

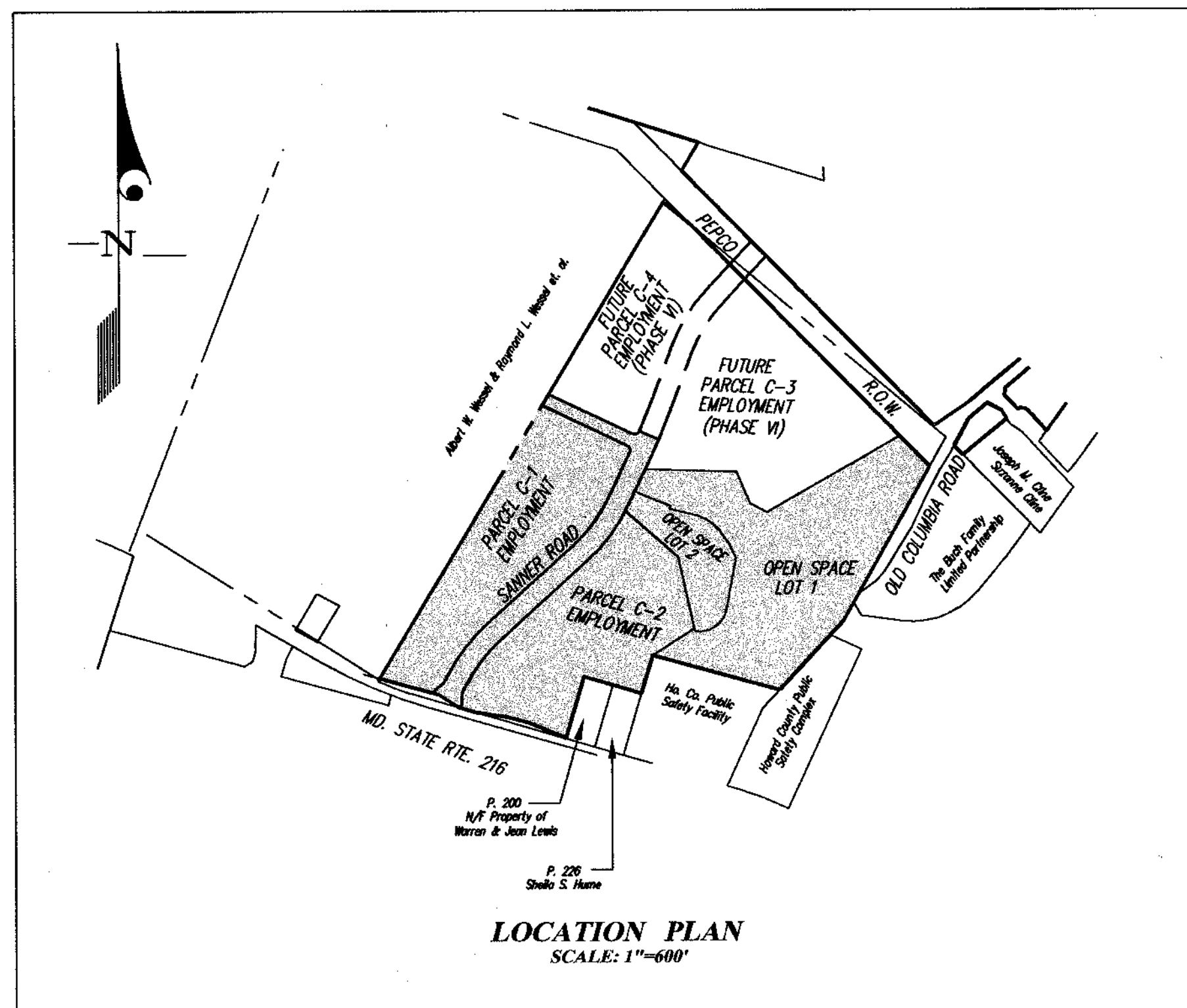
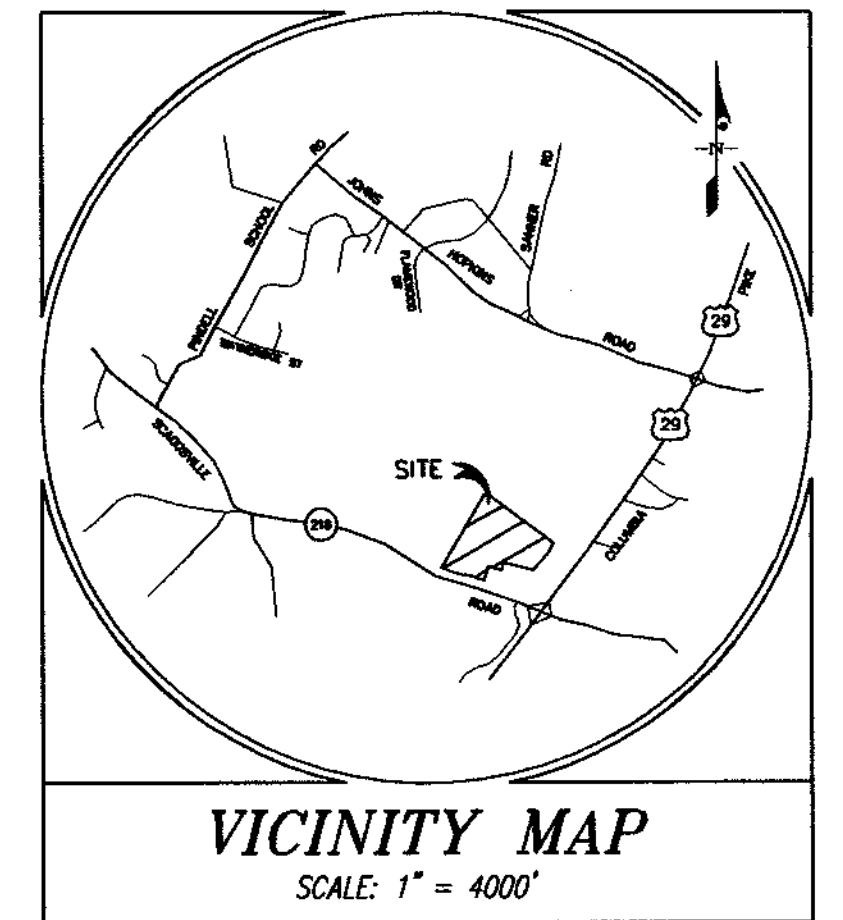
General Notes:

- Zoning: Site is being developed under MXD-3 regulations, per ZB995M, which was approved on 2/8/01. Underlying Zoning is RR-DEO.
- The previous Department of Planning and Zoning file numbers: S 01-17, ZB-995M, PB-353, WP-01-111 AND WP-02-54.
- This project is in conformance with the latest Howard County standards unless waivers have been approved.
- The Cemetery Inventory Maps do not show any cemeteries within the project limits.
- The Scenic Roads Map does not indicate any scenic roads within or adjacent to the project limits.
- This property was brought into the Metropolitan District August 20, 2001.
- All Roads in this Development are public.
- Gross Site Area: 507.9 Acres ±
Total Area of Phase I: 51.98 Acres ±
Area of Open Space: 21.1 Acres ±
Area of 100 Year Floodplain in Phase One: 3.40 Acres ±
Area of Roadway: 4.58 Acres ±
Area of Parcels: 26.3 Acres ±
Number of Parcels: 4 (2 buildable, 2 open space)
- Open Space Requirements:
Total Open Space Required: 18.2 Acres ±
Total Open Space Provided: 21.1 Acres ±
- Soils data was taken from the Soil Survey of Howard County, Maryland issued July 1968.
- Topography indicated was taken from aerial topography prepared during March 1997 by SDI and supplemented in the area of Sanner Road and MD. Route 216 with field survey by Gutschick, Little and Weber, P.A. and SHI construction plans.
- Boundary information shown is based upon a field survey prepared by Gutschick, Little, and Weber, P.A. on or about June, 2001.
- Wetland delineation by Exploration Research, Inc. approved by the Corps of Engineers ID 63787-3 on 5/14/98. Notice of intent to issue a permit is covered by MDE Tracking #01-NI-0344/200165421.
- The 100-year flood plain limits were determined by the floodplain study prepared by Gutschick, Little and Weber, P.A. as part of this Preliminary Plan submission. The floodplain study shows no deviation from the FEMA floodplain elevations. The floodplain limits for this phase do not require a LOMAR.
- Horizontal and vertical datum is based on Howard County Stations 4682 and 410A.
- Existing utilities were taken from available Howard County records.
- Public water and sewer to be utilized:
Existing Water Contract Number: 44-3505
Existing Sewer Contract Number: 20-1739 D
- Traffic Study was prepared and submitted as part of S 01-17.
- A noise study is not required because the land use under this Preliminary Plan is commercial.
- Sediment and erosion control measures will be included with Final Plans and Site Development Plans. No sediment control devices will encroach beyond the L.O.D. shown.
- Parking requirements will be determined and provided at the Site Development Plan stages.
- Street trees will be provided per the comprehensive Sketch Plan criteria at the Final Plan stage.
- All buffering and other landscaping requirements/features will be shown at the Site Development Plan stage and will be provided in accordance with the Comprehensive Sketch Plan criteria.
- Perennial stream buffers are determined by land use adjoining the open space (i.e. Employment = 50' buffer, Residential = 75' buffer). All uses adjoining an intermittent stream = 50' buffer.
- Stormwater management is being provided at the facility on Open Space Lot Two. The facility will be a wetland utilizing extended detention for 1 year storm event management and a permanent pool for water quality. Recharge requirements will be provided on the parcels with the development of each pond. Although water quality volume was provided in full in the pond, no recharge credit is provided in the pond. The pond will be privately owned and maintained by a commercial owners association. The water quality requirement for the portion of Sanner Road and Public Road "A" that does not drain to the forbay will be provided in a Bioretention Facility on Open Space Lot One.
- As a consequence of the Sketch Plan approval prior to November 15, 2001, this project is grandfathered to the Fourth Edition of the Subdivision and Land Development Regulations.
- Vehicle ingress and egress to Maryland Route 216 and along the proposed Sanner Road extension through the subdivision is restricted, except at the various points of access to be approved by the Department of Planning and Zoning under the conditions of WP 01-111 was granted on May 2, 2001 allowing the following:
 - Additional points along Sanner Road other than those permitted by Section 16.119(f)(1), subject to further analysis and approvals at later plan stages, and
 - Residential lots front on neighborhood parks instead of being limited to frontage on public rights of way as in section 16.120(c)(2), subject to adequate private alley access.
- As stated in the Decision and Order for P.B. Case 353, which was signed on 7/11/01, the Planning Board shall review and approve site development plans for all single family attached and multi-family residential uses, and all employment and open space use development for the subject Maple Lawn Farms project. This and other Preliminary Subdivision Plans submitted for this project shall not be approved by DPZ until funding test evaluation restrictions enunciated by the Zoning Board on page 22-23 of its decision on the PDP are met consistent with the requirements of Section 127E.4.c.2 of the Zoning Regulations.
- Minimum building setback restrictions from Sanner Road, Maryland Route 216 and the project boundary will be in accordance with the Comprehensive Development Criteria approved with S-01-17.

PRELIMINARY PLAN

MAPLE LAWN FARMS

WORKPLACE DISTRICT - AREA 1



LOCATION PLAN
SCALE: 1"=600'

SHEET INDEX

- COVER SHEET
- PRELIMINARY PLAN
- FOREST CONSERVATION PLAN
- FOREST CONSERVATION PLAN
- PERIMETER LANDSCAPING PLAN

OVERALL DEVELOPMENT TRACKING CHART

PHASE NO.	FILE REF. NO.	GROSS ACREAGE	S.F.D. AC. (%)	O.R. AC. (%)	EMP. AC. (%)	O.S. AC. (%)	PUB. RD. ACREAGE	PRIV. RD. ACREAGE	SFD UNITS	O.R. UNITS (APT./S.F.A.)	S.F.D. DENSITY	O.R. DENSITY	EMP. BLDG. AREA	EMP. F.A.R.
1	P-02-12	51.98	---	---	30.88 (59.4)	21.1 (40.6)	4.58	---	---	---	---	---	---	---
TOTAL		51.98	---	---	30.88 (59.4)	21.1 (40.6)	4.58	---	---	---	---	---	---	---
OVERALL DENSITY TABULATION		PROPOSED	ALLOWED	LAND USE ACREAGES		PROPOSED	ALLOWED	MAX. RES. UNITS ALLOWED		S 01-17				
OVERALL S.F.D./GROSS ACRE				2.8 UNITS/AC.	SINGLE FAMILY DETACHED (S.F.D.)			198.3	SINGLE FAMILY DETACHED (S.F.D.)		485 (43.5%)			
OVERALL O.R./GROSS ACRE				14.0 UNITS/AC.	OTHER RESIDENTIAL (O.R.)			53.0	APARTMENTS (O.R.)		236 (21.1%)			
OVERALL EMPLOYMENT F.A.R.				0.35	EMPLOYMENT			30.88	SINGLE FAMILY ATTACHED (O.R.)		395 (35.4%)			
OVERALL S.F.D./O.R. DENSITY				2.2 UNITS/AC.	OPEN SPACE			21.1	TOTAL		1116			
					TOTAL			51.98 AC.	507.9 AC.					

SUMMARY OF MINIMUM SETBACKS FOR EMPLOYMENT/COMMERCIAL LAND USE AREAS PER APPROVED PDP AND CSP DEVELOPMENT CRITERIA	
THE FOLLOWING MINIMUM STRUCTURE SETBACKS SHALL APPLY FOR EMPLOYMENT/COMMERCIAL STRUCTURES:	
•	50-FOOT MINIMUM OPEN SPACE BUFFER ADJACENT TO EXISTING RESIDENTIAL COMMUNITIES.
•	50-FOOT MINIMUM SETBACK FOR ALL COMMERCIAL STRUCTURES FROM MD. ROUTE 216.
•	300-FOOT MINIMUM SETBACK FOR ALL MULTI-STORY STRUCTURES FROM MD. ROUTE 216.
•	500-FOOT MINIMUM SETBACK FOR ALL COMMERCIAL STRUCTURES GREATER THAN FOUR STORIES FROM MD. ROUTE 216.
•	10-FOOT MINIMUM SETBACK FROM THE RIGHT-OF-WAY OF SANNER ROAD.
•	10-FOOT MINIMUM SETBACK FROM ANY OTHER PROPERTY LINE.
THE FOLLOWING MINIMUM PARKING SETBACKS SHALL APPLY FOR EMPLOYMENT/COMMERCIAL STRUCTURES:	
•	15' TO PUBLIC RIGHT-OF-WAY OF SANNER ROAD (EXCEPT FOR PARALLEL PARKING ADJACENT TO ROADWAY.)
•	10' TO ANY OTHER PROPERTY OR BOUNDARY LINE (EXCEPT FOR PARALLEL PARKING ADJACENT TO ROADWAY, OR WHERE A PARCEL LINE LIES WITHIN A USE-IN-COMMON PARKING AREA SERVING MULTIPLE PARCELS.)
•	20' TO PROJECT BOUNDARY LINE ALONG JOHNS HOPKINS OR ROUTE 216.
EXCEPTIONS TO SETBACK REQUIREMENTS:	
•	NO SETBACK IS REQUIRED FROM THE RIGHT-OF-WAY OF ANY INTERNAL PUBLIC OR PRIVATE ROADS OTHER THAN SANNER ROAD AS NOTED ABOVE. EXCEPT THAT NO STRUCTURES SHALL BE CLOSER THAN 15' TO ANY CURB OF A ROAD, DRIVE, OR PARKING AREA.
•	STRUCTURES MAY BE LOCATED ANYWHERE WITHIN SETBACK AREAS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.
•	BAY WINDOWS, EAVES, FRENCH BALCONIES, PORTICOES, CORNICES, AWNINGS, SIGNS, AND SIMILAR ARCHITECTURAL ELEMENTS MAY ENCRUCH FULLY INTO ANY SETBACK.
•	ARCADES MAY ENCRUCH INTO ANY SETBACK TO WITHIN 1' OF THE PROPERTY LINE. WHERE SUCH ARCADES ARE PROPOSED, THE FRONT FACADE MAY ALIGN, VERTICALLY, WITH THE FRONT OF THE ARCADE, THEREBY REDUCING THE REQUIRED FRONT SETBACK ACCORDINGLY. AN ARCADE IS AN ARCHED BUILDING, OR PORTION OF A BUILDING, OR GALLERY OFTEN COVERED WITH A ROOF STRUCTURE OR BUILDING SUPPORTED BY A SERIES OF ARCHES AND/OR COLUMNS ON PIERS.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

[Signature]
PLANNING DIRECTOR
DATE: 7/1/02



GLWGUTSCHICKLITTLE&WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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DATE REVISION BY APPR.

OWNER:
G & R Maple Lawn, Inc. et al.
Suite 410, Woodholme Center
1839 Rosterstown Road
Baltimore, Md. 21208
Attn: Charlie O' Donovan
410-484-8400

ELECTION DISTRICT No. 5

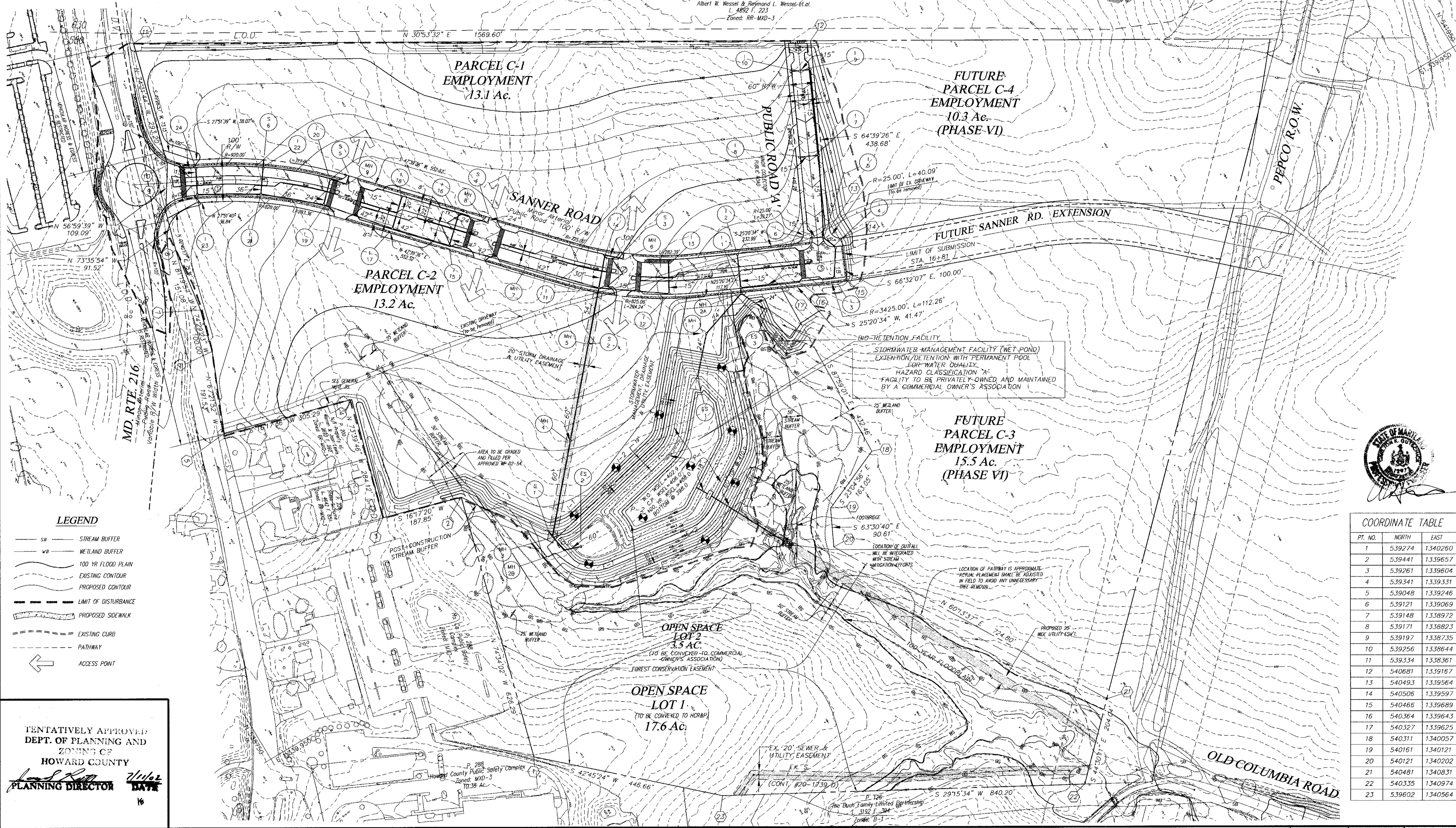
COVER SHEET

MAPLE LAWN FARMS
Workplace District - Area 1
Parcel C-1 & C-2, Lot 1 & Lot 2
(Parcel 124, T.M. 41 Blocks 21 & 22, T.M. 46 Blocks 3 & 4)

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	96079
DATE	TAX MAP - GRID	SHEET
APRIL, 2002	41: 21 & 22 46: 3 & 4	1 OF 5

HOWARD COUNTY, MARYLAND

SANNER ROAD CENTERLINE CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
1	300.64	870.00	151.83	299.14	N 37°45'38" E	19°47'57"
2	301.87	775.00	152.87	299.97	N 36°30'05" E	22°19'03"
3	300.03	3375.00	150.11	299.93	N 22°47'45" E	05°05'36"



P.116
Albert W. Wessel & Raymond L. Wessel-61, et al.
L. 8992 L. 223
Zoned: RR-MXD-3



- LEGEND**
- SB — STREAM BUFFER
 - WB — WETLAND BUFFER
 - 100 YR FLOOD PLAIN
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - LIMIT OF DISTURBANCE
 - PROPOSED SIDEWALK
 - EXISTING CURB
 - PATHWAY
 - ← ACCESS POINT

COORDINATE TABLE		
PT. NO.	NORTH	EAST
1	539274	1340260
2	539441	1339657
3	539261	1339604
4	539341	1339331
5	539048	1339246
6	539121	1339069
7	539148	1338972
8	539171	1338823
9	539197	1338735
10	539256	1338644
11	539334	1338361
12	540681	1339167
13	540493	1339564
14	540506	1339597
15	540466	1339689
16	540364	1339643
17	540327	1339625
18	540311	1340057
19	540161	1340121
20	540121	1340202
21	540481	1340831
22	540335	1340974
23	539602	1340564

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTOWNSVILLE OFFICE PARK
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DES. DEV	DRN. JAU	CHK. DEV	DATE	REVISION	BY	APPR.

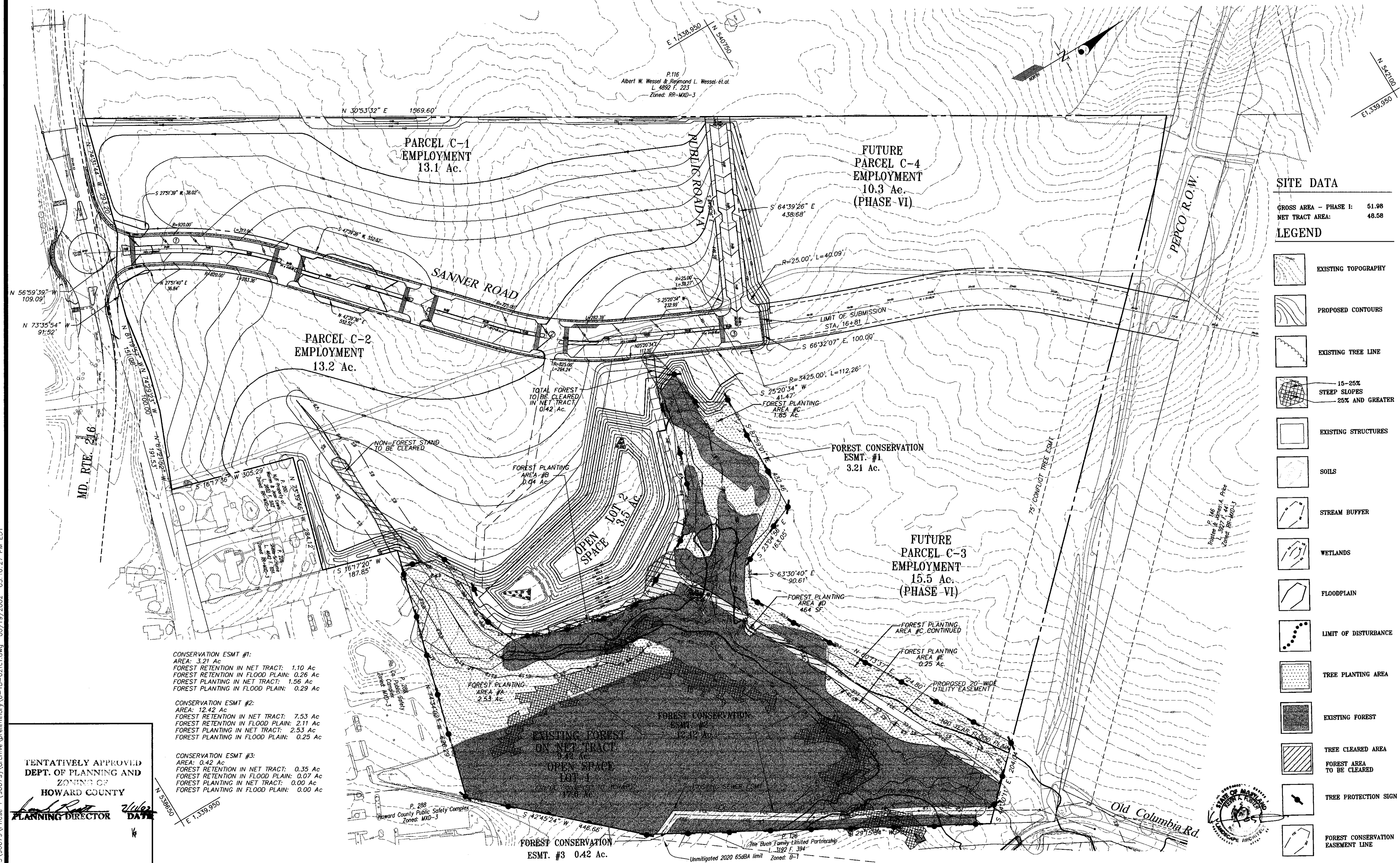
PREPARED FOR:
C & R Maple Lawn, Inc., et al.
Suite 410, Woodholme Center
18219 Reisterstown Road
Baltimore, MD, 21208
Attn: Charlie O'Donovan
410-484-8400

PRELIMINARY PLAN
MAPLE LAWN FARMS
Workplace District - Area 1
Parcel C-1 & C-2, Lot 1 & Lot 2
(Parcel 124, T.M. 41 Blocks 21 & 22, T.M. 46 Blocks 3 & 4)
ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=100'	MXD-3	96079
DATE	TAX MAP - GRID	SHEET
APRIL, 2002	41: 21 & 22 46: 3 & 4	2 OF 5

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SITE DATA

GROSS AREA - PHASE I: 51.98
 NET TRACT AREA: 48.58

LEGEND

- EXISTING TOPOGRAPHY
- PROPOSED CONTOURS
- EXISTING TREE LINE
- 15-25% STEEP SLOPES
25% AND GREATER
- EXISTING STRUCTURES
- SOILS
- STREAM BUFFER
- WETLANDS
- FLOODPLAIN
- LIMIT OF DISTURBANCE
- TREE PLANTING AREA
- EXISTING FOREST
- TREE CLEARED AREA
- FOREST AREA TO BE CLEARED
- TREE PROTECTION SIGN
- FOREST CONSERVATION EASEMENT LINE

CONSERVATION ESMT #1:
 AREA: 3.21 Ac
 FOREST RETENTION IN NET TRACT: 1.10 Ac
 FOREST RETENTION IN FLOOD PLAIN: 0.26 Ac
 FOREST PLANTING IN NET TRACT: 1.56 Ac
 FOREST PLANTING IN FLOOD PLAIN: 0.29 Ac

CONSERVATION ESMT #2:
 AREA: 12.42 Ac
 FOREST RETENTION IN NET TRACT: 7.53 Ac
 FOREST RETENTION IN FLOOD PLAIN: 2.11 Ac
 FOREST PLANTING IN NET TRACT: 2.53 Ac
 FOREST PLANTING IN FLOOD PLAIN: 0.25 Ac

CONSERVATION ESMT #3:
 AREA: 0.42 Ac
 FOREST RETENTION IN NET TRACT: 0.35 Ac
 FOREST RETENTION IN FLOOD PLAIN: 0.07 Ac
 FOREST PLANTING IN NET TRACT: 0.00 Ac
 FOREST PLANTING IN FLOOD PLAIN: 0.00 Ac

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

Handwritten signature
 PLANNING DIRECTOR

Handwritten signature
 DATE

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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DES.	DRN.	CHK.	DATE	REVISION	BY	APP'R.

PREPARED FOR:
 G & R Maple Lawn, Inc., et al.
 Suite 410, Woodholme Center
 1829 Reisterstown Road
 Baltimore, MD. 21208
 Attn: Charlie O' Donovan
 410-484-8400

PRELIMINARY FOREST CONSERVATION PLAN - PHASE I
MAPLE LAWN FARMS
 Workplace District - Area 1
 Parcel C-1 & C-2, Lot 1 & Lot 2
 (Parcel 124, T.M. 41 Blocks 21 & 22, T.M. 46 Blocks 3 & 4)

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=100'	MXD-3	96079
DATE	TAX MAP - GRID	SHEET
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FOREST CONSERVATION WORKSHEET

I. SITE DATA	
GROSS SITE AREA - PHASE 1	51.98
AREA WITHIN 100-YEAR FLOOD PLAIN	3.40
NET TRACT AREA	48.58
LAND USE CATEGORY	MPD
E. AFFORESTATION THRESHOLD (15% x A)	7.79
F. CONSERVATION THRESHOLD (15% x A)	7.79
3. EXISTING FOREST COVER	
G. EXISTING FOREST ON NET TRACT AREA	9.42
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD (On Net Tract Area)	2.13
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD (On Net Tract Area)	2.13
4. BREAK EVEN POINT	
J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION	7.72
K. CLEARING PERMITTED WITHOUT MITIGATION	1.70
5. PROPOSED FOREST CLEARING	
L. FOREST AREAS TO BE CLEARED (On Net Tract Area)	0.42
M. FOREST AREAS TO BE RETAINED (On Net Tract Area)	9.00
3. PLANTING REQUIREMENTS	
N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD	0.84 *
P. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD	0.00
Q. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD	1.71
R. TOTAL REFORESTATION REQUIRED	0.00
S. TOTAL AFFORESTATION REQUIRED	0.00
T. TOTAL AFFORESTATION AND REFORESTATION REQUIRED	0.00
RETENTION CREDIT TO BE CARRIED FORWARD (0-N)	0.87
5. PROPOSED METHODS OF FULFILLING FOREST CONSERVATION OBLIGATIONS:	

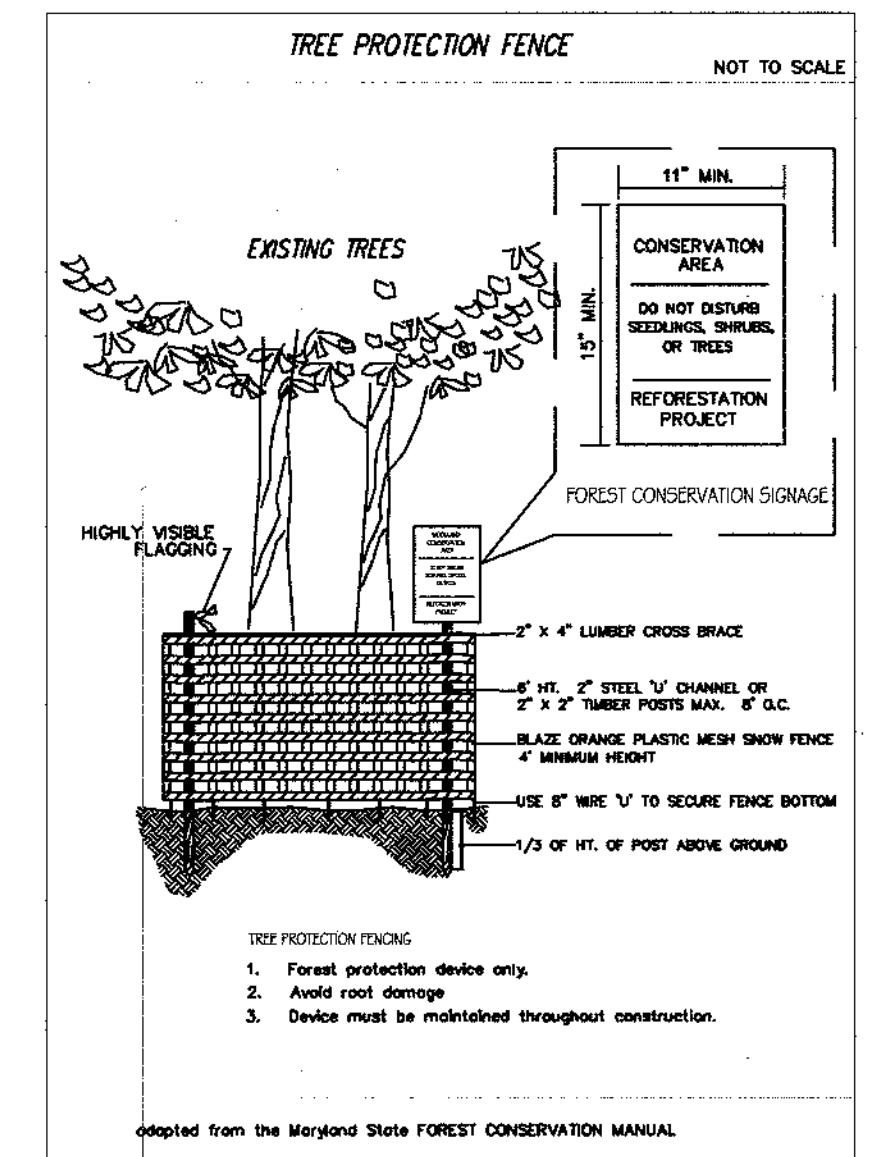
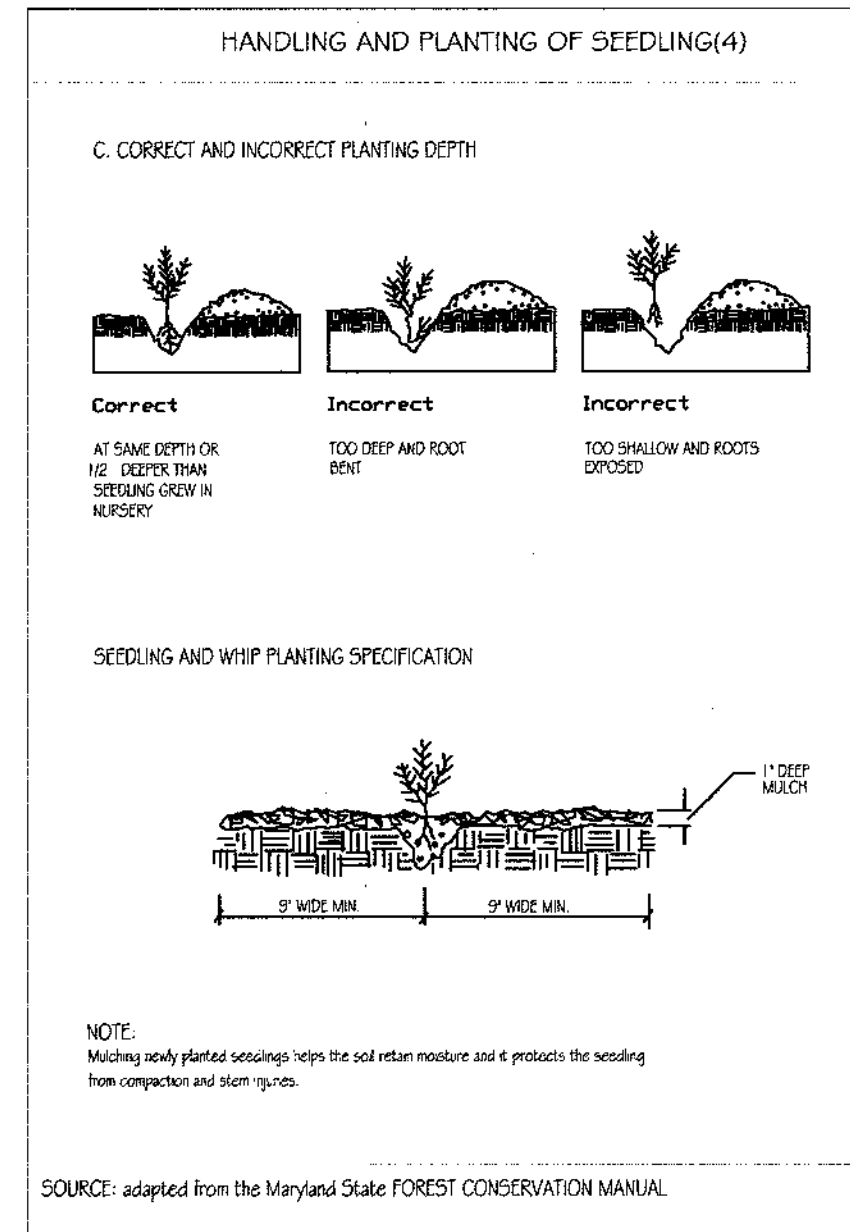
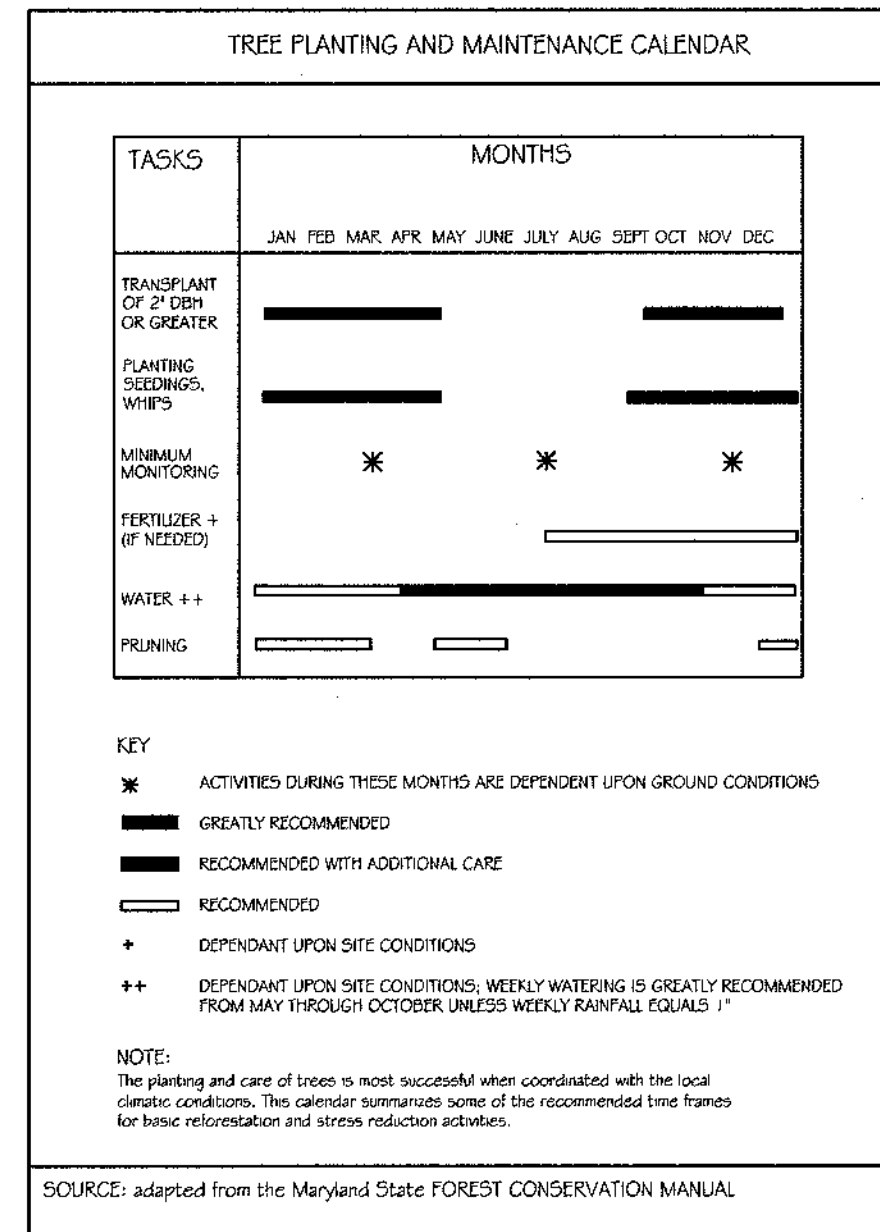
BASED ON THE ABOVE CALCULATIONS, NO REFORESTATION PLANTING IS REQUIRED FOR PHASE 1. HOWEVER, 4.63 ACRES OF FORESTATION PLANTING WILL BE DONE IN ADVANCE AS FC BANKING FOR FUTURE PHASES. THE FOREST CONSERVATION BANKING CREDIT FROM PHASE 1 IS 4.63 ACRES (WHICH IS FOR 4.63 AC. OF PLANTING 0.87 AC. OF REMAINING RETENTION CREDIT.)

FUTURE AFFORESTATION AND REFORESTATION WILL BE PROVIDED INCREMENTALLY AS THE DEVELOPMENT PROGRESSES. A RUNNING ACCOUNTING OF THE PROGRESS OF AFFORESTATION OR REFORESTATION WILL BE PROVIDED DURING EVERY STEP TO SHOW THAT PROGRESS OF THIS AFFORESTATION IS ON TRACK.

* IN ORDER TO ACCOUNT FOR THE OVERALL MAPLE LAWN FARM (MLF) FOREST CONSERVATION OBLIGATION (WHICH IS IN AN AFFORESTATION SITUATION), THE PH-1 REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD IS TREATED AT 2:1 (2x0.42 = 0.84) EVEN THOUGH THERE IS AN "ARTIFICIAL EXCESS" OF FOREST AREA AS A RESULT OF DELINEATING THE BOUNDARY FOR THIS FIRST PHASE.

PHASE NO.	GROSS AC.	FLOODPLAIN AC.	NET TRACT AREA	EXG FOREST IN AC.	FOREST CLEARED	FOREST RETAINED	EXCESS RETENTION	REF/AFF. REQUIRED	CREDITED PLANTING PROVIDED	EXCESS FOREST CONSERVATION (Retention+Planting)	COMMENTS
1	51.98	3.4	48.58	9.42	0.42	9.00	0.87	0.00	4.63	5.50	
TOTAL	51.98	3.4	48.58	9.42	0.42	9.00	0.87	0.00	4.63	5.50	

THE SURETY AMOUNT FOR FOREST RETENTION AREA OUTSIDE THE FLOOD PLAIN IS 9.0 AC (391,427 S.F. x \$ 0.20)=\$78,285.00
 THE SURETY AMOUNT FOR FOREST PLANTING IS FOR 4.63 AC (202,072. x \$ 0.50)=\$101,036.00
 THE TOTAL SURETY AMOUNT IS \$179,321.00



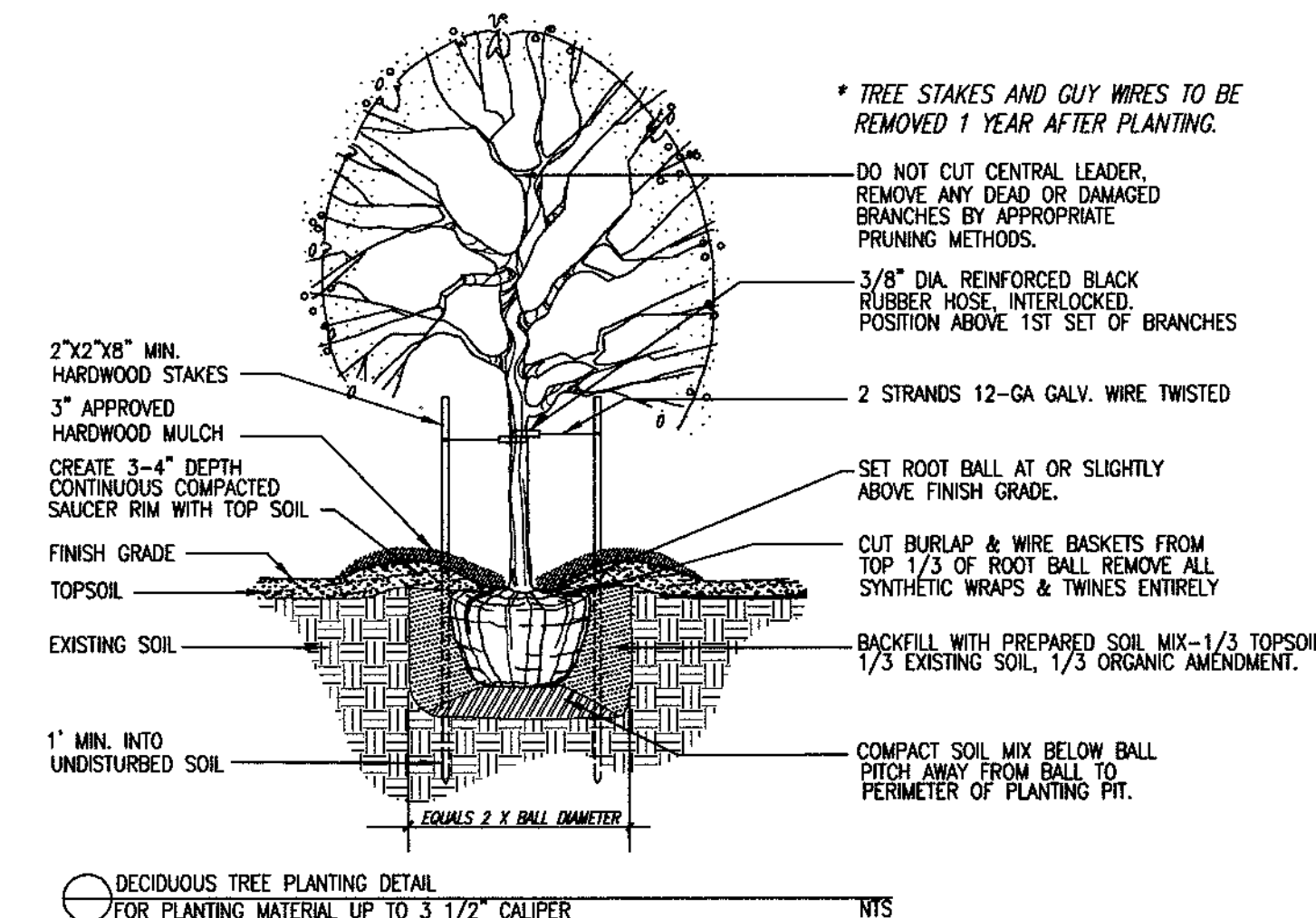
- NOTES:
- THE TREE PROTECTION FENCING SHOWN ON THESE PLANS IS TEMPORARY AND SHALL REMAIN IN PLACE DURING CONSTRUCTION ACTIVITY, BUT THE FOREST CONSERVATION SIGNAGE IS PERMANENT AND SHALL REMAIN IN PLACE AROUND THE FOREST CONSERVATION EASEMENTS AFTER THE REMOVAL OF THE TREE PROTECTION FENCING.
 - FOREST CONSERVATION SIGNAGE SHALL BE INSTALLED ALONG THE PERIMETER OF THE CONSERVATION EASEMENT AT 50' TO 100' APART AND AT ALL CORNERS WHERE THE EASEMENT CHANGES DIRECTION.
 - ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

FOREST PLANTING LOCATION NO.	A (esmt.2)	B (esmt.2)	C (esmt.1)	D (esmt.2)	E (esmt.2)
AREA TO BE PLANTED (IN AC.)	2.53	0.04	1.85	464 SF	0.25
BASE QUANTITY OF 2" CAL. TREES REQUIRED (AT 100 TREES/AC.)	253	4	185	1	25
CREDIT FOR LANDSCAPE TREES	N/A	N/A	N/A	N/A	N/A
REQUIRED QUANTITY OF 2" CAL. TREES TO BE PLANTED*	253	4	185	1	25

*ALTERNATE PLANTING DENSITY. THE REQUIRED QUANTITY TO BE PLANTED SHALL BE INCREASED BY A FACTOR OF:
 A. 2x FOR PLANTING WITH 1" CAL. TREES
 B. 7x FOR PLANTING WITH SEEDLINGS

PLANT NAME (BOTANICAL/COMMON)	FOREST PLANTING AREA				
	A	B	C	D	E
ACER NEGUNDO/BOX ELDER	23	18			
ACER RUBRUM/RED MAPLE	23	4	19	1	4
CERCIS CANADENSIS/EASTERN REDBUD	23		17		3
FRAXINUS PENNSYLVANICA/GREEN ASH	23		17		2
LIRIODENDRON TULIPFERA/TULIP TREE	23		17		4
PLATANUS OCCIDENTALIS/AMERICAN SYCAMORE (PLANETREE)	23		17		2
QUERCUS ALBA/WHITE OAK	23		16		2
QUERCUS PALUSTRIS/PIN OAK	23		16		2
QUERCUS RUBRUM/RED OAK	23		16		2
QUERCUS BICOLOR/SWAMP WHITE OAK	23		16		2
SALIX NIGRA/BLACK WILLOW	23		16		2

- NOTES:
- THE QUANTITY SHOWN ABOVE IS FOR PLANTING WITH 2" CAL. TREES AT 20' X 20' SPACING. FOR PLANTING WITH 1" CAL. TREES OR WITH SEEDLINGS, THE ABOVE SHALL BE INCREASED BY THE FOLLOWING FACTOR.
 A. 2x FOR 1" CAL. TREES AT 15' X 15' SPACING.
 B. 7x FOR SEEDLINGS AT 8' X 8' SPACING.
 - ALL 1" AND 2" CAL. TREES SHALL BE B&B OR CONTAINER GROWN.
 - ALL SEEDLINGS SHALL BE 1-YEAR OR OLDER, 1/4" TO 1/2" CAL. AND WITH ROOTS NO LESS THAN 8" LONG OR IN CONTAINERS.



CONSTRUCTION PERIOD PROTECTION PROGRAM

- The limit of forest retention shall be staked and flagged.
- A pre-construction meeting at the site should be held to confirm the limits of clearing specified. The meeting should include the owner or the owner's representative, the on-site foreman in charge of land disturbance, the environmental consultant and the appropriate Howard County inspectors.
- Forest protection devices and signs (see details) shall be installed prior to any clearing or grading. The protection devices and signs shall be maintained during the entire construction period. None of the devices shall be anchored or attached in any way to the trees to be saved. The maintenance time frame may be extended to accommodate subsequent phases of development.
- Equipment, vehicles and building materials shall not be within the protected area. Activities strictly to implement any reforestation, planting and maintenance (i.e. watering, fertilizing, thinning, pruning, removal of dead and diseased trees where necessary, etc.) of the conservation area are permitted. Clearing for the purpose of sodding or planting grass is not permitted within the forest conservation area once it's established.
- At the end of the construction period, the designated qualified professional shall convey certification to the administrator of the Howard County Forest Conservation Program that all forest retention areas have been preserved, all reforestation and/or afforestation plantings (if applicable) have been installed as required by the forest conservation plan, and that all protection measures required for the post-construction period have been installed.

Upon review of the final certification document for completeness and accuracy, the program coordinator will notify the owner of release from the construction period obligations. The 2-year (min.) post-construction management and protection period then commences.

FOREST CONSERVATION PROGRAM SEQUENCE

- OBTAIN ALL NECESSARY PERMITS.
- STAKEOUT LIMITS OF DISTURBANCE.
- FIELD MEETING TO REVIEW AND VERIFY LIMIT OF DISTURBANCE FOR THE LIMITS OF GRADING AND CONSTRUCTION.
- INSTALL FOREST CONSERVATION SIGNS (SEE DETAIL ON THIS SHEET) AND FOREST PROTECTION DEVICES ALONG THE FCE AREAS. (FENCES) ALONG THE PORTION OF THE LIMIT OF DISTURBANCE (THAT INVOLVES CLEARING AND/OR RETENTION OF TREES) SEE ALSO THE SEDIMENT CONTROL PLANS FOR OTHER PROTECTION MEASURES.
- COMMENCE SITE CONSTRUCTION.
- INSPECTION AND CERTIFICATION FOR THE RELEASE OF THE CONSTRUCTION PERIOD OBLIGATIONS; START OF POST-CONSTRUCTION MANAGEMENT PERIOD.
- POST-CONSTRUCTION MANAGEMENT FOR A PERIOD OF 2 YEARS (MIN.).
- FINAL INSPECTION AND CERTIFICATION FOR THE RELEASE OF THE OWNER'S FOREST CONSERVATION OBLIGATION.

GENERAL NOTES

- This reforestation plan is provided in accordance with the requirements of Subtitle 12 "Forest Conservation" of the Howard County Code.
- Implementation of this plan must be performed by a contractor that is knowledgeable and experienced in afforestation/reforestation techniques and practices.
- The owner is responsible for a 2-year (min.) post-construction maintenance period which involves activities necessary to ensure survival and growth of the conservation area.
 Two inspection per year by a qualified professional at beginning and end of the growing season, are recommended in order to take remedial steps as necessary. If, after one year, the possibility exists that the original planting (if applicable) will not meet survival rate standards, the applicant may choose to establish reinforcement plantings.
- At the end of the post-construction management and protection period, certification by a qualified consultant will be required before to the owner can be released from his/her forest conservation obligation to the administrator of the Howard County Forest Conservation program.
- The contractor is responsible for the location of any existing utilities. The repair of any utilities damaged by the contractor shall be at the contractor's expense.
- Street trees provided at Final Plan Stage. Landscape and Buffering requirements to be provided at Site Plan Stage.
- The forest conservation requirements per Section 16.1202 of the Howard County Code and the Forest Conservation manual for Phase 1 of this project with an obligation of 7.72 acres (Break even point) will be fulfilled by the retention of existing forest in the amount of 9.00 credited acres. However 4.63 ac of afforestation planting will be done in advance as Forest conservation banking for future phases. The requirement for retention has been exceeded by 0.87 ac. This excess area of forest planting and retention will be utilized in future phases.
- The forest conservation easements shown on this plan will be established to fulfill the requirements of the Forest Conservation Program. No clearing, grading or construction is permitted within the forest conservation easements, however, forest management practices as defined in the Deed of Forest Conservation Easement are allowed.

FOREST CONSERVATION ESMT	1	2	3	TOTAL
CREDITED				
FOREST PLANTING PROVIDED IN THE 100-YR FLOOD PLAIN	12,813 sf 0.29 Ac	10,907 sf 0.25 Ac	0.00	23,720 sf 0.54 Ac
CREDITED				
FOREST PLANTING PROVIDED OUTSIDE THE 100 YR FLOOD PLAIN	68,034 sf 1.56 Ac	110,318 sf 2.53Ac	0.00	178,352 sf 4.09 Ac
NON-CREDITED				
FOREST RETENTION INSIDE THE 100-YR FLOOD PLAIN	11,184 sf 0.26 Ac	91,875 sf 2.11 Ac	3,204 sf 0.07 Ac	106,263 sf 2.44 Ac
CREDITED				
FOREST RETENTION OUTSIDE THE 100-YR FLOOD PLAIN	48,013 sf 1.10 Ac	328,032 sf 7.53 Ac	15,382 sf 0.35 Ac	391,427 sf 8.98 Ac
TOTAL AREA OF EACH FOREST CONSERVATION AREA	140,044 sf 3.21Ac	541,132 sf 12.42 Ac	18,586 sf 0.42 Ac	699,762 sf 16.05

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
 PLANNING DIRECTOR
 DATE: 7/16/02

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BIRTONVILLE OFFICE PARK
 BIRTONVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES.	LMM	DRN.	LMM	CHK.	CKG	DATE	REVISION	BY	APPR.

PREPARED FOR:
 G&R Maple Lawn, Inc. et al.
 Suite 410, Woodhome Center
 1829 Reisterstown Road
 Baltimore, MD 21208
 Attn: Mark Bennett
 410.484.8400

PRELIMINARY FOREST CONSERVATION PLAN NOTES, SCHEDULES and DETAILS
 MAPLE LAWN FARMS
 Workplace District - Area 1
 Parcel C-1 & C-2, Lot 1 & Lot 2
 (Parcel 124, T.M. Blocks 21 & 22, T.M. 46 Blocks 3 & 4)
 ELECTION DISTRICT No. 2
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	96079
DATE	TAX MAP - GRID	SHEET
APRIL 2002	41: 21 & 22 46: 3 & 4	4 of 5

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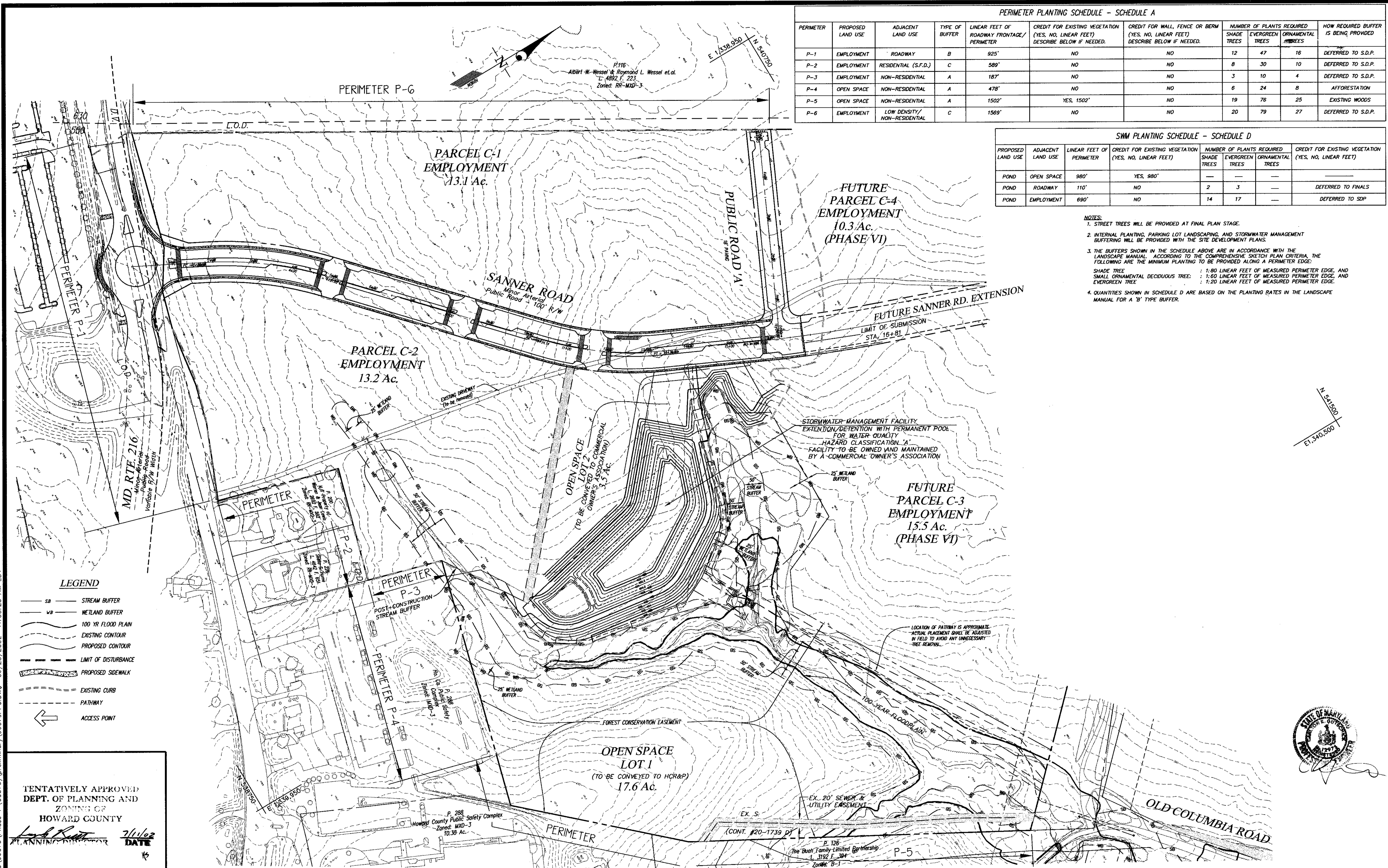
PERIMETER PLANTING SCHEDULE - SCHEDULE A

PERIMETER	PROPOSED LAND USE	ADJACENT LAND USE	TYPE OF BUFFER	LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	NUMBER OF PLANTS REQUIRED			HOW REQUIRED BUFFER IS BEING PROVIDED
							SHADE TREES	EVERGREEN TREES	ORNAMENTAL TREES	
P-1	EMPLOYMENT	ROADWAY	B	925'	NO	NO	12	47	16	DEFERRED TO S.D.P.
P-2	EMPLOYMENT	RESIDENTIAL (S.F.D.)	C	589'	NO	NO	8	30	10	DEFERRED TO S.D.P.
P-3	EMPLOYMENT	NON-RESIDENTIAL	A	187'	NO	NO	3	10	4	DEFERRED TO S.D.P.
P-4	OPEN SPACE	NON-RESIDENTIAL	A	478'	NO	NO	6	24	8	AFFORESTATION
P-5	OPEN SPACE	NON-RESIDENTIAL	A	1502'	YES, 1502'	NO	19	76	25	EXISTING WOODS
P-6	EMPLOYMENT	LOW DENSITY/ NON-RESIDENTIAL	C	1589'	NO	NO	20	79	27	DEFERRED TO S.D.P.

SWM PLANTING SCHEDULE - SCHEDULE D

PROPOSED LAND USE	ADJACENT LAND USE	LINEAR FEET OF PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NUMBER OF PLANTS REQUIRED			CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)
				SHADE TREES	EVERGREEN TREES	ORNAMENTAL TREES	
POND	OPEN SPACE	980'	YES, 980'	—	—	—	—
POND	ROADWAY	110'	NO	2	3	—	DEFERRED TO FINALS
POND	EMPLOYMENT	690'	NO	14	17	—	DEFERRED TO SDP

- NOTES:**
- STREET TREES WILL BE PROVIDED AT FINAL PLAN STAGE.
 - INTERNAL PLANTING, PARKING LOT LANDSCAPING, AND STORMWATER MANAGEMENT BUFFERING WILL BE PROVIDED WITH THE SITE DEVELOPMENT PLANS.
 - THE BUFFERS SHOWN IN THE SCHEDULE ABOVE ARE IN ACCORDANCE WITH THE LANDSCAPE MANUAL. ACCORDING TO THE COMPREHENSIVE SKETCH PLAN CRITERIA, THE FOLLOWING ARE THE MINIMUM PLANTING TO BE PROVIDED ALONG A PERIMETER EDGE:
 SHADE TREE : 1:80 LINEAR FEET OF MEASURED PERIMETER EDGE, AND
 SMALL ORNAMENTAL DECIDUOUS TREE : 1:60 LINEAR FEET OF MEASURED PERIMETER EDGE, AND
 EVERGREEN TREE : 1:20 LINEAR FEET OF MEASURED PERIMETER EDGE.
 - QUANTITIES SHOWN IN SCHEDULE D ARE BASED ON THE PLANTING RATES IN THE LANDSCAPE MANUAL FOR A 'B' TYPE BUFFER.



- LEGEND**
- SB — STREAM BUFFER
 - WB — WETLAND BUFFER
 - 100 YR FLOOD PLAIN
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - LIMIT OF DISTURBANCE
 - PROPOSED SIDEWALK
 - EXISTING CURB
 - PATHWAY
 - ← ACCESS POINT

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
 7/11/02
 DATE

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

PREPARED FOR:
 G & R Maple Lawn, Inc., et. al.
 Suite 410, Woodholme Center
 1829 Reisterstown Road
 Baltimore, MD 21208
 Attn: Charlie O'Donovan
 410-484-8400

PERIMETER LANDSCAPING PLAN
MAPLE LAWN FARMS
 Workplace District - Area 1
 Phase C-1 & C-2, Lot 1 & Lot 2
 (Parcel 124, T.M. 41 Blocks 21 & 22, T.M. 46 Blocks 3 & 4)
 ELECTION DISTRICT No. 5
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1"=100'	MXD-3	96079
DATE	TAX MAP - GRID	SHEET
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