

PRELIMINARY PLAN

MAPLE LAWN

Midtown District - Area 2

Lots 133 thru 219, OS Lots 220-225, Common OS Areas 226-229 Parcels 'A1' thru 'A-3', and Non-Buildable Parcels 'D' & 'E'

GENERAL NOTES:

1. Zoning: Site is being developed under MXD-3 regulations, per ZB95M. Approved on 2/6/01. Underlying Zoning is RR-OEO.
2. The previous Department of Planning and Zoning file numbers: S 01-17, ZB-95M, PB-353, WP-01-111, WP-02-54, WP-03-02, P 02-12, P-03-01, F-03-90, SDP-03-140, SDP-03-60, F-03-07, WP-03-120, SDP-03-171, and WP-03-108.
3. This project is in conformance with the latest Howard County standards unless waivers have been approved.
4. The Cemetery Inventory Maps do not show any cemeteries within the project limits.
5. The Scenic Roads Map does not indicate any scenic roads within or adjacent to the project limits.
6. This property was brought into the Metropolitan District on August 20, 2001.
7. All roads in this development are public. All areas indicated as they will be private.
8. Site Analysis
Gross Site Area: 507.9 Acres ±
Total Area of Phase 3: 59.8 Acres ±
Area of Open Space: 22.9 Acres ±
Area of 100 Year Floodplain in Phase Three: 14.1 Acres ±
Area of Roadway (Public): 3.0 Acres ±
Area of Roadway (Private): 1.0 Acres ±
Area of Lots: 32.90 Acres ±
Area of Non-Buildable Lots: 2.7 Acres ±
Area of Building Lots: 9.88 Acres ±
Area of Buildable Parcels: 20.32 Acres ±
Number of Lots: 41 SFD, 46 SFA, 33 Apartment/Condominium units, 6 Open Space, 4 Common Open Areas
9. Open Space Requirements:
Minimum Open Space Requirement for Project is 35%.
Total Open Space Required: 20.9 Acres ± (35%)
Total Open Space Provided: 22.9 Acres ± (38.9%)
Recreational Open Space Required: 2.3 Acres (10%)
Recreational Open Space Provided: 0 Acres (0%)
(See Chart-This sheet)
The excess open space area may be used to fulfill the minimum open space requirement for future phases.
10. Soils data was taken from the Soil Survey of Howard County, Maryland issued July 1988.
11. Topography indicated was taken from aerial topography prepared during March 1997 by 30L.
12. Boundary information shown is based upon a field survey prepared by Gutschick, Little, and Weber, P.A. on or about June, 2001.
13. Wetland delineation by Exploration Research, Inc. approved by the Corps of Engineers JD 63787-3 on 5/14/98. Notice of intent to issue a permit is covered by MDE Tracking #01-NI-0344/200165421.
14. 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.
15. Horizontal and vertical datum is based on Howard County Station 41E.
16. Existing utilities were taken from available Howard County records.
17. Public water and sewer to be utilized:
Existing Water Contract Number: 24-4105
Existing Sewer Contract Number: 24-4105
18. Traffic Study was prepared and submitted as part of S 01-17, which was signed by the Planning Board on August 8, 2001.
19. 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.
20. Parking requirements will be determined and provided at the Site Development Plan stages.
21. Street trees will be provided per the Comprehensive Sketch Plan criteria at the Final Plan stage.
22. 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.
23. 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.
24. Stormwater management, for both quality and quantity, has been satisfied for the development proposed by these plans under F-03-90. The pond is publicly owned and maintained.
25. 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.
26. 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 test evaluation restrictions enacted by the Zoning Board on page 22-23 of its decision on the PDP are met consistent with the requirements of Section 127E.c.c.2 of the Zoning Regulations.
27. Minimum building setback restrictions from property lines and the public road rights-of-way lines for all SFD and SFA residential lots will be in accordance with the Comprehensive Development Criteria approved per S-01-17 and PB-353.
28. No grading, removal of vegetative cover or trees, or placement of new structures is permitted within limits of wetlands, streams or their required buffers, and 100 year flood plain areas, except as permitted under WP-02-54, WP-03-02, and WP-03-120.
29. Open space lots may contain active recreational facilities as allowed by the approved Comprehensive Development Criteria.
30. Phasing for this project is in accordance with the Decision and Order for Zoning Board Case No. ZB-95M and the Decision and Order for PB Case No. 353 (Comprehensive Sketch Plan, S-01-17).
31. Development for this phase will be done in accordance with the Comprehensive Development Criteria approved with S-01-17 and PB-353.
32. The transportation and transit design will be implemented as outlined in the Petitioner's Exhibit 55 as submitted as part of ZB 95M. 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.
33. A Noise Study was prepared by Wldman & Associates for S 01-17, which was signed by the Planning Board on August 8, 2001.
34. There will be no moderate income housing units proposed under this phase of residential development, but as proposed for Phase I, Stage II (Annual Phase IV).
35. For soil types, descriptions and limitations, see S 01-17.
36. Conflicts between storm drains and street trees will be resolved at Final Plan Stage.
37. In areas within the limit of submission where no grading is being proposed, contours shown are grades established under F 03-90.
38. 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.

SUMMARY OF MINIMUM SETBACKS FOR RESIDENTIAL LAND USE AREAS PER APPROVED PDP AND CSP DEVELOPMENT CRITERIA

The following minimum structure setbacks shall apply for structures from the project boundary:

- 50-foot minimum open space buffer adjacent to existing residential communities.
- 100-foot minimum setback for residential units from Johns Hopkins Road.
- 50-foot minimum setback for commercial buildings from Johns Hopkins Road and a 20-foot minimum setback for parking from Johns Hopkins Road.

STRUCTURE SETBACKS

The minimum required setbacks for SINGLE FAMILY DETACHED structures shall be as follows:

| Lot Type | Minimum Front Setback | Minimum Side Setback | Minimum Rear Setback | |
|----------|-----------------------|--|------------------------|---|
| | | | To Principal Structure | To Rear Garage (Attached or Detached) or to Accessory Structure |
| Cottage | 10' | 4' except for garage which may be 0' | 20' | 3' |
| Manor | 12' | 6' except for garage which may be 0' | 20' | 3' |
| Villa | 12' | 6' except for garage which may be 0' | 20' | 3' |
| Estate | 20' | 20' except for garage which may be 10' | 20' | 20' |

- A zero lot line dwelling unit may be located on any property line which is not a street right-of-way provided that (1) no part of the dwelling shall encroach onto the adjoining lot; (2) an egress easement for the purpose of maintenance to the side of the structure shall be included in the deed where appropriate. Spacing between dwelling units shall be a minimum of 8'. Garages however, may adjoin along the property line, provided they comply with all building and fire code regulations.

- Open decks must be a minimum of 10' from rear property line, and are subject to side yard setbacks.

- Facing accessory structures and detached garages (across an alley/lane R.O.W.) shall be 30' apart.

- Structures may be located anywhere within such setback areas in accordance with a site development plan approved by Howard County Planning Board.

EXCEPTIONS TO FRONT SETBACK REQUIREMENTS:

Except for the following, section 128.A.1 applies:

- Porches may encroach into the front yard to within 2' from the property line or right-of-way for cottages, manors, villas; to within 12' for estates. Porches may encroach into the side yard of corner lots to within 2' from right-of-way for cottages, manors, and villas; to within 12' for estates. Where a side yard abuts an open space or passage, porches may encroach to within 1' from side property line for cottages, manors, and villas; to within 12' for estates.

- Stoops and steps may encroach into the front and side yards to within 1' from the front property line.

- Garden walls, fences, piers, gates and similar ornaments may be built in the front and side yards not closer than 1' from the front property line; not greater than 48" in height along the front property line and not greater than 72" along the side and rear property lines.

ACCESS

- Permanent access to lots may be provided by means of alleys, using perpetual reciprocal easements.

BUILDING HEIGHT

- Maximum building height on all lots shall be 38' to the midpoint of the roof height measured from the highest adjoining ground elevation adjacent to the building, except as otherwise approved on a site development plan by the Howard County Planning Board.

COVERAGE

- Lot coverage for estate lots shall not exceed 50 percent, including principal and accessory structures but not including sidewalks, paved parking areas, driveways, porches, stoops, steps, decks, patios, in-ground pools, landscaping and similar structures.

PARKING

- No less than two parking spaces shall be provided for each single family detached dwelling unit. Such spaces may consist of garage, driveway and/or similar off-street parking spaces. Visitor parking and overflow parking may be accommodated as on-street parking within the public right-of-way.

STRUCTURE SETBACKS

The minimum required setbacks for OTHER RESIDENTIAL structures shall be as follows:

| Lot Type | Minimum Front Setback | Minimum Side Setback | Minimum Rear Setback | | |
|------------------------|-----------------------|---------------------------------------|------------------------|---|---|
| | | | To Principal Structure | To Rear Garage (Attached or Detached) or to Accessory Structure | Minimum Front, Side and Rear Setback from Santer Road |
| Single-Family Attached | 0' | 0' | 20' | 3' | 20' |
| Live-Work | 0' | 0' | 20' | 3' | 20' |
| Semi-detached | 10' | 4' except for garage which may be 0' | 20' | 3' | 20' |
| Two-Family | 10' | 4' except for garage which may be 0' | 20' | 3' | 20' |
| Apartment | 10' | 10' except for garage which may be 0' | 20' | 3' | 20' |

- Open decks must be a minimum of 10' from rear property line, and are subject to side yard setbacks.

- Facing accessory structures and detached garages (across an alley/lane R.O.W.) shall be 30' apart.

- Between apartment buildings, the minimum setback distances shall be 30' front to front, 50' back to back, 50' front to back and 15' for all other conditions. Between single-family attached buildings, the minimum setback distances shall be 30' front to front, 50' back to back, 50' back to front and 10' for all other conditions.

- Structures may be located anywhere within such setback areas in accordance with a site development plan approved by Howard County Planning Board.

EXCEPTIONS TO FRONT SETBACK REQUIREMENTS:

Except for the following, section 128.A.1 applies:

- Porches may encroach into the front yard to within 2' from the property line or right-of-way for all other residential lot types.

- Stoops and steps may encroach into the front and side yards to within 1' from the front property line for all other residential types.

- Garden walls, fences, piers, gates and similar ornaments may be built in the front and side yards not closer than 1' from the front property line; not greater than 48" in height along the front property line and not greater than 72" along the side and rear property lines.

ACCESS

- Permanent access to lots may be provided by means of alleys, using perpetual reciprocal easements.

BUILDING HEIGHT

- Maximum building height in the other residential land use areas shall be 50' for attached, semi-detached, or two-family dwelling units, and 60' for live-work units and apartments. In each case the building height is measured from the midpoint of the roof height to the highest adjoining ground elevation adjacent to the building, except as otherwise approved on a site development plan by the Howard County Planning Board.

COVERAGE

- No coverage requirements are imposed in other residential land use areas.

PARKING

- No less than two parking spaces shall be provided for each single family attached, live-work, semi-detached, and two-family dwelling unit. No less than one and one-half parking spaces shall be provided for each apartment unit. Such spaces may consist of garage, driveway and/or similar off-street parking areas. Such parking shall be provided in proximity to such dwelling unit and may be included as part of a common parking area provided for residents, tenants, and guests. Principal structures shall be no closer than 15' to the curb of such parking areas. Visitor parking and overflow parking may be accommodated as on street and parallel parking within the public right-of-way.

- Such parking areas may be parallel spaces located on paved areas in and/or adjacent to publicly maintained roadways, adjacent to public or private service drives or oriented diagonally or at right angles to such roadways or service drives.

HOUSING FOR ELDERLY AND/OR HANDICAPPED PERSONS

- In the event a facility qualifies under federal, state or county programs intended to promote housing for the elderly or handicapped, the parking requirements may be modified to provide for four parking spaces for every ten dwelling units participating in such program. In the event the units are withdrawn from such a housing program, the owner of the facility shall immediately notify the Department of Planning and Zoning and shall construct, prior to further occupancy of the dwelling units, such additional parking spaces as are necessary to provide one and one-half parking spaces for each withdrawn unit withdrawal.

OVERALL DEVELOPMENT TRACKING CHART

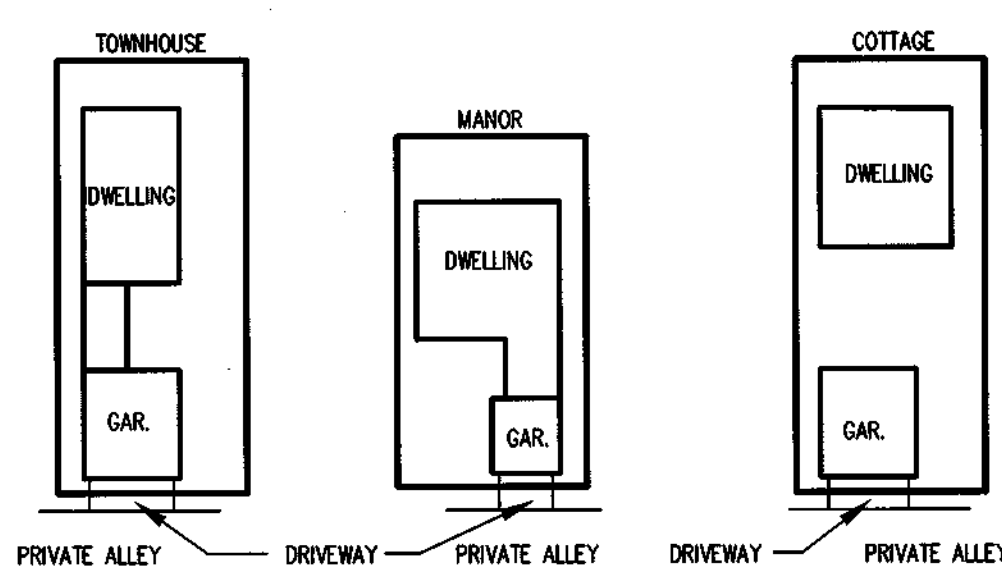
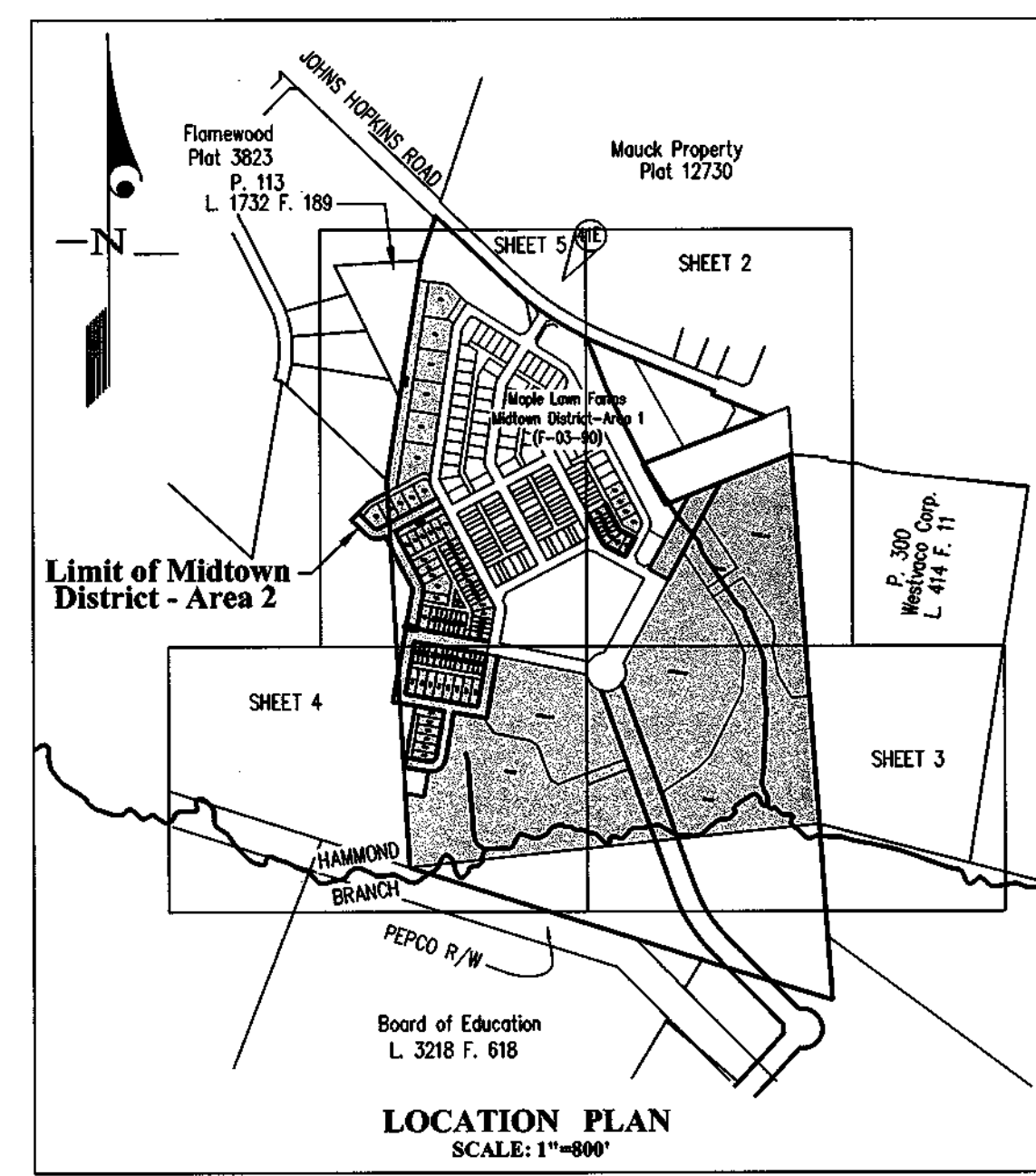
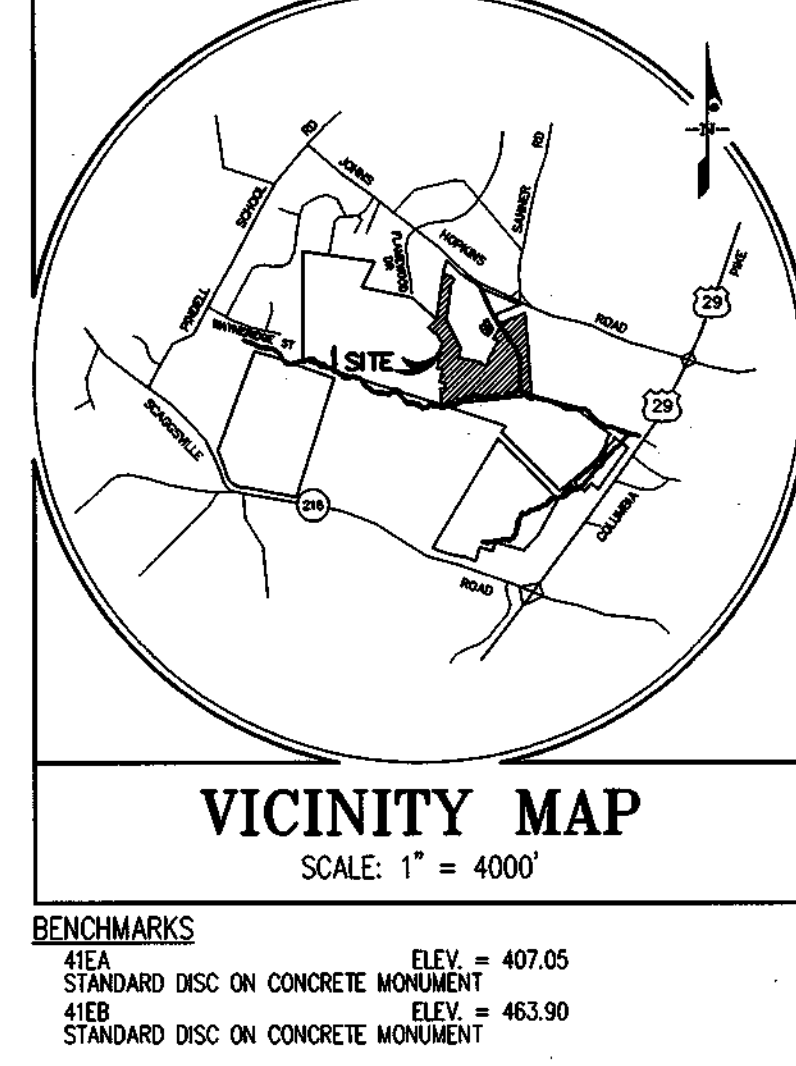
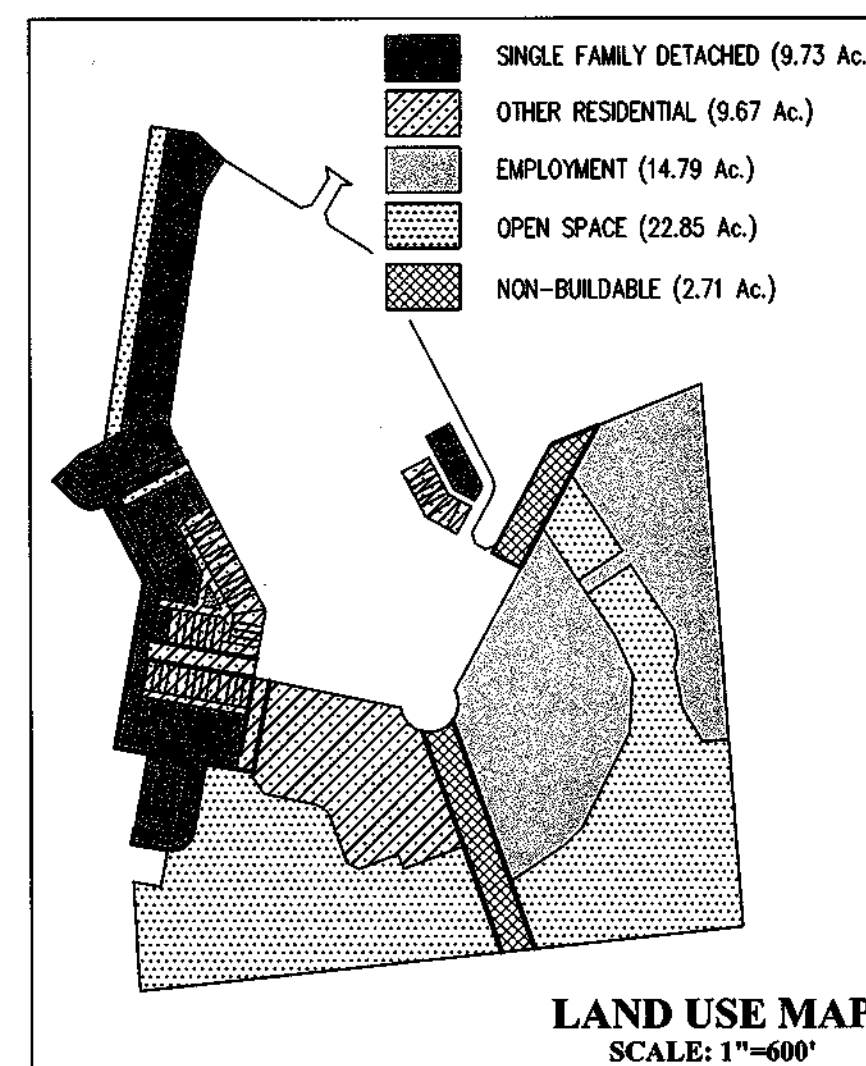
| PHASE NO. | FILE REF. NO. | GROSS ACREAGE | NON-BUILDABLE ACREAGE | S.F.D. AC. (%) | O.R. AC. (%) | EMP. AC. (%) | O.S. AC. (%) | PUB. RD. ACREAGE | PRIV. RD. ACREAGE | SFD UNITS | O.R. UNITS (APT./S.F.A.) | S.F.D. DENSITY | O.R. DENSITY | EMP. BLDG. AREA | EMP. F.A.R. |
|-----------------------------|---------------|---------------|-----------------------|----------------|--------------|---------------------------------|--------------|------------------|-------------------|-----------|--------------------------|---------------------------------|--------------|-----------------|-------------|
| 1 | F-03-07 | 51.98 | | | | 30.83 (59.3) | 21.15 (40.7) | 4.38 | | | | | | | |
| 2 | F-03-90 | 37.43 | 1.19 (3.1) | 10.84 (29.0) | 8.09 (21.6) | 1.56 (4.2) | 15.75 (42.1) | 9.02 | 1.68 | 55 | 65 | 5.2/AC. | 7.9/AC. | | |
| 3 | P-04-01 | 58.80 | 1.76 (3.0) | 9.73 (16.6) | 9.67 (16.4) | 14.79 (25.2) | 22.65 (38.9) | 2.98 | 1.00 | 41 | 79 | 4.2/AC. | 8.2/AC. | | |
| TOTALS | | 148.21 | 2.95 (2.0) | 20.57 (13.9) | 17.76 (12.0) | 47.18 (31.8) | 59.75 (40.3) | 16.38 | 2.68 | 96 | 144 | 4.7/AC. | 8.1/AC. | | |
| OVERALL DENSITY TABULATION | | PROPOSED | | ALLOWED | | LAND USE ACREAGES | | PROPOSED | | ALLOWED | | MAX. RES. UNITS ALLOWED | | S 01-17 | |
| OVERALL S.F.D./GROSS ACRE | | 4.7 UNITS/AC. | | 2.8 UNITS/AC. | | SINGLE FAMILY DETACHED (S.F.D.) | | 20.57 | | 198.3 | | SINGLE FAMILY DETACHED (S.F.D.) | | 485 (43.5%) | |
| OVERALL O.R./GROSS ACRE | | 8.1 UNITS/AC. | | 14.0 UNITS/AC. | | OTHER RESIDENTIAL (O.R.) | | 17.76 | | 53.0 | | APARTMENTS (O.R.) | | 236 (21.1%) | |
| OVERALL EMPLOYMENT F.A.R. | | 0.35 | | 0.35 | | EMPLOYMENT | | 50.13 | | 77.1 | | SINGLE FAMILY ATTACHED (O.R.) | | 395 (35.4%) | |
| OVERALL S.F.D./O.R. DENSITY | | 6.3 UNITS/AC. | | 2.2 UNITS/AC. | | OPEN SPACE | | 59.75 | | 179.5 | | TOTAL | | 1116 | |
| TOTALS | | 148.21 | | 507.9 | | TOTALS | | 148.21 | | 507.9 | | | | | |

- Δ 58.80 acres is the result of subtracting 0.52 ac. of single family detached (lots 133 thru 144) and 0.43 ac. of single family attached area (lots 137 thru 144) from the gross site area of 59.75 acres. The area of lots 133 thru 136 and lots 137 thru 144 were known as Non-Buildable Parcels 'A' and 'B' under F-03-90.
- Δ 1.76 acres is the result of adding 2.71 ac. of Non-Buildable area (Parcels 'D' & 'E') under this preliminary plan and removing 0.95 ac. of Non-Buildable area under F-03-90 by creating buildable lots 133 thru 144 from previous Non-Buildable Parcels 'A' and 'B'
- Δ 50.13 acres is the result of adding 47.18 acres of employment land use to the 2.95 acres of Non-Buildable area that will become employment land use in future phases.
- Δ For allocation year 2006 (Phase 3) 33 of the available 120 allocations are being held for future development of Parcel A-1. The remaining allocations will become available in allocation year 2007 (Phase IV). A site plan will then be submitted for all of Parcel A-1.

OVERALL OPEN SPACE TRACKING CHART

| PHASE NO. | FILE REF. NO. | GROSS ACREAGE | O.S. AC. (%) | ACTIVE O.S. AC. (%) |
|-----------|---------------|---------------|--------------|---------------------|
| 1 | F-03-07 | 51.98 | 21.15 (40.7) | |
| 2 | F-03-90 | 37.43 | 15.75 (42.1) | 5.55 (35.2) * |
| 3 | P-04-01 | 58.80 | 22.85 (38.9) | |
| TOTAL | | 148.21 | 59.75 (40.3) | 5.55 (9.3) * |

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



| LOT INFORMATION | | | | |
|-----------------|---------------------------|--------------------|-----------------------------|--|
| Lot Type | Lots | Minimum Lot Size | Min. Lot Width at Front BRL | |
| Cottage | 156-161, 187-192, 206-219 | 3,600 Square Feet | 34' | |
| Manor | 133-136, 151-155 | 4,000 Square Feet | 48' | |
| Villa | | 5,400 Square Feet | 54' | |
| Estate | 145-150 | 20,000 Square Feet | 120' * | |
| Townhouse | 137-144, 162-186, 193-205 | | | |

* Except for lots identified on CSP which shall not be less than 100' at front BRL Lot type shall be designated on Final Plats for all Single Family Detached areas. Estate Lots shall be located as shown on this plan.

THE LIMITS OF THIS PRELIMINARY PLAN COVERS ALL THE DEVELOPMENT PROPOSED BY S-01-17 AS ANNUAL PHASE 3 (ALLOCATION YEAR 2006) WHICH IS ALSO THE 120 RESIDENTIAL UNITS ALLOWED BY PDP PHASE 1/STAGE 2.

LOTS 133-144 ARE TO BE CREATED BY A RESUBDIVISION OF NON-BUILDABLE PARCELS 'A' AND 'B' FROM F-03-90

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

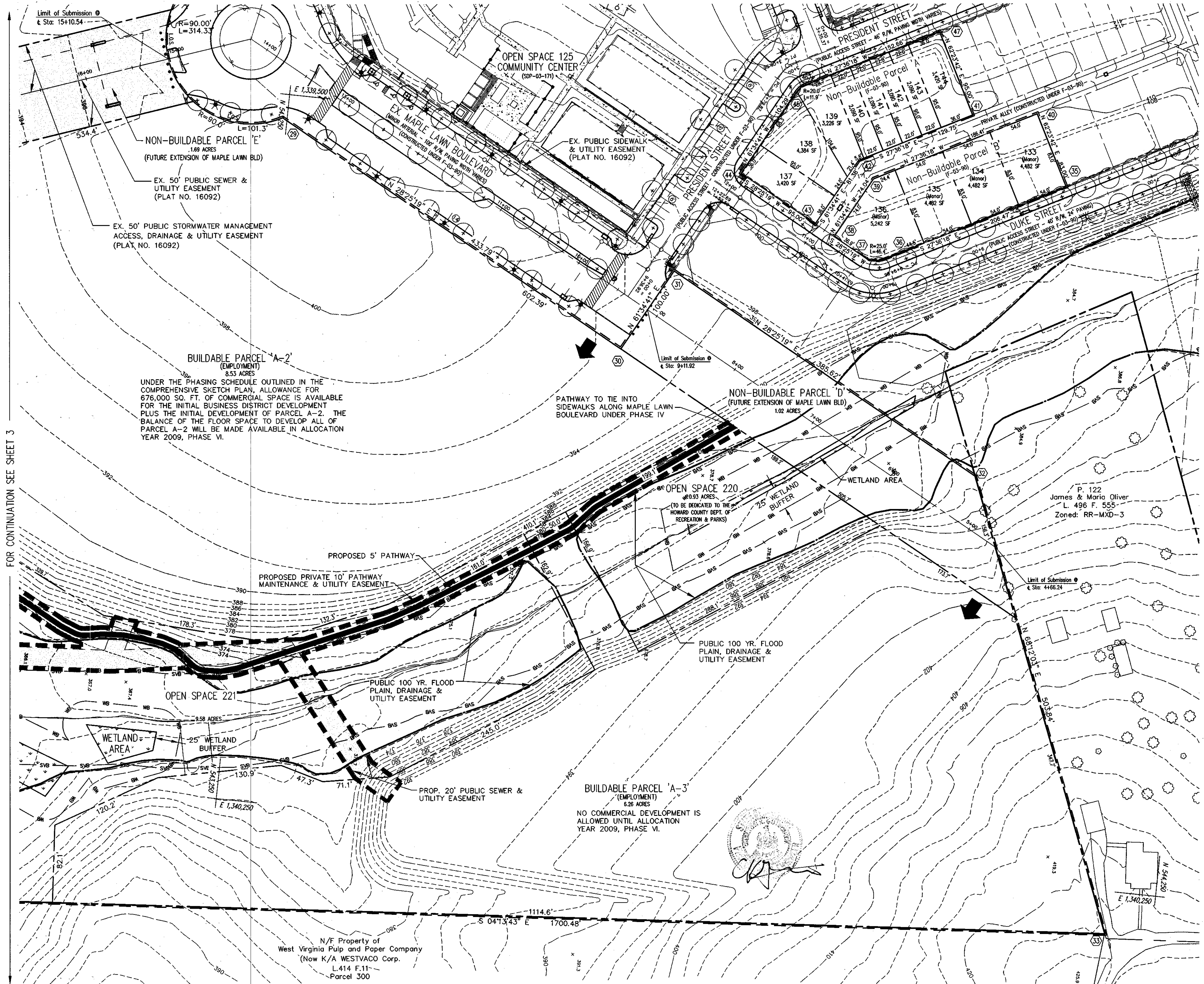
GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-369-2524 FAX: 301-421-4188

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

COVER SHEET
MAPLE LAWN
MIDTOWN DISTRICT - AREA 2
LOTS 133-219, OPEN SPACE LOTS 220-225, COMMON OPEN SPACE LOTS 226-229, PARCELS 'A-1, 'A-2, & 'A-3', AND NON-BUILDABLE PARCELS 'D' & 'E'
HOWARD COUNTY, MARYLAND

| SCALE | ZONING | G. L. W. FILE NO. |
|------------|-----------------|-------------------|
| AS SHOWN | MXD-3 | 03001 |
| DATE | TAX MAP - GRID | SHEET |
| DEC., 2003 | 41:15,16,21& 22 | 1 OF 9 |

| COORDINATE TABLE | | |
|------------------|---------|-----------|
| PT. NO. | NORTH | EAST |
| 29 | 543,245 | 1,339,525 |
| 30 | 543,627 | 1,339,732 |
| 31 | 543,674 | 1,339,644 |
| 32 | 544,013 | 1,339,827 |
| 33 | 544,201 | 1,340,295 |
| 35 | 544,078 | 1,339,512 |
| 36 | 543,895 | 1,339,608 |
| 37 | 543,871 | 1,339,607 |
| 38 | 543,839 | 1,339,590 |
| 39 | 543,874 | 1,339,525 |
| 40 | 544,039 | 1,339,438 |
| 41 | 543,971 | 1,339,447 |
| 42 | 543,856 | 1,339,507 |
| 43 | 543,818 | 1,339,578 |
| 44 | 543,734 | 1,339,533 |
| 45 | 543,784 | 1,339,441 |
| 46 | 543,792 | 1,339,433 |
| 47 | 543,927 | 1,339,363 |



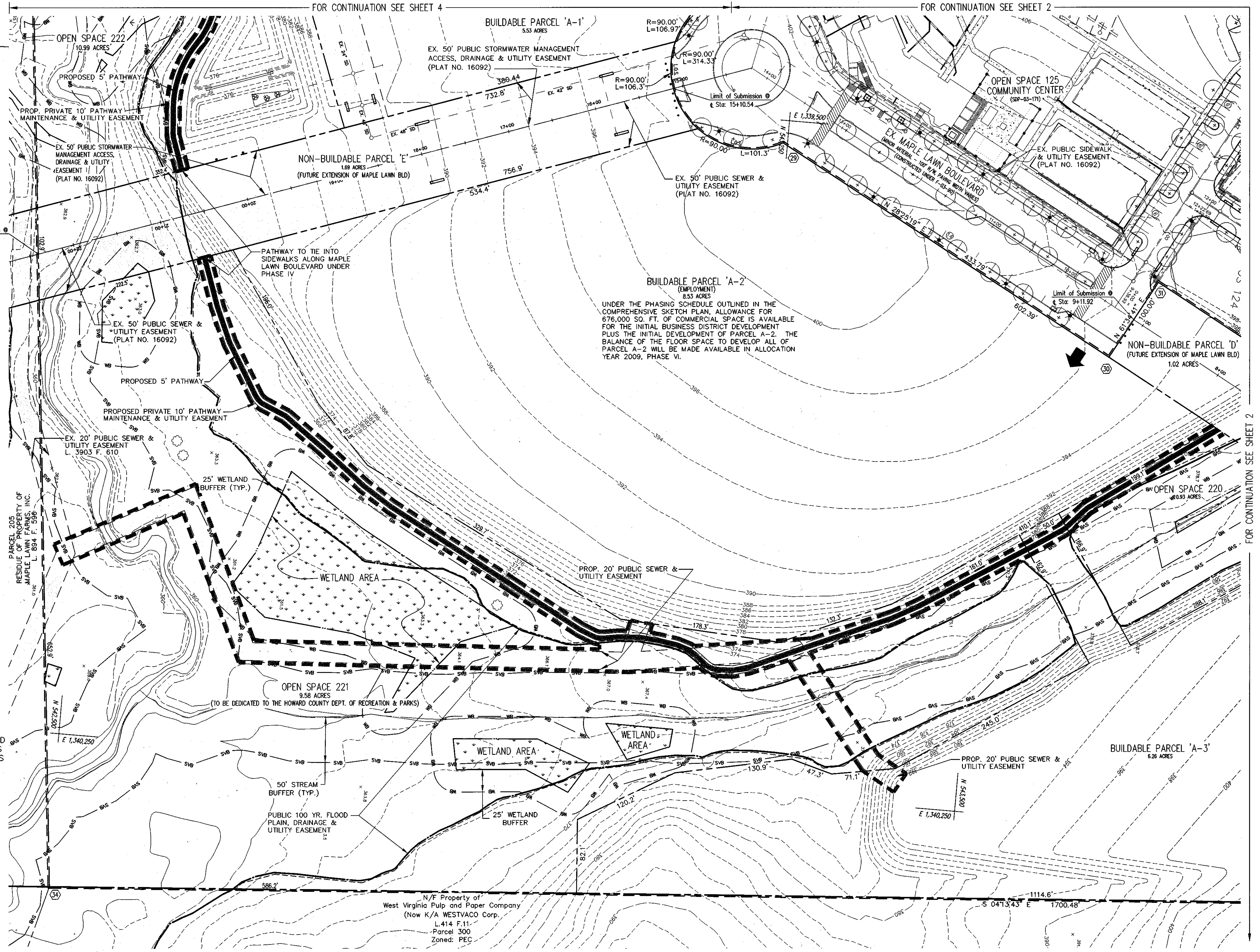
FOR CONTINUATION SEE SHEET 3

NOTE: MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC ROAD RIGHTS-OF-WAY LINES FOR ALL SFD AND SFA RESIDENTIAL LOTS WILL BE IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA PER S-01-17 AND PB-353.

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
David K. Gault
 PLANNING DIRECTOR
 12/20/03
 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 BALT. 410-980-1820 DC/VA: 301-989-2524 FAX: 301-421-4186 | 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 PLAN MAPLE LAWN MIDTOWN DISTRICT - AREA 2 LOTS 133-219, OPEN SPACE LOTS 220-225, COMMON OPEN SPACE LOTS 226-229, PARCELS 'A-1', 'A-2', & 'A-3', AND NON-BUILDABLE PARCELS 'D' & 'E' ELECTION DISTRICT No. 5 | | | SCALE 1"=50' DATE DEC., 2003 | ZONING MXD-3 TAX MAP - GRID 41:15,16,21& 22 | G. L. W. FILE No. 03001 SHEET 2 OF 9 |
| | DES. DEV. DRN. A.M. CHK. DEV. DATE REVISION BY APPR. | HOWARD COUNTY, MARYLAND COUNTY FILE # P-04-01 | | | | | | | |

| COORDINATE TABLE | | |
|------------------|---------|-----------|
| PT. NO. | NORTH | EAST |
| 29 | 543,245 | 1,339,525 |
| 30 | 543,627 | 1,339,732 |
| 31 | 543,674 | 1,339,644 |
| 34 | 542,504 | 1,340,421 |



NOTE: MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC ROAD RIGHTS-OF-WAY LINES FOR ALL SFD AND SFA RESIDENTIAL LOTS WILL BE IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA PER S-01-17 AND PB-353.

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
Mark A. Meyer 12/21/03
 PLANNING DIRECTOR DATE

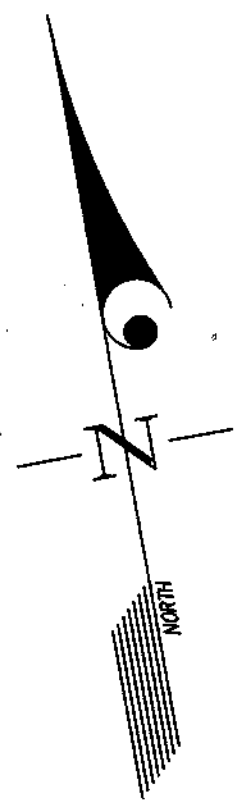
N/F Property of West Virginia Pulp and Paper Company (Now K/A WESTVACO Corp.)
 L. 414 F. 11-Parcel 300
 Zoned: PEC

FOR CONTINUATION SEE SHEET 2

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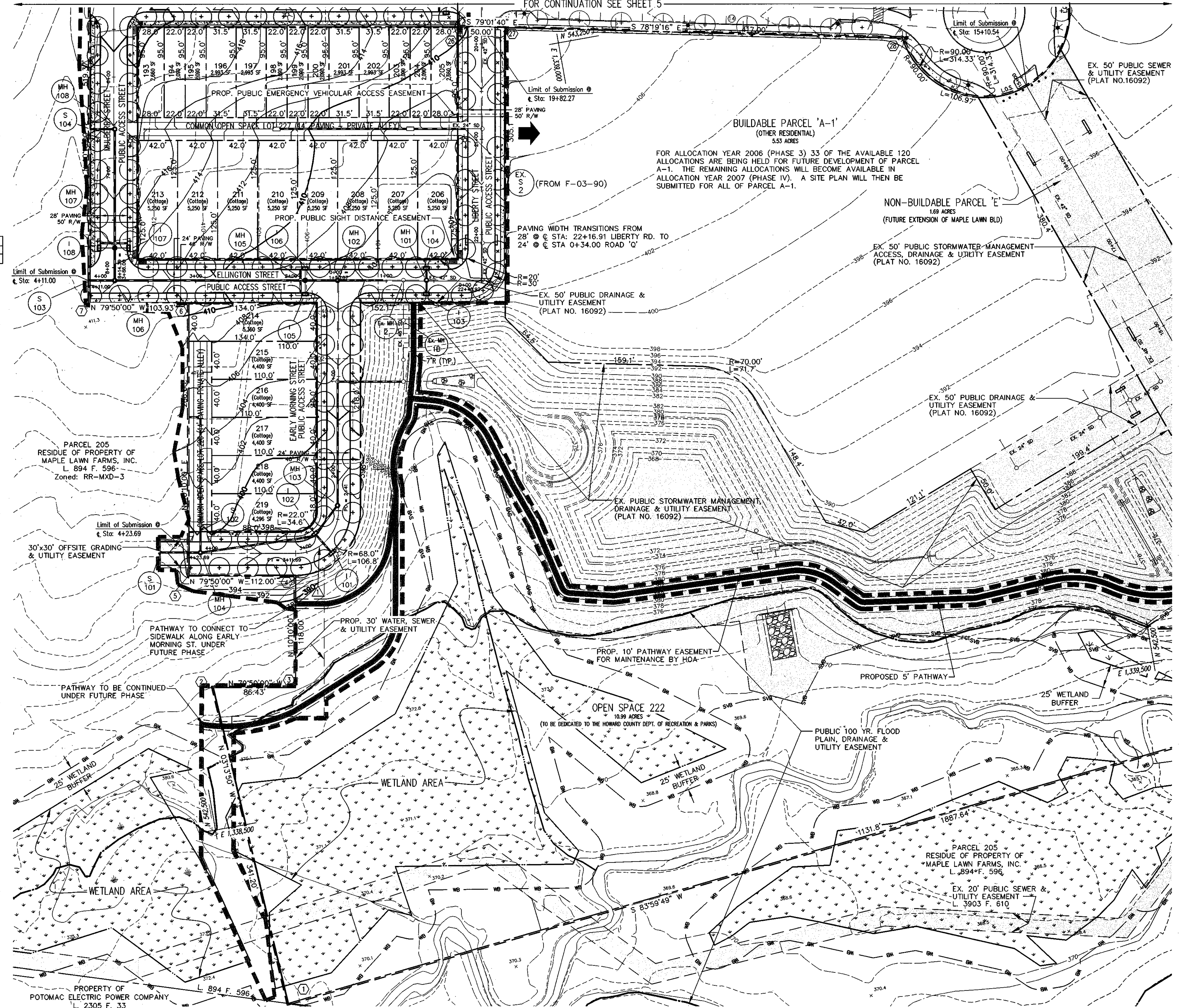
| | | | | | | | | | | | | |
|---|-------------------------|---------|----------|------|----------|----|-------|--|--|---------------------------------------|--|---|
| GLWGUTSCHICK LITTLE & WEBER, PA. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20886 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-999-2524 FAX: 301-421-4186 | DES. DEV | DRN. AM | 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 | PRELIMINARY PLAN MAPLE LAWN MIDTOWN DISTRICT - AREA 2 LOTS 133-219, OPEN SPACE LOTS 220-225, COMMON OPEN SPACE LOTS 226-229, PARCELS 'A-1', 'A-2', & 'A-3', AND NON-BUILDABLE PARCELS 'D' & 'E' | SCALE 1"=50' DATE DEC., 2003 | ZONING MXD-3 TAX MAP - GRID 41:15,16,21& 22 | G. L. W. FILE NO. 03001 SHEET 3 OF 9 |
| | ELECTION DISTRICT No. 5 | | | | | | | | HOWARD COUNTY, MARYLAND COUNTY FILE # P-04-01 | | | |

| COORDINATE TABLE | | |
|------------------|---------|-----------|
| PT. NO. | NORTH | EAST |
| 1 | 542,307 | 1,338,543 |
| 2 | 542,648 | 1,338,524 |
| 3 | 542,632 | 1,338,609 |
| 4 | 542,749 | 1,338,630 |
| 5 | 542,768 | 1,338,520 |
| 6 | 543,050 | 1,338,570 |
| 7 | 543,068 | 1,338,468 |
| 26 | 543,286 | 1,338,899 |
| 27 | 543,276 | 1,338,948 |
| 28 | 543,191 | 1,339,356 |



| CURVE DATA CHART | | | | | | | |
|-------------------|-------|---------|---------|--------|---------|---------------|-----------|
| STREET NAME | CURVE | PC STA. | PT STA. | RADIUS | TANGENT | ARC | CHORD |
| EARLY MORNING ST. | 1 | 2+41.00 | 3+11.69 | 45.00' | 45.00' | 70.69' | 63.64' |
| | | | | | | BEARING | DELTA |
| | | | | | | S 55°10'00" W | 90°00'00" |

| STORM DRAIN | LENGTH | SIZE/TYPE |
|-----------------------|----------|-----------|
| S-104 to MH-108 | --- | 18" HDPE |
| MH-108 to MH-107 | 128 l.f. | 18" HDPE |
| I-108 to MH-107 | 14 l.f. | 15" HDPE |
| I-107 to MH-107 | 14 l.f. | 15" HDPE |
| MH-107 to MH-106 | 35 l.f. | 18" HDPE |
| S-103 to MH-106 | --- | 18" HDPE |
| MH-106 to MH-105 | 200 l.f. | 18" HDPE |
| I-106 to MH-105 | 12 l.f. | 15" HDPE |
| I-107 to MH-105 | 12 l.f. | 15" HDPE |
| MH-105 to MH-102 | 35 l.f. | 24" HDPE |
| S-101 to MH-104 | --- | 18" HDPE |
| S-102 to MH-104 | --- | 18" HDPE |
| MH-104 to I-102 | 120 l.f. | 24" HDPE |
| I-101 to I-102 | 24 l.f. | 15" HDPE |
| I-102 to MH-103 | 40 l.f. | 24" HDPE |
| MH-103 to MH-102 | 240 l.f. | 24" HDPE |
| MH-102 to MH-101 | 70 l.f. | 30" HDPE |
| I-103 to MH-101 | 14 l.f. | 15" HDPE |
| I-102 to MH-101 | 14 l.f. | 15" HDPE |
| Ex. MH-3 to MH-101 | --- | 42" HDPE |
| MH-101 to Ex. MH-2 | --- | 42" HDPE |
| Ex. MH-2 to Ex. MH-1B | --- | 42" HDPE |



NOTE: MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC ROAD RIGHTS-OF-WAY LINES FOR ALL SFD AND SFA RESIDENTIAL LOTS WILL BE IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA PER S-01-17 AND PB-353.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
[Signature]
PLANNING DIRECTOR DATE

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: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

| DES. DEV | DRN. A.M. | 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

PRELIMINARY PLAN
MAPLE LAWN
MIDTOWN DISTRICT - AREA 2
LOTS 133-219, OPEN SPACE LOTS 220-225, COMMON OPEN SPACE LOTS 226-229, PARCELS 'A-1', 'A-2', & 'A-3', AND NON-BUILDABLE PARCELS 'D' & 'E'
ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

| SCALE | ZONING | G. L. W. FILE NO. |
|------------|-----------------|-------------------|
| 1"=50' | MXD-3 | 03001 |
| DATE | TAX MAP - GRID | SHEET |
| DEC., 2003 | 41:15,16,21& 22 | 4 OF 9 |

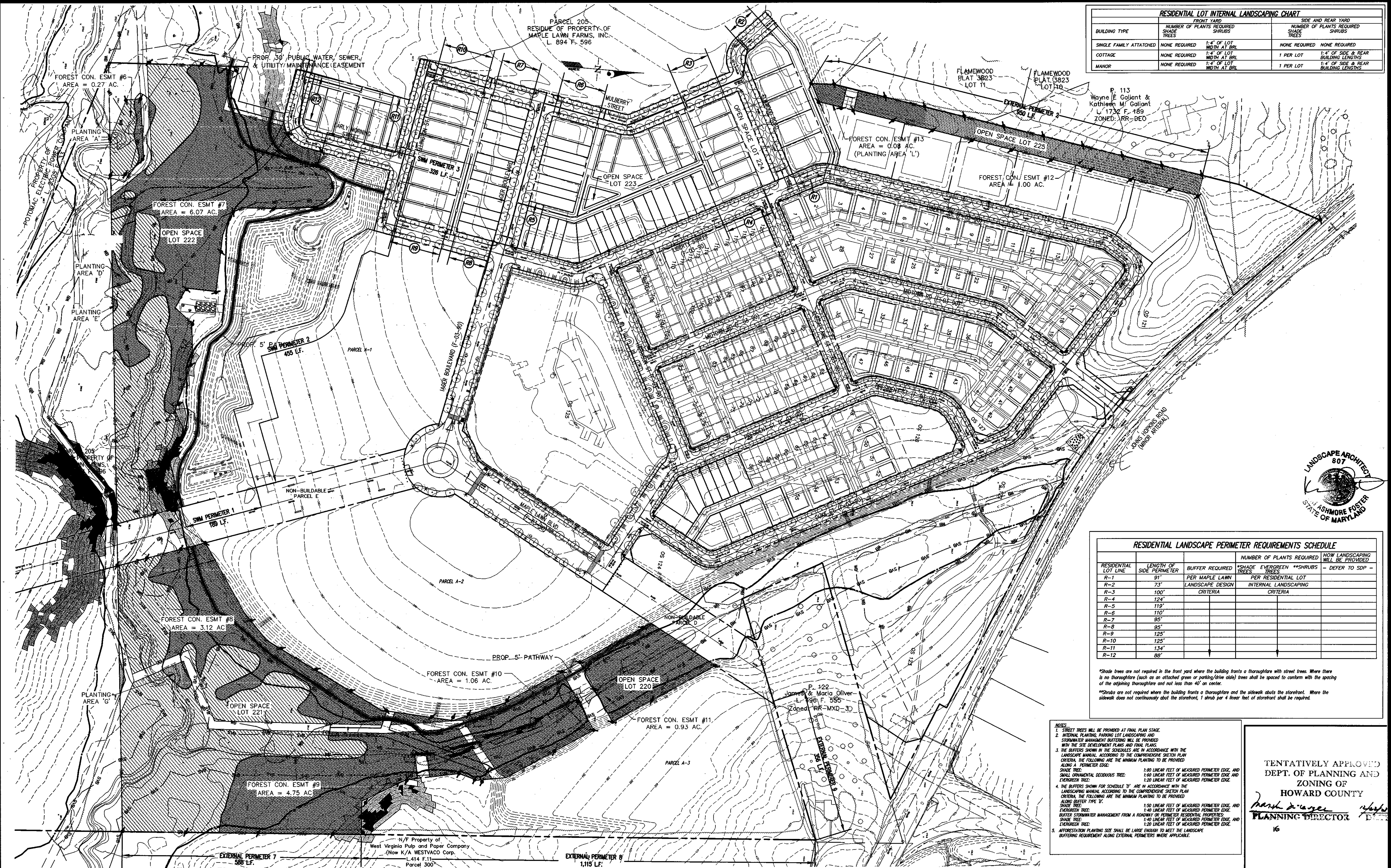
FOR CONTINUATION SEE SHEET 3



L:\CADD\DRAWINGS\02001\PHASE 3 (03001)\Preliminary\03001PP2.dwg 12/08/2003 11:28:46 AM EST

PARCEL 205
RESIDUE OF PROPERTY OF
MAPLE LAWN FARMS, INC.
L. 894 F. 596

| BUILDING TYPE | FRONT YARD | | SIDE AND REAR YARD | |
|------------------------|--|-----------------------------|--|--|
| | NUMBER OF PLANTS REQUIRED SHADE TREES | 1/4' OF LOT WIDTH AT BRL | NUMBER OF PLANTS REQUIRED SHADE TREES | NUMBER OF PLANTS REQUIRED SHADE TREES |
| SINGLE FAMILY ATTACHED | NONE REQUIRED | 1/4' OF LOT WIDTH AT BRL | NONE REQUIRED | NONE REQUIRED |
| COTTAGE | NONE REQUIRED | 1/4' OF LOT WIDTH AT BRL | 1 PER LOT | 1/4' OF SIDE & REAR BUILDING LENGTHS |
| MANOR | NONE REQUIRED | 1/4' OF LOT WIDTH AT BRL | 1 PER LOT | 1/4' OF SIDE & REAR BUILDING LENGTHS |



| RESIDENTIAL LANDSCAPE PERIMETER REQUIREMENTS SCHEDULE | | | | |
|---|--------------------------|------------------|---|--|
| RESIDENTIAL LOT LINE | LENGTH OF SIDE PERIMETER | BUFFER REQUIRED | NUMBER OF PLANTS REQUIRED *SHADE EVERGREEN **SHRUBS TREES TREES | HOW LANDSCAPING WILL BE PROVIDED - DEFER TO SDP - |
| R-1 | 91' | PER MAPLE LAWN | PER RESIDENTIAL LOT | |
| R-2 | 73' | LANDSCAPE DESIGN | INTERNAL LANDSCAPING | |
| R-3 | 100' | CRITERIA | CRITERIA | |
| R-4 | 124' | | | |
| R-5 | 110' | | | |
| R-6 | 110' | | | |
| R-7 | 95' | | | |
| R-8 | 95' | | | |
| R-9 | 125' | | | |
| R-10 | 125' | | | |
| R-11 | 134' | | | |
| R-12 | 88' | | | |

*Shade trees are not required in the front yard where the building fronts a thoroughfare with street trees. Where there is no thoroughfare (such as an attached green or parking/drive aisle) trees shall be spaced to conform with the spacing of the adjoining thoroughfare and not less than 40' on center.

**Shrubs are not required where the building fronts a thoroughfare and the sidewalk abuts the storefront. Where the sidewalk does not continuously abut the storefront, 1 shrub per 4 linear feet of storefront shall be required.

- 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 AND FINAL 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: 1:60 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 LANDSCAPE MANUAL, ACCORDING TO THE COMPREHENSIVE SKETCH PLAN CRITERIA. THE FOLLOWING ARE THE MINIMUM PLANTING TO BE PROVIDED ALONG BUFFER TYPE 'D':
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 ROUNDABOUT PERIMETER RESIDENTIAL PERIMETER EDGE, AND EVERGREEN TREE: 1:40 LINEAR FEET OF MEASURED PERIMETER EDGE, AND 1:20 LINEAR FEET OF MEASURED PERIMETER EDGE.
 - APPROPRIATE PLANTING SIZE SHALL BE LARGE ENOUGH TO MEET THE LANDSCAPE BUFFERING REQUIREMENT ALONG EXTERNAL PERIMETERS WHERE APPLICABLE.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Barbara J. ...
PLANNING DIRECTOR

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188

| DATE | REVISION | BY | APPR. |
|------|----------|----|-------|
| | | | |
| | | | |
| | | | |

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

PERIMETER LANDSCAPE PLAN
MAPLE LAWN
MIDTOWN DISTRICT - AREA 2
LOTS 133-219 OPEN SPACE LOTS 220-225, COMMON OPEN SPACE LOTS 226-229,
PARCELS 'A'1, 'A'2, & 'A'3, AND NON-BUILDABLE PARCELS 'D' & 'E'

ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

| SCALE | ZONING | G. L. W. FILE No. |
|-----------|---------------------------|-------------------|
| 1"=100' | MXD - 3 | 02001 |
| DATE | TAX MAP - GRID | SHEET |
| DEC. 2003 | 41:14-16&20-22 46: 2-4 | 6 OF 9 |

NOTES:

- STREET TREES WILL BE PROVIDED AT FINAL PLAN STAGE. SEE SHEETS 11 & 12 OF F 03-90 FOR PLANTING SCHEDULE AND STREET TREE LOCATIONS FOR MIDTOWN DISTRICT, AREA 1.
- 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 THE FOREST CONSERVATION DETAIL SHEET.

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 | | | HOW REQUIRED BUFFER IS BEING PROVIDED |
|----------------------|-------------|-------------------|----------------|--|---|---|---------------------------|------------------|-----------------|---------------------------------------|
| | | | | | | | SHADE TREES | ORNAMENTAL TREES | EVERGREEN TREES | |
| EXTERNAL PERIMETER 2 | RESIDENTIAL | RESIDENTIAL | 'A' Buffer * | 950' | NO | NO | 12 | 16 | 48 | DEFERRED TO FINAL PLAN |
| EXTERNAL PERIMETER 7 | OPEN SPACE | COMMERCIAL | 'A' Buffer * | 588' | 240 L.F. OF EXISTING FOREST | NO | 4 | 6 | 17 | DEFERRED TO FINAL PLAN |
| EXTERNAL PERIMETER 8 | COMMERCIAL | COMMERCIAL | 'A' Buffer * | 1,115' | NO | NO | 14 | 19 | 56 | DEFERRED TO FINAL PLAN |
| EXTERNAL PERIMETER 9 | COMMERCIAL | RESIDENTIAL | 'C' Buffer * | 356' | NO | NO | 5 | 6 | 18 | DEFERRED TO FINAL PLAN |

* 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 | | HOW REQUIRED BUFFER IS BEING PROVIDED |
|-----------|-------------------|-------------------|----------------|--------------------------|---|---|---------------------------|-----------------|---------------------------------------|
| | | | | | | | SHADE TREES | EVERGREEN TREES | |
| SWM-1 | SWM | ROADWAY | 'C' Buffer * | 189 L.F. | NO | NO | 5 | 10 | DEFERRED TO FINAL PLAN |
| SWM-2 | SWM | RESIDENTIAL | 'B' Buffer * | 455 L.F. | NO | NO | 12 | 23 | DEFERRED TO FINAL PLAN |
| SWM-3 | SWM | ROADWAY | 'C' Buffer * | 326 L.F. | NO | NO | 8 | 16 | DEFERRED TO FINAL PLAN |

* FOLLOWS COMPREHENSIVE SKETCH PLAN GUIDELINE REQUIREMENTS

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY

Paul A. Taylor - *12/16/03*
 PLANNING DIRECTOR DATE



GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
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 TEL: 301-421-4024 BAL: 410-889-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

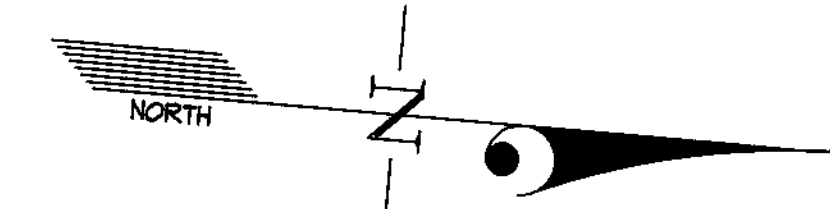
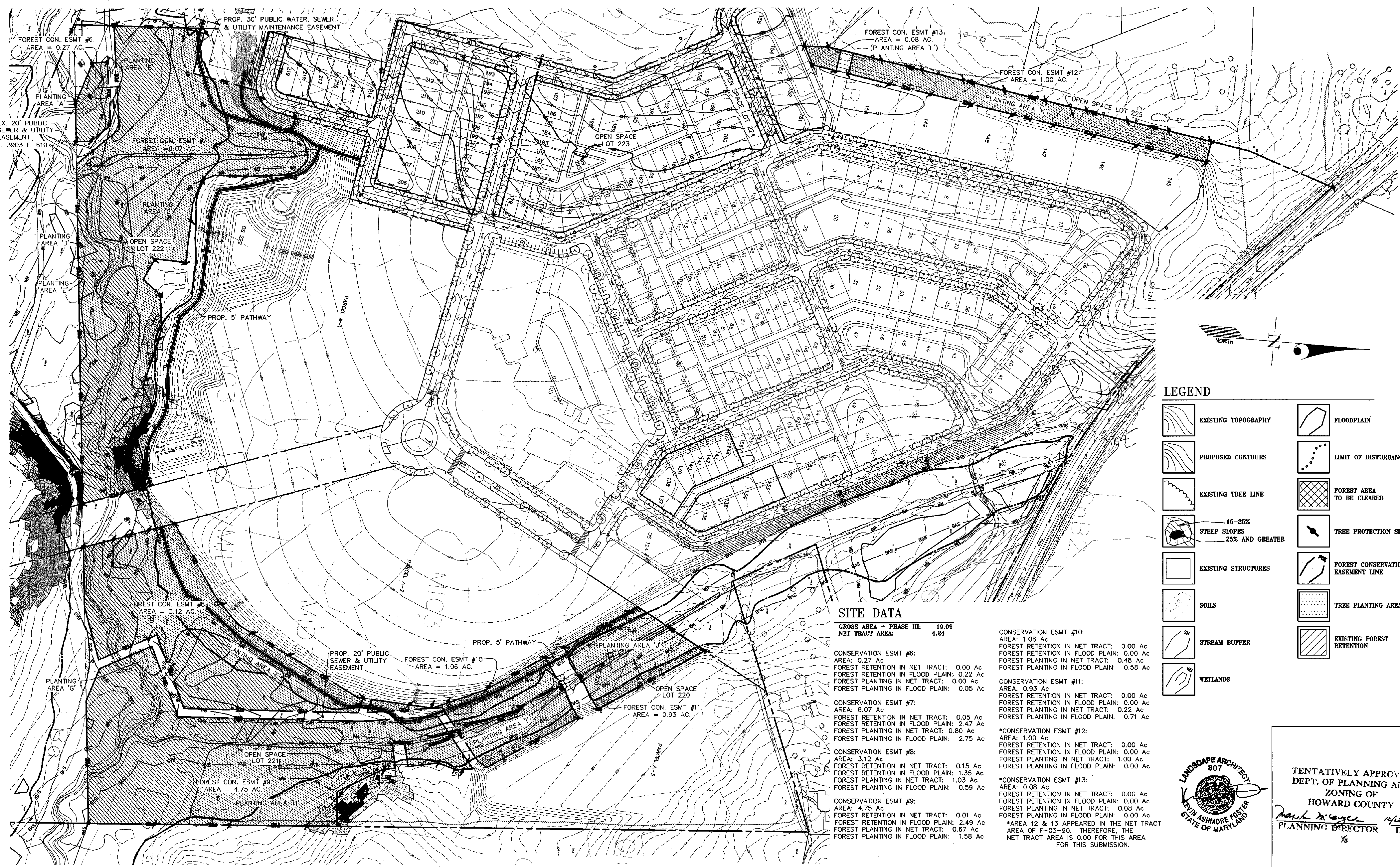
PREPARED FOR:
 G&R MAPLE LAWN, INC., ET AL
 SUITE 410, WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MARYLAND 21208
 ATTN: CHARLIE O'DONOVAN
 410-484-8400

PERIMETER LANDSCAPE DETAILS AND NOTES

MAPLE LAWN
MIDTOWN DISTRICT - AREA 2
 LOTS 133-219 OPEN SPACE LOTS 220-225, COMMON OPEN SPACE LOTS 226-228
 PARCELS 'A-4, 'A-2, 'A-3, AND NON-BUILDABLE PARCELS 'D' & 'E'

| | | |
|-----------|-----------------------------|-------------------|
| SCALE | ZONING | G. L. W. FILE No. |
| NTS | MXD-3 | 03001 |
| DATE | TAX MAP - GRID | SHEET |
| DEC. 2003 | 41: 14-16& 20-22 46: 2-4 | 7 OF 9 |

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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
- FOREST AREA TO BE CLEARED
- TREE PROTECTION SIGN
- FOREST CONSERVATION EASEMENT LINE
- TREE PLANTING AREA
- EXISTING FOREST RETENTION

SITE DATA

GROSS AREA - PHASE III: 19.09
 NET TRACT AREA: 4.24

CONSERVATION ESMT #6:
 AREA: 0.27 Ac
 FOREST RETENTION IN NET TRACT: 0.00 Ac
 FOREST RETENTION IN FLOOD PLAIN: 0.22 Ac
 FOREST PLANTING IN NET TRACT: 0.00 Ac
 FOREST PLANTING IN FLOOD PLAIN: 0.05 Ac

CONSERVATION ESMT #7:
 AREA: 6.07 Ac
 FOREST RETENTION IN NET TRACT: 0.05 Ac
 FOREST RETENTION IN FLOOD PLAIN: 2.47 Ac
 FOREST PLANTING IN NET TRACT: 0.80 Ac
 FOREST PLANTING IN FLOOD PLAIN: 2.75 Ac

CONSERVATION ESMT #8:
 AREA: 3.12 Ac
 FOREST RETENTION IN NET TRACT: 0.15 Ac
 FOREST RETENTION IN FLOOD PLAIN: 1.35 Ac
 FOREST PLANTING IN NET TRACT: 1.03 Ac
 FOREST PLANTING IN FLOOD PLAIN: 0.59 Ac

CONSERVATION ESMT #9:
 AREA: 4.75 Ac
 FOREST RETENTION IN NET TRACT: 0.01 Ac
 FOREST RETENTION IN FLOOD PLAIN: 2.49 Ac
 FOREST PLANTING IN NET TRACT: 0.67 Ac
 FOREST PLANTING IN FLOOD PLAIN: 1.58 Ac

CONSERVATION ESMT #10:
 AREA: 1.06 Ac
 FOREST RETENTION IN NET TRACT: 0.00 Ac
 FOREST RETENTION IN FLOOD PLAIN: 0.00 Ac
 FOREST PLANTING IN NET TRACT: 0.48 Ac
 FOREST PLANTING IN FLOOD PLAIN: 0.58 Ac

CONSERVATION ESMT #11:
 AREA: 0.93 Ac
 FOREST RETENTION IN NET TRACT: 0.00 Ac
 FOREST RETENTION IN FLOOD PLAIN: 0.00 Ac
 FOREST PLANTING IN NET TRACT: 0.22 Ac
 FOREST PLANTING IN FLOOD PLAIN: 0.71 Ac

*CONSERVATION ESMT #12:
 AREA: 1.00 Ac
 FOREST RETENTION IN NET TRACT: 0.00 Ac
 FOREST RETENTION IN FLOOD PLAIN: 0.00 Ac
 FOREST PLANTING IN NET TRACT: 1.00 Ac
 FOREST PLANTING IN FLOOD PLAIN: 0.00 Ac

*CONSERVATION ESMT #13:
 AREA: 0.08 Ac
 FOREST RETENTION IN NET TRACT: 0.00 Ac
 FOREST RETENTION IN FLOOD PLAIN: 0.00 Ac
 FOREST PLANTING IN NET TRACT: 0.08 Ac
 FOREST PLANTING IN FLOOD PLAIN: 0.00 Ac

*AREA 12 & 13 APPEARED IN THE NET TRACT AREA OF F-03-90. THEREFORE, THE NET TRACT AREA IS 0.00 FOR THIS AREA FOR THIS SUBMISSION.



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
 Planning Director
 DATE: 11/21/03

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
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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
MAPLE LAWN
MIDTOWN DISTRICT - AREA 2
 Lots 135 thru 219, OS Lots 220-225, Common OS Lots 226-229
 Parcels 'A' thru 'J', and Non-Buildable Parcels 'D' & 'E'

| | | |
|------------|-----------------------|-------------------|
| SCALE | ZONING | G. L. W. FILE No. |
| 1"=100' | MXD-3 | 03001 |
| DATE | TAX MAP - GRID | SHEET |
| DEC., 2003 | 41:21 & 22 15 & 16 | 8 OF 9 |

| | | | | | | |
|----------|----------|----------|------|----------|----|-------|
| DES. DEV | DRN. AWL | CHK. CKG | DATE | REVISION | BY | APPR. |
|----------|----------|----------|------|----------|----|-------|

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

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 | 9.45 | 0.51 | 8.94 | 0.63 | 0.00 | 4.56 | 5.19 | Per F-03-07 |
| 2 | *75.20 | 2.38 | 72.82 | 0.00 | 0.00 | 0.00 | 0.00 | 10.92 | 6.67 | -4.25 | Per F-03-90 |
| 2 | *5.70 | 0.00 | 5.70 | 0.00 | 0.00 | 0.00 | 0.00 | 0.86 | 0.00 | -0.86 | Per SDP-03-140 |
| 3 | **19.09 | 14.85 | 4.24 | 0.20 | 0.02 | 0.18 | 0.00 | 0.59 | 10.54 | 9.95 | Per P-04-01 |
| TOTAL | 151.97 | 20.63 | 131.34 | 9.68 | 0.53 | 9.15 | 0.63 | 12.37 | 21.77 | 10.03 | |

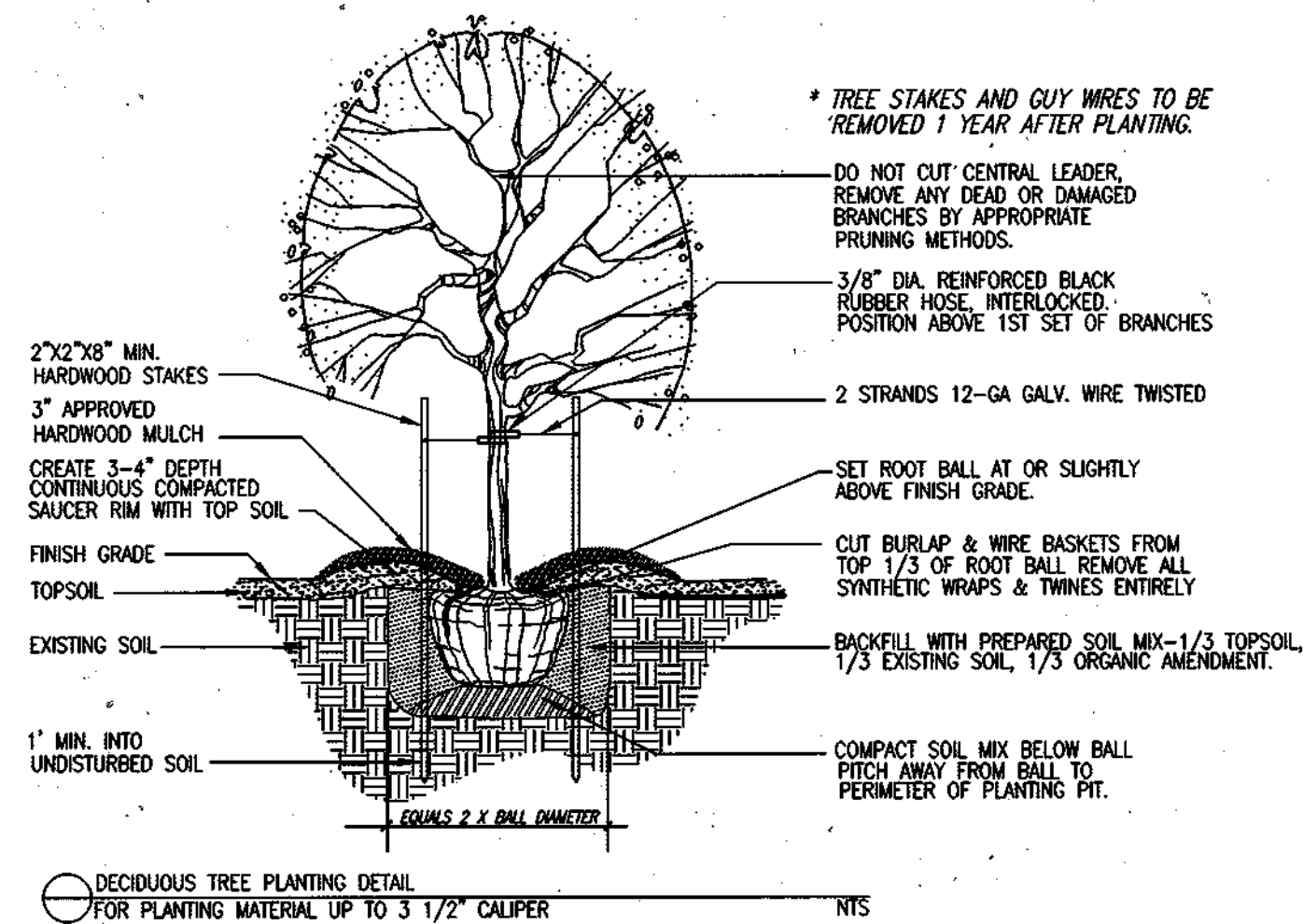
* Includes future phase areas of Maple Lawn Farms. When those areas are recorded in future phases, the forest conservation requirements will already have been met.
 ** 19.09 ACRES = 59.80 ACRES (Phase 3 site total) - 40.71 ACRES (Area of forest con. in Phase 3 already provided by F-03-90 (35.01 Ac) and SDP-03-140 (5.70 Ac.))
 THE SURETY AMOUNT FOR FOREST PLANTING IS FOR 10.54 AC: 459,122 s.f. = 25,975 s.f. of landscape credit for perimeters P-2 and P-7 landscaping (16 shade trees x 400 s.f. = 6,400 s.f. and 87 ornamental/evergreen trees x 225 s.f. = 19,575 s.f. = 25,975 s.f. total perimeter planting area) = 433,147 x \$0.50 = \$216,573.50.
 THE SURETY AMOUNT FOR FOREST RETENTION AREA OUTSIDE THE FLOOD PLAIN IS 0.18 AC (7,841 S.F. x \$ 0.20)=\$1,568.00
 THE TOTAL SURETY AMOUNT IS \$218,141.50

| PLANT NAME (BOTANICAL/COMMON) | FOREST PLANTING AREA | | | | | | | | | | | |
|--|----------------------|---|----|---|---|----|---|----|----|----|---|---|
| | A | B | C | D | E | F | G | H | I | J | K | L |
| CORNUS KOUSA/KOUSA DOGWOOD | | | 30 | | | 10 | | 18 | 8 | 7 | 5 | 1 |
| ACER RUBRUM/RED MAPLE | 5 | 2 | 30 | 4 | 1 | 10 | 2 | 18 | 8 | 7 | 5 | 1 |
| CERCIS CANADENSIS/EASTERN REDBUD | | | 30 | | | 10 | | 18 | 8 | 7 | 5 | |
| FRAXINUS PENNSYLVANICA/GREEN ASH | | | 30 | | | 10 | | 18 | 8 | 7 | 5 | |
| LIRIODENDRON TULIPIFERA/TULIP TREE | | | 30 | | | 10 | | 18 | 8 | 7 | 5 | |
| PLATANUS OCCIDENTALIS/AMERICAN SYCAMORE (PLANE TREE) | | | 30 | | | 10 | | 18 | 8 | 7 | 5 | |
| QUERCUS PALUSTRIS/PIN OAK | | | 30 | | | 10 | 2 | 18 | 8 | 7 | 5 | |
| LIQUIDAMBAR STYRACIFLUA/SWEET GUM | | | 30 | | | 10 | | 18 | 8 | 7 | 5 | |
| QUERCUS RUBRA/RED OAK | | | 30 | | | 10 | 2 | 18 | 8 | 7 | 5 | |
| QUERCUS BICOLOR/SWAMP WHITE OAK | | | 30 | | | 10 | | 18 | 8 | 7 | 5 | |
| PINUS STROBUS/WHITE PINE | | | 48 | | | 62 | | 20 | 26 | 23 | 9 | 3 |

NOTES:
 1. THE QUANTITY SHOWN ABOVE IS FOR PLANTING WITH 2 1/2" CAL. TREES AT 20' X 20' SPACING. EVERGREEN TREES SHALL BE 6'-8' HT.

| FOREST CONSERVATION PLANTING QUANTITY SCHEDULE | | | | | | | | | | | | |
|--|------------|------------|------------|------------|------------|------------|------------|------------|-------------|-------------|-------------|-------------|
| FOREST PLANTING LOCATION NO. | A (esmt.6) | B (esmt.7) | C (esmt.7) | D (esmt.7) | E (esmt.7) | F (esmt.8) | G (esmt.9) | H (esmt.9) | I (esmt.10) | J (esmt.11) | K (esmt.12) | L (esmt.13) |
| AREA TO BE PLANTED (IN AC.) | 0.05 | 0.02 | 3.48 | 0.04 | 0.01 | 1.62 | 0.06 | 2.19 | 1.06 | 0.93 | 1.00 | 0.08 |
| BASE QUANTITY OF 2" CAL. TREES REQUIRED (AT 100 TREES/AC.) | 5 | 2 | 348 | 4 | 1 | 162 | 6 | 219 | 106 | 93 | 100 | 8 |
| CREDIT FOR LANDSCAPE TREES | N/A | N/A | N/A | N/A | N/A | N/A | N/A | 0.19 ac | N/A | N/A | 0.41 ac | 0.03 ac |
| REQUIRED QUANTITY OF 2" CAL. TREES TO BE PLANTED | 5 | 2 | 348 | 4 | 1 | 162 | 6 | 200 | 106 | 93 | 59 | 5 |

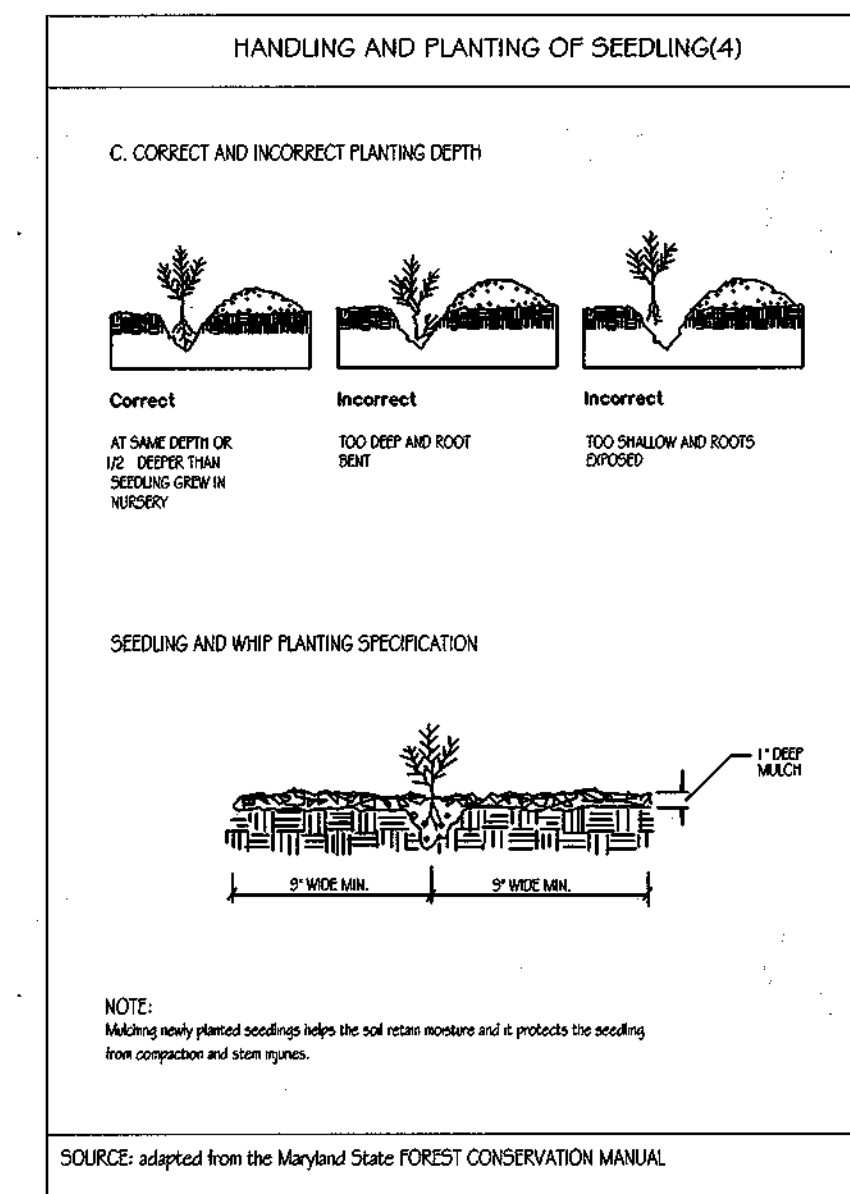
| TABULATION OF PROPOSED FOREST CONSERVATION AREAS | | | | | | | | | | |
|--|---------|---------|---------|---------|---------|---------|---------|---------|----------|--|
| FOREST CONSERVATION ESMT | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | TOTAL | |
| CREDITED FOREST PLANTING PROVIDED IN THE 100-YR FLOOD PLAIN | 0.05 Ac | 2.75 Ac | 0.59 Ac | 1.58 Ac | 0.58 Ac | 0.71 Ac | 0.00 Ac | 0.00 Ac | 6.26 Ac | |
| CREDITED FOREST PLANTING PROVIDED OUTSIDE THE 100 YR FLOOD PLAIN | 0.00 Ac | 0.80 Ac | 1.03 Ac | 0.67 Ac | 0.48 Ac | 0.22 Ac | 1.00 Ac | 0.08 Ac | 4.28 Ac | |
| NON-CREDITED FOREST RETENTION INSIDE THE 100-YR FLOOD PLAIN | 0.22 Ac | 2.47 Ac | 1.35 Ac | 2.49 Ac | 0.00 Ac | 0.00 Ac | 0.00 Ac | 0.00 Ac | 6.53 Ac | |
| CREDITED FOREST RETENTION OUTSIDE THE 100-YR FLOOD PLAIN | 0.00 Ac | 0.05 Ac | 0.15 Ac | 0.01 Ac | 0.00 Ac | 0.00 Ac | 0.00 Ac | 0.00 Ac | 0.21 Ac | |
| TOTAL AREA OF EACH FOREST CONSERVATION AREA | 0.27 Ac | 6.07 Ac | 3.12 Ac | 4.75 Ac | 1.06 Ac | 0.93 Ac | 1.00 Ac | 0.08 Ac | 17.28 Ac | |



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

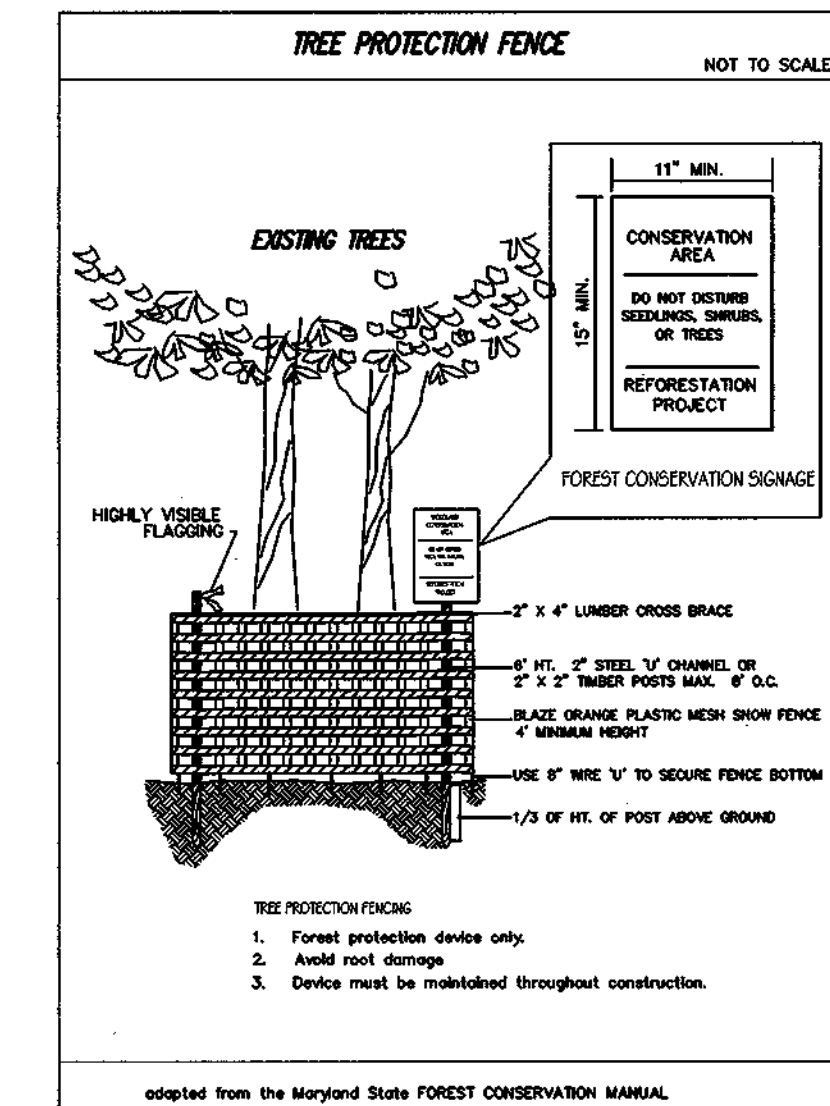
PLANNING DIRECTOR

| FOREST CONSERVATION WORKSHEET | |
|---|-------|
| SITE DATA | |
| A. GROSS SITE AREA | 19.09 |
| B. AREA WITHIN 100-YEAR FLOOD PLAIN | 14.12 |
| C. NET TRACT AREA | 4.97 |
| D. LAND USE CATEGORY | MXD-3 |
| E. AFFORESTATION THRESHOLD (15% x NET TRACT AREA) | 0.75 |
| F. CONSERVATION THRESHOLD (15% x NET TRACT AREA) | 0.75 |
| EXISTING FOREST COVER | |
| G. EXISTING FOREST ON NET TRACT AREA | 0.20 |
| 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) | 0.02 |
| K. FOREST AREAS TO BE RETAINED (On Net Tract Area) | 0.18 |
| PLANTING REQUIREMENTS | |
| TOTAL REFORESTATION REQUIRED (J x 2.00) | 0.04 |
| TOTAL AFFORESTATION REQUIRED (E - G) | 0.55 |
| TOTAL AFFORESTATION AND REFORESTATION REQUIRED | 0.59 |
| PLANTING TO BE PROVIDED | 10.54 |



| TREE PLANTING AND MAINTENANCE CALENDAR | |
|--|--|
| TASKS | MONTHS |
| TRANSPLANT OR 2" DBH OR GREATER | JAN FEB MAR APR MAY JUNE JULY AUG SEPT OCT NOV DEC |
| 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, WEEDY WATERING IS GREATLY RECOMMENDED FROM MAY THROUGH OCTOBER UNLESS WEDDLY RAINFALL EQUALS 1"



- 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 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 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/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 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 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 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 3 of this project with an afforestation and reforestation obligation of 0.59 acres will be fulfilled with afforestation planting in the amount of 10.54 acres and forest retention in the amount of 0.18 acres, which provides 9.95 acres of excess afforestation planting being done in advance as forest conservation credit for future phases of this project.



- 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.

| | | | | | | | | | |
|---|--|---------------------------------|---------------------------------|---|---------------------------------|---------------------------------|---------------------------------|---------------------------------|----------------------------|
| 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 FAX: 301-421-4186 | 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 DETAILS & NOTES MAPLE LAWN MIDTOWN DISTRICT - AREA 2 Lots 133 thru 219, OS Lots 220-225, Common OS Lots 226-229 Parcels 'A1' thru 'A3', and Non-Buildable Parcels 'D' & 'E' HOWARD COUNTY, MARYLAND | | | SCALE AS SHOWN | ZONING MXD-3 | G. L. W. FILE NO. 03001 |
| | DATE REVISION BY APPR. | DATE REVISION BY APPR. | DATE REVISION BY APPR. | DATE REVISION BY APPR. | DATE REVISION BY APPR. | DATE REVISION BY APPR. | DATE REVISION BY APPR. | DATE REVISION BY APPR. | |