

PRELIMINARY PLAN MAPLE LAWN FARMS Hillside District - Area 5

Lots 363 thru 470, Open Space Lots 471 & 472, Common Open Areas 473 thru 479, Parcels D-1 & D-2, and Non-Buildable Bulk Parcels "M", "N" and "O"

GENERAL NOTES:

- Zoning: Site is being developed under MXD-3 regulations, per ZB49M, approved on 2/8/01 and ZB-1039M approved 05/20/06 and the Comprehensive Zoning Plan dated 02/22/04. Underlying Zoning is RS-50 and the Com. Use Zoning Regulations Amendments dated 01/28/06.
- The previous Department of Planning and Zoning File numbers: S-01-T, S-06-16, ZB-1039M, ZB-353, PB-375, MF-01-III, MF-05-02, F-05-02, F-05-03, F-05-04, F-05-05, F-05-06, F-05-07, F-05-08, F-05-09, F-05-10, F-05-11, F-05-12, F-05-13, F-05-14, F-05-15, F-05-16, F-05-17, F-05-18, F-05-19, F-05-20, F-05-21, F-05-22, F-05-23, F-05-24, F-05-25, F-05-26, F-05-27, F-05-28, F-05-29, F-05-30, F-05-31, F-05-32, F-05-33, F-05-34, F-05-35, F-05-36, F-05-37, F-05-38, F-05-39, F-05-40, F-05-41, F-05-42, F-05-43, F-05-44, F-05-45, F-05-46, F-05-47, F-05-48, F-05-49, F-05-50, F-05-51, F-05-52, F-05-53, F-05-54, F-05-55, F-05-56, F-05-57, F-05-58, F-05-59, F-05-60, F-05-61, F-05-62, F-05-63, F-05-64, F-05-65, F-05-66, F-05-67, F-05-68, F-05-69, F-05-70, F-05-71, F-05-72, F-05-73, F-05-74, F-05-75, F-05-76, F-05-77, F-05-78, F-05-79, F-05-80, F-05-81, F-05-82, F-05-83, F-05-84, F-05-85, F-05-86, F-05-87, F-05-88, F-05-89, F-05-90, F-05-91, F-05-92, F-05-93, F-05-94, F-05-95, F-05-96, F-05-97, F-05-98, F-05-99, F-05-100.
- 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 existing cemetery once located on the Messel Property was relocated under MF-05-12.
- 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 July 2, 2007.
- The area of development has both public and private roads, which have been denoted on the plan.
- Site Analysis:
Gross Site Area: 605.5 Acres ±
Total Area of Site: 18.60 Acres ±
Disturbed Area: 5.44 Acres ±
Area of Open Space: 130 Acres ±
Area of 100 Year Floodplain: 0.00 Acres ±
Area of Roadway (Public): 3.65 Acres ±
Area of Roadway (Private): 1.02 Acres ±
Area of Residential Lots: 1.24 Acres ±
Area of CR Lots/Parcels: 1.37 Acres ±
Area of SFD Lots: 3.61 Acres ±
Total Units (per S-06-16 Allocation): 150 Units
Total Number of Lots / Parcels: 109 Lots / 2 Parcels*
No. of OS Lots/Parcels: 64 Lots / 2 Parcels*
No. of SFD Lots: 34 Lots
Area of Non-Buildable Parcels: 141 Acres ±
No. Non-Buildable Parcels: 5 parcels*
*2 Parcels (D-1 & D-2) consist of 21 2x2 stacked townhouses, for a total of 42 CR units.
- Open Space Requirements:
Minimum Open Space Requirement for Project is 95%. Total Open Space Required: 5.21 Acres ± (55%)
Total Open Space Provided: 130 Acres ± (12%)
Recreational Open Space Required: 0.15 Acres (10%)
Recreational Open Space Provided: 0.00 Acres (0.0%)
(See chart-sheet 2)
Excess open space area from previous phases is being used to fulfill the minimum open space requirement for this phase. Soil 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 sheets performed by Gutschick, Little & Moser, P.A. and based on F-02-12. Boundary information shown is based upon a field survey prepared by Gutschick, Little, and Moser, P.A. on or about June, 2001.
- Natural delineation by Exploration Research, Inc. approved by the Corps of Engineers JD 63781-3 on 05/15/06. Notice of Intent to issue a permit is covered by MDE Tracking #01NT-0544/2006165421.
- The 100-year flood plain limits were determined by the Floodplain Study prepared by Gutschick, Little and Moser, P.A. as part of F-02-12.
- Horizontal and vertical datum is based on Howard County Station 46BC and 46BD.
- Existing utilities were taken from available Howard County records.
- Public water and sewer to be utilized.
- Existing Water Contract Number: 24-4528-D, 24-4450-D
Existing Sewer Contract Numbers: 24-4330-D, 24-4450-D
- Traffic Study was prepared and submitted as part of S-06-16, which was signed by the Planning Board on 02/20/07.
- 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 two existing regional facilities located under F-05-01 and F-06-16. The project facility and the facility on Open Space Lot 60 and Open Space Lot 215 will be publicly owned and maintained. The recharge requirements for this development will be provided in a privately owned and maintained facility on Open Space Lot 214. The existing recharge facility is an infiltration trench which was constructed under F-06-16.
- The residential lots, parcels and employment use structures developed or proposed on the original 501 acre tract for Maple Lawn Farms are grandfathered to the Fourth Edition of the Subdivision and Land Development Regulations as developed under S-01-T, PB Case 355 and ZB Case No. 989M. However, the proposed residential and employment uses that are to be developed under the Amended CSP, S-06-16 and ZB Case No. 1029M for the former Messel 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. 75-2003.
- 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 22-25 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 MF-02-24, MF-05-02, and MF-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 Board Case No. ZB-498M & ZB-1039M and the Decision and Order for PB Case No. 355 (Comprehensive Sketch Plan, S-01-T) and No. 378 (Comprehensive Sketch Plan, S-06-16) and the DPZ APFO re-phasing letter dated July 9, 2009.
- Development for this phase will be done in accordance with the Comprehensive Development Criteria approved with S-01-T, S-06-16, PB-353, AND PB-378.
- The transportation and transit design will be implemented as outlined in the Relator's Exhibit 35 as submitted as part of ZB49M.
- A Noise Study was prepared by Hillman & Associates for S-01-T, (approved by Planning Board on August 8, 2001), and updated by Hillman & Associates in May 2006 for S-06-16 (approved by Planning Board on February 20, 2007).
- The limits of this submission does not include moderate income housing units.
- For soil types, descriptions and limitations, see S-01-T, and S-06-16.

MF-01-III

- On May 2, 2001, MF-01-III was granted for the following:
- Additional points of access allowed onto Sonner Road other than those permitted by 16.119(f)(1), subject to further analysis and approval 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(a)(2), subject to adequate private alley access.

MF-05-02

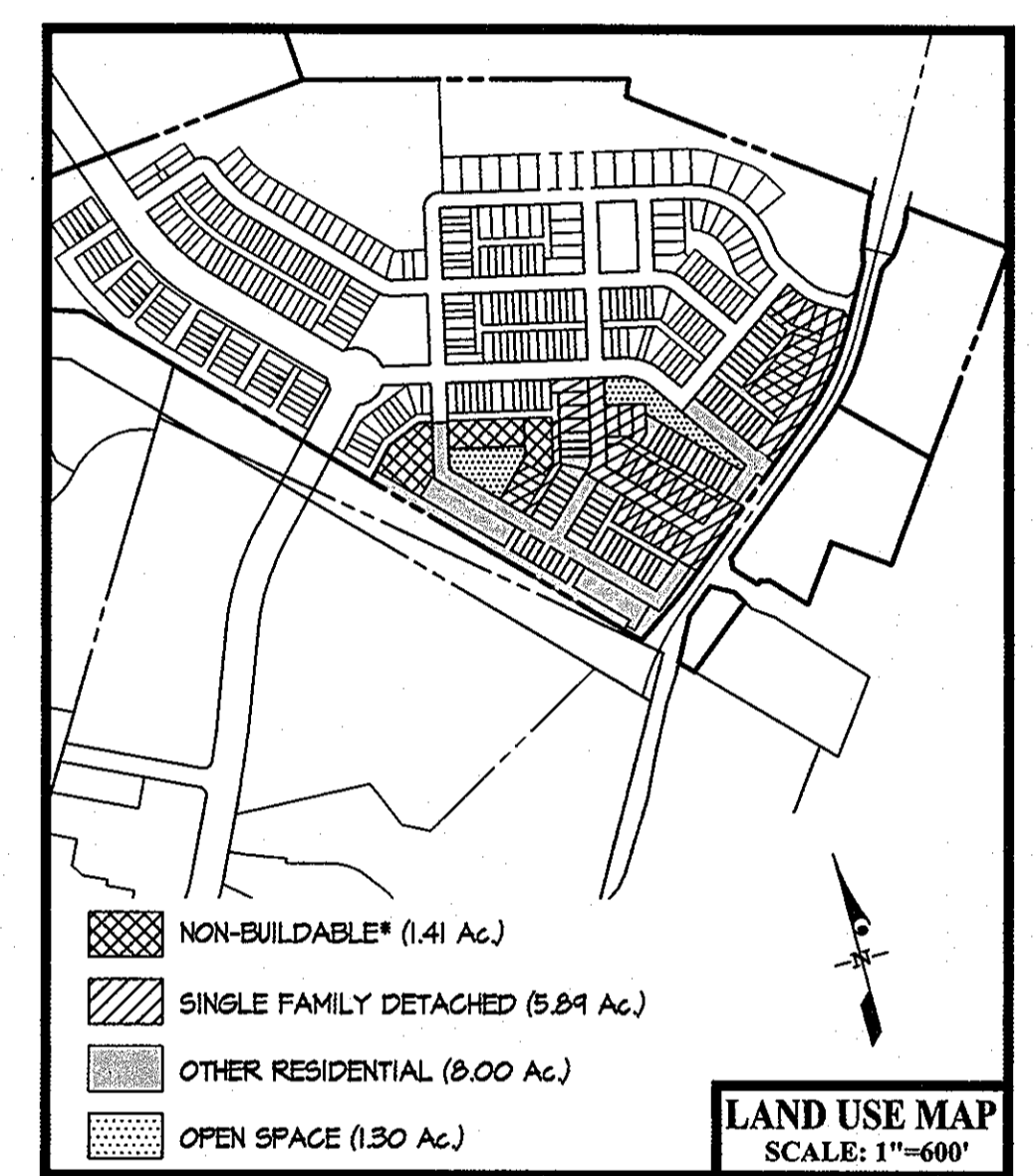
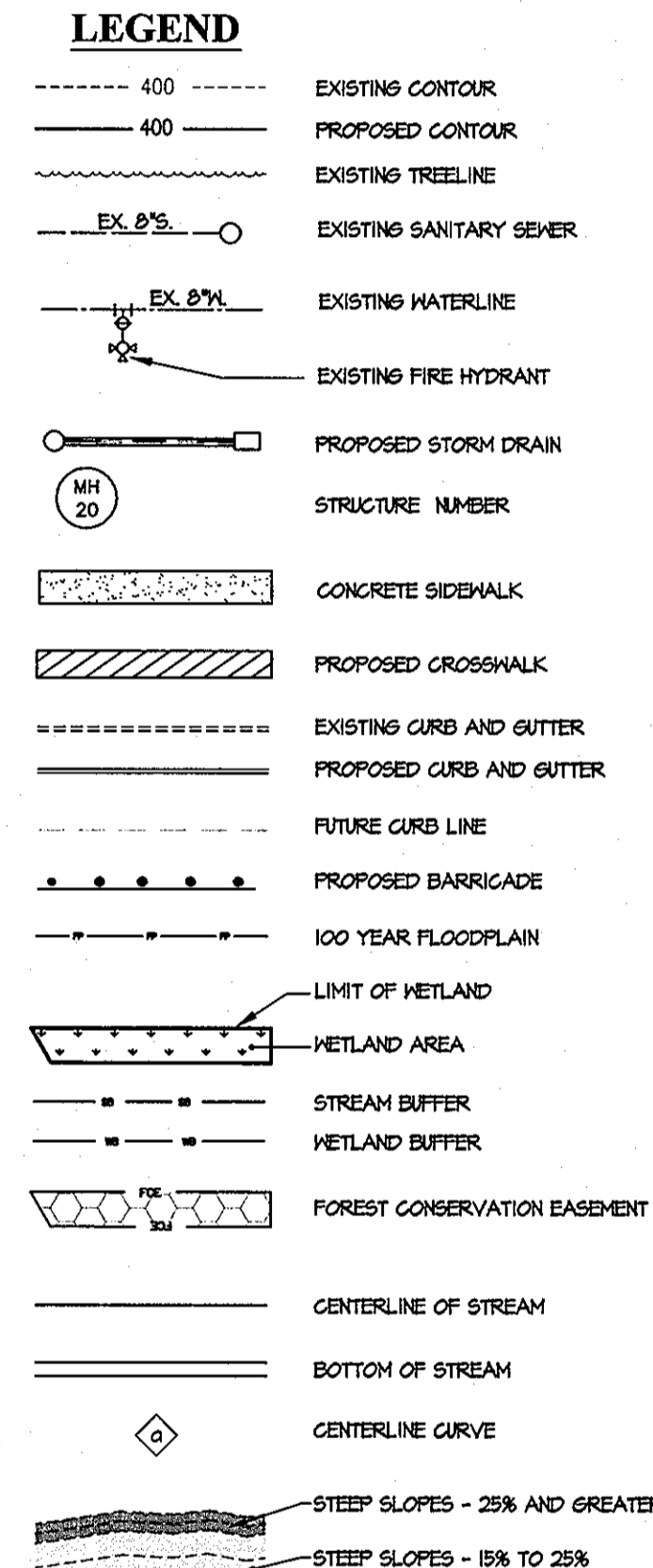
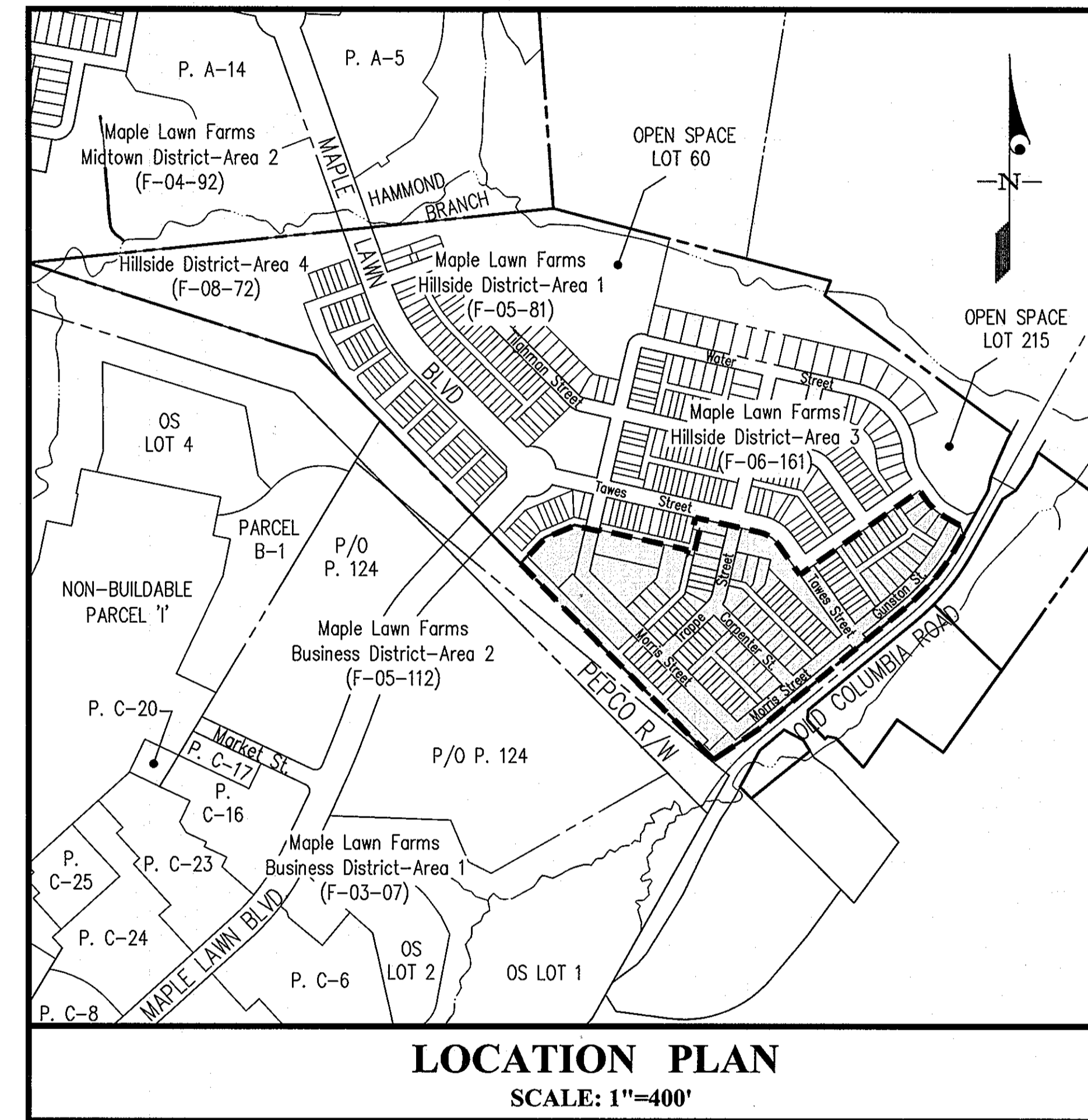
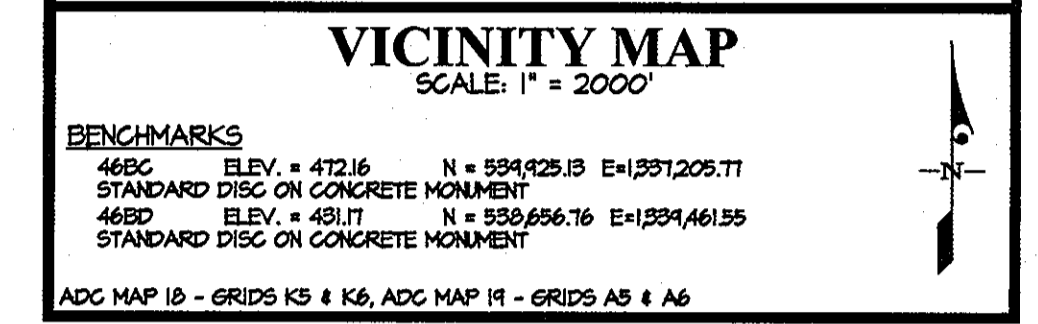
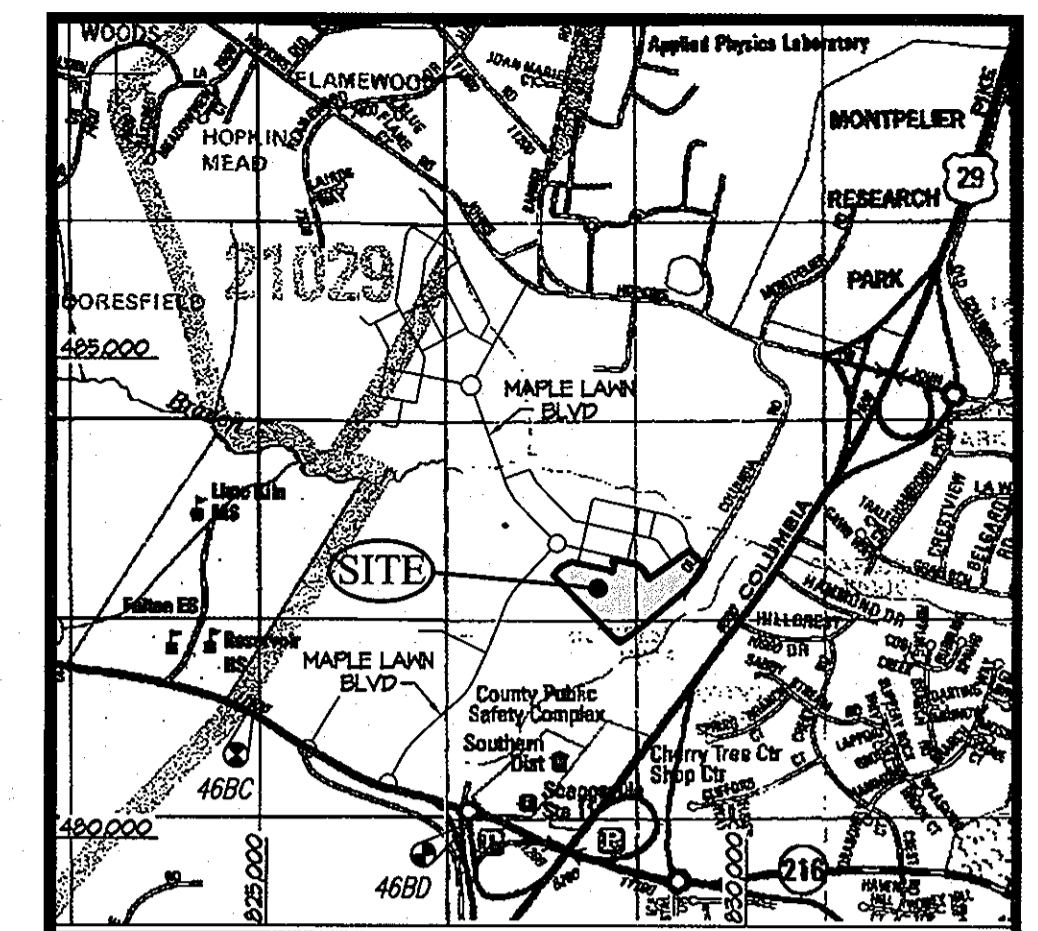
- On Oct. 11, 2002, MF-05-02 was granted to allow:
- Grading within the 75' stream buffer and Floodplain as shown on the revised grading exhibit submitted 6/6/02 (vacier from Section 16.16 (a)(2)(ii) and Section 16.15 (c)(2) respectively.
 - Elimination of truncation at right-of-way corners of residential lots and other parcel corners at right-of-ways where necessary to achieve the traditional neighborhood design (vacier from Section 16.14 (b)(5)). The disturbance within the Floodplain and stream buffer is subject to obtaining the necessary permits from MDE and DNR. Elimination of the truncation is subject to having adequate sight and intersection distance as determined by the DPZ Development Engineering Division.

MF-06-16

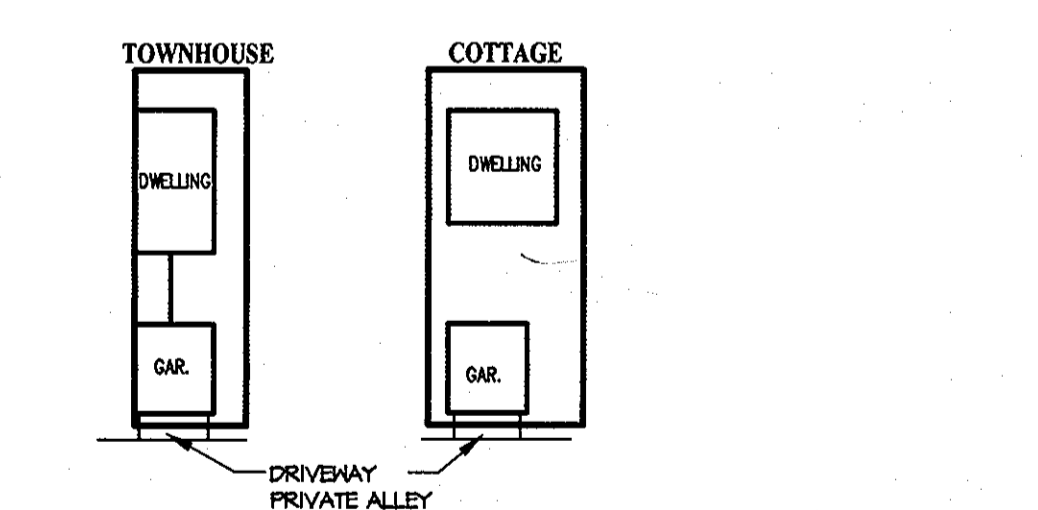
- Waiver request from Section 16.152(a)(2)(ii) - which requires construction of road improvements for the entire length and the full designated pavement of Old Columbia Road where a Developer owns land on both sides of a local or minor collector road for a major subdivision, from Section 16.154(a)(ii) - which requires the construction of sidewalks along the project frontage on an existing public road, Old Columbia Road in a major subdivision, and from Section 16.156 & 16.124(e) - which requires the installation of street trees in accordance with the Landscape Manual along both sides of an existing public road, Old Columbia Road where road improvements are required, was approved on April 19, 2006, subject to the following conditions:
- Compliance with the SRG Agencies comments for Final plan, F-06-16.
 - The proposed road improvements (resurfacing and re-striping) and street trees on the west side of Old Columbia Road shall be provided as shown on F-06-16.

MF-06-16

- Waiver request from Section 16.152(a)(2)(ii) - which requires construction of road improvements for the entire length and the full designated pavement of Old Columbia Road where a Developer owns land on both sides of a local or minor collector road for a major subdivision, from Section 16.154(a)(ii) - which requires the construction of sidewalks along the project frontage on an existing public road, Old Columbia Road in a major subdivision, and from Section 16.156 & 16.124(e) - which requires the installation of street trees in accordance with the Landscape Manual along both sides of an existing public road, Old Columbia Road where road improvements are required, was approved on April 19, 2006, subject to the following conditions:
- Compliance with the SRG Agencies comments for Final plan, F-06-16.
 - The proposed road improvements (resurfacing and re-striping) and street trees on the west side of Old Columbia Road shall be provided as shown on F-06-16.



* NON-BUILDABLE ACREAGE INCLUDES ACREAGE WHICH WILL BE CONVERTED SINGLE FAMILY DETACHED AND OPEN SPACE LAND USES IN THE FUTURE.



SHEET INDEX

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- PRELIMINARY PLAN
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- PRELIMINARY ROAD GRADES - TAVES STREET
- PRELIMINARY SEDIMENT CONTROL PLAN
- STORM DRAIN DRAINAGE AREA MAP
- FOREST CONSERVATION PLAN
- PRELIMINARY LANDSCAPE PLAN

LOT INFORMATION

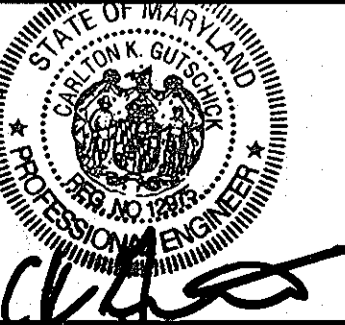
LOT TYPE	LOTS	MINIMUM LOT SIZE	MIN LOT WIDTH AT FRONT ERL
Cottage	363-373, 393-395, 409-425, 443-446, 461-470	2500 Square Feet	32'
Townhouse	374-382, 396-408, 426-442, 447-466		

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Maura F. Butler 11/9/09
PLANNING DIRECTOR, DEP DATE

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONTVILLE OFFICE PARK
BURTONTVILLE, 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 300 WOODHOLME CENTER
1829 REISTERSTOWN ROAD
BALTIMORE, MD 21208
ATTN: CHARLIE O'DONOVAN
410-484-8400

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. 12875
EXPIRATION DATE: MAY 26, 2010
10-30-09



COVER SHEET
**MAPLE LAWN FARMS
HILLSIDE DISTRICT - AREA 5 (PHASE 7)**
LOTS 363 THRU 470, OPEN SPACE LOTS 471 & 472, COMMON OPEN AREAS 473 THRU 479, PARCELS D-1 & D-2, AND NON-BUILDABLE BULK PARCELS M THRU O
TAX MAP 41 PARCELS 129 and 474
ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	07001
DATE	TAX MAP - GRID	SHEET
OCT., 2009	41-22	1 OF 10

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SUMMARY OF DEVELOPMENT CRITERIA (PER 5-06-16)

Open Space (OS)
Permitted Uses
Any uses which do not involve any extensive coverage of land with structures, including, but not limited to, parks, playing 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.

- Other Permitted Uses:
a. Public or private child care center.
b. Community center for customary community activities including but not limited to:
1. The presentation and performance of outdoor community activities, public or private, such as musical and theatrical performances, outdoor picnics, art shows, and carnivals.
2. Rummage sales, white elephant sales, cake sales, dances, and similar activities.

Lot Areas
No minimum/maximum lot sizes apply within Open Space land use areas except that 95% of the gross acreage of all recorded land must be open space and 10% of the Open Space must be available for active recreation.

Setbacks
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.

Height
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.

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

Parking
Health Club 100 spaces per 1,000 square feet of net leasable area
Swimming Pool, Community 1.0 space per seven persons seated in the pool at one time by the Health Dept.
Tennis Court 2.0 spaces per court

Reductions in parking requirements are permitted pursuant to the Howard County Zoning Regulations Sections 133.17.B (Parking Studies), and 133.11 (Shared Parking).

Accessory Uses
Any use normally and customarily incidental to any use permitted in any Land Use Area shall be permitted.

Single Family Detached (SFD)
Permitted Uses
All lots within Single Family Detached land use areas shall be used only for one Single Family Detached Dwelling, or one Zero Lot Line Dwelling Unit per lot. Private recreational facilities, such as swimming pools, tennis courts and basketball courts reserved for the on-site residents and their guests are also permitted. Accessory Structures and Accessory Uses are also permitted.

Any of the permitted uses may include home occupations within the principal structure.

- The following additional uses not referred to or included in the above uses, which are allowed by Special Exception in the RR district, will be permitted as a matter of right in the Single Family Detached Land Use Areas, and are specifically approved by the Planning Board on this Amended Comprehensive Sketch Plan:
• Antique shops, art galleries and craft shops
• Bed and breakfast inns
• Concert or recital establishments
• Home occupations (also see Section 128.C.1 for accessory use provisions)
• Charitable and philanthropic institutions
• Homes-nursing homes, group care facilities, children's homes
• Athletic facilities-athletic fields, commercial or community swimming pools, tennis clubs and similar uses
• Country clubs and golf courses
• Public utility uses, limited to: (a) Utility substation, (b) Above ground pipelines, (c) Pumping stations, (d) Telephone exchanges, (e) other utility devices such as transformers, switch gear, telephone cabinets, etc.
• Entrance features for subdivisions
• Accessory dwelling units (such units shall not count towards the maximum number of dwelling units; such units shall be owned and maintained by the owner of the principal dwelling unit; also see Section 104).

For all lots and parcels which are technically in the SFD land use, but later recorded as additional open space (e.g. NC05 4 hallway parcels) the provisions of the Open Space criteria shall be used in lieu of the SFD criteria.

Density
Average density shall not exceed 2.0 dwelling units per gross acre based on the entire area of the Single Family Detached land use.

Table with 3 columns: LOT TYPE, MINIMUM LOT SIZE, MIN. LOT WIDTH AT FRONT BRL. Rows include Cottage, Manor, Villa, Estate.

Lot type shall be designated on Final Plans for all Single Family Detached areas. Estate Lots shall be located as shown on this plan.

Structure Setbacks
The minimum required setbacks for Single Family Detached structures shall be as follows:

Table with 4 columns: LOT TYPE, MIN. FRONT SETBACK, MIN. SIDE SETBACK, MINIMUM REAR SETBACK. Rows include Cottage, Manor, Villa, Estate.

A zero lot line dwelling unit may be located on any property line which is not a street right-of-way provided that (i) no part of the dwelling shall encroach onto the adjoining lot; (ii) an 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.

Other 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 a minimum of 50' apart.

Between Apartment buildings, the minimum setback distances shall be 30' front to front, 50' back to back, 50' front to back and 15' for all other conditions. Between Single-Family Attached buildings, the minimum setback distances shall be 30' front to front, 30' back to back (except across an alley), 50' back to front and 6' (or as required by the Building Code) for all other conditions.

In the Hillside District, the front and side setbacks from Maple Lawn Blvd. may be reduced to 5'. On Parcel A-1 in Midtown, the front setback for apartments, along Maple Lawn Blvd. may be reduced to 10'.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
PLANNING DIRECTOR, DEP. DATE 11/16/09

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SUMMARY OF DEVELOPMENT CRITERIA (CONTINUED)

Habitable space and/or open/enclosed decks may be built over attached garages. In those cases, the garage setbacks shall govern.

Other 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 a minimum of 50' apart.

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

Exceptions to Setback Requirements
Except for the following, Section 128.A.1 applies:
• Porches may encroach into the front yard to within 2' from the front property line or right-of-way for all Other Residential lot types.

- Stoops and steps may encroach into the front yard to within 1' from the front property line for all Other Residential lot types.
• Garden walls, fences, piers, gates and similar ornaments may be built in the front and side yards not closer than 1' from the 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. An arched or piers defining a lead walk may be up to 4'.
• Masonry veneers may encroach a maximum of 6" into any required setback area.

Access
Permanent access to lots may be provided by means of alleys, using perpetual reciprocal easements or other acceptable legal provisions.

Building Height
Maximum building height in the Other Residential land use areas shall be 50' for Attached, Semi-Detached, or Two-Family Dwelling Units, and 60' for Live-Work units and Apartments, in each case 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. No less than one parking space shall be provided for each accessory 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.

Reductions in parking requirements are permitted pursuant to the Howard County Zoning Regulations Section 133.11 (Shared Parking).

Other Residential (OR)
Permitted Uses
Apartment dwellings (including stacked townhouses and other architectural layouts with both horizontal and vertical party walls), Single-Family Attached dwellings, Live-Work units, Semi-Detached dwellings and Two-Family dwellings shall be permitted within Other Residential land use areas. Midtown Parcel A-1 and the OR area of the Hillside District may contain Live-Work Units.

Stacked townhouses have the appearance of conventional townhouses, but are actually separated both horizontally and vertically. The units may or may not have integral at-grade garages.

Live-work units are vertically integrated building types, where the first floor (and basement, if provided) shall be utilized as commercial space and the upper levels shall be residential uses only.

Upper floors of all Other Residential structures shall be residential use only.

Apartment building types may also include accessory uses, support services, and amenities including but not limited to exercise facility, administrative offices, mail room, meeting rooms, etc., with no limitations in size. Commercial/retail space on the first floor of an apartment building may not exceed 1200 square feet or 15% of the gross first floor area, whichever is greater. This criteria is not meant to prohibit vertically integrated uses where the first floor is commercial/retail and the upper floors residential.

Other permitted uses include private recreational facilities such as tot lots, swimming pools, basketball courts and tennis courts, reserved for the use of a specific project's residents and their guests. Such facilities may be located within condominium developments as well as within communities where all properties are included within recorded covenants and liens, which govern and provide financial support for operations of the facilities.

Any of the permitted uses may include home occupations within the principal structure.

Accessory structures and uses are also permitted for all Other Residential Land Use Areas.

The following additional uses not referred to or included in the above uses, which are allowed by Special Exception in the RR district, will be permitted as a matter of right in the Other Residential Land Use Areas, and are specifically approved by the Planning Board on this Amended Comprehensive Sketch Plan.

- Antique shops, art galleries and craft shops
• Bed and breakfast inns
• Concert or recital establishments
• Home occupations (also see Section 128.C.1 for accessory use provisions)
• Charitable and philanthropic institutions
• Homes-nursing homes, group care facilities, children's homes
• Athletic facilities-athletic fields, commercial or community swimming pools, tennis clubs and similar uses
• Country clubs and golf courses
• Public utility uses, limited to: (a) Utility substation, (b) Above ground pipelines, (c) Pumping stations, (d) Telephone exchanges, (e) other utility devices such as transformers, switch gear, telephone cabinets, etc.
• Entrance features for subdivisions
• Accessory dwelling units (such units shall not count towards the maximum number of dwelling units; such units shall be owned and maintained by the owner of the principal dwelling unit; also see Section 104).

For all lots and parcels which are technically in the OR land use, but later recorded as additional open space (e.g. NC05 4 hallway parcels) the provisions of the Open Space criteria shall be used in lieu of the OR criteria.

Density
Average density shall not exceed 14.0 units per gross acre based on the entire area of Other Residential land use.

Lot Size
No minimum or maximum lot size is established for the Other Residential land use areas.

Structure Setbacks
The minimum required setbacks for Other Residential structures shall be as follows:

Table with 4 columns: LOT TYPE, MIN. FRONT SETBACK, MIN. SIDE SETBACK, MINIMUM REAR SETBACK. Rows include SINGLE FAMILY ATTACHED, LIVE-WORK, SEMI-DETACHED, TWO-FAMILY, APARTMENT.

Habitable space and/or open/enclosed decks may be built over attached garages. In those cases, the garage setbacks shall govern. Where the rear lot line is contiguous to green open space, the rear principal structure setback may be reduced to 10' and the rear setback for decks may be reduced to 5'.

Other 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 a minimum of 50' apart.

Between Apartment buildings, the minimum setback distances shall be 30' front to front, 50' back to back, 50' front to back and 15' for all other conditions. Between Single-Family Attached buildings, the minimum setback distances shall be 30' front to front, 30' back to back (except across an alley), 50' back to front and 6' (or as required by the Building Code) for all other conditions.

In the Hillside District, the front and side setbacks from Maple Lawn Blvd. may be reduced to 5'. On Parcel A-1 in Midtown, the front setback for apartments, along Maple Lawn Blvd. may be reduced to 10'.

SUMMARY OF DEVELOPMENT CRITERIA (CONTINUED)

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

Exceptions to Setback Requirements
Except for the following, Section 128.A.1 applies:
• Porches may encroach into the front yard to within 2' from the front property line or right-of-way for all Other Residential lot types.

- Stoops and steps may encroach into the front yard to within 1' from the front property line for all Other Residential lot types.
• Garden walls, fences, piers, gates and similar ornaments may be built in the front and side yards not closer than 1' from the 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. An arched or piers defining a lead walk may be up to 4'.
• Masonry veneers may encroach a maximum of 6" into any required setback area.

Access
Permanent access to lots may be provided by means of alleys, using perpetual reciprocal easements or other acceptable legal provisions.

Building Height
Maximum building height in the Other Residential land use areas shall be 50' for Attached, Semi-Detached, or Two-Family Dwelling Units, and 60' for Live-Work units and Apartments, in each case 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
No coverage requirements are imposed in Other Residential land use areas.

Parking
No less than two parking spaces shall be provided for each Single Family Attached, Live-Work, Semi-Detached, and Two-Family dwelling unit. No less than one and one-half parking spaces shall be provided for each apartment unit. Such spaces may consist of garage, driveway and/or similar off-street parking spaces. No less than one parking space shall be provided for each accessory dwelling unit. Such parking shall be provided in proximity to such dwelling unit and may be included as part of a common parking area provided for residents, tenants, and guests. Principal structures shall be no closer than 15' to the curb of common parking areas with head-in or angled parking and no closer than 10' to the curb for parallel parking, unless sufficient landscaping is provided to justify a reduction in the setback, per the Howard County Landscape Manual. Live-work units are exempt from this setback requirement. Visitor parking and overflow parking may also be accommodated as on-street and parallel parking within the public right-of-way.

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

Reductions in parking requirements are permitted pursuant to the Howard County Zoning Regulations Section 133.E1 (Shared Parking).

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

Any of the permitted uses may include home occupations within the principal structure.

Accessory structures and uses are also permitted for all Other Residential Land Use Areas.

The following additional uses not referred to or included in the above uses, which are allowed by Special Exception in the RR district, will be permitted as a matter of right in the Other Residential Land Use Areas, and are specifically approved by the Planning Board on this Amended Comprehensive Sketch Plan.

- Antique shops, art galleries and craft shops
• Bed and breakfast inns
• Concert or recital establishments
• Home occupations (also see Section 128.C.1 for accessory use provisions)
• Charitable and philanthropic institutions
• Homes-nursing homes, group care facilities, children's homes
• Athletic facilities-athletic fields, commercial or community swimming pools, tennis clubs and similar uses
• Country clubs and golf courses
• Public utility uses, limited to: (a) Utility substation, (b) Above ground pipelines, (c) Pumping stations, (d) Telephone exchanges, (e) other utility devices such as transformers, switch gear, telephone cabinets, etc.
• Entrance features for subdivisions
• Accessory dwelling units (such units shall not count towards the maximum number of dwelling units; such units shall be owned and maintained by the owner of the principal dwelling unit; also see Section 104).

For all lots and parcels which are technically in the OR land use, but later recorded as additional open space (e.g. NC05 4 hallway parcels) the provisions of the Open Space criteria shall be used in lieu of the OR criteria.

Density
Average density shall not exceed 14.0 units per gross acre based on the entire area of Other Residential land use.

Lot Size
No minimum or maximum lot size is established for the Other Residential land use areas.

Structure Setbacks
The minimum required setbacks for Other Residential structures shall be as follows:

Table with 4 columns: LOT TYPE, MIN. FRONT SETBACK, MIN. SIDE SETBACK, MINIMUM REAR SETBACK. Rows include SINGLE FAMILY ATTACHED, LIVE-WORK, SEMI-DETACHED, TWO-FAMILY, APARTMENT.

Habitable space and/or open/enclosed decks may be built over attached garages. In those cases, the garage setbacks shall govern. Where the rear lot line is contiguous to green open space, the rear principal structure setback may be reduced to 10' and the rear setback for decks may be reduced to 5'.

Other 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 a minimum of 50' apart.

Between Apartment buildings, the minimum setback distances shall be 30' front to front, 50' back to back, 50' front to back and 15' for all other conditions. Between Single-Family Attached buildings, the minimum setback distances shall be 30' front to front, 30' back to back (except across an alley), 50' back to front and 6' (or as required by the Building Code) for all other conditions.

In the Hillside District, the front and side setbacks from Maple Lawn Blvd. may be reduced to 5'. On Parcel A-1 in Midtown, the front setback for apartments, along Maple Lawn Blvd. may be reduced to 10'.

OVERALL TRACKING CHART

Table with columns: PHASE NO., FILE REF. NO., GROSS ACREAGE, NON-BUILDABLE (SF, OR, EMP, OS, %), 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.

OVERALL DENSITY TABULATION
PROPOSED: 5.6 UNITS/ACRE, 2.8 UNITS/ACRE, 14.0 UNITS/ACRE, 0.35 EMPLOYMENT, 2.0 UNITS/ACRE.
ALLOWED: 5.6 UNITS/ACRE, 2.8 UNITS/ACRE, 14.0 UNITS/ACRE, 0.35 EMPLOYMENT, 2.0 UNITS/ACRE.
LAND USE ACREAGES: SINGLE FAMILY DETACHED (SFD), OTHER RESIDENTIAL (OR), EMPLOYMENT, OPEN SPACE.

PHASE 1 IS A RE-SUBDIVISION OF PARCEL B-5 AND NON-BUILDABLE PARCEL 'L'. THE PLAN REMOVES NON-BUILDABLE PARCEL 'L' (1.21 AC.) AND CREATES NON-BUILDABLE PARCEL 'L' (1.4 AC.), RESULTING IN A DEDUCTION OF 1.23 AC. OF NON-BUILDABLE AREA. SEE NON-BUILDABLE TRACKING CHART, THIS SHEET.

OVERALL OPEN SPACE TRACKING CHART

Table with columns: PHASE NO., FILE REF. NO., GROSS ACREAGE, OS AC. (%), ACTIVE O.S. AC. (%). Rows include phases 1 through 7 and a total row.

NON-BUILDABLE TRACKING CHART

Table with columns: PARCEL, TOTAL NON-BUILDABLE PARCEL AREA, FILE UNDER WHICH PARCEL WAS CREATED, FILE UNDER WHICH PARCEL WAS CONVERTED, AREA CONVERTED, CONVERTED TO, AREA REMAINING. Rows include parcels A through N and a total row.

* The percent of active open space is based upon the total open space provided. 10% RECREATIONAL OPEN SPACE IS REQUIRED.
1) 152 ACRES = Community Center (OS 125 - 5.01 AC.), OS 126 (0.55 AC.) and OS 250 (1.96 AC.)
2) 0.24 ACRES = Pathways
3) 4.76 ACRES = OS Lot 4 (4.76 AC.)

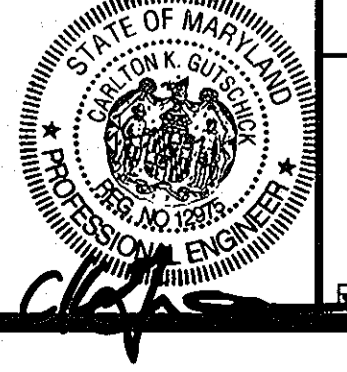
FILED: 10/17/2009 12:53 PM, LAST SAVED: 10/15/2009 10:13 AM, PLOTTED BY: Tony Leggett

PREPARED FOR:

G&R MAPLE LAWN, INC.
SUITE 300 WOODHOLME CENTER
1829 REISTERSTOWN ROAD
BALTIMORE, MD 21208
ATTN: CHARLIE O'DONOVAN
410-484-8400

PROFESSIONAL CERTIFICATION

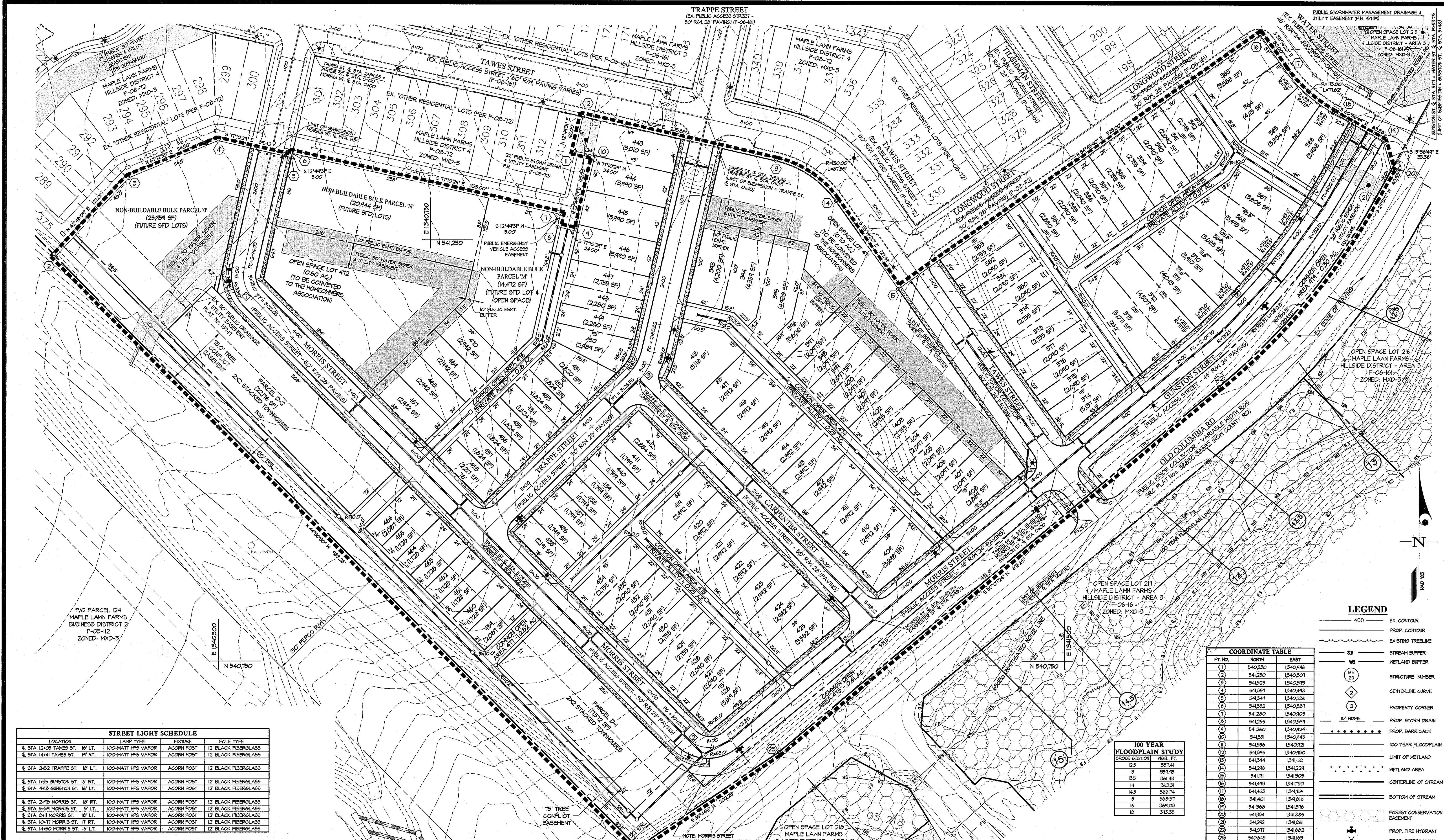
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12875, EXPIRATION DATE: MAY 28, 2010.



OVERALL PROJECT CRITERIA AND INFORMATION

MAPLE LAWN FARMS
HILLSIDE DISTRICT - AREA 5 (PHASE 7)
LOTS 363 THRU 470, OPEN SPACE LOTS 471 & 472, COMMON OPEN AREAS 473 THRU 479, PARCELS D-1 & D-2, AND NON-BUILDABLE BULK PARCELS M THRU O
TAX MAP 41 PARCELS 129 AND 474

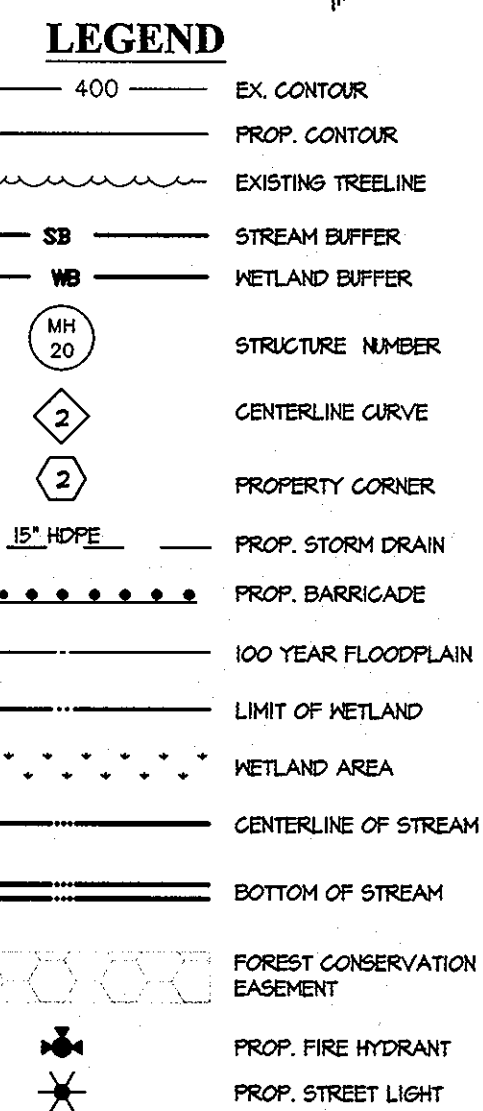
Table with columns: SCALE, ZONING, G. L. W. FILE No., DATE, TAX MAP - GRID, SHEET. Values: AS SHOWN, MXD-3, 07001, OCT., 2009, 41-22, 2 OF 10.



STREET LIGHT SCHEDULE			
LOCATION	LAMP TYPE	FIXTURE	POLE TYPE
§ STA. 12+05 TRAPPE ST. 16' LT.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
§ STA. 14+41 TRAPPE ST. 19' RT.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
§ STA. 2+92 TRAPPE ST. 10' LT.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
§ STA. 1+35 GUNSTON ST. 16' RT.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
§ STA. 4+18 GUNSTON ST. 16' LT.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
§ STA. 2+18 MORRIS ST. 10' RT.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
§ STA. 5+28 MORRIS ST. 10' LT.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
§ STA. 5+11 MORRIS ST. 10' LT.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
§ STA. 10+71 MORRIS ST. 17' RT.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
§ STA. 14+50 MORRIS ST. 16' LT.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS

COORDINATE TABLE		
PT. NO.	NORTH	EAST
(1)	540250	1540496
(2)	541250	1540301
(3)	541225	1540293
(4)	541261	1540448
(5)	541247	1540586
(6)	541252	1540581
(7)	541250	1540425
(8)	541265	1540294
(9)	541260	1540324
(10)	541251	1540345
(11)	541256	1540421
(12)	541245	1540330
(13)	541544	1541558
(14)	541246	1541228
(15)	541491	1541505
(16)	541443	1541130
(17)	541453	1541154
(18)	541401	1541816
(19)	541568	1541876
(20)	541524	1541885
(21)	541242	1541861
(22)	541071	1541682
(23)	540645	1541165

C.I. CURVE DATA CHART									
STREET NAME	CURVE	PC STA.	PT STA.	RADIUS (TANGENT)	ARC	CHORD	BEARING	DELTA	
MORRIS STREET	(1)	2+94.03	3+23.02	34.00'	39.41'	31.02'	314.2'	5 15°30'30" E	57°20'00"
MORRIS STREET	(2)	10+63.71	11+21.88	34.00'	39.41'	31.02'	314.2'	5 81°11'30" E	85°22'00"
TRAPPE STREET	(3)	2+89.82	3+26.58	75.00'	21.40'	42.18'	5 21°04'30" N	52°40'00"	
GUNSTON STREET	(4)	2+04.12	4+82.02	140.51'	113.12'	212.32'	231.07'	N 88°01'45" E	21°04'13"



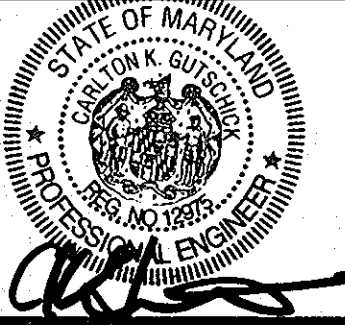
TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Morris & Butler 11/9/09
 PLANNING DIRECTOR, DEP. DATE

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONTVILLE OFFICE PARK
 BURTONTVILLE, MARYLAND 20868
 TEL: 301-421-4024 BALT. 410-880-1820 DC/WC 301-989-2524 FAX: 301-421-4186

NO.	REVISION	DATE	BY	APP'R.

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

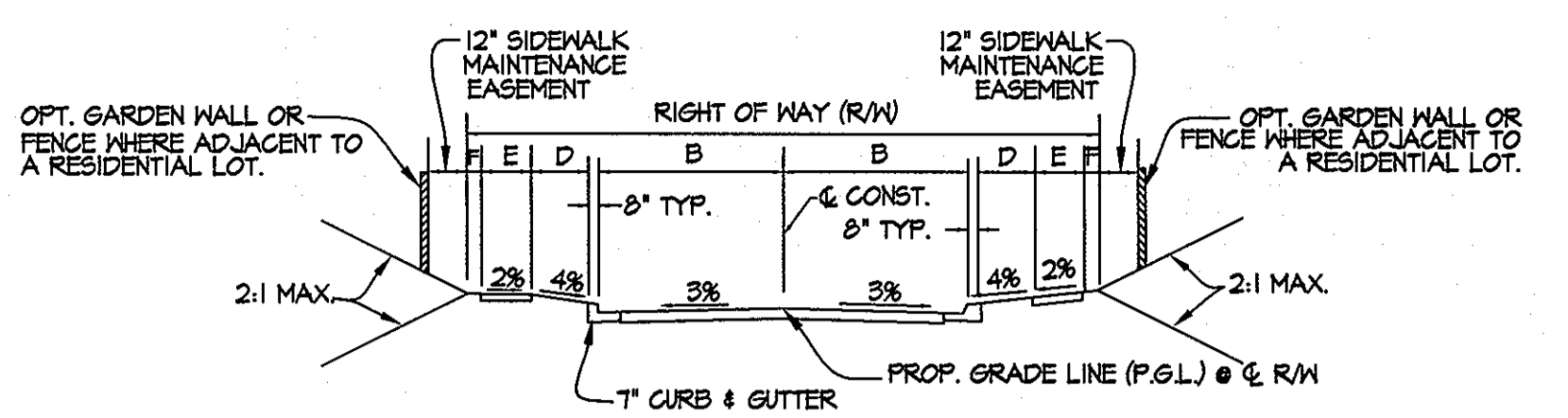
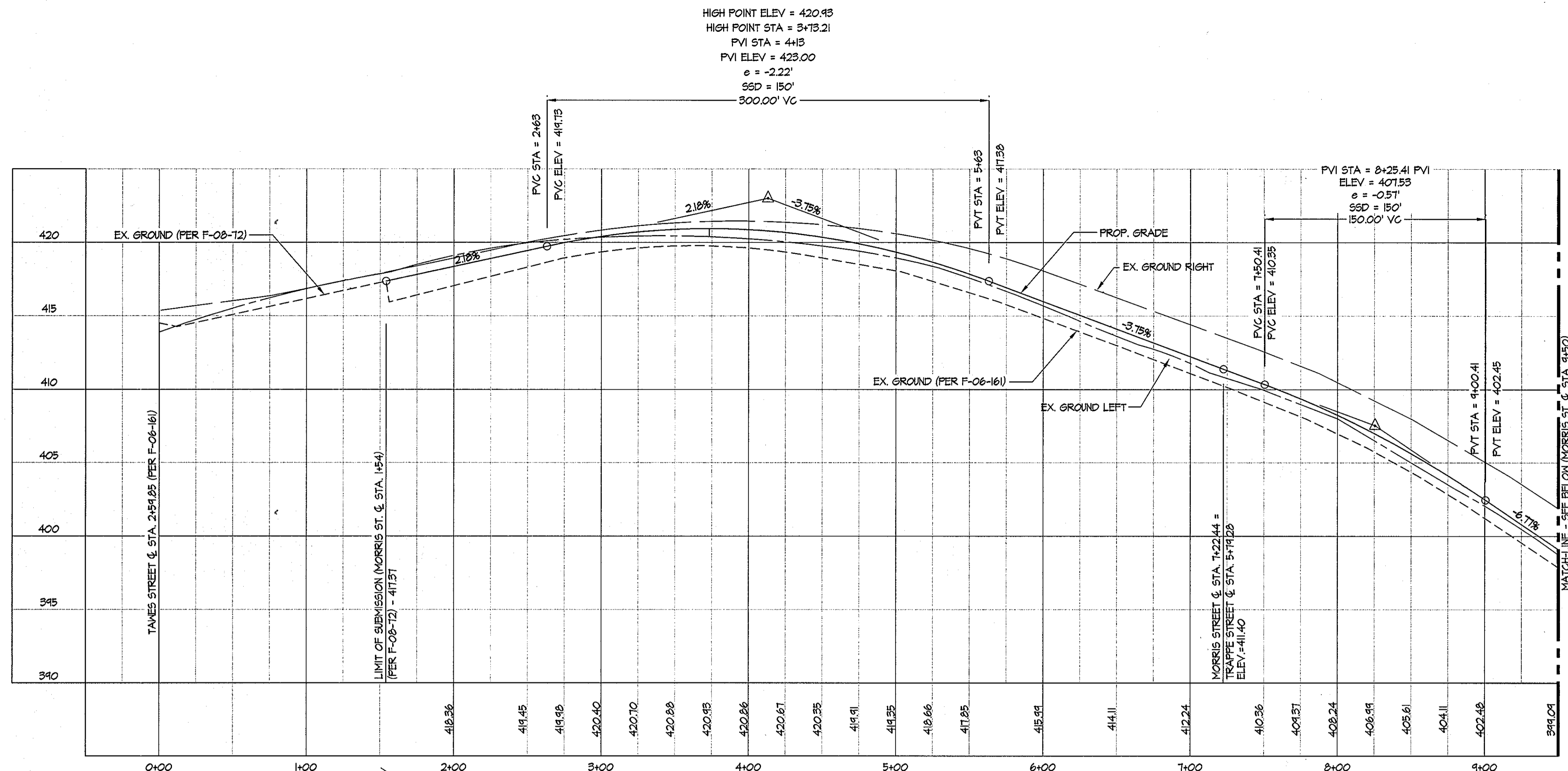
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS
 WERE PREPARED OR APPROVED BY
 ME, AND THAT I AM A DULY LICENSED
 PROFESSIONAL ENGINEER UNDER THE
 LAWS OF THE STATE OF MARYLAND,
 LICENSE NO. 12878
 EXPIRATION DATE: MAY 26, 2010



ELECTION DISTRICT No. 5

PRELIMINARY PLAN
MAPLE LAWN FARMS
HILLSIDE DISTRICT - AREA 5 (PHASE 7)
 LOTS 363 THRU 470, OPEN SPACE LOTS 471 & 472, COMMON OPEN AREAS 473 THRU 479,
 PARCELS D-1 & D-2, AND NON-BUILDABLE BULK PARCELS M THRU O
 TAX MAP 41 PARCELS 129 and 474

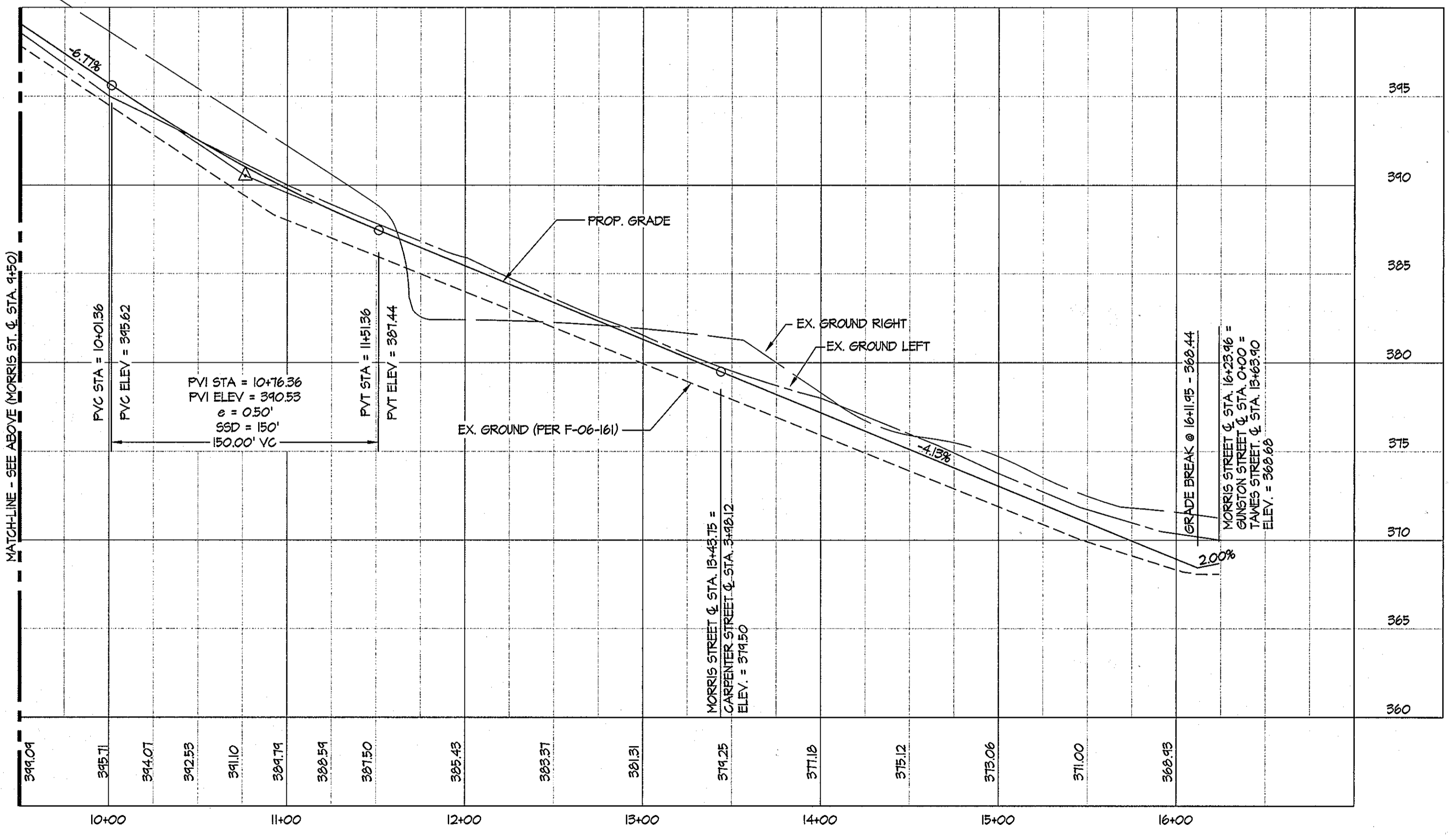
SCALE	ZONING	G. L. W. FILE NO.
1"=50'	MXD-3	07001
DATE	TAX MAP - GRID	SHEET
OCT., 2009	41-22	3 OF 10



TYPICAL ROAD SECTION FOR MORRIS STREET
NOT TO SCALE

TYPICAL ROAD SECTION & ROAD INFORMATION

ROAD NAME	STATION	CLASSIFICATION	DESIGN SPEED	A	B	C	D	E	F	R/W	SECTION
MORRIS STREET	1+54 TO 10+64	ACCESS STREET	25 MPH	-	14'	-	6'	4'	4'	50'	P-3
MORRIS STREET	11+22 TO 16+24	ACCESS STREET	25 MPH	-	12'	-	6'	4'	4'	46'	P-3



MORRIS STREET
PUBLIC ACCESS STREET
DESIGN SPEED = 25 MPH
SCALE: 1"=50' HORIZ.
1"=5' VERT.

LEGEND

- EXISTING GRADE
- EXISTING GRADE LEFT
- EXISTING GRADE RIGHT
- PROPOSED GRADE

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

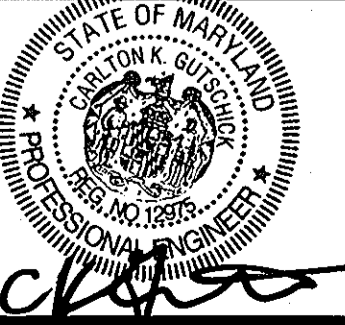
Thomas E. Butler 11/9/09
PLANNING DIRECTOR, DEP. DATE

GLWGutschick Little & Weber, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
BURTNSVILLE, MARYLAND 20868
TEL: 301-421-4024 BALT: 410-880-1820 DC/WA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

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

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. 12673
EXPIRATION DATE: MAY 26, 2010

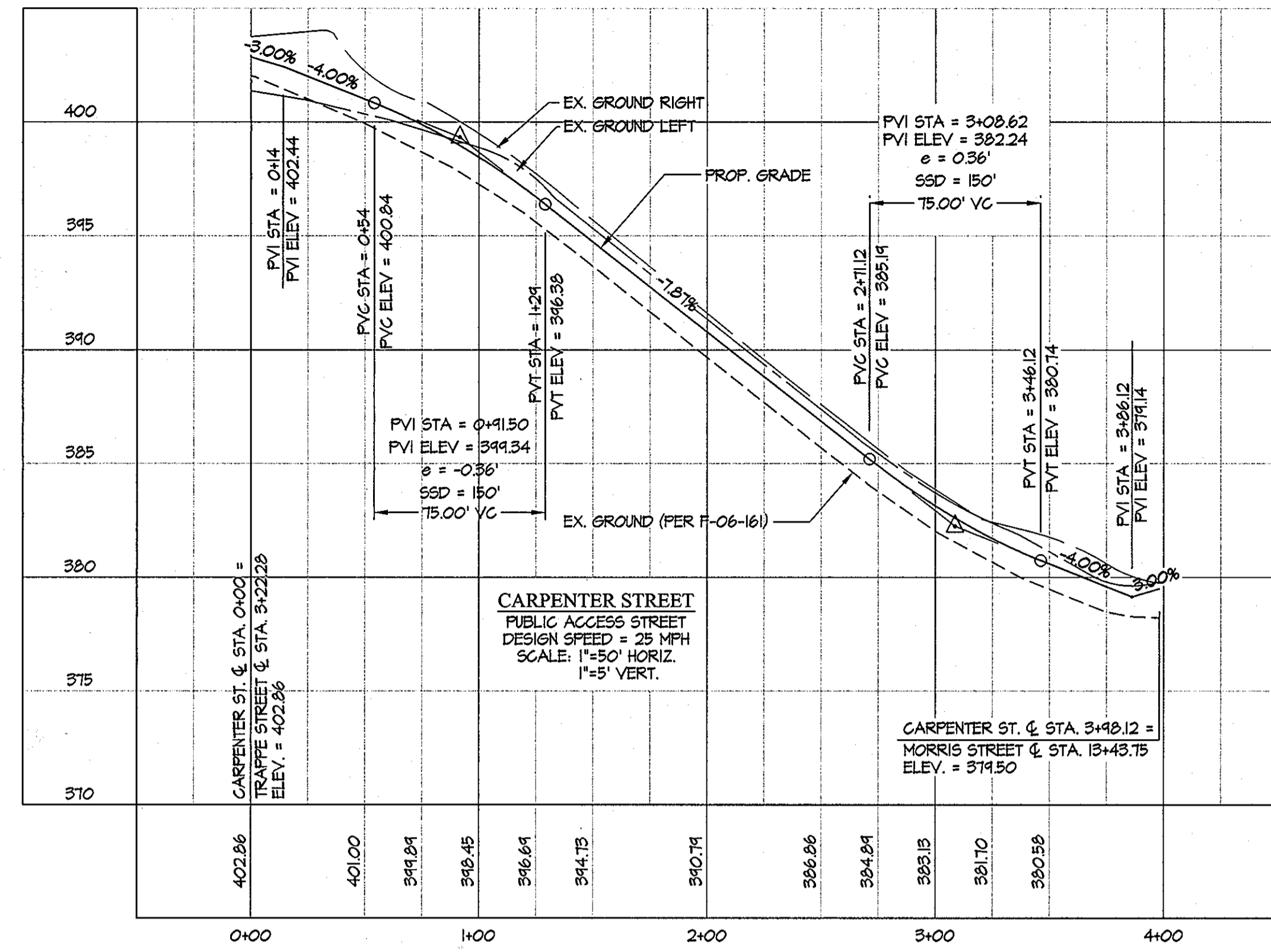
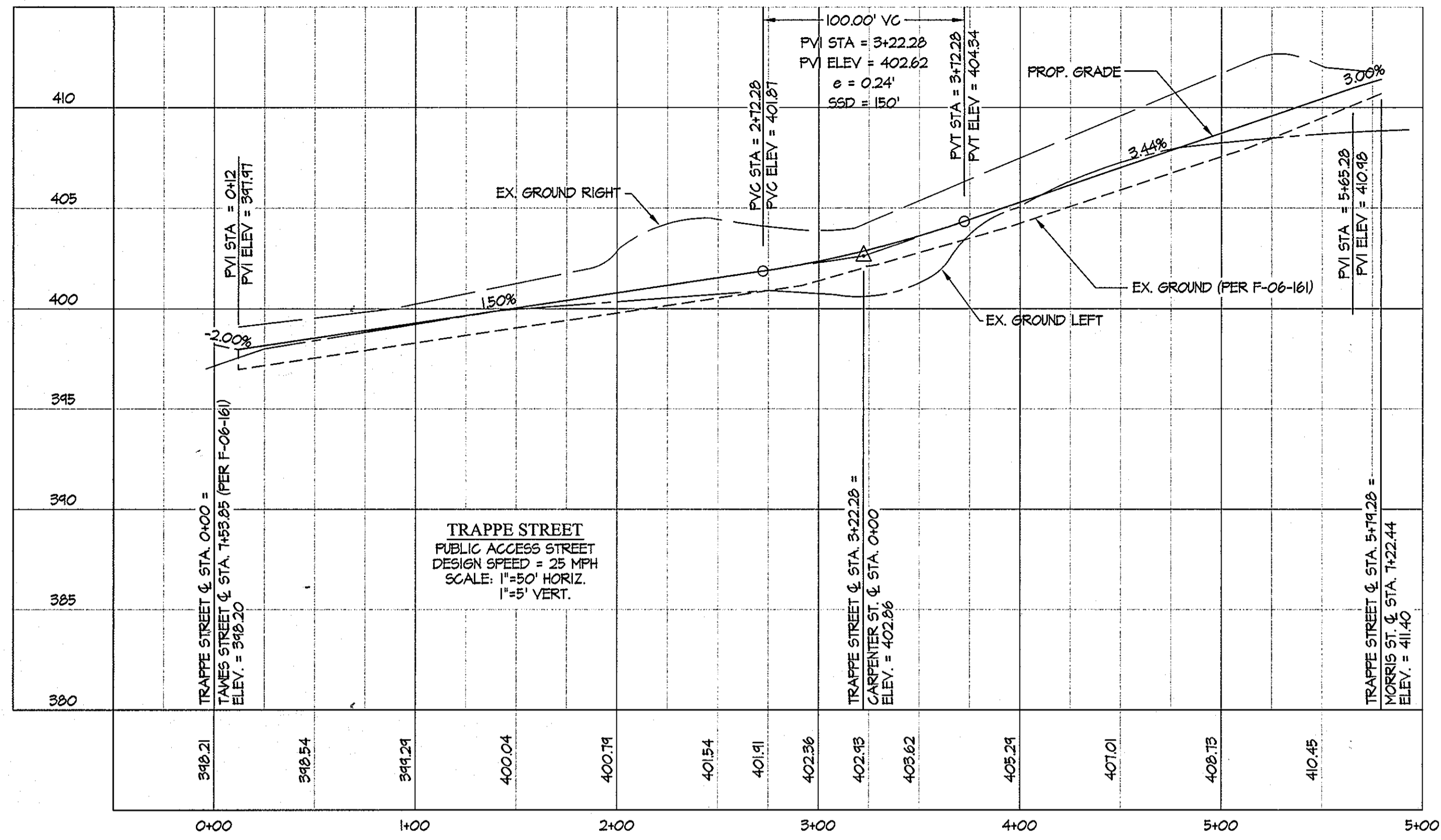


PRELIMINARY ROAD GRADES - MORRIS STREET

MAPLE LAWN FARMS
HILLSIDE DISTRICT - AREA 5 (PHASE 7)
LOTS 363 THRU 470, OPEN SPACE LOTS 471 & 472, COMMON OPEN AREAS 473 THRU 479,
PARCELS D-1 & D-2, AND NON-BUILDABLE BULK PARCELS M THRU O
TAX MAP 41 PARCELS 129 and 474

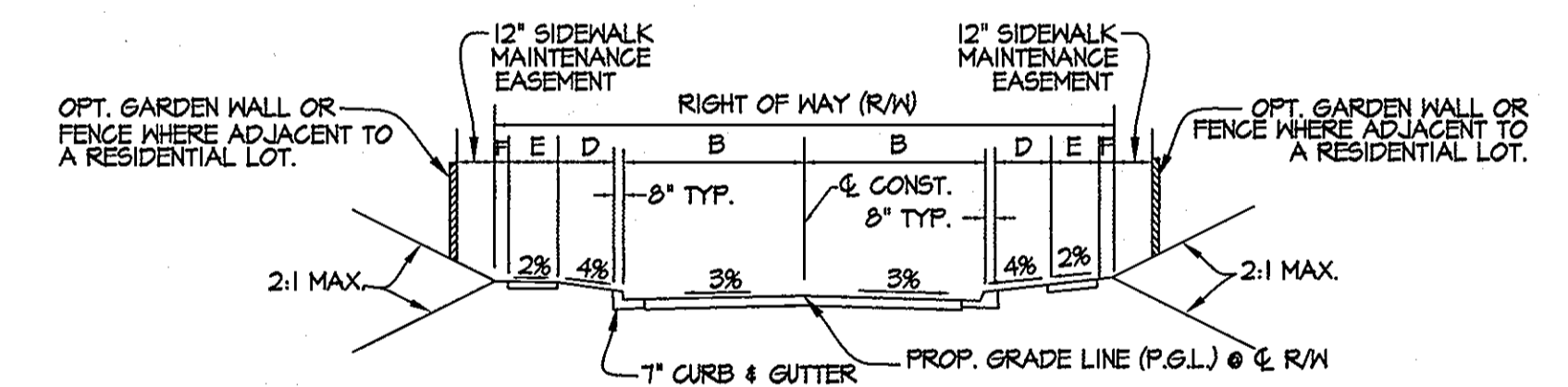
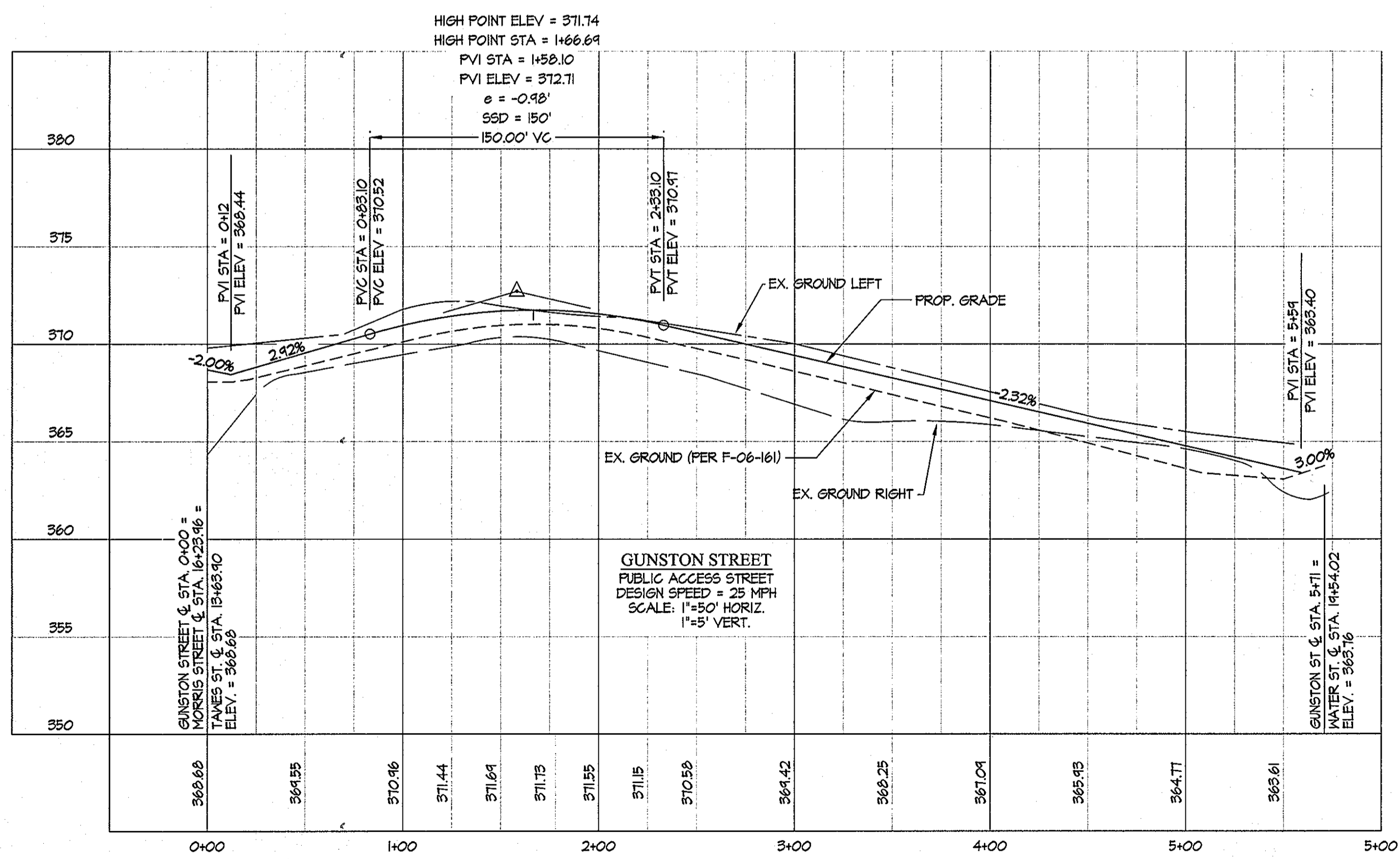
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	07001
DATE	TAX MAP - GRID	SHEET
OCT., 2009	41-22	4 OF 10



LEGEND

- EXISTING GRADE
- EXISTING GRADE LEFT
- EXISTING GRADE RIGHT
- PROPOSED GRADE



TYPICAL ROAD SECTION FOR TRAPPE, CARPENTER & GUNSTON STREETS
NOT TO SCALE

TYPICAL ROAD SECTION & ROAD INFORMATION

ROAD NAME	STATION	CLASSIFICATION	DESIGN SPEED	A	B	C	D	E	F	R/W	SECTION
TRAPPE STREET	0+00 TO 5+14.28	ACCESS STREET	25 MPH	- 14'	- 6'	- 4'	- 4'	- 50'		P-3	
CARPENTER STREET	0+00 TO 3+48.12	ACCESS STREET	25 MPH	- 14'	- 6'	- 4'	- 4'	- 50'		P-3	
GUNSTON STREET	0+00 TO 5+11	ACCESS STREET	25 MPH	- 12'	- 6'	- 4'	- 4'	- 46'		P-3	

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Thomas E. Butler 11/1/09
PLANNING DIRECTOR, DEP. DATE

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN OFFICE PARK
BURTONTOWN, MARYLAND 20868
TEL: 301-421-4024 BALT: 410-880-1820 DC/WA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

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

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. 12875, EXPIRATION DATE: MAY 26, 2010

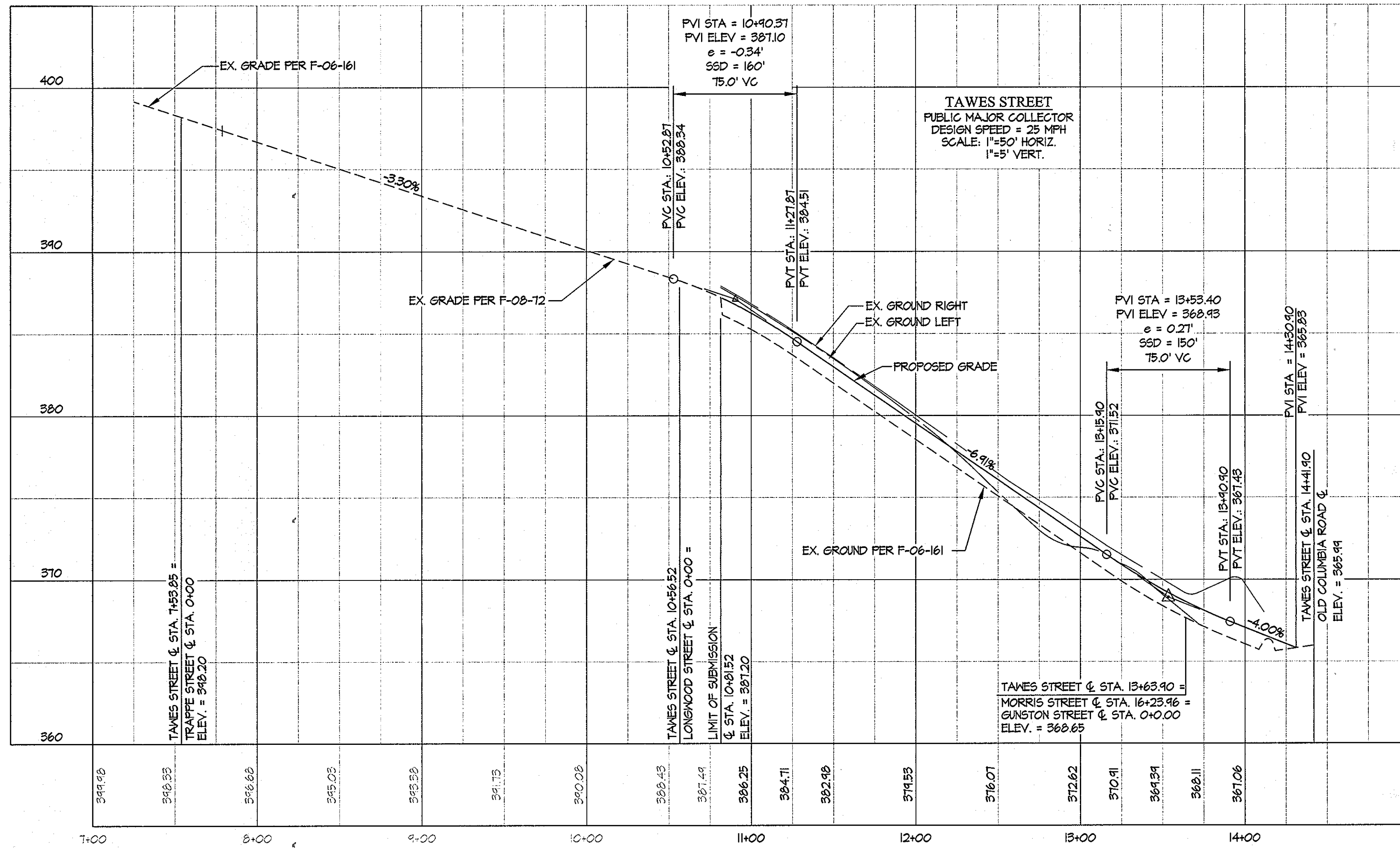
10-30-09 *[Signature]*

PRELIMINARY ROAD GRADES - TRAPPE, CARPENTER & GUNSTON STREETS

MAPLE LAWN FARMS
HILLSIDE DISTRICT - AREA 5 (PHASE 7)
LOTS 363 THRU 470, OPEN SPACE LOTS 471 & 472, COMMON OPEN AREAS 473 THRU 479, PARCELS D-1 & D-2, AND NON-BUILDABLE BULK PARCELS M THRU O
TAX MAP 41 PARCELS 129 and 474

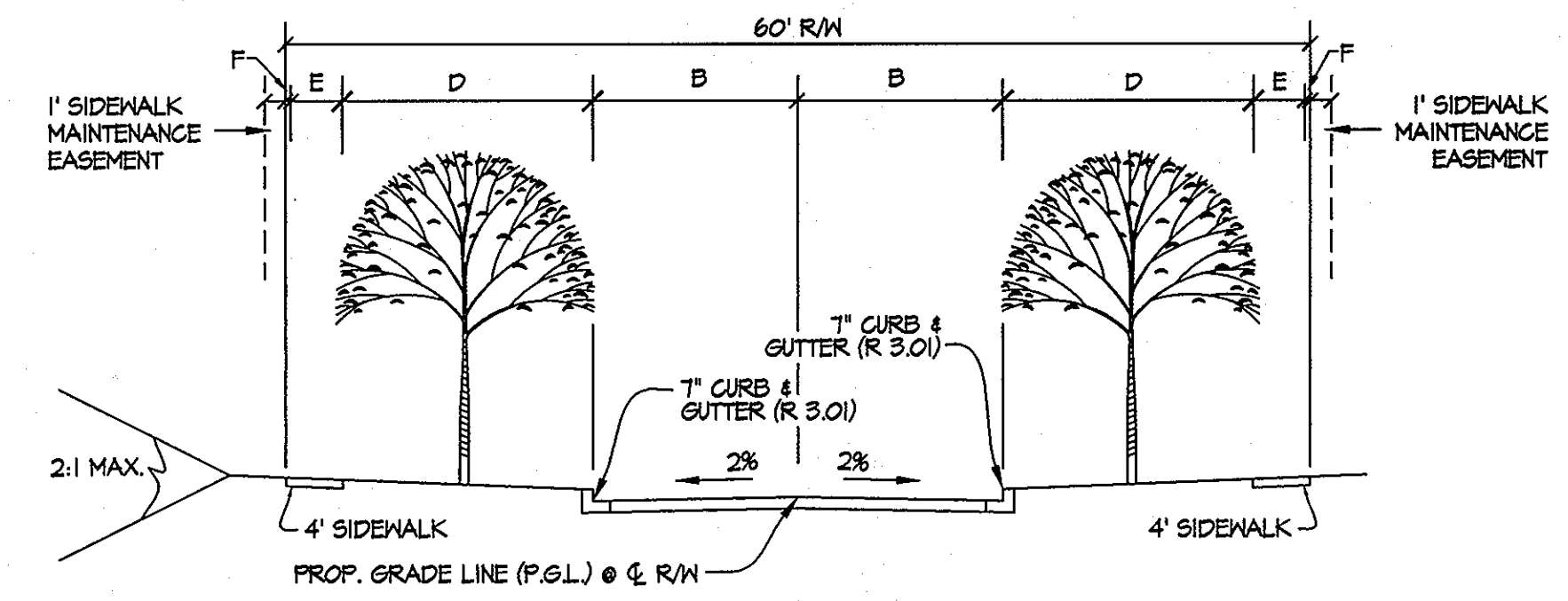
ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	07001
DATE	TAX MAP - GRID	SHEET
OCT., 2009	41-22	5 OF 10



LEGEND

- EXISTING GRADE
- EXISTING GRADE LEFT
- EXISTING GRADE RIGHT
- PROPOSED GRADE



ROAD INFORMATION										
ROAD NAME	STATION	CLASSIFICATION	DESIGN SPEED	A	B	C	D	E	F	R/W SECTION
TAWES STREET	10+81.52 TO 14+41.90	MAJOR COLLECTOR	25 MPH	--	12'	--	15'-8"	4'	4'	60' P-5

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

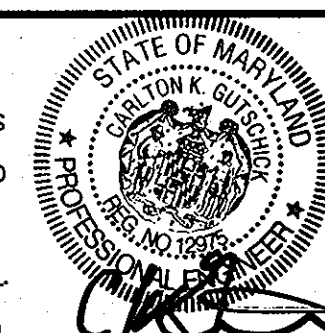
Memo & Little 11/9/09
PLANNING DIRECTOR, DEP. DATE

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

DATE	REVISION	BY	APP'R.

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

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
EXPIRATION DATE: MAY 26, 2010



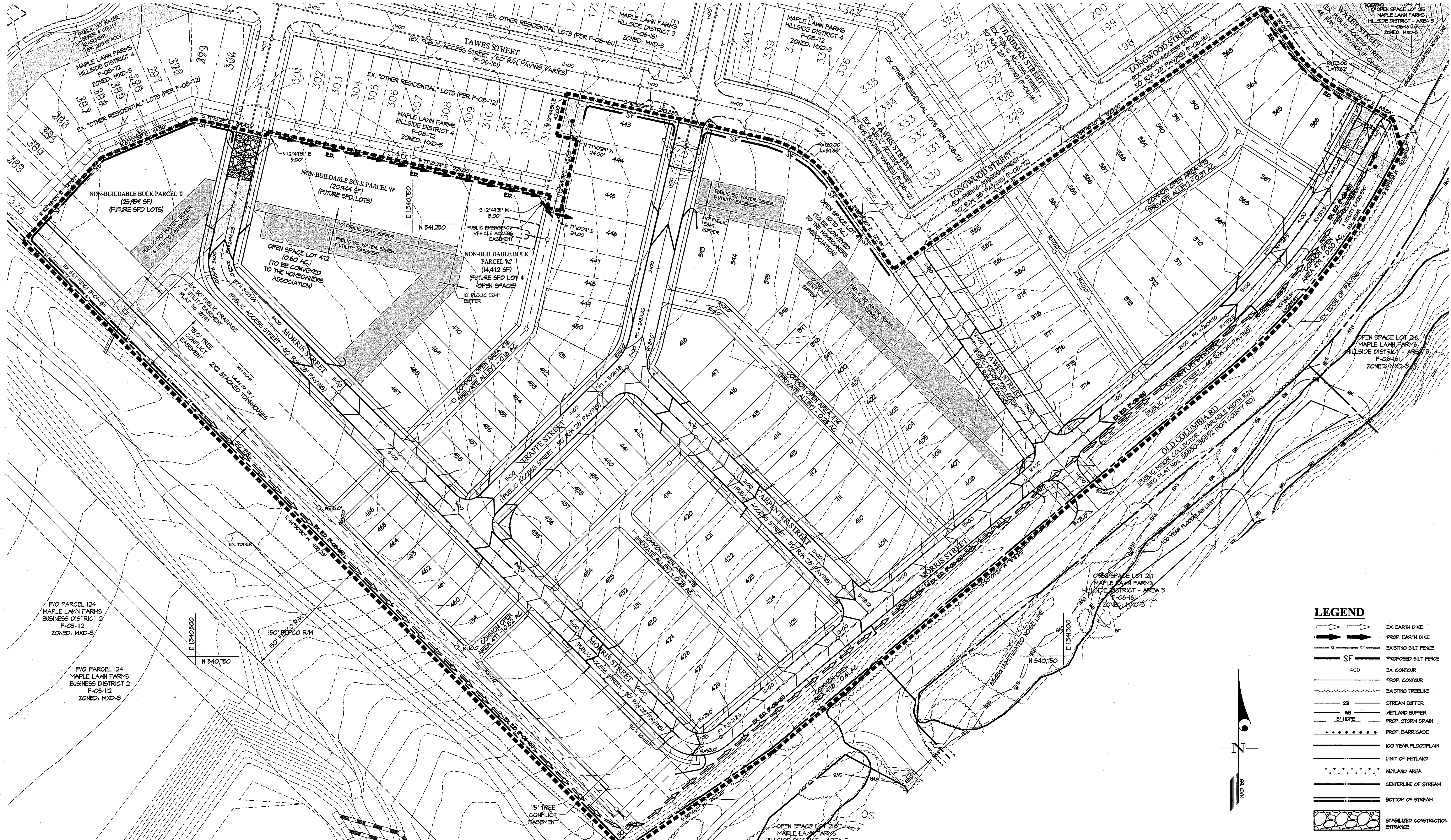
PRELIMINARY ROAD GRADES - TAWES STREET

MAPLE LAWN FARMS
HILLSIDE DISTRICT - AREA 5 (PHASE 7)
LOTS 363 THRU 470, OPEN SPACE LOTS 471 & 472, COMMON OPEN AREAS 473 THRU 479,
PARCELS D-1 & D-2, AND NON-BUILDABLE BULK PARCELS M THRU O
TAX MAP 41 PARCELS 129 and 474

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	07001
DATE	TAX MAP - GRID	SHEET
OCT., 2009	41-22	6 OF 10

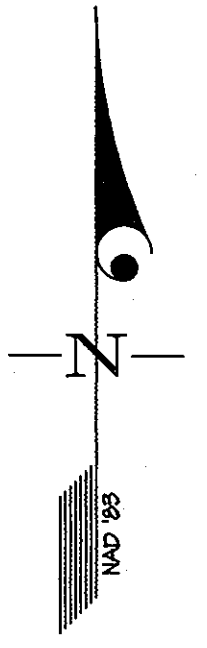
ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND



LEGEND

- EX. EARTH DIKE
- PROP. EARTH DIKE
- EXISTING SILT FENCE
- PROPOSED SILT FENCE
- 400 EX. CONTOUR
- PROP. CONTOUR
- EXISTING TREELINE
- SB STREAM BUFFER
- WB WETLAND BUFFER
- 15% SLOPE
- PROP. STORM DRAIN
- PROP. BARRICADE
- 100 YEAR FLOODPLAIN
- LIMIT OF WETLAND
- WETLAND AREA
- CENTERLINE OF STREAM
- BOTTOM OF STREAM
- STABILIZED CONSTRUCTION ENTRANCE



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Thomas E. Suttler 11/9/09
 PLANNING DIRECTOR, DEP DATE

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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 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. 12878
 EXPIRATION DATE: MAY 26, 2010
 10-30-09



PRELIMINARY SEDIMENT CONTROL PLAN

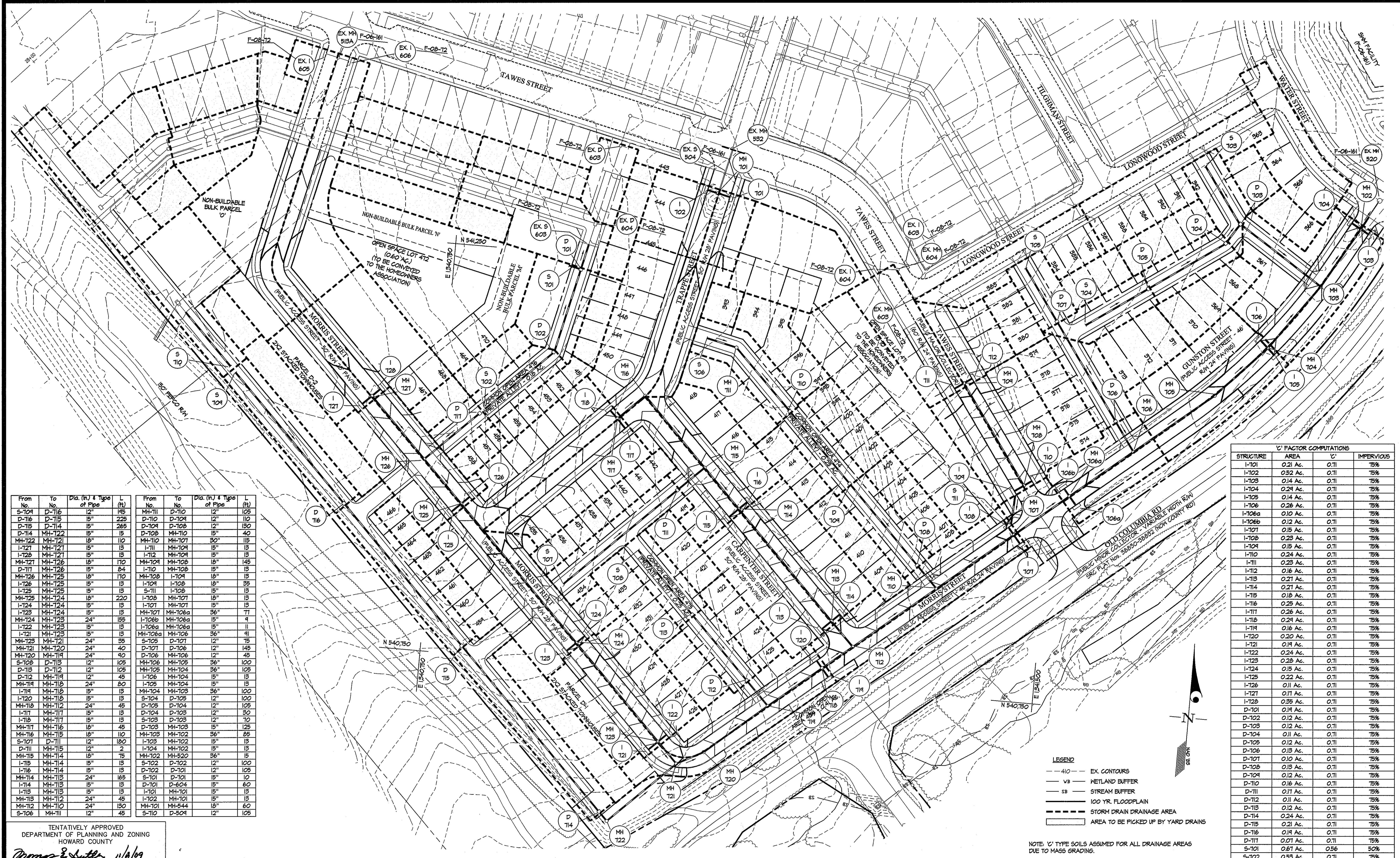
**MAPLE LAWN FARMS
 HILLSIDE DISTRICT - AREA 5 (PHASE 7)**
 LOTS 363 THRU 470, OPEN SPACE LOTS 471 & 472, COMMON OPEN AREAS 473 THRU 479,
 PARCELS D-1 & D-2, AND NON-BUILDABLE BULK PARCELS M THRU O
 TAX MAP 41 PARCELS 129 and 474

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	MXD-3	07001
DATE	TAX MAP - GRID	SHEET
OCT., 2009	41-22	7 OF 10

DES. DEV	DRN. AWL	CHK. DEV	DATE	REVISION	BY	APP'R.

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND



From No.	To No.	Dia. (in) & Type of Pipe	L (ft)	From No.	To No.	Dia. (in) & Type of Pipe	L (ft)
S-104	D-116	12" 15'	145	MH-111	D-110	12" 15'	105
D-116	D-115	15" 15'	225	D-104	D-104	12" 15'	110
D-115	D-114	15" 15'	265	MH-108	MH-108	15" 15'	13
D-114	MH-122	15" 15'	5	MH-108	MH-104	15" 15'	40
MH-122	MH-121	15" 15'	110	MH-110	MH-107	30" 15'	115
I-121	MH-121	15" 15'	13	I-111	MH-104	15" 15'	13
I-122	MH-121	15" 15'	13	I-112	MH-104	15" 15'	13
MH-121	MH-126	15" 15'	170	MH-104	MH-108	15" 15'	145
D-111	MH-126	15" 15'	84	I-110	MH-108	15" 15'	13
MH-126	MH-125	15" 15'	170	MH-108	I-104	15" 15'	13
I-126	MH-125	15" 15'	13	I-104	I-108	15" 15'	25
I-125	MH-125	15" 15'	13	S-111	I-108	15" 15'	13
MH-125	MH-124	15" 15'	220	I-108	MH-107	15" 15'	13
I-124	MH-124	15" 15'	13	I-107	MH-107	15" 15'	13
I-123	MH-124	15" 15'	13	MH-107	MH-106a	36" 15'	71
MH-124	MH-123	24" 15'	155	I-106b	MH-106a	15" 15'	4
I-122	MH-123	15" 15'	13	I-106a	MH-106a	15" 15'	11
I-121	MH-123	15" 15'	13	MH-106a	MH-106	36" 15'	41
MH-123	MH-121	24" 15'	35	D-101	D-101	12" 15'	75
MH-121	MH-120	24" 15'	40	D-106	D-106	12" 15'	145
MH-120	MH-119	24" 15'	40	D-106	MH-106	12" 15'	45
S-108	D-113	12" 15'	105	MH-106	MH-105	36" 15'	100
D-113	D-112	12" 15'	105	MH-105	MH-104	36" 15'	105
D-112	MH-114	12" 15'	45	I-106	MH-104	15" 15'	13
MH-114	MH-118	24" 15'	80	I-105	MH-104	15" 15'	13
I-114	MH-118	15" 15'	13	MH-104	MH-103	36" 15'	100
I-120	MH-118	15" 15'	13	S-104	D-105	12" 15'	100
MH-118	MH-112	24" 15'	45	D-105	D-104	12" 15'	105
I-117	MH-117	15" 15'	13	D-104	D-103	12" 15'	30
I-116	MH-117	15" 15'	13	S-103	D-103	12" 15'	70
MH-117	MH-116	15" 15'	45	D-103	MH-103	15" 15'	125
MH-116	MH-115	15" 15'	110	MH-103	MH-102	36" 15'	85
S-107	D-111	12" 15'	180	I-103	MH-102	15" 15'	13
D-111	MH-115	12" 15'	2	I-104	MH-102	15" 15'	13
MH-115	MH-114	15" 15'	75	MH-102	MH-520	36" 15'	15
I-115	MH-114	15" 15'	13	S-102	D-102	12" 15'	100
I-116	MH-114	15" 15'	13	D-102	D-101	12" 15'	105
MH-114	MH-115	24" 15'	165	S-101	D-101	15" 15'	10
I-114	MH-115	15" 15'	13	D-101	D-604	15" 15'	60
I-113	MH-115	15" 15'	13	I-101	MH-101	15" 15'	13
MH-115	MH-112	24" 15'	45	I-102	MH-101	15" 15'	13
MH-112	MH-110	24" 15'	150	MH-101	MH-544	15" 15'	60
S-106	MH-111	12" 15'	45	S-110	D-504	12" 15'	105

STRUCTURE	AREA	C'	IMPERVIOUS
I-101	0.21 Ac.	0.71	75%
I-102	0.52 Ac.	0.71	75%
I-103	0.14 Ac.	0.71	75%
I-104	0.29 Ac.	0.71	75%
I-105	0.14 Ac.	0.71	75%
I-106	0.26 Ac.	0.71	75%
I-106a	0.10 Ac.	0.71	75%
I-106b	0.12 Ac.	0.71	75%
I-107	0.15 Ac.	0.71	75%
I-108	0.23 Ac.	0.71	75%
I-104	0.15 Ac.	0.71	75%
I-110	0.24 Ac.	0.71	75%
I-111	0.23 Ac.	0.71	75%
I-112	0.16 Ac.	0.71	75%
I-113	0.21 Ac.	0.71	75%
I-114	0.21 Ac.	0.71	75%
I-115	0.19 Ac.	0.71	75%
I-116	0.25 Ac.	0.71	75%
I-111	0.26 Ac.	0.71	75%
I-118	0.29 Ac.	0.71	75%
I-119	0.16 Ac.	0.71	75%
I-120	0.20 Ac.	0.71	75%
I-121	0.19 Ac.	0.71	75%
I-122	0.24 Ac.	0.71	75%
I-123	0.28 Ac.	0.71	75%
I-124	0.15 Ac.	0.71	75%
I-125	0.22 Ac.	0.71	75%
I-126	0.11 Ac.	0.71	75%
I-127	0.17 Ac.	0.71	75%
I-128	0.35 Ac.	0.71	75%
D-101	0.19 Ac.	0.71	75%
D-102	0.12 Ac.	0.71	75%
D-103	0.12 Ac.	0.71	75%
D-104	0.11 Ac.	0.71	75%
D-105	0.12 Ac.	0.71	75%
D-106	0.13 Ac.	0.71	75%
D-107	0.10 Ac.	0.71	75%
D-108	0.13 Ac.	0.71	75%
D-109	0.12 Ac.	0.71	75%
D-110	0.16 Ac.	0.71	75%
D-111	0.17 Ac.	0.71	75%
D-112	0.11 Ac.	0.71	75%
D-113	0.12 Ac.	0.71	75%
D-114	0.24 Ac.	0.71	75%
D-115	0.21 Ac.	0.71	75%
D-116	0.19 Ac.	0.71	75%
D-117	0.07 Ac.	0.71	75%
S-101	0.67 Ac.	0.56	50%
S-102	0.53 Ac.	0.71	75%

LEGEND

- - - 410 - EX. CONTOURS
- - - vb - WETLAND BUFFER
- - - sb - STREAM BUFFER
- - - 100 YR. FLOODPLAIN
- - - STORM DRAIN DRAINAGE AREA
- - - AREA TO BE PICKED UP BY YARD DRAINS

NOTE: C' TYPE SOILS ASSUMED FOR ALL DRAINAGE AREAS DUE TO MASS GRADING.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Thomas J. Suter 11/16/09
PLANNING DIRECTOR, DEP. DATE

GLW Gutschick Little & Weber, PA
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
BURTNSVILLE, MARYLAND 20868
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

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

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. 12875
EXPIRATION DATE: MAY 25, 2010



STORM DRAIN DRAINAGE AREA MAP
MAPLE LAWN FARMS
HILLSIDE DISTRICT - AREA 5 (PHASE 7)
LOTS 363 THRU 470, OPEN SPACE LOTS 471 & 472, COMMON OPEN AREAS 473 THRU 479,
PARCELS D-1 & D-2, AND NON-BUILDABLE BULK PARCELS M THRU O
TAX MAP 41 PARCELS 129 and 474

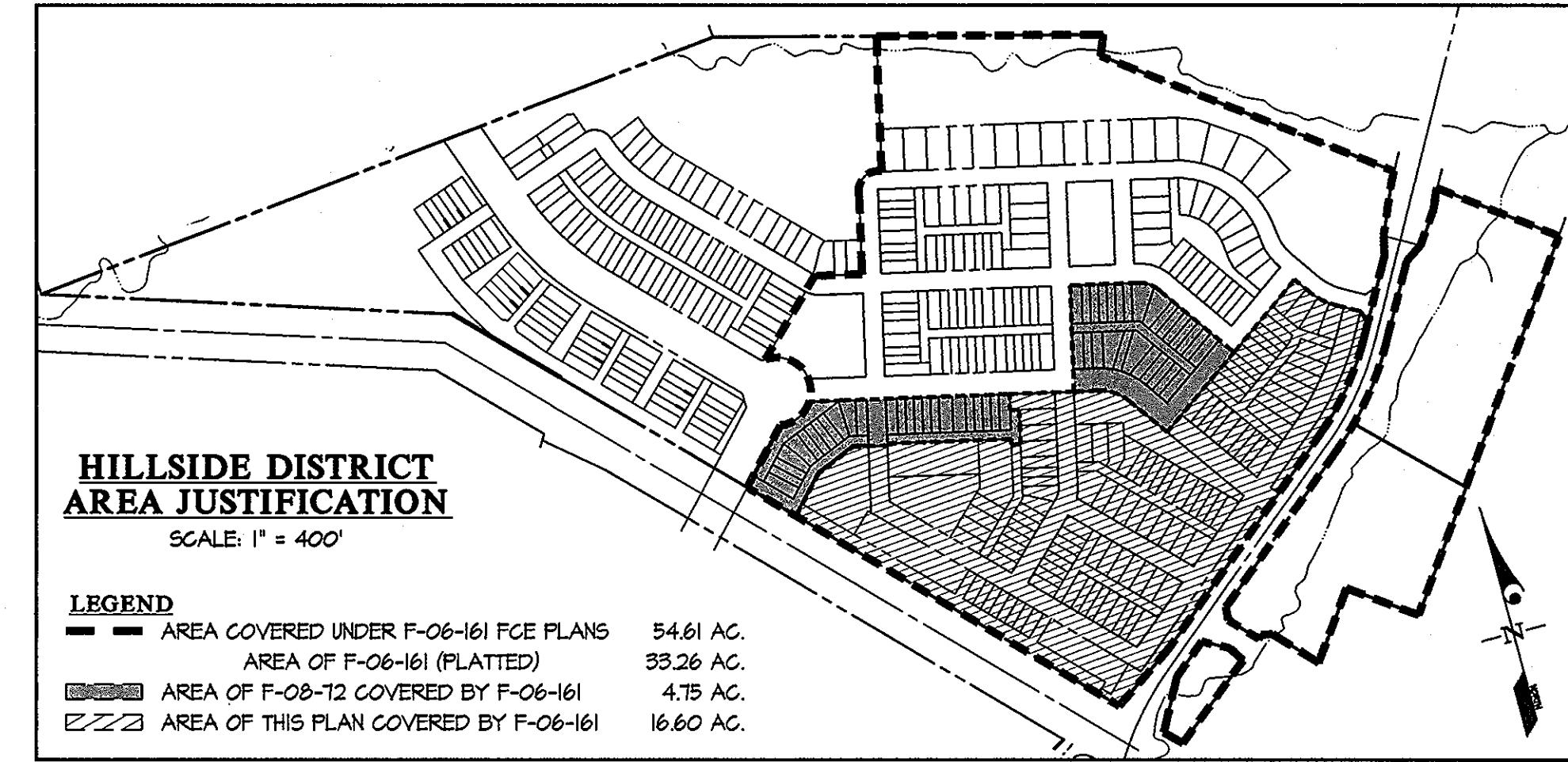
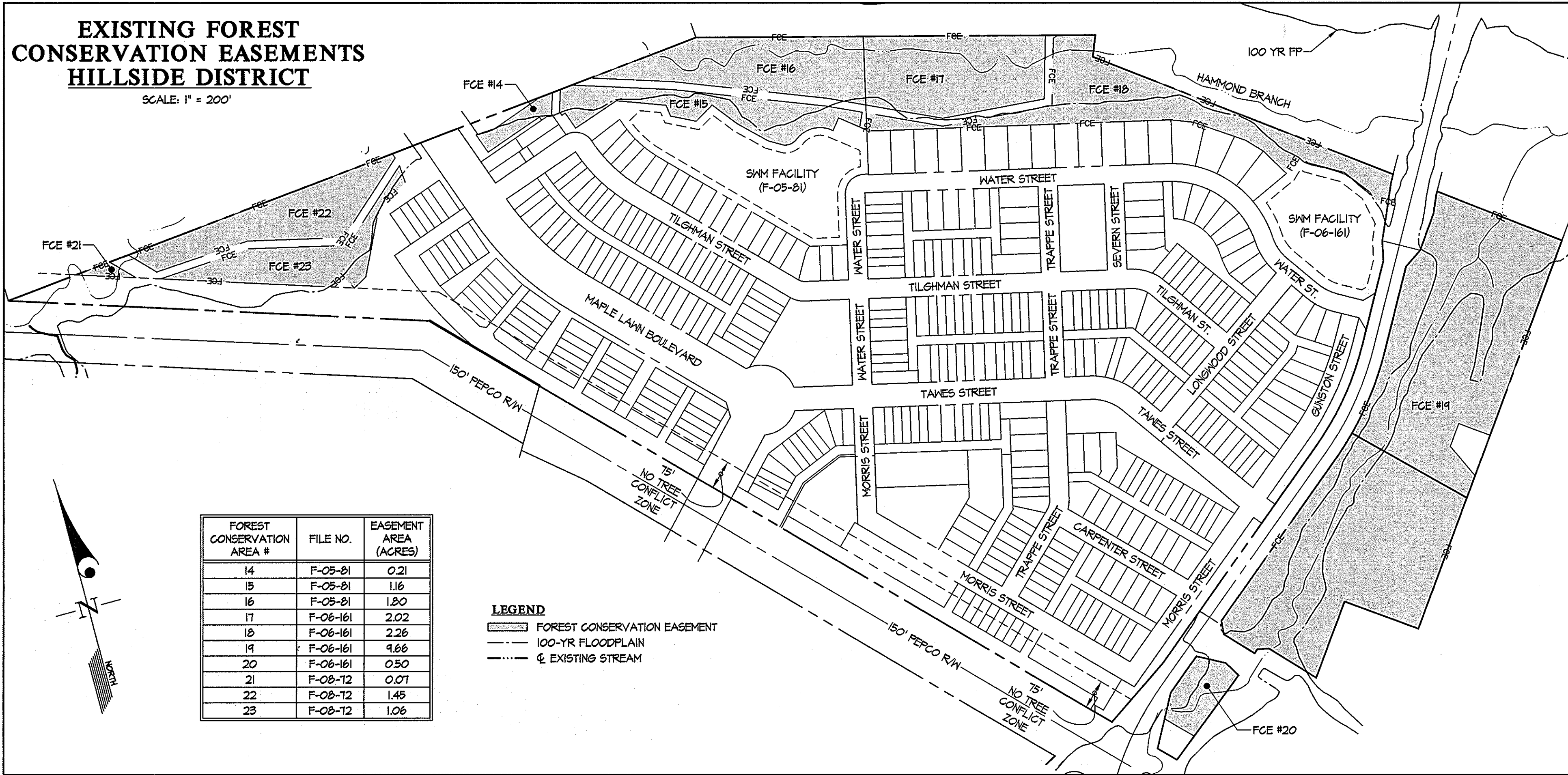
SCALE: 1"=50'
ZONING: MXD-3
G. L. W. FILE NO.: 07001

DATE: OCT., 2009
TAX MAP - GRID: 41-22
SHEET: 8 OF 10

ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

EXISTING FOREST CONSERVATION EASEMENTS HILLSIDE DISTRICT

SCALE: 1" = 200'



GENERAL NOTES

- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.12.02 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR PHASE 1 OF THIS PROJECT WAS PROVIDED UNDER F-06-161. NO FOREST CONSERVATION SURETY IS NECESSARY WITH THIS SUBMISSION.
- THE '15' 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.

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-03-01
2	75.20	2.38	72.82	0.00	0.00	0.00	0.00	10.92	6.61	-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-05-02
4a	15.48	3.00	12.48	1.92	1.65	0.27	0.00	3.21	0.88	-2.33	Per F-05-01
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	1.27	47.34	3.76	0.51	3.25	0.00	4.36	5.74	1.38	Per F-06-161
6a	10.30	3.84	6.46	0.00	0.00	0.00	0.00	0.97	1.70	0.73	F-08-12
SDP-M6	25.06	0.00	25.06	0.00	0.00	0.00	0.00	3.76	0.00	-3.76	SDP-07-43
6b	69.86	1.22	68.64	4.59	2.10	2.49	0.00	9.91	11.22	1.31	F-08-54/F-08-55
7	0.00	---	---	---	---	---	---	---	---	---	PER THIS PLAN
TOTAL	333.41	36.31	297.10	19.93	4.71	15.16	0.63	35.29	39.98	5.32	

- 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 6.91 AC. AS SHOWN ON F-03-90 TO 6.61 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.
- F-05-02 IS A REVISION OF OPEN SPACE LOTS 221 & 222, AND A CONVERSION OF PARCEL 'E' TO R/W. FOREST CONSERVATION EASEMENT (FCE) #1 WILL ABANDON 0.25 AC. AND FCE #8 WILL ABANDON 0.91 AC.
- 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).
- 0.12 ACRES = AREA SUBTRACTED FROM FOREST CONSERVATION AREA #11 TO CREATE PUBLIC DRAINAGE AND UTILITY EASEMENT
- PHASE 5A IS A RESUBDIVISION OF NON-BUILDABLE PARCELS F & G. THIS AREA WAS COVERED UNDER F-05-01.
- TOTAL AREA FOR PHASE 5B (54.61 AC) = AREA PLATTED (33.26 AC) + AREA BEING MASS GRADED OUTSIDE PLATTED AREA (21.35 AC)
- 0.01 ACRES OF PROVIDED PLANTING IN FCE #16 TO BE REMOVED UNDER F-06-162, LEAVING -2.33 AC. EXCESS UNDER F-05-01
- TOTAL AREA FOR PHASE 6a (10.31 AC) = AREA PLATTED (15.05 AC) - AREA ALREADY COVERED UNDER F-06-161 (4.75 AC)
- 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 F-08-12 (0.56 AC)
- ALL OF THE AREA FOR PHASE 7 (16.60 AC) HAS BEEN ACCOUNTED FOR IN THE 54.61 ACRES COVERED UNDER F-06-161.

FOREST CONSERVATION WORKSHEET

SITE DATA

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

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 ABOVE THRESHOLD REQUIRED (1 x 0.25): 0.00
- M. TOTAL REFORESTATION REQUIRED (1-1/2 x 2.00): 0.00
- N. TOTAL AFFORESTATION REQUIRED (E + G): 0.00
- O. TOTAL AFFORESTATION AND REFORESTATION REQUIRED: 0.00
- P. PLANTING TO BE PROVIDED: 0.00

* ALL OF AREA FOR THIS PHASE HAS BEEN COVERED UNDER THE F-06-161 PLANS. (SEE AREA JUSTIFICATION MAP ABOVE).

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Thomas S. Suttle 11/9/09
PLANNING DIRECTOR DATE

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN OFFICE PARK
BURTONTOWN, MARYLAND 20866
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PREPARED FOR:
G&R MAPLE LAWN, INC.
SUITE 300 WOODHOLME CENTER
1829 REISTERSTOWN ROAD
BALTIMORE, MD 21208
ATTN: CHARLIE O'DONOVAN
410-484-8400

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
EXPIRATION DATE: MAY 26, 2010



FOREST CONSERVATION PLAN

MAPLE LAWN FARMS HILLSIDE DISTRICT - AREA 5 (PHASE 7)
LOTS 363 THRU 470, OPEN SPACE LOTS 471 & 472, COMMON OPEN AREAS 473 THRU 479, PARCELS D-1 & D-2, AND NON-BUILDABLE BULK PARCELS M THRU O
TAX MAP 41 PARCELS 129 and 474

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	07001
DATE	TAX MAP - GRID	SHEET
OCT., 2009	41-22	9 OF 10

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

STREET TREE REQUIREMENTS

ROAD	LENGTH OF CURB	# OF TREES REQUIRED	# OF TREES PROVIDED
CARPENTER STREET	700'	18	18
GUNSTON STREET	1,036'	26	26
MORRIS STREET	2,810'	70	70
TAWES STREET	964'	14	14
TRAPPE STREET	1,054'	26	26

SYMBOL	NAME (BOTANICAL/COMMON)	SIZE	REMARKS
(+)	Acer Saccharum / Green Mountain Sugar Maple	2 1/2" cal.	B & B Full Heads

Minimum tree quantities and preferred spacing are as follows (For S-06-16):
 Maple Lawn Blvd. & 1 tree per 40 linear feet, both sides:
 larger Blvd.
 All other streets: 1 tree per 40 linear feet, both sides:
 Private Alleys No trees required
 These are only minimum standards. Trees should be placed to align where possible with lot lines and demising walls of units so as to avoid blocking the fronts and/or doors and windows of units.



LEGEND

- 410 --- EX CONTOURS
- VB --- WETLAND BUFFER
- SB --- STREAM BUFFER
- 100 YR FLOODPLAIN
- EASEMENT
- STEEP SLOPES - 15% TO 25%
- STEEP SLOPES - 25% AND GREATER

- 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 PLANTINGS 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.
 - AFFORESTATION PLANTING SIZE SHALL BE LARGE ENOUGH TO MEET THE LANDSCAPE BUFFERING REQUIREMENT ALONG EXTERNAL PERIMETERS WHERE APPLICABLE.
 - UNLESS NOTED, ALL STEEP SLOPES AREAS WITHIN THE LIMITS OF SUBMISSION ARE LESS THAN 5,000 SF.

RESIDENTIAL LOT INTERNAL LANDSCAPING CHART

BUILDING TYPE	FRONT YARD		SIDE AND REAR YARD	
	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	*SHADE TREES	**EVERGREEN TREES	**SHRUBS	HOW LANDSCAPING WILL BE PROVIDED
R-1	42'	PER MAPLE LAWN LANDSCAPE DESIGN CRITERIA	PER RESIDENTIAL LOT	INTERNAL LANDSCAPING	INTERNAL LANDSCAPING	- DEFER TO SDP -
R-2	40'					
R-3	45'					
R-4	45'					
R-5	100'					
R-6	45'					
R-7	80'					
R-8	70'					
R-9	80'					
R-10	45'					
R-11	76'					
R-12	76'					
R-13	114'					
R-14	76'					
R-15	80'					
R-16	80'					

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
PERIMETER A	COMMON OPEN AREA	ROADWAY	1' Buffer *	630'	NO	NO	8 11 32	DEFERRED TO FINAL PLAN STAGE
PERIMETER B	COMMON OPEN AREA	ROADWAY	1' Buffer *	911'	NO	NO	7 11 26	DEFERRED TO FINAL PLAN STAGE

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 Michael B. Tran
 PLANNING DIRECTOR, DEP DATE 11/9/09

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DES. T.M.	DRN. A.W.	CHK. DEV.	DATE	REVISION	BY	APPR.

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 SUITE 300 WOODHOLME CENTER
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 ATTN: CHARLIE O'DONOVAN
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 EXPIRATION DATE: MAY 26, 2010



PRELIMINARY LANDSCAPE PLAN
MAPLE LAWN FARMS
HILLSIDE DISTRICT - AREA 5 (PHASE 7)
 LOTS 363 THRU 470, OPEN SPACE LOTS 471 & 472, COMMON OPEN AREAS 473 THRU 479, PARCELS D-1 & D-2, AND NON-BUILDABLE BULK PARCELS M THRU O
 TAX MAP 41 PARCELS 129 and 474
 ELECTION DISTRICT No. 5
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1"=50'	MXD-3	07001
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