have been denoted on the plan.

Gross Site Area 605.3 Acres ± Total Area of Site: 90.44 Acres ±~ Area of Open Space: 26.65 Acres ± Area of 100 Yr Floodolain 1.22 Acres ± Area of Roadway (Public): 0.00 Acres ± Area of Roadway (Private): Area of Employment Parcels: No. of Employment Parcels: Area of Non-Buildable Parcels: 31.03 Acres ± No. Non-Buildable Parcels: 9. Open Space Requirements: Minimum Open Space Requirement for Project is 35%. Total Open

This area of development has both public and private roads, which

Space Required: 31.65 Acres ± (35%) Total Open Space Provided: 26.65 Acres ± (29.5%) Recreational Open Space Required: 2.67 Acres (10%) Recreational Open Space Provided: 4.76 Acres (17.9%) (See Chart-this sheet) Excess open space area from previous phases is being used to fulfill the minimum open space requirement for this phase.

10. 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 3Di and then updated by grade checks performed by Gutschick, Little & Weber, P. A. Contours shown in Parcel C-18, C-19, C-20, and C-22 are per SDP-07-43. Boundary information shown is based upon a field survey prepared by Gutschick, Little, and Weber, P.A. on or about June. 2001

?. Wetland delineation by Exploration Research, Inc. approved by the Corps of of Engineers JD 63787-3 on 03/15/06. Notice of intent to issue a permit is covered by MDE Tracking, #OI-NT-0344/200165421. 5. The 100-year flood plain limits were determined by the floodplain study prepared by Gutschick, Little and Weber, P.A. as part of

P-03-01 and this Preliminary Plan. 14. Horizontal and vertical datum is based on Howard County Station 46BC and 46BD. 5. Existing utilities were taken from available Howard County records.

16. Public water and sewer to be utilized: Existing Water Contract Number: Existing Sewer Contract Numbers: 24-4498-D 17. Traffic Study was prepared and submitted as part of 5 06-16, which

was signed by the Planning Board on 02/20/07. 8. 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. 19. Street trees will be provided per the Amended Comprehensive Sketch

Plan criteria at the Final Plan stage. 20. 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 and Landscape Manual. 21. 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. 22. Stormwater management, for both quality and quantity, for the development proposed by these plans will be satisfied by the regional facility constructed under F-03-07 and the Stormwater Facility shown on these plans. The ponds will be privately owned and

23. The residential lots, parcels and employment use structures developed or proposed on the original 507 acre tract for Maple Lawn Farms are grandfathered to the Fourth Edition of the Subdivision and Land Development Regulations as developed under S-OI-IT, PB Case 353 and ZB Case No. 995M. However, the proposed residential and employment uses that are to be developed under the Amended CSP, 5-06-16 and ZB Case No. 1039M for the former Wessel and Oliver properties are subject to the amended Fifth Edition of the Subdivision and Land Development Regulations per Council Bill No. 45-2003 and the Zoning Regulations per Council

Bill No. 15-2003. 24. 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

25. No grading, removal of vegetative cover or trees, or placement of new structures is permitted within limits of wetlands, streams or their required buffers, and 100 year flood plain areas, except as permitted under WP-02-54, WP-03-02, and WP-03-120.

26. Open space lots may contain active recreational facilities as allowed by the approved Comprehensive Development Criteria. 27. Phasing for this project is in accordance with the Decision and Order for Zoning Board Case No. ZB-995M & ZB-1039M and the

Decision and Order for PB Case No. 353 (Comprehensive Sketch Plan, S-01-17) and No. 378 (Comprehensive Sketch Plan, S-06-16). 28. Development for this phase will be done in accordance with the Comprehensive Development Criteria approved with S-01-17, S-06-16, PB-353 AND PB-378

29. The transportation and transit design will be implemented as outlined in the Petitioner's Exhibit 55 as submitted as part of

30. A Noise Study was prepared by Wildman & Associates for S 01-17, (approved by Planning Board on August 8, 2001), and updated by Wilson T. Ballard company in May 2006 for 5-06-16 (approved by Planning Board on February 20, 2007).

The limits of this submission does not include moderate income 32. For soil types, descriptions and limitations, see S 01-17, and S-06-16.

33. Conflicts between storm drains and street trees will be resolved at Final Plan Stage. 34. 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. 5. The forest conservation requirements per Section 16.1202 of the Howard County Code and the Forest Conservation manual for Phase 6b of this project with an afforestation and reforestation obligation of 9.91 acres will be fulfilled with afforestation planting and retention in the amount of 11.55 acres, which leaves 5.86 acres of excess afforestation planting being done in advance as forest conservation credit for future phases of this project.

36. The 75' Tree Conflict easement shown on these plans grants PEPCO the right to enter the easement for the purpose of cutting down, trimming, removing and/or keeping cut all trees which may interfere with any towers, poles, structures, wires, cables, conduits or other improvements within the PEPCO R/W, as per Liber 2305 Folio 33.

7. Minimum building setback restrictions from public roads and property lines will be provided in accordance with the Comprehensive Development Criteria approved for this project under S-06-16, PB-378 and ZB-1039M.

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY PLANNING DIRECTOR DATE TO 38. The shared access and parking requirement for Parcels "B-1" thru "B-5" is covered by Section IO.II. Access and Parking Easements in "Amended and Restated Declaration of Covenants, Condition and Restrictions for Maple Lawn Commercial Association, Inc." and recorded among the land records of Howard County, Maryland in

liber 7419 at folio 230. SUMMARY OF DEVELOPMENT CRITERIA (PER S-06-16) <u>Open Space (OS)</u>

Any uses which do not involve any extensive coverage of land with structures, including, but not limited to, parks, playiną fields, playgrounds, tennis, basketball and all purpose courts, golf courses, pools, pathways, any other outdoor recreational uses, and environmental facilities such as storm water management facilities or water quality facilities. In addition, buildings and parking lots shall be permitted if they are for the public or for residents and people working within the Subject Property and are owned by a homeowners' or business owners' association, or are for non-profit uses. such as a school, library, fire and rescue station, post office, museum, art gallery, nature center, or community building. Parking lots are permitted only as an accessory use to an approved use on the same lot. Open land within designated residential land use areas shall be considered Open Space if it is held for the common use of persons residing in the vicinity of such land.

a. Public or private child care center.

. Community Center for customary community activities including but not 1. The presentation and performance of outdoor community

activities, public or private, such as musical and theatrical performances, outdoor picnics, art shows, and carnivals. Rummage sales, white elephant sales, cake sales, dances, and similar activities. 3. Operation of a community hall including leasing of same for

public or private use. 4. Operation of incidental commercial activities such as a snack c. Public or private tennis courts, together with such incidental

commercial activities as are consistent with primary use of the lot as d. Buildings and parking lots which are owned and used by any governmental entity or homeowners' association or are used for non-profit purposes including but not limited to:

Community library facility Teen center building including incidental sales on the premises of food and beverages Buildings used primarily for religious activities

Mail room, post office, pool house, meeting hall, exercise facility, leasing offices, administrative offices, including incidental sales on the premises of food and beverages. e. Park structures including but not limited to agrebos, pavilions. amphitheater seating, decks, fountains, walks, hardscape plazas, trails,

Environmental facilities such as drainage, stormwater management facilities, wetland mitigation, afforestation or reforestation. h. Activity areas such as tot lots, volleyball and multi-purpose courts,

pionic areas, etc. Sign and entry features may be located at any location in a setback, if approved by the Planning Board and does not interfere with sight distance along public roads.

No minimum/maximum lot sizes apply within Open Space land use areas except that 35% of the gross acreage of all recorded land must be open space and 10% of the Open Space must be available for active recreation.

Buildings or structures within Open Space land use areas shall be a minimum of 10' from any right-of-way or property line, except that park like

structures such as gazebos, pavilions, benches fountains and similar structures may be located anywhere within an open space lot; except, however, that buildings and structures may be permitted anywhere within Open Space land use areas in accordance with a Site Development Plan approved by the Howard County Planning Board.

There shall be no height limitations for buildings or structures in Open Space land use areas, provided improvements are constructed in accordance with a Site Development Plan approved by the Howard County Planning Board.

No coverage requirement is imposed upon lots within Open Space land use

Health Club

Tennis Court

10.0 spaces per 1,000 square feet of net leasable area 1.0 space per seven persons permitted in the pool at one time by the Health 2.0 spaces per court

Such parking areas may be in parking lots, 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.

Reductions in parking requirements are permitted pursuant to the Howard County Zoning Regulations Sections 133.D.8 (Parking Studies), and 133.E.1

Any use normally and customarily incidental to any use permitted in any Land

No minimum or maximum parcel sizes apply in the Employment land use areas. Maximum building height shall be limited to 120' unless approved to be greater on a Site Development Plan by the Howard County Planning Board.

Additionally, the following shall apply: • Commercial buildings at the corner of Johns Hopkins Road and Maple Lawn Boulevard shall not exceed three stories. Commercial buildings east of Maple Lawn Boulevard at the Focal Point shall not exceed four stories.

 Commercial buildings in the Business District within 300 feet of MD Route 216 shall not exceed one story. · Commercial buildings in the Business District located between 300 feet

and 500 feet from MD Route 216 shall not exceed four stories. Commercial buildings in the Business District beyond 500 feet from MD Route 216 shall not exceed eight stories above the highest adjoining

 Commercial buildings in the Westside District within 300 feet of MD Route 216 shall not exceed two stories. Commercial buildings in the Westside District beyond 300 feet from MD Route 216 shall not exceed four stories above the highest adjoining

<u>Permitted Uses</u> The following uses are permitted in Employment land use areas:

Employment uses permitted only within M-I Zoning District shall not be permitted. All uses permitted as a matter of right in the POR, B-1 and M-1 Districts, as per Petitioner's PDP Exhibit 78, without regard to any limitations or restrictions on retail or personal service uses otherwise permitted in such districts; fast food, convenience stores, country clubs and golf courses, movie theaters, legitimate theaters and dinner theaters, public utility uses (excluding stand-alone communication towers), group care facilities, housing for the elderly and/or handicapped persons, nursing homes and sheltered housing. Parcel A-2 may contain Live-Work Units as defined in the Other Residential (OR) section. Accessory Structures and Accessory Uses are

PROFESSIONAL CERTIFICATION HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975 EXP. DATE: 05/26/08.

SUMMARY OF DEVELOPMENT CRITERIA (continued)

The following additional uses not referred to or included in the above uses, which are allowed by Special Exception in the POR, B-1 and M-1 districts, will be permitted as a matter of right in the Employment Land Use Areas, and are specifically approved by the Planning Board on this Amended Comprehensive Sketch Plan, provided, however, that quarries, temporary wrecked vehicle storage and yard waste shall not be allowed:

Public school buildings-temporary conversion to other uses
 Theaters, legitimate and dinner

Theaters, movie

· Public utility uses, limited to the following: utility substations, above ground pipelines, pumping stations, telephone stations, and telephone exchanges, but no stand-alone commercial communications towers.

The following use restrictions also apply:

• No more than 15% of the total Employment land use area may be devoted to warehouse and light manufacturing uses. · Cemeteries, mausoléums & crematoriums are not permitted

• A maximum of one gasoline service station is permitted. The gasoline

service station may include a car wash, car repair facilities, and/or

convenience store food. • No single Retail Center shall contain more than 150,000 square feet of gross floor area designated for use by retail and personal service businesses. Designated Retail Centers may include retail stores, personal service establishments, and similar uses, as well as fast food restaurants and a gasoline service station; however for all Retail Centers the total square foot area which may be used for retail and personal service business shall not exceed 181,590 (300 square feet per gross acre). No individual retail establishment within the MXD-3 District shall have a gross floor area greater than 65,000 square feet. Retail and personal

services and other allowed uses, such as restaurants and a gasoline

service station may also be located within other designated Employment

Section 128.F shall apply to Employment land use areas.

Areas outside of a Retail Center.

No coverage requirement is imposed in Employment land use areas.

Floor Area Ratio (FAR)
Overall limit is 0.35 calculated on the total acreage for all Employment land

Setbacks (Also see "Project Boundary Setbacks")

The minimum setback for employment/commercial structures shall be as follows:

• 50' from the boundary line along Johns Hopkins Road or Route 216 • 10' from the right-of-way of Maple Lawn Boulevard No setback is required from the right-of-way of any internal public or private roads other than for Maple Lawn Boulevard as noted above.

• 10' from any other property line • 15" to public right-of-way of Maple Lawn Boulevard (except for parallel

parking adjacent to roadway) • 10' to any other property or boundary line (except for parallel parking adjacent to roadway, or where a parcel line lies within a use-in-common parking area serving multiple parcels)

Structures may be located anywhere within setback areas in accordance with a Site Development Plan approved by the Howard County Planning Board.

Except for the following, Section 128.A.I applies:

. 20' to project boundary line along Johns Hopkins or Route 216

A. Bay windows, eaves, French Balconies, porticos, cornices, awnings, signs, and similar architectural elements may encroach fully into any setback. B. Arcades may encroach into any setback to within I' of the property line. Where such arcades are proposed, the front fa?ade may align, vertically, with the front of the arcade, thereby reducing the required front setback accordingly. An arcade is an arched building, or portion of a building, or gallery often covered with a roof structure or building supported by a series of arches and/or columns on piers.

a. A minimum of five parking spaces shall be provided for each 1,000 square feet of net leasable area devoted to commercial retail sales

b. A minimum of 3.3 parking spaces shall be provided for each 1,000 square feet of net leasable area that is devoted to office or research and development uses.

c. No parking requirement is imposed upon any restaurant, coffee shop or similar facility constructed within buildings which primarily serves tenants and employees of such buildings, or neighboring buildings accessible by d. One parking space shall be provided for each bedroom contained

within any hotel, inn or similar facility and one parking space shall be provided for each five employees of such facility. One parking space shall be provided for each three seats within any restaurant, coffee shop or similar facility constructed within a hotel, inn shall be provided for each five employees of any such facility.

or similar facility or as a freestanding structure and one parking space One parking space shall be provided for each two beds in any hospital or clinic; one parking space shall be provided for each employee on a major shift; and eight parking spaces shall be provided for each doctor treating outpatients on a major shift. Industrial Uses:

Warehouse 0.5 spaces per 1,000 sq. feet of net leasable area 'Flex' Space (Industrial/Office)

2.5 spaces per 1,000 square feet of net leasable area 2.0 spaces per 1,000 square feet of net leasable area. Recreational Uses:

10.0 spaces per 1,000 sq. ft of net leasable area 1.0 space per seven persons permitted in the pool at one time by the Dept. of Health

"Net leaseable area" is defined as 90% of the gross floor area (after deducting any floors devoted to storage and common uses), unless a more precise value is determined by reducing the gross floor area by areas devoted to parking, vehicular circulation, office building storage areas, equipment and mechanical rooms/areas, locker and shower facilities, entrance foyers/atria, and similar areas.

Required minimum parking for all such commercial and employment uses shall be met off-street. Additional parking may be accommodated on-street, in parallel parking within public road rights-of-way, parallel spaces located on paved areas adjacent to publicly maintained roadways or oriented diagonally or at right angles to such roadways, in and/or out of the public R/W.

Reductions in parking requirements are permitted pursuant to the Howard County Zoning Regulations Sections 133.D.8 (Parking Studies), 133.E.I (Shared Parkina) and 133.E.2 (Trip Reduction Plans).

> On May 2, 2001, MP-01-111 was granted for the following: Additional points of access allowed onto Sanner Road other than those permitted by 16.119(f)(1), subject to further analysis

and approvals at later plan stages. Residential lots are allowed to front on neighborhood parks instead being limited frontage on public R/W's as in 16.120(c)(2), subject to adequate private alley access.

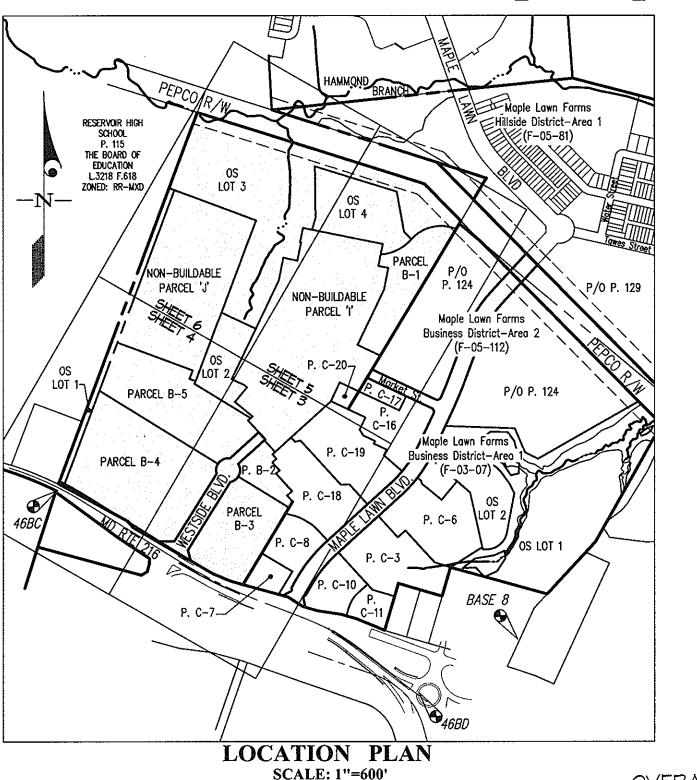
On Oct. 11.2002, MP-03-02 was granted to allow: Grading within the 75' stream buffer and floodplain as shown

on the revised grading exhibit submitted 9/6/02 (waiver from Section 16.116 (a)(2)(ii) and Section 16.115 (c)(2) respectively. Elimination of truncation at right-of-way corners of residentia lots and other parcel corners at right-of-ways where necessary to achieve the traditional neighborhood design (waiver from Section 16.119 (e)(5).

On August 20, 2004, WP 05-12 was granted, allowing the following: The disturbance within the floodplain and stream buffer is subject Development or subdivision in a cemetery (waiver from Section 16.1304) to obtaining the necessary permits from MDE and DNR. 2. Removal of Human Remains from a cemetery prior to development Elimination of the truncations is subject to having adequate sight (waiver from Section 16.1306) and intersection distance as determined by the DPZ, Development Enaineerina Division.

PRELIMINARY PLAN MAPLE LAWN FARMS Westside District - Area 1

Parcels B-1 through B-5, Non-Buildable Parcels 'I' & 'J', and Open Space Lots 1 through 4



FILE REF.

F-03-07

F-03-90

F-04-92

F-05-81/F-05-82

F-05-139/F-07-06

F-05-112/F-05-113

F-06-43

F-06-161

P-07-02

F-07-37

F-07-183

P-07-18

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

2. Grading and removal of vegetative cover within a 25' wetland buffer and

1. The waiver petition approval pertains to the limits of disturbance to the

proposed employment district located in the southeast portion of Parcel

wetlands, stream channel, and floodplain areas identified within the

2. MDE waterway construction approval is required prior to road plan

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 Natural Resources and

the U.S. Army Corps of Engineers, and prior to commencement of any grading disturbances. Reference the approved permits, certificates or

implemented for this project as proposed and shown on the Petitioner's

4. The Phase I stream channel mitigation and restoration plan shall be

3. All grading, clearing and filling disturbances within the 100 year

tracking numbers on all future plan and permit submittals.

1. Development within a 100 year floodplain, and

The approval is subject to the following conditions:

4a

46

n/a

n/a

6b

OVERALL DENISTY TABULATION

OVERALL S.F.D/GROSS ACRE

OVERALL O.R/GROSS ACRE

OVERALL EMPLOYMENT F.A.R

OVERALL S.F.D/O.R. DENSITY

a 50' stream buffer.

Waiver Petition Plan Exhibit "E".

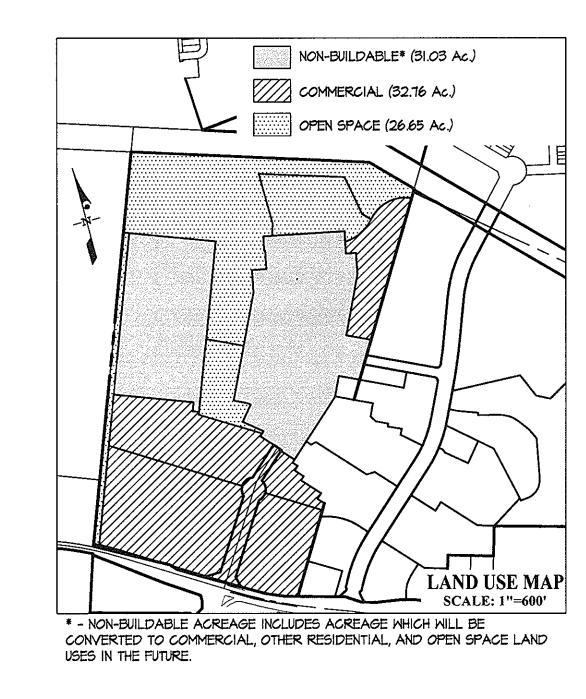
TOTALS

ACREAGE

3.00

33.26

15.05



O.R. UNITS

382

SINGLE FAMILY DETACHED

ALLOWED MAX. RES. UNITS ALLOWED

122.0 SINGLE FAMILY ATTACHED

73.6 APARTMENTS (O.R.)

(APT/S.F.A.)

S.F.D.

DENSITY

5.1/AC.

5.8/AC.

5.3/AC.

5.3/AC.

DENSITY

8.0/AC.

6.4/AC.

8.1/AC.

13.0/AC.

8.7/AC.

82/AC.

PARCEL

EMP. BLDG.

0.00

AREA

0.43

1.69

0.10

0.23

18.31

12.72

HOWARD COUNTY, MARYLAND

5-06-16

507 (37.8%)

210 (15.7%)

623 (46.5%)

46BC ELEV. = 472.16 N = 534,925.13 E=1,337,205.77 STANDARD DISC ON CONCRETE MONUMENT 46BD ELEV. = 431.17 N = 538,656.76 E=1,339,461.55 STANDARD DISC ON CONCRETE MONUMENT ADC MAP 18 - GRIDS K5 & K6, ADC MAP 19 - GRIDS A5 & A6 LEGEND

---- 400 --- EX CONTOUR -------PROP. CONTOUR _____EXISTING TREELINE STRUCTURE NUMBER CENTERLINE CURVE PROPERTY CORNER PROP. STORM DRAIN • • • • • • • PROP. BARRICADE LIMIT OF WETLAND WETLAND AREA CENTERLINE OF STREAM BOTTOM OF STREAM ACCESS POINTS

PROPOSED 6' PATHWAY FOREST CONSERVATION

STEEP SLOPES - 15% TO 25% STEEP SLOPES - 25% AND GREATER 15' NO WOODY VEGETATION

SHEET INDEX COVER SHEET

2 PRELIMINARY OVERALL GRADING PLAN 3 PRELIMINARY PLAN 4 PRELIMINARY PLAN

5 PRELIMINARY PLAN 6 PRELIMINARY PLAN 7 EXISTING CONDITIONS PLAN 8 PRELIMINARY FOREST CONSERVATION PLAN

9 PRELIMINARY FOREST CONSERVATION DETAILS AND NOTES IO PRELIMINARY LANDSCAPE PLAN II PRELIMINARY LANDSCAPE NOTES AND DETAILS

CONVERTED

O.R. LOTS

S.F.D. LOTS

R/W (EMP.)

R/W (EMP.)

R/W (EMP.)

O.R. LOTS

O.R. LOTS

O.R. LOTS/NON-BLD, PAR

REMAINING

18.31

311.59 605.3 *LAND ACREAGES INCLUDE NON-BUILDABLE AREAS

6.20

217.1

PRIV. RD.

ACREAGE

OVERALL OPEN SPACE TRACKING CHART

OVERALL TRACKING CHART

----- 30.83 (59.3) 21.15 (40.7) 0.00 0.00 4.35

S.F.D. AC. (%) O.R. AC. (%)

0.00 0.00 0.00 0.00 (0.0) 0.00 (0.0) 0.45 (31.7) 2.05 (68.3) 0.00 (0.0)

0.00 -0.23 0.00 0.00 (0.0) 1.13 (23.2) 1.26 (21.8) 0.00 (0.0) 18.50 (55.6)

0.00 0.00 0.00 0.00 (0.0) 0.00 (0.0) 8.70 (51.8) 0.00 (0.0) 6.35 (42.2)

0.00 0.00 0.00 0.00 (0.0) 0.00 (0.0) 0.63 (100.0) -0.63 (0.0) 0.00 (N/A)

On Avgust 8, 2007, MP-08-04 was granted to waive Section

16.121(e)(1) which requires open space lots (Open Space Lots I

thru 4) to have a minimum of 40 feet of frontage onto a public

road for access by pedestrians and maintenance vehicles.

1. Bollard markers or some form of permanent signage shall be

installed at the public or private road frontages to identify

and for Open Space Lots 2 and 4 at the SWM access

2. Subject to the SRC comments issued for Preliminary Plan,

3. The minimum public road frontage for HOA Open Space Lot 2

on the waiver plan exhibit to a minimum of 20 feet in width.

4. A 20' wide minimum unrestricted public or private road access

Open Space Lot 4 (future HOA recreational ball fields) to

accommodate pedestrian access and periodic access for

5. The processing of this waiver request for the minimum open

maintenance and emergency vehicles.

shall be increased in width from the 19 feet presently proposed

must be provided to serve as an entranceway leading into HOA

space frontage requirements for Open Space Lots 1 thru 4 as

of the public or private frontage requirement until the final

subdivision plans are submitted for this project.

shown on P-07-18 shall be considered as a temporary deferral

ELECTION DISTRICT No. 5

pedestrian and vehicular access to Open Space Lots I thru 4

easement to identify maintenance vehicle access to the SWM

The approval is subject to the following conditions:

0.52 0.43 0.24 0.00 (3.2) 10.84 (29.0) 8.09 (21.6) 1.56 (4.2) 15.75 (42.1) 3.72 3.74 1.56

-0.52 -0.43 2.71 0.00 (3.0) 7.11 (12.1) 12.28 (20.4) 14.80 (25.2) 22.85 (38.4) 2.52 0.46 0.00

0.00 | 1.48 | -1.69 | 0.00 | -(1.4) | 0.00 | (0.0) | 7.29 | (47.1) | 1.69 | (10.9) | 6.70 | (43.3) | 0.00 | 3.40 | 1.69

0.00 0.00 -1.26 0.00 (0.00) 0.00 (0.0) 0.00 (0.0) 3.15 (101.0) 1.23 (39.4) 0.00 0.00 2.04

0.00 0.00 0.00 (0.0) 0.00 (0.0) 0.00 (0.0) 3.05 (100.0) 0.00 (NA) 0.00 0.00

0.00 | 18.31 | 12.72 | 0.00 | (34.3) | 0.00 | (0.0) | 0.00 | 0.00 | 32.76 | (36.2) | 26.65 (29.5) | 0.00 | 0.00 | 2.03

2.8 UNITS/AC.

14.0 UNITS/AC.

2.2 UNITS/AC.

(10.0) | 25.68 (8.2) | 46.45 (14.9) | 89.26 (28.6) | 119.18 (38.2) | 34.69

LAND USE ACREAGES*

EMPLOYMENT

OPEN SPACE

OTHER RESIDENTIAL (O.R.)

SINGLE FAMILY DETACHED (S.F.D.)

GROSS REF. NO. ACREAGE AC. (%) I F-03-07 51.98 21.15 (40.7) 31.43 | 15.75 (42.1) | 7.52 (47.7) (1) F-03-90 3 F-04-92 58.80 22.85 (38.9) 4a | F-05-81 / 82 | 15.47 | 6.70 (43.3) | 0.29 (4.3) (2) 4b F-05-139 1.23 (39.4) 3.12 4c F-05-112/113 3.00 0.00 (0.0) 5a F-06-43 0.00 0.00 (0.0) 5b | F-06-161 | 33.26 | 18.50 (55.6) | 1.61 (8.7) 6 P-07-02 I5.05 6.35 (42.2) n/a F-07-183 3.05 0.00 (0.00) 66 THIS PLAN 90.44 26.65 (29.5) 4.76 (17.9) (3) 311.60 | 119.18 (38.2) | 14.18 (11.9)

* The percent of active open space is based upon the total open space provided. 1 7.52 ACRES = Community Center (OS 125 - 5.01 Ac.), OS 126 (0.55 Ac.), and OS 230 (1.96 Ac.) (2) 0.29 ACRES = Pathways

(3) 4.76 ACRES = OS Lot 4 (4.76 Ac.)

12.72 36.64 31.03 TOTAL. THE LIMITS OF THIS PRELIMINARY PLAN COVERS PART OF THE

NON-BUILDABLE TRACKING CHART

F-04-92

F-04-92

F-05-139

F-05-81

F-06-43

F-06-43

F-06-161

0.43

0.24

1.02

0.10

0.23

FILE UNDER | FILE UNDER

WAS CREATED WAS CONVERTED

F-03-90 F-05-139

BUILDABLE PARCEL WHICH PARCEL WHICH PARCEL

F-03-90

F-03-90

F-04-92

F-04-92

F-05-81

F-05-81

F-06-43

THIS PLAN

THIS PLAN

DEVELOPMENT PROPOSED BY S-06-16 AS ANNUAL PHASE 6 (ALLOCATION YEAR 2009). G. L. W. FILE No. SCALE ZONING 06081 AS SHOWN MXD-3

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

L:\CADD\DRAWINGS\03067\06081\ARCHIVE\2007-08-20-CS1.dwg | DES. DEV | DRN. AWL | CHK. DEV

REVISION

PREPARED FOR: G&R WESSEL, LLC SUITE 300 WOODHOLME CENTER 1829 REISTERSTOWN ROAD BALTIMORE, MD 21208 ATTN: CHARLIE O'DONOVAN 410-484-8400

PROPOSED

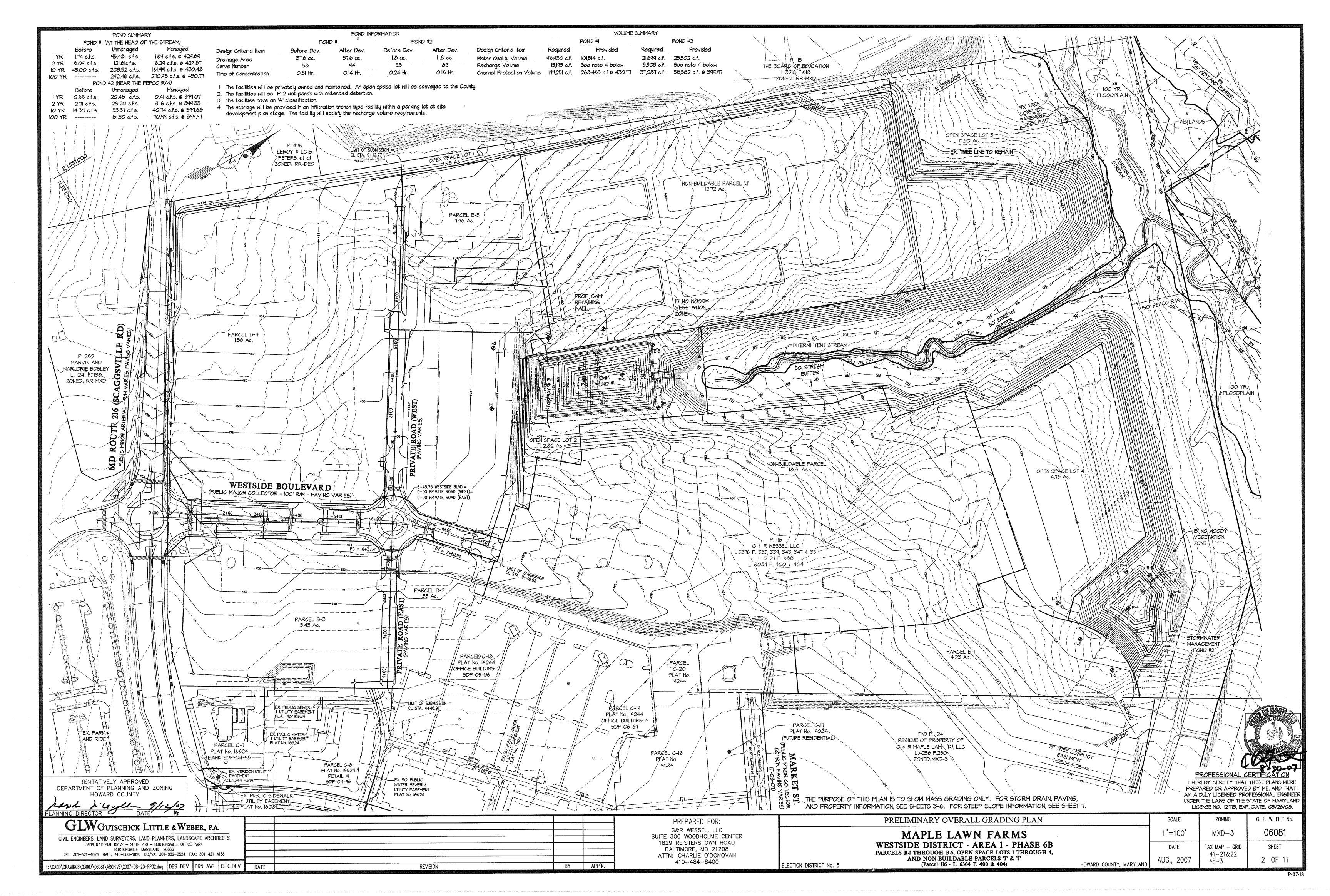
5.3 UNITS/AC.

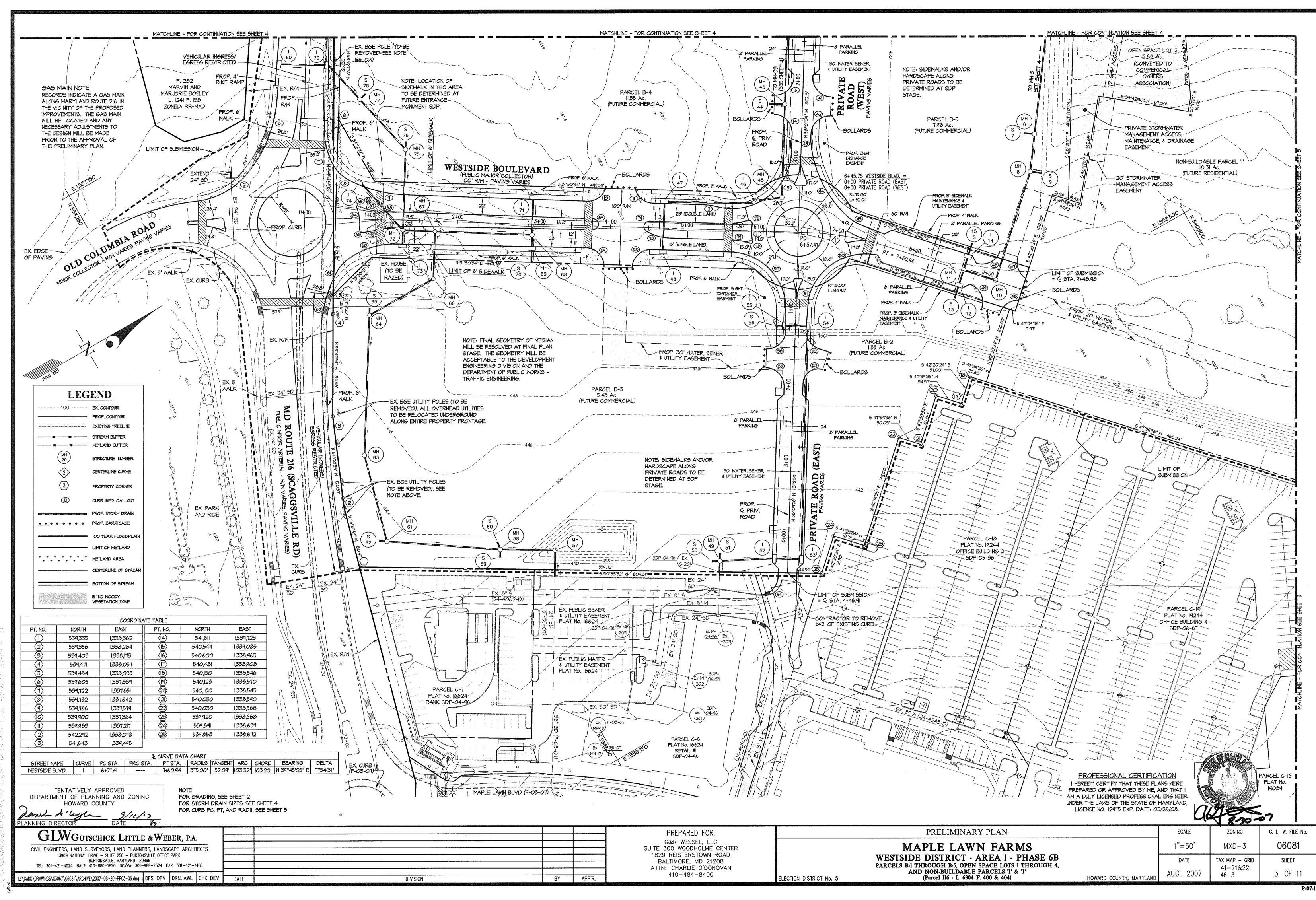
8.2 UNITS/AC

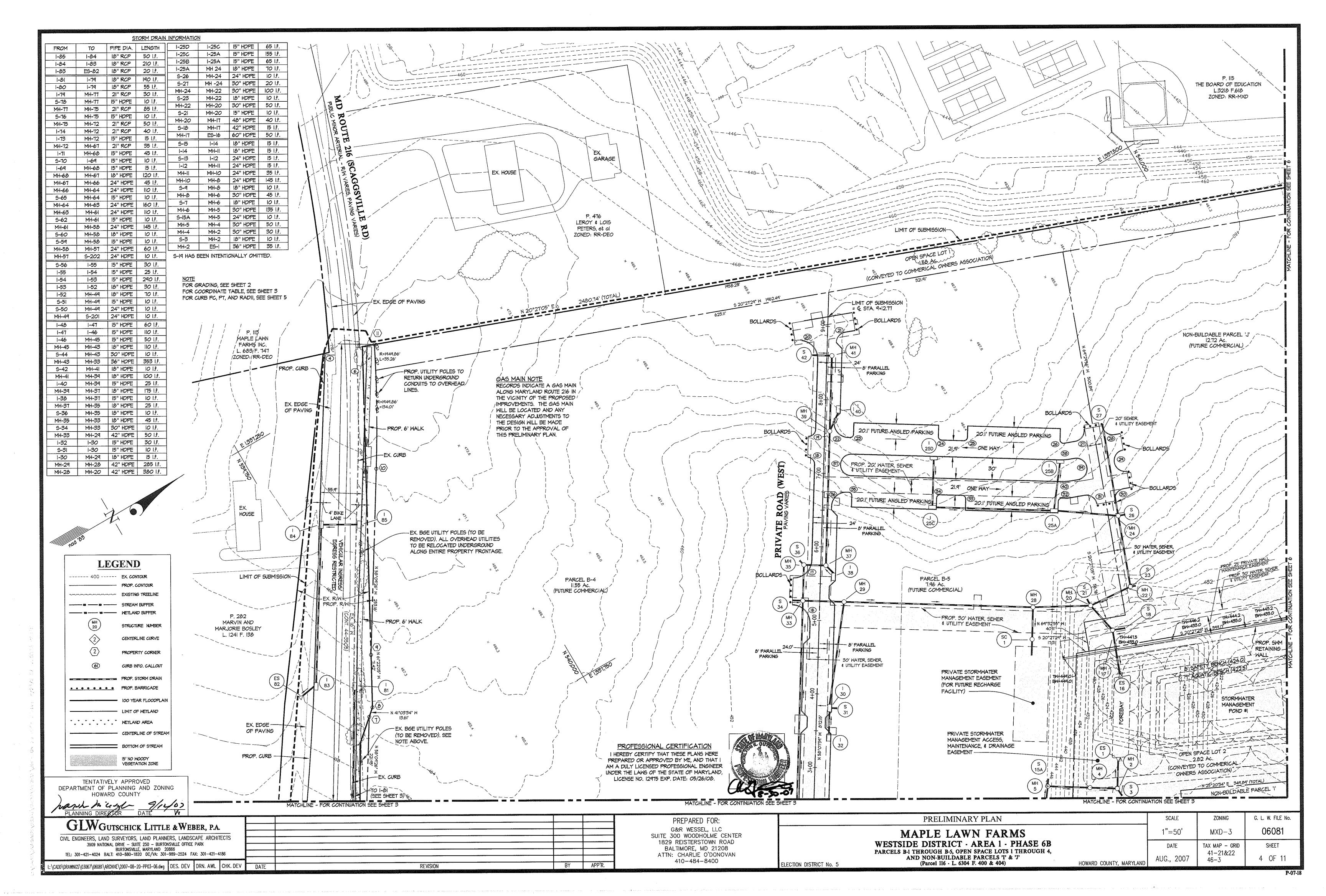
MAPLE LAWN FARMS WESTSIDE DISTRICT - AREA 1 - PHASE 6B PARCELS B-1 THROUGH B-5. OPEN SPACE LOTS 1 THROUGH 4. AND NON-BUILDABLE PARCELS 'I' & 'J' (Parcel 116 - L. 6304 F. 400 & 404)

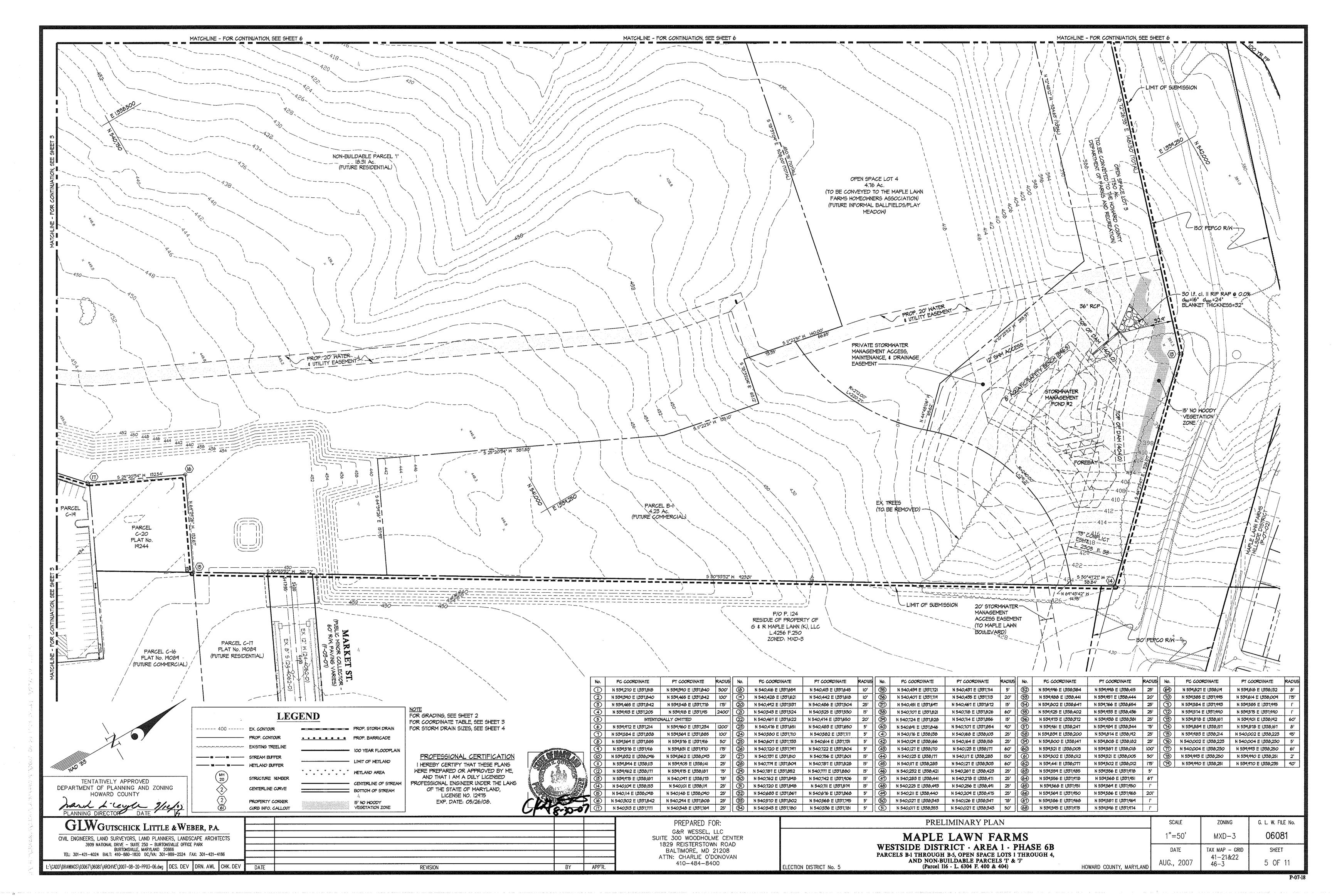
COVER SHEET

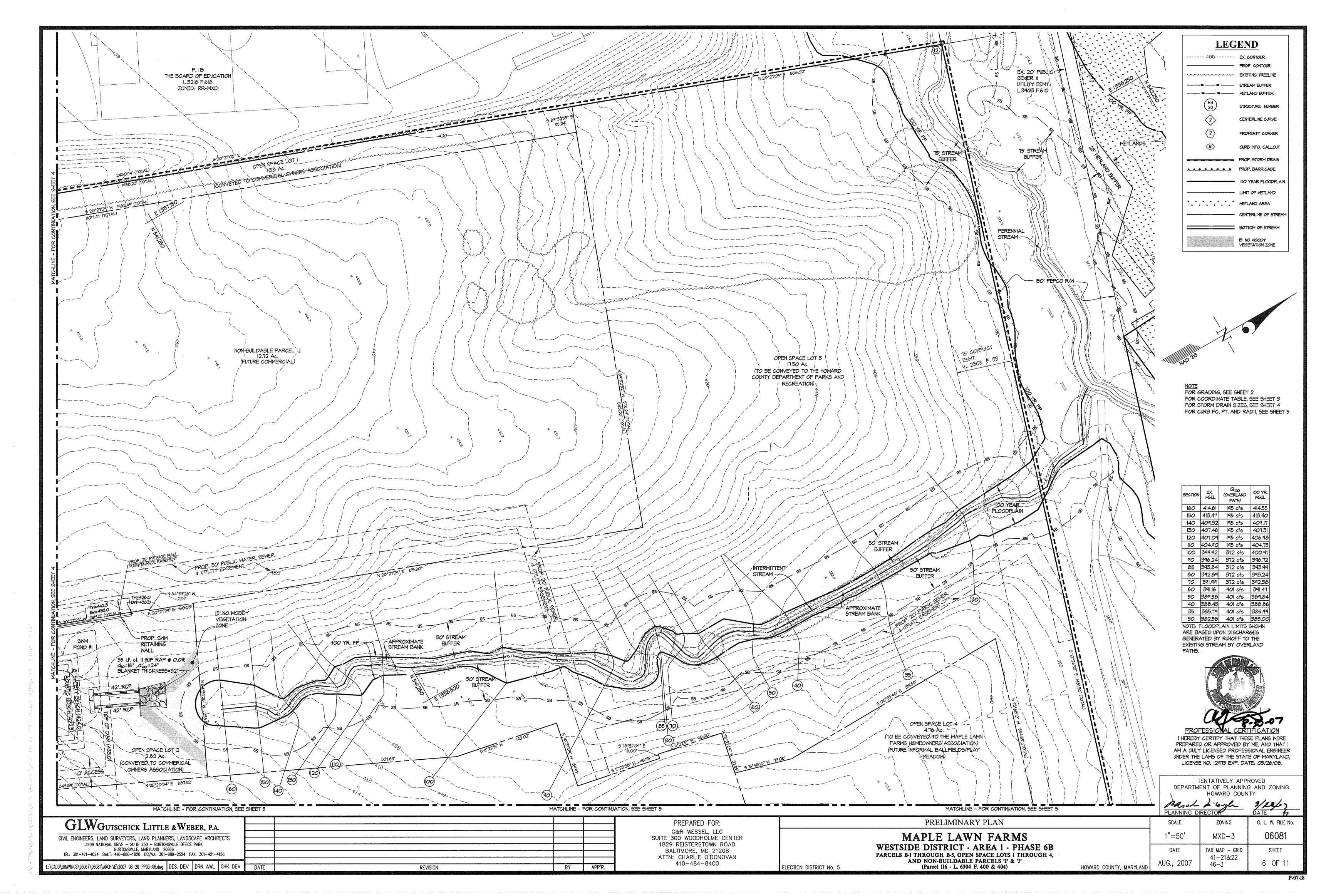
TAX MAP - GRID 41-21&22 OF 11 46-3

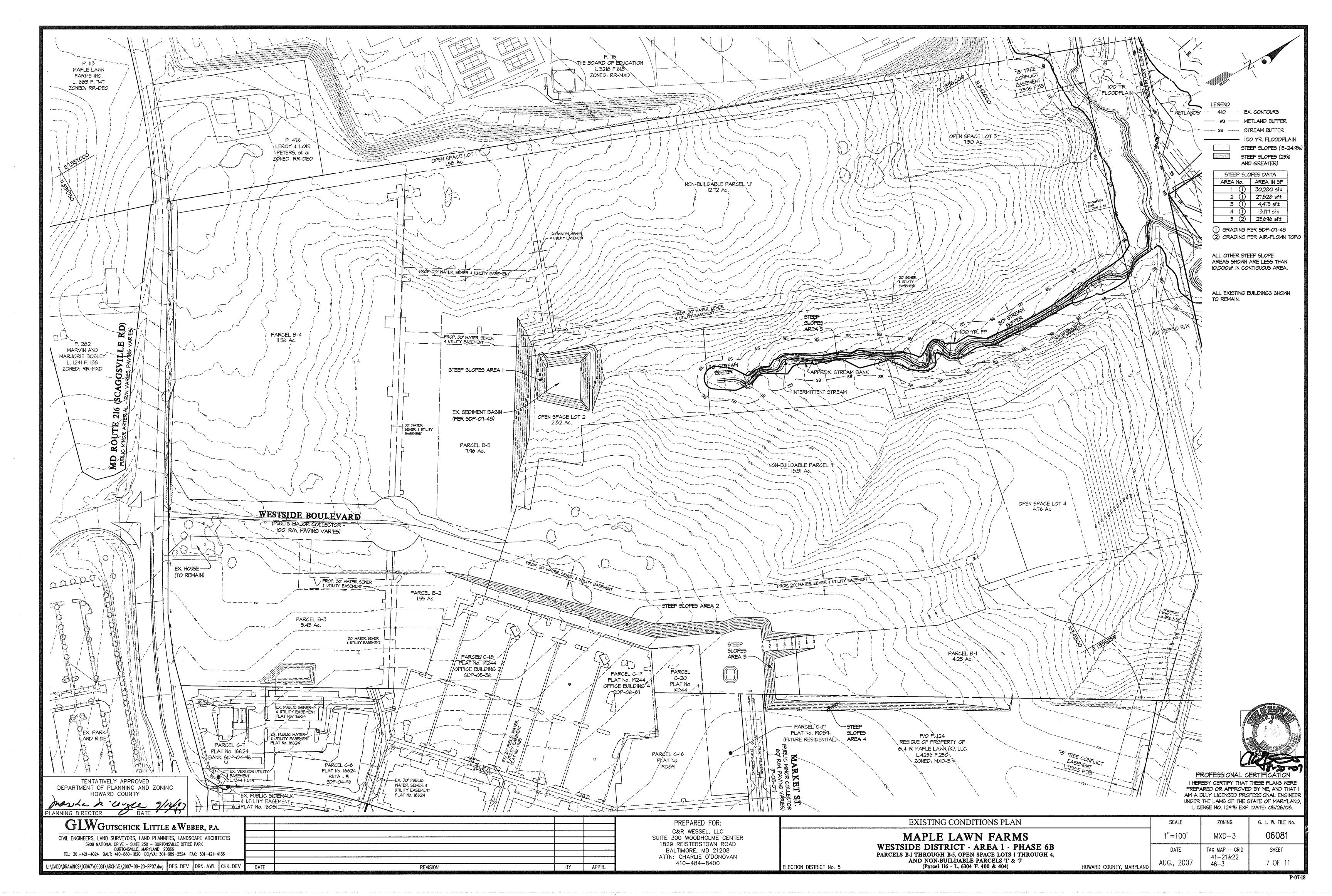


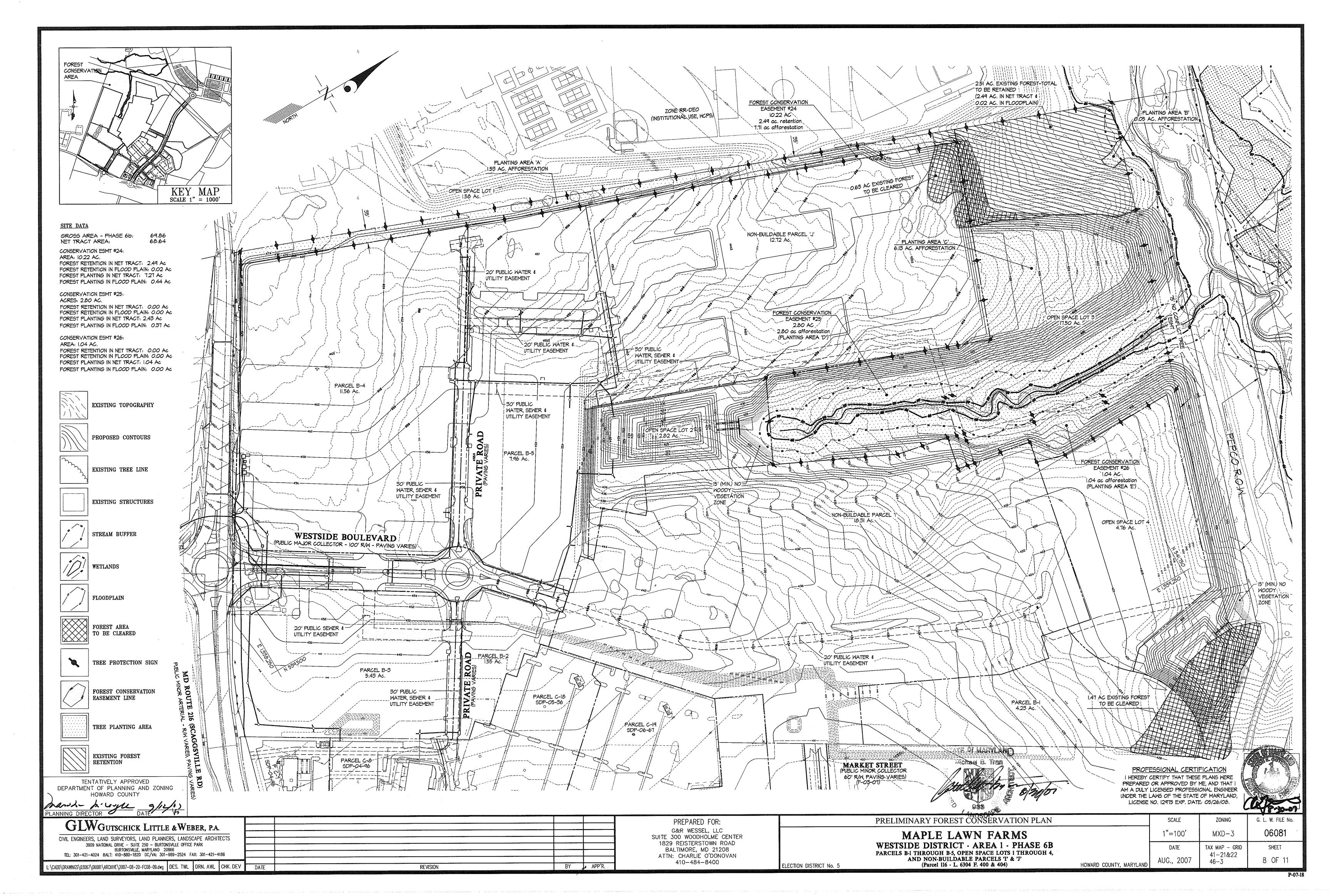


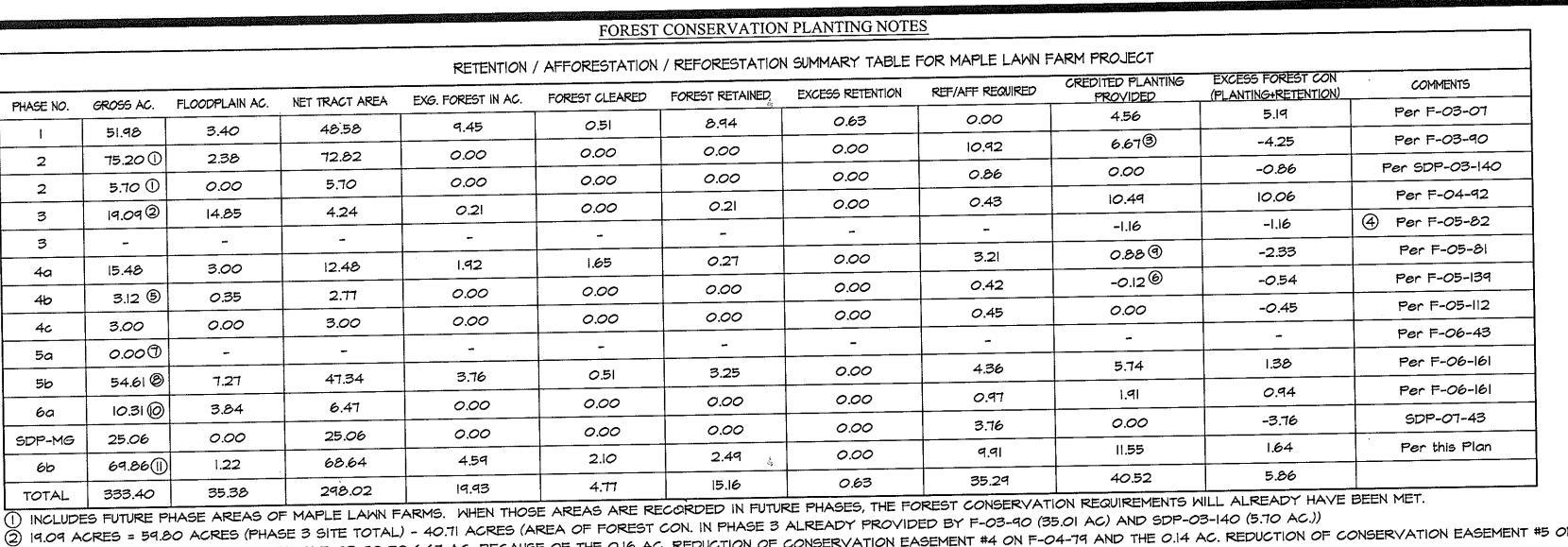












REDUCED FROM 6.97 AC. AS SHOWN ON F-03-90 TO 6.67 AC. BECAUSE OF THE 0.16 AC. REDUCTION OF CONSERVATION EASEMENT #5 ON F-04-88.

F-05-82 IS A REVISION OF OPEN SPACE LOTS 221 \$ 222, AND A CONVERSION OF PARCEL 'E' TO R/W. FOREST CONSERVATION EASEMENT (FCE) #7 WILL ABANDON 0.25 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

THASE 5A IS A RESUBDIVISION OF NON-BUILDABLE PARCELS F & G. THIS AREA WAS COVERED UNDER F-05-81.

10 TOTAL AREA FOR PHASE 5B (54.61 AC.) = AREA PLATTED (33.06 AC) + AREA BEING MASS GRADED OUTSIDE PLATTED AREA (21.55 AC.)

9 O.OI ACRES OF PROVIDED PLANTING IN FCE #16 TO BE REMOVED UNDER F-06-162, LEAVING -2.33 AC. EXCESS UNDER F-05-81

(i) TOTAL AREA FOR PHASE 6 (IO.31 AC.) = AREA PLATTED (I5.05 AC) - AREA ALREADY COVERED UNDER F-06-161 (4.74 AC.) 1 TOTAL AREA FOR PHASE 6B (69.86 AC.) = AREA OF P. 116 PRIOR TO PLATTING (94.21 AC) - AREA OF SDP-07-43 WITHIN LIMITS OF THIS SUBMISSION (23.79 AC.) - AREA COVERED BY P-07-02 (0.56 AC.)

	TABULATION OF PROPOSED FOREST CONSERVATION AREAS								
	FOREST CONSERVATION ESMT	24	25	26	TOTAL				
CREDITED	FOREST PLANTING PROVIDED IN THE 100-YR FLOOD PLAIN	0.44 Ac.	0.37 Ac.	0.00 Ac.	0.81 Ac.				
CREDITED	FOREST PLANTING PROVIDED OUTSIDE THE 100 YR FLOOD PLAIN	7.27 Ac.	2.43 Ac.	1.04 Ac.	10.74 Ac.				
NON- CREDITED	FOREST RETENTION INSIDE THE IOO-YR FLOOD PLAIN	0.02 Ac.	0.00 Ac.	0.00 Ac.	0.02 Ac.				
CREDITED	FOREST RETENTION OUTSIDE THE IOO-YR FLOOD PLAIN	2.49 Ac.	0.00 Ac.	0.00 Ac.	2.49 Ac.				
	TOTAL AREA OF EACH FOREST CONSERVATION AREA	10.22 Ac.	2.80 Ac.	1.04 Ac.	14.06 Ac.				

FOREST CONSERVATION PLA	NTING Q	UANTITY	SCHEDU	JLE		
FOREST PLANTING LOCATION NO.	A (esmt.24)	B (esmt.24)	C (esmt. 24)	D (esmt. 25)	E (esmt. 26)	TOTAL
AREA TO BE PLANTED (IN AC.)	1.53	0.05	6.13	2.80	1.04	11.55
BASE QUANTITY OF 2" CAL. TREES REQUIRED (AT 100 TREES/AC.)	153	5	613	280	104	1155
CREDIT FOR LANDSCAPE TREES	N/A	N/A	N/A	N/A	N/A	N/A
REQUIRED QUANTITY OF 2" CAL. TREES TO BE PLANTED	153	5	6 3	280	104	1155

FOREST CONSE	ERVATION	PLANT	LIST						
PLANT NAME (BOTANICAL/COMMON)	FOREST PLANTING AREA								
	Α	В	С	D	E	TOTAL			
AMELANCHIER CANADENSIS/SERVICEBERRY	22	l	87	40	14	164			
ACER RUBRUM/RED MAPLE		<u>'</u>							
CERCIS CANADENSIS/EASTERN REDBUD	22	I	87	40	15	165			
LIRIODENDRON TULIPFERA/TULIP TREE	22	I	87	40	15	l65 			
PLATANUS OCCIDENTIALIS/ AMERICAN SYCAMORE (PLANETREE)									
QUERCUS PALUSTRIS/PIN OAK	22	ı	88	40	15	166			
LIQUIDAMBAR STYRACIFLUA/SWEET GUM	22	1	88	40	15	166			
QUERCUS RUBRUM/RED OAK	22		88	40	15	165			
QUERCUS BICOLOR/SWAMP WHITE OAK									
PINUS STROBUS/WHITE PINE	21		88	40	15	164			
TOTAL	153	5	613	280	104	1155			

STATE OF MARYLAND

THE QUANTITY SHOWN ABOVE IS FOR PLANTING WITH 2 1/2" CAL. TREES AT PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I

AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975 EXP. DATE: 05/26/08.

2. 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.

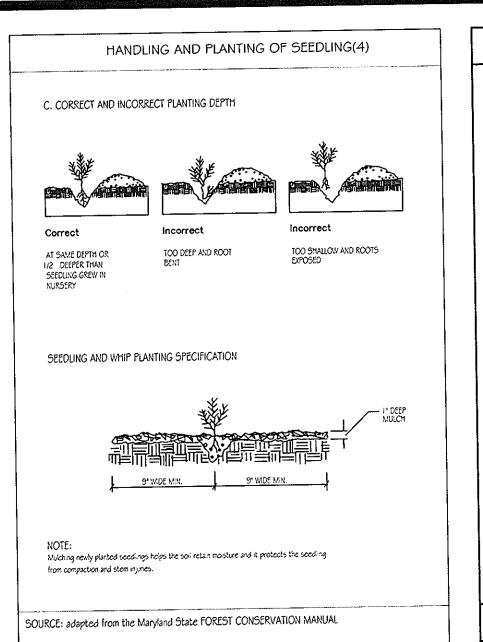
I. THE LIMIT OF FOREST RETENTION SHALL BE STAKED AND FLAGGED.

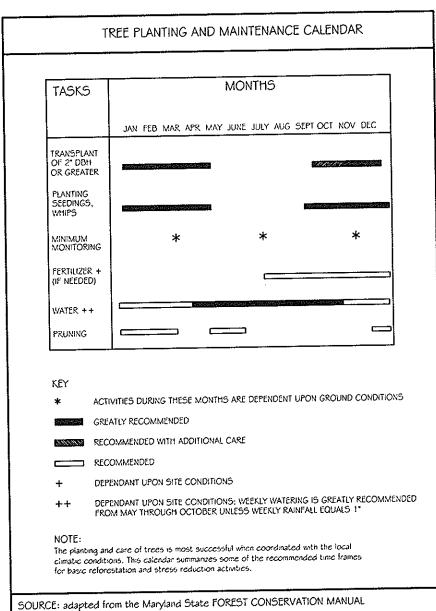
- 3. FOREST PROTECTION DEVICES AND SIGNS (SEE DETAILS) SHALL BE INSTALLED PRIOR TO ANY CLEARING OR GRADING. THE PROTECTION DEVICES AND SIGNS SHALL BE MAINTAINED DURING THE ENTIRE CONSTRUCTION PERIOD. NONE OF THE DEVICES SHALL BE ANCHORED OR ATTACHED IN ANY WAY TO THE TREES TO BE SAVED. THE MAINTENANCE TIME FRAME MAY BE EXTENDED TO ACCOMMODATE SUBSEQUENT PHASES OF DEVELOPMENT ..
- 4. 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.
- 5. 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.

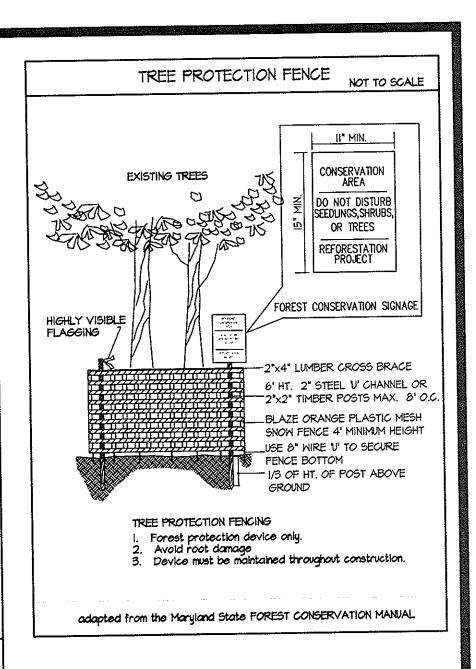
FOREST CONSERVATION PROGRAM SEQUENCE I. OBTAIN ALL NECESSARY PERMITS.

CONSTRUCTION PERIOD PROTECTION PROGRAM

- 2. STAKEOUT LIMITS OF DISTURBANCE.
- 3, FIELD MEETING TO REVIEW AND VERIFY LIMIT OF DISTURBANCE FOR THE LIMITS OF GRADING AND CONSTRUCTION.
- 4. 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.
- 5. COMMENCE SITE CONSTRUCTION.
- 6. INSPECTION AND CERTIFICATION FOR THE RELEASE OF THE CONSTRUCTION PERIOD OBLIGATIONS; START OF POST-CONSTRUCTION MANAGEMENT PERIOD.
- 7. POST-CONSTRUCTION MANAGEMENT FOR A PERIOD OF 2 YEARS (MIN.).
- 8. FINAL INSPECTION AND CERTIFICATION FOR THE RELEASE OF THE OWNER'S FOREST CONSERVATION OBLIGATION.
- I. 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.
- 2. 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.
- 3. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.







. THIS AFFORESTATION PLAN IS PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBTITLE 12 "FOREST CONSERVATION" OF THE HOWARD COUNTY CODE.

2. IMPLEMENTATION OF THIS PLAN MUST BE PERFORMED BY A CONTRACTOR THAT IS KNOWLEDGEABLE AND EXPERIENCED IN AFFORESTATION/REFORESTATION TECHNIQUES AND PRACTICES.

3. 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.

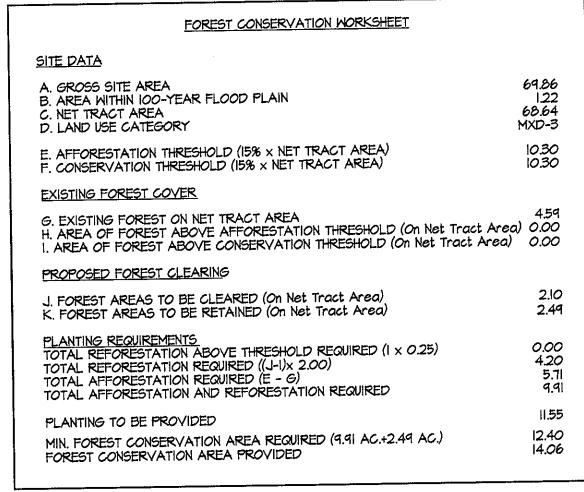
4. AT THE END OF THE POST-CONSTRUCTION MANAGEMENT AND PROTECTION PERIOD, CERTIFICATION BY A QUALIFIED CONSULTANT WILL BE REQUIRED BEFORE TO THE OWNER CAN BE RELEASED FROM HIS/HER FOREST CONSERVATION OBLIGATION TO THE ADMINISTRATOR OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.

5. 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.

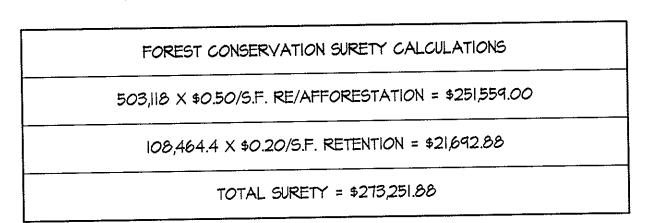
6. STREET TREES PROVIDED AT FINAL PLAN STAGE, LANDSCAPE AND BUFFERING REQUIREMENTS TO BE PROVIDED AT FINAL PLAN STAGE OR SITE PLAN STAGE.

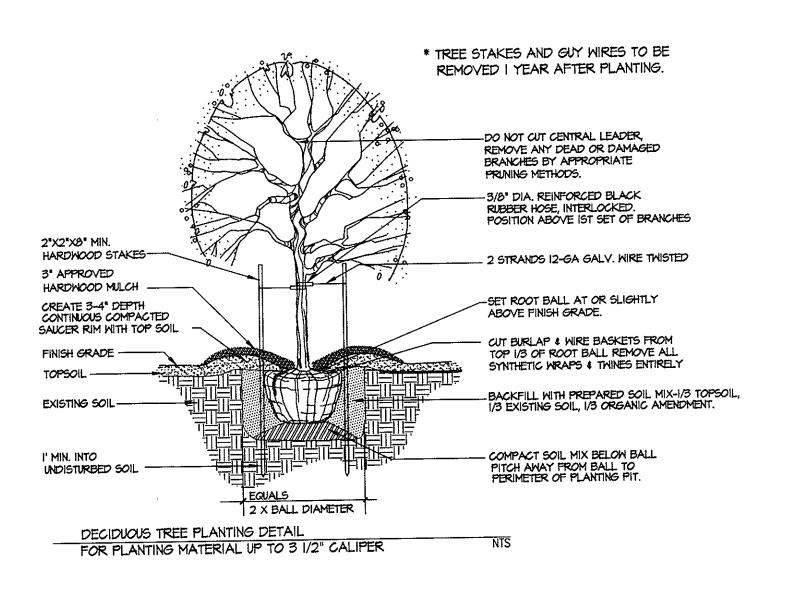
7. THE FOREST CONSERVATION EASEMENTS SHOWN ON THIS PLAN WILL BE ESTABLISHED TO FULFILL THE REQUIREMENTS OF THE FOREST CONSERVATION PROGRAM. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

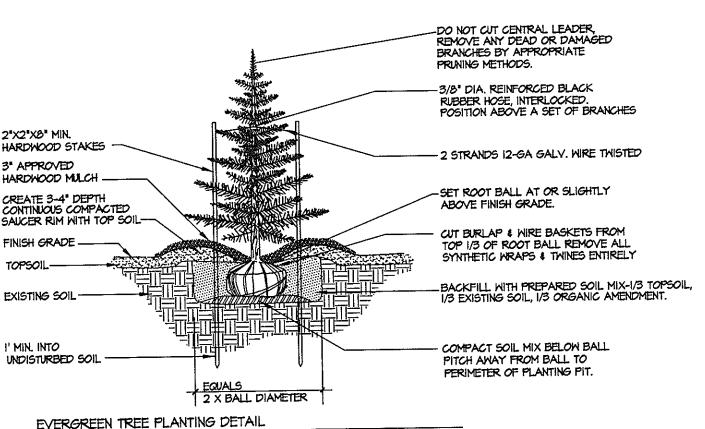
8. THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR PHASE 6B OF THIS PROJECT WITH AN AFFORESTATION AND REFORESTATION OBLIGATION OF 9.91 ACRES WILL BE FULFILLED WITH AFFORESTATION AND REFORESTATION PLANTING IN THE AMOUNT OF 11.55 ACRES, WHICH LEAVES 5.86 ACRES OF EXCESS AFFORESTATION PLANTING AND RETENTION BEING DONE IN ADVANCE AS FOREST CONSERVATION CREDIT FOR FUTURE PHASES OF THIS PROJECT. FOREST CONSERVATION SURETY IN THE AMOUNT OF \$273,251.88 WILL BE POSTED WITH THE DEVELOPER'S AGREEMENT.



ELECTION DISTRICT No. 5







EVERGREEN TREE PLANTING DETAIL

GLWGUTSCHICK LITTLE & WEBER, P.A.

TENTATIVELY APPROVED

DEPARTMENT OF PLANNING AND ZONING

HOWARD COUNTY

20' X 20' SPACING. EVERGREEN TREES SHALL BE 6'-8' HT.

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

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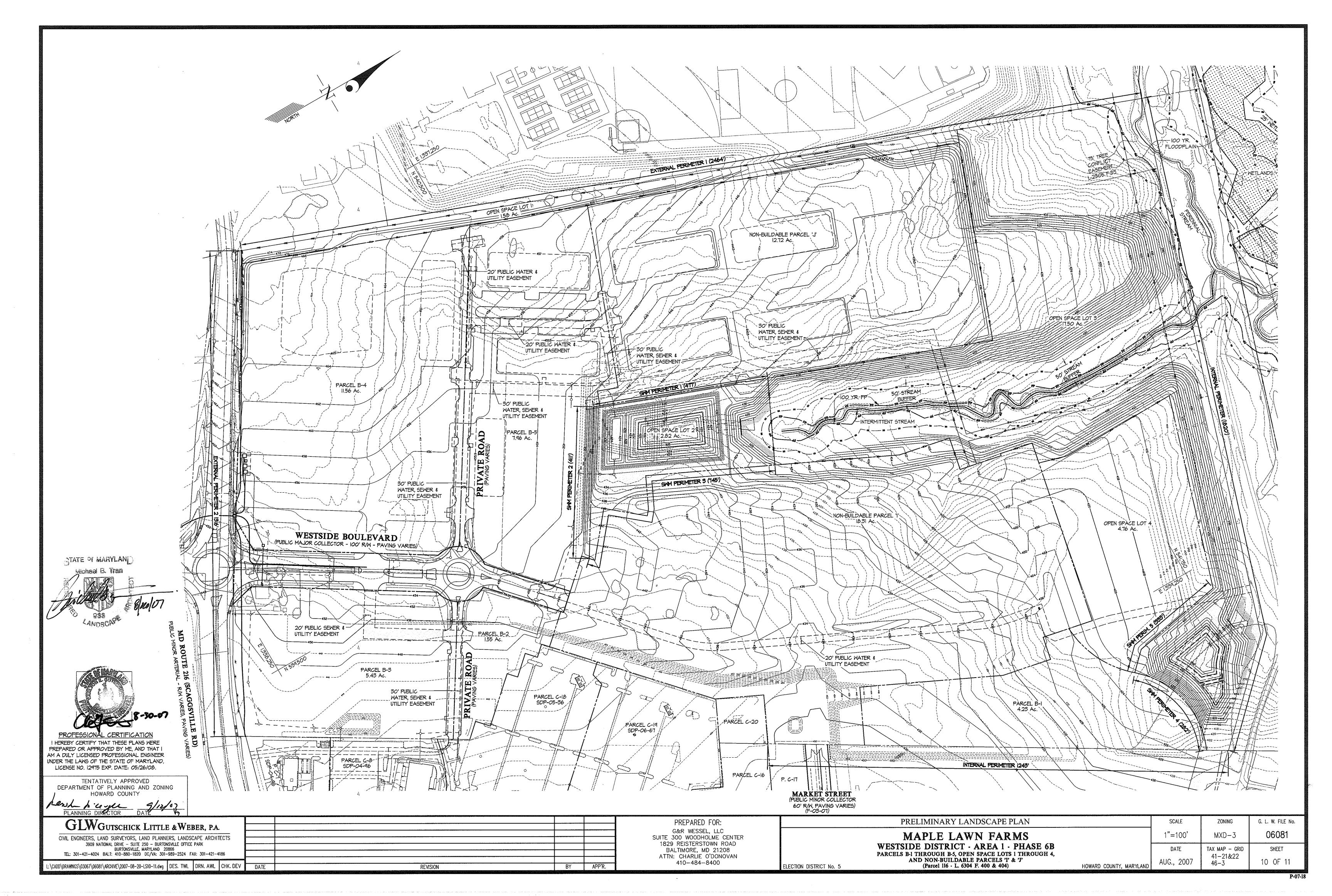
APP'R.

PREPARED FOR: G&R WESSEL, LLC SUITE 300 WOODHOLME CENTER 1829 REISTERSTOWN ROAD BALTIMORE, MD 21208 ATTN: CHARLIE O'DONOVAN 410-484-8400

PRELIMINARY FOREST CONSERVATION DETAILS AND NO	TES
MAPLE LAWN FARMS	
WESTSIDE DISTRICT - AREA 1 - PHASE 6B	

A COTOTOR DISTUTOR PARCELS B-1 THROUGH B-5, OPEN SPACE LOTS 1 THROUGH 4, AND NON-BUILDABLE PARCELS 'I' & 'I' (Parcel 116 - L. 6304 F. 400 & 404)

G. L. W. FILE No. SCALE TAX MAP — GRID 9 OF 11 AUG., 2007 HOWARD COUNTY, MARYLAND



PERIMETER PLANTING SCHEDULE - SCHEDULE A													
		ADJACENT	TYPE OF	LINEAR FEET OF	CREDIT FOR EXISTING VEGETATION	CREDIT FOR WALL, FENCE OR BERM	NUMB	R OF PLANTS	REQUIRED	NUMBE	R OF PLANTS	PROVIDED	HOW REQUIRED BUFFER IS BEING
PERIMETER	LAND USE	LAND USE	BUFFER	ROADWAY FRONTAGE/ PERIMETER	(YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	(YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	SHADE TREES	ORNAMENTAL TREES	EVERGREEN TREES	SHADE TREES	ORNAMENTAL TREES	EVERGREEN TREES	PROVIDED
EXTERNAL PERIMETER I	OPEN SPACE	COMMERCIAL	'A' Buffer *	2464'	YES - 2464' (FOREST CON. ESMT)	NO	0	0	0				DEFERED TO FUTURE SDP
EXTERNAL PERIMETER 2	COMMERCIAL	ROADWAY	'B' Buffer *	1316'	NO	NO	17	22	66				DEFERED TO FUTURE SDP

* FOLLOWS COMPREHENSIVE SKETCH PLAN GUIDELINE REQUIREMENTS

			STORMW	ATER MANAGEMENT AREA LAN	NDSCAPING — SCHEDULE D					
PERIMETER	PROPOSED		LINEAR FEET	CREDIT FOR EXISTING VEGETATION	CREDIT FOR WALL, FENCE OR BERM	4	NUMBER OF PLANTS REQUIRED		OF PLANTS	
	LAND USE	ADJACENT LAND USE	OF PERIMETER	(YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	(YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	SHADE TREES	EVERGREEN TREES	SHADE TREES	EVERGREEN TREES	HOW REQUIRED BUFFER IS BEING PROVIDED
SWM-I	SWM	COMMERCIAL	477 L.F.	NO	YES - 4TT' (SWM RETAINING WALL)	0	0			DEFERED TO FUTURE F-PLAN
SWM-2	SWM	COMMERCIAL	4II L.F.	NO	Ю	8	10			DEFERED TO FUTURE F-PLAN
SWM-3	SMM	RESIDENTIAL (FUTURE)	745 L.F.	NO .	NO	19	37			DEFERED TO FUTURE F-PLAN
SWM-4	SWM	COMMERCIAL	282 L.F.	NO S	Ю	6	7			DEFERED TO PUTURE F-PLAN
SWM-5	SWM	COMMERCIAL	333 L.F.	NO	Ю	7	8			DEFERED TO FUTURE F-PLAN

I. STREET TREES WILL BE PROVIDED AT FINAL PLAN STAGE.

2. INTERNAL PLANTING AND PARKING LOT LANDSCAPING WILL BE PROVIDED WITH THE SITE DEVELOPMENT PLANS. STORMWATER MANAGMENT BUFFERING WILL BE PROVIDED WITH THE FINAL PLAN SUBMISSION. 3. 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:

EVERGREEN TREE:

ALONG A PERIMETER EDGE: SHADE TREE:

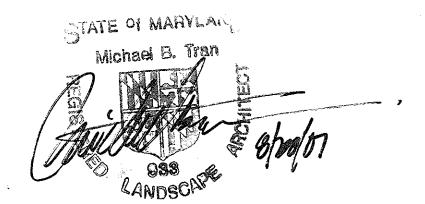
1:80 LINEAR FEET OF MEASURED PERIMETER EDGE, AND SMALL ORNAMENTAL DECIDUOUS TREE: I:60 LINEAR FEET OF MEASURED PERIMETER EDGE AND 1:20 LINEAR FEET OF MEASURED PERIMETER EDGE.

4. 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'. 1:50 LINEAR FEET OF MEASURED PERIMETER EDGE, AND SHADE TREE: 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.

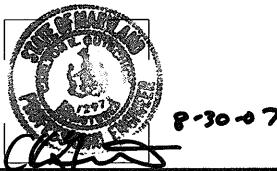
5. AFFORESTATION PLANTING SIZE SHALL BE LARGE ENOUGH TO MEET THE LANDSCAPE BUFFERING REQUIREMENT ALONG EXTERNAL PERIMETERS WHERE APPLICABLE.

6. TREE PLANTING DETAILS CAN BE FOUND ON THE FOREST CONSERVATION DETAIL SHEET.



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975 EXP. DATE: 05/26/08.



FL	ANNING DIRECTOR	DAIL	
	CIWA	₩	## T
	U LVV GUTS	CHICK LITTI	LE &WEBER, P.A.
	CIVIL ENGINEERS, LAND SUF	RVEYORS, LAND PLAN	INERS, LANDSCAPE ARCHITECTS
	3909 NATIONAL DE	RIVE - SUITE 250 - BURT	FONSVILLE OFFICE PARK
		URTONSVILLE, MARYLAND 10-880-1820 DC (//a - 30	
			01-989-2524 FAX: 301-421-4186

GLWGutschick Little &Weber, P.A.				
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20866				
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L:\CADD\DRAWINGS\03067\06081\ARCHIVE\2007-08-20-LS10-11.dwg DES. TWL DRN. AWL CHK. DEV	DATE	REVISION	BY	APP'R.

PREPARED FOR: G&R WESSEL, LLC SUITE 300 WOODHOLME CENTER 1829 REISTERSTOWN ROAD BALTIMORE, MD 21208 ATTN: CHARLIE O'DONOVAN 410-484-8400

ELECTION DISTRICT No. 5

MAPLE LAWN FARMS WESTSIDE DISTRICT - AREA 1 - PHASE 6B PARCELS B-1 THROUGH B-5, OPEN SPACE LOTS 1 THROUGH 4, AND NON-BUILDABLE PARCELS 'I' & 'J'
(Parcel 116 - L. 6304 F. 400 & 404)

PRELIMINARY LANDSCAPE NOTES AND DETAILS

SCALE G. L. W. FILE No. N.T.S. MXD-3TAX MAP - GRID 41-21&22 46-3 AUG., 2007 11 OF 11 HOWARD COUNTY, MARYLAND