

GENERAL NOTES:

- ZONING: SITE IS BEING DEVELOPED UNDER MXD-3 REGULATIONS, PER ZB4954, APPROVED ON 2/8/01 AND ZB-1039M APPROVED 09/20/06 AND THE COMPREHENSIVE ZONING PLAN DATED 02/02/04. UNDERLYING ZONING IS RR-DEO AND THE COMP LITE ZONING REGULATION AMENDMENTS DATED 07/28/06.
- THE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: S-01-11, S-06-16, ZB-145M, ZB-1039M, PB-353, PB-378, NP-01-11, NP-03-02, F-05-18, F-06-16, F-06-24, F-07-14, F-07-12, F-07-14O, F-07-20, F-08-04, F-08-15, F-08-16, F-08-12, NP-03-12O.
- 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 HESSEL PROPERTY WAS RELOCATED UNDER NP-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 APRIL 26, 2011.
- THIS AREA OF DEVELOPMENT HAS BOTH PUBLIC AND PRIVATE ROADS, WHICH HAVE BEEN DENOTED ON THE PLAN.
- SITE ANALYSIS**
 GROSS SITE AREA FOR PHASES I THROUGH 8C: 360.82 ACRES ±
 AREA OF THIS PLAN SUBMISSION: 31.1 ACRES ±
 DISTURBED AREA: 51.0 ACRES ±
 AREA OF OPEN SPACE: 136.8 ACRES ±
 AREA OF 100 YEAR FLOODPLAIN: 4.3 ACRES ±
 AREA OF ROADWAY (PUBLIC): 4.1 ACRES ±
 AREA OF ROADWAY (PRIVATE): 1.0 ACRES ±
 AREA OF RESIDENTIAL LOTS: 13.0 ACRES ±
 AREA OF OR LOTS/PARCELS: 0.0 ACRES ±
 AREA OF SFD LOTS: 13.0 ACRES ±
 TOTAL UNITS (PER S-06-16 ALLOCATIONS): 160 LOTS
 TOTAL NUMBER OF LOTS / PARCELS (THIS PLAN SUBMISSION): 131 LOTS
 NO. OF OR LOTS/PARCELS: 0 LOTS
 NO. OF SFD LOTS: 81 LOTS
 AREA OF NON-BUILDABLE PARCELS: 0.0 ACRES ±
 NO. NON-BUILDABLE PARCELS: 0 PARCELS
- OPEN SPACE REQUIREMENTS**
 MINIMUM OPEN SPACE REQUIREMENT FOR PROJECT IS 35%
 TOTAL OPEN SPACE REQUIRED FOR THIS PLAN SUBMISSION: 115.5 ACRES ±
 TOTAL OPEN SPACE PROVIDED: 136.8 ACRES ±
 RECREATIONAL OPEN SPACE REQUIRED FOR THIS PLAN SUBMISSION: 131 ACRES ±
 RECREATIONAL OPEN SPACE PROVIDED: 121 ACRES ±
 (SEE CHART-SHEET 2)
- EXCESS OPEN SPACE FROM THIS PHASE WILL BE USED TO FULFILL THE MINIMUM OPEN SPACE REQUIREMENTS FOR FUTURE PHASES.
- THE 160 UNITS WILL BE BROUGHT INTO THE PROJECT AS FOLLOWS:
 12 FROM THE HILLSIDE DISTRICT (P II-021)
 67 FROM THE WESTSIDE DISTRICT (P II-001)
 81 FROM THE MIDTOWN WEST DISTRICT (P II-002)
- SOILS DATA HAS TAKEN FROM THE SOIL SURVEY OF HOWARD COUNTY, MARYLAND ISSUED JULY 1960.
- CONTOURS SHOWN WERE TAKEN FROM AERIAL TOPOGRAPHY PREPARED DURING MARCH 1991 BY SDI AND THEN UPDATED BY GRADE CHECKS PERFORMED BY GUTSCHICK, LITTLE & WEBER, P.A. AND BASED ON F-04-12. BOUNDARY INFORMATION IS BASED UPON A FIELD SURVEY PREPARED BY GUTSCHICK, LITTLE, AND WEBER, P.A. ON OR ABOUT JUNE, 2001.
- WETLAND DELINEATION WAS DETERMINED BY EXPLORESEARCH RESEARCH, INC. AND APPROVED BY THE CORPS OF ENGINEERS UNDER ID 63781-3 ON 05/14/00. IMPACTS TO WETLANDS AND WATERS OF THE STATE RESULTING FROM THIS DEVELOPMENT ARE AUTHORIZED BY MDE PERMIT NO. NT-03H120065421.
- THE 100-YEAR FLOOD PLAIN LIMITS WERE DETERMINED BY THE FLOODPLAIN STUDY PREPARED BY GUTSCHICK, LITTLE AND WEBER, P.A. AS PART OF P-02-12. THIS PRELIMINARY PLAN TAKES THE FLOODPLAIN FROM THE LIMITS SHOWN IN THE EARLIER STUDY AND CONTINUES IT UPSTREAM TO THE LIMIT OF THE PROPERTY.
- 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: 24-4173-D
 EXISTING SEWER CONTRACT NUMBER: 24-4173-D, 20-3506
- 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.
- STORM-WATER MANAGEMENT FOR BOTH QUALITY AND QUANTITY FOR THE DEVELOPMENT PROPOSED BY THESE PLANS WILL BE SATING REGIONAL FACILITY RESTRICTED UNDER P-03-10 AND THE FACILITY BEING PROPOSED BY THIS SUBMISSION ON OPEN SPACE LOT 86. THE EXISTING FACILITY AND THE FACILITY ON OPEN SPACE LOT 86 ARE P-3 PONDS WITH EXTENDED DETENTION AND 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 85. THE RECHARGE FACILITY WILL BE AN INFILTRATION TRENCH.
- 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-01-11, PB CASE 353 AND ZB CASE NO. 8934. HOWEVER, THE PROPOSED RESIDENTIAL AND EMPLOYMENT USES THAT ARE TO BE DEVELOPED UNDER THE AMENDED CSP, S-06-16 AND ZB CASE NO. 1039M FOR THE FORMER HESSEL AND OLIVER PROPERTIES ARE SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2005 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 FINDINGS TEST EVALUATION RESTRICTIONS ENACTED BY THE ZONING BOARD ON PAGE 22-23 OF ITS DECISION ON THE PDF HAVE BEEN CONSTRUCTED.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, AND 100 YEAR FLOOD PLAIN AREAS, EXCEPT AS PERMITTED UNDER NP-02-54, NP-03-02, AND NP-03-12O.
- OPEN SPACE LOTS MAY CONTAIN ACTIVE RECREATIONAL FACILITIES AS ALLOWED BY THE APPROVED COMPREHENSIVE DEVELOPMENT PLAN.
- PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZONING BOARD CASE NO. ZB-1039M AND THE DECISION AND ORDER FOR PB CASE NO. 353 (COMPREHENSIVE SKETCH PLAN, S-01-11) AND NO. 378 (COMPREHENSIVE SKETCH PLAN, S-06-16) AND THE DPZ AFFO RE-PHASING LETTER DATED JULY 8, 2008.
- DEVELOPMENT FOR THIS PHASE WILL BE DONE IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED WITH S-01-11, S-06-16, PB-353, AND PB-378.
- THE TRANSPORTATION AND TRAVEL DESIGN WILL BE IMPLEMENTED AS OUTLINED IN THE PETITIONER'S EXHIBIT 55 AS SUBMITTED AS PART OF ZB4954.
- A NOISE STUDY WAS PREPARED BY MILDMAN & ASSOCIATES FOR S-01-11, (APPROVED BY PLANNING BOARD ON AUGUST 8, 2001), AND UPDATED BY HILSON T. BALLARD COMPANY 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-01-11, AND S-06-16.

GENERAL NOTES (cont.):

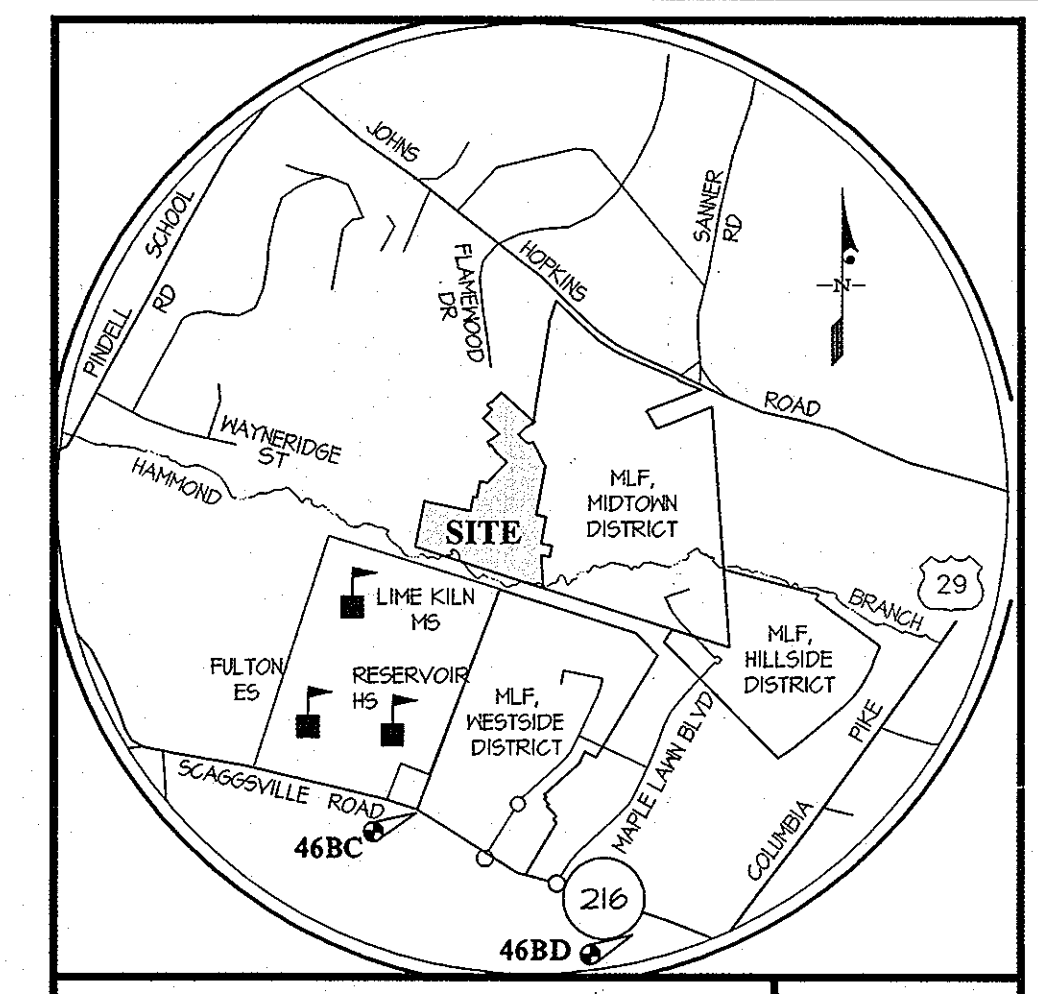
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS PHASE OF THE PROJECT WILL BE PROVIDED UNDER THIS PLAN. ANY EXCESS FOREST CONSERVATION AREA CREATED WITH THIS SUBMISSION WILL BE USED IN FUTURE PHASES.
 - THE '15' TREE CONFLICT EASEMENT SHOWN ON THESE PLANS GRANTS PERGO 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 PERGO ROW, AS PER LIBER 2305 FOLIO 33.
 - 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.
 - CONFLICTS BETWEEN STORM DRAIN AND STREET TREES WILL BE RESOLVED AT FINAL PLAN STAGE.
 - ALL BUFFERING AND OTHER LANDSCAPING REQUIREMENTS/FEATURES WILL BE PROVIDED AT THE SITE DEVELOPMENT PLAN STAGE AND/OR THE FINAL PLAN STAGE AND WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE SKETCH PLAN CRITERIA.
 - STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES 1 AND 2. IT WAS DETERMINED THAT THIS PROJECT MET THE CRITERIA OUTLINED IN THE MDE STORMWATER MANAGEMENT REGULATIONS, GUIDANCE FOR IMPLEMENTATION FOR ACCEPTANCE OF THE 2000 DESIGN CRITERIA AND THROUGH THE ADMINISTRATIVE WAIVER PROCESS, WAS GRANTED A WAIVER. THIS PLAN RECEIVED COMPREHENSIVE SKETCH PLAN APPROVAL (S-06-16) ON JANUARY 25, 2007. THIS PLAN IS ALSO SUBJECT TO THE EXPIRATION OF THIS WAIVER UNLESS ALL OF THE STORMWATER MANAGEMENT IS CONSTRUCTED BY MAY 4, 2011.
- REC-0111**
 ON MAY 2, 2001, NP-01-11 WAS GRANTED FOR THE FOLLOWING:
 • ADDITIONAL POINTS OF ACCESS ALLOWED ON SANER ROAD OTHER THAN THOSE PERMITTED BY 16.11(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 RAYS AS IN 16.1201(C)(2), SUBJECT TO ADEQUATE PRIVATE ALLEY ACCESS.
- NP-03-02**
 ON OCT. 11, 2002, NP-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 16.16 (A)(2)(II) AND SECTION 16.16 (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 WAIVER FROM SECTION 16.18 (E)(3). THE DISTURBANCE WITHIN THE FLOODPLAIN AND STREAM BUFFER IS SUBJECT TO OBTAINING THE NECESSARY PERMITS FROM MDE AND DNR. ELIMINATION OF THE TRUNCATIONS IS SUBJECT TO HAVING ADEQUATE SIGHT AND INTERSECTION DISTANCE AS DETERMINED BY THE DPZ, DEVELOPMENT ENGINEERING DIVISION.

PRELIMINARY PLAN

MAPLE LAWN FARMS

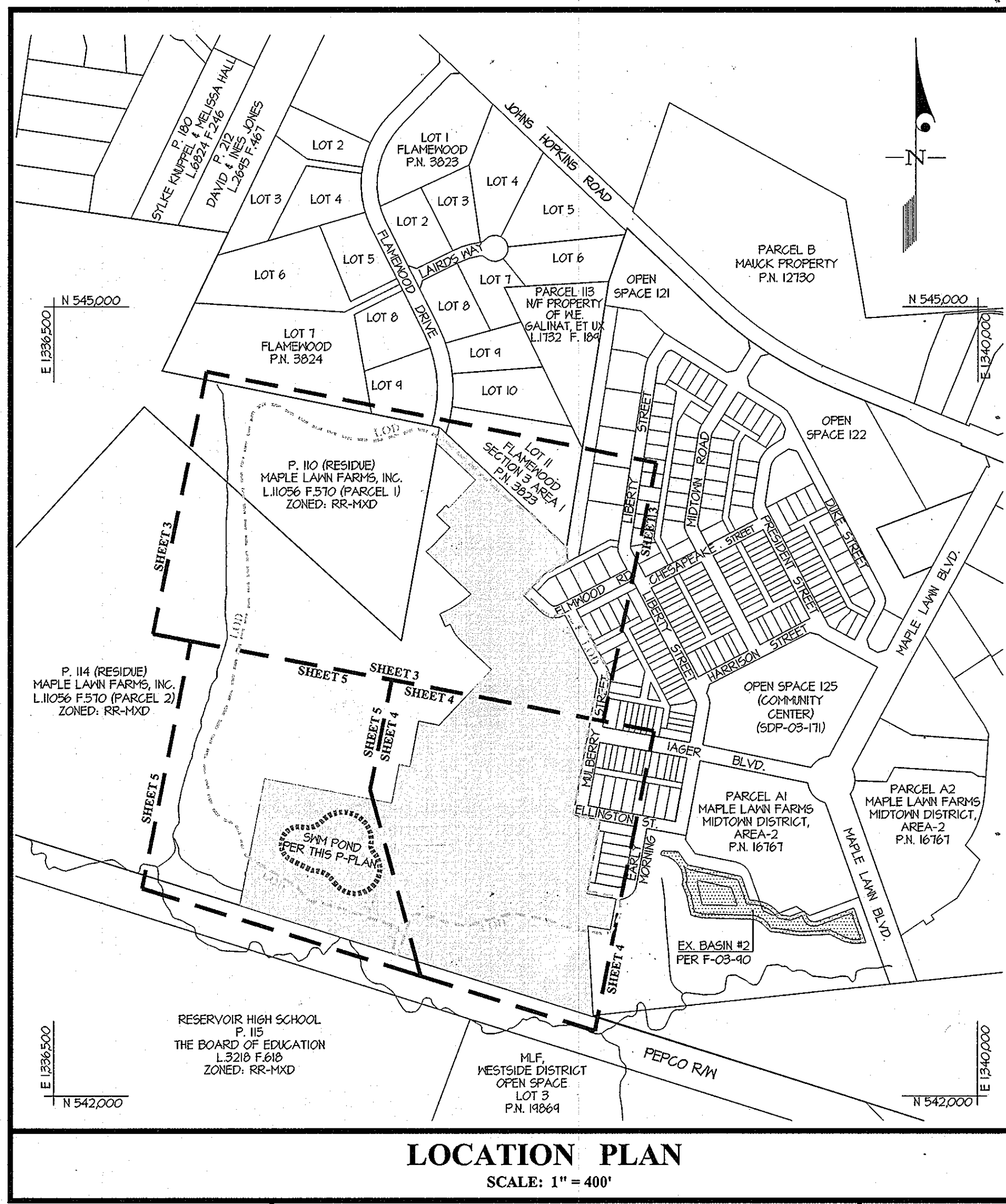
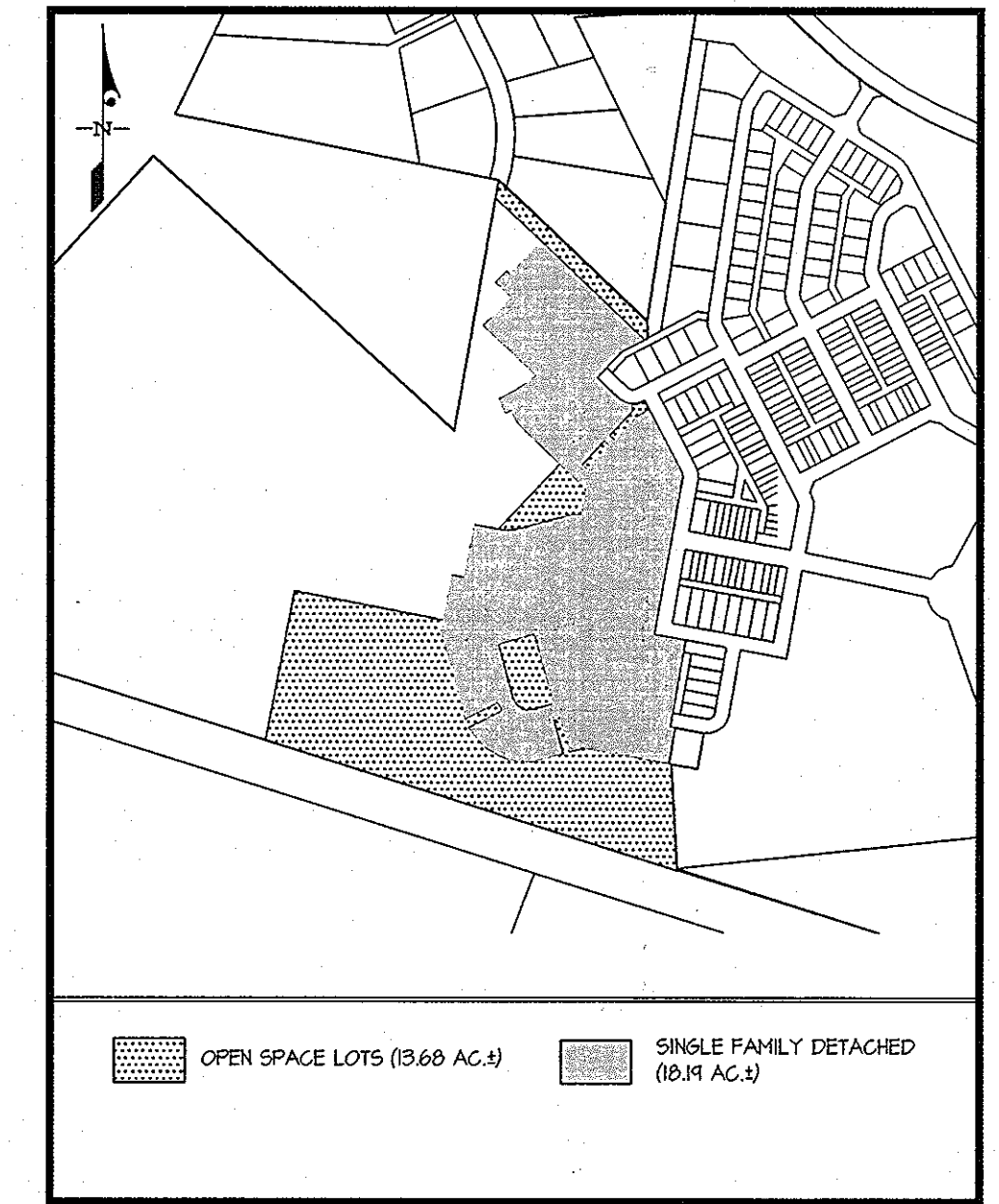
MIDTOWN WEST DISTRICT

LOTS 1 THRU 81, OPEN SPACE LOTS 82 THRU 87, COMMON OPEN AREA LOTS 88 THRU 91



BENCHMARKS

46BC ELEV. = 412.16 N = 594,425.13 E = 1331,205.11 STANDARD DISC ON CONCRETE MONUMENT	46BD ELEV. = 431.11 N = 538,656.76 E = 1339,461.55 STANDARD DISC ON CONCRETE MONUMENT
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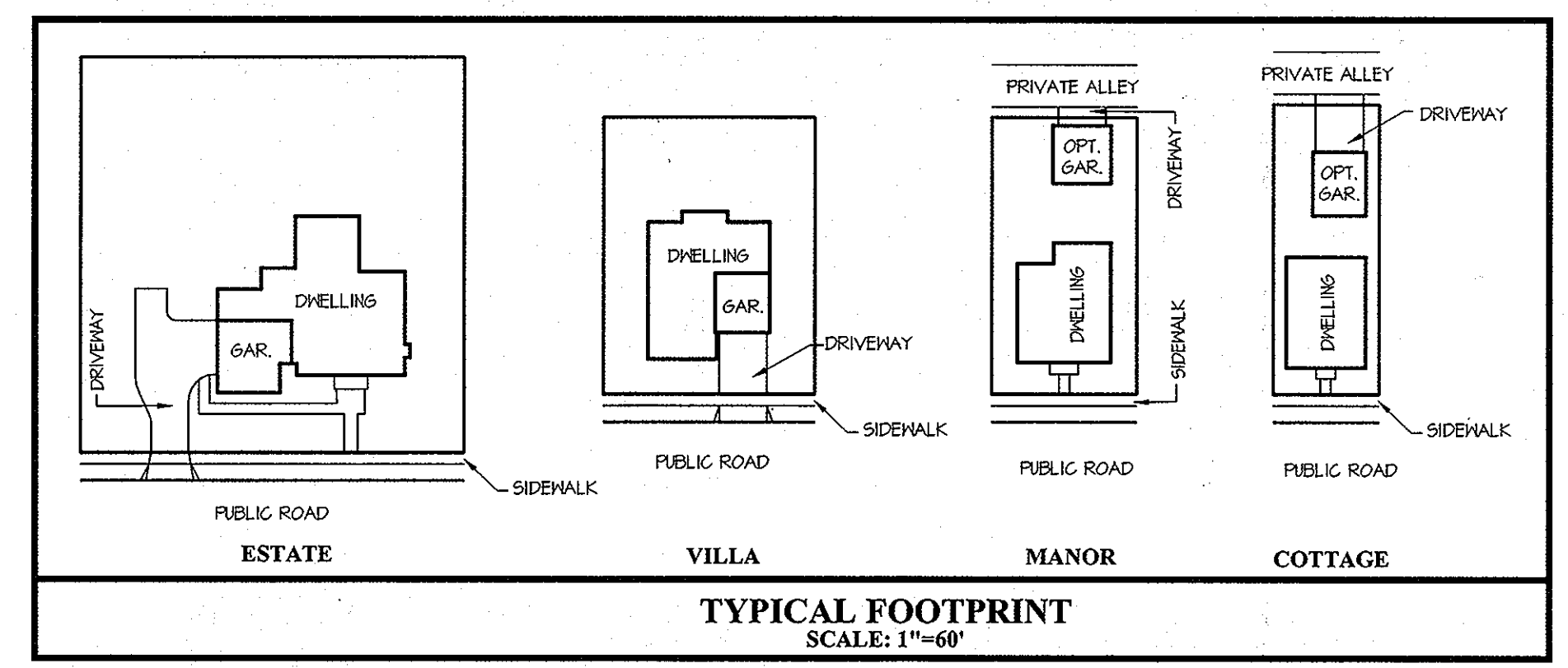


LEGEND

---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	EXISTING TREELINE
---	EXISTING SANITARY SEWER
---	EXISTING WATERLINE
---	EXISTING FIRE HYDRANT
---	PROPOSED STORM DRAIN
---	STRUCTURE NUMBER
---	CONCRETE SIDEWALK
---	PROPOSED 10' CROSSWALK
---	EXISTING CURB AND GUTTER
---	PROPOSED CURB AND GUTTER
---	PROPOSED BURNING CURB
---	PROPOSED BARRICADE
---	100 YEAR FLOODPLAIN
---	STREAM BUFFER
---	FOREST CONSERVATION EASEMENT
---	BOTTOM OF STREAM
---	CENTERLINE OF STREAM
---	LIMIT OF WETLAND
---	WETLAND AREA
---	WETLAND BUFFER
---	15' NO-WOODY ZONE
---	LIMIT OF PROPOSED SUBDIVISION
---	LIMIT OF DISTURBANCE / SUBMISSION

SHEET INDEX

- COVER SHEET
- OVERALL PROJECT CRITERIA AND INFORMATION
- PRELIMINARY PLAN
- PRELIMINARY PLAN
- PRELIMINARY PLAN
- PRELIMINARY BUILDING SETBACK PLAN
- PRELIMINARY SEDIMENT CONTROL PLAN
- PRELIMINARY GRADING PLAN
- PRELIMINARY GRADING PLAN
- PRELIMINARY GRADING PLAN
- PRELIMINARY STREET GRADES - LAGER BOULEVARD AND ELMWOOD ROAD
- PRELIMINARY STREET GRADES - EARLY MORNING ST. AND ELLINWOOD ST.
- PRELIMINARY ROAD DETAILS & STREET GRADES - GRAND CHAMPION ST. AND BLUE RIBBON ST.
- PRELIMINARY SEDIMENT CONTROL PLAN
- PRELIMINARY STORM DRAIN DRAINAGE AREA MAP
- PRELIMINARY LANDSCAPE PLAN
- PRELIMINARY LANDSCAPE PLAN
- PRELIMINARY LANDSCAPE PLAN
- PRELIMINARY FOREST CONSERVATION PLAN
- PRELIMINARY FOREST CONSERVATION NOTES & DETAILS



LOT INFORMATION

LOT TYPE	LOTS	MINIMUM LOT SIZE & WIDTH AT FRONT BRL	MINIMUM SETBACK REQUIREMENTS
COTTAGE	13-15, 18-20, 24-26, 28-32, 34-37, 40-43, 45-48, 52-55	SEE SHEET 2	SEE SHEET 2
MANOR	5-7, 9-10, 12, 16-17, 23, 25, 33, 304/34, 44, 44-51, 56-59, 62-65	SEE SHEET 2	SEE SHEET 2
VILLA	4, 8, 11, 21-22, 27, 60-61, 66-69	SEE SHEET 2	SEE SHEET 2
ESTATE	1-3	SEE SHEET 2	SEE SHEET 2

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Mona S. Butler 8/3/11
 PLANNING DIRECTOR DATE

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

PREPARED FOR:
 G&R DEVELOPMENT, INC.
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 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. 15275
 EXPIRATION DATE: MAY 26, 2012
 7-27-11



COVER SHEET
MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT - AREA 1
 LOTS 1 thru 81, OPEN SPACE LOTS 82 thru 87, COMMON OPEN AREA LOTS 88 thru 91

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	09001
DATE	TAX MAP - GRID	SHEET
JULY, 2011	41-21/46-3	1 OF 19

L:\CADD\DRAWINGS\09001\PRELIM\09001 CS-01-02.dwg, PLOTTED: 7/27/2011 10:00 AM, LAST SAVED: 7/25/2011 9:30 AM, PLOTTED BY: Doug Vonde BFA

SUMMARY OF DEVELOPMENT CRITERIA (PER S-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, 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.

OTHER PERMITTED USES:

- PUBLIC OR PRIVATE CHILD CARE CENTER.
- COMMUNITY CENTER FOR DISTANT COMMUNITY ACTIVITIES INCLUDING BUT NOT LIMITED TO:
 - THE PRESENTATION AND PERFORMANCE OF OUTDOOR COMMUNITY ACTIVITIES, PUBLIC OR PRIVATE, SUCH AS MUSICAL AND THEATRICAL PERFORMANCES, OUTDOOR PICNICS, ART SHOWS, AND CARNAVALS.
 - RUNNAGE SALES, WHITE ELEPHANT SALES, CAFE SALES, DANCES, AND SIMILAR ACTIVITIES.
 - OPERATION OF A COMMUNITY HALL, INCLUDING LEASING OF SAME FOR PUBLIC OR PRIVATE USE.
- PUBLIC OR PRIVATE TENNIS COURTS TOGETHER WITH SUCH INCIDENTAL COMMERCIAL ACTIVITIES AS ARE CONSISTENT WITH PRIMARY USE OF THE LOT AS A TENNIS FACILITY.
- PUBLIC OR PRIVATE TRUCKS TOGETHER WITH SUCH INCIDENTAL COMMERCIAL ACTIVITIES AS ARE CONSISTENT WITH PRIMARY USE OF THE LOT AS A TRUCK DEPOT.
- 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 RECREATIONAL ACTIVITIES
 - HALL ROOM, POST OFFICE, POOL HOUSE, MEETING HALL, EXERCISE FACILITY, LEASING OFFICES, ADMINISTRATIVE OFFICES, INCLUDING INCIDENTAL SALES ON THE PREMISES OF FOOD AND BEVERAGES.
- PARK STRUCTURES INCLUDING BUT NOT LIMITED TO GAZEBOS, PAVILIONS, AMPHITHEATER SEATING, DECKS, FOUNTAINS, WALKS, HANDSCAPE PLAZAS, TRAILS, PATIOS, ETC.
- UTILITY FACILITIES
- ENVIRONMENTAL FACILITIES SUCH AS DRAINAGE, STORM-WATER MANAGEMENT FACILITIES, METLAND MITIGATION, AFFORESTATION OR REFORESTATION.
- ACTIVITY AREAS SUCH AS TOT LOTS, VOLLEYBALL AND MULTI-PURPOSE COURTS, PICNIC 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.

LOT AREA

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.

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 1000 SQUARE FEET OF NET LEASABLE AREA
 SWIMMING POOL, COMMUNITY 10 SPACES PER SEVEN PERSONS PERMITTED IN THE POOL AT ONE TIME BY THE HEALTH DEPT.
 TENNIS COURT 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 (PARKING STUDIES), AND 133.E (SHARED PARKING).

ACCESSORY USES

ANY USE NORMALLY AND CUSTOMARILY INCIDENTAL TO OR 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 120.C) 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. NCOS & WALKWAY PARCELS) THE PROVISIONS OF THE OPEN SPACE CRITERIA SHALL BE USED IN LIEU OF THE SFD CRITERIA.

DENSITY

AVERAGE DENSITY SHALL NOT EXCEED 2.8 DWELLING UNITS PER GROSS ACRE BASED ON THE ENTIRE AREA OF THE SINGLE FAMILY DETACHED LAND USE.

SUMMARY OF DEVELOPMENT CRITERIA (CONTINUED)

LOT SIZE AND WIDTH

LOT TYPE	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FRONT BRL
Cottage	2500 Square Feet	32'
Manor	4000 Square Feet	40'
Villa	5400 Square Feet	54'
Estate	20,000 Square Feet	120*

*EXCEPT FOR LOTS IDENTIFIED ON AMENDED OSP, WHICH SHALL NOT BE LESS THAN 100' AT FRONT BRL.

LOT TYPE SHALL BE DESIGNATED ON FINAL PLATS 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:

LOT TYPE	MIN. FRONT SETBACK	MIN. SIDE SETBACK	MINIMUM REAR SETBACK	
			TO PRINCIPAL STRUCTURE	TO REAR GARAGE (ATTACHED OR DETACHED) OR TO ACCESSORY STRUCTURE
Cottage	10'	4' EXCEPT FOR GARAGE WHICH MAY BE 0'	20'	3'
Manor	12'	6' EXCEPT FOR GARAGE WHICH MAY BE 0'	20'	3'
Estate	20'	20' EXCEPT FOR GARAGE WHICH MAY BE 10'	20'	20'

A ZERO LOT LINE DWELLING UNIT MAY BE LOCATED ON ANY PROPERTY LINE WHICH IS NOT A STREET RIGHT-OF-WAY PROVIDED THAT (1) NO PART OF THE DWELLING SHALL ENCRUCH ONTO THE ADJOINING LOT, (II) AN ACCESS EASEMENT FOR THE PURPOSE OF MAINTENANCE TO THE SIDE OF THE STRUCTURE SHALL BE INCLUDED IN THE DEED WHERE APPROPRIATE. SPACINGS BETWEEN DWELLING UNITS SHALL BE A MINIMUM OF 2'. GARAGES, PORCHES, DECKS, PATIOS, IN-GROUND POOLS, LANDSCAPING AND SIMILAR STRUCTURES, MAY ADJACENT ALONG THE PROPERTY LINE PROVIDED THEY COMPLY WITH ALL BUILDING AND FIRE CODE REGULATIONS.

HABITABLE SPACE AND/OR OPENED/LOCKED 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 ROW) SHALL BE A MINIMUM OF 30' 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 120.A) APPLIES:
 - PORCHES MAY ENCRUCH INTO THE FRONT YARD TO WITHIN 2' FROM THE FRONT PROPERTY LINE OR RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES. PORCHES MAY ENCRUCH INTO THE SIDE YARD OF CORNER LOTS TO WITHIN 2' FROM THE FRONT PROPERTY LINE FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES. WHERE A SIDE YARD ADJUTS AN OPEN SPACE OR PASSAGE, PORCHES MAY ENCRUCH TO WITHIN 1' FROM THE SIDE PROPERTY LINE FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES.
 - STOOPS AND STEPS MAY ENCRUCH INTO THE FRONT AND SIDE YARDS TO WITHIN 1' FROM THE FRONT PROPERTY LINE.
 - GARDEN WALLS, FENCES, PIERS, GATES AND SIMILAR ORNAMENTS MAY BE BUILT IN THE FRONT AND SIDE YARDS NOT MORE THAN 1' FROM THE FRONT PROPERTY LINE, NOT GREATER THAN 48" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 12" ALONG THE SIDE AND REAR PROPERTY LINES. AN ARCHWAY OR PIERS DEFINING A LEAD WALK MAY BE UP TO GREATER THAN 48" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 12" ALONG THE SIDE AND REAR PROPERTY LINES. AN ARCHWAY OR PIERS DEFINING A LEAD WALK MAY BE UP TO GREATER THAN 48" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 12" ALONG THE SIDE AND REAR PROPERTY LINES.
 - MASONRY VENEERS MAY ENCRUCH A MAXIMUM OF SIX INCHES 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 ON ALL LOTS SHALL BE 30' 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.E (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 WESTSIDE 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 LEVEL(S) SHALL BE RESIDENTIAL USE 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 120.C) 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. NCOS & WALKWAY 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.

SUMMARY OF DEVELOPMENT CRITERIA (CONTINUED)

STRUCTURE SETBACKS

THE MINIMUM REQUIRED SETBACKS FOR OTHER RESIDENTIAL STRUCTURES SHALL BE AS FOLLOWS:

LOT TYPE	MIN. FRONT SETBACK	MIN. SIDE SETBACK	MINIMUM REAR SETBACK	
			TO PRINCIPAL STRUCTURE	TO REAR GARAGE (ATTACHED OR DETACHED) OR TO ACCESSORY STRUCTURE
SINGLE FAMILY ATTACHED	0'	0'	20'	3'
LIVE-WORK	0'	0'	20'	3'
SEMI-DETACHED	10'	4' EXCEPT FOR GARAGE WHICH MAY BE 0'	20'	3'
TWO-FAMILY	10'	4' EXCEPT FOR GARAGE WHICH MAY BE 0'	20'	3'
APARTMENT	10'	0' EXCEPT FOR GARAGE WHICH MAY BE 0'	20'	3'

HABITABLE SPACE AND/OR OPENED/LOCKED 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 3'.

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 ROW) SHALL BE A MINIMUM OF 30' APART.

BETWEEN APARTMENT BUILDINGS, THE MINIMUM SETBACK DISTANCES SHALL BE 30' FROM FRONT, 50' BACK TO BACK, 30' FRONT TO BACK AND 15' FOR ALL OTHER CONDITIONS. BETWEEN SINGLE-FAMILY ATTACHED BUILDINGS, THE MINIMUM SETBACK DISTANCES SHALL BE 30' FROM FRONT, 50' BACK TO BACK (EXCEPT ACROSS AN ALLEY), 50' BACK TO FRONT AND 6' (OR AS REQUIRED BY THE BUILDING CODE) FOR ALL OTHER CONDITIONS.

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 120.A) APPLIES:
 - PORCHES MAY ENCRUCH INTO THE FRONT YARD TO WITHIN 2' FROM THE FRONT PROPERTY LINE OR RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES. PORCHES MAY ENCRUCH INTO THE SIDE YARD OF CORNER LOTS TO WITHIN 2' FROM THE FRONT PROPERTY LINE FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES. WHERE A SIDE YARD ADJUTS AN OPEN SPACE OR PASSAGE, PORCHES MAY ENCRUCH TO WITHIN 1' FROM THE SIDE PROPERTY LINE FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES.
 - STOOPS AND STEPS MAY ENCRUCH INTO THE FRONT AND SIDE YARDS TO WITHIN 1' FROM THE FRONT PROPERTY LINE.
 - GARDEN WALLS, FENCES, PIERS, GATES AND SIMILAR ORNAMENTS MAY BE BUILT IN THE FRONT AND SIDE YARDS NOT MORE THAN 1' FROM THE FRONT PROPERTY LINE, NOT GREATER THAN 48" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 12" ALONG THE SIDE AND REAR PROPERTY LINES. AN ARCHWAY OR PIERS DEFINING A LEAD WALK MAY BE UP TO GREATER THAN 48" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 12" ALONG THE SIDE AND REAR PROPERTY LINES. AN ARCHWAY OR PIERS DEFINING A LEAD WALK MAY BE UP TO GREATER THAN 48" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 12" ALONG THE SIDE AND REAR PROPERTY LINES.
 - MASONRY VENEERS MAY ENCRUCH 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 30' 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 5' 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.

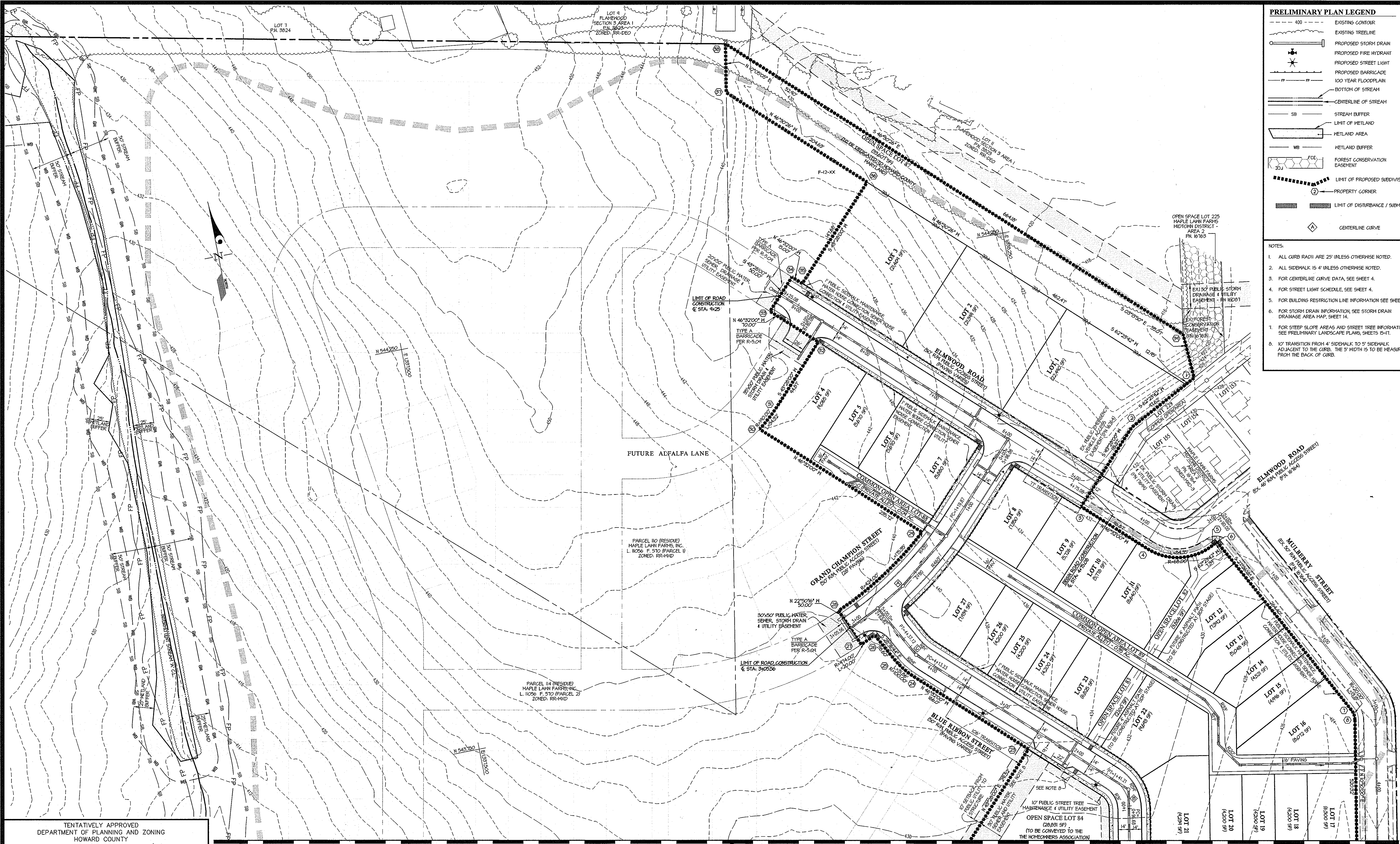
REDUCTIONS IN PARKING REQUIREMENTS ARE PERMITTED PURSUANT TO THE HOWARD COUNTY ZONING REGULATIONS SECTION 133.E (SHARED PARKING).

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.

OVERALL TRACKING CHART

PHASE NO.	FILE REF. NO.	GROSS ACREAGE	NON-BUILDABLE				S.F.D. AC. (R)	O.R. AC. (R)	EMP. AC. (R)	O.S. AC. (R)	PUB. RD.			PRIV. RD. ACREAGE	SFD UNITS	O.R. UNITS (APT./S.F.A.)	S.F.D. DENSITY	O.R. DENSITY	EMP. BLDG. AREA	EMP. F.A.R.				
			SF	OR	EMP	OS					SF	OR	EMP											
1	F-03-01	51.98	0.00	0.00	0.00	0.00	-----	-----	30.89	(94.3)	21.5	(40.1)	0.00	0.00	4.95	-----	-----	-----	-----	-----				
2	F-03-40	31.43	0.52	0.43	0.24	0.00	(3.2)	10.84	(24.0)	-----	-----	-----	-----	55	65	51/AC.	8.0/AC.	-----	-----					
3	F-04-42	58.80	-0.52	-0.43	2.11	0.00	(3.0)	7.11	(22.2)	12.28	(20.4)	14.80	(28.2)	22.85	(38.9)	2.52	0.46	0.00	1.00	41	74	5.8/AC.	6.4/AC.	
4a	F-05-01/02	15.47	0.00	1.48	-1.61	0.00	(-1.4)	0.00	(0.0)	1.21	(4.1)	1.64	(0.4)	6.70	(48.3)	0.00	3.40	1.64	0.46	-----	54	-----	8.1/AC.	
4b	F-05-01/01-06	3.12	0.00	0.00	-1.26	0.00	(-14.0)	0.00	(0.0)	0.00	(0.0)	3.15	(10.0)	1.23	(84.4)	0.00	3.40	2.04	-----	-----	-----	-----	-----	
4c	F-05-112/F-05-13	3.00	0.00	0.00	0.00	0.00	(0.0)	0.00	(0.0)	0.45	(3.1)	2.05	(68.3)	0.00	(0.0)	0.00	0.45	2.05	-----	-----	-----	-----	-----	
5a	F-06-43	0.00	0.00	-1.25	0.00	0.00	(0.0)	0.00	(0.0)	1.25	(0.0)	0.00	(0.0)	0.00	(0.0)	0.00	0.00	0.00	-----	-----	-----	16	-----	12.8/AC.
5b	F-06-161	33.26	0.00	-0.23	0.00	0.00	(-0.7)	1.73	(28.2)	1.26	(2.8)	0.00	(0.0)	15.50	(56.6)	2.22								



PRELIMINARY PLAN LEGEND

	EXISTING CONTOUR
	EXISTING TREELINE
	PROPOSED STORM DRAIN
	PROPOSED FIRE HYDRANT
	PROPOSED STREET LIGHT
	PROPOSED BARRICADE
	100 YEAR FLOODPLAIN
	BOTTOM OF STREAM
	CENTERLINE OF STREAM
	STREAM BUFFER
	LIMIT OF WETLAND
	WETLAND AREA
	WETLAND BUFFER
	FOREST CONSERVATION EASEMENT
	LIMIT OF PROPOSED SUBDIVISION
	PROPERTY CORNER
	LIMIT OF DISTURBANCE / SUBMISSION
	CENTERLINE CURVE

- NOTES:**
1. ALL CURB RADI ARE 25' UNLESS OTHERWISE NOTED.
 2. ALL SIDEWALK IS 4' UNLESS OTHERWISE NOTED.
 3. FOR CENTERLINE CURVE DATA, SEE SHEET 4.
 4. FOR STREET LIGHT SCHEDULE, SEE SHEET 4.
 5. FOR BUILDING RESTRICTION LINE INFORMATION SEE SHEET 6.
 6. FOR STORM DRAIN INFORMATION, SEE STORM DRAIN DRAINAGE AREA MAP, SHEET 14.
 7. FOR STEEP SLOPE AREAS AND STREET TREE INFORMATION, SEE PRELIMINARY LANDSCAPE PLANS, SHEETS 15-17.
 8. 10' TRANSITION FROM 4' SIDEWALK TO 5' SIDEWALK ADJACENT TO THE CURB. THE 5' WIDTH IS TO BE MEASURED FROM THE BACK OF CURB.

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Norma S. Suttler 8/13/11
 PLANNING DIRECTOR DATE

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3509 NATIONAL DRIVE - SUITE 250 - BURTONSTOWN OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-589-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:
 C&R DEVELOPMENT, INC.
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 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. 12275.
 EXPIRATION DATE: MAY 26, 2012

7-27-11



PRELIMINARY PLAN
MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT - AREA 1
 LOTS 1 thru 81, OPEN SPACE LOTS 82 thru 87, COMMON OPEN AREA LOTS 88 thru 91

SCALE: 1" = 50'
 ZONING: MXD-3
 G. L. W. FILE No.: 09001

DATE: JULY, 2011
 TAX MAP - GRID: 41-21/46-3
 SHEET: 3 OF 19

HOWARD COUNTY, MARYLAND

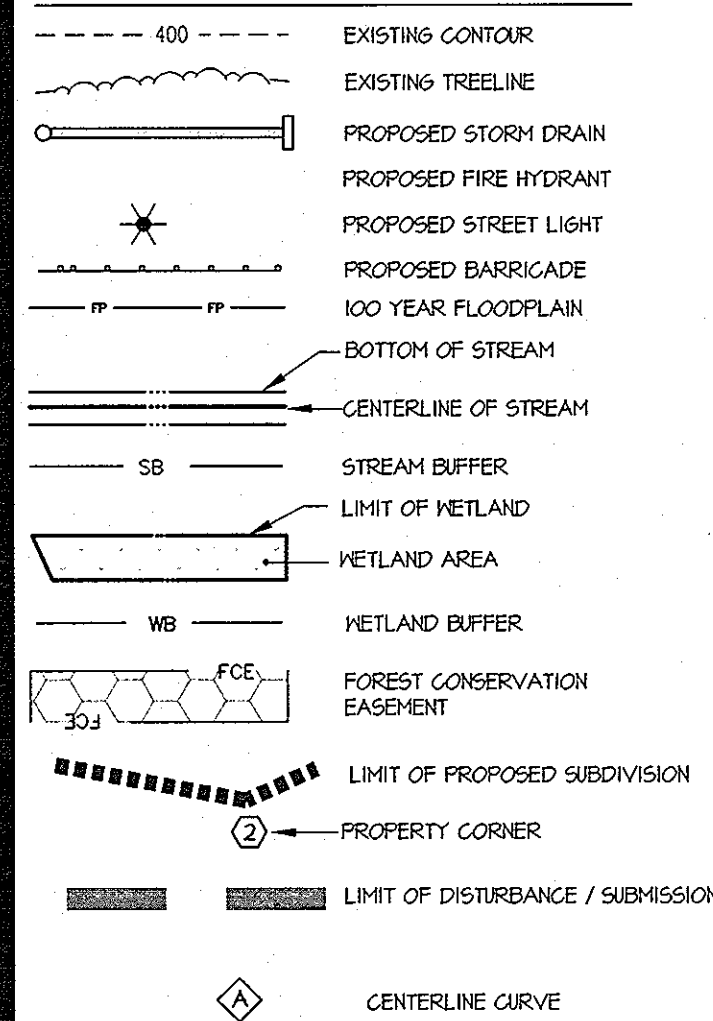
L:\CADD\DRAWINGS\09001\PRELIM\09001 PP-03-05.dwg
 PLOTTED: 7/27/2011 10:30 AM, LAST SAVED: 7/25/2011 9:17 AM, PLOTTED BY: Doug Vonde Ryt

PT. NO.	NORTH	EAST
1	544020.5340	1338445.8386
2	543985.2984	1338394.4288
3	543901.5652	1338280.0646
4	543834.4231	1338390.3694
5	543824.0174	1338426.6575
6	543821.4398	1338435.2026
7	543959.1488	1338551.7165
8	543950.3436	1338554.6178
9	543969.1946	1338461.8351
10	543944.8441	1338670.1367
11	543740.3348	1338694.6542
12	543740.5654	1338624.8456
13	543632.4182	1338604.0612
14	543647.6740	1338523.9408
15	543201.6426	1338545.5105
16	5432125.195	1338205.1001
17	543207.8540	1337294.9316
18	543183.4426	1337181.0581
19	543260.6442	1338004.6495
20	543252.7846	1337844.9341
21	543424.5483	1337883.4547
22	543404.1110	1337454.4134
23	543621.2874	1338160.0186
24	543735.4465	1338004.5270
25	543760.6478	1338002.2550
26	543744.6471	1338001.4674
27	543766.5427	1337883.1045
28	543832.6230	1337864.2482
29	543407.8737	1338082.8005
30	544070.0247	1337811.8044
31	544042.6711	1337837.6303
32	544161.5280	1338002.2915
33	544204.6983	1337852.0871
34	544245.6120	1337836.4831
35	544235.6530	1337871.3703
36	544342.8352	1338098.4634
37	544489.6710	1337450.5106
38	544542.6483	1337860.9588
39	544025.5164	1338442.8352

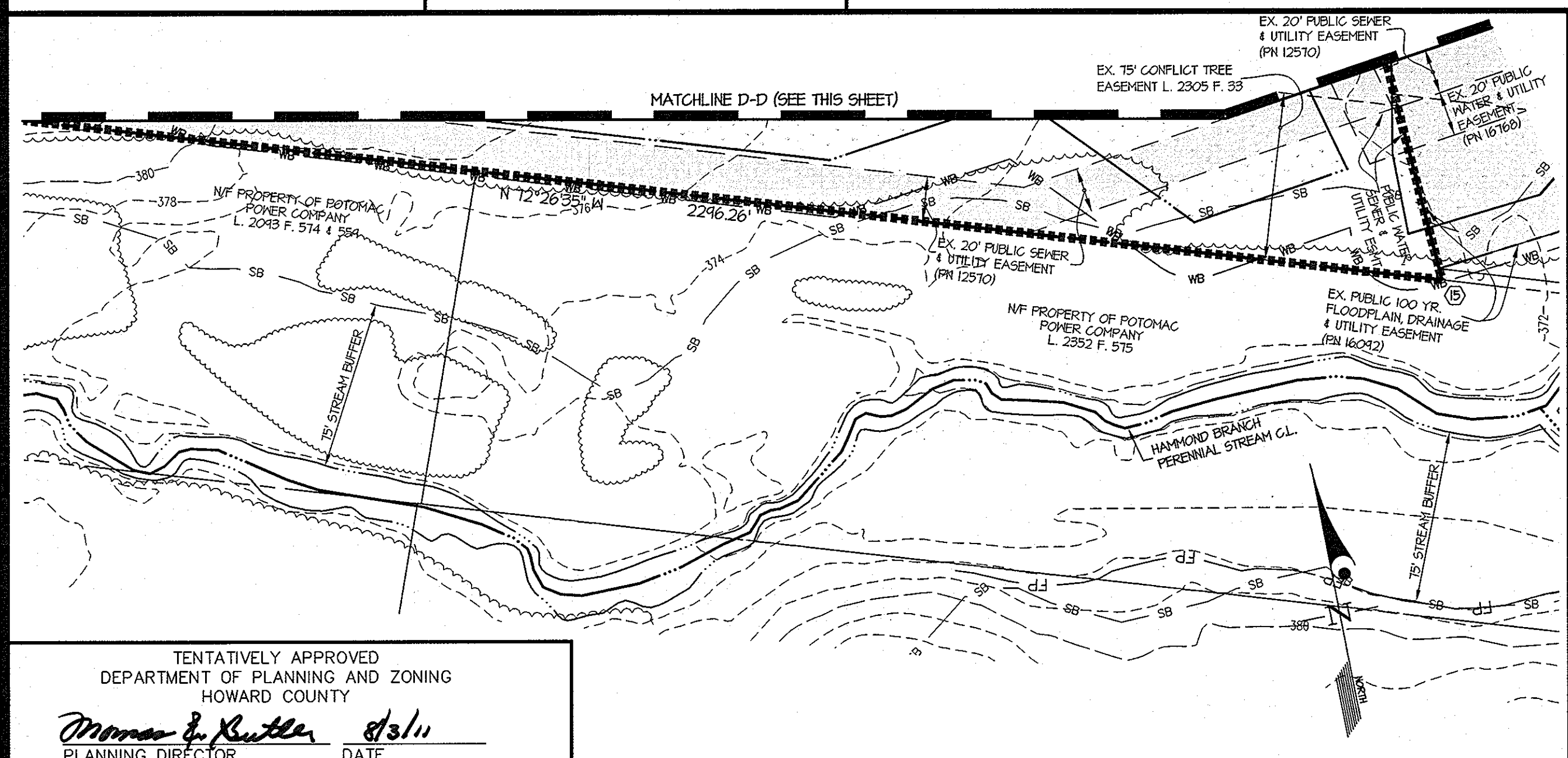
STREET NAME	CURVE	PC STA	PT STA	RADIUS	TANGENT	ARC	CHORD	BEARING	DELTA
GRAND CHAMPION STREET	◊	1181.871	3105.56	444.00'	44.14'	185.64'	184.37'	N 55°18'52" E	28°41'44"
BLUE RIBBON STREET	◊	0768.89	144.2	45.00'	24.28'	44.53'	43.74'	N 81°02'00" E	58°42'00"
BLUE RIBBON STREET	◊	415.23	431.12	75.00'	12.05'	23.40'	23.14'	S 37°24'22" E	18°15'16"
IAGER BOULEVARD	◊	1143.09	1214.74	185.00'	41.50'	216.66'	202.98'	S 81°31'14" N	25°11'22"
IAGER BOULEVARD	◊	1434.28	1518.71	185.00'	43.00'	84.44'	83.10'	N 81°31'14" N	28°10'03"
ELLINGTON STREET	◊	6121.91	6144.80	165.00'	31.02'	12.83'	12.24'	S 81°31'14" N	25°11'22"
EARLY MORNING STREET	◊	6174.11	7634.94	165.00'	26.14'	5.34'	5.13'	S 89°53'43" N	18°02'10"
EARLY MORNING STREET	◊	8174.06	4186.25	75.00'	15.00'	17.81'	16.07'	S 60°07'22" E	10°00'00"
EARLY MORNING STREET	◊	12171.80	12148.35	450.00'	10.46'	20.35'	20.57'	S 02°02'21" E	28°10'03"

LOCATION	LAMP TYPE	FIXTURE	POLE TYPE
6 STA. 6+20 ELWOOD ROAD	18' RT.	100-WATT HPS VAPOR	ACORN POST
6 STA. 6+41 ELWOOD ROAD	18' RT.	100-WATT HPS VAPOR	ACORN POST
6 STA. 2+16 GRAND CHAMPION STREET	18' LT.	100-WATT HPS VAPOR	ACORN POST
6 STA. 3+18 BLUE RIBBON STREET	18' LT.	100-WATT HPS VAPOR	ACORN POST
6 STA. 1+54 BLUE RIBBON STREET	18' LT.	100-WATT HPS VAPOR	ACORN POST
6 STA. 1+85 IAGER BOULEVARD	20' RT.	100-WATT HPS VAPOR	ACORN POST
6 STA. 15+30 IAGER BOULEVARD	18' RT.	100-WATT HPS VAPOR	ACORN POST
6 STA. 6+57 ELLINGTON STREET	18' LT.	100-WATT HPS VAPOR	ACORN POST
6 STA. 6+12 EARLY MORNING ST.	18' LT.	100-WATT HPS VAPOR	ACORN POST
6 STA. 9+42 EARLY MORNING ST.	18' LT.	100-WATT HPS VAPOR	ACORN POST
6 STA. 12+04 EARLY MORNING ST.	18' LT.	100-WATT HPS VAPOR	ACORN POST

PRELIMINARY PLAN LEGEND



- NOTES:
1. ALL CURB RADI ARE 25' UNLESS OTHERWISE NOTED.
 2. ALL SIDEWALK IS 4' UNLESS OTHERWISE NOTED.
 3. FOR CENTERLINE CURVE DATA, SEE SHEET 4.
 4. FOR STREET LIGHT SCHEDULE, SEE SHEET 4.
 5. FOR BUILDING RESTRICTION LINE INFORMATION SEE SHEET 6.
 6. FOR STORM DRAIN INFORMATION, SEE STORM DRAIN DRAINAGE AREA MAP, SHEET 14.
 7. FOR STEEP SLOPE AREAS AND STREET TREE INFORMATION, SEE PRELIMINARY LANDSCAPE PLANS, SHEETS 15-17.
 8. 10' TRANSITION FROM 4' SIDEWALK TO 5' SIDEWALK ADJACENT TO THE CURB. THE 5' WIDTH IS TO BE MEASURED FROM THE BACK OF CURB.



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Morgan J. Kuttler 8/3/11
PLANNING DIRECTOR DATE

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3309 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:
C&R DEVELOPMENT, INC.
SUITE 300 WOODHOLME CENTER
1829 REISTERSTOWN ROAD
BALTIMORE, MD 21208
ATTN: MARK BENNETT
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, 2017



PRELIMINARY PLAN
MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT - AREA 1
LOTS 1 thru 81, OPEN SPACE LOTS 82 thru 87, COMMON OPEN AREA LOTS 88 thru 91

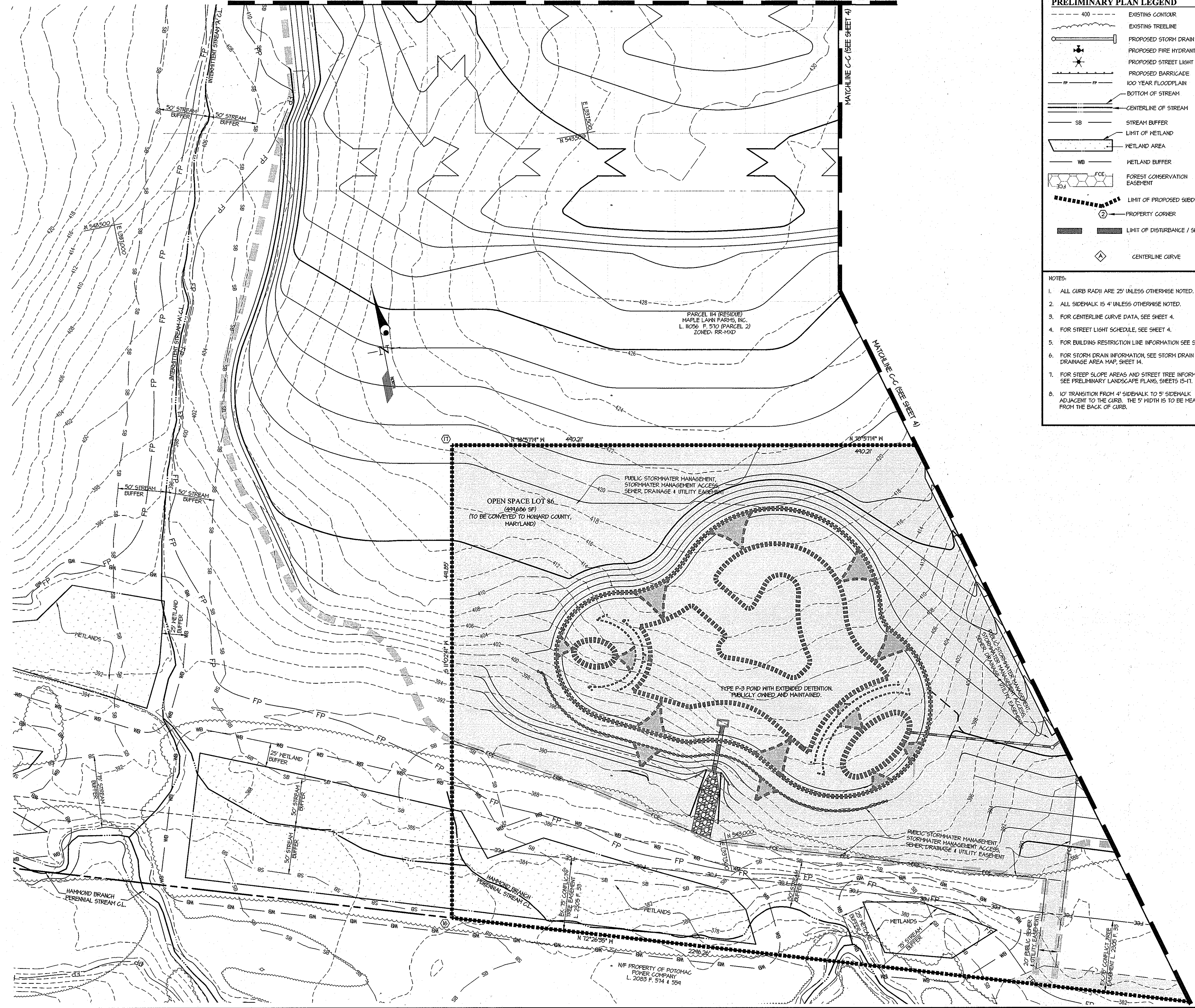
ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	MXD-3	09001
DATE	TAX MAP - GRID	SHEET
JULY, 2011	41-21/46-3	4 OF 19

PRELIMINARY PLAN LEGEND

- - - - - 400 EXISTING CONTOUR
- - - - - EXISTING TREELINE
- ⊕ PROPOSED STORM DRAIN
- ⊕ PROPOSED FIRE HYDRANT
- ⊕ PROPOSED STREET LIGHT
- ⊕ PROPOSED BARRICADE
- 100 YEAR FLOODPLAIN
- BOTTOM OF STREAM
- CENTERLINE OF STREAM
- SB STREAM BUFFER
- LIMIT OF WETLAND
- WETLAND AREA
- WB WETLAND BUFFER
- FCE FOREST CONSERVATION EASEMENT
- LIMIT OF PROPOSED SUBDIVISION
- ⊕ PROPERTY CORNER
- LIMIT OF DISTURBANCE / SUBMISSION
- ⊕ CENTERLINE CURVE

- NOTES:**
1. ALL CURB RADII ARE 25' UNLESS OTHERWISE NOTED.
 2. ALL SIDEWALK IS 4' UNLESS OTHERWISE NOTED.
 3. FOR CENTERLINE CURVE DATA, SEE SHEET 4.
 4. FOR STREET LIGHT SCHEDULE, SEE SHEET 4.
 5. FOR BUILDING RESTRICTION LINE INFORMATION SEE SHEET 6.
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TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Thomas S. Keitler 8/13/11
 PLANNING DIRECTOR DATE

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3009 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALY: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\09001\PRELIM\09001 PP-03-05.dwg	DES. DEV	DRN. KLP	CHK. CKG
--	----------	----------	----------

DATE	REVISION	BY	APPR.

PREPARED FOR:
 G&R DEVELOPMENT, INC.
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 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. 122628
 EXPIRATION DATE: MAY 26, 2012

7-27-11 *[Signature]*



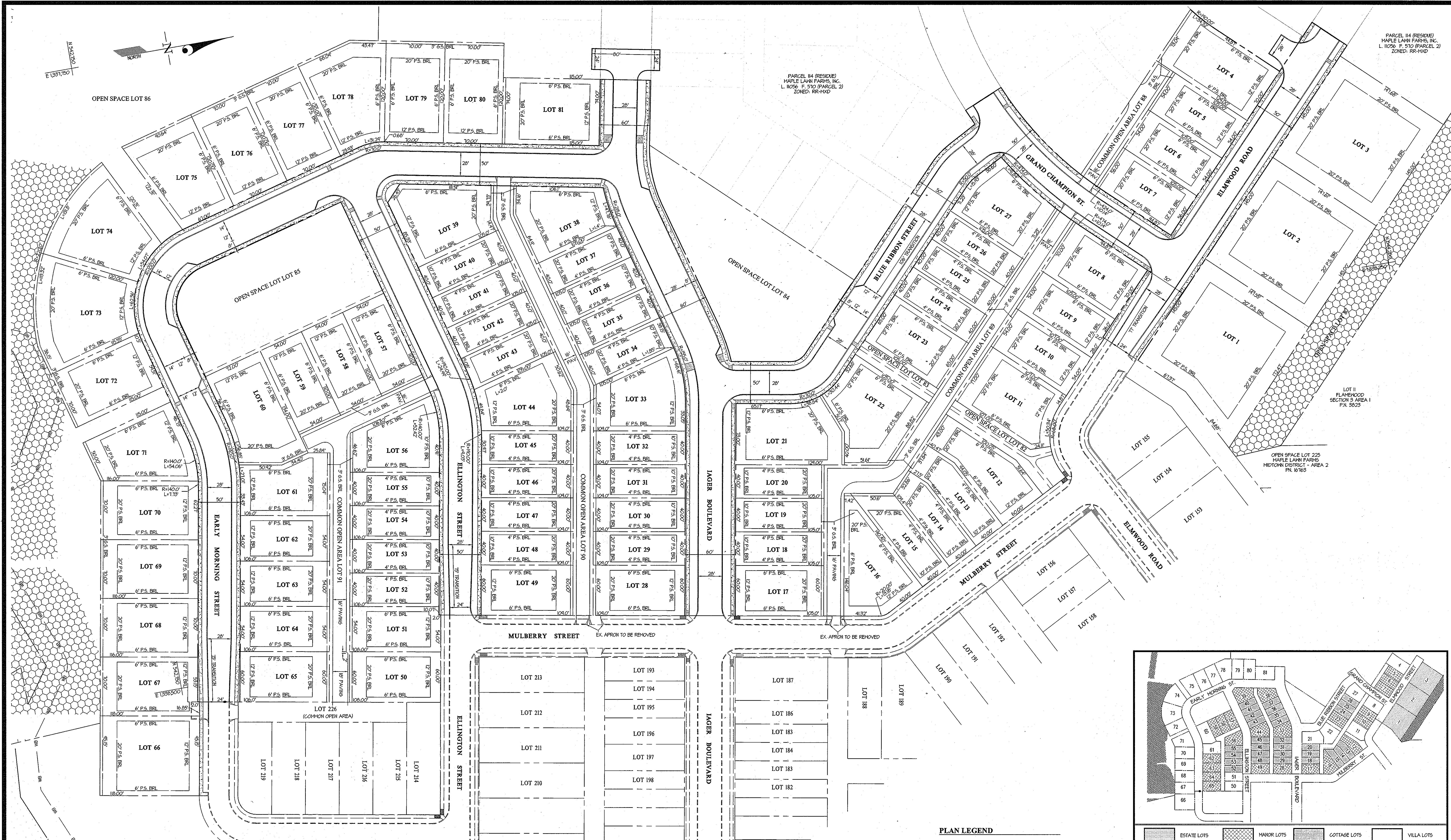
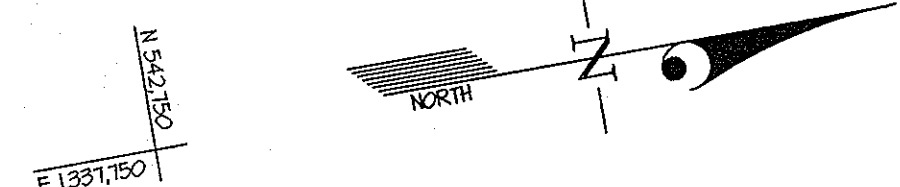
PRELIMINARY PLAN
MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT - AREA 1
 LOTS 1 thru 81, OPEN SPACE LOTS 82 thru 87, COMMON OPEN AREA LOTS 88 thru 91

SCALE 1" = 50'	ZONING MXD-3	G. L. W. FILE NO. 09001
DATE JULY, 2011	TAX MAP - GRID 41-21/46-3	SHEET 5 OF 19

HOWARD COUNTY, MARYLAND

ELECTION DISTRICT No. 5

L:\CADD\DRAWINGS\09001\PRELIM\09001 PP-03-05.dwg
 PLOTTED: 7/27/2011 10:39 AM, LAST SAVED: 7/25/2011 9:17 AM, PLOTTED BY: Doug Vande Pk

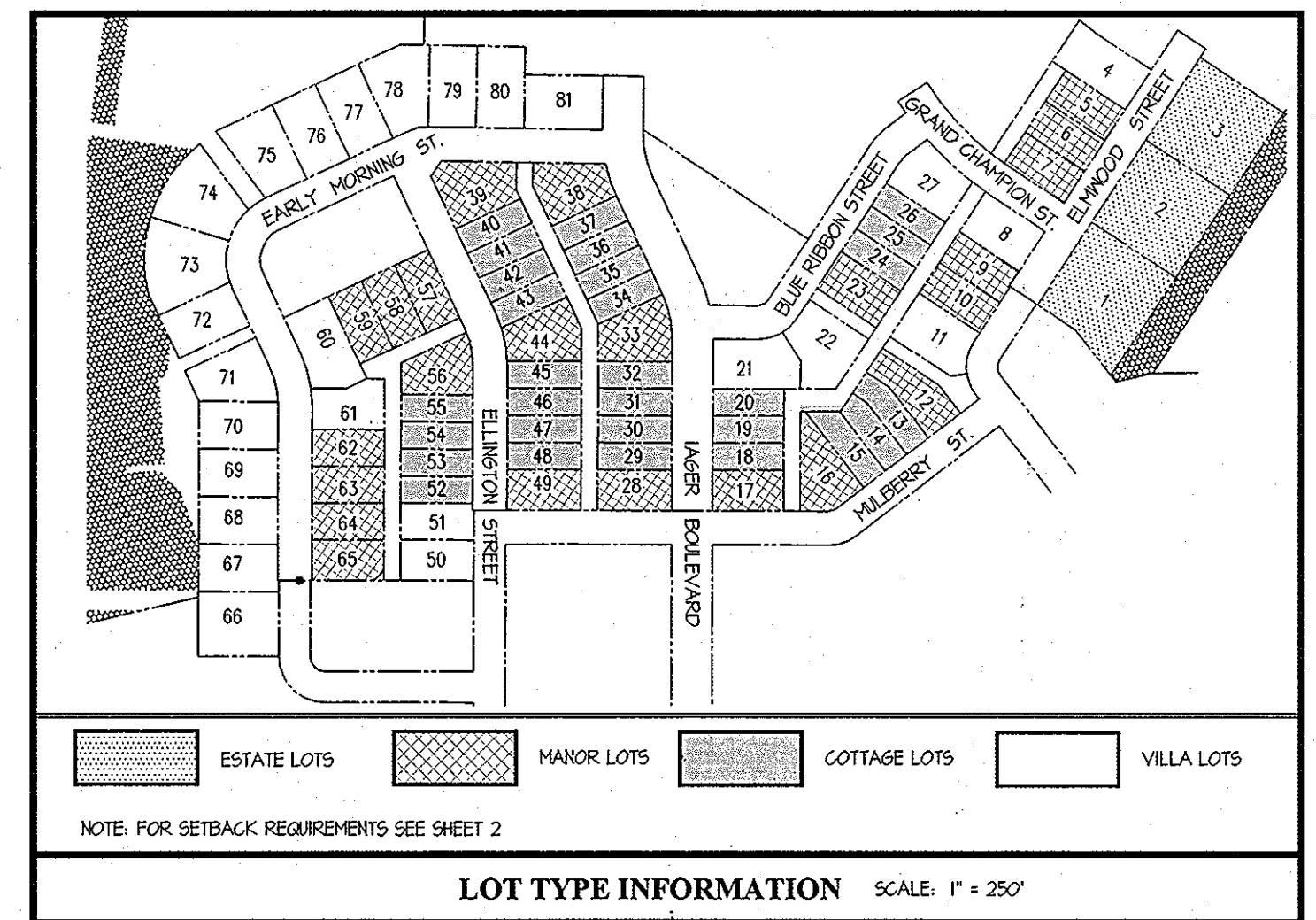


PARCEL 14 (RESIDUE)
MAPLE LAWN FARMS, INC.
L. 11056 F. 510 (PARCEL 2)
ZONED: RR-HXD

PARCEL 14 (RESIDUE)
MAPLE LAWN FARMS, INC.
L. 11056 F. 510 (PARCEL 2)
ZONED: RR-HXD

LOT II
FLAMEWOOD
SECTION 3 AREA 1
PK. 2022

OPEN SPACE LOT 225
MAPLE LAWN FARMS
MIDTOWN DISTRICT - AREA 2
PK. 16165



PLAN LEGEND
 G.S. BRL GARAGE STRUCTURE BRL
 P.S. BRL PRINCIPAL STRUCTURE BRL

LOT TYPE INFORMATION SCALE: 1" = 250'
 ESTATE LOTS MANOR LOTS COTTAGE LOTS VILLA LOTS
 NOTE: FOR SETBACK REQUIREMENTS SEE SHEET 2

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Thomas S. Stetler 8/3/14
 PLANNING DIRECTOR DATE

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

L:\CAD\DRAWINGS\09001\PRELIM\09001-PP-06-SETBACKS.dwg DES. DEV. DRN. KLP CHK. CKG DATE REVISION BY APPR.

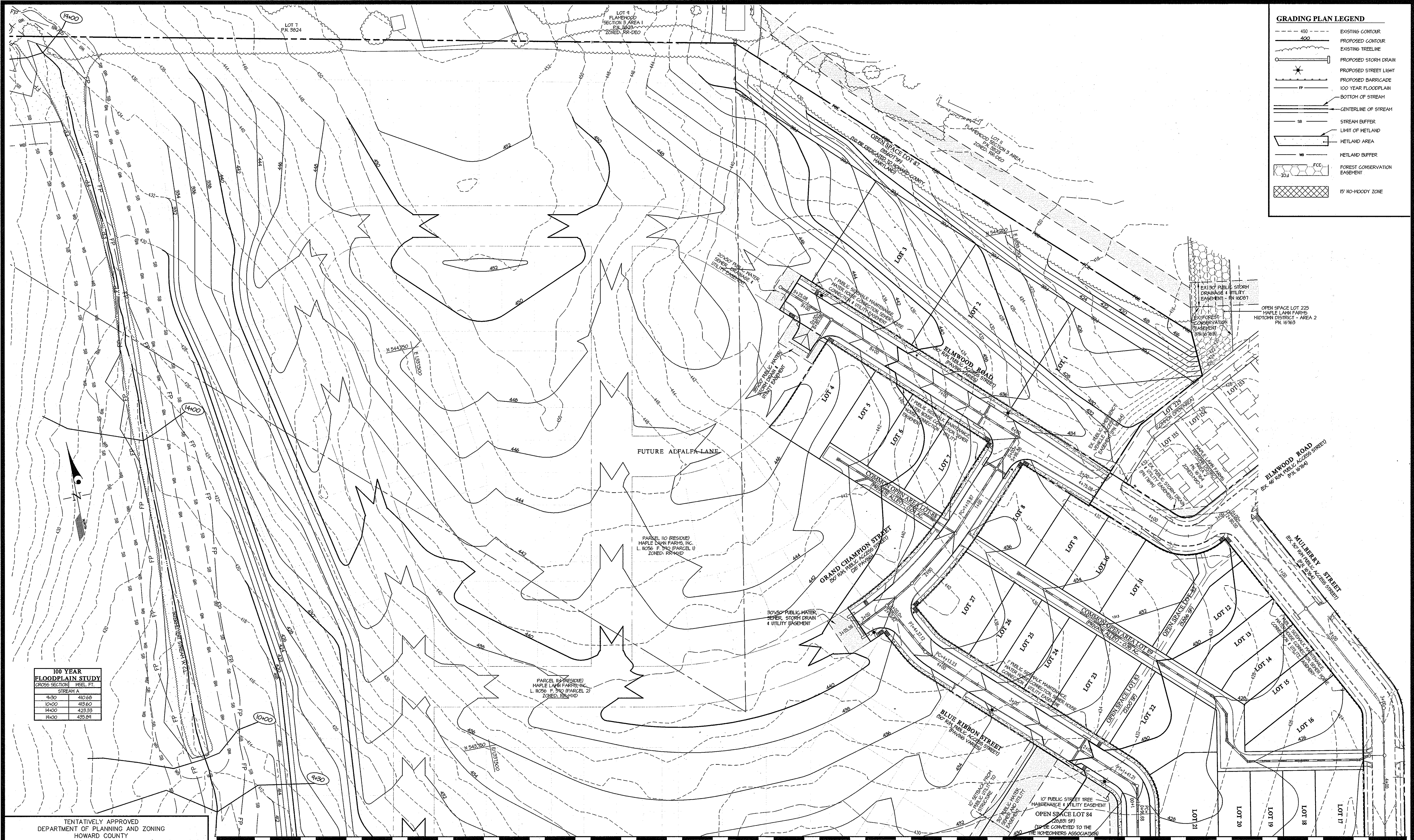
PREPARED FOR:
 C&R DEVELOPMENT, INC.
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

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 PROFESSIONAL ENGINEER UNDER THE
 LAWS OF THE STATE OF MARYLAND,
 LICENSE NO. 12975
 EXPIRATION DATE: MAY 26, 2017
 7-27-11



PRELIMINARY BUILDING SETBACK PLAN
MAPLE LAWN FARMS
 MIDTOWN WEST DISTRICT - AREA 1
 LOTS 1 thru 81, OPEN SPACE LOTS 82 thru 87, COMMON OPEN AREA LOTS 88 thru 91
 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE 1" = 50'	ZONING MXD-3	G. L. W. FILE NO. 09001
DATE JULY, 2011	TAX MAP - GRID 41-21/46-3	SHEET 6 OF 19



GRADING PLAN LEGEND

- 400 - EXISTING CONTOUR
- 402 - PROPOSED CONTOUR
- --- EXISTING TREELINE
- --- PROPOSED STORM DRAIN
- --- PROPOSED STREET LIGHT
- --- PROPOSED BARRICADE
- --- 100 YEAR FLOODPLAIN
- --- BOTTOM OF STREAM
- --- CENTERLINE OF STREAM
- --- STREAM BUFFER
- --- LIMIT OF WETLAND
- --- WETLAND AREA
- --- WETLAND BUFFER
- --- FOREST CONSERVATION EASEMENT
- --- 15' NO-WOODY ZONE

100 YEAR FLOODPLAIN STUDY

CROSS SECTION: FEEL, FT.

STATION	FEEL	FT.
9+30	410.68	
10+00	415.60	
11+00	423.33	
11+00	435.84	

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Deanna Kuttler 7/3/11
PLANNING DIRECTOR DATE

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

DATE	REVISION	BY	APPR.

PREPARED FOR:
G&R DEVELOPMENT, INC.
SUITE 300 WOODHOLME CENTER
1829 REISTERSTOWN ROAD
BALTIMORE, MD 21208
ATTN: MARK BENNETT
410-484-8400

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EXPIRATION DATE: MAY 26, 2012



PRELIMINARY GRADING PLAN
MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT - AREA 1
LOTS 1 thru 81, OPEN SPACE LOTS 82 thru 87, COMMON OPEN AREA LOTS 88 thru 91

ELECTION DISTRICT No. 5

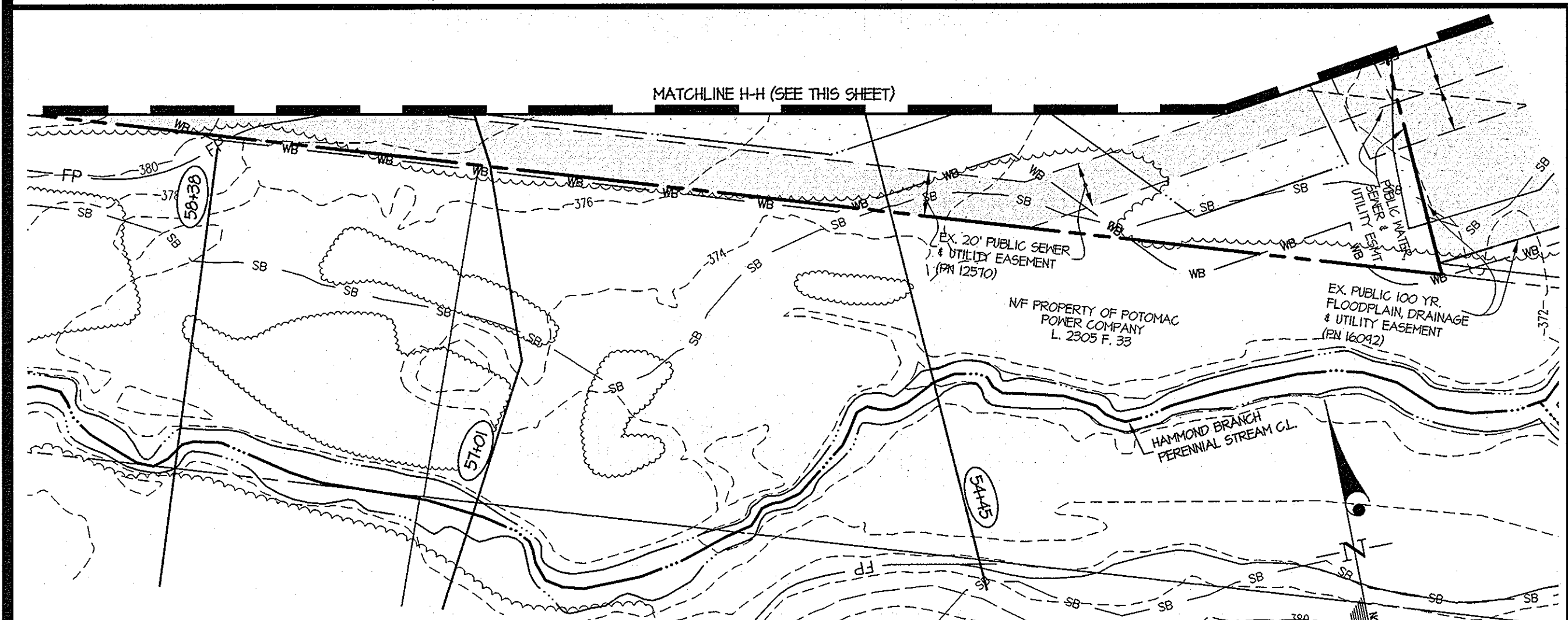
SCALE	ZONING	G. L. W. FILE NO.
1" = 50'	MXD-3	09001
DATE	TAX MAP - GRID	SHEET
JULY, 2011	41-21/46-3	7 OF 19

HOWARD COUNTY, MARYLAND



100 YEAR FLOODPLAIN STUDY

CROSS SECTION	ELEV. FT.
100' WIDE BRANCH	376.65
57'x2'	374.18
50'x3'	374.41
60'x0'	380.49



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Thomas & Sutula gls/lu
PLANNING DIRECTOR DATE

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTOWNSVILLE OFFICE PARK
BURTOWNSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

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EXPIRATION DATE: MAY 26, 2012

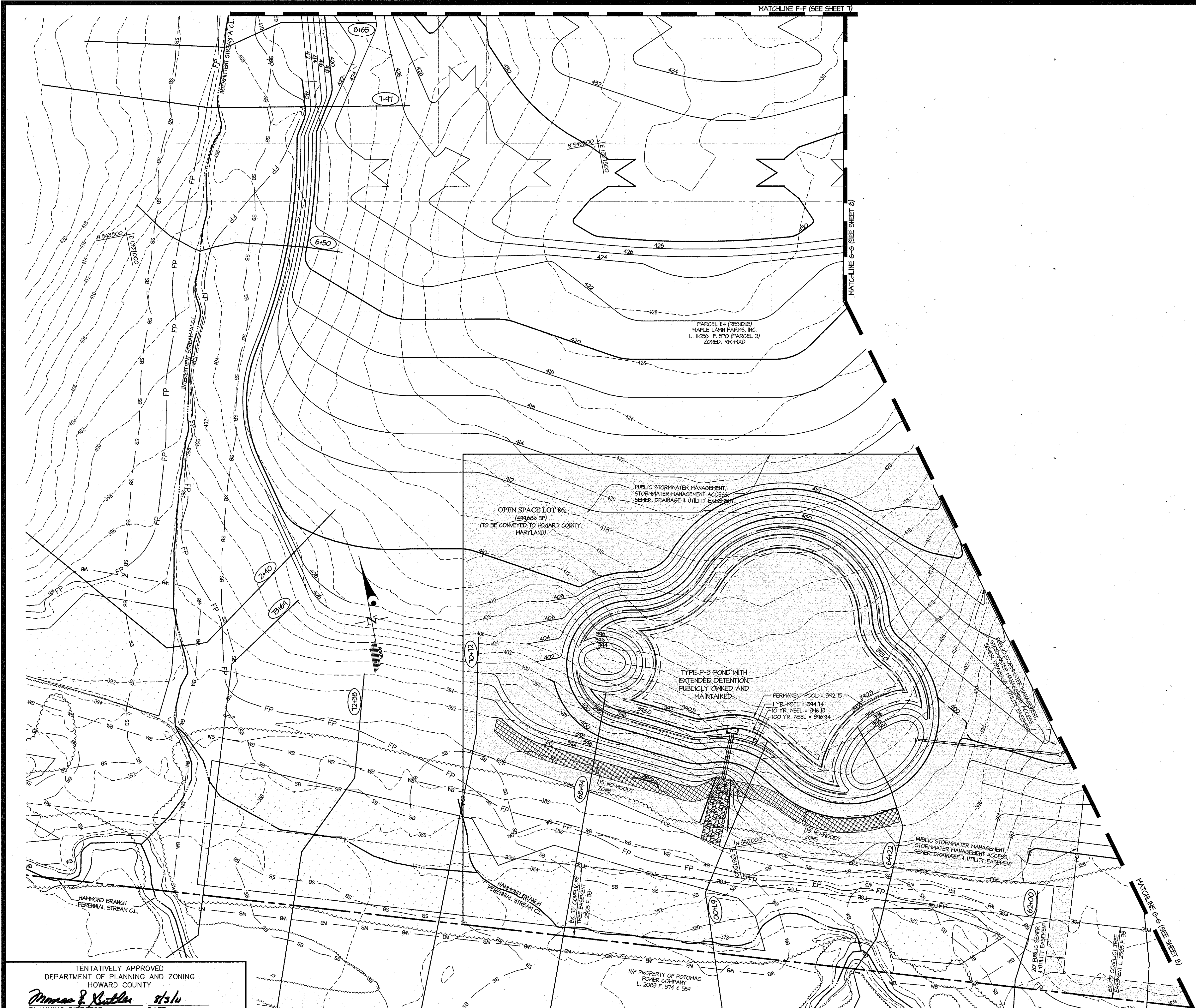
7-27-11



PRELIMINARY GRADING PLAN
MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT - AREA 1
LOTS 1 thru 81, OPEN SPACE LOTS 82 thru 87, COMMON OPEN AREA LOTS 88 thru 91

ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	MXD-3	09001
DATE	TAX MAP - GRID	SHEET
JULY, 2011	41-21/46-3	8 OF 19



STORMWATER MANAGEMENT SUMMARY FOR FACILITY ON OPEN SPACE LOT 86
 DRAINAGE AREA = 33.1 AC. OR 0.0523 SQ. MILES
PRE-DEVELOPMENT
 CURVE NUMBER = 51 TIME OF CONCENTRATION = 0.21 HOURS
POST-DEVELOPMENT
 CURVE NUMBER = 82 TIME OF CONCENTRATION = 0.32 HOURS
 WATER QUALITY VOLUME REQUIRED: 44,223 C.F. PROVIDED: 62,726 C.F.
 RECHARGE VOLUME REQUIRED: 11,424 C.F. PROVIDED: SEE NOTE 4 BELOW
 CHANNEL PROTECTION VOLUME REQUIRED: 11,070 C.F. PROVIDED: 11,354 C.F. @ 345 C.F.S.
 1 YEAR DISCHARGE = 0.95 C.F.S. PROVIDED: 11,354 C.F. @ 345 C.F.S.
 100 YEAR DISCHARGE = 114.60 C.F.S.

- NOTES:**
- THE FACILITY WILL BE PUBLICLY OWNED AND MAINTAINED. OPEN SPACE LOT 86 WILL BE CONVEYED TO THE COUNTY.
 - THE FACILITY WILL BE A P-3 WET POND WITH EXTENDED DETENTION.
 - THE FACILITY HAS AN 'A' POND CLASSIFICATION.
 - THE STORAGE WILL BE PROVIDED IN AN INFILTRATION TRENCH TYPE FACILITY ON AN OPEN SPACE LOT. THE LOCATION OF THE FACILITY WILL BE DETERMINED AT FINAL PLAN STAGE. THE FACILITY WILL SATISFY THE STORAGE REQUIREMENTS FOR THE AREA SHOWN ON THIS PRELIMINARY PLAN AS WELL AS THE STORAGE REQUIREMENTS FOR FUTURE AREAS DRAINING TO THE POND ON OPEN SPACE LOT 86.

POND SUMMARY			
	BEFORE	UNMANAGED	MANAGED
		FINAL 5M @ POND	
1 YR	2.41 C.F.S.	3150 C.F.S.	0.45 C.F.S. @ 344.14
10 YR	45.90 C.F.S.	11120 C.F.S.	52.80 C.F.S. @ 346.13
100 YR	915.3 C.F.S.	11626 C.F.S.	114.61 C.F.S. @ 346.94

RIP RAP INFORMATION		
DESIGN ITEM	REQUIRED	PROVIDED
D. 50	6" (CLASS II)	18"
D. 100	24"	24"
LENGTH	27'	48'
BLANKET THICKNESS	32"	32"

SIZING BASED UPON 114.61 C.F.S. THROUGH A 48" PIPE ASSUMING MAXIMUM TAILWATER CONDITION

100 YEAR FLOODPLAIN STUDY	
GROSS SECTION	ELEV. FT.
STREAM 'A'	
2+40	344.32
6+50	403.60
1+41	400.60
8+65	404.42
HAMMOND BRANCH	
62+00	393.20
64+22	393.95
67+00	395.17
68+44	386.20
70+12	388.21
72+36	384.58
73+64	341.04

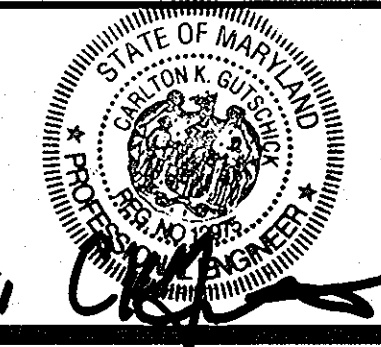
TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Thomas P. Kistler 8/3/11
 PLANNING DIRECTOR DATE

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3009 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

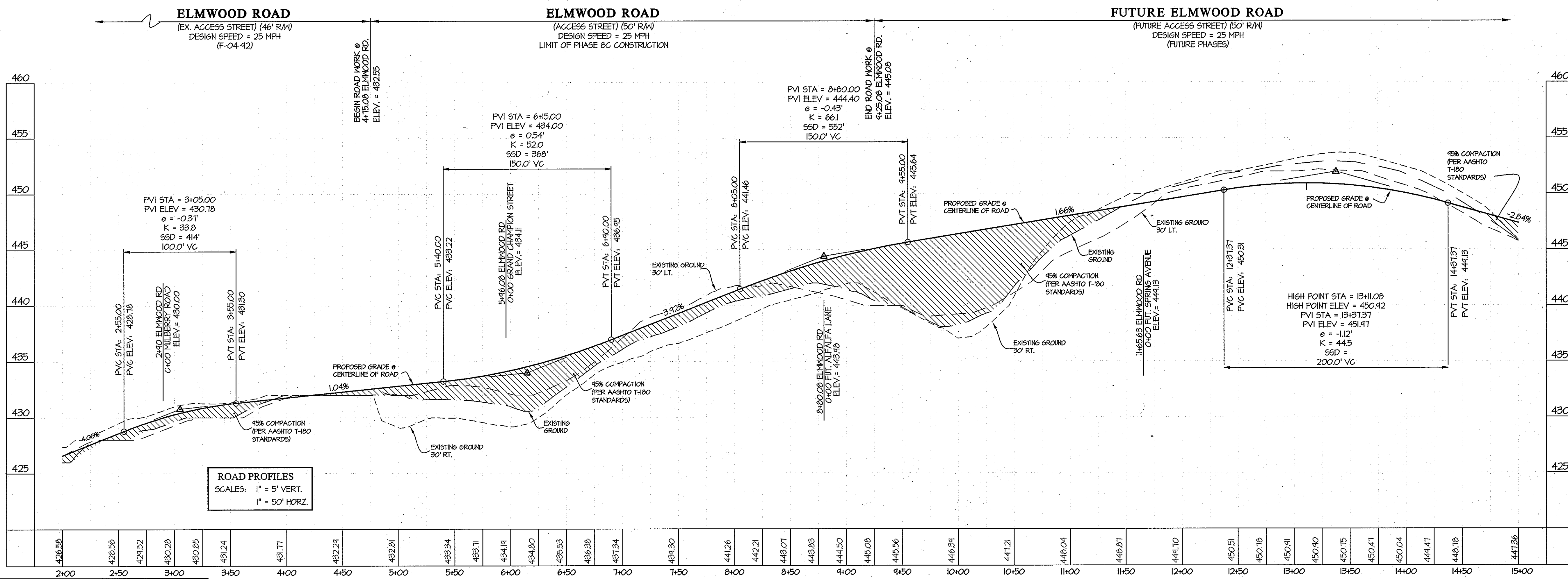
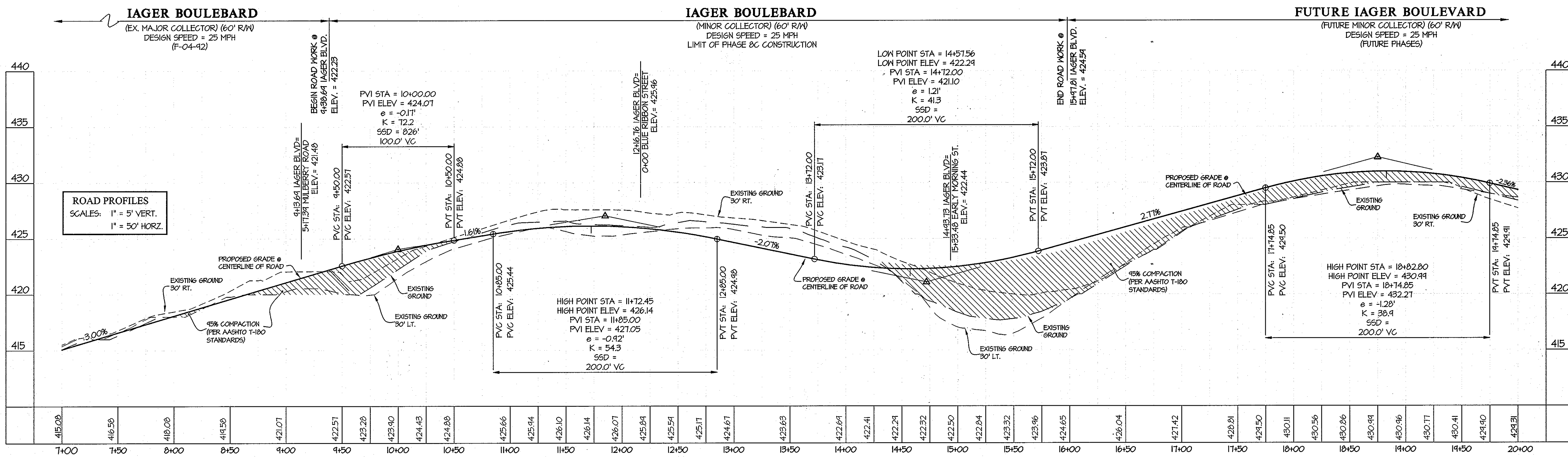
PREPARED FOR:
 G&R DEVELOPMENT, INC.
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

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. 12378
 EXPIRATION DATE: MAY 26, 2012
 7-27-11



PRELIMINARY GRADING PLAN
MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT - AREA 1
 LOTS 1 thru 81, OPEN SPACE LOTS 82 thru 87, COMMON OPEN AREA LOTS 88 thru 91
 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1" = 50'	MXD-3	09001
DATE	TAX MAP - GRID	SHEET
JULY, 2011	41-21/46-3	9 OF 19



LEGEND

- EXISTING GRADE
- - - EXISTING GRADE LEFT
- - - EXISTING GRADE RIGHT
- PROPOSED GRADE @ CENTERLINE

NOTE: FOR TYPICAL SECTION SEE SHEET 12

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Thomas S. Skille 8/31/11
 PLANNING DIRECTOR DATE

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3009 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
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DATE	REVISION	BY	APPR.

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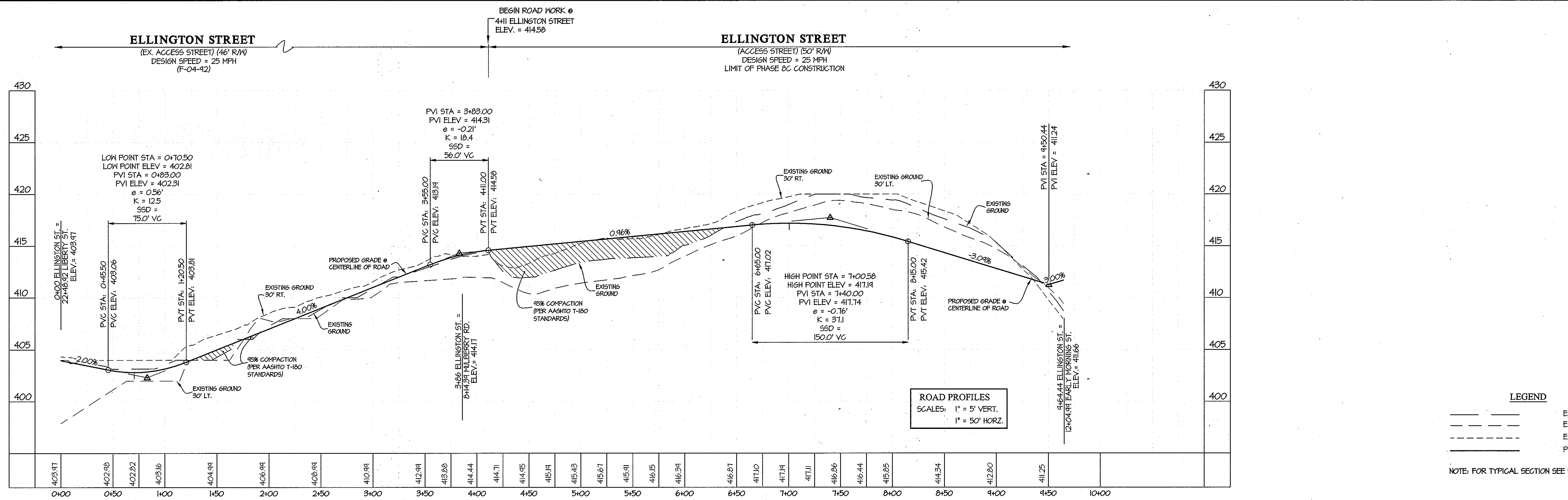
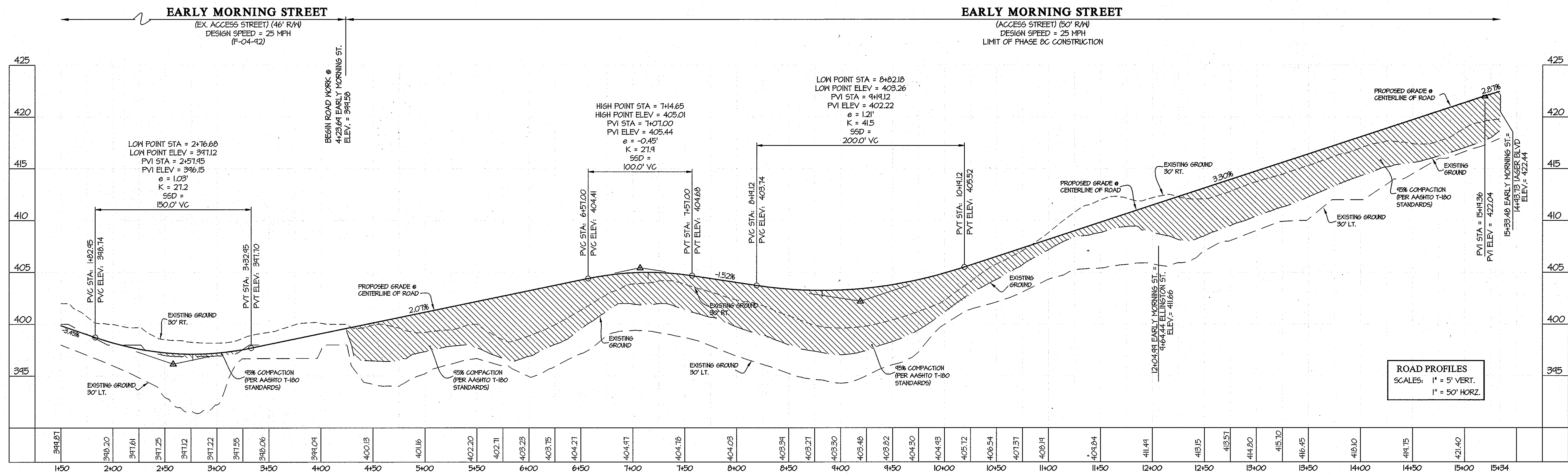
PRELIMINARY STREET GRADES - IAGER BOULEVARD and ELMWOOD ROAD

MAPLE LAWN FARMS
 MIDTOWN WEST DISTRICT - AREA 1
 LOTS 1 thru 81, OPEN SPACE LOTS 82 thru 87, COMMON OPEN AREA LOTS 88 thru 91

SCALE: AS SHOWN
 ZONING: MXD-3
 G. L. W. FILE NO.: 09001

DATE: JULY, 2011
 TAX MAP - GRID: 41-21/46-3
 SHEET: 10 OF 19

HOWARD COUNTY, MARYLAND



LEGEND

- EXISTING GRADE
- - - EXISTING GRADE LEFT
- - - EXISTING GRADE RIGHT
- PROPOSED GRADE @ CENTERLINE

NOTE: FOR TYPICAL SECTION SEE SHEET 12

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Mona & Scuttler 8/3/11
 PLANNING DIRECTOR DATE

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3929 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

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

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7-27-11



PRELIMINARY STREET GRADES - EARLY MORNING ST. and ELLINGTON ST.

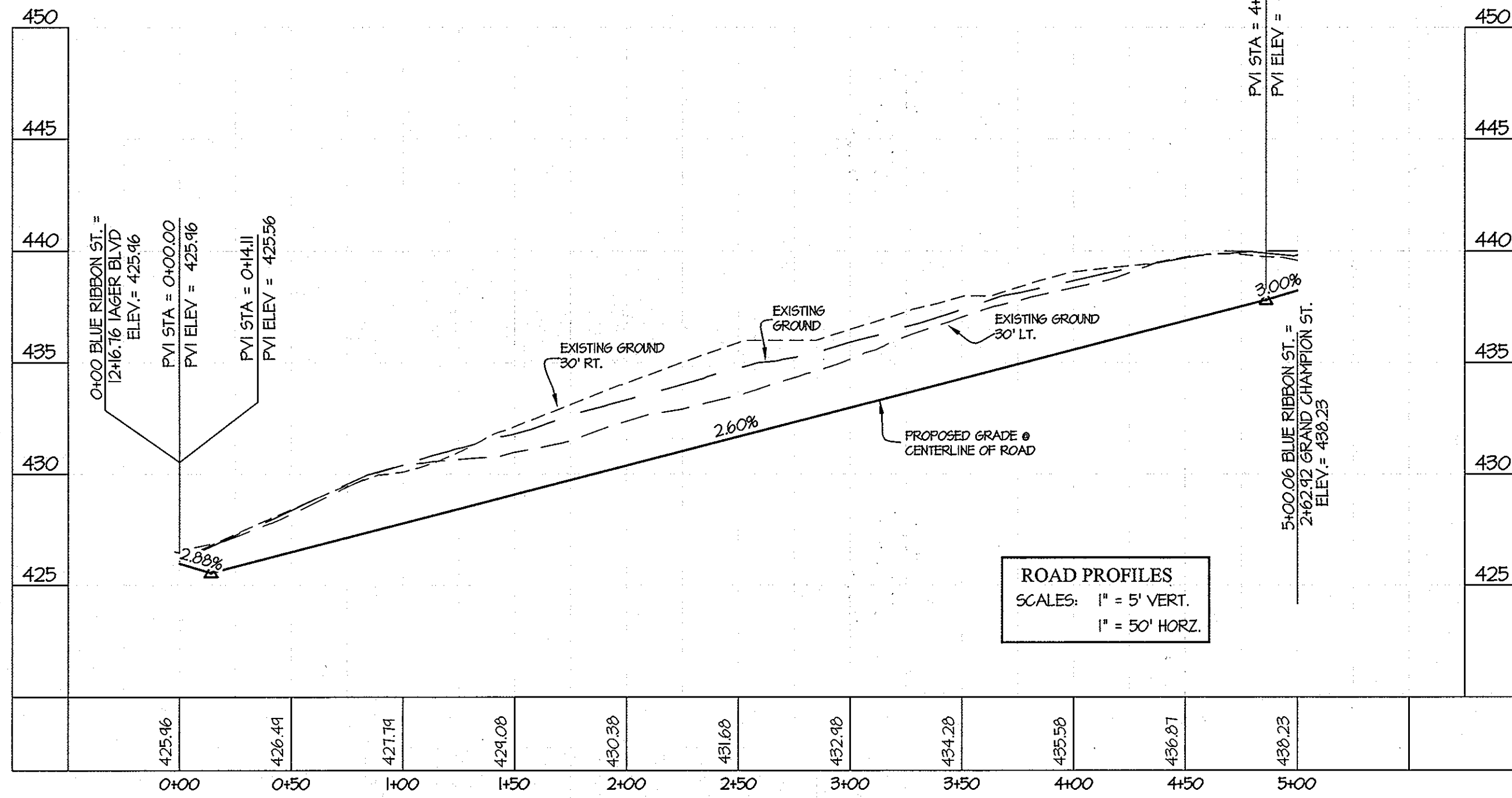
MAPLE LAWN FARMS
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ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	09001
DATE	TAX MAP - GRID	SHEET
JULY, 2011	41-21/46-3	11 OF 19

BLUE RIBBON STREET

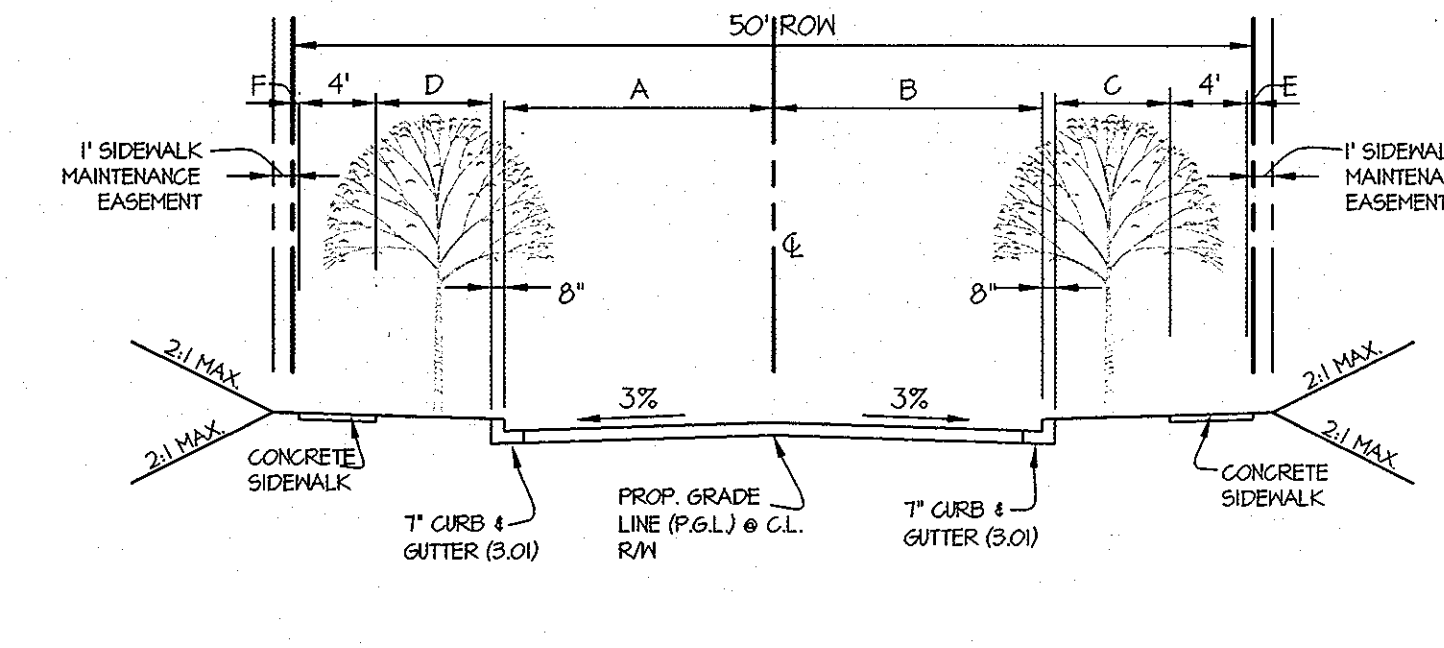
(ACCESS STREET) (50' R/W)
DESIGN SPEED = 25 MPH
LIMIT OF PHASE B/C CONSTRUCTION



ROAD PROFILES
SCALE: 1" = 5' VERT.
1" = 50' HORIZ.

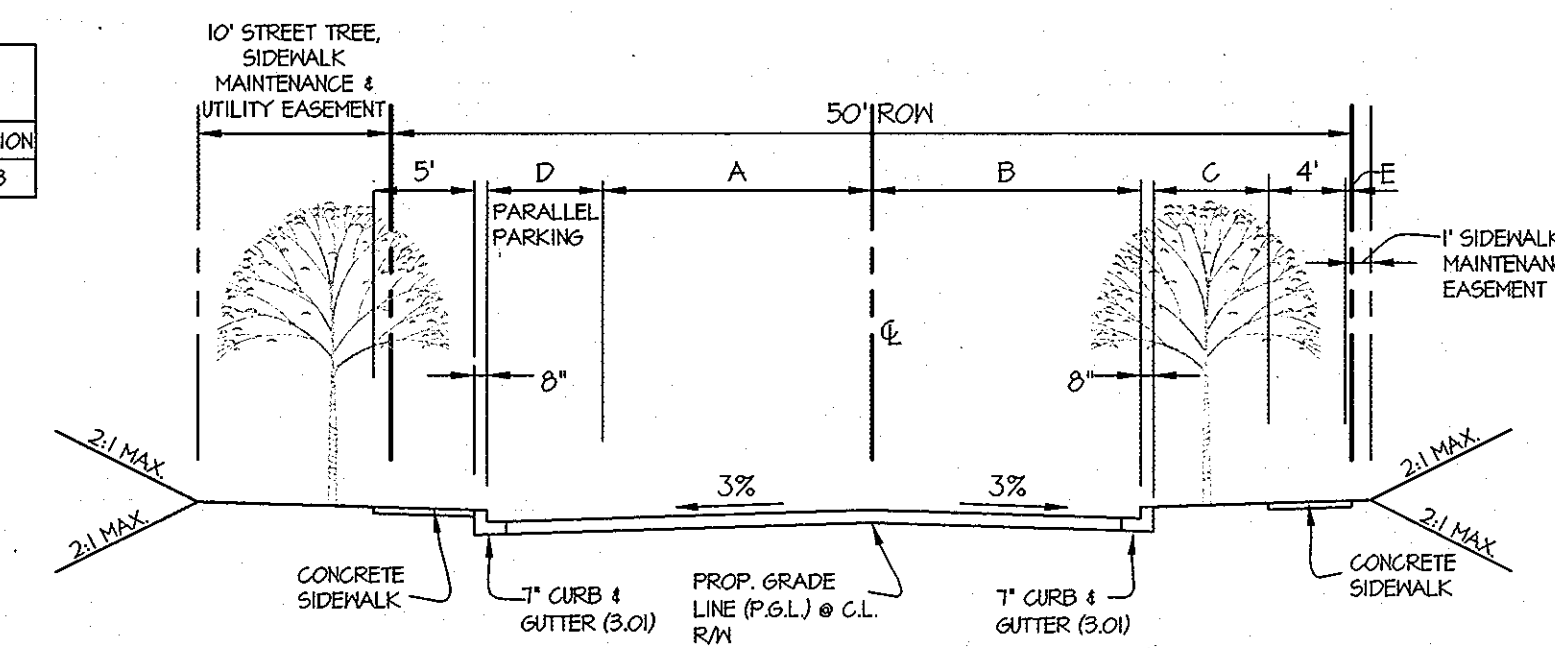
ROAD INFORMATION

ROAD NAME	STATION	CLASSIFICATION	DESIGN SPEED	A	B	C	D	E	F	R/W	SECTION
ELMHOOD ROAD	4+75.00 TO 5+52.00	ACCESS STREET	25 MPH	Varies	Varies	Varies	Varies	4'	4'	50'	P-3
ELMHOOD ROAD	5+52.00 TO 4+25.00	ACCESS STREET	25 MPH	14'	14'	6'	6'	4'	4'	50'	P-3
ELLINGTON STREET	4+11 TO 4+15	ACCESS STREET	25 MPH	Varies	Varies	Varies	Varies	4'	4'	50'	P-3
EARLY MORNING ST.	4+15 TO 4+15.44	ACCESS STREET	25 MPH	14'	14'	6'	6'	4'	4'	50'	P-3
EARLY MORNING ST.	4+28.64 TO 4+48.64	ACCESS STREET	25 MPH	Varies	Varies	Varies	Varies	4'	4'	50'	P-3
EARLY MORNING ST.	4+48.64 TO 7+51.94	ACCESS STREET	25 MPH	14'	14'	6'	6'	4'	4'	50'	P-3
EARLY MORNING ST.	7+51.94 TO 8+00.18	ACCESS STREET	25 MPH	Varies	Varies	Varies	Varies	4'	4'	50'	P-3
EARLY MORNING ST.	8+04.13 TO 9+02.32	ACCESS STREET	25 MPH	14'	12'	8'	6'	4'	4'	50'	P-3
EARLY MORNING ST.	11+55.91 TO 11+65.91	ACCESS STREET	25 MPH	14'	14'	6'	6'	4'	4'	50'	P-3
EARLY MORNING ST.	11+65.91 TO 15+33.48	ACCESS STREET	25 MPH	14'	14'	6'	6'	4'	4'	50'	P-3
GRAND CHAMPION ST.	0+00 TO 3+05.56	ACCESS STREET	25 MPH	14'	14'	6'	6'	4'	4'	50'	P-3
BLUE RIBBON STREET	0+00 TO 1+40.17	ACCESS STREET	25 MPH	14'	14'	6'	6'	4'	4'	50'	P-3
BLUE RIBBON STREET	2+48.17 TO 3+54.22	ACCESS STREET	25 MPH	Varies	Varies	Varies	Varies	4'	4'	50'	P-3
BLUE RIBBON STREET	3+54.22 TO 5+00.06	ACCESS STREET	25 MPH	14'	14'	6'	6'	4'	4'	50'	P-3



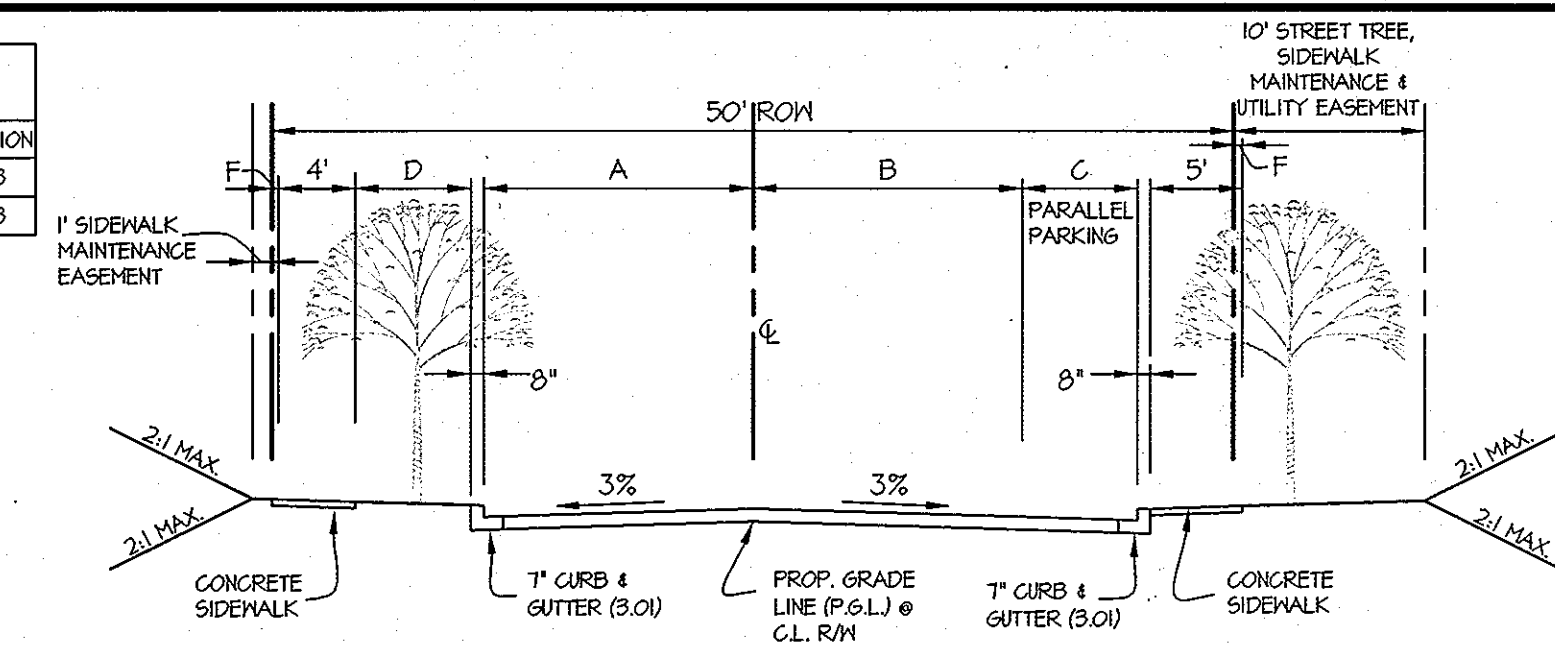
ROAD INFORMATION

ROAD NAME	STATION	CLASSIFICATION	DESIGN SPEED	A	B	C	D	E	F	R/W	SECTION
BLUE RIBBON STREET	1+40.17 TO 2+48.17	ACCESS STREET	25 MPH	12'	14'	6'	6'	4'	4'	50'	P-3



ROAD INFORMATION

ROAD NAME	STATION	CLASSIFICATION	DESIGN SPEED	A	B	C	D	E	F	R/W	SECTION
EARLY MORNING ST.	8+00.13 TO 8+04.13	ACCESS STREET	25 MPH	14'	12'	8'	6'	---	4'	50'	P-3
EARLY MORNING ST.	9+02.32 TO 11+55.91	ACCESS STREET	25 MPH	14'	12'	8'	6'	---	4'	50'	P-3

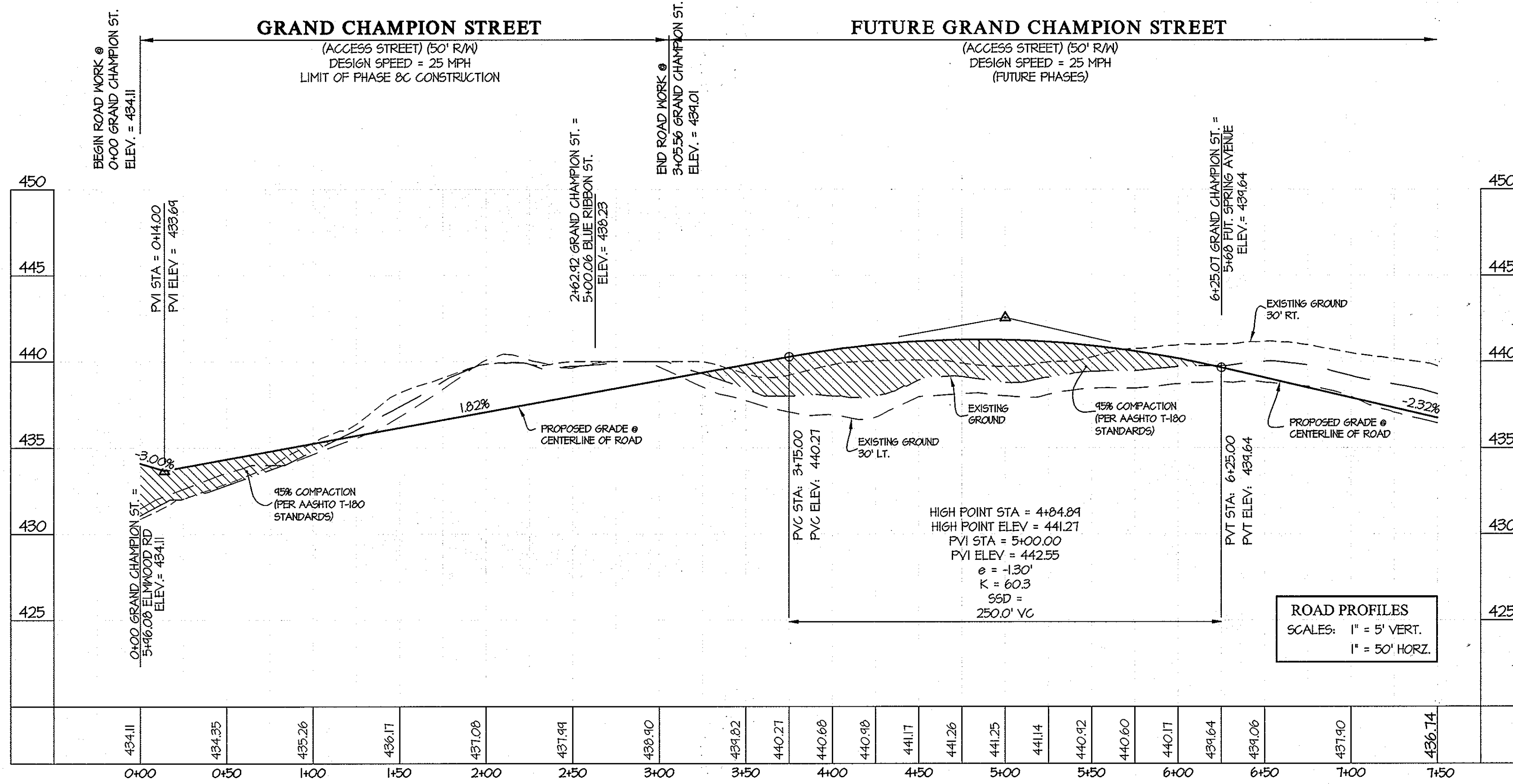


GRAND CHAMPION STREET

(ACCESS STREET) (50' R/W)
DESIGN SPEED = 25 MPH
LIMIT OF PHASE B/C CONSTRUCTION

FUTURE GRAND CHAMPION STREET

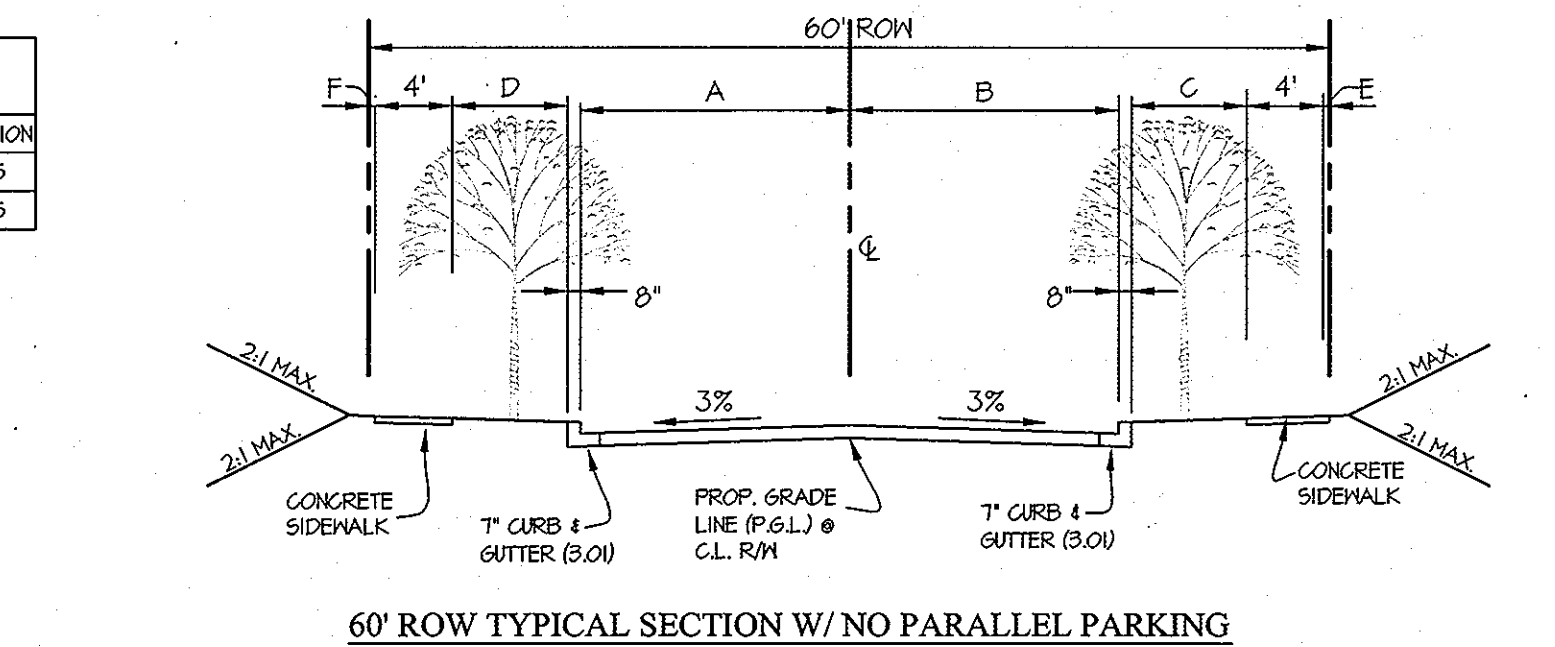
(ACCESS STREET) (50' R/W)
DESIGN SPEED = 25 MPH
(FUTURE PHASES)



ROAD PROFILES
SCALE: 1" = 5' VERT.
1" = 50' HORIZ.

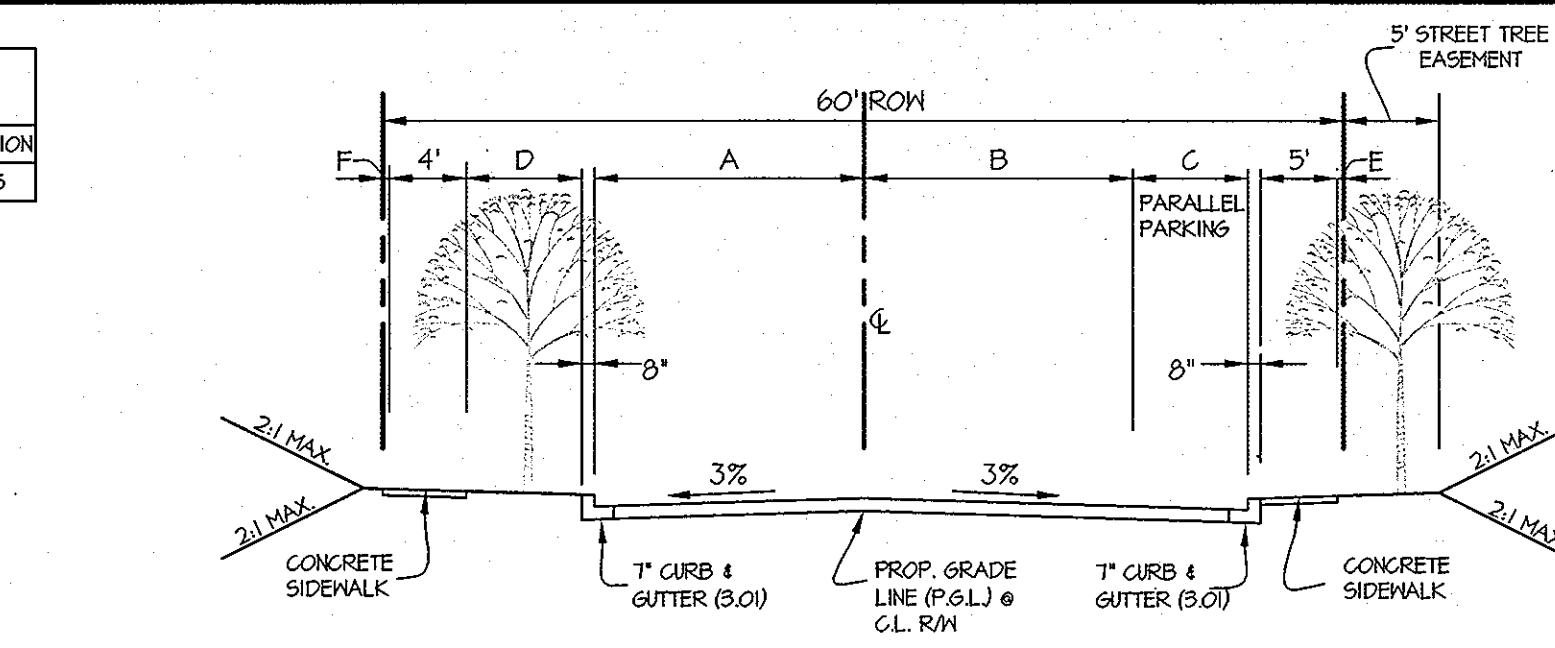
ROAD INFORMATION

ROAD NAME	STATION	CLASSIFICATION	DESIGN SPEED	A	B	C	D	E	F	R/W	SECTION
IAGER BOULEVARD	9+38.64 TO 12+46.85	MINOR COLLECTOR	25 MPH	14'	14'	10'	10'	133'	133'	60'	P-5
IAGER BOULEVARD	14+65.20 TO 15+46.70	MINOR COLLECTOR	25 MPH	14'	14'	10'	10'	133'	133'	60'	P-5



ROAD INFORMATION

ROAD NAME	STATION	CLASSIFICATION	DESIGN SPEED	A	B	C	D	E	F	R/W	SECTION
IAGER BOULEVARD	12+46.85 TO 14+65.20	MINOR COLLECTOR	25 MPH	14'	14'	8'	10'	233'	133'	60'	P-5



LEGEND

- EXISTING GRADE
- EXISTING GRADE LEFT
- EXISTING GRADE RIGHT
- PROPOSED GRADE @ CENTERLINE

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

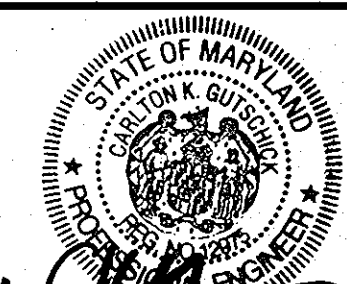
Monica S. Butler 8/3/11
PLANNING DIRECTOR DATE

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

PREPARED FOR:
G&R DEVELOPMENT, INC.
SUITE 300 WOODHOLME CENTER
1829 REISTERSTOWN ROAD
BALTIMORE, MD 21208
ATTN: MARK BENNETT
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. 12979
EXPIRATION DATE: MAY 26, 2012



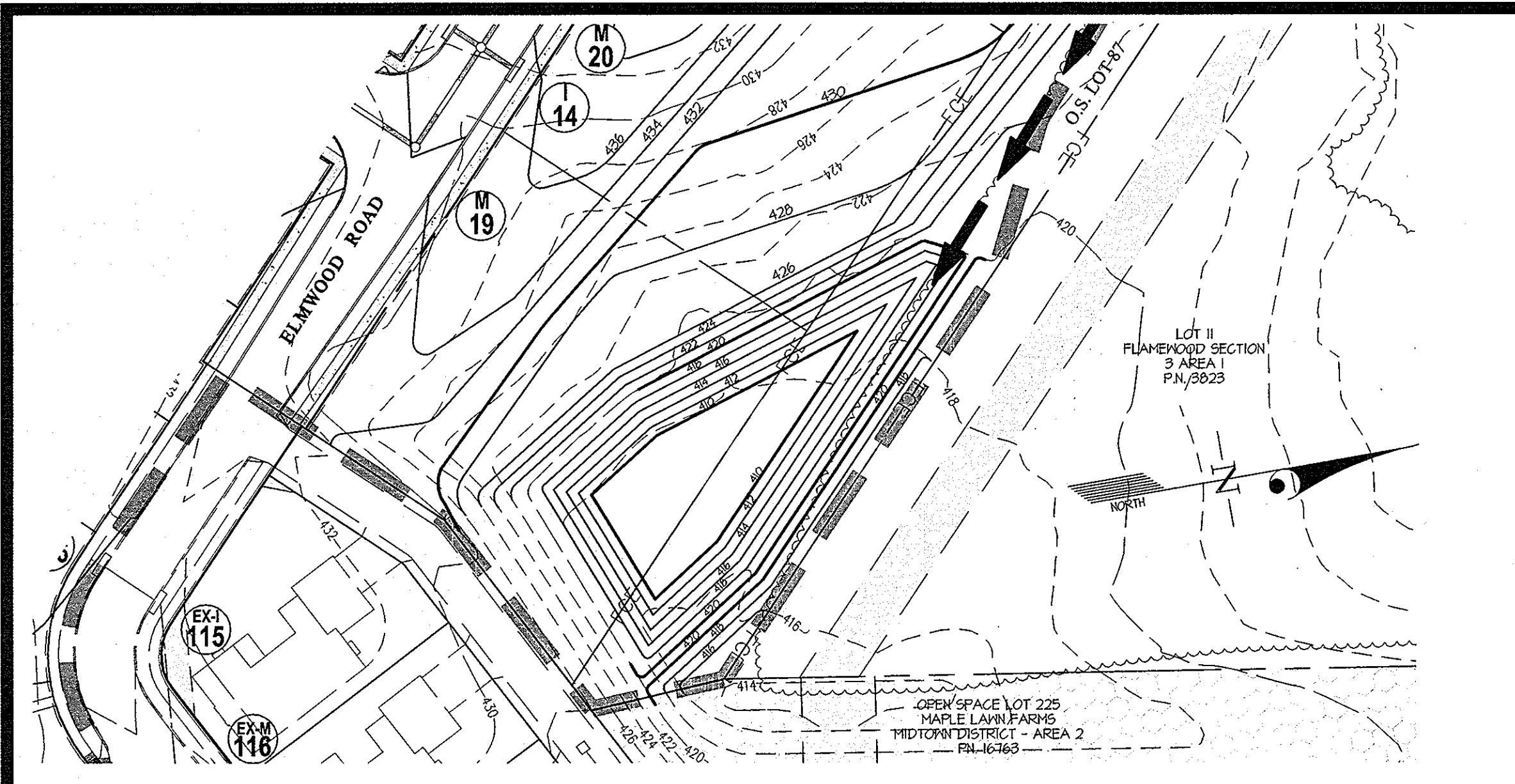
PRELIMINARY ROAD DETAILS & STREET GRADES - GRAND CHAMPION ST. and BLUE RIBBON ST.

MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT - AREA 1
LOTS 1 thru 81, OPEN SPACE LOTS 82 thru 87, COMMON OPEN AREA LOTS 88 thru 91

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	09001
DATE	TAX MAP - GRID	SHEET
JULY, 2011	41-21/46-3	12 OF 19

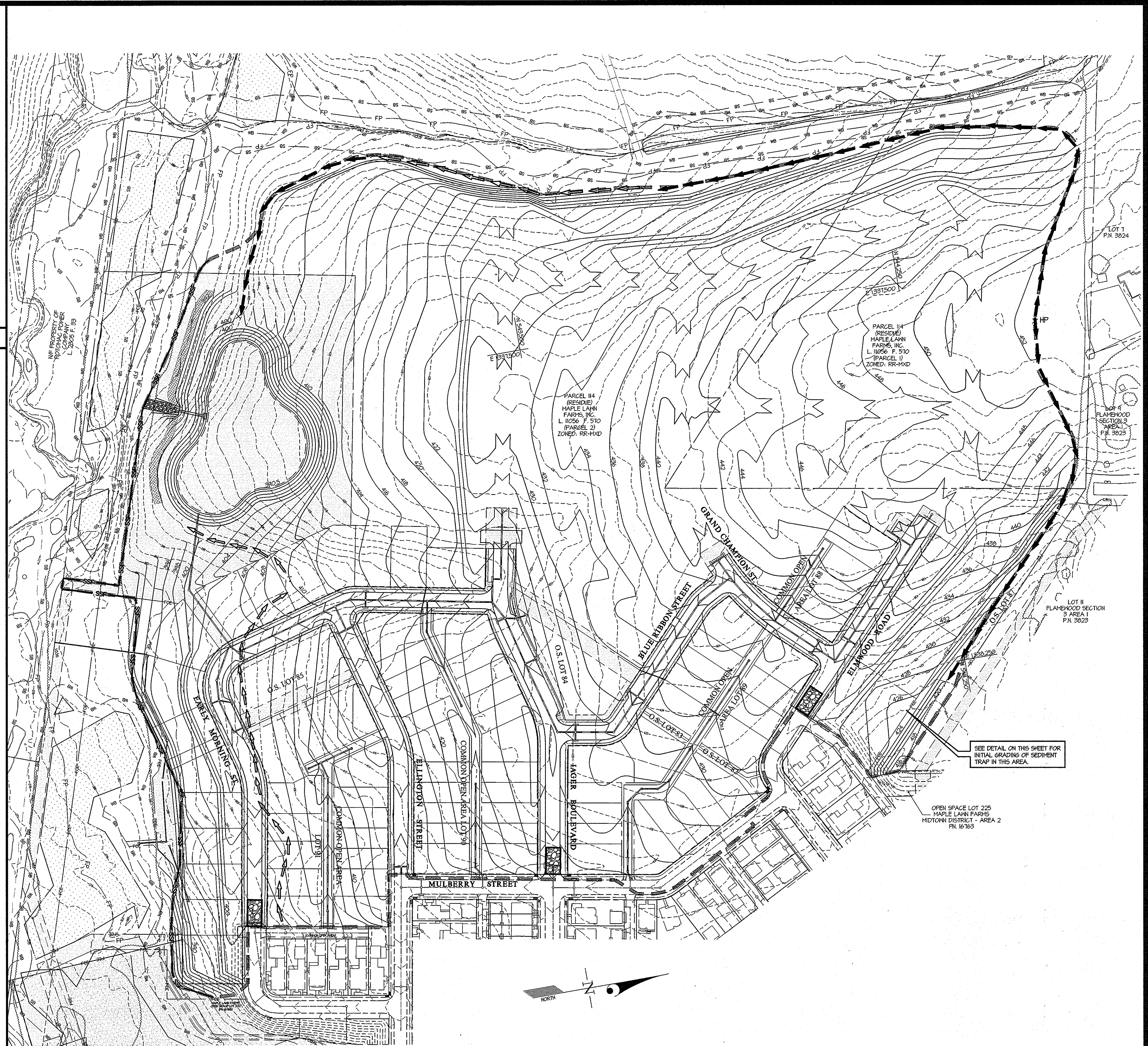
HOWARD COUNTY, MARYLAND

ELECTION DISTRICT No. 5



INITIAL GRADING FOR SEDIMENT TRAP

SCALE: 1" = 50'



SEDIMENT CONTROL LEGEND

- 400 --- EXISTING CONTOUR
- 400 --- PROPOSED CONTOUR
- --- EXISTING TREELINE
- STABILIZED CONSTRUCTION ENTRANCE
- INITIAL EARTH DIKE
- FINAL EARTH DIKE
- SF --- PROPOSED SILT FENCE
- SSF --- PROPOSED SUPER SILT FENCE
- LIMIT OF DISTURBANCE/SUBMISSION

SEE DETAIL ON THIS SHEET FOR INITIAL GRADING OF SEDIMENT TRAP IN THIS AREA.

OPEN SPACE LOT 225
MAPLE LAWN FARMS
MIDTOWN DISTRICT - AREA 2
PN 16763

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Thomas E. Sudder 8/13/11
PLANNING DIRECTOR DATE

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3009 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\09001\PRELIM\09001 SC-13.dwg DES. DEV DRN. KLP CHK. CKG

NO.	REVISION	DATE	BY	APPR.

PREPARED FOR:
G&R DEVELOPMENT, INC.
SUITE 300 WOODHOLME CENTER
1829 REISTERSTOWN ROAD
BALTIMORE, MD 21208
ATTN: MARK BENNETT
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, 2012



PRELIMINARY SEDIMENT CONTROL PLAN
MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT - AREA 1
LOTS 1 thru 81, OPEN SPACE LOTS 82 thru 87, COMMON OPEN AREA LOTS 88 thru 91

ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 100'	MXD-3	09001
DATE	TAX MAP - GRID	SHEET
JULY, 2011	41-21/46-3	13 OF 19

FROM NO.	TO NO.	DIA. (IN) & TYPE OF PIPE	L (FT)
M-22	M-21	18 HDPE	10
S1-1	M-21	18 HDPE	54
M-21	M-20	18 HDPE	217
I-14	M-20	15 HDPE	13
I-15	M-20	15 HDPE	11
M-20	M-19	24 HDPE	44
M-19	M-18	24 HDPE	42
I-12	M-18	15 HDPE	11
I-13	M-18	15 HDPE	13
M-18	M-17	24 HDPE	41
I-60	I-54	15 HDPE	26
I-62	I-54	12 HDPE	34
I-54	I-53	15 HDPE	42
I-53	M-17	15 HDPE	320
M-17	M-16	24 HDPE	71
M-16	M-15	24 HDPE	37
I-21	M-31	15 HDPE	11
I-22	M-31	15 HDPE	13
M-31	M-15	18 HDPE	34
M-15	M-14	24 HDPE	74
M-14	M-13	24 HDPE	268
I-10	M-13	15 HDPE	13
I-11	M-13	15 HDPE	17
M-13	M-12	24 HDPE	52
M-12	M-11	24 HDPE	71
I-9	M-11	15 HDPE	13
I-4	M-11	15 HDPE	29
M-11	M-10	24 HDPE	31
M-10	M-4	24 HDPE	144
I-7	M-4	15 HDPE	14
M-4	M-8	30 HDPE	44
I-6	M-8	15 HDPE	13
M-8	M-7	30 HDPE	28
I-5	M-7	15 HDPE	20
M-30	M-24	18 HDPE	131
I-23	M-24	15 HDPE	13
M-24	M-7	18 HDPE	41
M-7	M-6	30 HDPE	141
I-48	I-47	12 HDPE	77
I-47	I-46	15 HDPE	78
I-46	M-6	15 HDPE	58
M-6	M-5	30 HDPE	137
I-3	M-5	15 HDPE	13
I-4	M-5	15 HDPE	11
M-5	M-4	30 HDPE	37
M-4	M-3	30 HDPE	17
I-28	M-32	18 HDPE	13
I-27	M-32	15 HDPE	11
M-32	M-3	18 HDPE	47
M-3	M-2	36 HDPE	206
I-2	M-2	15 HDPE	18
M-2	I-1	36 HDPE	15
I-30	M-28	15 HDPE	17
M-28	M-27	18 HDPE	61
M-27	M-26	18 HDPE	40
I-26	M-26	15 HDPE	15
I-24	M-26	15 HDPE	18
M-26	I-1	24 HDPE	66
I-1	M-1	36 HDPE	194
M-1	ES-1	42 HDPE	150
I-57	I-56	12 HDPE	67
I-56	I-55	15 HDPE	68
I-55	I-54	15 HDPE	67
I-54	I-53	15 HDPE	10
I-53	I-52	15 HDPE	27
I-52	I-51	15 HDPE	24
I-51	I-50	15 HDPE	35
I-50	I-44	15 HDPE	60
I-44	I-44A	18 HDPE	63
I-44A	M-36	18 HDPE	11
M-36	EX MH-113	18 HDPE	15
I-35	M-35	15 HDPE	13
I-36	M-35	15 HDPE	11
M-35	EX MH-111	24 HDPE	34
I-45	I-44	12 HDPE	78
I-44	I-43	15 HDPE	78
I-43	M-34	15 HDPE	14
M-34	EX MH-106	18 HDPE	20
I-33	M-34	15 HDPE	13
I-34	M-34	15 HDPE	11
M-34	EX MH-106	24 HDPE	137
I-41	M-38	12 HDPE	63
I-42	M-38	12 HDPE	30
M-38	M-37	15 HDPE	28
M-37	I-40	15 HDPE	36
I-40	I-39	15 HDPE	12
I-39	I-38	15 HDPE	71
I-38	I-37	15 HDPE	71
I-37	EX D-102	18 HDPE	40
I-37	M-33	15 HDPE	4
I-32	M-33	15 HDPE	11
M-33	EX MH-104	18 HDPE	15
I-11	ES-110	12 HDPE	111
I-115	M-14	12 HDPE	64
M-14	M-13	15 HDPE	100
M-13	ES-112	15 HDPE	10

'C' FACTOR COMPUTATIONS			
STRUCTURE	AREA (AC.)	C'	IMPERVIOUS
I-1	0.51	0.71	85%
I-2	0.43	0.71	85%
I-3	0.38	0.71	85%
I-4	0.33	0.71	85%
I-5	0.25	0.41	32%
I-6	0.37	0.71	85%
I-7	0.44	0.71	85%
I-8	0.22	0.71	85%
I-9	0.04	0.71	85%
I-10	0.43	0.71	85%
I-11	0.46	0.71	85%
I-12	0.17	0.71	85%
I-13	0.44	0.71	85%
I-14	0.58	0.71	85%
I-15	0.41	0.71	85%
I-21	0.17	0.71	85%
I-22	0.36	0.71	85%
I-23	0.24	0.71	85%
I-26	0.16	0.71	85%
I-27	0.45	0.71	85%
I-28	0.64	0.71	85%
I-29	0.84	0.71	85%
I-30	0.53	0.71	85%
I-31	0.28	0.71	85%
I-32	0.40	0.71	85%
I-33	0.34	0.71	85%
I-34	0.28	0.71	85%
I-35	0.33	0.71	85%
I-36	0.42	0.71	85%
I-37	0.18	0.71	85%
I-38	0.19	0.71	85%
I-39	0.18	0.71	85%
I-40	0.14	0.71	85%
I-41	0.08	0.71	85%
I-42	0.12	0.71	85%
I-43	0.20	0.71	85%
I-44	0.23	0.71	85%
I-45	0.23	0.71	85%
I-46	0.19	0.71	85%
I-47	0.21	0.71	85%
I-48	0.20	0.71	85%
I-49	0.23	0.71	85%
I-49A	0.21	0.71	85%
I-50	0.16	0.71	85%
I-51	0.06	0.71	85%
I-52	0.17	0.71	85%
I-53	0.24	0.71	85%
I-54	0.22	0.71	85%
I-55	0.28	0.71	85%
I-56	0.24	0.71	85%
I-57	0.15	0.71	85%
I-58	0.23	0.71	85%
I-59	0.15	0.71	85%
I-60	0.32	0.71	85%
I-62	0.24	0.71	85%
EX I-115	0.40	0.71	85%
EX I-116	0.38	0.71	85%
M-22	0.97	0.71	85%
M-30	0.88	0.71	85%
S1-1	0.32	0.71	85%
I-5A	1.94	0.71	85%
I-1A	1.28	0.71	85%
I-111	0.23	0.41	32%
I-115	0.44	0.41	32%



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Monica S. Suttler 8/3/11
 PLANNING DIRECTOR DATE

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4242 BALD: 410-886-1820 DC/WA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:
 G&R DEVELOPMENT, INC.
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS
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 PROFESSIONAL ENGINEER UNDER THE
 LAWS OF THE STATE OF MARYLAND,
 LICENSE NO. 12278
 EXPIRATION DATE: MAY 26, 2012
 7-27-11



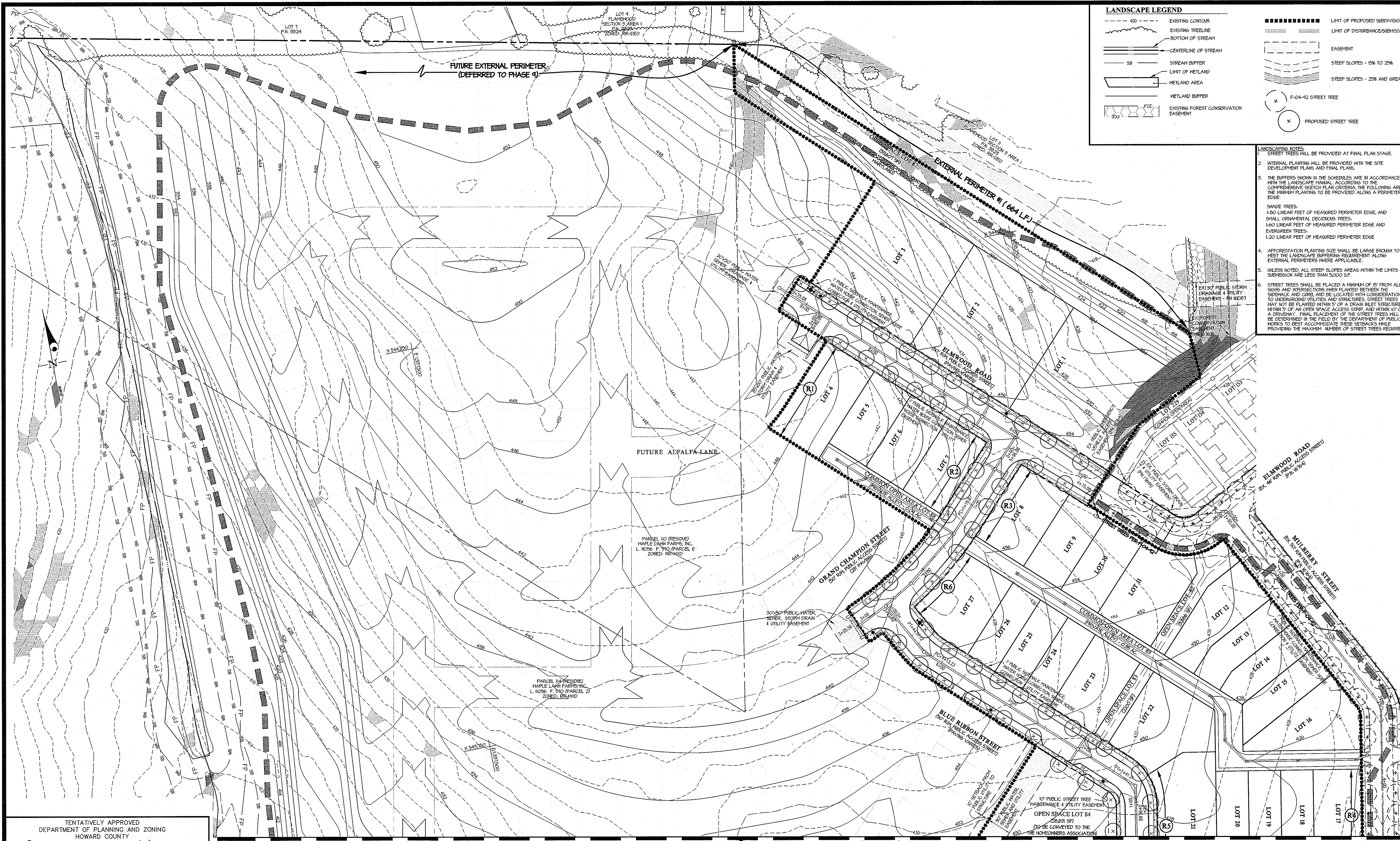
PRELIMINARY STORM DRAIN DRAINAGE AREA MAP

MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT - AREA 1
 LOTS 1 thru 81, OPEN SPACE LOTS 82 thru 87, COMMON OPEN AREA LOTS 88 thru 91

SCALE	ZONING	G. L. W. FILE No.
1" = 100'	MXD-3	09001
DATE	TAX MAP - GRID	SHEET
JULY, 2011	41-21/46-3	14 OF 19

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND



LANDSCAPE LEGEND

- 400 --- EXISTING CONTOUR
- - - - - EXISTING TREELINE
- ===== BOTTOM OF STREAM
- ===== CENTERLINE OF STREAM
- SB STREAM BUFFER
- ===== LIMIT OF WETLAND
- ===== WETLAND AREA
- ===== WETLAND BUFFER
- ===== EXISTING FOREST CONSERVATION EASEMENT
- ===== LIMIT OF PROPOSED SUBDIVISION
- ===== LIMIT OF DISTURBANCE/SUBMISSION
- ===== EASEMENT
- ===== STEEP SLOPES - 15% TO 25%
- ===== STEEP SLOPES - 25% AND GREATER
- (X) F-04-12 STREET TREE
- (X) PROPOSED STREET TREE

- ### LANDSCAPING NOTES
- STREET TREES WILL BE PROVIDED AT FINAL PLANTING.
 - INTERNAL PLANTING WILL BE PROVIDED WITH THE SITE DEVELOPMENT PLANS AND FINAL PLANS.
 - THE BUFFERS SHOWN IN THE SCHEDULES ARE IN ACCORDANCE WITH THE LANDSCAPE MANUAL. ACCORDING TO THE COMPREHENSIVE SKETCH PLAN CRITERIA, THE FOLLOWING ARE THE MINIMUM PLANTING TO BE PROVIDED ALONG A PERIMETER EDGE:
 - SHADE TREES: 1.80 LINEAR FEET OF MEASURED PERIMETER EDGE, AND SMALL ORNAMENTAL DECIDUOUS TREES
 - 1.60 LINEAR FEET OF MEASURED PERIMETER EDGE AND EVERGREEN TREES
 - 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 SLOPE AREAS WITHIN THE LIMITS OF SUBMISSION ARE LESS THAN 5000 S.F.
 - STREET TREES SHALL BE PLACED A MINIMUM OF 15' FROM ALL SIGNS AND INTERSECTIONS WHEN PLANTED BETWEEN THE SIDEWALK AND CURB AND BE LOCATED WITH CONSIDERATION TO UNDERGROUND UTILITIES AND STRUCTURES. STREET TREES MAY NOT BE PLANTED WITHIN 5' OF A DRAIN INLET STRUCTURE, WITHIN 5' OF AN OPEN SPACE ACCESS STRIP, AND WITHIN 10' OF A DRIVEWAY. FINAL PLACEMENT OF THE STREET TREES WILL BE DETERMINED IN THE FIELD BY THE DEPARTMENT OF PUBLIC WORKS TO BEST ACCOMMODATE THESE SETBACKS WHILE PROVIDING THE MAXIMUM NUMBER OF STREET TREES REQUIRED.

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Thomas & Rutledge 8/15/11
 PLANNING DIRECTOR DATE

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
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DATE	REVISION	BY	APPR.

PREPARED FOR:
 G&R DEVELOPMENT, INC.
 SUITE 300 WOODHOLME CENTER
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 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
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 EXPIRATION DATE: MAY 26, 2012

7-27-11



PRELIMINARY LANDSCAPE PLAN
MAPLE LAWN FARMS
 MIDDOWN WEST DISTRICT - AREA 1
 LOTS 1 thru 81, OPEN SPACE LOTS 82 thru 87, COMMON OPEN AREA LOTS 88 thru 91

ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	MXD-3	09001
DATE	TAX MAP - GRID	SHEET
JULY, 2011	41-21/46-3	15 OF 19

L:\CADD\DRAWINGS\09001\PRELIM\09001 LS-15-17.dwg
 PLOTTED: 7/27/2011 11:13 AM, LAST SAVED: 7/21/2011 10:52 AM, PLOTTED BY: Doug Vande By

RESIDENTIAL LOT LINE	LENGTH OF SIDE PERIMETER	REQUIRED LANDSCAPING
R1	130'	
R2	105'	
R3	105'	
R4	105'	
R5	104'	
R6	42'	
R7	104'	
R8	106'	
R9	114'	
R10	104'	
R11	110'	
R12	114'	
R13	115'	

THE REQUIRED LOT LANDSCAPING PER THE MLF LANDSCAPE DESIGN CRITERIA (5-06-16, SHEET 13 OF 15) SHALL BE PROVIDED AT SGP STAGE

ROAD	LENGTH OF CURB (L.F.)	# OF TREES REQUIRED	# OF TREES PROVIDED
ELMWOOD ROAD	748	14	14
GRAND CHAMPION STREET	456	12	12
BLUE RIBBON STREET	846	22	22
IAGER BOULEVARD	1162	24	24
ELLINGTON STREET	494	25	25
EARLY MORNING STREET	2,034	51	51
TOTAL		159	159

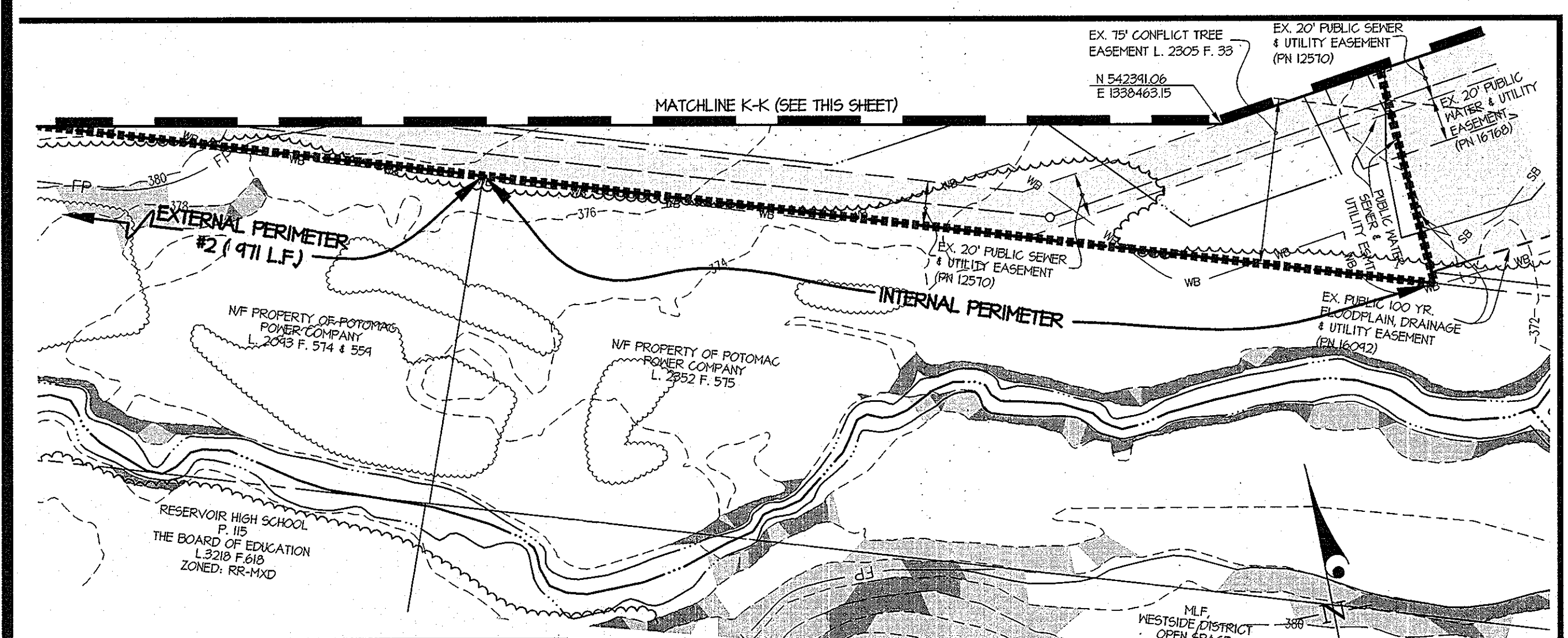
MINIMUM TREE QUANTITIES AND PREFERRED SPACING ARE AS FOLLOWS (PER 5-06-16):
 ALL STREETS 1 TREE PER 40 LINEAR FEET, BOTH SIDES.
 PRIVATE ALLEYS NO TREES REQUIRED.
 THESE ARE ONLY MINIMUM STANDARDS. TREES SHOULD BE PLACED TO ALIGN WHERE POSSIBLE WITH LOT LINES AND DEMISING WALLS OF UNITS SO AS TO AVOID BLOCKING THE FRONTS AND/OR DOORS AND WINDOWS OF UNITS.

SYMBOL	NAME (BOTANICAL/COMMON)	SIZE	REMARKS
(X)	ACER SACCHARIN / GREEN MOUNTAIN SUGAR MAPLE	2 1/2" col.	B & B FULL HEADS

- LANDSCAPING 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 THE PROJECT BOUNDARY EDGE:
 - SHADE TREE: 1:60 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 SLOPE AREAS WITHIN THE LIMITS OF SUBMISSION ARE LESS THAN 5000 S.F.
 - STREET TREES SHALL BE PLACED A MINIMUM OF 15' FROM ALL SIGNS AND INTERSECTIONS WHEN PLANTED BETWEEN THE SIDEWALK AND CURB, AND BE LOCATED WITH CONSIDERATION TO UNDERGROUND UTILITIES AND STRUCTURES. STREET TREES MAY NOT BE PLANTED WITHIN 5' OF A DRAIN INLET STRUCTURE, WITHIN 5' OF AN OPEN SPACE ACCESS STRIP, AND WITHIN 10' OF A DRIVEWAY. FINAL PLACEMENT OF THE STREET TREES WILL BE DETERMINED IN THE FIELD BY THE DEPARTMENT OF PUBLIC WORKS TO BEST ACCOMMODATE THESE SETBACKS, WHILE PROVIDING THE MAXIMUM NUMBER OF STREET TREES REQUIRED.

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.
PERIMETER 1	SFD RESIDENTIAL	SFD RESIDENTIAL	'A' Buffer *	664'	YES (1)	NO
PERIMETER 2	SFD RESIDENTIAL	INSTITUTIONAL	'A' Buffer *	471'	YES (1)	NO

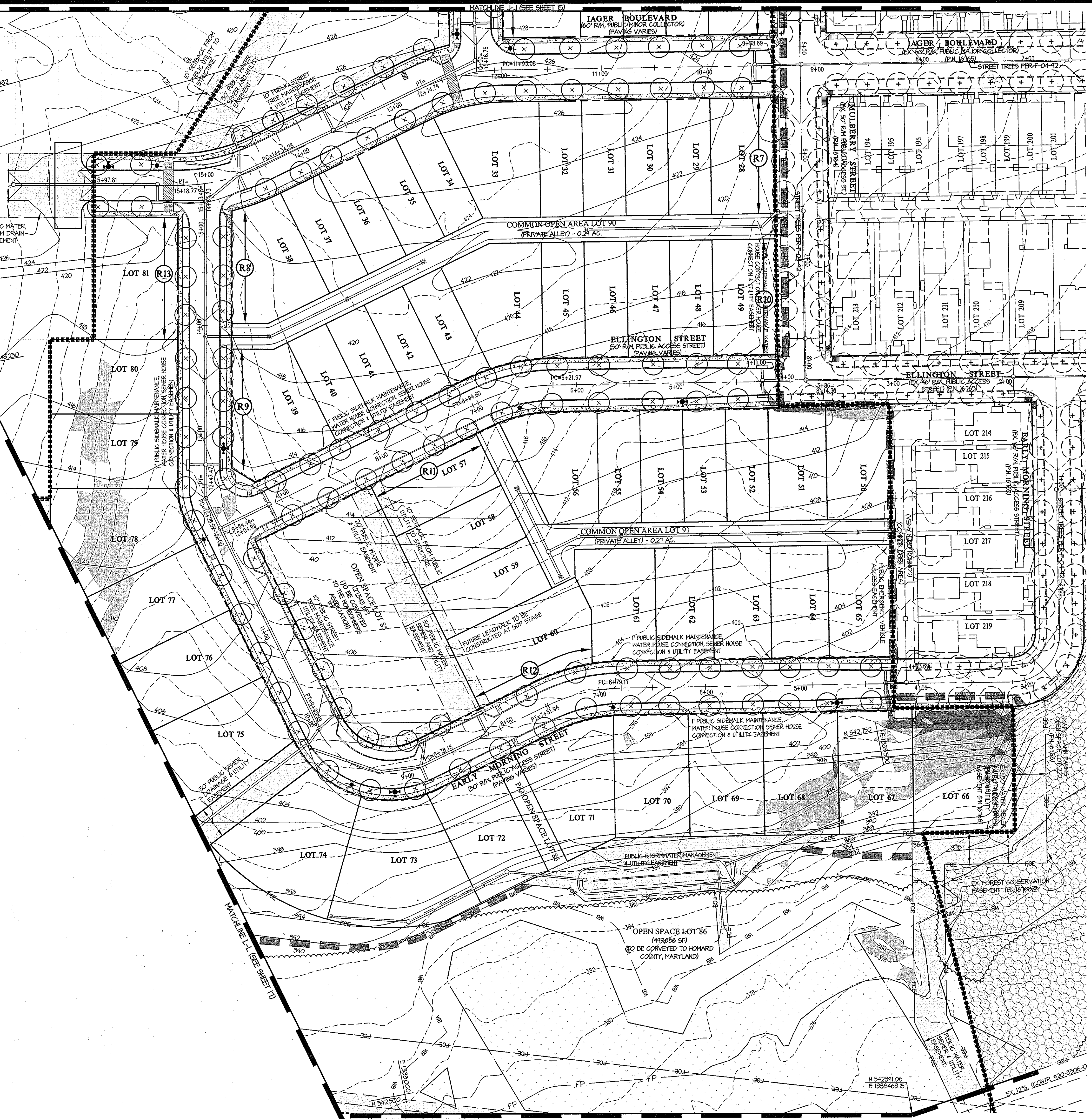
* FOLLOWS COMPREHENSIVE SKETCH PLAN GUIDELINE REQUIREMENTS
 (1) PARTIAL CREDIT FOR EXISTING TREES RETAINED ALONG THIS PERIMETER. EXISTING TREES TO BE IDENTIFIED @ F-PLAN STAGE AND SUPPLEMENTAL PLANTING WILL BE PROVIDED TO MEET MLF PERIMETER BUFFER REQUIREMENTS.



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Monica J. Butler 8/13/11
 PLANNING DIRECTOR DATE

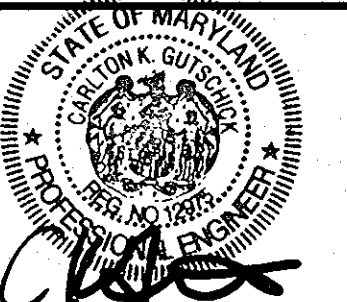
GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BIRKENSHIRE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 FAX: 301-889-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.



PREPARED FOR:
 C&R DEVELOPMENT, INC.
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

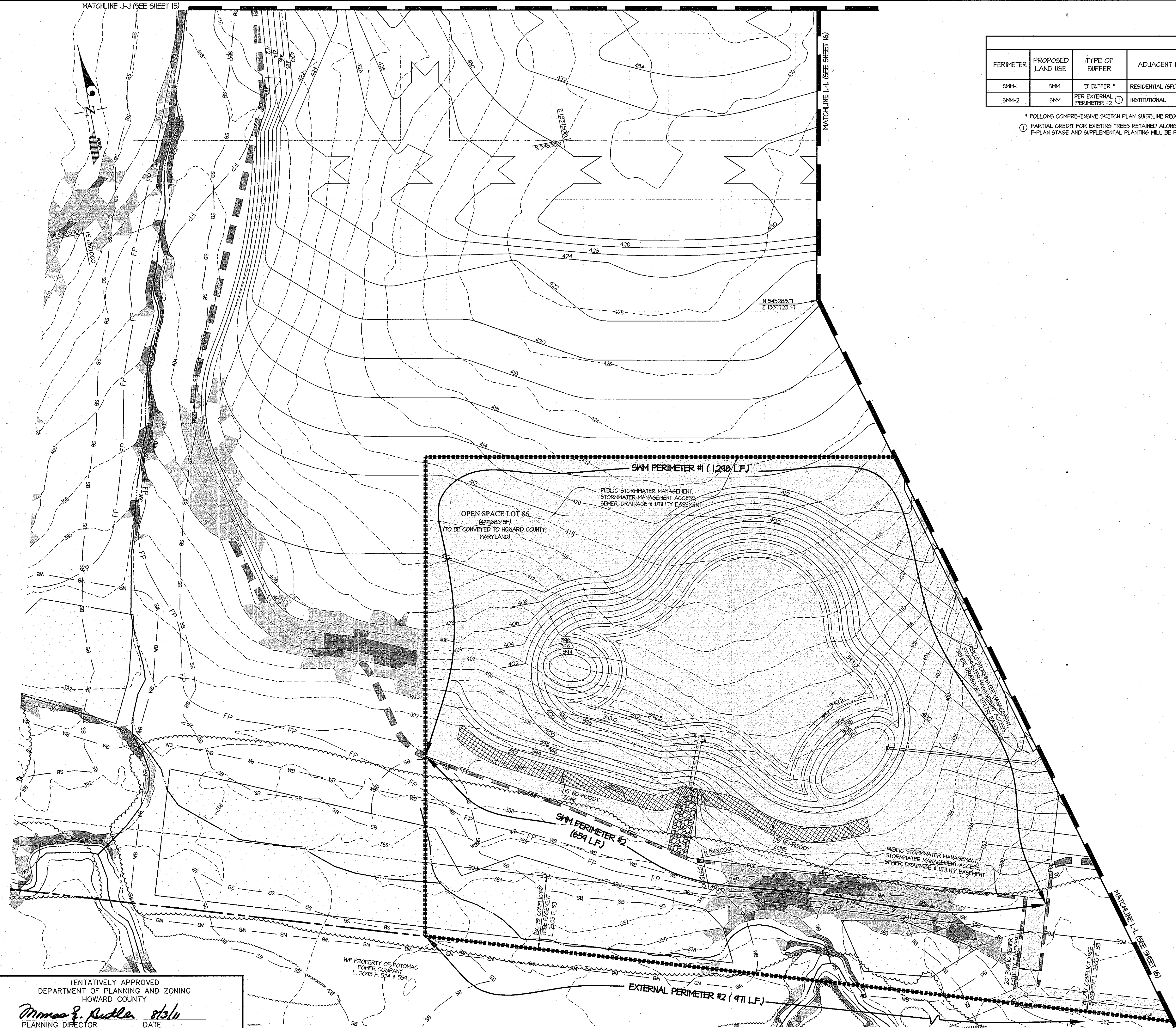
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12279.
 EXPIRATION DATE: MAY 26, 2012
 7-27-11



PRELIMINARY LANDSCAPE PLAN
MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT - AREA 1
 LOTS 1 thru 81, OPEN SPACE LOTS 82 thru 87, COMMON OPEN AREA LOTS 88 thru 91
 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	MXD-3	09001
DATE	TAX MAP - GRID	SHEET
JULY, 2011	41-21/46-3	16 OF 19

L:\CADD\DRAWINGS\09001\PRELIM\09001 LS-15-17.dwg
 PLOTTED: 7/27/2011 11:15 AM, LAST SAVED: 7/21/2011 10:52 AM, PLOTTED BY: Doug Vonde R4



STORMWATER MANAGEMENT AREA LANDSCAPING - SCHEDULE D							
PERIMETER	PROPOSED LAND USE	TYPE OF BUFFER	ADJACENT LAND USE	LINEAR-FEET OF PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR-FEET) DESCRIBE BELOW IF NEEDED.	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR-FEET) DESCRIBE BELOW IF NEEDED.	NUMBER OF PLANTS REQUIRED SHADE TREES
SWM-1	SWM	3' BUFFER *	RESIDENTIAL (SFD)	1290 L.F.	NO	NO	0
SWM-2	SWM	PER EXTERNAL PERIMETER #2 ①	INSTITUTIONAL	654 L.F.	PER EXTERNAL PERIMETER #2 ①	NO	SEE NOTE ①

* FOLLOWS COMPREHENSIVE SKETCH PLAN GUIDELINE REQUIREMENTS
 ① PARTIAL CREDIT FOR EXISTING TREES RETAINED ALONG THIS PERIMETER. EXISTING TREES TO BE IDENTIFIED @ F-PLAN STAGE AND SUPPLEMENTAL PLANTING WILL BE PROVIDED TO MEET MLF PERIMETER BUFFER REQUIREMENTS.

- LANDSCAPING NOTES:
- STREET TREES WILL BE PROVIDED AT FINAL PLAN STAGE.
 - INTERNAL PLANTING WILL BE PROVIDED WITH THE SITE DEVELOPMENT PLANS AND FINAL PLANS.
 - THE BUFFERS SHOWN IN THE SCHEDULES ARE IN ACCORDANCE WITH THE LANDSCAPE MANUAL. ACCORDING TO THE COMPREHENSIVE SKETCH PLAN CRITERIA, THE FOLLOWING ARE THE MINIMUM PLANTING TO BE PROVIDED:
 ALONG A PERIMETER EDGE:
 SHADE TREE: 1:80 LINEAR FEET OF MEASURED PERIMETER EDGE, AND
 SMALL ORNAMENTAL DECIDUOUS TREE: 1:60 LINEAR FEET OF MEASURED PERIMETER EDGE AND
 EVERGREEN TREE: 1:20 LINEAR FEET OF MEASURED PERIMETER EDGE.
 - AFFORESTATION PLANTING SIZE SHALL BE LARGE ENOUGH TO MEET THE LANDSCAPE BUFFERING REQUIREMENT ALONG EXTERNAL PERIMETERS WHERE APPLICABLE.
 - UNLESS NOTED, ALL STEEP SLOPE AREAS WITHIN THE LIMITS OF SUBMISSION ARE LESS THAN 5,000 S.F.
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TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Mona E. Kulla 8/3/11
 PLANNING DIRECTOR DATE

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 200 - BIRTONVILLE OFFICE PARK
 BIRTONVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:
 G&R DEVELOPMENT, INC.
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 120726
 EXPIRATION DATE: MAY 26, 2012
 7-27-11



PRELIMINARY LANDSCAPE PLAN
MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT - AREA 1
 LOTS 1 thru 81, OPEN SPACE LOTS 82 thru 87, COMMON OPEN AREA LOTS 88 thru 91
 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1" = 50'	MXD-3	09001
DATE	TAX MAP - GRID	SHEET
JULY, 2011	41-21/46-3	17 OF 19

L:\CAD\DRAWINGS\09001\PRELIM\09001 LS-15-17.dwg DES. DEV DRN. KLP CHK. CKG DATE REVISION BY APPR.
 PLOTTED: 7/27/2011 11:16 AM, LAST SAVED: 7/21/2011 10:32 AM, PLOTTED BY: Doug Wende, P.E.

FOREST CONSERVATION PLANTING QUANTITY SCHEDULE					
FOREST PLANTING LOCATION NO.	FCE-27	FCE-28	FCE-29	FCE-30	TOTAL
AREA TO BE PLANTED (IN AC.)	0.11	0.08	0.40	0.01	1.26
BASE QUANTITY OF 2" GAL. TREES REQUIRED (AT 100 TREES/AC.)	11	8.0	40	1.0	126
CREDIT FOR LANDSCAPE TREES	TO BE DETERMINED AT F-PLAN STAGE				
REQUIRED QUANTITY OF 2" GAL. TREES TO BE PLANTED	TO BE DETERMINED AT F-PLAN STAGE				

FOREST CONSERVATION PLANT LIST						
PLANT NAME (BOTANICAL/COMMON)	FOREST PLANTING AREA					TOTAL
	A	B	C	D	E	
AMELANCHIER CANADENSIS/SERVICEBERRY						
ACER RUBRUM/RED MAPLE						
CERCIS CANADENSIS/EASTERN REDBUD						
LIRIODENDRON TULIPIFERA/TULIP TREE						
PLATANUS OCCIDENTALIS/AMERICAN SYCAMORE (PLANT TREE)	TO BE DETERMINED AT F-PLAN STAGE					
QUERCUS PALUSTRIS/PIN OAK						
LIQUIDAMBAR STYRACIFLUA/SWEET GUM						
QUERCUS RUBRUM/RED OAK						
QUERCUS BICOLOR/SWAMP WHITE OAK						
PINUS STROBUS/WHITE PINE						
TOTAL	0					

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

FOREST CONSERVATION LEGEND

- 400 --- EXISTING CONTOUR
- EXISTING TREELINE
- CENTERLINE OF STREAM
- FP --- FLOODPLAIN
- SB --- STREAM BUFFER
- LIMIT OF WETLAND
- WB --- WETLAND AREA
- WB --- WETLAND BUFFER
- EXISTING FOREST CONSERVATION EASEMENT
- FCE --- FOREST CONSERVATION SIGN
- PROPOSED FOREST CONSERVATION EASEMENT
- LIMIT OF DISTURBANCE
- AREA OF NEW ADDITIONAL MASS GRADING OUTSIDE OF THE AREA TO BE PLANTED
- AREA OF PLAN SUBMISSION TO BE PLANTED AT F-PLAN STAGE
- NON-CREDITED FOREST RETENTION
- CREDITED FOREST RETENTION
- FOREST CLEARING
- PLANTING AREA (AFFORESTATION AND REFORESTATION)
- TREE PROTECTION FENCE

NOTE: FOR STEEP SLOPES SEE LANDSCAPE PLANS, SHEETS 15-17.

TABULATION OF PROPOSED FOREST CONSERVATION AREAS

FOREST CONSERVATION EASEMENT	27	28	29	30	TOTAL
CREDITED FOREST PLANTING PROVIDED IN THE 100-YR FLOOD PLAIN	0	0	0	0	0
CREDITED FOREST PLANTING PROVIDED OUTSIDE THE 100-YR FLOOD PLAIN	0.11	0.08	0.40	0.01	1.26
NON-CREDITED FOREST RETENTION INSIDE THE 100-YR FLOOD PLAIN	0	0.23	0.33	0.03	0.59
CREDITED FOREST RETENTION OUTSIDE THE 100-YR FLOOD PLAIN	0	0.44	1.12	0	2.16
TOTAL AREA OF EACH FOREST CONSERVATION AREA	0.11	0.75	2.45	0.04	4.01

FOREST CONSERVATION WORKSHEET

SITE DATA

A. GROSS SITE AREA: 51.85
 B. AREA WITHIN 100-YEAR FLOOD PLAIN: 2.44
 C. NET TRACT AREA: 55.41
 D. LAND USE CATEGORY: RR-MXD

EXISTING FOREST COVER

G. EXISTING FOREST ON NET TRACT AREA: 2.34
 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

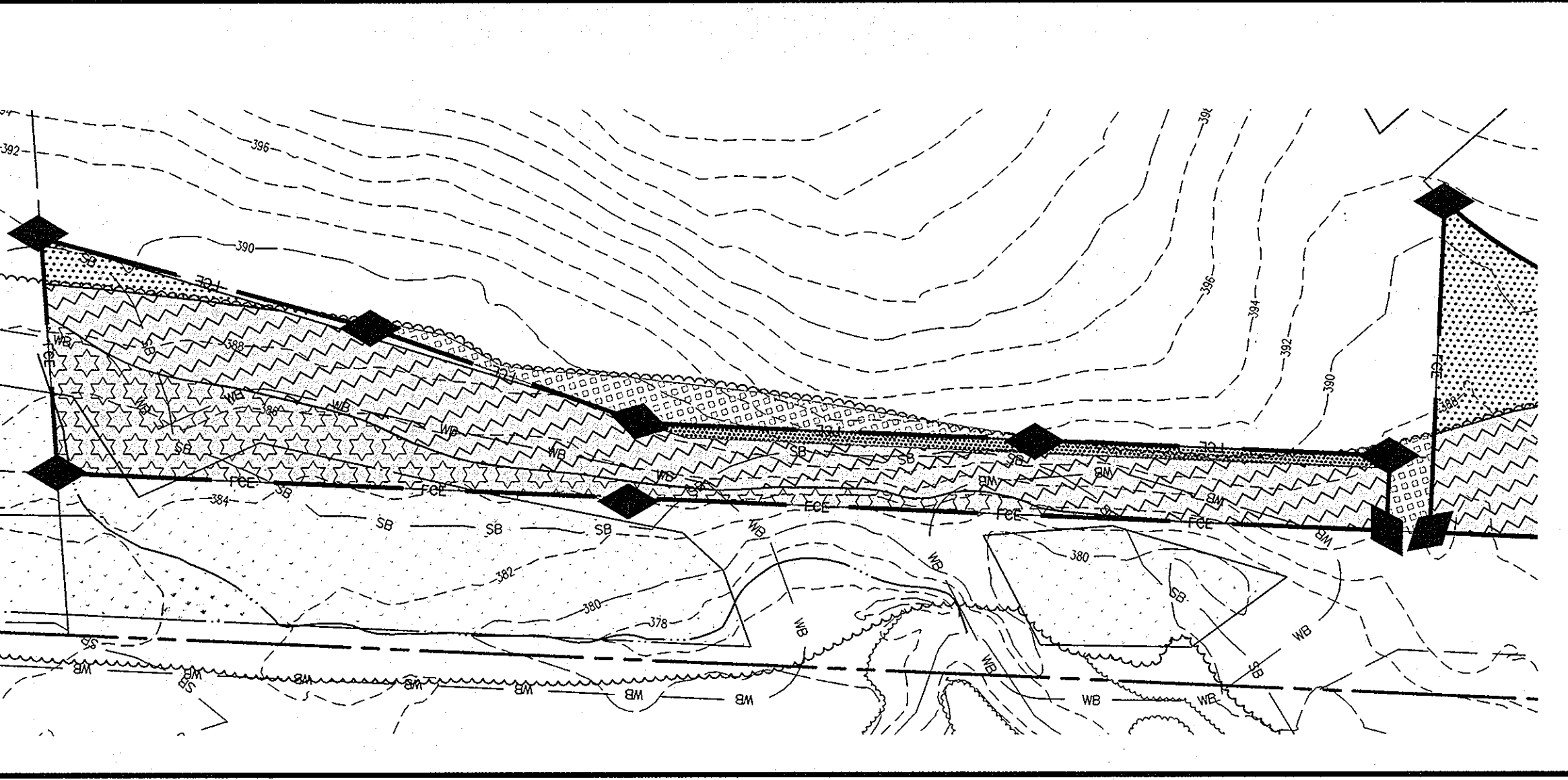
J. FOREST AREAS TO BE CLEARED (On Net Tract Area): 0.18
 K. FOREST AREAS TO BE RETAINED (On Net Tract Area): 2.16

PLANTING REQUIREMENTS

L. TOTAL REFORESTATION ABOVE THRESHOLD REQUIRED (1 x 0.25): 0.00
 M. TOTAL REFORESTATION REQUIRED (1/4 x 2.00): 0.26
 N. TOTAL AFFORESTATION REQUIRED (E + G): 5.41
 O. TOTAL AFFORESTATION AND REFORESTATION REQUIRED: 6.33

PLANTING TO BE PROVIDED

P. MIN. FOREST CONSERVATION AREA REQUIRED (6.33 + 2.16): 8.49
 Q. FOREST CONSERVATION AREA PROVIDED: 4.01

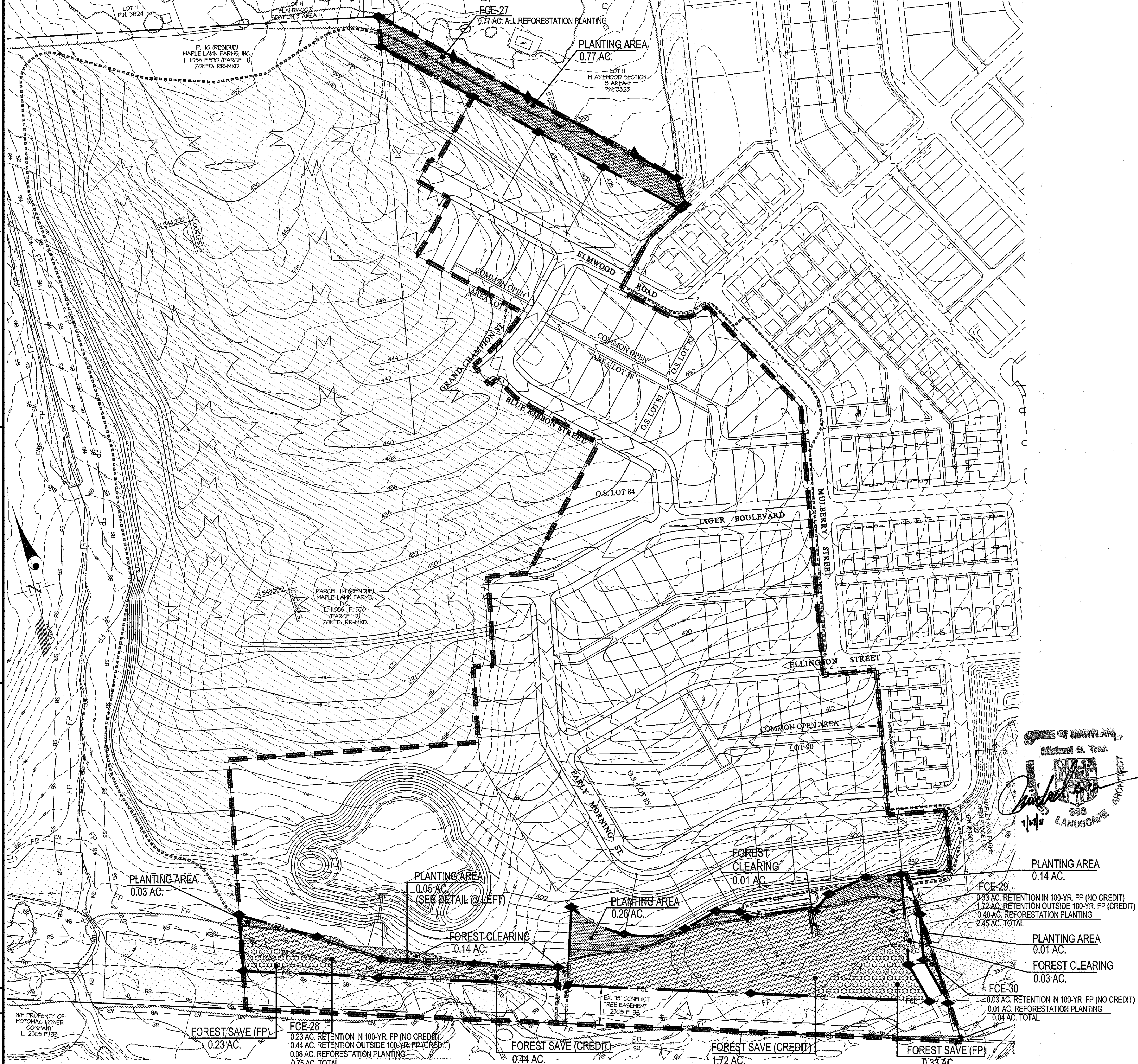


ENLARGEMENT OF FCE-28 SCALE: 1" = 60'

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Mona S. Subler 8/13/11
 PLANNING DIRECTOR DATE

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

NO.	DATE	REVISION	BY	APP.



PREPARED FOR:
 C&R DEVELOPMENT, INC.
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

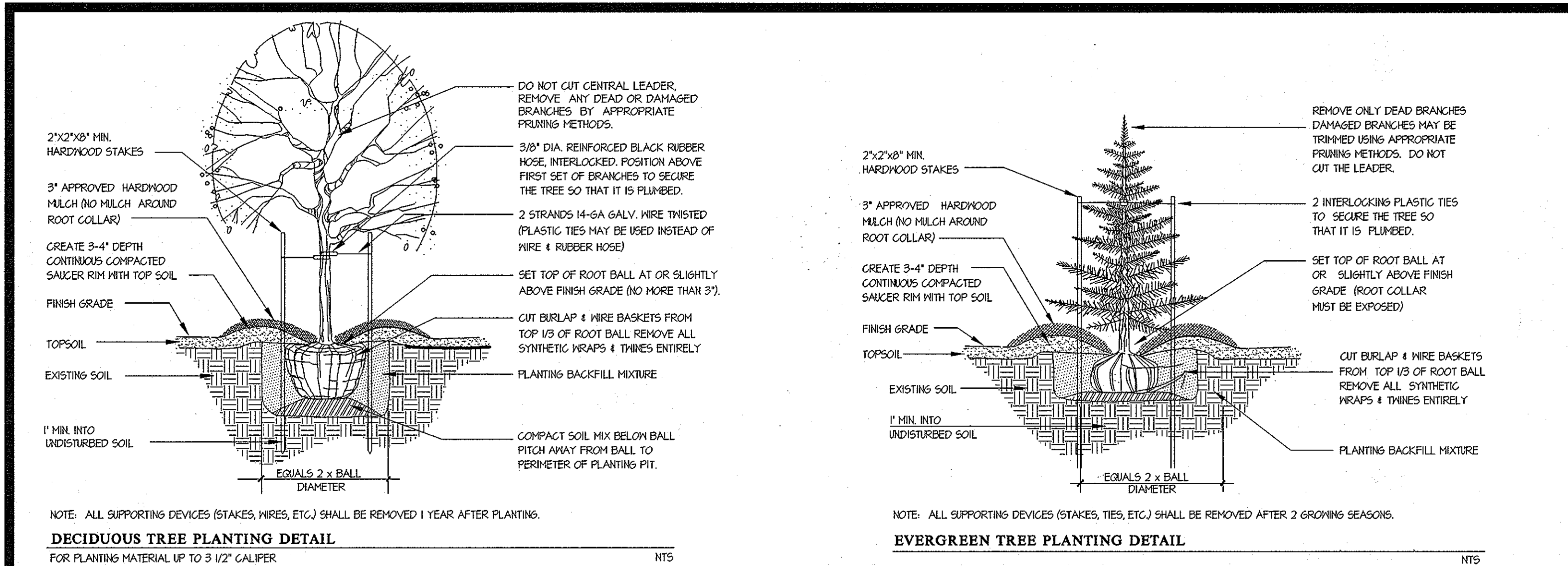
PRELIMINARY FOREST CONSERVATION PLAN
MAPLE LAWN FARMS
 MIDDLETOWN WEST DISTRICT - AREA 1
 LOTS 1 thru 81, OPEN SPACE LOTS 82 thru 87, COMMON OPEN AREA LOTS 88 thru 91

SCALE: 1" = 100'
 ZONING: MXD-3
 G. L. W. FILE NO.: 09001

DATE: JULY, 2011
 TAX MAP - GRID: 41-21/46-3
 SHEET: 18 OF 19

ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

STATE OF MARYLAND
 Michael E. Tran
 888 LANDSCAPE ARCHITECT

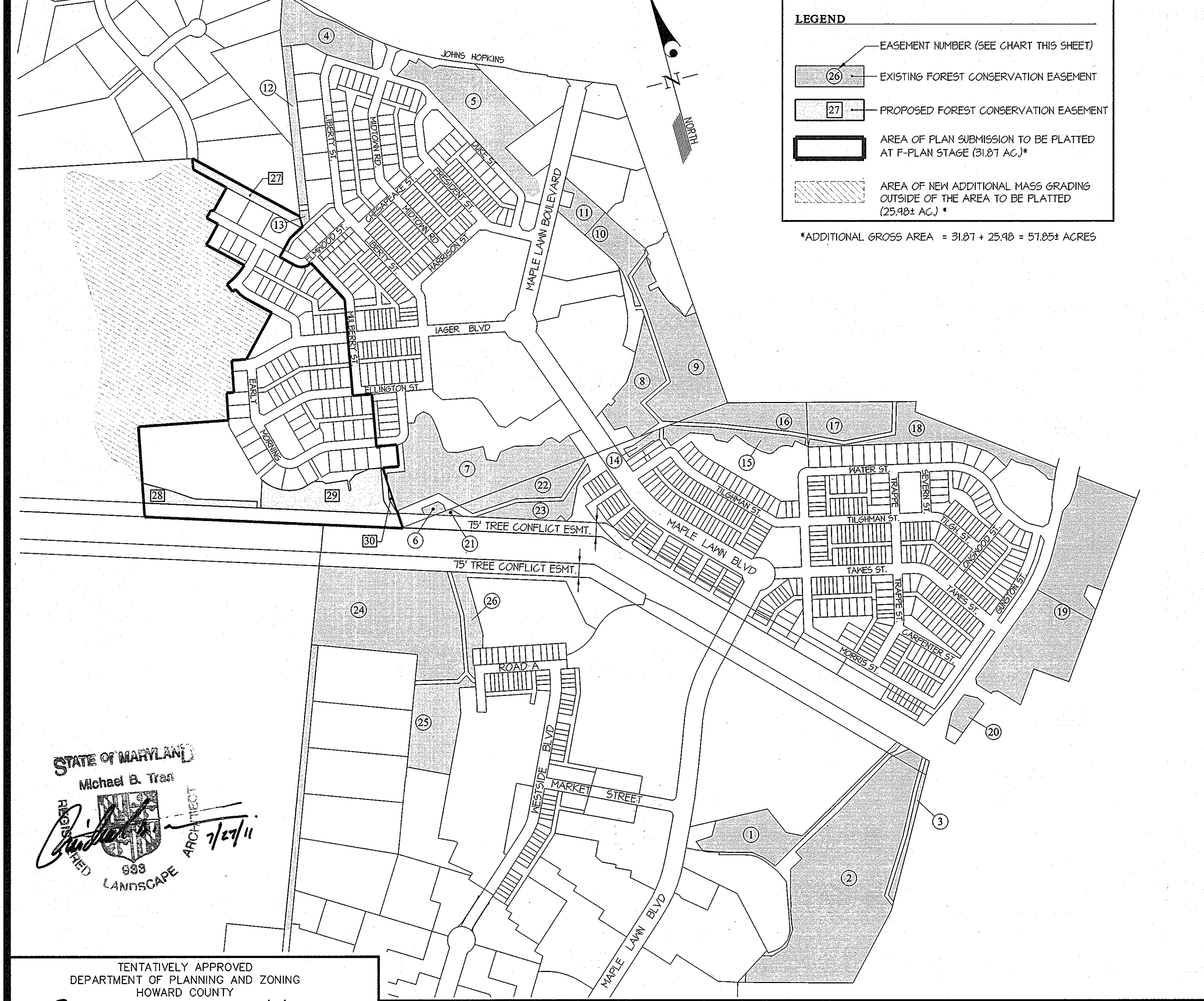


DECIDUOUS TREE PLANTING DETAIL
FOR PLANTING MATERIAL UP TO 3 1/2" CALIBER

EVERGREEN TREE PLANTING DETAIL

NOTE: ALL SUPPORTING DEVICES (STAKES, TIRES, ETC.) SHALL BE REMOVED 1 YEAR AFTER PLANTING.

NOTE: ALL SUPPORTING DEVICES (STAKES, TIRES, ETC.) SHALL BE REMOVED AFTER 2 GROWING SEASONS.



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Michael B. Tran
PLANNING DIRECTOR

DATE: 8/31/11

PREPARED FOR:
C&R DEVELOPMENT, INC.
SUITE 300 WOODHOLME CENTER
1829 REISTERSTOWN ROAD
BALTIMORE, MD 21208
ATTN: MARK BENNETT
410-484-8400

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
5939 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-980-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

FOREST CONSERVATION TRACKING CHART

RETENTION / AFFORESTATION / REFORESTATION SUMMARY TABLE FOR MAPLE LAWN FARM PROJECT

PHASE NO.	GROSS AC.	FLOODPLAIN AC.	NET TRACT AREA EXCL. FOREST IN AC.	FOREST CLEARED	FOREST RETAINED	EXCESS RETENTION	REF/AFF REQUIRED	CREDITED PLANTING PROVIDED	EXCESS FOREST CON. (PLANTING/RETENTION)	COMMENTS
1	51.48	3.40	48.08	9.45	0.51	8.94	0.00	4.56	5.41	Per F-03-07
2	75.20	2.38	72.82	0.00	0.00	0.00	10.82	6.61	-4.25	Per F-03-40
3	5.10	0.00	5.10	0.00	0.00	0.00	0.00	0.00	-0.86	Per SDP-08-140
3	14.04	14.85	4.24	0.21	0.00	0.21	0.00	10.44	10.06	Per F-04-42
3	-	-	-	-	-	-	-	-	-1.16	Per F-05-82
4a	15.48	3.00	12.48	1.92	1.65	0.27	0.00	3.21	0.88	Per F-05-01F-08-177
4b	3.12	0.35	2.77	0.00	0.00	0.00	0.00	0.42	-0.12	Per F-05-194
4c	3.00	0.00	3.00	0.00	0.00	0.00	0.00	0.45	0.00	Per F-05-112F-05-113
5	54.61	1.21	47.34	3.76	0.51	3.24	0.00	4.56	5.14	Per F-06-161F-08-178
6a	10.30	9.84	6.46	0.00	0.00	0.00	0.00	0.47	1.70	Per F-08-12
SDP-HS	25.06	0.00	25.06	0.00	0.00	0.00	0.00	3.76	0.00	SDP-07-43
6b	64.86	1.22	60.64	4.54	2.10	2.44	0.00	4.91	11.22	F-08-54F-08-55
EXCESS FOREST CONSERVATION TO BE USED TO FULFILL OBLIGATION FOR ROGERS PROPERTY (F-10-64)									-2.07	Per F-10-64
Ta 1 2a									0.00	F-10-61 & F-11-27
8b									0.00	P-11-01
SUBTOTAL	533.41	26.21	297.10	14.83	4.71	15.16	0.63	28.24	31.45	
8c	51.85	2.44	55.41	2.34	0.19	2.16	0.00	6.33	1.26	THIS PLAN (P-11-002)
TOTAL	595.26	38.75	592.51	22.27	4.95	17.32	0.63	41.62	38.71	

① INCLUDES FUTURE PHASE AREAS OF MAPLE LAWN FARMS. WHEN THESE AREAS ARE RECORDED IN FUTURE PHASES, THE FOREST CONSERVATION REQUIREMENTS WILL ALREADY HAVE BEEN MET.

② 19.01 ACRES ± 91.80 ACRES (PHASE 3 SITE TOTAL) - 40.71 ACRES (AREA OF FOREST CON. IN PHASE 3 ALREADY PROVIDED BY F-03-40 (35.01 AC) AND SDP-03-140 (5.70 AC))

③ REDUCED FROM 6.51 AC. AS SHOWN ON F-03-40 TO 6.61 AC. BECAUSE OF THE 0.10 AC. REDUCTION OF CONSERVATION EASEMENT #4 ON F-04-19 AND THE 0.14 AC. REDUCTION OF CONSERVATION EASEMENT #5 ON F-04-30.

④ F-05-82 IS A REVISION OF OPEN SPACE LOTS 221 & 222, AND A CONVERSION OF PARCEL 'E' TO R/W. FOREST CONSERVATION EASEMENT #11 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-03-40 AND F-04-12).

⑥ 0.12 ACRES ± AREA SUBTRACTED FROM FOREST CONSERVATION AREA #11 TO CREATE PUBLIC DRAINAGE AND UTILITY EASEMENT

⑦ TOTAL AREA FOR PHASE 3a (54.61 AC) ± AREA PLATTED (25.06 AC) ± AREA BEING MASS GRADED OUTSIDE PLATTED AREA (21.55 AC)

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

⑨ TOTAL AREA FOR PHASE 6a (10.30 AC) ± AREA PLATTED (5.05 AC) - AREA ALREADY COVERED UNDER F-06-161 (4.78 AC)

⑩ TOTAL AREA FOR PHASE 6b (64.86 AC) ± AREA OF P. 116 PRIOR TO PLATTING (14.21 AC) - AREA OF SDP-07-43 WITHIN LIMITS OF THIS SUBMISSION (23.74 AC) - AREA COVERED BY THIS PLAN (0.56 AC)

LEGEND

- EASEMENT NUMBER (SEE CHART THIS SHEET)
- EXISTING FOREST CONSERVATION EASEMENT
- PROPOSED FOREST CONSERVATION EASEMENT
- AREA OF PLAN SUBMISSION TO BE PLATTED AT F-PLAN STAGE (31.81 AC)*
- AREA OF NEW ADDITIONAL MASS GRADING OUTSIDE OF THE AREA TO BE PLATTED (25.98 AC)*

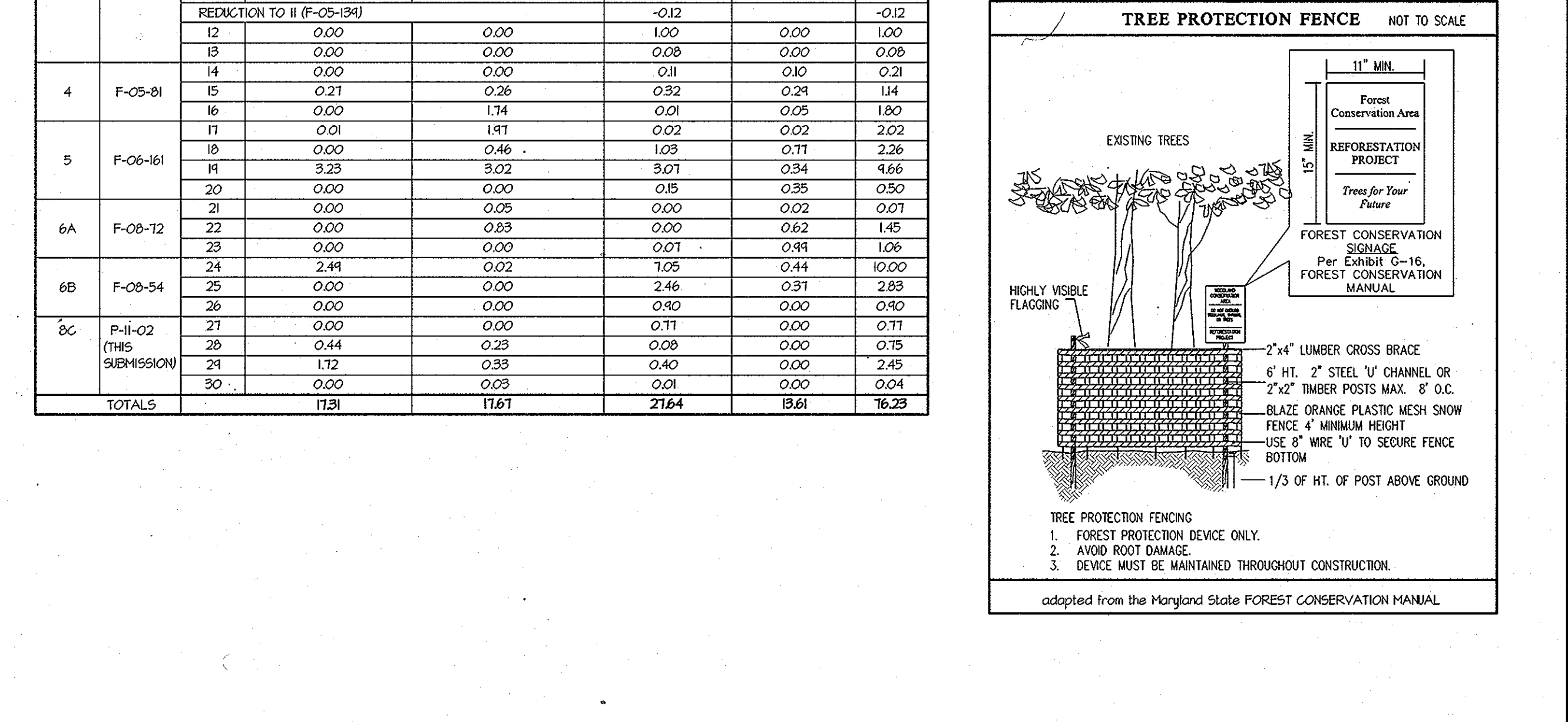
*ADDITIONAL GROSS AREA = 31.81 + 25.98 = 57.79 ACRES

1.26 AC x 43,560 SF/AC x 0.50/SF. OF RE/AFFORESTATION = \$27,442.80

TOTAL SURETY = \$27,442.80

FOREST CONSERVATION EXISTING EASEMENT AREAS

PHASE	FILE NO.	EASEMENT NO.	FOREST RETENTION ON NET TRACT (CREDIT)	FOREST RETENTION ON FLOODPLAIN (NON-CREDIT)	FOREST PLANTING ON NET TRACT	FOREST PLANTING ON FLOODPLAIN	TOTAL	
1	F-03-07	1	0.48	0.21	1.21	0.03	2.44	
		2	7.60	2.02	2.66	0.60	12.88	
		3	0.36	0.05	0.00	0.00	0.41	
2	F-03-40	4	0.00	0.00	2.24	0.00	2.24	
		5	0.00	0.00	2.02	2.41	4.43	
		6	0.00	0.14	0.00	0.00	0.14	
		7	0.05	2.41	0.80	2.75	6.01	
		REDUCTION TO 7 (F-05-82)			-0.25		-0.25	
		8	0.15	1.95	1.03	0.54	3.12	
		REDUCTION TO 8 (F-05-82)			-0.91		-0.91	
3	F-04-42	9	0.01	2.41	0.61	1.58	4.75	
		10	0.00	0.00	0.48	0.58	1.06	
		11	0.00	0.00	0.22	0.71	0.93	
		REDUCTION TO 11 (F-05-194)			-0.12		-0.12	
		12	0.00	0.00	1.00	0.00	1.00	
		13	0.00	0.00	0.08	0.00	0.08	
4	F-05-81	14	0.00	0.00	0.11	0.10	0.21	
		15	0.21	0.26	0.32	0.21	1.04	
		16	0.00	1.14	0.01	0.05	1.80	
		17	0.01	1.91	0.02	0.02	2.02	
		18	0.00	0.46	1.03	0.71	2.20	
5	F-06-161	19	3.23	3.02	3.07	0.34	9.66	
		20	0.00	0.00	0.15	0.35	0.50	
		21	0.00	0.05	0.00	0.02	0.07	
6A	F-08-12	22	0.00	0.23	0.00	0.62	1.45	
		23	0.00	0.00	0.07	0.99	1.06	
		24	2.44	0.02	7.05	0.44	10.00	
6B	F-08-54	25	0.00	0.00	2.46	0.31	2.85	
		26	0.00	0.00	0.80	0.00	0.80	
		27	0.00	0.00	0.71	0.00	0.71	
		28	0.44	0.23	0.08	0.00	0.75	
		29	1.72	0.33	0.40	0.00	2.45	
8C	P-11-02 (THIS SUBMISSION)	30	0.00	0.03	0.01	0.00	0.04	
		TOTALS		17.31	17.61	27.64	15.61	76.23



PRELIMINARY FOREST CONSERVATION NOTES and DETAILS

MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT - AREA 1
LOTS 1 thru 81, OPEN SPACE LOTS 82 thru 87, COMMON OPEN AREA LOTS 88 thru 91

ELECTION DISTRICT No. 5

SCALE: AS SHOWN ZONING: MXD-3 G. L. W. FILE NO.: 09001

DATE: JULY, 2011 TAX MAP - GRID: 41-21/46-3 SHEET: 19 OF 19

GENERAL NOTES:

- THIS AFFORESTATION PLAN IS PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBTITLE 12 "FOREST CONSERVATION" OF THE HOWARD COUNTY CODE.
- IMPLEMENTATION OF THIS PLAN MUST BE PERFORMED BY A CONTRACTOR THAT IS KNOWLEDGEABLE AND EXPERIENCED IN AFFORESTATION/REFORESTATION TECHNIQUES AND PRACTICES.
- THE OWNER IS RESPONSIBLE FOR A 2-YEAR (MIN) POST-CONSTRUCTION MAINTENANCE PERIOD WHICH INVOLVES ACTIVITIES NECESSARY TO ENSURE SURVIVAL AND GROWTH OF THE CONSERVATION AREA. TWO INSPECTIONS PER YEAR BY A QUALIFIED PROFESSIONAL AT BEGINNING AND END OF THE GROWING SEASON, ARE REQUIRED IN ORDER TO TAKE GENERAL STEPS AS NECESSARY. IF, AFTER ONE YEAR, THE POSSIBILITY EXISTS THAT THE ORIGINAL PLANTING (IF APPLICABLE) WILL NOT MEET SURVIVAL STANDARDS, THE APPLICANT MAY CHOOSE TO ESTABLISH REINFORCEMENT PLANTINGS.
- AT THE END OF THE POST-CONSTRUCTION MAINTENANCE AND PROTECTION PERIOD, CERTIFICATION BY A QUALIFIED CONSULTANT WILL BE REQUIRED BEFORE THE OWNER CAN BE RELEASED FROM HIS/HER FOREST CONSERVATION OBLIGATION TO THE ADMINISTRATOR OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION OF ANY EXISTING UTILITIES. THE REPAIR OF ANY UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE AT THE CONTRACTOR'S EXPENSE.
- STREET TREES PROVIDED AT FINAL PLAN STAGE, LANDSCAPE AND BUFFERING REQUIREMENTS TO BE PROVIDED AT FINAL PLAN STAGE OR SITE PLAN STAGE.
- THE FOREST CONSERVATION EASEMENTS SHOWN ON THIS PLAN WILL BE ESTABLISHED TO FULFILL THE REQUIREMENTS OF THE FOREST CONSERVATION PROGRAM. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR PHASE 8C OF THE ON-GOING MLF PROJECT ARE 216 ACRES OF RETENTION AND 633 ACRES OF AFFORESTATION & REFORESTATION PLANTING FOR A TOTAL OBLIGATION OF 849 ACRES. OF THE 633 ACRES OF REQUIRED FOREST CONSERVATION PLANTING, 126 ACRES WILL BE PLANTED WITH THIS PHASE (8C) AND THE REMAINING 507 ACRES IS OFFSET BY 2.74 ACRES OF EXCESS CREDITED PLANTING FROM PREVIOUS PHASES WHICH LEAVES 229 ACRES THAT WILL BE PLANTED WITH THE NEXT FUTURE PHASE. FOREST CONSERVATION SURETY IN THE AMOUNT OF \$27,442.80 FOR 126 AC. OF FOREST PLANTING AT \$205,052 PER ACRE IS POSTED WITH THE DEVELOPER'S AGREEMENT AT THE F-PLAN STAGE.

CONSTRUCTION PERIOD PROTECTION PROGRAM - F-PLAN STAGE

- THE LIMIT OF FOREST RETENTION SHALL BE STAKED AND FLAGGED.
- A PRE-CONSTRUCTION MEETING AT THE SITE SHOULD BE HELD TO CONFIRM THE LIMITS OF CLEARING SPECIFIED. THE MEETING SHOULD INCLUDE THE OWNER OR THE OWNER'S REPRESENTATIVE, THE ON-SITE FOREMAN IN CHARGE OF LAND DISTURBANCE, THE ENVIRONMENTAL CONSULTANT AND THE APPROPRIATE HOWARD COUNTY INSPECTORS.
- FOREST PROTECTION DEVICES AND SIGNS (SEE DETAILS) SHALL BE INSTALLED PRIOR TO ANY CLEARING OR GRADING. 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 FRAME MAY BE EXTENDED TO ACCOMMODATE SUBSEQUENT PHASES OF DEVELOPMENT.
- EQUIPMENT, VEHICLES AND BUILDING MATERIALS SHALL NOT BE WITHIN THE PROTECTED AREA. ACTIVITIES STRICTLY TO IMPLEMENT ANY REFORESTATION PLANTING AND MAINTENANCE (IE. 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 ITS ESTABLISHED.
- AT THE END OF THE CONSTRUCTION PERIOD, THE DESIGNATED QUALIFIED PROFESSIONAL SHALL OBTAIN 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 MAINTENANCE AND PROTECTION PERIOD THEN COMMENCES.

FOREST CONSERVATION PROGRAM SEQUENCE - F-PLAN STAGE

- OBTAIN ALL NECESSARY PERMITS.
- STAKEOUT LIMITS OF DISTURBANCE.
- FIELD MEETINGS TO REVIEW AND VERIFY LIMIT OF DISTURBANCE FOR THE LIMITS OF GRADING AND CONSTRUCTION.
- INSTALL FOREST CONSERVATION SIGNS (SEE DETAIL ON THIS SHEET) AND FOREST PROTECTION DEVICES ALONG THE FCE AREAS. (FENCES) ALONG THE PORTION OF THE LIMIT OF DISTURBANCE THAT INVOLVES CLEARING AND/OR RETENTION (OF TREES) SEE ALSO THE SEDIMENT CONTROL PLANS FOR OTHER PROTECTION MEASURES.
- COMMENCE SITE CONSTRUCTION.
- INSPECTION AND CERTIFICATION FOR THE RELEASE OF THE CONSTRUCTION PERIOD OBLIGATIONS, START OF POST-CONSTRUCTION MAINTENANCE PERIOD.
- POST-CONSTRUCTION MANAGEMENT FOR A PERIOD OF 2 YEARS (MIN).
- FINAL INSPECTION AND CERTIFICATION FOR THE RELEASE OF THE OWNER'S FOREST CONSERVATION OBLIGATION.

NOTES:

- THE TREE PROTECTION FENCES 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 FENCES.
- FOREST CONSERVATION SIGNAGE SHALL BE INSTALLED ALONG THE PERIMETER OF THE CONSERVATION EASEMENT AT 50' TO 100' APART AND AT ALL CORNERS WHERE THE EASEMENT CHANGES DIRECTION.
- ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.