

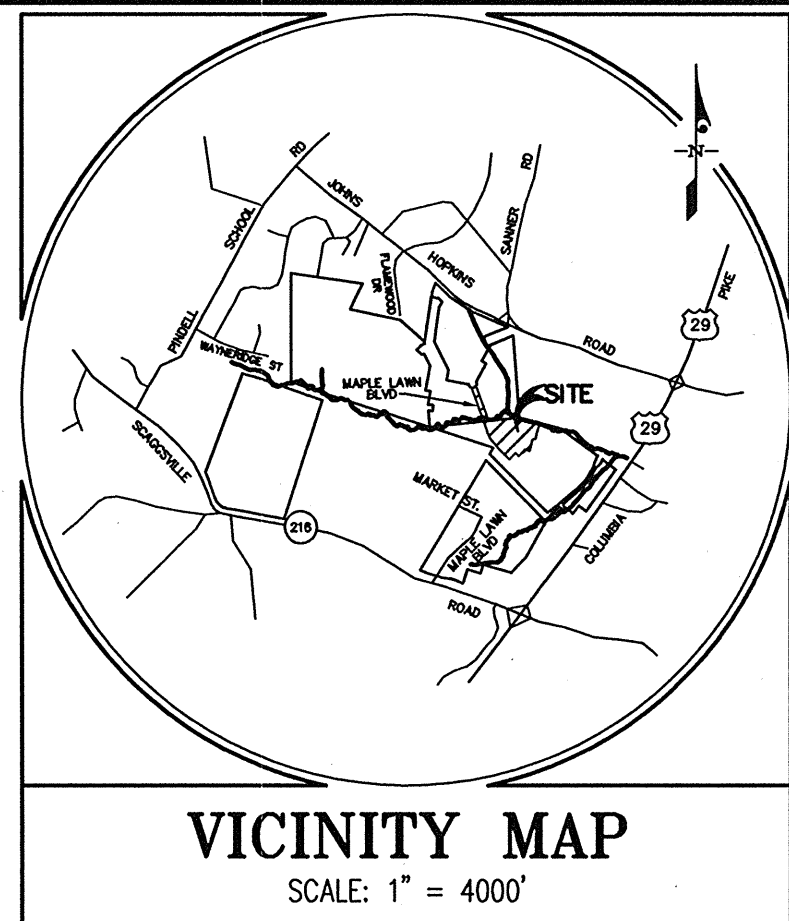
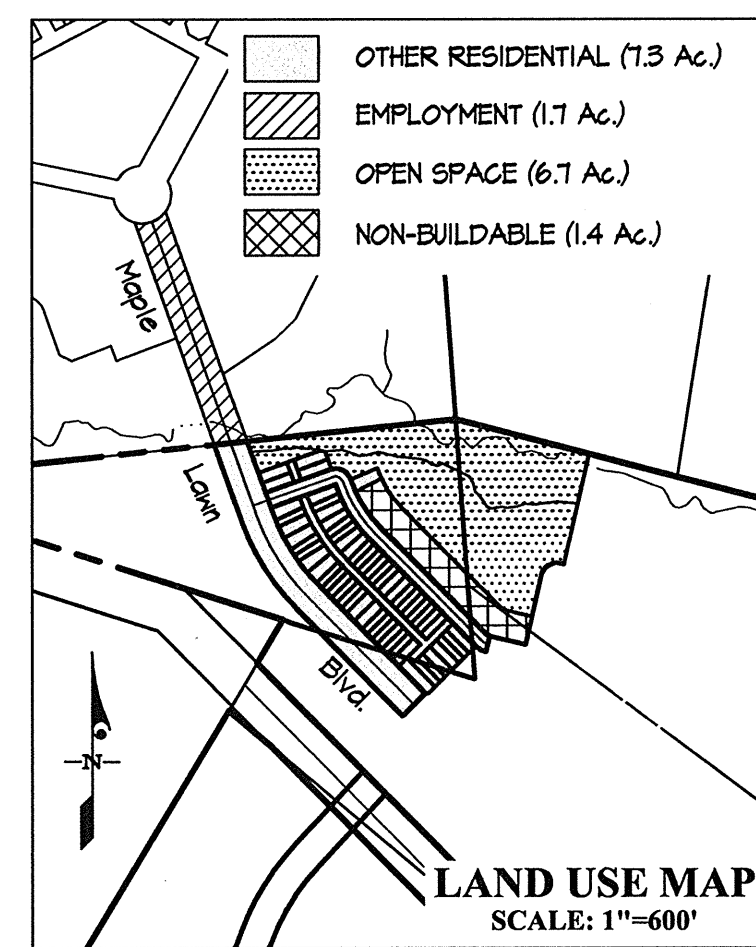
PRELIMINARY PLAN

MAPLE LAWN FARMS

Hillside District - Area 1

Lots 1 through 59, Open Space Lot 60, Common Open Space

Lots 61 & 62, and Non-Buildable Parcel 'F'



- GENERAL NOTES:**
- Zoning: Site is being developed under MXD-3 regulations, per ZB-95M. Approved on 2/8/01. Underlying zoning is RR-DEO.
 - The present Department of Planning and Zoning file numbers are S-01-17-ZB-95M, PB-353, MF-01-11, F-04-42, MF-05-120 and MF-05-02.
 - This project is in conformance with the latest Howard County Standards unless otherwise shown on any certificates within the project limits.
 - The Geology Inventory Maps do not show any cemeteries within or adjacent to 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: 5074 Acres ±; Total Area of Phase 4a: 112 Acres ±; Area of Open Space: 6.7 Acres ±; Area of 100 Year Floodplain in Phase 4a: 5.0 Acres ±; Area of Roadway (Public): 0.5 Acres ±; Area of Roadway (Private): 0.5 Acres ±; Area of Non-Buildable Lots: 1.4 Acres ±.
 - Open Space Requirements: Minimum Open Space Requirement for Project is 55%. Total Open Space Required: 6.01 Acres ± (59%). Total Open Space Provided: 6.70 Acres ± (59.9%). Recreational Open Space Required: 0.61 Acres (10%). Recreational Open Space Provided: 0.24 Acres (4.3%). The excess open space area may be used to fulfill the minimum open space requirement for future phases.
 - Soil data was taken from the Soil Survey of Howard County, Maryland issued July 1968.
 - Topography indicated was taken from aerial topography prepared during March 1981 by SDI. In areas within the limit of submission where no grading is being proposed, contours show a grade established under F-05-02.
 - Boundary information shown is based upon a field survey prepared by Gutschick, Little, and Weber, P.A. on or about June, 2001.
 - Horizontal delineation by Exploration Research Inc. approved by the Corps of Engineers - D 6781-5 on 5/14/88. Notice of Intent to Issue a permit is covered by MDE Tracking #04-NT-05-04/2004-041.
 - The 100-year flood plain limits were determined by the Floodplain Study prepared by Gutschick, Little and Weber, P.A. as part of P-04-01.
 - Horizontal and vertical datum is based on Howard County Station 4E.
 - 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.
 - Sediment and erosion control measures will be included with Final Plans and Site Development Plans. No sediment control devices will encroach beyond the L.D.D. shown.
 - Parking requirements will be determined and provided at the Site Development Plan stage.
 - 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.
 - 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, for both quality and quantity, for the development proposed by these plans will be satisfied by the facility shown on this Preliminary Plan. The pond will be publicly owned and maintained.
 - 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 CPZ until final best 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 171E.4.2 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 their required buffers, and 100 year flood plain areas, except as permitted under MF-02-54, MF-05-02, and MF-05-120.

- Open space lots may contain active recreational facilities as allowed by the approved Comprehensive Development Criteria.
- Please refer to the Department of Planning and Zoning file numbers 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).
- 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 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.
- A Noise Study was prepared by Hillman Associates for S-01-17, which was signed by the Planning Board on August 8, 2001.
- The limits of this submission does not include the moderate income housing units. They will be part of the additional unit allocation on Parcel A-1 which are also part of Phase 4.
- For soil types, descriptions and limitations, see S-01-17.
- Conflicts between storm drains and street trees will be resolved at Final Plan Stage.
- The minimum building setback restrictions from property lines and the public road right-of-way lines for all SFA residential lots will be in accordance with the Comprehensive Development Criteria approved per S-01-17 and PB-353.
- The Maple Lawn Boulevard road crossing through the environmentally sensitive areas and buffers was determined to be necessary for reasonable development of the property in accordance with Section 16.16(c) of the Subdivision and Land Development Regulations during review and approval of S-01-17.
- All Final Plan Stage a public 100 year floodplain, drainage and utility easement will be created to encompass the floodplain limits within the area of this plan submission.

- MF-05-11**
On May 2, 2001, MF-05-11 was granted for the following:
- Additional points of access allowed onto Somner Road other than those permitted by 16.10(1)(i), subject to further analysis and approvals at later plan stages.
 - Residential lots are allowed to front on neighborhood parks instead being limited to frontage on public R/Ws as in 16.10(c)(2), subject to adequate private alley access.
- 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 6/6/02 (viewer from Section 16.16 (a)(2)(i) and Section 16.15 (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 (viewer from Section 16.14 (b)(5)).
 - The disturbance within the floodplain and stream buffer is subject to obtaining the necessary permits from MDE and DRD. Elimination of the truncations is subject to having adequate sight and intersection distance as determined by the DPZ, Development Engineering Division.

- MF-05-120**
On July 29, 2003, MF-05-120 was granted for the following:
- Installation of a temporary stream crossing for the purpose of earth moving operations (viewer from Section 16.15(c)(2) and Section 16.16(a)(i) and (j)).

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

- The following minimum 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'	5'
Manor	12'	6' except for garage which may be 0'	20'	5'
Villa	12'	6' except for garage which may be 0'	20'	5'
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 access 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 12B.A1 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 exists on open space or passage, porches may encroach to within 1' from side property line for cottages, manors, and villas; to within 12' for estates.
- Sloops and steps may encroach into the front and side yards to within 1' from the front property line.
- Garden walls, fences, planters, 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 12" 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 35' 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
Single-Family Attached Live-Work	0'	0'	20'	5'
Semi-detached	10'	4' except for garage which may be 0'	20'	5'
Two-Family	10'	4' except for garage which may be 0'	20'	5'
Apartment	10'	10' except for garage which may be 0'	20'	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 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 12B.A1 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.
- Sloops 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, planters, 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 12" 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 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 withdrawn units, such additional parking spaces as are necessary to provide one and one-half parking spaces for each dwelling unit withdrawn.

OVERALL TRACKING CHART

PHASE NO.	FILE REF. NO.	GROSS ACREAGE	NON-BUILDABLE				PUB. RD.				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.	
			SF	OR	EMP	%	S.F.D. AC. (R)	O.R. AC. (R)	EMP. AC. (R)	O.S. AC. (R)								
1	F-05-01	51.98	0.00	0.00	0.00	0.00	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	
2	F-05-40	31.43	0.52	0.43	0.24	(5.2)	10.24	(24.0)	0.09	(21.6)	1.56	(4.2)	15.75	(42.1)	3.12	3.14	1.56	1.68
3	F-04-42	59.20	-0.52	-0.43	-2.11	(5.0)	7.11	(12.1)	12.28	(20.9)	14.20	(23.2)	22.25	(39.9)	2.52	0.46	0.00	1.00
4a	F-05-02	15.47	0.00	1.43	-1.64	(-1.1)	0.00	(0.0)	1.64	(0.9)	6.70	(43.3)	0.00	3.40	1.64	0.46	-----	-----
TOTALS		163.68	2.64	1.66	1.64	(1.6)	17.45	(11.0)	21.71	(64.4)	49.28	(24.9)	66.45	(40.6)	0.00	3.40	1.64	1.68

OVERALL DENSITY TABULATION		PROPOSED		ALLOWED	
OVERALL S.F.D./GROSS ACRE	5.5 UNITS/AC.	2.8 UNITS/AC.	2.8 UNITS/AC.	SINGLE FAMILY DETACHED (S.F.D.)	1745
OVERALL O.R./GROSS ACRE	13 UNITS/AC.	14.0 UNITS/AC.	14.0 UNITS/AC.	OTHER RESIDENTIAL (O.R.)	1813
OVERALL EMPLOYMENT F.A.R.	0.35	0.35	0.35	EMPLOYMENT	5014
OVERALL S.F.D./O.R. DENSITY	1.0 UNITS/AC.	2.2 UNITS/AC.	2.2 UNITS/AC.	OPEN SPACE	66.45
				TOTALS	1745
					5014

NON-BUILDABLE TRACKING CHART

PARCEL	TOTAL NON-BUILDABLE AREA	FILE UNDER WHICH PARCEL WAS CREATED	FILE UNDER WHICH PARCEL WAS CONVERTED	AREA CONVERTED	CONVERTED TO:	AREA REMAINING
A	0.52	F-05-40	F-04-42	0.52	O.R. LOTS	---
B	0.43	F-05-40	F-04-42	0.43	S.F.D. LOTS	---
C	0.24	F-05-40	---	0	---	0.24
D	1.02	F-04-42	---	0	---	1.02
E	1.64	F-04-42	F-05-02	1.64	R/W (EMP)	---
F	1.43	F-05-02	---	0	---	1.43
TOTAL	5.39					2.64

OVERALL OPEN SPACE TRACKING CHART

PHASE NO.	FILE REF. NO.	GROSS ACREAGE	O.S. AC. (R)	ACTIVE O.S. AC. (R) *
1	F-05-01	51.98	21.5 (40.1)	---
2	F-05-40	31.43	15.75 (42.1)	5.55 (35.2) *
3	F-04-42	59.20	22.25 (39.9)	---
4a	F-05-02	15.47	6.70 (43.3)	0.28 (4.9) *
TOTAL		163.68	66.45 (40.6)	5.84 (9.6) *

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

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Mark A. Gutschick 11/6/04
PLANNING DIRECTOR 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: 410-880-1620 DC/VA: 301-989-2524 FAX: 301-421-4186

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

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

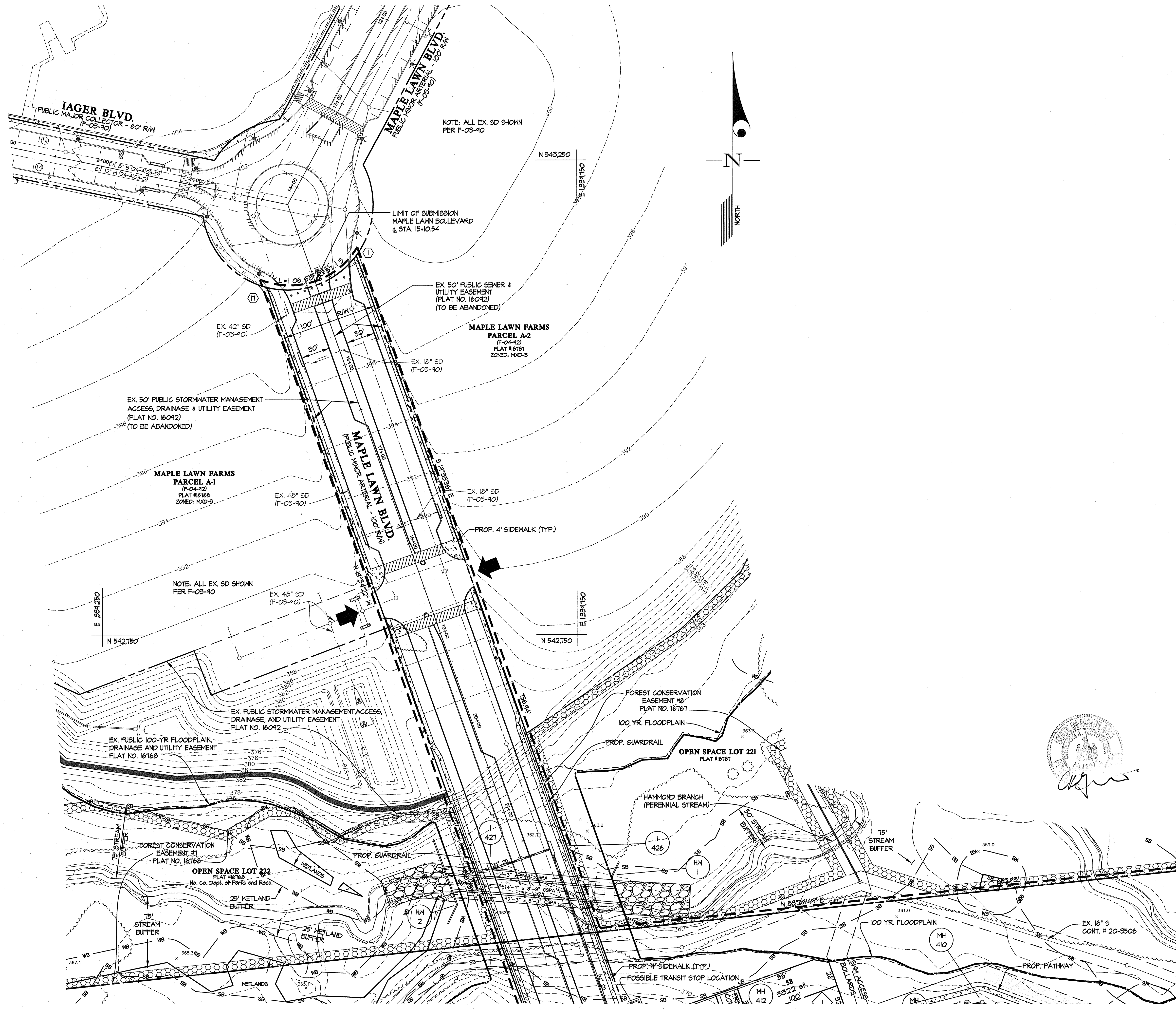
COVER SHEET
MAPLE LAWN FARMS
HILLSIDE DISTRICT - AREA 1
LOTS 1 THROUGH 59, OS LOT 60,
COMMON OPEN AREAS 61 & 62, AND PARCEL 'F'
A SUBDIVISION OF PARCELS 129, 205 AND 474 AND
A RESUBDIVISION OF PARCEL E, PLAT NO. 16767

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	04001a
DATE	TAX MAP - GRID	SHEET
NOV., 2004	41-22	1 OF 6

CURVE DATA CHART										
STREET NAME	CURVE	PC STA.	PT. STA.	RADIUS	TANGENT	ARC	CHORD	BEARING	DELTA	
TILGHMAN STREET	1	2+64.07	3+03.74	25.00'	25.45'	34.12'	35.61'	S 64°03'19" E	41°01'25"	
TILGHMAN STREET	2		3+03.74	4+90.05	411.00'	94.16'	186.26'	S 31°31'30" E	25°57'54"	
TILGHMAN STREET	3	9+61.43		45.00'	13.14'	25.66'	25.31'	S 60°50'30" E	32°34'54"	
MAPLE LAWN BLVD.	4	24+14.82		21+84.55	100.00'	154.82'	304.73'	S 32°02'19" E	24°56'24"	

COORDINATE TABLE					
PT. NO.	NORTH	EAST	PT. NO.	NORTH	EAST
(1)	543,144	1,334,518	(10)	541,718	1,340,514
(2)	542,436	1,334,711	(11)	541,745	1,340,481
(3)	542,504	1,340,421	(12)	541,651	1,340,335
(4)	542,346	1,340,835	(13)	541,644	1,340,325
(5)	542,051	1,340,757	(14)	541,574	1,340,254
(6)	542,053	1,340,746	(15)	541,414	1,339,425
(7)	542,016	1,340,886	(16)	542,188	1,339,753
(8)	541,801	1,340,637	(17)	543,118	1,339,423
(9)	541,827	1,340,525			

STORM DRAIN	LENGTH	SIZE/TYPE
S-411 TO I-425	25 LF.	18" SD.
I-425 TO I-424	64 LF.	24" SD.
I-424 TO I-422	190 LF.	24" SD.
I-422 TO I-422	64 LF.	18" SD.
I-422 TO I-420	190 LF.	24" SD.
I-420 TO I-420	64 LF.	18" SD.
I-420 TO I-418	180 LF.	24" SD.
I-418 TO I-418	64 LF.	18" SD.
I-418 TO MH-413	50 LF.	30" SD.
I-427 TO I-426	64 LF.	24" SD.
I-426 TO MH-413	285 LF.	24" SD.
S-410 TO MH-413	64 LF.	24" SD.
D-411 TO MH-412A	164 LF.	24" SD.
MH-412A TO D-410	120 LF.	24" SD.
D-410 TO MH-412	25 LF.	24" SD.
MH-412 TO MH-411	150 LF.	36" SD.
D-412 TO MH-414	25 LF.	18" SD.
MH-414 TO MH-418	140 LF.	18" SD.
I-416 TO MH-418	12 LF.	18" SD.
I-417 TO MH-418	12 LF.	18" SD.
MH-418 TO MH-417	155 LF.	18" SD.
I-414 TO MH-417	12 LF.	18" SD.
I-415 TO MH-417	12 LF.	18" SD.
MH-417 TO MH-416	155 LF.	18" SD.
I-412 TO MH-416	12 LF.	18" SD.
I-415 TO MH-416	12 LF.	18" SD.
MH-416 TO MH-415	80 LF.	24" SD.
MH-415 TO MH-414	65 LF.	24" SD.
I-410 TO MH-414	12 LF.	18" SD.
I-411 TO MH-414	12 LF.	18" SD.
MH-414 TO MH-411	60 LF.	24" SD.
MH-411 TO MH-410	115 LF.	36" SD.
MH-410 TO ES-410	116 LF.	36" SD.
S-415 TO MH-421	10 LF.	36" SD.
S-412 TO MH-421	10 LF.	36" SD.
MH-421 TO MH-420	25 LF.	42" SD.
MH-420 TO ES-411	40 LF.	42" SD.



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Mark A. Leyle 12/6/04
PLANNING DIRECTOR DATE

16

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 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
HILLSIDE DISTRICT - AREA 1
LOTS 1 THROUGH 59, OS LOT 60,
COMMON OPEN AREAS 61 & 62, AND PARCEL 'F'
A SUBDIVISION OF PARCELS 129, 205 AND 474 AND
A RESUBDIVISION OF PARCEL E, PLAT NO. 16767

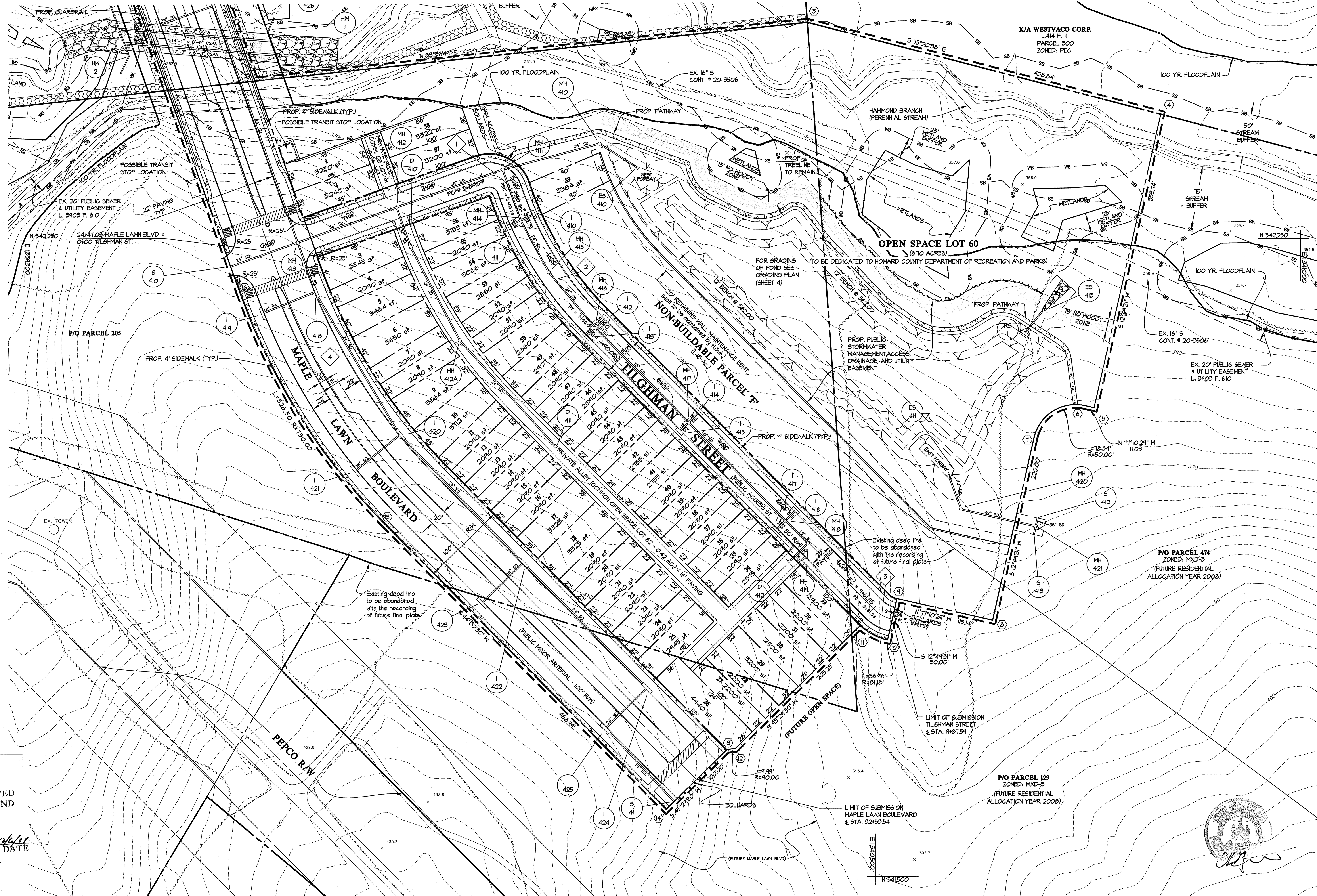
ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	MXD-3	04001a
DATE	TAX MAP - GRID	SHEET
NOV., 2004	41-22	2 OF 6



L:\CADD\DRAWINGS\04001\04001A\Prelim\04001PP2-3.dwg 11/19/2004 12:49:18 PM EST



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

Mark A. Vogel
 PLANNING DIRECTOR

DATE
 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 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
HILLSIDE DISTRICT - AREA 1
 LOTS 1 THROUGH 59, OS LOT 60,
 COMMON OPEN AREAS 61 & 62, AND PARCEL 'F'
 A SUBDIVISION OF PARCELS 129, 205 AND 474 AND
 A RESUBDIVISION OF PARCEL 'E', PLAT NO. 16767

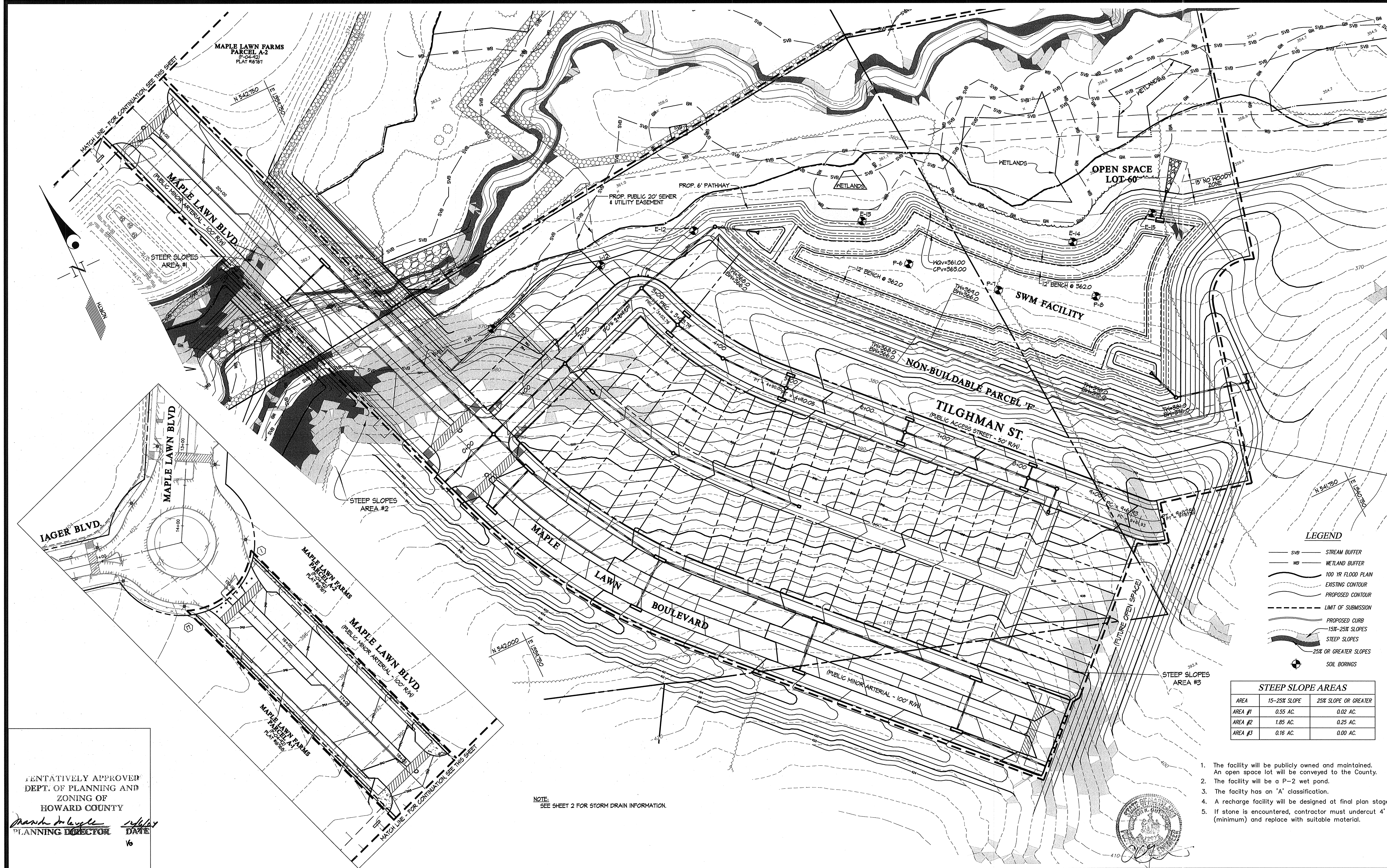
ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	MXD-3	04001a
DATE	TAX MAP - GRID	SHEET
NOV., 2004	41-22	3 OF 6

L:\CADD\DRAWINGS\04001\04001A\Prelim\04001PP2-3.dwg 11/19/2004 12:47:17 PM EST

L:\CADD\DRAWINGS\04001\04001A\Prelim\04001PP4.dwg 11/19/2004 12:51:22 PM EST



LEGEND

- SVB — STREAM BUFFER
- WB — WETLAND BUFFER
- 100 YR FLOOD PLAIN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- LIMIT OF SUBMISSION
- PROPOSED CURB
- 15%-25% SLOPES
- STEEP SLOPES
- 25% OR GREATER SLOPES
- SOIL BORINGS

STEEP SLOPE AREAS		
AREA	15-25% SLOPE	25% SLOPE OR GREATER
AREA #1	0.55 AC.	0.02 AC.
AREA #2	1.85 AC.	0.25 AC.
AREA #3	0.16 AC.	0.00 AC.

1. The facility will be publicly owned and maintained. An open space lot will be conveyed to the County.
2. The facility will be a P-2 wet pond.
3. The facility has an 'A' classification.
4. A recharge facility will be designed at final plan stage.
5. If stone is encountered, contractor must undercut 4' (minimum) and replace with suitable material.

NOTE:
SEE SHEET 2 FOR STORM DRAIN INFORMATION.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Mark A. Gault
PLANNING DIRECTOR
DATE
16



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 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

GRADING PLAN
MAPLE LAWN FARMS
HILLSIDE DISTRICT - AREA 1
LOTS 1 THROUGH 59, OS LOT 60,
COMMON OPEN AREAS 61 & 62, AND PARCEL 'F'
A SUBDIVISION OF PARCELS 129, 205 AND 474 AND
A RESUBDIVISION OF PARCEL E, PLAT NO. 16767

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	MXD-3	04001a
DATE	TAX MAP - GRID	SHEET
NOV., 2004	41-22	4 OF 6

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.

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.

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 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 Final Plan Stage or 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 4 of this project with an afforestation and reforestation obligation of 3.48 acres will be fulfilled with retention in the amount of 0.27 acres, afforestation planting in the amount of 1.01 acres and utilizing 2.20 acres of excess afforestation planting from previous phases, which leaves 7.94 acres of excess afforestation planting being done in advance as forest conservation credit for future phases of this project.

FOREST CONSERVATION WORKSHEET

SITE DATA	
A. GROSS SITE AREA	15.48
B. AREA WITHIN 100-YEAR FLOOD PLAIN	3.00
C. NET TRACT AREA	12.48
D. LAND USE CATEGORY	MXD-3
E. AFFORESTATION THRESHOLD (15% x NET TRACT AREA)	1.87
F. CONSERVATION THRESHOLD (15% x NET TRACT AREA)	1.87
EXISTING FOREST COVER	
G. EXISTING FOREST ON NET TRACT AREA	1.92
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD (On Net Tract Area)	0.05
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD (On Net Tract Area)	0.05
PROPOSED FOREST CLEARING	
J. FOREST AREAS TO BE CLEARED (On Net Tract Area)	1.65
K. FOREST AREAS TO BE RETAINED (On Net Tract Area)	0.27
PLANTING REQUIREMENTS	
TOTAL REFORESTATION ABOVE THRESHOLD REQUIRED (I x 0.25)	0.01
TOTAL REFORESTATION REQUIRED ((J-I) x 2.00)	3.20
TOTAL AFFORESTATION REQUIRED (E - G)	0.00
TOTAL AFFORESTATION AND REFORESTATION REQUIRED	3.21
PLANTING TO BE PROVIDED	1.01

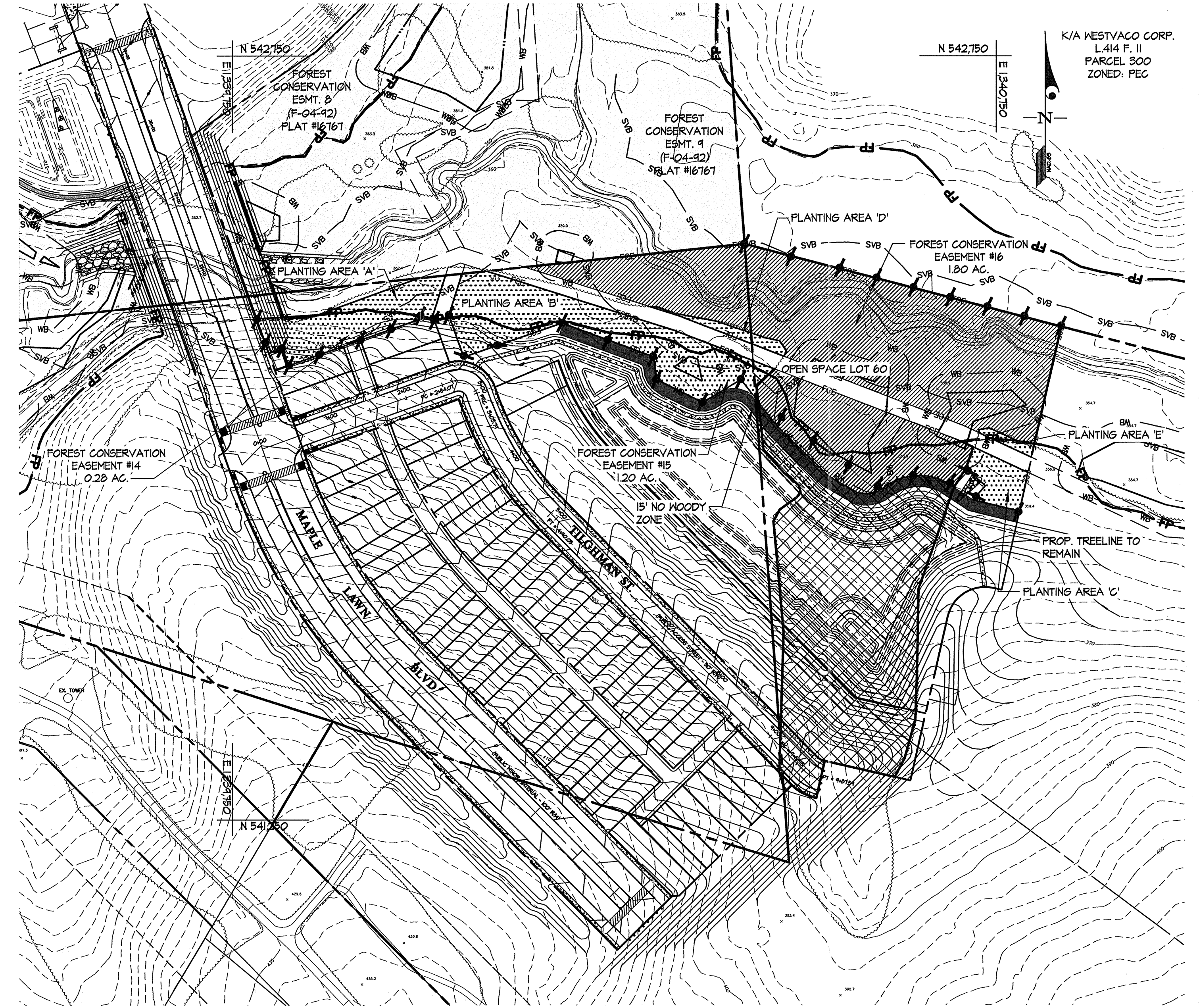
FOREST CONSERVATION PLANTING NOTES

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
3	*5.70	0.00	5.70	0.00	0.00	0.00	0.00	0.86	0.00	-0.86	Per SDP-03-140
4	**19.09	14.85	4.24	0.21	0.00	0.21	0.00	0.43	10.49	10.06	Per F-04-92
4	15.48	3.00	12.48	1.92	1.65	0.27	0.00	3.21	1.01	-2.20	Per P-05-02
TOTAL	167.45	23.63	143.82	11.58	2.16	9.42	0.63	15.42	22.73	7.94	

* 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.))
 *** 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.

THE SURETY AMOUNT FOR FOREST PLANTING IS FOR 1.01 AC : 43,996 s.f. x \$0.50 = \$21,998.00
 THE SURETY AMOUNT FOR FOREST RETENTION AREA OUTSIDE THE FLOOD PLAIN IS 0.27 AC (11,761 S.F. x \$ 0.20)=\$2,352.00
 THE TOTAL SURETY AMOUNT IS \$24,350.

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



SITE DATA

GROSS AREA - PHASE IVa: 15.48
 NET TRACT AREA: 12.48

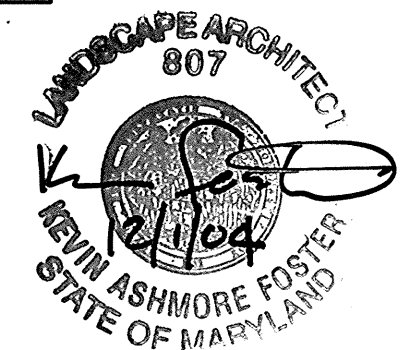
CONSERVATION ESMT #14:
 AREA: 0.28 Ac
 FOREST RETENTION IN NET TRACT: 0.00 Ac
 FOREST RETENTION IN FLOOD PLAIN: 0.00 Ac
 FOREST PLANTING IN NET TRACT: 0.18 Ac
 FOREST PLANTING IN FLOOD PLAIN: 0.10 Ac

CONSERVATION ESMT #15:
 AREA: 1.20 Ac
 FOREST RETENTION IN NET TRACT: 0.27 Ac
 FOREST RETENTION IN FLOOD PLAIN: 0.26 Ac
 FOREST PLANTING IN NET TRACT: 0.38 Ac
 FOREST PLANTING IN FLOOD PLAIN: 0.29 Ac

CONSERVATION ESMT #16:
 AREA: 1.80 Ac
 FOREST RETENTION IN NET TRACT: 0.00 Ac
 FOREST RETENTION IN FLOOD PLAIN: 1.74 Ac
 FOREST PLANTING IN NET TRACT: 0.01 Ac
 FOREST PLANTING IN FLOOD PLAIN: 0.05 Ac

LEGEND

- EXISTING TOPOGRAPHY
- PROPOSED CONTOURS
- EXISTING TREE LINE
- EXISTING STRUCTURES
- SOILS
- STREAM BUFFER
- WETLANDS
- FLOODPLAIN
- FOREST AREA TO BE CLEARED
- TREE PROTECTION SIGN
- FOREST CONSERVATION EASEMENT LINE
- TREE PLANTING AREA
- EXISTING FOREST RETENTION



GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3809 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

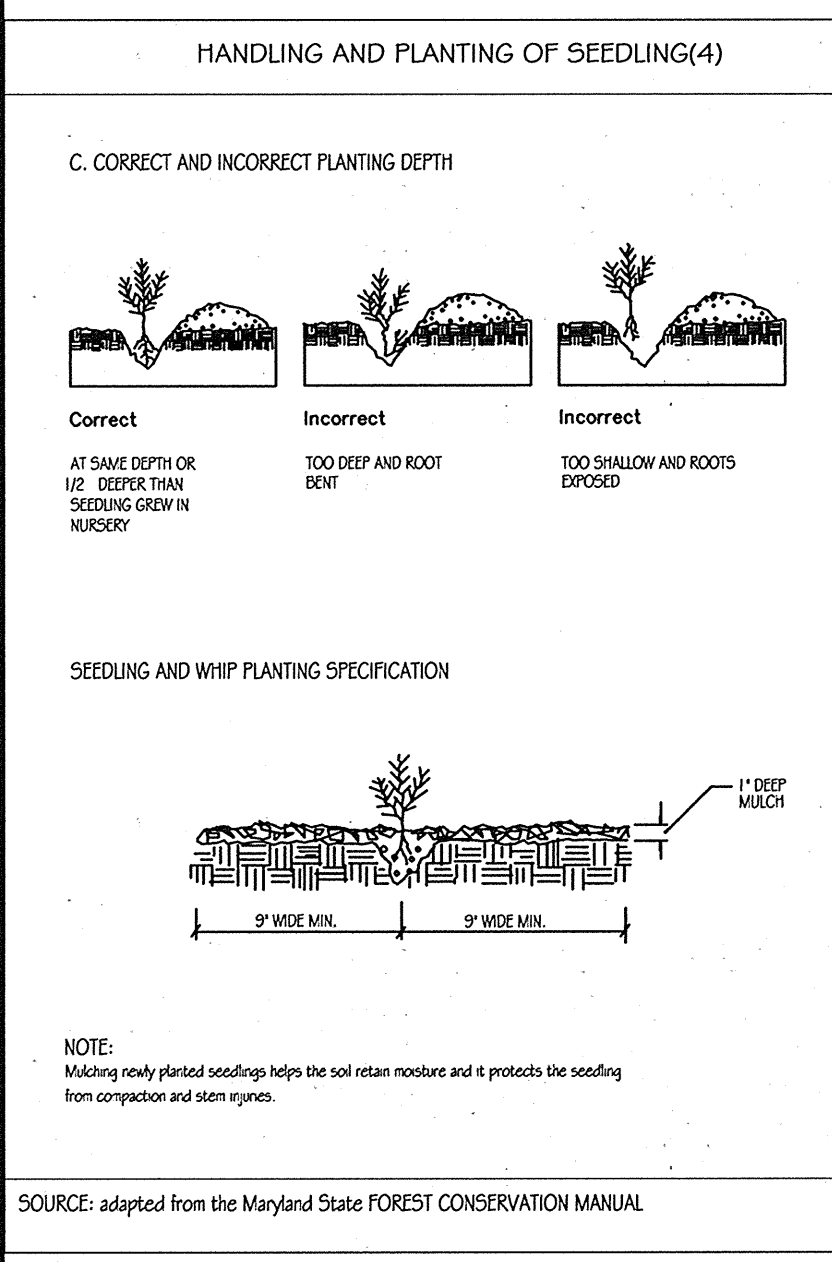
DATE	REVISION	BY	APP'R.

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 FOREST CONSERVATION PLAN & NOTES
MAPLE LAWN FARMS HILLSIDE DISTRICT - AREA 1
 LOTS 1 THROUGH 59, OS LOT 60,
 COMMON OPEN AREAS 61 & 62, AND PARCEL 'F'
 A SUBDIVISION OF PARCELS 129, 205 AND 474 AND
 A RESUBDIVISION OF PARCEL E, PLAT NO. 16767
 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=100'	MXD-3	04001a
DATE	TAX MAP - GRID	SHEET
NOV., 2004	41-22	5 OF 6

L:\CADD\DRAWINGS\04001\04001A\Pre\im\04001ofC5.dwg 11/19/2004 01:06:46 PM, EST



TREE PLANTING AND MAINTENANCE CALENDAR

TASKS	MONTHS											
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
TRANSPLANT OF 2" DBH OR GREATER	[Bar chart showing activity from Feb to Oct]											
PLANTING SEEDLINGS, WHIPS	[Bar chart showing activity from Feb to Oct]											
MINIMUM MONITORING	*				*							*
FERTILIZER + (IF NEEDED)	[Bar chart showing activity from May to Oct]											
WATER ++	[Bar chart showing activity from Feb to Oct]											
PRUNING	[Bar chart showing activity from Feb to Oct]											

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 reforestation and stress reduction activities.

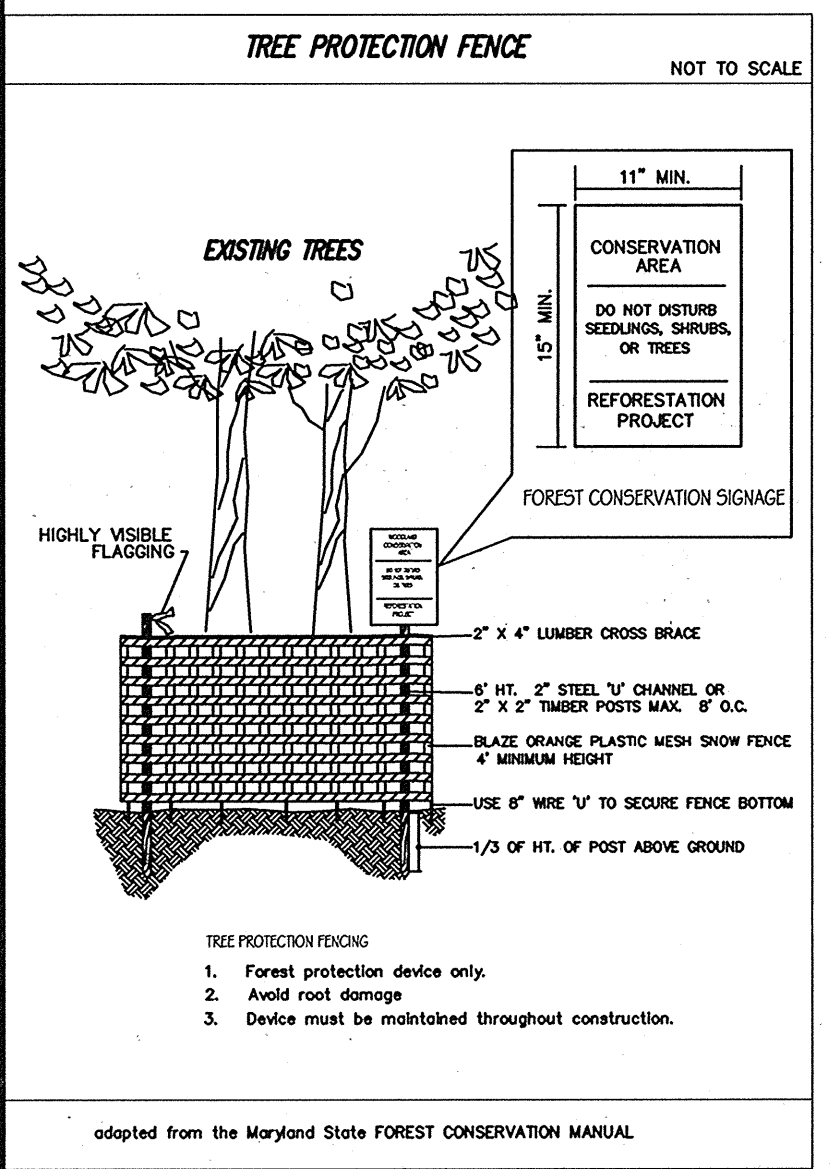
SOURCE: adapted from the Maryland State FOREST CONSERVATION MANUAL

FOREST CONSERVATION PLANT LIST

PLANT NAME (BOTANICAL/COMMON)	FOREST PLANTING AREA				
	A	B	C	D	E
CORNUS KOUSA/KOUSA DOGWOOD	2	5	1		
ACER RUBRUM/RED MAPLE	3	5	1	4	2
CERCIS CANADENSIS/EASTERN REDBUD	2	5	1		
LIRIODENDRON TULIPFERA/TULIP TREE	2	5	1		
PLATANUS OCCIDENTALIS/AMERICAN SYCAMORE (PLANETREE)	2	5	1		
QUERCUS PALUSTRIS/PIN OAK	2	5	1		
LIQUIDAMBAR STYRACIFLUA/SWEET GUM	3	8	1		
QUERCUS RUBRUM/RED OAK	2	5	1		
QUERCUS BICOLOR/SWAMP WHITE OAK	2	5	1		
PINUS STROBUS/WHITE PINE	8	9	1		

NOTES:

- 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.

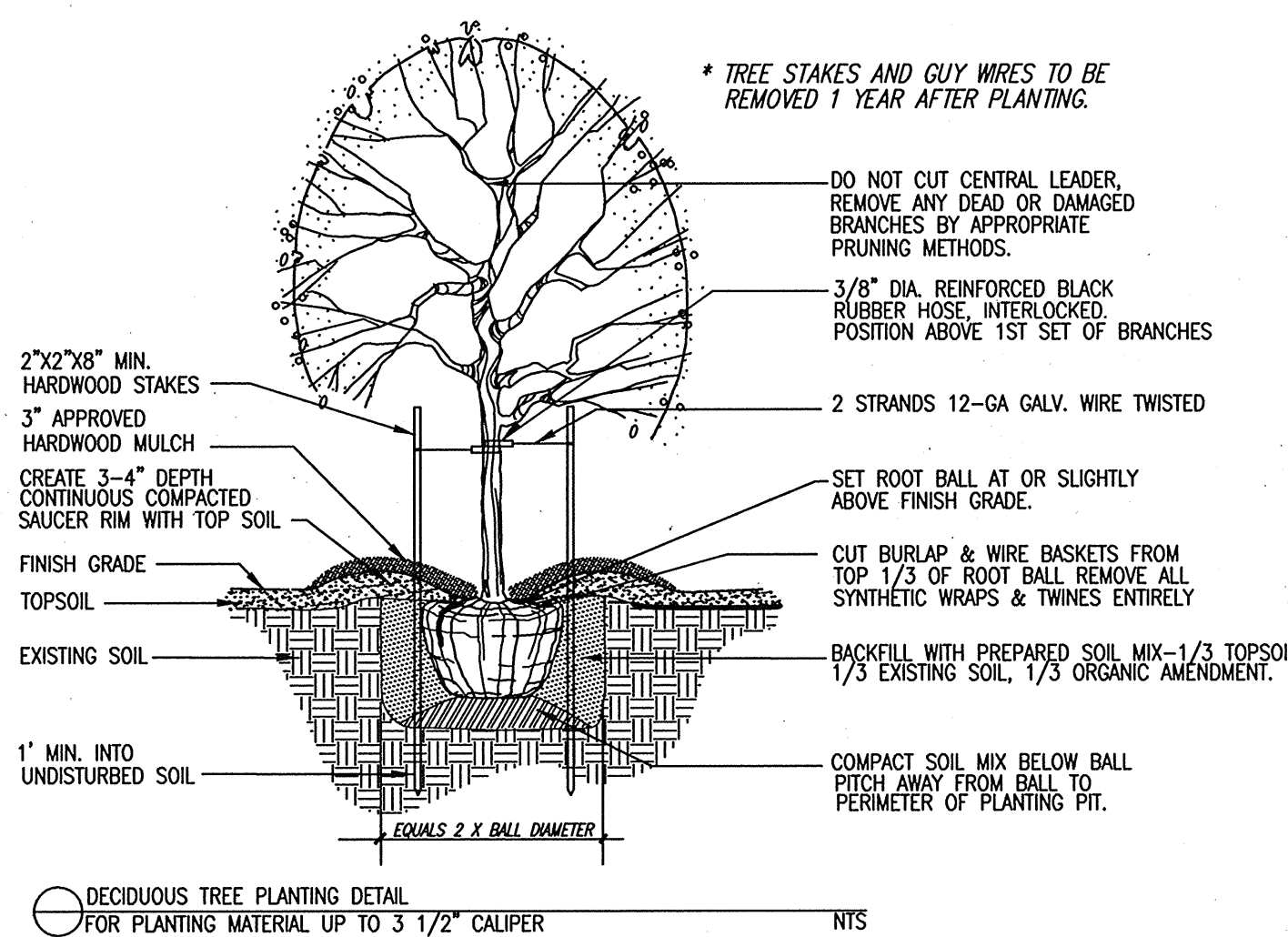


TABULATION OF PROPOSED FOREST CONSERVATION AREAS

	14	15	16	TOTAL
FOREST CONSERVATION ESMT				
CREDITED FOREST PLANTING PROVIDED IN THE 100-YR FLOOD PLAIN	0.10 Ac	0.29 Ac	0.05 Ac	0.44 Ac
CREDITED FOREST PLANTING PROVIDED OUTSIDE THE 100 YR FLOOD PLAIN	0.18 Ac	0.38 Ac	0.01 Ac	0.57 Ac
NON-CREDITED FOREST RETENTION INSIDE THE 100-YR FLOOD PLAIN	0.00 Ac	0.26 Ac	1.74 Ac	2.00 Ac
CREDITED FOREST RETENTION OUTSIDE THE 100-YR FLOOD PLAIN	0.00 Ac	0.27 Ac	0.00 Ac	0.27 Ac
TOTAL AREA OF EACH FOREST CONSERVATION AREA	0.28 Ac	1.20 Ac	1.80 Ac	3.28 Ac

FOREST CONSERVATION PLANTING QUANTITY SCHEDULE

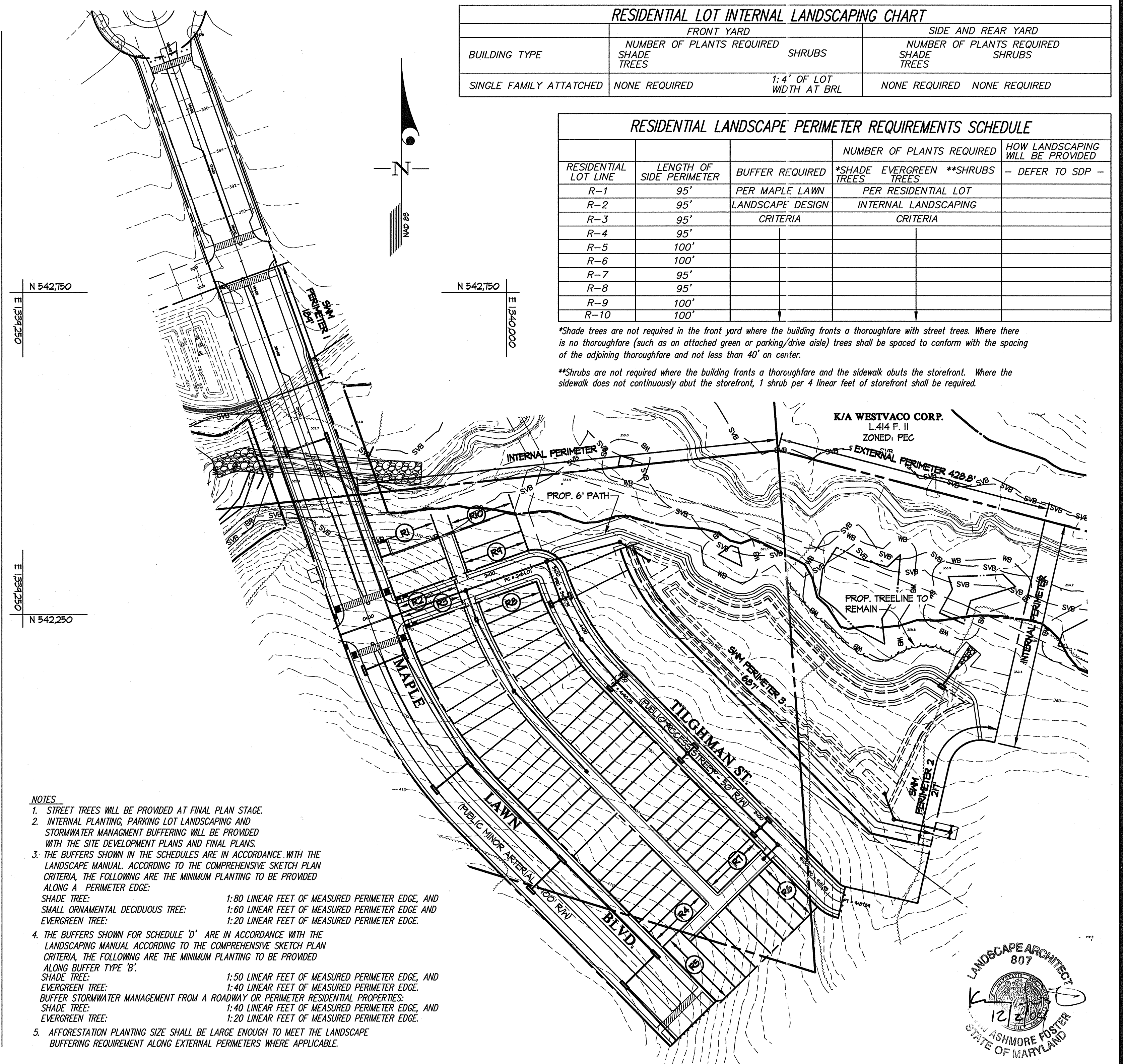
FOREST PLANTING LOCATION NO.	A (esmt.14)	B (esmt.15)	C (esmt.15)	D (esmt.16)	E (esmt.16)
AREA TO BE PLANTED (IN AC.)	0.28	0.57	0.10	0.04	0.02
BASE QUANTITY OF 2" CAL. TREES REQUIRED (AT 100 TREES/AC.)	28	57	10	4	2
CREDIT FOR LANDSCAPE TREES	N/A	N/A	N/A	N/A	N/A
REQUIRED QUANTITY OF 2" CAL. TREES TO BE PLANTED	28	57	10	4	2



TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

Handwritten signature and date

PLANNING DIRECTOR DATE



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 1	OPEN SPACE	COMMERCIAL	'A' Buffer *	429'	429 L.F. OF EXISTING FOREST	NO	0	0	0	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 (F-03-90)	ROADWAY	'C' Buffer*	190 L.F.	NO	NO	5	10	DEFERRED TO FINAL PLAN
SWM-2	SWM	ROADWAY	'C' Buffer *	217 L.F.	NO	NO	6	11	DEFERRED TO FINAL PLAN
SWM-3	SWM	RESIDENTIAL	'B' Buffer *	687 L.F.	NO	NO	14	17	DEFERRED TO FINAL PLAN

* FOLLOWS COMPREHENSIVE SKETCH PLAN GUIDELINE REQUIREMENTS

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

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 LANDSCAPE & FOREST CON. DETAILS AND NOTES

MAPLE LAWN FARMS HILLSIDE DISTRICT - AREA 1
LOTS 1 THROUGH 59, OS LOT 60,
COMMON OPEN AREAS 61 & 62, AND PARCEL 'F'
A SUBDIVISION OF PARCELS 129, 205 AND 474 AND
A RESUBDIVISION OF PARCEL E, PLAT NO. 16767

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=100'	MXD-3	04001a
DATE	TAX MAP - GRID	SHEET
NOV., 2004	41-22	6 OF 6

C:\Tony\GLW Jobs\04001\Prelim Archive\Originals 4a (11-22-04)\11-22-04pp06.dwg 12/02/2004 08:08:37 AM EST