS

SITE ANALYSIS DATA

- 1. ZONING: MXD-3.
2. GROSS AREA OF PARCEL B-27 = 52,063 S.F. OR 1.852 AC.
B-28 = 106,200 S.F. OR 2.4384 AC.
TOTAL: 158,263 S.F. OR 3,629 AC.
3. LIMIT OF DISTURBED AREA = 352 AC. (LIMIT OF PLAN SUBMISSION)
PROPOSED USE: HOTEL AND OFFICE BUILDING
4. BUILDING COVERAGE (% OF GROSS SITE AREA):
BUILDING No. 14 (Hotel): 23,844 S.F. OR 0.55 AC. = 22.6% OF PARCEL B-28 (2,4384 AC.)
BUILDING No. 15 (OFFICE): 4,900 S.F. OR 0.23 AC. = 11.2% OF PARCEL B-27 (1,852 AC.)
5. FLOOR AREA RATIO (F.A.R.) CALCULATIONS
FLOORS 14 THROUGH 15: 24,843 S.F.
FLOORS 2 THROUGH 4: 54,332 (18,044 S.F. EACH)
TOTAL GROSS FLOOR AREA: 79,175 S.F. (1.01 ac.)
PARCEL AREA: 2,4384 AC.
F.A.R.: 0.14

HOWARD COUNTY CONTROL
NAD83 HORIZONTAL DATA &
NVD88 VERTICAL DATA
46BC
ELEV. = 472.16
N = 534425.83 E=1391205.11
STANDARD DISC ON CONCRETE MONUMENT
46BD
ELEV. = 431.17
N = 538526.66 E=1394461.55
STANDARD DISC ON CONCRETE MONUMENT



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

- NOTES:
1. THE MAXIMUM TOTAL FLOOR AREA PERMITTED PER 5-0-16 IS 106,002 S.F. (0.35 FAR) WHICH IS 95% OF 122.0 ACRES.

- ON AUGUST 20, 2004, NP-05-12 WAS GRANTED, ALLOWING THE FOLLOWING:
1. DEVELOPMENT IN A CEMETERY (MAVER FROM SECTION 16.304)
2. REMOVAL OF HUMAN REMAINS FROM A CEMETERY PRIOR TO DEVELOPMENT (MAVER FROM SECTION 16.306)
NP-07-122
MAVER 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 NP-07-122(111), WHICH WAS GRANTED ON JUNE 14, 2007 SUBJECT TO THE FOLLOWING CONDITIONS:
1. COMPLIANCE WITH THE SRC COMMENTS ISSUED FOR THE FINAL PLAN F-07-103 AND THE RED-LINE REVISION OF SDP-05-36.
2. COMPLIANCE WITH THE COMMENTS DATED JUNE 14, 2007 FROM DEVELOPMENT ENGINEERING DIVISION:
1. ADDED PARCEL C-20 TO PURPOSE NOTE.
2. APPROVED BECAUSE IT DOES NOT HAVE AN EFFECT ON STORMWATER MANAGEMENT, OR APFO.
3. THIS PLAN ONLY ALLOWS FOR THE CONSTRUCTION OF AN ADDITION OF A PARKING LOT.
NP-08-04
ON AUGUST 6, 2007, NP-08-04 WAS GRANTED TO MAIVE SECTION 16.21(1)(1) WHICH REQUIRES OPEN SPACE LOTS (OPEN SPACE LOTS 1 THRU 4) TO HAVE A MINIMUM OF 40 FEET OF FRONTAGE ONTO A PUBLIC ROAD FOR ACCESS BY PEDESTRIANS AND MAINTENANCE VEHICLES.
THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. BOLLARD MARKERS OR SOME FORM OF PERMANENT SIGNAGE SHALL BE INSTALLED AT THE PUBLIC OR PRIVATE ROAD FRONTAGES TO IDENTIFY PEDESTRIAN AND VEHICULAR ACCESS TO OPEN SPACE LOTS 1 THRU 4 AND FOR OPEN SPACE LOTS 2 SHALL BE THE SWH ACCESS EASEMENT TO IDENTIFY MAINTENANCE VEHICLE ACCESS TO THE SWH FACILITIES.
2. SUBJECT TO THE SRC COMMENTS ISSUED FOR PRELIMINARY PLAN P-07-103.
3. THE MINIMUM PUBLIC ROAD FRONTAGE FOR HOA OPEN SPACE LOT 2 SHALL BE INCREASED IN WIDTH FROM THE 14 FEET PRESENTLY PROPOSED ON THE MAVER PLAN EXHIBIT TO A MINIMUM OF 20 FEET IN WIDTH.
4. 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 SPERGENCY SERVICES.
5. THE PROCESSING OF THIS MAVER REQUEST FOR THE MINIMUM OPEN SPACE FRONTAGE REQUIREMENTS FOR OPEN SPACE LOTS 1 THRU 4 AS SHOWN ON P-07-103 SHALL BE CONSIDERED A TEMPORARY DEFERRAL OF THE PUBLIC OR PRIVATE FRONTAGE REQUIREMENT UNTIL THE FINAL SUBDIVISION PLANS ARE SUBMITTED FOR THIS PROJECT.

COMMERCIAL DEVELOPMENT DESIGN CRITERIA PER 5-06-16

- PARCEL SIZE
NO MINIMUM OR MAXIMUM PARCEL SIZES APPLY IN THE EMPLOYMENT LAND USE AREAS.
HEIGHT
MINIMUM 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 POR, B-1 AND M-1 DISTRICTS, AS PER PETITIONER'S POP 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 DINER THEATERS, PUBLIC UTILITY USES (EXCLUDING STAND-ALONE COMMUNICATION TOWERS), GROUP CARE FACILITIES, HOUSING FOR THE ELDERLY AND/OR HANDICAPPED PERSONS, NURSING HOMES AND SHELTERED HOUSING. PARCEL A-2 MAY CONTAIN LIFE-WORK UNITS AS DEFINED IN THE OTHER RESIDENTIAL (OR) SECTION. ACCESSORY STRUCTURES AND ACCESSORY USES ARE ALSO PERMITTED.
THE FOLLOWING ADDITIONAL USES NOT REFERRED TO OR INCLUDED IN THE ABOVE USES, WHICH ARE ALLOWED BY SPECIAL EXCEPTION IN THE POR, B-1 AND M-1 DISTRICTS, WILL BE PERMITTED AS A MATTER OF RIGHT IN THE EMPLOYMENT LAND USE AREAS, AND ARE SPECIFICALLY APPROVED BY THE PLANNING BOARD ON THIS AMENDED COMPREHENSIVE ZONING PLAN, PROVIDED, HOWEVER, THAT QUARRIES, TEMPORARY WRECKED VEHICLE STORAGE AND YARD WASTE SHALL NOT BE ALLOWED:
• PUBLIC SCHOOL, BUILDINGS-TEMPORARY CONVERSION TO OTHER USES
• THEATERS, LEGITIMATE AND DINER
• THEATERS, MOVIE
• PUBLIC UTILITY USES, LIMITED TO THE FOLLOWING: UTILITY SUBSTATIONS, ABOVE GROUND PIPELINES, PUMPING STATIONS, TELEPHONE STATIONS, AND TELEPHONE EXCHANGES, BUT NO STAND-ALONE 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.
• CEMETRIES, MASSAGING & CREMATORIES ARE NOT PERMITTED.
• A MAXIMUM OF ONE GASOLINE SERVICE STATION IS PERMITTED. THE GASOLINE SERVICE STATION MAY INCLUDE A CAR WASH, CAR REPAIR FACILITIES, AND/OR CONVENIENCE STORE FOOD.
• NO SINGLE RETAIL CENTER SHALL CONTAIN MORE THAN 150,000 SQUARE FEET OF GROSS FLOOR AREA DESIGNATED FOR USE BY RETAIL AND PERSONAL SERVICE BUSINESSES. DESIGNATED RETAIL CENTERS MAY INCLUDE RETAIL STORES, PERSONAL SERVICE ESTABLISHMENTS, AND SIMILAR USES, AS WELL AS FAST FOOD RESTAURANTS AND A GASOLINE SERVICE STATION; HOWEVER FOR ALL RETAIL CENTERS THE TOTAL SQUARE FOOT AREA WHICH MAY BE USED FOR RETAIL AND PERSONAL SERVICE BUSINESS SHALL NOT EXCEED 181,500 (300 SQUARE FEET PER GROSS ACRE). NO INDIVIDUAL RETAIL ESTABLISHMENT WITHIN THE MWD-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 12B.F SHALL APPLY TO EMPLOYMENT LAND USE AREAS.
COVERAGE
NO COVERAGE REQUIREMENT IS IMPOSED IN EMPLOYMENT LAND USE AREAS.
FLOOR AREA RATIO (FAR)
OVERALL LIMIT IS 0.35 CALCULATED ON THE TOTAL ACRES 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
PARKING SETBACKS
• 15' TO PUBLIC RIGHT-OF-WAY OF MAPLE LAWN BOULEVARD (EXCEPT FOR PARALLEL PARKING ADJACENT TO ROADWAY)
• 10' TO ANY OTHER PROPERTY OR BOUNDARY LINE (EXCEPT FOR PARALLEL PARKING ADJACENT TO ROADWAY, OR WHERE A PARCEL LINE LIES WITHIN A USE-IN-COMMON PARKING AREA SERVING MULTIPLE PARCELS.)
• 20' TO PROJECT BOUNDARY LINE ALONG JOHNS HOPKINS OR ROUTE 216
EXCEPTIONS TO SETBACK REQUIREMENTS
STRUCTURES MAY BE LOCATED ANYWHERE WITHIN SETBACK AREAS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.
EXCEPT FOR THE FOLLOWING, SECTION 12B.F.1 APPLIES:
A. BAY WINDOWS, ENDS, FRENCH BALCONIES, PORCHES, CORNICES, AWNINGS, SIGNS, AND SIMILAR ARCHITECTURAL ELEMENTS MAY ENROACH FULLY INTO ANY SETBACK.
B. ARCADES MAY ENROACH INTO ANY SETBACK TO WITHIN 1' OF THE PROPERTY LINE. WHERE SUCH ARCADES ARE PROPOSED, THE FRONT FACADE MAY ALIGN VERTICALLY WITH THE FRONT OF THE ARCADE, THEREBY REDUCING THE REQUIRED FRONT SETBACK ACCORDINGLY. AN ARCADE IS AN ARCHED BUILDING OR PORTION OF A BUILDING, OR GALLERY OR BALCONY COVERED WITH A ROOF STRUCTURE OR BUILDING SUPPORTED BY A SERIES OF ARCHES AND/OR COLUMNS OR PIERS.
PARKING
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 AND DEVELOPMENT USES.
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:
WAREHOUSE 0.5 SPACES PER 1,000 SQUARE FEET OF NET LEASABLE AREA
"NET LEASABLE 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/AIRRA, 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 133.0.8 (PARKING STUDIES), 133.E.1 (SHARED PARKING) AND 133.E.2 (TRIP REDUCTION PLANS).

APPROVED PLANNING BOARD OF HOWARD COUNTY
DATE
APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT
County Health Officer Date
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director Date
Chief, Division of Land Development Date
Chief, Development Engineering Division Date

Table with columns: REVISION, DATE, BY, APPR. for tracking changes to the plan.

PREPARED FOR:
PROPERTY OWNER/DEVELOPER:
GREENBAUM ENTERPRISES, INC.
1829 ROSTERTOWN RD, SUITE 300
BALTIMORE, MD 21208
ATTN: MARK BENNETT
410-484-8400
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975.
EXPIRATION DATE: MAY 26, 2018.
COVER SHEET
SCALE AS SHOWN
ZONING MXD-3
G. L. W. FILE NO. 14084
DATE TAX MAP - GRID SHEET
OCT., 2016 41-21&22 1 OF 9
46-3
HOWARD COUNTY, MARYLAND
ELECTION DISTRICT No. 5
PLATS 1967-19872 and (P-16-102)

GLWGutschick Little & Weber, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURLINGAME OFFICE PARK
BURLINGAME, MARYLAND 21046
TEL: 301-421-4024 FAX: 301-421-4186

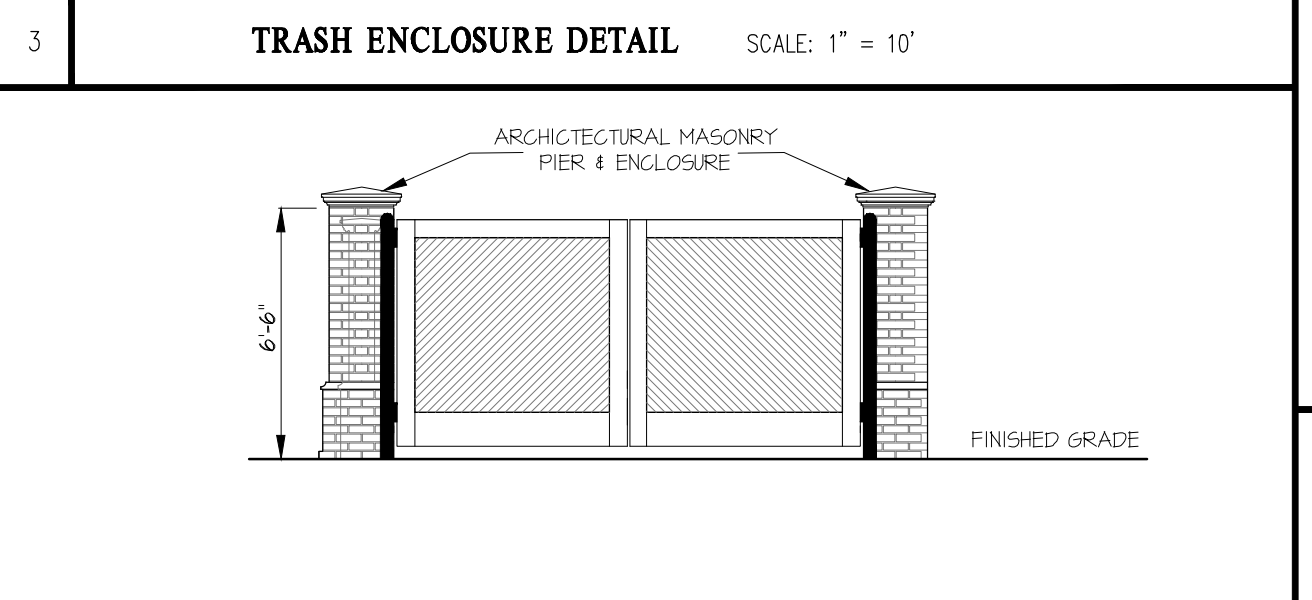
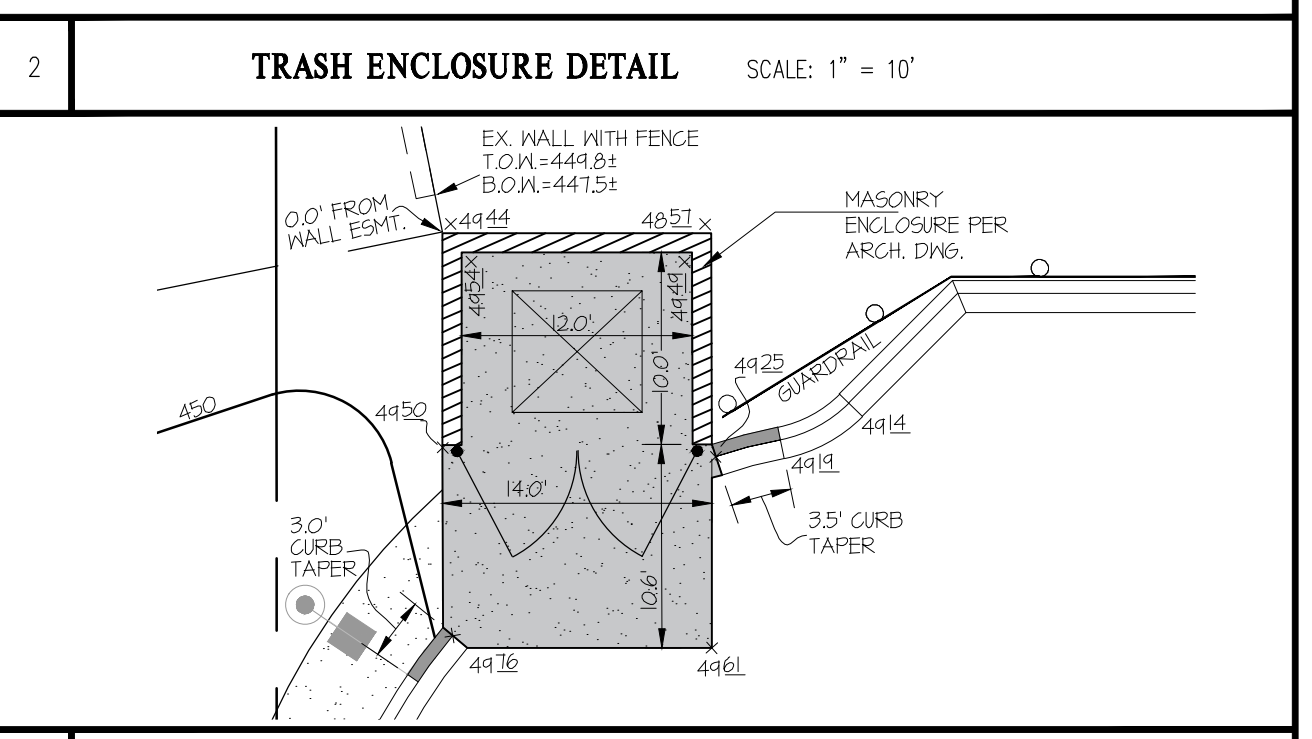
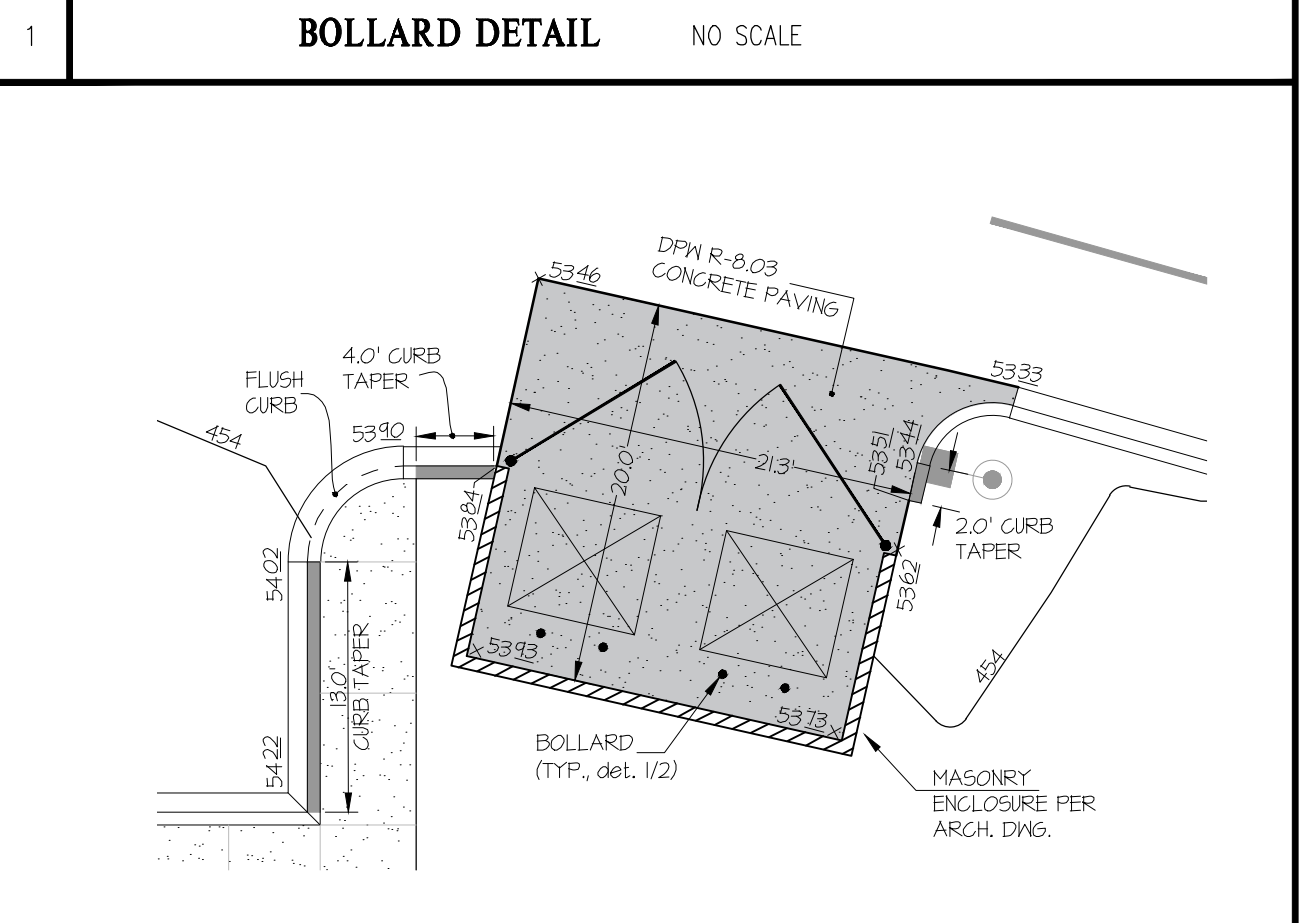
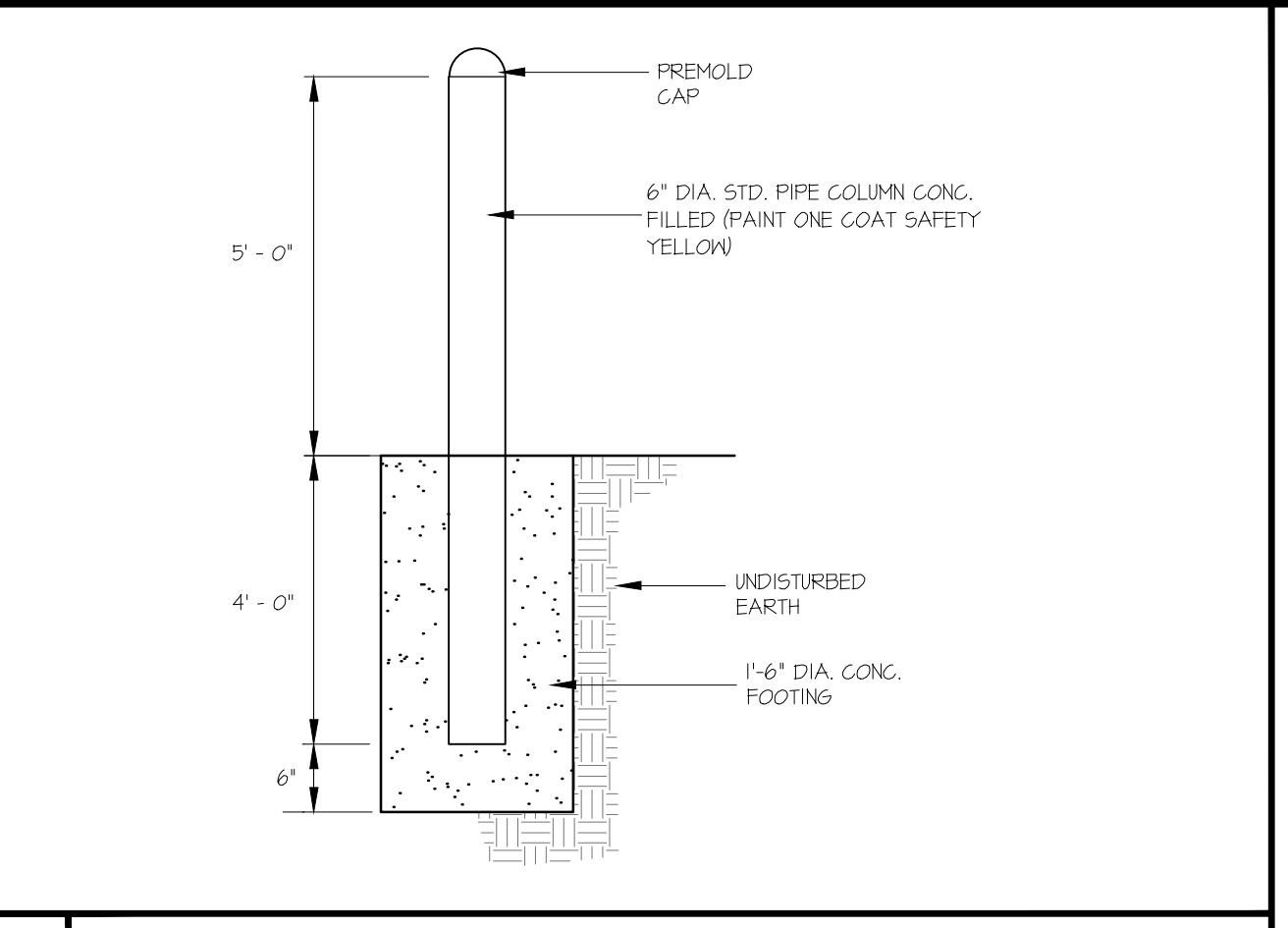
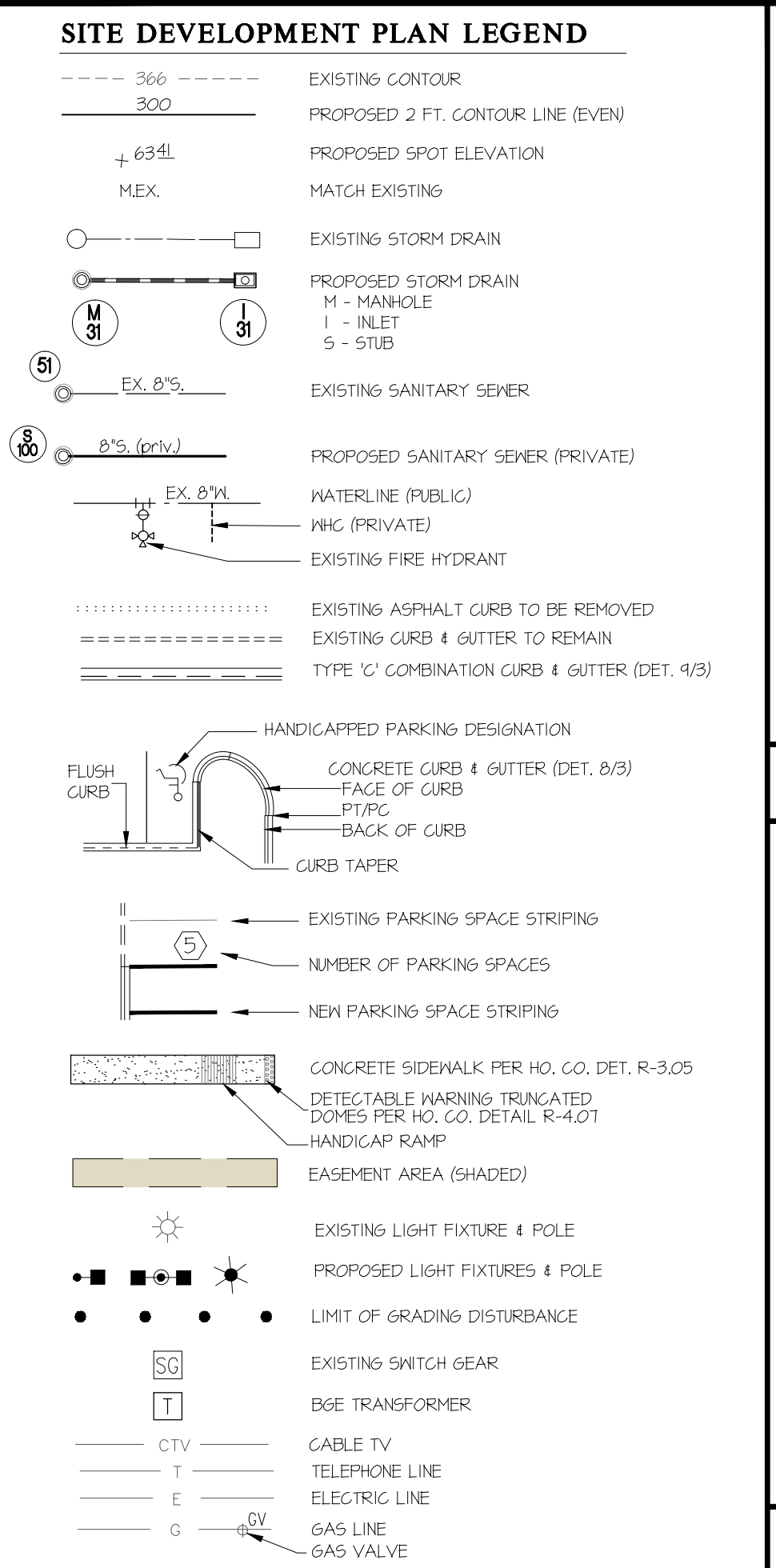
Table with columns: REVISION, DATE, BY, APPR. for tracking changes to the plan.

PREPARED FOR:
PROPERTY OWNER/DEVELOPER:
GREENBAUM ENTERPRISES, INC.
1829 ROSTERTOWN RD, SUITE 300
BALTIMORE, MD 21208
ATTN: MARK BENNETT
410-484-8400
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975.
EXPIRATION DATE: MAY 26, 2018.
COVER SHEET
SCALE AS SHOWN
ZONING MXD-3
G. L. W. FILE NO. 14084
DATE TAX MAP - GRID SHEET
OCT., 2016 41-21&22 1 OF 9
46-3
HOWARD COUNTY, MARYLAND
ELECTION DISTRICT No. 5
PLATS 1967-19872 and (P-16-102)

PARKING TABULATION: Westside District, Area-1 (NW Quadrant)
Table showing Parking Required (3-Story Office Bldg, HOTEL, TOTAL) and Parking Provided (9x18-Standard Parking Spaces, Handicap Parking Spaces, 8x22-Parallel Parking Spaces) with quantities.

ADDRESS and PERMIT INFORMATION CHART
Table with columns: BUILDING ADDRESS, BUILDING No. 14 (PARCEL B-26, HOTEL), BUILDING No. 15 (PARCEL B-21, OFFICE), 1800 NEST MARKET PLACE, 1810 NEST MARKET PLACE.
SUBDIVISION NAME: MAPLE LAWN FARMS
SECTION/AREA: WESTSIDE DISTRICT/AREA 1
PARCEL: B-27 & B-28
PLAT Nos.: 1967/172 & (P-16-102)
ZONE: MXD-3
TAX MAP BLOCK: 46 3 & 4
ELEC. DIST.: 5
CENSUS TRACT: 609.02
WATER CODE: E21
SEWER CODE: 16-6000



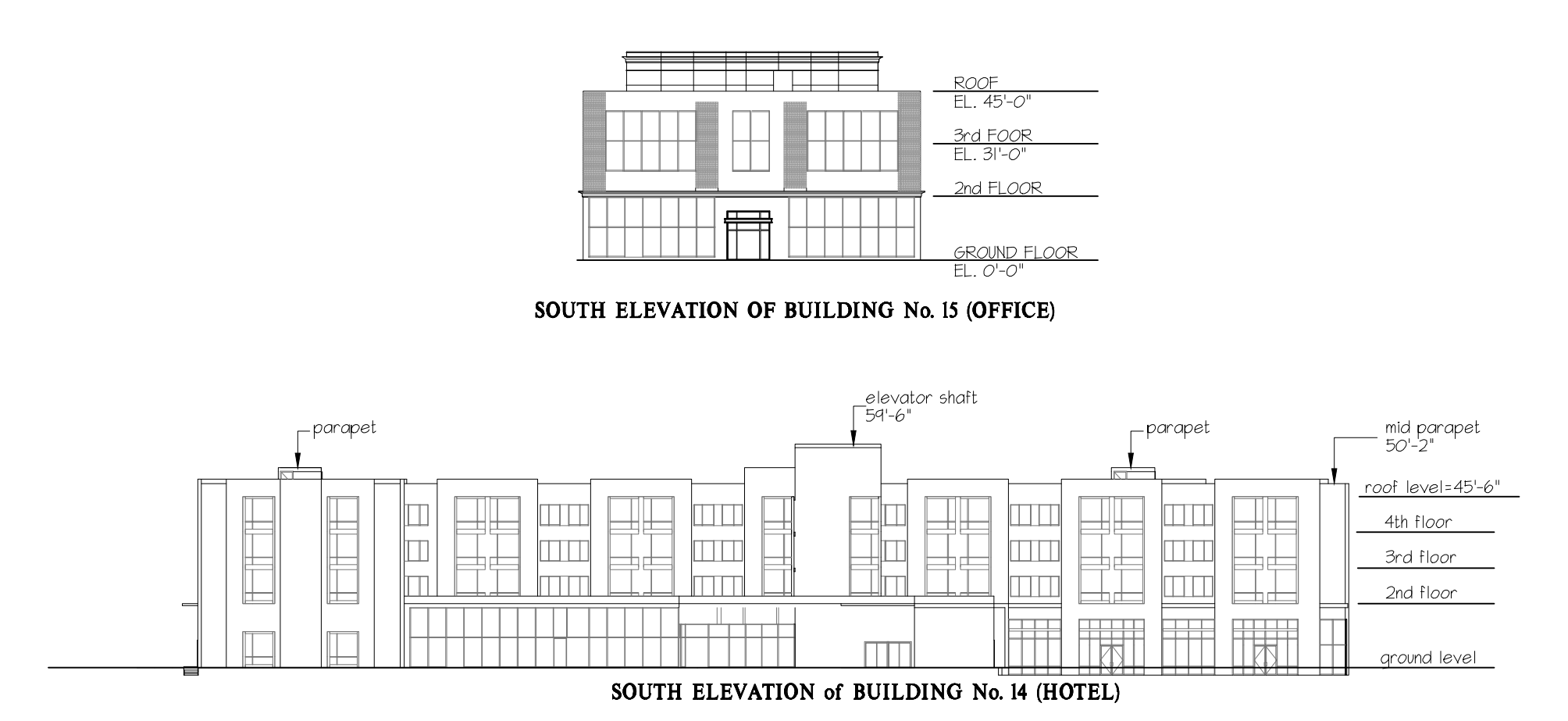
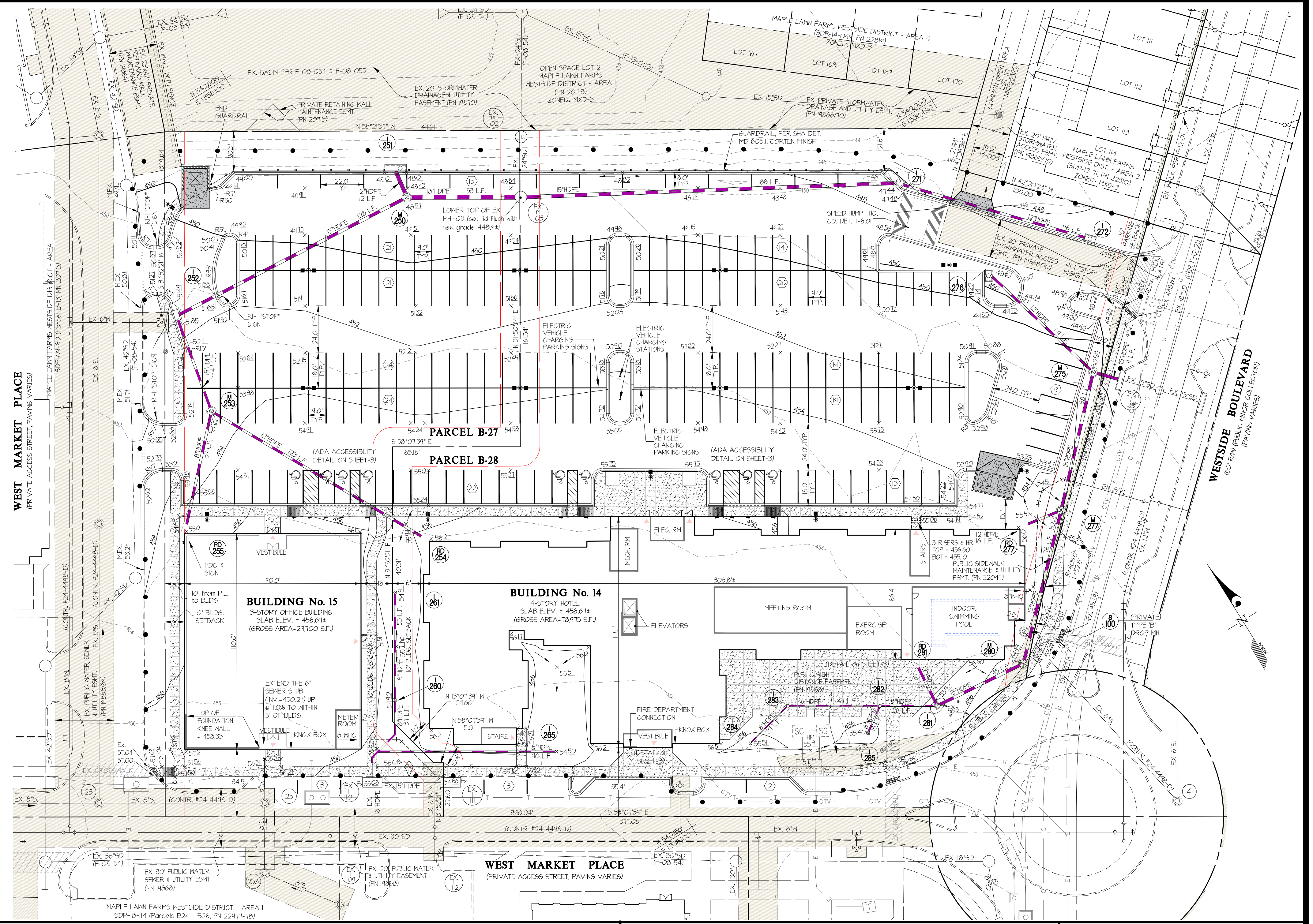


### LIGHTING FIXTURE SCHEDULE

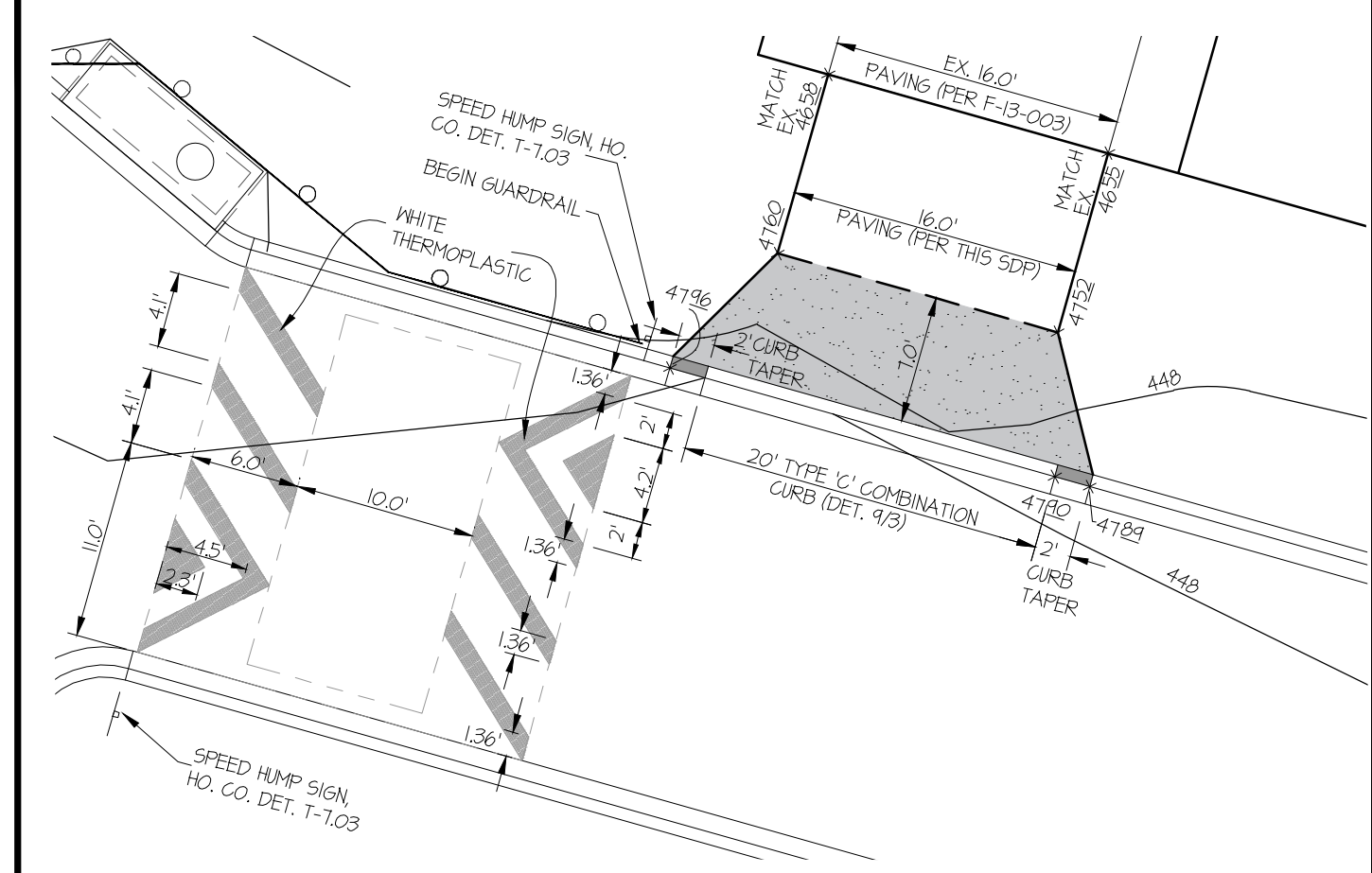
SYMBOL	DESCRIPTION	LUMENS	MOUNTING
●	GARDCO LIGHTING, TYPE 3 SINGLE (1) 4003 618-3XL-400MH	36000 or LED EQUIV.	25' POLE
■	GARDCO LIGHTING, TYPE 3 180 DEG (2) 4003 618-3XL-400MH	36000 or LED EQUIV.	25' POLE
★	LED 100 WATT HPS VAPOR (ACORN POST TOP)	25' BLACK FIBERGLASS POLE	

**EXTERIOR LIGHTING NOTES:**

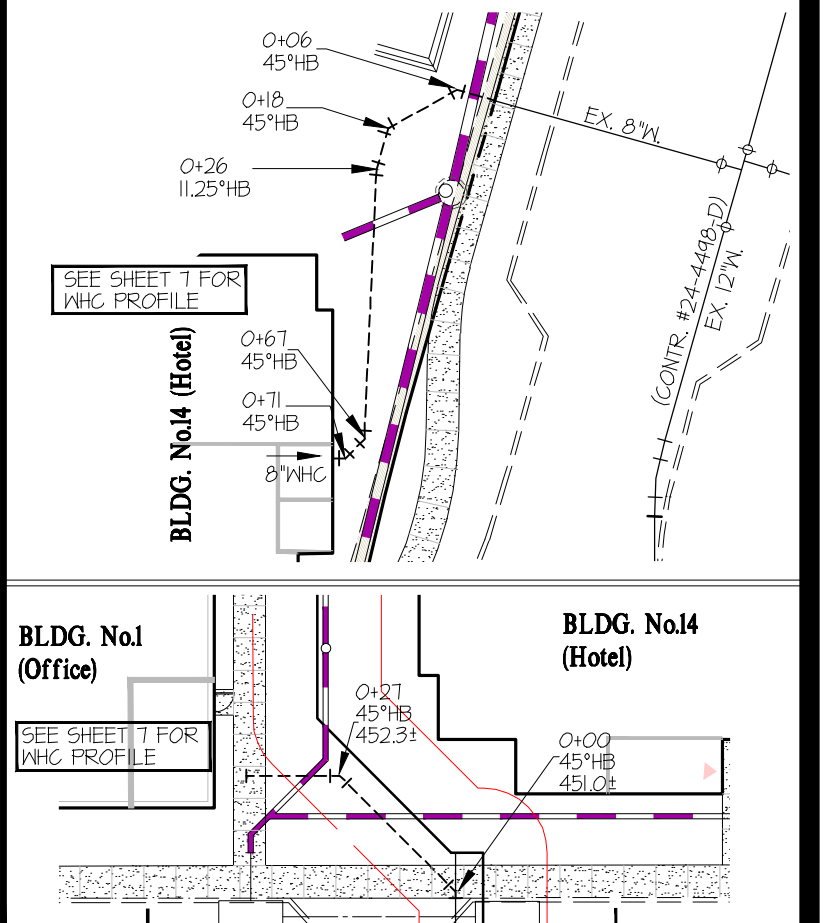
- A PARTIALLY SHIELDED FIXTURE SHALL BE CONSTRUCTED AND INSTALLED IN SUCH A MANNER THAT LESS THAN 25 PERCENT OF THE LIGHT IS PROJECTED ABOVE THE HORIZONTAL PLANE THROUGH THE LOWEST PART OF THE LAMP, AS CERTIFIED BY THE LIGHTING MANUFACTURER OR A PHOTOMETRIC TEST REPORT.
- LIGHT TRESPASS ONTO A PROPERTY IN THE "RR" ZONING DISTRICT, OR ONTO A PROPERTY IN THE MXD DISTRICT DESIGNATED FOR DEVELOPMENT OF EQUIVALENT LAND USES, SHALL BE LIMITED TO 0.10 FOOT CANDLES.



**BUILDING ELEVATIONS** SCALE: 1" = 40"



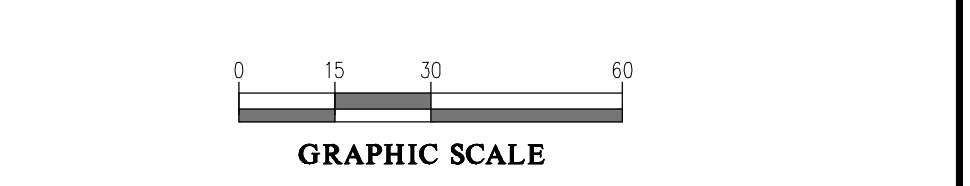
**SPEED HUMP PAVEMENT MARKING and DRIVEWAY ENTRANCE** SCALE: 1" = 10"



**8\"/>**

**NOTES:**

- UNLESS NOTED OTHERWISE, PROPOSED SPOT ELEVATIONS ALONG THE CONCRETE CURB & GUTTER ARE TO THE FLOW LINE (BOTTOM OF CURB) AT THE PG-SFFTS, CORNERS AND TERMINUSES.
- ALL ON-SITE PAVING AND ROADWAYS ARE PRIVATE.
- ALL ON-SITE STORM DRAIN ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED. THE ON-SITE WATER IS PRIVATELY MAINTAINED EXCEPT THE PORTION OF THE 2\"/>



**APPROVED PLANNING BOARD OF HOWARD COUNTY**

DATE \_\_\_\_\_

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

County Health Officer \_\_\_\_\_ Date \_\_\_\_\_

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

Director \_\_\_\_\_ Date \_\_\_\_\_

Chief, Division of Land Development \_\_\_\_\_ Date \_\_\_\_\_

Chief, Development Engineering Division \_\_\_\_\_ Date \_\_\_\_\_

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

DATE	REVISION	BY	APPR.

**PREPARED FOR:**  
PROPERTY OWNER/DEVELOPER:  
GREENBAUM ENTERPRISES, INC.  
1829 REISTERSTOWN RD., SUITE 300  
BALTIMORE, MD 21208  
ATTN: MARY BENNETT  
410-484-8400

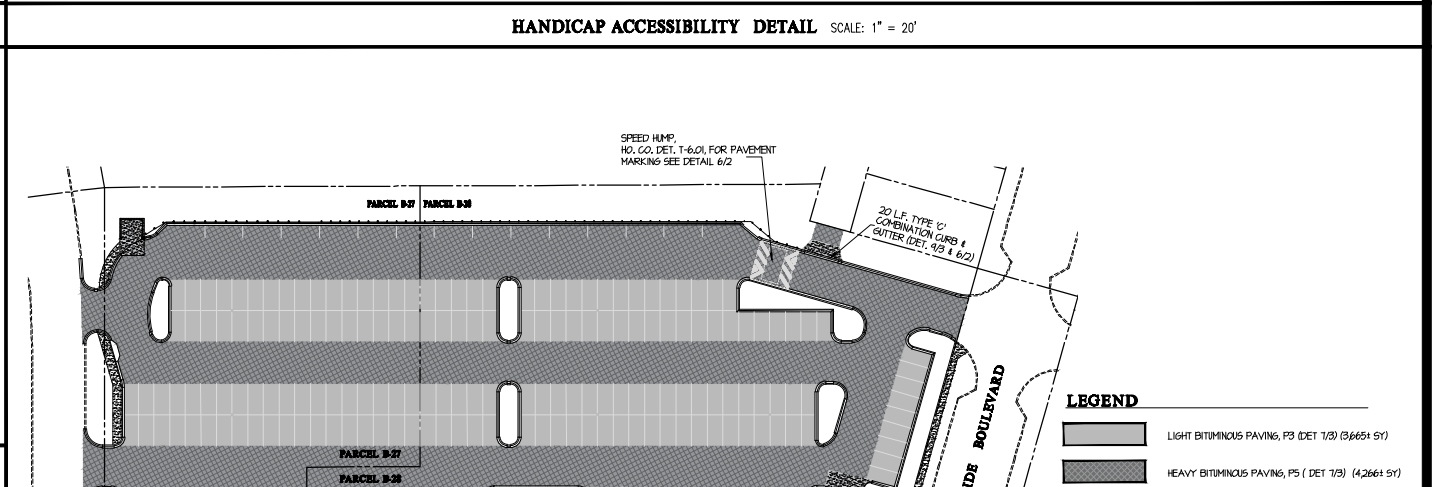
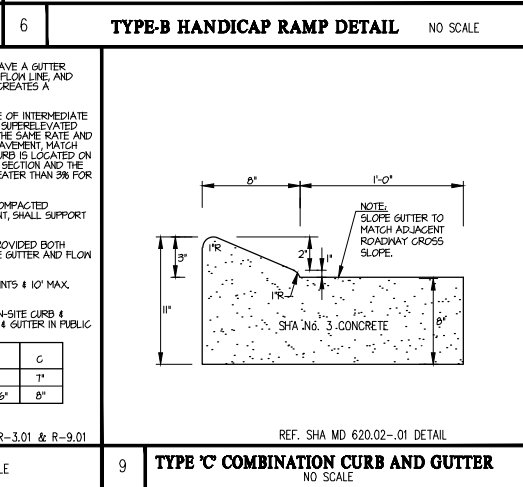
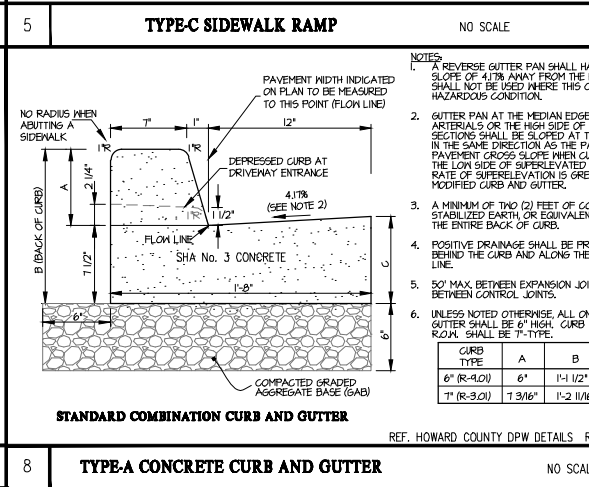
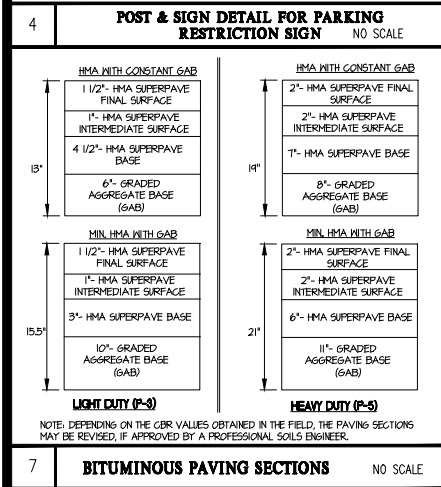
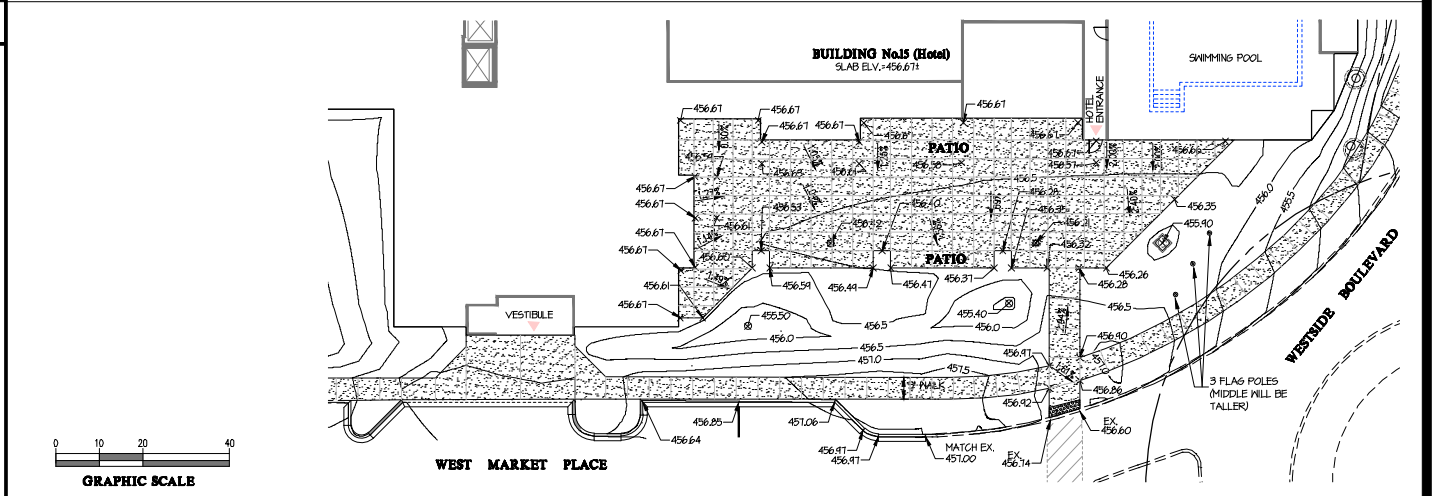
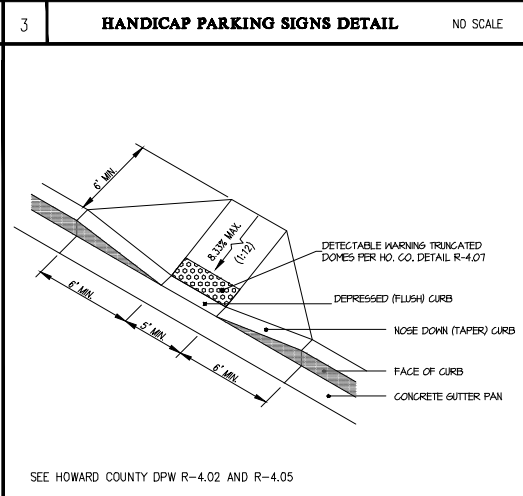
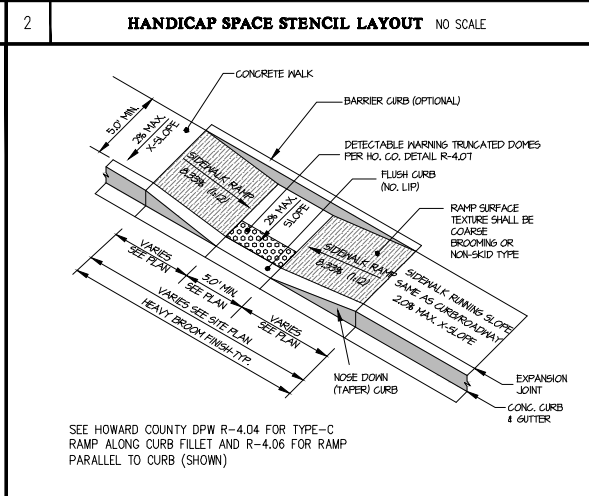
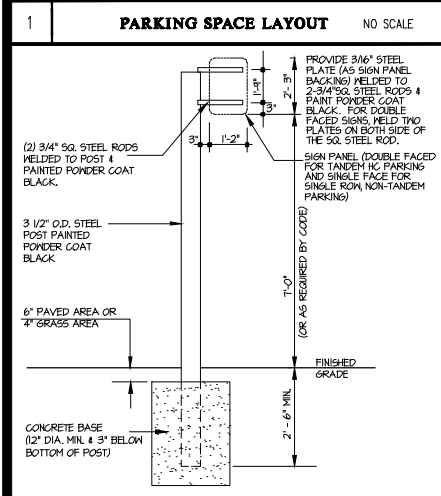
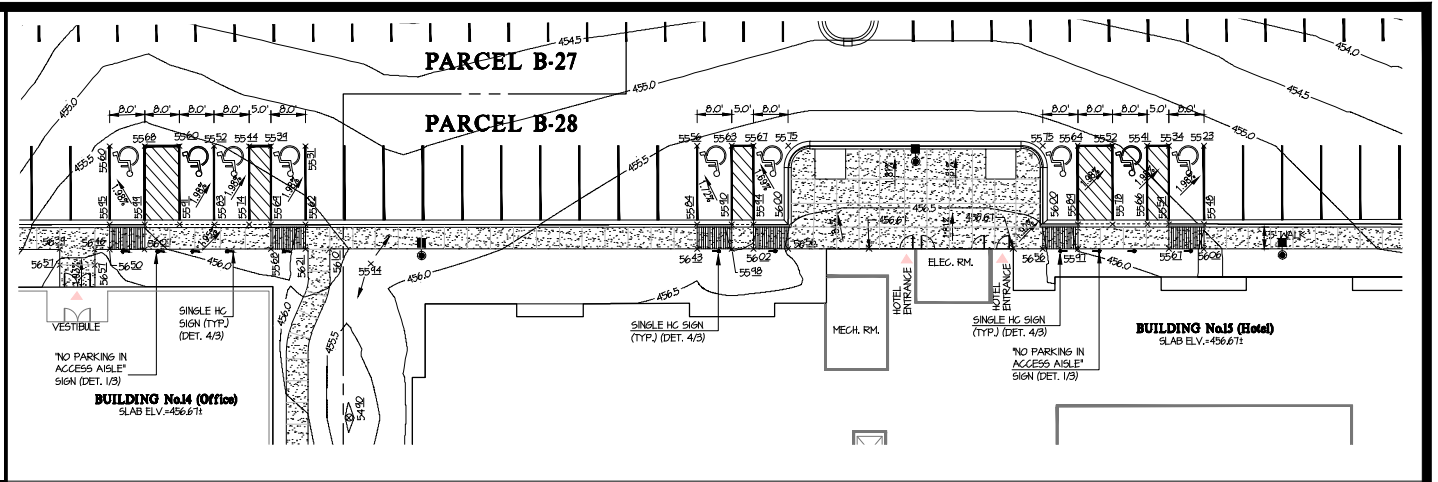
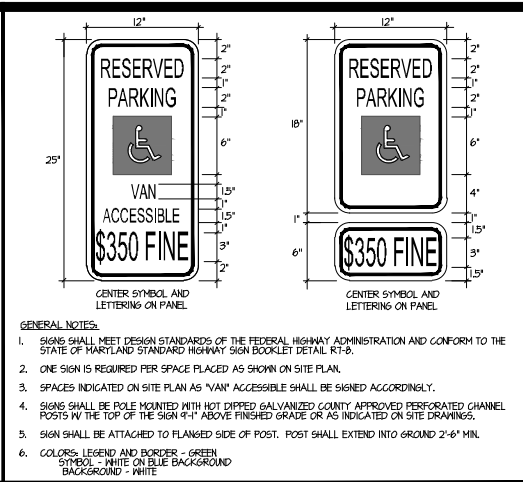
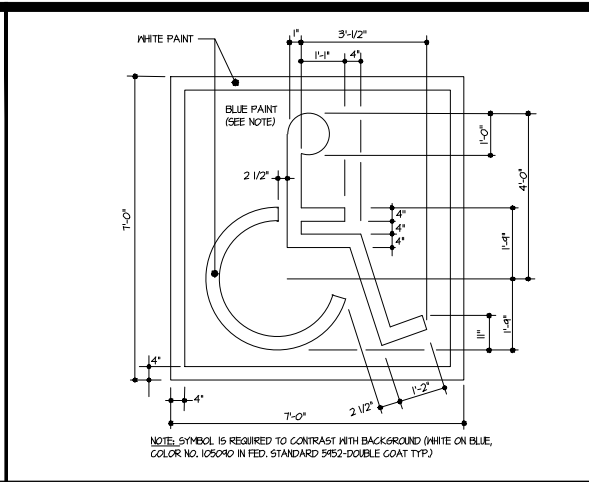
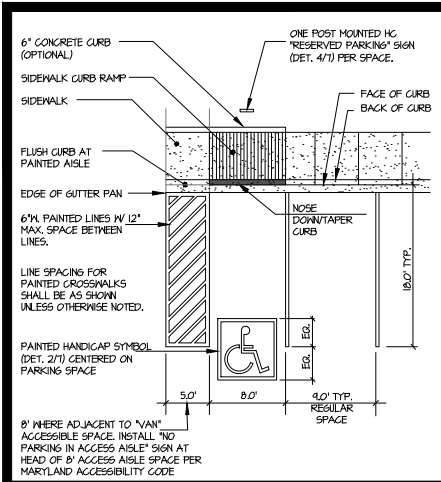
**PROFESSIONAL CERTIFICATION**  
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12978, EXPIRATION DATE: MAY 26, 2018.

ELECTION DISTRICT No. 5

**SITE DEVELOPMENT PLAN**  
**MAPLE LAWN FARMS WESTSIDE DISTRICT - AREA 1**  
**BUILDING No. 14 (Hotel) and BUILDING No. 15 (Office)**  
**(PARCELS B-27 and B-28)**  
PLATS 19867-19872 and (F-16-102)  
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1" = 30'	MXD-3	14084
DATE	TAX MAP - GRID	SHEET
OCT., 2016	41-21&22 46-3	2 OF 9





APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE \_\_\_\_\_

APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEM  
HOWARD COUNTY HEALTH DEPARTMENT

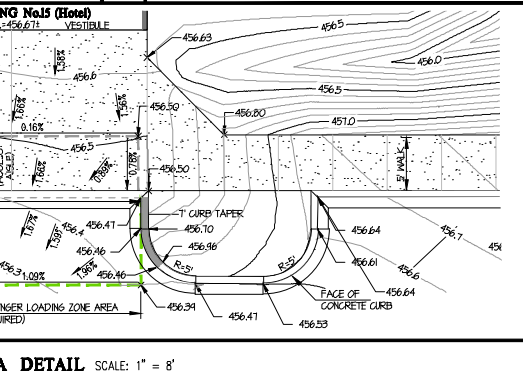
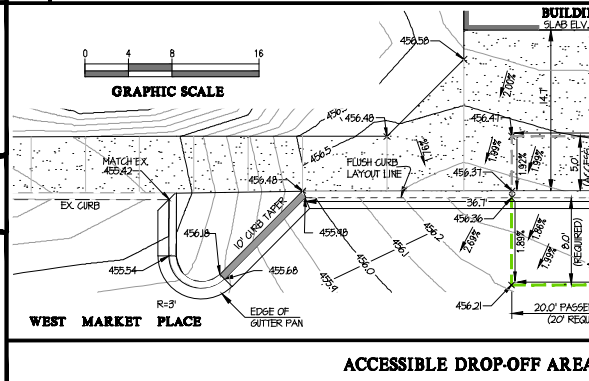
County Health Officer \_\_\_\_\_ Date \_\_\_\_\_

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director \_\_\_\_\_ Date \_\_\_\_\_

Chief, Division of Land Development \_\_\_\_\_ Date \_\_\_\_\_

Chief, Development Engineering Division \_\_\_\_\_ Date \_\_\_\_\_



**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VG: 301-989-2624 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

PREPARED FOR:  
PROPERTY OWNER/DEVELOPER:  
GREENBAUM ENTERPRISES, INC.  
1829 RISTERSTOWN RD, SUITE 300  
BALTIMORE, MD 21208  
ATTN: MARK BENNETT  
410-484-8400

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE PLANS  
WERE PREPARED OR APPROVED BY  
ME, AND THAT I AM A DULY LICENSED  
PROFESSIONAL ENGINEER UNDER THE  
LAWS OF THE STATE OF MARYLAND,  
LICENSE NO. 12975  
EXPIRATION DATE: MAR. 26, 2018

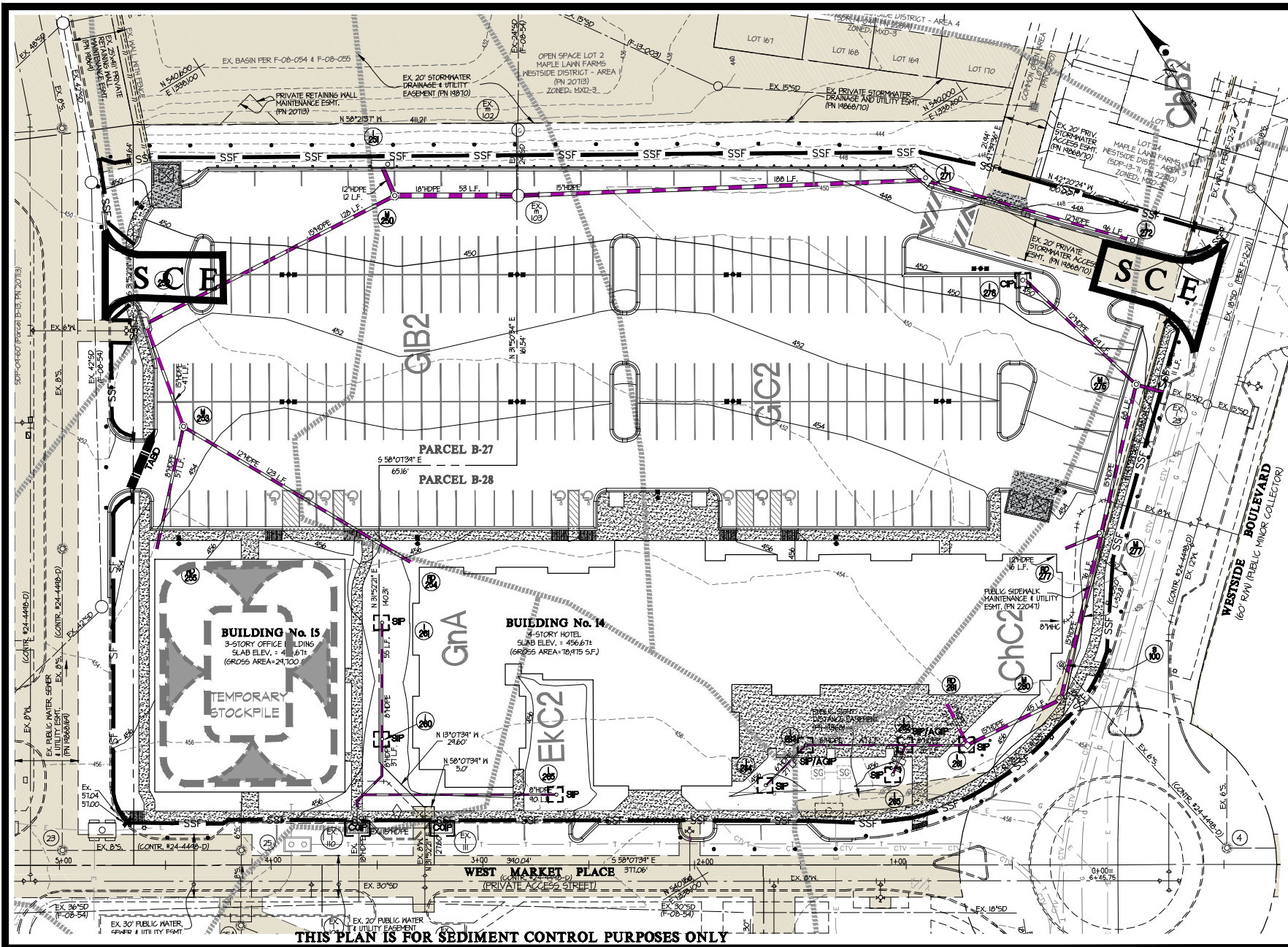
**HANDICAP ACCESSIBILITY and SITE DETAILS / PAVING DELINEATION PLAN**

**MAPLE LAWN FARMS**  
WESTSIDE DISTRICT - AREA 1  
BUILDING No. 14 (Hotel) and BUILDING No. 15 (Office)  
(PARCELS B-27 and B-28)  
PLATS 1967-19672 and (F-16-102)

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	14084
DATE	TAX MAP - GRID	SHEET
OCT., 2016	41-21&22 46-3	3 OF 9

ELECTION DISTRICT No. 5 HOWARD COUNTY, MARYLAND



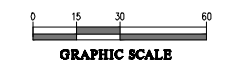


THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

SEDIMENT CONTROL PLAN SCALE: 1" = 30'

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

HOWARD S.C.D. \_\_\_\_\_ DATE \_\_\_\_\_



APPROVED  
PLANNING BOARD OF HOWARD COUNTY

DATE \_\_\_\_\_

**DEVELOPER/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."

SIGNATURE OF DEVELOPER/BUILDER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEM  
HOWARD COUNTY HEALTH DEPARTMENT

County Health Officer \_\_\_\_\_ Date \_\_\_\_\_

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director \_\_\_\_\_ Date \_\_\_\_\_

Chief, Division of Land Development \_\_\_\_\_ Date \_\_\_\_\_

Chief, Development Engineering Division \_\_\_\_\_ 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."

\_\_\_\_\_  
DATE \_\_\_\_\_

- SEQUENCE OF CONSTRUCTION**
1. APPLY FOR GRADING PERMIT AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE COUNTY SEDIMENT CONTROL INSPECTOR (CSCI). OBTAIN GRADING PERMIT FROM THE CSCI AT THE MEETING (DURATION - 1/2 DAY).
  2. INSTALL THE STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE (SF), SUPER SILT FENCE (SSF) AND TEMPORARY CHAIN LINK CONSTRUCTION FENCE. DURATION: 1-DAY
  3. INSTALL STORM DRAIN SYSTEM FROM EXISTING MH-03 TO NEW INLETS I-2T1, I-2T2, I-2S1 AND I-2S2. USE THIS STORM DRAIN SYSTEM TO CONVEY STORMWATER TO THE EXISTING BASIN ON ADJACENT OPEN SPACE LOT 2. DURATION: 3-DAYS.
  4. INSTALL THE CURB & GUTTER FOR THE INLETS INSTALLED IN SOCs. DURATION: 2-DAYS.
  5. INSTALL COIP AT EXISTING INLETS I-110 AND I-111 (IN West Market Place) THEN OBTAIN PERMISSION FROM THE CSCI TO PROCEED WITH SITE GRADING. DURATION: 5-DAYS.
  6. INSTALL THE REMAINING STORM DRAIN SYSTEM AND IMMEDIATELY PROVIDE APPROPRIATE INLET PROTECTIONS AT ALL INLETS DRAINING TO EX. I-2S AND EX. I-110. DURATION: 5-7 DAYS.
  7. INSTALL HOUSE CONNECTIONS AND THE NEW PRIVATE SEWER MANHOLE CONCURRENT WITH STORM DRAIN INSTALLATION IN ORDER TO COORDINATE THEIR CONSTRUCTION. DURATION: 5-7 DAYS.
  8. INSTALL REMAINING NEW CURB & GUTTER EXCEPT DELAY THOSE IN WEST MARKET PLACE AND INITIATE BUILDING CONSTRUCTION. DURATION: 2-3 DAYS FOR C&G AND 12-14 MONTHS FOR BLDG. CONSTRUCTION.
  9. INSTALL THE BASE PAVING AND STABILIZE THE LANDSCAPE ISLANDS WITH FINAL SEEDING (OR SOG & LANDSCAPING). DURATION: 2-3 DAYS.
  10. COMPLETE NEW CURB AND PAVING (Delayed in SOCs) IN WEST MARKET PLACE. DURATION: 2-3 DAYS.
  11. INSTALL SIDEWALK/PATIO, TOP PAVING COURSE AND LANDSCAPING. DURATION: 2-3 DAYS.
  12. ONCE THE SITE IS STABILIZED, OBTAIN PERMISSION FROM THE CSCI TO REMOVE ANY REMAINING SEDIMENT CONTROL DEVICES. DURATION: 1-DAY
  13. FLUSH THE STORM SYSTEM. DURATION: 1-DAY.
  14. PAINT THE PARKING SPACES, FINISH THE BUILDING INTERIOR AND OBTAIN USE & OCCUPANCY PERMITS.

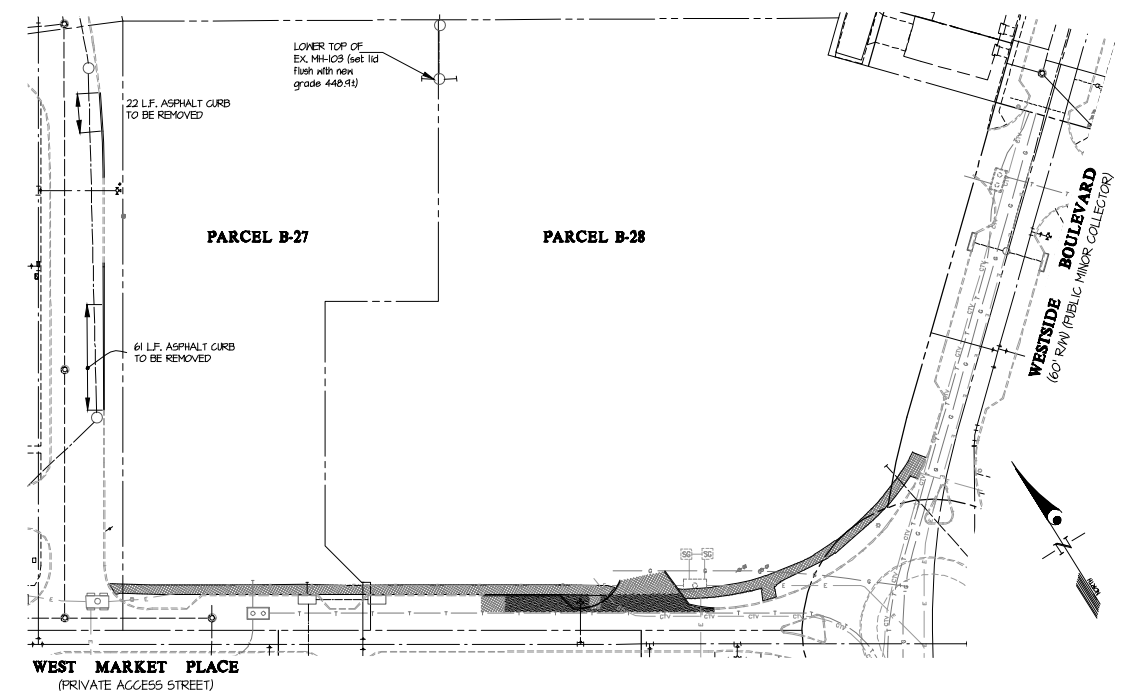
**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:  
PROPERTY OWNER/DEVELOPER:  
GREENBAUM ENTERPRISES, INC.  
1829 REGISTERED RD, SUITE 300  
BALTIMORE, MD 21208  
ATTN: MARK BENNETT  
410-484-8400

**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975, EXPIRATION DATE: MAY 26, 2018.

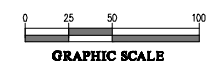
DATE	REVISION	BY	APP'R.



DEMOLITION PLAN LEGEND

- EX. CURB TO BE REMOVED (ASPHALT CURB 83 LF, REMAINING CURB 320 LF)
- EX. CURB TO REMAIN
- EX. PAVEMENT TO BE REMOVED (54T SY)
- DEM'D & REPAVE OR HILL & WEDGE PAVEMENT, BASED ON FIELD CONDITION (16 SY)

- DEMOLITION NOTES:**
1. REMOVE ALL DEBRIS FROM MAPLE LAWN FARMS & HAUL IT TO A RECYCLE FACILITY.
  2. ADDITIONAL CURB MAY HAVE TO BE REPLACED IN THE FIELD.



DEMOLITION PLAN SCALE: 1" = 50'

SEDIMENT CONTROL LEGEND

- 600 - - - - - EXISTING CONTOUR
- 600 PROPOSED CONTOUR
- LIMIT OF DISTURBANCE
- SF PROPOSED SILT FENCE
- SSF PROPOSED SUPER SILT FENCE
- SCE PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- TABD TEMPORARY ASPHALT BERM DIVERSION
- AGP AT-GRADE INLET PROTECTION
- CP CURB INLET PROTECTION
- COIP COMBINATION INLET PROTECTION
- SP TYPE-A STANDARD INLET PROTECTION
- GnA SOILS

- NOTES:**
1. TSPM IS PROVIDED BY EXISTING PONDS.
  2. STOCKPILING WILL NOT BE PERMITTED ON SITE.
  3. SOILS SHOWN IS PRE-DEVELOPMENT. THIS HAS WAS PREVIOUSLY MASS GRADED. CONSIDER SITE SOIL TO BE MASS MADE.

SEDIMENT CONTROL PLAN / DEMOLITION PLAN

**MAPLE LAWN FARMS**  
WESTSIDE DISTRICT - AREA 1  
BUILDING No. 14 (Hotel) and BUILDING No. 15 (Office)  
(PARCELS B-27 and B-28)  
PLATS 1967-19672 and (F-16-102)

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	14084
DATE	TAX MAP - GRID	SHEET
OCT., 2016	41-21&22 46-3	4 OF 9





DRAINAGE AREA INFORMATION			
INLET & Roof Drain	AREA (acres)	C' VALUE	% IMPERVIOUS
I-251	0.87	0.76	85%
I-252	0.07	0.76	85%
I-260	0.04	0.76	85%
I-261	0.04	0.76	85%
I-265	0.05	0.76	85%
I-271	0.52	0.76	85%
I-272	0.24	0.76	85%
I-276	0.18	0.76	85%
I-281	0.04	0.76	85%
I-282	0.04	0.76	85%
I-283	0.02	0.76	85%
I-284	0.03	0.76	85%
I-285	0.02	0.76	85%
RD-255	0.23	0.86	100%
RD-254	0.28	0.86	100%
RD-277/281	0.28	0.86	100%
Ex. I-110	0.11 *	0.81	90%
Ex. I-111	0.17 *	0.81	90%
Ex. I-23	0.29 *	0.72	80%
Ex. I-24	0.29	0.72	80%

NOTE: THIS SITE HAS PREVIOUSLY MASS GRADED. CONSIDER SITE SOIL TO BE HAN-MADE.

**PATIO and YARD DRAIN SCHEDULE**

INLET No.	TOP of FRAME ELEVATION	INLET TYPE
I-260	454.90	Nyloplast 12" Dome (1299CGD) or Eqv.
I-261	454.90	Nyloplast 12" Dome (1299CGD) or Eqv.
I-265	454.50	Nyloplast 12" Dome (1299CGD) or Eqv.
I-282	456.21	Nyloplast 12" Pedestrian Bronze (1299CGPB) or Eqv.
I-283	456.42	Nyloplast 12" Pedestrian Bronze (1299CGPB) or Eqv.
I-284	455.50	Nyloplast 10" Dome (1099CGD) or Eqv.
I-285	455.40	Nyloplast 10" Dome (1099CGD) or Eqv.

**LEGEND**

---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED STORM DRAIN DRAINAGE DIVIDE

**APPROVED PLANNING BOARD OF HOWARD COUNTY**

DATE \_\_\_\_\_

---

APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEM  
HOWARD COUNTY HEALTH DEPARTMENT

County Health Officer \_\_\_\_\_ Date \_\_\_\_\_

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director \_\_\_\_\_ Date \_\_\_\_\_

Chief, Division of Land Development \_\_\_\_\_ Date \_\_\_\_\_

Chief, Development Engineering Division \_\_\_\_\_ Date \_\_\_\_\_

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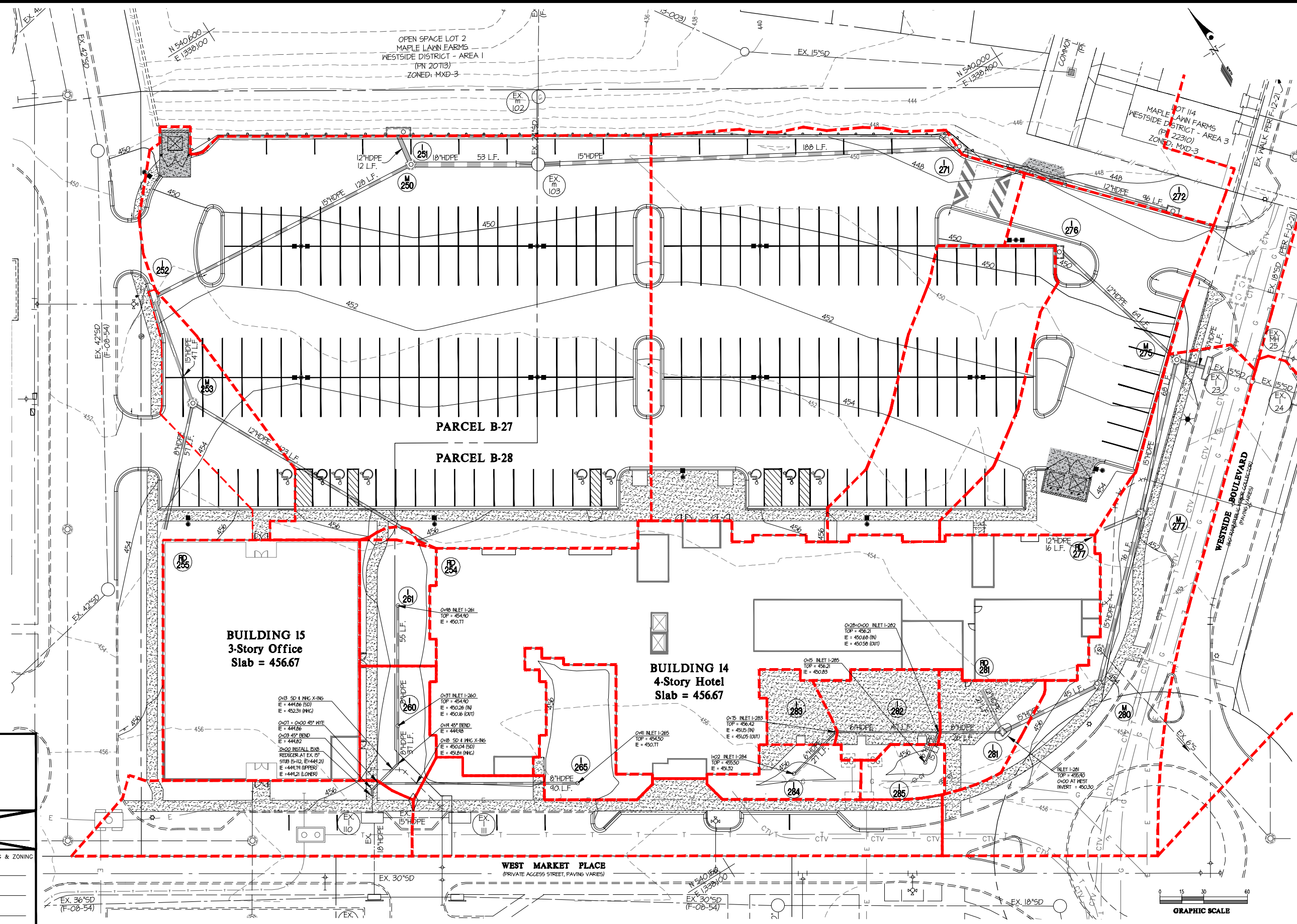
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 410-484-8400

**PROFESSIONAL CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975, EXPIRATION DATE: MAR. 26, 2018.

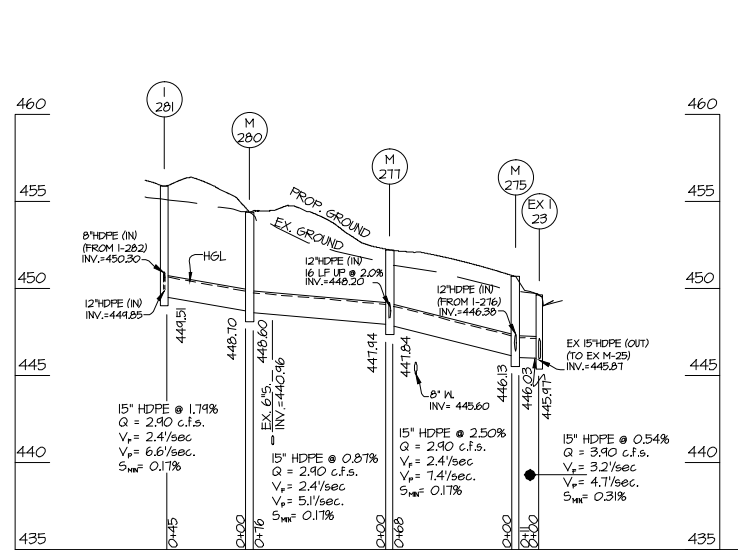
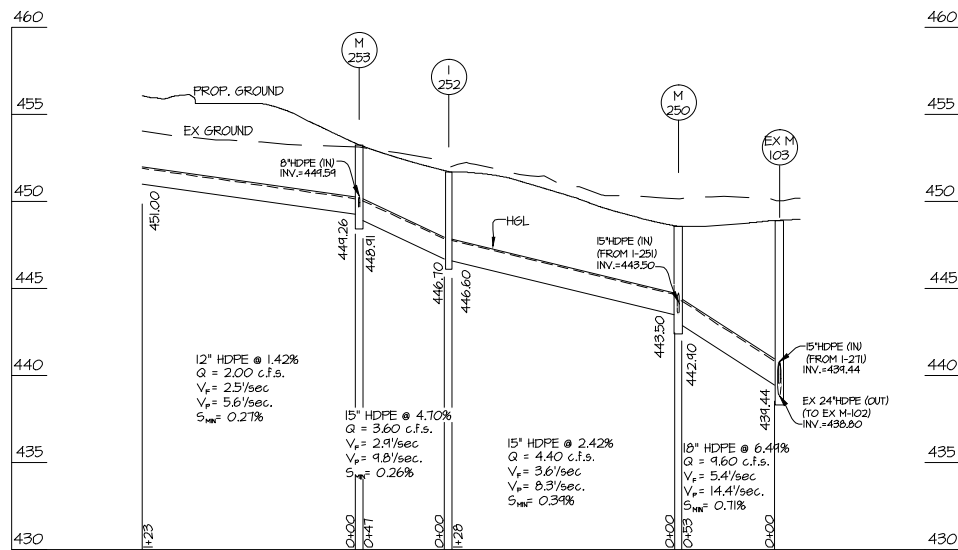
**STORM DRAIN DRAINAGE AREA MAP & YARD DRAIN DETAILS**

**MAPLE LAWN FARMS WESTSIDE DISTRICT - AREA 1**  
**BUILDING No. 14 (Hotel) and BUILDING No. 15 (Office)**  
**(PARCELS B-27 and B-28)**  
 PLATS 1967-19672 and (F-16-102)  
 HOWARD COUNTY, MARYLAND

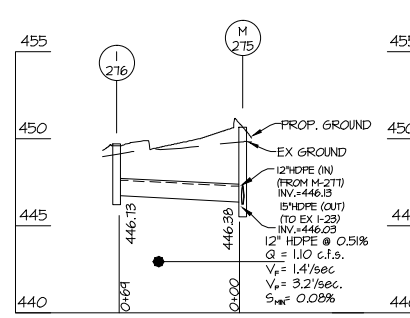
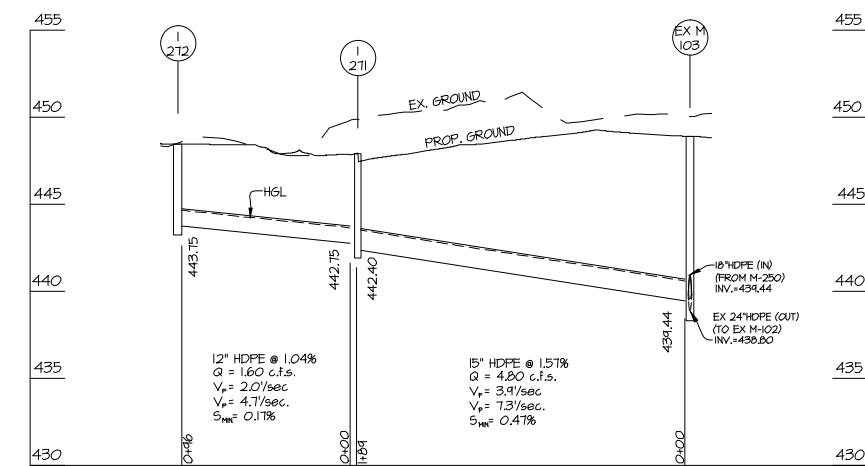
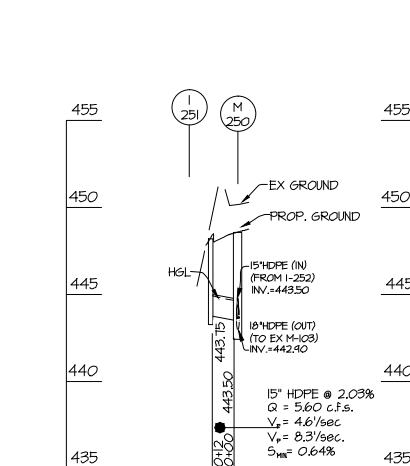
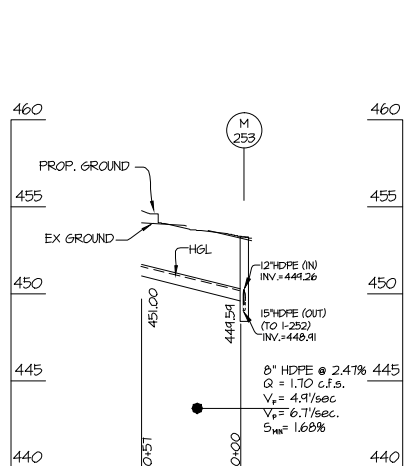
SCALE 1" = 20'	ZONING MXD-3	G. L. W. FILE No. 14084
DATE OCT., 2016	TAX MAP - GRID 41-21&22 46-3	SHEET 6 OF 9







NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION				INVERT				STD. DETAIL	REMARKS	LOCATIONS
			PROPOSED		AS-BUILT		PROPOSED		AS-BUILT				
			UPPER	LOWER	UPPER	LOWER	UPPER	LOWER	UPPER	LOWER			
I-251	A-10 INLET	2'-6"	448.53	448.52			443.75	-----			HO. CO. D 4.03	PRIVATE	
I-252	DOUBLE 'IN' INLET	3'-5 1/8"	452.26	452.12			446.70	446.60			HO. CO. D 4.35	PRIVATE	
I-271	A-10 INLET	2'-6"	447.95	-----			442.75	442.40			HO. CO. D 4.03	PRIVATE	
I-272	A-5 INLET	2'-6"	448.04	-----			443.75	-----			HO. CO. D 4.01	PRIVATE	
I-276	A-5 INLET	2'-6"	449.83	449.72			446.73	-----			HO. CO. D 4.01	PRIVATE	
I-281	DOUBLE 'S' INLET	2'-7"	455.90	-----			450.30	444.51			HO. CO. D 4.22	PRIVATE	
M-250	STANDARD MANHOLE	4'-0"	448.57	-----			443.50	442.90			HO. CO. 6-512	PRIVATE	
M-253	STANDARD MANHOLE	4'-0"	453.25	-----			449.59	448.91			HO. CO. 6-512	PRIVATE	
M-275	STANDARD MANHOLE	4'-0"	450.68	-----			446.38	446.03			HO. CO. 6-512	PRIVATE	
M-271	STANDARD MANHOLE	4'-0"	452.21	-----			448.20	447.84			HO. CO. 6-512	PRIVATE	
M-280	STANDARD MANHOLE	4'-0"	454.40	-----			448.70	448.60			HO. CO. 6-512	PRIVATE	



PIPE SCHEDULE			
SIZE	TYPE	QUANTITY (LJ)	REMARKS
8"	HDPE	51	PRIVATE
12"	HDPE	304	PRIVATE
15"	HDPE	584	PRIVATE
18"	HDPE	53	PRIVATE

HDPE indicates High Density Polyethylene pipe, such as N-12 by AD5, or H-Q by Hancor or an approved equal.

APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE \_\_\_\_\_

APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEM  
HOWARD COUNTY HEALTH DEPARTMENT

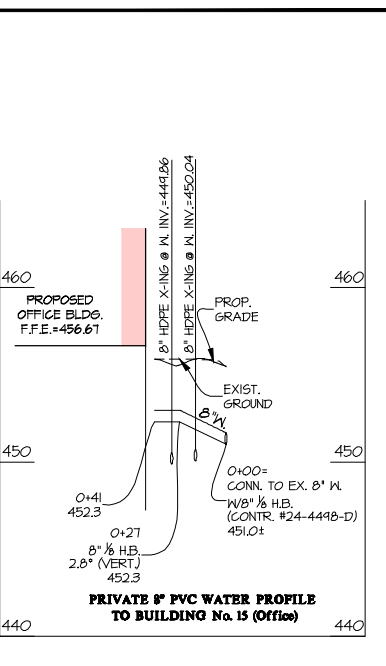
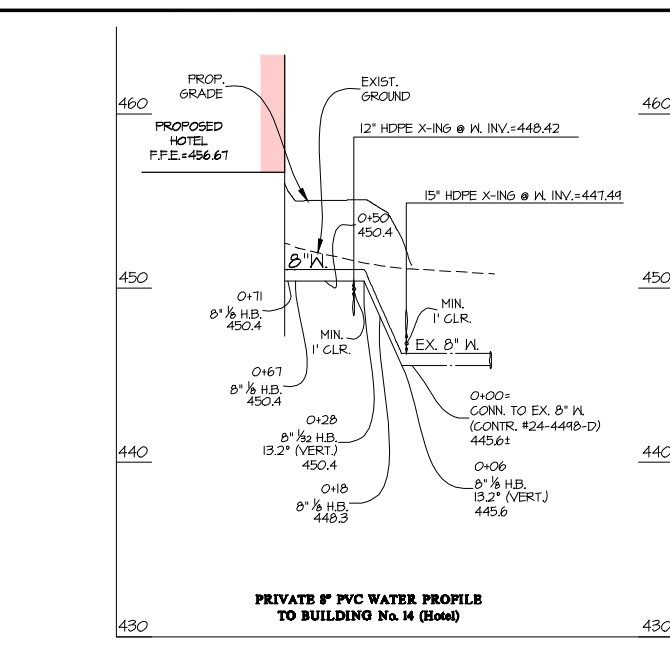
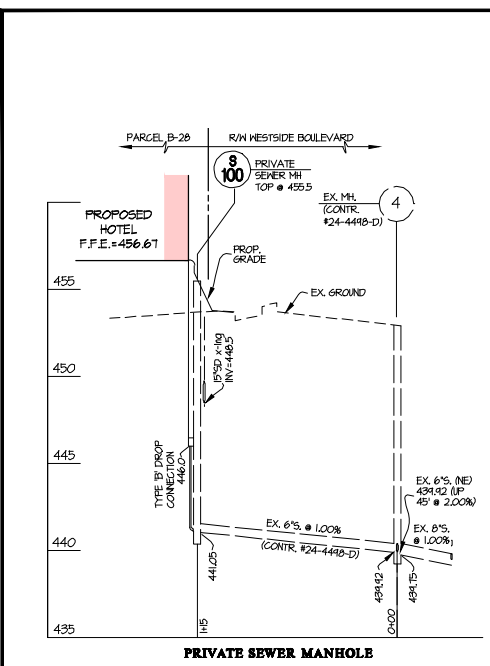
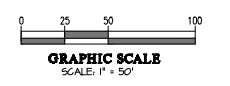
County Health Officer \_\_\_\_\_ Date \_\_\_\_\_

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director \_\_\_\_\_ Date \_\_\_\_\_

Chief, Division of Land Development \_\_\_\_\_ Date \_\_\_\_\_

Chief, Development Engineering Division \_\_\_\_\_ Date \_\_\_\_\_



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

NO.	DATE	REVISION	BY	APP'R.

PREPARED FOR:  
PROPERTY OWNER/DEVELOPER:  
GREENBAUM ENTERPRISES, INC.  
1829 REGISTERSTOWN RD, SUITE 300  
BALTIMORE, MD 21208  
ATTN: MARK BENNETT  
410-484-8400

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE PLANS  
WERE PREPARED OR APPROVED BY  
ME, AND THAT I AM A DULY LICENSED  
PROFESSIONAL ENGINEER UNDER THE  
LAWS OF THE STATE OF MARYLAND,  
LICENSE NO. 12975  
EXPIRATION DATE: MAR. 26, 2018

UTILITY PROFILES  
**MAPLE LAWN FARMS**  
WESTSIDE DISTRICT - AREA 1  
BUILDING No. 14 (Hotel) and BUILDING No. 15 (Office)  
(PARCELS B-27 and B-28)  
PLATS 1967-19872 and (F-16-102)

SCALE	ZONING	G. L. W. FILE NO.
1" = 30' 1" = 5' (V)	MXD-3	14084
DATE	TAX MAP - GRID	SHEET
OCT., 2016	41-21&22 46-3	7 OF 9

**LANDSCAPE NOTES**

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.024 OF THE HOWARD COUNTY CODE & CHAPTER 11 OF THE HOWARD COUNTY LANDSCAPE MANUAL (ALTERNATIVE COMPLIANCE) PLUS THE LANDSCAPE DESIGN CRITERIA OF 5-06-16 AND PB CASE NO. 378.
  - CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET NO.1 SHALL APPLY.
  - FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.
  - PLANT QUANTITIES SHOWN ON THE PLANT LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE.
  - ALL PLANT MATERIAL SHALL BE FULL HEAVY, WELL FORMED, SYMMETRICAL, AND CONFORM TO THE A.A.N. SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THIS PLAN.
  - NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR HIS REPRESENTATIVE.
  - ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE SOODED OR SEEDED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATION. A MINIMUM OF 4" OF TOPSOIL SHALL BE PROVIDED TO ALL PLANTING AREAS (FOR TOPSOIL SPEC. SEE SHEET 5).
  - THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF HE/SHE ENCOUNTERS SOIL DRAINAGE CONDITIONS THAT MAY BE DETRIMENTAL TO THE GROWTH OF THE PLANTS.
  - ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH PER THE PLANTING DETAILS.
  - DO NOT PLANT TREES WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT.
  - SCHEDULES "A" AND "B" ARE PROVIDED FOR LANDSCAPE SURETY CALCULATION PURPOSES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$ 12,200.00 FOR FOLLOW REQUIRED PLANT QUANTITIES:  
 222 SHRUBS AT \$30/SHRUB = \$ 6,660.00  
 3 EVERGREENS AT \$150/TREE = \$ 450.00  
 11 SHADE TREES AT \$300/TREE = \$ 3,300.00
- FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-313-2350.

**DEVELOPER'S/BUILDER'S CERTIFICATE**

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN SECTION 16.024 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL AND THE HLF LANDSCAPE DESIGN CRITERIA. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

DATE \_\_\_\_\_

APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEM  
HOWARD COUNTY HEALTH DEPARTMENT

County Health Officer \_\_\_\_\_ Date \_\_\_\_\_

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director \_\_\_\_\_ Date \_\_\_\_\_

Chief, Division of Land Development \_\_\_\_\_ Date \_\_\_\_\_

Chief, Development Engineering Division \_\_\_\_\_ Date \_\_\_\_\_

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DATE \_\_\_\_\_ REVISION \_\_\_\_\_ BY \_\_\_\_\_ APPR: \_\_\_\_\_

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PROPERTY OWNER/DEVELOPER:  
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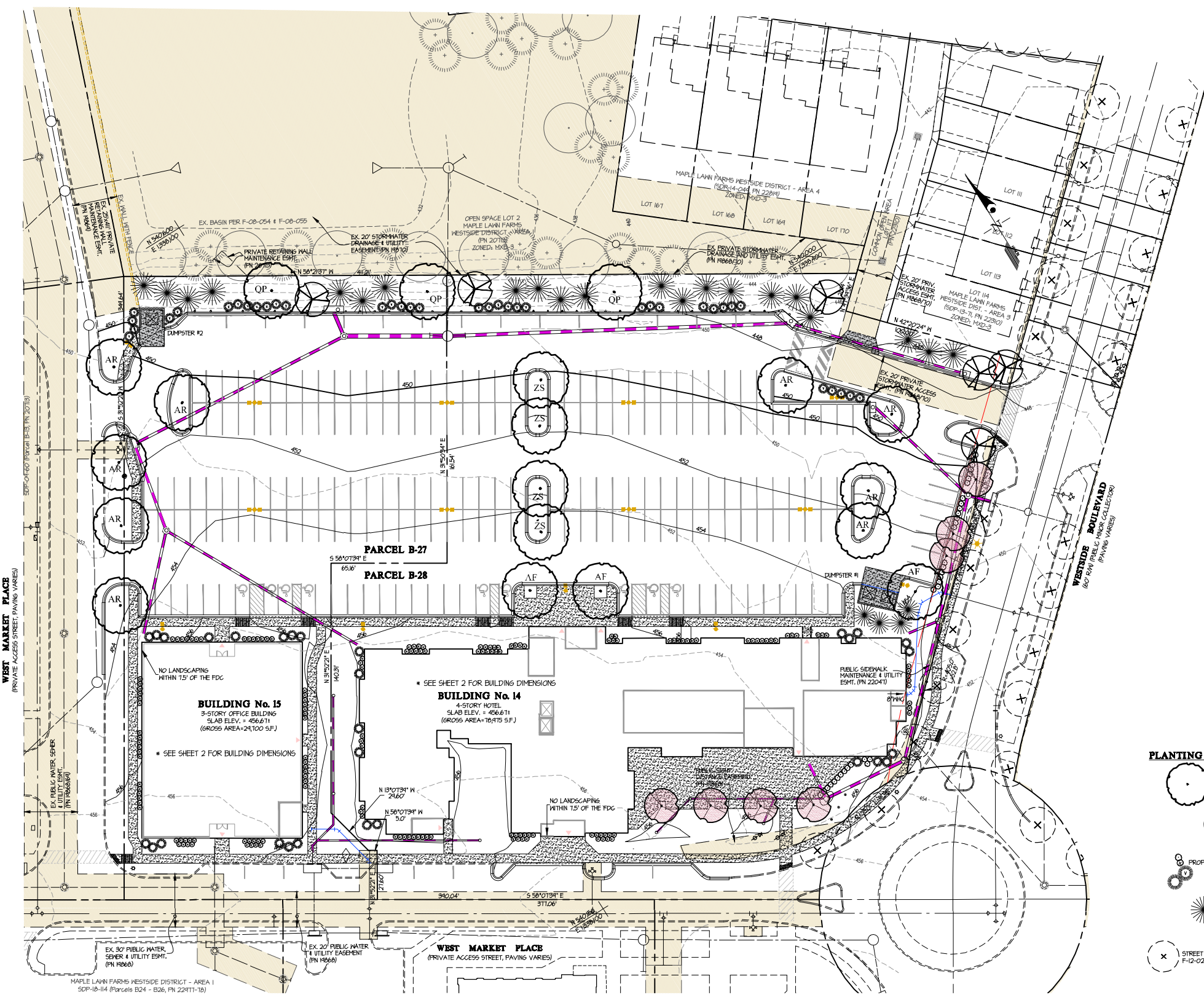
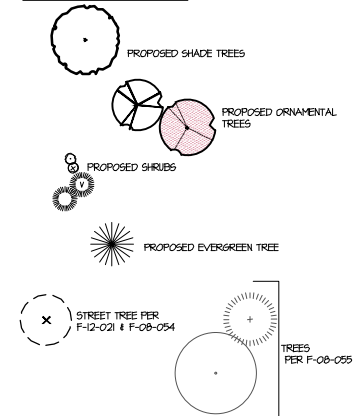
**THIS PLAN IS FOR PLANTING PURPOSES ONLY**

**LANDSCAPE PLAN**  
**MAPLE LAWN FARMS**  
**WESTSIDE DISTRICT - AREA 1**  
**BUILDING No. 14 (Hotel) and BUILDING No. 15 (Office)**  
**(PARCELS B-27 and B-28)**  
PLATS 19667-19672 and (F-16-102)  
ELECTION DISTRICT No. 5

SCALE 1" = 30'	ZONING MXD-3	G. L. W. FILE No. 14084
DATE OCT., 2016	TAX MAP - GRID 41-21&22 46-3	SHEET 8 OF 9



**PLANTING LEGEND**





**SPECIFICATIONS: PLANT MATERIALS AND PLANTING METHODS**

**A. PLANT MATERIALS**

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

**1. PLANT NAMES**

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

**2. PLANT STANDARDS**

ALL PLANT MATERIAL SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE "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 BALL
3" - 3.5"	14'-16"	6'-8"	32" DIAMETER
3.5" - 4"	14'-16"	8'-10"	36" DIAMETER
4" - 4.5"	16'-18"	8'-10"	40" DIAMETER
4.5" - 5"	16'-11"	10'-12"	44" DIAMETER
5" - 5.5"	16'-20"	10'-12"	48" DIAMETER
5.5" - 6"	18'-20"	12'-14"	52" DIAMETER

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

**4. PLANT IDENTIFICATION**

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

**5. PLANT INSPECTION**

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

**B. PLANTING METHODS**

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

**1. PLANTING SEASONS**

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

THE PLANTING OF EVERGREEN MATERIAL SHALL BE FROM MARCH 15TH TO JUNE 15TH AND FROM AUGUST 15TH TO DECEMBER 15TH. 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 (B4B) 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 1'-0" FOR MAJOR TREES AND 5'-0" MINIMUM FOR MINOR TREES.

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

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

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

**5. PLANT PRUNING, EDGING AND MULCHING**

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

B. ALL TRENCHES AND SHRUB BEDS SHALL BE EDGED AND CULTIVATED TO THE LINES SHOWN ON THE DRAWING. THE AREAS AROUND ISOLATED PLANTS SHALL BE EDGED AND CULTIVATED TO THE FULL DIAMETER OF THE PIT. SOIL 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, SHREDED FINE BARK, PEAT MOSS, OR ANOTHER APPROVED MATERIAL OVER THE ENTIRE AREA OF THE BED OR SAUCER.

**6. PLANT INSPECTION AND ACCEPTANCE**

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

**7. PLANT GUARANTEE**

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

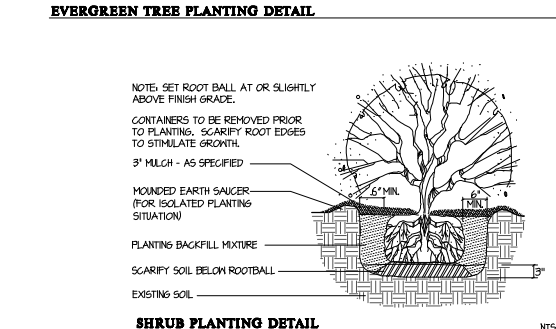
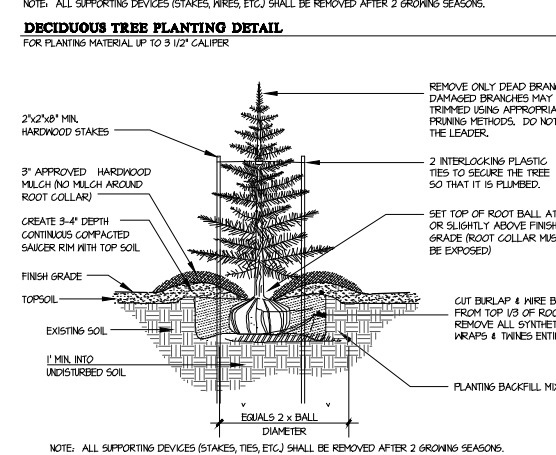
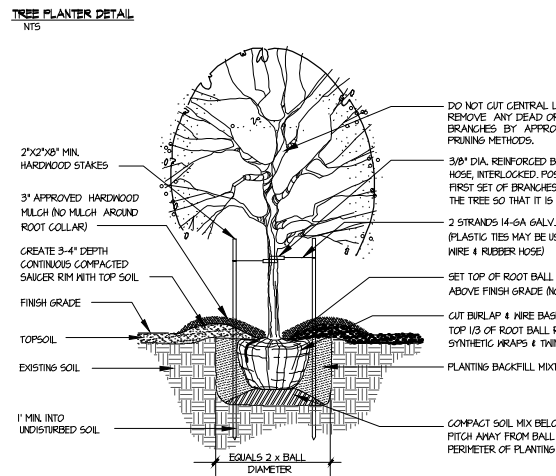
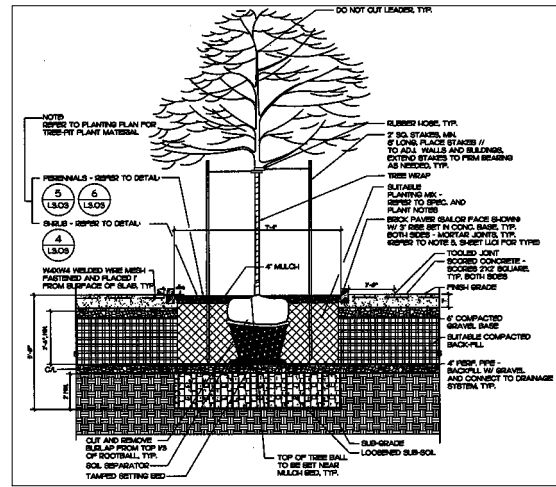
A. FOR THIS PURPOSE, THE "GROWING SEASON" SHALL BE THAT PERIOD BETWEEN THE END OF THE "SPRING" PLANTING SEASON, AND THE COMMENCEMENT OF THE "FALL" PLANTING SEASON.

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

**SODDING**

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

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



SEE SHEET 2 FOR BUILDING DIMENSIONS

SCHEDULE A: PERIMETER LANDSCAPE EDGE				
CATEGORY	PROJECT PERIMETER ADJACENT TO ROADWAY (WESTSIDE BLVD.)	PROJECT PERIMETER ADJACENT TO PERIMETER PROPERTIES	BUILDING LENGTH (REAR & SIDES)	BUILDING LENGTH (REAR & SIDES)
LOCATION / USE SITUATION	PARKING	DUMPSTER #1 DUMPSTER #2	SIDES & REAR OF OFFICE BUILDING	SIDES & REAR OF HOTEL
LANDSCAPE BUFFER TYPE	TYPE 'E'	TYPE 'C'	TYPE 'C'	TYPE 'C'
LINEAR FEET OF ROADWAY / PERIMETER FRONTAGE/BLDG.	8'	2'	4'	4'
CREDIT FOR EX. VEGETATION (YES, NO; LINEAR FEET; DESCRIBE BELOW IF NEEDED)	NONE	NONE	NONE	NONE
CREDIT FOR WALL, FENCE OR BERM (YES, NO; LINEAR FEET; DESCRIBE BELOW IF NEEDED)	NONE	NONE	NONE	NONE
NUMBER OF PLANTS REQUIRED				
SHADE TREES	3	1	1	N/A
EVERGREEN TREES	N/A	2	1	N/A
ORNAMENTALS	N/A	N/A	N/A	N/A
SHRUBS	21	N/A	N/A	123
NUMBER OF PLANTS PROVIDED				
SHADE TREES	0	0	0	N/A
EVERGREEN TREES	N/A	2	1	N/A
ORNAMENTALS	N/A	N/A	N/A	N/A
SHRUBS	21	N/A	N/A	123
SUBSTITUTIONS MADE	6 ORNAMENTALS FOR 3 SHADE TREES	2 EVERGREENS FOR 1 SHADE TREE	2 EVERGREENS FOR 1 SHADE TREE	
LANDSCAPE SURETY REQUIRED FOR SCHEDULE A:				
SCHEDULE 'A' NUMBER OF SHADE TREES FOR BONDING:		5 x \$300 = \$1500.00		
SCHEDULE 'A' NUMBER OF EVERGREEN TREES FOR BONDING:		3 x \$150 = \$450.00		
SCHEDULE 'A' NUMBER OF SHRUBS FOR BONDING:		222 x \$30 = \$6660.00		
SCHEDULE 'A' NUMBER OF ORNAMENTAL TREES FOR BONDING:		0 x \$50 = \$0.00		
		TOTAL LANDSCAPE SURETY FOR SCHEDULE A: \$8610.00		

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

SCHEDULE B - PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	224 NEW SURFACE PARKING SPACES.
NUMBER OF TREES REQUIRED	12 (1 SHADE TREE PER 20 PARKING SPACES)
NUMBER OF TREES PROVIDED	
SHADE TREES	12
OTHER TREES (2:1 substitution)	12
LANDSCAPE SURETY REQUIRED FOR SCHEDULE B:	
SCHEDULE 'B' NUMBER OF SHADE TREES FOR BONDING:	12 x \$300 = \$3600.00

PLANT LIST				
SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/DEVELOPER	COMMENTS
[Symbol]	4	25' - 3' CAL.	ACER RUBRUM / OCTOBER GLORY / OCTOBER GLORY RED MAPLE	ALL B4B
	3		QUERCUS PALUSTRIS / PIN OAK	
	4		ZELKOVA SERRATA / VILLAGE GREEN / VILLAGE GREEN ZELKOVA	
	3		ACER X FREEMANI / ARMSTRONGS / ARMSTRONGS MAPLE	
[Symbol]	1	2" CAL. & 6'-8" HT.	CHOOSE FROM THE FOLLOWING: LAGERSTROEMIA 'ARAPAHO' / 'ARAPAHO' GRAPE MYRTLE LAGERSTROEMIA 'INDICA' RED ROCKET / RED ROCKET GRAPE MYRTLE LAGERSTROEMIA X 'SIOUX' / SIOUX GRAPE MYRTLE	ALL B4B AND TREEFORM
	6		CERCIS CANADENSIS / EASTERN REDBUD	
	25	8' HT. MIN.	PICEA OMORICA / SERBIAN SPRUCE PICEA ABIES / NORWAY SPRUCE	ALL B4B, INTACT LEADER
[Symbol]	154	ALL 24" - 30" SPREAD	CHOOSE FROM THE FOLLOWING: MAHONIA AQUIFOLIUM / OREGON GRAPE HOLLY ILEX GRENATA 'HELLE' / DWARF JAPANESE HOLLY ILEX GLABRA 'COMPACTA' / DWARF INKBERRY GARYTERIS X GLANDONENSIS / BLUEBEARD ABELIA X ROSE CREEK / ROSE CREEK ABELIA ABELIA X GRANDIFLORA / GLOSSY ABELIA DEZITIA GRACILIS / SLENDER DEZITIA DWARF FEMALE JAPANESE SKIMMIA BUXUS MICROPHYLLA 'WINTER GEM' / WINTER GEM BOXWOOD	ALL CONTAINERIZED.
[Symbol]	34	24"-30" MIN. SPREAD	CHOOSE FROM THE FOLLOWING: ILEX GRENATA 'HELLE' / DWARF JAPANESE HOLLY ILEX GLABRA 'COMPACTA' / DWARF INKBERRY TAIS MEDIA 'DESIFORMIS' / DESIFORMIS YEM	
[Symbol]	37	36" HT. MIN.	VIBURNUM RHITIDOPHYLLUM / LEATHERLEAF VIBURNUM	
[Symbol]	24	36" HT. MIN.	VIBURNUM RHITIDOPHYLLUM / LEATHERLEAF VIBURNUM SKIMMIA JAPONICA RUBELLA / SKIMMIA RUBELLA	

NOTES:  
1. 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.  
2. 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.

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

DATE \_\_\_\_\_

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APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEM  
HOWARD COUNTY HEALTH DEPARTMENT

County Health Officer \_\_\_\_\_ Date \_\_\_\_\_

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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director \_\_\_\_\_ Date \_\_\_\_\_

Chief, Division of Land Development \_\_\_\_\_ Date \_\_\_\_\_

Chief, Development Engineering Division \_\_\_\_\_ Date \_\_\_\_\_

**DEVELOPER'S/BUILDER'S CERTIFICATE**

I HEREBY CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN SECTION 16.024 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL AND THE MLF LANDSCAPE DESIGN CRITERIA. I FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME \_\_\_\_\_ DATE \_\_\_\_\_

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BAL: 410-389-1820 DC/VA: 301-262-2624 FAX: 301-421-4186

PREPARED FOR:  
PROPERTY OWNER/DEVELOPER:  
GREENBAUM ENTERPRISES, INC.  
1829 REGISTER TOWN RD, SUITE 300  
BALTIMORE, MD 21208  
ATTN: MARK BENNETT  
410-484-8400

**LANDSCAPE DETAILS**

**MAPLE LAWN FARMS**  
**WESTSIDE DISTRICT - AREA 1**  
**BUILDING No. 14 (Hotel) and BUILDING No. 15 (Office)**  
**(PARCELS B-27 and B-28)**  
**PLATS 1967-19672 and (F-16-102)**

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
NO SCALE	MXD-3	14084
DATE	TAX MAP - GRID	SHEET
OCT., 2016	41-21&22 46-3	9 OF 9