

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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TECHNICAL STAFF REPORT MAPLE LAWN FARMS

Planning Board Meeting July 6, 2017

File No./Petitioner: SDP-17-026 G & R Wessel LLC

Project Name: Maple Lawn Farms, Westside District, Area 1, Parcels B-31 & B-32

(Maple Lawn Buildings #9 and #10)

DPZ Planner: Nicholas Haines, (410) 313-4333, nhaines@howardcountymd.gov

Request: To approve Site Development Plan (SDP-17-026) for two commercial retail and

restaurant buildings (20,258 square feet of gross floor space) and other related site improvements, in accordance with Section 127.0.F.1 of the Howard County Zoning

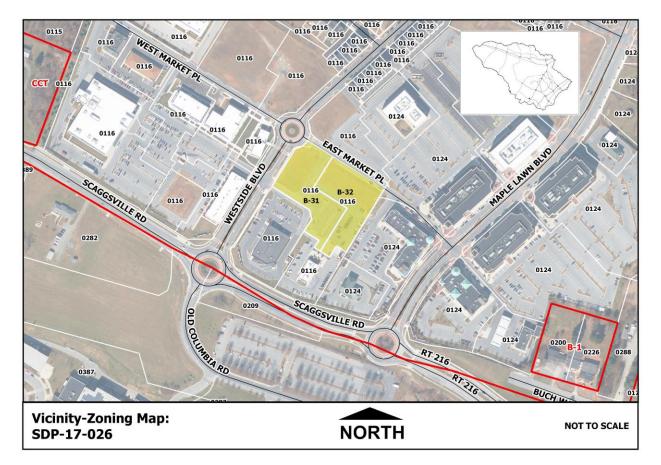
Regulations.

Location: East side of Westside Boulevard, south of East Market Place, identified as Parcels

B-31 and B-32 on Tax Map 41, Grid No. 21 in the Fifth Election District of Howard County, Maryland. The site includes approximately 2.59 acres of the entire 605.3 acre Maple Lawn Farms tract and is zoned "MXD-3" (Mixed Use Development).

<u>DPZ Recommendation</u>: Approval, subject to complying with remaining SRC agency technical comments and

any changes by the Planning Board.



Vicinal Properties:

The two commercial buildings are in the Westside District, Area 1 of the Maple Lawn Farms project. They are surrounded by:

North - East Market Place and across the street is Parcel B-29 and B-30, which will contain two commercial buildings.

East - Parcel C-8 containing an existing commercial building with retail and restaurant uses and associated parking.

South - Parcels B-18 and B-19, which contain a commercial building and a restaurant.

West - Westside Boulevard and across the street is Parcel B-24 containing a proposed restaurant.

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 was signed by the Zoning Board February 8, 2001.
- **PB Case No. 353**, Comprehensive Sketch Plan (CSP) and Development Criteria, approved by the Planning Board July 11, 2001.
- **S-01-17**, Sketch Plan for the entire Maple Lawn Farms MXD project received signature approval August 1, 2001.
- **ZB Case No. 1039M** to establish the MXD District for the former Wessel and Oliver properties and to amend the previously approved PDP for Maple Lawn Farms, approved March 20, 2006.
- **PB Case No. 378**, Amended CSP and Development Criteria, approved by the Planning Board January 25, 2007.
- **S-06-16**, Amended Sketch Plan for the entire 605.3 acre Maple Lawn Farms MXD project; received signature approval 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 September 14, 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'; recorded April 18, 2008.
- **F-10-079**, Final Plan to resubdivide Parcel B-3 into Parcels B-18 through B-21; recorded January 14, 2011.
- **F-17-014**, Final Plan to resubdivide Parcel B-20 and B-21 into Parcels B-31 and B-32; currently in review.

Site Analysis:

Site Improvements - Two commercial buildings with retail and restaurant uses are proposed, totaling 20,258 square feet of gross floor space. Also included are associated parking and site and landscape improvements. The project is designed in accordance with the "Traditional Neighborhood Design" (TND) concept. The buildings front closely to the public street to help define a more urban streetscape and promote pedestrian traffic within the Westside District. The commercial building requires 50 off street parking spaces (one space per 1000 square feet of floor space) and there are 116 off street parking spaces required for the retail and restaurant uses (14 spaces per 1000 square feet of floor space). The project provides 163 surface parking spaces. Parking will also be permitted in the adjacent

parking lots through a recorded shared access and parking agreement for a total of 282 shared parking spaces. Please refer to sheet five of the SDP for the shared parking plan.

Storm Water Management (SWM) - Storm water management is provided by regional SWM facilities constructed under Final Plan, F-03-007.

Environmental Considerations - There are no 100 year flood plains, wetlands, streams or buffers located on the subject parcels.

Landscaping - The landscaping plan complies with the alternative compliance provision of the Howard County Landscape Manual and the Maple Lawn Farms Landscape Design Criteria. The developer is providing the required landscaping (one shrub per four feet of building length measured at the sides and rear) for the site. Together, 76 shrubs are required along the sides and the rear of Building Nine and 69 shrubs for Building Ten. Three shade trees are also required for the parking lot, based on one tree per 20 parking spaces. Additional perimeter landscaping has been provided adjacent to East Market Place to screen the parking lot.

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

Adequate Public Facilities - The APFO test for road adequacy passed under Amended CSP, S-06-16.

Development Criteria - The SDP complies with all development criteria approved under S-06-16 and PB Case No. 378. The proposed retail and restaurant buildings and related improvements comply with the setback and height requirements that are outlined under the Amended CSP, S-06-16.

Planning Board Criteria:

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

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

The site plan for the proposed commercial buildings and associated site improvements is consistent with the approved PDP, CSP, and Development Criteria.

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

The 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 January 25, 2007, Decision and Order.

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

Enhanced landscaping, at or above that which is mandated by the approved PDP, CSP, the Howard County Landscape Manual, and the MLF Landscape Design Criteria, is proposed. The MLF Landscape Design Criteria requires one shrub per four linear feet of building. measured at the sides and rear. Additionally, the MLF Landscape Design Criteria for parking lots that are adjacent to a public roadway require one shade tree per 40 feet of frontage and one shrub per four feet of frontage. Parking lot landscaping requires one tree for every 20 spaces. The landscaping requirements have been exceeded for the project, since a mix of shade trees, shrubs, ornamental trees, and groundcover is proposed. Therefore, the proposed streetscape, along the public streets, and the on-site landscaping will enhance the overall design of this project.

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

Landscaping and other site amenities, including on-site parking, lighting, benches, planters, street trees, and sidewalks are proposed for the retail and restaurant land uses.

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

In conjunction with Final Plan, F-17-014, and other approved or future SDPs, this SDP enhances the Westside District of Maple Lawn Farms by addressing pedestrian circulation; including sidewalks, pathways, and crosswalks. Sidewalks have been constructed along Westside Boulevard and will be provided along East Market Place.

SRC Action:

On May 11, 2017, the Subdivision Review Committee (SRC) determined this SDP may be approved, subject to complying with the SRC comments, which primarily required minor drafting revisions prior to signature approval by DPZ.

Recommendation:

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

Department of Planning and Zoning

6/21/17

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 Friday, 8:00 a.m. to 5:00 p.m.

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING, CONSTRUCTION INSPECTION DIVISION AT (4(d) 313-1880 AT LEAST FIVE (5) MORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT I-800-251-TT71 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.

- LECTION DISTRICT:
 PARCELS B-31 4 B-32 AREA:
 PLAT # 2/436-2/438 4 ______ THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, BUREAU OF UTILITIES AT (4IO) 313-4900 AT LEAST FIVE (5) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION WORK.
- PROPOSED USE: RETAIL & RESTAURANT
- ALL PLAN DIMENSIONS ARE TO FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
- EXISTING TOPOGRAPHY IS SHOWN PER FIELD RUN SURVEY INFORMATION BY GUTSCHICK, LITTLE & WEBER, P.A. & BY DESIGN GRADES FROM DESIGN PLANS FOR CONSTRUCTION.
- COORDINATES AND BEARINGS ARE BASED UPON THE '83 MD STATE COORDINATE SYSTEM (NAD '83) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 4(EA, 4(EB, 4(GA AND NO. 46B2.
- SITE IS DEING DEVELOPED UNDER MXD-3 REGULATIONS, PER ZB945M, APPROVED ON 2/6/OI AND ZB-IC/34M APPROVED OS/20/O6 AND THE COMPREHENSIVE ZONING PLAN DATED OZ/02/O4. UNDERLYING ZONING IS RR-DEO AND THE COMP EREGULATION AND THE COMP EREGULATION AND THE COMP EREGULATION AND THE COMP EREGULATION AND THE OTHER OT/22/OF.
- THE FREVIOUS DEPARTMENT OF PLANNIS AND ZONING FILE NAMERS:
 S OHT, 5-06-16, 28-489M, 28-1039M, PB-333, PB-316, P-071-16, F-03-007, F-04-13, F-08-54, F-08-55, SDP-071-43, WP-02-034, WP-03-12, WP-00-12, WP-00-04, F-004, SDP-04-46, SDP-08-114, SDP-10-02, P-02-012, SDP-071-043, F-10-073, F-11-014, SDP-17-01, F-11-006 & SDP-10-061
- FOR EXISTING PUBLIC WATER AND SEMER SEE CONTRACT Nos. 24-4664-D and 24-4498-D.
- ALL ON-SITE STORM DRAIN SYSTEMS ARE PRIVATE.
- EXISTING UTILITIES ARE BASED ON APPROVED DESIGN PLANS FOR CONSTRUCTION AND FIELD LOCATION BY GUTSCHICK, LITTLE 4 WEBER, P.A.
- THERE ARE NO KNOWN CEMETERIES, GRAVE SITES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY
- 18. THERE IS NO EL CODRI AIN ON THIS SITE (PARCELS B.-SI THRU B.-SO).
- THERE ARE NO WETLANDS ON THIS SITE (PARCELS B-3) THRU B-32).
- 20 AS A COMMERCIAL DEVELOPMENT A MOISE STUDY IS NOT PERILIPED FOR THIS SIDE
- BUILDING AND PARKING SETBACKS ARE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT CRITERIA PER S-06-16.
- . THE RESIDENTIAL LOTS, PARCELS AND EMPLOYMENT IME STRUCTURES DEVELOPED OR PROPOSED ON THE ORIGINAL SOT ACRES TRACT FOR MARIE I AMP FARMS ARE GRAMFATHERED TO THE FORENTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT RESILIATIONS AS DEVELOPED UNDER S-0-11. THE ORGESTS AND SOCKET DAY ROWERS. THE PROPOSED RESIDENTIAL AND EMPLOYMENT USES THAT ARE TO BE DEVELOPED INDER AMENDED CSP. 5-06-16 AND ZB CASE NO. 1039M FOR THE FORWER NEESSEL AND CLIVER PROPERTIES ARE SELECT TO THE AMEDIED FIRST CONCILIENT OF THE SUBDIVISION AND REGULATIONS FIRE CONCILIENT. NO.64-3003 AND THE ZONNO REGULATIONS FIRE CONCILIENT.
- THE TRAFFIC STUDY (APPO) WAS APPROVED AS PART OF SKETCH PLAN 5-06-016.
- 24. FOREST CONSERVATION FOR THIS SITE HAS BEEN PROVIDED UNDER E-08-54.
- 25. ALL BUILDING SHALL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM W/ AN INSIDE METER.
- THE SHARED ACCESS AND PARKING AGREEMENT (INCLIDES DIMPSTERS FOR PRIVATE REPUSE SERVICE) FOR PARCELS 83- 4832 IS RECORDED AT L.TIÐ9 F.353 (SEE SHEET 4 "PARKING ANALYSIS").
- ALL EXTERIOR LIGHT FIXTURES SHALL BE ORIENTED TO DIRECT LIGHT INVARDS AND DOWNMARDS AWAY FROM ALL ADJOINING RESIDENTIAL USE AREAS AND RUBLIC ROADS IN ACCORDANCE WITH SECTION 184 OF THE HOWARD COUNTY ZONING RESIDENTIAL USE
- THE LOADING AND UNLOADING DELIVERIES AND MOVE INS/OUTS CAN ONLY OCCUR OUTSIDE OF NORMAL BUSINESS HOURS OF OPERATION.
- BUILDING Nos, 4 and 10 DO NOT HAVE BASEMENTS.
- THE TOTAL LANDSCAPE SURETY AMOUNT REQUIRED AS PART OF THE GRADING PERMIT APPLICATION IS \$ 9,480,000 (FOR MORE INFORMATION SHEETS 9 & IO).
- - NP-05-02
 ON AUBIST 20, 2004, NP 05-12 WAS GRANTED, ALLOWING THE FOLLOWING:
 1. DEVELOPMENT OR SUBDIVISION IN A CEMETRY (MAYER FROM SECTION 16,1304)
 2. REMOVAL OF HIMAN REMAINS FROM A CEMETRY PRIOR TO DEVELOPMENT (MAYER FROM SECTION 16,1306)
 - IR-0.1122
 MANNER REGREST FROM SECTION 16.16 REQUIREMENT FOR A PRELIMINARY PLAN PRIOR TO THE PLAT APPROVAL, WAS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING UNDER THE CONDITIONS OF NP-07-122(****), WHICH WAS GRANTED ON LINE IR, 2007 SUBJECT TO THE FOLLOWING CONTINUES.
 - (AIVER REGIST) INVOLVED THE CONDITIONS OF MP-07-122(****), MHICH MAS GRANTED ON JINE IN, AVX 1 SALES OF PLANNING MAD ZONIGS MADER IT CONDITIONS
 OF THE NAME AND THE SEC COMMENTS ISSIED FOR THE FINAL PLAN F-07-1493 AND THE REDULINE REMISION OF SOP-05-36.
 2. COMPLANCE MITH THE COMMENTS DATED MIN IF A 2001 FROM DEVELOPMENT BENKERING DIVISION.
 1. ADDED PARCEL C-20 TO PIRPOSE NOTE.
 2. APPROVED BECAUSE IT DOES NOT HAVE AN EFFECT ON STORMHANTER MANAGEMENT, OR AFFO.
 3. THIS PLAN ONLY ALLOYS FOR THE CONSTRUCTION OF AN ADDITION OF A PARKING LOT.

 - NP-08-04

 ON AUSIST 0, 2007, NP-08-04 WAS GRANTED TO MAINE SECTION ISLUIDE(I) WHICH REQUIRES OFEN SPACE LOTS (OPEN SPACE LOTS I THRU 4) TO HAVE A MINIMAM OF AO FIET OF REQUIRED. ONTO A PUBLIC ROAD FOR ACCESS BY FEDESTRIANS AND MAINTENANCE VEHICLES.

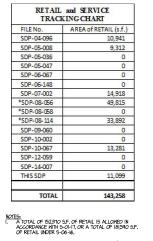
 THE APPROVAL IS SERVED, TO THE FOLK OR WISS CONTINUE WAS EVALL BE INSTALLED AT THE RIBLE OR PRIVATE ROAD PROVINGES TO IDENTIFY FEDESTRIAN AND VEHICULAR ACCESS TO THE SHAP LEVEL FIRST HERE INSTALLED AT THE RIBLE OR PRIVATE ROAD PROVINGES TO IDENTIFY FEDESTRIAN AND VEHICULAR ACCESS TO THE SHAP LOTTED. THRU I 4 AND FOR OPEN SPACE LOTS 2 AND 4 AT THE SHAP ACCESS EASEMENT TO IDENTIFY MAINTENANCE VEHICLE ACCESS TO THE SHAP HACLITIES.

 3. THE MINIMAM PUBLIC ROAD PROVINGES FOR HOA OPEN SPACE LOT 2 SHALL BE INCREASED IN MIDTH FROM THE IF THE PRESENTLY PROPOSED ON THE ACCESS AND THE WHICH HAVE AND ACCESS TO THE SHAP LOTTED TO SHAP LOTTED THE ACCESS AND THE SHAP LOTTED TO SHAP LOTTED TO SHAP LOTTED THE ACCESS AND THE PROVINCE TO SHAP LOTTED THE ACCESS AND THE PROVINCE TO SHAP LOTTED THE ACCESS AND THE PROVINCE TO SHAP LOTTED THE ACCESS TO THE MAINTENANCE AND SHAP ROAD TO THE PROCESSING OF THIS MANUER RECEIPED AS THE PROVINCE TO SHAP RECEIPED TO THE ACCESS TO THE MINIMAM OPEN SHAPE LOTTS I THRU 4 AS SHOWN OF THE PROCESSING OF THIS MANUER REGULATED FOR THE MINIMAM OPEN SHAPE LOTTS I THRU 4 AS SHOWN OF THE PROCESSING OF THIS MANUER REGULATED FOR THE MINIMAM OPEN SHAPE LOTTS I THRU 4 AS SHOWN OF THE PROCESSING OF THIS MANUER REGULATED FOR THE MINIMAM OPEN SHAPE LOTTS I THRU 4 AS SHOWN ON PLANS ARE SUMMITTED FOR THIS PROCESS.

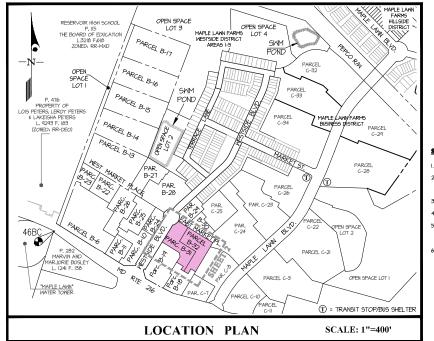
APPROVED PLANNING BOARD OF HOWARD COUNTY APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEM HOWARD COUNTY HEALTH DEPARTMENT APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONIN Date Chief, Division of Land Development Chief, Development Engineering Division

SITE DEVELOPMENT PLAN MAPLE LAWN FARMS **Westside District - Area 1**

Parcels B-31 and B-32 (Buildings No. 9 and No. 10)



- 2 THE WESTSIDE ADEA-I SOUTHWEST CHADDANT (work of Mestside Blvd. and south of Mest Market Place) 15 COMPRISED OF THE THREE SDPs DENOTED WITH AN S.F. (which is the sum of the floor areas for SOP-08-056, SDP-08-058 & SDP-08-114 shown in the
- THE TRACKING CHART MUST BE UPDATED IF TENAN' SPACE CHANGES USE AFFECTING RETAIL SQUARE



SHEET INDEX

- SITE DEVELOPMENT PLAN
 - SITE DETAILS

 - PARKING ANALYSIS / DEMOLITION PLAN / PAVING PLAN - SEDIMENT CONTROL PLAN
- SEDIMENT CONTROL NOTES and DETAILS
- 8- STORM DRAIN DRAINAGE AREA MA
- IO LANDSCAPE PLAN
- II- LANDSCAPE NOTES and DETAILS

SITE ANALYSIS DATA

- 2. GROSS AREA OF PARCEL B-3I = 55,460,735 S.F. or 1,2047 AC.

 B-32 = 51,034,934 S.F. or 1,3043 AC.

 TOTAL: 112,446 S.F. or 2,544 AC.
- 4. PROPOSED USE: RETAIL (BLDG, No. 9) and RESTAURANT on RETAIL (BLDG, No. 10)
- BUILDING COVERAGE (% OF GROSS SITE AREA);
 BUILDING NO. 9. II.099 S.F. or O.25 AC. = 19.5% OF PARCEL B-31 (1.2847); AC.J
 BUILDING NO. 10: 9,159 S.F. or O.21 AC. = 16.3% OF PARCEL B-32 (1.3093); AC.
- . FLOOR AREA RATIO (F.A.R.) CALCULATIONS

	BLDG. #4 (B-3I)
GROSS FLOOR AREA	11,099 S. F. (0.25 AC.)
PARCEL AREA	1.2847± AC.
F.A.R.	0.20
	BLD6. #IO (B-32)
GROSS FLOOR AREA	BLDG. #IO (B-32) 9,159 S. F. (0.21 Ac.)

COMMERCIAL DEVELOPMENT DESIGN CRITERIA PER S-06-16

<u>PARCEL SIZE</u>
NO MINIMUM OR MAXIMUM PARCEL SIZES APPLY IN THE EMPLOYMENT LAND USE AREAS.

- HEIGHT

 MADMUM 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:

 OMMETICAL BUILDINGS SEAT OF THE CORREC OF JUNIS HOPPING ROAD AND MAPLE LAWN BOULEVARD SHALL NOT EXCEED THESE STORIES.

 OMMETICAL BUILDINGS SEAT OF AMPLE LAWN BOULEVARD AT THE FOCAL POINT SHALL NOT EXCEED TOUR STORIES.

 OMMETICAL BUILDINGS IN THE BUSINESS DISTINCT WHICH SO OF SET OF BUSINESS LEVEL FROM WE ROUTE 216 SHALL NOT EXCEED TOUR STORY.

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- 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

EMPLOYMENT USES PERMITTED ONLY WITHIN M-1 ZONNIC DISTRICT SHALL NOT BE PERMITTED. ALL USES PERMITTED AS A MATTER OF RIGHT IN THE POR, B-1 AMO M-1 DISTRICTS, AS PER PETITIONER'S POP DEHIBIT 78, WITHOUT RECEARD TO ANY MUNTATIONS OR RESTRICTIONS ON RETAL OR PERSONAL SERVICE USES OTHERWISE PERMITTED IN SUID DISTRICTS, FAST POOD, CONVENIENCE STORES, COURTER CLUES AND COLF COURSES, MOVE THEATTES, LOSTIMANE THEATERS AND DIMERT THEATERS, PUBLIC UTILITY USES (EXCLUDING STAND-ALONE COMMANICATION TOWERS), GROUP CARE FACILITIES, HOUSING FOR THE LEDERY AND OWN HOOLOPPED PERSONS, NIENSKICH MORES AND SHELTERED HOUSING. PARCEL A-2 VAY CONTAIN LIVE-NORK UNITS AS DEFINED IN THE OTHER RESIDENTIAL (OR) SECTION. ACCESSORY STRUCTURES AND ACCESSORY USES ARE ALSO PERMITTED.

THE FOLLOWING ADDITIONAL USES NOT REFERRED TO OR INCLUDED IN THE ABOVE USES, WHICH ARE ALLOWED BY SPECIAL EXCEPTION IN THE POR, B-1 AND W-1 DISTRICTS, WILL BE PERMITTED AS A WATTER OF RIGHT IN THE EMPLOYMENT LAND USE AREAS, AND ARE SPECIFICALLY APPROVED BY THE PLANING DORADO IN THIS AMENDED COMPREHENSIVE SWETCH PLAN, PROVIDED, HOWEVER, THAT QUARRIES, TEMPORARY WRECKED VEHICLE STORACE AND YARD MASTE SYALL NOT SE ALLOWED:

• PUBLIC SCHOOL BUILDINGS-TEMPORARY CONVERSION TO OTHER USES

• PUBLIC SCHOOL BUILDINGS-TEMPORARY CONVERSION TO OTHER USES

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 PUBLIC UTILITY USES, LIMITED TO THE FOLLOWING: UTILITY SUBSTATIONS, ABOVE GROUND PIPELINES, PUMPING STATIONS, TELEPHONE STATIONS, AND TELEPHONE SCHAMICES, BUT NO STAND—ALONE COMMERCIAL COMMUNICATIONS TOWERS.

- THE FOLLOWING USE RESTRICTIONS ALSO APPLY:

 **NO MORE THAN 13% OF THE TOTAL IMPROVIDENT LAND USE AREA MAY BE DEVOTED TO WAREHOUSE AND LIGHT MANUFACTURING USES.

 **A MAXIMUM OF DIRE GASCUME SERVICE STATION IS PERMITTED.

 **A MAXIMUM OF DIRE GASCUME STRUCE STATION IS PERMITTED. THE OSCIUME SERVICE STATION MAY INCLUDE A CAR WASH, CAR REPAIR FACILITIES, AND OFFICE OFFICE STRUCE STATION MAY INCLUDE A CAR WASH, CAR REPAIR FACILITIES, AND OFFICE STRUCE STATION STATISTICS STATISTICS.

 **NO SINCE FETAL CENTER SHALL CONTAN MAY IN 150,000 SQUARE FEET OF CROSS FLOOR AREA DESIGNATION FOR USES BY RETALL ADDITION BY MAY INCLUDE SERVIL STORES, SPECIAL STATISTICS.

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<u>COVERAGE</u>
NO COVERAGE REQUIREMENT IS IMPOSED IN EMPLOYMENT LAND USE AREAS.

FLOOR AREA RATIO (FAR). OVERALL LIMIT IS 0.35 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, FOLKOG GAPHS HOPRINS ROAD OR ROUTE 216

 10' FROM THE RIGHT-OF-MAY OF MAPIE LAWN BOULEVARD

 NO SETBACK, SEQUENED FROM THE RIGHT-OF-MAY OF MAY INTERNAL PUBLIC OR PRIVATE ROADS OTHER THAN FOR MAPIE LAWN BOULEVARD AS
- NOTED ABOVE.

 10' FROM ANY OTHER PROPERTY LINE

- PARKING SCENACIOS

 1 57 D'PUBLIC RICHI-OT-MAY OF MAPLE LAIM BOULEVARD (EXCEPT FOR PARALLEL PARKING ADJACENT TO ROADWAY)

 1 10 10 ANY OTHER PROPERTY OR BOUNDARY USE (EXCEPT FOR PARALLEL PARKING ADJACENT TO ROADWAY, OR INFERE A PARCEL LINE LIES WITHIN A USE-IN-COMMON PARKING AREA SERVING MULTIFLE PARCEL PARKING ADJACENT TO ROADWAY, OR INFERE A PARCEL LINE LIES WITHIN A USE-IN-COMMON PARKING AREA SERVING MULTIFLE PARCEL PARKING ADJACENT TO ROADWAY, OR INFERE A PARCEL LINE LIES WITHIN A USE-IN-COMMON PARKING AREA SERVING MULTIFLE PARCEL PARKING ADJACENT TO ROADWAY, OR INFERE A PARCEL LINE LIES WITHIN A USE-IN-COMMON PARKING AREA SERVING MULTIFLE PARKING ADJACENT TO ROADWAY, OR INFERE A PARCEL LINE LIES WITHIN A USE-IN-COMMON PARKING ADJACENT TO ROADWAY.

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

EXCEPT FOR THE FOLLOWING, SECTION 128.A.1 APPLIES:
A. BAY WINDOWS, EAVES, FRENCH BALCONIES, PORTICOS, CORNICES, AWNINGS, SIGNS, AND SIMILAR ARCHITECTURAL ELEMENTS MAY ENCROACH FULLY INTO ANY

- SCIENCY.

 B. ARCAGES MAY ENCROACH INTO ANY SCIENCK TO WITHIN 1' OF THE PROPERTY LINE. WHERE SUCH ARCAGES ARE PROPOSED, THE FRONT FAÇADE MAY ALION, VERTICALLY, WITH THE FRONT OF THE ARCAGE, THEREBY REDUCING THE REQUIRED FRONT SCHROMAY, AN ARCAGE IS AN ARCHOE BUILDING, OR PORTION OF A BUILDING, OR GLULLEY OFTEN COVERED WITH A ROOT STRUCTURE OR BUILDING SUPPORTIED BY A SERIES OF ARCHOES AND/OR COLLINIS ON PERS
- A MINIMUM OF 3.3 PARKING SPACES SHALL BE PROVIDED FOR EACH 1,000 SOURCE FEET OF NET LEASABLE AREA DEVOTED TO COMMERCIAL RETAIL SALES USES AND DEVELOPMENT USES.

 NO PARKING REQUIREMENT IS IMPOSED UPON ANY RESTAURANT, COFFEE SHOP OR SIMILAR FACULTY CONSTRUCTED WITHIN BUILDINGS WHICH PRIMARILY SERVES THANTS IN DEPOTORS TO SOUR BUILDINGS, OR INDIFFERENCE OF STANDARD SHALL BE PROVIDED FOR EACH REDUCED WITHIN SALES PROVIDED FOR EACH REDUCED WITHIN SALES PROVIDED FOR EACH REDUCED WITHIN SALES PROVIDED FOR EACH REDUCED FOR EACH REPUCED - Annimum of five parking spaces shall be provided for each 1,000 square feet of net leasable area devoted to commercial retail sales uses.

 b. A minimum of 3.3 parking spaces shall be provided for each 1,000 square feet of net leasable area that is devoted to office or research

- 'FLEX' SPACE (INDUSTRIAL/OFFICE) OTHER INDUSTRIAL

RECREATIONAL USES:

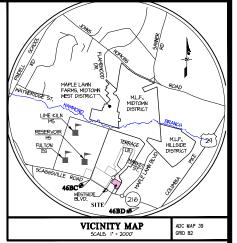
| HEALTH CLUB | 10.0 SPACES PER 1,000 SQUARE FEET OF NET LEASABLE AREA | 10.0 SPACES PER SECIEN PERSONS PERMITTED IN THE POOL AT ONE TIME BY THE DEPT. OF HEALTH TENNIS COURT | 2.0 SPACES PER COURT |

"NET LEASEABLE AREA" IS DEFINED AS 90% OF THE GROSS FLOOR AREA (AFTER DEDUCTING ANY FLOORS DEVOTED TO STORAGE AND COMMON USES), UNLESS A MODE PRECOSE VALUE IS DETERMINED BY REDUCING THE GROSS FLOOR AREA BY AREAS DEVOTED TO PARKING, VEHICULAR DIRECULATION, CHIEDE BULDING STORAGE AREAS, EQUIPMENT AND MECHANICAL BOOKS/AREAS, LOORER AND SHOWER FACULTES, DITRIANCE FORTES/ARTIA, AND SMULAR AREAS.

REQUIRED MINIMUM PARKING FOR ALL SUCH COMMERCIAL AND EMPLOYMENT USES SHALL BE MET OFF-STREET. ADDITIONAL PARKING MAY BE ACCOMMODATED ON-STREET IN PARALLEL PARKING WITHIN FUBLIC KOAD RIGHTS-OF-WAY, PARALLEL SPACES LOCATED ON PARED AREAS ADJACENT TO PUBLICLY MAINTAINED ROADWAYS OR DREINED LOCACHALLY PARED AREAS ADJACENT TO PUBLICLY MAINTAINED ROADWAYS OR DREINED LOCACHALLY FOR THE PUBLIC RIV.

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

HOWARD COUNTY CONTROL



DPZ File Numbers	MLF District	Parcel Area (ac. /s.f.)		Gross Floor Area(s.f.)	F.A.R.	
SDP-04-44 (Office Bldg-1)	Business	4.40	191,550	98,945	0.49	
SDP-04-96 (Retail Bldg-1 and Bank)	Business	3.17	137,933	24,088	0.17	
SDP-05-08 (Retail Bidg-2 and Gas Station)	Business	3.20	139,520	22,218	0.16	
SDP-05-36 (Office Bldg-2, Par. C-24)	Business	3.99	173,818	98,945	0.54	
SDP-05-47 (Office Bldg-3, Par. C-21 and Bank, Par. C-22)	Business	5.58	243,230	123,740	0.51	
SDP-06-67 (Office Bldg-4, Par. C-23)	Business	3.49	152,117	100,288	0.66	
SDP-06-148 (Medical and Office Buildings)	Midtown	8.54	371,950	134,759	0.36	
SDP-07-02 (Bank, School, Retail & Restaurant)	Midtown	7.36	320,659	47,133	0.15	
SDP-08-56 (Harris Teeter Grocery Store, Par. 86)	Westside	4.24	184,615	49,815	0.27	
SDP-08-058 (Bank, Parcel B-11)	Westside	0.80	34,895	4,454	0.13	
SDP-08-114 (Parcels B-7 thru B-10 and B-22 & B-26)	Westside	6.51	283,685	58,574	0.21	
SDP-09-060 (Parcels B-13 thru B-17)	Westside	17.06	743,157	210,100	0.28	
SDP-10-002 (Office Bldg-2A, Par. C-25)	Business	1.54	66,954	34,375	0.51	
SDP-10-067 (Bidg-7 & Bidg-8)	Westside	2.81	122,406	17,192	0.14	
SDP-12-059 (Office-6, Parcel C-28)	Business	6.00	261,261	139,421	0.53	
SDP-14-007 (Office-8, Parcel C-29)	Business	5.73	249,400	130,629	0.52	
SDP-16-011 (Office Bldg-10, Parcel C-22)	Business	4.35	189,537	104,412	0.55	
SDP-16-048 (Office-9, Parcel C-33)	Business	3.97	172,926	102,263	0.59	
SDP-16-007 (Hotel Bidg-14 & Office Bidg-15)	Westside	3.63	158,063	108,675	0.69	
SDP-17-011 (Bldg-12a & Bldg-12b)	Westside	1.55	67,385	12,026	0.18	
SDP-17-026 (Bidg-9 & Bidg-10)	Westside	2.59	112,996	20,258	0.18	
Employment Area Recorded as Road R/W		13.28	578,314	0	0.00	
Running Sub-total		113.79	4,956,371	1,632,310	0.33	
Total Area Allowed to be Recorded as Employment		122.00		1,860,012	0.35	
TOTAL REMAINING EMPLOYMENT AREA (acres)		8.21				

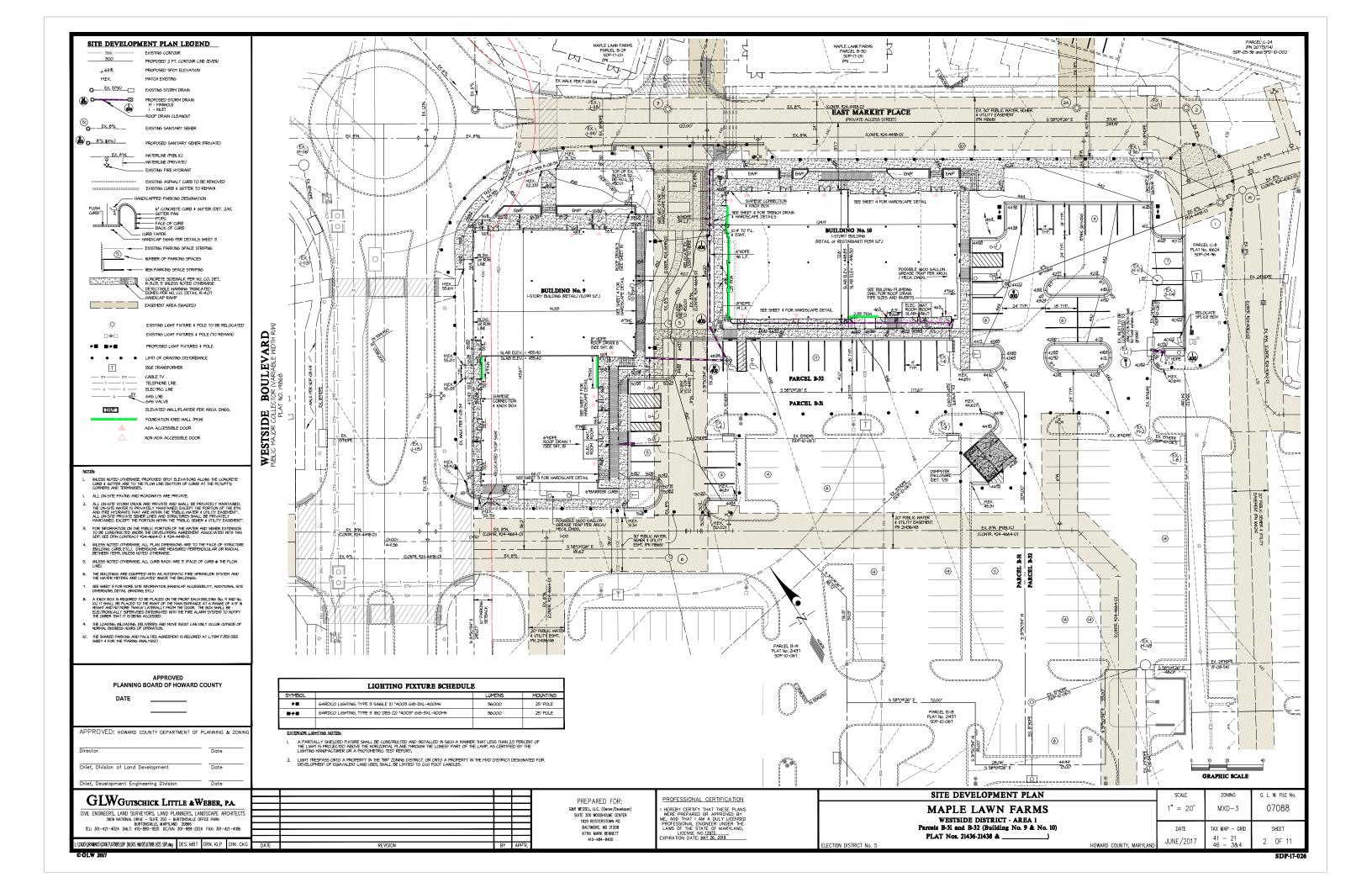
THE MAXIMUM TOTAL FLOOR AREA PERMITTED PER 5-06-16 15 1,860,012 S.F. (0.35 FAR) WHICH IS 35% OF 122.0 ACRES.

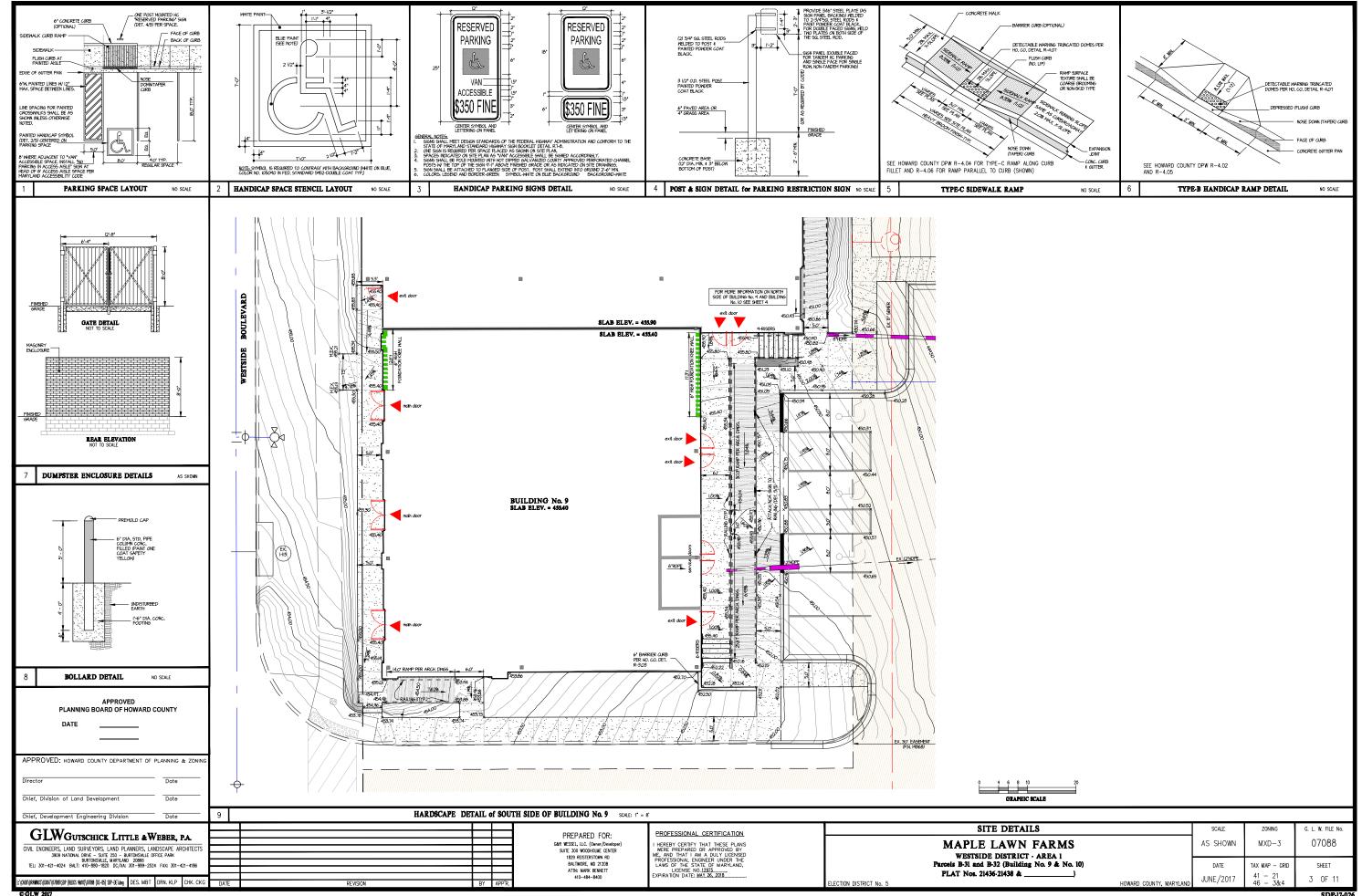
NOTE: SEE SHEET 5 FOR PARKING TABULATION / ANALYSIS DETAIL

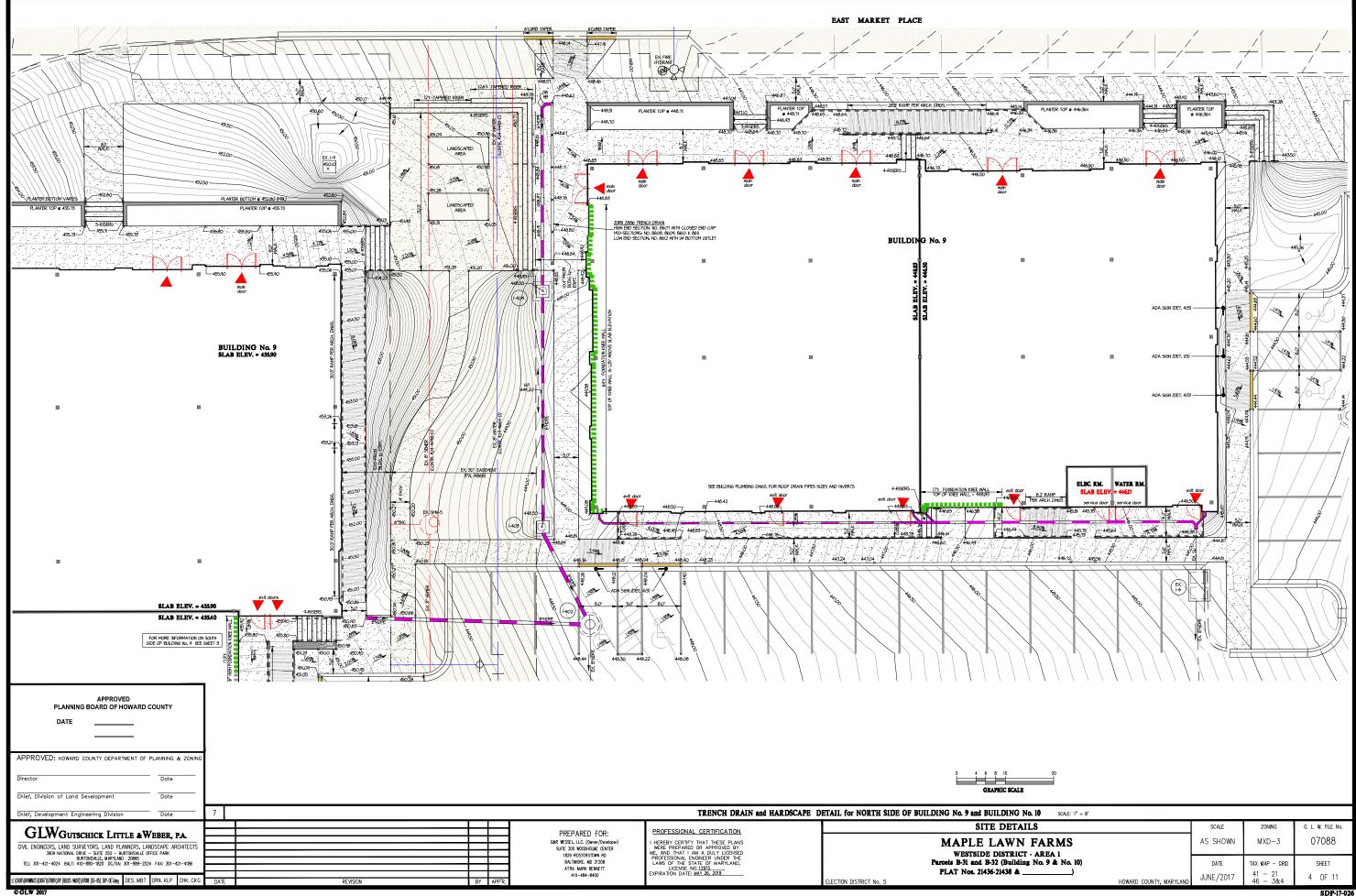
ADDRESS and PERMIT INFORMATION CHART						
BUILDING ADDRESS:	BUILDING No.	(PARCEL B-31)	8175	WESTSIDE BOULEVAR	D	
	BUILDING No. I	O (PARCEL B-32)	OITII	EAST MARKET PLAC	E	
SUBDIVISION NAME: MAPLE LAWN FARMS		SECTION/ARE WESTSIDE DISTR			PARCEL5 B-3I & B-32	
PLAT Nos. 21436-21438 & F-17-014	ZONE MXD-3	TAX MAP 46	BLOCK 3 & 4	ELEC. DIST. 5	CENSUS TRACT 6051.02	
WATER CODE: E2I		SEWER CODE 1645000	1			

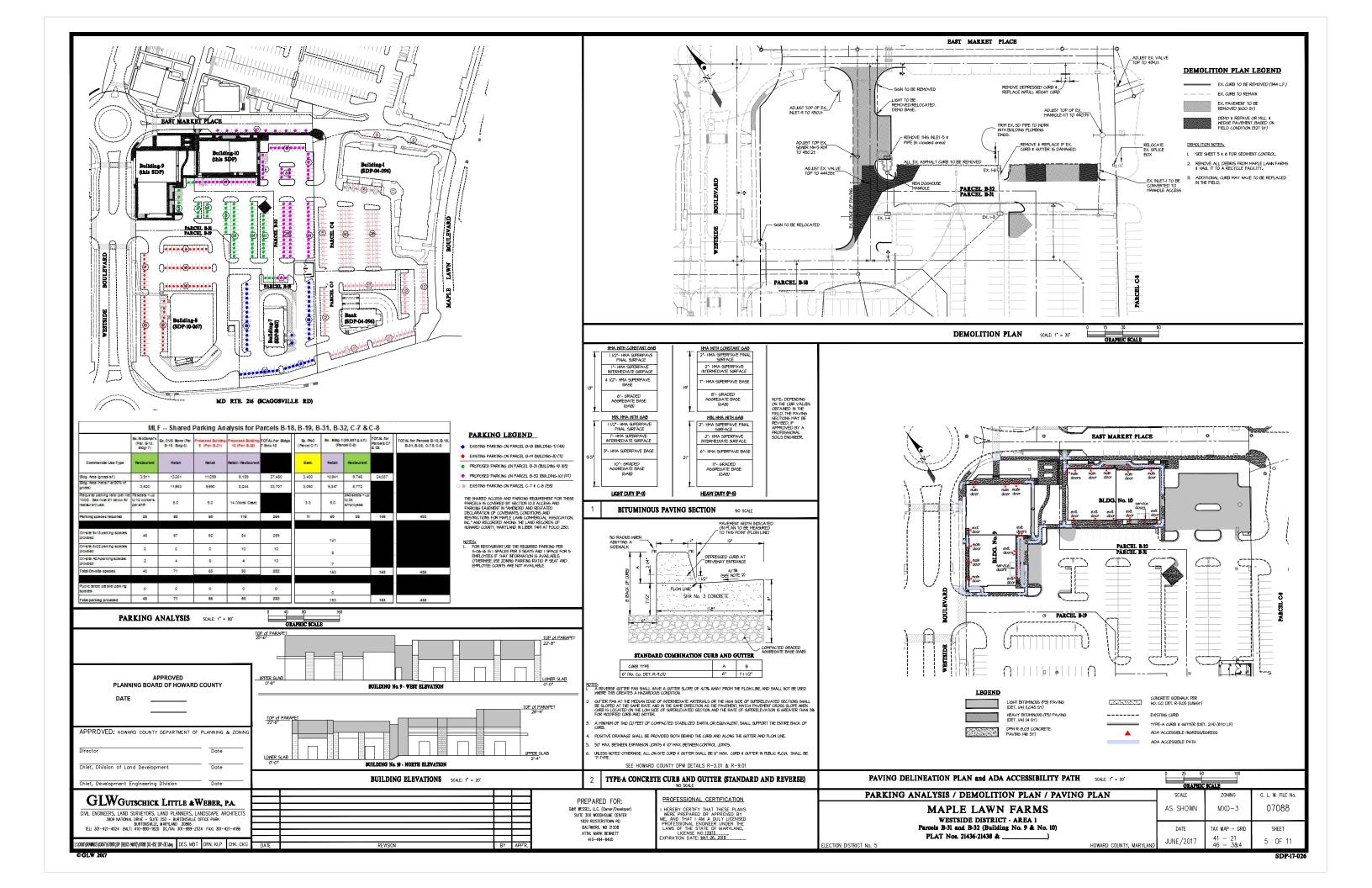
COVER SHEET GLWGUTSCHICK LITTLE &WEBER, PA PROFESSIONAL CERTIFICATION PREPARED FOR-I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975. EXPIRATION DATE: WAY 26, 2018 MAPLE LAWN FARMS G&R WESSEL, LLC. (Owner/Develope SUITE 300 WOODHOLME CENTER CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS LANDSCAPE ARCHITECT IVIL ENGINEERS, LAND SURVETURS, LAND PLANNERS, LANDSCAPE ARCHITEC 3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20866 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186 WESTSIDE DISTRICT - AREA 1 1829 REISTERSTOWN RD BALTIMORE, MD 21208 Parcels B-31 and B-32 (Building No. 9 & No. 10) PLAT Nos. 21436-21438 & ___ L:\CADD\DRANNGS\03067\D7088\SDP (BLDGS 9460)\07088 (01) CS.4mg DES. MBT DRN. KLP CHK. CKG ECTION DISTRICT No. 5

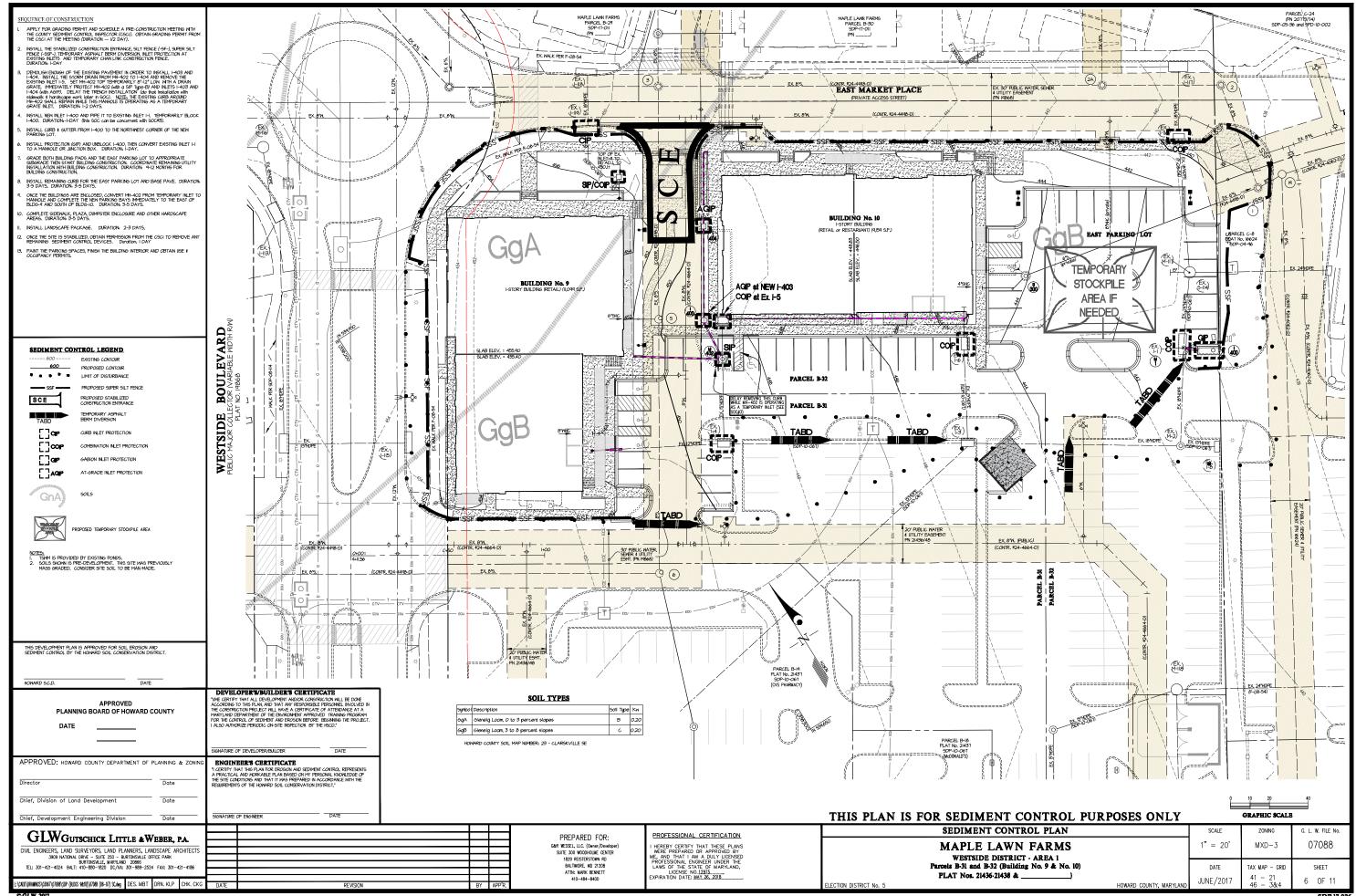
SCALE G. L. W. FILE No AS SHOWN MXD = 307088 TAX MAP - GRI JUNE/2017 OF 11 HOWARD COUNTY, MARYLAND











B-4-2 STANDARD AND SPECIFICATIONS FOR SOIL B-4-3 STANDARDS AND SPECIFICATIONS FOR SEEDING and MULCHING DEFINITION SEDIMENT CONTROL NOTES PECAMENT LANTERU. NOTES PRE-CONSTRUCTION NETING WIST OCCUR WITH THE HOWARD COUNTY DEPARTMENT OF FURLIC WORKS, CONSTRUCTION INSPECTION DUSSON (CD). 10-31-165 APER THE FUTURE LOW AND PORTIETED AREAS ARE MAKED OLARI VAI THE FELLO, A MINIMAL OF 48 HOUR NOTICE TO DD MOST BE GIVEN AT THE CONSTRUCTION OF THE NISTULATION OF PERMITTER PROSON AND SEDIMENT DOUBLINGS, BUT BEFORE PROCEEDING WITH ANY OTHER C. PROR TO THE START OF ANOTHER PHASE OF CONSTRUCTION OR OPENING OF ANOTHER FRANCISC AND ANOTHER PHASE OF CONSTRUCTION OR OPENING OF ANOTHER FRANCISC AND ANOTHER PHASE OF CONSTRUCTION OR OPENING OF ANOTHER FRANCISC AND ANOTHER PHASE OF CONSTRUCTION OR OPENING OF ANOTHER FRANCISC AND ANOTHER PHASE OF CONSTRUCTION OR OPENING OF ANOTHER FRANCISC AND ANOTHER PHASE OF CONSTRUCTION OR OPENING OF ANOTHER FRANCISC AND ANOTHER PHASE OF CONSTRUCTION OR OPENING OF ANOTHER FRANCISC AND ANOTHER PHASE OF CONSTRUCTION OR OPENING OF ANOTHER PRADICISC. ANCE 50 FT MIN. DEFINITION SO FT BILL DEFINITION DEFINITION 10 FT MAX THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER. TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS. THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION. MOUNT WAS THE WAY OF THE PARTY TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION. 000 PURPOSE PURPOSE MIN & IN DE 2 TO 3 IN A MODRECATE OVER LENGTH TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOLS. NONTIONS WHERE PRACTICE APPLIES EXPOSED SOLS WHERE GROUND COVER IS NEEDED FOR PERIOD OF 6 MONTHS OR LESS. FOR LONGER DURATION OF TIME, PERMANENT STABILIZATION PRACTICES ARE REQUIRED. TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. PROFILE 50 FT WN. LENGTH TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS. CONDITIONS WHERE PRACTICE APPLIES CONDITIONS WHERE PRACTICE APPLIES L GALVANIZED CHAIN LINK FENCE WITH PLAN.MER 1 2% N DIAMETER — GALVANIZED STIEL OR ALUMINUM POSTS CONDITIONS WHERE PRACTICE APPLIES TO THE SURFACE OF ALL PERIMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING. ELEVATION CRITERIA EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE. SELECT ONE OR MORE OF THE SPECIES OR SEED WIXTURES USED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM PRIDRE B.3), AND DIFFER THEM IN THE THEMPORAY SERIOR SHAMARY BROWN AGOS WITH APPLICATION PRATE, SERIOM CATES AND SEEDING DEPTHS. F THIS SHAMARY IS NOT PUT ON THE PLAN AND COMPLETED, THEN TRABLE B.1 FURL SERVILLER AND ALICE APPLIAN THE PLAN FOR SITS HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED PARTS BY THE TESTING ACROSS SOIL THE SPECIAL SHOWS SOIL THE STAND ACROSS SOIL THE SET SHOWS SOIL THE SET SHOWS SOIL THE STAND ACROSS SOIL THE SET SHOWS SOIL THE SET CHAIN LINK PENCING-NOVEN BUT PILM GEOTEXTILE PLOW COMPONITION AND COMPONITION AND COMPONITION AND COMPONITION AND . SOIL PREPARATION CRITERIA TEMPORARY STABILIZATION SEEDING ALL KEETAINE AND STRICTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE a. SECIBED PREPARATION CONSISTS OF LOGSENING SOIL TO A DEPTH OF 3 TO, 5 INCHES BY MEANS OF SUITABLE AGROLUBAL OF CONSTRUCTION COMPANY, SOIL AS DISCHARGENO OF CONSTRUCTION CONTINUES AND ARROWS OF CONSIDER. IT MAY NOT BE ROLLING OF DEADERS DOWN BUT LETT IN THE ROLLING CONSIDER. IT MAY NOT BE ROLLING OF DEADERS OF THE PROCESS STORY OF LATTER ARE TO BE TRANCED WITH RIDGES RUNNING FARALLEL TO BE A PROCESSED AND ARE PROCESSED AS TO SUITABLE AND ARROWS OF THE SUITABLE AND ARROWS OF THE SUITABLE AND ARROWS OF THE SUITABLE AND ARROWS OF SOIL BY DISKING OR OTHER SUITABLE MAY. COBERAL USE © SELECT ONE OR MORE OF THE SPECIES OR MIXTURES USIED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FROME B.3) AND BASED ON THE SHE CONDITION OR PLAPEDE TOWN ON TABLE B.2. DITER SELECTED MIXTURES), APPLICATION RATES, AND SECIENCE DATES IN THE PERMANANT SELECTION SAMPLE AND ADDITIONAL PLANTING SECONDATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELES, STREAD BROKE, OR DATES OF ONE SPECIAL PROPERS SUCH AS MUSICAL FOR ASSENTED TEATHERY MAY BE FOUND IN USAN-HORS TECHNICAL FIELD OFFICE CIDICS, SECTION 342— CRITICAL RATE PLANTING. EVEN SITES HARDNE DISTURDE EXTRICATED STREAM SHOW THE RATES FOR SITES HARDNE DISTURDE EXTRICATED STREAM SHOW THE RATES FOR SITES HARDNE DISTURDED. EXTRICATED STREAM SHOW THE STREAM SHOW THE RATES FOR SITES HARDNE DISTURDED. EXTRICATED STREAM SHOW THE STREAM SHOW THE FAILS FOR SHOWS RETURNED FOR MIXTURE STREAM SHOW THE RATES FOR SHOWS RETURNED. FOR SHOWS RETURNED FOR MIXTURE STREAM SHOW THE RATES FOR SHOWS RETURNED FOR MIXTURE STREAM SHOW THE RATES FOR SHOWS RETURNED FOR MIXTURE STREAM SHOW THE RATES FOR SHOWS RETURNED FOR MIXTURE STREAM SHOW THE RATES FOR SHOWS RETURNED FOR MIXTURE STREAM SHOW THE RATES FOR SHOWS RETURNED FOR MIXTURE STREAM SHOW THE RATES FOR SHOWS RETURNED FOR MIXTURE SHOW THE STREAM SHOW THE RATES FOR SHOWS RETURNED FOR MIXTURE SHOW THE STREAM SHOW THE RATES FOR SHOWS RETURNED FOR MIXTURE SHOW THE STREAM SHOW THE RATES FOR SHOWS RETURNED FOR MIXTURE SHOW THE STREAM SHOW THE S SPECIFICATIONS a. ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. ALL SEED MUST BE SEED TO RE-TEXTING BY A RECORDARYD SEED AND ALL SEED MUST BE SEED TO RE-TEXTING BY A RECORDARYD SEED MOST BY A RECORD BY A RESPECTABLE OF THE ARRIVAL OF MAY PROFILE REFER TO TABLE BY A RECORDANCE OF SEED ASS MUST BE AVAILABLE DOWN ROUSEST TO THE ASSECTION TO SEED, SEED TASS MUST BE AVAILABLE DOWN ROUSEST TO THE ASSECTION TO SEET THE OF SEED AND PLACE STABLUZED CONSTRUCTION ENTRANCE IN ACCOMMANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LEAGHT OF THE SEC. USE MARRIAN LEAGHT OF SET (NO PEXT FOR SMALL SECREDUCE LOT). USE MANAGEM BOTH OF TO FEET. FLAME SEC TO FREET MINISTER AND THE SECTION PRODUCT OF PROVISE AN AUTHOR AND THE NOTIFIC THE OF THE PROPERTY OF THE PROPERTY OF THE POSTS AT MINISTRAL THROUGHTS AND THE POSTS AT MINISTRAL OF 38 INCHES INTO THE OFFICE AND THE POSTS AT MINISTRAL OF 38 INCHES INTO THE OFFICE AND THE POSTS AT MINISTRAL OF 38 INCHES , MAY, ALL SURFACE WATER FLOWING TO OR DIVIDITED TOWARD THE SEE SINGER THE DATEANCE, MARKETHING PROSTRET CHARMACE, PROTECT PIPE STATILLED THROUGH THE SEE WITH A BOARDAMACE STATILLED THROUGH THE SEE WITH A BOARDAMACE OF THE OWNER THROUGH THE PROTECT PIPE OWNER THROUGH THE SEE STATILLED THROUGH INTO THE ORGUNE. FASTEN 9 GAUGE OR HEAVER GALVANIZED DHAN LINK FENCE (2% INCH MAXMEM OPENING) 42 HOLTES IN HEIGHT SEIGLIFELY TO THE FENCE POSTS WITH MINE TIES OF HIG RINGS. FASTEN WOVEN BUT FILM GEOTECTILE AS EMECRED IN SECTION H-1 MATERIALS, SECURELY TO THE UPSLOPE SEC OF DIMM LINK FENCE WITH THE SPACED EMERY 24 NOVIES AT THE TOP AND WE SECTION, LINKED OFFICETIC AND CHAIN LINK FENCE A MANUAL OF 8 HOUSES WITH THE GROUND, FOLLOWING INITIAL SOL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEUPORARY STABILIZATION IS REQUIRED WITHIN THREE (3) CALENDAR DAYS TO THE SURFACE OF ALL PERMETER CONTROLS, DIKES, SWALES, DICHES, PERMETER, SONES, AND ALL SLOPES, STEPPER THAN 3 HORIZONTAL TO 1 1. COMERCY BROWN ON AN UNIFORMATED, CONTINUOUS GROUP, 2. EXPLAIL, BROWN DO CONTRIVEN TO CROSS ECTIONS INDUSIONS OF A UNIFORM AT SHEET, 3. PROVIDED COULTET PROTECTION AS REQUIRED ON PLAN. 4. COMPACT ASSIVAL'S BROWN. 5. EREARS DEAGLED ASSIVAL'S, RELOVE ACCUMALATED SIDMENT AND SERVES. 1. PROVINCE OF THE STATE OF THE ST : RAIL. ALONE MAY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES THE GROUND IS FROZEN. THE APPROPRIATE SEEDING MIXTURE MUST BE PERMANENT STABILIZATION WHERE ENDS OF THE OCCUPANTLE COME TOGETHER, THE ENDS SHALL BE OVER OF THE MODIFICATION OF THE PLACE CRISHED AGGREGATE (2 TO 3 NOVES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (NE DIEDO BOTH DIES OF THE SUPER SILTENIES A WINNERM OF FIVE HORIZONTAL FEET UPS OFE AT AS DESIRED TO HER WANT FORCE ALLIGNMENT TO PREVENT MUNICIPY HISM CONS ARGUND THE DIES OF THE SUPER SILTENIES. a. A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE, THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE: PRECED MIXTURE: 80 SEED MIXTURE: SPECUES RATE (6)/6c.) DATES DATES OPPINS LIME RATE (10-10-10) LIME RATE VERTICAL (3:1): AND SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED AREAS ON THE PROJECT SITE EXCEPT FOR THOSE AREAS UNDER ACTIVE PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/DIFFORCEMENT AUTHORITY SHOWING THE GEOFETITLE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS. I. SOIL PH BETWEEN 6.0 AND 7.0. REMOVE ACCUMILATED SECREDIT AND DESIRES WITH SULESS DEVELOP IN FENCE OR WITH SECREDIT REACHES 158 OF FINES HEIGHT, REPLACE GEORETILE F TORM, F LABORATINES COLURS, RENETALL CHAN LINK FENCING AND GEOTEXTILE. II. SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM). ALL ISCURRED AREAS MUST BE STABLUZD WITHIN THE TIME PERIOD SPECIFIED AREAS MUST BE STABLUZD WITHIN THE TIME PERIOD SPECIFIED AREAS MUST BE ASSOCIATED AND ASSOCIATION OF THE STABLUZD AREAS MUST BE ASSOCIATED AND MUST BE ASSOCIATED BETWEEN THE FULL MOS SPRING SECOND GASTS FIRE ASSOCIATED AND ASSOCIATED AND MUST BE REPORTED WITH AND ASSOCIATED AND MUST BE REPORTED WITH ADDRESS STABLUS CONCENTRATED FLOW, SIZEP SLOPE, AND MUST L'EXCENDED AND ASSOCIATED AND MUST BE ASSOCIATED AND MUS III. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENQUÉH FINE GRAINED MATERIAL (CREATER THAN 30 PERCENT SILT PIUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MOCIETATE AMOUNT OF MOISTURE. AN EXCEPTION: IF LOVEGRASS WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PIUS CLAY) WOULD BE ACCEPTABLE. WHITNED EMPANDED AND INCORDINGER FOR SOIL DESIGN AND SERVICE CONTROL. LAK SERVICED STREAMS OF SERVICE STREAMS OF SERVICE CONTROL. WHITNED STREAMS OF SERVICE STREAM a. Areas where turfgrass may be desired include lawns, parks, playgrounds, and commercial sites which will receive a medium to high level of maintenance. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES USTED BELOW BASED ON THE SITE CONDITIONS OR PUMPOSE. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN. DETAIL E-9-6 COMBINATION INLET PROTECTION STANDARD STANDARD DETAIL E-9-6 COMBINATION INLET PROTECTION STANDARD SHAREC. DETAIL E-9-7 GABION INLET PROTECTION IV. SOIL CONTAINS 1.5 PERCENT MINIMUM DRGANIC MATTER BY WEIGHT. MANDRAIN DRAINAGE AREA - X ACPE V SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION O BRY SEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS. AN EXPERIENCE SERVICE SE B-4-8 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA 2 FT MN, LENGTH-APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS. KENTIOUY BULEGAYS. FLU. SUN MUTBLE. FER MES IN AREAS THAT RECOVE MITELSKIE MANACHENT, REGISTRON MEDIURED IN THE AREAS OF CENTRAL MATPLAND STEDIOL RATE. 1.5, TO 2.0 POUNDED SET 1000 SQUARE FEET. LOPIOUS A MANIMAL OF THERE KENTIOUY BULEGAYS. GULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MUTULE BY WIGHT. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE, AND ARE TO BE MAINTAINED IN DEPRATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN ORTAINED FROM THE CID. . Graded areas must be maintained in a true and even grade as specified on the approved plan, then scarified or otherwise loosened to a depth of 3 to 5 inches. ATTACH A CONTINUOUS PECC. OF \$ NEW GALVANIZED HARDWARE CLOTH WITH A MINIMAM MOTH OF 30 NOVES AND A MINIMAM LEWCTH OF 4 FEET LONGER THAN THE THROAT OPENING, TO THE 204 A MOUND OR PILE OF SOIL PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SEDIMENT CONTROL MEASURES SITE ANALYSIS: WERE, EXTENDING 2 PECT BEYOND THROAT ON BOATS SEE. RUACE A CONTINUOUS PIECE OF NONROVEN GOTESTILE THE SAME DIRENSONS AS THE HANDWARE OLDIN OVER THE HANDWARE OLDIN AND SCOURCE ATTACH IT TO THE WER. I. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST. TOTAL AREA OF SITE : 2.594± AC. AREA DISTURBED : 1.64± AC. AREA TO BE ROOFED OR PAVED : 1.29± AC. AREA TO BE VEGETATIVELY STABILIZED : 0.35± AC. PURPOSE. TO PROVIDE A DESIGNATED LOCATION FOR THE TEMPORARY STORAGE OF SOIL THAT CONTROLS THE POTENTIAL FOR EROSION, SEDIMENTATION, AND CHANGES TO DRAINAGE PATTERNS. DRILL OF CLIPPACE SEDIOR, MECHANIZED SEDERS THAT APPLY AND COVER SEED WITH SQL. CULTIPACHING SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A FASHON AS TO PROVIDE AT LEAST 1/4 MOY OF SQL COVERNOR, SEEDERD MASTER EPHONE. APPLY SEED IN TWO INTECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN TACH DIRECTIONS. KENTUCKY BLUEGRASS/PERENNIAL RYE: FULL SUN MIXTURE: FOR USE IN FULL SUN AREAS WHERE RAPID ESTABLISHMENT IS NECESSARY AND WHEN TURF WILL RECEIVE MEDIUM TO INTENSIVE WANAGEMENT, DERRIPED PERPENNIAL RYEGRASS HALL THE 204 MER TO THE TOP OF A 9 INCH LONG VERTICAL SPACER TO BE LOCATED BETWEEN EMISSION AND MEMORITY SITTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEMORITY AND FAMORITY OF SOUTH HE SURFACE, REDVIVE LARGE GUBLETS LIKE STOKES AND BRANDESS, AND READY HE AREA FOR SEED APPLICATION, LOOSEN SHAPEZ, SOIL BY THE COLORITIONS OF THE SURFACE OF SOIL BY THE SURFACE OF PLACE THE ASSESSIV ABANST THE INLET THROAT AND MAL TO DAY ANCHORS (STRAIGH 2 FOOT LEMBRAS OF 244 SICH TO THE TOP OF THE WERK AT THACK LOCATIONS), EXTEND 234 ANCHORS ADDRESS THE NEXT TOP AND HOLD OF PLACE SY MANGRASS OF OTHER SPRONGS ANCHORS AND PATIENTS. CONDITIONS WHERE PRACTICE APPLIES STOCKPILE AREAS ARE UTILIZED WHEN IT IS NECESSARY TO SALVAGE AND STORE SOL FOR LATER LISE. MEDIUM 10 INTENSIVE MANAGEMENT. LERTHELD PERCHANDA REGIGASS. CULTIVARS/CERTIFIED KENTUCKY BLUGGASS SEEDING RATE: 2 POUNDS MIXTURE PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUGGASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT. : 1,000± CY* : 1,000± CY* : 1,000± CY* : NONE * FOR ESTIMATING PURPOSES ONLY. CONTRACTOR TO VERIFY ACTUAL VALUES. TOTAL CUT YOM THE & NOT HARDWARE CLOTH AND THE OCOTOCILE TO THE CONDUCTE OUTTIER AND AGAINST THE FASE CARE TO THE OURS ON HOTE SERVEY, FASE CLEAR IS TO IS NOT NOTICE OF EDWINALDYS SERVEJUD CONCESTE OURS THE MARRIAGE CLOTH AND GEOTECHES IN SUCH A MANNER TO PROVIDE MATTER PROVIDE ONTHINGS THE MALEST MAKES TO PROVIDE MATTER PROVIDE ONTHINGS THE MALEST MAKES MAKES TO PROVIDE MATTER PROVIDE ONTHINGS THE MALEST MAKES MAKES TO PROVIDE MATTER PROVIDE MALEST MAKES MAKES MAKES TO PROVIDE MATTER PROVIDE MAKES MAKE III. TALL FESCUE/KENTUDKY BLUEGRASS: FULL SUM WIXTURE: FOR USE IN DROUGHT PRODE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MANAGEMENT IN FUL SIN TO MEDIUM SHADE. RECOMMENDED WIXTURE INCLUDES; CERTIFIED TALL FESCUE CULTURAS 95 TO 100 PERCINIT, CERTIFIE KYNTUKYCH SUEGRASS CULTURAS O TO 5 PERCENT, SEDDING RATE 5 TO 8 POUNDS PER 1000 SQUARE FEET, ONE OR MORE CULTURAS MAY BE RUDGED. THE STOOPHE LOCATION AND ALL RELATED SEDMENT CONTROL PRACTICES MUST BE CLEARLY MORALED ON THE METHOD. PLAN THE PROPERTY OF THE STOOPHE WIST BE SEDED TO ACCOMMODATE THE ANTIDOPHER VICEOR OF METHOD. PLAN TO SEE SEDE TO ACCOMMODATE THE ANTIDOPHER VICEOR OF METHOD. PLAN TO SEE SEDE THIN ON STEEPER THAN 2.1. BENCHMO MIST BE PROPOSED IN ACCORDANCE. HALF HE SEEDING HARE IN LOAD ORECTION. HYDROGEDING, PAPEY SEED MINFORMLY WITH HYDROSEEDER (SURRY INCLUDES SEED AND FERTILIZER). I. FERTILIZER SEINCO APPLED AT THE TIME OF SEEDING, THE APPLICATION FAMES SHOULD NOT EXCEED THE FOLLOWING, INTROCEN, TOO POUNDS FER AGE. KOO (FOLKSSUM), 200 POUNDS FER AGE. I. MINE, US COTH GROUND ARROUTE THAN LIMESTONE (UP TO 3 TONS PER AGE. AGE OF THE PROPERTY OF THE SEEDING OF THE AGE OF THE SEEDING THAN 2 TONS HERE AGE. HERE SEED THE SEEDING OF THE SEED AND THE SEED AND TONS HERE AGE OF THE SEED AND THE SEED AND THE SEED AND TONS HERE HERE SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT THE SEED THAN 2 TONS III. MAS SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT THE SEED THAN 2 TONS HERE SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT THE SEED THAN 2 TONS HERE SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT THE SEED THAN 2 TONS HERE SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT THE SEED THAN 2 TONS HERE SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT THE SEED THAN 2 TONS HERE SEED AND THE SEED AND THE SEED AND THE TONS THE SEED AND TH OFF-SITE WASTE/BORROW AREA LOCATION STORE DRAIN HALF ROTTETTON RECURSE RECORDING MARTENANCE, REMOVE ACCUMULATED SERVIN METRE AGAIN THAN EXCENT TO MANATINE FINANCIAL MAD AGAIN PROMINATED CADORAL, F BALEF PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 2N HOURS WITER A STORM EVENT, IT IS CLOSE WAY, THIS COURS, TREMOV. ACCUMULATED SERVENTI AND LEGAL, OR REPLACE CONTINUES AND ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE TOPSOL IS PLACED OVER PREPARED SUBSOL PRIOR TO ESTABLISHMENT OF PERMANENT VECETATION. THE PURPOSE IS TO PROVIDE A SUITABLE SOL MEDIUM FOR VECETATIVE CROWN, SOILS OF CONCENT HAVE LOW MOSTINE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION. THEN SPECIFICATIONS SECTION A-A THEIS MADE OF 11 GAUGE WIRE OR HEAVER. ADDITIONAL SEMENT CONTROL MIST BE PROVIDED, IF DEPLIED NECESSARY BY THE OD. THE SITE AND ALL CONTROLS SHALL BE REPORTED BY THE CONTROLOR NECESSARY, AND THE REAL THAN EVEN A MORTEN FROM THE PEACH AND EVEN AND SHALL BE A MORTEN AND SHALL BE A MORTEN FROM THE MORTEN FRO WARF 3 FEET \times 3 FEET GASON BASICITS GOADTH YARRARE) WITH HOMOVEN GOODSTRE, AS SPECIALD IN SCHOOL H-1 MAIDSHAR, OVERWHANK AT THE 10P AND FASTIN THE SOUTHER AT THE 20P AND FASTIN THE SOUTHER AT THE 20P AND FASTIN THE MODIFIES SOUTHWAYS AND ANALYSIS OF 1 FOOT INTERVALS THE 20P AND ANALYSIS AND ANALYSIS OF 1 FOOT INTERVALS. N N GALVAICES HARDWARE GLOTH GRAFE WRAPPED WITH GEOTEXTILE PRACTICE ACCESS THE STOCKNEE AREA FROM THE UPSPACE SIDE. CLARK METHER RUNGET FOR THE STOCKNEE AREA WIST ELL MANAZED BY USE OF A DIFFERSION FORCE. SIGH AS ALE CHIEF DIRECT WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL. **MANÉ AND TILE OF INSPECTOR** **MANÉ AND TILE OF INSPECTOR** **MEATHER NORTHANION (CURRENT CONDITIONS AS WELL AS TIME AND AMOUNT OF LIST RECORDED PRICEPITATION) **SEET EXCENSION OF PROJECTS STATUS (E.G., PERCENT COMPLETE) AND/OR PROJECTS OF STATUS (E.G., PERCENT COMPLETE) AND/OR PROJECTS OF STATUS OF PROJECTS STATUS OF PROJECTS OF STATUS STATUS OF PROJECTS OF STORM DRAIN HALF PROTECTION RECLARES PRODUCT MARTINANCE, REMOVE ACQUARANTED EXHIBIT WITH EACH PARK LIGHT OF MARKING HARDTON AND ARROP PREMARING COOPING, IT RECORDS AND THE PROTECTION DOES NOT COMPLIENCY DRAIN METERS 24 HOURS WITH A STORM DARKT, IT IS CLOSED, MOVE INSCOURS, REMOVE ACQUARANTED RESIDENCY AND CLARA, OR REPLACE CONTINUES AND a. THE TEXTURE OF THE DIPOSED SUBSOLL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE BECEFAINT GOODWILL. SUPPORT PAINT GOODWILL SO SHALLON THAT THE RODING ZONE IS NOT DEEP ENDORS IT OF SUPPORT PAINT OF FIRMEN CONTINUES SEPHELS OF MOSTRIER AND PAINT NUTRENTS. c. THE ORIGINAL SOL TO BE VEGETATED CONTAINS MATERIAL TOOK TO PLANT GROWTH. AIR ES OUL IS NO DOOT THAT TREATMENT WITH LIBESTORS ON TEXTURE IS NOT PENSIBLE. SELECT TURFGRASS VARIETIES FROM THOSE LISTED IN THE MOST CURRENT UNIVERS OF MARYLAND PUBLICATION, AGRONOMY MEMO #77, "TURFGRASS CULTIVAR RECOMMENDATIONS FOR MARYLAND" . MULCH MATERIALS (IN ORDER OF PREFERENCE) MATLING STANDARDS AND SPECIFICATIONS FOR SOL EXISION AND SECRETAL CONTROL. S.S. DISPATIENT OF ADDRESS. 2011 MATLING STANDARDS AND SPECIFICATIONS FOR SOL EXCEPTION. AND ADDRESS AND SPECIFICATION. A CHOOSE CERTIFIED MATERIAL. CERTIFIED MATERIAL IS THE BEST GUARANTEE OF DUITWAR PURITY. THE CERTIFICATION PROGRAM OF THE MARYLAND DEPARTMENT OF ACRICULTURE, TURF AND SEED SECTION, PROVIDES A RELIABLE MEANS OF CONSUMER PROTECTION AND ASSURES A PRICE CONTENT LINE. DETAIL E- 9-1 STANDARD INLET PROTECTION STREET 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 IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES WESTERN MD: MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 1 (HARDINESS ZONES: 5B PHOTOGRAPHS MONITORING/SAMPLING MANITENANCE AND/OR CORRECTIVE ACTION PERFORMED OTHER INSPECTION (TEMS AS REQUIRED BY THE GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES (NPDES, MDE). TYPE A MAXIMUM CRAINAGE AREA = 3, ACRE TYPE & MAXIMUM DRAINAGE AREA = 1 ACRE TOPSOL MUST BE A LOAM, SANDY LOAM CLAY LOAM, SLIT LOAM, SANDY CLAY LOAM, GR LOAM'S SAND, GHEW 2002, MAY BE USED BY COLOMBRING DEP AN ARTHROPHOLOGY OF SAND LOAM'S SAND, GREW 2002, BUT AND ARTHROPHOLOGY OF SAND ARTHROPHOLO THE STOOPLE AREA MUST CONTINUOUSLY MEET THE REQUIREMENTS FOR AMEQUATE VECTATION ESTABLISHMENT IN ACCORDANCE WITH SECTION BY 44 KEETATINE STABLISHMENT IN ACCORDANCE WITH SECTION BY 44 KEETATINE STABLISHMENT SOE SLOPES MUST BE WANKINGED AT NO STEEPER THAN A 21 FARIO. THE STOOPLE MARKE MUST BE WEIGHT FALLE OF THE VETTECH LIGHTOF OF A STOOPLE DECISIO 20 FEET FOR 21 SLOPES, 30 FEET TO SLOPES, CONTINUOUS MUST BE PROVIDED BY FORCEMENT WITH SLOPES, CONTINUOUS MUST BE PROVIDED BY FORCEMENT WITH SCORD 43 MUST BE STOOPLE WITH SCORD 45 MUST BE STOOPLE DISCHART COMPLETEN MOUND IN SALT TO A DEPTH OF 18 BODES BELOW BIE BOTT ELEMENTS OF THE PACE AS ADMINISTRATION OF THE PACE AS A) CENTRAL MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONE: 6E SQUTHERN MD. EASTERN SHORE; MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 ARDINESS ZONES: 7A, 7B) ARANYME X TILL AREAS TO RECEIVE SEED BY DISKING OR OTHER APPROVED METHODS TO A DEPTH OF 2 TO 4 MONES, LEVEL AND RAKE THE AREAS TO PREPARE A PROPER SEEDBED, REMOVE STONES AND DEBRIS OVER 1 1/2 INCHES IN DIAMETER. THE RESULTING SEEDBED MUST BE IN SUCH CONDITION THAT FULLIFIE MOVINGO OF GRASSES WILL POSE NO DIFFIDULTY. SOURCE COMM TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, NUT SEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED. ANY MAJOR CHANGES OR REVISIONS TO THE PLAN OR SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE HSCO PRIOR TO PROCEEDING WITH CONSTRUCTION MICH REVISIOS MAY ALLOWED BY THE CID PER THE LIST OF HSCO-APPROVED RELD CHANGES. FOR THE BLUEZ 22 NOR CAMETER OR NAMED STEEL FORTS OF BLUES NOTE MALL THROUGHS A FOOT UNITE WHICH A MARMAY OF 28 NODES BELOW THE WEST OCCUR AT LOCK CONST OF THE REST OCCUR. A STATE OF THE REST OCCUR. 0 PENCE A MINIMUM OF TO INCHES MELLOW THE WEST CRESS. BACKFUL ADMINIST THE HILLES IN LOSSE 4 NOTH LIFTS AND COMPACT UNTIL SOIL IS LEVEL MITH THE HOTCH SELECTION ON THE SECS. IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR PLANT GROWTH (1/2 TO 1 INCH EVERY 3 TO 4 DAYS DEPENDING ON SOIL TEXTURE) UNTIL THEY ARE FRAILY ESTRELEDIO. THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE LATE IN THE PLANTING SEASON, IN ABROWABLLY DRY OR HOT SEASONS, ON A MOVERSE STIES. DISTIRBANCE SHALL NOT OCCUR OUTSIDE THE LOAD. A PROJECT IS TO BE STREAMED BY THE PROJECT OF THE STREAME BY THE STREAM OF THE STR STANDARDS AND SPECIFICATIONS FOR DUST CONTROL DEFINITION. CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES. EDGE OF HOADWAY OR TOP-TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES TO REDUCE ON AN OFF-SITE DAMAGE INCLUDING HEALTH AND TRAFFIC HAZARDS. WASH WATER FROM ANY EQUIPMENT, VEHICLES, WHEELS, PAVEMENT, AND OTHER SOURCES MUST BE TREATED IN A SEDIMENT BASIN OR OTHER APPROVED WASHAULT STRUCTURE all Fescue/ Kentucky Bluegrass) POCKETS. TOPSOIL MUST NOT BE PLACED IF THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE RF DETRUMENTAL IT DEPORTER CRADING AND SEPTIRED DEPERABATION. TOPSOIL SHALL BE STOCKPILED AND PRESERVED ON-SITE FOR REDISTRIBUTION ONTO FINAL GRADE. J. APPLY MUCH TO ALL SECED AREAS IMMEDIATELY AFTER SECTION. WHICH STRAM MUCH IS USED, SEREAD IT OWER ALL SECED AREAS AT THE RATE OF 2 TOKIS PER ACRE TO A UNIFORM LODGE EPPTH OF 1 TO 2 NICHES, APPLY UNLICH TO ACHIEVE A UNIFORM ISTRIBUTION AND DEPTH SO THAT THE SOLL SURFACE IS NOT EXPOSED, WHEN USING A MUCH MICHERING TOOL, INCREASE TH APPLICATION RATE TO 25 TOKE PER ACRE. SPECIES CONDITIONS WHERE PRACTICE APPLIES AREAS SUBJECT TO DUST BLOWING AND INFORMER! WHERE ON AND OFF-SITE DAMAGE IS LIKELY WITH TREATMENT. **Truncal Festion Bland (95% by weight). Foldon IV, Penn 1907 a Robel Eveds 1000 a.t. | Mor. 1 to Moy 15, 1/4 - 1.0 lb/ 1000 90 lb/ 1000 a.t. | Aug. 15 to Oct. 15 | 1/2 lb. | 4/5 lb/core) ALL SILT FENCE AND SUPER SILT FENCE SHALL BE PLACED ON-THE-CONTOUR, AND BE IMBRICATED AT 25 MINIMUM INTERVALS, WITH LOWER ENDS CURLED UPHILL BY 2 IN ELEVATION. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS) . LIFT GRATE AND WEAP MITH NOMBOWEN GEDTEXTILE TO COMPLETELY COVER ALL OPENINGS. SEC. WITH WISE TEN AND SET COURT RACK IN PLACE. DISAWAY, BACKFILL AN SDL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON STES HAVING DISTURBED AREAS OF 5 ACRES OR MORE. SOL ANALYSIS MAY BE PERFORMED BY A RECOMMERCIAL LABORATOR'S SDL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL MAY RESERVED. EN 15 TO 15 NOT STONE OR EQUIVALENT RECYCLED CONCRETE 6 INCHES THICK ON THE APPLICATION RATE 10 2.5 TOWS PER ACRE. WOOD CELLULOSE FIBER USED AS MULCH MUST BE APPLIED AT A NET DRY WEIG 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 300 CALL DIONS CF WATER. MAIGHES SEE SICTION 89-4-2 SOIL PREPARATOR, TOPSCHARG, AND SOIL AMENDMENTS, SICTION 89-4-3 SERION AND MALORMA, AND SICTION 89-4-4 THERPORATY STREAMATION, MUICH MUST BE ASSESTED AS A SECRETARY STREAMATOR. BELLO ROUGHES MERCHARD COURS. THE SECRETARY COURS. SECRETARY STREAMATOR COURS. SECRETARY STREAMS COURS. SECRETARY COURS. AND SMALAR FLOSS AND EXAMAND SECRETARY STREAMS COURS. SHE CONTROL SECRETARY STREAMS COURS. AND SMALAR FLOSS AND EXAMAND SHALL SHE SHARE AS SOUTH AND SHARE SECRETARY STREAMS TO SECRETARY SHARE AND SMALAR FLOSS AND EXAMAND SHARE SHE WITH MERCHARD SHARE STREAM CHANNELS MUST NOT BE DISTURBED DURING THE FOLLOWING RESTRICTED TIME PERIODS (INCLUSIVE): STORM CRAIN IN ET PROTECTION RECURES PREQUENT MAINTENANCE, REMOVE ACCUMULATED SERBERT AFTER EXCH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOSERIOL IF HALE THROUGHTON FOR A STORM SERVICE ACCURATE, WHICH WHICH A HIGHWAS REFA STORM SERVICE ACCURACE, WHICH THIS COURTE, REMOVE ACCURACE IS SERBERT AND CLEAN. IN WAY LES ANNIVERS. SOIL SAME OF THE THORNET ON PROPERTY WAY, SO BE USED FOR DRIBLOM. NALLYSIS, WITH THE WINDOW IN CHANGOTOR, HER F. DOWNER AND OUTSINE FOR ACCUPANT FERRILLATION BY APPROPRIATE COMPRISED. THE WINDOW, HE SENDITTED FOR PETPLICES WITH FIRST APPROVAL FIRST HEAD PROPERTY FOR PETPLICES WITH FIRST APPROVAL WITH THE PROPERTY FOR THE PETPLICES WITH THE FERRILL FOR SITE FAILT LIBERTON ACCUPANT ON THE APPLICABLE LAWS AND WASTE BEAR HER WALFEARS WINT SE GROWN DISSTORE HOTTON OR BRINKING WAY OF SUBSTITUTE DECETY WENT HYBROSEEDING) WHICH CONTINUES AT LEAST SO PRECION TO TOUT OWNERS (CACUM) OWNER FUNDS HEAD WAY OF THE PETPLICES WITH SE GROWN TO SUBSTITUTE STREET LAWS THE PETPLICES WEST SEED FOR THE SUBSTITUTE OF THE THE PETPLICES WITH SEED FOR THE SUBSTITUTE OF THE PETPLICES WEST SEE GROWN TO SUCH PHORES THAT AT LAWS SHOWN THE STREET WAY SETTING HEAD OF THE SUBSTITUTE OF THE PETPLICES WEST SEED FOR TH WHITNER STREETED AND STREETED A A COPY OF THIS PLAN, THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND ASSOCIATED PERMITS SHALL BE SDD: TD PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER). MANNAZ LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS (ISSEED PREFERENCE, OF PEPCHIONIC UPON THE SZE OF THE AREA AND PROSON HAZAD. MAZAD. DETAIL E-9-3 CURB INLET PROTECTION ____ GENERAL SPECIFICATIONS CONERT, SPECIFICATIONS CLASS OF LUMPROPASS SID MIST BE MARYLAND STATE CERTIFIED, SOD LABELS MUST BE MADE ANALARE. TO THE JOB FOREMAN AND INSPECTIOR. SOD MIST BE MACHINE OF IT A INDIFFORM SID HONGRESS OF 3/4 MOR, PLUS OR MINUS 1/4 MORI, AT THE TIME OF CUTTING, MEASUREMINET FOR THICKNESS MUST EXCUIDE TOP GROWTH AND INTROCH BROKEN PASS AND TORN OF MUNICHED MOST MILK HOT BE C. STANDARD SIZE SECTIONS OF SOD MIST BE STRONG ENJOYED TO SUPPORT THER OWN WHIGHT AND RETAIN THER SIZE AND SHAPE MENS SUSPENDE VERTICALLY WITH A FRIM GRASP ON THE LIMPSTED TO PERCENT OF THE SECTION. SOD MUST NOT BE MARYLSTED OF TRANSPAL MIST WHEN MOSTURE CONTENT (EXCESSIVELY DRY OR NET) MAY AND SHEEKELY AFTECT TIS SIRVIVAL. MOT TRANSPALATION THIN THE STEED MUST BE APPROVED BY AN ARRONOMIST OR SOLL SCIENTIST FROM TO ITS INSTALLATION. Set in a fin 2 IN x 4 IN MIDE-CELLINGS FIBER REP 105 CALLONS OF WATER. OF LOWER OF WADUR SYNHETIC BENEETS SUCH AS CAPIFAL DIE (ARGAPATAC), DAA-70, EERIOSET, TERRA TAX R. IERRA MANIFACILIERE, APPLICATION OF LOUID BROUGES NEEDS TO BE HEARTER AT HE EDES WHEN ENDS OF BAMAS. USE OF ASPHALT BROKER'S S'STOCILLY PROHEITED. **LUBHTEROFT PASIEN RETTION ANY BE STAREED OVER THE MULCH ACCORDING TO MANUFACTHERY RECOMMENDATIONS, METRICS COULDLY ACCORDING TO MANUFACTHERY RECOMMENDATIONS, METRICS COULDLY AVAILABLE IN ROLL + TO 15 FIEE MED AND 300 TO 3,000 FEET LONG. 2 IN x 4 IN WERE SECTION A-A DATE HOWARD S.C.D. DEVELOPER'S/BUILDER'S CERTIFICATE SOD INSTALLATION DIRPING PERSONS OF DICTISSIVELY HIGH TEMPERATURE OR IN AREAS HANNING DRY SUBSOIL, LIGHTLY REPORTE THE SUBSOIL MINEDIALITY PROPE TO LANNING THE SOOL LAY THE FREST ROW OF SOOL IN A STRAIGHT LINE WITH SUBSCILLING THOMS PLACED PARALLEL TO IT AND TIONITY WENCED ADMINIST EACH OTHER STAGGER LATERAL JOINTS TO PROVIDE MORE UNFORM GROWNH AND STREAMENT BUSINE THAT SOOL IN ON'S TRETOTED WHICH WOULD CAUSE AND DETRING OF THE SOUTH LINE OF THE SOOL T WE CERTIFY THAT ALL DEVELOPMENT AND/OX COMPRISION LILL BE DONE WE CERTIFY THAT ALL DEVELOPMENT AND/OX COMPRISION LILL BE DONE THE COMPRISION FROM LET FILL HAVE A CERTIFICATE OF ATTEMANCE ALT A MARKLAND DEPARTMENT OF THE ENVIRONMENT APPROVED THANNION FORMAT FOR THE CONTROL OF SEDIMENT AND ENGINE BEFORE BEGINNION THE PROJECT LASO AUTHORISE PERCOLOR OWNER INPRECIDENT BY THE HECO." APPROVED LATINO A CONTINUOUS PECE OF A NOS ON WARZED HARDWARE CO.D. MAY A MANUAL MOTH OF SO NOVES AND A MANUAL EXISTS OF 4 PET LONGER HAW THE THEOAT OPENIC, TO THE 264 WERL EXTENDED IT 2 PETE PECHON DIPSON TO REACH SIDE. PLANNING BOARD OF HOWARD COUNTY I. PLACE THE ASSEMBLY ADMINST THE PLET THROAT AND NAL TO ZAY AND-POTS (MINNAUL 2 FEET LINETY), EXTEND THE AND-FORM ADDRESS THE PLET TEP AND HOLD IN PLACE BY SANDRAGE OR OTHER APPROXED AND-FORM METHOD. IGNATURE OF DEVELOPER/BULDER DATE APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONI ENGINEER'S CERTIFICATE a. IN THE ABSENCE OF ADEQUATE RAINFALL, WAIER DALY DURING THE FIRST WEEK OR AS OFTEN AND SUFFIDENTLY AS NECESSARY TO MAINTAIN MOST SOL TO A DEPTH OF A NOMES, WAIER SOD DURING THE HEAT OF THE DAY TO PREVENT WILLIAMS. B. AFTER THE FIRST MECK, SOD MATERING IS REQUIRED AS NECESSARY TO MAINTAIN ADEQUATE MECSTURE CONTENT. AUCUVALE MASIUM: CONTENT. D NOT MOW UNTIL THE SOO IS FIRMLY ROOTED. NO MORE THAN 1/3 OF THE GRASS LEAF MUST BE REMOVED BY THE HITML CUTTING R SUBSEQUENT CUTTINGS, MAINTAIN A GRASS HEIGHT OF AT LEAST 3 INCHES UNLESS OTHERWISE SPECIFIED. SIGNATURE OF ENGINEER THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY Chief Development Engineering Division SEDIMENT CONTROL NOTES and DETAILS SCALE GLWGUTSCHICK LITTLE & WEBER, PA. PROFESSIONAL CERTIFICATION PREPARED FOR-MAPLE LAWN FARMS NO SCALE CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUTE 250 - BURTONSULE OFFICE PARK BURTONSWILE MARTLAND 20066 TEL: 301-421-4024 BALT: 410-500-1620 DC/VA: 901-999-2524 FAX: 301-421-4186 G&R WESSEL, LLC. (Owner/Develop HEREBY CERTIFY THAT THESE PLANS SUITE 300 WOODHOLME CENTER ME, AND THAT I AM A DULY LICENSI PROFESSIONAL ENGINEER UNDER TH LAWS OF THE STATE OF MARYLAND WESTSIDE DISTRICT - AREA 1

BALTIMORE, MD 21208

ATTN: MARK BENNETT

L:\CADD\DRAWNOS\03067\07088\SDP (BLDGS 98:00\)\07088 (06-07) SC.ting DES. MBT DRN. KLP CHK. CKG DATE

DATE

JUNE / 2017

HOWARD COUNTY, MARYLAND

Parcels B-31 and B-32 (Building No. 9 & No. 10)

PLAT Nos. 21436-21438 & ____

FIFCTION DISTRICT No. 5

70NING

TAX MAP - GRID

G. L. W. FILE No.

07088

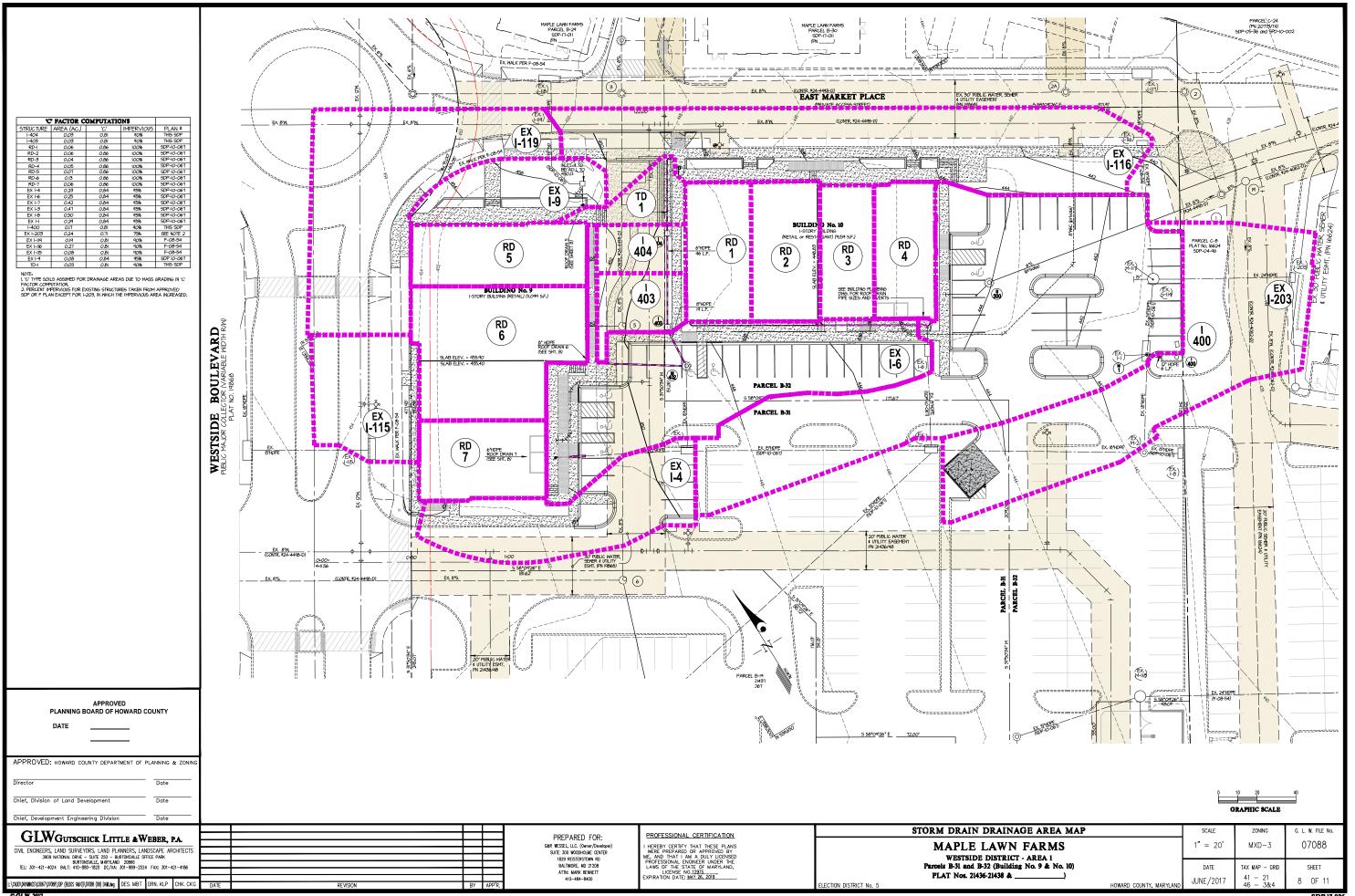
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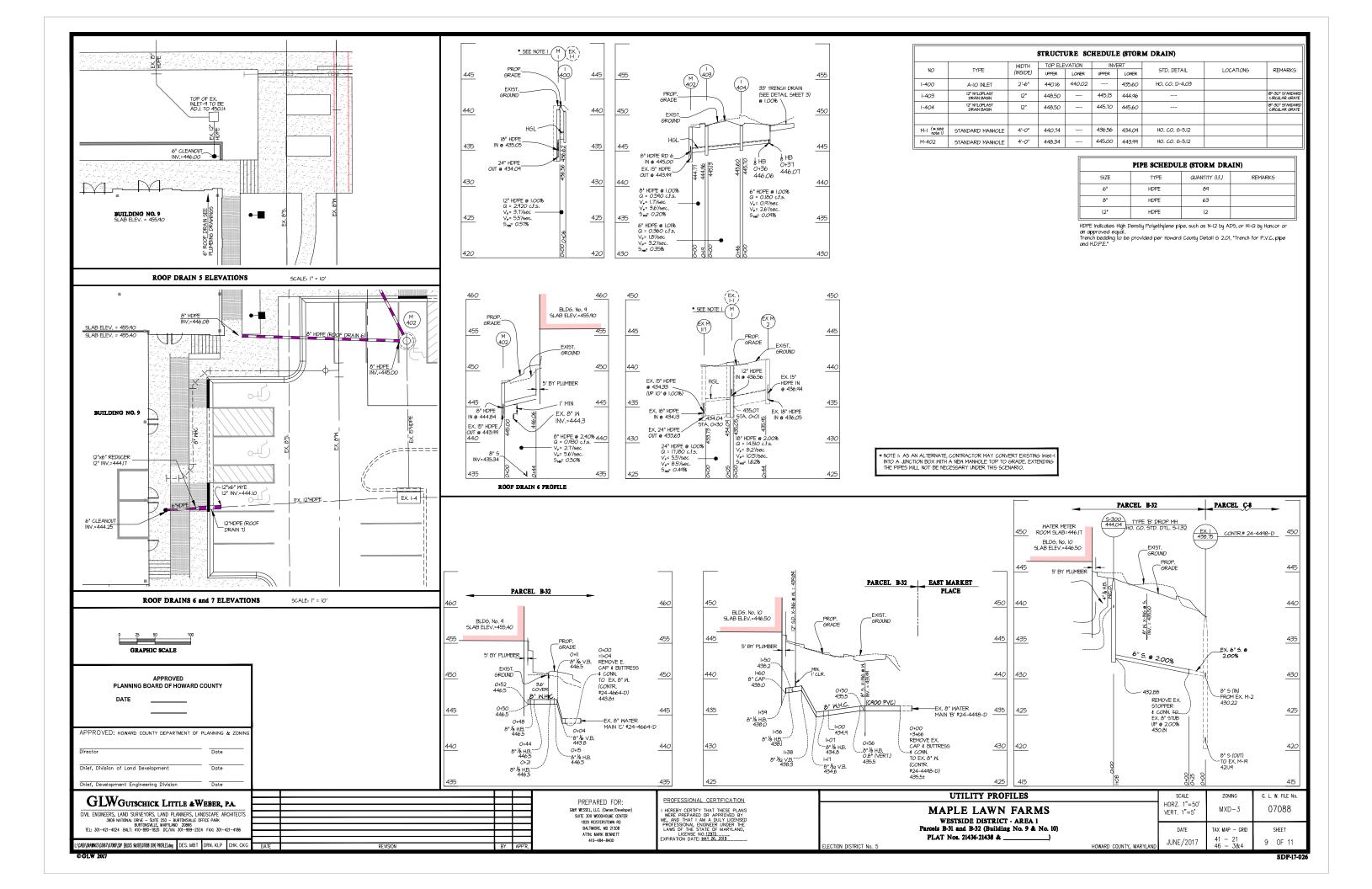
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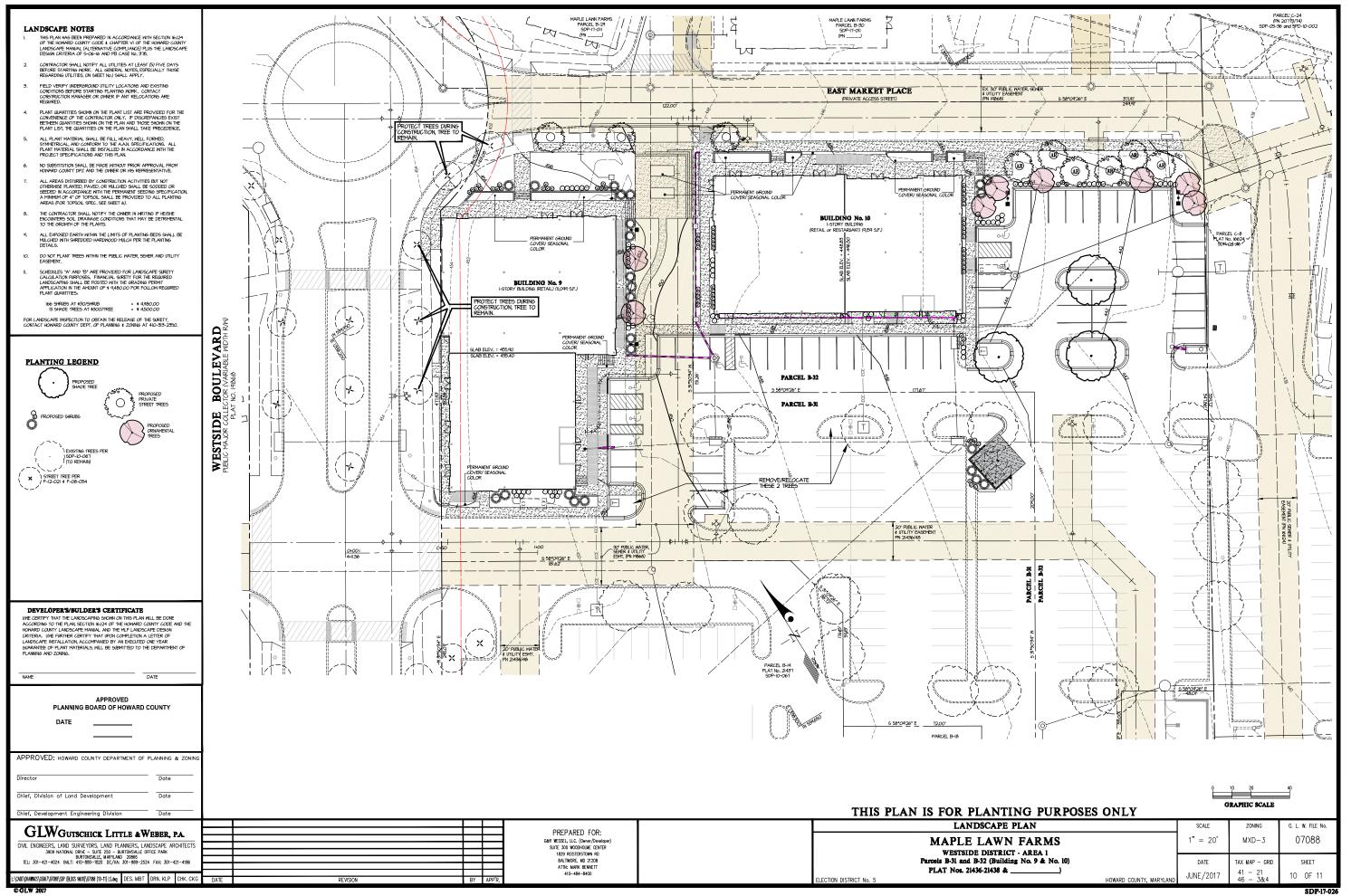
CROSS SECTION

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PLAN VIEW 3 FT OF BARRET







SPECIFICATIONS: PLANT MATERIALS AND PLANTING METHODS

A. PLANT MATERIALS

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

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

PLANT STANDARDS

ALL PLANT MATERIAL SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE "USA STANDARD FOR NURSERY STOCK" LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (HERE- AFTER REFE ASSOCIATION OF INFSERYMEN (HERE: AFTER RETERRED TO AS AND STANDARDS). ALL PLANTS SHALL BE TYPICAL, OF THEIR SPECIES AND VARIETY, SHALL HAVE A NORMAL HABIT OF SECONT AND SHALL HAVE A NORMAL HABIT OF SECONT AND SHALL HABIT OF SHOWN JOHN OF HEAT CANNOT SHALL FIRST CHAIL THE SHALL FIRST SHALL BE REFE OF DISEASE, INSECT PESTS AND MECHANICAL INJURIES.

ALL PLANTS SHALL BE NIRGERY GROWN AND SHALL HAVE BEEN GROWN UNDER THE SAME CLIMATE CONDITIONS AS THE LOCATION OF THIS PROJECT FOR AT LEAST TWO YEARS BEFORE PLANTS. KEITHER HEELED-IN PLANTS NOR PLANTS FROM COLD STORAGE WILL BE ACCEPTED.

3. PLANT MEASUREMENTS

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

- CALIPER MEASUREMENTS SHALL BE TAKEN SIX INCHES (6") ABOVE GRADE FOR TREES UNDER FOUR-INCH (4") CALIPER AND TWELVE (12") ABOVE GRADE FOR TREES FOUR INCHES (4") IN CALIPER AND OVER.
- B. MINIMUM BRANCHING HEIGHT FOR ALL SHADE TREES SHALL BE SIX FEET (6'), MAXIMUM EIGHT FEET (8').
- C. CALIPER, HEIGHT, SPREAD AND SIZE OF BALL SHALL BE GENERALLY AS FOLLOWS:

OLINE O CEL			
CALIPER	HEIGHT	SPREAD	SIZE OF BALL
3" - 3.5"	14'-16'	6'-8'	32" DIAMETER
35"- 4"	14'-16'	8'-10'	36" DIAMETER
4" - 4.5"	16'-18'	8'-10'	40" DIAMETER
45'- 5"	16'-17'	10'-12'	44" DIAMETER
5" - 55"	16'-20'	10'-12'	48" DIAMETER
55"- 6"	18'-20'	12'-14'	52" DIAMETER

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

4. PLANT IDENTIFICATION

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

5. PLANT INSPECTION

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

B. PLANTING METHODS

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

THE PLANTING OF DECIDIOUS TREES, SHRUBS AND VINES SHALL BE FROM MARCH IST TO JUNE ISTH AND FROM SEPTEMBER ISTH TO DECEMBER ISTH. PLANTING OF DECIDIOUS MATERIAL MAY TEE CONTINUED DURING THE WINTER MONTHE FROYUNION THERE IS NO FROST IN THE GROUND AND FROST-FREE TOPSOIL PLANTING MONTHER FABRUSES. MIXTURES ARE USED.

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

2. DIGGING

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

3. EXCAVATION OF PLANT PITS

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

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

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

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

DIAMETER AND DEPTH OF TREE PITS SHALL GENERALLY

PLANT SIZE	ROOT BALL	PIT DIA.	PIT DEPT
3" - 35"CAL.	32"	64"	28"
3.5"- 4" CAL.	36"	72"	32"
4" - 4.5"CAL.	40"	80"	36"
4.5"- 5" CAL.	44"	88"	40"
5" - 5.5"CAL.	48"	96"	44"
5.5"- 6" CAL.	52"	104"	48"

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

4. STAKING, GUYING AND WRAPPING

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

A. STAKES: SHALL BE SOUND WOOD 2" \times 2" ROUGH SAWN OAK OR SIMILAR DURABLE WOODS, OR LENGTHS, MINIMUM T'-0" FOR MAJOR TREES AND 5'-0" MINIMUM FOR MINOR TREES.

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

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

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

PLANT PRUNING, EDGING AND MULCHING

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

ALL TRENCHES AND SHRUB BEDS SHALL BE EDGED AND B. ALL TREMONES AND SHAND BEDS SHALL BY: EDGED AND CULTIVATED TO THE LINES SHOWN ON THE DRAMING. THE AREAS AROUND ISOLATED PLANTS SHALL BE EDGED AND CULTIVATED TO THE FILL DIAMPETER OF THE PIT. SOOP WHICH HAS BEEN REMOVED AND STACKED SHALL BE USED TO TRIM THE EDGES OF ALL EXCAVATED AREAS TO THE PLANT PIT SAUCERS, THE EDGES OF SHRUB AREAS, HEDGE TRENCHES AND VINE POCKETS.

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

6. PLANT INSPECTION AND ACCEPTANCE

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

PLANT GUARANTEE

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

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

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

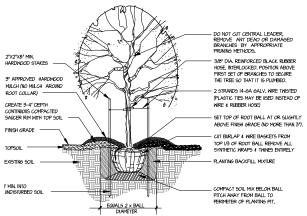
SODDING

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

ALL SOD SHALL BE STRONGLY ROOTED SOD, NOT LESS THAN TWO YEARS OLD AND FREE OF NEEDS AND INDESIRABLE NATIVE GRASSES. PROVIDE OLLY SOD CAPABLE OF GROWIN EVELOPMENT WHEN PLANTED AND IN STRIPS NOT MORE THAN 16" WIDE X 4" LONG, PROVIDE SOD COMPOSED PRINCIPALLY OF IMPROVED STRAIN KENTUCKY BLIEGRASS, SUCH AS, COLUMBIA, VICTA, OR ESCORT.

PEPER TO PLANTING PLAN FOR TREE AT PLANT MATERIAL (5) (6) (303) WAXWA WELDED WIRE MESH -PASTENED AND PLACED F 6' COMPACTED GRAVEL BASE BURLAP FROM TOP VS OF ROOTBALL, TYP. TOP OF TREE BAL TO SE SET NEAR

TREE PLANTER DETAIL



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

DECIDUOUS TREE PLANTING DETAIL

2"x2"x8" MIN. HARDWOOD STAKE CREATE 3-4" DEPTH CUT BURLAP & WIRE BASKETS PLANTING BACKFILL MIXTURE EQUALS 2 x BALL

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

EVERGREEN TREE PLANTING DETAIL

NOTE: SET ROOT BALL AT OR SLIGHTLY ABOVE FINISH GRADE. CONTAINERS TO BE REMOVED PRIOR TO PLANTING, SCARIFY ROOT EDGES TO STIMULATE GROWTH. 3" MULCH - AS SPECIFIED MOUNDED EARTH SAUCER FOR ISOLATED PLANTING SCARIFY SOIL BELON ROOTBALL EXISTING SOIL -SHRUB PLANTING DETAIL NTS

FCTION DISTRICT No. 5

* SEE SHEET 2 FOR BUILDING DIMENSIONS

CATEGORY	* BUILDING LENGTH (REAR & SIDES)	* BUILDING LENGTH (REAR & SIDES)	PROJECT PERIMETER ADJACENT TO ROADWAY (EAST MARKET PLACE)	
LOCATION / USE SITUATION	SIDES & REAR OF BULDING 4	SIDES & REAR OF BUILDING IO	PARKING	
LANDSCAPE BUFFER TYPE	A I SHRUB PER 4 LF OF BLDG LENGTH	A I SHRUB PER 4 LF OF BLDG LENGTH	TYPE P	
LINEAR FEET OF ROADWAY/ PERIMETER FRONTAGE/BLDG.	301' [41.33'(side)+66.0'(side)+143.61'(rear)]	274.5' [72.3'x2 (sides)+124.4'(rear)]	84'	
CREDIT FOR EX, VEGETATION (YES, NO; LINEAR FEET; DESCRIBE BELOW IF NEEDED)	NONE	NONE	NONE	
CREDIT FOR WALL, FENCE OR BERM (YES, NO; LINEAR FEET; DESCRIBE BELOW IF NEEDED)	NONE	NONE	NONE	
NUMBER OF PLANTS REQUIRED				
SHADE TREES	N/A	N/A	3	
EVERGREEN TREES	N/A	N/A	N/A	
ORNAMENTALS	N/A	N/A	N/A	
SHRUBS	76	69	21	
NUMBER OF PLANTS PROVIDED				
SHADE TREES	N/A	N/A	0	
EVERGREEN TREES	N/A	N/A	N/A	
ORNAMENTALS	N/A	N/A	N/A	
SHRUBS	66	69	21	
SUBSTITUTIONS MADE	2 ORNAMENTALS FOR 10 SHRUBS		6 ORNAMENTALS FOR 3 SHADE TREES	

166 x \$ 30 = \$ 4,980.00 0 x \$ 150 = 0.00

EAST MARKET PLACE

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

SCHEDULE 'A' NUMBER OF SHRUBS FOR BONDING; SCHEDULE 'A' NUMBER OF ORNAMENTAL TREES FOR BONDING;

LANDSCAPE SURETY REQUIRED FOR PRIVATE STREET TREES

PRIVATE STREET TREES FOR BONDING:

SCHEDULE B .. PARKING LOT INTERNAL LANDSCAPING NUMBER OF PARKING SPACES 44 NEW GIREACE PARKING SPACES NUMBER OF TREES REQUIRED 3 (I SHADE TREE PER 20 PARKING SPACES SHADE TREES OTHER TREES (2-1 substitution

TOTAL LANDSCAPE SURETY FOR SCHEDULE-A

LANDSCAPE SURETY REQUIRED FOR SCHEDULE-B 3 x \$300 = \$ 900.00 SCHEDULE 'B' NUMBER OF SHADE TREES FOR BONDING

NOTE: STREET TREES SHALL BE PLANTED 6 FEET BEHIND THE CURB WHEN THERE ARE NO SIDEMALKS, STREET TREES WAY NOT BE PLANTED MITHIN 5 FEET OF A DRAIN INLET STRUCTURE: 5 FEET OF AN OPEN SPACE ACCESS STRIP OR 10 FEET OF A DRIVENAY.

PRIVATE STREET TREE REQUIREMENTS

CALCULATED NUMBER of TREES REQUIRED

UMBER of TREES

			FLANT LIST	
SYMBOL	GUANT.	SIZE	NAME (BOTANICAL/COMMON) OF FLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
\odot	3	25" - 3" CAL.	MATCH EXISTING SHADE TREES ON PARCELS	ALL B&B
8	77	ALL 24" - 30" SPREAD	CHOOSE FROM THE FOLLOWING. MHONIA ADJIFCULMY / OREGOR GRAPE HOLLY ILEX CREMATI HELLE! / DIMMER JAPANESE HOLLY ILEX CREMATI HELLE! / DIMMER JAPANESE HOLLY CARYOFTERIS X CLANDORENIS / BILEBEARD AREILA X ROCK CREEK! / OSO C CREEK AREILA DELLA X GRANDFLORM 6L.GOSY AREILA DEUTZIA GRANLE SILDENIS DEUTZIA DIMATE FEMALE JAPANESE SKIMMIA / DIMATE FEMALE JAPANESE SKIMMIA BIJMS MICROPINTA WINITER GENY / INNITER CHEN BOWOOD	ALL CONTAINERIZED.
0	65	24"-30" MIN, SPREAD	CALOGE FROM THE FOLLOWING. LEX CRENATA RELEE! / PANNER JAPANESSE HOLLY LEX CRENATA RELEE! / PANNER INCERERY TAMES HERDA LESTEROPHING / PROBLEMENTS TAMES HERDA LESTEROPHING / PROBLEMENTS YEN THUM PLICATA 'CAN CAN / THUM CAN CAN	
	24	36" HT, MIN,	VIBURNUM RHYTIDOPHYLLIM / LEATHERLEAF VIBURNUM or SKIMMIA JAPONICA RUBELLA' / SKIMMIA 'RUBELLA'	
	8	6'-8' HT.	CHOOSE FROM THE FOLLOWING LAGERSTROOMA "RAPPAW" / "RAPPAW" CRAPE MYRILE LAGERSTROOMA DICKA RED ROCKET! / RED ROCKET CRAPE MYRILE LAGERSTROOMA X 'SIGUX' / SIGUX CRAPE MYRILE	ALL BEB AND TREEFORM
PRIVATE STREE	T TREES			
\$ C C C C C C C C C C C C C C C C C C C	3	25" - 3" CAL.	MATCH EXISTING STREET TREES	
E AR S	6	25" - 3" CAL.	AGER RUBRUM 'ARMSTRONG' / ARMSTRONG MAPLE	ALL B&B

9 x \$300 = \$ 2,700,00

PLANT LIST

KOZES.

THE OWNER TEMANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTEMANCE OF THE REQUIRED LANDSCAPING INCLIDING BOTH FLANT MATERIALS AND BERNS, FENCES AND WALLS, ALL, PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND HEN RECESSARY, REPLACED MINI HEN MATERIALS TO BERIEF CONTINUED COMPLIANCE MITH APPLICABLE REGULATIONS, ALL DITER REQUIRED LANDSCAPING SHALL BE PERMANDILLY MAINTAINED IN GOOD CONDITION, AND HIEN RECESSARY, REPAIRED OR REPLACED.

. AT THE TIME OF PLANT INSTALLATION, ALL SHRIBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN, SHALL COMPLY WITH THE PROPER REGIST REQUIREMENT IN ACCORDANCE WITH THE HOMARD COUNTY LANDSCAPE MANUAL, IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REGURDED PLANTINGS MY DEMOCRITHING THE OWNER WITH MIND PROPERVISE OF PLANTINGS AND ZONIOS, ANY DEVIATION PROMIT REPRESENDED FOR PLANTING AND ZONIOS, ANY DEVIATION PROMIT REPRESENDED THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL, OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME A SALL REGURDED MATERIALS ARE PLANTED AND/OR REVISIONS OF MODE TO THE PREFLAGABLE PLANS.

THIS DIAN IS EAD DIANTING DUDDOSES ONLY

THIS PLAN IS FUR PLANTING PURPOSES UNLY						
LANDSCAPE NOTES and DETAILS		SCALE	ZONING	G. L. W. FILE No.		
MAPLE LAWN FARMS WESTSIDE DISTRICT - AREA 1		NO SCALE	MXD-3	07088		
Parcels B-31 and B-32 (Building No. 9 & No. 10) PLAT Nos. 21436-21438 &	HOWARD COUNTY, MARYLAND	date JUNE/2017	TAX MAP - GRID 41 - 21 46 - 3&4	SHEET 11 OF 11		

PLANNING B	APPROVED OARD OF HOWARD COUNTY	
DATE		

APPROVED: HOWARD COUNTY DEPARTMENT (OF PLANNING & ZONING	DEVELOPER'S/BULDER'S CERTIFICATE I/NE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN SECTION 16/124 OF THE HOWARD COUNTY CODE AND
Director	Date	HOWARD COUNTY LANDSCAFE MANIAL AND THE MLF LANDSCAFE DESIGN CRI WIE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION. ACCOMPANIED BY AN EXECUTED ONE YEAR GLARANTEE OF FL
Chief, Division of Land Development	Date	MATERIALS, MILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONI
Chief. Development Engineering Division	Date	NAME DATE

LANT NING.

CIWG.

OLW GUTSCHICK LIT	TLE & W	EBER,	P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PL	ANNERS, LAI	NDSCAPE AF	CHITECTS
3909 NATIONAL DRIVE — SUITE 250 — BU BURTONSVILLE, MARYLAND TEL: 301—421—4024 BALT: 410—880—1820 DC/VA:	20866		121-4186
L:\CADO\DRAWNKS\03067\071088\SDP (BLDCS 9&10)\071088 (10-11) LS.dwg	DES. MBT	DRN. KLP	CHK, CKG

PREPARED FOR G&R WESSEL, LLC. (Owner/Develope SUITE 300 WOODHOLME CENTER BALTIMORE, MD 21208 ATTN: MARK BENNETT