

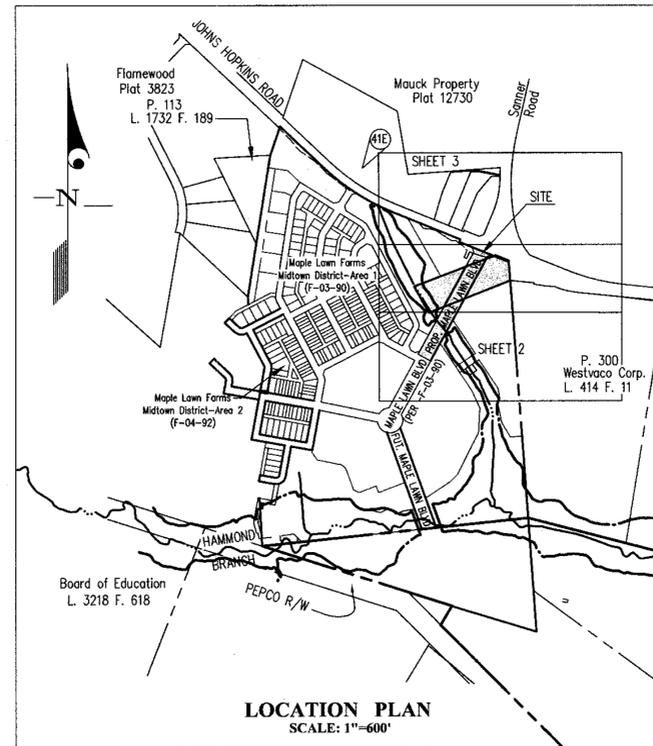
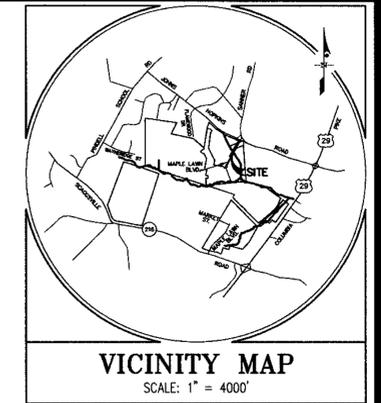
PRELIMINARY PLAN

MAPLE LAWN FARMS

Midtown District - Area 3

Parcel A-4, Non-Buildable Parcels RR-1 & RR-2 and Maple Lawn Boulevard

(A Resubdivision of Parcel 'C' & Parcel 'D')



- GENERAL NOTES:**
- Zoning: A portion of the site (Parcels C and D) is being developed under MXD-3 regulations, per ZB98M, approved on 2/8/01 and the remaining portion of the property identified as Parcel 122 is zoned RR-DEO.
 - The previous Department of Planning and Zoning file numbers: S-01-17, ZB-148M, ZB-103M, PB-353, F-05-01, F-04-01, F-05-10, F-04-74, F-04-88, F-04-12, SDF-05-140, SDF-05-171, SDF-04-112, SDF-04-121, MF-05-02, MF-05-08, and MF-05-120.
 - 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 on August 20, 2001.
 - All roads in this development are public. All areas indicated as alley will be private.
 - Site Analysis:
 - Gross Site Area: 5071.8 Acres ±
 - Gross Area of Phase 4b: 439 Acres ±
 - Net Area of Phase 4b (Area not yet platted): 312 Acres ±
 - Area of Open Space: 0.00 Acres ±
 - Area of 100 Year Floodplain in Phase Three: 0.00 Acres ±
 - Area of Roadway (Public): 2.05 Acres ±
 - Area of Roadway (Private): 0.00 Acres ±
 - Area of Lots: 235 Acres ±
 - Parcel A-4: 0.01 Acres ±
 - Parcel RR-1: 1.23 Acres ±
 - Parcel RR-2: 1.11 Acres ±
 - Open Space Requirements:
 - Minimum Open Space Requirement for Project is 35%.
 - Total Open Space Required: 1.04 Acres ± (35%)
 - Total Open Space Provided: 0.00 Acres ± (0.0%)
 - Recreational Open Space Required: 0.12 Acres ± (10%)
 - Recreational Open Space Provided: 0.00 Acres ± (0.0%)
 - See Chart-This sheet
 - The excess open space area may be used to fulfill the minimum open space requirement for future phases.
 - Soils data was taken from the Soil Survey of Howard County, Maryland issued July 1988.
 - Topography indicated was taken from aerial topography prepared during March 1997 by SDI. In areas within the limit of submission where no grading is being proposed, contours shown are grades established under F-05-10.
 - Boundary information shown is based upon a field survey prepared by Gutschick, Little, and Weber, P.A. on or about June, 2001.
 - Metland delineation by Exploration Research, Inc. approved by the Corps of Engineers JD 65781-3 on 5/14/98. Notice of Intent to issue a permit is covered by MDE Tracking #01-NT-0544/200165421.
 - The 100-year flood plain limits were determined by the floodplain study prepared by Gutschick, Little and Weber, P.A. as part of F-05-01.
 - Horizontal and vertical datum is based on Howard County Station 41E.
 - Existing utilities were taken from available Howard County records.
 - Public water and sewer to be utilized. Existing Water Contract Number: 24-4105-D. Existing Sewer Contract Number: 24-4105-D.
 - Traffic Study was prepared and submitted as part of S-01-17, which was signed by the Planning Board on August 8, 2001. The improvements shown at the intersection of Johns Hopkins Road and Maple Lawn Boulevard are not required by the Traffic Report. However, the improvements shown are anticipated as a result of the revised PDP, which is being reviewed concurrent to this preliminary plan.
 - Sediment and erosion control measures will be included with Final Plans and Site Development Plans. No sediment control devices will extend 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/or final plan stage and will be provided in accordance with the Comprehensive Sketch Plan criteria.
 - Parental 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, for both quality (WQV) and quantity (QPV) will be satisfied for the plan limits shown by a regional facility constructed under F-05-10 on Open Space Lot 221 and the facility proposed under this Preliminary Plan. Both facilities will be publicly owned and maintained. An open space lot will be conveyed to the county for the pond proposed by these plans. Both ponds are Type P-2 wet ponds with extended detention.
 - 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.

- As stated in the Decision and Order for this plan, 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 level evaluation restrictions mandated by the Zoning Board on page 22-23 of its decision on the PDP are met consistent with the requirements of Section 171E.4.2.2 of the Zoning Regulations.
 - No grading, removal of vegetative cover or trees, or placement of new structures is permitted within limits of wetlands, streams or buffer stream buffers, and 100 year flood plain areas, except as permitted under MF-02-34, MF-05-02, and MF-05-120.
 - Open space lots may contain active recreational facilities as allowed by the approved Comprehensive Development Criteria.
 - Phasing for this project is in accordance with the Decision and Order for Zoning Board Case No. ZB-148M and the Decision and Order for PB Case No. 353 (Comprehensive Sketch Plan, S-01-17).
 - Development for this phase will be done in accordance with the Comprehensive Development Criteria approved with S-01-17 and PB-353.
 - The transportation and transit design will be implemented as outlined in the Petitioner's Exhibit 55 as submitted as part of ZB 148M. Location and number of bus stops within the limits of this phase will be determined at Final Plan Stage. Any shelters will be provided at Site Development Plan Stage for the development adjacent to that structure so that architectural and landscape features can be coordinated.
 - A Noise Study was prepared by Milman & Associates for S-01-17, which was signed by the Planning Board on August 8, 2001.
 - There will be no moderate income housing units proposed for this phase of residential development, but are proposed for Phase I, Stage II (Annual Phase IV).
 - For soil types, descriptions and limitations, see S-01-17.
 - Conflicts between storm drains and street trees will be resolved at Final Plan Stage.
 - In accordance with section 16.116 (c) of the Subdivision and Land Regulations, the location and design of the proposed utility lines and pedestrian pathways within environmental features and required buffers have been determined to be essential disturbances.
 - Parcel 122, Zoned RR, will be brought into the MXD Zoning through the PDP approval process as per ZB Case No. 1029M.
 - The Maple Lawn Boulevard road extension crossing through the environmentally sensitive areas and buffers was determined to be necessary for reasonable development of the property in accordance with Section 16.116(c) of the Subdivision and Land Development Regulations during review and approval of ZB Case No. 945 and Comprehensive Sketch Plan, S-01-17.
 - Parcels RR-1 and RR-2 are temporary Non-Buildable Parcels for the purpose to construct the Maple Lawn Boulevard extension to Johns Hopkins Road until the Oliver Property is zoned as "MXD-3" in accordance with ZB Case No. 1029M. The 2 parcels will then be resubdivided in the future as an MXD open space lot and employment use parcel.
- MF-05-02**
On Oct. 11, 2002, MF-05-02 was granted to allow:
 • Grading within the 75' stream buffer and floodplain as shown on the revised grading exhibit submitted 1/6/02 (waiver from Section 16.116 (a)(2)(ii) and Section 16.115 (c)(2) respectively.
 • Elimination of truncation at right-of-way corners of residential lots and other parcel corners at right-of-way where necessary to achieve the traditional neighborhood design (waiver from Section 16.114 (e)(5)).
 The disturbance within the floodplain and stream buffer is subject to obtaining the necessary permits from MDE and DNR. Elimination of the truncations is subject to having adequate sight and intersection distance as determined by the DPZ, Development Engineering Division.
- MF-05-10B**
On April 2, 2005, MF-05-10B was granted for the following:
 • Section 16.102 "Applicability" which requires the application of the Howard County Subdivision and Land Development Regulations for all divisions of land situated within Howard County for the purpose to allow recording of adjoiner deeds to reconfigure two (2) existing parcels of land, Parcels No. 114 & 205.
 Approval is subject to the following condition:
 1. Submit a copy of the recorded adjoiner deeds for the subject parcels of land to this Division for file retention purposes upon completion of the property line adjustment.
- MF-05-120**
On July 24, 2005, MF-05-120 was granted for the following:
 • Installation of a temporary stream crossing for the purpose of earth moving operations.

PHASE NO.	FILE REF. NO.	GROSS ACREAGE	NON-BUILDABLE				S.F.D. AC. (%)	O.R. AC. (%)	EMP. AC. (%)	O.S. AC. (%)	RUB. RD.		PRIV. RD. ACREAGE	SFD UNITS	O.R. UNITS (APT./S.F.A.)	S.F.D. DENSITY	O.R. DENSITY	EMP. ELDG. AREA	EMP. F.A.R.	
			SF	OR	EMP	O.S.					SF	OR								EMP
1	F-05-01	51.88	0.00	0.00	0.00	0.00	-----	-----	30.83 (59.3)	21.15 (40.7)	0.00	0.00	4.38	-----	-----	-----	-----	-----	-----	
2	F-05-10	31.43	0.52	0.43	0.24	0.00	(3.2)	10.84 (29.0)	8.09 (21.6)	15.6 (42.1)	3.12	3.74	15.6	1.88	55	65	5.1/AC.	8.0/AC.	-----	
3	F-04-42	58.80	-0.52	-0.43	2.71	0.00	(3.0)	7.11 (12.1)	12.28 (20.9)	14.80 (25.2)	22.85 (38.4)	2.82	0.46	0.00	1.00	41	71	3.8/AC.	6.4/AC.	-----
4a	P-05-02	15.47	0.00	1.43	-1.64	0.00	(-1.7)	0.00 (0.0)	7.34 (47.4)	1.64 (10.4)	6.70 (43.3)	0.00	3.40	1.64	0.46	54	-----	8.0/AC.	-----	
4b	SP-05-05	0.00	0.00	0.00	-1.26	0.00	(0.0)	0.00 (0.0)	0.00 (0.0)	1.26 (-)	0.00 (0.0)	0.00 (0.0)	1.26	-----	-----	-----	-----	-----	-----	
4c	F-05-01	3.00	0.00	0.00	0.00	0.00	(0.0)	0.00 (0.0)	3.00 (100.0)	0.00 (0.0)	0.00 (0.0)	3.00	-----	-----	-----	-----	-----	-----	-----	
TOTALS		166.60	1.43	0.00	1.07	0.00	(0.4)	17.93 (10.8)	27.11 (16.3)	53.14 (31.9)	66.45 (39.9)	29.75	3.14	96	203	5.3/AC.	7.3/AC.	0.00	0.00	
OVERALL DENSITY TABULATION			PROPOSED			ALLOWED			LAND USE ACREAGES*			PROPOSED			ALLOWED			S-01-17		
OVERALL S.F.D./GROSS ACRE			8.3 UNITS/AC.			14.0 UNITS/AC.			SINGLE FAMILY DETACHED (S.F.D.)			17.95			183.3			SINGLE FAMILY DETACHED		
OVERALL O.R./GROSS ACRE			13 UNITS/AC.			14.0 UNITS/AC.			OTHER RESIDENTIAL (O.R.)			29.14			55.0			APARTMENTS (O.R.)		
OVERALL EMPLOYMENT F.A.R.			0.35			0.35			EMPLOYMENT			53.14			77.1			SINGLE FAMILY ATTACHED		
OVERALL S.F.D./O.R. DENSITY			1.8 UNITS/AC.			2.2 UNITS/AC.			TOTALS			66.45			174.5			TOTAL		
									TOTALS			166.60			5071.8					

*LAND ACREAGES INCLUDE NON-BUILDABLE AREAS

PARCEL	TOTAL NON-BUILDABLE PARCEL AREA	FILE UNDER WHICH PARCEL WAS CREATED	FILE UNDER WHICH PARCEL WAS CONVERTED	AREA CONVERTED	CONVERTED TO:	AREA REMAINING
A	0.52	F-05-10	F-04-42	0.52	O.R. LOTS	---
B	0.43	F-05-10	F-04-42	0.43	S.F.D. LOTS	---
C	0.24	F-05-10	SP-05-05	0.24	R/W (EMP.)	---
D	1.02	F-04-42	SP-05-05	1.02	R/W (EMP.)	---
E	1.64	F-04-42	P-05-02	1.64	R/W (EMP.)	---
F	1.43	F-05-02	---	0	---	1.43
TOTAL	5.33					1.43

PHASE NO.	FILE REF. NO.	GROSS ACREAGE	O.S. AC. (%)	ACTIVE O.S. AC. (%)
1	F-05-01	51.88	21.15 (40.7)	---
2	F-05-10	31.43	15.75 (42.1)	5.55 (35.2) *
3	F-04-42	58.80	22.85 (38.4)	---
4a	P-05-02	15.47	6.70 (43.3)	0.24 (4.3) *
4b	SP-05-05	0.00	0.00 (0.0)	---
4c	F-05-01	3.00	0.00 (0.0)	---
TOTAL		166.60	66.45 (39.9)	5.84 (8.2) *

* The percent of active open space is based upon the total open space provided.

AREA	TOTAL AREA	FILE UNDER WHICH AREA WAS CONVERTED	ZONING OF AREA
PARCEL RR-1	1.23	SP-05-05	RR-DEO
PARCEL RR-2	1.11	SP-05-05	RR-DEO
R/W	0.87	SP-05-05	RR-DEO
TOTAL	3.21*		

* THIS AREA WILL BE ADDED TO THE OVERALL PROJECT AREA WITH THE APPROVAL OF THE AMENDED PRELIMINARY DEVELOPMENT PLAN AND THE AMENDED COMPREHENSIVE SKETCH PLAN.



THE LIMITS OF THIS PRELIMINARY EQUIVALENT SKETCH PLAN COVERS PART OF THE DEVELOPMENT PROPOSED BY S-01-17 AS ANNUAL PHASE 4 (ALLOCATION YEAR 2007) AND PARCEL 122, WHICH WILL BECOME PART OF THE OVERALL PROJECT AREA WITH THE APPROVAL OF THE AMENDED PRELIMINARY DEVELOPMENT PLAN AND AMENDED COMPREHENSIVE SKETCH PLAN.

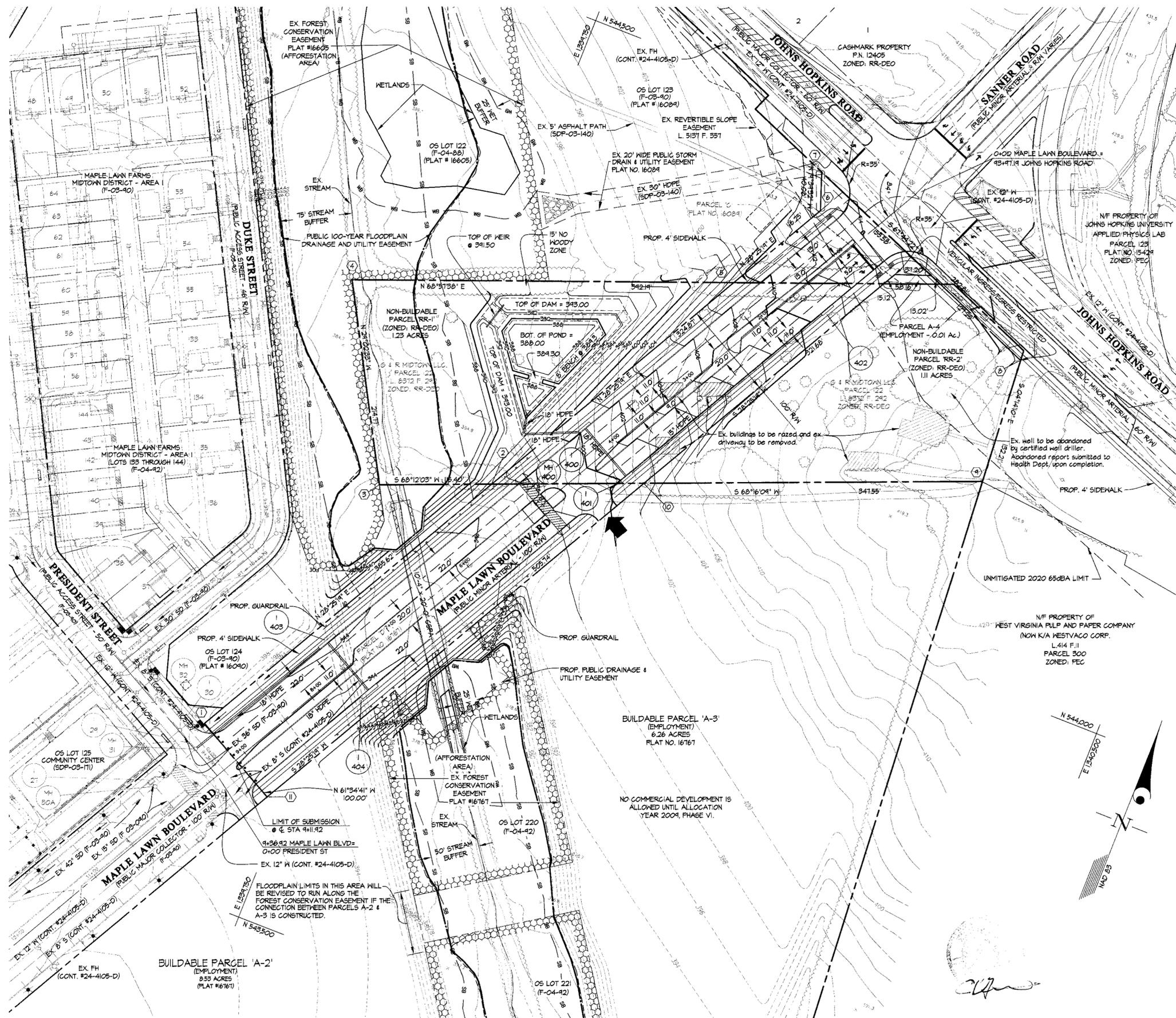
TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
 [Signature]
 PLANNING DIRECTOR
 4/8/15
 DATE

GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20866 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186	PREPARED FOR: G&R MAPLE LAWN INC. SUITE 410 WOODHOLME CENTER 1829 REISTERSTOWN ROAD BALTIMORE, MD 21208 ATTN: CHARLIE O'DONOVAN 410-484-8400		COVER SHEET MAPLE LAWN FARMS Midtown District - Area 3 Parcel A-4, Non-Buildable Parcels RR-1 & RR-2 and Maple Lawn Blvd. (A Resubdivision of Parcels 'C' and 'D')		SCALE AS SHOWN	ZONING MXD-3/RR-DEO	G. L. W. FILE NO. 04001B
	[DRAWINGS\04001\04001B\Prelim\04001pp1.dwg]	DES. DEV DRN. A.W. CHK. DEV	DATE	REVISION	BY	APPR.	ELECTION DISTRICT No. 5

NOTES:
1. SEE SHEET 3 FOR DIMENSIONS ALONG JOHNS HOPKINS ROAD AND SANNER ROAD.

COORDINATE TABLE		
PT. NO.	NORTH	EAST
1	543,674	1339,644
2	544,013	1339,821
3	543,971	1339,720
4	544,158	1339,616
5	544,291	1339,982
6	544,401	1340,371
7	544,439	1340,224
8	544,332	1340,285
9	544,201	1340,295
10	544,071	1339,912
11	543,621	1339,131

STORMWATER MANAGEMENT NOTES:
1. THE FACILITY WILL BE PUBLICLY OWNED AND MAINTAINED.
2. THE FACILITY WILL BE EXEMPT FROM THE MD 37B REQUIREMENTS.
3. THE FACILITY WILL PROVIDE WATER QUALITY BY IMPLEMENTING THE CHARACTERISTICS OF AN I-2 (INFILTRATION BASIN) AND PROVIDE QUANTITY MANAGEMENT BY USING A DESIGN SIMILAR TO A P-5 (POCKET POND).



PLANNING DIRECTOR
DATE 1/10

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3509 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

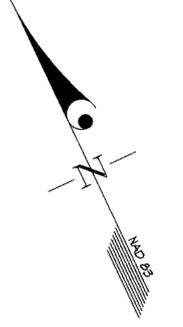
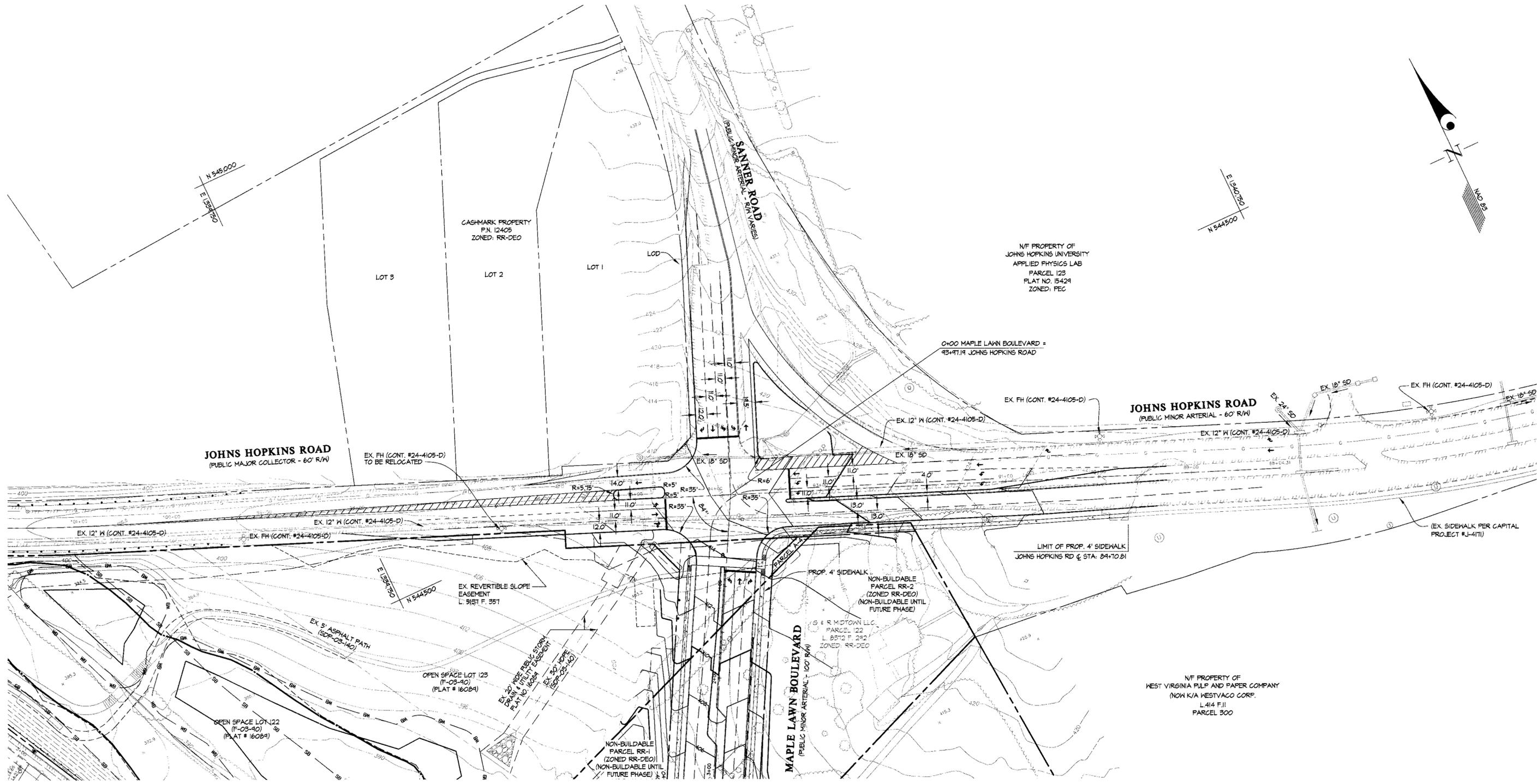
DATE	REVISION	BY	APP'R.

PREPARED FOR:
G&R MAPLE LAWN INC.
SUITE 410 WOODHOLME CENTER
1829 REISTERSTOWN ROAD
BALTIMORE, MD 21208
ATTN: CHARLIE O'DONOVAN
410-484-8400

PRELIMINARY PLAN
MAPLE LAWN FARMS
Midtown District - Area 3
Parcel A-4, Non-Buildable Parcels RR-1 & RR-2 and Maple Lawn Blvd.
(A Resubdivision of Parcels 'C' and 'D')

ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	MXD-3/RR-DEO	04001B
DATE	TAX MAP - GRID	SHEET
JAN., 2005	41 - 16	2 OF 5



NOTES
 1. SEE SHEET 2 FOR DIMENSIONS OF MAPLE LAWN BOULEVARD.

RECEIVED
 DEPT. OF PLANNING AND
 ZONING
 HOWARD COUNTY
 Mark H. Layle
 PLANNING DIRECTOR
 2/1/05
 DATE

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:
 G&R MAPLE LAWN INC.
 SUITE 410 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: CHARLIE O'DONOVAN
 410-484-8400

SANNER ROAD & JOHNS HOPKINS ROAD IMPROVEMENTS
MAPLE LAWN FARMS
 Midtown District - Area 3
Parcel A-4, Non-Buildable Parcels RR-1 & RR-2 and Maple Lawn Blvd.
 (A Resubdivision of Parcels 'C' and 'D')
 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	MXD-3/RR-DEO	04001B
DATE	TAX MAP - GRID	SHEET
JAN., 2005	41 - 16	3 OF 5

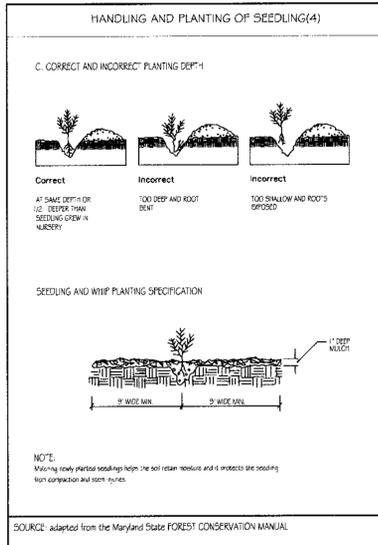
PERIMETER PLANTING SCHEDULE - SCHEDULE A													
PERIMETER	LAND USE	ADJACENT LAND USE	TYPE OF BUFFER	LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	NUMBER OF PLANTS REQUIRED			NUMBER OF PLANTS PROVIDED			HOW REQUIRED BUFFER IS BEING PROVIDED
							SHADE TREES	ORNAMENTAL TREES	EVERGREEN TREES	SHADE TREES	ORNAMENTAL TREES	EVERGREEN TREES	
EXTERNAL PERIMETER 8	COMMERCIAL	COMMERCIAL	'A' Buffer *	152'	NO	NO	2	2	1				DEFERRED TO SDP
EXTERNAL PERIMETER 9	COMMERCIAL	ROADWAY	'C' Buffer *	126'	NO	NO	3	2	6				DEFERRED TO SDP

* FOLLOWS COMPREHENSIVE SKETCH PLAN GUIDELINE REQUIREMENTS

STORMWATER MANAGEMENT AREA LANDSCAPING - SCHEDULE D													
PERIMETER	PROPOSED LAND USE	ADJACENT LAND USE	TYPE OF BUFFER	LINEAR FEET OF 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			NUMBER OF PLANTS PROVIDED			HOW REQUIRED BUFFER IS BEING PROVIDED
							SHADE TREES	EVERGREEN TREES	ORNAMENTAL TREES	SHADE TREES	EVERGREEN TREES	ORNAMENTAL TREES	
SM-4	SM	ROADWAY	'C' Buffer	1,041 LF.	YES - 122 LF (PER F-03-90)	NO	4	17	4	10			PROVIDED AT FINAL PLAN STAGE

NOTES

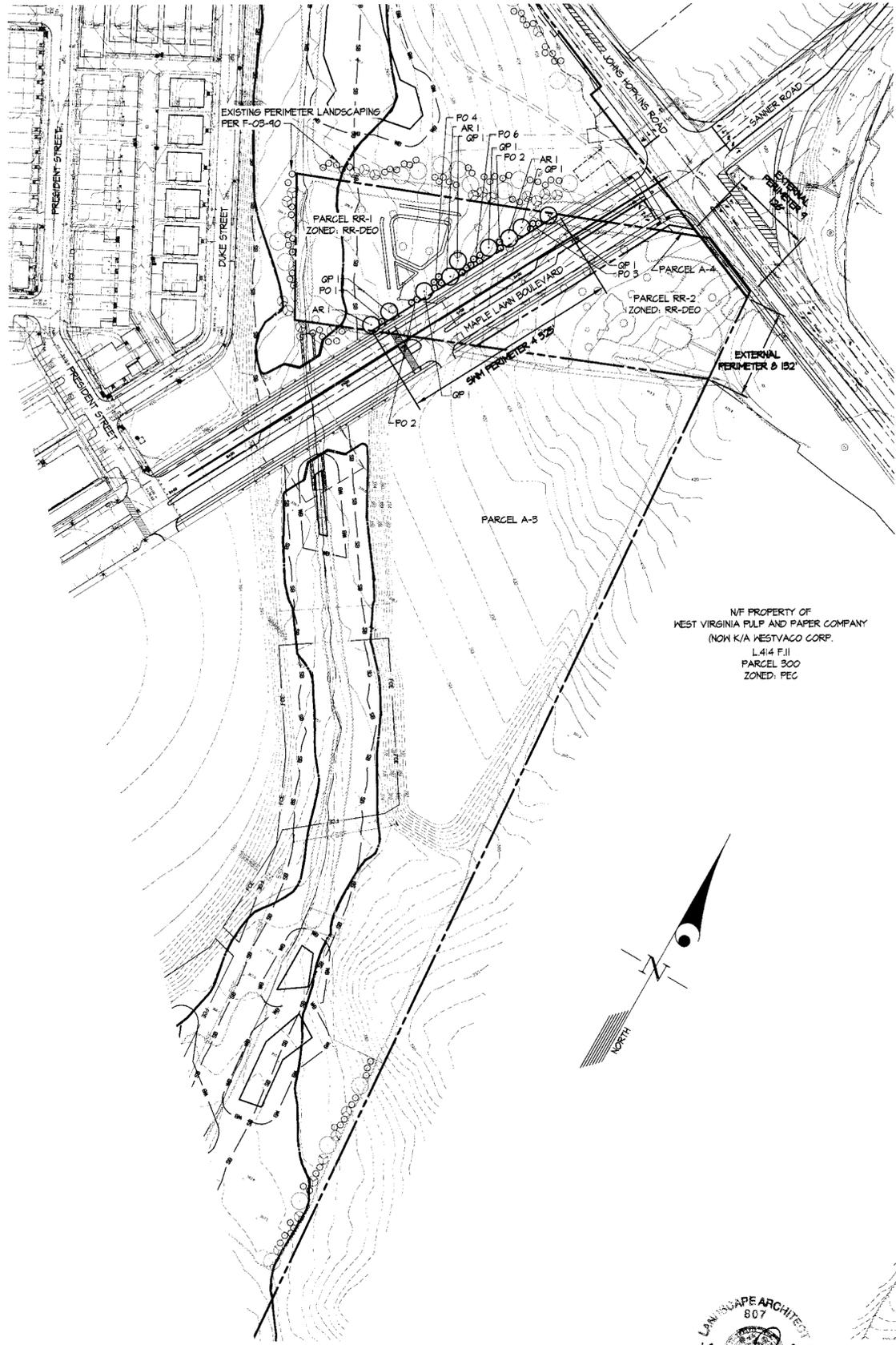
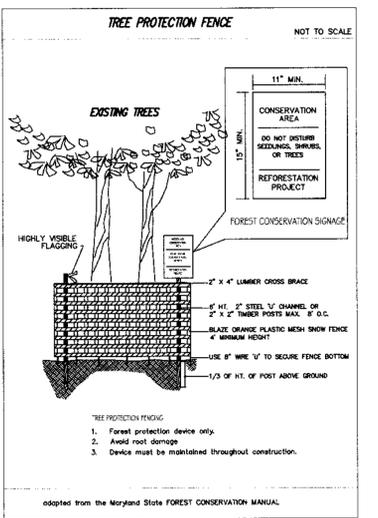
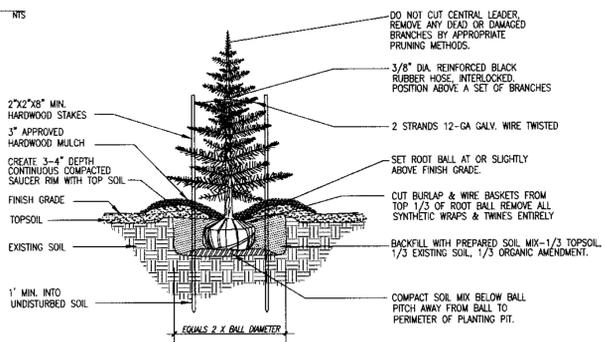
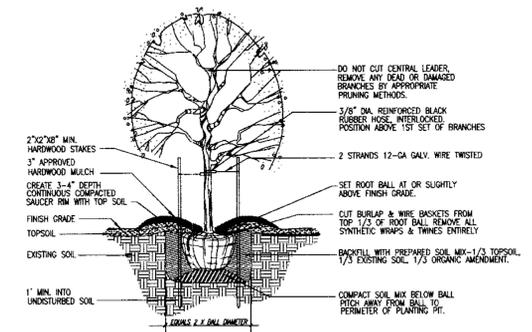
- STREET TREES WILL BE PROVIDED AT FINAL PLAN STAGE.
- INTERNAL PLANTING, PARKING LOT LANDSCAPING AND STORMWATER MANAGEMENT BUFFERING WILL BE PROVIDED WITH THE SITE DEVELOPMENT PLANS.
- THE BUFFERS SHOWN IN THE SCHEDULES ARE IN ACCORDANCE WITH THE LANDSCAPE MANUAL ACCORDING TO THE COMPREHENSIVE SKETCH 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.
- THE BUFFERS SHOWN FOR SCHEDULE 'D' ARE IN ACCORDANCE WITH THE LANDSCAPING MANUAL ACCORDING TO THE COMPREHENSIVE SKETCH PLAN CRITERIA. THE FOLLOWING ARE THE MINIMUM PLANTING TO BE PROVIDED ALONG BUFFER TYPE 'B'.
 SHADE TREE: 1:50 LINEAR FEET OF MEASURED PERIMETER EDGE, AND EVERGREEN TREE: 1:40 LINEAR FEET OF MEASURED PERIMETER EDGE.
 BUFFER STORMWATER MANAGEMENT FROM A ROADWAY OR PERIMETER RESIDENTIAL PROPERTIES:
 SHADE TREE: 1:40 LINEAR FEET OF MEASURED PERIMETER EDGE, AND EVERGREEN TREE: 1:20 LINEAR FEET OF MEASURED PERIMETER EDGE.
- AFFORESTATION PLANTING SIZE SHALL BE LARGE ENOUGH TO MEET THE LANDSCAPE BUFFERING REQUIREMENT ALONG EXTERNAL PERIMETERS WHERE APPLICABLE.
- TREE PLANTING DETAILS CAN BE FOUND ON THIS SHEET.



TASKS	MONTHS											
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
TRANSPLANT OF 2" DEPT OR GREATER												
PLANTING SEEDLINGS, WHIPS												
MINIMUM MONITORING	*					*					*	
FERTILIZER (IF NEEDED)												
WATER ++												
PRUNING												

KEY:
 * ACTIVITIES DURING THESE MONTHS ARE DEPENDANT UPON GROUND CONDITIONS
 ■ GREATLY RECOMMENDED
 ■ RECOMMENDED WITH ADDITIONAL CARE
 ■ RECOMMENDED
 + DEPENDANT UPON SITE CONDITIONS
 ++ DEPENDANT UPON SITE CONDITIONS. WEEKLY WATERING IS GREATLY RECOMMENDED FROM MAY THROUGH OCTOBER UNLESS WEEKLY RAINFALL EQUALS 1"

NOTE:
 The planting and care of trees is most successful when coordinated with the local climatic conditions. This calendar summarizes some of the recommended time frames for basic restoration and stress reduction activities.



NOT PROPERTY OF WEST VIRGINIA PULP AND PAPER COMPANY (NOW K/A WESTVACO CORP.)
 L414 F11
 PARCEL 300
 ZONED: PEC

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
 Planning Director
 3/4/05

LAW & ARCHITECT
 607
 2/10/05

GLW GUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20866 TEL: 301-421-4024 FAX: 301-421-4196	PREPARED FOR: G&R MAPLE LAWN INC. SUITE 410 WOODHOLME CENTER 1829 REISTERSTOWN ROAD BALTIMORE, MD 21208 ATTN: CHARLIE O'DONOVAN 410-484-8400		PRELIMINARY LANDSCAPE PLAN MAPLE LAWN FARMS Midtown District - Area 3 Parcel A-4, Non-Buildable Parcels RR-1 & RR-2 and Maple Lawn Blvd. (A Resubdivision of Parcels 'C' and 'D')		SCALE 1" = 100'	ZONING MXD-3/RR-DEO	G. L. W. FILE NO. 04001B
	DATE JAN., 2005	TAX MAP - GRID 41 - 16	SHEET 4 OF 5	ELECTION DISTRICT No. 5 HOWARD COUNTY, MARYLAND	REVISION BY APP'R		

FOREST CONSERVATION PLANTING NOTES

RETENTION / AFFORESTATION / REFORESTATION SUMMARY TABLE FOR MAPLE LAWN FARM PROJECT											
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 CON (PLANTING+RETENTION)	COMMENTS
1	51.98	3.40	48.58	4.45	0.51	0.94	0.63	0.00	4.56	5.19	Per F-03-01
2	75.20 ①	2.38	72.82	0.00	0.00	0.00	0.00	10.92	6.67 ②	-4.25	Per F-03-90
2	3.70 ①	0.00	3.70	0.00	0.00	0.00	0.00	0.86	0.00	-0.86	Per SDP-03-140
3	19.09 ②	14.85	4.24	0.21	0.00	0.21	0.00	0.43	10.49	10.06	Per F-04-92
4a	15.48	3.00	12.48	1.92	1.65	0.27	0.00	3.21	1.01	-2.20	Per F-05-02
4b	3.12 ④	0.35	2.77	0.00	0.00	0.00	0.00	0.42	-0.14 ⑤	-0.56	Per this Plan
4c	3.00	0.00	3.00	0.00	0.00	0.00	0.00	0.45	0.00	-0.45	Per F-05-01
TOTAL	173.57	23.98	149.59	11.58	2.16	9.42	0.63	16.29	22.59	6.93	

- ① Includes future phase areas of Maple Lawn Farms. When those areas are recorded in future phases, the forest conservation requirements will already have been met.
- ② 19.09 ACRES = 54.80 ACRES (Phase 3 site total) - 40.71 ACRES (Area of forest con. in Phase 3 already provided by F-03-90 (35.01 Ac.) and SDP-03-140 (5.70 Ac.))
- ③ Reduced from 6.97 Ac. as shown on F-03-90 to 6.67 Ac. because of the 0.16 Ac. reduction of Conservation Easement #4 on F-04-79 and the 0.14 Ac. reduction of Conservation Easement #5 on F-04-88.
- ④ 3.12 ACRES = 4.38 ACRES (Phase 4 site total) - 1.26 ACRES (Area of forest con. in Phase 4 already provided by F-03-90 and F-04-92).
- ⑤ 0.14 ACRES = Area subtracted from forest conservation area #11 to create Public Drainage and Utility Easement

FOREST CONSERVATION WORKSHEET

SITE DATA	
A. GROSS SITE AREA	3.12
B. AREA WITHIN 100-YEAR FLOOD PLAIN	0.35
C. NET TRACT AREA	2.77
D. LAND USE CATEGORY	MXD-3
E. AFFORESTATION THRESHOLD (5% x NET TRACT AREA)	0.42
F. CONSERVATION THRESHOLD (5% x NET TRACT AREA)	0.42
EXISTING FOREST COVER	
G. EXISTING FOREST ON NET TRACT AREA	0.00
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD (On Net Tract Area)	0.00
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD (On Net Tract Area)	0.00
PROPOSED FOREST CLEARING	
J. FOREST AREAS TO BE CLEARED (On Net Tract Area)	0.00
K. FOREST AREAS TO BE RETAINED (On Net Tract Area)	0.00
PLANTING REQUIREMENTS	
L. TOTAL REFORESTATION REQUIRED (L x 2.00)	0.00
M. TOTAL AFFORESTATION REQUIRED (E - G)	0.42
N. TOTAL AFFORESTATION AND REFORESTATION REQUIRED	0.42
O. PLANTING TO BE PROVIDED	0.00

GENERAL NOTES

- This afforestation 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/forestation 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 inspections 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 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 and Final Plan Stage.
- 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.
- The forest conservation requirements per Section 16.1202 of the Howard County Code and the Forest Conservation manual for Phase 4 of this project with an afforestation and reforestation obligation of 0.42 acres will be fulfilled by utilizing excess forest conservation from prior phases of this project.
- For Forest Conservation Easement Bearing and Distance Information, see the subdivision Plat associated with this Plan.

CONSTRUCTION PERIOD PROTECTION PROGRAM

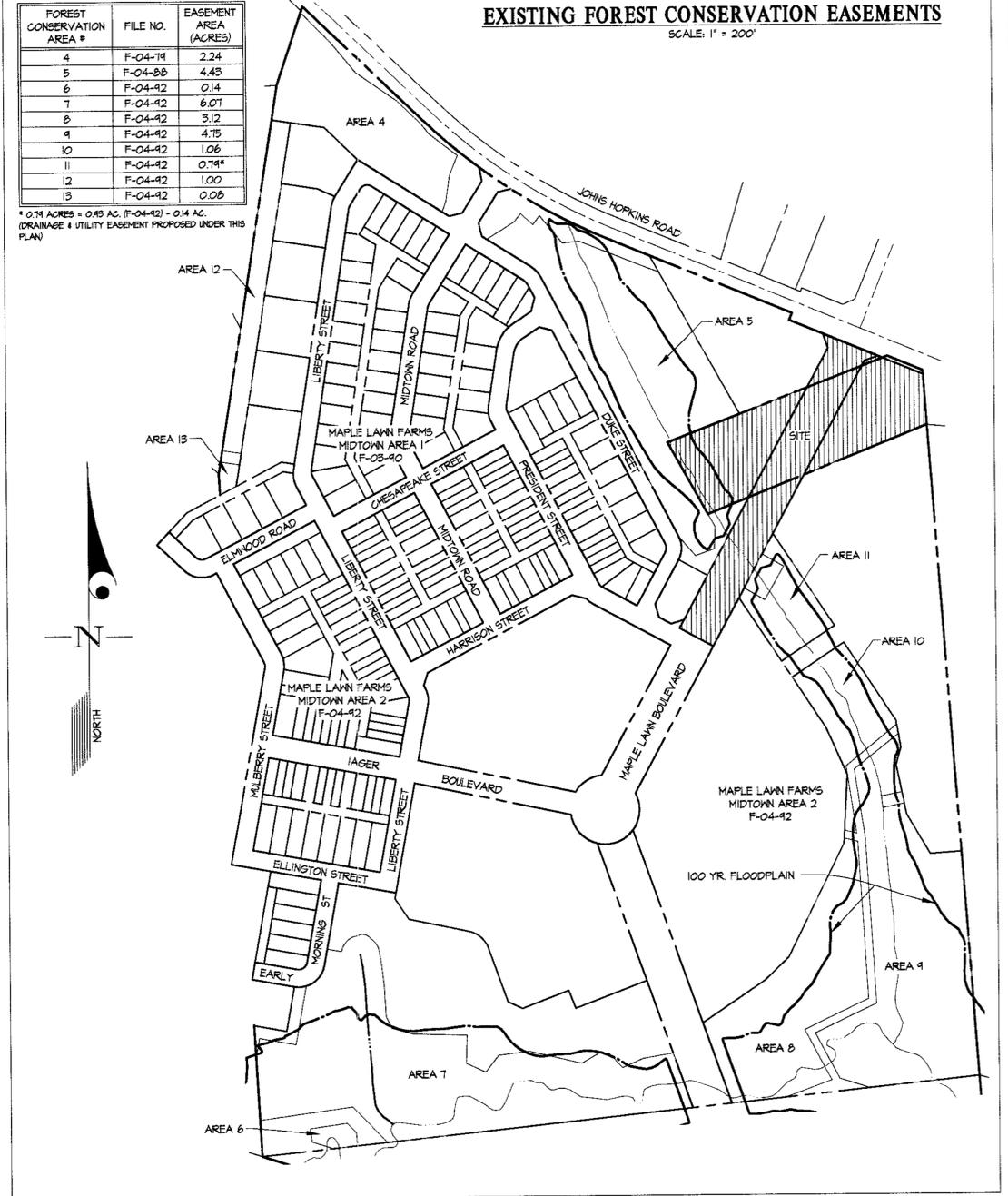
- The limit of forest retention shall be staked and flagged.
 - A pre-construction meeting at the site should be held to confirm the limits of clearing specified. The meeting should include the owner or the owner's representative, the on-site foreman in charge of land disturbance, the environmental consultant 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.

EXISTING FOREST CONSERVATION EASEMENTS

SCALE: 1" = 200'

FOREST CONSERVATION AREA #	FILE NO.	EASEMENT AREA (ACRES)
4	F-04-79	2.24
5	F-04-88	4.43
6	F-04-92	0.14
7	F-04-92	6.01
8	F-04-92	3.12
9	F-04-92	4.75
10	F-04-92	1.06
11	F-04-92	0.74*
12	F-04-92	1.00
13	F-04-92	0.08

* 0.74 ACRES = 0.45 AC. (F-04-92) - 0.14 AC. (DRAINAGE & UTILITY EASEMENT PROPOSED UNDER THIS PLAN)



CONSENT APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Mark Noyce 1/11/05
PLANNING DIRECTOR
1/5

LANDSCAPE ARCHITECT
807
Charles O'Donovan
BALTIMORE, MARYLAND
STATE OF MARYLAND

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PREPARED FOR:
G&R MAPLE LAWN INC.
SUITE 410 WOODHOLME CENTER
1829 REISTERSTOWN ROAD
BALTIMORE, MD 21208
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PRELIMINARY FOREST CONSERVATION DETAILS & NOTES

MAPLE LAWN FARMS
Midtown District - Area 3
Parcel A-4, Non-Buildable Parcels RR-1 & RR-2 and Maple Lawn Blvd.
(A Resubdivision of Parcels 'C' and 'D')

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