



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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TECHNICAL STAFF REPORT

Planning Board Meeting of July 7, 2016

Derrick Jones, Staff Planner

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Plan Type/File Number : Site Development Plan SDP-16-048

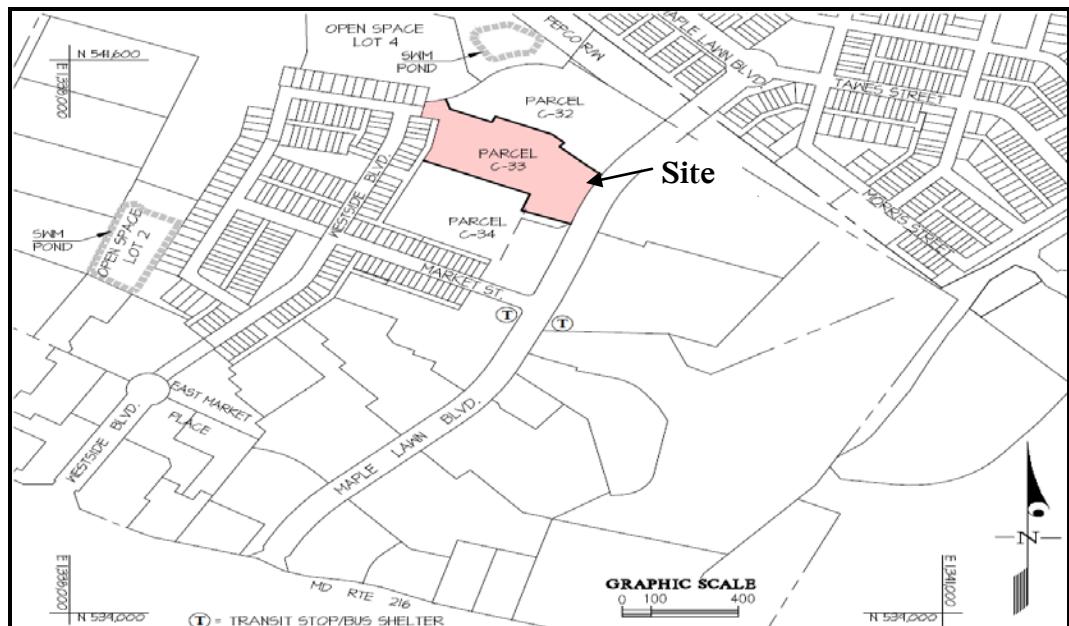
Project Name: Maple Lawn Farms, Business District, Area 2, Parcel C-33
Office Building No. 9

Owner/Developer: Maple Lawn C.C. Statutory Trust / St. John Properties

Request: Planning Board approval of a site development plan (SDP) to construct a 4-story office building (102,787 square feet) and other related site improvements in accordance with Section 127.0.F.1 of the Zoning Regulations. The approximately 3.895 acre site is zoned "MXD-3" (Mixed Use Development) and is part of the 605.3 acre Maple Lawn Farms in Fulton.

Location: The proposed office building is located in the Maple Lawn Farms Business District, Area 2, on the west side of Maple Lawn Boulevard, north of Route 216. It is identified as Parcel No. C-33 on Tax Map 46, Grid Nos. 3 and 4, in the Fifth Election District of Howard County, Maryland.

DPZ Recommendation: **Approval**, subject to compliance with Planning Board and SDP review comments. All review agencies have approved the SDP.



Vicinity Map: SDP-16-048

▲
NORTH

NOT TO SCALE

Vicinal Properties:

Properties near the proposed office building include:

North Side - Parcel C-32 is located to the north and is under construction for an office building (SDP-16-011). It was Parcel C-30, but was resubdivided by plat as Parcel C-32.

East Side - Maple Lawn Boulevard is located to the east.

South Side - Unimproved Parcel C-34 is located to the south. It was part of C-31, but was resubdivided by plat as Parcel C-34.

West Side - Existing townhomes are located to the west and are part of the Maple Lawn Westside District, Area 2.

Site History:

ZB Case No. 995M established the Maple Lawn Farms MXD Preliminary Development Plan (PDP) and the Development Criteria; approved December 29, 2000. The PDP documents were signed by the Zoning Board February 8, 2001.

PB Case No. 353 for Comprehensive Sketch Plan and Development Criteria; approved by the Planning Board July 11, 2001.

S-01-017 Sketch Plan for 507.9 acres of the Maple Lawn Farms MXD project; received signature approval August 1, 2001.

ZB Case No. 1039M to establish an MXD District for the former Wessel and Oliver properties and to amend the previously approved PDP for Maple Lawn Farms; approved March 20, 2006.

PB Case No. 378 to amend the Comprehensive Sketch Plan and Development Criteria; approved by the Planning Board January 25, 2007.

S-06-016 Amended Sketch Plan for the entire 605.3 acre Maple Lawn Farms MXD project; signature approval February 20, 2007.

P-02-012 Preliminary Plan to establish the Workplace District, Area 1 and subdivision of Parcel 124 into Parcels C-1 and C-2, Lots 1 and 2; signature approval July 11, 2002.

F-05-112 Final Plan to establish a 100-foot wide public right-of-way in Business District Area 2 through Parcel 124; extended Maple Lawn Boulevard from where it intersects at Market Street to the PEPCO right-of-way.

F-12-015 Final Plan to establish Business District, Area 2. Resubdivided Parcel B-1, Westside District, Area 1 and subdivided part of residual parcel 124 into Non-Buildable Bulk Parcel C-27.

F-16-032 Final Plan for Business District, Area 2; resubdivided Parcel C-27 into new parcels C-30 and C-31.

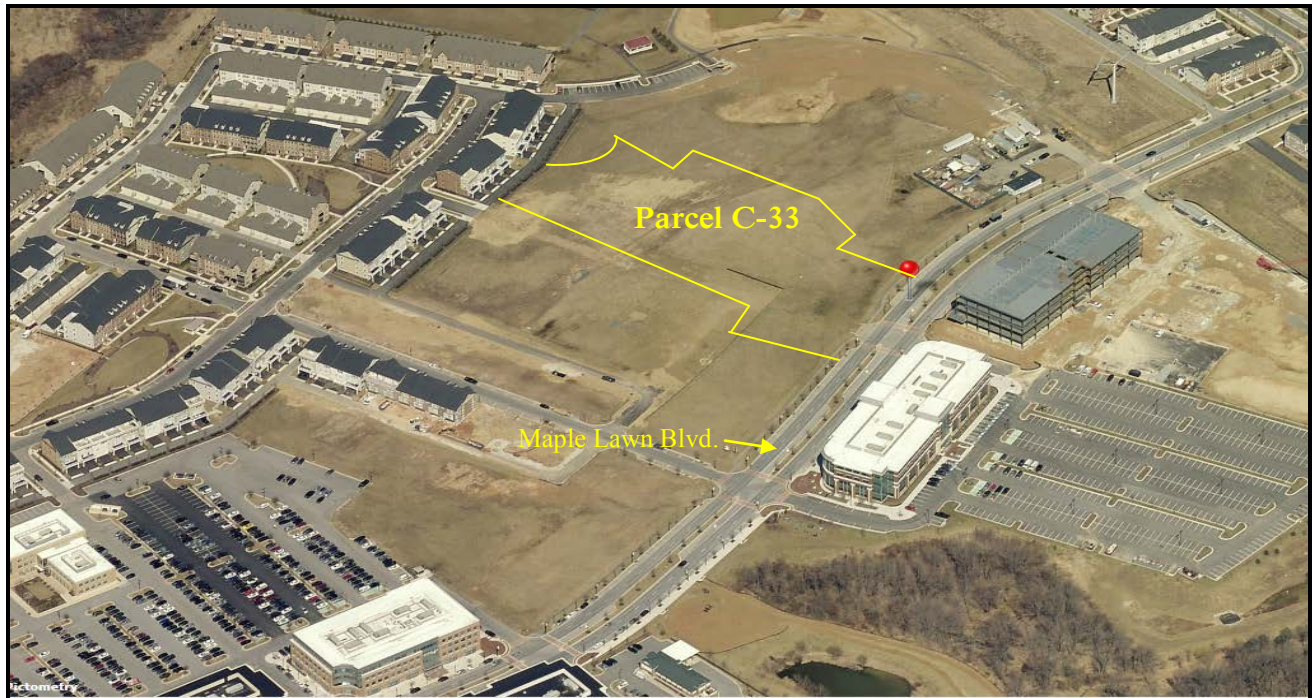
F-16-094 Final Plan for Business District, Area 2; resubdivided Parcels C-30 and C-31 into new parcels C-32, C-33 and C-34.

Regulatory Compliance: The project must comply with the Howard County Subdivision and Land Development Regulations, the Howard County Zoning Regulations, the Maple Lawn Farms Development Criteria (S-06-016), the DPW Design Manual, the Landscape Manual, and the requirements of the Soil Conservation District and County Health Department. Forest conservation and stormwater management requirements were satisfied under previous plan approvals.

Development Criteria: This SDP is subject to the Development Criteria approved by the Planning Board under the amended Comprehensive Sketch Plan (PB Case 378, S-06-016). It complies with all Development Criteria requirements approved under S-06-016 and PB Case No. 378 for the Employment land use category.

- A. *Parcel Size:* No minimums or maximums apply.
- B. *Height:* Complies with the 120' maximum building height and does not exceed the maximum 8 stories for buildings in the Business District that are more than 500 feet from MD Route 216.
- C. *Permitted Uses:* All permitted uses in the B-1 Zoning District are permitted for the Employment land uses; including office, retail, restaurant, and personal service uses.
- D. *Coverage:* No coverage requirement applies.
- E. *Floor Area Ratio (FAR):* Maximum FAR 0.35 for all Employment land uses. This SDP (FAR 0.37) exceeds the overall FAR maximum; however, as the remaining Employment parcels develop, the final overall FAR will comply.
- F. *Setbacks:* All setback requirements - 10' from the Maple Lawn Boulevard right-of-way and 10' from any other property line have been met. The parking lot also complies with the 10 foot parking setback from adjacent properties.
- G. *Parking Spaces:* Parking spaces required – 352; 363 provided.

Site Analysis: **Existing Site Conditions** - The site is undeveloped, with public road frontage and public and water sewer available in the Maple Lawn Blvd. right-of-way.



Site Aerial View

Plan Proposal and Site Improvements - A 220' x 118', 4-story office building (102,787 square feet gross floor area) and other related site improvements, planned as a "Traditional Neighborhood Design" (TND). The mid-rise office building fronts closely to the public street and defines an urban streetscape, to promote pedestrian traffic within the Business District. The office building can contain other uses, such as retail, restaurant, and/or services on the first floor. The project includes landscaped features, including paved walkways, planters, and ornamental landscaping, shrubs, and grasses and a 144 square foot covered pavilion for outdoor social gatherings. Required off-street parking is 352 parking spaces (5.0 spaces per 1,000 square feet of net leasable area for commercial retail sales uses and 3.3 spaces per 1,000 square feet of net leasable area for office uses) and 355 surface parking spaces are provided. In addition, there are 8 on-street parking spaces provided for overflow and visitor parking within the Maple Lawn Boulevard right-of-way.

Storm Water Management (SWM) - Storm water management is provided by existing facilities that were constructed under Final Plans, F-05-055 and F-05-112.

Environmental Considerations - There are no on-site forested areas, 100 year flood plains, wetlands, streams or stream buffers.

Landscaping - The Landscape Plan complies with the Howard County Landscape Manual and the Maple Lawn Farms Landscape Design Criteria. Required shrubs are being provided at a rate of 1 shrub per 4 feet of building length at the sides and rear for a total of 114 shrubs. Eighteen shade trees are required within the parking lot based on a rate of 1 tree per 20 spaces and 48 shade trees are provided.

Forest Conservation – Forest conservation requirements of Section 16.1200 of the Howard County Code were previously addressed under Final Plans, F-13-007 and F-13-008.

Adequate Public Facilities - This project passed the tests for road adequacy under the Comprehensive Sketch Plan, S-01-017 and the Amended Comprehensive Sketch Plan, S-06-016.

Planning Board Criteria:

This SDP complies with the five criteria 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.

Site design is consistent with the approved Preliminary Development Plan, Comprehensive Sketch Plan, and Development Criteria approved for this project. The SDP is consistent with the purpose and design concept for a “Traditional Neighborhood Design” (TND) development since the front of the building will be aligned close to Maple Lawn Boulevard, with opportunities for retail, restaurant, and/or personal service uses at the ground floor.

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 criteria for the Comprehensive Sketch Plan and the Development Criteria. The Planning Board approved the amended Comprehensive Sketch Plan 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 to meet or exceed the landscaping requirements of the approved Preliminary Development Plan, Comprehensive Sketch Plan, the Howard County Landscape Manual and the Maple Lawn Landscape Design Criteria. Therefore, the design of the site will be enhanced.

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

This SDP provides a mix of landscape plantings and other site amenities; including on-site parking, lighting, street trees, paved patios (on each side of the building), planters, a pavilion and a bicycle rack.

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

This SDP, in conjunction with other approved and future SDPs, enhances pedestrian circulation by including sidewalks, pathways and crosswalks.

Sidewalks are provided on both sides of all public streets adjacent to the proposed office building in accordance with approved Final Plan, F-05-112.

SRC Comments:

By letter dated June 1, 2016 the SRC determined SDP-16-048 to be approvable, subject to SRC comments.

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

Recommendation:

The Department of Planning and Zoning recommends that the Planning Board **approve** this SDP, subject to compliance with the SRC agency comments.


Valdis Lazdins, Director
Department of Planning and Zoning

6/23/16
Date

Office Building No. 9 Illustrative Site Plan



Architectural Rendering



SCHEME 8A

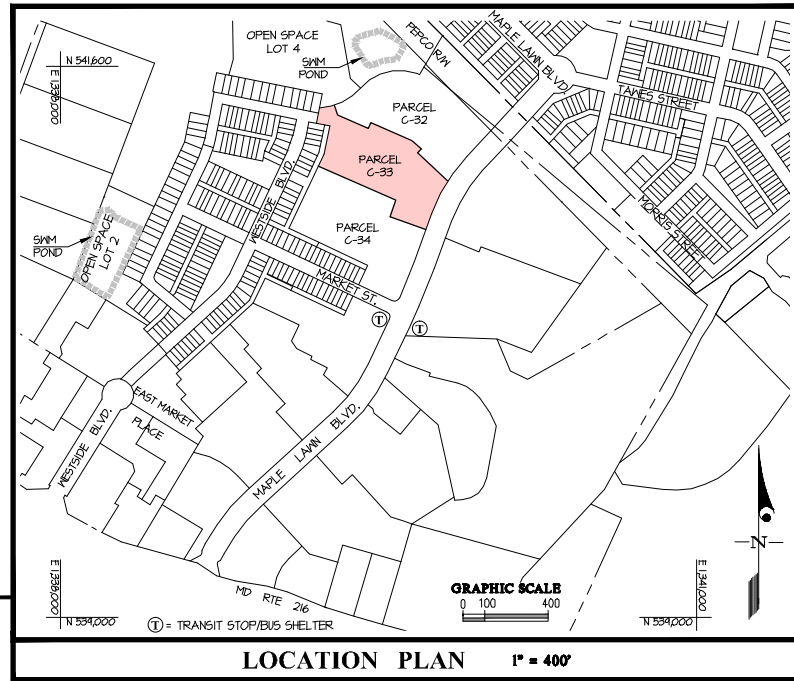
GENERAL NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING, CONSTRUCTION INSPECTION DIVISION AT (410) 393-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY "M&S UTILITY" AT 1-800-251-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
4. PROJECT BACKGROUND: LOCATION: TAX MAP #46, GRIDS 3 & 4; ZONING: MXD-3; ELECTION DISTRICT: 5TH; PARCEL AREA: 3.91 AC.; RECORDING REFERENCE: PLATS _____ THRU _____

GENERAL NOTES (cont)

- 22. ALL EXTERIOR LIGHT FIXTURES SHALL BE FULLY OR PARTIALLY SHIELDED TO DIRECT LIGHT INWARDS AND DOWNWARDS AWAY FROM ALL ADJOINING RESIDENTIAL USE AREAS AND PUBLIC ROADS IN ACCORDANCE WITH SECTION 154 OF THE HOWARD COUNTY ZONING REGULATIONS.
23. THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS PROJECT WAS HONORED BY P 12-002, F 13-01, AND F 13-06.
24. THE BUILDING IS REQUIRED TO MEET THE GREEN BUILDING STANDARDS AND WILL COMPLY WITH THE GREEN BUILDING REQUIREMENTS PER SECTION 3.003(A) OF THE HOWARD COUNTY CODE.
25. THE INFORMATION SHOWN ON THIS PLAN SET SUPERCEDES INFORMATION SHOWN ON F-05-12. THE F-05-12 PLAN SET ACKNOWLEDGED THAT THE IMPROVEMENTS ALONG MAPLE LAWN BOULEVARD FROM THE BACK OF CURB TO THE RIGHT-OF-WAY LINE WOULD BE CONSTRUCTED UNDER THE SITE DEVELOPMENT PLAN ALONG THAT SECTION OF THE ROADWAY.

SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
Business District - Area 2
Parcel 'C-33' (OFFICE BUILDING No. 9)



SITE INDEX

- 1 COVER SHEET
2 SITE DEVELOPMENT PLAN
3 HANDICAP ACCESSIBILITY and SITE DETAILS
4 PAVING DELINEATION PLAN and SITE DETAILS
5 DRAINAGE AREA MAP and DETAILS
6 SEDIMENT CONTROL PLAN
7 SEDIMENT CONTROL NOTES and DETAILS
8 UTILITY PROFILES
9 LANDSCAPE PLAN (by others)
10 LANDSCAPE PLAN DETAILS (by others)

MP-01-11

VEHICULAR INGRESS AND EGRESS TO MARYLAND ROUTE 216 AND ALONG PROPOSED MAPLE LAWN BOULEVARD EXTENSION THROUGH THE SUBDIVISION IS RESTRICTED TO WITHIN 5' OF THE BUILDINGS. REFER TO ARCHITECTURALS FOR REMAINDER OF CONSTRUCTION.

A. ADDITIONAL POINTS ALONG MAPLE LAWN BOULEVARD OTHER THAN THOSE PERMITTED BY SECTION 16.202(A) SHALL BE SUBJECT TO FURTHER ANALYSIS AND APPROVALS AT LATER PLAN STAGES, AND

B. RESIDENTIAL LOTS FRONT ON NEIGHBORHOOD PARKS INSTEAD OF BEING LIMITED TO FRONTAGE ON PUBLIC RIGHTS OF WAY AS IN SECTION 16.202(A) SHALL BE SUBJECT TO ADEQUATE PRIVATE ALLEY ACCESS.

MP-02-54

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

- 1. DEVELOPMENT WITHIN A 100 YEAR FLOODPLAIN AND
2. GRADING AND REMOVAL OF VEGETATIVE COVER WITHIN A 25' WETLAND BUFFER AND A 30' STREAM BUFFER.
THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE MAJORITY PETITION APPROVAL PERTAINS TO THE LIMITS OF DISTURBANCE TO THE WETLANDS, STREAM CHANNEL, AND FLOODPLAIN AREAS IDENTIFIED WITHIN THE PROPOSED EMPLOYMENT DISTRICT LOCATED IN THE SOUTHWEST PORTION OF PARCEL C-2.
2. THE MAJORITY CONSTRUCTION APPROVAL IS REQUIRED PRIOR TO ROAD PLAN APPROVAL.
3. ALL GRADING, CLEARING AND FILLING DISTURBANCES WITHIN THE 100 YEAR FLOODPLAIN, WETLANDS, STREAM CHANNEL, AND THEIR REQUIRED BUFFERS ARE SUBJECT TO OBTAINING ALL NECESSARY WATER QUALITY CERTIFICATES AND PERMITS FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT NATURAL RESOURCES AND THE U.S. ARMY CORPS OF ENGINEERS, AND PRIOR TO COMMENCEMENT OF ANY GRADING DISTURBANCES, REFERENCE THE APPROVED PERMITS, CERTIFICATES OR TRACKING NUMBERS ON ALL FUTURE PLAN AND PERMIT SUBMITTALS.
4. THE PHASE I STREAM CHANNEL MITIGATION AND RESTORATION PLAN SHALL BE IMPLEMENTED FOR THIS PROJECT AS PROPOSED AND SHOWN ON THE PETITIONER'S MAJORITY PETITION PLAN EXHIBIT 'E'.

MP-07-122

WAS APPROVED ON JUNE 14, 2007 TO WAIVE SECTION 16.146 AND TO ALLOW FOR THE RECONFIGURATION OF EXISTING COMMERCIAL PARCELS (ONE OF WHICH IS THIS PARCEL, C-16) EXPANDING INTO A PORTION OF THE WESTSIDE DISTRICT (FORMERLY HESSEL PROPERTY) ON A RESUBDIVISION PLAN PRIOR TO PRELIMINARY PLAN APPROVAL.

MP-12-180

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

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

COMMERCIAL DEVELOPMENT DESIGN CRITERIA PER 8-06-16

PARCEL SIZE: NO MINIMUM OR MAXIMUM PARCEL SIZES APPLY IN THE EMPLOYMENT LAND USE AREAS.
HEIGHT: MAXIMUM BUILDING HEIGHT SHALL BE LIMITED TO 120' UNLESS APPROVED TO BE GREATER ON A SITE DEVELOPMENT PLAN BY THE HOWARD COUNTY PLANNING BOARD. ADDITIONALLY, THE FOLLOWING SHALL APPLY:
• COMMERCIAL BUILDINGS EAST OF MAPLE LAWN BOULEVARD AT THE FOCAL POINT SHALL NOT EXCEED FOUR STORES.
• COMMERCIAL BUILDINGS IN THE BUSINESS DISTRICT LOCATED BETWEEN 300 FEET AND 500 FEET FROM MD ROUTE 216 SHALL NOT EXCEED FOUR STORES.
• COMMERCIAL BUILDINGS IN THE BUSINESS DISTRICT BEYOND 500 FEET FROM MD ROUTE 216 SHALL NOT EXCEED EIGHT STORES ABOVE THE HIGHEST ADJOINING GRADE.
• COMMERCIAL BUILDINGS IN THE WESTSIDE DISTRICT WITHIN 300 FEET OF MD ROUTE 216 SHALL NOT EXCEED TWO STORES.
• COMMERCIAL BUILDINGS IN THE WESTSIDE DISTRICT BEYOND 300 FEET FROM MD ROUTE 216 SHALL NOT EXCEED FOUR STORES ABOVE THE HIGHEST ADJOINING GRADE.
DESIGNATED USES: THE FOLLOWING USES ARE PERMITTED IN EMPLOYMENT LAND USE AREAS:
EMPLOYMENT USES PERMITTED ONLY WITHIN M-1 ZONING DISTRICT SHALL NOT BE PERMITTED. ALL USES PERMITTED AS A MATTER OF RIGHT IN THE FOR, B-1 AND M-1 DISTRICTS, AS PER PETITIONER'S POP EXHIBIT 'D', NOT REGARDING TO ANY LIMITATIONS OR RESTRICTIONS ON RETAIL OR PERSONAL SERVICE USES OTHERWISE PERMITTED IN SUCH DISTRICTS: FAST FOOD, CONVENIENCE STORES, GROCERY, GROOMING AND BEAUTY, MOVIE THEATERS, LEGITIMATE THEATERS AND DINER, THEATERS, PUBLIC UTILITY USES (EXCLUDING STAND-ALONE COMMUNICATION TOWERS), GROUP CARE FACILITIES, HOUSING FOR THE ELDERLY AND HANDICAPPED PERSONS, MANSION HOMES AND SHILDEED HOMES, AND OTHER COMMERCIAL USES AS DEFINED IN THE OTHER RESIDENTIAL (OR) SECTION. ACCESSORY STRUCTURES AND ACCESSORY USES ARE ALSO PERMITTED.
THE FOLLOWING ADDITIONAL USES NOT REFERRED TO OR INCLUDED IN THE ABOVE USES, WHICH ARE ALLOWED BY SPECIAL EXCEPTION IN THE FOR, B-1 AND M-1 DISTRICTS, SHALL BE PERMITTED AS A MATTER OF RIGHT IN THE EMPLOYMENT LAND USE AREAS, AND ARE SPECIFICALLY APPROVED BY THE PLANNING BOARD ON THIS AMENDED COMPREHENSIVE SKETCH PLAN PROVIDED, HOWEVER, THAT GUARRIES, TEMPORARY WRECKED VEHICLE STORAGE AND YARD WASTE SHALL NOT BE ALLOWED.
• PUBLIC SCHOOL BUILDINGS-TEMPORARY CONVERSION TO OTHER USES
• THEATERS, LEGITIMATE AND DINER
• THEATERS, MOVIE
• PUBLIC UTILITY USES LIMITED TO THE FOLLOWING: UTILITY SUBSTATIONS, ABOVE GROUND PIPELINES, PUMPING STATIONS, TELEPHONE STATIONS, AND TELEPHONE EXCHANGES, BUT NO STAND-ALONE COMMERCIAL COMMUNICATIONS TOWERS.
THE FOLLOWING USE RESTRICTIONS ALSO APPLY:
• NO MORE THAN 25% OF THE TOTAL EMPLOYMENT LAND USE AREA MAY BE DEVOTED TO WAREHOUSE AND LIGHT MANUFACTURING USES.
• CEMETERIES, MAUSOLEUMS & CREMATORIUMS ARE NOT PERMITTED.
• A MAXIMUM OF ONE GASOLINE SERVICE STATION IS PERMITTED. THE GASOLINE SERVICE STATION MAY INCLUDE A CAR WASH, CAR REPAIR FACILITIES AND/OR CONVENIENCE STORE FOOD.
• NO SINGLE RETAIL CENTER SHALL CONTAIN MORE THAN 150,000 SQUARE FEET OF GROSS FLOOR AREA DESIGNATED FOR USE BY RETAIL AND PERSONAL SERVICE BUSINESSES. DESIGNATED RETAIL CENTERS MAY INCLUDE RETAIL STORES, PERSONAL SERVICE BUSINESSES, RESTAURANTS, AND SIMILAR USES AS WELL AS FAST FOOD RESTAURANTS AND A GASOLINE SERVICE STATION HOWEVER FOR ALL RETAIL CENTERS THE TOTAL SQUARE FOOT AREA WHICH MAY BE USED FOR RETAIL AND PERSONAL SERVICE BUSINESS SHALL NOT EXCEED 100,000 SQUARE FEET PER GROSS ACRES. NO INDIVIDUAL RETAIL ESTABLISHMENT WITHIN THE M-1-D DISTRICT SHALL HAVE A GROSS FLOOR AREA GREATER THAN 60,000 SQUARE FEET. RETAIL AND PERSONAL SERVICES AND OTHER ALLOWED USES SUCH AS RESTAURANTS AND A GASOLINE SERVICE STATION MAY ALSO BE LOCATED WITHIN OTHER DESIGNATED EMPLOYMENT AREAS OUTSIDE OF A RETAIL CENTER.
SECTION 128.6 SHALL APPLY TO EMPLOYMENT LAND USE AREAS.
COVERAGE: NO COVERAGE REQUIREMENT IS IMPOSED IN EMPLOYMENT LAND USE AREAS.
FLOOR AREA RATIO (F.A.R.): OVERALL LIMIT IS 0.55 CALCULATED ON THE TOTAL ACREAGE FOR ALL EMPLOYMENT LAND USE AREAS.
SETBACKS (ALSO SEE 'PROJECT BOUNDARY SETBACKS'): THE MINIMUM SETBACK FOR EMPLOYMENT/COMMERCIAL STRUCTURES SHALL BE AS FOLLOWS:
• 50' FROM THE BOUNDARY LINE ALONG JOHNS HOPKINS ROAD OR ROUTE 216
• 10' FROM THE RIGHT-OF-WAY OF MAPLE LAWN BOULEVARD
• NO SETBACK IS REQUIRED FROM THE RIGHT-OF-WAY OF ANY INTERNAL PUBLIC OR PRIVATE ROADS OTHER THAN FOR MAPLE LAWN BOULEVARD AS NOTED ABOVE.
• 10' FROM ANY OTHER PROPERTY LINE.

SITE ANALYSIS DATA

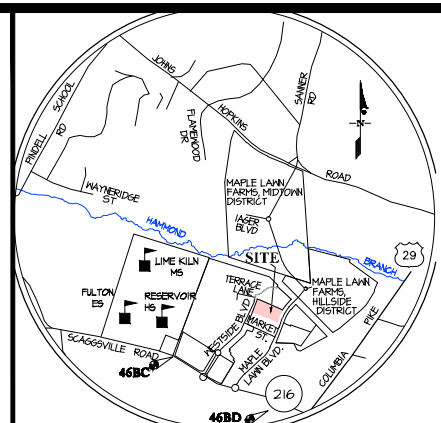
- 1. ZONING: MXD-3.
2. GROSS AREA OF PARCEL C-33 = 172,426 SF = 3.91 AC.
3. LIMIT OF DISTURBED AREA = 6.0 AC. (LIMIT OF PLAN SUBMISSION)
4. PROPOSED USE: OFFICE BUILDING (OTHER USES MAY INCLUDE: FIRST FLOOR RETAIL, RESTAURANTS, PERSONAL SERVICE ESTABLISHMENTS, AND OTHER USES AS ALLOWED BY THE COMPREHENSIVE SKETCH PLAN)
5. BUILDING COVERAGE (% OF GROSS SITE AREA): OFFICE BUILDING=4, 25,624 S.F. OR 0.51 AC. = 14.2% OF PARCEL C-33 (3.91 AC.)

Table with 2 columns: FLOOR, BLDG. # (C-33). Rows include FLOOR 1 (25,624 S.F.), FLOOR 2 (25,548 S.F.), FLOOR 3 AND 4 (25,548 S.F.), ROOF TOWER (NONE), TOTAL GROSS FLOOR AREA (102,264 S.F. (0.35 AC.)), PARCEL AREA (3.91 AC.), F.A.R. (0.51).

PARKING CALCULATIONS:

Table with 4 columns: FLOOR, RENTABLE FLOOR AREA (A), ASSUMED USE, PARKING RATE, PARKING REQUIRED. Rows include FIRST FLOOR (25,624 S.F., GENERAL OFFICE, 3.5 PER 1000 S.F., 91), SECOND FLOOR (22,913 S.F., GENERAL OFFICE, 3.5 PER 1000 S.F., 81), THIRD FLOOR (22,913 S.F., GENERAL OFFICE, 3.5 PER 1000 S.F., 81), FOURTH FLOOR (22,913 S.F., GENERAL OFFICE, 3.5 PER 1000 S.F., 81), ROOF TOWER (N/A, N/A, N/A, 0).

- 1. AS DEFINED BY BOHA (BUILDING OWNERS AND MANAGERS ASSOCIATION) GUIDELINES.
2. NON-OFFICE HAS BEEN SHOWN AS THE ASSUMED USE FOR ILLUSTRATIVE PURPOSES ONLY. THE 5 SPACES PER 1000 S.F. COVERS ALL NON-OFFICE USES WITHIN THE OFFICE BUILDING THAT ARE PERMITTED ON THE FIRST FLOOR INCLUDING RETAIL, RESTAURANTS, AND PERSONAL SERVICE ESTABLISHMENTS, AND OTHER OFFICES. HE HAVE PROVIDED THE PARKING TABULATION FOR THE MOST DEMANDING USE TO DEMONSTRATE THAT THE PARKING PROVIDED WILL BE ADEQUATE FOR ANY ANTICIPATED USES, INCLUDING GENERAL OFFICE.
3. THE ROOF TOWER IS NOT BEING COUNTED TOWARDS THE F.A.R. OR THE PARKING REQUIREMENTS.



VICINITY MAP SCALE: 1" = 200'. BENCHMARKS: 46BC ELEV. = 472.66, 46BD ELEV. = 493.11.

RETAIL AND SERVICE TRACKING CHART table with columns: FILE NO., AREA OF RETAIL (S.F.), and values for various SDP file numbers.

A TOTAL OF 152,910 S.F. OF RETAIL IS ALLOWED IN ACCORDANCE WITH 5-01-11, OR A TOTAL OF 181,940 S.F. OF RETAIL UNDER 5-06-16.

FLOOR AREA RATIO (F.A.R.) TRACKING CHART

Table with 5 columns: DPZ File Numbers, MLF District, Parcel Area (ac./s.f.), Gross Floor Area (s.f.), F.A.R. Lists various parcels and their corresponding metrics.

ADDRESS and PERMIT INFORMATION CHART

Table with 3 columns: BUILDING ADDRESS, SECTION/AREA, PARCELS. Includes address: 8120 MAPLE LAWN BOULEVARD (Building No. 4).

COVER SHEET

MAPLE LAWN FARMS Business District - Area 2 Parcel 'C-33' (Office Building No. 9 - A LEED Certified Green Building) (Proposed Office Space with possible First Floor Retail, Restaurant, or Personal Service) PLAT No. _____ thru _____

Table with 3 columns: SCALE (AS SHOWN), ZONING (MXD-3), G. L. W. FILE No. (15119). Includes DATE (JUNE, 2016) and SHEET (1 OF 10).

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

County Health Officer Date

APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director Date

Chief, Division of Land Development Date

Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

Table with 4 columns: DES. LAG, DRN. LAG, CHK. DEV, DATE. Includes revision and approval columns.

PREPARED FOR:

OWNER: MAPLE LAWN C.C. STANTORY TRUST, 1809 WESTBOWN ROAD, SUITE 300, BALTIMORE, MD 21208, PH: 410-484-8400, ATTN: MARK BENNETT

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 1287, EXPIRATION DATE: MAY 25, 2016.

SITE DEVELOPMENT LEGEND

- 366 --- EXISTING CONTOUR
- 300 --- PROPOSED CONTOUR
- 69.5L --- PROPOSED SPOT ELEVATION
- 00000 --- EXISTING SPOT ELEVATION
- MEK --- MATCH EXISTING
- ● --- LIMIT OF DISTURBANCE
- E.O.P. --- PROPOSED EDGE OF PAVING
- EX M --- EXISTING STORM DRAIN
- EX M --- EXISTING MANHOLE
- EX ES --- EXISTING END SECTION
- M --- PROPOSED STORM DRAIN
- M --- MANHOLE
- I --- INLET
- S --- STUB
- EX S --- EXISTING SANITARY SEWER
- 0.5% (0.5%) --- PROPOSED SANITARY SEWER (PRIVATE)
- EX 8" --- WATERLINE (PUBLIC)
- EX 6" --- HIC (PRIVATE)
- EX --- EXISTING FIRE HYDRANT
- EX --- NEW FIRE HYDRANT
- EX --- EXISTING CURB & GUTTER
- EX --- CONCRETE CURB & GUTTER (DET. 1/5)
- EX --- FACE OF CURB
- EX --- BACK OF CURB
- EX --- SPALL (REVERSE) 646 PORTION
- EX --- CONCRETE SIDEWALK PER HO. CO. DET. R-3.25
- EX --- EASEMENT AREA (SHADED)
- EX --- NUMBER OF PARKING SPACES
- EX --- HANDICAPPED PARKING DESIGNATION
- EX --- EX LIGHT FIXTURE & POLE
- EX --- PROP. LIGHT FIXTURES & POLE
- EX --- REFUSE DUMPSTER
- EX --- ELECTRICAL TRANSFORMER
- EX --- BUILDING INGRESS/EGRESS
- EX G2 --- SOIL BORING LOCATION AND NO.
- EX T --- TELEPHONE LINE
- EX E --- ELECTRIC LINE
- EX G --- GAS LINE
- EX --- TREE PIT
- EX ○ --- EXISTING TREE

- NOTES:**
1. UNLESS NOTED OTHERWISE, PROPOSED SPOT ELEVATIONS ALONG THE CONCRETE CURB & GUTTER ARE TO THE FLOOR LINE (BOTTOM OF CURB) AT THE ROOFTOPS, CORNERS AND TERMINUSES.
 2. ALL ON-SITE PAVING AND ROADWAYS ARE PRIVATE.
 3. ALL ON-SITE STORM DRAIN ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED. THE ON-SITE WATER IS PRIVATELY MAINTAINED, EXCEPT THE PORTION OF THE 8" AND FIRE HYDRANTS THAT ARE WITHIN THE "PUBLIC WATER & UTILITY EASEMENT". ALL ON-SITE PRIVATE SEWER LINES AND STRUCTURES SHALL BE PRIVATELY MAINTAINED, EXCEPT THE PORTION WITHIN THE "PUBLIC SEWER & UTILITY EASEMENT". FOR INFORMATION OF THE PUBLIC PORTION OF THE ON-SITE WATER AND SEWER LINE, SEE DPN CONTRACT NO. 44-450-D AND 24-4166-D.
 4. UNLESS NOTED OTHERWISE, ALL PLAN DIMENSIONS ARE TO THE FACE OF STRUCTURE (B.D.G., CURB, ETC.). DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL BETWEEN ITEMS, UNLESS NOTED OTHERWISE.
 5. ALL CURB RADII ARE 3' (FACE OF CURB & FLOOR LINE) UNLESS NOTED OTHERWISE.
 6. THE BUILDING IS EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM AND THE WATER METER IS LOCATED INSIDE THE BUILDING.
 7. SEE SHEET 3 FOR THE ADA COMPLIANT ACCESS ROUTE AND SHEET 4 FOR HANDICAP ACCESSIBILITY DETAILS.
 8. A KNOX BOX IS REQUIRED TO BE PLACED ON THE PARKING LOT SIDE OF THE BUILDING. IT SHALL BE PLACED TO THE LEFT OF THE MAIN ENTRANCE AT A RANGE OF 4'-5" IN HEIGHT AND NO MORE THAN 6' Laterally FROM THE DOOR. THE BOX SHALL BE ELECTRONICALLY SUPERVISED (INTEGRATED WITH THE FIRE ALARM SYSTEM) TO NOTIFY THE OWNER THAT IT IS BEING ACCESSED.
 9. SEE SHEET 4 FOR LIGHTING FIXTURE SCHEDULE.
 10. SEE SHEET 3 FOR DETAIL AROUND OFFICE BUILDING 4.
 11. ALL EXTERIOR LIGHT FIXTURES SHALL BE FULLY OR PARTIALLY SHIELDED TO DIRECT LIGHT INWARDS AND DOWNWARDS AWAY FROM ALL ADJOINING RESIDENTIAL USE AREAS AND PUBLIC ROADS IN ACCORDANCE WITH SECTION B4 OF THE HOWARD COUNTY ZONING REGULATIONS.

GRAPHIC SCALE



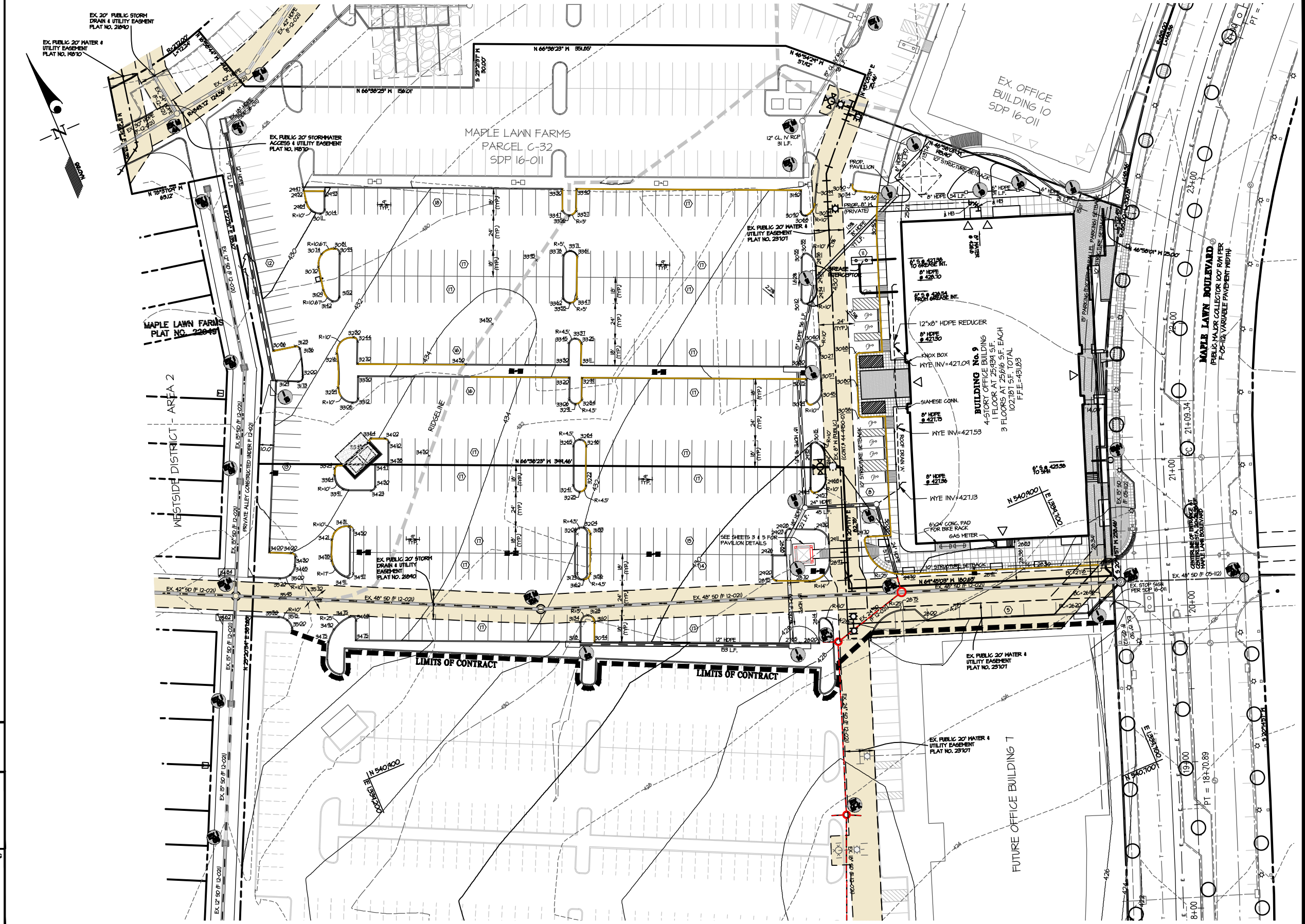
APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	_____	Date	_____
Chief, Division of Land Development	_____	Date	_____
Chief, Development Engineering Division	_____	Date	_____

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3000 NATIONAL DRIVE - SUITE 250 - BURTENVILLE OFFICE PARK
BURTENVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-889-2224 FAX: 301-421-4186

DES. LAG DRN. LAG CHK. DEV



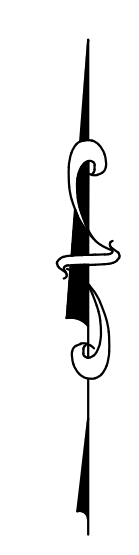
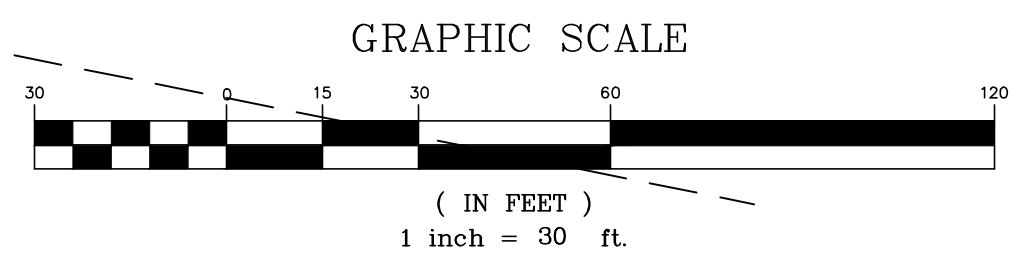
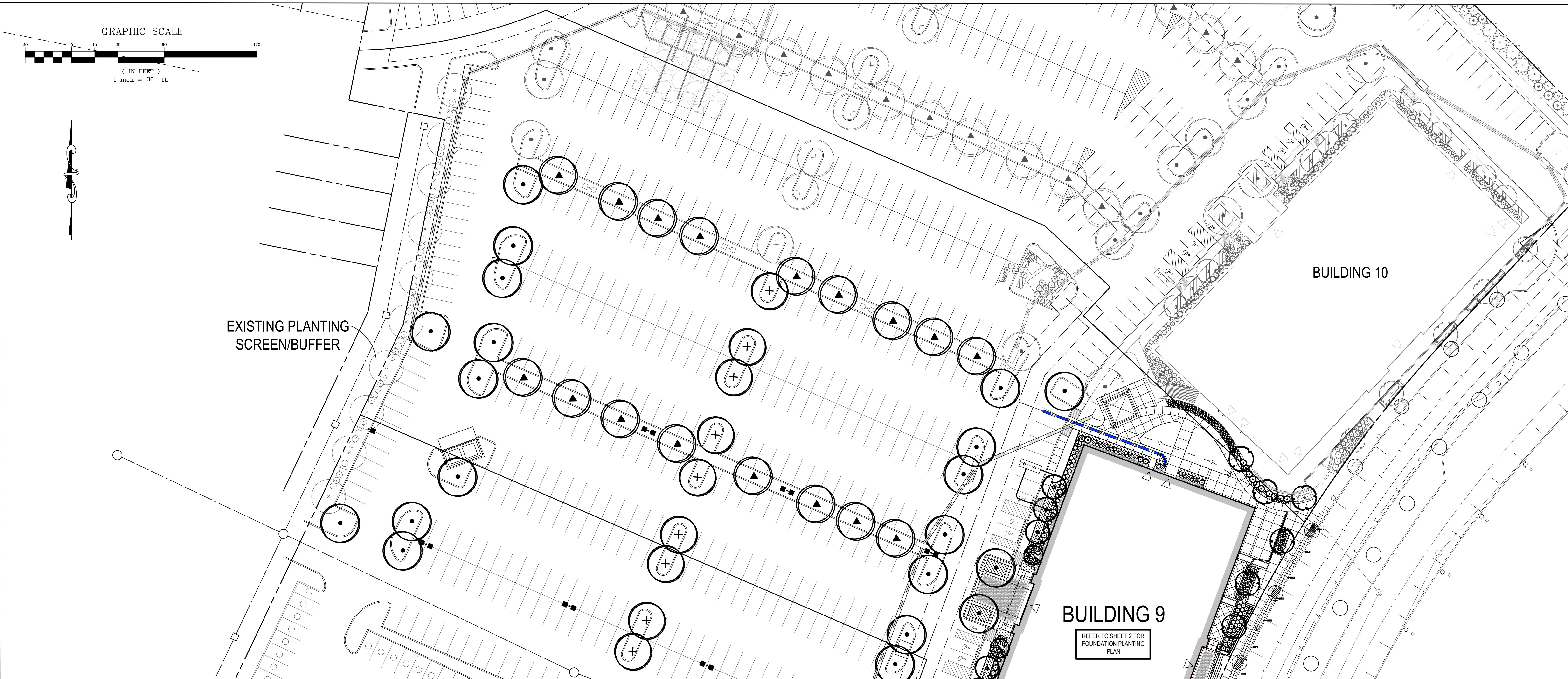
DATE REVISION BY APPR.

PREPARED FOR:
OWNER: MAPLE LAWN CC SUCRETRY TRUST
1829 RESTERSTON ROAD
SUITE 300
BALTIMORE, MD 21208
PH: 410-484-8400
ATTN: MARK BENNETT

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 15119, EXPIRATION DATE: MAY 28, 2016

SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
Business District - Area 2
Parcel 'C-33' (Office Building No. 9 - A LEED Certified Green Building)
(Proposed Office Space with possible First Floor Retail, Restaurant, or Personal Service)
PLAT No. _____ thru _____
ELECTION DISTRICT No. 5 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	MXD-3	15119
DATE	TAX MAP - ORD	SHEET
JUNE, 2016	46: 3&4	2 OF 10



EXISTING PLANTING
SCREEN/BUFFER

BUILDING 10

BUILDING 9

REFER TO SHEET 2 FOR
FOUNDATION PLANTING
PLAN

FUTURE PARKING

FUTURE BUILDING

REFER TO SHEET 2 FOR LANDSCAPE CALCULATIONS,
PLANT LIST, DETAILS, NOTES, AND
ENLARGED FOUNDATION PLANTING PLAN.

DEVELOPER'S/OWNER'S CERTIFICATE

"I/we certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Landscape Manual. I/we further certify that upon completion a Letter of Landscape Installation, accompanied by an executed one year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.

Developer/Owner's Signature _____ Date _____

APPROVED
PLANNING BOARD OF HOWARD COUNTY
 DATE _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director _____ Date _____
 Chief, Division of Land Development _____ Date _____
 Chief, Development Engineering Division _____ Date _____

STANDARD LANDSCAPE NOTES

1. AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN, SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.
2. THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

LANDSCAPE SURETY

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. 18 SHADE TREES AND 114 SHRUBS HAVE BEEN PROVIDED TO MEET THE LANDSCAPE MANUAL.

A LANDSCAPE SURETY IN THE AMOUNT OF \$ 8,820.00 WAS POSTED WITH THE GRADING PERMIT.

HUMAN & ROHDE, INC.
 Landscape Architects
 512 Virginia Ave. Towson, Maryland 21286
 (410) 825-3885 Phone (410) 825-3887 Fax

PREPARED FOR:

OWNER:
 MAPLE LAWN
 C.C. STATUTORY TRUST
 1829 REISTERSTOWN ROAD
 SUITE 300
 BALTIMORE, MD 21208
 PH: 410-464-8400
 ATTN: MARK BENNETT

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

OVERALL LANDSCAPE PLAN

MAPLE LAWN FARMS

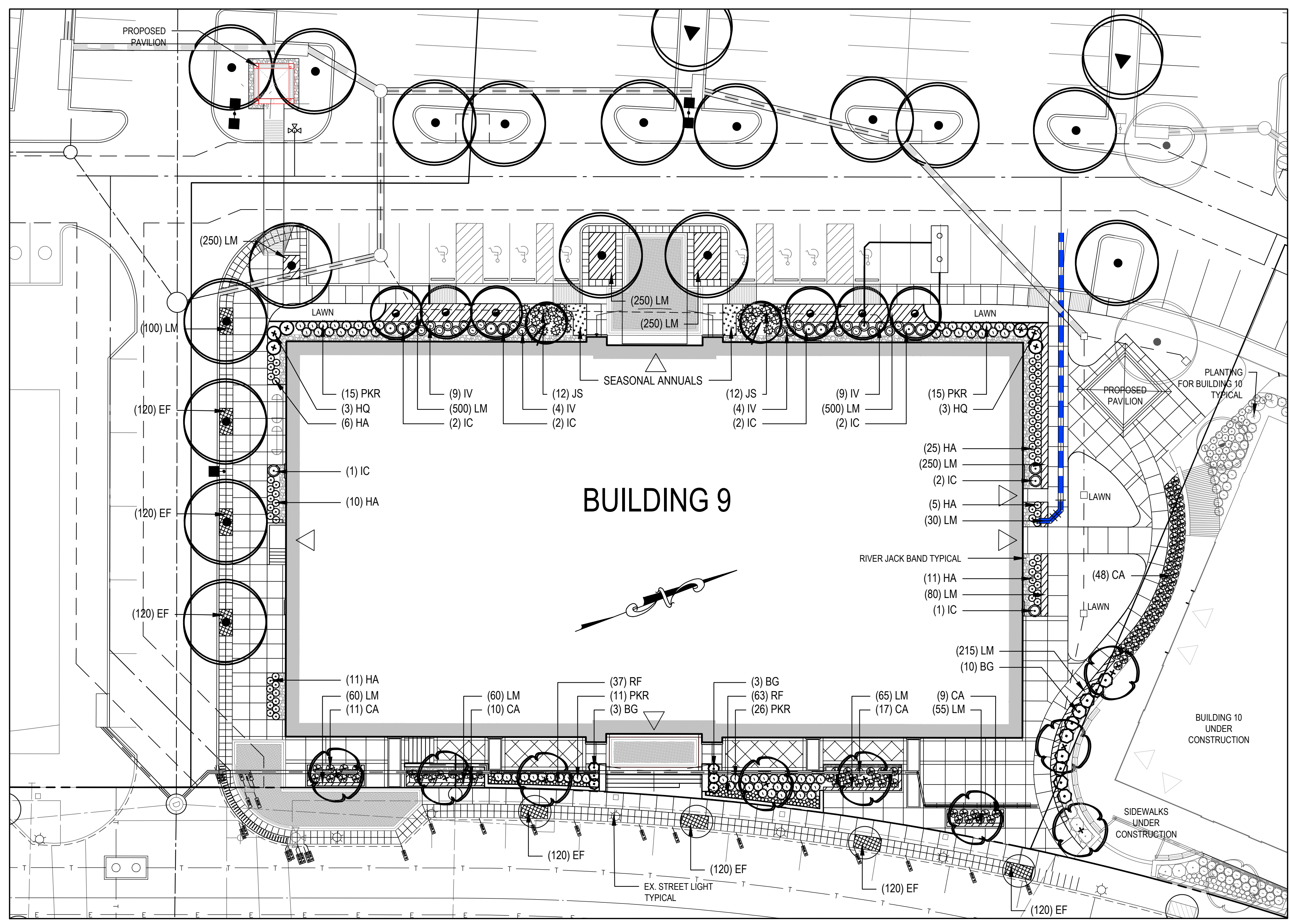
Business District - Area 2
 Parcel 'C-32' (Office Building No. 9 - A LEED Certified Green Building)
 (Proposed Office Space with possible First Floor Retail)
 PLAT Nos. _____ thru _____

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	15119
DATE	TAX MAP - GRID	SHEET
APRIL, 2016	46: 3&4	9 OF 10

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

C:\PROJECTS\NEW\ME_PROPERTIES\Maple Lawn Farm\Office Building_9\SDP_Landscape_Plan_March_2016\MU9_SDP_Landscape_Plan.dwg
 DATE: 04/14/2016 11:38 AM, LAST MODIFIED: 04/14/2016 11:38 AM, USER: KAREN WATSON



BUILDING 9 PERIMETER / FOUNDATION PLANTING PLAN
SCALE: 1" = 20'

SPECIFICATIONS FOR PLANTING

PLANT IDENTIFICATION:
All plants shall be identified in accordance with the latest edition of Hortus Third, by "The Staff of the Hortorium".

LIST OF PLANT MATERIALS:
The contractor will verify plant quantities prior to bidding and any discrepancies shall be brought to the attention of the Landscape Architect. The Contractor shall furnish and plant all plants required to complete the work as shown on the drawings. Substitutions shall not be made without the written approval of the Landscape Architect. This contract will be based on the bidder having verified, prior to bidding, the availability of the required plant materials as specified on the Plant List.

PLANT QUANTITY:
All shrubs shall be dense, heavy to the ground, and well grown, showing evidence of having been sheared regularly, and sound, free of plant disease or insect eggs, and shall have a healthy, normal root system. Plants shall be nursery grown. Plants shall not be pruned prior to delivery. The shape of the plant shall in general conform to its natural growth proportions unless otherwise specified. All plants including container grown shall conform to American Standard for Nursery Stock (ANSI Z60.1, latest edition), and shall have a well-shaped, heavy branch structure for the species. Evergreen trees are to have an internode no greater than 24" and shall be uniformly well-shaped. All plant sizes shall average at least the middle of the range given in the plant list.

PLANT SPACING:
Plant spacing is to scale on the plan or as shown on the plant list.

SOIL MIX:
Soil mix will be 2/3 existing soil and 1/3 LEAFGR0 or equal organic

BALL SIZE:
The ball size shall conform to the American Association of Nurserymen's publication entitled American Standard For Nursery Stock, ANSI Z60.1, latest edition.

EXCAVATION:
Holes for all plants shall be 1" larger in diameter than size of ball or container and shall have vertical sides. Hedges shall be planted in a trench 12" wider than ball diameter. Beds for mass planting shall be cultivated.

PLANTING:
Backfilling shall be done with soil mix, reasonably free of stones, subsoil, clay, lumps, stumps, roots, weeds, bermuda grass, litter, toxic substances, or any other material which may be harmful to plant growth or hinder grafting, planting, or maintenance operations. Should any unforeseen or unsuitable planting conditions arise, such as faulty soil drainage or chemical residues, they should be called to the attention of the Landscape Architect and Owner for adjustments before planting. The plant shall be set plumb and straight and shall be staked at the time of planting. Backfill shall be well worked about the roots and settled by watering. Plants will be planted higher than surrounding grade. Shrubs will be 1" higher and trees will be 3" higher. Remove rope from around tree trunks and lay back burlap from top of all B&B material. Nylon or vinyl rope and/or burlap will be completely removed from all plant material prior to planting.

TRANSPLANTING TREES BY TREE MACHINES:
Trees shall be moved by machines that provide a minimum of 9" per 1" of tree caliper. Holes are to be dug by the same size machine as the one transporting the plant. The plant material shall be transplanted in approximately the same growing condition as it is presently growing, in terms of soil type and moisture content. Fertilize and giv as described in these plans and specifications.

CULTIVATION:
All trenches and shrub beds shall be rotolled to a depth of 8" and shall be 10" beyond the average outside edge of plantings. A 2" layer of organic material (i.e. LEAFGR0) will be incorporated into plant beds by filling again. Beds are to be edged and mulched to a depth of 3" with shredded bark. The area around isolated plants shall be mulched to at least 9" greater diameter than that of the planting hole. Plant beds adjacent to buildings shall be mulched to the building wall.

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

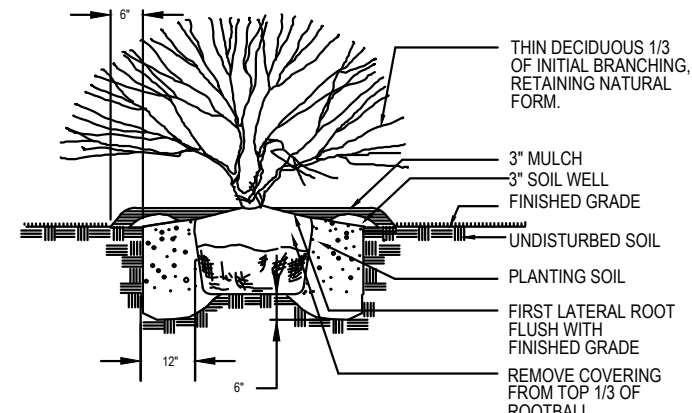
FERTILIZER:
The Contractor shall apply granular fertilizer to the soil mix with 10-6-4 analysis, 50% organic, at the following rates: Trees @ 2-3 lbs. per caliper inch; Shrub Beds @ 3-5 lbs per 100 sq.ft.; and Groundcover Beds @ 2-3 lbs. per 100 sq.ft.

GROUND COVER:
All areas of groundcover shall be rotolled to a depth of 6". Apply 2" of organic material and rootfill until thoroughly mixed. Apply fertilizer as stated above.

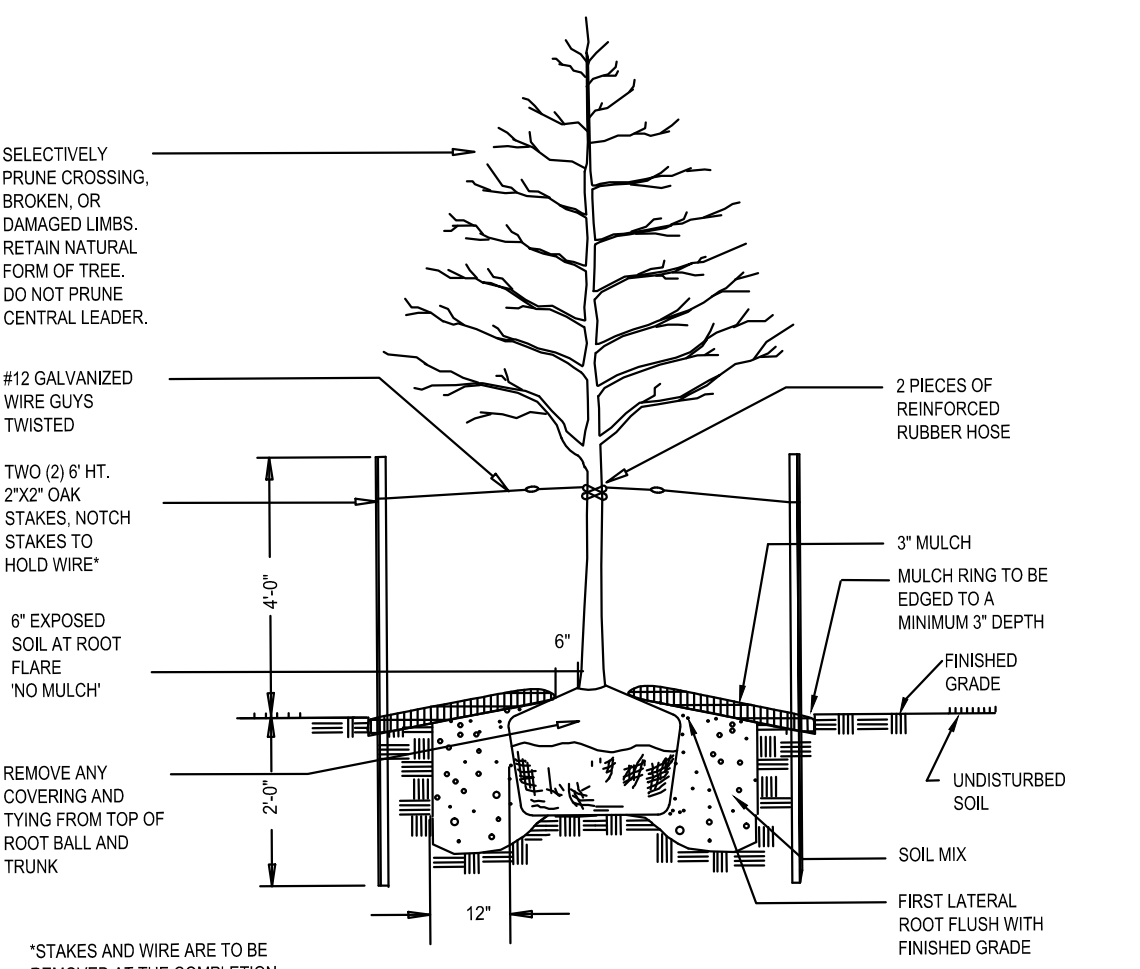
GUARANTEE AND REPLACEMENT:
All material shall be unconditionally guaranteed for one (1) year. The Contractor is responsible for watering but not for losses or damage caused by mechanical injury or vandalism.

KEY	QTY.	BOTANICAL NAME COMMON NAME	SIZE	CONDITION	REMARKS
PARKING LOT & SWM PLANTING (SHEET L-1)					
+	9	ACER SACCHARUM 'GREEN MOUNTAIN' GREEN MOUNTAIN SUGAR MAPLE	2.5'-3" CAL.	B&B	FULL HEAVY SPECIMEN, HEADED TO 7' HT.
A	17	PLATANUS X ACERIFOLIA 'BLOODGOOD' BLOODGOOD LONDON PLANE TREE	2.5'-3" CAL.	B&B	FULL HEAVY SPECIMEN, HEADED TO 7' HT.
•	27	ULMUS AMERICANA 'PRINCETON' PRINCETON AMERICAN ELM	2.5'-3" CAL.	B&B	FULL HEAVY SPECIMEN, HEADED TO 7' HT.
FOUNDATION PLANTING (THIS SHEET)					
•	9	LAGERSTROEMIA X FAUREII 'NATCHEZ' NATCHEZ CRAPEMYRTLE	18'-20' HT.	B&B	FULL HEAVY SPECIMEN, 4 STEMS, MATCHED
•	2	LAGERSTROEMIA X 'TUSCARORA' TUSCARORA CRAPEMYRTLE	12'-14' HT.	B&B	FULL HEAVY SPECIMEN, 4 STEMS, MATCHED
•	6	MAGNOLIA VIRGINIANA 'MOONGLOW' MOONGLOW SWEETBAY MAGNOLIA	12'-14' HT.	B&B	FULL HEAVY SPECIMEN, CLUMP, MATCHED
•	16	BUXUS MICROPHYLLA 'JAPONICA WINTER GEM' WINTER GEM BOXWOOD	2.5'-3' HT.	#5	FULL, HEAVY, SPACED 4' O.C.
•	6	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN' SNOW QUEEN OAKLEAF HYDRANGEA	2.5'-3' HT.	#5	FULL, HEAVY, SPACED 4' O.C.
•	68	HYPERICUM ANDROSAEMUM 'ALBURY PURPLE' ALBURY PURPLE ST. JOHNSWORT	18"-24" HT.	#3	FULL, HEAVY, SPACED 24" O.C. STAGGERED
•	12	ILEX CORNUTA 'DWARF BURFORD' DWARF CHINESE HOLLY	2.5'-3' HT.	B&B	FULL, SPACED 3'-6" O.C.
•	26	ITEA VIRGINICA 'LITTLE HENRY' LITTLE HENRY SWEETSPICE	2.5'-3' HT.	#5	FULL, SPACED 3' O.C. STAGGERED
•	24	JUNIPERUS CONFERTA 'BLUE PACIFIC' BLUE PACIFIC JAPANESE SHORE JUNIPER	18"-24" SPREAD	#5	FULL, SPACED 3' O.C. STAGGERED
•	95	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTERII' KARL FOERSTER FEATHER REED GRASS		#3	FULL, SPACED 30" O.C. STAGGERED
•	67	PENNISETUM 'KARLEY ROSE' KARLEY ROSE FOUNTAIN GRASS		#5	FULL, SPACED 30" O.C. STAGGERED
•	2415	LIRIOPE MUSCARI 'VARIEGATA' VARIEGATED LILYTURF			SPACED 8" O.C. (STAGGERED)
•	960	EUONYMUS FORTUNEI 'COLORATUS' PURPLELEAF WINTERCREEPER	FLATS		SPACED 6" O.C. (STAGGERED)
•	100	RUBRICKIA FULGIDA 'FULGIDA' BLACK-EYED SUSAN	4" POTS		SPACED 12" O.C.

- PLANTING NOTES:**
- CONTRACTOR IS TO NOTIFY MISS UTILITY A MINIMUM OF 72 HOURS PRIOR TO DIGGING. TELEPHONE: 1-800-257-7777.
 - THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED 48 HOURS BEFORE PLANTING BEGINS. THE LOCATION OF ALL PLANT MATERIAL IS TO BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
 - THIS PLAN IS FOR PLANTING ONLY.
 - NO TREE OR SHRUB PLANTING PITS ARE TO BE LEFT OPEN OR UNATTENDED.
 - SHRUBS ARE TO BE GROUPED INTO MULCHED BEDS. BEDS ARE TO BE EDGED AND THE GRASS IS TO BE KILLED OR REMOVED PRIOR TO MULCHING.



PLANTING DETAIL FOR EVERGREEN AND DECIDUOUS SHRUBS
SCALE: NONE



PLANTING DETAIL FOR DECIDUOUS AND EVERGREEN TREES - 1 - 4" CALIPER
SCALE: NONE

**SCHEDULE A
PERIMETER LANDSCAPE EDGE**

CATEGORY	BUILDING LENGTH - REAR & SIDES
LOCATION / USE SITUATION	SIDES AND REAR OF BUILDING
LANDSCAPE BUFFER TYPE	1 SHRUB PER 4 LF OF BLDG LENGTH
LINEAR FEET OF ROADWAY / PERIMETER FRONTAGE / BUILDING	118' (SOUTH SIDE) + 118' (NORTH SIDE) + 220' (WEST SIDE) = 456' TOTAL
CREDIT FOR EX. VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	N/A
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	N/A
NUMBER OF SHADE TREES REQUIRED	N/A
NUMBER OF EVERGREEN TREES REQUIRED	456' / 4 = 114 SHRUBS
SHADE TREES PROVIDED	N/A
EVERGREEN TREES PROVIDED	N/A
SHRUBS PROVIDED	114+
TOTAL SHRUBS PROVIDED	114+ SHRUBS

**SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING**

Number of Parking Spaces	348
Number of Trees Required (1/20 spaces)	18
Number of Trees Provided	48
Shade Trees	0
Other Trees (2:1 substitution)	0
Internal Islands Required (1/20 spaces @ 200 SF)	348/20 = 18 @ 200 sf = 3,600 SF
Internal Islands Provided (Min. 200 SF.)	44+

APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director _____ Date _____

Chief, Division of Land Development _____ Date _____

Chief, Development Engineering Division _____ Date _____

DES.	DEV.	DRN.	JRD.	CHK.	DEV.	DATE	REVISION	BY	APPR.

OWNER:	DEVELOPER:
MAPLE LAWN C.C. STATUTORY TRUST 1829 REISTERSTOWN ROAD SUITE 300 BALTIMORE, MD 21208 PH: 410-464-8400 ATTN: MARK BENNETT	ST. JOHN PROPERTIES 2550 LORD BALTIMORE DR. BALTIMORE, MD 21244 PH: 410-788-0100 ATTN: KAREN WATSON

PREPARED FOR:

MAPLE LAWN FARMS
Business District - Area 2
Parcel 'C-32' (Office Building No. 9 - A LEED Certified Green Building)
(Proposed Office Space with possible First Floor Retail)
PLAT No. _____ thru _____

FOUNDATION PLANTING PLAN, PLANTING LIST, DETAILS AND CALCULATIONS

SCALE: AS SHOWN

ZONING: MXD-3

G. L. W. FILE NO.: 15119

DATE: APRIL, 2016

TAX MAP - GRID: 46: 3&4

SHEET: 10 OF 10

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND