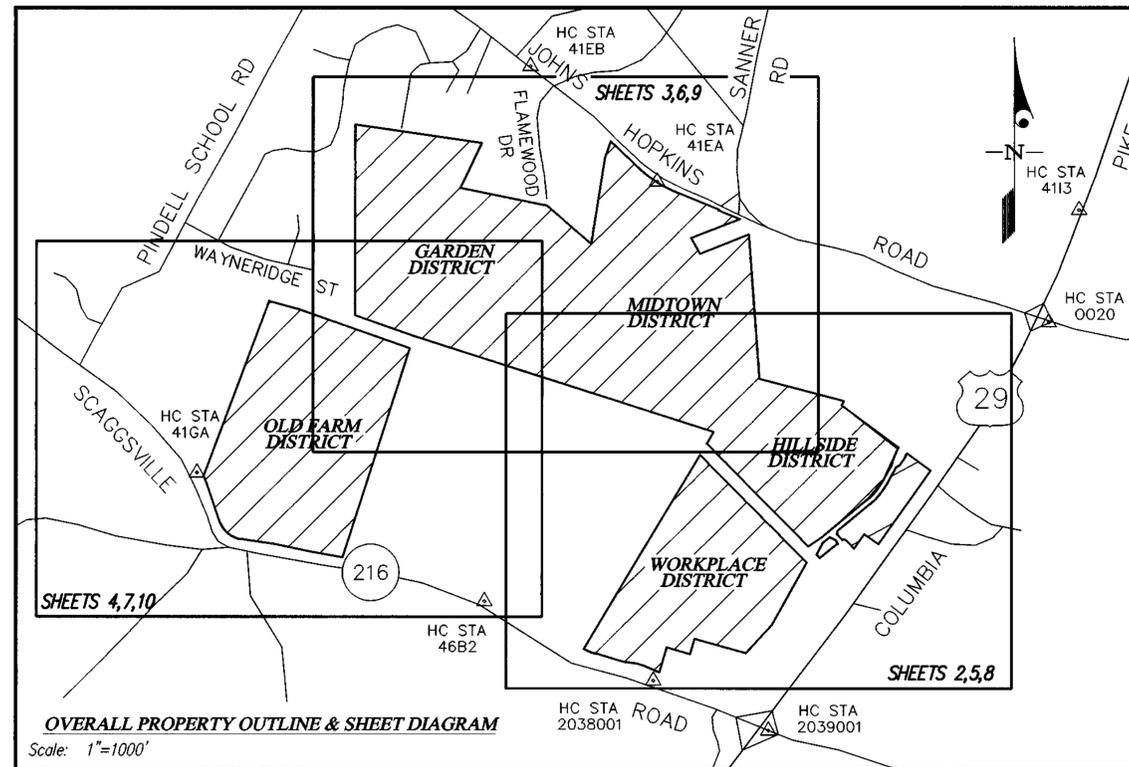


COMPREHENSIVE & SUBDIVISION SKETCH PLAN

MAPLE LAWN FARMS

SITE ANALYSIS

- General Site Data**
 Present Zoning: MXD-3 (Per ZB 995M)
 Applicable DPZ File Reference: ZB 995M
 Proposed Use of Site: Mixed Use Development
 Proposed Water and Sewer Systems: Public
- Area Tabulation**
 Total Area of Site: 507.9 Acres. (Parcels 110,114,121,124,129,205,330,450 & 474).
 Approximate area of 100 year floodplain: 53.0 Acres.
 Approximate area of steep slopes (25% or greater): 1.5 Acres.
 Net area of site: 453.4 Acres.
 Area of proposed residential lots: 154.7 Acres.
 Area of proposed open space lots: 184.9 Acres (credited and non-credited)
 Area of bulk residential parcels: 34.4 Acres.
 Total Area of Employment: 77.1 Acres.
 Total Area of Employment Parcels: 67.1 Acres.
 Total Area of Prop. Public Rds: 59.2 Acres.
 Total Area of Prop. Private Rds: 7.6 Acres.
- Unit/Lot Tabulation**
 Total number of residential units/lots allowed for project: 1116
 Total number of residential units/lots proposed on this submission: 1116
 Density of project per gross acre (per PDP): 2.2 units/ac.
 Total number of open space lots proposed: 28 (plus non-credited lots)
 Total number of non-residential parcels proposed: 6
 Total number of residential bulk parcels proposed: 6
- Residential Lot Types**
 SFD : 485 (shown)
 SFA : 395 (111 shown, 284 in bulk parcels)
 Apts : 236 (bulk parcels)
- Open Space Data**
 Open Space Required: 177.8 Acres (35%)
 Total Open Space provided on this submission: 179.5 Acres (35.4%)
 Area of active open space required: 17.8 Acres (10% of req'd open space)
 Area of active open space provided: 26.3 Acres (14.8% of req'd open space)
 (see sheet 15 for tabulation of active open space)
 See sheet 15 for information on proposed ownership of open space lots.
- Employment Floor Area Data**
 Maximum floor area permitted: 1,175,460 sf. (0.35 FAR)
 152,370 sf. retail center:
 1,023,090 sf. other employment:

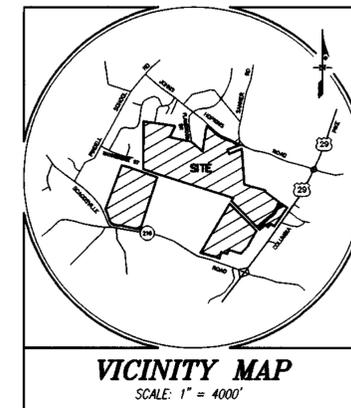


OVERALL PROPERTY OUTLINE & SHEET DIAGRAM

Scale: 1"=1000'

General Notes:

- Zoning: Site is being developed under MXD-3 regulations, per ZB995M. Underlying zoning is RR-DEO. No other previous DPZ file nos.
- Land planning by the Design Collective.
- Wetland delineation by Exploration Research, Inc. Approved by Corps of Engineers JD 97-63787-3 on 5/14/98. No clearing, grading or construction is permitted within wetlands, streams or their required buffers, unless approved by DPZ as essential disturbances. The Department of Planning and Zoning has determined that the proposed road crossings located within the environmental features and buffers as previously shown and approved on the Maple Lawn Farms Preliminary Development Plan (PDP) are considered essential road disturbances in accordance with Section 16.116(c) of the Howard County Subdivision and Land Development Regulations. Traffic Study is by The Traffic Group, dated Jan. 17, 2001 (as amended through the Sketch Plan review). Off-site road improvements will be made in accordance with this study.
- Noise Study is not required until Preliminary Plan. The unmitigated noise line on the plan represents a preliminary study using noise receptors, with the results mathematically projected to the year 2020. The noise line is only shown in the residential areas.
- This project is in conformance with the latest Howard County standards unless waivers have been approved.
- The Cemetery Inventory Maps do not show any cemeteries within the project limits.
- The Scenic Roads Map does not indicate any scenic roads within or adjacent to the project limits.
- Aerial topography by 30i on 3/23/97.
- Boundary information is partially from boundary surveys, supplemented by deed information where necessary.
- Existing utilities were taken from available Howard County records.
- Where referred to herein, "lot(s)" includes lot(s) and, where appropriate, land condominium unit(s).
- This property is not currently within the Metropolitan District. Each parcel will have to follow the necessary procedures to be incorporated into the District, prior to Final Plan approval of the respective area.
- Public water and sewer to be utilized.
- Horizontal and vertical datum is based on Howard County Control Stations: 0020, 41EA, 41EB, 41GA, 41H, 46B2, 2038001 & 2039001.
- Sediment and erosion control measures will be included with Final Plans and Site Development Plans.
- The 100-year flood plain information was taken from available records at Development Engineering Division of the Department of Planning and Zoning, supplemented by preliminary calculations where necessary.
- Perennial stream buffers are determined by land use adjoining the open space (i.e. Employment = 50 foot buffer; Residential = 75 foot buffer). All uses adjoining an intermittent stream = 50 foot buffer. Phasing for this project will be in accordance with the Decision & Order for Zoning Case ZB995M.
- The stormwater management facilities shown on sheets 5, 6, & 7 are an approximation of their ultimate size and shape. Actual size and location of the facilities may change prior to construction. It is understood that these facilities have not yet been designed and that the size and shape may change, altering the number of units allocated for this development. The developer acknowledges that these facilities must meet the current checklist, which includes the new Howard County Design Criteria (MDE Design Manual). Depending on future geotechnical data and other design factors, the exact type of facility will be chosen at Preliminary Plan. All the Stormwater Pond techniques (P-1, P-2, P-3, P-4, P-5) and Stormwater Wetland techniques (W-1, W-2, W-3 & W-4) are considered options at this point. Once all design parameters are known, the best technique will be selected for each location.
- Soils data is taken from the Soil Survey of Howard County, Md. issued July 1968 (sheets 28,29,32 & 33).
- The existing house on lot 25 is to be saved. All other existing structures within the project are farm buildings, which will be razed.
- The public roadways for the project are classified as follows:
 Sanner Road - Minor Arterial
 Roads A, F & BB - Minor Collector
 Remaining Lettered Roads - Access Streets
 Public road R/W widths are labeled on sheets 5, 6 & 7. All alleys are to be private. The alley R/W will be a minimum of 24' wide.
- Vehicular ingress & egress to Route 29 is prohibited. Vehicular ingress & egress to Johns Hopkins Road, Route 216 and to Sanner Road is limited to the Public Roads and private access points approved by the Department of Planning and Zoning, and generally shown on sheets 5, 6 & 7, and as approved per WP-01-111.
- 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. The Preliminary Subdivision Plans submitted for this project shall not be approved by DPZ until the funding test evaluation restrictions enunciated by the Zoning Board on page 22-23 of its decision on the PDP are met consistent with the requirements of Section 127.E.4.c.2. of the Zoning Regulations.



VICINITY MAP

SCALE: 1" = 4000'

HOWARD COUNTY PLANNING BOARD CASE NO. 353 CERTIFICATION OF PLANNING BOARD

Pursuant to Section 127.E.3.d of the Zoning Regulations of Howard County, Maryland, the members of the Planning Board of Howard County signing below hereby certify this 8/10/01 day of August 2001, that this document constitutes the Comprehensive Sketch Plan submitted by G & R Maple Lawn, Inc. et al. Mixed Use Development (Maple Lawn Farms) as approved under Planning Board Case No. 353 on July 11, 2001.

Attest:
 Joseph W. Rutter, Executive Secretary
 Joan C. Janos, Chairperson

Did not participate
 Gary Kaufman, Vice Chairperson
 Hankell Arnold
 Florence Davis

Did not participate
 Landon Reeve

SHEET INDEX

- COVER SHEET
- ENVIRONMENTAL FEATURES
- ENVIRONMENTAL FEATURES
- ENVIRONMENTAL FEATURES
- SKETCH PLAN
- SKETCH PLAN
- SKETCH PLAN
- UTILITY LAYOUT PLAN
- UTILITY LAYOUT PLAN
- UTILITY LAYOUT PLAN
- DEVELOPMENT CRITERIA
- DEVELOPMENT CRITERIA
- LANDSCAPING CRITERIA
- LAND USE & PHASING DIAGRAMS

PHASING AND STAGING PLAN (See sheet 15 for corresponding Phasing Diagram)

Allocation Year (Annual Phase)	2004(I)	2005(II)	2006(III)	2007(IV)	2008(V)	2009(VI)	2010(VII)	2011(VIII)	2012(IX)	2013(X)	2014(XI)	2015(XII)	TOTALS
Stage I													
Residential Units			120	120	30								270
Employment Sq. Ft.	176,000												176,000
Stage II													
Residential Units				90	120	54							264
Employment Sq. Ft.													
Subtotal Phase I Residential	0	120	120	120	120	54	0	0	0	0	0	0	534
Subtotal Phase I Employment	176,000	0	0	0	0	0	0	0	0	0	0	0	176,000
Stage I													
Residential Units						46	100	100	75	26			347
Employment Sq. Ft.	500,000					499,460							999,460
Stage II													
Residential Units									49	45	41		135
Employment Sq. Ft.													0
Subtotal Phase II Residential	0	0	0	0	0	46	100	100	75	75	45	41	482
Subtotal Phase II Employment	500,000	0	0	0	0	499,460	0	0	0	0	0	0	999,460
Moderate Income Housing Units				50			50						100
Market Rate Residential	0	120	120	120	120	100	100	100	75	75	45	41	1,016
Total Residential:	0	120	120	170	120	100	150	100	75	75	45	41	1,116
Total Employment	676,000	0	0	0	0	499,460	0	0	0	0	0	0	1,175,460

Note 1: 100 Moderate Income Housing Units are exempt from the annual allocation schedule and will be scheduled at appropriate times.
 Note 2: Years shown are for allocations and/or completion. Subject to meeting the requirements of Section 127.E.4 of the Zoning Regulations, Preliminary Plans for residential development for 2005 may not be submitted before July 2002 and for employment uses, not prior to July 2001.

WP-01-111

On May 2, 2001, WP-01-111 was granted for the following:

- Additional points of access allowed onto Sanner Road other than those permitted by 16.119(f)(1), subject to further analysis and approvals at later plan stages.
- Residential lots are allowed to front on neighborhood parks instead being limited frontage on public R/Ws as in 16.120(c)(2), subject to adequate private alley access.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

PLANNING DIRECTOR 8/10/01
DATE

APPROVED
PLANNING BOARD OF
HOWARD COUNTY

DATE 7/11/01
P.D. CASE NO. 353

SCALE	ZONING	G. L. W. FILE NO.
As Shown	MXD-3	96079
DATE	TAX MAP - GRID	SHEET
5/10/01	41:14-16 & 20-22 46: 2-4	1 OF 15

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
BURTNSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

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PREPARED FOR:

G&R Maple Lawn Inc. et al.
Suite 410, Woodholme Center
1829 Risterstown Road
Baltimore, MD 21208
Attn: Mark Bennett
410.484.8400

COVER SHEET

MAPLE LAWN FARMS

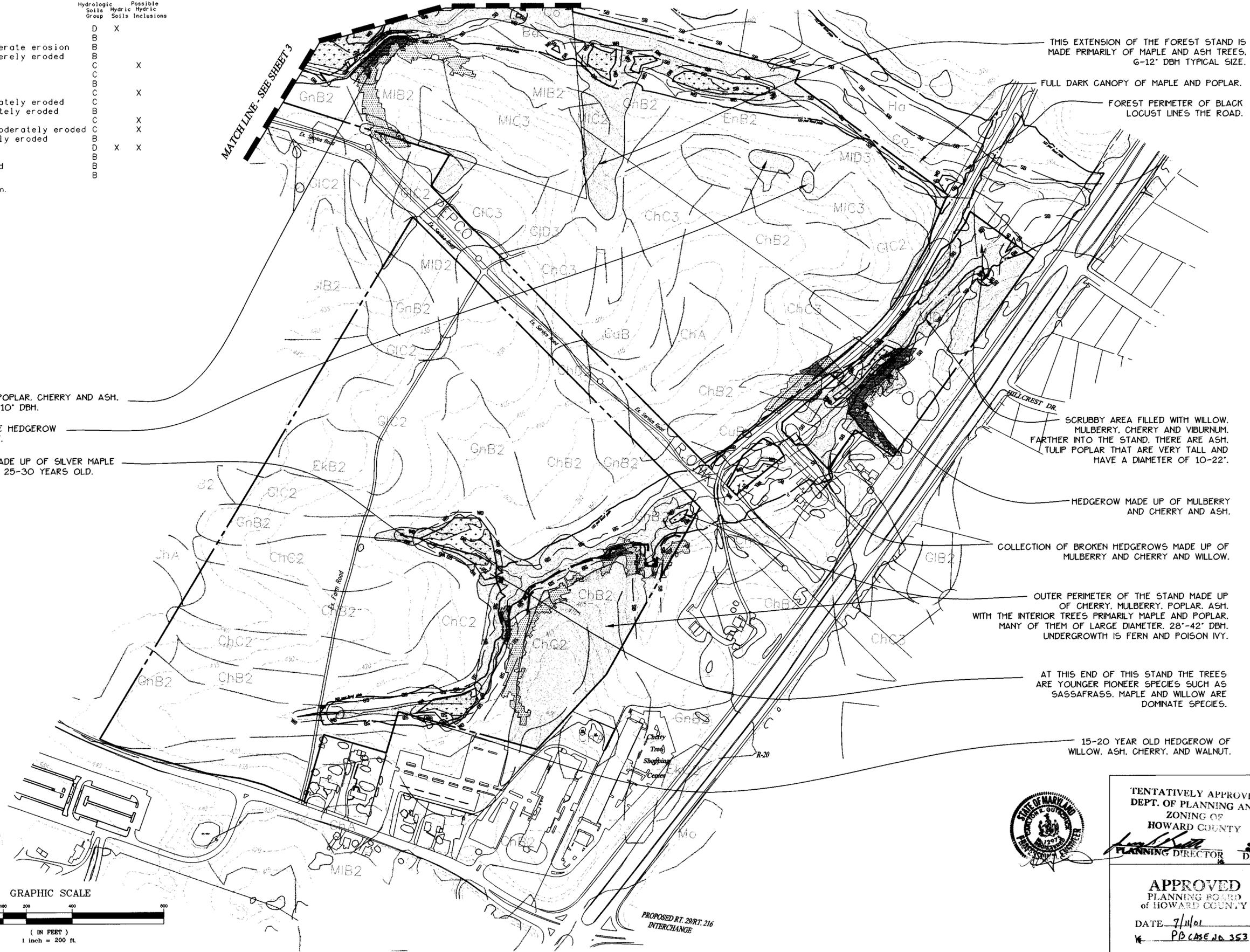
ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SOILS CHART:

Soil Type	Soil Name	Hydrologic Soils Group	Possible Soils Inclusions
Ba	Baile Silt Loam	D	X
CgB2*	Chester gravelly silt loam, 3-8%	B	
ChC2	Chester silt loam, 8-15% slope, moderate erosion	B	
ChC3	Chester silt loam, 8-15% slope, severely eroded	B	
Co	Codorus silt loam	C	X
CuB*	Comus silt loam	C	
Cs	Comus silt loam	B	
DeA	Delanco silt loam, 0-3% slope	C	X
EKB2*	Elioak silt loam, 3-8% slope, moderately eroded	C	
EnB2*	Elsinboro loam, 3-8% slopes, moderately eroded	B	
GnA	Glenville silt loam, 0-3%	C	X
GnB2*	Glenville silt loam, 3-8% slopes, moderately eroded	C	X
GIC2*	Glenelg loam, 3-8% slopes, moderately eroded	B	
Ha	Hatboro silt loam	D	X
MIB2*	Manor loam, 3-8%, moderately eroded	B	
MIC2	Manor loam, 8-15%, moderately eroded	B	
MID3*	Manor loam, 15-25%, severely eroded	B	

* Soils with a moderate to high propensity towards erosion.



HEDGEROW OF MAPLE, POPLAR, CHERRY AND ASH. TYPICAL DIAMETER IS 8-10" DBH.

10-20 YEAR OLD DENSE HEDGEROW OF CHERRY AND WILLOW.

LONG FOREST STAND MADE UP OF SILVER MAPLE AND ASH TREES. ABOUT 25-30 YEARS OLD.

THIS EXTENSION OF THE FOREST STAND IS MADE PRIMARILY OF MAPLE AND ASH TREES. 6-12" DBH TYPICAL SIZE.

FULL DARK CANOPY OF MAPLE AND POPLAR. FOREST PERIMETER OF BLACK LOCUST LINES THE ROAD.

SCRUBBY AREA FILLED WITH WILLOW, MULBERRY, CHERRY AND VIBURNUM. FARTHER INTO THE STAND, THERE ARE ASH, TULIP POPLAR THAT ARE VERY TALL AND HAVE A DIAMETER OF 10-22".

HEDGEROW MADE UP OF MULBERRY AND CHERRY AND ASH.

COLLECTION OF BROKEN HEDGEROWS MADE UP OF MULBERRY AND CHERRY AND WILLOW.

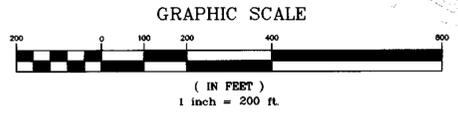
OUTER PERIMETER OF THE STAND MADE UP OF CHERRY, MULBERRY, POPLAR, ASH. WITH THE INTERIOR TREES PRIMARILY MAPLE AND POPLAR. MANY OF THEM OF LARGE DIAMETER, 28"-42" DBH. UNDERGROWTH IS FERN AND POISON IVY.

AT THIS END OF THIS STAND THE TREES ARE YOUNGER PIONEER SPECIES SUCH AS SASSAPARILLA, MAPLE AND WILLOW ARE DOMINANT SPECIES.

15-20 YEAR OLD HEDGEROW OF WILLOW, ASH, CHERRY, AND WALNUT.

LEGEND:

EXISTING BUILDINGS	[Symbol]
FLOOD PLAIN	[Symbol]
TOPOGRAPHY	[Symbol]
EXISTING TREES	[Symbol]
SIGNIFICANT TREE	[Symbol]
SOILS	[Symbol]
SLOPES 15-25%	[Symbol]
SLOPES 25% AND STEEPER	[Symbol]
STREAM	[Symbol]
STREAM BUFFER	[Symbol]
WETLAND	[Symbol]
WETLAND BUFFER	[Symbol]
FLOOD PLAIN	[Symbol]



TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR DATE

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 7/11/01
PB CASE NO. 353

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

DES. LMM	DRN. LMM	CHK. CG	DATE	REVISION	BY	APPR.

PREPARED FOR:
G&R Maple Lawn Inc. et. al.
Suite 410, Woodholme Center
1823 Reisterstown Road
Baltimore, MD 21208
Attn: Mark Bennett
410.484.8400

ENVIRONMENTAL FEATURES PLAN
MAPLE LAWN FARMS
ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
1"=200'	MXD-3	96079
DATE	TAX MAP - GRID	SHEET
5/10/01	41: 14-16 & 20-22 46: 2-4	2 OF 15

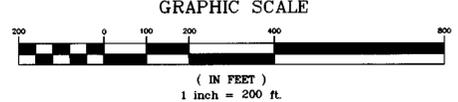
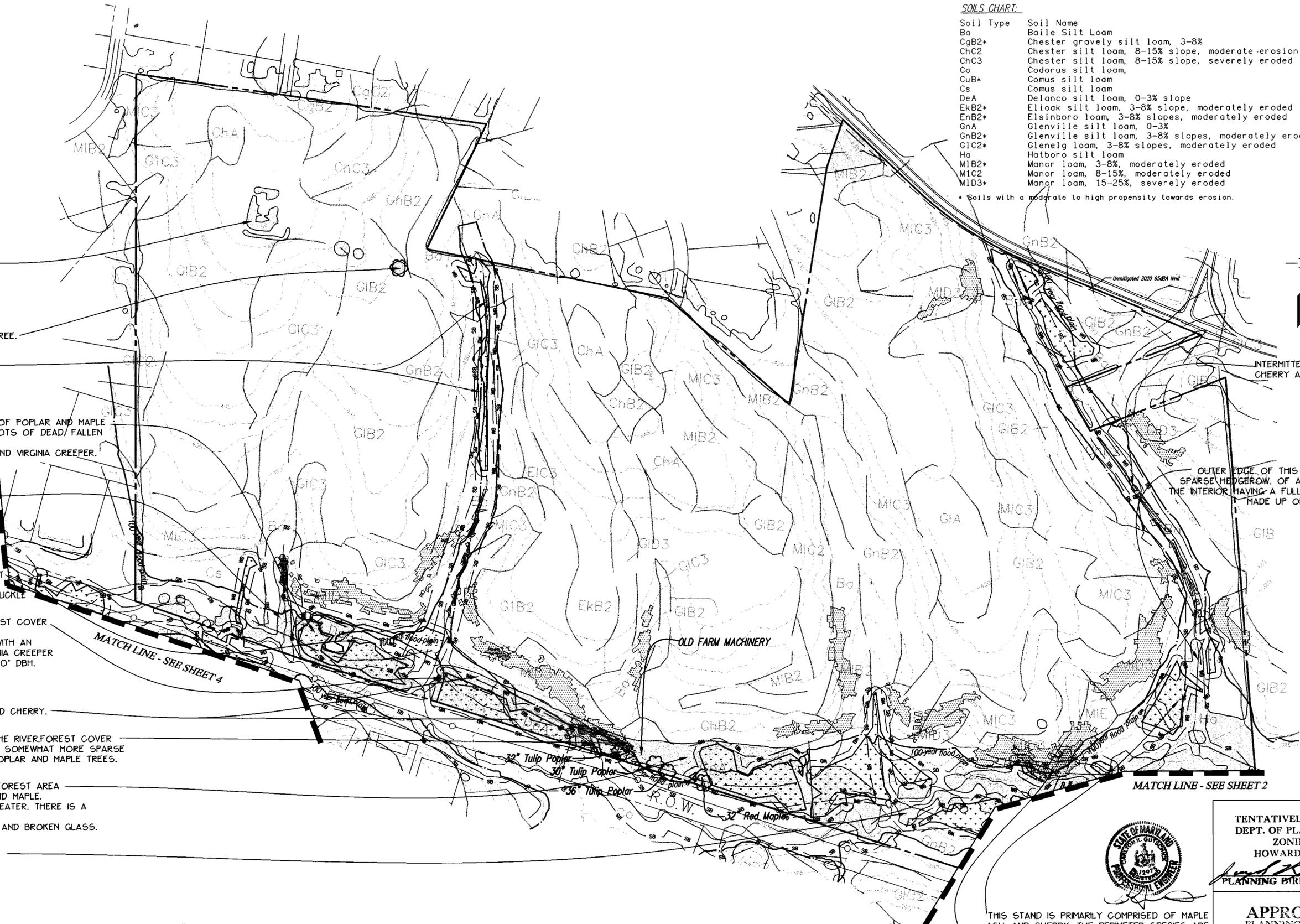
LEGEND:

EXISTING BUILDINGS	
FLOOD PLAIN	
TOPOGRAPHY	
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SIGNIFICANT TREE	
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* Soils with a moderate to high propensity towards erosion.



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
Paul H. [Signature]
 PLANNING DIRECTOR 8/1/01
 DATE

APPROVED
 PLANNING BOARD of HOWARD COUNTY
 DATE 7/11/01
 PB CASE NO. 353

THIS STAND IS PRIMARILY COMPRISED OF MAPLE ASH, AND CHERRY. THE PERIMETER SPECIES ARE SUMAC AND CHERRY. UNDERGROWTH IS RASPBERRY, POISON IVY AND HONEYSUCKLE.
 SMALL STAND OF WEEPING WILLOW.

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3609 NATIONAL DRIVE - SUITE 230 - BURTONVILLE OFFICE PARK
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DES.	LMM	DRN.	LMM	CHK.	CS	DATE	REVISION	BY	APPR.

PREPARED FOR:
 G&R Maple Lawn Inc. et. al.
 Suite 410, Woodholme Center
 1829 Reisterstown Road
 Baltimore, MD 21208
 Attn: Mark Bennett
 410.484.8400

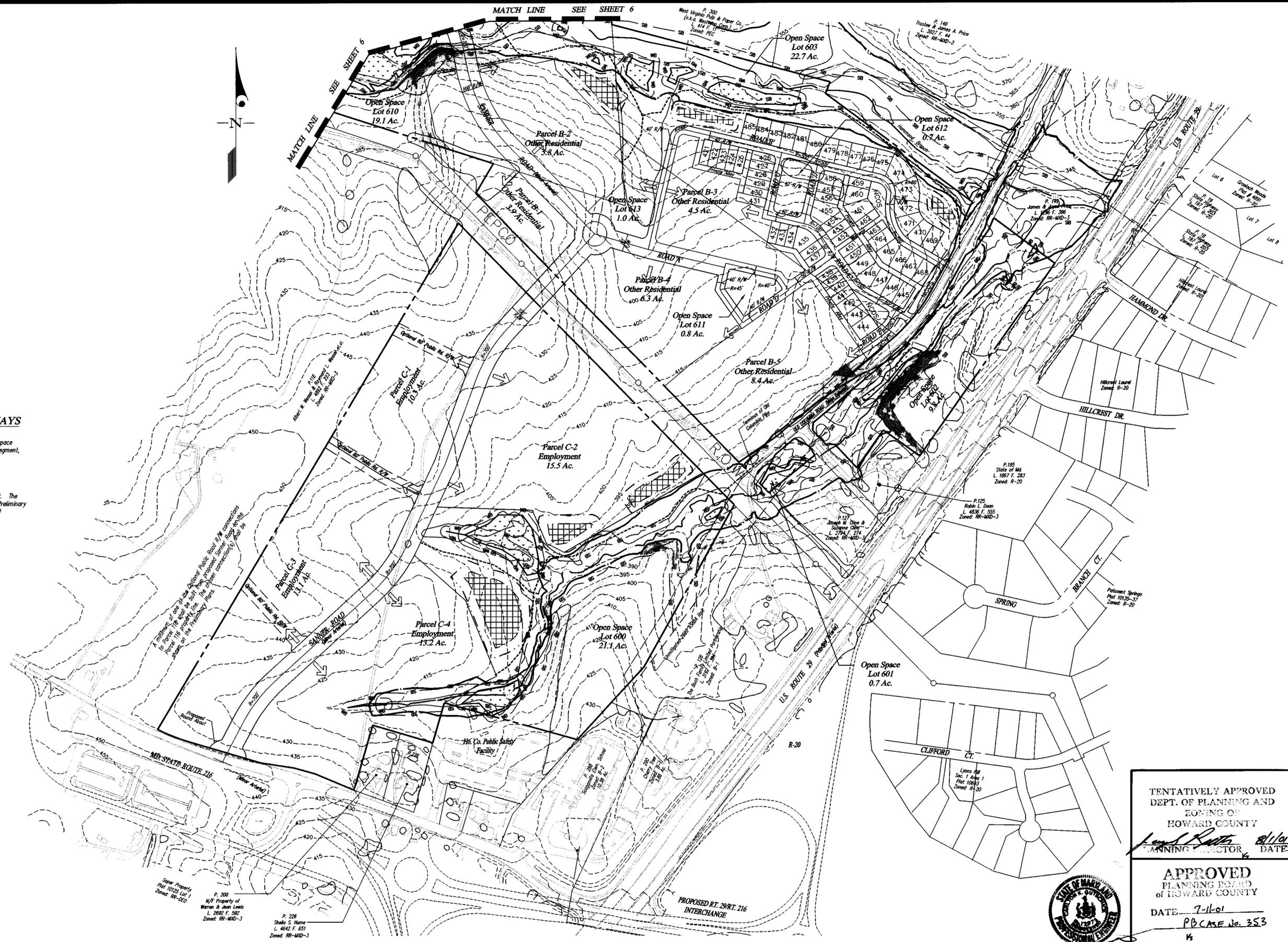
ENVIRONMENTAL FEATURES PLAN
MAPLE LAWN FARMS
 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=200'	MXD-3	96079
DATE	TAX MAP - GRID	SHEET
5/10/01	41: 14-16 & 20-22 46: 2-4	3 OF 15

- LEGEND:**
- EXISTING BUILDINGS
 - TOPOGRAPHY
 - TREE LINES
 - SOILS
 - SLOPES 15-25%
 - SLOPES 25% AND STEEPER
 - STREAM
 - STREAM BUFFER
 - WETLAND
 - WETLAND BUFFER
 - FLOOD PLAIN
 - WOODEN PATHWAY BRIDGE
 - OPEN SPACE PATHWAY
 - NON-CREDITED OPEN SPACE
 - FUTURE ACCESS POINT
 - TYPICAL SWM FACILITY
 - WET POOL LIMITS
 - OVERALL FACILITY LIMITS

NOTES FOR SIDEWALKS AND PATHWAYS

1. All public roads shall have sidewalks where lots or internal open space abuts road. Where no lots or internal open space abut a road segment, sidewalk shall be provided on at least one side.
2. All mid-block passages shall have pathways.
3. All pedestrian pathways shown on the Sketch Plan are identified conceptually for potential future pathway locations for this project. The exact location and limits of disturbance will be shown on future Preliminary and Final Plan Submissions. If those locations are not considered "essential" per the Subdivision Regulations, then a waiver must be submitted for evaluation of pathway locations.



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

James R. Smith 8/11/01
PLANNING DIRECTOR DATE

APPROVED
PLANNING BOARD
of HOWARD COUNTY

DATE 7-11-01
P.B. CASE No. 353



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.

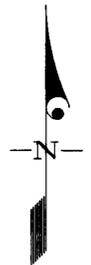
PREPARED FOR:
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Suite 410, Woodholme Center
1829 Reisterstown Road
Baltimore, MD 21208
Attn: Mark Bennett
410.484.8400

SKETCH PLAN
MAPLE LAWN FARMS

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
1"=200'	MD-3	96079
DATE	TAX MAP - GRID	SHEET
5/10/01	41: 14-16 & 20-22 46: 2-4	5 OF 15

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LEGEND:

- EXISTING BUILDINGS
- TOPOGRAPHY
- TREE LINES
- SOILS
- SLOPES 15-25%
- SLOPES 25% AND STEEPER
- STREAM
- STREAM BUFFER
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- FLOOD PLAIN
- FUTURE ACCESS POINT

- WOODEN PATHWAY BRIDGE
- OPEN SPACE PATHWAY
- TYPICAL SWM FACILITY
- WET POOL LIMITS
- OVERALL FACILITY LIMITS
- NON-CREDITED OPEN SPACE

ESTATE LOTS
 All lots labeled "EST" are Estate lots, and must be at least 20,000 s.f. in area, and must be a minimum of 120' wide, except for corner or pie-shaped lots which must have at least a 120' rear lot width. "*" Denotes those lots which must have a minimum width of 100' at the front BRL in accordance with the lot width criteria on sheet 11.

This portion of existing roadway may need to be cut down 15' for sight distance reasons at Road "C" entrance. Other possible solutions may be explored at Preliminary Plan for this section.



NOTES FOR SIDEWALKS AND PATHWAYS

1. All public roads shall have sidewalks where lots or internal open space abuts road. Where no lots or internal open space abut a road segment, sidewalk shall be provided on at least one side.
2. All mid-block passages shall have pathways.
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TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
 PLANNING DIRECTOR *[Signature]* 8/1/01
 DATE

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 7/11/01
 PO CASE NO. 253



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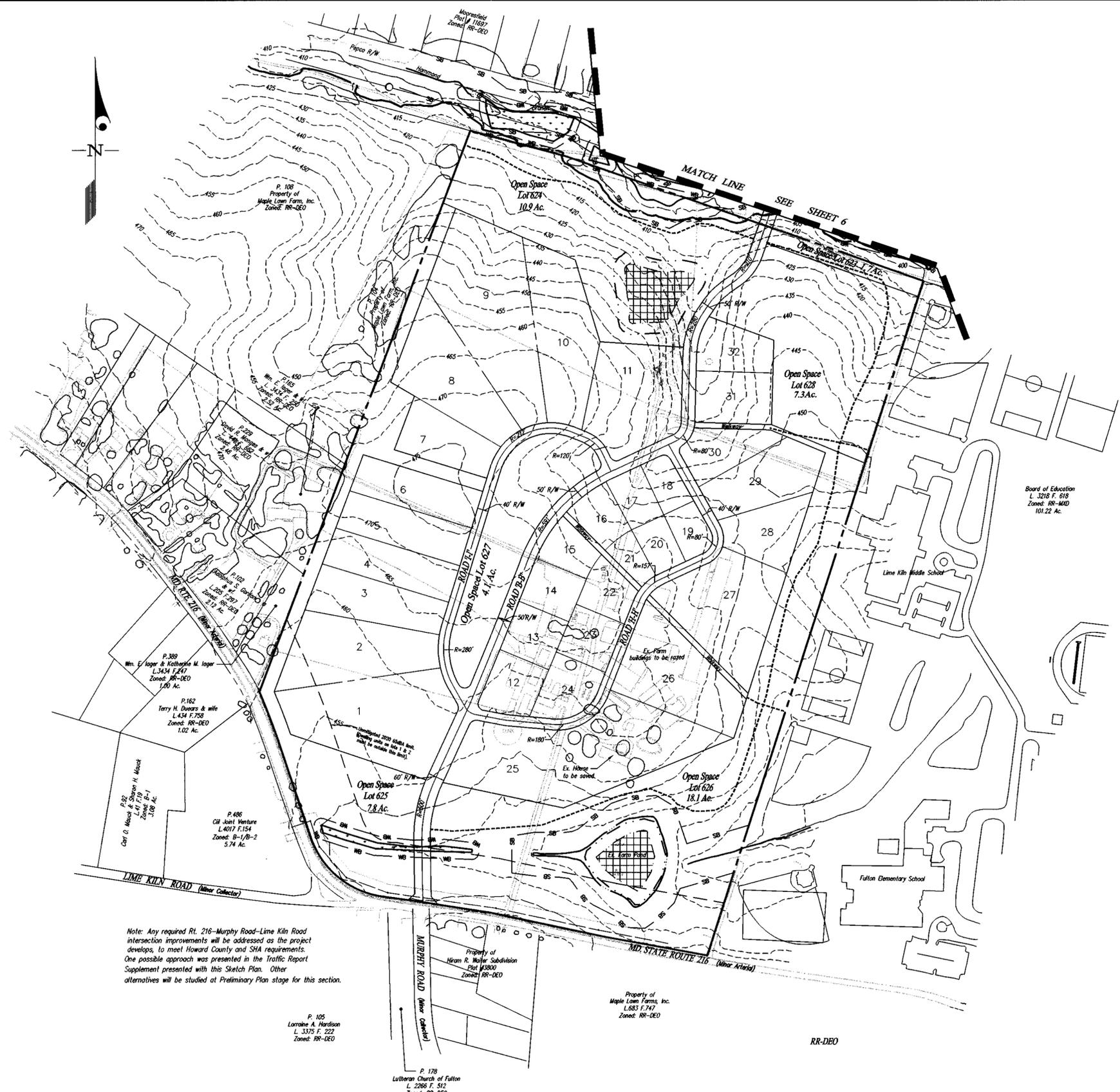
DATE	REVISION	BY	APPR.

PREPARED FOR:
 G & R Maple Lawn, Inc., et al.
 Suite 410, Woodholme Center
 1829 Reisterstown Road
 Baltimore, MD 21208
 Attn: Mark Bennett
 410.484.8400

SKETCH PLAN
MAPLE LAWN FARMS
 ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE NO.
1"=200'	MID-3	96079
DATE	TAX MAP - GRID	SHEET
5/10/01	41-14-16 & 20-22 46: 2-4	6 OF 15

HOWARD COUNTY, MARYLAND



LEGEND:

EXISTING BUILDINGS	
TOPOGRAPHY	
TREE LINES	
SOILS	
SLOPES 15-25%	
SLOPES 25% AND STEEPER	
STREAM	
STREAM BUFFER	
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OVERALL FACILITY LIMITS	

NOTES FOR SIDEWALKS AND PATHWAYS

1. All public roads shall have sidewalks where lots or internal open space abuts road. Where no lots or internal open space abut a road segment, sidewalk shall be provided on at least one side.
2. All mid-block passages shall have pathways.
3. All pedestrian pathways shown on the Sketch Plan are identified conceptually for potential future pathway locations for this project. The exact location and limits of disturbance will be shown on future Preliminary and Final Plan Submissions. If those locations are not considered "essential" per the Subdivision Regulations, then a waiver must be submitted for evaluation of pathway locations.

Note: Any required Rt. 216-Murphy Road-Lime Kiln Road intersection improvements will be addressed as the project develops, to meet Howard County and SHA requirements. One possible approach was presented in the Traffic Report Supplement presented with this Sketch Plan. Other alternatives will be studied at Preliminary Plan stage for this section.



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
[Signature]
PLANNING DIRECTOR DATE 7/1/01

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 7/1/01
PB CASE No. 353

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GLW GUTSCHICK LITTLE & WEBER, P.A.
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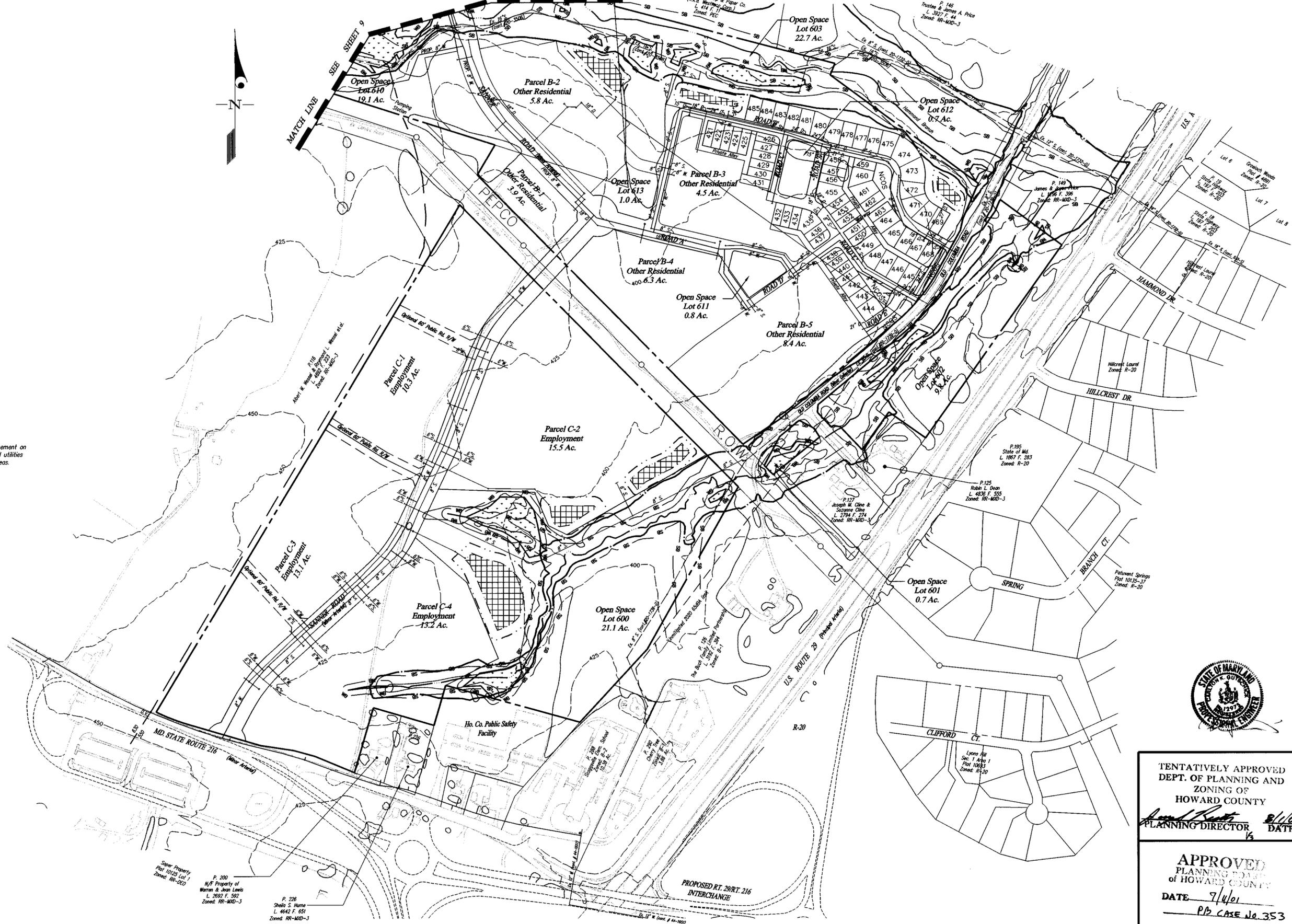
DATE	REVISION	BY	APPR.

PREPARED FOR:
G & R Maple Lawn, Inc., et. al.
Suite 410, Woodholme Center
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Baltimore, MD 21208
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SKETCH PLAN
MAPLE LAWN FARMS
ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
1"=200'	MD-3	96079
DATE	TAX MAP - GRID	SHEET
5/10/01	41-16 & 20-22 16: 2-4	7 OF 15

HOWARD COUNTY, MARYLAND



- Utility Notes**
- Existing utility locations as per plans
 - Proposed utility locations are conceptual and subject to refinement on the Preliminary Plans and Final Construction Plans. Proposed utilities shall be located to minimize disturbance to environmental areas.



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HOWARD COUNTY

David Smith 5/10/01
PLANNING DIRECTOR DATE

APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE 7/10/01
PB CASE No. 353

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GLW GUTSCHICK LITTLE & WEBER, P.A.
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DATE	REVISION	BY	APPR.

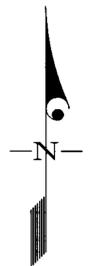
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UTILITY LAYOUT PLAN
MAPLE LAWN FARMS

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

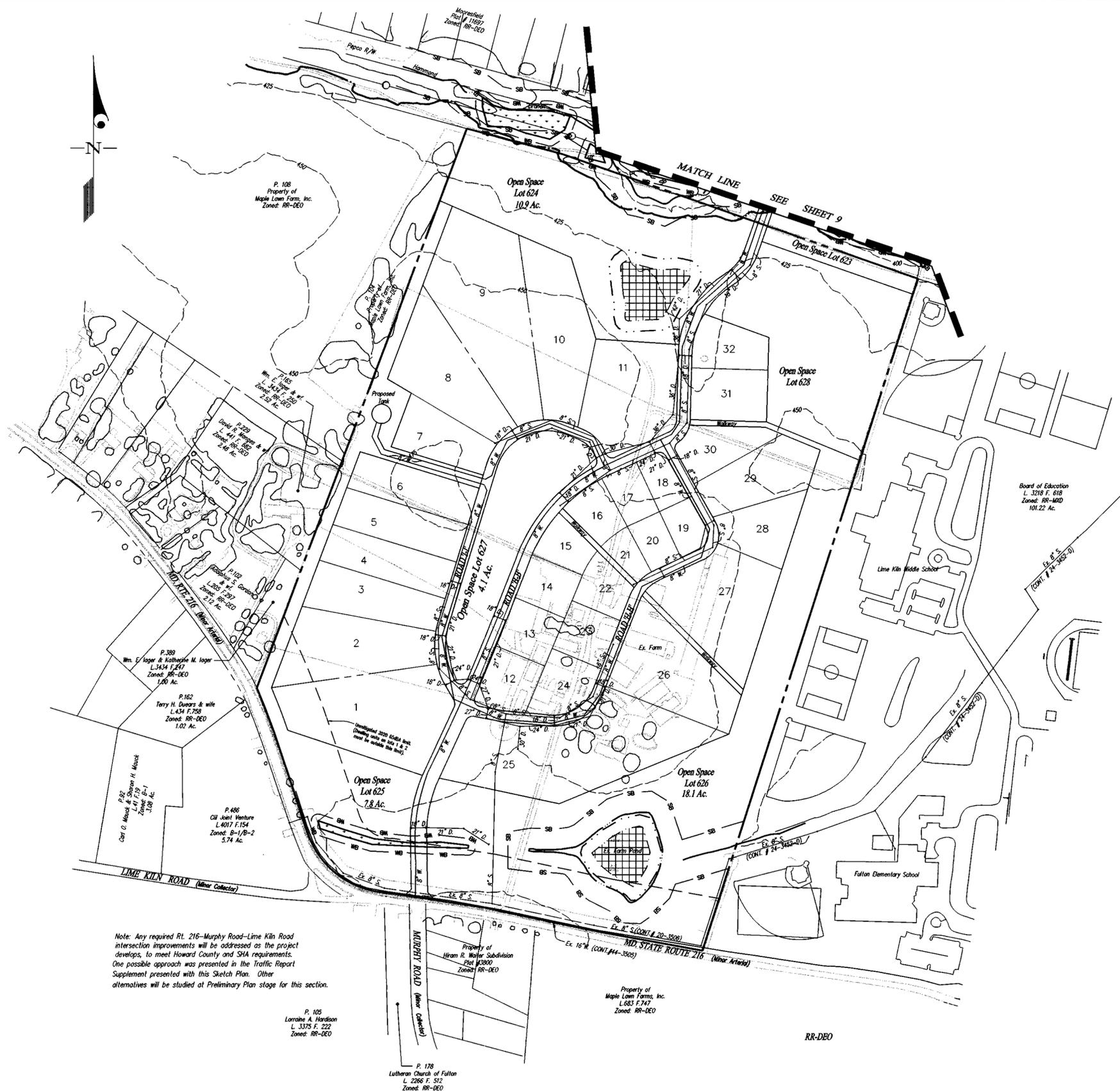
SCALE	ZONING	G. L. W. FILE No.
1"=200'	MD-3	96079
DATE	TAX MAP - GRID	SHEET
5/10/01	41: 14-16 & 20-22 46: 2-4	8 OF 15



NOTE: Location of proposed water tank is subject to additional modelling and studies by the Department of Public Works. The final location of the tank and related piping may change.

Utility Notes

- Existing utility locations as per plans
- Proposed utility locations are conceptual and subject to refinement on the Preliminary Plans and Final Construction Plans. Proposed utilities shall be located to minimize disturbance to environmental areas.



Note: Any required Rt. 216-Murphy Road-Lime Kiln Road intersection improvements will be addressed as the project develops, to meet Howard County and SHA requirements. One possible approach was presented in the Traffic Report Supplement presented with this Sketch Plan. Other alternatives will be studied at Preliminary Plan stage for this section.



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HOWARD COUNTY
Frank R. ...
PLANNING DIRECTOR DATE

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 7/10/01
PB CASE No. 353

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**UTILITY LAYOUT PLAN
MAPLE LAWN FARMS**

SCALE 1"=200'	ZONING MXD-3	G. L. W. FILE No. 96079
DATE 5/10/01	TAX MAP - GRID 41: 41-16 & 20-22 48: 2-4	SHEET 10 OF 15

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DES. CG	DRN. JAU	CHK. CG	DATE
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REVISION	BY	APP'R
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ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

INTRODUCTION & CONDITIONS OF PDP APPROVAL

Introduction to Development Criteria

As required by the Zoning Board, Maple Lawn Farms is a mixed-use project planned as a Traditional Neighborhood Development (TND). In the Maple Lawn Farms TND, the physical elements, including thoroughfares, open-space, architecture and site elements are thoughtfully planned and deliberately designed to support an overall neighborhood design and town planning vision. The community is planned as a series of four distinct residential neighborhoods and one Workplace District in the tradition of the early 20th century town planning. Unlike conventionally planned developments, the physical structure of a TND neighborhood promotes a pedestrian scaled community with small blocks, varied housing types and interconnected, tree lined and smaller scaled streets that encourage walking and social interaction. Since TND planning departs from many conventional planning precepts, it is very important to retain design flexibility to accomplish many of the TND planning goals. The following Development Criteria establish a planning framework that will allow the successful implementation of a Traditional Neighborhood Development.

The Howard County Department of Planning and Zoning (HDCDPZ) will review all future plans for the project for conformance with county regulations & standards, and with these criteria. In addition, the Maple Lawn Farms Development Review Committee (DRC) will review all future plans for conformance with these criteria, the covenants for the project, and any further standards required by the DRC for the successful implementation of the TND concept. This Committee shall consist of design professionals and staff appointed by the Developer or other entity as set forth in other recorded documents until such time as responsibility for review and approval is turned over to a Master or Homeowners Association.

Conditions of PDP Approval (as shown on Sheet 2 of 5 of the approved PDP)

- That the number of residential dwelling units approved with this PDP approval shall be 1,116 dwelling units, 485 of which shall be Single Family Detached Units, 395 of which shall be Single Family Attached Units, and 236 of which shall be Apartment Units;
- That the Petitioners shall comply with the phasing and staging requirements of this decision and the Revised Phasing and Staging Plan submitted to the Board on September 25, 2000, including Notes 1 and 2 on such Plan;
- That the residential lots to be located along the western edge of the project where it borders the Flamewood development shall each be at least 20,000 square feet in area as shown on Petitioner's Exhibit 4, and lots abutting existing residential communities shall have a minimum lot size of 20,000 square feet and shall have minimum lot widths of 120 feet, except for corner lots or pie-shaped lots whose rear widths shall exceed 120 feet adjacent to all existing residential neighborhood lots;
- That the project shall be developed according to the Traditional Neighborhood Design as proffered by Petitioners;
- That the Petitioners shall implement the Traffic Demand Management Plan as outlined in Petitioners' Exhibit 55;
- That the Petitioners shall be required to plant over 20,000 trees as part of its compliance with its overall landscaping and forest conservation requirements as proffered in its petition and testimony before the Board, and will provide the 50 feet open space buffer with the landscaping, planting of trees and berming as proffered in the petition, testimony before the Board and/or in Petitioners; Exhibit 114C;
- That the Petitioners shall provide sheltered bus stops in the Focal Point and the Workplace District that can be utilized by public transit providers;
- That the Petitioners shall comply with the State's new storm water management techniques;
- That the Petitioners shall provide 50 regular Moderate Income Housing Units and 50 Moderate Income Housing Units for Senior Citizens, and all 100 of these MIHUs shall be exempt from annual phasing/allocation requirements per Note 1 of the Revised Phasing and Staging Plan;
- That the unused allocations as provided in the Revised Phasing and Staging Plan may be used in later years;
- That the Petitioners will cooperate with the County and affected property owners in the location of Santer Road through the project;
- That the Petitioners shall establish the Landscape Design Standards, Architectural Standards, and Community Standards as proffered in the petition and testimony before the Board, implemented by covenants and the code book to be enforced by the Master Association;
- That Employment uses permitted only in the M-1 Zoning District shall not be permitted in the project, but POR and B-1 uses shall be permitted in the project per Petitioners' Exhibit 78;
- That Petitioners would not propose development of the Price and Wessel properties at a residential density greater than 2.3 dwelling units per acre if they ever filed a petition for approval of an MXD PDP for those properties;
- That there will be no strip shopping center permitted in the project;
- That there will be a maximum of one gasoline service station/car wash permitted in the project;
- That there will be no stand-alone commercial communication towers permitted in the project;
- That the homeowners in the Flamewood, Mooresfield, Hopkins Meade, and greater Beaufort Park developments shall be allowed to join the project's homeowners association recreational facilities under precisely the same terms as the project's residents, except that the developer or the homeowners association could require that a membership be sold back upon the sale of an off-site home to a new owner if there was not enough capacity to satisfy project residents;
- That the Petitioners shall make no road connection, including access points at Johns Hopkins Road or MD 216 unless mandated by the County or State;
- That the Petitioners shall design the Focal Point in a format similar to the town square concept in Kentlands, which would include retail, employment uses and amenities, as proffered in the petition and testimony before the Board, and in connection with which the Petitioners shall provide space for a storefront library, swimming facilities, tennis courts, multi-purpose courts, picnic facilities, tot lots, and/or other civic structures;
- That the Petitioners shall develop the houses and commercial buildings in the various areas of the project, in terms of houses or buildings facing the street, setbacks of houses from roads, height requirements, as proffered in the petition and testimony before the Board, as summarized in finding 2; and
- That the Petitioners shall front end the proffered intersection improvements at US 29 and Johns Hopkins Road, if necessary, should the interchange not be constructed when needed pursuant to the CSP process.

DEVELOPMENT TABULATION

Land Use Acreage and Percentages

Single Family Detached	198.3 acres	39.0%
Other Residential	53.0 acres	10.4%
Employment	77.1 acres	15.2%
Open Space	179.5 acres	35.4%
Total Acres	507.9 acres	100.0%

Residential Units

Single Family Detached	485 Units	43.5%
Single Family Attached	395 Units	35.4%
Apartments	236 Units	21.1%
Total Units	1,116 Units	100.0%

Moderate Income Housing Units

100 Units, of which 50 units are intended and operated for occupancy by at least one person 55 years of age or older per unit, in accordance with 42 USCS Sec. 3607 (b)(2)(C), (the U.S. Fair Housing Act). These units are included in the unit counts above.

Residential Density

Overall Density 2.2 units/gross acre

Maximum Employment/Floor Area Ratios (FAR)

Overall FAR 0.35

(Calculated on total acreage for all Employment areas on the CSP. Individual employment parcels may exceed 0.35, subject to the requirement that the overall gross employment does not exceed 0.35 FAR)

Employment /Maximum Floor Area

Employment 1,175,460 sq. ft. The maximum square footage allowed for retail centers is 152,370 square feet and is included in the employment total above.

DEVELOPMENT CRITERIA

Required Project Boundary Setbacks:

- 50-foot minimum open space buffer adjacent to existing residential communities.
- 100-foot minimum setback for residential units from Johns Hopkins Road.
- 50-foot minimum setback for commercial buildings from Johns Hopkins Road and a 20-foot minimum setback for parking from Johns Hopkins Road.
- 300-foot minimum setback for residential buildings from Md. Route 216.
- 50-foot minimum setback for all commercial structures from Md. Route 216, and 300-foot minimum setback for all multi-story structures from Md. Route 216, and 500-foot minimum setback for all commercial structures greater than four stories from Md. Route 216.

The following criteria are organized according to the land use categories below and shall apply to all development within the Fulton MXD Zoning District shown within the boundaries of this Comprehensive Sketch Plan, except as modified by the Planning Board pursuant to Site Development Plan review.

- Single Family Detached (SFD)
- Other Residential (OR)
- Employment
- Open Space (OS)

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 Comprehensive Sketch Plan.

- Antique shops, art galleries and craft shops
- Bed and breakfast inns
- Concert or recital establishments
- Home occupations (also see Section 128.C.1 for accessory use provisions)
- Charitable and philanthropic institutions
- Homes-nursing homes, group care facilities, children's homes
- Athletic facilities-athletic fields, commercial or community swimming pools, tennis clubs and similar uses
- Country clubs and golf courses
- Public utility uses, limited to: (a) Utility substation, (b) Above ground pipelines, (c) Pumping stations, (d) Telephone exchanges, (e) other utility devices such as transformers, switch gear, telephone cabinets, etc.
- Entrance features for subdivisions

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.

Lot Size and Width

Lot Type	Minimum Lot Size	Min. Lot Width at Front BRL
Cottage	3,600 Square Feet	34'
Manor	4,000 Square Feet	48'
Villa	5,400 Square Feet	54'
Estate	20,000 Square Feet	120' *

* except for lots identified on CSP 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	Minimum Front Setback	Minimum Side Setback	Minimum Rear Setback	
			To Principal Structure	To Rear Garage (Attached or Detached) or to Accessory Structure
Cottage	10'	4' except for garage which may be 0'	20'	3'
Manor	12'	6' except for garage which may be 0'	20'	3'
Villa	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 (i) no part of the dwelling shall encroach 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. Spacing between dwelling units shall be a minimum of 8'. Garages however, may adjoin along the property line, provided they comply with all building and fire code regulations.

Open decks must be a minimum of 10' from rear property line, and are subject to side yard setbacks.

Facing accessory structures and detached garages (across an alley/lane R.O.W.) shall be 30' apart.

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

Exceptions to Front Setback Requirements

Except for the following, Section 128.A.1 applies:

Porches may encroach into the front yard to within 2' from the front property line or right-of-way for Cottages, Manors, and Villas; to within 12' for Estates. Porches may encroach into the side yard of corner lots to within 2' from the right-of-way for Cottages, Manors, and Villas; to within 12' for Estates. Where a side yard abuts an open space or passage, porches may encroach to within 1' from the side property line for Cottages, Manors, and Villas; to within 12' for Estates.

Stoops and steps may encroach into the front and side yards to within 1' from the front property line.

Garden walls, fences, piers, gates and similar ornaments may be built in the front and side yards not closer than 1' from the front property line; not greater than 48" in height along the front property line and not greater than 72" along the side and rear property lines.

Access

Permanent access to lots may be provided by means of alleys, using perpetual reciprocal easements.

Building Height

Maximum building height on all lots shall be 38' to the midpoint of the roof height measured from the highest adjoining ground elevation adjacent to the building, except as otherwise approved on a Site Development Plan by the Howard County Planning Board.

Coverage

Lot coverage for estate lots shall not exceed 50 percent, including principal and accessory structures but not including sidewalks, paved parking areas, driveways, porches, stoops, steps, decks, patios, in-ground pools, landscaping and similar structures.

Parking

No less than two parking spaces shall be provided for each Single Family Detached dwelling unit. Such spaces may consist of garage, driveway and/or similar off-street parking spaces. Visitor parking and overflow parking may be accommodated as on-street parking within the public right-of-way.

Other Residential (OR)

Permitted Uses

Apartment dwellings, Single-Family Attached dwellings, Live-Work units, Semi-Detached dwellings and Two-Family dwellings shall be permitted within Other Residential land use areas. Parcels A-1, B-1, B-2 and townhouse lots 486 thru 596 may contain Live-Work Units.

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.

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 Comprehensive Sketch Plan.

- Antique shops, art galleries and craft shops
- Bed and breakfast inns
- Concert or recital establishments
- Home occupations (also see Section 128.C.1 for accessory use provisions)
- Charitable and philanthropic institutions
- Homes-nursing homes, group care facilities, children's homes
- Athletic facilities-athletic fields, commercial or community swimming pools, tennis clubs and similar uses
- Country clubs and golf courses
- Public utility uses, limited to: (a) Utility substation, (b) Above ground pipelines, (c) Pumping stations, (d) Telephone exchanges, (e) other utility devices such as transformers, switch gear, telephone cabinets, etc.
- Entrance features for subdivisions

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.

Structure Setbacks

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

Lot Type	Minimum Front Setback	Minimum Side Setback	Minimum Rear Setback		Minimum Front, Side and Rear Setback from Sanner Road
			To Principal Structure	To Rear Garage (Attached or Detached) or to Accessory Structure	
Single Family Attached	0'	0'	20'	3'	20'
Live-Work	0'	0'	20'	3'	20'
Semi-detached	10'	4' except for garages which may be 0'	20'	3'	20'
Two-Family	10'	4' except for garages which may be 0'	20'	3'	20'
Apartment	10'	10' except for garages which may be 0'	20'	3'	20'

Open decks must be a minimum of 10' from rear property line, and are subject to side yard setbacks.

Facing accessory structures and detached garages (across an alley/lane R.O.W.) shall be 30' apart.

Between Apartment buildings, the minimum setback distances shall be 30' front to front, 50' back to back, 50' front to back and 15' for all other conditions. Between Single-Family Attached buildings, the minimum setback distances shall be 30' front to front, 50' back to back, 50' back to front and 10' 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 128.A.1 applies:

Porches may encroach into the front yard to within 2' from the front property line or right-of-way for all Other Residential lot types.

Stoops and steps may encroach into the front yard to within 1' from the front property line for all Other Residential types.

Garden walls, fences, piers, gates and similar ornaments may be built in the front and side yards not closer than 1' from the property line; not greater than 48" in height along the front property line and not greater than 72" along the side and rear property lines.

Access

Permanent access to lots may be provided by means of alleys, using perpetual reciprocal easements.

Building Height

Maximum building height in the Other Residential land use areas shall be 50' for Attached, Semi-Detached, or Two-Family Dwelling Units, and 60' for Live-Work units and Apartments, in each case to the midpoint of the roof height measured from the highest adjoining ground elevation adjacent to the building, except as otherwise approved on a Site Development Plan by the Howard County Planning Board.

Coverage

No coverage requirements are imposed in Other Residential land use areas.

Parking

No less than two parking spaces shall be provided for each Single Family Attached, Live-Work, Semi-Detached, and Two-Family dwelling unit. No less than one and one-half parking spaces shall be provided for each apartment unit. Such spaces may consist of garage, driveway and/or similar off-street parking spaces. Such parking shall be provided in proximity to such dwelling unit and may be included as part of a common parking area provided for residents, tenants, and guests. Principal structures shall be no closer than 15' to the curb of such parking areas. Visitor parking and overflow parking may 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.

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 spaces for each dwelling unit withdrawn.

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DATE	REVISION	BY	APPR.

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DEVELOPMENT CRITERIA

MAPLE LAWN FARMS

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
NO SCALE	MD-3	96079
DATE	TAX MAP - GRID	SHEET
5/10/01	41: 14-16 & 20-22 46: 2-4	11 of 15

HOWARD COUNTY, MARYLAND

Employment

Parcel Size

No minimum or maximum parcel sizes apply in the Employment land use areas.

Height

Maximum building height shall be limited to 120' unless approved to be greater on a Site Development Plan by the Howard County Planning Board. Additionally, the following shall apply:

- Commercial buildings at the corner of Johns Hopkins Road and Sanner Road (Parcel A-3) not exceed three stories.
- Commercial buildings east of Sanner Road (Parcel A-2) at the Focal Point shall not exceed four stories.
- Commercial buildings in the Workplace District within 300 feet of MD Route 216 shall not exceed one story.
- Commercial buildings in the Workplace District located between 300 feet and 500 feet from MD. Route 216 shall not exceed four stories.
- Commercial buildings in the Workplace District beyond 500 feet of MD Route 216 shall not exceed eight stories.

Permitted Uses

The following uses are permitted in Employment land use areas:

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

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

- Public school buildings-temporary conversion to other uses
- Theaters, legitimate and dinner
- Theaters, movie
- Public utility uses, limited to the following: utility substations, above ground pipelines, pumping stations, telephone stations, and telephone exchanges, but no stand-alone commercial communications towers.

The following use restrictions also apply:

- No more than 15% of the total Employment land use area may be devoted to warehouse and light manufacturing uses.
- Cemeteries, mausoleums & crematoriums are not permitted
- A maximum of one gasoline service station is permitted. The gasoline service station may include a car wash, car repair facilities, and/or convenience store food.
- No single Retail Center shall exceed 100,000 square feet. Retail Centers may include retail stores, personal service establishments, and similar uses, as well as fast food restaurants and a gasoline service station; however for all Retail Centers the total square foot area which may be used for retail stores and personal service business shall not exceed 152,370 (300 square feet per gross acre). No individual retail establishment within the MXD-3 District shall have a gross floor area greater than 65,000 square feet. Retail and personal services and other allowed uses, such as restaurants and a gasoline service station may also be located within other designated Employment Areas outside of a Retail Center.

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

Coverage

No coverage requirement is imposed in Employment land use areas.

Floor Area Ratio (FAR)

Overall limit is 0.35 calculated on the total acreage for all Employment land use areas.

Setbacks (Also see "Project Boundary Setbacks")

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

- 50' from the boundary line along Johns Hopkins Road or Route 216
- 10' from the right-of-way of Sanner Road

No setback is required from the right-of-way of any internal public or private roads other than for Sanner Road as noted above. Except that no structure shall be closer than 15' to any curb or edge of a road, drive, or parking area.

10' from any other property line

Parking Setbacks

- 15' to public right-of-way of Sanner Road (except for parallel parking adjacent to roadway)
- 10' to any other property or boundary line (except for parallel parking adjacent to roadway, or where a parcel line lies within a use-in-common parking area serving multiple parcels.)
- 20' to project boundary line along Johns Hopkins or Route 216

Exceptions to Setback Requirements.

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

Except for the following, Section 128.A.1 applies:

Bay windows, eaves, French Balconies, porticos, cornices, awnings, signs, and similar architectural elements may encroach fully into any setback.

Arcades may encroach into any setback to within 1' of the property line. Where such arcades are proposed, the front facade may align, vertically, with the front of the arcade, thereby reducing the required front setback accordingly. An arcade is an arched building, or portion of a building, or gallery often covered with a roof structure or building supported by a series of arches and/or columns on piers.

Employment (cont.)

Parking

- a. A minimum of five parking spaces shall be provided for each 1,000 square feet of net leasable area devoted to commercial retail sales uses.
- b. A minimum of 3.3 parking spaces shall be provided for each 1,000 square feet of net leasable area that is devoted to office or research and development uses.
- c. No parking requirement is imposed upon any restaurant, coffee shop or similar facility constructed within buildings which primarily serves tenants and employees of such buildings.
- d. One parking space shall be provided for each bedroom contained within any hotel, inn or similar facility and one parking space shall be provided for each five employees of such facility.
- e. One parking space shall be provided for each three seats within any restaurant, coffee shop or similar facility constructed within a hotel, inn or similar facility or as a freestanding structure and one parking space shall be provided for each five employees of any such facility.
- f. One parking space shall be provided for each two beds in any hospital or clinic; one parking space shall be provided for each employee on a major shift; and eight parking spaces shall be provided for each doctor treating outpatients on a major shift.

g. Industrial Uses:

Warehouse	0.5 spaces per 1,000 square feet
'Flex' Space (Industrial/Office)	2.5 spaces per 1,000 square feet
Other Industrial	2.0 spaces per 1,000 square feet

h. Recreational Uses:

Health Club	10.0 spaces per 1,000 square feet
Swimming Pool, Community	1.0 space per seven persons permitted in the pool at one time by the Dept. of Health
Tennis Court	2.0 spaces per court

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

Reductions in parking requirements are permitted pursuant to the 1999 Howard County Zoning Regulations Section 133 E.

Open Space (OS)

Permitted Uses

Any uses which do not involve any extensive coverage of land with structures, including, but not limited to, parks, playing fields, playgrounds, tennis, basketball and all purpose courts, golf courses, pools, pathways, any other outdoor recreational uses, and environmental facilities such as storm water management facilities or water quality facilities. 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' 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:

- a. Public or private child care center.
- b. Community Center for customary community activities including but not limited to:
 1. The presentation and performance of outdoor community activities, public or private, such as musical and theatrical performances, outdoor picnics, art shows, and carnivals.
 2. Rummage sales, white elephant sales, cake sales, dances, and similar activities.
 3. Operation of a community hall including leasing of some for public or private use.
 4. Operation of incidental commercial activities such as a snack bar.
- c. Public or private tennis courts, together with such incidental commercial activities as are consistent with primary use of the lot as a tennis facility.
- d. Buildings and parking lots which are owned and used by any governmental entity or homeowners' association or are used for non-profit purposes including but not limited to:
 1. Community library facility
 2. Teen center building including incidental sales on the premises of food and beverages
 3. Buildings used primarily for religious activities
 4. Mail room, post office, pool house, meeting hall, exercise facility, leasing offices, administrative offices, including incidental sales on the premises of food and beverages.
- e. Park structures including but not limited to gazebos, pavilions, amphitheater seating, decks, fountains, walks, hardscape plazas, trails, patios, etc.
- f. Utility facilities
- g. Environmental facilities such as drainage, stormwater management facilities, wetland mitigation, afforestation or reforestation.
- h. Activity areas such as tot lots, volleyball and multi-purpose courts, picnic areas, etc.

Parking lots are permitted only as an accessory use to an approved use on the same lot. Open areas designated for residential use shall be considered open space if it is held for the common use of residents in the vicinity of such open space.

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	10.0 spaces per 1,000 square feet
Swimming Pool, Community	1.0 space 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.

Accessory Uses

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



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

John Bennett 8/11/01
 PLANNING DIRECTOR DATE

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY

DATE 7/11/01
 PB Case No. 353

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DES. CG	DRN. JAU	CHK. CG	DATE	REVISION	BY	APPR.

PREPARED FOR:
 G & R Maple Lawn, Inc., et al.
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DEVELOPMENT CRITERIA		
MAPLE LAWN FARMS		
SCALE NO SCALE	ZONING MD-3	G. L. W. FILE No. 96079
DATE 5/10/01	TAX MAP - GRID 41: 14-16 & 20-22 46: 2-4	SHEET 12 of 15
ELECTION DISTRICT No. 5		
HOWARD COUNTY, MARYLAND		

IV. LANDSCAPE DESIGN CRITERIA

The following landscape design criteria shall apply to all development within the Fulton MXD Zoning District shown within the boundaries of this Comprehensive Sketch Plan, except as modified by the Planning Board pursuant to a Site Development Plan, and, except that planting associated with reforestation or afforestation shall comply with the Howard County Forest Conservation Manual. Developments that meet these Criteria shall be considered to have met the alternative compliance provisions of the Howard County Landscape Manual. All applicable building codes, laws, life-safety codes, Acts, and regulations must be adhered to and are not superseded by these criteria. Variations to these criteria may be granted based upon unique site conditions, constraints or design merit where shown on a site plan and approved by the Planning Board.

The purpose of the landscape design criteria is as follows:

- 1) To protect, preserve and enhance the appearance of neighborhoods.
- 2) To buffer land uses and to screen undesirable views.
- 3) To encourage the preservation of trees during the land development process.
- 4) To provide parking lots with landscaped areas that break up large areas of impervious surfaces, provide shade, and screen parking lots from adjacent properties and roadways.
- 5) To provide a uniform row of trees along public and private thoroughfares to reinforce thoroughfares as important connections and circulation routes.

The Design Review Committee (DRC) shall administer these design criteria. All site and landscape plans as well as architectural plans must be reviewed and approved by the DRC prior to implementation. This Committee shall consist of design professionals and staff appointed by the Developer or other entity as set forth in other recorded documents, until such time as responsibility for review and approval is turned over to a Master or Homeowners Association.

The Landscape Design Criteria include:

- A) General Landscape Guidelines, and
- B) Tree Preservation Guidelines, and
- C) Perimeter Landscape Edge Guidelines, and
- D) Street Tree Guidelines, and
- E) Parking Lot and Loading Area Guidelines, and
- F) Planting of Residential Lots and all Building Types, and
- G) Stormwater Management Planting Guidelines.

A. General Landscape Guidelines

Generally, planting is required in the following situations:

Perimeter landscape edges at the boundaries of this Comprehensive Sketch Plan, as identified in section C below, especially suitable for re/afforestation.

Street trees along internal public roads

Parking lots and loading areas

Internal planting for private (residential and commercial) lots and around buildings

Planting around stormwater management facilities

Planting of plazas, squares, greens, parks and reserves (including reforestation) and similar open space areas.

The DRC may require additional planting or may allow the substitution of optional landscape treatments to meet landscape requirements. Such optional treatments are explained in Appendix C and may include preservation of existing trees, installation of fences or walls, and substitution of plant materials.

Landscape plans shall be designed to meet the following criteria:

1. They must be prepared by a qualified landscape professional.
2. They must be comprehensive for a group of lots or a parcel as part of a larger site development plan.
3. On non-wooded lots or parcels where there are few or no existing trees, emphasis should be on installing shade trees. On semi-wooded and wooded lots or parcels where existing trees are retained, emphasis should be placed on installing flowering trees and evergreens as the number of retained existing trees increases.
4. Street trees shall be placed not less than as specified in Section D, consistent along the street, centered within the planting strip between curb and sidewalk, to reinforce the street as a continuous and connective component of the open space system and defining part of the circulation system.
5. Trees and plantings in Parks and Reserves should be grouped to simulate natural stands and/or to appear and function as an extension of the existing wooded areas and, generally, planted 25' to 40' on center. A Park is a larger tract typically available for active and passive recreation, typically located at the edge of the neighborhood, connected to the reserves, and with immediate and adjacent access from a public road. The landscape generally consists of lawn and trees, informally and naturalistically disposed, and requiring limited maintenance. Parks often accommodate active recreation including tennis, multi-purpose courts, ballfields, garden plots, picnic areas, pools and pool house, and similar uses, including parking. A Reserve is typically the largest of the open space areas, reserved for the protection, enhancement and creation of environmental resources including wetlands, streams, buffers, tree cover, steep slopes, floodplain, and similar environmentally sensitive land that, collectively, forms a regional greenbelt. The landscape is naturalistic and of limited to no maintenance. Certain areas may be conducive to informal active recreation such as hiking and biking trails that serve to link the reserves to a regional open space network.
6. Trees and plantings in Greens may be either formally or informally disposed. Street trees along the edge of the Green should be selected and spaced to match the street trees of the adjoining thoroughfare. A Green is typically a moderate to small public tract of land, available for unstructured recreation, often circumscribed on all sides by both building frontages and thoroughfares. The landscape consists primarily of trees and lawn areas, naturalistically or formally disposed, and requiring limited or moderate maintenance. An attached green is circumscribed on all sides by building frontage and on at least two sides by thoroughfares.
7. Trees and plantings in Squares and Plazas should be formally disposed. Street trees along the edge of the Square or Plaza should be selected and spaced to match the street trees of the adjoining thoroughfare. A Square is typically a public open space, often an entire block, at the intersection of important streets and set aside for civic and public purpose. Typically circumscribed on all sides by both building frontages and thoroughfares, its landscape consisting primarily of paved walks, lawn, trees, shrub massing, furniture and ornament, such as fountain or sculpture, civic buildings, all formally disposed and requiring moderate to substantial maintenance. A plaza is typically a small to moderate public open space at the intersection of important streets and/or at the junction of important commercial and civic buildings, set aside for civic purpose and intense human activity. Typically circumscribed on all sides by building frontages, its landscape consisting of durable pavement, furniture, ornament, and trees, all formally disposed and requiring minimal maintenance.
8. Parks, Reserves, Greens, Squares and Plazas will be identified on the SDP.
9. To create an effective screen, evergreen trees shall be planted no further than 10' to 15' on center and/or planted in staggered, double rows.
10. Shade trees should be used to soften parking lots and to buffer service and loading areas.
11. "Ground plane planting" (groundcover) should be used to accent or define building entrances. Plant material should be massed in beds rather than planted as independent units in a lawn. Ground cover should be used in areas where steep grades make lawn maintenance difficult.
12. The minimum sizes of plants are to be in accordance with Appendix 'B'
13. All plant materials are to be selected from Appendix "A", Recommended Street Trees and Spacing and Appendix "B", Recommended Plants and Sizes

B. Tree Preservation Guidelines

Existing trees may be used to fulfill landscaping requirements if such trees are healthy and are of an appropriate size and type.

When determining which existing trees should be preserved, consideration should be given to trees that have the following characteristics:

- * Are specimen trees of 8" caliper or larger.
- * Are part of small groves or clusters of trees or hedgerows.
- * Can tolerate environmental changes or stresses that may be caused by development.
- * Are healthy, vigorous and resistant to disease and insects.

The area below and entirely within the drip line of an existing tree to be saved should remain undisturbed. During construction, no equipment or materials shall encroach into the drip line and a tree protection fence must be installed around the tree at the limit of disturbance. Trees to be preserved along open space edges within undisturbed areas do not need to be protected by fencing unless required by the DRC.

C. Perimeter Landscape Edge Guidelines

Perimeter edges along the outside boundary of the project shall follow the Howard County Landscape Manual with the following additional requirement:

A deciduous/evergreen planting, (with limited berming where naturally appropriate and/or fencing) to provide a naturalistic visual screen adjacent to existing residential areas along the boundaries of this Comprehensive Sketch Plan where there is no existing forested buffer. These minimum requirements do not need to be spread out evenly over the length of the perimeter area but, rather, should be grouped at strategic locations to create naturalistic groupings and/or clumps of diverse plant materials that effectively screen and buffer specific, adjacent areas, buildings, and views. Such locations will be confirmed during the Site Development Plan review. Minimum requirements for planting of perimeter edges are as follows:

- * 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.

Supplemental planting at more sensitive areas may be necessary and should be determined at Site Development Plan submittal to the Planning Board.

Substitution of two flowering trees or two evergreen trees for one shade tree may be permitted for up to 50 percent of the required shade trees, subject to approval by the DRC.

D. Street Trees

Minimum size: 2 1/2" caliper
Reference Appendix "A" for material list.

Minimum tree quantities and preferred spacing are as follows:

Santer Rd. & Road 'F'	1 tree per 40 linear feet, both sides:
All other streets:	1 tree per 30 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.

Street trees are placed in planting strips within the public right-of-way, centered between curb and sidewalk or within minimum 4' x 6' planting pits within sidewalks or hardscape areas.

Street trees shall have their limbs pruned to 7' above grade, no more and no less, straight and true, healthy trunks, and a full and balanced crown and branching habit. Street trees with unbalanced crowns, a poor branching habit, and excessively bent or curved trunks will be rejected and shall, if deemed necessary by the DRC, be replaced.

Street trees are required along all new internal roads and existing County/State roads, except where such roads are adjacent to existing wooded areas, and existing trees are sufficient as shown on a site development plan and/or final plan road drawings approved by the Maple Lawn Farms DRC and the Department of Planning and Zoning.

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.

Tree Selection Criteria

The following criteria must be followed when selecting street trees for a particular location:

- 1) Trees must fit the space limitations when mature. The species, ultimate size of the tree and the canopy should be appropriate to the street type.
- 2) Trees must be able to survive the environmental stresses of the proposed location.
- 3) Medium and large trees should be used for street trees and small, flowering trees for providing variety.
- 4) Small trees are not permitted in situations where they inhibit sight distances, conflict with pedestrian circulation or create maintenance problems.
- 5) In central median strips of divided highways, provided that trees are located a minimum of 10' from the nose of the median island, centered within the median, and will not interfere with travel lanes and/or turn lanes.
- 6) No needle evergreen trees may be planted in a public right-of-way. No thorn bearing trees or trees with rigid, sharply pointed leaves (such as holly trees) may be planted adjacent to sidewalks or pathways.
- 7) Species of trees should vary from street to street.
- 8) When a driveway or private roadway intersects a public right-of-way or when the site abuts the intersection of two or more public rights-of-way, landscaping must not obstruct visibility. No plant material taller than 2' above the curb shall be allowed in any sight triangle area except single trunk trees whose lower branches are pruned to a minimum height of 7'.

E. Parking Lots and Loading Areas

Buffering of parking areas that are visible from public rights-of-way, public open spaces, or private residential lots with shade trees and a low hedge is required in order to reduce the visual impact of parked automobiles and large expanses of paving. This allows visibility of a site while partially screening cars parked immediately adjacent to the roadway, open space, or residential lot. For such parking lots, a combination of canopy trees at one tree per 40 linear feet of parking lot abutting the roadway, open space or residential lot and low shrubs not more than 36" nor less than 30" maintained height at one shrub per 4 linear feet is required along the shaded/abutting side or sides. For parking lots adjacent to a roadway where street trees are required, only the shrubs shall be required and no additional trees are necessary.

Creating a buffer at the edge of a roadway can also be accomplished with a fence or wall in lieu of or in combination with the hedge, not greater than 36" in height with pedestrian openings at key locations.

Planting should be clustered in the areas where it is most needed to buffer or screen objectionable views. In such instances, it may be appropriate to substitute evergreen trees or small ornamental deciduous trees at two per required shade tree, up to 50 percent of the required perimeter shade trees.

Where residential parking lots about other residential properties, clustering of evergreen trees or use of dense mixed planting is recommended.

Service and loading areas that are visible from adjacent roadways or residential properties shall be screened from view by walls or fences, not greater than 8' in height, or by landscaping consisting of one canopy tree per 60 linear feet and one evergreen tree per 10 linear feet.

All parking lots must provide landscaped areas consisting of planted islands, peninsulas, or medians within the interior of the lot to soften the large expanses of paving.

Landscaping islands shall be a minimum of 10' in width (face of curb to face of curb). Linear medians between parking bays shall be a minimum of 6' in width, and shall be provided between every other double loaded parking lot bay, where at least four double loaded bays are provided. Walkways, light poles, signage, fire hydrants, etc. may be located within the landscaped islands if approved by the DRC. Where walkways are provided in the landscaped islands, the island or landscape area must be a minimum of 12' in width from face of curb to face of curb. Where islands and internal landscape areas are utilized for bio-retention, the landscape requirements shall be governed by the stormwater management and bio-retention requirements.

The primary trees to be used in parking lots shall be large shade trees. Small deciduous trees or evergreen trees may be used if they will not inhibit visibility and circulation of pedestrians and vehicles. Small deciduous trees and evergreen trees may be substituted for shade trees at a 2:1 ratio if approved by the DRC.

Residential Parking Lots

Parking lots for single family attached and multi-family (apartment) units shall have one landscaped island per ten parking spaces and one shade tree per ten parking spaces. This requirement does not necessarily mean that an island with a shade tree must occur every ten spaces; the requirement is a means of calculating planting requirements. Grouping of parking spaces should generally not exceed 15 in a row for residential land uses. Trees provided to meet internal planting requirements may be located in internal landscaped areas, islands, medians, perimeter corner areas or entrance area peninsulas. Where linear medians are provided between parking bays, trees shall be planted not greater than 30' on center, continuous with the median.

Non-Residential Parking Lots

Parking lots for office, industrial, retail, institutional and related employment use shall have at least one landscaped island per 20 parking spaces and at least one shade tree per 20 parking spaces. This requirement is a means of calculating planting obligations. Grouping of parking spaces should generally not exceed 24 in a row for employment and institutional land uses. Combining islands that allow the planting of groups of trees is encouraged. Where linear medians are provided between parking bays, trees shall be planted not greater than 30' on center, continuous with the median.

F. Planting for Residential Lots and all Building Types

The following table specifies minimum planting requirements for all building types:

Building Type	Front Yard		Side and Rear Yard	
	Shade Trees* Required	Shrubs Required**	Shade Trees* Required	Shrubs Required**
Apartment	None Required	1 per 4 feet of lot width at BRL	1 per 80 feet of building footprint length	1 per 4 linear feet of side & rear building lengths.
Single-Family Attached	None Required	1 per 4 feet of lot width at BRL	None Required	None Required
Live-Work	None Required	1 per 4 feet of lot width at BRL	None Required	None Required
Two-Family	None Required	1 per 4 feet of lot width at BRL	1 per lot	1 per 4 linear feet of side & rear building lengths.
Semi-Detached	None Required	1 per 4 feet of lot width at BRL	1 per lot	1 per 4 linear feet of side & rear building lengths.
Cottage	None Required	1 per 4 feet of lot width at BRL	1 per lot	1 per 4 linear feet of side & rear building lengths.
Manor	None Required	1 per 4 feet of lot width at BRL	1 per lot	1 per 4 linear feet of side & rear building lengths.
Villa	None Required	1 per 4 feet of lot width at BRL	2 per lot	1 per 4 linear feet of side & rear building lengths.
Estate	None Required	1 per 4 feet of lot width at BRL	4 per lot	1 per 4 linear feet of side & rear building lengths.
Commercial Building	None Required	None Required	None Required	1 per 4 linear feet of side & rear building lengths.
Civic Building	None Required	1 per 4 feet of lot width at BRL	None Required	1 per 4 linear feet of side & rear building lengths.

*Shade trees are not required in the front yard where the building fronts a thoroughfare with street trees. Where there is no thoroughfare (such as an attached green or parking/drive aisle), trees shall be spaced to conform with the spacing of the adjoining thoroughfare and not less than 40' on center.

**Shrubs are not required where the building fronts a thoroughfare and the sidewalk abuts the storefront. Where the sidewalk does not continuously abut the storefront, 1 shrub per 4 linear feet of storefront shall be required for those portions along the frontage where the sidewalk does not abut the storefront.



TEMPORARILY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
Joseph R. Smith
PLANNING DIRECTOR
8/11/01
DATE

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 7/11/01
PB CASE No. 353

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DES. CG	DRN. JAU	CHK. CG	DATE	REVISION	BY	APP'R.

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LANDSCAPING CRITERIA
MAPLE LAWN FARMS
ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

SCALE NO SCALE	ZONING MD-3	G. L. W. FILE No. 96079
DATE 5/10/01	TAX MAP - GRID 41: 14-16 & 20-22 46: 2-4	SHEET 13 of 15

96079cr3.dwg 6--26--01 11:10:57 am EST

Q. Stormwater Management Planting Guidelines

For stormwater management facilities that have an internal location within the development, a landscaped edge shall be provided between the stormwater management area and any adjacent structure or lot. The landscaped edge shall contain a buffer consisting of one shade tree for every 50 linear feet and one evergreen tree for every 40 linear feet measured along the perimeter length of the adjoining and shared lot line or easement boundary. For stormwater management facilities adjacent to roadways or perimeter residential properties, a buffer consisting of one shade tree for every 40 linear feet and one evergreen tree for every 20 linear feet is required. Planting within the landscaped edge may not encroach on maintenance access to the facility as required by the Department of Public Works. Planting is not allowed on any stormwater management facility dam/berm or in any other location that could threaten the structural integrity of the facility.

If approved by the DRC, small deciduous trees or evergreen trees may be substituted for shade trees at a 2:1 ratio for up to 50 percent of the required shade trees. Shrubs may be substituted for shade trees at a ratio of 10:1 for up to 25 percent of the required shade trees.

Existing vegetation to remain or perimeter planting provided to meet other landscaping requirements may be credited towards fulfilling the requirement for landscaping of stormwater management areas.

As specified by the Howard County Design Manual, a setback is required between the edge of the stormwater management facility and a lot line, right-of-way line or woody vegetation.

Plant material around stormwater management areas should be native vegetation appropriate to the specific environmental conditions created. Plant materials may be selected to provide screening of potentially objectionable views or to enhance an amenity feature.

Landscape requirements for stormwater management facilities designed as bio-retention facilities should adhere to the appropriate state/local design criteria for such facilities.

**APPENDIX A
RECOMMENDED STREET TREES and SPACING**

SMALL TREES - Plant a maximum of 30' apart (Type C)

Acer campestre	Hedge Maple
Acer griseum	Paperbark Maple
Crataegus crusgalli 'inermis'	Thornless Cockspur Hawthorne
Crataegus phaenopyrum	Washington Hawthorne*
Crataegus viridis 'Winter King'	Winter King Hawthorne*
Crataegus laevigata 'Crimson Cloud'	Crimson Cloud Hawthorne*
Malus baccata 'Jackii'	Jackii Crabapple
Malus baccata 'Columnaris'	Columnar Siberian Crabapple
Malus baccata 'Harvest Gold'	Flowering Crabapple
Malus x 'Snowdrift'	Snowdrift Crabapple
Malus x zumi 'Calocarpa'	Redbud Crabapple
Prunus cerasifera atropurpurea 'Thundercloud'	Thundercloud Purpleleaf Plum
Prunus serrulata 'Kwanzan'	Kwanzan Cherry
Prunus yedoensis	Yoshino Cherry
Styrax japonica	Japanese Snowbell

MEDIUM TREES - Plant a maximum of 40' apart (Type B)

Cercidiphyllum japonica	Katsura Tree
Cladostis lutea	Yellowwood
Prunus sargentii	Sargent Cherry
Pyrus calleryana 'Chanticleer'	Chanticleer Pear
Pyrus calleryana 'Fauriel'	Fauriel Pear
Pyrus calleryana 'Redspire'	Redspire Pear
Pyrus calleryana 'Rancho'	Rancho Pear
Sophora japonica 'Regent'	Regent Japanese Pagoda Tree
Sophora japonica 'Pinceton Upright'	Princeton Upright Japanese Pagoda Tree

LARGE TREES - Plant a maximum of 40' apart (Type A)

Acer rubrum 'Armstrong'	Armstrong Columnar Red Maple
Acer rubrum 'Autumn Flame'	Autumn Flame Red Maple
Acer rubrum 'Bowhall'	Bowhall Red Maple
Acer rubrum 'October Glory'	October Glory Red Maple
Acer rubrum 'Red Sunset'	Red Sunset Red Maple
Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple**
Fraxinus americana 'Autumn Purple'	Autumn Purple White Ash
Fraxinus americana 'Rosehill'	Rosehill White Ash
Fraxinus pennsylvanica 'Marshall's Seedless'	Marshall's Seedless Green Ash
Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo (male only)
Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo (male only)
Gleditsia triacanthos 'Imperial'	Imperial Thornless Honeylocust
Gleditsia triacanthos 'Inermis' 'Shademaster'	Shademaster Thornless Honeylocust
Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane
Platanus x acerifolia 'Columbia'	Columbia London Plane
Quercus acutissima	Sawtooth Oak
Quercus coccinea	Scarlet Oak
Quercus phellos	Willow Oak**
Quercus rubra	Northern Red Oak
Quercus robur 'Fastigiata'	Columnar English Oak
Tilia americana 'Redmond'	Redmond American Linden
Tilia cordata 'Chancellor'	Chancellor Littleleaf Linden
Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden
Ulmus parvifolia	Chinese Elm
Zelkova serrata 'Village Green'	Village Green Japanese Zelkova

* Trees with thorns are permitted in median strips only.
** Large trees permitted in areas with a minimum of 8' between curb and sidewalk.
Note: Do not mix different cultivars of Malus genus or Pyrus species as they cross-pollinate.

**APPENDIX B
RECOMMENDED PLANTS AND SIZES**

Additional plant material beyond those identified herewith are acceptable where deemed appropriate and approved by the DRC.

DECIDUOUS TREES, LARGE TO MEDIUM SHADE OR CANOPY

Botanical Name/Common Name	Size	Comment
Acer platanoides 'Emerald Queen'/Emerald Queen Norway Maple	2 1/2"-3" cal.	a.
Acer rubrum 'October Glory'/October Glory Red Maple	2 1/2"-3" cal.	
Acer rubrum 'Red Sunset'/Red Sunset Red Maple	2 1/2"-3" cal.	
Acer saccharum 'Green Mountain'/Green Mountain Sugar Maple	2 1/2"-3" cal.	a.
Betula nigra 'Heritage'/Heritage Clump Birch	10'-12' ht.	a.
Cercidiphyllum japonicum/Katsuratre	2 1/2"-3" cal.	
Fagus grandifolia/American Beech	2 1/2"-3" cal.	a.
Fagus sylvatica/European Beech	2 1/2"-3" cal.	
Fraxinus americana 'Autumn Purple'/Autumn Purple White Ash	2 1/2"-3" cal.	
Fraxinus pennsylvanica 'Marshall's Seedless'/Marshall's Seedless Green Ash	2 1/2"-3" cal.	
Prunus sargentii/Sargent Cherry	2 1/2"-3" cal.	
Quercus acutissima/Sawtooth Oak	2 1/2"-3" cal.	
Quercus coccinea/Scarlet Oak	2 1/2"-3" cal.	a.
Quercus palustris 'Sovereign'/Sovereign Pin Oak	2 1/2"-3" cal.	
Quercus phellos/Willow Oak	2 1/2"-3" cal.	
Quercus rubra/Red Oak	2 1/2"-3" cal.	
Quercus robur 'Fastigiata'/Columnar English Oak	2 1/2"-3" cal.	
Salix babylonica/Weeping Willow	1 1/2"-2" cal.	
Salix niobe/ Niobe Weeping Willow	1 1/2"-2" cal.	
Sophora japonica/Japanese Pagoda Tree	2 1/2"-3" cal.	
Tilia cordata 'Greenspire'/Greenspire Littleleaf Linden	2 1/2"-3" cal.	
Tilia tomentosa/Silver Linden	2 1/2"-3" cal.	
Zelkova serrata 'Village Green'/Village Green Japanese Zelkova	2 1/2"-3" cal.	

Comments: (a) Per the recommendations of the Department of Public Works, these species may not be planted in or adjacent to stormwater management facilities. These plants have excessive leaf debris from large leaf or dense foliage that have historically posed maintenance problems.

DECIDUOUS TREES, SMALL TO MEDIUM ORNAMENTAL OR UNDERSTORY

Botanical Name/Common Name	Size	Comment
Acer griseum/Paperbark Maple	1 1/2"-2" cal.	
American hickory canadensis/Shadblow Serviceberry	8"- 10" ht.	
Carpinus caroliniana/American Hornbeam	1 1/2"-2" cal.	
Crataegus phaenopyrum/Washington Hawthorne	1 1/2"-2" cal.	
Crataegus viridis 'Winter King'/Winter King Hawthorne	1 1/2"-2" cal.	
Crataegus laevigata 'Crimson Cloud'/Crimson Cloud Hawthorne	1 1/2"-2" cal.	
Cornus florida/White Flowering Dogwood	8"- 10" ht.	
Cornus florida 'rubra'/Red Flowering Dogwood	8"- 10" ht.	
Cornus kousa/Kousa Dogwood	6"- 8" ht.	
Magnolia stellata/Star Magnolia	6"- 8" ht.	
Magnolia x soulangeana/Saucer Magnolia	1 1/2"-2" cal.	
Prunus cerasifera atropurpurea 'Thundercloud'/Thundercloud Purpleleaf Plum	1 1/2"-2" cal.	
Prunus serrulata 'Kwanzan'/Kwanzan Cherry	1 1/2"-2" cal.	
Prunus subhirtella 'Pendula Pink Cloud'/Pink Cloud Weeping Higan Cherry	1 1/2"-2" cal.	
Prunus Yedoensis/Yoshino Cherry	1 1/2"-2" cal.	

EVERGREEN TREES

Botanical Name/Common Name	Size	Comment
Cedrus deodora/Deodar Cedar	6"- 8" ht.	
Cupressocyparis leylandi/Leyland Cypress	5"- 6" ht.	
Ilex opaca/American Holly	5"- 6" ht.	
Picea abies/Norway Spruce	6"- 8" ht.	
Picea omorika/Serbian Spruce	6"- 8" ht.	
Pinus nigra/Austrian Pine	6"- 8" ht.	
Pinus strobus/Eastern White Pine	6"- 8" ht.	
Pinus thunderglana/Japanese Black Pine	6"- 8" ht.	

SHRUBS, BROADLEAF EVERGREEN

Botanical Name/Common Name	Size
Abelia x grandiflora/Glossy Abelia	2 1/2"-3' ht.
Azalea 'Blaaw's Pink'/Blaaw's Pink Azalea	18"-24" sp.
Azalea 'Delaware Valley White'/Delaware Valley White Azalea	18"-24" sp.
Azalea 'Gumpo Pink'/Gumpo Pink Azalea	18"-24" sp.
Azalea 'Gumpo White'/Gumpo White Azalea	18"-24" sp.
Azalea 'Hershey Red'/Hershey Red Azalea	18"-24" sp.
Azalea 'Hino Crimson'/Hino Crimson Azalea	18"-24" sp.
Azalea poukhanensis/Korean Azalea	18"-24" sp.
Berberis thunbergii atropurpurea 'Crimson Pygmy'/Crimson Pygmy Barberry	18"-24" sp.
Euonymus Kiatschovicius 'Manhattan'/Manhattan Euonymus	2 1/2"-3' ht.
Euonymus Kiatschovicius 'Sieboldiana'/Siebold Euonymus	2 1/2"-3' ht.
Ilex cornuta/Chinese Holly	2 1/2"-3' ht.
Ilex x cornuta 'Burfordii'/Burford Holly	2 1/2"-3' ht.
Ilex crenata 'Green Lustre'/Green Lustre Holly	2 1/2"-3' ht.
Ilex x crenata 'Compacta'/Compact Inkberry	2 1/2"-3' ht.
Ilex crenata 'Steeds Upright'/Steeds Upright Holly	2 1/2"-3' ht.
Ilex glabra 'Compacta'/Compact Inkberry	18"-24" sp.
Ilex crenata 'Helleri'/Helleri Holly	3 1/2"-4' ht.
Ilex x Meserveae 'Blue Prince'/Blue Prince Holly	3 1/2"-4' ht.
Ilex x Meserveae 'Blue Princess'/Blue Princess Holly	5'-6' ht.
Ilex attenuata 'Fosieril'/Foster Holly	5'-6' ht.
Ilex 'Nellie R. Stevens'/Nelle Stevens Holly	2 1/2"-3' ht.
Kalmia latifolia/Mountain Laurel	18"-24" sp.
Lucothoe axillaris/Coast Leucothoe	2 1/2"-3' ht.
Mahonia aquifolium/Oregon Grapeholly	18"-24" sp.
Mahonia bealei/Leatherleaf Mahonia	2' - 2 1/2ht.
Pieris japonica/Japanese Andromeda	18"-24" sp.
Pyracantha coccinea 'Lowboy'/Lowboy Firethorn	2 1/2"-3' ht.
Pyracantha coccinea 'Lalandei'/Lalandei Scarlet Firethorn	2 1/2"-3' ht.
Prunus laurocerasus 'Schipkaensis'/Sipk Cherry Laurel	2'-2 1/2ht.
Photinia x fraserii/Frasers Photinia	3'-3 1/2' ht.
Rhododendron catawbiense album/White Catawba Rhododendron	2 1/2"-3' ht.
Rhododendron catawbiense 'Roseum Elegans'/Roseum Elegans Catawba Rhododendron	2'-2 1/2ht.
Rhododendron 'P.J.M. '/P.J.M. Rhododendron	2'-2 1/2ht.
Skimmia japonica/Japanese Skimmia	18"-24" sp.
Viburnum rhytidophyllum/Leatherleaf Viburnum	2' - 2 1/2ht.

SHRUBS DECIDUOUS AND SEMI-EVERGREEN

Botanical Name/Common Name	Size
Azalea 'Exbury'/Exbury Azalea (red, pink, yellow, orange, white)	18"-24" sp.
Chaenomeles speciosa 'Texas Scarlet'/Flowering Quince	18"-24" sp.
Cornus stolonifera/Red-Osier Dogwood	2 1/2"-3' ht.
Clethra alnifolia/Summersweet Clethra	2 1/2"-3' ht.
Cotoneaster solificifolius 'Repens'/Willowleaf Cotoneaster	18"-24" sp.
Cotoneaster dammerii 'Coral Beauty'/Coral Beauty Cotoneaster	18"-24" sp.
Euonymus alatus 'Compacta'/Dwarf Winged Euonymus	2' - 2 1/2ht.
Forsythia intermedia 'Spectabilis'/Showy Border Forsythia	2' - 2 1/2ht.
Forsythia suspensa var. 'Sieboldii'/Siebold Weeping Forsythia	2 1/2"-3' ht.
Ilex verticillata/Winterberry	3' - 4' ht.
Myrica pennsylvanica/Northern Bayberry	2' - 2 1/2ht.
Nandina domestica/Heavenly Bamboo	2' - 2 1/2ht.
Nandina domestica 'Harbour Dwarf'/Harbour Dwarf Nandina	18"-24" sp.
Viburnum carlesii/Korean Spice Viburnum	2 1/2"-3' ht.
Viburnum dentatum/Arrowwood Viburnum	2 1/2"-3' ht.
Viburnum x Juddi/Judd Viburnum	2 1/2"-3' ht.
Viburnum plicatum 'Mariessi'/Marie's Doublefile Viburnum	2 1/2"-3' ht.
Viburnum prunifolium/Blackhaw Viburnum	2 1/2"-3' ht.

SHRUBS, NEEDLE EVERGREEN

Botanical Name/Common Name	Size
Juniperus chinensis 'Pfitzeriana Compacta'/Compact Pfitzer Juniper	2' - 2 1/2' ht.
Juniperus chinensis 'Sargentii'/Sargent Juniper	18"-24" sp.
Juniperus chinensis 'Sea Green'/Sea Green Juniper	18"-24" sp.
Juniperus horizontalis 'plumosa'/Andorra Juniper	18"-24" sp.
Juniperus horizontalis 'Prince of Wales'/Prince of Wales Juniper	18"-24" sp.
Taxus baccata 'Repandens'/Spreading English Yew	18"-24" sp.
Taxus cuspidata 'Nana'/Dwarf Japanese Yew	18"-24" sp.
Taxus media 'Hicksii'/Hicks Yew	2 1/2"-3' ht.
Taxus media 'Densiformis'/Densiformis Yew	2 1/2"-3' ht.

**APPENDIX C
OPTIONAL LANDSCAPE TREATMENTS**

Any one of the following landscape treatments may be used to satisfy planting requirements subject to approval by the DRC.

Preserving Existing Vegetation

Up to 100 percent of the planting requirements may be met by preserving existing vegetation. A minimum buffer width of 20' of existing vegetation must be preserved in Single Family Detached areas, 25' in Other Residential areas, and 30' in Employment areas. For preservation areas of lesser widths, tree preservation areas showing the location of trees within the preserved area must be shown on the SDP.

Providing a Fence, Hedge or Wall

Landscaped perimeter edges may be reduced to a width of 10' if a masonry wall, hedge or solid fence maintained at 72" high is provided. Walls, hedges and fences also may be used to meet 100 percent of the planting requirements. The design of any walls or fences must be approved by the DRC.

Substituting Plant Materials

The following substitutions may be allowed:
*two small deciduous trees for one shade tree (not more than 50 percent)
*two evergreen trees for one shade tree (not more than 50 percent)
*ten shrubs for one shade tree or evergreen tree (not more than 25 percent)



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Paul R. Smith
PLANNING DIRECTOR 2/16/01
DATE

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 7/10/01
PB CASE No. 353

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
BURTNSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 410-850-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:

G & R Maple Lawn, Inc., et al.
Suite 410, Woodholme Center
1829 Reisterstown Road
Baltimore, MD 21208
Attn: Mark Bennett
410.484.8400

LANDSCAPING CRITERIA

MAPLE LAWN FARMS

SCALE NO SCALE	ZONING MD-3	G. L. W. FILE No. 96079
DATE 5/10/01	TAX MAP - GRID 41-14-16 & 20-22 46-2-4	SHEET 14 of 15

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

ACTIVE OPEN SPACE TABULATION

Open Space Lot #	Size (Acres)	Possible Uses
611	0.8	Neighborhood Park/Informal Sports
612	0.7	Neighborhood Park/Informal Sports
613	1.0	Neighborhood Park/Informal Sports
614	5.2	Community Pool/Health Club/Tennis/Formal Sports Field
615	0.5	Neighborhood Park/Informal Sports
616	0.3	Neighborhood Park/Informal Sports
617	1.0	Neighborhood Park/Informal Sports
618	0.7	Neighborhood Park/Informal Sports
619	1.2	Neighborhood Park/Informal Sports
620	0.6	Neighborhood Park/Informal Sports
621	0.7	Neighborhood Park/Informal Sports
622	0.5	Neighborhood Park/Informal Sports
623	1.7	Large Open Uses (with #628)
627	4.1	Neighborhood Park/Informal Sports
628	7.3	Large Open Uses (with #623)
26.3 (14.8% of Req'd. O.S.)		

This tabulation does not list all the possible areas for active open space. Many of the non-credited open space lots qualify as potential active open space, as do portions of the large environmental open space parcels. In addition, the extensive pathway system through the open space network has not been included in this tabulation.

The land shown as open space Lots 600,601,602,603,604,605,607,609,610,623,624 & 631 will be dedicated to the Howard County Dept. of Recreation & Parks.

The remaining open space will be dedicated to the master homeowners association of Maple Lawn Farms.

LAND USE LEGEND

	Single Family Detached (198.3 Ac.)
	Other Residential (53.0 Ac.)
	Employment (77.1 Ac.)
	Credited Open Space (179.5 Ac.)

ANALYSIS OF LAND USE AREAS

SINGLE FAMILY DETACHED

LOTS 1 THRU 485	149.1 ACRES
NON-CREDITED OPEN SPACE	5.1
PRIVATE ALLEYS	6.3
PUBLIC RIGHTS-OF-WAY	37.8
TOTAL	198.3 ACRES

OTHER RESIDENTIAL

PARCEL A-1	5.5 ACRES
PARCEL B-1	3.9
PARCEL B-2	5.8
PARCEL B-3	4.5
PARCEL B-4	6.3
PARCEL B-5	8.4
LOTS 486 THRU 596	5.6
NON-CREDITED OPEN SPACE	0.3
PRIVATE ALLEYS	1.3
PUBLIC RIGHTS-OF-WAY	11.4
TOTAL	53.0 ACRES

EMPLOYMENT

PARCEL A-2	8.8 ACRES
PARCEL A-3	6.2
PARCEL C-1	10.3
PARCEL C-2	15.5
PARCEL C-3	13.1
PARCEL C-4	13.2
PUBLIC RIGHTS-OF-WAY	10.0
TOTAL	77.1 ACRES

CREDITED OPEN SPACE

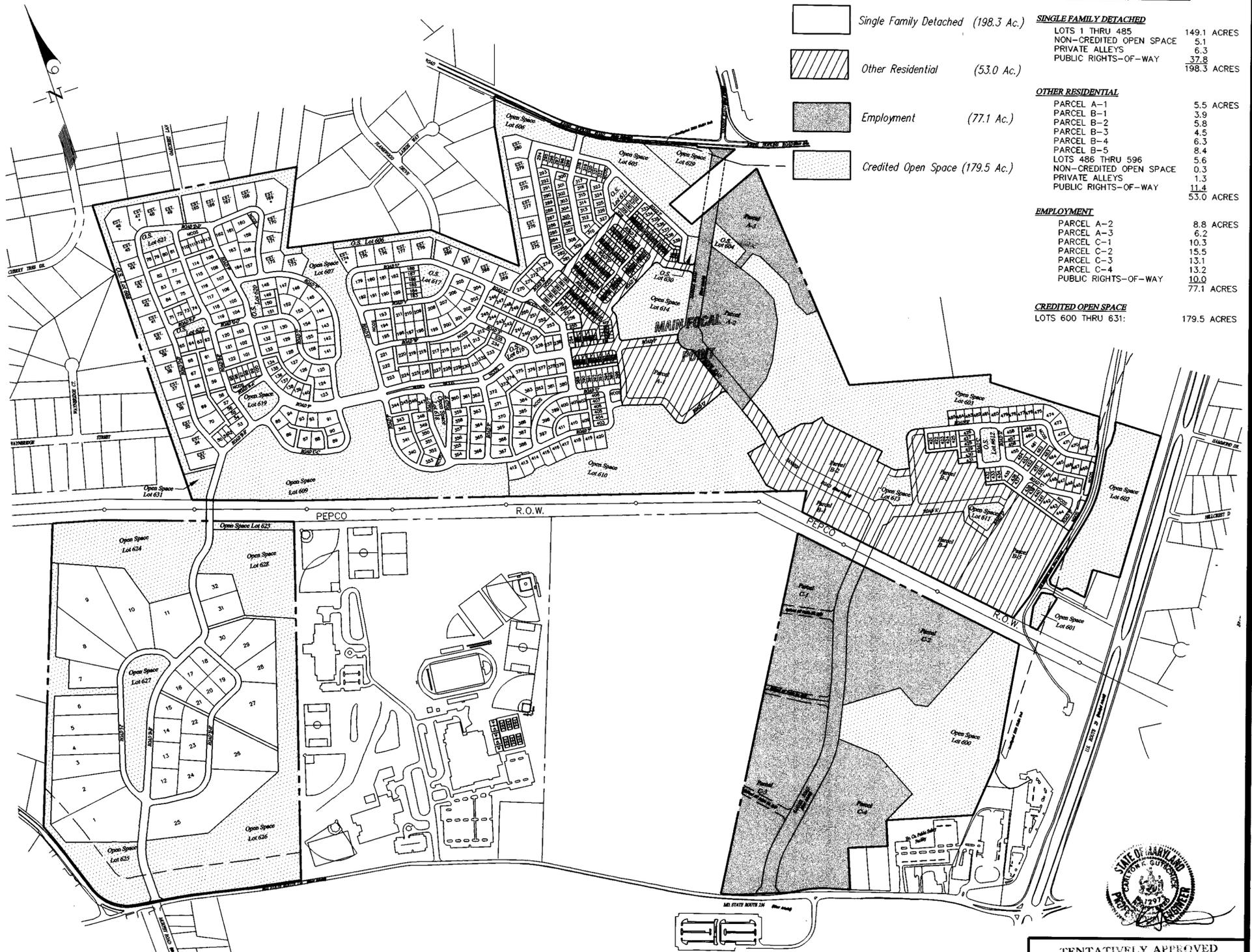
LOTS 600 THRU 631:	179.5 ACRES
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PHASING DIAGRAM
Scale: 1"=800'

PHASING LEGEND

	Phase I Stage I and Phase II Stage I (2004-2007) 676,000 Sq. Ft. Employment
	Phase I Stage I (2004-2007) 270 Dwelling Units
	Phase I Stage II (2007-2009) 314 Dwelling Units
	Phase II Stage I (2009-2013) 499,460 Sq. Ft. Employment & 397 Dwelling Units
	Phase II Stage II (2013-2015) 135 Dwelling Units



LAND USE DIAGRAM
Scale: 1"=400'



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DATE	REVISION	BY	APP'R.
6-12-01	Revised the phasing diagram to match table on sheet 1.	JAU	

PREPARED FOR:
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Suite 410, Woodholme Center
1829 Reisterstown Road
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410.484.8400

LAND USE DIAGRAM & PHASING DIAGRAM
MAPLE LAWN FARMS
ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=400'	MXD-3	96079
DATE	TAX MAP - GRID	SHEET
5/10/01	41:14-16 & 20-22 46: 2-4	15 OF 15