



## **TECHNICAL STAFF REPORT** **Maple Lawn Farms**

**Planning Board Public Meeting of May 4, 2017**

**File No./Developer:** SDP-17-011 G&R Wessel, LLC

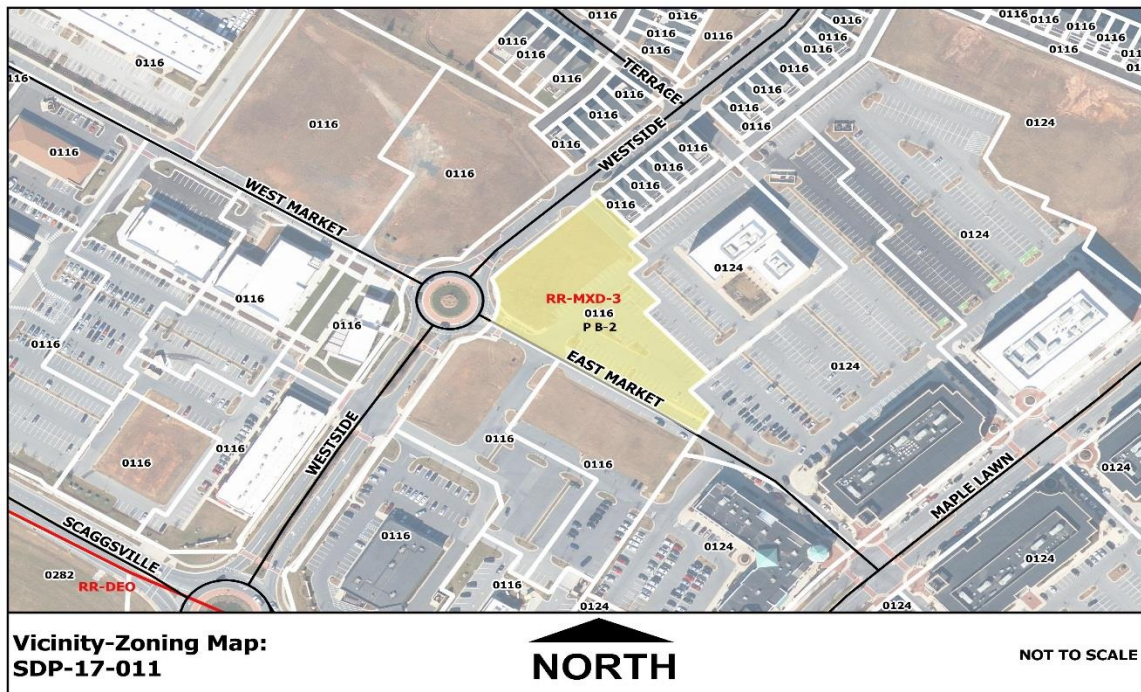
**Project Name:** Maple Lawn Farms, Westside District - Area 1 Parcels B-29 and B-30

**DPZ Planner:** Derrick Jones, (410) 313-4330, [djones@howardcountymd.gov](mailto:djones@howardcountymd.gov)

**Request:** To approve a Site Development Plan (SDP) to construct two commercial buildings 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 1.55 acres of the 605.3 acre total tract area for Maple Lawn Farms and is zoned "MXD-3" (Mixed Use Development).

**Location:** The two commercial buildings will be located on the east side of Westside Boulevard, north of East Market Place, identified as Parcel B-2 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 Subdivision Review Committee (SRC) agency comments, the recordation of the final plat (F-17-006) and any comments issued by the Planning Board.



Note: \* Parcel B-2 will be resubdivided into new Parcels B-29 and B-30 upon the recordation of a plat.

**Vicinal Properties:**

**North** - An existing office building and a row of residential townhomes that are part of the Westside District of Maple Lawn.

**East** - An existing 3-story office building that fronts on Maple Lawn Boulevard.

**South** - East Market Place (a private street) and across this street are undeveloped Parcels B-31 and B-32.

**West** - Westside Boulevard and across the street is undeveloped Parcel B-28 of the Westside District of Maple Lawn.

**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 March 20, 2006.
- **ZB Case No. 1039M** to establish the MXD District for the former Wessel and Oliver Properties and to amend the previously approved PDP for Maple Lawn Farms, approved on March 20, 2006.
- **PB Case No. 378**, Amended Comprehensive Sketch Plan and Development Criteria, approved by the Planning Board on January 25, 2007.
- **S-06-16**, Amended Sketch Plan for the entire 605.3 acre Maple Lawn Farms MXD project, received signature approval on February 20, 2007.
- **P-07-18**, Preliminary Plan to establish the Westside District, Area 1, a plan including Parcels B-1 through B-5, Non-Buildable Parcels 'I' and 'J', and Open Space Lots 1-4, received signature approval on September 12, 2007.
- **F-08-054**, Final Plan for the Westside District, Area 1, Parcels B-1 through B-5, Open Space Lots 1 through 4, and Non-Buildable Parcels 'I', 'J', and 'K', was recorded on April 18, 2008.
- **F-17-006**, Final Plan to resubdivide Parcel B-2 into Parcels B-29 and B-30. This plan was approved on December 19, 2016 but has not been recorded.

**Site Analysis:**

**Existing Site Conditions** - The site is an undeveloped grass field located in the Westside commercial/retail district of Maple Lawn. This parcel adjoins a paved parking lot that fronts on East Market Place and currently provides parking for two office buildings.

**Site Data**

Total Site Area: 1.55 acres

Total Building Coverage: 12,026 SF (18% of gross site area)

Limit of Disturbance: 1.4 acres

Parking Spaces Required (at 90% of gross floor area): 160 spaces

Parking Spaces Provided: 67 on-site spaces; 499 shared spaces

\* *Parking will be permitted on the adjacent parking lots through a recorded shared access and parking agreement. See sheet 4 of the SDP for the shared parking plan.*

**Proposed Development Plan:**

**Site Improvements** - This SDP proposes two 1-story commercial buildings: Building 12-A (7,194 square feet) and Building 12-B (4,832 square feet). The SDP also includes associated on-site parking, streetscape improvements, and landscaping. This SDP is designed in accordance with the "Traditional Neighborhood Design" (TND) concept. The two commercial buildings will front closely to the street to define an urban streetscape, thereby promoting pedestrian traffic within the Westside District. A sidewalk will be extended along Westside Boulevard from where the existing sidewalk presently ends; at the intersection of Westside Boulevard and East Market Place. The developer proposes pavers, a small lawn area, perimeter and internal landscaping, internal sidewalks, and outdoor lighting.

**Environmental Considerations** - There are no on-site forested areas, 100 year floodplains, wetlands, streams or regulated environmental buffers.

**Forest Conservation** - Forest conservation requirements in accordance with Section 16.1200 of the Howard County Code were previously addressed under Final Plans, F-08-054.

**Landscaping** - The Landscape Plan complies with the Howard County Landscape Manual and the Maple Lawn Farms Landscape Design Criteria. At a minimum, this project requires 1 shrub per 4 feet of building length, measured at the sides and rear. The developer is providing 61 shrubs for Building 12-A and 53 shrubs for Building 12-B. Also, 2 shade trees are required within the parking lot, based on a rate of 1 shade tree per 20 spaces.

**Storm Water Management** – Storm water management is provided by an existing facility constructed under F-03-07 (Business District, Area 1).

**Adequate Public Facilities Ordinance (APFO)** - 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:**

In accordance with Section 127.0.F.2 of the Zoning Regulations, the following criteria must be considered by the Planning Board when evaluating this Site Development Plan.

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

The site design for the proposed buildings 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 developer has exceeded the required landscaping for the site by including a mix of shade trees, ornamentals, shrubs and groundcover plantings. Additional perimeter landscaping (a Type E buffer) is provided to help buffer Building 12-A from the adjacent townhomes to the north. A lawn area is proposed next to Building 12-B, which will include 6 red maple trees aligned along East Market Place.

**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 the extension of a sidewalk that will provide pedestrian connections to and from the surrounding townhomes and office/retail uses. In addition, the plan includes special pavers at the front of both buildings, patios and a small lawn where outdoor social gatherings may occur.

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

This SDP will accommodate pedestrian circulation, including sidewalks and crosswalks, for the Westside District. A sidewalk will be provided along the eastside of Westside Boulevard, which will connect to the existing sidewalk on East Market Place, in accordance with this SDP.

**SRC Action:**

In a letter dated March 16, 2017, the Subdivision Review Committee (SRC) determined that this SDP may be approved, subject to complying with the SRC comments. The SRC comments primarily addressed making sure that Final Plan (F-17-006) is recorded prior to signature approval of the SDP, and to make minor drafting revisions.

**Recommendation:**

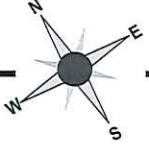
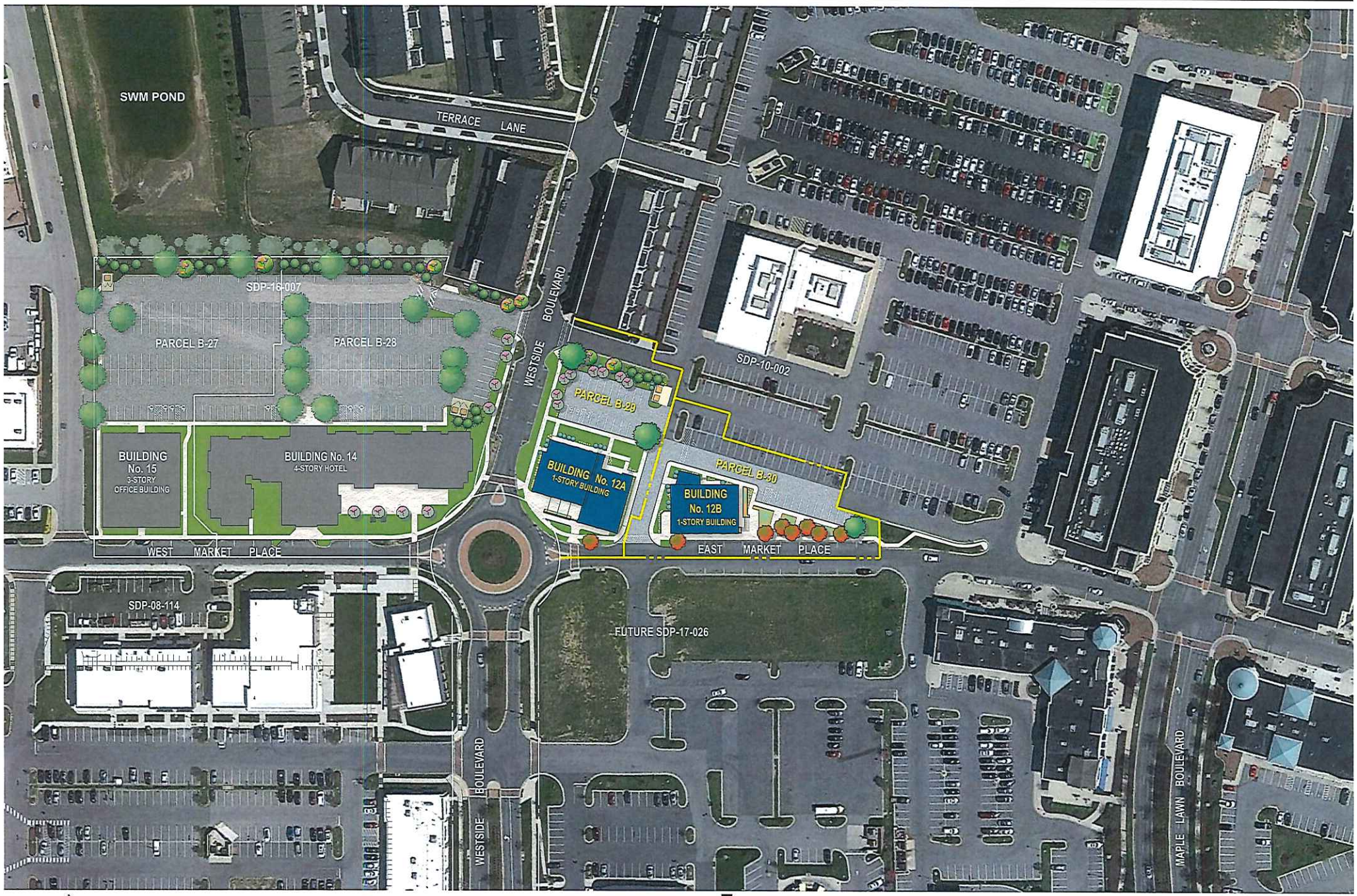
The Department of Planning and Zoning recommends that the Planning Board approve this SDP subject to compliance with the remaining SRC technical comments, the recordation of the final plan and any comments issued by the Planning Board.

  
Valdis Lazdins, Director  
Department of Planning and Zoning

4/10/17  
Date

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 Thursday, 8:00 a.m. to 5:00 p.m. and Friday, 8:00 am to 3 p.m.





↓  
TO ROUTE 216

**MAPLE LAWN FARMS - WESTSIDE DISTRICT - AREA 1**  
SDP-17-011 (Northeast Quadrant)



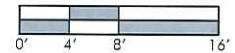
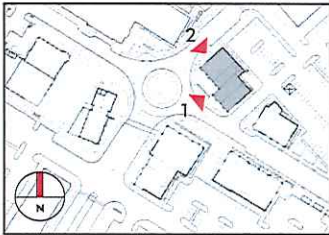


1: SOUTH ELEVATION



2: WEST ELEVATION

BUILDING DIAGRAM



# MAPLE LAWN PHASE II REVISED SCHEMATIC DESIGN PACKAGE

05/17/2016

BUILDING 12A: 7,345 SF

  
**GREENBAUM**  
 ENTERPRISES

1829 reisterstown road, suite 300  
 baltimore, maryland 21208  
 † 410.484.8400

BCT ARCHITECTS  
 one charles center  
 100 n charles street | 18th floor  
 baltimore, maryland 21201  
 † 410.837.2727  
 www.bctarchitects.com



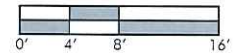
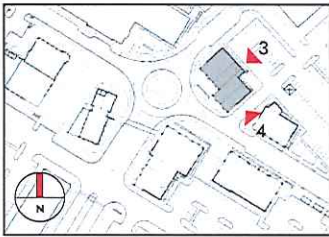


3: NORTH ELEVATION



4: EAST ELEVATION

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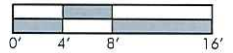
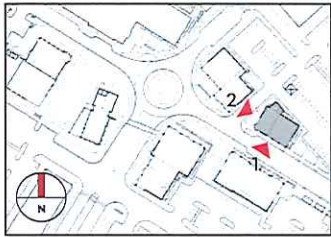


1: SOUTH ELEVATION



2: WEST ELEVATION

BUILDING DIAGRAM



# MAPLE LAWN PHASE II BUILDING 12B REDESIGN

04/21/2016

BUILDING 12B: 4,773 SF



1829 reisterstown road, suite 300  
 baltimore, maryland 21208  
 † 410.484.8400

BCT ARCHITECTS  
 one charles center  
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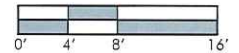
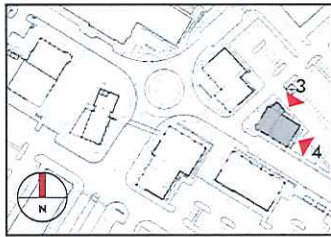


3: NORTH ELEVATION



4: EAST ELEVATION

BUILDING DIAGRAM



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04/21/2016

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**SITE DEVELOPMENT PLAN LEGEND**

---	EXISTING CONTOUR
---	PROPOSED 2 FT. CONTOUR LINE (ELEV.)
+	PROPOSED SPOT ELEVATION
MEX.	MATCH EXISTING
○	EXISTING STORM DRAIN
○	PROPOSED STORM DRAIN
○	MANHOLE
○	INLET
○	CLEANOUT
○	EXISTING SANITARY SEWER
○	PROPOSED SANITARY SEWER (PRIVATE)
---	WATERLINE (PUBLIC)
---	WATERLINE (PRIVATE)
---	EXISTING FIRE HYDRANT
---	EXISTING ASPHALT CURB TO BE REMOVED
---	EXISTING CURB & GUTTER TO REMAIN
---	HANDICAPPED PARKING DESIGNATION
---	CONCRETE CURB & GUTTER (DET. B/C) UNLESS OTHERWISE NOTE CURB WILL BE 6" HIGH
---	GUTTER PAN
---	PIPING
---	FACE OF CURB
---	BACK OF CURB
---	CURB TAPER
---	HANDICAP SIGNS PER DETAILS SHEET 3
---	EXISTING PARKING SPACE STRIPING
---	NUMBER OF PARKING SPACES
---	NEW PARKING SPACE STRIPING
---	CONCRETE SIDEWALK PER HO. CO. DET. R-3.09, 5" UNLESS NOTED OTHERWISE
---	DETECTABLE WARNING TRIANGULATED DOMES PER HO. CO. DETAIL R-4.01
---	HANDICAP RAMP
---	EASEMENT AREA (SHADED)
---	BENCH(S) or SITTING WALL
---	EXISTING LIGHT FIXTURE & POLE TO BE RELOCATED
---	EXISTING LIGHT FIXTURES & POLE (TO REMAIN)
---	PROPOSED LIGHT FIXTURES & POLE
---	LIMIT OF GRADING DISTURBANCE
---	BOE TRANSFORMER
---	CABLE TV
---	TELEPHONE LINE
---	ELECTRIC LINE
---	GAS LINE
---	GAS VALVE
---	ELEVATED WALL/PLANTER PER ARCH. DWGS.
---	FOUNDATION KNEE WALL
---	ADA ACCESSIBLE DOOR
---	NON-ADA ACCESSIBLE DOOR

**LIGHTING FIXTURE SCHEDULE**

SYMBOL	DESCRIPTION	LUMENS	MOUNTING
●	GARDGO LIGHTING, TYPE 3 SINGLE (1) *4009 618-3XL-400MH	36000 or LED EQUIV.	25' POLE
■	GARDGO LIGHTING, TYPE 3 180 DEG (2) *4009 618-3XL-400MH	36000 or LED EQUIV.	25' POLE

**EXTERIOR LIGHTING NOTES:**

- A PARTIALLY SHIELDED FIXTURE SHALL BE CONSTRUCTED AND INSTALLED IN SUCH A MANNER THAT LESS THAN 25 PERCENT OF THE LIGHT IS PROJECTED ABOVE THE HORIZONTAL PLANE THROUGH THE LOWEST PART OF THE LAMP AS CERTIFIED BY THE LIGHTING MANUFACTURER OR A PHOTOETRIC TEST REPORT.
- LIGHT TRESPASS ONTO A PROPERTY IN THE 'R1' ZONING DISTRICT, OR ONTO A PROPERTY IN THE 'MD' DISTRICT DESIGNATED FOR DEVELOPMENT OF EQUIVALENT LAND USES, SHALL BE LIMITED TO 60 FOOT CANDLES.



- NOTES:**
- UNLESS NOTED OTHERWISE, PROPOSED SPOT ELEVATIONS ALONG THE CONCRETE CURB & GUTTER ARE TO THE FLOW LINE (BOTTOM OF CURB) AT THE POSITIVE, CORNERS AND TERMINUSES.
  - ALL ON-SITE PAVING AND ROADWAYS ARE PRIVATE.
  - ALL ON-SITE STORM DRAIN ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED. THE ON-SITE WATER IS PRIVATELY MAINTAINED EXCEPT THE PORTION OF THE SP&L 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 ON THE PUBLIC PORTION OF THE WATER AND SEWER, SEE OFH CONTRACT NO. 24-4449-D.
  - UNLESS NOTED OTHERWISE, ALL PLAN DIMENSIONS ARE TO THE FACE OF STRUCTURE (BUILDING, CURB, ETC.). DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL BETWEEN POINTS, UNLESS NOTED OTHERWISE.
  - UNLESS NOTED OTHERWISE, ALL CURB RADII ARE 5' FROM FACE OF CURB & TO THE FLOW LINE.
  - THE BUILDINGS ARE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM AND THE WATER METERS ARE LOCATED INSIDE THE BUILDINGS.
  - FOR OVERALL PARKING (ON PARCELS B-29 THRU B-30) AND ANALYSIS, SEE SHEET 4.
  - A KNOX BOX IS REQUIRED TO BE PLACED ON THE FRONT OF EACH BUILDING (NO. 12A & NO. 12B) IT SHALL BE PLACED TO THE RIGHT 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 MONITORED AND INTEGRATED WITH THE FIRE ALARM SYSTEM TO NOTIFY THE OWNER THAT IT IS BEING ACCESSED.
  - THE LOADING, UNLOADING, DELIVERIES AND MOVE IN/OUT CAN ONLY OCCUR OUTSIDE OF NORMAL BUSINESS HOURS OF OPERATION.
  - THE SHARED PARKING AND FACILITIES AGREEMENT IS RECORDED AT LTRM F.353. SEE SHEET 4 FOR THE OVERALL PARKING ANALYSIS.

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

DATE \_\_\_\_\_

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

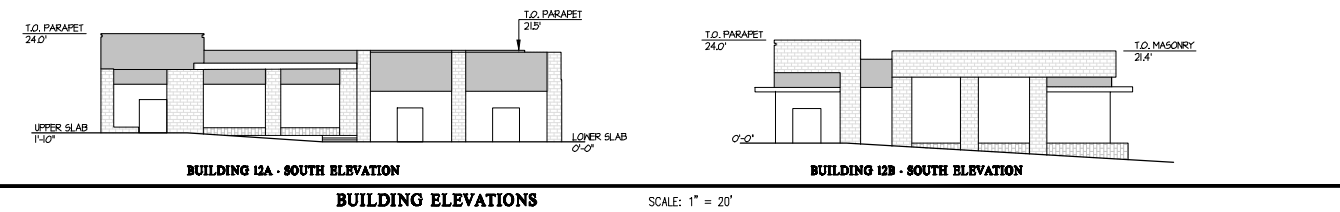
County Health Officer \_\_\_\_\_ Date \_\_\_\_\_

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

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

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

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



**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 200 - BURTNSVILLE OFFICE PARK  
BURTNSVILLE, MARYLAND 21066  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:  
GAR WESSEL, LLC (Owner/Developer)  
SUITE 300 WOODHOLME CENTER  
1829 REISTERSTOWN RD  
BALTIMORE, MD 21208  
ATTN: MARK BENNETT  
410-884-8400

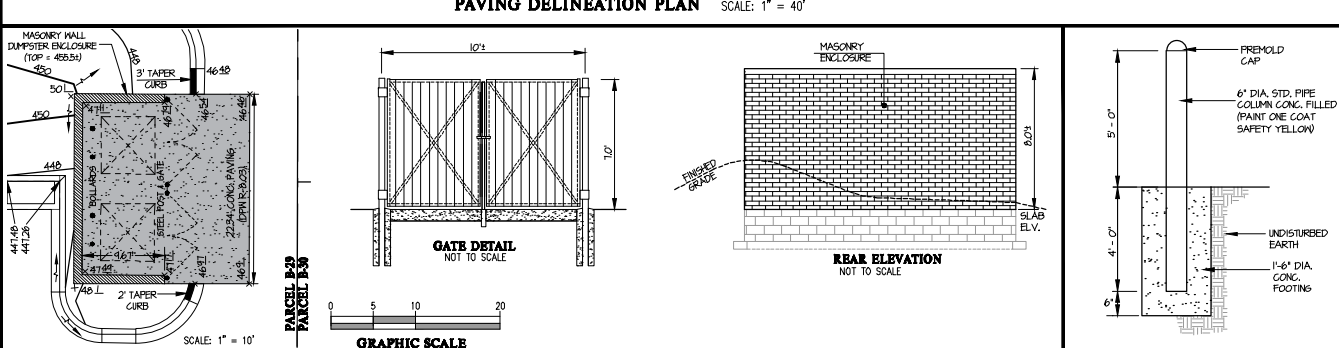
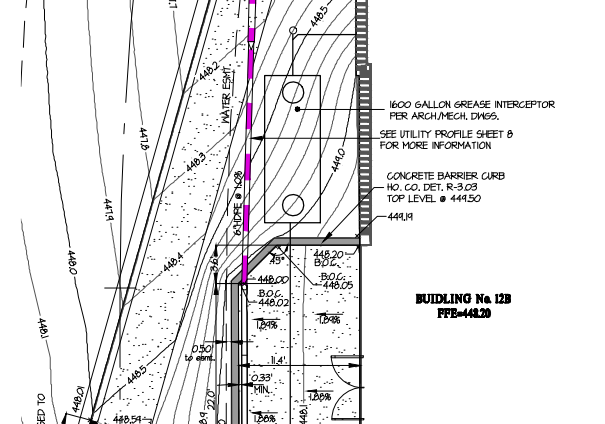
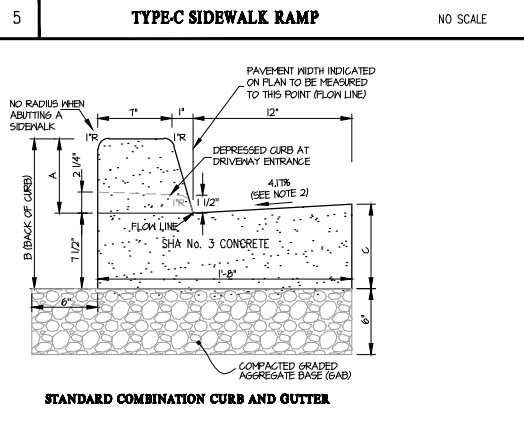
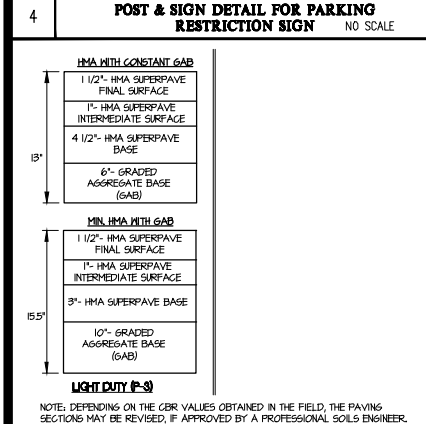
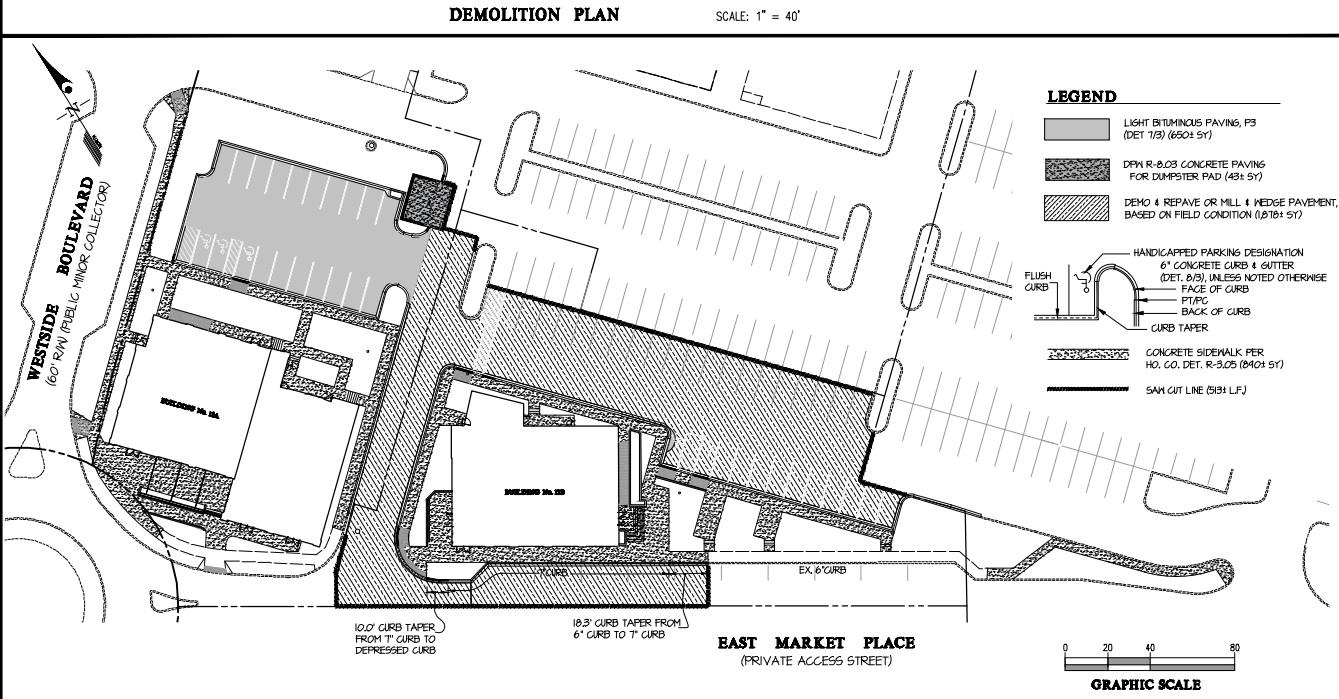
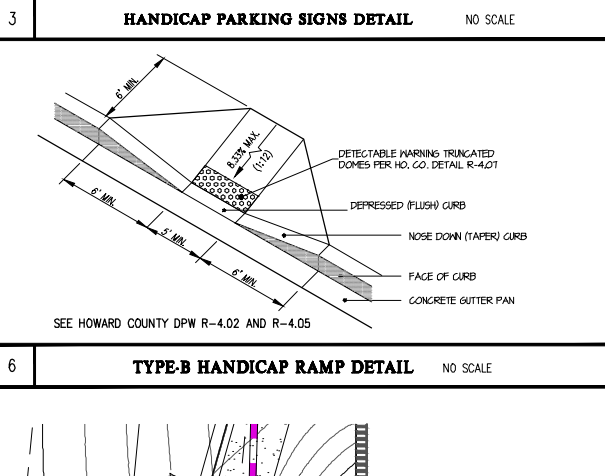
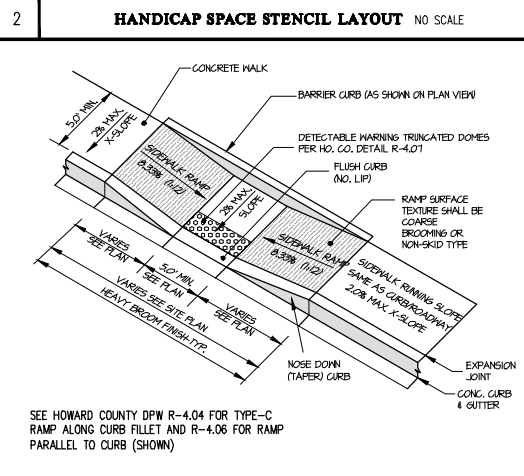
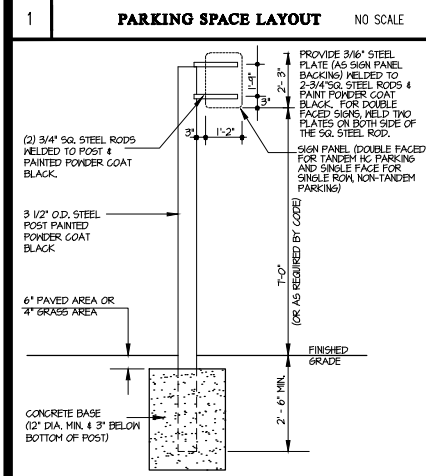
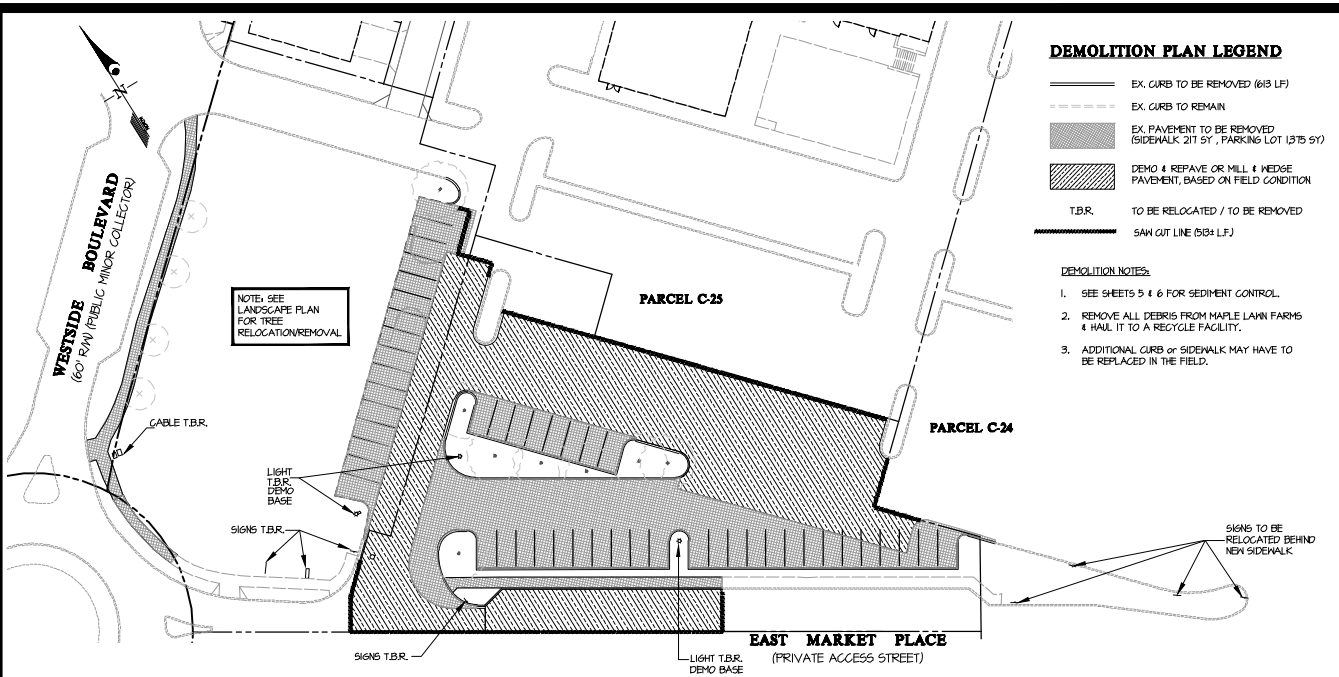
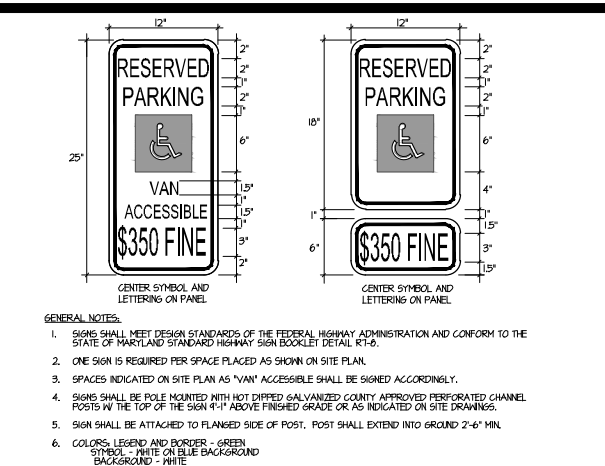
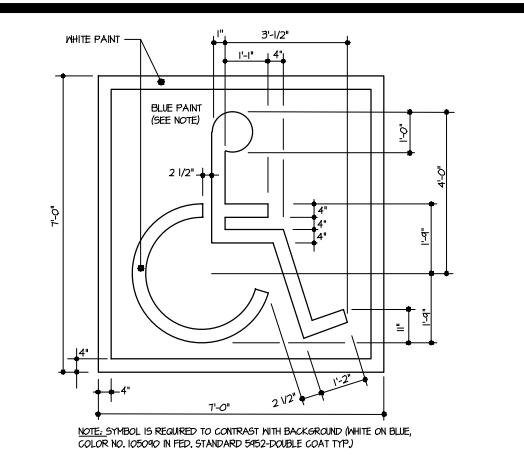
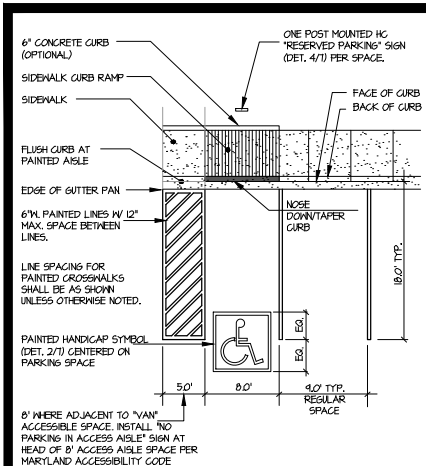
PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12912, 2018.  
EXPIRATION DATE: MAY 26, 2018.

**SITE DEVELOPMENT PLAN**  
**MAPLE LAWN FARMS**  
**WESTSIDE DISTRICT - AREA 1**  
**Parcel B-29 and B-30**  
**(Restaurant and/or Retail)**  
PLAT Nos. 20773-20774 and \_\_\_\_\_

ELECTION DISTRICT No. 5

SCALE 1" = 20'	ZONING MXD-3	G. L. W. FILE No. 15094
DATE MARCH/2017	TAX MAP - GRD 46 - 21	SHEET 2 OF 10





**APPROVED PLANNING BOARD OF HOWARD COUNTY**

DATE \_\_\_\_\_

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

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

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

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

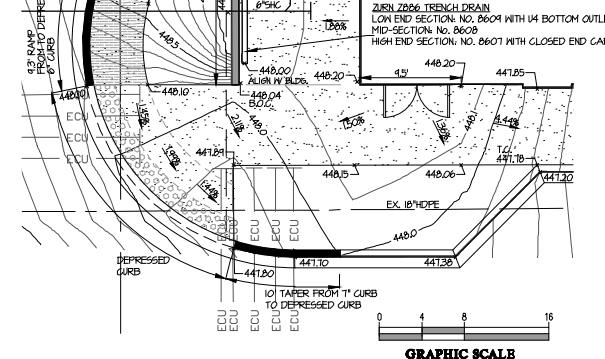
Chief, Development Engineering Division \_\_\_\_\_ Date \_\_\_\_\_

**NOTES:**

- REVERSE GUTTER PAN SHALL HAVE A GUTTER SLOPE OF 4.1% AWAY FROM THE FLOW LINE AND SHALL NOT BE USED WHERE THIS CREATES A HAZARDOUS CONDITION.
- GUTTER PAN AT THE MEDIAN EDGE OF INTERMEDIATE ARTERIALS OR THE HIGH SIDE OF SUPERELEVATED SECTIONS SHALL BE SLOPED AT THE SAME RATE AND IN THE SAME DIRECTION AS THE PAVEMENT MATCH PAVEMENT CROSS SLOPE WHEN CURB IS LOCATED ON THE LOW SIDE OF SUPERELEVATED SECTION AND THE RATE OF SUPERELEVATION IS GREATER THAN 3% FOR MODIFIED CURB AND GUTTER.
- A MINIMUM OF TWO (2) FEET OF COMPACTED STABILIZED EARTH, OR EQUIVALENT, SHALL SUPPORT THE ENTIRE BACK OF CURB.
- POSITIVE DRAINAGE SHALL BE PROVIDED BOTH BEHIND THE CURB AND ALONG THE GUTTER AND FLOW LINE.
- 50' MAX. BETWEEN EXPANSION JOINTS & 10' MAX. BETWEEN CONTROL JOINTS.
- UNLESS NOTED OTHERWISE, ALL ON-SITE CURB & GUTTER SHALL BE 6\"/>

CURB TYPE	A	B	C
6\"/>			

REF. HOWARD COUNTY DPW DETAILS R-3.01 & R-9.01



DATE	REVISION	BY	APPR.

**GLWGUTSCHICK LITTLE & WEBBER, P.A.**  
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TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:  
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ATTN: MARK BENNETT  
410-484-8400

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 129175, EXPIRATION DATE: MAY 26, 2018.

PAVING DELINEATION PLAN / DEMOLITION PLAN and SITE DETAILS

**MAPLE LAWN FARMS**  
WESTSIDE DISTRICT - AREA 1  
Parcel B-29 and B-30  
(Restaurant and/or Retail)  
PLAT Nos. 20773-20774 and

ELECTION DISTRICT No. 5

SCALE: AS SHOWN  
DATE: MARCH/2017

ZONING: MXD-3  
TAX MAP - GRD: 46-21

G. L. W. FILE No.: 15094  
SHEET: 3 OF 10

HOWARD COUNTY, MARYLAND





**HANDICAP ACCESSIBILITY PATH** SCALE: 1" = 20'

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

DATE \_\_\_\_\_

APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEM  
HOWARD COUNTY HEALTH DEPARTMENT

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

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

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

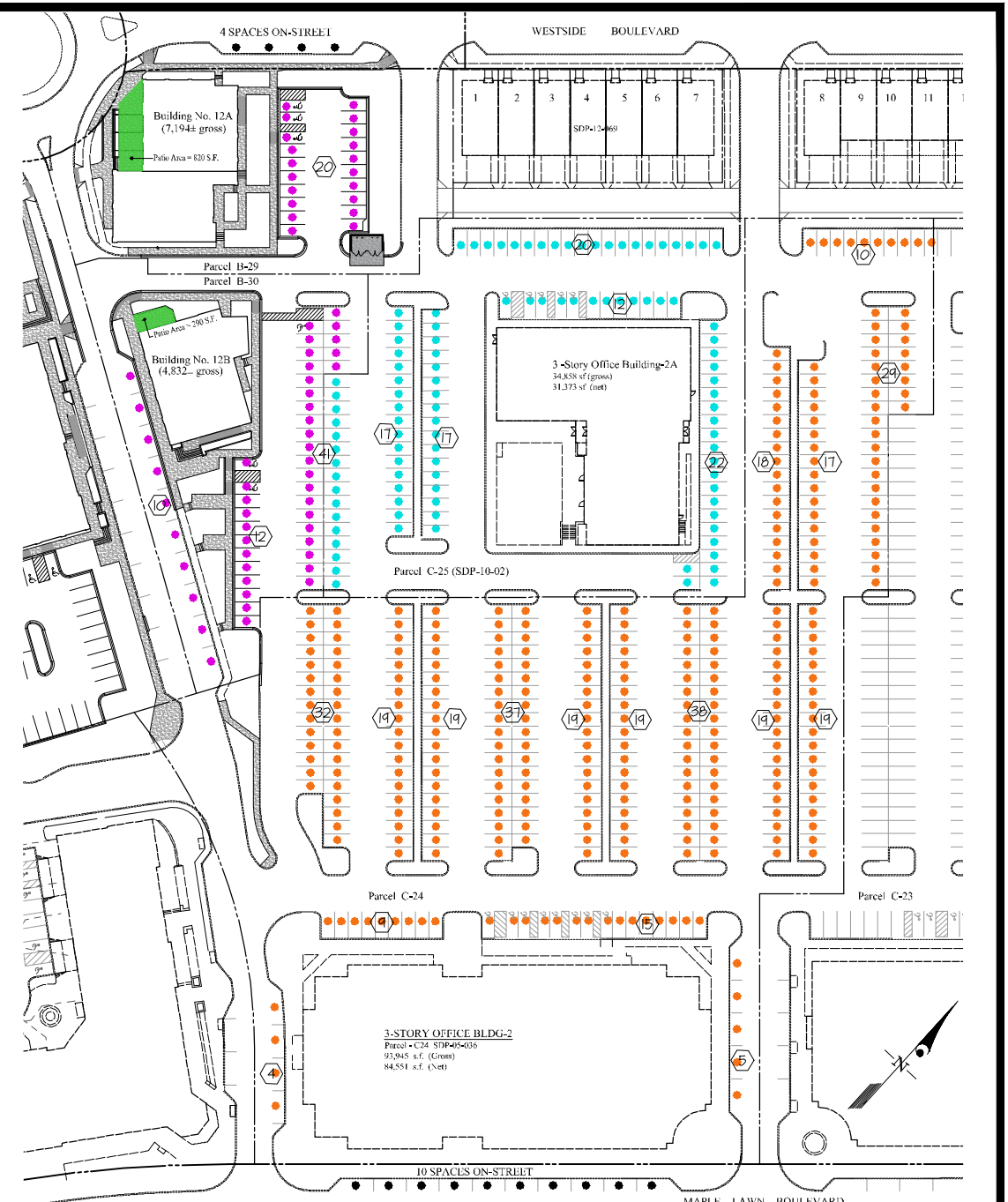
Chief, Development Engineering Division \_\_\_\_\_ Date \_\_\_\_\_

**GLWGUTSCHICK LITTLE & WEBBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 200 - BURTOWVILLE OFFICE PARK  
BURTOWVILLE, MARYLAND 20686  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:  
CAR WESSEL, LLC (Owner/Developer)  
SUITE 300 WOODHOLME CENTER  
1829 REISTERSTOWN RD  
BALTIMORE, MD 21208  
ATTN: MARK BENNETT  
410-484-8400

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12972.  
EXPIRATION DATE: MAY 26, 2018



**PARKING LEGEND**

- Existing Office Building-2 Parking Spaces (328)
  - Existing Office Building-2A Parking Spaces (04)
  - Proposed Parking on Parcel B-29 & B-30 (Buildings 12a and 12b) (67)
  - Existing Public Street parking spaces (14)
- NOTE:  
1. FOR RESTAURANT USE THE REQUIRED PARKING PER 5-00-00 IS 1 SPACE PER 3 SEATS AND 1 SPACE FOR 5 EMPLOYEES IF THAT INFORMATION IS AVAILABLE. OTHERWISE USE ZONING PARKING RATIO IF SEAT AND EMPLOYEE COUNTS ARE NOT AVAILABLE.  
2. THE PARKING ANALYSIS ASSUMES WORST CASE SCENARIO, IF BOTH BUILDINGS ARE RESTAURANT USE, BUILDINGS MAY BE A MIX OF RESTAURANT AND RETAIL AND THE PARKING WILL STILL WORK.

THE SHARED ACCESS AND PARKING REQUIREMENT FOR THESE PARCELS IS COVERED BY SECTION 10.01 ACCESS AND PARKING EASEMENT IN "AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MAPLE LAWN COMMERCIAL ASSOCIATION, INC." AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1411 AT FOLIO 250.

Time of Day Adjustments

TYPE OF USE	Maximum Parking Demand for Use Type	Weekday				Weekend				Nighttime	
		Morning 8am-12pm	Afternoon 12pm-5pm	Evening 5pm-8pm	Other 8pm-12am	Morning 8am-12pm	Afternoon 12pm-5pm	Evening 5pm-8pm	Other 8pm-12am	% adjusted	% adjusted
RESTAURANT (not for food service) (per 5-00-00)	180	50	80	50	80	100	160	100	160	10	16
OFFICE (per 5-00-00)	308	308	100	308	308	10	10	10	10	5	20
TOTAL	328	328	484	328	484	190	190	190	190	100	36

**SHARED PARKING ANALYSIS** SCALE: 1" = 50'

SHARED PARKING ANALYSIS  
**MAPLE LAWN FARMS**  
WESTSIDE DISTRICT - AREA 1  
Parcel B-29 and B-30  
(Restaurant and/or Retail)  
PLAT Nos. 20773-20774 and

SCALE 1" = 50'	ZONING MXD-3	G. L. W. FILE No. 15094
DATE MARCH/2017	TAX MAP - GRD 46 - 21	SHEET 4 OF 10

OVERALL PARKING DATA (For OB-2, OB-2A, Buildings 12A and 12B)

Category	Building Office Bldg-1 (Parcel C-24)	Building Office Bldg-2A (Parcel C-23)	Proposed Building 12A & 12B		Total Parking
			As Per Use Intent	Outdoor/Patio (1110 s.f.)	
On-site Parking Spaces (not on public street)	328	104	67	0	499
On Public Street Parking Spaces	10	0	4	0	14
Area of Buildings (gross s.f.)	93,945	34,832	12,028	n/a	140,803
Area of Buildings (net s.f., 90% of gross, for parking generation)	84,551	31,372	10,825	n/a	126,748
Required Parking Ratio (per 1000 s.f. net)	3.3	3.3	14	7	
Parking Demand	280	104	162	5	551
Parking Required	464 with Time of Day Adjustments				



**SEQUENCE OF CONSTRUCTION**

1. APPLY FOR GRADING PERMIT AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE COUNTY SEDIMENT CONTROL INSPECTOR (CSCI). OBTAIN GRADING PERMIT FROM THE CSCI AT THE MEETING (DURATION - 1/2 DAY).
2. INSTALL THE STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE (SF), SUPER SILT FENCE (SSF), TEMPORARY ASPHALT BERM DIVERSION INLET PROTECTION AT EXISTING INLETS AND TEMPORARY CHAIN LINK CONSTRUCTION FENCE. DURATION: 1-DAY
3. INSTALL STORM DRAIN FROM M-300 TO I-301 AND IMMEDIATELY PROTECT I-301 INITIALLY WITH SSP, THEN COIP ONCE NEW CURB IS INSTALLED. DURATION: 3-DAYS.
4. INSTALL THE CURB, GUTTER AND BASE PAVEMENT FOR THE NEW PARKING LOT ON THE NORTH SIDE OF BUILDING-12A. DURATION: 3-5DAYS.
5. START CONSTRUCTION OF BOTH BUILDINGS AND COORDINATE THEIR UTILITY CONNECTIONS. COORDINATE DEMOLITION SHOWN ON SHEET-2 FOR WORK ON BUILDING-12B. DURATION: 4-12 MONTHS FOR BUILDING CONSTRUCTION.
6. INSTALL ANY REMAINING NEW CURB AND PAVEMENT. DURATION: 3-5 DAYS.
7. INSTALL PLANT MATERIAL. DURATION: 2-3 DAYS.
8. ONCE THE SITE IS STABILIZED, OBTAIN PERMISSION FROM THE CSCI TO REMOVE ANY REMAINING THE SEDIMENT CONTROL DEVICES. DURATION: 1 DAY
9. PAINT THE PARKING SPACES, FINISH THE BUILDING INTERIOR AND OBTAIN USE & OCCUPANCY PERMITS.

**SEDIMENT CONTROL LEGEND**

- 600 --- EXISTING CONTOUR
- 800 --- PROPOSED CONTOUR
- LIMIT OF DISTURBANCE
- SSF PROPOSED SUPER SILT FENCE
- SCE PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- TABD TEMPORARY ASPHALT BERM DIVERSION
- CP GURB INLET PROTECTION
- COIP COMBINATION INLET PROTECTION
- GIP GABION INLET PROTECTION
- GnA SOILS
- PROPOSED TEMPORARY STOCKPILE AREA

- NOTES:**
1. TSNM IS PROVIDED BY EXISTING PONDS.
  2. SOILS SHOWN IS PRE-DEVELOPMENT. THIS SITE WAS PREVIOUSLY MAASS GRADED. CONSIDER SITE SOIL TO BE MAN-MADE.

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

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

**APPROVED PLANNING BOARD OF HOWARD COUNTY**

DATE \_\_\_\_\_

APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEM  
HOWARD COUNTY HEALTH DEPARTMENT

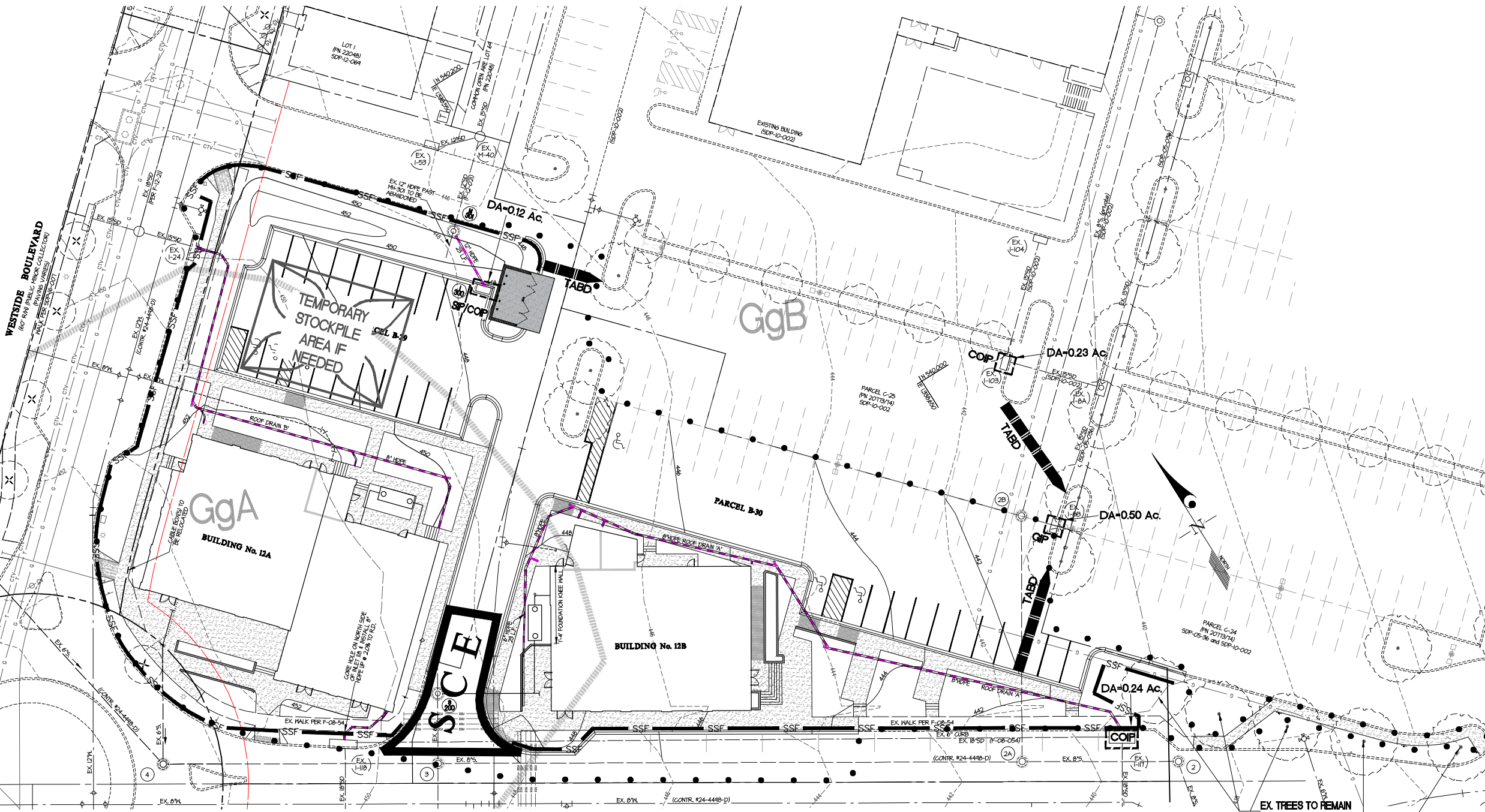
County Health Officer \_\_\_\_\_ Date \_\_\_\_\_

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

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

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

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



EX TREES TO REMAIN AND BE PROTECTED

**DEVELOPER/BUILDER'S CERTIFICATE**  
"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HSCD."

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

**ENGINEER'S CERTIFICATE**

"I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

SIGNATURE OF ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**SOIL TYPES**

Symbol	Description	Soil Type	Kv
egA	Glennig Loam, 0 to 3 percent slopes	B	0.20
egB	Glennig Loam, 3 to 8 percent slopes	C	0.20

HOWARD COUNTY SOIL MAP NUMBER: 23 - CLARKSVILLE SE

**GLWGUTSCHICK LITTLE & WEBER, P.A.**

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 230 - BURTONGVILLE OFFICE PARK  
BURTONGVILLE, MARYLAND 20866  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES. MBT DRN. KLP CHK. CKG

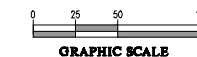
PREPARED FOR:  
GAR WESSEL, LLC. (Owner/Developer)  
SUITE 300 WOODHOLME CENTER  
1829 REISTERSTOWN RD  
BALTIMORE, MD 21208  
ATTN: MARK BENNETT  
410-484-8400

**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 129125, EXPIRATION DATE: MAY 26, 2018.

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

**SEDIMENT CONTROL PLAN**  
**MAPLE LAWN FARMS**  
**WESTSIDE DISTRICT - AREA 1**  
**Parcel B-29 and B-30**  
**(Restaurant and/or Retail)**  
**PLAT Nos. 20773-20774 and**



SCALE 1" = 50'	ZONING MXD-3	G. L. W. FILE No. 15094
DATE MARCH/2017	TAX MAP - GRD 46 - 21	SHEET 5 OF 10

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

### B-4.2 STANDARD AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

DEFINITION: THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION.

PURPOSE: TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.

CONDITIONS WHERE PRACTICE APPLIES: WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED.

CRITERIA:

- SOIL PREPARATION**
  - TEMPORARY STABILIZATION**
    - SEEDING PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT, SUCH AS DISC HARROWS OR CHISEL PLOWS OR RIPPERS MOUNTED ON CONSTRUCTION EQUIPMENT. AFTER THE SOIL IS LOOSENED, IT MUST NOT BE SOILED OR DRAGGED SMOOTH BUT LEFT IN THE ROUGHENED CONDITION. SLOPES 2:1 OR FLATTER ARE TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE.
    - APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS.
    - INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.
  - PERMANENT STABILIZATION**
    - A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE:
      - SOIL PH BETWEEN 6.0 AND 7.0.
      - SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM).
      - SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION: IF LOESSLESS SOIL WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT CLAY) IS ACCEPTABLE.
      - SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT.
      - SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.
    - APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS.
    - GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN, THEN SCARIFIED OR TENDED TO A DEPTH OF 3 TO 5 INCHES.
    - APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST.
    - MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. MAKE LANE MARKS TO SHOW LANE LOCATIONS FOR VEGETATIVE GROWTH AND BRANDES, AND READY THE AREA FOR SOIL APPLICATION. LOOSE SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE. WHERE SITE CONDITIONS WOULD PRESENT NORMAL TRACK SLOPES 3:1 OR FLATTER WITH TRACKED EQUIPMENT LEAVING THE SOIL IN AN IRREGULAR CONDITION WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE. LEAVE THE TOP 1 TO 3 INCHES OF SOIL LOOSE AND FRAGILE. SEEDING LOOSENESS MAY BE UNNECESSARY ON NEWLY DISTURBED AREAS.
- TOPSOILING**
  - TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS TO PROVIDE A SUITABLE MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADE.
  - TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-NRCS.
  - TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
    - THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
    - THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OF FURNISHING CONTINUING SURFACE AND PLANT NUTRIENTS.
    - THE ORIGINAL SOIL IS SO DEGRADED THAT VEGETATIVE GROWTH IS NOT FEASIBLE.
    - THE SOIL IS SO ALCIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
    - AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN.
  - TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING CRITERIA:
    - TOPSOIL MUST BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, OR LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. TOPSOIL MUST NOT BE A MIXTURE OF CONTRASTING TEXTURES AND MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF CONCRETES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1.5 INCHES IN DIAMETER.
    - TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, NET SEDGE, POISON IVY, THISTLE, OR OTHER AS SPECIFIED.
    - TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.
    - TOPSOIL APPLICATION
      - EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL.
      - UNIFORMLY DISTRIBUTE TOPSOIL IN A 5 TO 8 INCH LAYER AND LIGHTLY COMPACT TO A MINIMUM THICKNESS OF 4 INCHES. SPREADING IS TO BE PERFORMED IN SUCH A MANNER THAT SCORING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN TOPSOIL SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS MUST BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
      - TOPSOIL MUST NOT BE PLACED IF THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDING PREPARATION.
  - SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS)**
    - SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE. SOIL ANALYSIS MAY BE PERFORMED BY A RECOMMENDED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSES.
    - FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. MANURE MAY BE SUBSTITUTED FOR FERTILIZER WITH PRIOR APPROVAL FROM THE APPROPRIATE APPROVAL AUTHORITY. FERTILIZERS MUST ALL BE DELIVERED TO THE SITE IN A LEGALLY APPROVED MANNER AND MUST BEAR THE NAME, TRADE NAME OR TRADEMARK AND WARRANTY OF THE PRODUCER.
    - LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED EXCEPT WHEN HYDROSEEDING) CONTAINING AT LEAST 90 PERCENT TOTAL CALCIUM OXIDE PLUS MAGNESIUM OXIDE. LIMESTONE MUST BE GROUND TO SUCH FINENESS THAT AT LEAST 90 PERCENT WILL PASS THROUGH A #100 MESH SIEVE AND 98 TO 100 PERCENT WILL PASS THROUGH A #20 MESH SIEVE.
    - LIME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. WHERE THE SUBSOIL IS EITHER HEAVILY ALCIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE RATE OF 4 TO 6 TONS/ACRE (200-600 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.

### B-4.3 STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING

DEFINITION: THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER.

PURPOSE: TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION.

CONDITIONS WHERE PRACTICE APPLIES: TO THE SURFACE OF ALL PERMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.

CRITERIA:

- SEEDING**
  - SPECIFICATIONS**
    - ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. ALL SEED MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED 6 MONTHS LABORATORY. ALL SEED USED MUST HAVE BEEN TESTED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SEEDING. SUCH MATERIAL ON ANY PROJECT, REFER TO TABLE B.4 REGARDING THE QUALITY OF SEED. SEED PASSES MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY TYPE OF SEED AND SEEDING RATE.
    - MULCH ALONE MAY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES ONLY IF THE GROUND IS FROZEN. THE APPROPRIATE SEEDING MIXTURE MUST BE APPLIED WHEN THE GROUND THAWES.
    - INOCULANTS: THE INOCULANT FOR TREATING LEGUME SEED IN THE SEED MIXTURES MUST BE A PURE CULTURE OF NITROGEN FIXING BACTERIA. INOCULANTS MUST BE USED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. INOCULANTS MUST NOT BE USED LATER THAN THE DATE INDICATED ON THE CONTAINER. ADD FRESH INOCULANTS AS DIRECTED ON THE PACKAGE. INOCULANTS SHOULD NOT BE USED MORE THAN 30 DAYS BEFORE SEEDING. NOTE: IT IS VERY IMPORTANT TO KEEP INOCULANT AS COOL AS POSSIBLE UNTIL USED. SOIL OR SEEDS SHOULD NOT BE PLACED ON A WET SOIL WHEN HAS BEEN TREATED WITH SOIL STABILIZER'S OR CHEMICALS USED FOR WEED CONTROL. UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.
  - APPLICATION**
    - DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS.
      - INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED ON TEMPORARY SEEDING TABLE B.1, PERMANENT SEEDING TABLE B.3, OR THE SPECIFIC SEEDING SUMMARY PRESCRIBED ON THE APPROVED PLAN.
      - APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION. ROLL THE SEEDED AREA WITH A ROUGHENED ROLLER TO PROVIDE SEED TO SOIL.
    - DRILL OR OIL/SPREADER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL.
      - CULTIPATORS/SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A MANNER AS TO PROVIDE AT LEAST 1/4 INCH OF SOIL COVERING SEEDS. SEEDS MUST BE FIRM AFTER PLANTING.
      - APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION.
    - HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES SEED AND FERTILIZER).
      - IF FERTILIZER IS BEING APPLIED AT THE TIME OF SEEDING, THE APPLICATION RATES SHOULD NOT EXCEED THE FOLLOWING: NITROGEN, 100 POUNDS PER ACRE; TOTAL OF SOLUBLE NITROGEN P2O5 (PHOSPHOROUS), 200 POUNDS PER ACRE; LIME (POTASSIUM), 200 POUNDS PER ACRE.
      - USE ONLY GROUND AGRICULTURAL LIMESTONE (UP TO 3 TONS PER ACRE MAY BE APPLIED BY HYDROSEEDING). NORMALLY, NOT MORE THAN 2 TONS PER ACRE MAY BE APPLIED BY HYDROSEEDING. IF ANY ONE TIME, DO NOT USE BURNT OR HYDRATED LIME WHEN HYDROSEEDING.
      - MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT AN INTERMEDIATE DEVICE SUCH AS:
        - WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL.
- MULCHING**
  - MULCH MATERIALS (IN ORDER OF PREFERENCE)**
    - STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT OR BARLEY AND REASONABLY BRIGHT IN COLOR. STRAW IS TO BE FREE OF NOXIOUS WEED SEEDS AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MUSTY, MOULDY, CAULD, DEWED, OR EXCESSIVELY DUSTY. NOTE: USE ONLY STERILE STRAW MULCH IN AREAS WHERE ONE SPECIES OF GRASS IS DESIRED.
    - WOOD CELLULOSE FIBER MULCH (WCM) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE.
      - WCM IS TO BE DIRT FREE OR CONTAIN A GREEN DYE IN THE PACKAGE THAT WILL PROVIDE AN APPROPRIATE COLOR TO FACILITATE IDENTIFICATION OF THE UNIFORM SPREAD SLURRY.
      - WCM, INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING AGENTS.
      - WCM MATERIALS ARE TO BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT THE WOOD CELLULOSE FIBER MULCH WILL REMAIN IN UNIFORM SUSPENSION IN WATER UNDER AGITATION AND WILL BLEND WITH SEED. FERTILIZER AND OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY. THE MULCH MATERIAL MUST FORM A BLOTTER-LIKE LAYER COVER, ON APPLICATION, HAVING MOISTURE ABSORPTION AND PERCOLATION PROPERTIES AND MUST COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL WITHOUT INHIBITING THE GROWTH OF THE GRASS SEEDLINGS.
      - WCM MATERIAL MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT CONCENTRATION LEVELS THAT WILL BE PHYTO-TOXIC.
      - WCM MUST CONFORM TO THE FOLLOWING PHYSICAL REQUIREMENTS: FIBER LENGTH OF APPROXIMATELY 10 MILLIMETERS, DIAMETER APPROXIMATELY 1 MILLIMETER, PH RANGE OF 4.0 TO 8.5, SANDY OR FINER, MAXIMUM OF 1.6 PERCENT MAXIMUM WATER HOLDING CAPACITY OF 90 PERCENT MINIMUM.
  - APPLICATION**
    - APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING.
    - WHEN STRAW MULCH IS USED, SPREAD IT OVER ALL SEEDED AREAS AT THE RATE OF 2 TONS PER ACRE TO A UNIFORM LOOSE DEPTH OF 1 TO 2 INCHES. APPLY MULCH TO ACHIEVE A UNIFORM DISTRIBUTION AND DEPTH SO THAT THE SOIL SURFACE IS NOT EXPOSED. WHEN USING A MULCH ANCHORING TOOL, INCREASE THE APPLICATION RATE TO 2.5 TONS PER ACRE.
    - WOOD CELLULOSE FIBER MULCH MUST BE APPLIED AT A NET DRY WEIGHT OF 1500 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER TO ATTAIN A MIXTURE WITH A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.
  - ANCHORING**
    - PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS (LISTED BY PREFERENCE), DEPENDING UPON THE SIZE OF THE AREA AND EROSION HAZARD:
      - A MULCH ANCHORING TOOL IS A TRACTOR DRAWN IMPLEMENT DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE A MINIMUM OF 2 INCHES. THIS PRACTICE IS MOST EFFECTIVE ON LARGE AREAS, BUT IS LIMITED TO FLATTER SLOPES WHERE EQUIPMENT CAN OPERATE SAFELY. IF USED ON SLOPING LAND, THIS PRACTICE SHOULD FOLLOW THE CONTOUR.
      - WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. APPLY THE FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER AT A MINIMUM OF 50 POUNDS OF FIBER PER 100 GALLONS OF WATER.
      - SYNTHETIC BUNDERS SUCH AS AGRISEAL DURA (AGRO-TACK), DOK-70, PEIRSELLE, TERRA TAX I, TERRA MANUFACTURER, APPLICATION OF LIQUID BUNDERS NEEDS TO BE HEAVIER AT THE EDGES WHERE WIND CATCHES MULCH, SUCH AS VALLEYS AND ON CRISTS OF BANKS USE OF ASPHALT BUNDERS IS STRICTLY PROHIBITED.
      - LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER RECOMMENDATIONS. NETTING IS USUALLY AVAILABLE IN ROLLS 4 TO 15 FEET WIDE AND 300 TO 3,000 FEET LONG.

### B-4.4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

DEFINITION: TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.

PURPOSE: 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 PRACTICES ARE REQUIRED.

CRITERIA:

- SELECTION**
  - SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE B.3), AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY BELOW ALONG WITH APPLICATION RATES, SEEDING DATES AND SEEDING DEPTHS. IF THIS SUMMARY IS NOT PUT ON THE PLAN AND COMPLETED, THEN TABLE B.1 PLUS FERTILIZER AND LIME RATES MUST BE PUT ON THE PLAN.
  - WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING SEASON, APPLY SEED AND MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION B-4.4.1.A.1.B. AND MAINTAIN UNTIL THE NEXT SEEDING SEASON.
- TEMPORARY SEEDING SUMMARY**

HARDNESS ZONE: 6b		SEED MIXTURE:		FERTILIZER RATE (10-10-20)	LIME RATE
No.	SPECIES	APPLICATION RATE (lb/acre)	SEEDING DATES	SEEDING DEPTHS	
1	ANNUAL HYDRAGRASS	40 lb/acre	Mar. 1 to May 15, Aug. 1 to Oct. 15	0.5 INCHES	436 lb/acre (10 lb./1,000 sq ft)
2	PEARL MILLET	20 lb/acre	May 16 to July 31	0.5 INCHES	2 tons/acre (90 lb./1,000 sq ft)

- TEMPORARY SEEDING SUMMARY**

HARDNESS ZONE: 6b		SEED MIXTURE:		FERTILIZER RATE (10-10-20)	LIME RATE
No.	SPECIES	APPLICATION RATE (lb/acre)	SEEDING DATES	SEEDING DEPTHS	
1	ANNUAL HYDRAGRASS	40 lb/acre	Mar. 1 to May 15, Aug. 1 to Oct. 15	0.5 INCHES	436 lb/acre (10 lb./1,000 sq ft)
2	PEARL MILLET	20 lb/acre	May 16 to July 31	0.5 INCHES	2 tons/acre (90 lb./1,000 sq ft)

### B-4.5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

DEFINITION: TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

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

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

CRITERIA:

- GENERAL USE**
  - SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE B.3) AND BASED ON THE SITE CONDITION OR DISTURBANCE FOUND ON TABLE B.2. ENTER SELECTED MIXTURES, APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
  - ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, OR DUNES OR FOR SPECIAL PURPOSES SUCH AS WILDLIFE OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD GUIDE, SECTION 342 - CRITICAL AREA PLANTING.
  - FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING AGENCY.
  - FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0) AT 3 1/2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY.
- TURFGRASS MIXTURES**
  - AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MAINTENANCE 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 MIXTURES, APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
    - KENTUCKY BLUEGRASS: FULL SUN MIXTURE. FOR USE IN AREAS THAT RECEIVE INTENSIVE MANAGEMENT, IRRIGATION REQUIRED IN THE AREAS OF CENTRAL MARYLAND AND EASTERN SHORE. RECOMMENDED KENTUCKY BLUEGRASS CULTIVARS SEEDING RATES: 1.5 TO 2.0 POUNDS PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.
    - KENTUCKY BLUEGRASS/PRENNIAL RYE: FULL SUN MIXTURE. FOR USE IN FULL SUN AREAS WHERE RAPID ESTABLISHMENT IS NECESSARY AND WHEN TURF WILL RECEIVE MEDIUM TO INTENSIVE MANAGEMENT. CERTIFIED PERENNIAL RYEGRASS. RECOMMENDED KENTUCKY BLUEGRASS SEEDING RATE: 2 POUNDS MIXTURE PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.
    - TALL FESCUE/KENTUCKY BLUEGRASS: FULL SUN MIXTURE. FOR USE IN DROUGHT PRONE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MANAGEMENT IN FULL SUN TO MEDIUM SHADE. RECOMMENDED TALL FESCUE CULTIVARS 95 TO 100 PERCENT, CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 5 TO 5 PERCENT. SEEDING IN ADDITION TO 1.0 TO 2.0 POUNDS PER 1000 SQUARE FEET. ONE OR MORE CULTIVARS MAY BE BLENDED.
    - KENTUCKY BLUEGRASS/FINE FESCUE: SHADE MIXTURE. FOR USE IN AREAS WITH SHADE IN BLUEGRASS LAWNS. FOR ESTABLISHMENT IN HIGH QUALITY, INTENSIVELY MANAGED AREAS. MIXTURE INCLUDES CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 30 TO 40 PERCENT AND CERTIFIED FINE FESCUE AND 60 TO 70 PERCENT. SEEDING RATE: 1 1/2 TO 3 POUNDS PER 1000 SQUARE FEET.

- STANDARDS AND SPECIFICATIONS FOR DUST CONTROL**

CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES.

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

CONDITIONS WHERE PRACTICE APPLIES: AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WIND ON AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT.

SEEDINGS:

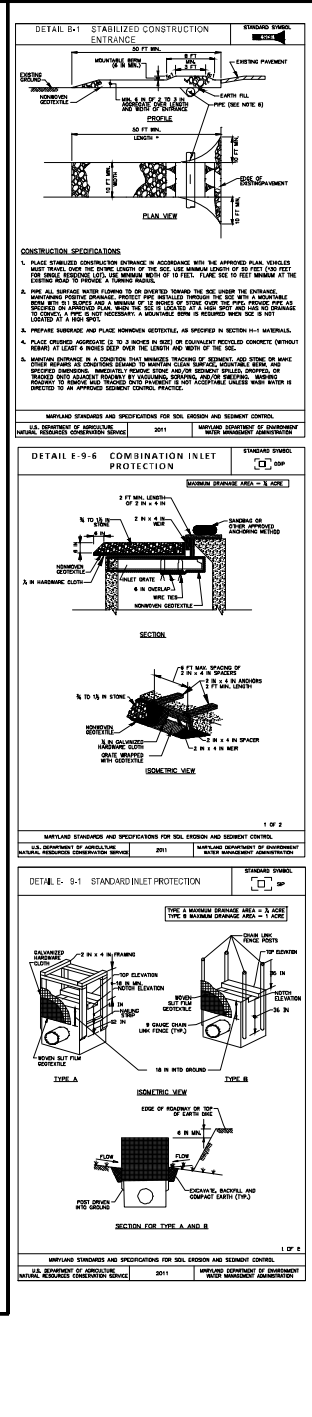
- MULCHES: SEE SECTION B-4.2 SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS, SECTION B-4.3 SEEDING AND MULCHING, AND SECTION B-4.4 TEMPORARY STABILIZATION, MULCHING TO PREVENT BLOWING.
- VEGETATIVE COVER: SEE SECTION B-4.4 TEMPORARY STABILIZATION.
- TILLAGE: TILL TO ROUGHEN SURFACE AND BRING CLDS TO THE SURFACE. BEGN FLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES WITH SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT THAT MAY PRODUCE THE DESIRED EFFECT.
- IRRIGATION: SPRINKLE SOIL WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NEEDED. THE SITE MUST BE IRRIGATED TO THE POINT THAT RUNOFF OCCURS.
- BARBERS: SOIL BOUND FENCES, 3/4 INCHES, 2X4 FENCES, BURIAL FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.
- CHEMICAL TREATMENT: USE OF CHEMICAL TREATMENT REQUIRES APPROVAL BY THE APPROPRIATE PLAN REVIEW AUTHORITY.

### SEDIMENT CONTROL NOTES

- A PRE-CONSTRUCTION MEETING MUST OCCUR WITH THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, CONSTRUCTION INSPECTION DIVISION (CID), 410-313-1865 AFTER THE FUTURE LOG AND PROTECTED AREAS ARE MARKED. THE PRE-CONSTRUCTION MEETING MUST BE HELD WITHIN 48 HOURS OF NOTICE TO CID MUST BE GIVEN AT THE FOLLOWING STAGES:
  - UPON COMPLETION OF THE EARTH DISTURBANCE.
  - UPON COMPLETION OF THE INSTALLATION OF PERMETER EROSION AND SEDIMENT CONTROL STRUCTURES AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
  - PRIOR TO THE START OF ANOTHER PHASE OF CONSTRUCTION OR OPENING UP OF A NEW GRADING UNIT.
  - PRIOR TO THE REMOVAL OR MODIFICATION OF SEDIMENT CONTROL PRACTICES.
- OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE. OTHER APPROVED STATE AND FEDERAL PERMITS SHALL BE REFERENCED, TO ENSURE COORDINATION AND TO AVOID CONFLICTS WITH THIS PLAN.
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS THEREAFTER. FOLLOWING INITIAL SOIL DISTURBANCE OR THE DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 3 CALENDAR DAYS FOR ALL PERMETER SEDIMENT CONTROL STRUCTURES, DRAIN PERMETER SLOPES AND ALL SLOPES GREATER THAN 3:1. 7 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION IS REQUIRED WITHIN THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERMETER CONTROLS, DICES, SWALES, DITCHES, FORMER EROSION CONTROL STRUCTURES, PERMANENT OR TEMPORARY STABILIZATION CAN ONLY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING PERIODS (1:1 VERTICAL (3:1) AND SEVEN (7) CALENDAR DAYS) AS TO ALL OTHER DISTURBED AREAS ON THE PROJECT SITE EXCEPT FOR THOSE AREAS UNDER ACTIVE GRADING.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR TOPSOIL (Sec. B-4.2), PERMANENT SEEDING (Sec. B-4.5), TEMPORARY SEEDING (Sec. B-4.4) AND MULCHING (Sec. B-4.3). TEMPORARY STABILIZATION WITH MULCH ALONE SHALL BE LIMITED TO AREAS WHERE THE GROUND IS FROZEN. INCREMENTAL STABILIZATION (Sec. B-4.1) SPECIFICATIONS SHALL BE ENFORCED IN AREAS WITH 2:1 SLOPES AND STOCKPILING (Sec. B-4.8) IN EXCESS OF 20 FT. MUST BE ENFORCED WITH STABLE OUTLET. ALL CONCENTRATED FLOW, STEEP SLOPES, AND HIGHLY ERODIBLE AREAS SHALL RECEIVE SOIL STABILIZATION MATING (Sec. B-4.6).
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE, AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE CID.
- SITE ANALYSIS:**

TOTAL AREA OF SITE	: 1,554.40
AREA DISTURBED	: 1,402.40
AREA TO BE ROOFED OR PAVED	: 1,102.40
AREA TO BE VEGETATIVELY STABILIZED	: 3,032.40
TOTAL CUT	: 1,000.00 CY*
TOTAL FILL	: 1,000.00 CY*
OFF-SITE WASTE/BORROW	: NONE

\* FOR ESTIMATING PURPOSES ONLY. VERIFY ACTUAL VALUES.
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY OR OTHER ACTIVITY OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE CID, THE SITE AND ALL CONDITIONS SHALL BE INSPECTED BY THE CID. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE CONSTRUCTION MATERIALS AVAILABLE UPON REQUEST. IS PART OF EVERY MEETING AND SHALL INCLUDE:
  - INSPECTION DATE
  - INSPECTION ROUTE (ROUTINE, PRE-SEASON EVENT, DURING RAIN EVENT)
  - NAME AND TITLE OF INSPECTOR
  - WEATHER INFORMATION (CURRENT CONDITIONS AS WELL AS TIME AND AMOUNT OF LAST RECORDED PRECIPITATION)
  - BRIEF DESCRIPTION OF PROJECT'S STATUS (E.G., PERCENT COMPLETED AND/OR CURRENT ACTIVITIES)
  - EVIDENCE OF SEDIMENT DISCHARGES
  - IDENTIFICATION OF SEDIMENT CONTROL STRUCTURES THAT REQUIRE MAINTENANCE
  - IDENTIFICATION OF AREAS OF IMPROPERLY INSTALLED SEDIMENT CONTROLS
  - COMPLIANCE STATEMENT REGARDING THE SCHEDULE OF CONSTRUCTION AND STABILIZATION REQUIREMENTS
  - PROTOPHAGES
  - MONITORING/SAMPLING
  - MAINTENANCE AND/OR CORRECTIVE ACTION PERFORMED
  - OTHER INSPECTION ITEMS AS REQUIRED BY THE GENERAL PERMIT FOR STORMWATER MANAGEMENT WITH CONSTRUCTION ACTIVITIES (NPDES, MDE).
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN AND SHALL BE BACK-FILLED AND STABILIZED BY THE END OF EACH WORKDAY, WHICHEVER IS SHORTER.
- ANY MAJOR CHANGES OR REVISIONS TO THE PLAN OR SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE CID PRIOR TO PROCEEDING WITH CONSTRUCTION. MAJOR REVISIONS MAY ALLOWED BY THE CID PER THE LIST OF HSD-APPROVED FIELD CHANGES.
- DISTURBANCE SHALL NOT OCCUR OUTSIDE THE L.O.D. A PROJECT IS TO BE SCHEDULED SO THAT GRADING ACTIVITIES BEGIN ON ONE GRADING UNIT (MAXIMUM INCREASE OF 20 AC. PER GRADING UNIT) AT A TIME. WORK MAY PROCEED TO A SUBSEQUENT GRADING UNIT WHEN AT LEAST 50 PERCENT OF THE DISTURBED AREA IN THE PRECEDING GRADING UNIT HAS BEEN STABILIZED AND APPROVED BY THE CID, UNLESS OTHERWISE SPECIFIED AND APPROVED BY CID, NO MORE THAN 30 ACRES CUMULATIVELY MAY BE DISTURBED AT A GIVEN TIME.
- WASH WATER FROM ANY EQUIPMENT, VEHICLES, WHEELS, PAVEMENT, AND OTHER SOURCES MUST BE TREATED IN A SEDIMENT BASIN OR OTHER APPROVED MEANSOUT STRUCTURE.
- TOPSOIL SHALL BE STOCKPILED AND PRESERVED ON-SITE FOR REDISTRIBUTION UNTIL FINAL GRADE.
- ALL SILT FENCE AND SUPER SILT FENCE SHALL BE PLACED ON THE CONTOUR, AND BE IRRIGATED AT 25 MINIMUM INTERVALS, WITH LOWER EDGES CURLED UPRIEL BY 2 IN ELEVATION.
- STREAM CHANNELS MUST NOT BE DISTURBED DURING THE FOLLOWING RESTRICTED TIME PERIODS (INCLUSIVE):
  - USE IN MARCH
  - USE IN APRIL
  - USE IN MAY AND JUNE
  - USE IN JULY AND AUGUST
  - USE IN SEPTEMBER
  - USE IN OCTOBER 1 - APRIL 30
  - USE IN MARCH 1 - MAY 31
- A COPY OF THIS PLAN, THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND ASSOCIATED PERMITS SHALL BE ON-SITE AND AVAILABLE WHEN THE SITE IS ACTIVE.



### SEDIMENT CONTROL NOTES and DETAILS

#### MAPLE LAWN FARMS WESTSIDE DISTRICT - AREA 1

Parcel B-29 and B-30 (Restaurant and/or Retail)

PLAT No. 20773-20774 and

HOWARD COUNTY, MARYLAND

SCALE: NO SCALE

ZONING: MXD-3

G. L. W. FILE No.: 15094

DATE: MARCH/2017

TAX MAP - GRD: 46 - 21

SHEET: 6 OF 10

ELECTION DISTRICT No. 5

APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE: \_\_\_\_\_

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEM

HOWARD COUNTY HEALTH DEPARTMENT

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

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

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

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

### ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

DATE: \_\_\_\_\_

REVISION: \_\_\_\_\_

BY: \_\_\_\_\_

APPR: \_\_\_\_\_

### BUILDER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY SUPERSEDED PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGGINING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HSD.

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

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

PREPARED FOR: GAR WESSLE, LLC (Owner/Developer) SUITE 300 WOODHOLM CENTER 1829 RESTERSTOWN RD BALTIMORE, MD 21208 ATTN: MARK BENNETT 410-484-8400

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 129276, EXPIRATION DATE: MAY 26, 2018.

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3909 NATIONAL DRIVE - SUITE 220 - BURTNSVILLE OFFICE PARK BURTNSVILLE, MARYLAND 20866

TEL: 301-421-4024 FAX: 301-421-4024

DATE: \_\_\_\_\_

REVISION: \_\_\_\_\_

BY: \_\_\_\_\_

APPR: \_\_\_\_\_

DATE: \_\_\_\_\_

REVISION: \_\_\_\_\_

BY: \_\_\_\_\_

APPR: \_\_\_\_\_

DATE: \_\_\_\_\_

REVISION: \_\_\_\_\_

BY: \_\_\_\_\_

APPR: \_\_\_\_\_

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

SEDIMENT CONTROL NOTES and DETAILS

MAPLE LAWN FARMS WESTSIDE DISTRICT - AREA 1

Parcel B-29 and B-30 (Restaurant and/or Retail)

PLAT No. 20773-20774 and

HOWARD COUNTY, MARYLAND

SCALE: NO SCALE

ZONING: MXD-3

G. L. W. FILE No.: 15094

DATE: MARCH/2017

TAX MAP - GRD: 46 - 21

SHEET: 6 OF 10

ELECTION DISTRICT No. 5

SCALE: NO SCALE

ZONING: MXD-3

G. L. W. FILE No.: 15094

DATE: MARCH/2017

TAX MAP - GRD: 46 - 21

SHEET: 6 OF 10

ELECTION DISTRICT No. 5

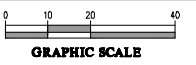


C' FACTOR COMPUTATIONS				
STRUCTURE	AREA (AC)	C'	IMPERVIOUS	PLAN #
EX I-24	0.17	0.12	80%	F-12-021
I-300	0.12	0.13	80%	THIS SDP
EX I-22	0.22	0.12	80%	F-12-021
EX I-58	0.01	0.12	80%	F-12-021
EX I-102	0.22	0.13	87%	SDP 10-02
EX I-104	0.22	0.13	87%	SDP 10-02
EX I-105	0.23	0.13	87%	SDP 10-02
EX I-8A	0.24	0.13	87%	SDP 05-036
EX I-8B	0.36	0.13	87%	SDP 05-036
EX I-32	0.31	0.13	87%	SDP 05-036
EX I-117	0.24	0.21	40%	F-08-54
EX I-118	0.15	0.21	40%	F-08-54
RD-1	0.08	0.26	100%	THIS SDP
RD-2	0.08	0.26	100%	THIS SDP
RD-3	0.11	0.26	100%	THIS SDP
TD-1	0.01	0.26	100%	THIS SDP
EX I-33	0.46	0.13	85%	SDP 05-036

NOTE:  
 1. C' TYPE SOILS ASSIGNED FOR DRAINAGE AREA I-300 DUE TO MASS GRADING.  
 2. C' FACTOR FOR EXISTING STRUCTURES TAKEN FROM APPROVED SDP OR P-PLAN.

**LEGEND**

- DRAINAGE DIVIDE
- STRUCTURE NUMBER
- SOIL BOUNDARY
- SOIL TYPE



APPROVED  
 PLANNING BOARD OF HOWARD COUNTY  
 DATE \_\_\_\_\_

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEM  
 HOWARD COUNTY HEALTH DEPARTMENT  
 County Health Officer \_\_\_\_\_ Date \_\_\_\_\_

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

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 200 - BURTONGVILLE OFFICE PARK  
 BURTONGVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

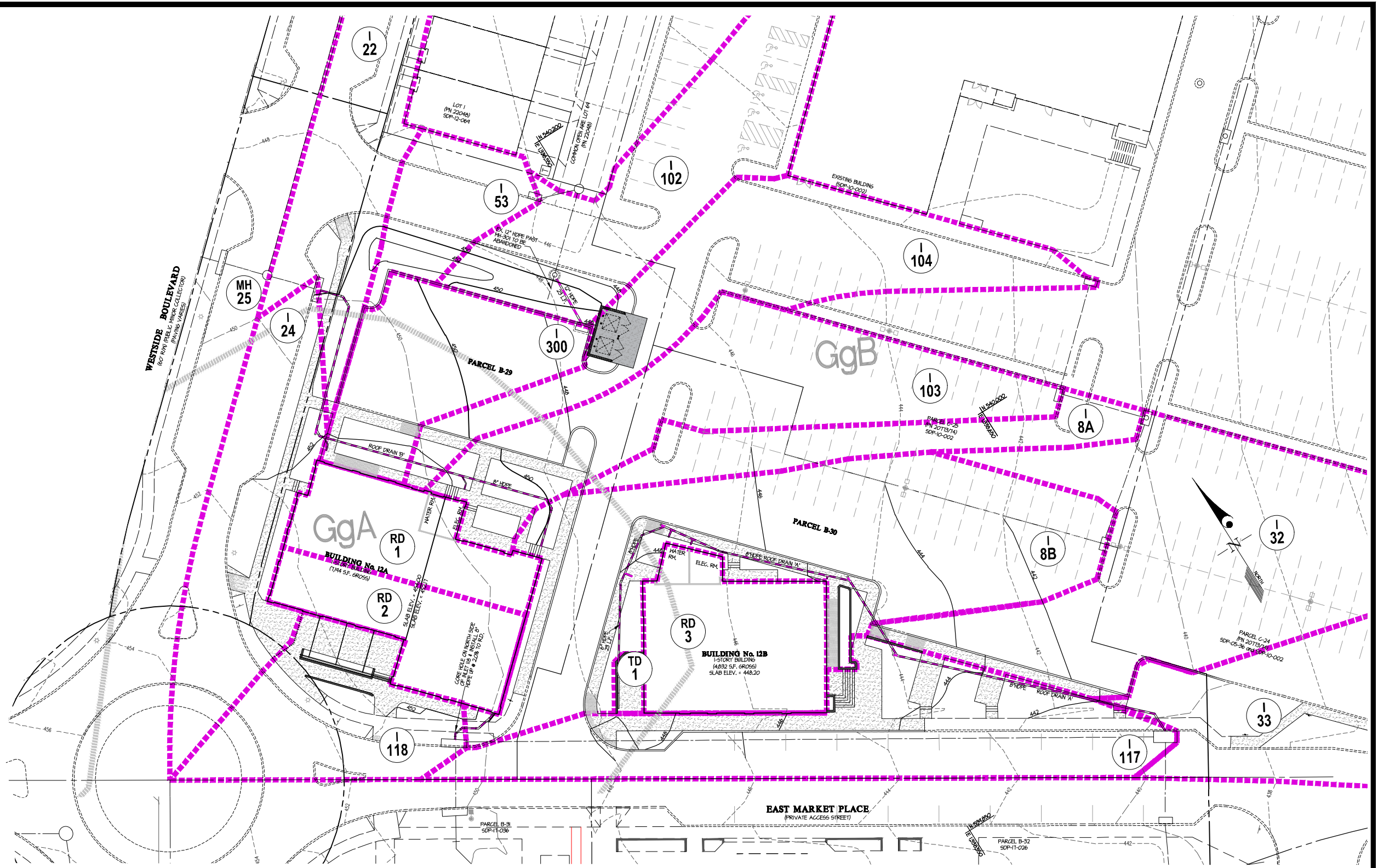
DATE \_\_\_\_\_ REVISION \_\_\_\_\_ BY \_\_\_\_\_ APPR. \_\_\_\_\_

PREPARED FOR:  
 CAR WESSEL, LLC (Owner/Developer)  
 SUITE 300 WOODHOLME CENTER  
 1829 REISTERSTOWN RD  
 BALTIMORE, MD 21208  
 ATTN: MARK BENNETT  
 410-484-8400

PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 129125, EXPIRATION DATE: MAY 26, 2018.

**STORM DRAIN DRAINAGE AREA MAP**  
**MAPLE LAWN FARMS**  
 WESTSIDE DISTRICT - AREA 1  
 Parcel B-29 and B-30  
 (Restaurant and/or Retail)  
 PLAT Nos. 20773-20774 and \_\_\_\_\_  
 ELECTION DISTRICT No. 5  
 HOWARD COUNTY, MARYLAND

SCALE 1" = 20'	ZONING MXD-3	G. L. W. FILE No. 15094
DATE MARCH/2017	TAX MAP - GRD 46 - 21	SHEET 7 OF 10

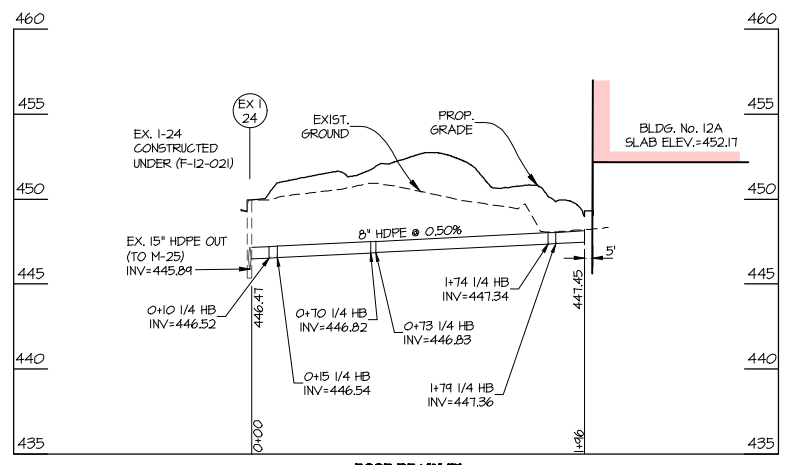
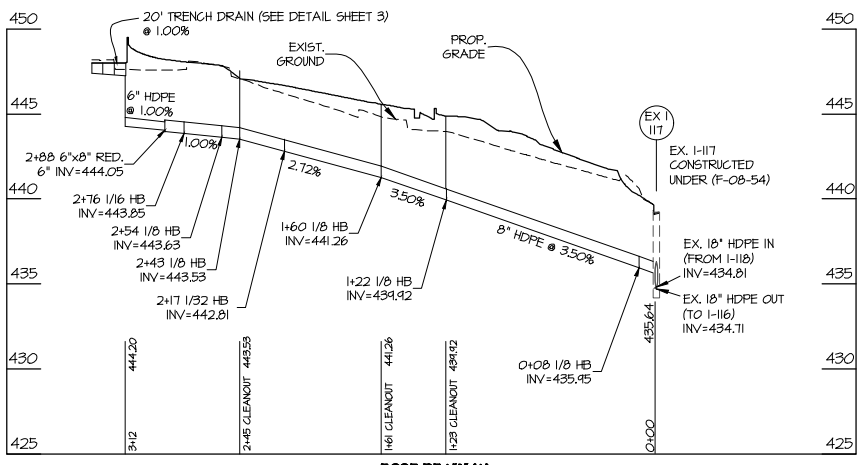
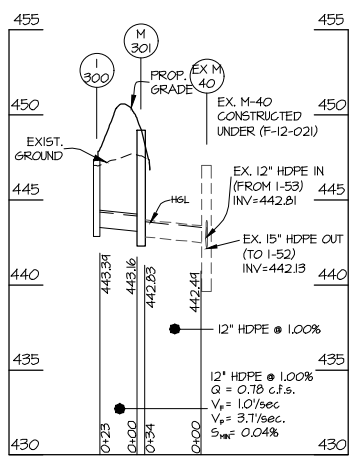




STRUCTURE SCHEDULE (STORM DRAIN)									
NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT		STD. DETAIL	LOCATIONS	REMARKS
			UPPER	LOWER	UPPER	LOWER			
I-300	DOUBLE 'S' COMB.	3'-5"	441.94	441.74	---	443.34	MD-319.04		
M-301	STANDARD MANHOLE	4'-0"	449.00	---	443.16	442.83	HO. CO. 6-5.12		

PIPE SCHEDULE (STORM DRAIN)			
SIZE	TYPE	QUANTITY (LF)	REMARKS
8"	HDPE	505	
12"	HDPE	23	

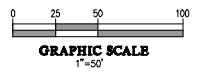
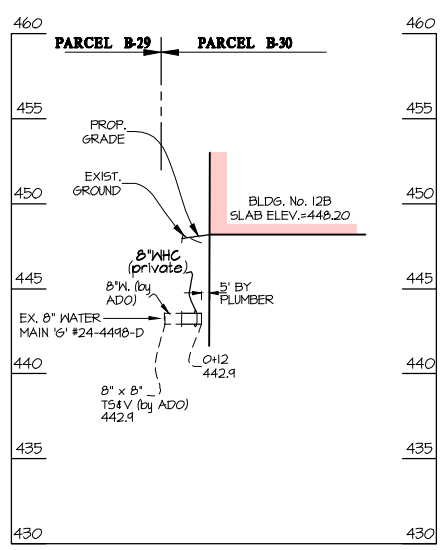
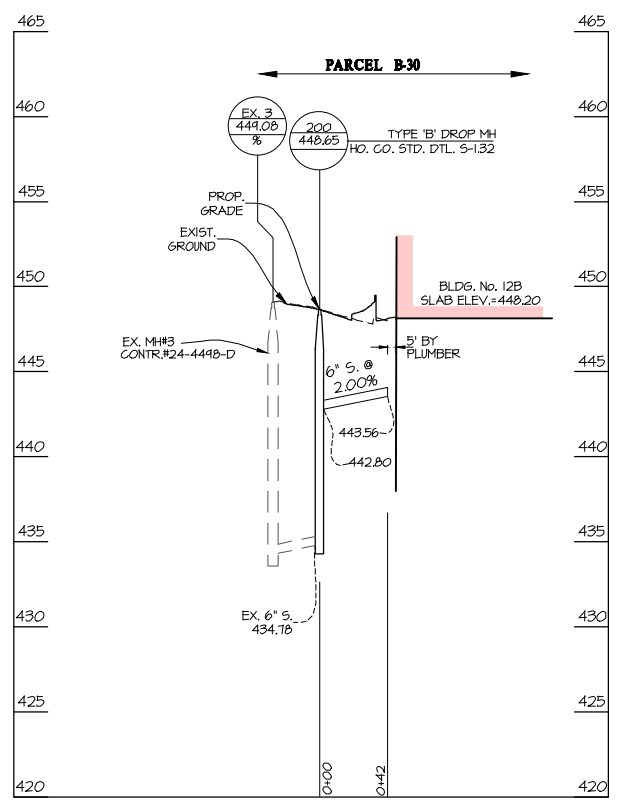
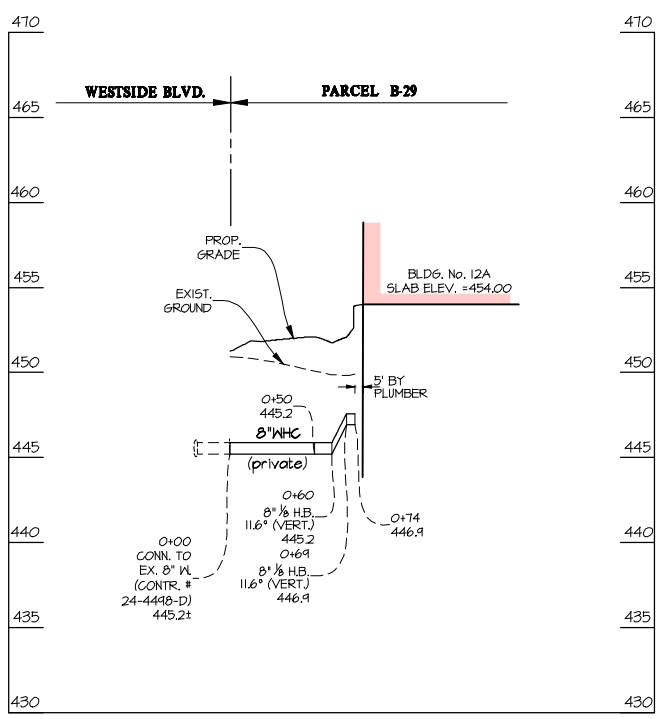
HDPE indicates High Density Polyethylene pipe, such as N-12 by AD5, or HI-G by Hancor or an approved equal.  
Trench bedding to be provided per Howard County Detail 6.2.01, "Trench for P.V.C. pipe and HDPE."



APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
DATE \_\_\_\_\_

APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEM  
HOWARD COUNTY HEALTH DEPARTMENT  
County Health Officer \_\_\_\_\_ Date \_\_\_\_\_

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



**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

PREPARED FOR:  
G&R NISSEL LLC (Owner/Developer)  
SUITE 300 WOODHOMES CENTER  
1829 REISTERSTOWN RD  
BALTIMORE, MD 21208  
ATTN: MARK BENNETT  
410-481-8400

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12973.  
EXPIRATION DATE: MAY 28, 2018

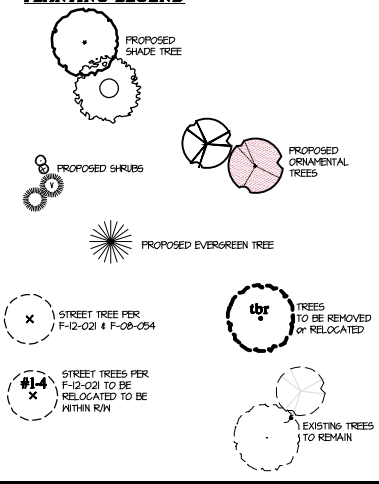
UTILITY PROFILES  
**MAPLE LAWN FARMS**  
WESTSIDE DISTRICT - AREA I  
Parcel B-29 and B-30  
(Restaurant and/or Retail)  
PLAT Nos. 20773-20774 and

SCALE HORZ. 1"=50' VERT. 1"=5'	ZONING MXD-3	G. L. W. FILE No. 15094
DATE MARCH/2017	TAX MAP - GRID 46 - 21	SHEET 8 OF 10

**LANDSCAPE NOTES**

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16J24 OF THE HOWARD COUNTY CODE & CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL (ALTERNATIVE COMPLIANCE) PLUS THE LANDSCAPE DESIGN CRITERIA OF 5-06-86 AND FB CASE NO. 570.
- CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET NO.1 SHALL APPLY.
- FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.
- PLANT QUANTITIES SHOWN ON THE PLANT LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE.
- ALL PLANT MATERIAL SHALL BE FULL HEAVY, WELL FORMED, SYMMETRICAL, AND CONFORM TO THE JAN SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THIS PLAN.
- NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR HIS REPRESENTATIVE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE SODDED OR SEEDED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATION. A MINIMUM OF 4" OF TOPSOIL SHALL BE PROVIDED TO ALL PLANTING AREAS (FOR TOPSOIL SPEC. SEE SHEET 6).
- THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF HE/SHE ENCOUNTERS SOIL DRAINAGE CONDITIONS THAT MAY BE DETRIMENTAL TO THE GROWTH OF THE PLANTS.
- ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH PER THE PLANTING DETAILS.
- DO NOT PLANT TREES WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT.
- SCHEDULES "A" AND "B" ARE PROVIDED FOR LANDSCAPE SURETY CALCULATION PURPOSES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$ 1,200,000 FOR FOLLOWING REQUIRED PLANT QUANTITIES:  
 152 SHRUBS AT #300/SHRUB = \$ 45,600.00  
 2 EVERGREENS AT #500/TREE = \$ 1,000.00  
 8 SHADE TREES AT #300/TREE = \$ 2,400.00  
 FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-353-2250.

**PLANTING LEGEND**



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

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN SECTION 16J24 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL AND THE MFL LANDSCAPE DESIGN CRITERIA. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

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

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

DATE \_\_\_\_\_

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

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

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

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

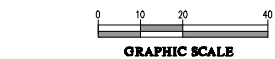
Chief, Development Engineering Division \_\_\_\_\_ Date \_\_\_\_\_

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**THIS PLAN IS FOR PLANTING PURPOSES ONLY**

**LANDSCAPE PLAN**  
**MAPLE LAWN FARMS**  
 WESTSIDE DISTRICT - AREA 1  
 Parcel B-29 and B-30  
 (Restaurant and/or Retail)  
 PLAT Nos. 20773-20774 and



SCALE 1" = 20'	ZONING MXD-3	G. L. W. FILE No. 15094
DATE MARCH/2017	TAX MAP - GRD 46 - 21	SHEET 9 OF 10

DATE \_\_\_\_\_ REVISION \_\_\_\_\_ BY \_\_\_\_\_ APPR. \_\_\_\_\_

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

