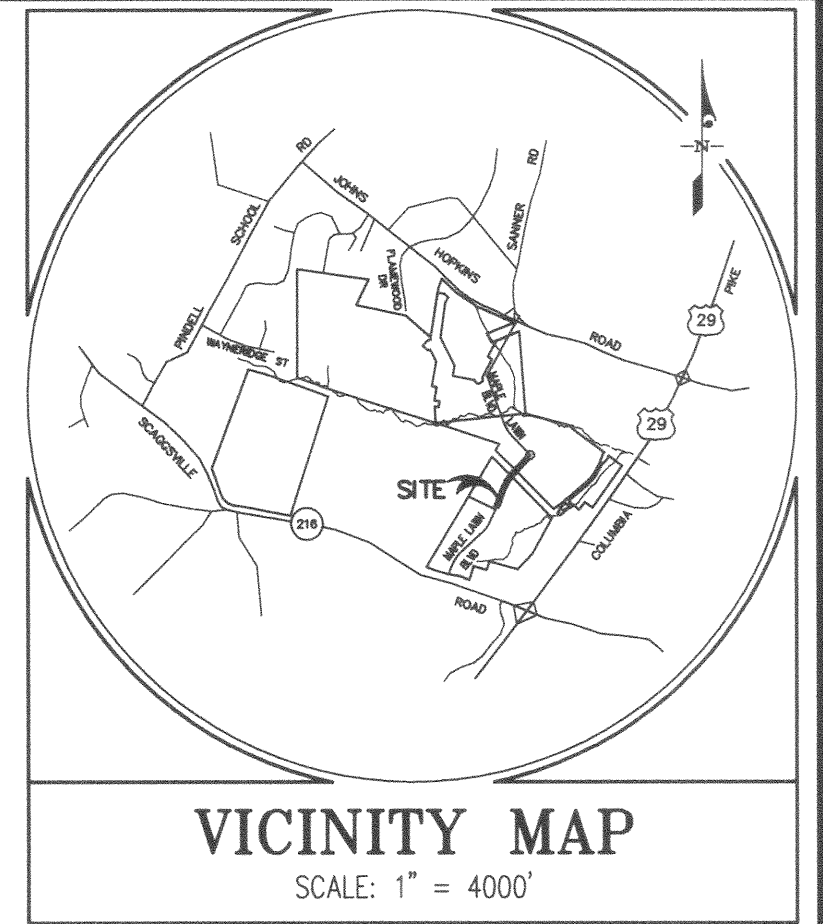


# PRELIMINARY PLAN MAPLE LAWN FARMS BUSINESS DISTRICT - AREA 2 / HILLSIDE DISTRICT - AREA 2 Maple Lawn Boulevard Extension



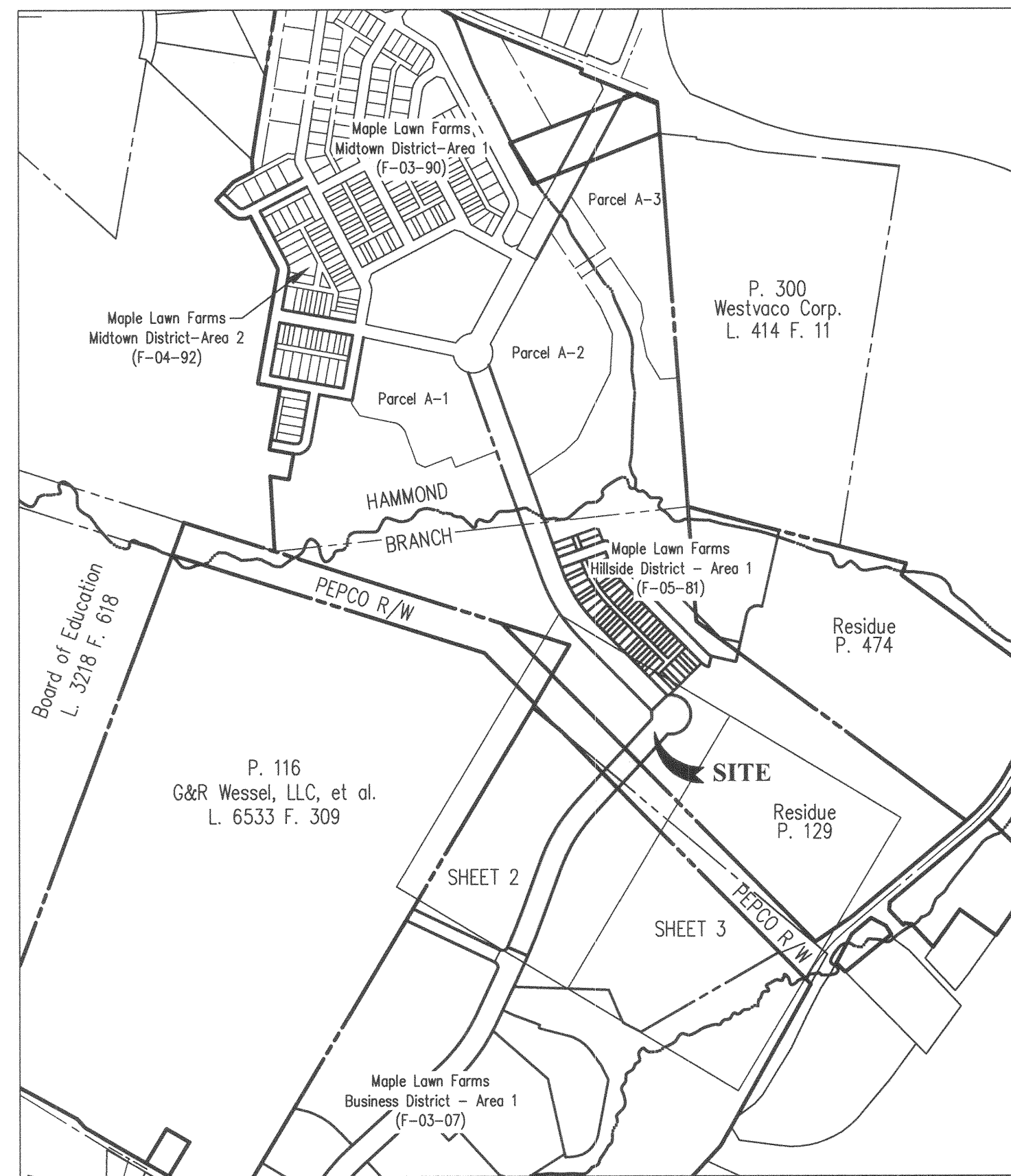
BENCHMARK  
ELEV. = 407.05  
STANDARD DISC ON CONCRETE MONUMENT

## SHEET INDEX

- COVER SHEET
- PRELIMINARY PLAN
- PRELIMINARY PLAN
- PRELIMINARY FOREST CONSERVATION & LANDSCAPE DETAILS & NOTES

## LEGEND

- 400 --- EX. CONTOUR
- PROP. CONTOUR
- EXISTING TREELINE
- SB --- SB --- STREAM BUFFER
- WB --- WB --- WETLAND BUFFER
- MH 20 ○ STRUCTURE NUMBER
- △ 2 △ CENTERLINE CURVE
- 2 ○ PROPERTY CORNER
- 15" HDPE --- PROP. STORM DRAIN
- PROP. BARRICADE
- EX. BARRICADE
- 100 YEAR FLOODPLAIN
- LIMIT OF WETLAND
- WETLAND AREA
- CENTERLINE OF STREAM
- ➔ ACCESS POINTS



LOCATION PLAN  
SCALE: 1"=600'

- GENERAL NOTES:**
- Zoning: Site is being developed under MXD-3 regulations, per ZB45M. Approved on 2/21/01. Underlying Zoning is RR-DEO.
  - The previous Department of Planning and Zoning file numbers: S-01-17, ZB-495M, ZB-0594M, PB-355, F-02-12, F-05-02, F-05-07, F-04-13, F-04-55, F-05-81, F-05-82, SDF-05-06, SDF-04-44, SDF-04-41, SDF-04-46, SDF-05-08, SDF-05-36, SDF-05-47, MP-01-11, MP-02-54, and MP-05-22.
  - This project is in conformance with the latest Howard County standards unless waivers have been approved.
  - The Cemetery Inventory Maps do not show any cemeteries within the project limits.
  - The Scenic Roads Map does not indicate any scenic roads within or adjacent to the project limits.
  - This property was brought into the Metropolitan District on August 20, 2001.
  - All roads in this development are public.
  - Site Analysis:  
Gross Site Area: 507.14 Acres ±  
Total Area of Phase 4c: 3.00 Acres ±  
Area of Open Space: 0.0 Acres ±  
Area of 100 Year Floodplain in Phase 4c: 0.0 Acres ±  
Area of Roadway (Public): 3.00 Acres ±  
Area of Roadway (Private): 0.0 Acres ±  
Area of Lots: 0.0 Acres ±
  - Open Space Requirements:  
Minimum Open Space Requirement for Project is 35%.  
Total Open Space Required: 1.05 Acres ± (35%)  
Total Open Space Provided: 0.00 Acres ± (0.0%)  
Recreational Open Space Required: 0.11 Acres (10%)  
Recreational Open Space Provided: 0 Acres (0%)  
(See chart on this sheet)  
The excess open space area may be used to fulfill the minimum open space requirement for future phases.
  - Soils data was taken from the Soil Survey of Howard County, Maryland issued July 1968.
  - Topography indicated was taken from aerial topography prepared during March 1997 by SDI. In areas within the limit of submission where no grading is being proposed, contours shown are grades established under F-05-07.
  - Boundary information shown is based upon a field survey prepared by Gutschick, Little, and Heber, P.A. on or about June, 2001.
  - Wetland delineation by Exploration Research, Inc. approved by the Corps of Engineers JD 63781-3 on 5/14/02. Notice of Intent to issue a permit is covered by MDE Tracking #01-NF-0544/20016542.
  - Horizontal and vertical datum is based on Howard County Station 41E.
  - Existing utilities were taken from available Howard County records.
  - Public water and sewer to be utilized.  
Existing Water Contract Number: 24-4062D  
Existing Sewer Contract Number: 24-4062D
  - 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 extend beyond the L.O.D. show.
  - Parking requirements will be determined and provided at the Site Development Plan stages.
  - Street trees will be provided per the Comprehensive Sketch Plan criteria at the Final Plan stage.
  - All buffering and other landscaping requirements/features will be shown at the Site Development Plan stage and/or Final plan stage and will be provided in accordance with the Comprehensive Sketch Plan criteria.
  - 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, has been satisfied for the development proposed by these plans under F-05-81 and this Preliminary Plan. The pond is privately 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 DPZ until finding 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 121E.4.c.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 MP-02-54, MP-05-02, and MP-05-120.

- Open space lots may contain active recreational facilities as allowed by the approved Comprehensive Development Criteria.
- Phasing for this project is in accordance with the Decision and Order for Zoning Case No. ZB-495M and the Decision and Order for PB Case No. 953 (Comprehensive Sketch Plan, S-01-17).
- Development for this phase will be done in accordance with the Comprehensive Development Criteria approved with S-01-11 and PB-355.
- The transportation and transit design will be implemented as outlined in the Petitioner's Exhibit 55 as submitted as part of ZB 495M. 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 this development adjacent to that structure so that architectural and landscape features can be coordinated.
- A Noise Study was prepared by Midman & Associates for S-01-17, which was signed by the Planning Board on August 8, 2001.
- For soil types, descriptions and limitations, see S-01-17.
- Conflicts between storm drains and street trees will be resolved at Final Plan Stage.
- Conflicts between 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.

### MP-01-11

Vehicle ingress and egress to Maryland Route 216 and along proposed Maple Lawn Boulevard Extension through the subdivision is restricted, except at the various points of access to be approved by the Department of Planning and Zoning under the conditions of MP-01-11(4), which was granted on May 3, 2001, allowing the following:

- Additional points along Maple Lawn Boulevard other than those permitted by section 16.116(4)(i), subject to further analysis and approvals at later plan stages, and
- Residential lots front on neighborhood parks instead of being limited to frontage on public rights of way as in section 16.120(c)(2), subject to adequate private alley access.

### MP-02-54

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 MP-02-54. MP-02-54 was granted on April 2, 2002, allowing the following:

- Development within a 100 year floodplain, and
- Grading and removal of vegetative cover within a 25' wetland buffer and a 50' stream buffer.  
The approval is subject to the following conditions:  
1. The waiver petition approval pertains to the limits of disturbance to the wetlands, stream channel, and floodplain areas identified within the proposed employment district located in the southeast portion of Parcel C-2.  
2. MDE waterway construction approval is required prior to road plan approval.  
3. All grading, clearing and filling disturbances within the 100 year floodplain, wetlands, stream channel and their required buffers are subject to obtaining all necessary Water Quality Certificates and Permits from the Maryland Departments of the Environment and Natural Resources and the U.S. Army Corps of Engineers, prior to commencement of any grading disturbances. Reference the approved permits, certificates or tracking numbers on all future plan and permit submissions.  
4. The Phase 1 stream channel mitigation and restoration plan shall be implemented for this project as proposed and shown on the Petitioner's Waiver Petition Plan Exhibit 'E'.

### MP-05-22

Waiver petition MP-05-22 was granted on October 9, 2002 to allow for the temporary deferral of the requirements for forest conservation to be fulfilled when the areas within the limit of disturbance shown on these plans are developed in accordance with the phasing outlined in S-01-17.

PHASE NO.	FILE REF. NO.	GROSS ACREAGE	NON-BUILDABLE					S.F.D. AC. (%)	O.R. AC. (%)	EMP. AC. (%)	O.S. AC. (%)	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. P.A.R.
			SF	OR	EMP	OS	%					SF	OR	EMP							
1	F-05-07	51.98	0.00	0.00	0.00	0.00	(0.0)	---	30.85 (59.3)	21.15 (40.7)	0.00	0.00	4.38	---	---	---	---	---	---	---	---
2	F-05-40	37.43	0.52	0.43	0.24	0.00	(3.2)	10.84 (29.0)	8.04 (21.6)	1.56 (4.2)	15.75 (42.1)	3.72	3.74	1.56	1.68	55	65	5.1/AC.	8.0/AC.	---	---
3	F-04-42	58.80	-0.52	-0.43	2.11	0.00	(3.0)	7.11 (12.1)	12.28 (20.9)	14.80 (25.2)	22.85 (38.9)	2.52	0.46	0.00	1.00	41	74	5.8/AC.	6.4/AC.	---	---
4a	F-05-81	15.41	0.00	1.43	-1.64	0.00	(-1.1)	0.00 (0.0)	7.34 (47.4)	1.64 (10.8)	6.70 (43.3)	0.00	3.40	1.64	0.46	---	---	---	---	---	---
4b	SP-05-03	0.00	0.00	-1.26	0.00	(0.00)	0.00 (0.0)	0.00 (0.0)	0.00 (0.0)	1.26 (---)	0.00 (0.0)	0.00	0.00	1.26	---	---	---	---	---	---	---
4c	P-05-07	3.00	0.00	0.00	0.00	(0.0)	0.00 (0.0)	0.00 (0.0)	0.00 (0.0)	3.00 (100.0)	0.00 (0.0)	0.00	0.00	3.00	---	---	---	---	---	---	---
TOTALS		166.68	1.43	---	---	---	(0.9)	17.95 (10.8)	27.71 (16.6)	53.14 (31.9)	66.45 (39.9)	25.73	3.14	96	205	5.3/AC.	7.3/AC.	0.00	0.00	---	---

OVERALL DENSITY TABULATION		PROPOSED	ALLOWED	LAND USE ACREAGES*	PROPOSED	ALLOWED	MAX. RES. UNITS ALLOWED	S-01-T
OVERALL S.F.D./GROSS ACRE		5.3 UNITS/AC.	2.9 UNITS/AC.	SINGLE FAMILY DETACHED (S.F.D.)	17.95	18.3	SINGLE FAMILY DETACHED	485 (43.3%)
OVERALL O.R./GROSS ACRE		7.3 UNITS/AC.	14.0 UNITS/AC.	OTHER RESIDENTIAL (O.R.)	24.14	53.0	APARTMENTS (O.R.)	236 (21.8%)
OVERALL EMPLOYMENT P.A.R.		0.35	0.35	EMPLOYMENT	53.14	77.1	SINGLE FAMILY ATTACHED	345 (35.4%)
OVERALL S.F.D./O.R. DENSITY		1.8 UNITS/AC.	2.2 UNITS/AC.	OPEN SPACE	66.45	174.5	TOTAL	116
				TOTALS	166.68	507.1		

NON-BUILDABLE TRACKING CHART							OVERALL OPEN SPACE TRACKING CHART				
PARCEL	TOTAL NON-BUILDABLE PARCEL AREA	FILE UNDER WHICH PARCEL WAS CREATED	FILE UNDER WHICH PARCEL WAS CONVERTED	AREA CONVERTED	CONVERTED TO	AREA REMAINING	PHASE NO.	FILE REF. NO.	GROSS ACREAGE	O.S. AC. (%)	ACTIVE O.S. AC. (%) *
A	0.52	F-05-40	F-04-42	0.52	O.R. LOTS	---	1	F-05-07	51.98	21.15 (40.7)	---
B	0.43	F-05-40	F-04-42	0.43	S.F.D. LOTS	---	2	F-05-40	37.43	15.75 (42.1)	5.55 (35.2) *
C	0.24	F-05-40	SP-05-03	0.24	R/W (EMP.)	---	3	F-04-42	58.80	22.85 (38.9)	---
D	1.02	F-04-42	SP-05-03	1.02	R/W (EMP.)	---	4a	F-05-81	15.41	6.70 (43.3)	0.24 (4.3) *
E	1.64	F-04-42	F-05-81	1.64	R/W (EMP.)	---	4b	SP-05-03	0.00	0.00 (0.0)	---
F	1.43	F-05-81	---	0	---	1.43	4c	P-05-07	3.00	0.00 (0.0)	---
TOTAL	5.33	---	---	---	---	1.43	TOTAL	166.68	66.45 (39.9)	5.84 (8.8) *	

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

PRELIMINARILY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
Diana M. Layton  
PLANNING DIRECTOR  
1/14/05  
DATE

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

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

## COVER SHEET

**MAPLE LAWN FARMS  
BUSINESS DISTRICT - AREA 2 /  
HILLSIDE DISTRICT - AREA 2  
MAPLE LAWN BOULEVARD EXTENSION**  
P/O PARCEL 124 L. 4256 F. 250, P/O PARCEL 129

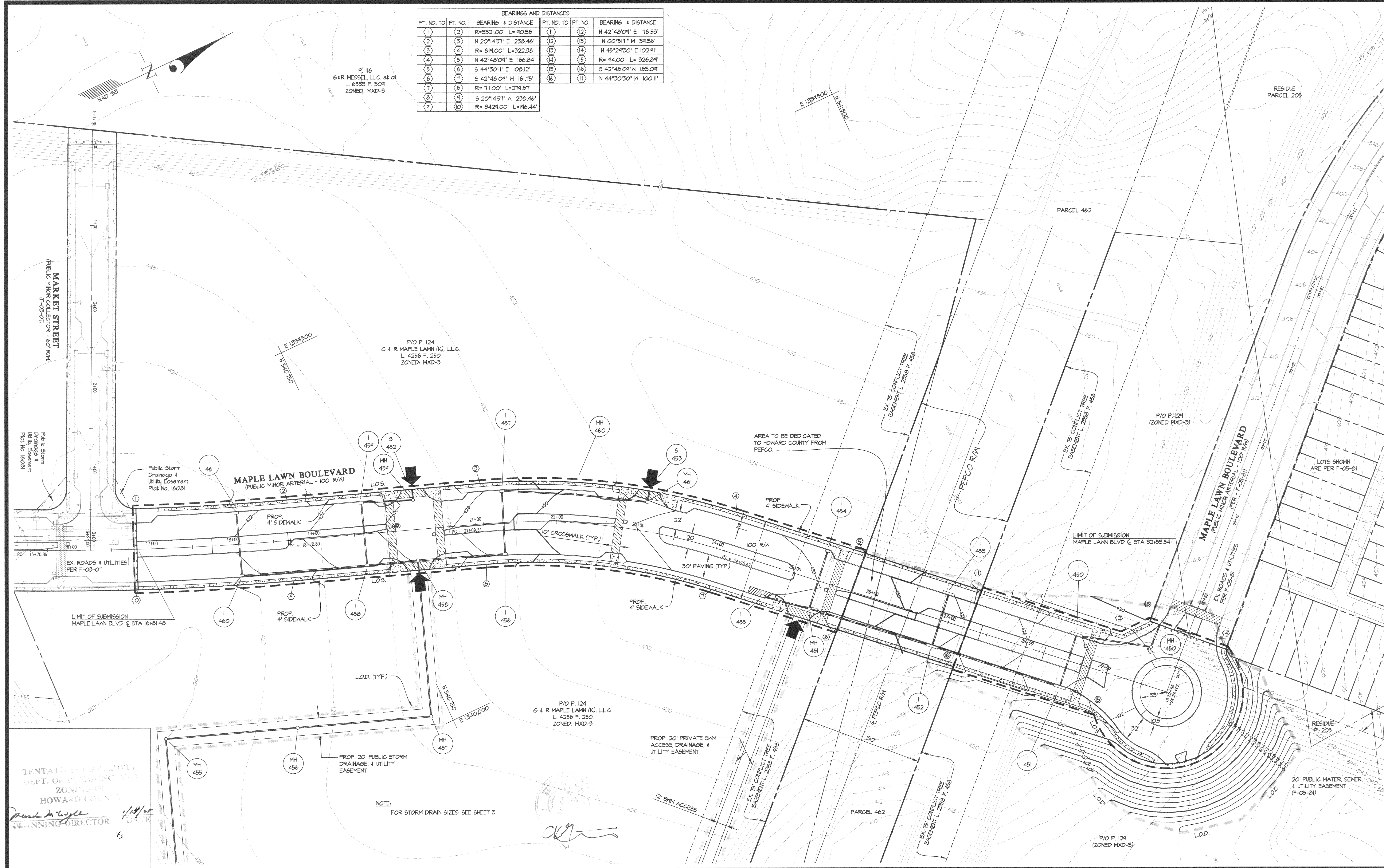
SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	04080
DATE	TAX MAP - GRID	SHEET
JAN., 2005	41-22/46-3	1 OF 4

BEARINGS AND DISTANCES					
PT. NO. TO	PT. NO.	BEARING & DISTANCE	PT. NO. TO	PT. NO.	BEARING & DISTANCE
(1)	(2)	R=3321.00' L=190.38'	(11)	(12)	N 42°48'09" E 170.53'
(2)	(3)	N 20°14'51" E 238.46'	(12)	(13)	N 00°51'11" W 39.36'
(3)	(4)	R=814.00' L=322.38'	(13)	(14)	N 45°24'30" E 102.91'
(4)	(5)	N 42°48'09" E 166.84'	(14)	(15)	R=94.00' L=326.84'
(5)	(6)	S 44°30'11" E 108.12'	(15)	(16)	S 42°48'09" W 183.09'
(6)	(7)	S 42°48'09" W 161.75'	(16)	(11)	N 44°30'30" W 100.11'
(7)	(8)	R=711.00' L=274.87'			
(8)	(9)	S 20°14'51" W 238.46'			
(9)	(10)	R=3424.00' L=196.44'			

P. 116  
G & R MESSEL, LLC, et al.  
L. 6533 F. 304  
ZONED: MXD-3

P/O P. 124  
G & R MAPLE LAWN (K), L.L.C.  
L. 4256 F. 250  
ZONED: MXD-3

P/O P. 124  
G & R MAPLE LAWN (K), L.L.C.  
L. 4256 F. 250  
ZONED: MXD-3



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
PLANNING DIRECTOR  
1/14/05  
DATE

NOTE:  
FOR STORM DRAIN SIZES, SEE SHEET 3.

*Signature*

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
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**PRELIMINARY PLAN**  
**MAPLE LAWN FARMS**  
**HILLSIDE DISTRICT - AREA 2 /**  
**MAPLE LAWN BOULEVARD EXTENSION**  
P/O PARCEL 124 L. 4256 F. 250, P/O PARCEL 129

SCALE	ZONING	G. L. W. FILE No.
1"=50'	MXD-3	04080
DATE	TAX MAP - GRID	SHEET
JAN., 2005	41-22/46-3	2 OF 4

DATE	REVISION	BY	APP'R.

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND



FOREST CONSERVATION PLANTING NOTES

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	*15.20	2.38	12.82	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	0.21	0.00	0.21	0.00	0.43	10.49	10.06	Per F-04-92
4a	15.48	3.00	12.48	1.92	1.65	0.27	0.00	3.21	1.01	-2.20	Per F-05-02
4b	***3.12	0.35	2.77	0.00	0.00	0.00	0.00	0.42	0.00	-0.42	Per SP-05-03
4c	3.00	0.00	3.00	0.00	0.00	0.00	0.00	0.45	0.00	-0.45	Per this Plan
TOTAL	173.57	23.98	149.59	11.58	2.16	9.42	0.63	16.29	22.73	7.07	

- \* 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-04-92 and the 0.14 Ac. reduction of Conservation Easement #5 on F-04-88.
- \*\*\*\* 3.12 Acres = 4.38 Acres (Total included area of 4B) - 1.26 Acres (Area of afforestation in Phase 4C provided by F-03-90 & F-04-92)

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 and Final Plan Stage.
- The forest conservation easements shown on this plan will be established to fulfill the requirements of the Forest Conservation Program. No clearing, grading or construction is permitted within the forest conservation easements, however, forest management practices as defined in the Deed of Forest Conservation Easement are allowed.
- The forest conservation requirements per Section 16.1202 of the Howard County Code and the Forest Conservation manual for Phase 4c of this project with an afforestation and reforestation obligation of 0.45 acres will be fulfilled by utilizing excess forest conservation from prior phases of this project.
- For Forest Conservation Easement Bearing and Distance Information, see the subdivision Plat associated with this Plan.

FOREST CONSERVATION WORKSHEET

SITE DATA

A. GROSS SITE AREA	3.00
B. AREA WITHIN 100-YEAR FLOOD PLAIN	0.00
C. NET TRACT AREA	3.00
D. LAND USE CATEGORY	MXD-3
E. AFFORESTATION THRESHOLD (15% x NET TRACT AREA)	0.45
F. CONSERVATION THRESHOLD (15% x NET TRACT AREA)	0.45

EXISTING FOREST COVER

G. EXISTING FOREST ON NET TRACT AREA	0.00
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD (On Net Tract Area)	0.00
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD (On Net Tract Area)	0.00

PROPOSED FOREST CLEARING

J. FOREST AREAS TO BE CLEARED (On Net Tract Area)	0.00
K. FOREST AREAS TO BE RETAINED (On Net Tract Area)	0.00

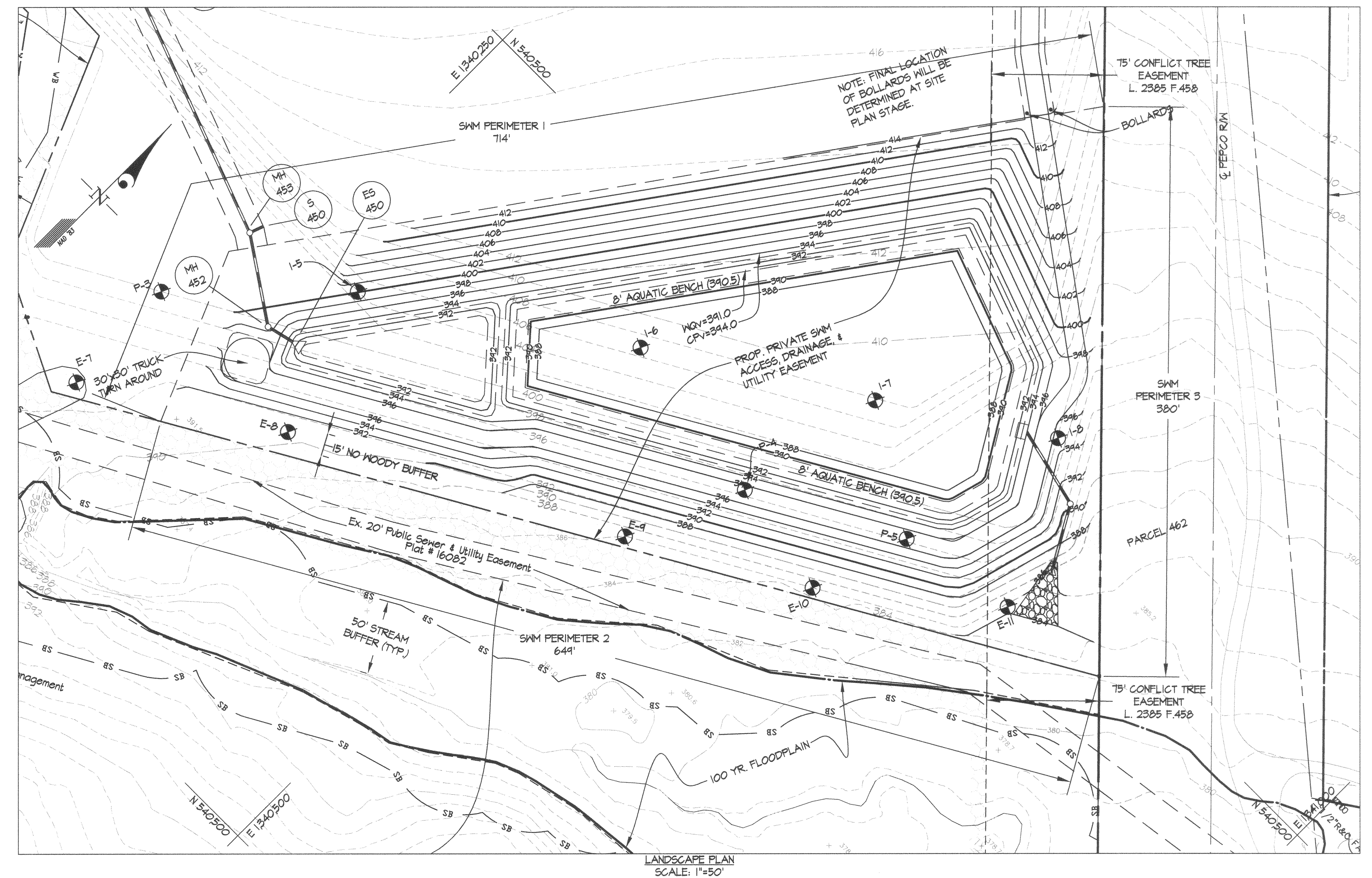
PLANTING REQUIREMENTS

L. TOTAL REFORESTATION REQUIRED (J x 2.00)	0.00
M. TOTAL AFFORESTATION REQUIRED (E - G)	0.45
N. TOTAL AFFORESTATION AND REFORESTATION REQUIRED	0.45

O. PLANTING TO BE PROVIDED	0.00
----------------------------	------

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.



LANDSCAPE PLAN SCALE: 1"=50'

STORMWATER MANAGEMENT AREA LANDSCAPING - SCHEDULE D

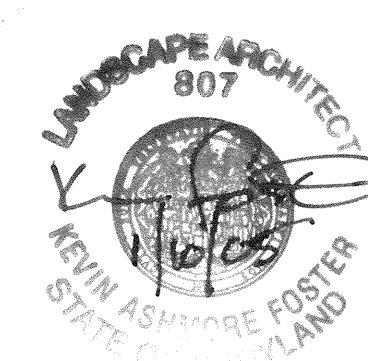
PERIMETER	PROPOSED LAND USE	ADJACENT LAND USE	TYPE OF BUFFER	LINEAR FEET OF PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	NUMBER OF PLANTS REQUIRED		HOW REQUIRED BUFFER IS BEING PROVIDED
							SHADE TREES	EVERGREEN TREES	
SWM-1	SWM	FUTURE COMMERCIAL	'B' Buffer*	714 L.F.	NO	NO	14	18	DEFERRED TO FINAL PLAN
SWM-2	SWM	OPEN SPACE	'B' Buffer*	572 L.F.	572' (FOREST CONSERVATION AREA)	NO	---	---	DEFERRED TO FINAL PLAN
SWM-3	SWM	OPEN SPACE	'B' Buffer*	380 L.F.	NO	NO	8	10	DEFERRED TO FINAL PLAN

\* FOLLOWS COMPREHENSIVE SKETCH PLAN GUIDELINE REQUIREMENTS

LANDSCAPING REQUIREMENTS

ALL PERIMETERS CREATED BY THIS SUBMISSION WHICH ARE NOT SHOWN ABOVE ARE INTERNAL. ALL LANDSCAPING REQUIREMENTS FOR THESE PERIMETERS WILL BE FULFILLED UNDER FUTURE SITE DEVELOPMENT PLANS.

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY  
DATE: 1/14/05  
PLANNING DIRECTOR



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

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

PRELIMINARY FOREST CONSERVATION & LANDSCAPE DETAILS & NOTES

MAPLE LAWN FARMS  
BUSINESS DISTRICT - AREA 2 /  
HILLSIDE DISTRICT - AREA 2  
MAPLE LAWN BOULEVARD EXTENSION  
P/O PARCEL 124 L. 4256 R. 250, P/O PARCEL 129

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	04080
DATE	TAX MAP - GRID	SHEET
JAN., 2005	41-22/46-3	4 OF 4

DATE	REVISION	BY	APP'R

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND