

PRELIMINARY PLAN MAPLE LAWN FARMS Hillside District - Area 3 Lots 104 through 207, Open Space Lots 208 through 213, and Common Open Space Lots 214 through 216

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'	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 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, 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.

OVERALL TRACKING CHART

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. F.A.R.						
			SF	OR	EMP	OS	%					SF	EMP													
1	F-05-01	51.48	0.00	0.00	0.00	0.00	(0.0)	10.84	(21.0)	8.09	(15.7)	0.00	0.00	4.58	55	65	5.1/AC.	8.0/AC.	-----	-----						
2	F-05-02	37.43	0.52	0.43	0.24	0.00	(5.2)	10.84	(29.0)	8.09	(21.6)	1.56	4.2	1.56	1.68	55	65	5.1/AC.	8.0/AC.	-----	-----					
3	F-04-42	58.80	-0.52	-0.43	-2.71	0.00	(5.1)	11.1	(12.1)	12.28	(20.9)	14.80	(25.2)	22.85	(58.4)	1.00	41	74	5.8/AC.	6.4/AC.	-----	-----				
4a	F-05-81/F-05-82	15.41	0.00	1.48	-1.61	0.00	(-1.4)	0.00	(0.0)	1.24	(47.1)	1.64	(10.4)	6.10	(45.3)	0.00	5.40	1.64	0.46	54	-----	8.1/AC.	-----	-----		
4b	F-05-194	0.00	0.00	0.00	-1.26	0.00	(0.0)	0.00	(0.0)	0.00	(0.0)	1.26	(---)	0.00	(0.0)	0.00	0.00	1.26	-----	-----	-----	-----	-----			
4c	F-05-112/F-05-113	3.00	0.00	0.00	0.00	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	-----	-----	-----	-----	-----			
5a	F-06-43	0.00	0.00	-1.25	0.00	0.00	(0.0)	0.00	(0.0)	1.25	(0.0)	0.00	(0.0)	0.00	(0.0)	0.00	0.00	0.00	-----	-----	16	-----	13.0/AC.	-----	-----	
5b	F-06-05	35.06	0.00	-0.23	0.00	0.00	(0.0)	1.64	(25.1)	7.16	(21.7)	0.00	(0.0)	18.44	(55.4)	2.64	2.66	0.00	0.88	36	68	4.7/AC.	8.5/AC.	0.00	0.00	
TOTALS		194.74	0.00	0.00	0.00	0.00	(0.0)	25.94	(12.8)	36.07	(18.1)	35.14	(26.6)	84.94	(42.5)	31.65	4.02	152	287	5.2/AC.	8.0/AC.	0.00	0.00	-----	-----	-----
OVERALL DENSITY TABULATION			PROPOSED					ALLOWED					LAND USE ACREAGES*		PROPOSED		ALLOWED		MAX. RES. UNITS ALLOWED		S-01-17					
OVERALL S.F.D./GROSS ACRE			5.2 UNITS/AC.					2.8 UNITS/AC.					SINGLE FAMILY DETACHED (S.F.D.)		35.07		18.3		SINGLE FAMILY DETACHED		485 (45.5%)					
OVERALL O.R./GROSS ACRE			8.0 UNITS/AC.					14.0 UNITS/AC.					OTHER RESIDENTIAL (O.R.)		33.14		71.1		APARTMENTS (O.R.)		236 (21.5%)					
OVERALL EMPLOYMENT F.A.R.			0.55					0.55					EMPLOYMENT		84.94		174.5		SINGLE FAMILY ATTACHED		549 (35.4%)					
OVERALL S.F.D./O.R. DENSITY			2.1 UNITS/AC.					2.2 UNITS/AC.					OPEN SPACE		194.74		507.4		TOTAL		116					

*LAND ACREAGES INCLUDE NON-BUILDABLE AREAS

NON-BUILDABLE TRACKING CHART

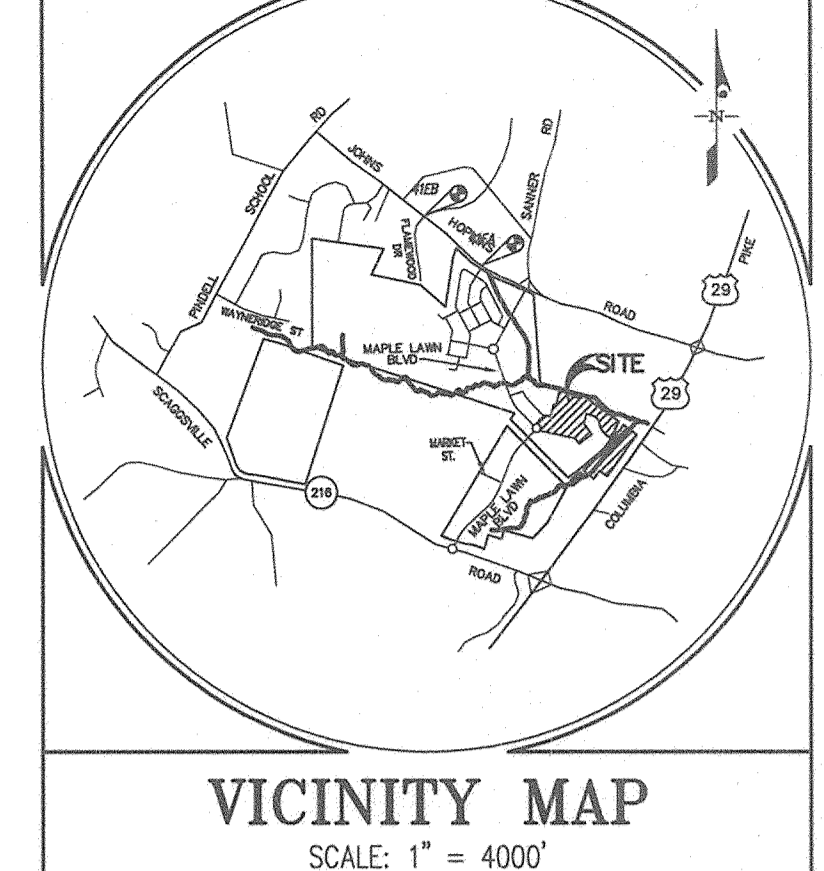
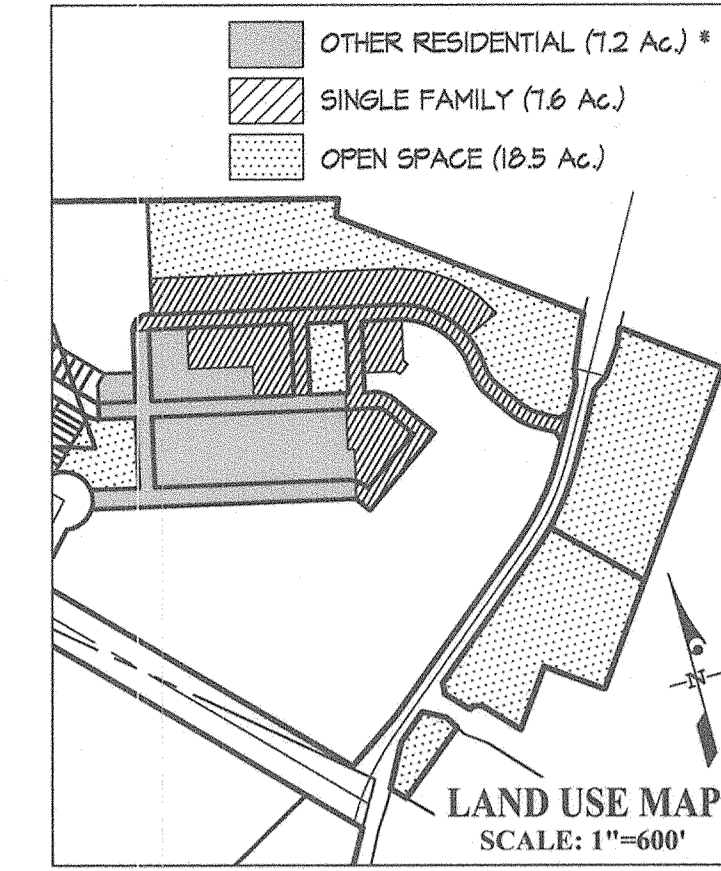
PARCEL	TOTAL NON-BUILDABLE PARCEL AREA	FILE UNDER WHICH PARCEL HAS CREATED	FILE UNDER WHICH PARCEL HAS CONVERTED	AREA CONVERTED	CONVERTED TO:	AREA REMAINING
A	0.52	F-05-10	F-04-42	0.52	O.R. LOTS	---
B	0.43	F-05-10	F-04-42	0.43	S.F.D. LOTS	---
C	0.24	F-05-10	F-05-194	0.24	R/W (EMP.)	---
D	1.02	F-04-42	F-05-194	1.02	R/W (EMP.)	---
E	1.64	F-04-42	F-05-81	1.64	R/W (EMP.)	---
F	1.38	F-05-81	F-06-43	1.38	O.R. LOTS/NON-BLD. PAR. W	---
G	0.10	F-05-81	F-06-43	0.10	O.R. LOTS	---
H	0.23	F-06-43	THIS PLAN	0.23	O.R. LOTS	---
TOTAL	5.61					0.00

OVERALL OPEN SPACE TRACKING CHART

PHASE NO.	FILE REF. NO.	GROSS ACREAGE	O.S. AC. (%)	ACTIVE O.S. AC. (%) *
1	F-05-01	51.48	21.5	(40.7)
2	F-05-02	37.43	15.75	(42.1)
3	F-04-42	58.80	22.85	(38.9)
4a	F-05-81 / 82	15.41	6.10	(45.3)
4b	F-05-194	0.00	0.00	(0.0)
4c	F-05-112/113	3.00	0.00	(0.0)
5a	F-06-43	0.00	0.00	(0.0)
5b	THIS PLAN	35.06	18.44	(55.4)
TOTAL		194.74	84.94	(42.5)

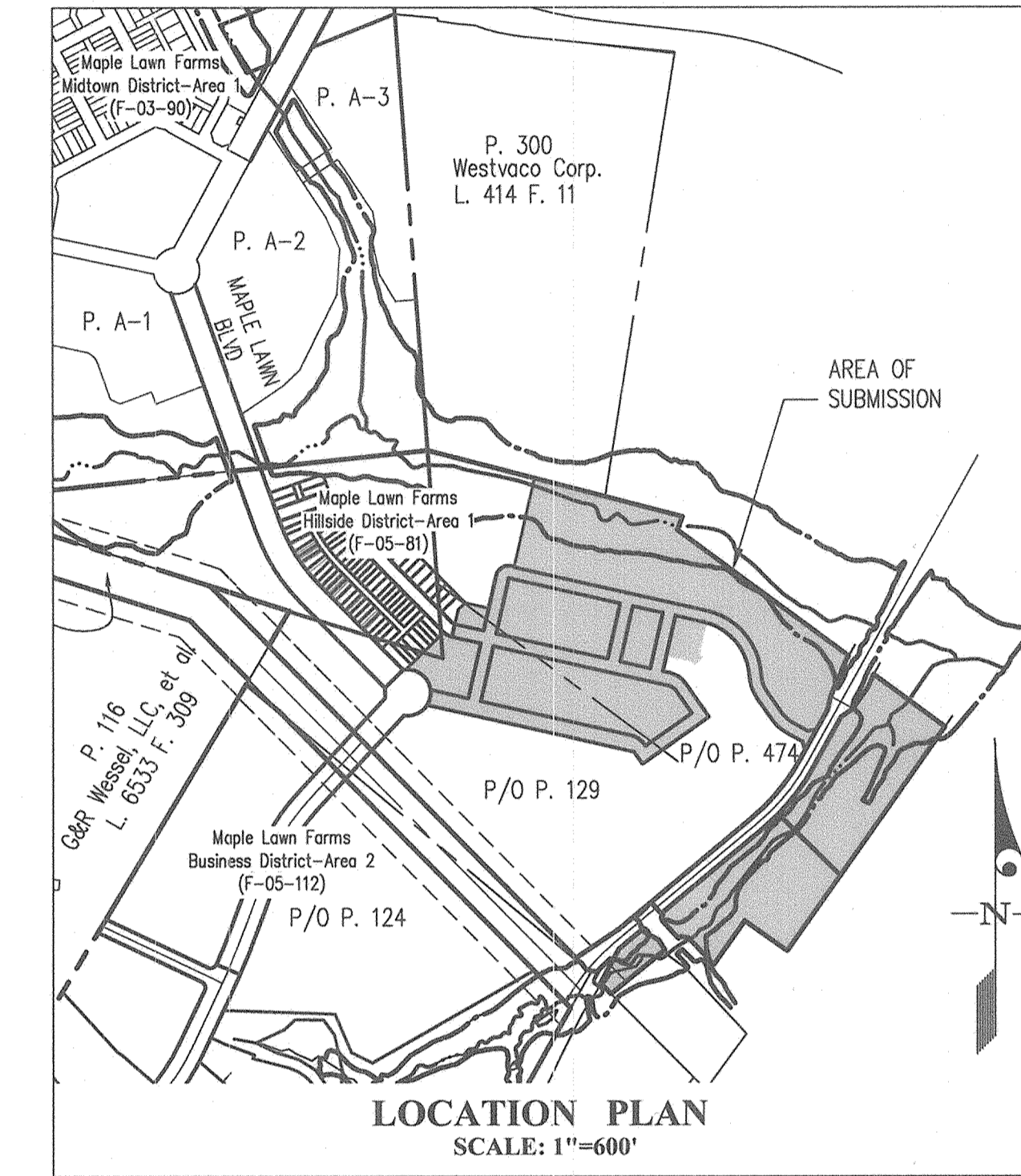
* The percent of active open space is based upon the total open space provided.

- ① 152 ACRES = Community Center (05 125 - 5.0 Ac.), 05 126 (0.55 Ac.), and 05 230 (1.96 Ac.)
- ② 0.24 ACRES = Pathways



0.2 Ac. of the 1.2 Ac. of Other Residential was previously plotted as Non-Buildable (Parcel W) under F-06-43. Therefore, this area is not counted toward the gross area to be planned. See "Non-Buildable Tracking Chart" below.

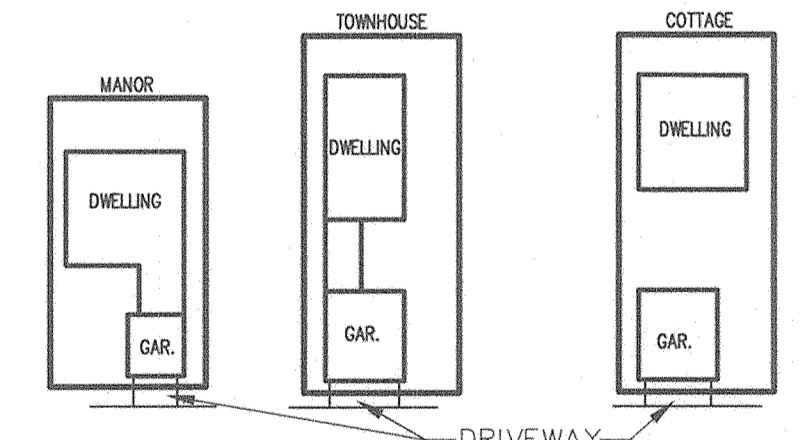
BENCHMARKS
41EA STANDARD DISC ON CONCRETE MONUMENT ELEV. = 407.05
41EB STANDARD DISC ON CONCRETE MONUMENT ELEV. = 463.90



- COVER SHEET
- PRELIMINARY PLAN (1"=50')
- PRELIMINARY PLAN (1"=50')
- EXISTING FEATURES PLAN
- EXISTING FEATURES PLAN
- GRADING PLAN
- PRELIMINARY FOREST CONSERVATION PLAN
- PRELIMINARY FOREST CONSERVATION NOTES & DETAILS
- PRELIMINARY LANDSCAPE PLAN

LEGEND

- 400 EX. CONTOUR
- PROP. CONTOUR
- EXISTING TREELINE
- STREAM BUFFER
- NETLAND BUFFER
- STRUCTURE NUMBER
- CENTERLINE CURVE
- PROPERTY CORNER
- 15' HOPE
- PROP. STORM DRAIN
- PROP. BARRICADE
- 100 YEAR FLOODPLAIN
- LIMIT OF NETLAND
- NETLAND AREA
- CENTERLINE OF STREAM
- BOTTOM OF STREAM
- ACCESS POINTS
- PROPOSED 6' PATHWAY
- FOREST CONSERVATION EASEMENT



TYPICAL FOOTPRINTS

NO SCALE

Lot Information

Lot Type	Lots	Minimum Lot Size	Min. Lot Width at Front BRL
Cottage	124-133, 171-173, 204-207	3,600 Square Feet	34'
Manor	107-123, 174, 175	4,000 Square Feet	48'
Townhouse	104-106, 134-170, 176-203		

THE LIMITS OF THIS PRELIMINARY PLAN COVERS PART OF THE DEVELOPMENT PROPOSED BY S-01-17 AS ANNUAL PHASE 5 (ALLOCATION YEAR 2008).

GENERAL NOTES

- Zoning: Site is being developed under MXD-3 regulations, per ZBA95M. Approved on 2/6/01. Underlying Zoning is RR-DEO.
- The previous Department of Planning and Zoning file numbers: S-01-17, ZB-495M, PB-353, NP-01-111, NP-03-02, F-05-02, F-05-01, F-05-81, F-05-82, F-05-112, F-05-113 and F-06-43.
- 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.
- The 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: 507.4 Acres ±
 - Total Area of Phase 5b: 351 Acres ±
 - Area of Open Space: 18.5 Acres ±
 - Area of 100 Year Floodplain in Phase 5b: 1.3 Acres ±
 - Area of Roadway (Public): 5.3 Acres ±
 - Area of Roadway (Private): 0.28 Acres ±
 - Area of Residential Lots: 14.9 Acres ±
 - Area of SFD Lots: 1.6 Acres ±
 - Area of OR Lots: 1.2 Acres ±
 - Total number of lots: 04 Lots
 - No. of SFD Lots: 36 Lots
 - No. of OR Lots: 68 Lots
- 0.2 Ac. of the 1.2 Ac. of Other Residential was previously plotted as Non-Buildable (Parcel W) under F-06-43. Therefore, this area is not counted toward the gross area to be planned. See "Non-Buildable Tracking Chart" below.
- Open Space Requirements:
 - Minimum Open Space Requirement for Project is 35.5%.
 - Total Open Space Required: 114 Acres ± (55.9%)
 - Total Open Space Provided: 18.5 Acres ± (55.9%)
 - Recreational Open Space Required: 1.25 Acres (0.2%)
 - Recreational Open Space Provided: 1.61 Acres (0.7%)
 - (See Chart-His 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.
- Contours shown were taken from aerial topography prepared during March 1997 by SDI and then updated by grade checks performed by Gutschick, Little & Weber, P.A. Contours shown in the area of Hillside District - Area 1 and Business District - Area 2 were taken from construction drawings F-05-81 and F-05-112 respectively.
- Boundary information shown is based upon a field survey prepared by Gutschick, Little, and Weber, P.A. on or about June, 2001.
- National delineation by Exploration Research, Inc. approved by the Corps of Engineers LD 65781-D on 5/14/98. Notice of intent to issue a permit is covered by MDE Tracking #01-NIT-0344/2001/6542.
- The 100-year flood plain limits were determined by the Floodplain study prepared by Gutschick, Little and Weber, P.A. as part of F-05-01.
- Horizontal and vertical datum is based on Howard County Station 41E.
- Existing utilities were taken from available Howard County records.
- Public water and sewer to be utilized.
 - Existing Water Contract Number: 24-4264-D
 - Existing Sewer Contract Number: 24-4264-D
 - 20-3506
 - 20-1754-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.O.D. shown.
- 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 and a regional facility constructed under F-05-81. The ponds will be publicly owned and maintained.
- As a consequence of the Sketch Plan approval prior to November 18, 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. All of the improvements that were necessary for the Maple Lawn Farms project to be in compliance with the funding test evaluation restrictions enunciated by the Zoning Board on page 22-23 of its decision on the PDP have been constructed.
- 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 NP-02-34, NP-03-02, and NP-03-120.
- Open space lots may contain active recreational facilities as allowed by the approved Comprehensive Development Criteria.
- Planning for this project is in accordance with the Decision and Order for Zoning Board Case No. ZB-495M 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 495M.
- A Noise Study was prepared by Hilsman & 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.
- At 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.
- The improvements to Old Columbia Road will be addressed at Final Plan stage.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Mark L. Neagle 1/16/06
PLANNING DIRECTOR DATE

GLWGUTSCHICK LITTLE & WEBER, P.A.

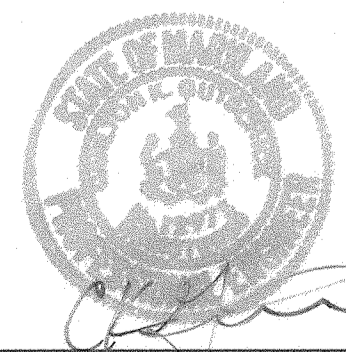
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALTIMORE: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4166

L:\CADD\DRAWINGS\04001\05001\PRELIM\05001CST1.dwg DES. DEV DRN. AML CHK. DEV DATE

REVISION BY APPR.

PREPARED FOR:

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



COVER SHEET

MAPLE LAWN FARMS
HILLSIDE DISTRICT - AREA 3
Lots 104 through 207, Open Space Lots 208 through 213,
and Common Open Areas 214 through 216

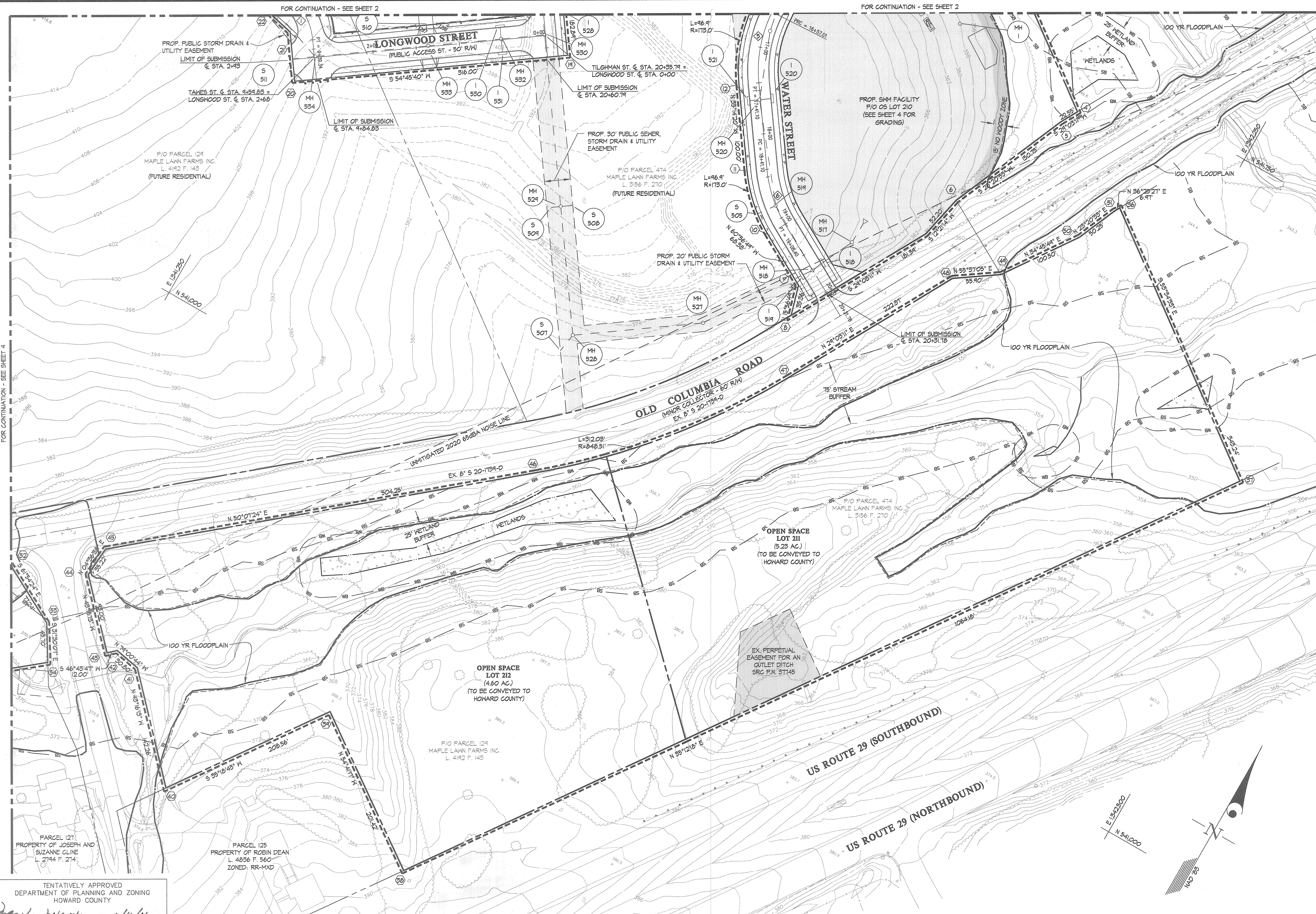
SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	05001
DATE	TAX MAP - GRID	SHEET
JAN., 2006	41/22-46/4	1 OF 9

FOR CONTINUATION - SEE SHEET 2

FOR CONTINUATION - SEE SHEET 2

STORM DRAIN INFORMATION

FROM	TO	PIPE DIA.	LENGTH
S-504	MH-516A	18" hdpe	223 LF.
S-503	MH-516A	18" hdpe	100 LF.
MH-516A	I-517	24" hdpe	100 LF.
I-517	MH-516	24" hdpe	19 LF.
I-516	MH-516	15" hdpe	21 LF.
MH-516	MH-515	24" hdpe	41 LF.
MH-515	MH-514	24" hdpe	225 LF.
I-515	I-514	15" hdpe	34 LF.
I-514	MH-514	18" hdpe	13 LF.
I-513	MH-514	15" hdpe	11 LF.
MH-514	MH-511	24" hdpe	40 LF.
I-511	MH-513	15" hdpe	13 LF.
I-512	MH-513	15" hdpe	11 LF.
MH-513	MH-512	18" hdpe	41 LF.
S-502	MH-512	24" hdpe	22 LF.
MH-512	MH-511	24" hdpe	127 LF.
MH-511	EX-MH-421	36" hdpe	141 LF.
I-510	MH-510	15" hdpe	11 LF.
I-509	MH-510	15" hdpe	13 LF.
MH-510	MH-508	18" hdpe	13 LF.
I-508	MH-509	15" hdpe	11 LF.
I-507	MH-509	15" hdpe	13 LF.
MH-509	MH-508	18" hdpe	36 LF.
MH-508	MH-507	18" hdpe	221 LF.
I-506	MH-507	15" hdpe	11 LF.
I-505	MH-507	15" hdpe	13 LF.
MH-507	MH-506	18" hdpe	43 LF.
MH-506	MH-505	18" hdpe	133 LF.
S-501	MH-505	18" hdpe	22 LF.
MH-505	MH-504	24" hdpe	83 LF.
I-504	MH-504	15" hdpe	11 LF.
I-503	MH-504	15" hdpe	9 LF.
MH-504	MH-503	30" hdpe	133 LF.
S-500	MH-503	18" hdpe	22 LF.
MH-503	MH-502	30" hdpe	67 LF.
I-502	MH-502	15" hdpe	11 LF.
I-501	MH-502	15" hdpe	9 LF.
MH-502	MH-501	30" hdpe	25 LF.
MH-501	MH-500	36" hdpe	41 LF.
MH-500	EX-MH-421	36" hdpe	90 LF.
EX-MH-421	EX-MH-420	42" hdpe	77 LF.
S-515	MH-538	24" hdpe	24 LF.
MH-538	MH-537	24" hdpe	136 LF.
S-512	I-535	24" hdpe	15 LF.
I-535	MH-537	24" hdpe	11 LF.
MH-537	MH-536	24" hdpe	55 LF.
I-534	MH-536	15" hdpe	17 LF.
MH-536	MH-535	24" hdpe	224 LF.
I-533	MH-535	15" hdpe	17 LF.
MH-535	I-532	24" hdpe	19 LF.
I-532	MH-534	30" hdpe	104 LF.
S-511	MH-534	24" hdpe	266 LF.
MH-534	MH-533	36" hdpe	123 LF.
S-510	MH-533	18" hdpe	22 LF.
MH-533	MH-532	36" hdpe	81 LF.
I-531	MH-532	15" hdpe	13 LF.
I-530	MH-532	15" hdpe	13 LF.
MH-532	MH-530	36" hdpe	46 LF.
I-524	MH-524	15" hdpe	9 LF.
I-523	MH-524	15" hdpe	11 LF.
MH-531	MH-530	18" hdpe	30 LF.
MH-530	MH-524	36" hdpe	194 LF.
S-509	MH-524	15" hdpe	10 LF.
S-508	MH-524	15" hdpe	10 LF.
MH-524	MH-523	36" hdpe	145 LF.
S-507	MH-523	36" hdpe	21 LF.
MH-523	MH-522	42" hdpe	147 LF.
MH-522	I-519	42" hdpe	123 LF.
I-519	MH-518	42" hdpe	10 LF.
I-527	I-526	15" hdpe	20 LF.
I-526	I-525	18" hdpe	33 LF.
I-525	MH-526	18" hdpe	11 LF.
I-524	MH-526	15" hdpe	9 LF.
MH-526	MH-523	18" hdpe	84 LF.
S-506	MH-523	18" hdpe	22 LF.
MH-523	MH-524	18" hdpe	115 LF.
MH-524	MH-523	18" hdpe	64 LF.
I-523	MH-523	15" hdpe	13 LF.
I-522	MH-523	15" hdpe	11 LF.
MH-523	MH-522	24" hdpe	60 LF.
MH-522	MH-521	24" hdpe	95 LF.
MH-521	MH-520	24" hdpe	76 LF.
I-521	MH-520	15" hdpe	9 LF.
I-520	MH-520	15" hdpe	11 LF.
MH-520	MH-519	24" hdpe	121 LF.
S-505	MH-519	18" hdpe	16 LF.
MH-519	MH-518	24" hdpe	83 LF.
MH-518	I-518	42" hdpe	10 LF.
I-518	MH-517	42" hdpe	34 LF.
MH-517	ES-500	42" hdpe	23 LF.



FOR CONTINUATION - SEE SHEET 4

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

David P. Cagle 2/16/16
 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 20886
 TEL: 301-421-4024 BALT: 410-850-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

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

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

PRELIMINARY PLAN
MAPLE LAWN FARMS
HILLSIDE DISTRICT - AREA 3
 Lots 104 through 207, Open Space Lots 208 through 213,
 and Common Open Areas 214 through 216

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	MXD-3	05001
DATE	TAX MAP - GRID	SHEET
JAN., 2006	41/22-46/4	3 OF 9



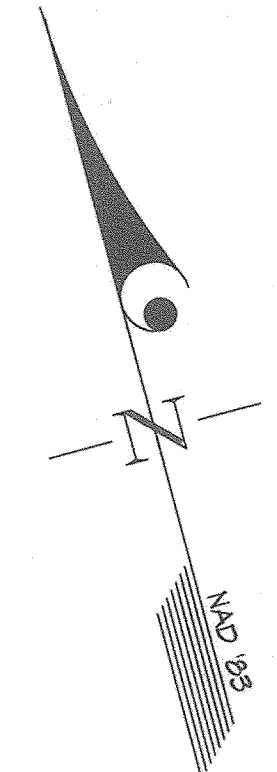
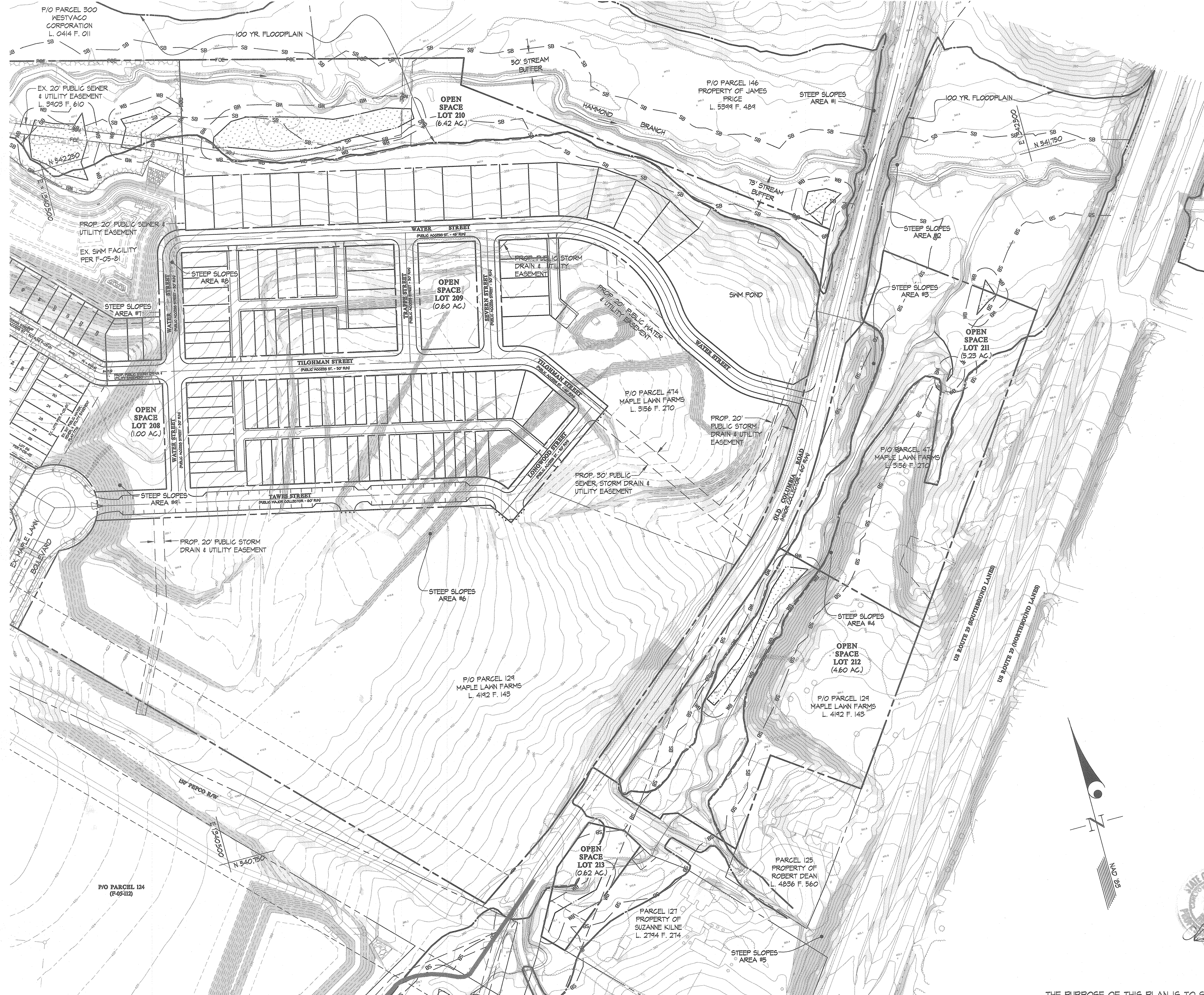
L:\CADD\DRAWINGS\04001\05001\PRELIM\05001PP3.dwg 2/17/2006 8:02:15 AM EST

- LEGEND**
- 410 EX. CONTOURS
 - WB WETLAND BUFFER
 - SB STREAM BUFFER
 - 100 YR. FLOODPLAIN
 - STEEP SLOPES (15-24.9%)
 - STEEP SLOPES (25% AND GREATER)

AREA No.	AREA IN SF
1	19,155 sf±
2	17,145 sf±
3	10,125 sf±
4	42,265 sf±
5	23,130 sf±
6 ①	24,635 sf±
7 ②	35,540 sf±
8 ③	20,410 sf±
9 ④	35,635 sf±

- ① GRADING PER SDP-03-06
- ② GRADING PER F-05-01
- ③ GRADING PER F-05-112

ALL OTHER STEEP SLOPE AREAS SHOWN ARE LESS THAN 10,000sf IN CONTIGUOUS AREA.



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 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: 410-880-1820 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

EXISTING FEATURES PLAN
MAPLE LAWN FARMS
HILLSIDE DISTRICT - AREA 3
 Lots 104 through 207, Open Space Lots 208 through 213,
 and Common Open Areas 214 through 216

THE PURPOSE OF THIS PLAN IS TO SHOW MASS GRADING ONLY.

SCALE	ZONING	G. L. W. FILE No.
1"=100'	MXD-3	05001
DATE	TAX MAP - GRID	SHEET
JAN., 2006	41/22-46/4	5 OF 9

DATE	REVISION	BY	APP'R.

ELECTION DISTRICT No. 5

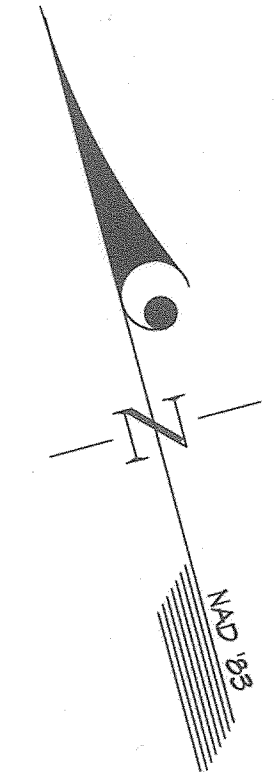
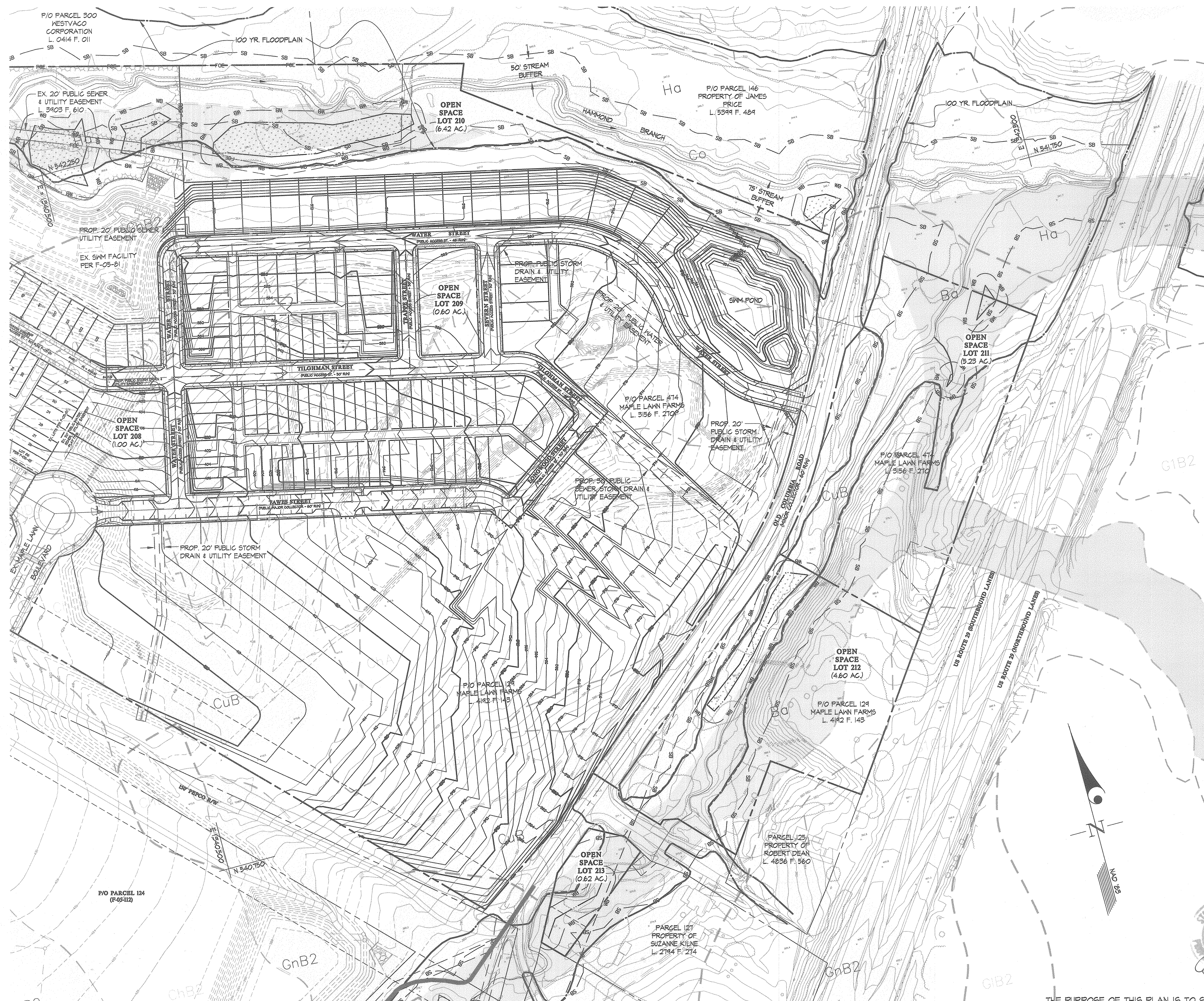
HOWARD COUNTY, MARYLAND

LEGEND

- 410 EX. CONTOURS
- 410 PROPOSED CONTOURS
- WB WETLAND BUFFER
- SB STREAM BUFFER
- 100 YR. FLOODPLAIN
- SOIL BOUNDARY

C' TYPE SOIL
 D' TYPE SOIL
 (ALL OTHER SOILS ARE 'B' TYPE)

NOTE: SOILS SHOWN REPRESENT SOILS BEFORE MINING WAS CONDUCTED UNDER SDP-03-06. 'B' TYPE SOIL HAS BEEN ASSUMED FOR ALL CALCULATIONS IN THE AREA MASS GRADED UNDER SDP-03-06.



THE PURPOSE OF THIS PLAN IS TO SHOW MASS GRADING ONLY.

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Paul H. Taylor 2/10/06
 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 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 GRADING PLAN
MAPLE LAWN FARMS
HILLSIDE DISTRICT - AREA 3
 Lots 104 through 207, Open Space Lots 208 through 213,
 and Common Open Areas 214 through 216

SCALE	ZONING	G. L. W. FILE No.
1"=100'	MXD-3	05001
DATE	TAX MAP - GRID	SHEET
JAN., 2006	41/22-46/4	6 OF 9

L:\CADD\DRAWINGS\04001\05001\PRELIM\05001PP6.dwg	DES. DEV	DRN. AWL	CHK. MBT	DATE	REVISION	BY	APP'R.
--	----------	----------	----------	------	----------	----	--------

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

L:\CADD\DRAWINGS\04001\05001\PRELIM\05001PP6.dwg 2/1/2006 8:37:58 AM EST

SITE DATA





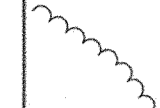





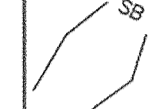


GROSS AREA - PHASE Vb: 54.61
 NET TRACT AREA: 47.34

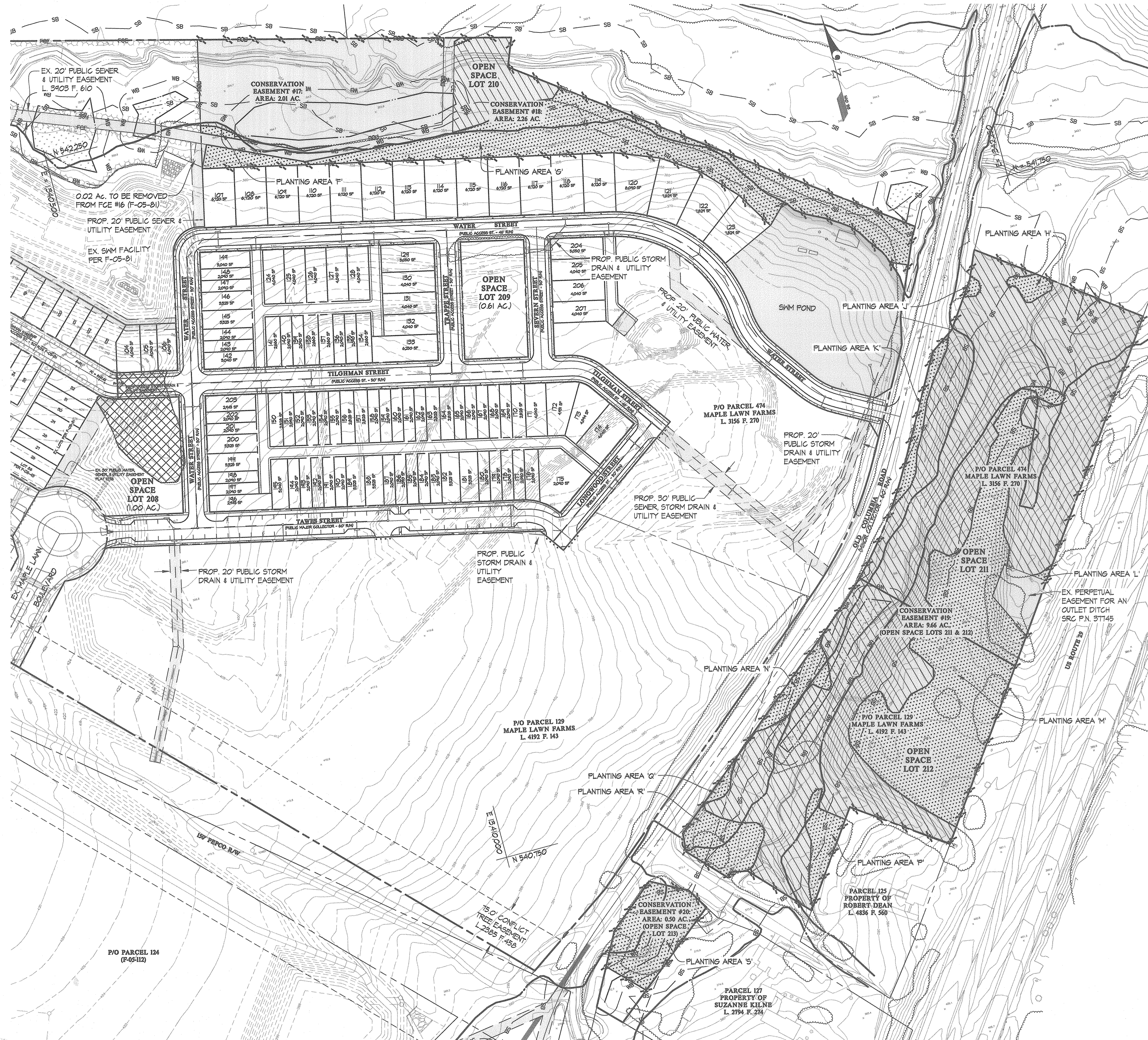
CONSERVATION ESMT #17:
 AREA: 2.01 AC.
 FOREST RETENTION IN NET TRACT: 0.01 AC
 FOREST RETENTION IN FLOOD PLAIN: 1.97 AC
 FOREST PLANTING IN NET TRACT: 0.02 AC
 FOREST PLANTING IN FLOOD PLAIN: 0.01 AC

CONSERVATION ESMT #18:
 AREA: 2.26 AC.
 FOREST RETENTION IN NET TRACT: 0.00 AC
 FOREST RETENTION IN FLOOD PLAIN: 0.48 AC
 FOREST PLANTING IN NET TRACT: 1.03 AC
 FOREST PLANTING IN FLOOD PLAIN: 0.75 AC

CONSERVATION ESMT #19:
 AREA: 9.66 AC.
 FOREST RETENTION IN NET TRACT: 3.23 AC
 FOREST RETENTION IN FLOOD PLAIN: 3.02 AC
 FOREST PLANTING IN NET TRACT: 3.07 AC
 FOREST PLANTING IN FLOOD PLAIN: 0.34 AC

CONSERVATION ESMT #20:
 AREA: 0.50 AC.
 FOREST RETENTION IN NET TRACT: 0.00 AC
 FOREST RETENTION IN FLOOD PLAIN: 0.15 AC
 FOREST PLANTING IN NET TRACT: 3.07 AC
 FOREST PLANTING IN FLOOD PLAIN: 0.35 AC

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



STATE OF MARYLAND
 Michael B. Tran
 REGISTERED
 933
 LANDSCAPE ARCHITECT



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Mark A. ... 2/16/16
 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 BALTIMORE: 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

MAPLE LAWN FARMS
 HILLSIDE DISTRICT - AREA 3
 Lots 104 through 207, Open Space Lots 208 through 212,
 and Common Open Areas 214 through 216

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
1"=100'	MXD-3	05001
DATE	TAX MAP - GRID	SHEET
JAN., 2006	41/22-46/4	7 OF 9

L:\CADD\DRAWINGS\04001\PRELIM\05001\F7.dwg 2/1/2006 8:46:56 AM EST

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	0.21	0.00	0.21	0.00	0.43	10.49	10.06	Per F-04-92
3	-	-	-	-	-	-	-	-	-1.16	-1.16	Per F-05-82
4a	15.48	3.00	12.48	1.92	1.65	0.27	0.00	3.21	0.88	-2.33	Per F-05-81
4b	3.12	0.35	2.77	0.00	0.00	0.00	0.00	0.42	-0.12	-0.54	Per F-05-139
4c	3.00	0.00	3.00	0.00	0.00	0.00	0.00	0.45	0.00	-0.45	Per F-05-112
5a	0.00	-	-	-	-	-	-	-	-	-	Per F-06-43
5b	54.61	7.21	47.40	3.76	0.51	3.25	0.00	4.36	5.69	1.33	Per this Plan
TOTAL	228.18	31.25	196.93	15.34	2.67	12.67	0.63	20.65	27.01	6.99	

- ① Includes future phase areas of Maple Lawn Farms. When those areas are recorded in future phases, the forest conservation requirements will already have been met.
- ② 19.09 ACRES = 59.80 ACRES (Phase 3 site total) - 40.71 ACRES (Area of Forest con. in Phase 3 already provided by F-03-90 (39.01 Ac) and SDP-03-140 (5.70 Ac.))
- ③ Reduced from 6.97 Ac. as shown on F-03-90 to 6.67 Ac. because of the 0.16 Ac. reduction of Conservation Easement #4 on F-04-79 and the 0.14 Ac. reduction of Conservation Easement #5 on F-04-88.
- ④ F-05-82 is a revision of Open Space Lots 221 & 222, and a conversion of Parcel 'E' to R/M. Forest Conservation Easement (FCE) #1 will abandon 0.29 ac. and FCE #8 will abandon 0.91 ac.
- ⑤ 3.12 ACRES = 4.38 ACRES (Phase 4 site total) - 1.26 ACRES (Area of forest con. in Phase 4 already provided by F-03-90 and F-04-92).
- ⑥ 0.12 ACRES = Area subtracted from forest conservation area #11 to create Public Drainage and Utility Easement
- ⑦ Phase 5a is a subdivision of Non-Buildable Parcels F & G. This area was covered under F-05-81.
- ⑧ Total Area for Phase 5b (54.61 Ac.) = Area platted (33.06 Ac.) + Area being mass graded outside platted area (21.55 Ac.)
- ⑨ 0.02 acres of provided planting in FCE #16 to be removed under this plan, leaving -2.33 ac. excess under F-05-81

TABULATION OF PROPOSED FOREST CONSERVATION AREAS						
	FOREST CONSERVATION ESMT	17	18	19	20	TOTAL
CREDITED	FOREST PLANTING PROVIDED IN THE 100-YR FLOOD PLAIN	0.01 Ac.	0.75 Ac.	0.34 Ac.	0.32 Ac.	1.42 Ac.
CREDITED	FOREST PLANTING PROVIDED OUTSIDE THE 100 YR FLOOD PLAIN	0.02 Ac.	1.03 Ac.	3.07 Ac.	0.15 Ac.	4.27 Ac.
NON-CREDITED	FOREST RETENTION INSIDE THE 100-YR FLOOD PLAIN	1.97 Ac.	0.48 Ac.	3.02 Ac.	0.00 Ac.	5.47 Ac.
CREDITED	FOREST RETENTION OUTSIDE THE 100-YR FLOOD PLAIN	0.01 Ac.	0.00 Ac.	3.23 Ac.	0.00 Ac.	3.24 Ac.
	TOTAL AREA OF EACH FOREST CONSERVATION AREA	2.01 Ac.	2.26 Ac.	9.66 Ac.	0.50 Ac.	14.40 Ac.

FOREST CONSERVATION WORKSHEET	
SITE DATA	
A. GROSS SITE AREA	54.61
B. AREA WITHIN 100-YEAR FLOOD PLAIN	7.27
C. NET TRACT AREA	47.34
D. LAND USE CATEGORY	MO-3
E. AFFORESTATION THRESHOLD (15% x NET TRACT AREA)	7.10
F. CONSERVATION THRESHOLD (15% x NET TRACT AREA)	7.10
EXISTING FOREST COVER	
G. EXISTING FOREST ON NET TRACT AREA	3.76
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)	0.51
K. FOREST AREAS TO BE RETAINED (On Net Tract Area)	3.25
PLANTING REQUIREMENTS	
L. TOTAL REFORESTATION ABOVE THRESHOLD REQUIRED (I x 0.25)	0.00
M. TOTAL REFORESTATION REQUIRED ((J-I) x 2.00)	1.02
N. TOTAL AFFORESTATION REQUIRED (E - G)	3.34
O. TOTAL AFFORESTATION AND REFORESTATION REQUIRED	4.36
P. PLANTING TO BE PROVIDED	5.69

FOREST PLANTING LOCATION NO.	FOREST CONSERVATION PLANTING QUANTITY SCHEDULE												
	F (esmt.17)	G (esmt.18)	H (esmt. 19)	J (esmt. 19)	K (esmt. 19)	L (esmt. 19)	M (esmt. 19)	N (esmt. 19)	P (esmt.19)	Q (esmt.19)	R (esmt.19)	S (esmt.20)	
AREA TO BE PLANTED (IN AC.)	0.03	1.80	0.07	0.02	0.13	0.01	2.49	0.17	0.18	0.03	0.30	0.50	
BASE QUANTITY OF 2" CAL. TREES REQUIRED (AT 100 TREES/AC.)	3	180	7	2	13	1	249	17	18	3	30	50	
CREDIT FOR LANDSCAPE TREES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
REQUIRED QUANTITY OF 2" CAL. TREES TO BE PLANTED	3	180	7	2	13	1	249	17	18	3	30	50	

NOTE: "1" AND "0" HAVE BEEN INTENTIONALLY OMITTED.

PLANT NAME (BOTANICAL/COMMON)	FOREST PLANTING AREA												
	F	G	H	J	K	L	M	N	P	Q	R	S	
CORNUS KOUSA/KOUSA DOGWOOD	1	18	1	1	1	24	2	2	1	3	5		
ACER RUBRUM/RED MAPLE		18	1	2		25	1	2		3	5		
CERCIS CANADENSIS/EASTERN REDBUD		18	1	1		25	2	2		3	5		
LIRIODENDRON TULIPFERA/TULIP TREE		18		1		25	2	1		3	5		
PLATANUS OCCIDENTALIS/AMERICAN SYCAMORE (PLANETREE)		18		1		25		1		3	5		
QUERCUS PALUSTRIS/PIN OAK		18	1	1		25	2	2		3	5		
LIQUIDAMBAR STYRACIFLUA/SWEET GUM		18		1		25	2	2		3	5		
QUERCUS RUBRUM/RED OAK		18	1	1		25	2	2		3	5		
QUERCUS BICOLOR/SWAMP WHITE OAK	1	18	1	2		25	2	2	1	3	5		
PINUS STROBUS/WHITE PINE	1	18	1	2	1	25	2	2	1	3	5		

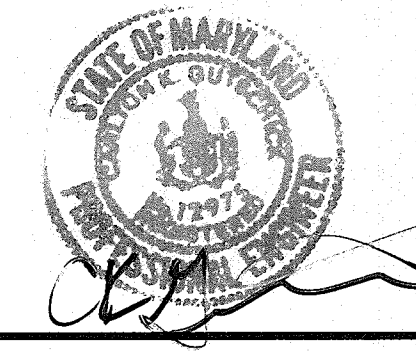
- NOTES:
 1. THE QUANTITY SHOWN ABOVE IS FOR PLANTING WITH 2 1/2" CAL. TREES AT 20' X 20' SPACING. EVERGREEN TREES SHALL BE 6'-8' HT.

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 2/16/16
 PLANNING DIRECTOR DATE

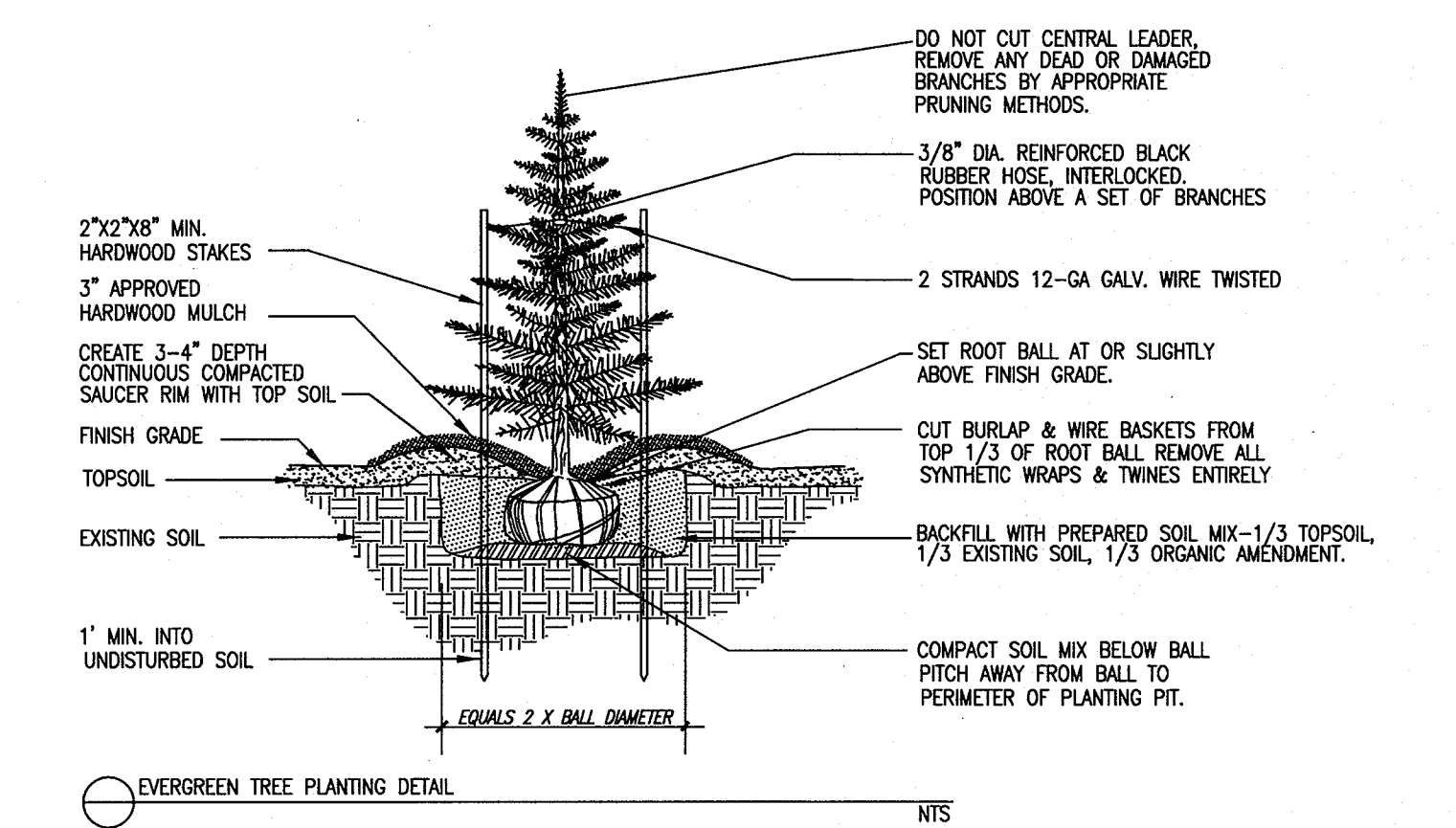
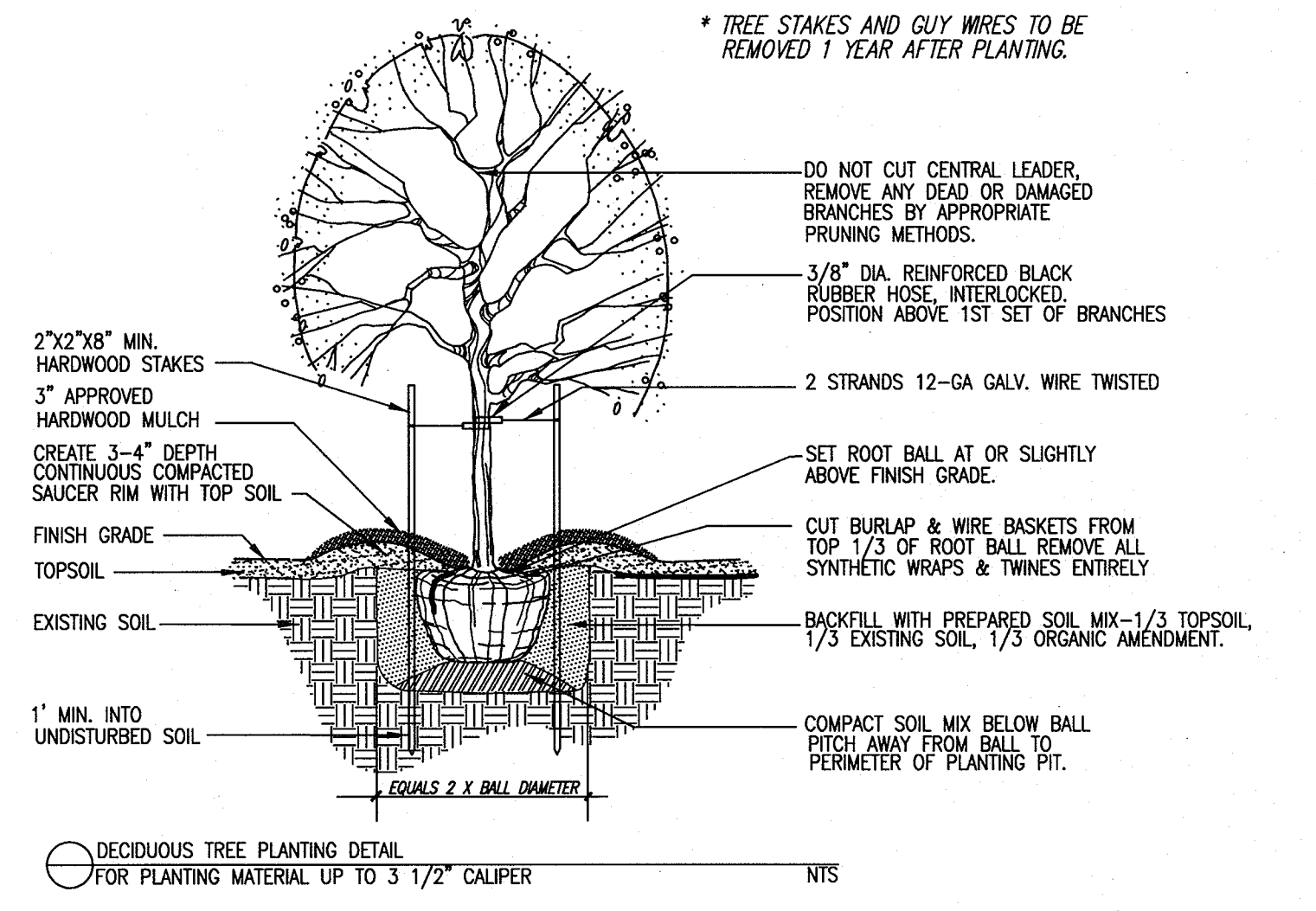
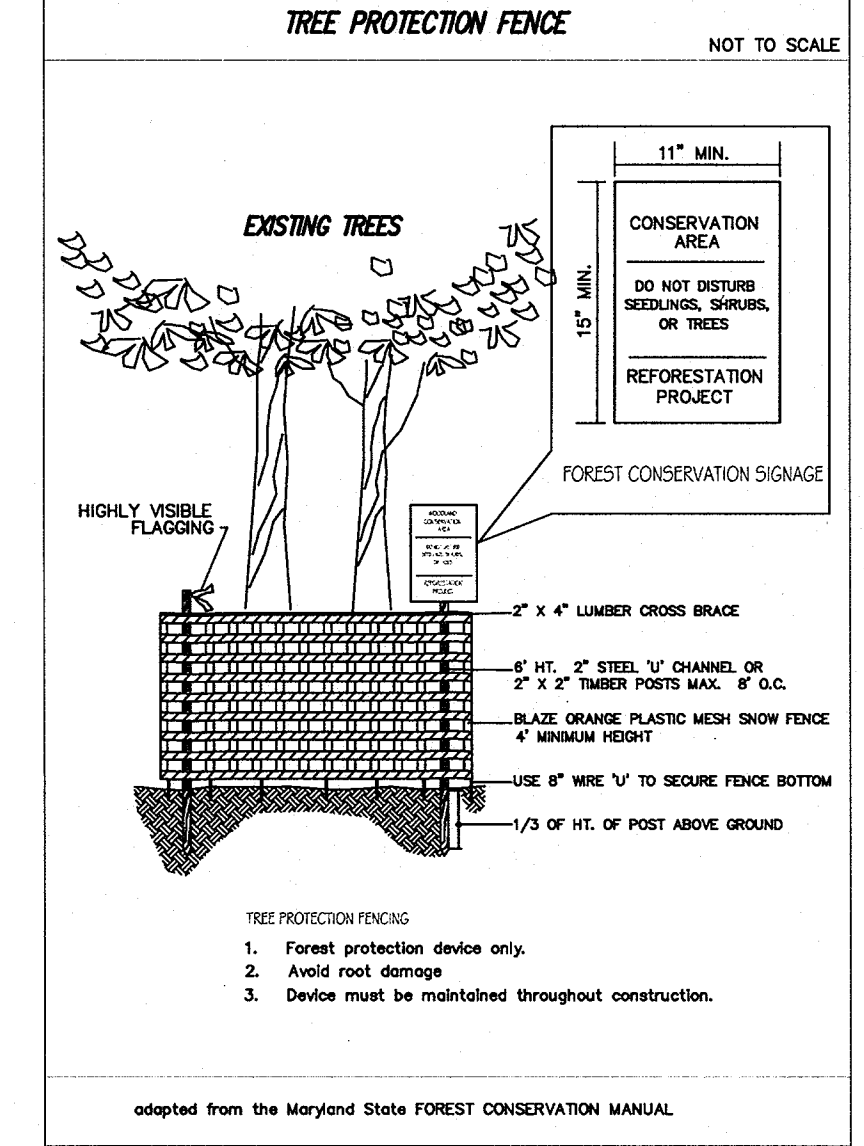
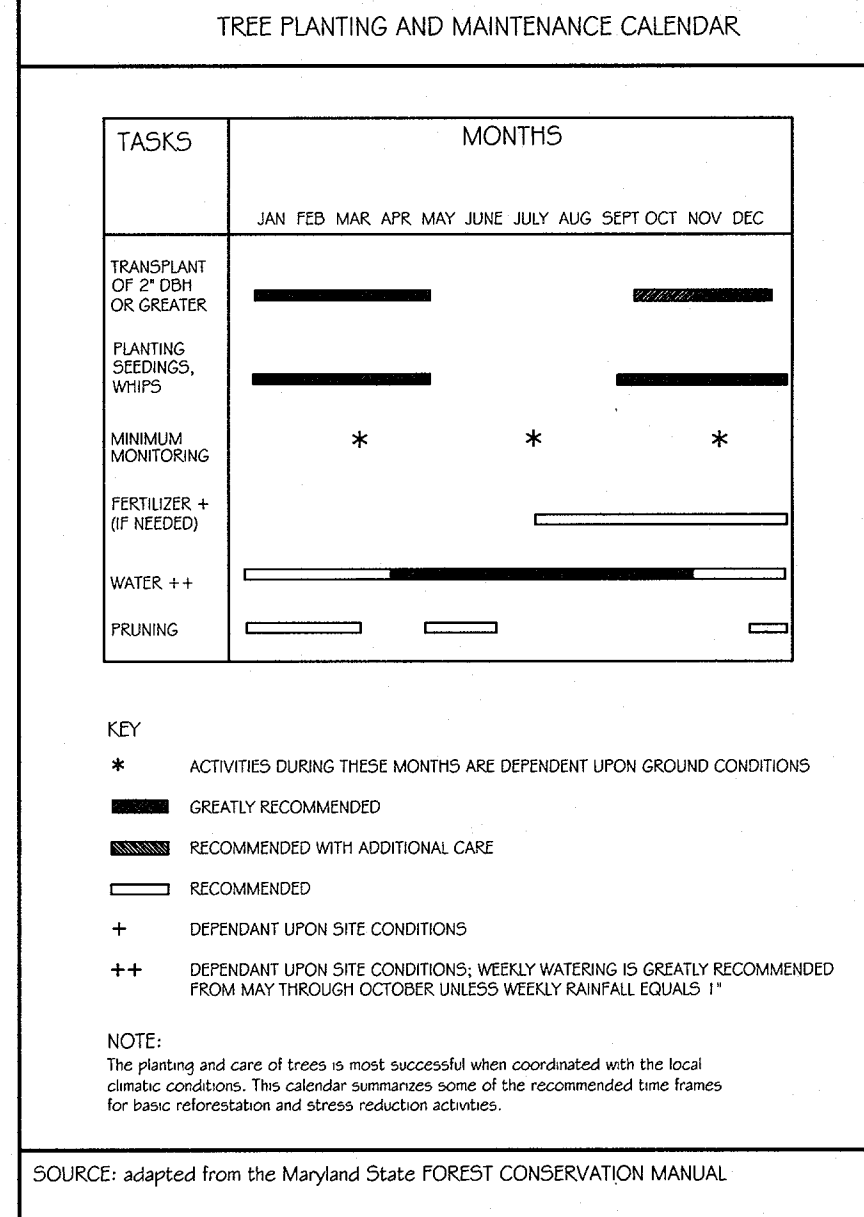
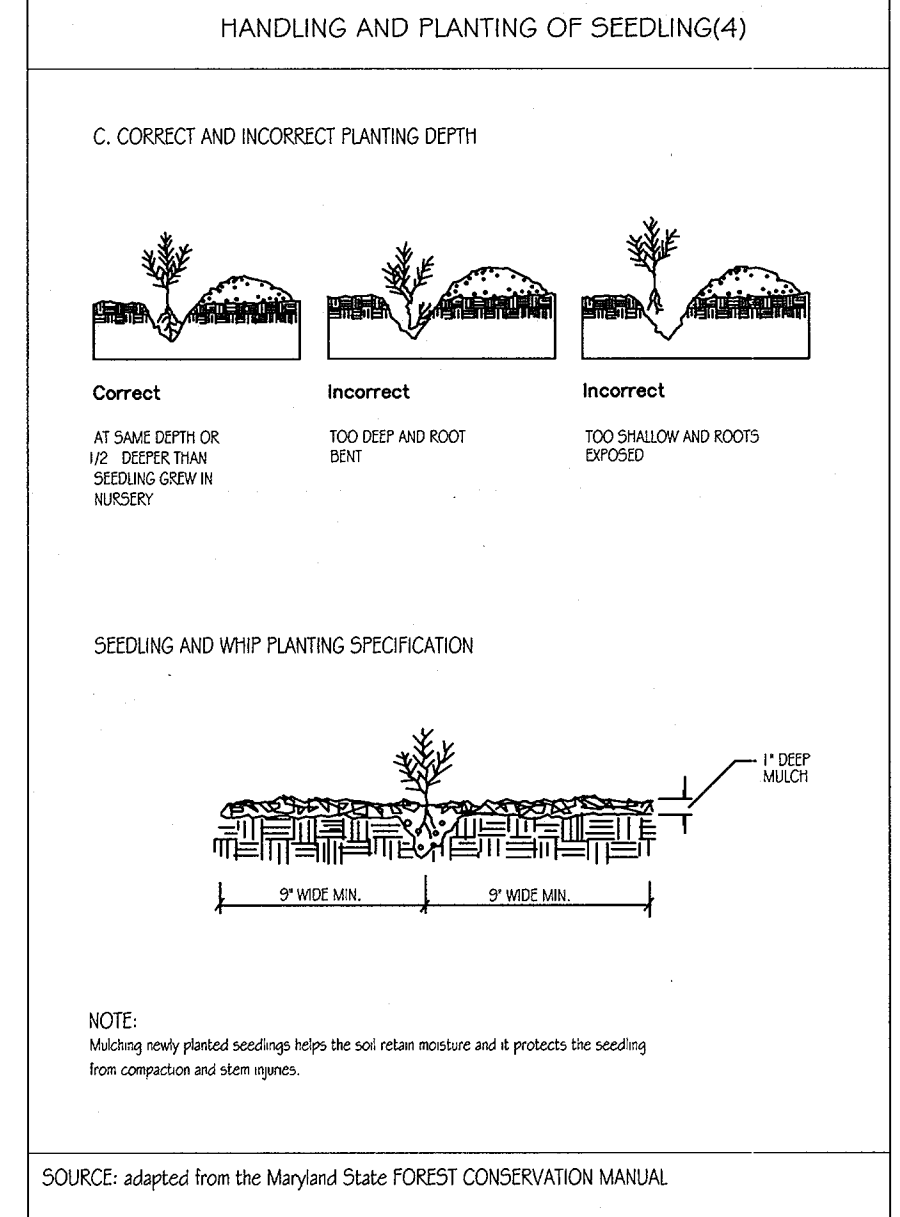
GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES. TWL	DRN. AML	CHK. MBT	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



STATE OF MARYLAND
 Michael B. Tran
 REGISTERED ARCHITECT
 833
 LAINECAPE



PRELIMINARY FOREST CONSERVATION DETAILS AND NOTES
MAPLE LAWN FARMS
HILLSIDE DISTRICT - AREA 3
 Lots 104 through 207, Open Space Lots 208 through 213, and Common Open Areas 214 through 216
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	05001
DATE	TAX MAP - GRID	SHEET
JAN., 2006	41/22-46/4	8 OF 9

L:\CADD\DRAWINGS\04001\05001\PRELIM\05001\F08.dwg 2/1/2006 8:57:35 AM EST

RESIDENTIAL LOT INTERNAL LANDSCAPING CHART				
BUILDING TYPE	FRONT YARD		SIDE AND REAR YARD	
	NUMBER OF PLANTS REQUIRED		NUMBER OF PLANTS REQUIRED	
	SHADE TREES	SHRUBS	SHADE TREES	SHRUBS
SINGLE FAMILY ATTACHED	NONE REQUIRED	1:4' OF LOT WIDTH AT BRL	NONE REQUIRED	NONE REQUIRED

RESIDENTIAL LANDSCAPE PERIMETER REQUIREMENTS SCHEDULE				
RESIDENTIAL LOT LINE	LENGTH OF SIDE PERIMETER	BUFFER REQUIRED	NUMBER OF PLANTS REQUIRED	HOW LANDSCAPING WILL BE PROVIDED
			**SHADE TREES	- DEFER TO SDP -
R-1	112'	PER MAPLE LAWN	PER RESIDENTIAL LOT	
R-2	103'	LANDSCAPE DESIGN	INTERNAL LANDSCAPING	
R-3	103'	CRITERIA	CRITERIA	
R-4	101'			
R-5	125'			
R-6	95'			
R-7	95'			
R-8	95'			
R-9	95'			
R-10	100'			
R-11	101'			
R-12	101'			
R-13	101'			
R-14	95'			
R-15	95'			
R-16	111'			
R-17	95'			

*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:	1:80 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.

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/RESIDENTIAL	'A' Buffer *	1625'	1625 L.F. OF FCE	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	RESIDENTIAL	'B' Buffer *	167 L.F.	NO	NO	3	4	DEFERRED TO FINAL PLAN
SWM-2	SWM	ROADWAY	'C' Buffer *	375 L.F.	NO	NO	9	19	DEFERRED TO FINAL PLAN
SWM-3	SWM	ROADWAY	'C' Buffer *	202 L.F.	NO	NO	5	10	DEFERRED TO FINAL PLAN

* FOLLOWS COMPREHENSIVE SKETCH PLAN GUIDELINE REQUIREMENTS

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark D. Wajda 2/10/06
PLANNING DIRECTOR DATE

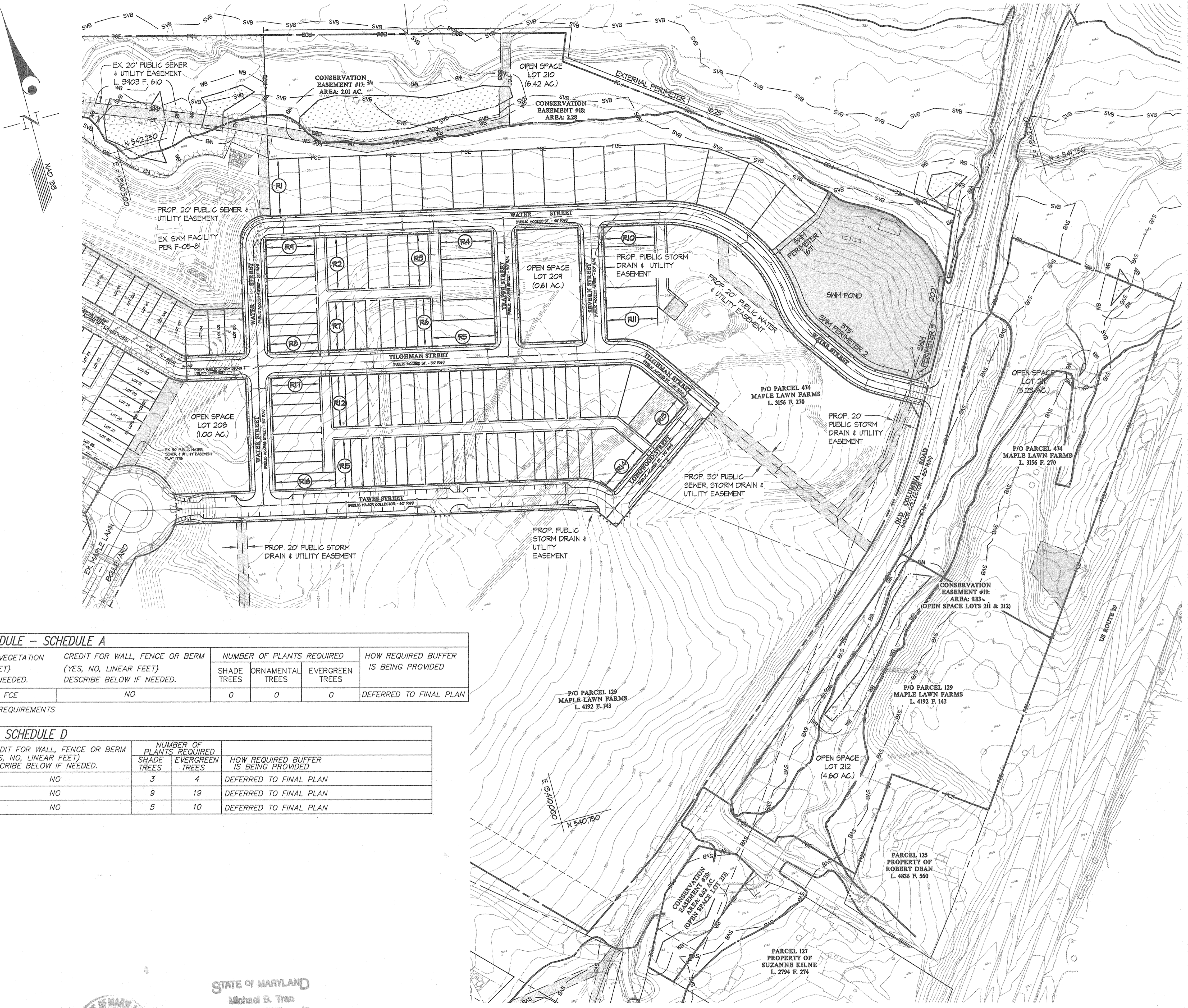
GLWGUTSCHICK LITTLE & WEBBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

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 PLAN
MAPLE LAWN FARMS
HILLSIDE DISTRICT - AREA 3
Lots 104 through 207, Open Space Lots 208 through 213,
and Common Open Areas 214 through 216

SCALE	ZONING	G. L. W. FILE NO.
1"=100'	MXD-3	05001
DATE	TAX MAP - GRID	SHEET
JAN., 2006	41/22-46/4	9 OF 9



STATE OF MARYLAND
Michael B. Tran
933 LANDSCAPE ARCHITECT

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND