

## HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive ♦ Ellicott City, Maryland 21043 ♦ 410-313-2350

Valdis Lazdins, Director

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# 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)

<u>DPZ Planner:</u> Nicholas Haines, (410) 313-4333, 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).

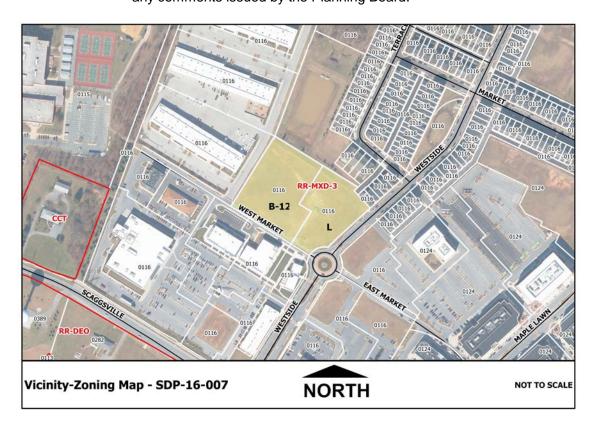
**Location:** The hotel building will be located on the west side of Westside Boulevard, north of West

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.



## **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 'l' 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.

**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

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.

Valuis Lazuris, 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

- 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 (4(c) 313-1680 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT I-800-251-TTTT AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- PROJECT BACKGROUND

TAX MAP #46. 6RIDS 3 & 4 ZONING: ELECTION DISTRICT:

PARCEL B-21 & B-26 AREA: 3.
REC. REF.: PLAT Nos. 199861-19812 & (F-16-102)

- THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, BUREAU OF UTILITIES AT (410) 313-4400 AT LEAST FIVE (5) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION WORK.
- PROPOSED USE: HOTEL AND OFFICE BUILDING.
- ALL PLAN DIMENSIONS ARE TO FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
- . EXISTING TOPOGRAPHY IS SHOWN PER FIELD RIN SURVEY INFORMATION BY GUTSCHICK, LITTLE & WEBER, P.A. & BY DESIGN GRADES FROM DESIGN PLANS FOR CONSTRUCTION.
- . COORDINATES AND BEARINGS ARE BASED UPON THE '83 MD STATE COORDINATE SYSTEM (NAD '83) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 41EA, 41EB, 41GA AND NO. 46B2.
- SITE IS BEING DEVELOPED UNDER MICH-3 REGULATIONS, FER. 28445M, APPROVED ON 2/6/01 AND ZB-ICHM APPROVED 03/20106 AND THE COMPRENENCE ZONING PLAN DATED 02/02/04. UNDERLYING ZONING IS RR-DEO AND THE COMP LITE ZONING REGULATION AMERICANS DATED 07/20/20/6.
- THE PREVIOUS DEPARTMENT OF PLANNING AND ZONNG FILE NAMBERS;
  5 (1)-17, 5-06-16, 724-419M, 724-1034M, FB-350, FB-310, FB-071-18, FB-05-34, FB-08-55, 5DP-071-43, MP-05-12, MP-071-12, MP-071-12, MP-08-04, FB-08-05, 5DP-08-06, 5DP-08-06
- WATER AND SEMER SERVICE IS PUBLIC PER CONTRACT No. 24-4498-D.
- STORMATER MANAGEMENT, FOR BOTH GUALITY AND QUANTITY, FOR THE DEVELOPMENT PROPOSED BY THESE PLANS WILL BE SATISFIED BY THO RESIGNAL FRACILITIES BEING CONSTRUCTED WIDER F-03-55 AND AN EXISTING FACILITY CONSTRUCTED WIDER F-03-01. THE EXISTING FACILITY CONSTRUCTED WIDER F-03-01. THE EXISTING FACILITY CONSTRUCTED WIDER FACILITY CONSTRUCTED WIDER FACILITY CONSTRUCTED WILL BE REQUIRED FOR WITH THE FACILITY CONSTRUCTED AND HANDAMEN. THE RECHARGE REQUIREDWING FOR THIS DEVELOPMENT WILL BE FROWDED IN A PRIVATELY OWNED AND HANDAMED FACILITY ON PAPELE BY. THE RECHARGE FEATURE FACILITY AND RETRIEXATION TEXTINGS LOCATED ON PAPELE BY.
- EXISTING UTILITIES ARE BASED ON APPROVED DESIGN PLANS FOR CONSTRUCTION AND FIELD LOCATION BY GUTSCHICK, LITTLE & WEBER, P.A.
- THERE ARE NO KNOWN CEMETERIES, GRAVE SITES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY. THERE ARE NO SCENIC ROADS MITHIN OR ADJACENT TO THE SUBJECT PROPERTY.
- 20. THERE ARE NO FLOODPLAINS OR WETLANDS WITHIN PARCELS B-27 AND B-28
- AS A COMMERCIAL DEVELOPMENT, A NOISE STUDY IS NOT REQUIRED FOR THIS SOI
- BUILDING SETBACKS AND BUILDING RESTRICTIONS ARE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT CRITERIA PER 5-06-16.
- THE RESIDENTIAL LOTS, PARCELS AND EMPLOYMENT USE STRUCTURES DEVELOPED OR PROPOSED ON THE ORIGINAL SOT ACRES TRACT FOR MAPLE LAWN FARMS ARE GRANDFATHERED TO THE FORTH EDITION OF THE SHODWISTON AND LIAND DEVELOPMENT REGULATIONS AS DEVELOPED MIDER SOIL-11, THE CASE SO AND ZE SACE NO. 495M. HOVEVER, THE PROPOSED RESIDENTIAL AND EMPLOYMENT USES THAT ARE TO BE DEVELOPED MIDER AMERICAN AND EMPLOYMENT USES THAT ARE TO BE DEVELOPED MIDER AMERICAN SOIL-11, THE CASE AND CASES. AND CASES AND C
- THE TRAFFIC STUDY (APPO) MAS APPROVED AS PART OF SECTION FLAN SO-G-GIG.
  FOREST COMERCYATION FOR THIS SITE HAS SEEN PROVIDED INDEX F-03-9-3. THE GRADING MORK AIDER THIS SOI SHALL BE CORDINATED WITH THE FOREST AND LANDSCAPE PLANTING IN OPEN LOT 11 MIDER F-03-9-4.
- THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM WI AN INSIDE METER.
- ALL EXTERIOR LIGHT FIXTURES SHALL BE CRIENTED TO DIRECT LIGHT INVARDS AND DOWNWARDS AWAY FROM ALL ADJOINING RESIDENTIAL USE AREAS AND PUBLIC ROADS IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS,
- THIS PLAN HAS BEEN PREPARED NA CACROANCE WITH THE PROVINCION OF SECTION 16/124 OF THE HONDO CONTI ZOND PROJECTIONS.

  THIS PLAN HAS BEEN PREPARED NA CACROANCE WITH THE PROVINCION OF SECTION 16/124 OF THE HONDO CONTIT CONTINUOUS AND THE LANDSCAPE MANUAL, FINANCIAL SHEETY OF 19/20/00 FOR THE REQUIRED LANDSCAPING TO SATISFY SECTION 16/124 OF THE HONDOOD CONTY CODE AND THE LANDSCAPE MANUAL SHALL BE POSTED WITH THE DEVELOPER ARREDPENT FOR ADDITIONAL INFORMATION ON THE LANDSCAPE SIRETY CACCULATIONS, SEE SHEETS 6 19.
- ORLIGATION SEE SHEET OF A VI.
  SEBBACK REQUIREMENTS DO NOT APPLY TO WALLS AND FENCES WHICH SERVE AS ENTRANCE FEATURES FOR A SUBDIVISION OR DEVELOPMENT IN ALL ZONNE DISTRICTS PROVIDED THE ENTRANCE FEATURE DOES NOT EXCEED 5 HET IN HEIGHT AND DOES NOT INTERFERE WHICH SHEET DISTRICTS ACIDIO FIREL ORADS IN ACCORDANCE WITH SECTION DEALT ALL FOR LEGAL TO THE CONNINC REGULATIONS.
- THE LOADING AND UNLOADING DELIVERIES AND MOVE INS/OUTS CAN ONLY OCCUR OUTSIDE OF NORMAL BUSINESS HOURS OF OPERATION,
- THEE LARE NO LOCATE LAVIE DESCRIPTION FACE IN THE BUILDINGS.

  HEALTH DEPARTMENT APPROVAL OF THIS SITE DEVELOPMENT FLAN DOES NOT ENSURE APPROVAL OF BUILDING PERMIT APPLICATIONS ASSOCIATED WITH THIS FLAN PLAN FOR CERTAIN FACILITIES TO BE CONSTRUCTED WITHIN THE LIMITS DESCRIPED BY THIS FLAN HILL PECIAIRE REVIEW AND APPROVAL BY THE HEALTH DEPARTMENT, SUCH FACILITIES THEY INCLUDE, BUT ARE NOT LIMITED TO, THOSE WHICH HAVE SWIMMING FOOLS, OR THAT SELL PREPARED OR PREVAILED FOODS, OR THAT MAY HAVE EXPRIMENT THAT ENTIRE SYNONLING.
- THE SHARED ACCESS AND PARKING AGREEMENT FOR PARCELS B-27 ¢ B-28 IS RECORDED AT L. 1789 F. 353.
- THE HOTEL BUILDING SHALL BE REGISTERED WITH THE GREEN BUILDING CONCIL IN ACCORDANCE WITH THE HOWARD COUNTY GREEN BUILDINGS LAW FRICK TO SIGNATURE AFFROVAL OF THIS SIDE BY THE DEPARTMENT OF PLANNING # ZONNG, THE PROJECT LEED ACCREDITED PROFESSIONAL SHALL SEMRIT TO DEFZ.

  (I) DOZUMENTATION SHOWING THAT THE LEED REGISTRATION FEE HAS BEEN PAID AND

  (2) A SIGNED AND DATED LEED (ACCRLS).

INP. 05-012
ON AUGST 20, 2004, MP 05-12 MAS GRANTED, ALLOWING THE FOLLOWING:
1. DEVELOPMENT OR SUBDIVISION IN A CEMETERY (MAIVER FROM SECTION 16,1304)
2. REMOVAL OF HIMAN REMAINS FROM A CEMETERY PRIOR TO DEVELOPMENT (MAIVER FROM SECTION 16,1306)

NO 1912

WAINER REDEST FROM SECTION 16.146 - REQUIREMENT FOR A PRELIMINARY FLAN FRIOR TO THE PLAT APPROVAL, WAS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING WIDER THE CONDITIONS OF PR-01-12/1\*\*\*\*), WHICH MAS GRAVITED ON LINE 14, 2007 SUB-ECT TO THE FOLLOWING CONTROL OF SUPPLY AND THE REPUBLIE REVISION OF SUPPLY AND THE FOLLOWING CONTROL OF SUPPLY AND THE REPUBLIE REVISION OF SUPPLY SUPPLY AND THE PLAN FROM THE REVISION OF SUPPLY SUPPLY AND THE REPUBLIE REVISION OF SUPPLY SUPPLY AND THE REVISION OF SUPPLY SUPPLY AND THE REPUBLIE REVISION OF SUPPLY SUPP

- IRLOGO.20
  ON ANSIST B, 2001, IMP-06-04 IMAS GRANTED TO WAIVE SECTION 16 (JOEN) IMHICH REQUIRES OFEN SPACE LOTS (OFEN SPACE LOTS I THRU 4) TO HAVE A MINIMAN OF 40 FEET OF FRONTIAGE ONTO A ITIEL (E ROAD FOR ACCESS BY FEDESTRIANS AND MAINTENANCE VEHICLES.

  IF APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS.

  I. BOLLARD MANCRES OR SOME FORM OF PERMANENT SIGNAGE SHALL BE INSTALLED AT THE RUBLL OR PRIVATE ROAD FRONTIAGES TO IDENTIFY PEDESTRIAN MAY VEHICLEAN ACCESS TO OFEN SHALE LITTLES.

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  I. BOLLARD MANCRES OF SHAPE ACCESS TO THE SHAPE LITTLES.

  I. BOLLARD MANCRES TO A NIMMA OF 20 FEET IN MIDTH.

  A 20 MICH MINIMAL MIRESTRICTED PUBLIC OR TRAVIATE ROAD ACCESS MIST BE PROVIDED TO SERVE AS AN ENTRANCEMY LEADNS INTO HOA OPEN SPACE LOT 4 (FINITE HOA RECREATIONAL BALL FIELDS) TO ACCOMPODATE PEDESTRIAN ACCESS AND PERIODIC ACCESS FOR MAINTENANCE AND PERSONS.

  I. BOLLARD MANCRES LOT 4 (FINITE HOA RECREATIONAL BALL FIELDS) TO ACCOMPODATE PEDESTRIAN ACCESS AND PERIODIC ACCESS FOR MINIMAL AND ACCESS FOR MAINTENANCE AND PERSONS ACCESS FOR MAINTENANC
- EMEMBERICA VERICLES.

  THE PROCESSION OF THIS WAIVER REQUEST FOR THE MINIMIM OPEN SPACE FRONTAGE REQUIREMENTS FOR OPEN SPACE LOTS I THRU 4 AS SHOWN ON P-OT-18 SHALL BE CONSIDERED AS A TEMPORARY DEFERRAL OF THE PUBLIC OR PRIVATE FRONTAGE REQUIREMENT UNTIL THE FINAL SHEDIVISION PLANS ARE SHOWNITED FOR THIS PROJECT.

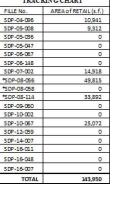
# APPROVED PLANNING BOARD OF HOWARD COUNTY DATE APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEM HOWARD COUNTY HEALTH DEPARTMENT APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONIE Chief, Division of Land Development Chief, Development Engineering Division Date

# SITE DEVELOPMENT PLAN **MAPLE LAWN FARMS**

# **Westside District - Area 1**

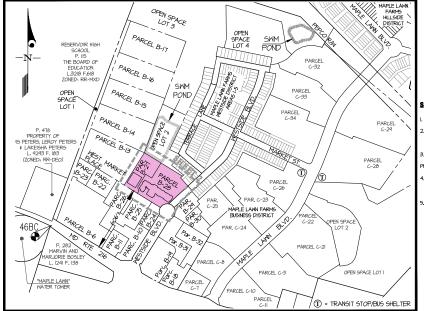
# **BUILDING No. 14 (Hotel) and BUILDING No. 15 (Office)**

(Parcel B-27 and B-28)



# NOTES: I. A TOTAL OF 152,910 S.F. OF RETAIL IS ALLOWED IN ACCORDANCE NITH 5-01-17, OR A TOTAL OF 181,540 S.F. OF RETAIL UNDER 5-06-16.

- 2. THE MESTSIDE AREA-1 SOUTHWEST GUARRANT (west of Mestside Bind, and sooth of Mest Protect Proced IS COMPRISED OF THE THREE STOPS (DEVIDED WITH AN ASTERIEK (\*). THE TOTAL RETAIL AREA IN THIS GUARRANT IS 91335 SO, FETT, THE TOTAL COMPRECIAL AREA IN THIS SAME GUARRANT IS 10245 SF, FINICIA IS the sen of the floor protect for SFP of Codies, SIP-OF-OB-05 81 SIP-OF-OB-181 shown in the FAR Troubling Chart).



#### SHEET INDEX

- - SITE DEVELOPMENT PLAN
  - :- DIE DEVELOPPENI TEAN
    -- HANDICAP ACCESSIBILITY and SITE DETAILS / PAVING DELINEATION PLAN
    -- SEDIMENT CONTROL PLAN / DEMOLITICA PLAN
    -- SEDIMENT CONTROL NOTES and DETAILS
    -- STORM DRAIN DRAINAGE AREA MAP & YARD DRAIN DETAILS

- 8 LANDSCAPE PLAN
- 9- LANDSCAPE NOTES and DETAILS

#### SITE ANALYSIS DATA

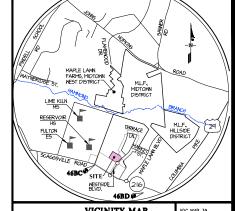
- B-28 = 106,000 S.F. OR 2,4334 AC. TOTAL: 158,063 S.F. or 3,629 AC.
- LIMIT OF DISTURBED AREA = 3.52 Ac. (LIMIT OF PLAN SUBMISSION)

- BUILDING COVERAGE (% OF GROSS SITE AREA);
  BUILDING NO. 14 (Hotel): 23544 S.F. or 0.55 AC. = 22.6% OF PARCEL B-26 (2.4334½ AC.)
  BUILDING NO. 15 (OFRICE): 9,900 S.F. or 0.23 AC. = 19.2% OF PARCEL B-27 (1.1952½ AC.)

|   | BLDG. \$14 (HOTEL) (B-28)   |
|---|---|
| FLOOR I   | 24,843 S. F.  |
| FLOORS 2 THROUGH 4  | 54J32 (18,044 S, F, EACH)   |
| TOTAL GROSS FLOOR AREA                                      | 78,975 S. F. (I.81 ac.)   |
| PARCEL AREA   | 2.4334 ac   |
| FAR.  | 0.74  |
|   | •   |
|   | BLDG. \$15 (OFFICE) (B-21)  |
|   |   |
|   |   |
| FLOORS   THROUGH 3  | 29,700 (9,900 S. F. EACH)   |
| FLOORS I THROUGH 3<br>TOTAL GROSS FLOOR AREA                | 29,700 (9,900 S. F. EACH)<br>29,700 S. F. (0,68 ac.)              |
| FLOORS I THROUGH 3<br>TOTAL GROSS FLOOR AREA<br>PARCEL AREA | 29,700 (9,900 S. F. EACH)<br>29,700 S. F. (0.68 ac.)<br>1,1952 ac |

HOWARD COUNTY CONTROL NAD83 HORIZONTAL DATA & NVD88 VERTICAL DATA

# N = 584,925,13 E=1,337,205,77 STANDARD DISC ON CONCRETE MONUMENT



VICINITY MAP

| DPZ File Numbers   | MLF<br>District | Parcel A     | rea (ac. / s.f.) | Gross Floor<br>Area (s.f.) | F.A.R. |
|--|-----------------|--------------|------------------|----------------------------|--------|
| SDP-04-44 (Office Bldg-1)                                | Business        | 4.40 191,550 |                  | 98,945                     | 0.49   |
| SDP04-96 (Retail Bldg-1 and Bank)                        | Business        | 3.17         | 137,983          | 24,088                     | 0.17   |
| SDP-05-08 (Retail Bidg-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          | 98,945                     | 0.54   |
| SDP-05-47 (Office Bldg-3, Par. G-21 and Bank, Par. G-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 3 Office Buildings)              | Mictown         | 8.54         | 371,950          | 121,620                    | 0.33   |
| SDP-07-02 (Bank, School, Retail & Restaurant)            | Midtown         | 7.36         | 320,659          | 47,133                     | 0.15   |
| SDP-08-56 (Harris Teeter Grocery Store, Par. 86)         | Westside        | 4.24         | 184,615          | 49,815                     | 0.27   |
| SDP-08-058 (Bank, Parcel B-11)                           | Westside        | 0.80         | 34,895           | 3,764                      | 0.11   |
| SDP-08-114 (Percels B-7thru B-10 and B-22 & B-26)        | Westside        | 6.51         | 283,685          | 58,574                     | 0.21   |
| SDP-09-060 (Parcels B-13 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 (Parcels B-18 thru B-21)                      | Westside        | 5.40         | 235,402          | 52,531                     | 0.22   |
| SDP-12-059 (Office-6, Parcel C-28)                       | Business        | 6.00         | 261,261          | 139,421                    | 0.53   |
| SDP-14-007 (Office-8, Parcel C-29)                       | Business        | 5.73         | 249,400          | 130,629                    | 0.52   |
| SDP-16-011 (Office Bidg-10, Parcel C-22)                 | Business        | 4.35         | 189,537          | 104,412                    | 0.55   |
| SDP-16-048 (Office-9, Parcel C-33)                       | Business        | 3.97         | 172,926          | 102,263                    | 0.59   |
| SDP-16-007 (Hotel & Office Bidg, on Parcels B-27 & B-28  | ) Westside      | 3.63         | 158,063          | 108,675                    | 0.69   |
| EMPLOYMENT AREA RECORDED AS R/W (ecres)                  |                 | 13.60        |                  | 0.00                       |        |
| SUB-TOTAL  |                 | 112.56       | 4,310,672        | 1,621,536                  | 0.33   |
| TOTAL AREA TO BE RECORDED AS EMPLOYMENT (acres)          |                 | 122.00       |                  | 1,860,012                  | 0.35   |
| TOTAL REMAINING EMPLOYMENT AREA (ocres)                  |                 | 9,44         |                  |                            |        |

Parking Generation Use Building Area (gross s.f.)

Building Area (hets.f., 90% of gros rooms or employees for parking

THE MAXIMUM TOTAL FLOOR AREA PERMITTED PER 5-06-16 IS 1,860,012 S.F. (0.35 FAR) WHICH IS 35% OF 122,0 ACRES.

PARKING TABULATION: Westside District, Area-1 (NW Quadrant)

Parking Required

3-Story Office Bldg

29,700

## COMMERCIAL DEVELOPMENT DESIGN CRITERIA PER S-06-16

 $\frac{\textit{PARCEL SIZE}}{\textit{NO MINIMUM OR MAXIMUM PARCEL SIZES APPLY IN THE EMPLOYMENT LAND USE AREAS.}$ 

- HEIGHT
  MARHAM BUILDING HEIGHT SHALL BE LIMITED TO 120' UNLESS APPROVED TO BE GREATER ON A SITE DEVELOPMENT PLAN BY THE HOWARD COUNTY
  PLANING BOARD. ADDITIONALLY, THE FOLLOWING SHALL APPRIT:

  OOMBRICAL BUILDINGS AT THE CORNER OF JOINS HOWNER SHAD AND MAPLE LAWN BUILDINGS SHALL NOT EXCEED THREE STORES.

  OOMBRICAL BUILDINGS SHAT OF MARLE LAWN BOUTLEWRON AT THE FOCAL POINT SHALL NOT EXCEED THORE STORES.

  OOMBRICAL BUILDINGS SHATE BUSINESS ISTRICE WHAT DO FEET OF MIR ROUTE 26 SHALL NOT EXCEED ON STORY.

  COMBRICAL BUILDINGS IN THE BUSINESS ISTRICT WHAT DO FEET OF MIR ROUTE 26 SHALL NOT EXCEED ON STORY.
- Stories. Ercial Buildings in the Business district beyond 500 feet from MD route 216 shall not exceed eight stories above the
- HIGHEST AUXIMING GRADE.

  GOMEROUR BURNOS BY THE WESTSDE DISTRICT WITHIN 300 FEET OF MD ROUTE 216 SMALL NOT EXCEED TWO STORIES.

  COMMEROUR BURNOS BY THE WESTSDE DISTRICT BEYOND 300 FEET FROM MD ROUTE 216 SMALL NOT EXCEED TWO STORIES ABOVE THE
  HIGHEST AUXIMING GRADE.

EMPLOYMENT USES PERMITTED ONLY WITHIN M-1 70NING DISTRICT SHALL NOT BE PERMITTED. ALL LISES PERMITTED AS A MATTER OF RIGHT IN EART-UTIENT LUSS PLANITED ONLY WHEN M-1 ZONNO DISTRICT SHALL NOT BE PERMITTED. ALL LUSS PERMITTED AS A MATTER OF RIGHT IN THE POR, B-1 AND M-1 DISTRICTS, AS PEP PETMINETS REP PETMINETS AS MATTER OF RIGHT IN PROPERTY OF THE PORT OF THE PETMINET AND METHINATIONS OF RESTRICTIONS OF RETAIL CORN RETAIL CORN STANDARD CONTROL OF RESTRICTIONS OF RETAIL CORN OF RETAIL CORN OF THE PETMINETS OF THE ELDERLY AND/OR HANDICAPPED PERSONS, NURSING HOMES AND SHELTERED HUSING. PARCEL A-2 MAY CONTAIN LIVE-MORK LIVITS AS DEFINED IN THE OTHER RESIDENTIAL (OR) SECTION. ACCESSORY STRUCTURES AND ACCESSORY USES ARE ALSO PREMITTED.

- 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 U-1 DISTRICTS, MULL BE PERMITTED AS A MATTER OF RIGHT IN THE EMPLOYMENT LAND USE AREAS, AND ARE SPECIFICALLY APPROVED BY THE PLANNING BOARD ON THIS AMOBILED COMPRETENSIVE SECTION PLAN, PROVIDED, HOWEVER, THAT QUARRES, TEMPORARY WRECKED VEHICLE STORAGE AND YARD WASTE SHALL NOT BE ALLOWED.

  \*\*PERMIS CHOOL BUILDINGS—THEORY CONVERSION TO OTHER USES

  \*\*THEATERS, LICHTIMATE AND DINNER\*\*

- TREATES, LEGITIMATE AND LOWER.
   TREATES, LOGIS, LOGIS,

- THE FOLLOWING USE RESTRICTIONS ALSO APPLY:

  NO MORE THAN 15X OF THE TOTAL EMPLOYMENT LAND USE AREA MAY BE DEVOTED TO WARRHOUSE AND LIGHT MANUFACTURING USES.

  CHERTERS, WAISCLEME'S REPROTEORISTS ARE NOT PREMITTED. THE ASSUME SERVICE STATION MAY INCLIDE A CAR WASH, CAR REPAIR FACULIES, AND CONCINENCES TOSTOR FOOD.

  A MANUMUM OF DIRECTOR STATES OF THE ASSUME SERVICE STATION MAY INCLIDE A CAR WASH, CAR REPAIR FACULIES, AND ONC CONCINENCES TOSTOR FOOD.

  NO SINGLE REFUN CENTER SHALL CONTAIN MORE HIAM 150,000 SQUARE FEET OF GROSS FLOOR AREA DESIGNATED FOR USE BY RETAIL AND PRESIDENCE, SERVICE BUSINESSES, SESSOMED RETAIL CRITICIS MAY REQUOR ETTAL STORES, PRISSOMAL SERVICE ESTABLISMENTS, AND SANCHINE SERVICE STATISMENTS, THE OTHER STATISMENTS, THE OTHER STATISMENTS, AND SANCHINE SERVICE STATISMENTS, THE OTHER STATISMENTS, AND SANCHINE SERVICE STATISMENTS, THE OTHER STATISMENTS, AND SANCHINE SERVICE STATISMENTS, THE OTHER STATISMENTS, THE OTHER STATISMENTS, THE OTHER STATISMENTS, AND SANCHINE SERVICE STATISM GROSS ACRE). NO NOVINDIAL RETALL ESTABLISHMENT WITHIN THE MIXO-3 DISTRICT SHALL HAVE A GROSS FLOOR AREA GREATER THAN 65,000 SQUARE FEET, RETALL AND PERSONAL SERVICES AND OTHER ALLOWED USES, SUCH AS RESTAURANTS AND A GASQUINE SERVICE STATION MAY ALSO BE LOCATED WITHIN OTHER DESGRATE DEMONSTRAT AREAS QUISIDE OF A RETALL CRUTTE.

SECTION 12B,F SHALL APPLY TO EMPLOYMENT LAND USE AREAS.

 $\begin{array}{l} {\hbox{\hbox{\it COVERAGE}}} \\ \hbox{\hbox{NO COVERAGE REQUIREMENT IS IMPOSED IN EMPLOYMENT LAND USE AREAS.} \end{array}$ 

<u>FLOOR AREA RATIO (FAR)</u>
OVERALL LIMIT IS 0.35 CALCULATED ON THE TOTAL ACREAGE FOR ALL EMPLOYMENT LAND USE AREAS.

- SEIBACKS (ALSO SEE "PROJECT BOUNDARY SETBACKS")
  THE WINNEM SETBACK FOR DISTONERS/FORDERS SHALL BE AS FOLLOWS:
   50" FROM HE SECURARY USE ALONG, LANCE (APPOSES ROAD OR ROUTE 216
   WOS STROMERS HE ALONG, LANCE (APPOSES ROAD OR ROUTE 216
   WOS STROMERS HE COURTED FROM THE RIGHT-OF-MAY OF ANY INTERNAL PUBLIC OR PRIVATE ROADS OTHER THAN FOR MAPLE LAWN BOULEVARD AS NOTED AROUS.

SCALE: 1"=400"

10' FROM ANY OTHER PROPERTY LINE

LOCATION PLAN

- PARKING SETBACKS

  15 TO PUBLIC RIGHT-OF-WAY OF MAPLE LAWN BOLLEVARD (EXCEPT FOR PARALLEL PARKING ADJACENT TO ROADWAY)

  10 TO ANY O'NERT PROPERTY OR BONDARY 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 BONDARY LINE ALONG JOINS HORKING OR ROLTE 216

<u>EXCEPTIONS TO SETBACK REQUIREMENTS</u>
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, CAVES, FRENCH BALCONIES, PORTICOS, CORNICES, AMNINGS, SIGNS, AND SIMILAR ARCHITECTURAL ELEMENTS MAY ENCROACH FULLY INTO ANY B. ARCADES MAY ENGROUCH INTO ANY SETBACK TO WITHIN 1° OF THE PROPERTY LINE, WHIRE SUCH ARCADES ARE PROPOSED, THE FRONT FAÇADE MAY ALIGN, VERTICALLY, WITH THE FRONT OF THE ARCADE, THEREBY REDUCING THE REQUIRE FRONT SETBACK ACCORDINACY, AN ARCADE IS AN ARCHOE BURNER, OR PORTION OF A BUILDING, OR CALLERY O'TEX COVERED WITH A ROOT STRUCTURE OF BUILDING SUPPORTIED BY A SERIES O'T ARCHOES AND/OR COLUMNS ON PIERS.
- PARKING.

  A MININUM OF FIVE PARKING SPACES SHALL BE PROVIDED FOR EACH 1,000 SQUARE FEET OF NET LEASABLE AREA DEVOTED TO COMMERCIAL RETAIL SALES USES.

  A MININUM OF 3.7 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 SMILAR FACILITY CONSTRUCTED WITHIN BUILDINGS WHICH PRIMARLY SERVES
- NO PARKING REQUIREMENT IS IMPOSED UPON ANY RESTAURANT, COFFEE SHOP OR SMILAR FACILITY CONSTRUCTED WITHIN BUILDINGS WHICH FRAMABLY SERVES TENANTS AND EMPLOYEES OF SUCH BUILDINGS, GO RIDGHOROUS DELINIONS ACCESSIBLE BY PEDESTRIANS.

  ONE PARKING SPACE SHALL BE PROVIDED FOR EACH SERVINON CONTIANCE WITHIN ANY HOELL AND ON EXAMINAR FACULTY AND ONE PARKING SPACE SHALL BE PROVIDED THE FACULTY OF THE PARKING SPACE SHALL BE PROVIDED THE FACULTY OF THE PARKING SPACE SHALL BE PROVIDED TO RECEIVE THE PARKING SPACE SHALL BE PROVIDED FOR EACH FIVE DIPLOYERS AND THE PARKING SPACE SHALL BE PROVIDED FOR EACH FIVE DIPLOYERS AND SHEET AND THE STRUCTURE AND ONE PARKING SPACE SHALL BE PROVIDED FOR EACH FIVE DIPLOYERS AND SHEET AN

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.

RECREATIONAL USES: HEALTH CLUB

10.0 SPACES PER 1,000 SQUARE FEET OF NET LEASABLE AREA SMIMMING POOL, COMMUNITY 1.0 SPACE PER SEVEN PERSONS PERMITTED IN THE POOL AT ONE TIME BY THE DEPT. OF 2.0 SPACES PER COURT

'NET LEASEABLE AREA' IS DEFNED AS 90% OF THE GROSS FLOOR AREA (AFTER DEDUCTING ANY FLOORS DEVOTED TO STORAGE AND COMMON USES), UNLESS A MORE PREDISE VALUE IS DETERMINED BY REDUCING THE GROSS FLOOR AREA BY AREAS DEVOTED TO PARAMIC, VEHICULAR ORGALATION, OFFICE BUILDING STORAGE AREAS, EQUIPMENT, AND MECHANICAL BOOKS/AFEAS, DOLORER AND SHOMER FACULTIES, DITATION FOR FORTS/AFEA, AND SMULAR AREAS.

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).

## Required parking ratio (per 1000 s.f. net). 3.3

| Parking Provided                  | Quantity |  |  |
|-----------------------------------|----------|--|--|
| 9 x 18" - Standard Parking Spaces | 197      |  |  |
| Handicap Parking Spaces           | 9        |  |  |
| 8 x 22" - Parallel Parking Spaces | 23       |  |  |
| Total Parking Provided            | 229      |  |  |

|  | ADDRESS ar                               | id PERMIT I                           | NPOR         | MAT. | ION CHART                           |                   |
|--|--|---------------------------------------|--------------|------|-------------------------------------|-------------------|
| BUILDING ADDRESS:                                  | BUILDING No. 14 (F<br>BUILDING No. 15 (F | PARCEL B-28, HOT<br>PARCEL B-27, OFFI |              |      | NEST MARKET PLAC<br>NEST MARKET PLA | <del>-</del>      |
| SUBDIVISION NAME:<br>MAPLE LAWN FARMS<br>PLAT NOS. | ZONE                                     | SECTION/AI<br>WESTSIDE DIS<br>TAX MAP | BLOC         | Ж    | ELEC. DIST.                         |                   |
| 19861/12 4 (F-16-102)<br>WATER CODE:<br>E21        | MXD-3                                    | 46<br>SEWER COI<br>1645000            | 3 & .<br>DE: | 4    | 5                                   | 6051.02           |
|  |  | SCALE                                 |              |      | ZONING                              | G. I. W. FILE No. |

DATE

GLWGUTSCHICK LITTLE &WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECT 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20866 TEL: 301-421-4024 BALT: 410-880-1820 DC/W.3 501-989-2524 FAX: 301-421-4186

:\CABD\DRAWNG\G3067\14084 (HOTE)\PLANS by CIW\50P\14084 (M) CS.shig DES. MBT DRN. KLP CHK. CKG DATE

PREPARED FOR: PROPERTY OWNER/DEVELOPER: GREENEBAUM ENTERPRISES, INC. 1829 REISTERSTOWN RD, SUITE 300

PROFESSIONAL CERTIFICATION

HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY LICENSE NO. 12975 XPIRATION DATE: MAY 26, 2018

**COVER SHEET** MAPLE LAWN FARMS WESTSIDE DISTRICT - AREA 1 BUILDING No. 14 (Hotel) and BUILDING No. 15 (Office)

AS SHOWN (PARCELS B-27 and B-28) OCT., 2016 PLATS 19867-19872 and ELECTION DISTRICT No. 5 HOWARD COUNTY, MARYLAN

14084

SHEET

1 OF 9

MXD-3

TAX MAP - GRID

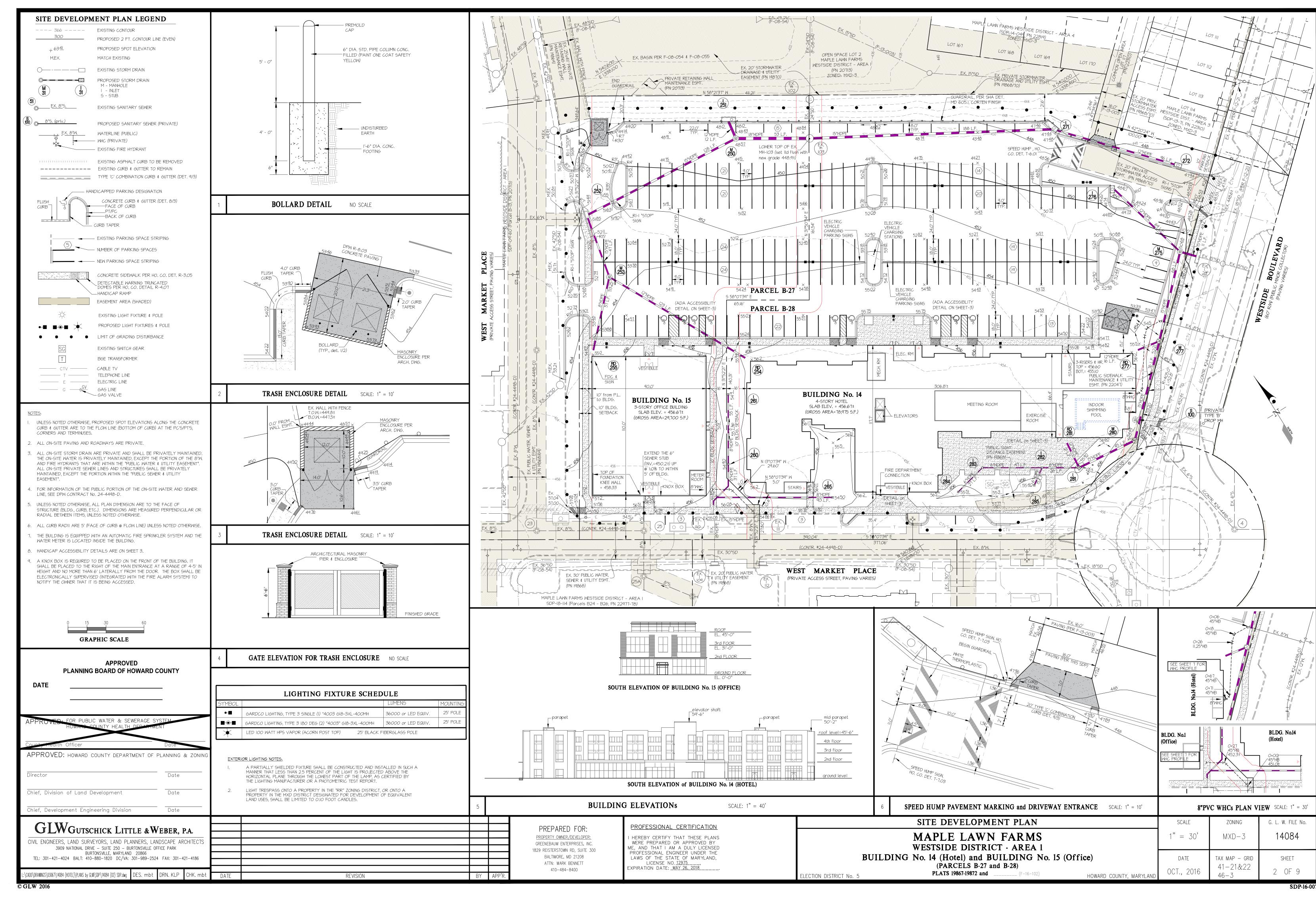
41-21&22

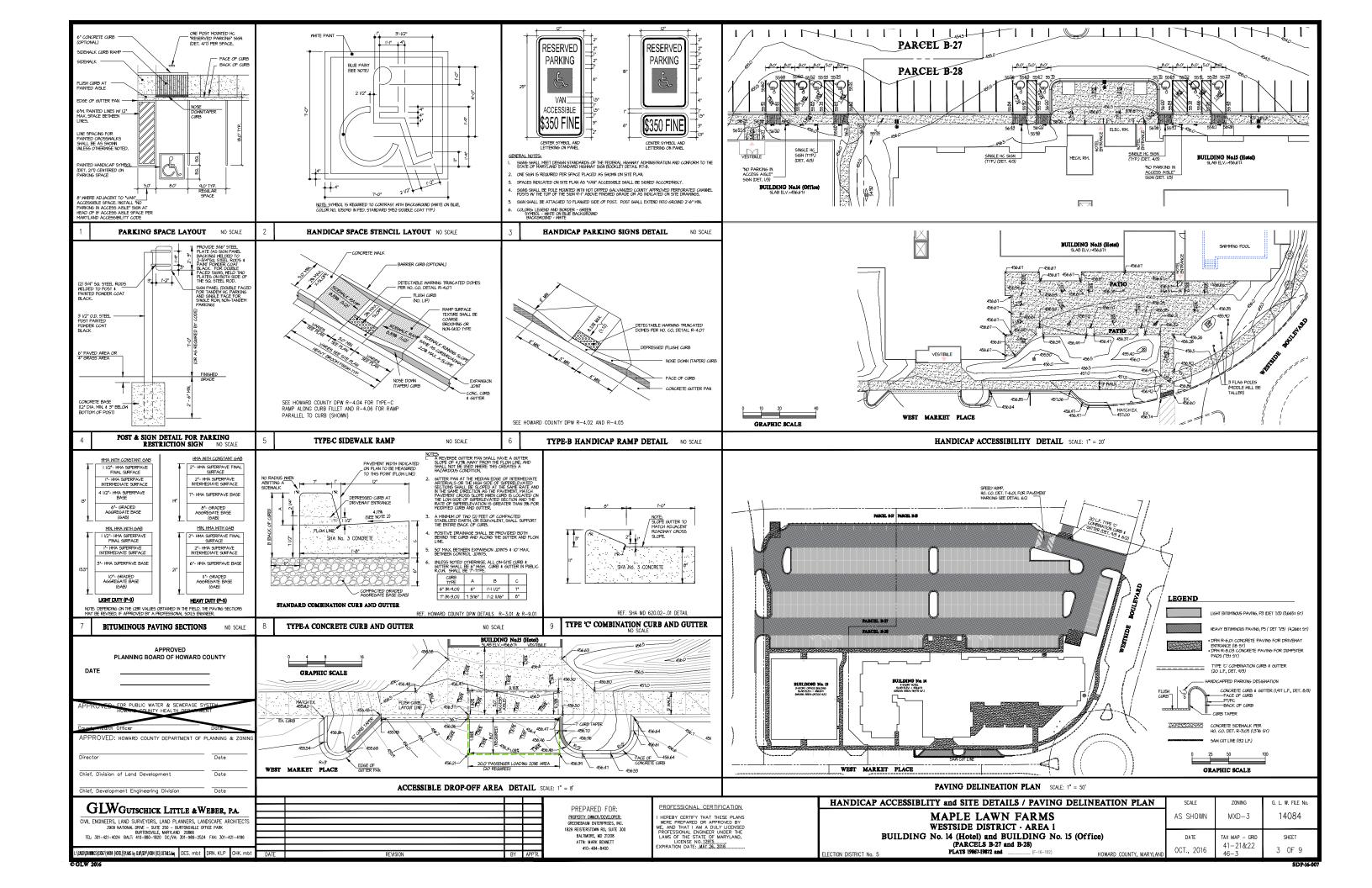
TOTAL

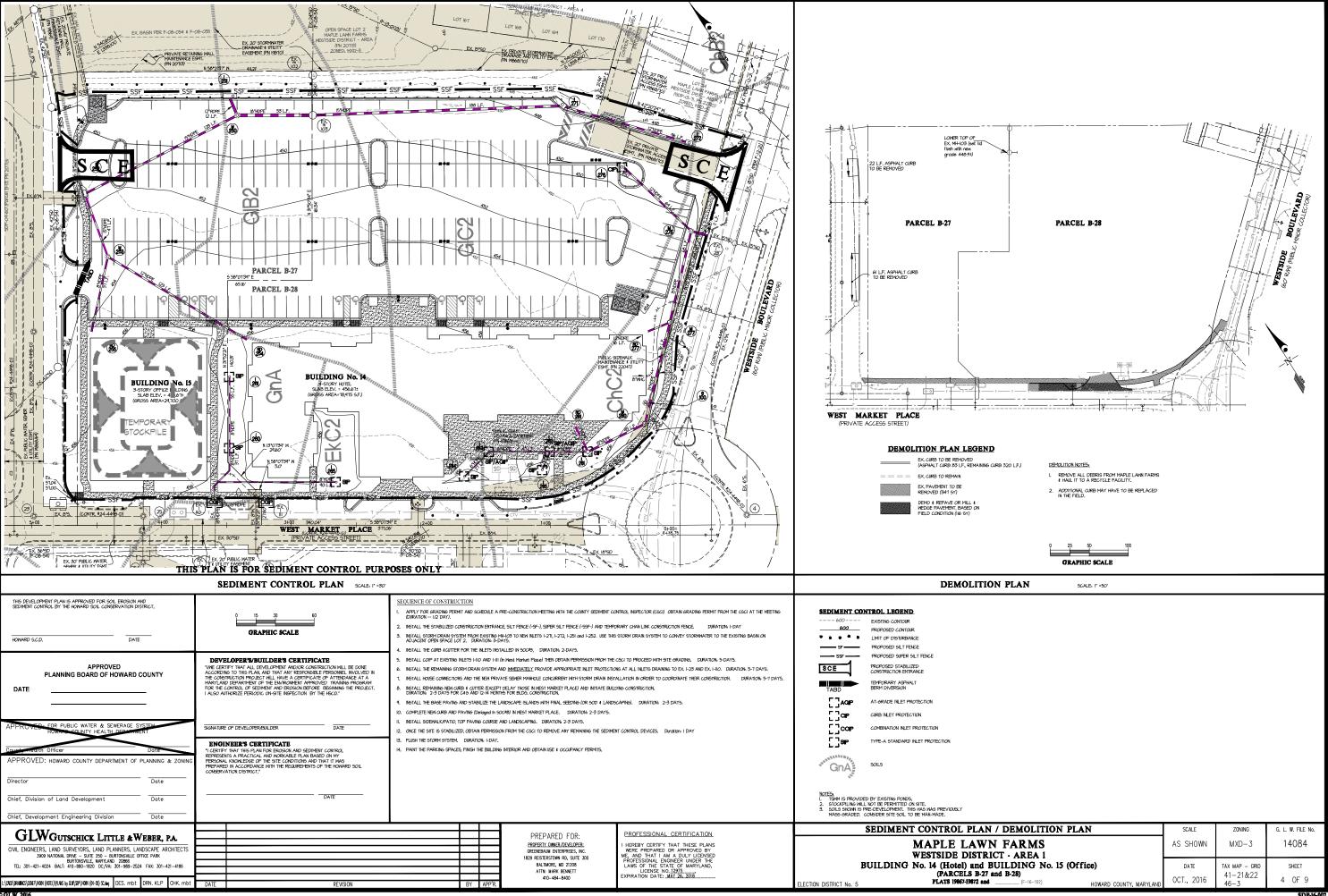
Conference Facility

1.526

10.0



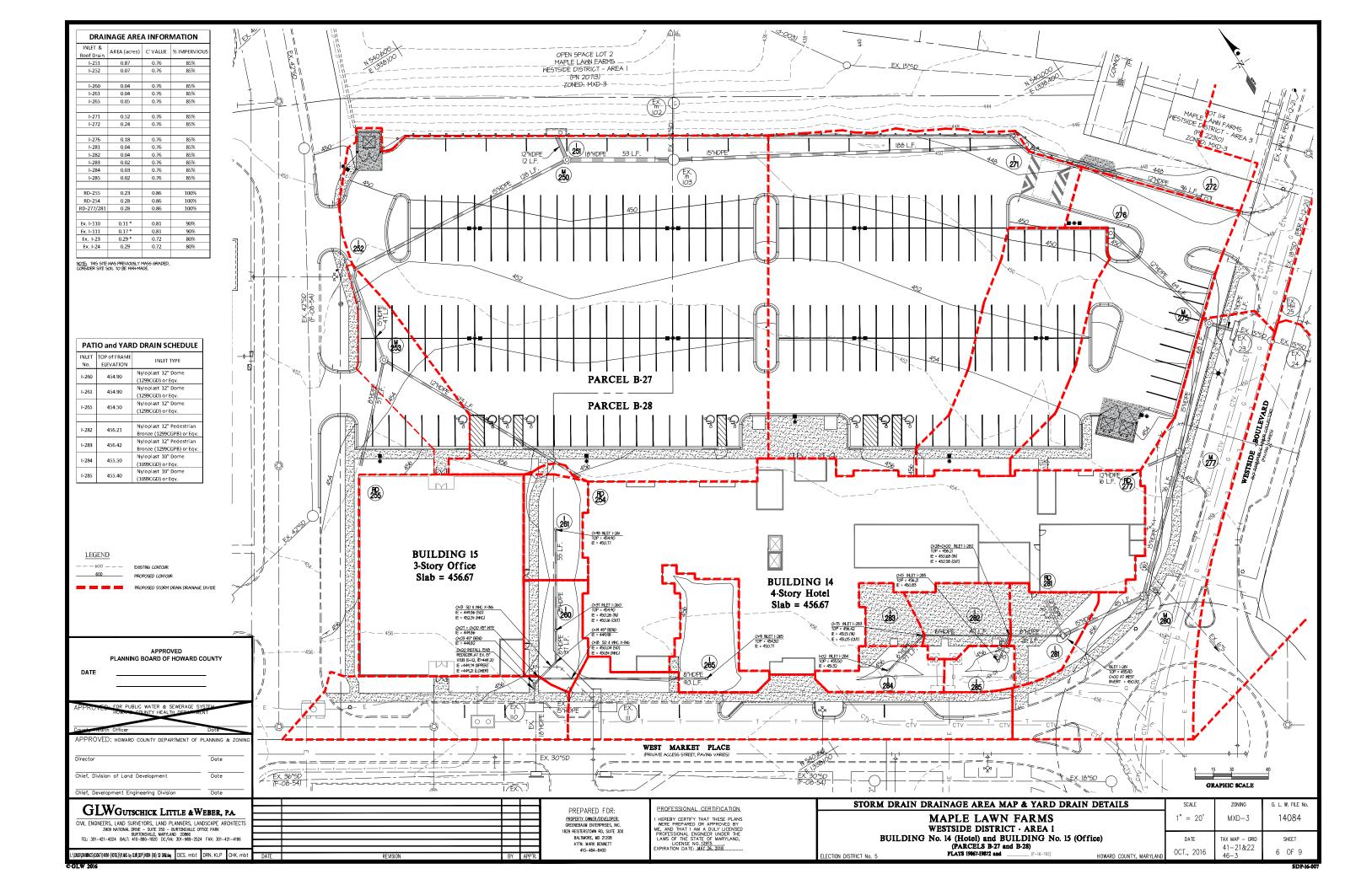


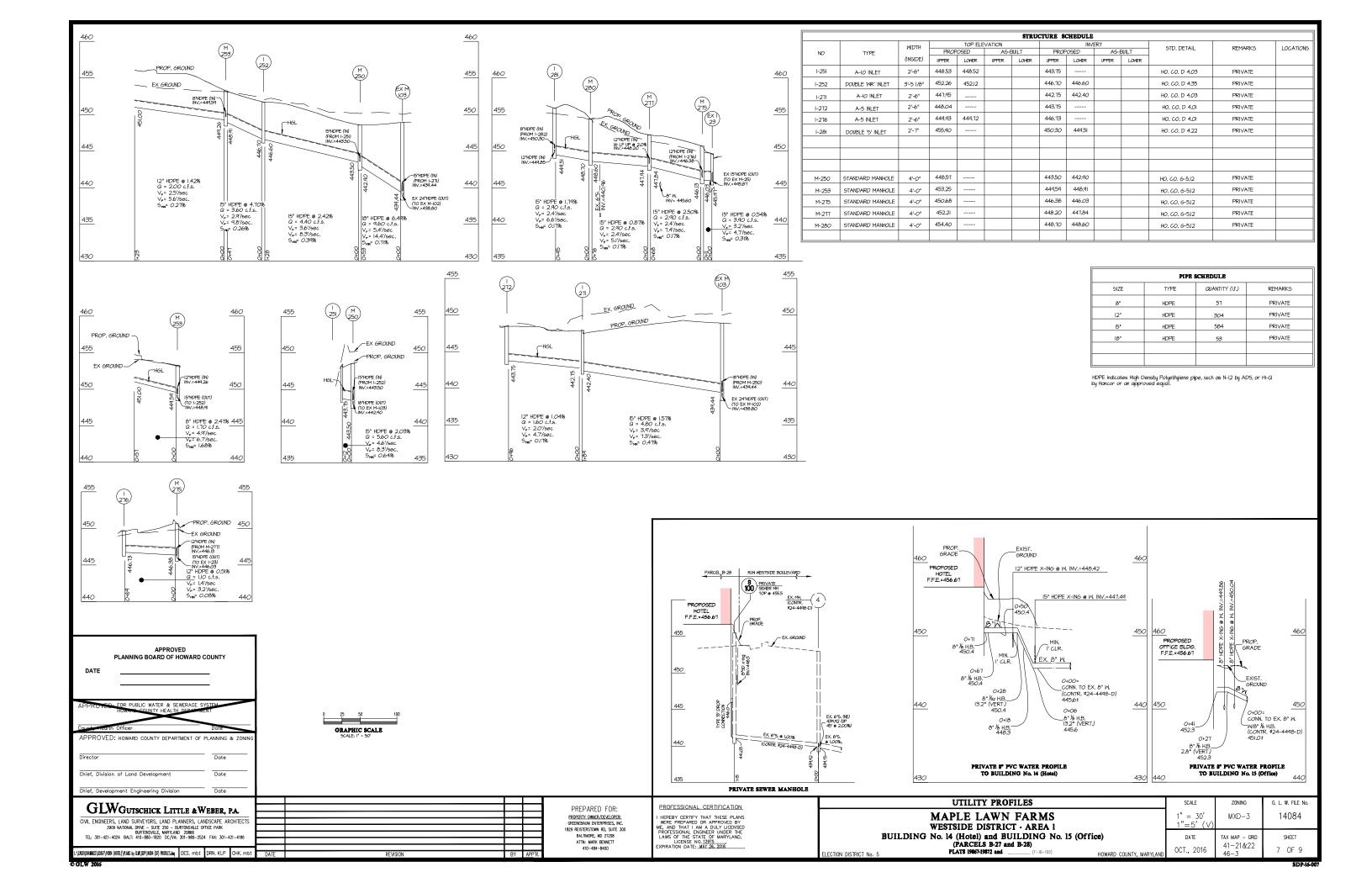


#### B-4-2 STANDARD AND SPECIFICATIONS FOR SOIL B.4.3 STANDARDS AND SPECIFICATIONS FOR B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION ENTRANCE WASHINGTON CONTROLLED CONTROLL STANDARD SYMBOL PREPARATION, TOPSOILING, AND SOIL AMENDMENT SEDIMENT CONTROL NOTES A FRE-CONSTRUCTION METING WIST OCCUR. WITH THE HOMARD COUNTY DEPARTMENT OF PUBLIC REPRS, CONSTRUCTION RESPOND (20). CLEARLY IN THE FEIT, A MARMAN OF 48 HORN ROTHER TO CO MUST BE GIVEN AT THE FEIT OF MARMAN OF 48 HORN ROTHER TO CO MUST BE GIVEN AT THE FEIT OF MARMAN OF 48 HORN ROTHER TO CO MUST BE GIVEN DEPARTMENT OF THE THE STRUCTURE OF THE PUBLIC REPROSENCE AND STRUCTURE DEPOSED ON THE PUBLIC REPROSENCE WITH ANY OTHER STRUCTURE OF THE STRUCTURE OF CONSTRUCTION OR OPENING OF ANOTHER DRADING CINT. 4. PROFIT OF THE REMOVAL OF MODIFICATION OF SEDMENT CONTROL REMOVED. SEDIMENT CONTROL NOTES DETAIL C-5 TEMPORARY ASPHALT BERM DETAIL E-3 SUPER SILT FENCE DEFINITION DEFINITION THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER. TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION. TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION PURPOSE PURPOSE PURPOSE 80V2 PURPOSE TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION. TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWT TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS. CONDITIONS WHERE PRACTICE APPLIES EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR A PERIOD OF 6 MONTHS OR LESS. FOR LONGER DURATION OF TIME, PERMANENT STABILIZATION PHACTICES ARE REQUIRED. TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS. CONDITIONS WHERE PRACTICE APPLIES CONDITIONS WHERE PRACTICE APPLIES SO TYPES CONTROL OF SECURITION L BOYAN SELL SIMULTANE MAN 29, IN DIAMETER — SALVANIZED STEEL OR WHERE VECETATIVE STABILIZATION IS TO BE ESTABLISHED CONDITIONS WHERE PRACTICE APPLIES TO THE SURFACE OF ALL PERIMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING. CRITERIA DEVATION EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZ UNTIL THIS INITIAL APPROVAL BY THE INSPECTION ACENCY IS MADE OTHER RELATED STATE AND FEDERAL PERMITS SHALL BE REFERENCED, TO ENSURE COORDINATION AND TO AVOID CONFLICTS WITH THIS PLAN. EDGE OF DISTINGPANDAR SELECT ONE OR MORE OF THE SPECIES OR SEED MAXIMES LISTED IN TABLE 8.1 FOR THE APPROPRIATE PLANT HARDRESS ZONE (FROM FOLIDE 8.3), AND ENTER THEM IN THE INTERPORTY SEED SAME SET OF THE ALANO WITH PAPELOD IN ATTEMPORATION SAME SET OF THE ALANO WITH PAPELOD IN ATTEMPORATION SAME SET OF THE ALANO WITH PAPELOD IN A SECOND CAPITAL OF THE STAMM AND UNDER THEM LISTED FOR DOME PAPEL WITH SET PUT ON THE PAPEL STAMM CAPITAL SET PUT ON THE PAPEL SHAWNED SATES BY THE INSTRUMENT SOL INSIST PEPFORNED, USE AND SHOW THE RECOMMENDED BATES BY THE INSTRUMENCY SOL INSIST PAPELON THE PAPEL STAMM CAPITAL SET OF THE PAPEL STAMM CAPITAL SET OF THE INSIST SET O DANN LINK FERGING NOWN SLIT FILM GEOTEXTHE PLOY SMIRES GEOTEXTHE AND DANN LINK FENGE AND DANN LINK FENGE AND A. SOIL PREPARATION 1. TEMPORARY STABILIZATION SEEDING -GENERAL US. GENERAL US. G. SELECT ONE OR MORE OF THE SPEDES OR MATURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE B.3) AND BASED ON THE STE CONDITION OR PURPOSE FOUND ON TABLE B.2. DITER SELECTED MATURE(S), APPLICATION RATES, AND SEZONE CATES IN THE PERMANENT STOM SOURCES SUMMARY AT STORE PLACED ON THE FLAN. THE PERMANENT STORE SUMMARY AND BE ANALYS. SPECIAL ON THE PROJECT SOURCE SUMMARY AND BE ANALYS. SPECIAL ON THE PROJECT SOURCES SUMMARY AND BE ANALYS. SPECIAL ON THE PROJECT SOURCE SUMMARY AND BE ANALYS. SPECIAL ON THE PROJECT SOURCES SUMMARY AND BE ANALYS. SPECIAL ON THE PROJECT SOURCES SUMMARY AND BE ANALYS. SPECIAL ON THE PROJECT SOURCES SUMMARY AND BE ANALYS. SPECIAL ON THE PROJECT SOURCES SUMMARY AND BE ANALYS. SPECIAL ON THE PROJECT SOURCES SUMMARY AND BE ANALYS. SPECIAL ON THE PROJECT SOURCES SUMMARY AND BE ANALYS. SPECIAL ON THE PROJECT SUMMARY AND BE AND BE ANALYS. SPECIAL ON THE PROJECT SUMMARY AND BE ANALYS. ALL KEETATIKE AND STRUCTURAL PRACTICES ARE TO BE INSTILLED, ACCREDING THE ANALYSIS AND STRUCTURAL PRACTICES AND THE STRUCTURAL PRACTICES AND STRUCTURAL PROPERTY OF THE STRUCTURAL PROPERTY OF THE STRUCTURAL PROPERTY OF THE PROPERTY STRUCTURAL PROPERTY OF THE PROPERTY STRUCTURAL PROPERTY OF THE PROPERTY STRUCTURAL PROPERTY STRUCTURAL PROPERTY OF THE PROPERTY STRUCTURAL PROPERTY OF THE STRUCTURAL STRUCTURAL PROPERTY OF THE STRUCTURAL STRUCTURAL PROPERTY OF THE PROPERTY STRUCTURAL STRUCTURAL PROPERTY OF THE P STEDED PREPARATION CONSETS OF LOGSTANCE SYL. TO A LIFETH OF 3 TO 5 NICHES BY MEANS OF STATES APPOILTED. THE CRESSTRICTION COMPIENT, SALVE A SIDE THAPPOINS OF CHARGE AND A SIDE OF PRACES DOODS BUT LET IN THE FOUND FINE COMPINED. SOURCES ST. OF FLATTER ARE TO BE TRANSCED WITH BOOKS BUT MINNEY PARALLEL TO A PREVENTION OF THE STATE AND USE AS PROSCRIBED ON THE PLANS. CHARGE AND A SIDE OF THAPPOINT OF THAP AND A SIDE OF SOUR BY DISKING OR OTHER STATES MEMORY. SPECIFICATIONS a. ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. ALL SEED MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED LABORATOR'S LAL SEED USED MUST HAVE BEEN TESTED WHITIN THE 6 MONTHS MANUFARELY PRECEDING. THE DATE OF SOWING SUCH MATERIAL ON TAY PROJECT REFER TO TABLE & A RECARDING THE OUGLITY OF SEED. SEED TASS MAY SEED AND REQUIRED TO THE INSPECTIOR TO VERIFY TYPE OF SEED AND SEEDING RAIL. 3 1/2 m LACE STRUCTED CONSTRUCTION ENTERING IN ACCOMMENCE WITH THE APPRINCED PLAN. MERCLES REIT TRANCE ONCY THE STREE LEATH OF THE SECL LUE MERGING LEATH OF OF ITET ("SO FIT THE STREET PROPRIES LEATH OF THE MERCLES HE OF THE FLAN SEC 10 FRET MANUM AT THE SECTION STRUCT OF PROPRICE A THERMOR PROJECT. MISTIMATION STELEFRICATIONS. NSTALL 25 NOH DIAMETER CALVANIZED STELL POSTS OF CODE NOH WALL THOCKESS AND SIX FOLLOWERS AND SIX FOLLOWERS FOR POSTS A MINIMAN OF 26 NOISS. CROSS SECTION PPE ALL SUPFACE WHER FLORING TO OR DIVERTIES TORARD THE SCE LINDER THE ENTRANCE, MARTINANS FORTIES DRAWNER, PRODUCT PPE INSTALLED THROUGH THE SCE WITH A MOUNTAINE BRINN WITH 51 SCORES AND A WINNING OF 12 HOURS OF SISTEM ONE THE PIPE, PROVIDE APPE AS SPECERS ON APPROVED RAIN, WHITH THE SOCI IS LOCATED AT A HIGH SPOT AND HAS NO DRAWNES TO CONNEY, A PPE IS NOT MICEOGRAPH, A MOUNTAINE ERMS OF RESULTED WHITE SCE IS AND BE PLAZED ON THE PLAY. ADDITIONAL FUNDED THE PLAYER STEPLISHED FOR EXCEPTIONAL SITES SUCH AS SENDERLINES, ADDITIONAL FUNDED SEE FOR FOR SPECIAL PRIPROSES SUCH AS WELLED FOR ASSEMBLY THE PLAYER SEE FOR THE PLAYER SECTION 342. THE ALMOST MAY BE FOUND IN USDA-INGS TECHNICAL FIELD OFFICE GUIDE, SECTION 342. FOR SITES HANNO. DESTURED APEA OVER 5 AGRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING AGENCY. PASTEN 9 GAUGE OF HEAVER GALVANCES CHAIN LINK FENCE (2% INCH MAXIMUM OFFENCE) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH MIRE TIES OF HUR SINGS. FOLLOWING NITUAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TRANSPORT STARLEY THIN SECURISED, WHICH THERE (3) CALEDARE DAYS NOT THE PREMIETS SCOTES, MAD ALL SOFTS STEEPER HAND IN HORIZONTAL TO 1 VERTICAL (E.); AND SEVEN (7) CALEDIARE DAYS AS TO ALL OTHER DISTURBED AREAS, DAYS TO RECEIVE THE TOP HOSE AREAS UNDER ACTIVE. FASTEN MOVEN SUT FILM GEOTEXTLE AS SPECIFED IN SECTION III-1 MATERIALS, SECURELY TO THE UPSLOPE SIZE OF CHAIN LINK FEMCE WITH TES SPACED EVERY 24 MODES AT THE TOP AND MO SECTION, LIBROR GEOTEXTLE AND CHAIN UNK FEMCE A MANUAL OF IS EXCES INTO THE SPECIAL, CONTROL AT A 1964 SPOT. I. PRIPARE SUBDIDICE AND PLACE HOMBOURS CODITITIE, AS SPECIFIED IN SECTION H-1 MATERIAL. PLACE CHUSHED AGREGATE (2 TO 3 HONES IN 525) OF COUNSENT RECIPICIED CONCRETE (WITH RESING) AT LEAST IS INCHES SECTIONATE (WITH HARD MOTH OF THE SEC. KAIL. ALONE MAY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES THE GROUND IS FROZEN, THE APPROPRIATE SEEDING MIXTURE MUST BE 2. INSTALL SOME TO CONFORM TO CROSS SECTION DATE MINIMUM AND APPROXIMATE WORLD OF 3% FEET. 2. PERMANENT STABILIZATION WHERE ENDS OF THE GEDTEXTILE COME TOSETHER. THE ENDS SHALL BE OVERLAPPED BY 6 INCHE FOLDER, AND STAFLED TO PREVENT SEDMENT BY PASS. ONLY IF THE GROUND IS FROZEN. THE APPROPRIATE SEEDING WINDER MUST BE APPLED WHEN THE REGROUND THAN EARLY BE APPLED APPLED APPLED APPLED THE SEED APPLED EXTING BOTH ENDS OF THE SUPPRISE FEMICE A MINIMUM OF FIVE HORZONTAL FEET UPSLOPE AT 46 DOZRETES TO THE MINI FEMICE AUGMENT TO PREVIOUS BUILDIFF FROM GOING MINIMUM THE ENDS OF THE SUPPRISE SALE FEMICE. A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE: FERTILIZER RATE (10-10-10) LIME RATI RECOMMENDED BY THE SOL TESTING AGENCY. 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 SOL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY. i. Compact asphalt germ. 5. <u>Repair D</u>amaged Asphalt, remove addamulated seximent and debris. Maintain positive | SEED MIXTURE: | SEEDING MARTAN ENTANCE IN A CONDITION THAT MEMBERS TRADING OF SCIMENT, ARD STIDE OR MAKE THE STANKS AS CONSTITUTE SERVING TO MARTINE CLOW SEPPER, MODIFIED THE SERVING AS CONTINUES THE ARD THE SERVING AS CONTINUES THE ARD THE SERVING AS CONTINUES THE ARD THE SERVING AS CONTINUES TO SERVING AND THE SERVING AS CONTINUES AS CONTINUES AS CONTINUES AND THE SERVING AS CONTINUES AS CONTINUES. PROVIDE MANUFACTURES CERTIFICATION TO THE INSPECTION/EMPOREMENT AUTHORITY SHOWING THA I. SOIL PH BETWEEN 6.0 AND 7.0. REMOVE ACCUMULATED SEGMENT AND CERRS WHEN BLOSS CLEAR OF METHOD SHE SEGMENT PRACTICES 25% OF FRACE HIGHER REPORTED SHE TOWN. IF UNDERSHINNED OCCURS, RENGIALL CHAIL LINK TRENGS AND SCOTEXTILE. GRADING. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED AROVE IN ACCORDANCE WITH THE 2011 MARYLAND STAMDARDS AND TOPPOOL (See SECOPLAZIONS OF OSCI, ERSON AM STAMBARD AND TOPPOOL (See AND MILCHING (SEC, B-4-5)), TEMPOORARY STABILIZATION WITH MILCHING SEC, B-4-5), TEMPOORARY STABILIZATION WITH MILCHING AND THE FALL AND SPRING SEEDING DATE IF THE GROUND IS FROZEN, INCREMENTAL STABILIZATION (SEC, B-4-6)) PSECOPLATIONS OF THE PROPERTY OF II. SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM). URFGRASS MIXTURES III. SOIL CONTAINS LESS THAM 40 PERCENT CLAY BUT ENDIGGI FINE GRAINED MATERIAL (GREATER THAM 30 PERCENT SLT PLUS CLAY) TO PROUNDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOSTURE. AN EXCEPTION: IF LOVECRASS MILL BE PLANTED, THEN A SANDY SOIL (LESS THAM 30 PERCENT SLT PLUS CLAY) WOULD BE ACCEPTABLE. MATING SYMMANS AND PRICINCIPATION OF SQL (DISSEN AND SYMMAND S AREAS WHERE TURFORASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE, ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN. DETAIL E-9-3 CURB INLET PROTECTION IV. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT. APPLICATION 6 FT MAX. CENTER TO CENTER SE IN MIN. FENCE POST LENGTH CENTER MIN. NE IN INTO SERGINO BROOKEN DEMANEE MEA - 15 MORE V. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION L DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS. USE NOTO POSTS 1% I X % + % INCH (WHIMUM) SQUASE QUT OF SOUND QUALITY HARDWOOD, AS AN ALTERNATIVE TO NOTON POST USE STANDARD TY OR "U" SECTEM STEEL POSTS NEIGHBO NOT LESS THAN I POUND PUR LENEAR FOOT. THE STATE OF THE S **B-4-8 STANDARDS AND SPECIFICATIONS** KINTUCY BULGRASS, FULL SAN MUTURE. FOR USE IN AREAS THAT RECEIVE MUTURES WAS ARROBERT, BRIGHTAIN REQUIRED IN AREAS OF CRITICAL MARY AND ASTERN SHORE. RECOMMENDED CERTIFIED KRYTILOKY BULGRASS CULTIVARS SEEDING RATE: 15 TO 2.0 POUNDS PER 100 05 20 MAR FEEL CHOOSE A MINIMAN OF THREE KRYTILOKY BULGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PRECEIT OF TOTAL MUTURE BY WEIGHT. APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS FOR STOCKPILE AREA EADERS. SEED INTO THE SUBSUL AT THE RATES PRESCRIBED ON THE PROPERTY SEEDING THEIR BY THE PROPERTY SEEDING THE BY BY THE PROPERTY SEEDING THE BY BY THE PROPERTY SEEDING THE BY THE PROPERTY SEEDING THE SEEDING T LUE 28 INCH MANUAL POSTE DENON 16 INCH MINIMUM INTO GROUND NO MORE THAN 4 FEET APART. USE NOVEN BUT FILL GEORGICUL AS SPECERED IN SECTION IN-1 MARBALS AND FASTEN GEOTEXTILE SECRESTY TO UPROFE SEE OF FENCE POSTS WITH WHE TIES ON STAFLES AT TOP AND WIN-SECTION. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE, AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN (PREJAINED FROM THE CID. GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN, THEN SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES. O IN MEN. DEPTH INTO OROUND A MOUND OR PLE OF SOIL PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SERVICE ON THE PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SERVICE OF THE PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SERVICE OF THE PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SERVICE OF THE PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SERVICE OF THE PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SERVICE OF THE PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SERVICE OF THE PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SERVICE OF THE PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SERVICE OF THE PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SERVICE OF THE PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SERVICE OF THE PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SERVICE OF THE PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SERVICE OF THE PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SERVICE OF THE PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SERVICE OF THE PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SERVICE OF THE PROTECTED BY APPROPRIATELY DESIGNED BY APPROPRIATE B Z N 1 4 N SP GALVARIZ HARDWAR CLOTH SITE ANALYSIS: PROVIDE MANUFACTURER CONTINUATION TO THE AUTHORIZED REPRESENTATIVE OF THE HISPECTRON/DIFFOREMENT AUTHORIZES SHOWING THAT THE GEOTEXTILE USED MEETS THE DIFFORMATION OF THE MEET THE SECTION OF THE MEET THE SECTION OF T . APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST. PURPOSE TO PROVIDE A DESIGNATED LOCATION FOR THE TEMPORARY STORAGE OF SOIL THAT CONTROLS THE POTENTIAL FOR EROSION, SEDIMENTATION, AND CHANGES TO DRAINAGE PATTERNS. 3.629± AC. 3.52± AC. KENTUCKY BLUEGRASS/PERENNIAL RYE: FULL SIM MIKTURE: FOR USE IN FULL SUN AREA MERIE RAND ESTRUCISARIES OF RESISSARY AND WERD THE MILL RECOVE CLILITARIES/GENETIEDE KRYTHOCK RULEGRASS STEEMS AREE: 2 POINTS MIKTURE FRE 1000 SQLARE FEET, CHOSE A MINIMUM OF THREE KENTHUCKY BLUEGRASS SOUTHWAS WITH EACH RANGING FROM 1010 JOS PERCENT OF THE TOTAL MIXTURE BY WIGHT. EMBED GEOTEXTILE A MANUAL OF 8 MONES VERTICALLY NTO THE GROUND, BACKFILL AND COMP. THE SOL ON BOTH SEES OF FARRE. MS IN MIS. FINES SOCIAL TOTAL SOCIAL SOCIAL TOTAL SOCIAL TOTAL SOCIAL TOTAL SOCIAL TOTAL SOCIAL SOCIAL TOTAL SOCIAL TOTAL SOCIAL TOTAL SOCIAL TOTAL SOCIAL DRILL OR CUITPACKER SEEDING, MECHANIZED SEEDERS THAT APPLY AND COVER SEED MITH SOIL. CUITPACKING SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A FASHON AS TO PROVIDE AT LEAST 1/4 MOSH OF SOIL COMERNIC, SEEDEED MISTS BE FIRM AFTER PELATRIC. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER, APPLY HALF THE SEEDING RATE IN EACH ORDECTION. ME SOL ABOURTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISCONG OR OTHER SUITABLE MEMS, RAKE LAWN AREAS TO SMOOTH HE SIRP ACE, REDVICE LABGE CRECITS LIKE STONES AND BRANDESS, AND READY HE AREA FOR SEED PHYLLOIDAL LODGES DISPACES, SOIL BY THE COLORIDORS WILL, NOT FERRIT NORMAL SECRED PREPARATION. TRACK SLOPES 31 OR FLATER WITH TRACKED EQUIPMENT LEAVING. HE SOIL HIS AN RECOLAR CONDITION WITH ROPES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE. LEAK THE TOP 1 TO 3 NOISES OF SOIL LODGE AND PREPARATION. TRACKED STONES AND PROPERTY OF THE AREA DISTURBED AREA TO BE ROOFED OR PAVED MARKET THO SECTIONS OF GEOTETILE ADJONE OVERLAP, THIST, AND STAFLE TO POST IN ACCORDANCE WITH THIS DETAIL. : 2.71± AC. : 0.81± AC. CONDITIONS WHERE PRACTICE APPLIES STOCKPILE AREAS ARE UTILIZED WHEN IT IS NECESSARY TO SALVAGE AND STORE SOIL FOR LATER HISE EXTEND BOTH ENDS OF THE SLT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE AUDINMENT TO PREVENT RUNOFF FROM GOING AROUND THE END. AREA TO BE VEGETATIVELY STABILIZED SECTION A-A PENNOY ACCUMULATED SERVENT AND DERRE WITH BLUES DEVELOP IN SET FENCE OR WHEN SERVENT FENCES 2215 OF FENCE WEIGHT, REPLACE GOTECHIE IF TOWN IF LINDERMINIS OCCURS SERVENT IN THE PROPERTY OF TH TOTAL CUT 2 925+ CY TALL FESCUE/RETUCKY BUSERASS, FULL SUN MIXTURE. FOR USE IN DROUGHT PROBE AREAS AND/OR FOR AREAS RECOVING OUR TO MEDIUM AMARGENET IN FULL RECOMMENDED MUTTURE INCLUDES; CERTIFIED TALL FESCUE GUILTWARS 95 TO 100 PERCENT, CERTIFIED LISH LIVEY, BUSERASS CULTUMES 0 TO 15 PERCENT, SEDION ARITES 5 TO 8 POUNDS PER 1000 SQUARE FEET, ONE OR MORE CULTUMARS MAY BE BLIDGED. TOTAL FILL : OFF-SITE WASTE/BORROW AREA LOCATION : THE STOOPPLE LOCATION AND ALL RELATED SEDWENT CONTROL PRACTICES WIST BE CLEARLY ROCALED ON THE RELATED SEDWENT CONTROL PRACTICES WIST BE STOOD AN SERVING THE ROWS OF SEZED TO ACCOMMODATE THE ARTITOPATED VACUUM OF WATERAL. AND BASED ON A DIE SLOPE RATIO NO STEEPER THAN 2-1, BENCHING MISST BE PROVIDED IN ACCORDANCE. HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF UTILITIES MUST BE REPAIRED. SEED AND FERTILIZER). I. IF FERTILIZER SEEMS APPLED AT THE TIME OF SEEDING, THE APPLICATION RATES SHOULD NOT EXCEED THE FOLLOWING. NITROGEN, 100 POUNDS PER AGRETIOTIAL OF SOLUBLE NITROGEN, 1905 (PHOSPHOROS), 200 POUNDS PER AGRETICAL SEED OF AGRETICAL SEED OF AGRETICAL SEED OF AGRETICAL SEED OF AGRETICAL TO SEED OF AGRETICATION OF AGRET 4. ATTADH A CONTRIBUTS FEECE OF \$ NON GALVANZED HARDWARE DUTH, WITH A MINIMUM WITH OF 30 NOMES AND A MINIMUM LENGTH OF 4 PEET LONGER THAN THE THYDAT OPENING, TO THE 2-4 WERE, EXTENDED IT 2 PEET BETWEN THROAT ON EACH SEED. TOPSOLING S. PLACE A CONTRIBUOUS FECE OF MONBOVEH GEOTEXTEE OF THE SAME DIMERSIONS AS THE HARDRING OLD HOUSE THE HARDRING CLOTH AND SECRELY ATTHON TO THE 24 MINE. TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VECTATION. THE PURPOSE IS TO PROVIDE A SUITABLE SOIL MEDIUM FOR VECTATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOSTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, WATERALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION. 4. PLACE THE ASSEMBLY AGAINST THE RELET THROAT AND NAIL TO DAY ANDROSS (MINIMAL 2 FEET LOUTH), EXTRIO THE ANDROSS ACROSS THE BLET TOP AND HOLD IN PLACE BY SANDRAGE OR OTHER APPROXIPS ANDROSSA METHODS. 6. LINE: LINE, UNIX GROUND ABRICULTURAL LIMESTONE (UP TO 3 TONS PER ACRE MAY RE APPLIED BY HOROSZEDING). NORMALLY, NOT MORE THAN 2 TONS ARE APPLIED BY HOROSZEDING. AT ANY ONE TIME. DO NOT USE BURNT OR BYTORAPID LIME WHEN HYDROSZEDING. 18 WIS SED AND FERRILLER ON STIE AND SED MAEDIATELY AND WITHOUT SPROPHOLOGY. ITH SECTION B-3 LAND GRADING. UNOFF FROM THE STOCKPILE AREA MUST DRAIN TO A SUITABLE SEDIMENT CONTROL. \* INSPECTION DATE\*\* SHOULD INCLUDE: \* INSPECTION TYPE (ROUTINE, PRE-STORM EVENT, DURING RAIN EVENT) \* MAME AND THE OWNERSED ON \* MEATHER INFORMATION (CIRRENT) A. FORM THE HAMBMARE CLOTH AND THE GEOTECHIE TO THE CONORETE GUTTER AND FACE OF CLUB TO SPAN THE NAET OFERING, COVER THE HAMBMARE CLOTH AND GEOTECHIE WITH CLEAN %, TO 1% NOT STOKE OR GUNVALUM RECURSED CONSCIENT. ACCESS THE STOCKPILE AREA FROM THE UPCRADE SIDE. CLEAR WATER RUNOFF INTO THE STOCKPILE AREA MUST BE MINIMIZED BY USE OF A INSPECTION THE (BOUTINE, THE STORM LEWIT, DURING RAIN EVENT) WAS THEN RICHARD TO (CERED I CONTIONS AS WELL AS TIME AND AMOUNT OF LAST RECORDED PRECEDITATION) BIREF DESCRIPTION OF PROJECTS STATUS (E.G., PERCENT COMPLETE) AND/OR DURING ACTIVITIES. DESTINATION OF PROJECTS STATUS (E.G., PERCENT COMPLETE) AND/OR DURING ACTIVITIES. DESTINATION OF EXPLANE FOR PROPERTY INSTALLED SIMMANT CONTROLS. SERVING AND OF EXPLANE FOR THE SECRET OF CONSTRUCTION AND STRUCTURATION REQUIREMENTS. MONITORING STATUS (STATUS OF THE SECRET OF THE INP LOCATIONS, INSTALL A TEMPORARY SANDBAG OR ASPHALT BERM TO PREVENT INLE CLEAR WALLE KNOWLY INTO THE STOCKPILE AREA MUST BE MINIMZED BY USE OF DIVERSING BELOES SUCH AS AN EARTH DIVE, TEMPERARY SWILE OR DIVERSION FENCE, PROVISIONS MUST BE MADE FOR DISCHARGING CONCENTRATED FLOW IN A NON-EROSINE MANNER. WHERE RULDOFF CONCENTRATES ALONG THE TOE OF THE STOCKPILE FILL, AN GIPASS. O STORM DEAR NEET PROTECTION PROMES PROMEST MANERALD REAL PROMEST INLE SEMENT ATTRE EACH PARK EVENT TO MANERAL PROMEST MANERALD AND PROMEST ATTRE A STORM EACH PROTECTION AND PROMEST ATTRE A STORM EACH, IT IS NEET PROTECTION SOST WITH COMPLETE TO MANERAL PROMEST AND EACH ATTRE A STORM EACH, IT IS CONTINUE, AND OTTOMOCOURS, RESIDENCE ADOMESTED A SEMENT AND EACH, OF REPURCE. WHEN HYDROSEFDING DO NOT INCORPORATE SEED INTO THE SOIL. TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE: SELECT TURFORASS VARIETIES FROM THOSE LISTED IN THE MOST CURRENT UNIVERSIT OF MARYLAND PUBLICATION, AGRONOMY MEMO \$77, "TURFORASS CULTIVAR RECOMMENDATIONS FOR MARYLAND" JONING TWO ADJACENT SILT THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE MULCHING WHERE RUNOF CONCENTRATES ALONG THE TOE OF THE STOCKPILE FILL, AN APPREPRIATE EROOM/SEXIMENT CONTROL PRACTICE MAST BE USED TO INTERCEPT THE DISCHARGE. STOCKPILES MUST BE STABLIZED IN ACCORDANCE WITH THE 3/7 DAY STABILIZATION REQUIREMENT AS WELL AS STANDARD SHE AS STANDAR WALAND SHADONS ARE SHOULDNESS FOR SIG. MEDISA AND SEGRET CORRID. WALL CONTINUES OF A SHOULDNESS AND SHOULDNESS VEGETATIVE GROWTH. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE. MULCH MATERIALS (IN ORDER OF PREFERENCE) ULCH MAIRRAIS (IN DOBER OF PHEIPENNE). 2. FRANK CONSISTING OF PHOPLEWING. BEASONMALY BRRIEF IN CLOSE, STRAW IS 10 BE FIRE OF MONOIS WEED SEEDS. S. SPECPEED IN THE MARKANDA SEED LAW ARD ON IN MINSTY, MODIT, CACED, DECAYED, OR EXCESSIVELY DUSTY, NOTE: USE ONLY STERILE STRAW MULCH IN AREAS WHERE ON SPECIES OF GRANKS IS DESPIED. WOOD CELLULOSE PIBER MULCH (WORD) CONSISTING OF SPECIALLY PREPARED WOOD CILLULOSE PROCESSED WITO A LIMBOR PRIBOUS PHYSICAL STATE. L WOTH IS 10 BE DYELD REED OF CONTIAN A ORED. DYE IN THE PACKAGE WORLD, MISCROFFICH OF THE MULCHARY SPECIAL STATE. WORLD, MISCROFFICH STATE MULCHARY SPECIAL STATE. CHOOSE CERTIFIED MATERIAL. CERTIFIED MATERIAL IS THE BEST QUARANTEE OF CULTIVAR PURITY. THE CERTIFICATION PROGRAM OF THE MARYLAND DEPARTMENT OF AGRICULTURE, TURK AND SEED SECTION, PROVIDES A RELIABLE MEANS OF CONSUMER PROTECTION AND ASSURES. A PURE CENETIC LINE DETAIL E-9-6 COMBINATION INLET STANDARD SYMBOL DETAIL E-9-2 AT-GRADE INLET PROTECTION STANDARD SWARD DETAIL E-9-6 COMBINATION INLET PROTECTION DETAIL CODE CODE AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN TOPSDIL SPECIFICATIONS: SOIL TO BE USED AS TOPSDIL MUST MEET THE FOLLOWING CRITERIA IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES WESTERN MD: MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 1 (HARDINESS ZONES: 56 CONSTRUCTION SPECIFICATIONS 2 FT MIN, LENGTH TIESTE LIST ES A LOM, SANDY LOM, ELV LOM, ELY LOM, SALDY CLY DAM, OR LOMBY CAND, OTHER SIJE MAY ES TOUGH FEROMEMENT BY M. ARCHMOST OR SIJE SCHEMEN MO, DEPROCED BY THE APPROPRIATE APPROVAL ALTHORITY, TORS MILLED HOT BE A MUTULE OF CONDENS, STOKES, SLAC, COARSE FRAGMENTS, GOVERN, ESTE THAN 5 PERCENT BY VOLUME OF CANDERS, STOKES, SLAC, COARSE FRAGMENTS, GOVERN, STOKES, ROOTS, TRASH, OR OTHER WAREINES, LARGER THAN ITS SANCES IN DAME FR. . USE NOWWOUND GEOTEXTILE AS SPECIFED IN SECTION H-1 MATERIALS. LIFT GRATE, AND WARP WITH HOMBOWN GEOTEXTILE TO COMPLETELY CONER ALL OPERINGS, THE GRATE SHOCK IN PLACE. MANITOMINE. HE STOOPHE AREA NUST CONTINUOUSLY MET THE REQUIREMENTS FOR ADEQUATE VESTANCE STRAILSHINGTY IN ACCORDING WILL SCHOOL BU-4 VESTANCE STRAILSHINGTY IN ACCORDING THE SCHOOL BU-4 VESTANCE STRAILSHINGTY IN ACCORDING THE SCHOOL BU-4 VESTANCE AND THE SCHOOL BU-4 THE CHIEF CHIEF OF STRAILSHINGTY OF A STOOPHE EXCELL SCHOOL OF EATTH OF ACTION FOR THE FOR X 1 SUPPLY, 30 FEET FOR X 15 SUPPLY, 30 FEET FOR X 1 SUP TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENCTHS OR THAT WHICH CAN AND SHALL BE BACK-FILLED AND STABILIZED BY THE FIND OF FACH WORKDAY, WHICHEVER IS SHORTER CENTRAL MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONE: 68) SOUTHERN MD. EASTERN SHORE; MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (MARDINESS ZONES: 74, 20) AND SAMP THERE SANDRAG CR OTHER APPROVED ANCHORNO METHOD # 10 15 H 2 N X 4 N 1 WATER SHOULD FEEL OF \$5 MON GALVANEED HARDWARE CLOTH WITH A MINISTER MEDTE OF 30 MONES AND A MINISTER LOSSED OF A FEET LOSSED THAN THE THROAT OPENING, TO THE ZAA SHEET PARTICULARS A PER A THROAT OPENING. TO THE ZAA WOTH, INCLIDING DYE, MUST CONTAIN NO GERMANTON OR REGWITH HHIBITISE. AND ALL RESEARCH AS ARE TO BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT THE WOOD CELLULOSE FIRER MUCH WILL READIN HIS MEDITION. SUPPRISON IN WATER UNDER AGAITON AND MULE LEAD WITH SEED FERTILIZER AND OTHER ADDITIVES TO FORM A HONOCCHECUS SURRY. THE MICH MATERIAM MOST FORM A DOLTER-LIKE SOOD COKET, OR MICH MATERIAM MOST FORM A DOLTER-LIKE SOOD COKET, OR WHOUT INVESTIGATION TO THE FORM OF THE SOUL WHOUT INVESTIGATION THE OFFICE AND MOST CONTROL WITH THE SOUL WHOUT INVESTIGATION TO CONTAIN ELEMENTS OF COMPOUNDS AT WORKHARD LIKEST MINI THE PRIVIDAGE REQUIREMENTS: TIBER RAPPROXIMATELY OR MULLIFEER, SAME THE PRIPAGAL REQUIREMENTS: TIBER LENGTH OF CONTROL TO THE TOLLOWING PHYSICAL REQUIREMENTS: TIBER LENGTH OF CONTROL TO THE TOLLOWING PHYSICAL REQUIREMENTS: TIBER LENGTH OF CONTROL TO THE TOLLOWING PHYSICAL REQUIREMENTS: TIBER LENGTH OF CONTROL TO THE TOLLOWING PHYSICAL REQUIREMENTS: LENGTH OF CONTROL TO THE TOLLOWING PHYSICAL REQUIREMENTS. ANY MAJOR CHANGES OR REVISIONS TO THE PLAN OR SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE HSCD PRIOR TO PROCEEDING WITH AUSTROCKSTRUCTION, MINOR REVISIONS MAY ALLOWED BY THE CIEPRE THE LIST OF HSCD—APPROVED FIELD CHANGES. SERVE EXHIBITIONS 2 FEET RECIRCULATION OF EACH SIZE. PLACE A CONTINUOUS PROOF OF ROBBORNO OF DOTNIE THE SAME EMERISIONS AS THE HARDWARE CORN AND SECRETAL ATTACH IT TO THE MER. B. MALL THE 20A MORE TO THE TON OF A 9 MON LONG WITHOUT SPACER TO BE LOCATED DETREEN MER AND THE BET FAST MANUAL IN FFT THANKS. TILL AREAS TO RECEIVE SEED BY DISKING OR OTHER APPROVED METHODS TO A DEPTH O 2 TO 4 MONES, LEVEL AND RAKE THE AREAS TO PREPARE A PROPER SEEDED, REMOVE STONES AND DEBTIS OVER 1 1/2 MONES IN DIAMETER. THE RESULTING SEEDED MUST BE IN SUCH CONDITION THAT FUTURE MONING OF GRASSES WILL POSE NO DIFFICULTY. TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, NUT SEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED PLACE THE ASSEMBLY AGAINST THE BLIT THEORY AND ANEL TO 2X4 ANCHORS (MINIMAN 2 FOOT LENGTHS OF 244 NOW TO THE TOP OF THE WAR AT SPACER LOCATIONS), EXTEND 2X4 ANCHORS ACROSS THE RILET TOP AND HOLD IN PLACE BY SANGRAGS OR OTHER APPROVED ANCHORING WITHOUT AND HOLD IN PLACE BY SANGRAGS OR OTHER APPROVED ANCHORING WITHOUT AND HOLD IN PLACE BY SANGRAGS OR OTHER APPROVED ANCHORING WITHOUT AND HOLD IN PLACE BY SANGRAGS OR OTHER APPROVED ANCHORING WITHOUT AND HOLD IN PLACE BY SANGRAGS OR OTHER APPROVED ANCHORING AND HOLD BY THE PLACE BY THE PLACE BY THE PROVED ANCHORING AND HOLD BY THE PLACE BY T INSTRUMENTS SHALL HAT DOUR OLTSOE THE LOJA A PROJECT IS TO BE STORINGED STORING THE ARRONDOM THAT SERVEN ON OR GRANDON UNIT (MAXIMUM ADRIAGE OF BY OAC PER READING UNIT) AT A THE WERK MAY PROJECT TO A SUBSCIDENT GRANDON UNIT WHAT A TEAST SO PRESENT OF THE DESTRUMENT OF A SUBSCIDENT GRANDON UNIT WHAT AT LEAST SO PRESENT OF THE DESTRUMENT AREA AND THE PROJECTION OF THE DESTRUMENT AT SINCE THE DESTRUMENT AT SOME THE PROJECT OF THE DESTRUMENT AT A SINCE THE OWN THE CONTROL OF THE DESTRUMENT AT A SINCE THE OWN THE CONTROL OF THE DESTRUMENT AT A SINCE THE OWN TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIFEL OF NATIONAL TOPSOIL. IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR PLAN GROWTH (1/2 TO 1 INCH EVERY 3 TO 4 DAYS DEPENDING ON SOIL TEXTURE) UNTIL THEY ARE FRAILY ESTABLED. THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE ADMEL LATE IN THE PLANTING SEASON, IN ARMANALLY DRY OR HOT SEASONS, OR ON ADVERSE SITES. . END SPACERS A MINIMUM OF 1 FOOT BEYOND BOTH ENDS OF THE THROAT OPENING A FORE PIET, ROCH HUDGERER, GLOTH AND THE GESTETLE, TO THE CONDESSE CUTTER AND ADMINISTRATION OF THE CORN OF TH STANDARDS AND SPECIFICATIONS TOPSOIL APPLICATION FOR DUST CONTROL EROSON AND SEDURAT CONTROL PRACTICES MOST OF MANTANEST MENEY APPLYING TOPORU. IN 5 TO 8 MICH LAXES AND LIGHTLY COMPACT TO A MINIMUM LIGHTLY COMPACT TO A MINIMUM CONTROL OF MICH CONTROL OF MI 6 FT MAIL SPACING OF 2 N × 4 N SPACENS 2 N × 4 N ANCHORS 2 FT MIL LENGTH DEFINITION CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES. STORM DRAIN RELET PROTECTION REQUIRES FEEDURIT MARTINANCE, REMOVE ACCURAL ATTO STOM AFTER EACH RAIN CHON'T TO MARKTAIN FLACTION AND AFGE AFGE CLOSINGE, IF THE T PROTECTION DOES NOT COMPLETE YOUNG WITHIN 24 HOURS WITH A STORM REMOVE, IT IS CLOSIN MEET THIS OCCOUNT, REMOVE ACCOUNTANCE DERMONT AND CLEM, OR REMOVE CONTRES AND PERMANENT SEEDING SUMMARY WASH WATER FROM ANY EQUIPMENT, VEHICLES, WHEELS, PAVEMENT, AND OTHER SOURCES MUST BE TREATED IN A SEDIMENT BASIN OR OTHER APPROVED WASHOUT STRUCTURE. TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES TO REDUCE ON AND OFF-STIE DAMAGE. INCLUDING HEALTH AND TRAFFIC HAZARDS. HARDINESS ZONE: 66 SEED MIXTURE: #9 (Tall Fescue/ Kentucky Bluegrass) SEEDING RATE (10-20-20) TOPSOIL SHALL BE STOCKPILED AND PRESERVED ON-SITE FOR REDISTRIBUTION ONTO FINAL GRADE. La IN Wez nes APPLICATION POCKETS. TOPSOIL MUST NOT BE PLACED IF THE TOPSOIL OR SUBSOIL IS IN A PROZEN OR MUDDLY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BY DETERMINATION TO PROPRIE GRAINIC AMD STRINGED PERPARATION. SPECIES CROSS SECTION 12. PPRLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING. 13. WHEN ISRAW MULCH IS USED, SPREAD IT OWER ALL SEEDED AREAS AT THE RATE OF 2 TONE PRACE TO A LINDROVED LOSS EEPIN FOR TO 2 INDRESS, APPLY MULCH TO ACHIEVE A UNIFORM DISTRIBUTION AND DEPTH SO THAT THE SOLL PREVIOLATION BRIEF OF A CHIEVE AND ACCOUNT AND DEPTH SO THAT THE SOLL PREVIOLATION BRIEF TO 2.5 TONS FOR ACCEPTANCE AND ACCOUNT AND THE SOLL 14. WOOD CILLULOSE FIRER USED AS MULCH MUST SEE APPLIED AT A NET DRY MEIDHT OF ATTON A MUNICIPAL WITH A MAXIMAM OF 50 POUNDS OF WOOD CILLULOSE FIRER THE HART ATTO ATTON A MUNICIPAL WITH A MAXIMAM OF 50 POUNDS OF WOOD CILLULOSE FIRER PRET TO CALLONS OF WATER. CONDITIONS WHERE PRACTICE APPLIES. REAS SUBJECT TO DUST BLOWING AND MOYEENT MHERE ON AND OFF-SITE DAMAGE IS LIKELY WITHOUT THE ADMENT. ALL SILT FENCE AND SUPER SILT FENCE SHALL BE PLACED ON-THE-CONTOUR AND BE IMPRICATED AT 25 IMMINIMUM INTERVALS, WITH LOWER ENDS CURLED UPHILL BY 2" IN ELEVATION. USE NONMOVEN OCCIDENTE AS SPECIFICO IN SECTION H-1 MATERIALS. UFT GRATE AND WRIP WITH NONMOVEN GEOTECHEE TO COMPLETELY COVER ALL OPENINGS, SECURI METH MISE THE WAY SET GRATE MACK IN PLACE. The control of the co SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS) STREAM CHANNELS MUST NOT BE DISTURBED DURING THE FOLLOWING RESTRICTED THE DEDICADS (MADE LIGHTLY) SPECIFICATIONS PLACE CLEAN % TO 1% INCH STORE OF EQUIVALENT RECYCLED CONCRETE & NICHES THICK ON THE SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LINE AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE. SOIL ANALYSIS MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR PENDRESHIND PURPOSES MAY ALSO BE USED FOR CHEMICAL. WILDIES SET SCHON 89-4-2 SIL PERPARATO, TOPOLING, AND SIL AMENINENTS, SCHON 8-4-3 SERING AND WILDING, AND SCHON 8-4-4 TEMPORATY STABILIZATION, MUCH MIST SE MODISTIOL TO PERPARATOR, TOPOLING, AND SCHON 8-4-6 TEMPORATY STABILIZATION, MICH MIST SE MODISTIOL THE CONTROL SET SERVING AND SENIOR SET SERVING AND PROPERTY STABILIZATION. ILLICE: ILL TO ROUGHES MIRROR AND SHORE SHORE TO SERVING AND SHARE A CONTROL SHORE SHARE SHORE PROPERTY SHOWN AND SHARE A CONTROL SHARE SHARE SHORE SHARE SHORE SHARE SHORE SHARE SHARE SHORE SHARE SH TIME PERIODS (INCLUSIVE): USE I AND IP MARCH 1 - JUNE 15 USE III AND IIP OCTOBER 1 - APRIL 30 USE IV MARCH 1 - MAY 31 STOM (FINE HALF PROTICETON INCLUSES FREQUENT MANTENHANCE, REMORE ACCUMANATED SECRETARY FREE EACH RAME (NAVIT TO MARKEN HALFOLDS AND A NOOD PROMATURE (LOCKINS). IF INCLES PROTECTION SIDES NOT COMPLETELY SHARM WITHIN 24 HOUSE WITER A STORM EACH, IT IS COLORSON, REMOVE ACCUMAND SECRETARY MAND CLARK OR REPORTS. SECRETARY CONTRACTOR SECRETARY AND CLARK OR REPORTS. SECRETARY. SOL SAMPLES TAKEN FOR PICKNEEPING PAPPOSES MAY ALSO BE USED FOR CHIBIGA. AND THE MAY THE PAPPOSE THE PAPPOSE OF MAY ALSO BE USED FOR CHIBIGA. AND THE MAY THE PAPPOSE OF MATLAGE STRANGED AND STREETCH FOR THE ADMITT CONTROL. MATLAGE STRANGED AND STRANGED AND STRANGED FOR THE ADMITT CONTROL. MATLAGE STRANGED FOR THE ADMITT CON A COPY OF THIS PLAN, THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SCIL EROSION AND SEDIMENT CONTROL, AND ASSOCIATED PERMITS SHALL BE ANCHORING \* Other cultivars listed as "proven" in the most current UMD TT-77 may also be used PRESENT MUCH ANCIORING MANDUTELY FOLLOWING APPLICATION OF MALCH TO MINISTER COST BY WHO DIE WATER. THE MAY BE DONE BY ONE OF THE FOLLOWING MINISTER COST BY WHO DIE WATER. THE MAY BE DONE BY ONE OF THE FOLLOWING METHODS (ISSTED BY PRETERIOLE), DEPOINING UPON THE SZE OF THE AREA AND PROSIDEN HAZARIE. I A MUCH ANCIORING TOOL IS A TRACTOR DRAWN IMPLEMENT DESORDED TO PUNCH AND ANCHER MUCH NTO THE SSIL SIRPACE A MINISTER OF Z INCHES. HIS PRACTICE IS MOST DETECTION OF MANSE PRACTS IS SMITTED TO FLITTER HIS PRACTICE IS MOST DETECTION OF MARKE PRACTS IS SMITTED TO FLITTER THE PRACTICE SPECULE FOLLOW THE CONTIONA. IT MOST PRACTICE SPECULE FOLLOW THE CONTIONA. EL MOOD CELLUDSE THE MAY HE AND HANDING OF SHOOMS OF MOOD CELLUDSE THEM THE WATER AT A MANIMAN OF SO POUNDS OF MOOD CELLUDSE THEM THE WATER AT A MANIMAN OF SO POUNDS OF MOOD CELLUDSE THEM THE WATER AT A MANIMAN OF SO POUNDS OF MOOD CELLUDSE THEM THE WATER AT A MANIMAN OF MOOD CELLUDSE THEM THE WATER AT A MANIMAN OF MOOD CELLUDSE THEM THE WATER AT A MANIMAN OF MOOD CELLUDSE THEM THE WATER AT A MANIMAN OF MOOD CELLUDSE THEM THE WATER AT A MANIMAN OF MOOD CANDON MUCH HAVER AND MANIFACTURER. REPORTATION OF LOUGH BINDERS NEEDS TO BE HAVER AT THE EDGES WHERE WIND CANDON MULLER, SUCH AS NA MALLENS AND ON CENSISTS OF BANKS. USE OF MACCHINENT ON MANIFACTURER REPORT MALLENS AND ON CENSISTS OF BANKS. USE OF MACCHINENT ON MANIFACTURER REPORTED MAY BE STAFFED FOR THE MILCH ACCORDING TO MANIFACTURER REPORTED MAY BE STAFFED FOR THE MILCH ACCORDING TO MANIFACTURER REPORTED MAY BE STAFFED FOR THE THE LOUGH ACCORDING TO MANIFACTURER REPORTED MAY BE STAFFED FOR THE THE LOUGH ACCORDING TO MANIFACTURER REPORTED MAY BE MADE TO THE TOTAL ANABLES HE NO TO SOME THE STAFFED FOR THE MILCH ACCORDING TO MANIFACTURER REPORTED MAY BE MADE TO THE TOTAL ANABLES HE NO TO SOME THE TOTAL THE MAY BE AND THE DONE THE MAIN AND THE MAIN THE MAIN THE MAY BE AND THE MAIN THE MAIN THE MAIN THE MAIN THE MAIN THE MAY BE AND THE MAIN THE MAY BE AND THE MAIN THE MAIN THE MAIN THE M SOD: TO PROVIDE DUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER). DETAIL E- 9-1 STANDARD INLET PROTECTION SIMON DETAIL E- 9-1 STANDARD INLET PROTECTION GENERAL SPECIFICATIONS CONERAL SPECIFICATIONS OLASS OF TURFERANS SOO MUST BE MAPYLAND STATE CERTIFIED. SOO LABELS MUST BE MADE AVAILABLE TO THE LOBE FOREIAM AND INSPECTOR. SOO MUST BE MAJORINE CUT AT A INFORM SOOT INCOMESS OF 3/4 NOA, PLUS OR MINUS 1/4 NOCH, AT THE TIME OF CUTTING. MEASUREMENT FOR THOCHESS MUST EXCLUDE TOP GROWTH AND INTACH, BROWNED MOST AND TOWN OF MUEVED MUST SIME INTO THE CHAPTER OF MUST AND THE CONTROL OF THE CONTROL STATE OF THE SECTION. SOOT MUST NOT BE HARVESTED OR TRANSPLANDED MENN DISPOSITION FOR THE CONTROL STATE OF THE SECTION. SOO MUST NOT BE HARVESTED OR TRANSPLANDED MENN DISPOSITION FOR THE MENN SAME OF THE SECTION. SOO MUST BE HARVESTED ON TRANSPLANDED MENN NOSTIME CONTROL TESTING THE SECTION. SOO MUST BE HARVESTED OWNER, AND INSTALLED WITHOUT A PERSON OF 36 HOURS. SOO NOT THE MENN SAME OF THE MENN SAME OF THE SECTION OF THE MARVESTED MUST BE APPROVED BY AN ARRONOMIST ON SOU. SCIENTIST PROOF TO 15 IN STATILLATION. INSTRUCTION SPECIFICATIONS TIPE A MAXIMUM DRAMAGE AREA = \$ ACRE TIPE B MAXIMUM DRAMAGE AREA = 1 ACRE CHAIN LINK CECNATE COMPUTELY MONOR DE NICT DE A SPIT DE 18 MICES EULDE PER ROTTO (LEUNDO 19 POR DE NICE) DE NICE SE SOUR PER ROTTO (LEUNDO 19 POR DE NICE SE SOUR DE NICE The state of the s THEN PROBUSED IN THE POWN. FOR THE Q. IN C. IN ANY COUNTER SAL VANCED SEEL POSTS OF COSE NOR MAIL THORNESS AS E FOOT LEADIN, SHINES A MONRAY OF 38 HOURS SELLOW THE VERY CASES AT AT EACH CORREST, OF SHOULTHER, SALES CASES OF STORES, A HOURS OF MECHT, SELDESCY, TO SHOULTHER, SALES OF MECHT, SELDESCY, TO THE CONTROL OF THE COSE AND THE TOP ANY CASE AND THE COSE AT THE TOP AND ME SECTION. LIMIT DEPOSIT AT HOURS AT THE TOP AND ME SECTION. LIMIT DEPOSIT AT HE AND CHAIN LIKE. APPROVED BACKFEL ARGUND THE INLET IN LODGE 4 INCH LIFTS AND COMPACT UNTIL SOL IS LEVEL WITH THE MOTCH ELEVATION ON THE DIGGS AND TOP ELEVATION ON THE SIZES. PLANNING BOARD OF HOWARD COUNTY STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MANITOWNICE. REMOVE ADDIMINATED SEDIMEN AFER EACH HAN EVENT TO MAINTAIN FUNCTION AND AND PERSONNE CLOSERS IT MALT PROFESSION DOORS NOT COMPLETELY THAN WHITH AS NOWS AFER A STORM EACH, IT IS CLOSED. SOD INSTALLATION DATE TYPE A TYPE B O DIRRIO PERIODS OF DICESSIVELY HIGH TEMPERATURE OR IN AREAS HAWING DRY SUBSOL, LIGHTLY RRIGATE THE SUBSOL MARDANELY PRORY TO LAYING THE SOO. LAY THE RIFES TROW OF SOO IN A STRIAGHT LIME WITH SUBSOLUCH TROWS PLACED ONLY THE PROPERTY OF THE SOO IN A STRIAGHT LIME WITH SUBSOLUCH TROWS ON STRIPED PROMOTE MARCH HAVE SOOD SON STRIPED TO THE SOON ST ISOMETRIC MEW EDGE OF ROADWAY OR TOP-THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT. FOR PUBLIC WATER & SEWERAGE SYSTEM COMPACT SARTH (TOP.) POST DRINGH ON THE PROPERTY OF HOWARD S.C.D. DATE APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZON ENGINEER'S CERTIFICATE BUILDER'S CERTIFICATE MAINTENANCE "I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSEIL PERSONNEL WINDLING IN THE CONSTRUCTION FORCECT WILL HAVE CERTIFICATE OF ATTEMBANCE AT A MARYLAND DEPARTMENT OF THE DEVELOPMENT APPROVED ITAMINING PROCRAM FOR THE CONTROL OF SEDIMENT AND REVISION DEFORE SEDIMENT AND REVISION DEFORMS THE R I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS I PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF HE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE IN THE ABSENCE OF ADEQUATE RAINFALL WATER DALLY DURING THE FIRST WEEK OR AS GFTEN AND SUFFICIENTLY AS NICESSARY TO MAINTAIN MOST SOIL TO A DEPTH OF 4 NON-ESS. WATER SOO DURING THE HEAT OF THE DAY TO PREVENT WILLING. AFTER THE FIRST WEEK, SOO WATERING IS REQUIRED AS NICESSARY TO MAINTAIN ACQUARE MOSTRIE CONTENT. U.S. COMMENTAL STANDARDS AND SPECIFICATION FOR THE EPISSON AND SERVICE CONTROL. U.S. COMMENTAL STANDARDS AND SPECIFICATION OF THE CONTROL OF QUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT Chief, Division of Land Development ADECIDATE MOISTURE CONTENT. DO NOT MOW UNTIL THE SOOI IS FIRMLY RODTED, 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 MOHEST UNLESS OTHERWISE SPECIFIED. THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY SIGNATURE OF DEVELOPER /BIIII DER DATE SEDIMENT CONTROL NOTES and DETAILS SCALE G. L. W. FILE No GLWGUTSCHICK LITTLE &WEBER, PA. PROFESSIONAL CERTIFICATION PREPARED FOR-14084 NO SCALE MAPLE LAWN FARMS MXD-3HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECT GREENEBAUM ENTERPRISES, INC. 1829 REISTERSTOWN RD, SUITE 300 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. WESTSIDE DISTRICT - AREA I 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BUHTONSVILLE, MARYLAND 20866 TEL: 301-421-4024 BALT: 410-880-1820 DC/Vix: 301-989-2524 FAX: 301-421-4186 BUILDING No. 14 (Hotel) and BUILDING No. 15 (Office) BALTIMORE, MD 21208 TAX MAP - GRID DATE SHEET (PARCELS B-27 and B-28) 41-21&22 5 OF 9 OCT., 2016 L:\CMO\(RMM\S\(0067\)4684 (HOTE)\PLANS by Q.U\(SUP\)4684 (04-05) SC.dug DES. mbt DRN. KLP CHK. mbt DATE PLATS 19867-19872 and HOWARD COUNTY, MARYLAN ELECTION DISTRICT No. 5

GLW 2016

SDP-16-00





# LANDSCAPE NOTES THIS PLAN HAS BEEN PREPARED IN ACCORDANCE MITH SECTION 16.124 OF THE HOWARD COINTY CODE & CHAPTER VI OF THE HOWARD COINTY LANDSCAPE MANUAL (ALTERNATIVE COMPLIANCE) PLUS THE LANDSCAPE DESIGN CRITERIA OF 5-06-16 AND TB CASE NO. 3710. CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING MORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET NO.I SHALL APPLY. FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS DEFORE STARTING FLANTING NORK. CONTACT CONSTRUCTION HANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED. PLANT QUANTITIES SHOWN ON THE PLANT LIST ARE PROVIDED FOR THE CONVENENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE PLAN AND THOSE SHOWN ON THE PLAN SHALL TAKE PRECEDENCE. ALL PLANT MATERIAL SHALL BE FILL, HEAVY, MELL FORMED, SYMMETRICAL, AND CONFORM TO THE AAN, SPECIFICATIONS, ALL PLANT MATERIAL, SHALL BE INSTALLED IN ACCORDANCE MITH 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 CANSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, FANDED, OR MILLORD SHALL BE SODDED OR SEEDED IN ACCORDANCE WITH THE PROVINCED INCEPTIONS SPECIFICATION. AMERICA FOR TOPSOLIS SHALL BE RECOVERED TO ALL PLANTING AREAS FOR TOPSOLIS SHALL BETT SI. 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 MILCHED WITH SHREDDED HARDWOOD MILCH PER THE PLANTING DETAILS. DO NOT PLANT TREES WITHIN THE PUBLIC WATER, SEVER AND UTILITY EASEMENT. FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF FLANNING 4 ZONING AT 410-313-2350.



I/NE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN HILL BE DONE ACCORDING TO THE FAIN, SECTION 16/24 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY CADE AND THE HOWARD COUNTY CADE AND THE HOWARD COUNTY CODE AND THE HOWARD AND THE HOWARD COUNTY COUNTY THAT HOWARD COUNTY OF THE HOWARD COUNTY COUNTY

## APPROVED PLANNING BOARD OF HOWARD COUNTY

R PUBLIC WATER & SEWERAGE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONIF

Date Chief, Division of Land Development

Chief, Development Engineering Division

GLWGUTSCHICK LITTLE &WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS VIVE ENGINEERS, EARLY SOLVETORS, EARLY FERNINGERS, ENGINEER ARCHITECT 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

L:\C400\[RMIIIKS\(D067\[14084\[H0TE]\]\PLANS by CLIT\SEP\14084\[(08-09\]LS.dag DES. mbt DRN. KLP CHK. mbt DATE

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

LANDSCAPE PLAN SCALE MAPLE LAWN FARMS 1" = 30'MXD-3WESTSIDE DISTRICT - AREA 1 BUILDING No. 14 (Hotel) and BUILDING No. 15 (Office) TAX MAP - GRID (PARCELS B-27 and B-28) 41-21&22 OCT., 2016 PLATS 19867-19872 and ELECTION DISTRICT No. 5 HOWARD COUNTY, MARYLAND

PARCEL B-27 PARCEL B-28 \* SEE SHEET 2 FOR BUILDING DIMENSIONS BUILDING No. 14 BUILDING No. 15 \* SEE SHEET 2 FOR BUILDING DIMENSIONS PLANTING LEGEND WEST MARKET PLACE IAPLE LAWN FARMS WESTSIDE DISTRICT - AREA I SDP-18-114 (Parcels B24 - B26, PN 22977-78)

## THIS PLAN IS FOR PLANTING PURPOSES ONLY

G. L. W. FILE No. 14084 8 OF 9

DATE

GRAPHIC SCALE

## . 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

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. LATEST EDITION, AS FUBLISHED BY THE AMERICAN ASSOCIATION OF NINSPERTYPING (HERE- A FITER REFERRED TO AS AM STANDARDS). ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, SHALL HAVE A NORMAL HABIT OF GROWTH AND SHALL BE FIRST GUALITY, SUIDO, VIGOROUS, MELL-BRANCHED AND WITH HEALTHY, MELL-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 OF IMATE 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).

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

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

CALIPER, HEIGHT, SPREAD AND SIZE OF BALL SHALL BE

| CALIPER | HEIGHT | SPREAD | SIZE OF BALL |
|---------|--------|--------|--------------|
|         |        |        |              |

| 3' - 35"  | 14'-16' | 6'-8'   | 32" DIAMETER |
|-----------|---------|---------|--------------|
| 3.5"- 4"  | 14'-16' | 8'-10'  | 36" DIAMETER |
| 4" - 4.5" | 16'-18' | 8'-10'  | 40" DIAMETER |
| 4.5"- 5"  | 16'-17' | 10'-12' | 44" DIAMETER |
| 5" - 5.5" | 16'-20' | 10'-12' | 48" DIAMETER |
| 55'- 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"

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 THE DESIGN REVIEW COMMITTEE MAT, UPON REQUEST STITLE 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 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

#### I. PLANTING SEASONS

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

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 15T. NO PLANTING SHALL BE DONE WHEN THE GROUND 15 FROZEN OR EXCESSIVELY MOIST. NO FROZEN OR WET TOPSOIL SHALL BE USED AT ANY TIME.

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:

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.

ALL PITS SHALL BE GENERALLY CIRCULAR IN OUTLINE, D. ALL PITS SHALL BE GENERALLT CIRCULAR IN COTLINE,
VERTICAL STBES, DEPTH SHALL NOT BE LESS THAN O' 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

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

DIAMETER AND DEPTH OF TREE PITS SHALL GENERALLY BE

| 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 MOOD 2" X 2" ROUGH SAWN OAK O'R SIMILAR DURABLE MOODS, O'R LENGTHS, MINIMUM T'-O' FO'R MAJO'R TREES AND 5"-O" MINIMUM FO'R MINOR TREES.

B. WIRE AND CABLE: WIRE SHALL BE #10 GA, GALVANIZED OR BETHANIZED ANNEALED STEEL WRE. FOR TREES OVER 3" CALIFER, PROVIDE 51/6" TURN BUCKLES, EYE AND EYE WITH 4" TAKE-UP. FOR TREES OVER 5" CALIFER, PROVIDE 31/6", 1 STRAND CABLE CADMINH PLATED STEEL, WITH GALVANIZED "EYE" THIMBLES OF WIRE AND HOSE

HOSE: SHALL BE NEW 2 PLY REINFORGED 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.

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

#### PLANT PRINING, EDGING AND MULCHING

EACH TREE SHRIB OR VINE SHALL BE PRUNED IN AN A LACH TREE, SHRUB OR VINE SHALL BE PRUNED IN AN APPROPRIATE MANNER TO IN SPARTICULAR REGUIRENHENIS, IN ACCORDANCE WITH ACCEPTED STANDARD PRACTICE. BROKEN OR BRUIED BRANCHES SHALL BE REMOVED WITH CLEAN CUTS FLUEN WITH THE ADJACENT TRUNK OR BRANCHES. ALL CUTS OVER IT 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 TILL. 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.

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

#### 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.

#### 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 ALIVE AND IN SATISFACTORY GROWING CONDITION AT THE END OF

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.

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.

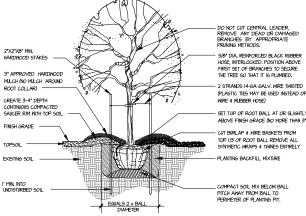
#### SODDING

ALL SODDING SHALL BE IN ACCORDANCE TO THE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-HAGHINGTON METROPOLITAN ARREAS" LATES EDDITION, APPOLVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND THE AMERICAN SOCIETY

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.

# (5) (6) (1803) 6' COMPACTED

## TREE PLANTER DETAIL



NOTE: ALL SUPPORTING DEVICES (STAKES, WIRES, ETC.) SHALL BE REMOVED AFTER 2 GROWING SEASONS DECIDUOUS TREE PLANTING DETAIL
FOR PLANTING MATERIAL UP TO 3 1/2" CALIPPR

## REMOVE ONLY DEAD BRANCHES ROOT COLLAR) CREATE 3-4" DEPTH — GRADE (ROOT COLLAR MUS BE EXPOSED) SAUCER RIM WITH TOP SO FINISH GRADE -EXISTING SOIL PLANTING BACKFILL MIXTURE

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

EVERGREEN TREE PLANTING DETAIL

## 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 PLANTING BACKFILL MIXTUR SCARIFY SOIL BELOW ROOTBALL EXISTING SOIL SHRUB PLANTING DETAIL

\* SEE SHEET 2 FOR BUILDING DIMENSIONS

| CATEGORY  | PROJECT PERIMETER ADJACENT TO ROADWAY (MESTSIDE BLVD.) | PROJECT PERIMETER ADJACENT TO PERIMETER PROPERTIES |                                   | * BUILDING LENGTH<br>(REAR & SIDES)              | * BUILDING LENGTH<br>(REAR & SIDES)          |  |
|---|--|--|-----------------------------------|--|--|--|
| LOCATION / USE SITUATION  | PARKING  | DUMPSTER #I  | DUMPSTER #2                       | SIDES & REAR OF<br>OFFICE BUILDING               | SIDES & REAR OF HOTEL                        |  |
| LANDSCAPE BUFFER TYPE   | TYPE E'  | TYPE 'C'   | TYPE C'                           | A I SHRUB PER 4 LF OF BLDG LENGTH                | 1 SHRUB PER 4 LF OF<br>BLDG LENGTH           |  |
| LINEAR FEET OF ROADWAY/<br>PERIMETER FRONTAGE/BLDG.                                   | 81'  | 21'  | 14'                               | 310,00°<br>[110,0791de)+110,0791de)+10,070rear)] | 440.9'<br>[IIT.T(side)+66.4(side)+306.8(near |  |
| CREDIT FOR EX. VEGETATION (YES, NO;<br>LINEAR FEET; DESCRIBE BELOW IF<br>NEEDED)      | NONE   | NONE   | NONE                              | NONE   | NONE   |  |
| CREDIT FOR WALL, FENCE OR BERM<br>(YES, NO; LINEAR FEET; DESCRIBE<br>BELOW IF NEEDED) | NONE   | NONE   | NONE                              | NONE   | NONE   |  |
| NUMBER OF PLANTS REQUIRED   |  |  |                                   |  |  |  |
| SHADE TREES   | 3  | 1  | 1                                 | N/A  | N/A  |  |
| EVERGREEN TREES   | N/A  | 2  | 1                                 | N/A  | N/A  |  |
| ORNAMENTALS   | N/A  | N/A  | N/A                               | N/A  | N/A  |  |
| SHRUBS  | 21   | N/A  | N/A                               | 18   | 123  |  |
| NUMBER OF PLANTS PROVIDED   |  |  |                                   |  |  |  |
| SHADE TREES   | 0  | 0  | 0                                 | N/A  | N/A  |  |
| EVERGREEN TREES   | N/A  | 2  | 1                                 | N/A  | N/A  |  |
| ORNAMENTALS   | N/A  | N/A  | N/A                               | N/A  | N/A  |  |
| SHRUBS  | 21   |  |                                   | 18   | 123  |  |
| SUBSTITUTIONS MADE  | 6 ORNAMENTALS FOR<br>3 SHADE TREES                     | 2 EVERGREENS<br>FOR SHADE<br>TREE                  | 2 EVERGREENS<br>FOR SHADE<br>TREE |  |  |  |

SCHEDULE 'A' NUMBER OF EVERGREEN TREES FOR BONDING: SCHEDULE 'A' NUMBER OF SHRUBS FOR BONDING.
SCHEDULE 'A' NUMBER OF ORNAMENTAL TREES FOR BONDING. TOTAL LANDSCAPE SURETY FOR SCHEDULE-A

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

#### SCHEDULE B - PARKING LOT INTERNAL LANDSCAPING 229 NEW SURFACE PARKING SPACES. NUMBER OF PARKING SPACES NUMBER OF TREES REQUIRED 12 (I SHADE TREE PER 20 PARKING SPACES) MBER OF TREES PROVIDED SHADE TREES

LANDSCAPE SURETY REQUIRED FOR SCHEDULE-B

SCHEDULE 'B' NUMBER OF SHADE TREES FOR BONDING

12 x \$300 = \$3600.00

| SYMBOL               | QUANT. | SIZE                    | NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER   | COMMENTS                |
|----------------------|--------|-------------------------|--|-------------------------|
| AR                   | 9      | 25" - 3" CAL.           | AGER RUBRUM 'OCTOBER GLORY'/ OCTOBER GLORY RED MAPLE   | ALL B¢B                 |
| ( • ) ()P            | 3      |                         | QUERCUS PALUSTRIS / PIN OAK  |                         |
| $\frac{1}{2}$        | 4      |                         | ZELKOVA SERRATA "VILLAGE GREEN" / VILLAGE GREEN ZELKOVA  |                         |
| ΛF                   | 3      |                         | ACER X FREEMANII 'ARMSTRONG' / ARMSTRONG MAPLE   |                         |
|                      | ٦      | 2" CAL. &<br>6'-8' HT.  | CHOOSE FROM THE FOLLOWING LAGERSTROEMIA NEAPAHO' / NRAPAHO' CRAPE MYRTLE LAGERSTROEMIA NOICA SER POCKET / RED ROCKET CRAPE MYRTLE LAGERSTROEMIA X SICUX' / SICUX CRAPE MYRTLE  | ALL B&B AND<br>TREEFORM |
| $\langle \! \rangle$ | 6      |                         | CERCIS CANADESIS / EASTERN REDBUD  |                         |
| **                   | 25     | 8' HT, MIN.             | PICEA OMORIKA / SERBIAN SPRUCE<br>or<br>PICEA ABIES / NORWAY SPRUCE  | ALL B&B, INTACT LEADE   |
| 8                    | 154    | ALL 24" - 30"<br>SPREAD | CHOOSE FROM THE FOLLOHING.  MAKINIA AGUICLIM / CRESCON GRAFE HOLLY  ILEX CRENATA HELLE! / DWARE JAPANESE HOLLY  ILEX GLARA COMPACIA! / DWARE JAPANESE HOLLY  ILEX GLARA COMPACIA! / DWARE INSERRY  CARYOFIERS X CLANDONENSIS / BLIBERARD  ABELLA X FORS CREEK! / SOES CREEK ABELLA  ABELLA X GRAIDFILORA GLOSSY ABELLA  DEUTZIA GRACILLIS SLENDER DUITZIA  DWARE FEMALE JAPANESE SKIMMA / DWARE FEMALE JAPANESE SKIMMA  BUANG MOKOPHILA NINITER GEM / WINTER GEM BOOMOOD | ALL CONTAINERIZED.      |
| 0                    | 34     | 24"-30" MIN.<br>SPREAD  | CHOOSE FROM THE FOLLOWING: LEX CRENATA HELLEY / DWARF: JAPANESE HOLLY LEX CHARRA "COMPACTA" / DWARF INKBERRY TAVIS MEDIA 'DESHOWNIS' / DENGROWIG TEN   |                         |
| ٧                    | 37     | 36" HT. MIN.            | VIBURNUM RHYTIDOPHYLLUM / LEATHERLEAF VIBURNUM   |                         |
| ALIE.                | 29     | 36" HT. MIN.            | VIBURNUM RHYTIDOPHYLLUM / LEATHERLEAF VIBURNUM   |                         |

2. AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN, SHALL COMPLY WITH THE PROFER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE HAVE PRINTED FROM PROFED AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING, ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY REQUIT IN DENIA, OR PLAN'T IN THE RELEASE OF LANDSCAPE SURETY UNIT, SUCH THE PS ALL REQUIRED PLANTENIAS ARE PLANTED AND/OR REVISIONS ARE MANDE TO THE APPLICABLE PLAN.

# APPROVED PLANNING BOARD OF HOWARD COUNTY DATE PUBLIC WATER & SEWERAGE APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZON Date

## DEVELOPER'S/BULDER'S CERTIFICATE

I/ME CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN NILL BE DONE ACCORDING TO THE PLAY, SECTION ISJAC OF THE HOWARD COAINY CODE AND THE HOWARD COAINY CANDESCAPE WANLAL AND THE MLF LANDSCAPE DESIGN CRITERIA. WHE FURTHER CERTIFY THAT LAND COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, MILL BE SUPPRITTED TO THE DEPENDENT OF PLANTING AND ZOAING.

GLWGUTSCHICK LITTLE &WEBER, PA. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECT 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

Chief, Division of Land Development

Chief, Development Engineering Division

Date

L:\C400\\RNIINKS\QXXX/14084 (NOTE)\PLANS by (LII\SXP\14084 (08-68) LS.dag DES. mbt DRN. KLP CHK. mbt DATE

PREPARED FOR: GREENEBAUM ENTERPRISES, INC. 1829 REISTERSTOWN RD, SUITE 300 BALTIMORE, MD 21208 410-484-8400

LANDSCAPE DETAILS G. L. W. FILE No SCALE 14084 MAPLE LAWN FARMS NO SCALE MXD-3WESTSIDE DISTRICT - AREA I BUILDING No. 14 (Hotel) and BUILDING No. 15 (Office) TAX MAP - CRIT DATE SHEET (PARCELS B-27 and B-28) 41-21&22 OCT., 2016 9 OF 9 PLATS 19867-19872 and ELECTION DISTRICT No. 5 HOWARD COUNTY, MARYLAN