



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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

Valdis Lazdins, Director

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TECHNICAL STAFF REPORT

Planning Board Meeting of August 16, 2018

Derrick Jones, Staff Planner

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Plan Type/File Number : Site Development Plan SDP-18-051

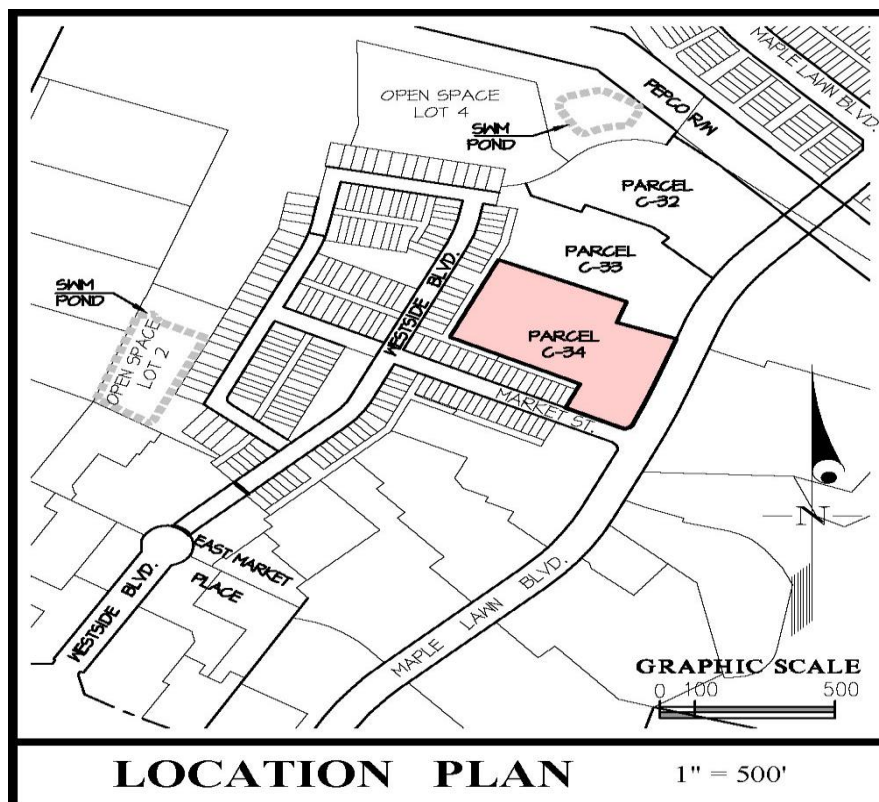
Project Name: Maple Lawn Farms, Business District, Area 2, Parcel C-34
Office Building No. 7

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

Request: Planning Board approval of a site development plan (SDP) to construct a 4-story office building (115,420 square feet) and other related site improvements in accordance with Section 127.0.F.1 of the Zoning Regulations. The approximately 4.68 acre site is zoned "MXD-3" (Mixed Use Development) and is part of the 605.3 acre Maple Lawn Farms in Fulton.

Location: The proposed office building is in the Maple Lawn Business District, Area 2, on the west side of Maple Lawn Boulevard, north of Route 216. It is identified as Parcel No. C-34 on Tax Map 46, Grid Nos. 3 and 4, in the Fifth Election District of Howard County, Maryland.

DPZ Recommendation: **Approval**, subject to compliance with Planning Board and SDP review comments. All review agencies issued an approval of the SDP.



Vicinal Properties:

Properties near the proposed office building include:

North Side - Parcel C-33 is located to the north and includes a 4-story office building that's under construction.

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

South Side – Existing townhomes are located to the south and are part of the Maple Lawn Westside District, Area 5.

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

Site History:

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

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

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

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

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

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

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

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

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

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

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

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

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

- A. *Parcel Size:* No minimum or maximum parcel sizes apply.
- B. *Height:* Complies with the 120' maximum building height and does not exceed the maximum 8 stories for buildings in the Business District that are more than 500 feet from MD Route 216.
- C. *Permitted Uses:* All permitted uses in the B-1 Zoning District are permitted for the employment land uses; including office, retail, restaurant, and personal service uses.
- D. *Coverage:* No coverage requirement is imposed for employment land use areas.
- E. *Floor Area Ratio (FAR):* Maximum FAR 0.35 for all employment land uses. This SDP (FAR 0.34) is below the overall FAR maximum.
- F. *Setbacks:* This office building complies with the 10' setback requirement from the Maple Lawn Boulevard right-of-way and 10' from any other property line. The parking area complies with the 10-foot parking setback from adjacent properties.
- G. *Parking Spaces:* Parking spaces required – 388; 392 provided.

Site Analysis:

Existing Site Conditions - The site is undeveloped and with public road frontage and public water/sewer connections available in the Maple Lawn Blvd. right-of-way, as highlighted by the yellow property boundary lines on the following page:



Site Aerial View

Plan Proposal and Site Improvements – A 252' x 115', 4-story office building (115,420 square feet gross floor area) and other related site improvements, planned as a “Traditional Neighborhood Design” (TND). The mid-rise office building fronts closely to the public street and defines an urban streetscape to promote pedestrian traffic within the Business District. The office building can contain other uses, such as retail, restaurant, and/or services on the first floor. The project includes landscaped features, including paved sidewalks, planters, and ornamental landscaping, shrubs, and grasses. Required off-street parking is 388 parking spaces (5.0 spaces per 1,000 square feet of net leasable area commercial retail uses and 3.3 spaces per 1,000 square feet of net leasable area for office use) and 392 surface parking spaces are provided. In addition, there are 12 on-street parking spaces provided for overflow and visitor parking within the Maple Lawn Boulevard right-of-way.

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

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

Landscaping - The Landscape Plan complies with the Howard County Landscape Manual and the Maple Lawn Farms Landscape Design Criteria. Required shrubs are being provided at a rate of 1 shrub per 4 feet of building length at the sides and rear for a total of 121 shrubs. Thirteen shade trees are required within the parking lot based on a rate of 1 tree per 20 spaces and 36 shade trees are provided.

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

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

Planning Board Criteria:

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

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

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

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

This SDP satisfies the requirements of Section 127.0.E.3 of the Zoning Regulations which describes the Planning Board’s approval decision of the Comprehensive Sketch Plan and the Development Criteria. The Planning Board approved the amended Comprehensive Sketch Plan and Development Criteria under PB Case No. 378 by a Decision and Order dated January 25, 2007.

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

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

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

The SDP provides a mix of landscape plantings and other site amenities; including on-site parking, lighting, street trees, open air paved patios (on each side of the building), lawn area, planters, and a bicycle rack will be provided.

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

This SDP, in conjunction with other approved and future SDPs, enhances pedestrian circulation by including sidewalks, pathways and crosswalks. Sidewalks are provided on both sides of all public streets adjacent to the proposed office building in accordance with approved Final Plan, F-05-112.

SRC Comments:

By letter dated July 19, 2018, the SRC determined SDP-18-051 to be approvable, subject to SRC comments.

Please note that this file is available for public review by appointment at the Department of Planning and Zoning's public service counter, Monday through Thursday, 8:00 a.m. to 5:00 p.m. and Friday, 8:00 a.m. to 3 p.m.

Recommendation:

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


Valdis Lazdins, Director
Department of Planning and Zoning

8/2/18
Date

Illustrative Site Plan

Office Building No. 7



Architectural Rendering



MAPLE LAWN BUILDING #7
FULTON, MD
ST. JOHN PROPERTIES, INC.



GENERAL NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING, CONSTRUCTION INSPECTION DIVISION AT (410) 353-1860 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-251-TTII AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
4. PROJECT BACKGROUND: LOCATION: TAX MAP #46, GRIDS S 44, MXD-5; ZONING: MXD-5; ELECTION DISTRICT: 5TH; PARCEL AREA: 4.68 AC.; RECORDING REFERENCE: PLATS 25860 THRU 25862.

GENERAL NOTES (cont.)

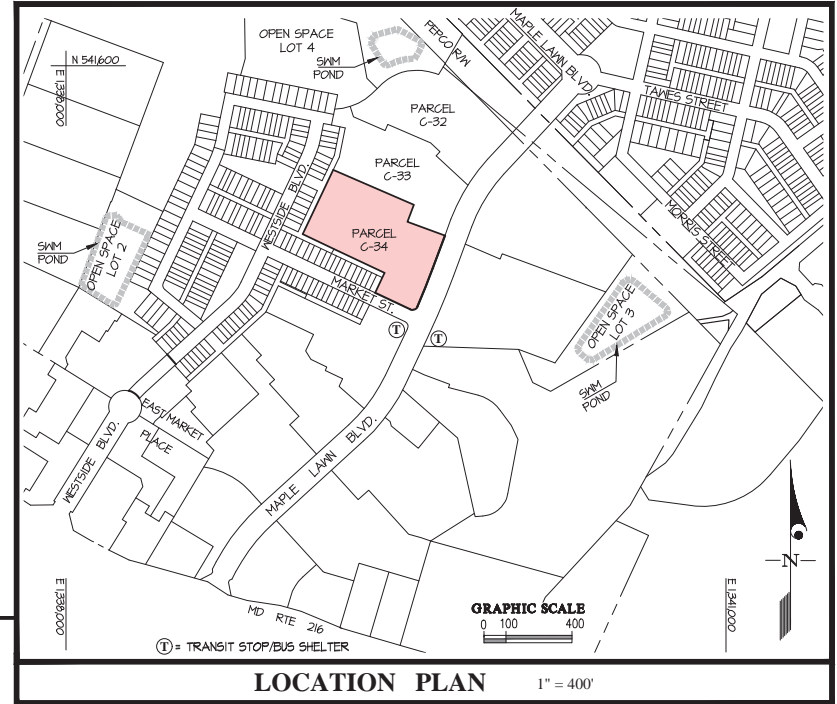
- 52. ALL EXTERIOR LIGHT FIXTURES SHALL BE FULLY OR PARTIALLY SHIELDED TO DIRECT LIGHT INWARDS AND DOWNWARDS AWAY FROM ALL ADJOINING RESIDENTIAL, LAND USE AREAS AND PUBLIC ROADS IN ACCORDANCE WITH SECTION 16.02 OF THE HOWARD COUNTY ZONING REGULATIONS.
53. THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.02(C) OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS PROJECT HAS BEEN SATISFIED BY F-12-002, F-13-01, AND F-13-08.
54. THE BUILDING IS REQUIRED TO MEET THE GREEN BUILDING STANDARDS AND WILL COMPLY WITH THE GREEN BUILDING REQUIREMENTS PER SECTION 3.1005(A) OF THE HOWARD COUNTY CODE.
55. THE INFORMATION SHOWN ON THIS PLAN SET SUPERSEDES INFORMATION SHOWN ON F-05-12. THE F-05-12 PLAN SET ACKNOWLEDGES THAT THE IMPROVEMENTS ALONG MAPLE LAWN BOULEVARD FROM THE BACK OF CURB TO THE RIGHT-OF-WAY LINE WOULD BE CONSTRUCTED UNDER THE SITE DEVELOPMENT PLAN ALONG THAT SECTION OF THE ROADWAY.
56. TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
57. HEALTH DEPARTMENT APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT ENSURE APPROVAL OF BUILDING PERMIT APPLICATION ASSOCIATED WITH THIS PLAN. PLANS FOR CERTAIN FACILITIES TO BE CONSTRUCTED WITHIN THE LIMITS DESCRIBED BY THIS PLAN WILL REQUIRE REVIEW AND APPROVAL BY THE HEALTH DEPARTMENT. SUCH FACILITIES MAY INCLUDE BUT ARE NOT LIMITED TO THOSE WHICH HAVE SWIMMING POOLS, OR THAT SELL PREPARED OR PACKAGED FOODS, OR THAT MAY HAVE EQUIPMENT THAT EMITS RADIATION.
58. STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, VOLUMES I AND II. IT WAS DETERMINED THAT THIS PROJECT MEETS THE CRITERIA OUTLINED IN THE STORMWATER MANAGEMENT REGULATIONS GUIDANCE FOR IMPLEMENTATION FOR ACCEPTANCE OF THE 2000 DESIGN CRITERIA AND THROUGH THE ADMINISTRATIVE WAIVER PROCESS, HAS GRANTED A WAIVER. THIS PLAN RECEIVED COMPREHENSIVE SKETCH PLAN APPROVAL (S-06-18) ON JANUARY 25, 2001. THIS PLAN IS ALSO SUBJECT TO THE EXPIRATION OF THIS WAIVER UNLESS ALL OF THE STORMWATER MANAGEMENT IS CONSTRUCTED BY MAY 4, 2011.
59. THE FOLLOWING ARE LEED REQUIRED ITEMS: (i) REGISTRATION WITH THE GREEN BUILDING COUNCIL AND THAT THE APPLICABLE REGISTRATION FEE HAS BEEN PAID; AND (ii) THE APPROPRIATE DATE OF RECEIPT AND CHECKLIST THAT IS PREPARED, SIGNED AND DATED BY THE LEED ACCREDITED PROFESSIONAL.
60. THE PLANNING BOARD APPROVED THIS SITE DEVELOPMENT PLAN ON XXXXX XX, 2010 WITH NO CONDITIONS.
61. THE ROOF TOWER IS TO BE UTILIZED FOR STORAGE AND MECHANICAL EQUIPMENT ONLY. THE ROOF TOWER DOES NOT GOAT TOWERS, THE F.A.R. OR PARKING REQUIREMENTS. HOWEVER, IF ANY LOT 3 AND WAS CONSTRUCTED UNDER F-05-12. THE OTHER IS LOCATED ON BUSINESS DISTRICT - OPEN SPACE LOT 2 AND WAS CONSTRUCTED UNDER F-05-01.

SITE DEVELOPMENT PLAN

MAPLE LAWN FARMS

Business District - Area 2

Parcel 'C-34' (OFFICE BUILDING NO. 7)



SITE ANALYSIS DATA

- 1. ZONING: MXD-5
2. GROSS AREA OF PARCEL C-34 = 204,025 SF = 4.68 AC.
3. LIMIT OF DISTURBED AREA = 5.65 AC. (LIMIT OF PLAN SUBMISSION)
4. PROPOSED USE: OFFICE BUILDING (OTHER USES MAY INCLUDE: FIRST FLOOR RETAIL, RESTAURANTS, PERSONAL SERVICE ESTABLISHMENTS, AND OTHER USES AS ALLOWED BY THE COMPREHENSIVE SKETCH PLAN)
5. BUILDING COVERAGE (% OF GROSS SITE AREA): OFFICE BUILDING-T: 28,855 S.F. OR 0.65 AC. = 15.1% OF PARCEL C-34 (4.66 AC.)

FLOOR AREA RATIO (F.A.R.) CALCULATIONS table with columns for FLOOR, BLDG FT (C-34), and AREA. Shows total gross floor area of 115,420 S.F. (0.65 ac).

PARKING CALCULATIONS:

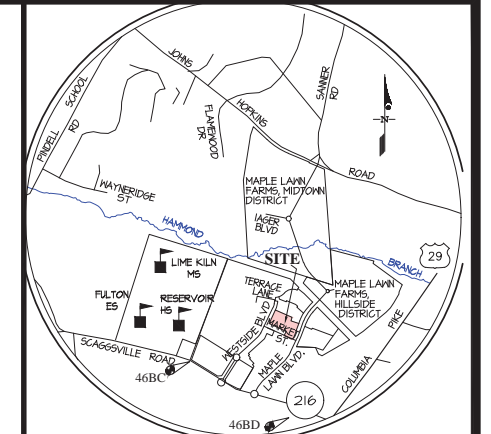
Parking Calculations table with columns for FLOOR, RENTABLE FLOOR AREA, GENERAL OFFICE, PARKING RATE, and PARKING REQUIRED. Shows total parking required of 868 spaces.

HANDICAP PARKING CALCULATIONS:

Handicap Parking Calculations table with columns for HANDICAP PARKING RATE, HANDICAP PARKING REQUIRED, and HANDICAP REGULAR SPACES. Shows 8 handicap spaces required.

*THERE ARE 12 ON-STREET PARKING SPACES ALONG MAPLE LAWN BOULEVARD THAT ARE INTENDED TO BE USED BY THE TENANTS OF OFFICE BUILDING 7.

1 AS DEFINED BY BOMA (BUILDING OWNERS AND MANAGERS ASSOCIATION) GUIDELINES.
2 NON-OFFICE HAS BEEN SHOWN AS THE ASSUMED USE FOR ILLUSTRATIVE PURPOSES ONLY. THE 5 SPACES PER 1000 S.F. COVERS ALL NON-OFFICE USES WITHIN THE OFFICE BUILDING THAT ARE PERMITTED ON THE FIRST FLOOR INCLUDING RETAIL, RESTAURANTS, AND PERSONAL SERVICE ESTABLISHMENTS AND MEDICAL OFFICES. WE HAVE PROVIDED THE PARKING TABULATION FOR THE MOST DEMANDING USE TO DEMONSTRATE THAT THE PARKING PROVIDED WILL BE ADEQUATE FOR ANY ANTICIPATED USES, INCLUDING GENERAL OFFICE.



VICINITY MAP SCALE: 1" = 2000'

BENCHMARKS table showing elevation data for points 46BC and 46BD.

RETAIL AND SERVICE TRACKING CHART

Retail and Service Tracking Chart table with columns for FILE No., AREA OF RETAIL (S.F.), and various SDP-04-096 through SDP-18-051 entries. Total retail area is 147,376 S.F.

A TOTAL OF 19,270 S.F. OF RETAIL IS ALLOWED IN ACCORDANCE WITH S-06-16 OR A TOTAL OF 10,940 S.F. OF RETAIL UNDER S-06-16.

COMMERCIAL DEVELOPMENT DESIGN CRITERIA PER S-06-16

PARCEL SIZE: NO MINIMUM OR MAXIMUM PARCEL SIZES APPLY IN THE EMPLOYMENT LAND USE AREAS. HEIGHT: MAXIMUM BUILDING HEIGHT SHALL BE LIMITED TO 120' UNLESS APPROVED TO BE GREATER ON A SITE DEVELOPMENT PLAN BY THE HOWARD COUNTY PLANNING BOARD... PARCEL C-34 IS TRANSIT STOP/BUS SHELTER.

FLOOR AREA RATIO (F.A.R.) TRACKING CHART: DPZ File Numbers, M/F District, Parcel Area (ac. / s.f.), Gross Floor Area (s.f.), F.A.R. Running Sub-total: 118.47, 5,314,320, 1,747,730, 0.34. TOTAL AREA TO BE RECORDED AS EMPLOYMENT (acres): 122.00, 5,314,320, 1,860,012, 0.35.

ADDRESS AND PERMIT INFORMATION CHART: BUILDING ADDRESS: 8150 MAPLE LAWN BOULEVARD (Building No. 7), SUBDIVISION NAME: MAPLE LAWN FARMS, SECTION/AREA: BUSINESS DISTRICT-area 2, PARCELS: C-34.

APPROVED: FOR PUBLIC WATER AND SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT. County Health Officer: [Signature]. Date: [Date]. APPROVED PLANNING BOARD OF HOWARD COUNTY. DATE: [Date].

STREET LIGHT NOTES

- 1. THE DEVELOPER/CONSTRUCTION MANAGER SHALL CONTACT HOWARD COUNTY TRAFFIC (410-353-5752) TO COORDINATE THE INSTALLATION OF STREET LIGHT HAND BOXES/CONDUITS FOR THE EXISTING STREET LIGHTS.
2. A FIELD MEETING WILL BE NEEDED WITH BGE AND HOWARD COUNTY TRAFFIC TO DISCUSS THE HAND BOX INSTALLATION AND THE INSTALLATION OF THE PAVERS/CONCRETE SIDEWALK AROUND THE EXISTING STREET LIGHTS.
3. A BGE "C-ORDER" WILL BE REQUIRED TO BE SIGNED BY THE DEVELOPER, MAKING THE DEVELOPER RESPONSIBLE FOR ANY DAMAGE DONE TO THE EXISTING STREET LIGHTS DURING CONSTRUCTION. CONTACT HOWARD COUNTY TRAFFIC TO ARRANGE.

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS. 3909 NATIONAL DRIVE - SUITE 250 - BURLINGTON OFFICE PARK, BURLINGTON, MARYLAND 20866. TEL: 301-421-4024 FAX: 301-421-4186.

DESIGN REVIEW CHECKLIST table with columns for DES. LAG, DRN. LAG, CHK. DEV, and rows for various design and construction items.

PREPARED BY: CIVIL ENGINEER. PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975. EXPIRATION DATE: MAY 26, 2020.

COVER SHEET MAPLE LAWN FARMS Business District - Area 2 Parcel 'C-34' (Office Building No. 7 - A LEED Certified Green Building) (Proposed Office Space with possible First Floor Retail, Restaurant, or Personal Service) PLAT No. 25860 thru 25862

SCALE: AS SHOWN, ZONING: MXD-3, G. L. W. FILE No.: 17106. DATE: JUNE, 2018, TAX MAP: 46: 3&4, SHEET: 1 OF 12.

SITE DEVELOPMENT LEGEND

- 366 --- EXISTING CONTOUR
- 300 --- PROPOSED CONTOUR
- 694L PROPOSED SPOT ELEVATION
- XXXXX EXISTING SPOT ELEVATION
- MEX. MATCH EXISTING
- LIMIT OF DISTURBANCE
- PROPOSED EDGE OF PAVING
- EXISTING STORM DRAIN
- EX. M - EXISTING MANHOLE
- EX. 15 - EXISTING END SECTION
- PROPOSED STORM DRAIN
- M - MANHOLE
- I - INLET
- S - STUB
- EXISTING SANITARY SEWER
- 8" S. (PRV.) PROPOSED SANITARY SEWER (PRIVATE)
- 8" PL. PROPOSED WATERLINE (PUBLIC)
- EXISTING WATERLINE (PUBLIC)
- W/C (PRIVATE) EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- EXISTING STANDARD AND ASPHALT CURB & GUTTER
- CONCRETE CURB & GUTTER (DET. US)
- FACE OF CURB
- FT/C
- BACK OF CURB
- SPILL (REVERSE) 616 PORTION
- EASEMENT AREA (SHADED)
- NUMBER OF PARKING SPACES
- HANDICAPPED PARKING DESIGNATION
- EX LIGHT FIXTURE & POLE
- PROP. LIGHT FIXTURES & POLE
- REFUSE DUMPSTER
- ELECTRICAL TRANSFORMER
- BUILDING INGRESS/EGRESS
- SOIL BORING LOCATION AND NO.
- EXISTING TELEPHONE LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING INTERCONNECT
- EXISTING TREE PIT
- EXISTING TREE
- EXISTING BUSH

- NOTES:**
1. UNLESS NOTED OTHERWISE, PROPOSED SPOT ELEVATIONS ALONG THE CONCRETE CURB & GUTTER ARE TO THE FLOW LINE (BOTTOM OF CURB) AT THE P.C.'S/PTS. CORNERS AND TERMINUSES.
 2. ALL ON-SITE PAVING AND ROADWAYS ARE PRIVATE.
 3. ALL ON-SITE STORM DRAIN ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED. THE ON-SITE WATER IS PRIVATELY MAINTAINED, EXCEPT THE PORTION OF THE BYL AND FIRE HYDRANTS THAT ARE WITHIN THE PUBLIC WATER & UTILITY EASEMENT. ALL ON-SITE PRIVATE SEWER LINES AND STRUCTURES SHALL BE PRIVATELY MAINTAINED, EXCEPT THE PORTION WITHIN THE PUBLIC SEWER & UTILITY EASEMENT. FOR INFORMATION OF THE PUBLIC PORTION OF THE ON-SITE WATER AND SEWER LINE, SEE DPW CONTRACT NOS. 44-4950-D, 24-4101-D, 24-4062-D, AND 24-4214-D.
 4. UNLESS NOTED OTHERWISE, ALL PLAN DIMENSIONS ARE TO THE FACE OF STRUCTURE (B.L.G.S., CURB, ETC.). DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL BETWEEN ITEMS, UNLESS NOTED OTHERWISE.
 5. ALL CURB RADI ARE 3' (FACE OF CURB & FLOW LINE) UNLESS NOTED OTHERWISE.
 6. THE BUILDING IS EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM AND THE WATER METER IS LOCATED INSIDE THE BUILDING.
 7. SEE SHEET 3 FOR THE ADA COMPLIANT ACCESS ROUTE AND SHEET 5 FOR HANDICAP ACCESSIBILITY DETAILS.
 8. A KNOX BOX IS REQUIRED TO BE PLACED ON THE PARKING LOT SIDE OF THE BUILDING. IT SHALL BE PLACED TO THE LEFT OF THE MAIN ENTRANCE AT A RANGE OF 4'-5' IN HEIGHT AND NO MORE THAN 6' LATERALLY FROM THE DOOR. THE BOX SHALL BE ELECTRONICALLY OPERATED (INTEGRATED WITH THE FIRE ALARM SYSTEM) TO NOTIFY THE OWNER THAT IT IS BEING ACCESSED.
 9. SEE SHEET 5 FOR LIGHTING FIXTURE SCHEDULE AND SHEET 1 FOR LIGHT DETAIL.
 10. SEE SHEET 3 FOR DETAIL AROUND OFFICE BUILDING 7.
 11. ALL EXTERIOR LIGHT FIXTURES SHALL BE FULLY OR PARTIALLY SHIELDED TO DIRECT LIGHT INWARDS AND DOWNWARDS AWAY FROM ALL ADJOINING RESIDENTIAL USE AREAS AND PUBLIC ROADS IN ACCORDANCE WITH SECTION 34.4 OF THE HOWARD COUNTY ZONING REGULATIONS.
 12. CONTRACTOR TO BRICK AND MORTAR SHUT EXISTING STUB-R PROTRUDING EAST FROM EXISTING MANHOLE-K. TOP OF MANHOLE TO BE LOWERED FROM 421.44 TO 426.26.

GRAPHIC SCALE



APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE _____

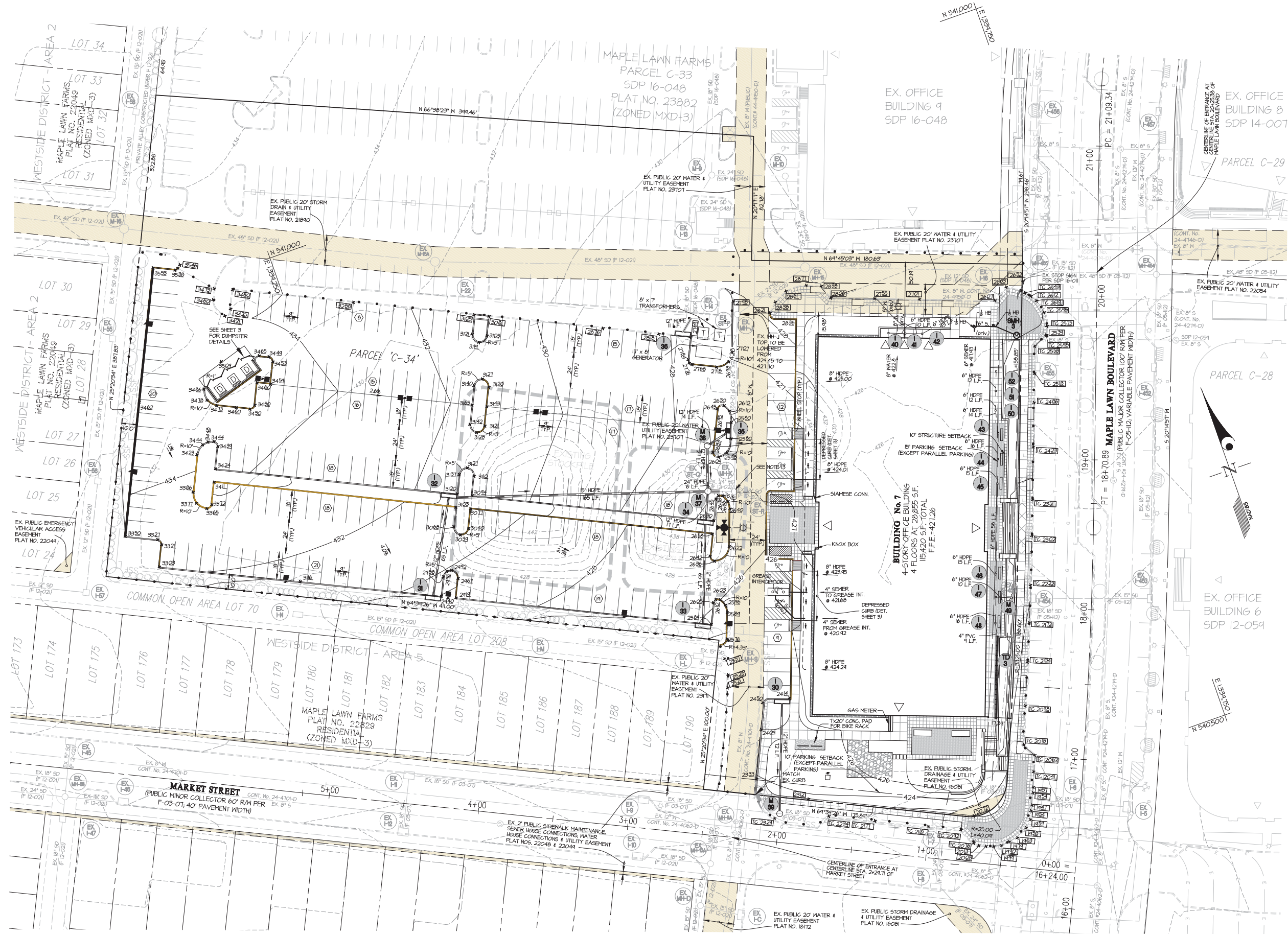
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

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

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
BURTNSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES. LAG DRN. LAG CHK. DEV



DATE	REVISION	BY	APP'R.

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

DEVELOPER:
ST. JOHN PROPERTIES 2560 LRD BALTIMORE, MD 21244 PH: 410-788-0100 BALTIMORE, MD 21205 ATTN: KAREN WATSON

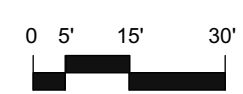
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975
EXPIRATION DATE: MAY 26, 2020

SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
Business District - Area 2
Parcel 'C-34' (Office Building No. 7 - A LEED Certified Green Building)
(Proposed Office Space with possible First Floor Retail, Restaurant, or Personal Service)
PLAT Nos. 23880 thru 23882
ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
1"=30'	MXD-3	17106
DATE	TAX MAP - GRID	SHEET
JUNE, 2018	46: 3&4	2 OF 12



SITE PLAN



Illustrative Site Plan

Maple Lawn Office Building # 7

August 16, 2018
Maple Lawn Farms
 Howard County, Maryland