

**MAPLE LAWN
FARMS
OVERVIEW**

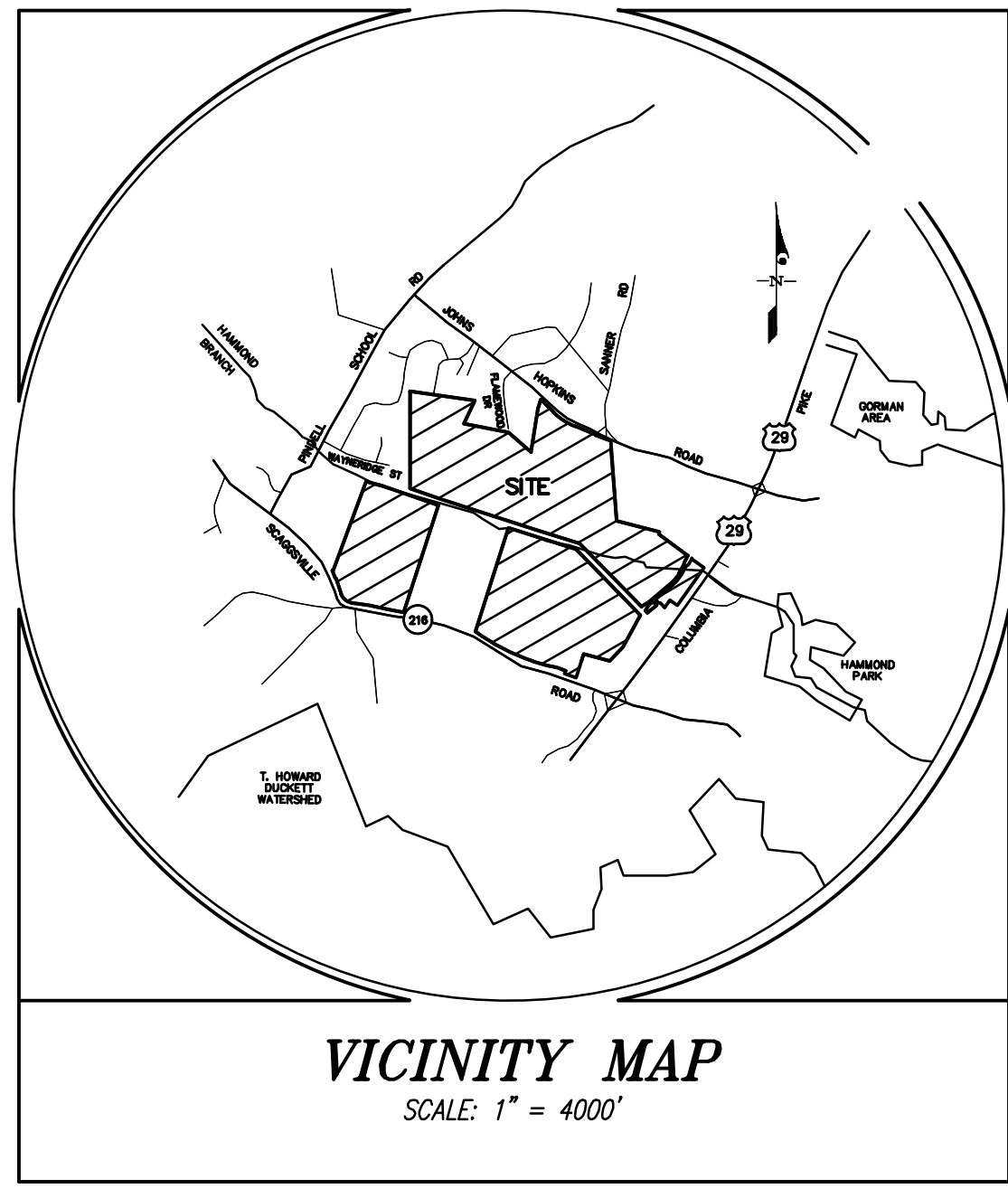


- GENERAL NOTES**
1. THE BOUNDARY INFORMATION WAS COMPILED FROM SURVEY AND FLAT DATA.
 2. FLOODPLAIN INFORMATION WAS COMPILED FROM STUDIES CONDUCTED BY GUTSCHICK, LITTLE & WEBER, P.A. SUPPLEMENTED BY HOWARD COUNTY DPM STUDIES.
 3. THE CONTENT OF ALL DRAWINGS IS TAKEN FROM SOURCES DEEMED TO BE RELIABLE. THIS INFORMATION WILL BE FURTHER DEFINED AS MORE CURRENT INFORMATION BECOMES AVAILABLE AND AS FUTURE PLANS ARE SUBMITTED.
 4. ALL ROADS WITH NO INFORMATION REGARDING OWNERSHIP ARE ASSUMED TO BE COUNTY ROADS.
 5. ALL AREAS AND LOCATIONS ARE APPROXIMATE.
 6. THE ENTIRE LAND AREA INCLUDED IN THE FDP SUBMISSION FALLS WITHIN THE RR-MXD-3 DISTRICT.
 7. EXISTING AND PROPOSED OPEN SPACE AREAS ARE SHOWN. ADDITIONAL OPEN SPACE WILL BE INCLUDED IN THE FORM OF LOCAL STORMWATER MANAGEMENT AREAS.
 8. WETLAND INFORMATION FOR THE SUBJECT PROPERTY HAS BEEN MAPPED AND SURVEYED WITH THEIR LOCATIONS SHOWN ON THE PLANS.

LEGEND

- CONNECTING PUBLIC ROAD*
- 100-YEAR FLOODPLAIN
- PROPERTY BOUNDARY
- 5' CONTOUR
- WETLANDS
- WETLAND BUFFER
- OPEN SPACE
- SINGLE FAMILY DETACHED
- OTHER RESIDENTIAL
- EMPLOYMENT
- RETAIL CENTER
- FOCAL POINT

*LOCATION AND NUMBER TO BE REFERRED AT COMPREHENSIVE SKETCH PLAN STAGE. THERE WILL BE ADDITIONAL PRIVATE DRIVEWAYS AND ALLEYS AS PERMITTED DURING THE DEVELOPMENT PROCESS.



LAND USE SUMMARY				
LAND USE	ACRES	% TOTAL	UNITS ¹	SQ. FT.
SINGLE FAMILY DETACHED	144.7	32.0	754	
OTHER RESIDENTIAL	71.7	12.8	1,062 ^{2,3}	
EMPLOYMENT	122.0	20.1		1,860,012
OPEN SPACE	213.1	35.1		
TOTALS	607.5	100%	1,821	1,860,012

UNITS PROPOSED = 1,821 DENSITY = 3.0 du/ac.

RETAIL ALLOWED AND PROPOSED = 181,380 SF IN RETAIL CENTERS (INCLUDED IN EMPLOYMENT TOTALS)

¹ THE EXACT MIXTURE OF UNIT TYPES IN THE BUSINESS DISTRICT APARTMENTS AND MAPLE LAWN WEST DISTRICT ARE TO BE DETERMINED AT CGP STAGE.

² 444 APARTMENTS@60 SINGLE FAMILY ATTACHED.

³ APARTMENTS SHOWN AS 24.4% OF RESIDENTIAL TOTALS. THE NUMBER OF APARTMENT DWELLING UNITS ALLOWED BY A PRELIMINARY DEVELOPMENT PLAN FOR A MIXED USE DEVELOPMENT IN AN MXD-3 DISTRICT SHALL BE LIMITED TO NO MORE THAN 30% OF THE TOTAL NUMBER OF DWELLING UNITS ALLOWED IN THE DEVELOPMENT.

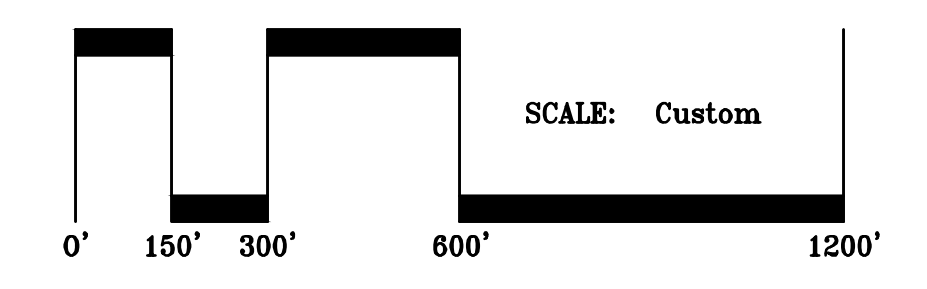
HOWARD COUNTY ZONING BOARD CASE NO. _____
 CERTIFICATE OF ZONING BOARD

PURSUANT TO SECTION 121.1.B OF THE ZONING REGULATIONS OF HOWARD COUNTY, MARYLAND, THE MEMBERS OF THE ZONING BOARD OF HOWARD COUNTY, SIGNING BELOW HEREBY CERTIFY THIS _____ DAY OF _____, 2020 THAT THIS DOCUMENT, TOGETHER WITH THE EXCERPTS OF DECISION AND ORDER ON THE FOLLOWING SHEET, CERTIFIED BY THE ZONING BOARD OF EVEN DATE, CONSTITUTES THE AMENDED PRELIMINARY DEVELOPMENT PLAN FOR MAPLE LAWN FARMS MIXED USE DEVELOPMENT AS APPROVED IN THE DECISION AND ORDER FOR ZONING BOARD CASE _____ ON _____, 2026.

ATTEST: _____
 ZONING BOARD OF HOWARD COUNTY

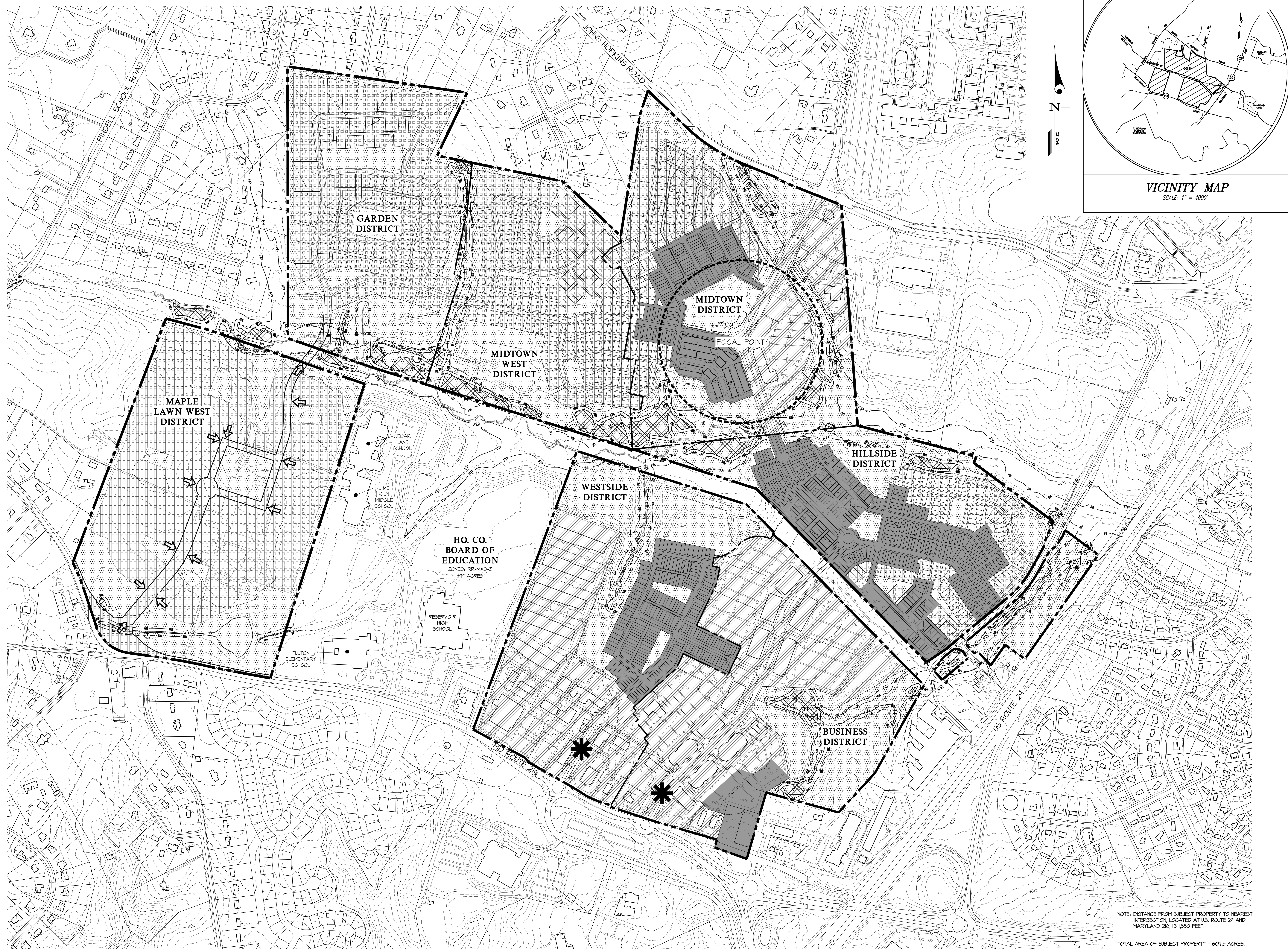
CHAIRPERSON _____

VICE CHAIRPERSON _____



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 PLOTTED: 2/3/2026 11:35 AM, LAST SAVED: 1/12/2026 12:20 PM, PLOTTED BY: Dan Sweney



NOTE: DISTANCE FROM SUBJECT PROPERTY TO NEAREST INTERSECTION LOCATED AT US ROUTE 24 AND MARYLAND 216, IS 1,350 FEET.

TOTAL AREA OF SUBJECT PROPERTY - 607.5 ACRES.

SECOND AMENDED PRELIMINARY DEVELOPMENT PLAN

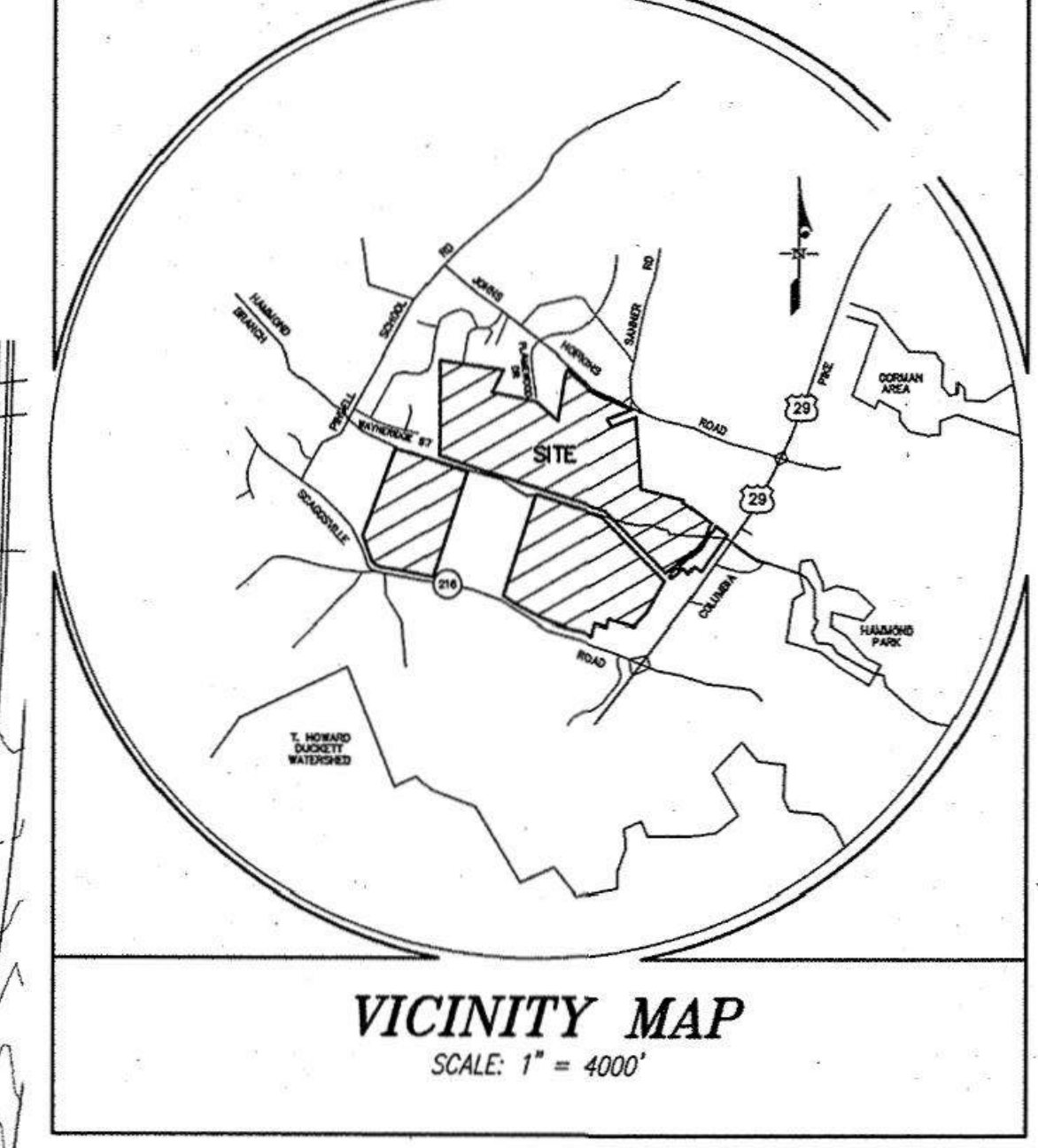
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 542962
 EXPIRATION DATE: MAY 16, 2027

MAPLE LAWN FARMS
 HOWARD COUNTY, MD
 TAX MAP Nos. 41 & 46
 ELECTION DISTRICT 5
 ZONING MAPS 41 & 46
 SHEET 1 of 6

OWNER/PETITIONER
 GREENERBAUM ENTERPRISES
 Suite 410 Woodholme Center
 1829 Reisterstown Road
 Baltimore, MD 21208
 ATTN: Mark Bennett
 410-484-8400

LEGAL COUNSEL
 SAUL EWING
 1001 Fleet Street
 9th Floor
 Baltimore, MD 21202-4359
 ATTN: Mande Heil
 410-332-6980

- GENERAL NOTES**
1. THE BOUNDARY INFORMATION WAS COMPILED FROM DEEDS AS WELL AS SURVEY DATA.
 2. FLOODPLAIN INFORMATION WAS COMPILED FROM STUDIES CONDUCTED BY GUTSCHICK, LITTLE, AND WEBER, P.A. SUPPLEMENTED BY HOWARD COUNTY DPW STUDIES.
 3. THE ACCURACY OF ALL DRAWINGS IS TAKEN FROM SOURCES DEEMED TO BE RELIABLE. THIS INFORMATION WILL BE FURTHER DEFINED AS MORE CURRENT INFORMATION BECOMES AVAILABLE AND AS FUTURE PLANS ARE SUBMITTED.
 4. ALL ROADS WITH NO INFORMATION REGARDING OWNERSHIP ARE ASSUMED TO BE COUNTY ROADS.
 5. ALL AREAS AND LOCATIONS ARE APPROXIMATE.
 6. THE ENTIRE LAND AREA INCLUDED IN THE PDP SUBMISSION FALLS WITHIN THE RR-MXD-3 DISTRICT.
 7. MAJOR OPEN SPACE AREAS ARE SHOWN. ADDITIONAL OPEN SPACE WILL BE INCLUDED IN THE FORM OF LOCAL PARKS AND GREENS.
 8. WETLAND INFORMATION FOR THE SUBJECT PROPERTY HAS BEEN MAPPED AND SURVEYED WITH THEIR LOCATIONS SHOWN ON THE PLANS.
 9. EXACT LOCATION OF THE RETAIL CENTERS WILL BE DETERMINED DURING THE DEVELOPMENT PROCESS.



LEGEND

- CONNECTING PUBLIC ROAD*
- 100-YEAR FLOODPLAIN
- - - PROPERTY BOUNDARY
- - - 5' CONTOUR
- ▨ WETLANDS
- ▨ WETLAND BUFFER
- OPEN SPACE
- SINGLE FAMILY DETACHED
- OTHER RESIDENTIAL
- ▨ EMPLOYMENT
- ★ RETAIL CENTER
- ⊙ TRANSIT SHELTER

LOCATION AND NUMBER TO BE REFINED AT COMPREHENSIVE SKETCH PLAN STAGE. THERE WILL BE ADDITIONAL PRIVATE DRIVEWAYS AS PERMITTED DURING THE DEVELOPMENT PROCESS.

LAND USE SUMMARY			
LAND USE	ACRES	% TOTAL	UNITS*
SINGLE FAMILY DETACHED	202.2	32.9	507**
OTHER RESIDENTIAL	14.1	2.3	633**
EMPLOYMENT	122.0	20.2	1,860,012
OPEN SPACE	213.0	35.0	
TOTALS	605.3	100%	1,340

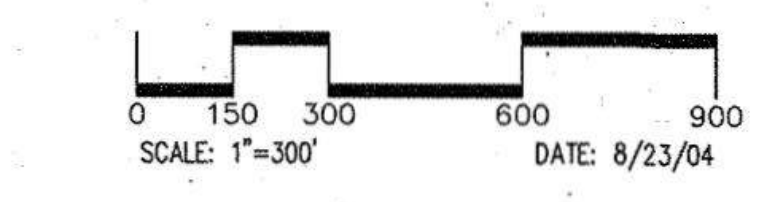
UNITS PROPOSED = 1340 DENSITY = 2.2 du/Ac.
 RETAIL ALLOWED AND PROPOSED = 181,590 SF IN RETAIL CENTERS (INCLUDED IN EMPLOYMENT TOTALS)
 *APARTMENTS SHOWN AS 24.4% OF RESIDENTIAL TOTALS
 **444 APARTMENTS, 633 SINGLE FAMILY ATTACHED
 ***THE EXACT MIXTURE OF UNIT TYPES IN THE HILLSIDE DISTRICT IS TO BE DETERMINED AT CSP STAGE.

HOWARD COUNTY ZONING BOARD CASE NO. 1059M
 CERTIFICATE OF ZONING BOARD

Pursuant to Section 121D.9 of the Zoning Regulations of Howard County, Maryland, the members of the Zoning Board of Howard County signing below hereby certify this 14th day of JUNE, 2006 that this document, together with the Excerpts of Decision and Order on the following sheet, certified by the Zoning Board of even date, constitutes the Amended Preliminary Development Plan for Maple Lawn Farms Mixed Use Development, as approved in the Decision and Order for Zoning Board Case 1059M on March 20, 2006.

ATTEST: ZONING BOARD OF HOWARD COUNTY

Robin Regner CHAIRPERSON
Kath VICE CHAIRPERSON
Charles Wayne



	ANNUAL PHASING CHART												TOTAL
	2004	2005	2006	2007*	2008	2009	2010*	2011	2012	2013	2014	2015	
RESIDENTIAL	---	120	120	170	120	100	150	160	128	151	80	41	1340
EMPLOYMENT	678,000	---	---	---	---	499,460	552,962	---	---	---	---	---	1,860,012
OFFICE	626,000	---	---	---	---	499,460	552,962	---	---	---	---	---	1,678,422
RETAIL	50,000	---	---	---	131,590	---	---	---	---	---	---	---	181,590

* INCLUDES 50 UNITS/YEAR MODERATE INCOME HOUSING UNITS.

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 200 - BURTONTOWNE OFFICE PARK
 BURTONTOWNE, MARYLAND, 20886
 TEL: 301-421-4024 FAX: 301-421-4024

PREPARED FOR:
 G & R Maple Lawn, Inc. et. al
 Suite 410 Woodholme Center
 1829 Reisterstown Road
 Baltimore, MD 21208
 ATTN: Charlie O'Donovan
 410-484-8400

LEGAL COUNSEL:
 Richard B. Tolkin, P.A.
 5100 Dorsey Hall Drive
 Ellicott City, MD 21042-7870
 410-964-0300

AMENDED PRELIMINARY DEVELOPMENT PLAN

MAPLE LAWN FARMS
 HOWARD COUNTY, MD
 TAX MAP Nos. 41 & 46
 ELECTION DISTRICT 5
 ZONING MAPS 41 & 46
 SHEET 1 of 6

- GENERAL NOTES**
1. THE BOUNDARY INFORMATION WAS COMPILED FROM SURVEY AND FLAT DATA.
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 8. WETLAND INFORMATION FOR THE SUBJECT PROPERTY HAS BEEN MAPPED AND SURVEYED WITH THEIR LOCATIONS SHOWN ON THE PLANS.

LEGEND

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- PROPERTY BOUNDARY
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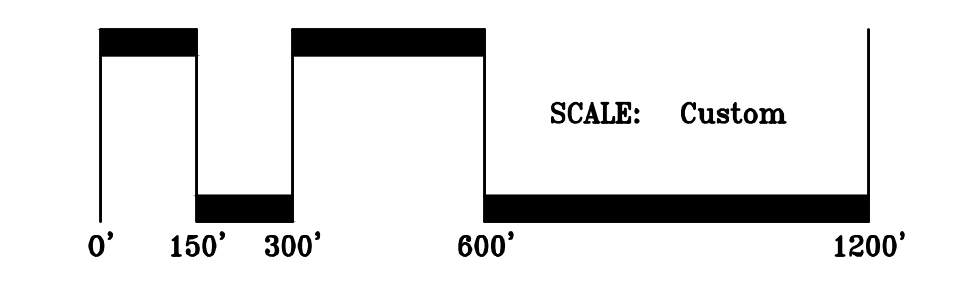
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ATTEST: _____
 ZONING BOARD OF HOWARD COUNTY

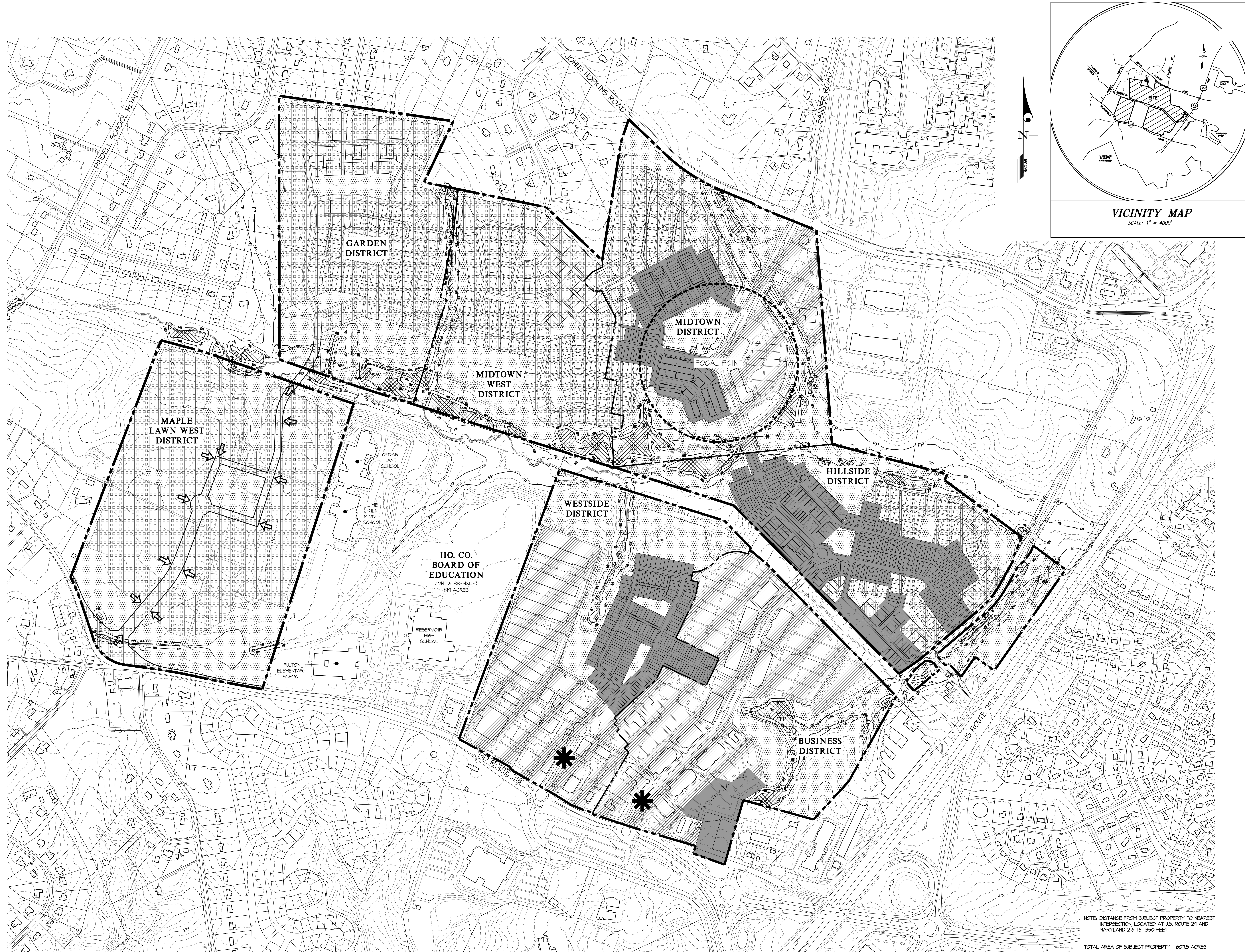
CHAIRPERSON _____

VICE CHAIRPERSON _____



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 PLOTTED: 2/3/2026 11:35 AM, LAST SAVED: 1/12/2026 12:20 PM, PLOTTED BY: Dan Sweney



NOTE: DISTANCE FROM SUBJECT PROPERTY TO NEAREST INTERSECTION LOCATED AT US ROUTE 24 AND MARYLAND 216, IS 1,350 FEET.

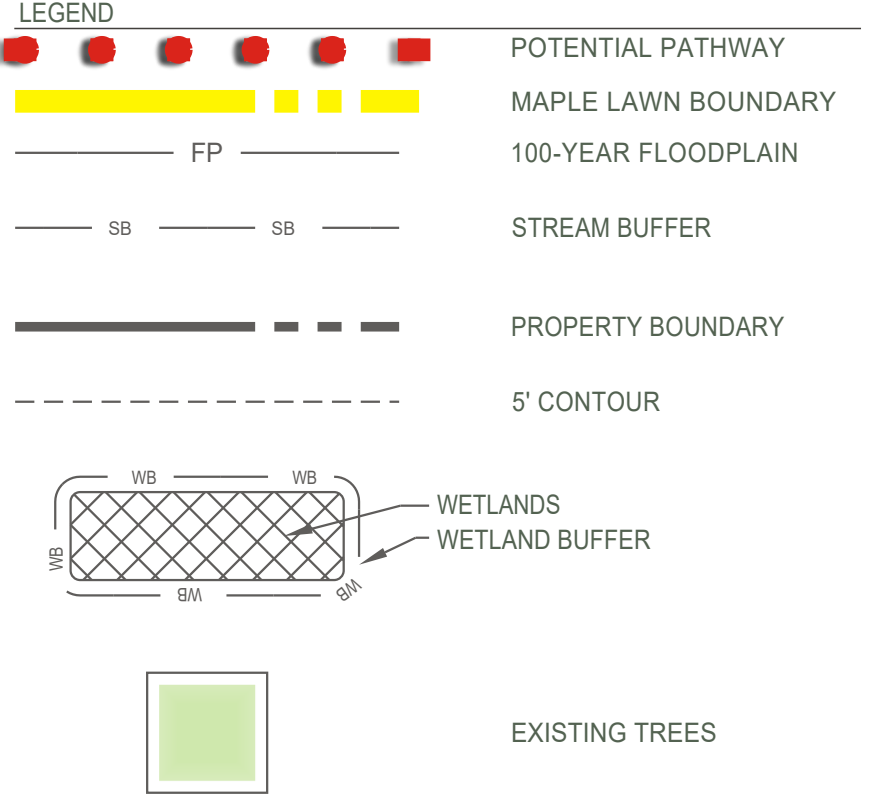
TOTAL AREA OF SUBJECT PROPERTY - 607.5 ACRES.

SECOND AMENDED PRELIMINARY DEVELOPMENT PLAN

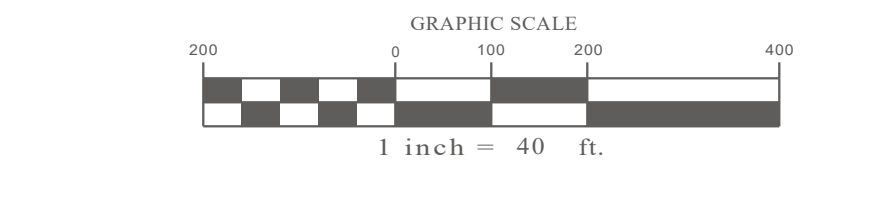
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 EXPIRATION DATE: MAY 16, 2027

MAPLE LAWN FARMS
 HOWARD COUNTY, MD
 TAX MAP Nos. 41 & 46
 ELECTION DISTRICT 5
 ZONING MAPS 41 & 46
 SHEET 1 of 6

SITE DATA
 MAPLE LAWN WEST 253' LOTS
 *Includes 32 previously approved units
 BUSINESS DISTRICT APARTMENTS 260 DWELLING UNITS



GENERAL NOTES
 1. THE BOUNDARY INFORMATION WAS COMPILED FROM SURVEY AND PLAT DATA.
 2. FLOODPLAIN INFORMATION WAS COMPILED FROM STUDIES CONDUCTED BY GUTSCHICK, LITTLE & WEBER, P.A. SUPPLEMENTED BY HOWARD COUNTY DPM STUDIES.
 3. THE CONTENT OF ALL DRAWINGS IS TAKEN FROM SOURCES DEEMED TO BE RELIABLE. THIS INFORMATION WILL BE FURTHER DEFINED AS MORE CURRENT INFORMATION BECOMES AVAILABLE AND AS FUTURE PLANS ARE SUBMITTED.
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 7. WETLAND INFORMATION FOR THE SUBJECT PROPERTY HAS BEEN MAPPED AND SURVEYED WITH THEIR LOCATIONS SHOWN ON THE PLANS.



Line Table - OS LOTS 216, 217, 218

Line #	Direction	Length
1	N44° 31' 08"W	57.55'
2	N28° 05' 28"E	148.63'
3	N50° 06' 01"E	114.06'
4	S61° 54' 24"E	77.24'
5	S31° 30' 07"E	45.70'
6	S50° 54' 36"W	269.48'
7	N4° 36' 38"E	35.22'
8	N50° 07' 24"E	504.25'
9	N29° 03' 11"E	222.37'
10	N55° 37' 05"E	55.90'
11	N34° 45' 49"E	100.50'
12	N23° 20' 33"E	50.25'
13	S53° 34' 33"E	344.14'
14	S35° 12' 17"W	705.35'
15	S35° 12' 17"W	358.83'
16	N54° 47' 43"W	202.63'
17	S35° 09' 53"W	208.18'
18	N43° 16' 13"W	142.26'
19	N79° 00' 41"W	30.71'
20	S46° 43' 47"W	12.00'
21	N43° 16' 13"W	93.00'

Curve Table - OS LOTS 216-218

Curve #	Length	Radius
C1	83.36'	848.51'
C2	228.67'	848.51'

MAPLE LAWN

2026 PDP Amendment
 PROPOSED LAYOUT IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.

SETTLEWORK
 GARR MAPLE LAWN, INC.
 Suite 410 Woodbine Center
 1820 Redstone Road
 Baltimore, MD 21208
 ATTN: MICHAEL GREENBAUM
 410-434-8400

LEGAL COUNSEL
 SAUL EWING
 1001 Fleet Street
 9th Floor
 Baltimore, MD 21202-4359
 ATTN: MARLENE HEATH
 410-332-8980

ZONED: B-1
 PROP. ZONING: RR-MXD-3

NOTE: DISTANCE FROM SUBJECT PROPERTY TO NEAREST INTERSECTION, LOCATED AT THE CENTER OF THE ROUNDABOUT FOR MARYLAND 216 AND ROUTE 29, IS 245 FEET.
 TOTAL AREA OF SUBJECT PROPERTY - 607.5 ACRES.