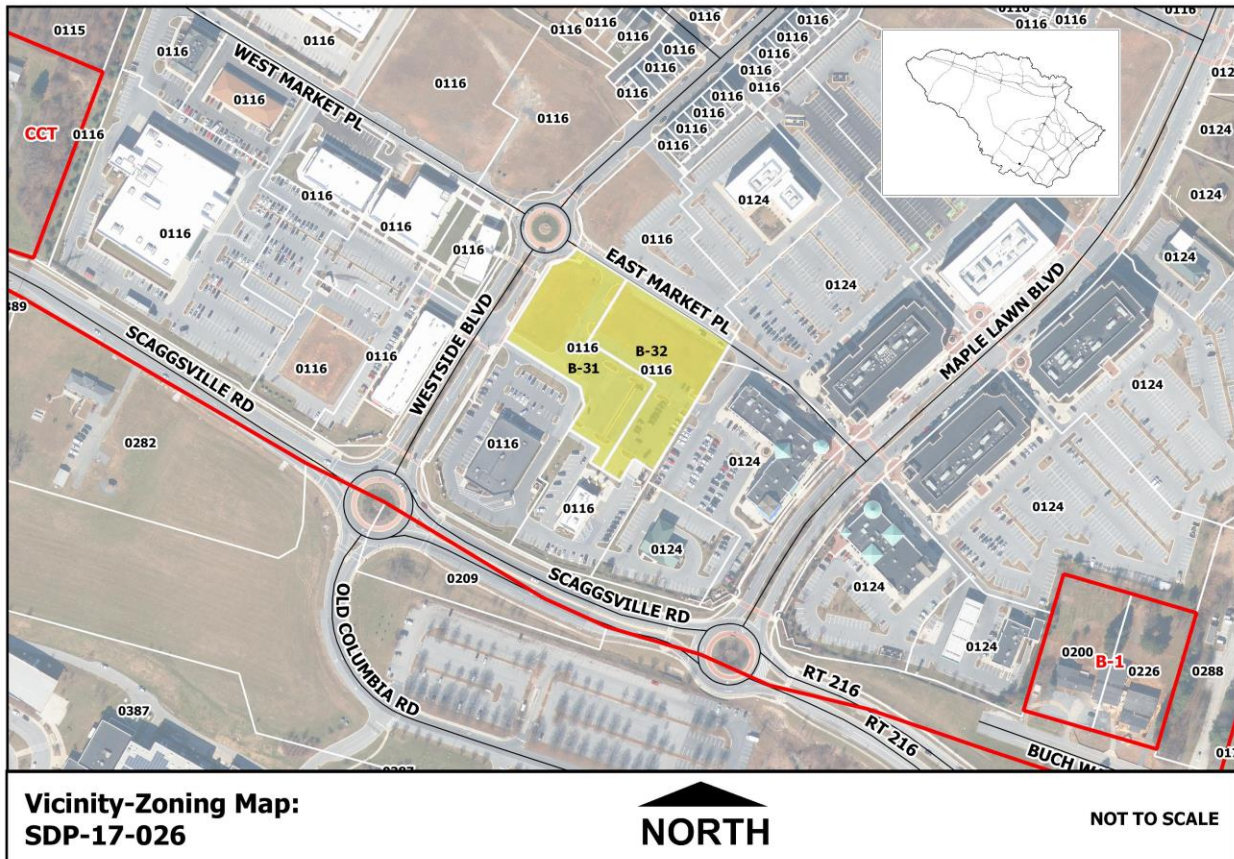




**TECHNICAL STAFF REPORT**  
**MAPLE LAWN FARMS**

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](mailto: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).
- DPZ Recommendation:** **Approval**, subject to complying with remaining SRC agency technical comments and any changes by the Planning Board.



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### 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

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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.**

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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:**

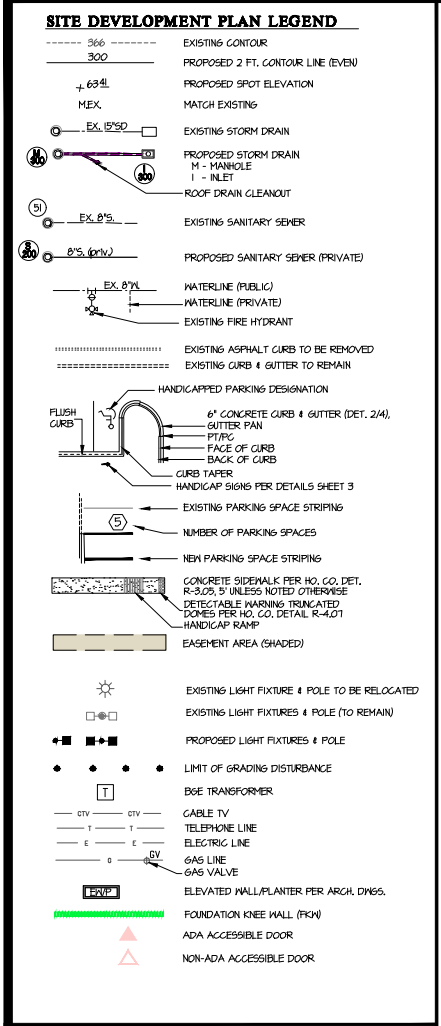
The Department of Planning and Zoning recommends the Planning Board approve this SDP, subject to complying with the remaining SRC technical comments, and any changes by the Planning Board.

  
Valdis Lazdins, Director  
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.*





- ### NOTES
- UNLESS NOTED OTHERWISE, PROPOSED SPOT ELEVATIONS ALONG THE CONCRETE CURB & GUTTER ARE TO THE FLOOR 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 24" 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 EXTENSION TO BE CONSTRUCTED UNDER THE DEVELOPERS AGREEMENT ASSOCIATED WITH THIS SDP, SEE DPN CONTRACT #24-4664-D & #24-4448-D.
  - UNLESS NOTED OTHERWISE, ALL PLAN DIMENSIONS ARE TO THE FACE OF STRUCTURE BUILDING CURB ETC. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL BETWEEN ITEMS, UNLESS NOTED OTHERWISE.
  - UNLESS NOTED OTHERWISE, ALL CURB RADII ARE 5' (FACE OF CURB & THE FLOOR LINE).
  - THE BUILDINGS ARE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM AND THE WATER METERS ARE LOCATED INSIDE THE BUILDINGS.
  - SEE SHEET 3 FOR MORE SITE INFORMATION (HANDICAP ACCESSIBILITY, ADDITIONAL SITE DIMENSIONS, DETAIL GRADING, ETC.)
  - A KNOX BOX IS REQUIRED TO BE PLACED ON THE FRONT EACH BUILDING No. 1 AND No. 10. IT SHALL BE PLACED TO THE RIGHT OF THE MAIN ENTRANCE AT A RANGE OF 4'-0" IN HEIGHT AND NO MORE THAN 6' LATERALLY FROM THE DOOR. THE BOX SHALL BE ELECTRONICALLY SUPERVISED AND INTEGRATED WITH THE FIRE ALARM SYSTEM TO NOTIFY THE OWNER THAT IT IS BEING ACCESSSED.
  - 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 L.T. 104 F.203 (SEE SHEET 4 FOR THE PARKING ANALYSIS)

**APPROVED  
PLANNING BOARD OF HOWARD COUNTY**

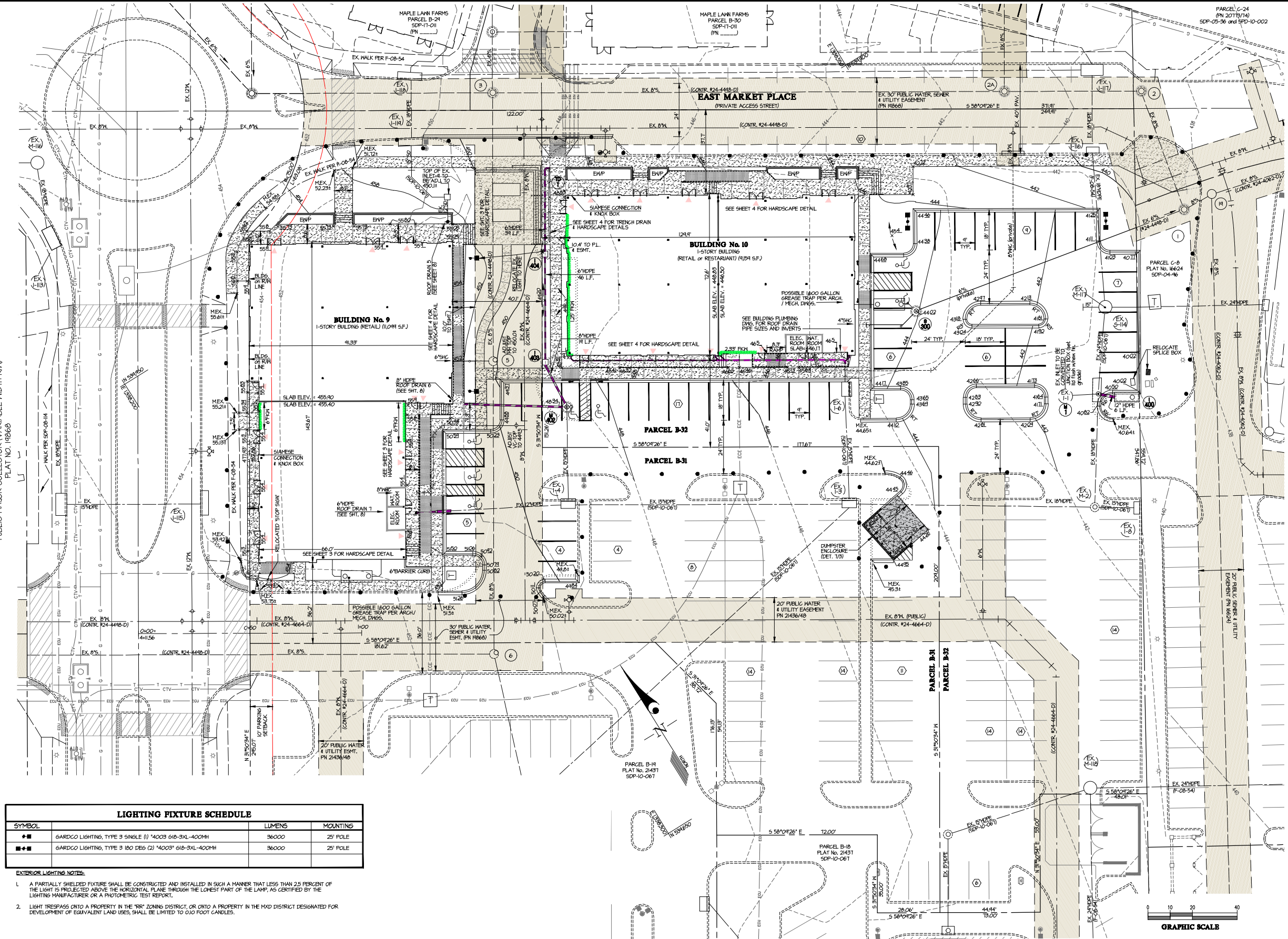
DATE \_\_\_\_\_

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

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

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

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



### LIGHTING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	LUMENS	MOUNTING
●	GARDCO LIGHTING, TYPE 3 SINGLE (I) 4003 618-3XL-400MH	36000	25' POLE
■	GARDCO LIGHTING, TYPE 3 180 DEG (2) 4003 618-3XL-400MH	36000	25' POLE

- ### EXTERIOR LIGHTING NOTES
- A PARTIALLY SHIELDED FIXTURE SHALL BE CONSTRUCTED AND INSTALLED IN SUCH A MANNER THAT LESS THAN 2.5 PERCENT OF THE LIGHT IS PROJECTED ABOVE THE HORIZONTAL PLANE THROUGH THE LOWEST PART OF THE LAMP, AS CERTIFIED BY THE LIGHTING MANUFACTURER OR A PHOTOMETRIC TEST REPORT.
  - LIGHT TRASPASSED ONTO A PROPERTY IN THE "RR" ZONING DISTRICT, OR ONTO A PROPERTY IN THE MDX DISTRICT DESIGNATED FOR DEVELOPMENT OF EQUIVALENT LAND USES, SHALL BE LIMITED TO 0.10 FOOT CANDLES.

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 200 - BURTONTVILLE OFFICE PARK  
 BURTONTVILLE, 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:  
 GAR WESSEL, LLC (Owner/Developer)  
 SUITE 300 WOODHOLME CENTER  
 1829 REISTERSTOWN RD  
 BALTIMORE, MD 21208  
 ATTN: MARK BENNETT  
 410-484-8400

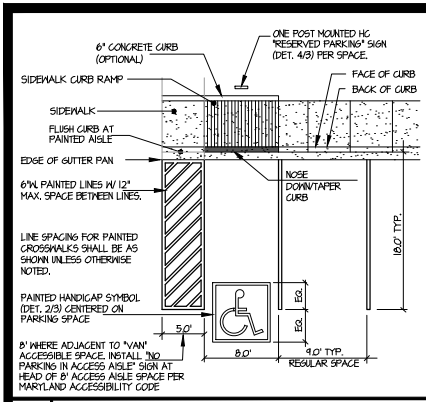
PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12912.  
 EXPIRATION DATE: MAY 26, 2018

**SITE DEVELOPMENT PLAN  
 MAPLE LAWN FARMS  
 WESTSIDE DISTRICT - AREA 1  
 Parcels B-31 and B-32 (Building No. 9 & No. 10)  
 PLAT No. 21436-21438 & \_\_\_\_\_**

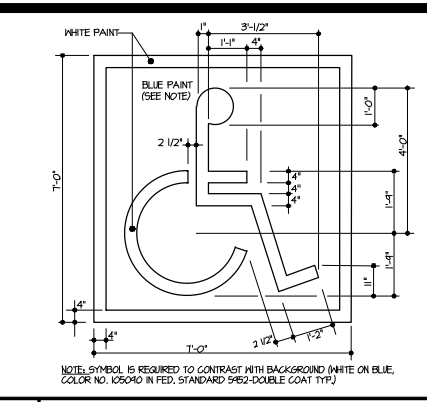
ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
1" = 20'	MXD-3	07088
DATE	TAX MAP - GRD	SHEET
JUNE/2017	41 - 21 46 - 3&4	2 OF 11

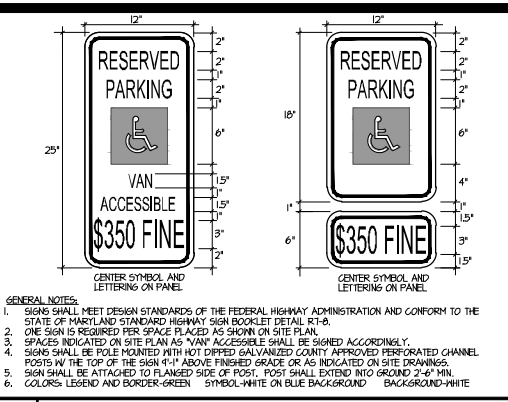
HOWARD COUNTY, MARYLAND



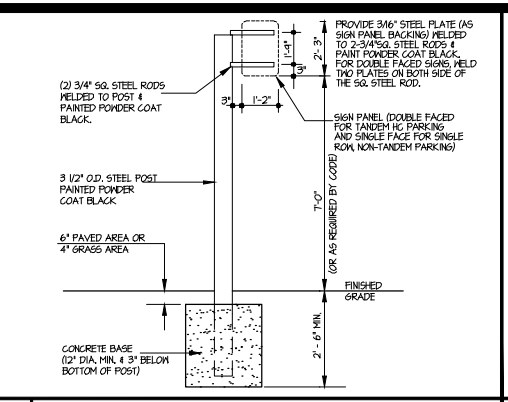
1 **PARKING SPACE LAYOUT** NO SCALE



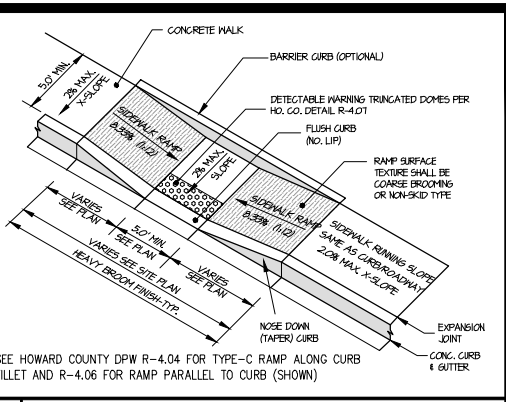
2 **HANDICAP SPACE STENCIL LAYOUT** NO SCALE



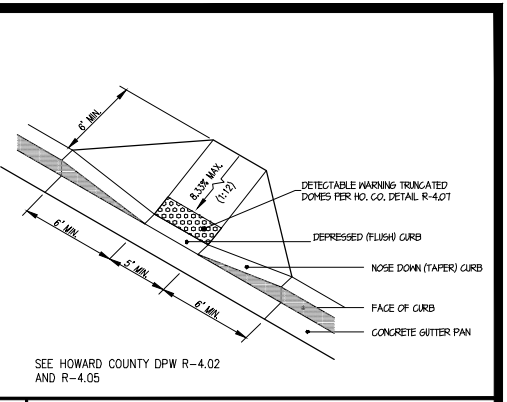
3 **HANDICAP PARKING SIGNS DETAIL** NO SCALE



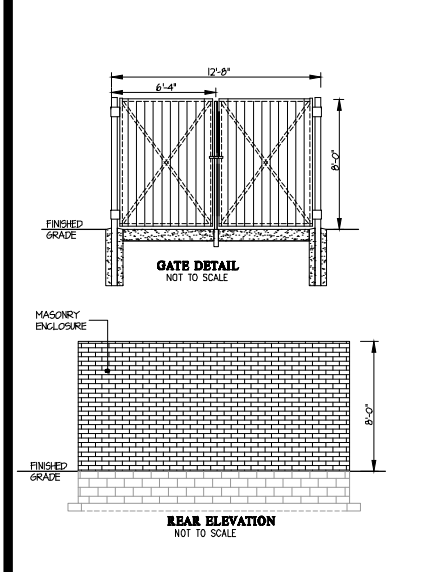
4 **POST & SIGN DETAIL for PARKING RESTRICTION SIGN** NO SCALE



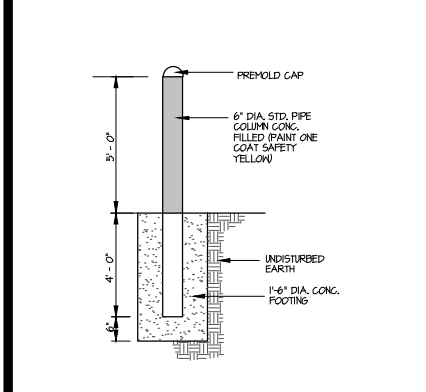
5 **TYPE-C SIDEWALK RAMP** NO SCALE



6 **TYPE-B HANDICAP RAMP DETAIL** NO SCALE



7 **DUMPSTER ENCLOSURE DETAILS** AS SHOWN

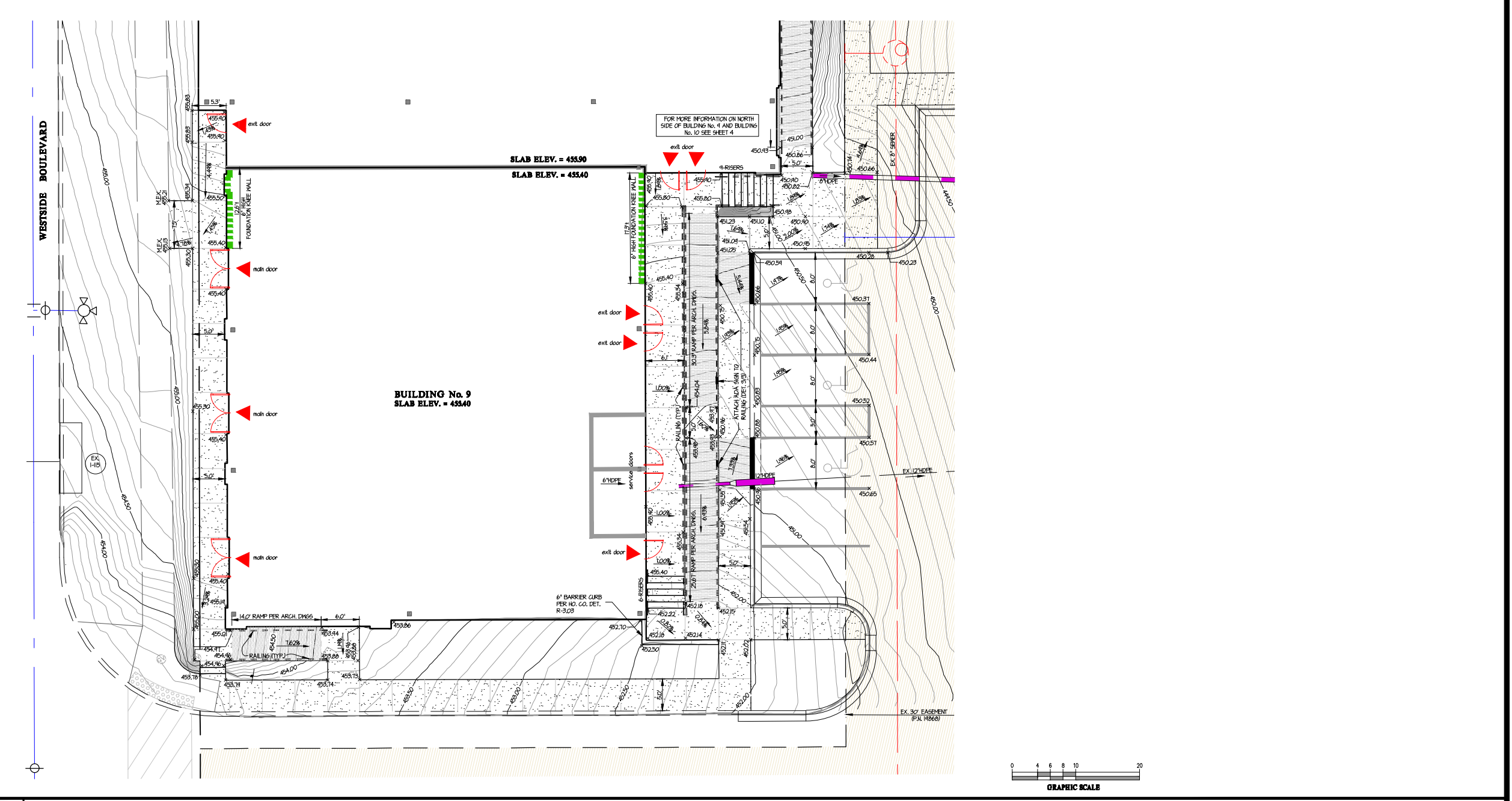


8 **BOLLARD DETAIL** NO SCALE

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

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



9 **HARDSCAPE DETAIL of SOUTH SIDE OF BUILDING No. 9** SCALE: 1" = 8'

**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

DATE	REVISION	BY	APPR.

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

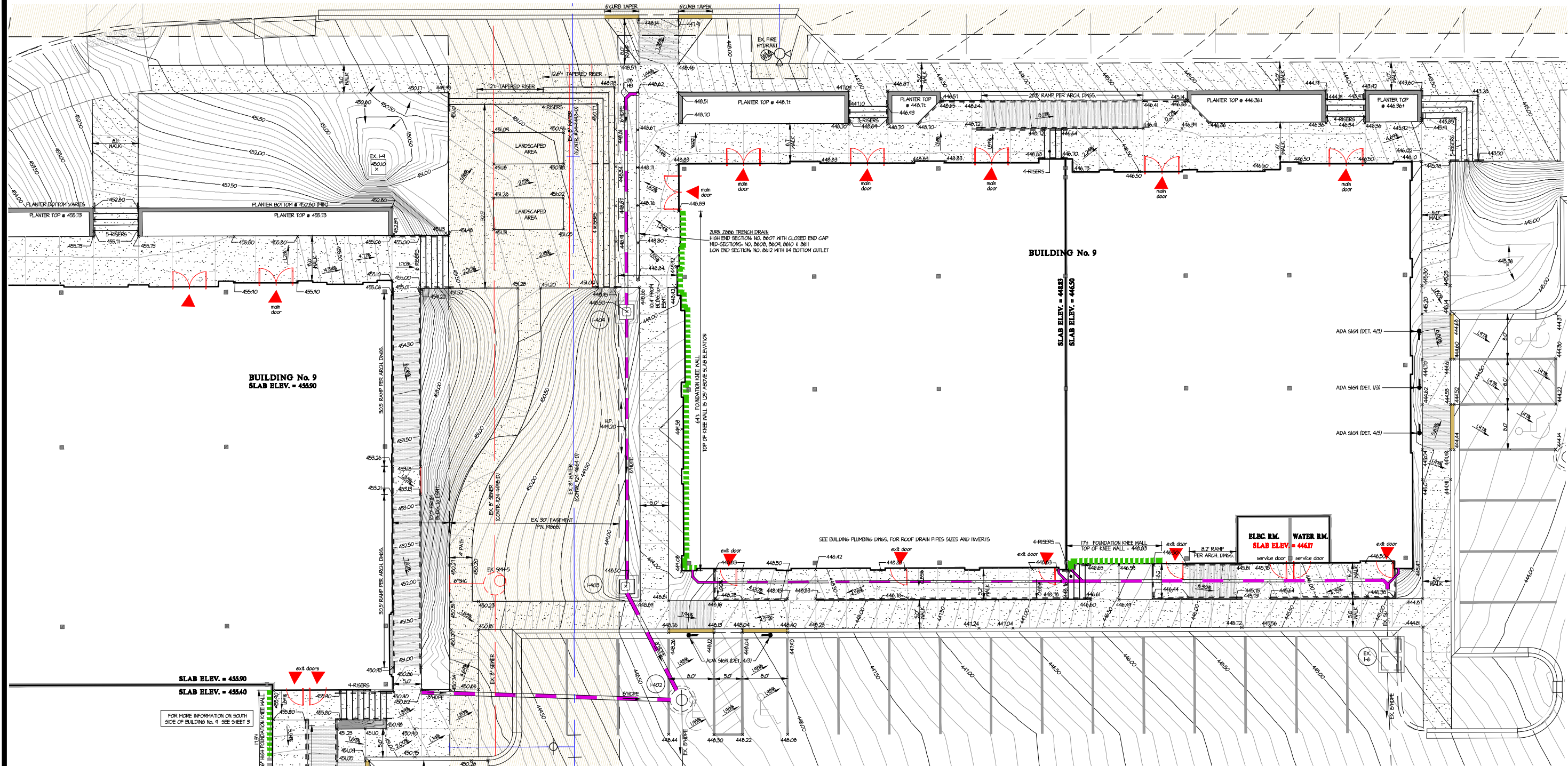
**PROFESSIONAL CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 129278, EXPIRATION DATE: MAY 26, 2018.

**SITE DETAILS**  
**MAPLE LAWN FARMS**  
 WESTSIDE DISTRICT - AREA 1  
 Parcels B-31 and B-32 (Building No. 9 & No. 10)  
 PLAT No. 21436-21438 & \_\_\_\_\_

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	07088
DATE	TAX MAP - GRD	SHEET
JUNE/2017	41 - 21 46 - 3&4	3 OF 11

HOWARD COUNTY, MARYLAND



APPROVED  
PLANNING BOARD OF HOWARD COUNTY

DATE \_\_\_\_\_

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

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

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

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

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 230 - BURTONTVILLE OFFICE PARK  
BURTONTVILLE, MARYLAND 20866  
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NO.	REVISION	DATE	BY	APPR.
7				

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. 129218, EXPIRATION DATE: MAY 26, 2018.

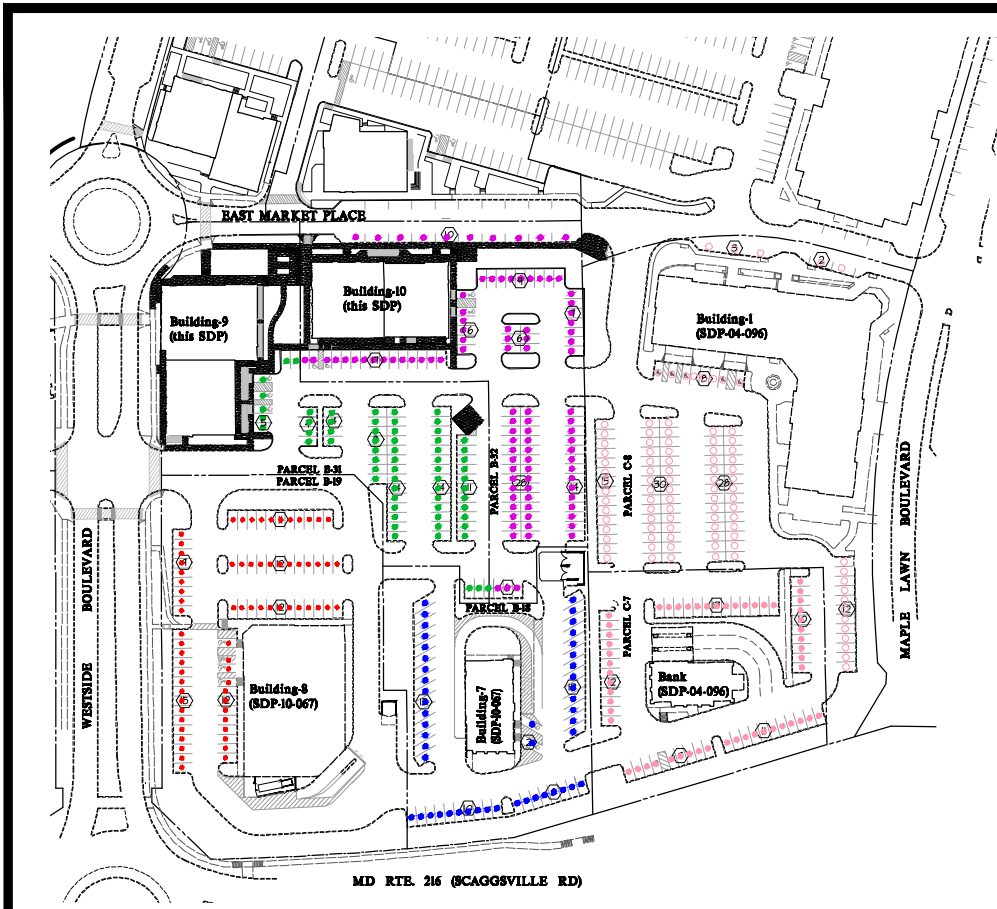
**SITE DETAILS**

**MAPLE LAWN FARMS**  
WESTSIDE DISTRICT - AREA 1  
Parcels B-31 and B-32 (Building No. 9 & No. 10)  
PLAT No. 21436-21438 & \_\_\_\_\_

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	07088
DATE	TAX MAP - GRD	SHEET
JUNE/2017	41 - 21 46 - 3&4	4 OF 11

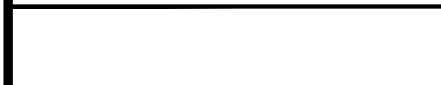




**MLF -- Shared Parking Analysis for Parcels B-18, B-19, B-31, B-32, C-7 & C-8**

Commercial Use Type	Ex. Bldg-9 (Par. B-18, Bldg-7)	Ex. CVS Store (Par. B-19, Bldg-8)	Proposed Building 9 (Par. B-31)	Proposed Building 10 (Par. B-32)	TOTAL for Bldgs 7 thru 10	Ex. PNC (Parcel C-7)	Ex. Bldg-1 (20,827 sq. ft.) (Parcel C-8)	TOTAL for Parcels C-7 & C-8	TOTAL for Parcels B-18, B-19, B-31, B-32, C-7 & C-8
Restaurant	3,911	13,231	11,099	9,159	37,460	3,400	10,941	9,746	24,087
Retail	3,520	11,993	9,990	9,244	33,707	3,080	9,347	8,772	21,199
Bank									
Office									
Public street parallel parking spaces	0	0	0	0	0	0	0	0	0
<b>Total parking provided</b>	<b>48</b>	<b>71</b>	<b>86</b>	<b>98</b>	<b>232</b>	<b>183</b>	<b>183</b>	<b>183</b>	<b>426</b>

**PARKING ANALYSIS** SCALE: 1" = 80'



**APPROVED PLANNING BOARD OF HOWARD COUNTY**

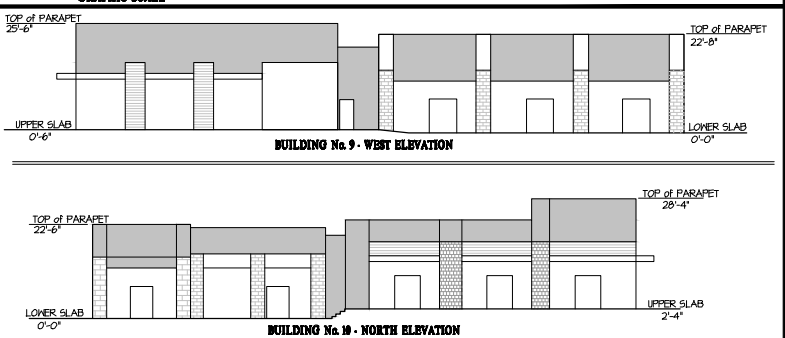
DATE \_\_\_\_\_

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

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

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

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



**BUILDING ELEVATIONS** SCALE: 1" = 20'

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 220 - BURTNSVILLE OFFICE PARK  
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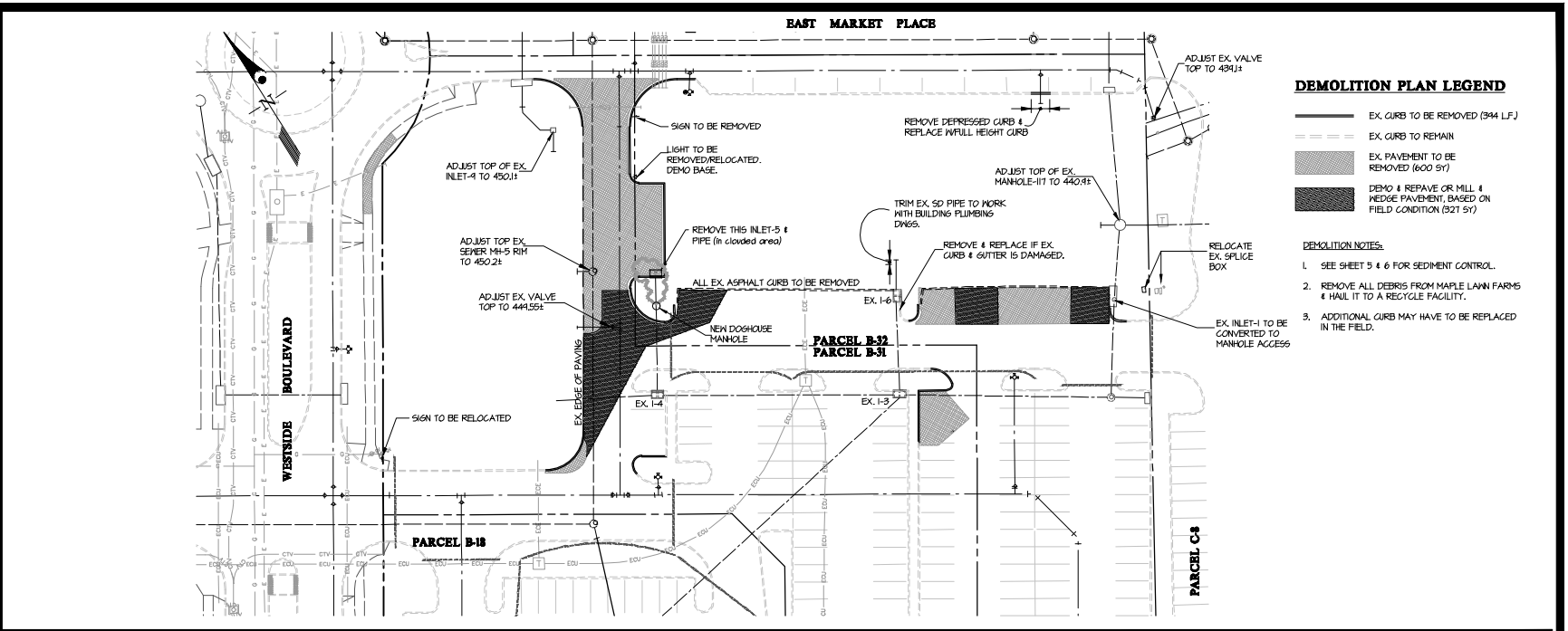
NO.	REVISION	DATE	BY	APPR.

**PARKING LEGEND**

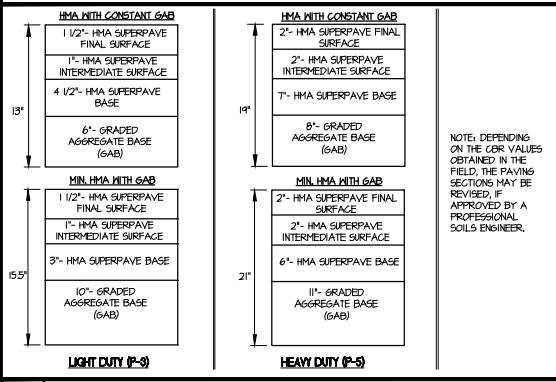
- EXISTING PARKING ON PARCEL B-18 (BUILDING-7) (A)
- EXISTING PARKING ON PARCEL B-19 (BUILDING-8) (U)
- PROPOSED PARKING ON PARCEL B-31 (BUILDING-9) (B5)
- PROPOSED PARKING ON PARCEL B-32 (BUILDING-10) (T1)
- EXISTING PARKING ON PARCEL C-7 & C-8 (B5)

THE SHARED ACCESS AND PARKING REQUIREMENT FOR THESE PARCELS IS COVERED BY SECTION 10.1 ACCESS AND PARKING EASEMENT IN AMENDED AND REVISED DECLARATION OF GOVERNMENT CONDITIONS AND RESTRICTIONS FOR MAPLE LAWN COMMERCIAL ASSOCIATION, INC., AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 144 AT FOLIO 230.

NOTES:  
 1. FOR RESTAURANT USE THE REQUIRED PARKING PER 50-06-16 IS 1 SPACES 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.



**DEMOLITION PLAN** SCALE: 1" = 30'



**DEMOLITION PLAN LEGEND**

- EX CURB TO BE REMOVED (394 LF)
- EX CURB TO REMAIN
- EX PAVEMENT TO BE REMOVED (600 SY)
- DEMO & REPAVE OR MILL & WEDGE PAVEMENT, BASED ON FIELD CONDITION (327 SY)

**DEMOLITION NOTES:**

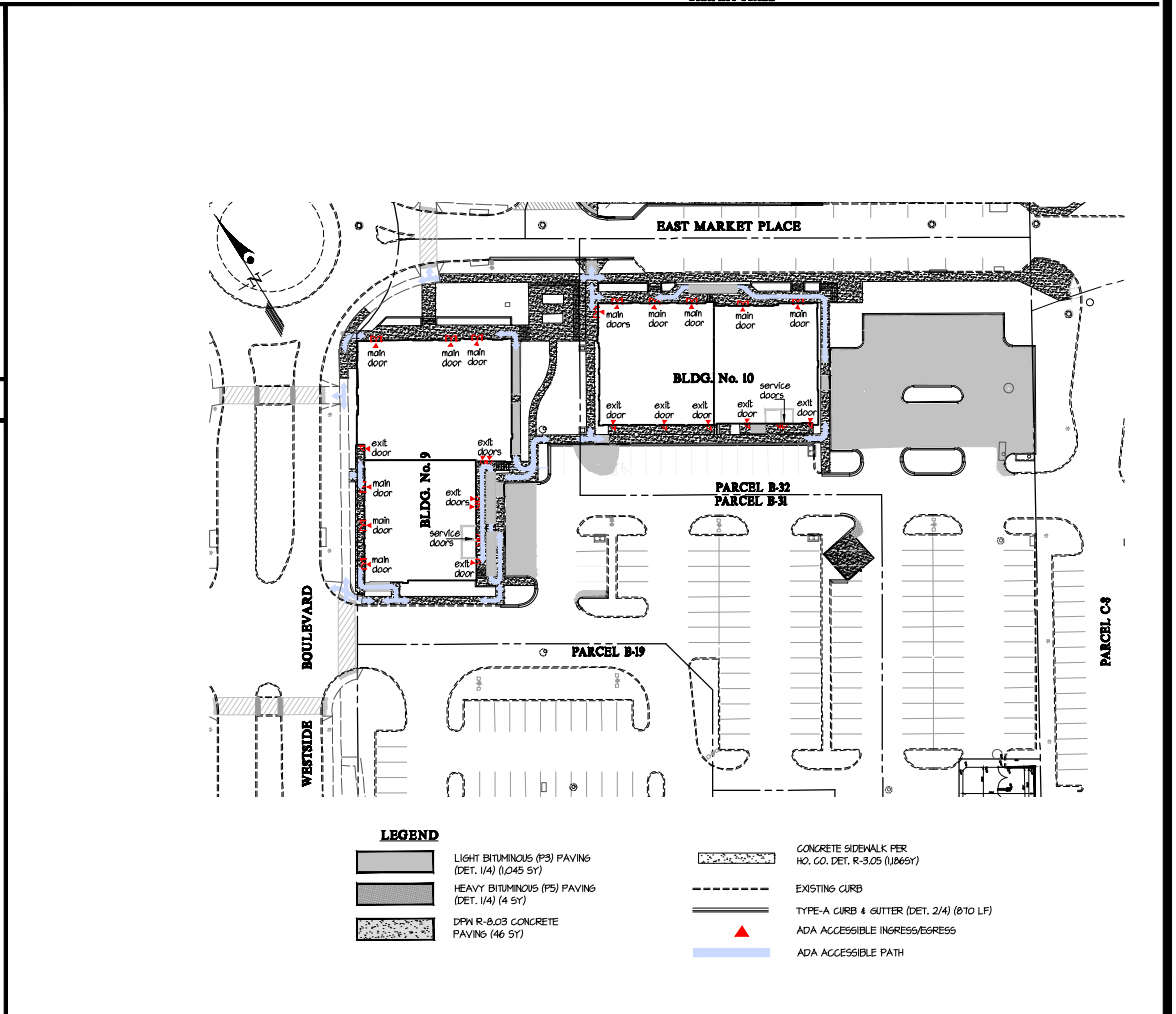
- SEE SHEET 5 & 6 FOR SEDIMENT CONTROL.
- REMOVE ALL DEBRIS FROM MAPLE LAWN FARMS & Haul it to a RECYCLE FACILITY.
- ADDITIONAL CURB MAY HAVE TO BE REPLACED IN THE FIELD.

**LEGEND**

- LIGHT BITUMINOUS (P-3) PAVING (DET. 1/4) (0.045 SY)
- HEAVY BITUMINOUS (P-5) PAVING (DET. 1/4) (4 SY)
- DPW R-8.03 CONCRETE PAVING (46 SY)
- CONCRETE SIDEWALK PER HO. CO. DET. R-3.05 (1.669')
- EXISTING CURB
- TYPE-A CURB & GUTTER (DET. 2/4) (810 LF)
- ADA ACCESSIBLE INGRESS/EGRESS
- ADA ACCESSIBLE PATH

NOTES:  
 1. REVERSE GUTTER PAN SHALL HAVE A GUTTER SLOPE OF 4.17% AWAY FROM THE FLOW LINE, AND SHALL NOT BE USED WHERE THIS CREATES A HAZARDOUS CONDITION.  
 2. 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.  
 3. A MINIMUM OF TWO (2) FEET OF COMPACTED STABILIZED EARTH, OR EQUIVALENT, SHALL SUPPORT THE ENTIRE BACK OF CURB.  
 4. POSITIVE DRAINAGE SHALL BE PROVIDED BOTH BEHIND THE CURB AND ALONG THE GUTTER AND FLOW LINE.  
 5. 50' MAX. BETWEEN EXPANSION JOINTS & 10' MAX. BETWEEN CONTROL JOINTS.  
 6. UNLESS NOTED OTHERWISE, ALL ON-SITE CURB & GUTTER SHALL BE 6" HIGH. CURB & GUTTER IN PUBLIC ROW SHALL BE T-TYPE.  
 SEE HOWARD COUNTY DPW DETAILS R-3.01 & R-9.01

**TYPE-A CONCRETE CURB AND GUTTER (STANDARD AND REVERSE)** NO SCALE



**PAVING DELINEATION PLAN and ADA ACCESSIBILITY PATH** SCALE: 1" = 50'

**PARKING ANALYSIS / DEMOLITION PLAN / PAVING PLAN**

**MAPLE LAWN FARMS**  
 WESTSIDE DISTRICT - AREA 1  
 Parcels B-31 and B-32 (Building No. 9 & No. 10)  
 PLAT No. 21436-21438 & \_\_\_\_\_

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	07088
DATE	TAX MAP - GRD	SHEET
JUNE/2017	41 - 21 46 - 3&4	5 OF 11

ELECTION DISTRICT No. 5 HOWARD COUNTY, MARYLAND

- SEQUENCE OF CONSTRUCTION**
1. APPLY FOR GRADING PERMIT AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE COUNTY SEDIMENT CONTROL INSPECTOR (SCCI). OBTAIN GRADING PERMIT FROM THE SCGI AT THE MEETING (DURATION - 1/2 DAY).
  2. INSTALL THE STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE (SF-1), SUPER SILT FENCE (SF-2), TEMPORARY ASPHALT BERM DIVERSION INLET PROTECTION AT EXISTING INLETS, AND TEMPORARY CURB LINK CONSTRUCTION FENCE. DURATION: 1-DAY.
  3. DEMOLISH ENOUGH OF THE EXISTING PAVEMENT IN ORDER TO INSTALL I-403 AND I-404. INSTALL THE STORM DRAIN FROM MH-402 TO I-404 AND REMOVE THE EXISTING INLET I-5. SET MH-402 TOP TEMPORARILY 8"-12" LOW WITH A DRAIN GRATE. IMMEDIATELY PROTECT MH-402 (WITH A SIP TYPE-B) AND INLETS I-403 AND I-404 (WITH AGIP). DELAY THE TRENCH INSTALLATION (DO NOT INSTALLATION WITH SIDEWALK & HARDSCAPE WORK (SEE I-5)). NOTE: THE EXISTING CURBS AROUND MH-402 SHALL REMAIN WHILE THIS MANHOLE IS OPERATING AS A TEMPORARY GRATE INLET. DURATION: 1-2 DAYS.
  4. INSTALL NEW INLET I-400 AND PIPE IT TO EXISTING INLET I-1. TEMPORARILY BLOCK I-400. DURATION: 1-DAY (SEE 500 CAN BE CONCURRENT WITH 500F).
  5. INSTALL CURB & GUTTER FROM I-400 TO THE NORTHWEST CORNER OF THE NEW PARKING LOT.
  6. INSTALL PROTECTION (SF) AND UNBLOCK I-400, THEN CONVERT EXISTING INLET I-1 TO A MANHOLE OR JUNCTION BOX. DURATION: 1-DAY.
  7. GRADE BOTH BUILDING PADS AND THE EAST PARKING LOT TO APPROPRIATE SUBGRADE THEN START BUILDING CONSTRUCTION. COORDINATE REMAINING UTILITY INSTALLATION WITH BUILDING CONSTRUCTION. DURATION: 4-12 MONTHS FOR BUILDING CONSTRUCTION.
  8. INSTALL REMAINING CURB FOR THE EAST PARKING LOT AND BASE PAVEMENT. DURATION: 3-5 DAYS, DURATION: 3-5 DAYS.
  9. ONCE THE BUILDINGS ARE ENCLOSED, CONVERT MH-402 FROM TEMPORARY INLET TO MANHOLE AND COMPLETE THE NEW PARKING BAYS IMMEDIATELY TO THE EAST OF BUILDING AND SOUTH OF BUILDING. DURATION: 3-5 DAYS.
  10. COMPLETE SIDEWALK, PLAZA, DUMPSTER ENCLOSURE AND OTHER HARDSCAPE AREAS. DURATION: 3-5 DAYS.
  11. INSTALL LANDSCAPE PACKAGE. DURATION: 2-3 DAYS.
  12. ONCE THE SITE IS STABILIZED, OBTAIN PERMISSION FROM THE SCGI TO REMOVE ANY REMAINING SEDIMENT CONTROL DEVICES. DURATION: 1-DAY.
  13. PAINT THE PARKING SPACES, FINISH THE BUILDING INTERIOR AND OBTAIN USE & OCCUPANCY PERMITS.

**SEDIMENT CONTROL LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- LIMIT OF DISTURBANCE
- PROPOSED SUPER SILT FENCE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- TEMPORARY ASPHALT BERM DIVERSION
- CURB INLET PROTECTION
- COMBINATION INLET PROTECTION
- GABION INLET PROTECTION
- AT-GRADE INLET PROTECTION
- SOILS
- PROPOSED TEMPORARY STOCKPILE AREA

**NOTES:**

1. TOPM IS PROVIDED BY EXISTING PLOTTING.
2. SOILS SHOWN IS PRE-DEVELOPMENT. THIS SITE HAS PREVIOUSLY MASS 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

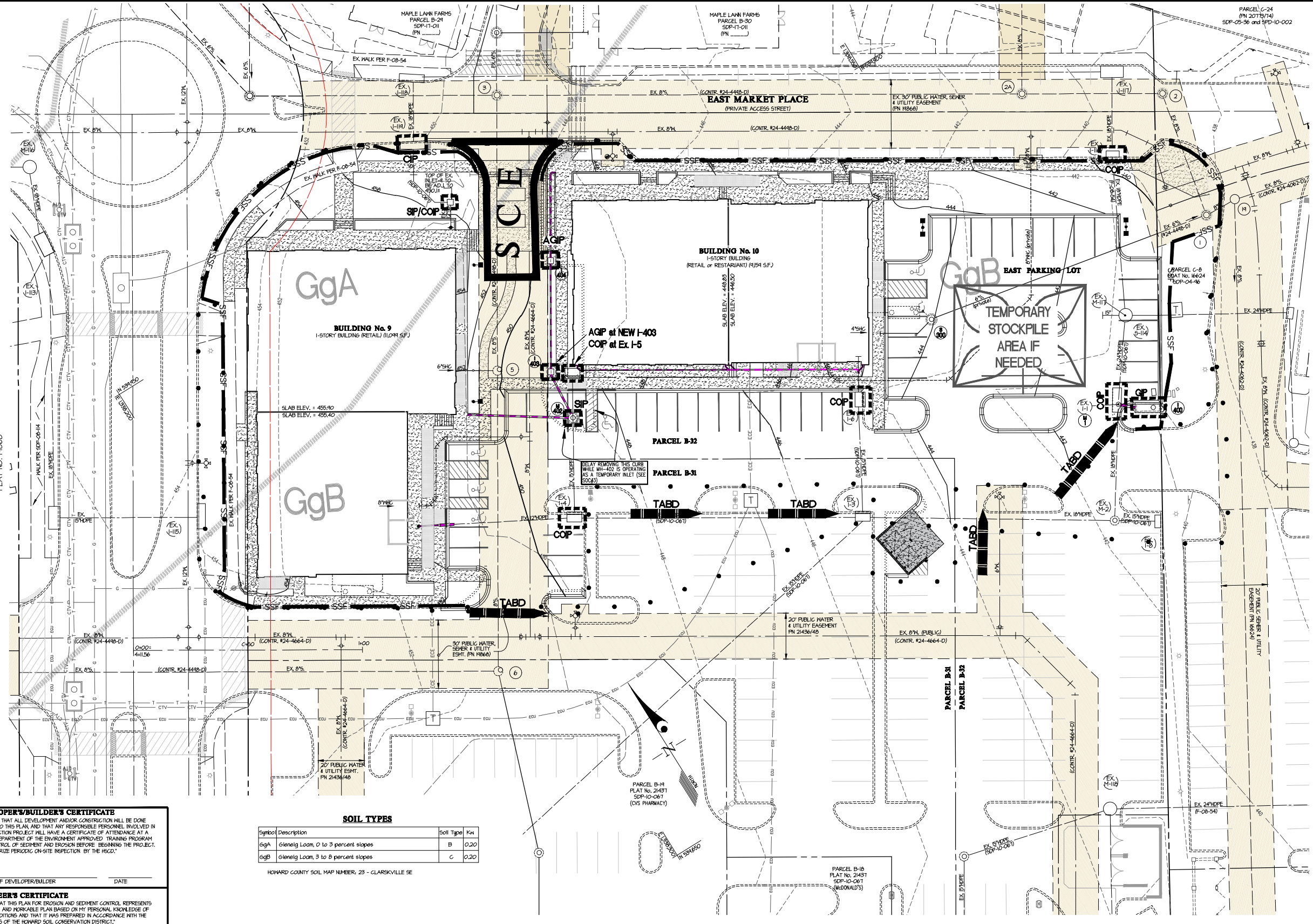
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director Date

Chief, Division of Land Development Date

Chief, Development Engineering Division Date

**WESTSIDE BOULEVARD**  
PUBLIC MAJOR COLLECTOR (VARIABLE WIDTH R/W)  
PLAT NO. 14866B



**SOIL TYPES**

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

HOWARD COUNTY SOIL MAP NUMBER: 23 - CLARKSVILLE SE

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

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 230 - BURTENVILLE OFFICE PARK  
BURTENVILLE, 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:**  
GAR WESSEL, LLC (Owner/Developer)  
SUITE 300 WOODHOLME 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. 12972. EXPIRATION DATE: MAY 26, 2018.

**SEDIMENT CONTROL PLAN**  
**MAPLE LAWN FARMS**  
WESTSIDE DISTRICT - AREA 1  
Parcels B-31 and B-32 (Building No. 9 & No. 10)  
PLAT No. 21436-21438 & \_\_\_\_\_

ELECTION DISTRICT No. 5

**GRAPHIC SCALE**

SCALE: 1" = 20'

ZONING: MXD-3

G. L. W. FILE No. 07088

DATE: JUNE/2017

TAX MAP - GRD: 41 - 21, 46 - 3&4

SHEET: 6 OF 11

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 DISC FLORIS OR RIPPERS MOUNTED ON CONSTRUCTION EQUIPMENT. AFTER THE SOIL IS LOOSENING, IT MUST NOT BE ROLLED OR COMPACTED BUT LEFT IN THE PARALLEL TO CONTOUR. SLOPES 1:1 OR FLATTER ARE TO BE SMOOTHED 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.
      - AVAILABLE SULFUR 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 LOESS/CLAY WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE 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 TILLED 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.
    - SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. RAKE LAWN AREAS TO SMOOTH THE SURFACE, REMOVE LARGE OBJECTS LIKE STONES AND BRANDES, AND READY THE AREA FOR SEED APPLICATION. LOOSEN SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO REMOVE THE SURFACE. THESE CONDITIONS WILL NOT PERMIT NORMAL SEEDING PREPARATION. TRACK SLOPES 1:1 OR FLATTER MUST BE TRACKED WITH EQUIPMENT TO LEAVE THE SURFACE IN GOOD 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 SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS CONCERN ARE LOW MOISTURE, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRAINATION.
    - 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 AREA 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.
    - THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PROVIDE VEGETATIVE GROWTH.
    - THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OF FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
    - A MIXTURE OF CONTRASTING TEXTURED SUBSOILS MUST CONTAIN LESS THAN 5 PERCENT OF THE SOIL IS SO ADIC THAT TREATMENT WITH LIME/STON 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, SILTY 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 TEXTURED SUBSOILS AND MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF CONCRETE, STONES, 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 BERBERIS GRASS, QUACK GRASS, JOHNSON GRASS, NET SEDGE, POISON IVY, THISTLE, OR OTHERS 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.
        - UNLESS OTHERWISE SPECIFIED, TOPSOIL IS TO BE 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 SOILING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS MUST BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS.
        - TOPSOIL MUST NOT BE PLACED IF THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MOIST CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETERMINAL 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 REGISTERED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSIS.
      - FERTILIZERS MUST BE ENGINEER IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE MEANS. THEY MAY BE SUBSTITUTED FOR FERTILIZER WITH PRIOR APPROVAL FROM THE APPROPRIATE APPROVAL AUTHORITY. FERTILIZERS MUST ALL BE DELIVERED IN BAGS, TRADE NAME OR TRADEMARK AND WARRANTY OF THE PRODUCER.
      - LIME MATERIALS MUST BE GROUND LIME/STON (HYDRATED OR BURNED LIME) MAY BE SUBSTITUTED EXCEPT WHEN HYDROSEEDING. WHICH CONTAINS AT LEAST 50 PERCENT TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDE). LIME/STON MUST BE GROUND TO SUCH FINENESS THAT AT LEAST 70 PERCENT WILL PASS THROUGH A #20 MESH SIEVE AND 98 TO 100 PERCENT WILL PASS THROUGH A #40 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 ACIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIME/STON AT THE RATE OF 4 TO 8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.

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

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

### 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 REGISTERED PRIVATE OR COMMERCIAL LABORATORY. ALL SEED USED MUST HAVE BEEN TESTED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL ON ANY PROJECT. REFER TO TABLE B.4 REGARDING THE QUALITY OF SEED. SEED LOSS 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 OR IF THE APPROPRIATE SEEDING MIXTURE MUST BE APPLIED WHEN THE GROUND THAW.
    - INCULCANTS: INCULCANT FOR TREATING LEGUME SEED IN THE SEED MIXTURES MUST BE A PURE CULTURE OF NITROGEN FIXING BACTERIA PREPARED SPECIFIC FOR THE SPECIES. INCULCANTS MUST NOT BE USED LATER THAN THE DATE INDICATED ON THE CONTAINER. ADD FRESH INCULCANTS AS DIRECTED ON THE PACKAGE. USE FOUR TIMES THE RECOMMENDED RATE WHEN HYDROSEEDING. NOTE: IT IS VERY IMPORTANT TO KEEP INCULCANTS AS COOL AS POSSIBLE. STORAGE TEMPERATURES ABOVE 75 TO 80 DEGREES FAHRENHEIT CAN KILL BACTERIA AND MAKE THE INCULCANT LESS EFFECTIVE.
    - SOI OR SEED MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS 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 OTHER SPECIFIC SEEDING SUMMARIES.
      - APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY SEED AT THE SEEDING RATE IN EACH DIRECTION. ROLL THE SEEDER AREA WITH A WEIGHTED ROLLER TO PROVIDE GOOD SEED TO SOIL CONTACT.
    - DRILL OR CULTRIPAKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL.
      - CULTRIPAKER SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A FASHION AS TO PROVIDE AT LEAST 1/4 INCH OF SOIL COVERING SEEDED MATERIAL ON THE CONTOUR. ADD FRESH INCULCANTS AS DIRECTED ON THE PACKAGE. USE FOUR TIMES THE RECOMMENDED RATE WHEN HYDROSEEDING. NOTE: IT IS VERY IMPORTANT TO KEEP INCULCANTS AS COOL AS POSSIBLE. STORAGE TEMPERATURES ABOVE 75 TO 80 DEGREES FAHRENHEIT CAN KILL BACTERIA AND MAKE THE INCULCANT LESS EFFECTIVE.
      - SOI OR SEED MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.
    - HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES SEED AND FERTILIZER).
      - FERTILIZER IS BEING APPLIED AT THE TIME OF SEEDING, THE APPLICATION RATES SHOULD NOT EXCEED THE FOLLOWING: NITROGEN, 100 POUNDS PER ACRE; PHOSPHORUS, 200 POUNDS PER ACRE; POTASSIUM, 200 POUNDS PER ACRE.
      - LIME: USE ONLY GROUND AGRICULTURAL LIMESTONE (UP TO 3 TONS PER ACRE) AND APPLY HYDROSEEDING. DO NOT EXCEED 1/2 TON PER ACRE. DO NOT EXCEED 1/2 TON PER ACRE. DO NOT EXCEED 1/2 TON PER ACRE. DO NOT EXCEED 1/2 TON PER ACRE.
      - MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT INTERRUPTION.
      - 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, MOLDY, CAULKED, DECEASED OR EXCESSIVELY DEXY. NOTE: USE ONLY STERILE STRAW MULCH IN AREAS WHERE ONE SPECIES OF GRASS IS DESIRED.
      - WOOD CELLULOSE CONSISTING OF A UNIFORM FIBROUS PHYSICAL STATE.
        - WHEAT IS TO BE DIED GREEN OR CONTAIN A GREEN DYE IN THE PACKAGE THAT WILL PROVIDE AN APPROPRIATE COLOR TO FACILITATE VISUAL INSPECTION OF THE UNIFORMLY SPREAD SLURRY.
        - WHEAT INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING FACTORS.
        - WHEAT 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. SEEDS AND OTHER ADJUSTIVES TO FORM A HOMOGENEOUS SLURRY. THE MULCH MATERIAL MUST FORM A BLOTTER-LIKE GROUND COVER ON APPLICATION, HAVE MOISTURE ABSORPTION AND REHYDRATION PROPERTIES AND MUST COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL WITHOUT INHIBITING THE GROWTH OF THE GRASS SEEDS.
        - WHEAT MATERIALS MUST NOT CONTAIN ELEMENTS OF COMPLEXIONS AT CONCENTRATION LEVELS THAT WILL BE PHYTO-TOXIC.
        - WHEAT MUST CONFORM TO THE FOLLOWING PHYSICAL REQUIREMENTS: FIBER LENGTH OF APPROXIMATELY 10 MILLIMETERS, DIAMETER APPROXIMATELY 1 MILLIMETER, PH APPROXIMATELY 4.0 TO 8.5, ASH CONTENT OF 18 PERCENT MAXIMUM AND 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 IN SUCH A MANNER THAT THE MULCH IS UNIFORM AND DEPTHD SO THAT THE SOIL SURFACE IS NOT EXPOSED. WHEN A WOOD CELLULOSE FIBER MULCH IS USED, THE APPLICATION RATE TO 2.5 TONS PER ACRE.
      - WOOD CELLULOSE FIBER MULCH AS 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:
        - MULCH ANCHORING TOOL: 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 MULCH: USE 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 MAXIMUM OF 50 POUNDS PER 100 GALLONS OF WATER.
        - SYNTHETIC BINDERS SUCH AS ACRYLIC DEX (ARMO-TACK), DEX-70, PEIRCOE, TERMA TAC, TERMA MANUFACTURER. APPLICATION OF LIQUID BINDERS NEEDS TO BE HEAVIER AT THE EDGES WHERE WIND CATCHES MULCH. SLASH AS IN VALLEYS AND ON CRESTS OF BANKS USE OF ASPHALT BINDERS IS STRICTLY PROHIBITED.
        - LIGHTWEIGHT PLASTIC NETTING MAY BE STARTLED 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.

**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:**

- 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.
- FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES BY THE TESTING AGENCY SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING.
- WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SEASONING SEASON, APPLY SEED AND MULCH OR STRAW MULCH ALONG AS PRESCRIBED IN SECTION B-4.3.1.1 AND MAINTAIN UNTIL THE NEXT SEEDING SEASON.

EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.

**CRITERIA:**

- GENERAL USE**
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  - 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.
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  - 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 CERTIFIED KENTUCKY BLUEGRASS CULTIVARS SEEDING RATE: 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/PRENNEL: FULL SUN MIXTURE. FOR USE IN FULL SUN AREAS WHERE RAPID ESTABLISHMENT IS NECESSARY AND WHEN TURF WILL RECEIVE MEDIUM TO INTENSIVE MANAGEMENT. CERTIFIED PERNNEL RYEGRASS CULTIVARS/INTENSIVE 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.
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**DEFINITION:**  
A MOUND OR PILE OF SOIL PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SEDIMENT CONTROL MEASURES.

**PURPOSE:**  
TO PROVIDE A DESIGNATED LOCATION FOR THE TEMPORARY STORAGE OF SOIL THAT CONTAINS THE POTENTIAL FOR EROSION, SEDIMENTATION, AND CHANGES TO DRAINAGE PATTERNS.

**CONDITIONS WHERE PRACTICE APPLIES:**  
STOCKPILE AREAS ARE UTILIZED WHEN IT IS NECESSARY TO SALVAGE AND STORE SOIL FOR LATER USE.

**CRITERIA:**

- THE STOCKPILE LOCATION AND ALL RELATED SEDIMENT CONTROL PRACTICES MUST BE CLEARLY INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN.
- THE FOOTPRINT OF THE STOCKPILE MUST BE SIZED TO ACCOMMODATE THE ANTICIPATED VOLUME OF MATERIAL.
- AND BASED ON A SIDE SLOPE NO STEEPER THAN 2:1. BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-3.1 LAND GRADING.
- RUNOFF FROM THE STOCKPILE AREA MUST BRAN TO A SUITABLE SEDIMENT CONTROL PRACTICE AREA WITHIN THE EROSION AND SEDIMENT CONTROL PLAN.
- ACCESS THE STOCKPILE AREA FROM THE UPRIDGE SIDE.
- CLEAR WATER RUNOFF INTO THE STOCKPILE AREA MUST BE MINIMIZED BY USE OF A DIVERSION DITCH, TEMPORARY SNAKE OR DIVERSION FENCE. PROVISIONS MUST BE MADE FOR DISCHARGING CONCENTRATED FLOW IN A NON-EROSIVE MANNER.
- WHERE RUNOFF CONCENTRATES ALONG THE TOE OF THE STOCKPILE FILL, AN APPROPRIATE EROSION/SEDIMENT CONTROL PRACTICE MUST BE USED TO INTERCEPT THE DISCHARGE.
- STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 3 DAY STABILIZATION REQUIREMENT AS WELL AS STANDARD B-4-1 INCORPORATE STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION.
- IF THE STOCKPILE IS LOCATED ON AN IMPERVIOUS SURFACE, A LEAK SHOULD BE PROVIDED BELOW THE STOCKPILE TO FACILITATE CLEANUP. STOCKPILES CONTAINING CONTAMINATED MATERIAL MUST BE COVERED WITH IMPERMEABLE SHEETING.

**MAINTENANCE:**  
THE STOCKPILE AREA MUST CONTINUOUSLY MEET THE REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION. SIDE SLOPES MUST BE MAINTAINED AT NO STEEPER THAN A 2:1 RATIO. THE STOCKPILE AREA MUST BE KEPT FREE OF OBSTRUCTION. IF THE VERTICAL HEIGHT OF A STOCKPILE EXCEEDS 20 FEET FOR 2:1 SLOPES, 30 FEET FOR 3:1 SLOPES, OR 4 FEET FOR 4:1 SLOPES, BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-3.1 LAND GRADING.

**STANDARDS AND SPECIFICATIONS FOR DUST CONTROL**

**DEFINITION:**  
CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES.

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

**CONDITIONS WHERE PRACTICE APPLIES:**  
AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WIND 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. MULCH MUST BE ANCHORED TO PREVENT BLOWING.
- VEGETATIVE COVER: SEE SECTION B-4-4 TEMPORARY STABILIZATION.
- TILLAGE: TILL TO REDUCEN SURFACE AND BRING CLDS TO THE SURFACE. BEGN FLOWING ON WINDWARD SIDE OF SITE. CRUSH-TYRE TILES SPACED ABOUT 12 INCHES APART, SPRING-TIPPED HOOKS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT THAT MAY PRODUCE THE DESIRED EFFECT.
- IRRIGATION: SPRINKLE SITE WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NEEDED. THE SITE MUST NOT BE IRRIGATED TO THE POINT THAT RUNOFF OCCURS.
- BARBERS: SOLID BROAD FENCES, 8' FENCES, ZWOY FENCES, BURAP 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.

**SEED MIXTURES:**

NO.	SPECIES	APPLICATION RATE (lb./ac.)	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (10-20-20)	LIME RATE
9	*Certified Tall Fescue blend (50% by weight) and Certified Kentucky Bluegrass blend (50% by weight)	6-8 lb./ac. 1000 s.t.	Mar. 1 to May 15, Aug. 15 to Oct. 15	1/2-1 in.	1.0 lb./1000 sq. ft. s.t. (45 lb./acre)	90 lb./1000 sq. ft.

\* Other cultivars listed as "proven" in the most current UM-TT-77 may also be used

**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.

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  - 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.
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  - 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.
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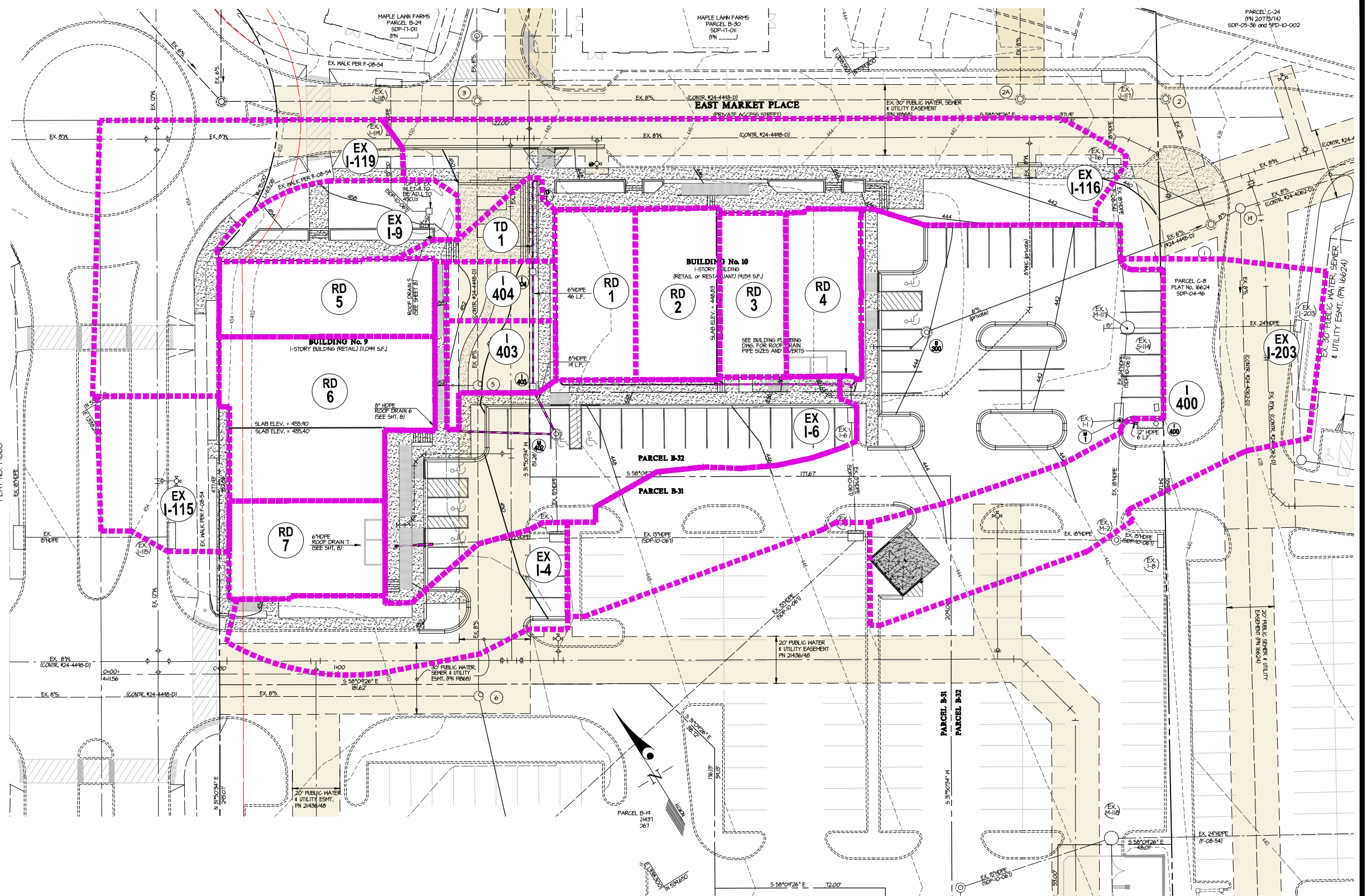
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C' FACTOR COMPUTATIONS				
STRUCTURE	AREA (AC.)	C'	IMPERVIOUS	PLAN #
I-404	0.03	0.21	92%	THIS SDP
I-403	0.03	0.21	92%	THIS SDP
RD-1	0.06	0.26	100%	SDP-10-061
RD-2	0.06	0.26	100%	SDP-10-061
RD-3	0.04	0.26	100%	SDP-10-061
RD-4	0.05	0.26	100%	SDP-10-061
RD-5	0.07	0.26	100%	SDP-10-061
RD-6	0.13	0.26	100%	SDP-10-061
RD-7	0.06	0.26	100%	SDP-10-061
EX I-4	0.23	0.24	49%	SDP-10-061
EX I-6	0.25	0.24	49%	SDP-10-061
EX I-7	0.42	0.24	49%	SDP-10-061
EX I-3	0.41	0.24	49%	SDP-10-061
EX I-8	0.50	0.24	49%	SDP-10-061
EX I-1	0.24	0.24	49%	SDP-10-061
I-400	0.11	0.21	92%	THIS SDP
EX I-203	0.24	0.21	79%	SEE NOTE 2
EX I-119	0.19	0.21	92%	F-08-54
EX I-116	0.21	0.21	92%	F-08-54
EX I-14	0.08	0.24	49%	SDP-10-061
EX I-1	0.03	0.21	92%	THIS SDP

NOTE:  
 1. 'C' TYPE SOILS ASSIGNED FOR DRAINAGE AREAS DUE TO MASS GRADING IN 'C' FACTOR COMPUTATION.  
 2. PERCENT IMPERVIOUS FOR EXISTING STRUCTURES TAKEN FROM APPROVED SDP OR F PLAN EXCEPT FOR I-203, IN WHICH THE IMPERVIOUS AREA INCREASED.

**WESTSIDE BOULEVARD**  
 PUBLIC MAJOR COLLECTOR (VARIABLE WIDTH R/W)  
 PLAT NO. 18868



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

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

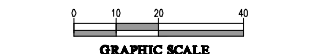
**GLWGUTSCHICK LITTLE & WEBBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 220 - BURTOWNSVILLE OFFICE PARK  
 BURTOWNSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

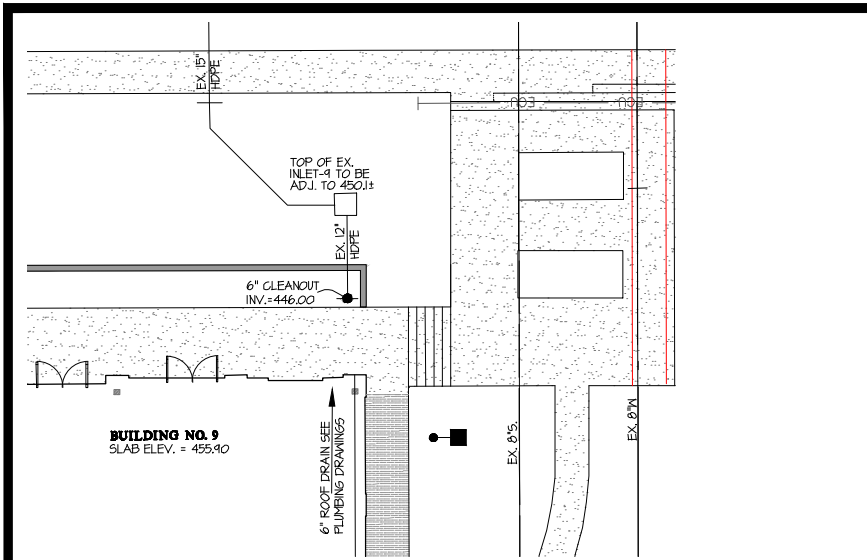
PREPARED FOR:  
 GAR WESSEL, LLC (Owner/Developer)  
 SUITE 300 WOODHOLME CENTER  
 1829 REISTERSTOWN RD  
 BALTIMORE, MD 21208  
 ATTN: MARK BENNETT  
 410-484-8400

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. 129275, EXPIRATION DATE: MAY 26, 2018.

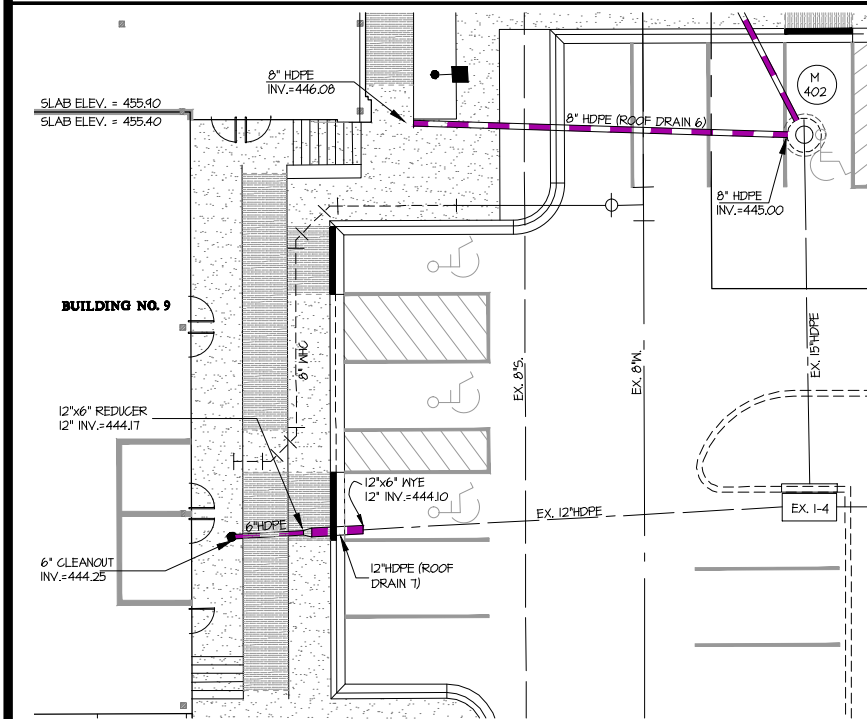
**STORM DRAIN DRAINAGE AREA MAP**  
**MAPLE LAWN FARMS**  
 WESTSIDE DISTRICT - AREA 1  
 Parcels B-31 and B-32 (Building No. 9 & No. 10)  
 PLAT Nos. 21436-21438 & \_\_\_\_\_  
 ELECTION DISTRICT No. 5  
 HOWARD COUNTY, MARYLAND



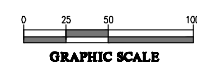
SCALE 1" = 20'	ZONING MXD-3	G. L. W. FILE No. 07088
DATE JUNE/2017	TAX MAP - GRD 41 - 21 46 - 3&4	SHEET 8 OF 11



ROOF DRAIN 5 ELEVATIONS SCALE: 1" = 10'



ROOF DRAINS 6 and 7 ELEVATIONS SCALE: 1" = 10'

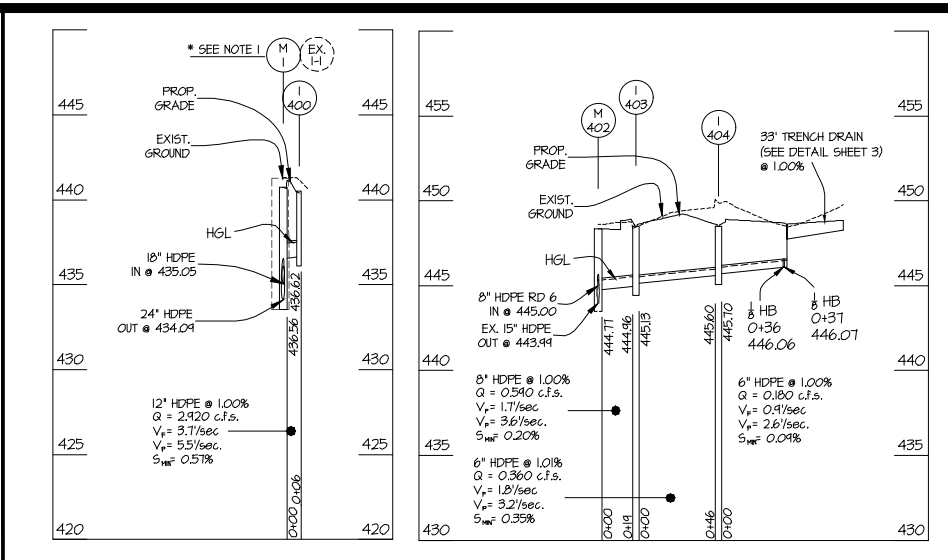


APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
DATE \_\_\_\_\_

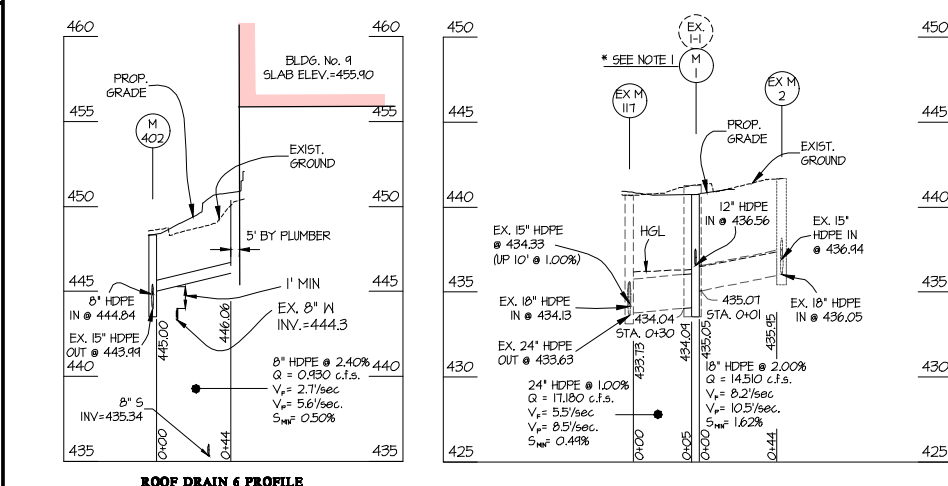
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

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

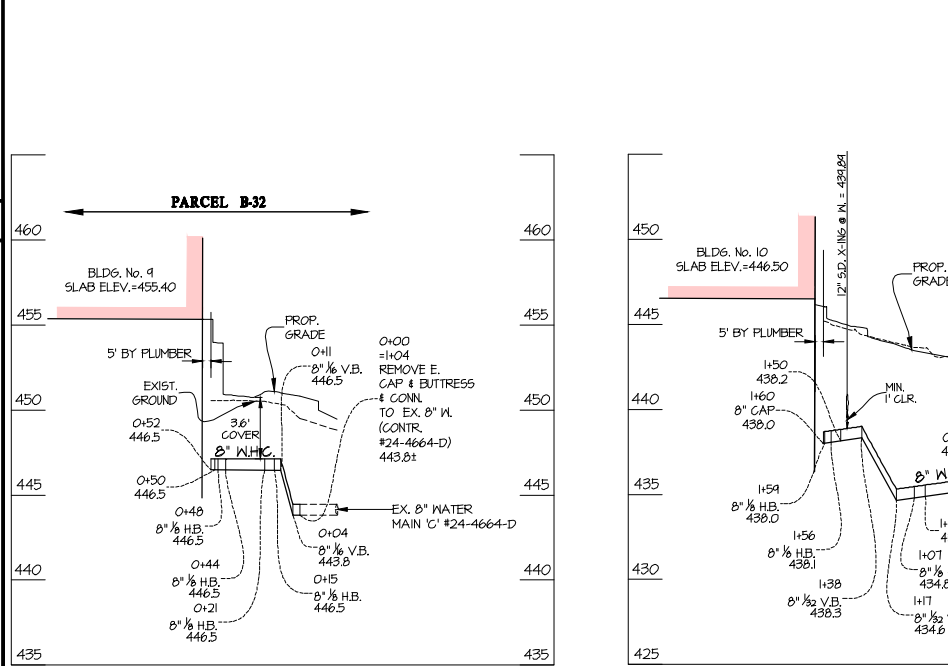
**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 200 - BURTOWNSVILLE OFFICE PARK  
 BURTOWNSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186



ROOF DRAIN 6 PROFILE



ROOF DRAIN 7 PROFILE



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. 129175  
 EXPIRATION DATE: MAY 26, 2018

STRUCTURE SCHEDULE (STORM DRAIN)									
NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT		STD. DETAIL	LOCATIONS	REMARKS
			UPPER	LOWER	UPPER	LOWER			
I-400	A-10 INLET	2'-6"	440.16	440.02	---	435.60	HO. CO. D-4.03		
I-403	12" NYLOPLAST DRAIN BASIN	12"	448.50	---	445.13	444.96	---		18"-30" STANDARD CIRCULAR GRATE
I-404	12" NYLOPLAST DRAIN BASIN	12"	448.50	---	445.10	445.60	---		18"-30" STANDARD CIRCULAR GRATE
M-1 (see note 1)	STANDARD MANHOLE	4'-0"	440.74	---	436.56	434.04	HO. CO. 6-5.12		
M-402	STANDARD MANHOLE	4'-0"	448.34	---	445.00	443.99	HO. CO. 6-5.12		

PIPE SCHEDULE (STORM DRAIN)			
SIZE	TYPE	QUANTITY (LF)	REMARKS
6"	HDPE	84	
8"	HDPE	63	
12"	HDPE	12	

HDPE indicates High Density Polyethylene pipe, such as H-12 by ADS, or H-Q by Hancor or an approved equal.  
 Trench bedding to be provided per Howard County Detail G 2.01, "Trench for P.V.C. pipe and H.D.P.E."

\* NOTE 1: AS AN ALTERNATE, CONTRACTOR MAY CONVERT EXISTING Inlet-1 INTO A JUNCTION BOX WITH A NEW MANHOLE TOP TO GRADE. EXTENDING THE PIPES WILL NOT BE NECESSARY UNDER THIS SCENARIO.

UTILITY PROFILES  
**MAPLE LAWN FARMS**  
 WESTSIDE DISTRICT - AREA 1  
 Parcels B-31 and B-32 (Building No. 9 & No. 10)  
 PLAT No. 21436-21438 & \_\_\_\_\_

SCALE  
 HORZ. 1" = 50'  
 VERT. 1" = 5'

ZONING  
 MXD-3

G. L. W. FILE No.  
 07088

DATE  
 JUNE/2017

TAX MAP - GRD  
 41 - 21  
 46 - 3&4

SHEET  
 9 OF 11

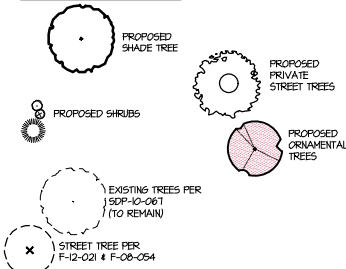
ELECTION DISTRICT No. 5  
 HOWARD COUNTY, MARYLAND

**LANDSCAPE NOTES**

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 6J.24 OF THE HOWARD COUNTY CODE & CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL (ALTERNATIVE COMPLIANCE) PLUS THE LANDSCAPE DESIGN CRITERIA OF 5-06-16 AND PD CASE NO. 370.
- 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 PLAN 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 GRADING PERMIT APPLICATION IN THE AMOUNT OF \$ 9400.00 FOR FOLLOWING REQUIRED PLANT QUANTITIES:  
 166 SHRUBS AT 430\$/SHRUB = \$ 4 480.00  
 15 SHADE TREES AT 4300\$/TREE = \$ 4 500.00

FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-313-2250.

**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 6J.24 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL, AND THE HLF LANDSCAPE DESIGN CRITERIA. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

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

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

DATE \_\_\_\_\_

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

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

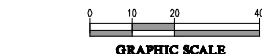
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 ATTN: MARK BENNETT  
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**THIS PLAN IS FOR PLANTING PURPOSES ONLY**

**LANDSCAPE PLAN**

**MAPLE LAWN FARMS**  
 WESTSIDE DISTRICT - AREA 1  
 Parcels B-31 and B-32 (Building No. 9 & No. 10)  
 PLAT No. 21436-21438 & \_\_\_\_\_



SCALE 1" = 20'	ZONING MXD-3	G. L. W. FILE No. 07088
DATE JUNE/2017	TAX MAP - GRD 41 - 21 46 - 3&4	SHEET 10 OF 11

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

WESTSIDE BOULEVARD  
 PUBLIC MAJOR COLLECTOR (VARIABLE WIDTH R/W)  
 PLAT NO. 18866

