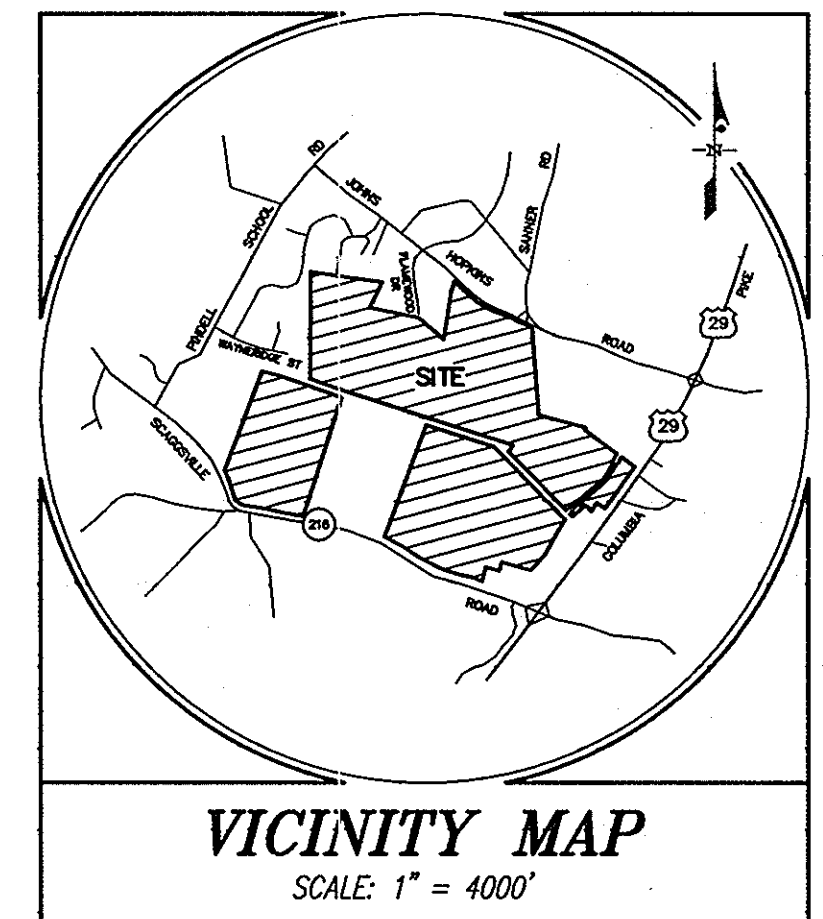


# AMENDED COMPREHENSIVE & SUBDIVISION SKETCH PLAN

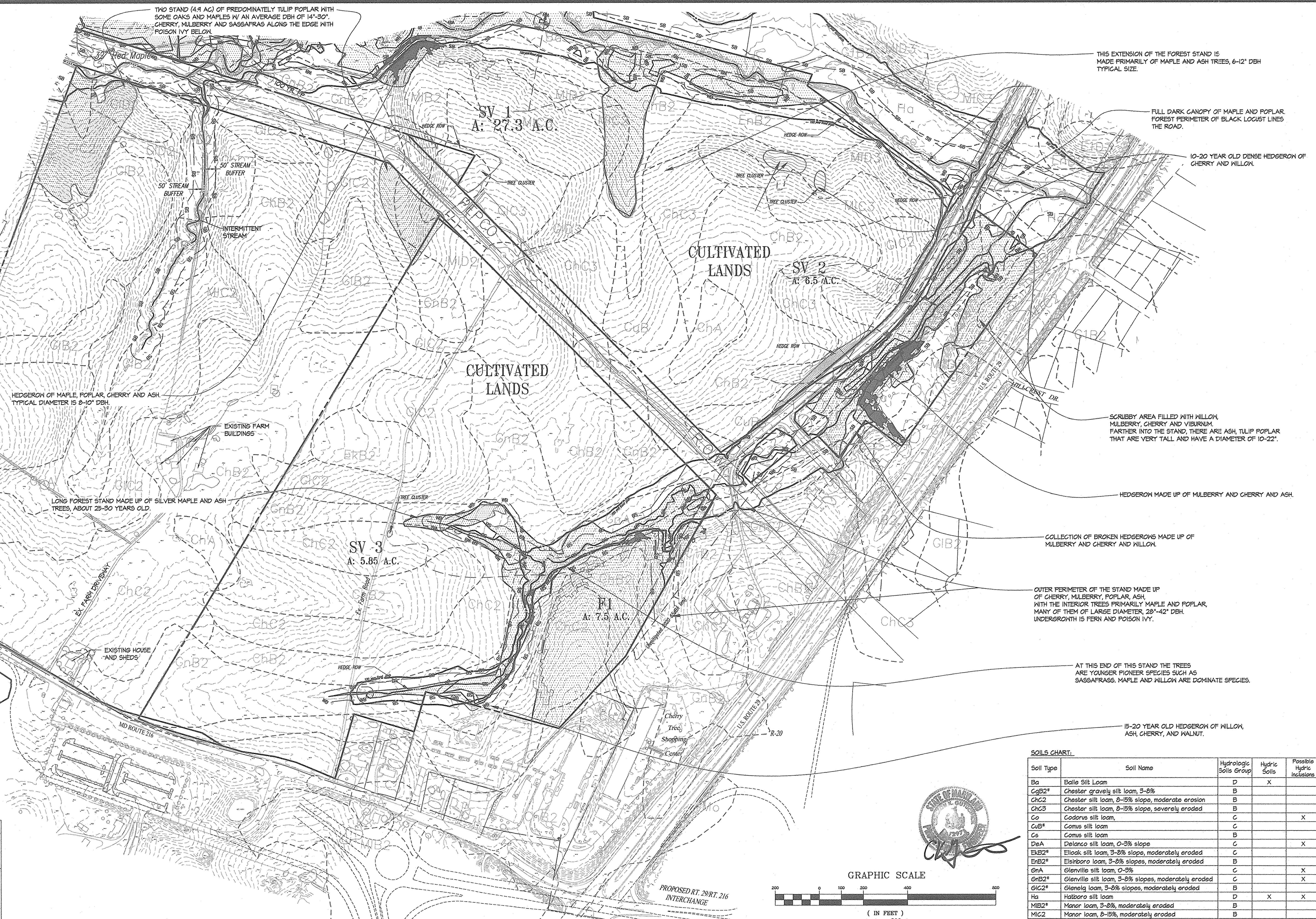
## MAPLE LAWN FARMS



**GENERAL NOTES**

- Subject property is zoned MXD-3 per the 02/02/04 Comprehensive Zoning Plan, ZB Case No. 995M signed on 02/02/04 and ZB Case No. 1039M signed by the Zoning Board on 06/14/06. Previous DPZ file nos.: PB Case No. 353, PB Case No. 578, 5-01-11, F-02-12, F-03-01, F-04-01, F-05-02, F-06-05, F-07-01, F-08-05, F-09-10, F-10-15, F-11-20, F-12-25, F-13-30, F-14-35, F-15-40, F-16-45, F-17-50, F-18-55, F-19-60, F-20-65, F-21-70, F-22-75, F-23-80, F-24-85, F-25-90, F-26-95, F-27-100, F-28-105, F-29-110, F-30-115, F-31-120, F-32-125, F-33-130, F-34-135, F-35-140, F-36-145, F-37-150, F-38-155, F-39-160, F-40-165, F-41-170, F-42-175, F-43-180, F-44-185, F-45-190, F-46-195, F-47-200, F-48-205, F-49-210, F-50-215, F-51-220, F-52-225, F-53-230, F-54-235, F-55-240, F-56-245, F-57-250, F-58-255, F-59-260, F-60-265, F-61-270, F-62-275, F-63-280, F-64-285, F-65-290, F-66-295, F-67-300, F-68-305, F-69-310, F-70-315, F-71-320, F-72-325, F-73-330, F-74-335, F-75-340, F-76-345, F-77-350, F-78-355, F-79-360, F-80-365, F-81-370, F-82-375, F-83-380, F-84-385, F-85-390, F-86-395, F-87-400, F-88-405, F-89-410, F-90-415, F-91-420, F-92-425, F-93-430, F-94-435, F-95-440, F-96-445, 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- LEGEND:**
- EXISTING BUILDINGS
  - FLOOD PLAIN
  - TOPOGRAPHY
  - EXISTING TREES
  - SIGNIFICANT TREE
  - SOILS
  - SLOPES 15-25%
  - SLOPES 25% AND STEEPER
  - STREAM
  - STREAM BUFFER
  - WETLAND
  - WETLAND BUFFER



TWO STAND (4.9 AC) OF PREDOMINATELY TULIP POPLAR WITH SOME OAKS AND MAPLES IV AN AVERAGE DBH OF 14"-30". CHERRY, MULBERRY AND SASSAFRAS ALONG THE EDGE WITH POISON IVY BELOW.

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.

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

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

EXISTING FARM BUILDINGS

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

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, 20"-42" DBH. UNDERGROWTH IS FERN AND POISON IVY.

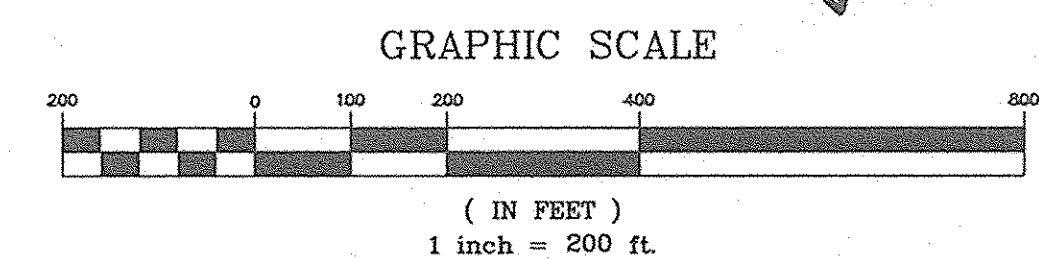
AT THIS END OF THIS STAND THE TREES ARE YOUNGER PIONEER SPECIES SUCH AS SASSAFRAS, MAPLE AND WILLOW ARE DOMINANT SPECIES.

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

**SOILS CHART:**

Soil Type	Soil Name	Hydrologic Soils Group	Hydric Soils	Possible Hydric 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*	Cornus silt loam	C		
Cs	Cornus silt loam	B		
DeA	Delanco silt loam, 0-3% slope	C		X
EkB2*	Elk 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
GnC2*	Glenelg loam, 3-8% slopes, moderately eroded	C		
Ha	Hatboro silt loam	D	X	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.



TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Marsha L. Veyll* 2/20/07  
PLANNING DIRECTOR DATE

**APPROVED**  
**PLANNING BOARD**  
of HOWARD COUNTY

DATE: 1-25-07  
PB CASE No.: 378

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-599-2524 FAX: 301-421-4168

DATE	REVISION	BY	APPR.

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

EXISTING CONDITIONS (CIRCA 2000)


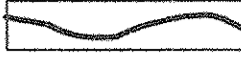


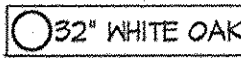
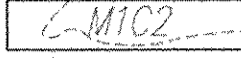
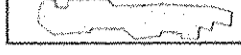

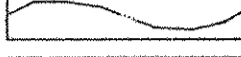
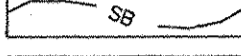

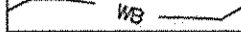
**MAPLE LAWN FARMS**  
**AMENDED COMPREHENSIVE & SUBDIVISION SKETCH PLAN**

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
1" = 200'	MXD-3	03067
DATE	TAX MAP - GRID	SHEET
FEB., 2007	41: 14-16 & 20-22 48: 2-4	2 OF 15

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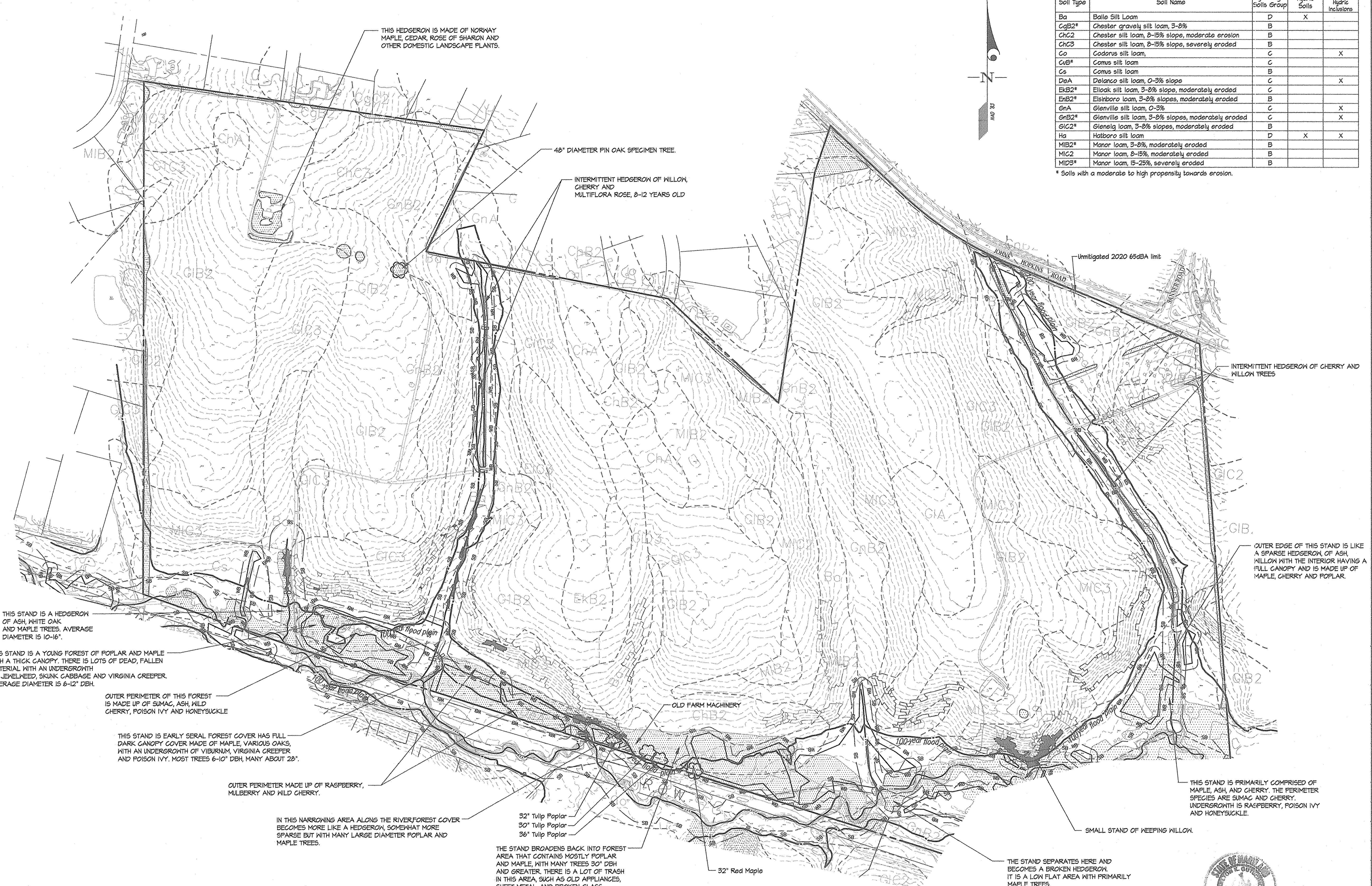
LEGEND:

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

SOILS CHART:

Soil Type	Soil Name	Hydrologic Soils Group	Hydric Soils	Possible Hydric Inclusions
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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*	Ellioak silt loam, 3-8% slope, moderately eroded	C		
EnB2*	Elisboru loam, 3-8% slopes, moderately eroded	B		
GnA	Glennville silt loam, 0-3%	C		X
GnB2*	Glennville silt loam, 3-8% slopes, moderately eroded	C		X
GIC2*	Glennig loam, 3-8% slopes, moderately eroded	B		
Ha	Harboro silt loam	D	X	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.



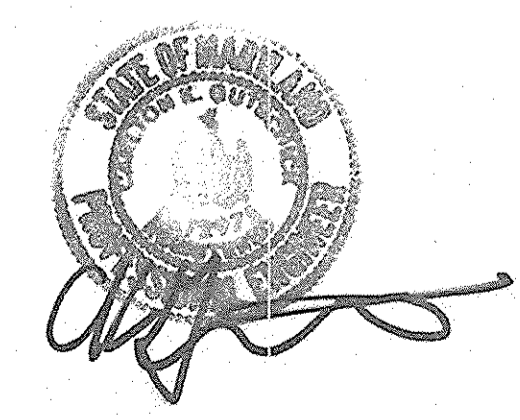
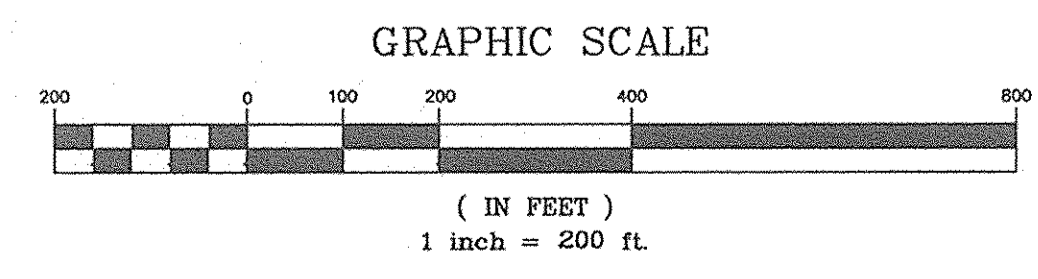
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TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Handwritten signature*  
PLANNING DIRECTOR DATE 1/25/07

**APPROVED**  
**PLANNING BOARD**  
**OF HOWARD COUNTY**

DATE: 1-25-07  
PB CASE No.: 378



**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20886  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4166

DATE	REVISION	BY	APPR.

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

EXISTING CONDITIONS (CIRCA 2000)

**MAPLE LAWN FARMS**  
**AMENDED COMPREHENSIVE & SUBDIVISION SKETCH PLAN**

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=200'	MXD-3	03067
DATE	TAX MAP - GRID	SHEET
FEB., 2007	41: 14-16 & 20-22 48: 2-4	3 OF 15

**LEGEND:**

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

**SOILS CHART:**

Soil Type	Soil Name	Hydrologic Soils Group	Hydric Soils	Possible Hydric Inclusions
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CuB*	Comus silt loam	C		
Cs	Comus silt loam	B		
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EkB2*	Elloak silt loam, 3-8% slope, moderately eroded	C		
EnB2*	Elainboro loam, 3-8% slopes, moderately eroded	B		
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GnB2*	Glanville silt loam, 3-8% slopes, moderately eroded	C		X
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MID3*	Manor loam, 15-25%, severely eroded	B		

\* Soils with a moderate to high propensity towards erosion.



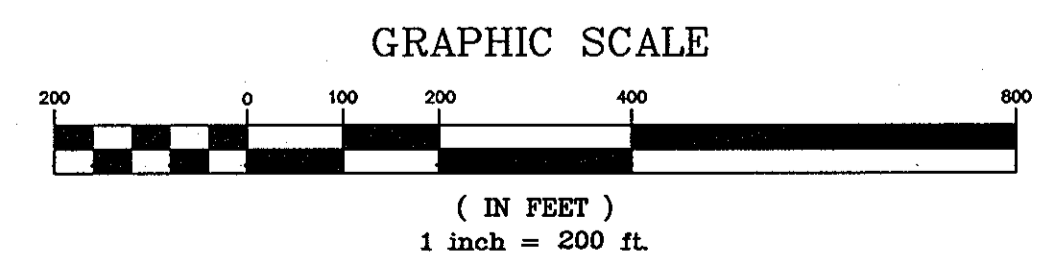
VARIOUS SHADE TREES AND RESIDENTIAL LANDSCAPE CLUSTERS SURROUNDING THE FARM HOUSE. THE PRIMARY SPECIES ARE ACER RUBRUM AND QUERCUS PALUSTRIS, RANGING IN SIZE FROM 12"-25" CALIPER TREES.

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Mark A. Wolfe*  
PLANNING DIRECTOR DATE 1/25/07

**APPROVED**  
PLANNING BOARD  
of HOWARD COUNTY

DATE: 1-25-07  
PB CASE No.: 378



**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20886  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

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

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

EXISTING CONDITIONS (CIRCA 2000)

**MAPLE LAWN FARMS**  
AMENDED COMPREHENSIVE & SUBDIVISION SKETCH PLAN

ELECTION DISTRICT No. 5  
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=200'	MXD-3	03067
DATE	TAX MAP - GRID	SHEET
FEB, 2007	41: 14-16 & 20-22 46: 2-4	4 OF 15

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**SWM FACILITY NOTE**

Depending on the final maintenance responsibilities for the SWM facilities, private easements may be required for the facilities and their access to public roadways

**ROAD CLASSIFICATIONS**

The public roadways for the project are classified as follows:  
 MINOR ARTERIAL: Maple Lawn Boulevard  
 MAJOR COLLECTOR: Road 'E' (southernmost 550')  
 MINOR COLLECTOR: Iager Blvd., Tawes St., Market St., Roads 'B', 'E', 'F' (east of 'B' intersection), 'E' (from Market St. south to Major Collector Segment)  
 ACCESS STREETS: Remaining Streets

**NOISE LINE**

The 65dBA noise line remains within the Route 216, Maple Lawn Boulevard, and Road 'E' rights-of-way.

**ACCESS TO ROAD 'E'**

In addition to the depicted intersecting public roads and private alleys, future private access points to Road 'E' are shown generally as . All access points and the intersection geometries are subject to further analysis and review at later plan stages.

**NOTE**

Vehicle ingress/egress along MD Route 216 (shown on this sheet) limited to existing Maple Lawn Boulevard and Road 'E'

**NOTES FOR SIDEWALKS AND PATHWAYS**

- All public roads shall have sidewalks where lots or internal open space abuts road. Where no lots or internal open space about a road segment, sidewalk shall be provided on at least one side.
- All mid-block passages shall have pathways.
- 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  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

*Manish K. Gupta*  
 PLANNING DIRECTOR DATE: 2/25/07

**APPROVED**  
**PLANNING BOARD**  
 of HOWARD COUNTY

DATE: 1-25-07  
 PB CASE No.: 378

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-959-2524 FAX: 301-421-4186

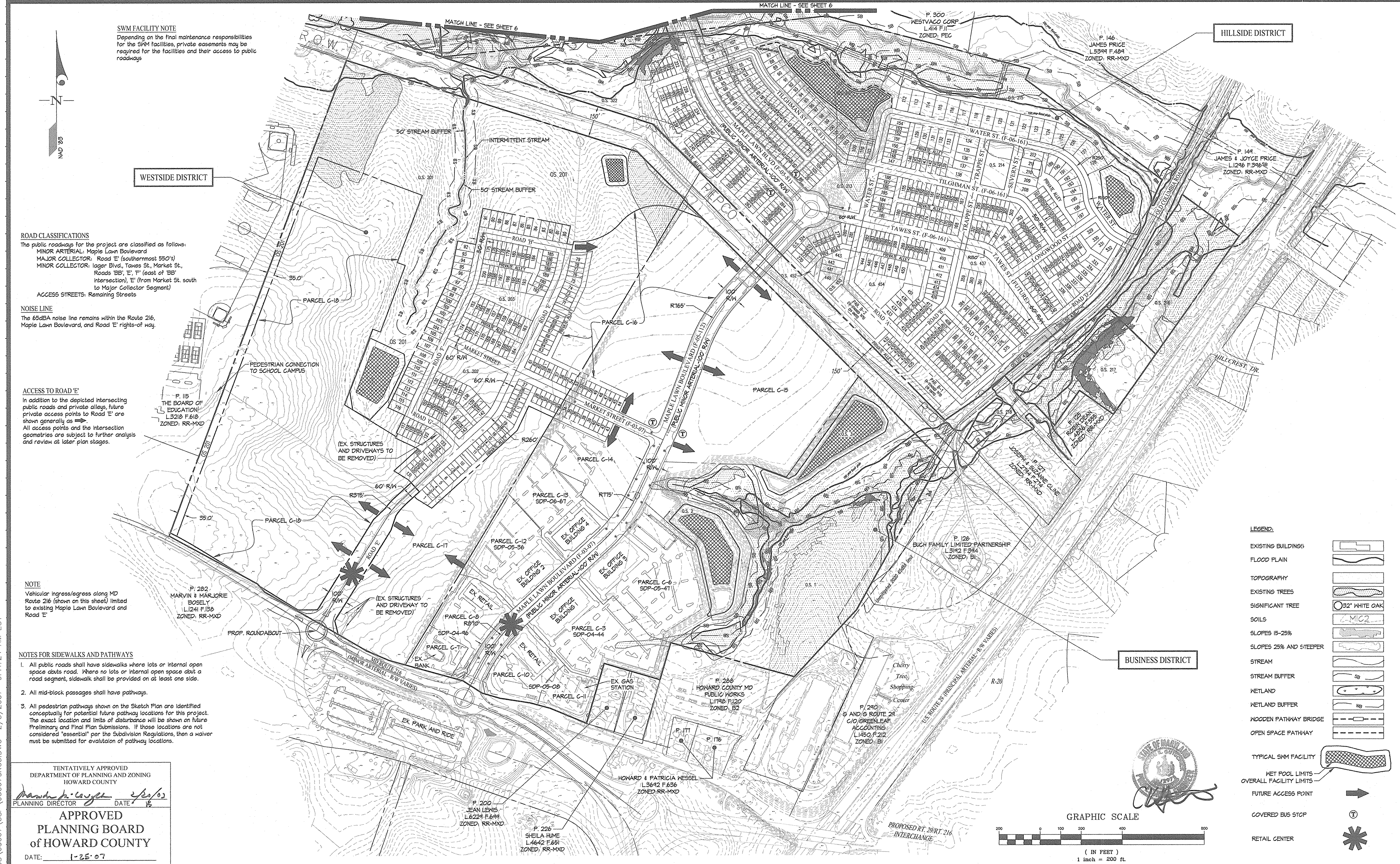
DATE	REVISION	BY	APP'R.

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

SKETCH PLAN  
**MAPLE LAWN FARMS**  
 AMENDED COMPREHENSIVE & SUBDIVISION SKETCH PLAN  
 ELECTION DISTRICT No. 5  
 HOWARD COUNTY, MARYLAND

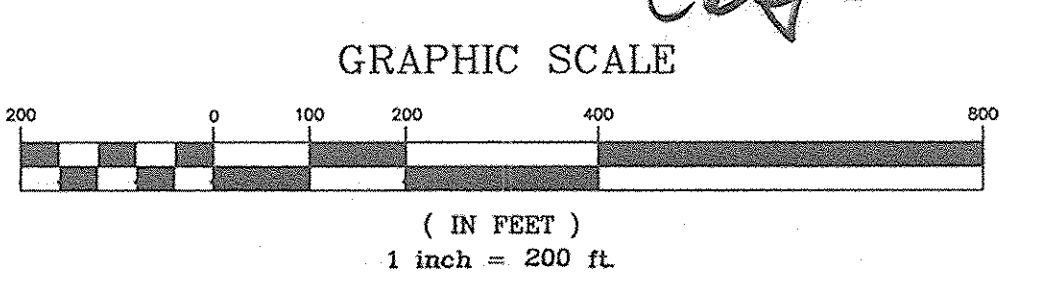
SCALE	ZONING	G. L. W. FILE No.
1" = 200'	MXD-3	03067
DATE	TAX MAP - GRID	SHEET
FEB, 2007	41-14-16 & 20-22 48-2-4	5 OF 15

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**LEGEND:**

- EXISTING BUILDINGS
- FLOOD PLAIN
- TOPOGRAPHY
- EXISTING TREES
- SIGNIFICANT TREE
- SOILS
- SLOPES 15-25%
- SLOPES 25% AND STEEPER
- STREAM
- STREAM BUFFER
- WETLAND
- WETLAND BUFFER
- WOODEN PATHWAY BRIDGE
- OPEN SPACE PATHWAY
- TYPICAL SWM FACILITY
- WET POOL LIMITS
- OVERALL FACILITY LIMITS
- FUTURE ACCESS POINT
- COVERED BUS STOP
- RETAIL CENTER



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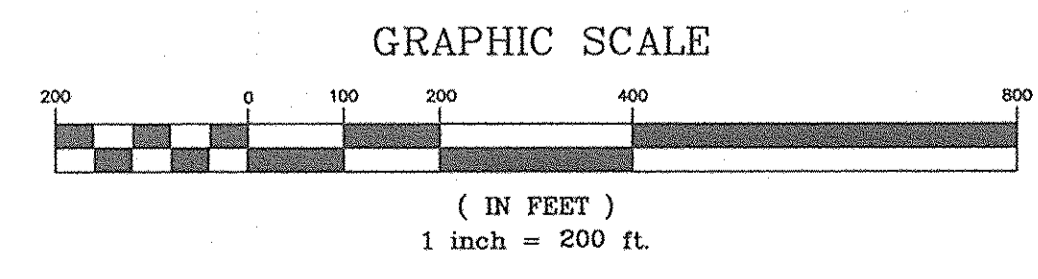
- NOTES FOR SIDEWALKS AND PATHWAYS**
- All public roads shall have sidewalks where lots or internal open space abuts road. Where no lots or internal open space abut a road segment, sidewalk shall be provided on at least one side.
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TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Mark L. ...*  
PLANNING DIRECTOR DATE 2/20/07

**APPROVED**  
PLANNING BOARD  
OF HOWARD COUNTY

DATE: 1-25-07  
PB CASE No.: 378



**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
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TEL: 301-421-4024 BALT: 410-850-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

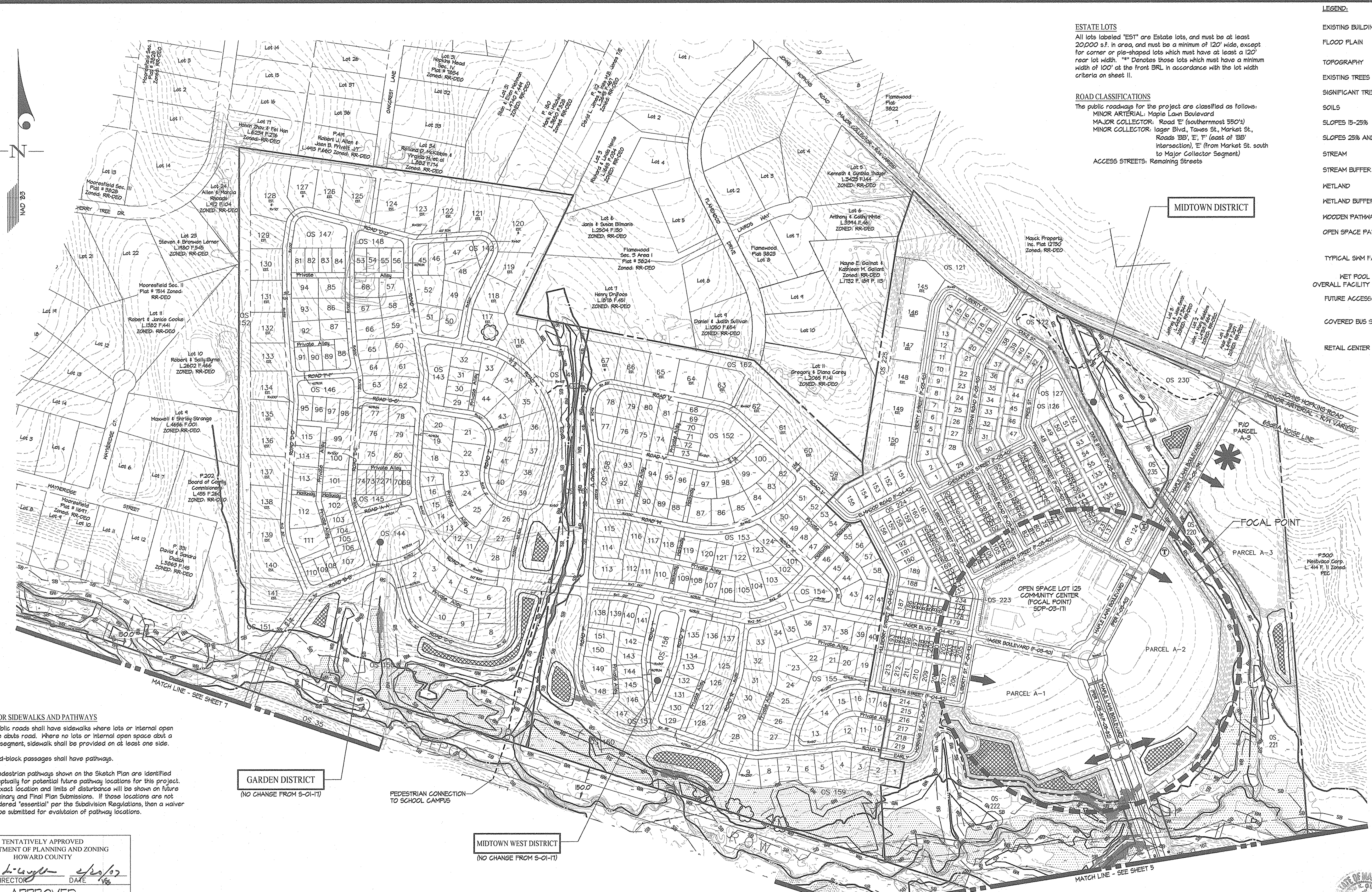
DATE	REVISION	BY	APPR.

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

SKETCH PLAN  
**MAPLE LAWN FARMS**  
AMENDED COMPREHENSIVE & SUBDIVISION SKETCH PLAN

ELECTION DISTRICT No. 5  
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=200'	MXD-3	03067
DATE	TAX MAP - GRID	SHEET
FEB, 2007	41-14-16 & 20-22 46: 2-4	6 OF 15

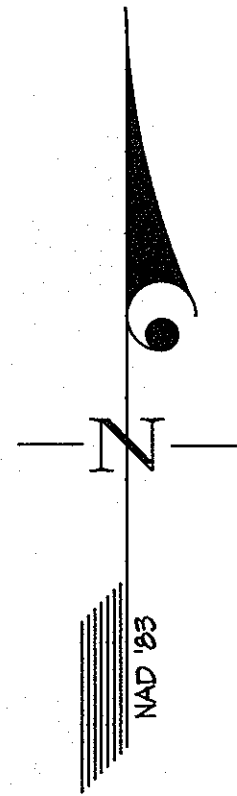


**ESTATE LOTS**  
All lots labeled "EST" are Estate lots, and must be at least 20,000 s.f. in area, and must be a minimum of 120' wide, except for corner or pie-shaped lots which must have at least a 120' rear lot width. \*\* Denotes those lots which must have a minimum width of 100' at the front BRL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

**ROAD CLASSIFICATIONS**  
The public roadways for the project are classified as follows:  
MINOR ARTERIAL: Maple Lawn Boulevard  
MAJOR COLLECTOR: Road "E" (southernmost 550')  
MINOR COLLECTOR: Jasper Blvd, Townes St., Market St., Roads "BB", "E" (east of "BB" intersection), "E" (from Market St. south to Major Collector Segment)  
ACCESS STREETS: Remaining Streets

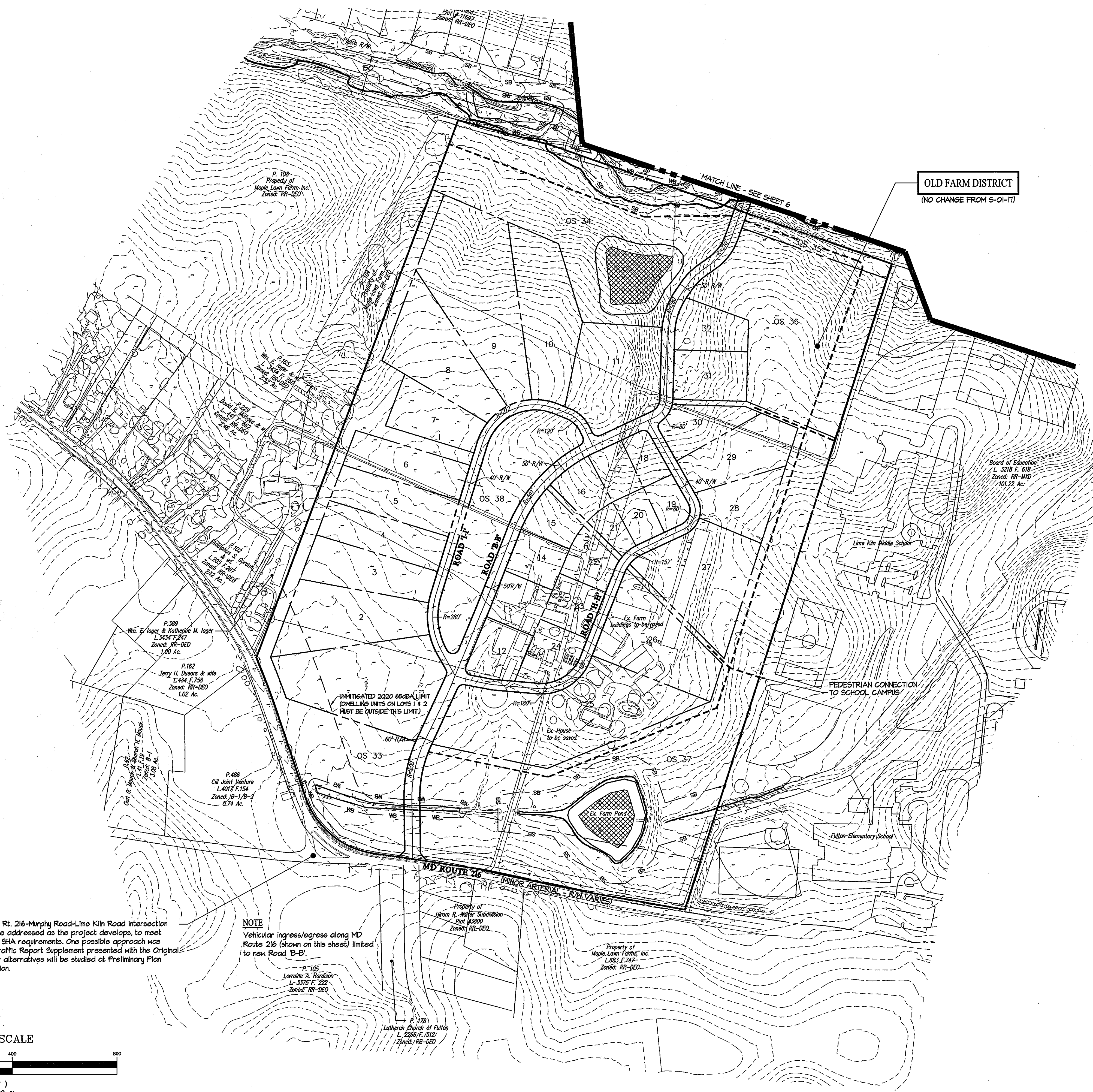
- LEGEND:**
- EXISTING BUILDINGS
  - FLOOD PLAIN
  - TOPOGRAPHY
  - EXISTING TREES
  - SIGNIFICANT TREE (32" WHITE OAK)
  - SOILS (M1C2)
  - SLOPES 15-25%
  - SLOPES 25% AND STEEPER
  - STREAM
  - STREAM BUFFER
  - METLAND
  - METLAND BUFFER
  - WOODEN PATHWAY BRIDGE
  - OPEN SPACE PATHWAY
  - TYPICAL SWM FACILITY
  - WET POOL LIMITS
  - OVERALL FACILITY LIMITS
  - FUTURE ACCESS POINT
  - COVERED BUS STOP
  - RETAIL CENTER





**LEGEND:**

EXISTING BUILDINGS	
FLOOD PLAIN	
TOPOGRAPHY	
EXISTING TREES	
SIGNIFICANT TREE	
SOILS	
SLOPES 15-25%	
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STREAM	
STREAM BUFFER	
WETLAND	
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 MAJOR COLLECTOR: Lager Blvd., Taxes St., Market St.,  
 Roads 'BB', 'E', 'F' (east of 'BB'  
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- NOTES FOR SIDEWALKS AND PATHWAYS**
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Note: Any required Rt. 216-Murphy Road-Line 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 the Original Sketch Plan. Other alternatives will be studied at Preliminary Plan stage for this section.

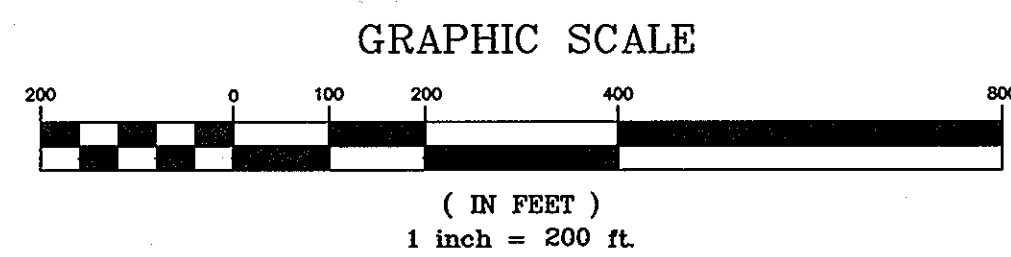
**NOTE**  
 Vehicular ingress/egress along MD Route 216 (shown on this sheet) limited to new Road 'B-B'.

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

*David A. Gutzick*  
 PLANNING DIRECTOR DATE 2/5/07

**APPROVED**  
 PLANNING BOARD  
 OF HOWARD COUNTY

DATE: 1-25-07  
 PB CASE No.: 378



**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-959-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

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

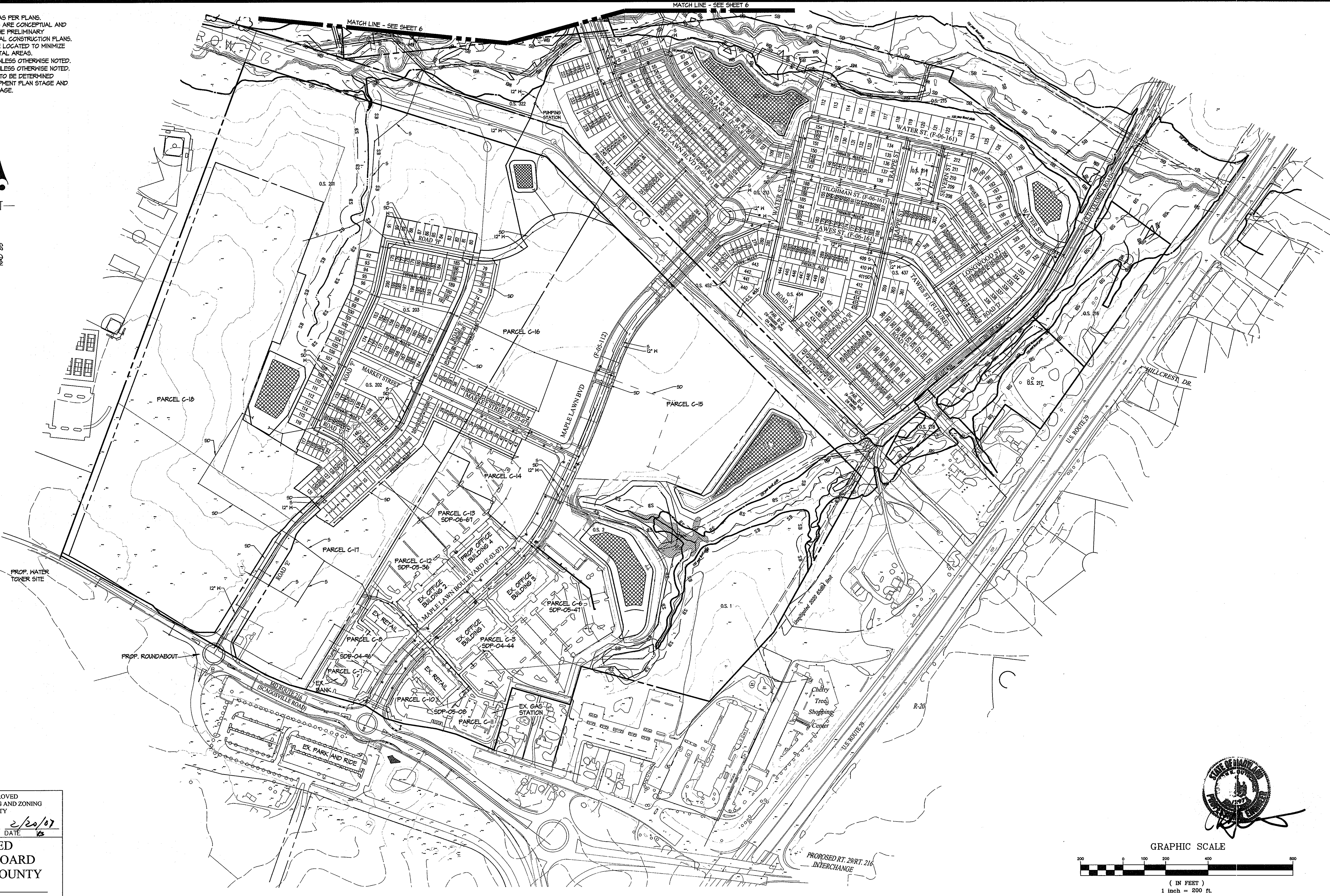
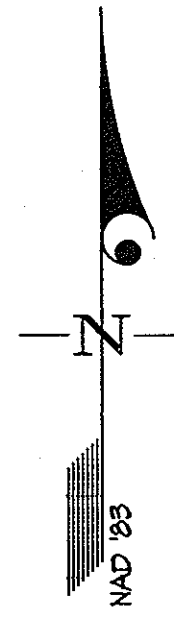
SKETCH PLAN  
**MAPLE LAWN FARMS**  
 AMENDED COMPREHENSIVE & SUBDIVISION SKETCH PLAN  
 ELECTION DISTRICT No. 5  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=200'	MXD-3	03067
DATE	TAX MAP - GRID	SHEET
FEB., 2007	41: 14-16 46: 20-22 48: 2-4	7 OF 15

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**UTILITY NOTES**

- EXISTING UTILITY LOCATIONS AS PER PLANS.
- PROPOSED UTILITY LOCATIONS ARE CONCEPTUAL AND SUBJECT TO REFINEMENT ON THE PRELIMINARY DEVELOPMENT PLANS AND FINAL CONSTRUCTION PLANS. PROPOSED UTILITIES SHALL BE LOCATED TO MINIMIZE DISTURBANCE TO ENVIRONMENTAL AREAS.
- ALL WATER (W) SHALL BE 8" UNLESS OTHERWISE NOTED.
- ALL SEWER (S) SHALL BE 8" UNLESS OTHERWISE NOTED.
- ALL STORM DRAIN (SD) SIZES TO BE DETERMINED DURING PRELIMINARY DEVELOPMENT PLAN STAGE AND ROAD CONSTRUCTION PLAN STAGE.



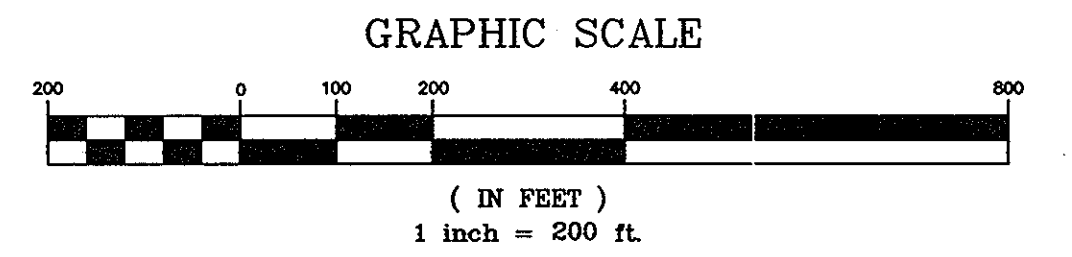
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TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Handwritten signature* 2/20/07  
PLANNING DIRECTOR DATE

**APPROVED**  
**PLANNING BOARD**  
**of HOWARD COUNTY**

DATE: 1-25-07  
PB CASE No.: 378



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

PREPARED FOR:  
G&R MAPLE LAWN INC., et al  
SUITE 300 WOODHOLME CENTER  
1829 REISTERSTOWN ROAD  
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UTILITY PLAN  
**MAPLE LAWN FARMS**  
**AMENDED COMPREHENSIVE & SUBDIVISION SKETCH PLAN**

ELECTION DISTRICT No. 5  
HOWARD COUNTY, MARYLAND

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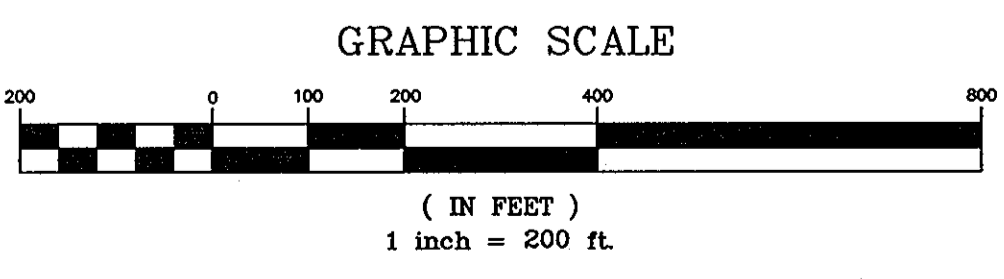
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TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Harsh J. Goyke* 4/24/07  
PLANNING DIRECTOR DATE

**APPROVED**  
**PLANNING BOARD**  
of HOWARD COUNTY

DATE: 1-25-07  
PB CASE No.: 378



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**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188

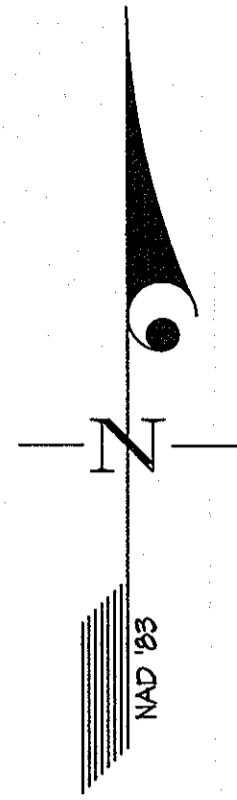
DATE	REVISION	BY	APPR.

PREPARED FOR:  
G&R MAPLE LAWN INC., et al  
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1829 REISTERSTOWN ROAD  
BALTIMORE, MD 21208  
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**MAPLE LAWN FARMS**  
**AMENDED COMPREHENSIVE & SUBDIVISION SKETCH PLAN**

ELECTION DISTRICT No. 5  
HOWARD COUNTY, MARYLAND

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**UTILITY NOTES**

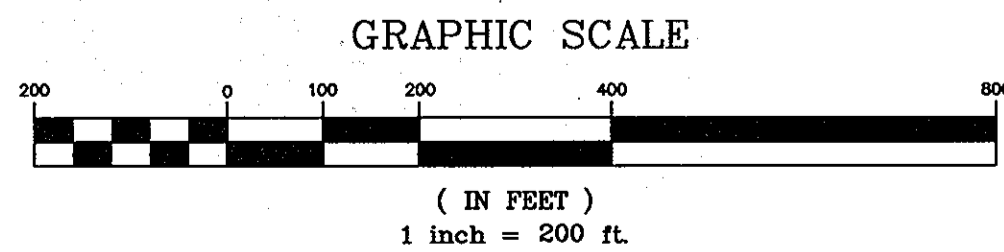
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TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

*Mark A. Cagle* 2/16/07  
 PLANNING DIRECTOR DATE

**APPROVED**  
**PLANNING BOARD**  
 of HOWARD COUNTY

DATE: 1-25-07  
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**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
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**AMENDED COMPREHENSIVE & SUBDIVISION SKETCH PLAN**

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 HOWARD COUNTY, MARYLAND

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**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 Maple Lawn Boulevard shall not exceed three stories.  
 • Commercial buildings east of Maple Lawn Boulevard at the Focal Point shall not exceed four stories.  
 • Commercial buildings in the Business District within 300 feet of MD Route 216 shall not exceed one story.  
 • Commercial buildings in the Business District located between 300 feet and 500 feet from MD Route 216 shall not exceed four stories.  
 • Commercial buildings in the Business District beyond 500 feet from MD Route 216 shall not exceed eight stories above the highest adjoining grade.  
 • Commercial buildings in the Westside District within 300 feet of MD Route 216 shall not exceed two stories.  
 • Commercial buildings in the Westside District beyond 300 feet from MD Route 216 shall not exceed four stories above the highest adjoining grade.

**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 Amended Comprehensive Sketch Plan, provided, however, that quarries, temporary wrecked vehicle storage and yard waste shall not be allowed:  
 • Public school buildings-temporary conversion to other uses  
 • Theaters, legitimate and dinner  
 • Theaters, movie  
 • Public utility uses, limited to the following: utility substations, above ground pipelines, pumping stations, telephone stations, and telephone exchanges, but no stand-alone commercial communications towers.

The following use restrictions also apply:  
 • No more than 15% of the total Employment land use area may be devoted to warehouse and light manufacturing uses.  
 • Cemeteries, 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 contain more than 150,000 square feet of gross floor area designated for use by retail and personal service businesses. Designated Retail Centers may include retail stores, personal service establishments, and similar uses, as well as fast food restaurants and a gasoline service station; however for all Retail Centers the total square foot area which may be used for retail and personal service business shall not exceed 181,590 (300 square feet per gross acre). No individual retail establishment within the MXD-3 District shall have a gross floor area greater than 85,000 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 Maple Lawn Boulevard  
 • No setback is required from the right-of-way of any internal public or private roads other than for Maple Lawn Boulevard as noted above.  
 • 10' from any other property line

**Parking Setbacks**  
 • 15' to public right-of-way of Maple Lawn Boulevard (except for parallel parking adjacent to roadway)  
 • 10' to any other property or boundary line (except for parallel parking adjacent to roadway, or where a parcel line lies within a use-in-common parking area serving multiple parcels.)  
 • 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:  
 A. Bay windows, eaves, French balconies, porches, cornices, awnings, signs, and similar architectural elements may encroach fully into any setback.  
 B. 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.

**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, or neighboring buildings accessible by pedestrians.  
 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 of net leasable area  
 Flex Space (Industrial/Office) 2.5 spaces per 1,000 square feet of net leasable area  
 Other Industrial 2.0 spaces per 1,000 square feet of net leasable area.  
 Recreational Uses:  
 Health Club 10.0 spaces per 1,000 square feet of net leasable area  
 Swimming Pool, Community 1.0 space per seven persons permitted in the pool at one time by the Dept. of Health  
 Health  
 Tennis Court 2.0 spaces per court

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

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

Reductions in parking requirements are permitted pursuant to the Howard County Zoning Regulations Sections 133.D.8 (Parking Studies), 133.E.1 (Shared Parking) and 133.E.2 (Trip Reduction Plans).

**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' or business owners' association, or are for non-profit uses, such as a school, library, fire and rescue station, post office, museum, art gallery, nature center, or community building. Parking lots are permitted only as an accessory use to an approved use on the same lot. Open land within designated residential land use areas shall be considered Open Space if it is held for the common use of persons residing in the vicinity of such land.

**Other Permitted uses:**  
 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.  
 i. Sign and entry features may be located at any location in a setback, if approved by the Planning Board and does not interfere with sight distance along public roads.

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

**Setbacks**  
Buildings or structures within Open Space land use areas shall be a minimum of 10' from any right-of-way or property line, except that park like structures such as gazebos, pavilions, benches fountains and similar structures may be located anywhere within an open space lot; except, however, that buildings and structures may be permitted anywhere within Open Space land use areas in accordance with a Site Development Plan approved by the Howard County Planning Board.

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

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

**Parking**  
 Health Club 10.0 spaces per 1,000 square feet of net leasable area  
 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.

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

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

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY  
 PLANNING DIRECTOR DATE 2/20/07  
 APPROVED  
 PLANNING BOARD  
 of HOWARD COUNTY  
 DATE: 1-25-07  
 PB CASE No.: 378



<b>GLWGUTSCHICK LITTLE &amp; WEBER, P.A.</b> CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20866 TEL: 301-421-4024 BALT: 410-850-1820 DC/VA: 301-959-2524 FAX: 301-421-4186	PREPARED FOR: G&R MAPLE LAWN INC., et al SUITE 300 WOODHOLME CENTER 1829 REISTERSTOWN ROAD BALTIMORE, MD 21208 ATTN: CHARLIE O'DONOVAN 410-484-8400	DEVELOPMENT CRITERIA		SCALE AS SHOWN	ZONING MXD-3	G. L. W. FILE No. 03067
		MAPLE LAWN FARMS AMENDED COMPREHENSIVE & SUBDIVISION SKETCH PLAN		DATE FEB, 2007	TAX MAP - GRID 41-14-16 & 20-22 46: 2-4	SHEET 12 OF 15
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### 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 includes:

- 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 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 frontages 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 masses, 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 material 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: 80 linear feet of measured perimeter edge, and
- Small Ornamental deciduous Trees: 60 linear feet of measured perimeter edge, and
- Evergreen Trees: 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:

- Maple Lawn Blvd., Taves St. & Iager Blvd. 1 tree per 40 linear feet, both sides;
- All other Streets 1 tree per 40 linear feet, both sides;
- Private Alleys No trees required

These are only minimum standards. Trees should be placed to align where possible with lot lines and demising walls of units so as to avoid blocking the fronts and/or doors and windows of units. Where there are parallel parking spaces, the spacing may be increased to 44' to coincide with parking dimensions.

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 20' from a street light, 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 low hedges 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 abut 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 (face-to-face), and shall be provided between every other double loaded parking bay, except that one set of three double-loaded bays is permitted where there is an odd number. 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 front building length	1 per 80 feet of building footprint length	1 per 4 linear feet of sides & 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 front building length	None Required	None Required***
Two-Family	None Required	1 per 4 feet of lot width at BRL	1 per lot	None Required***
Semi-Detached	None Required	1 per 4 feet of lot width at BRL	1 per lot	None Required***
Cottage	None Required	1 per 4 feet of lot width at BRL	1 per lot	None Required***
Manor	None Required	1 per 4 feet of lot width at BRL	1 per lot	1 per 4 linear feet of one 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 one 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 sides & rear building lengths.
Commercial Building	None Required	None Required	None Required	1 per 4 linear feet of sides & rear building lengths.
Civic Building	None Required	1 per 4 feet of front building length	None Required	1 per 4 linear feet of sides & 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 contour where the sidewalk does not abut the storefront, or where planters are provided.

\*\*\*On corner lots, provide 1 shrub per 4 linear feet of side building length.

Substitution of two flowering trees or two evergreen trees for each shade tree may be permitted for up to 50 percent of the required number of shade trees shown in the table subject to the approval by the DRC. Substitution of 4 square feet of ground cover or perennials may be substituted for a shrub, for up to 25 required number of shrubs.

Where designated on the SDP, picket fences are required along the front property line for single-family detached (SFD) homes, and shall be setback 1' from the sidewalk. Picket fences in the front yards may range in height from a minimum of 32" to a maximum of 48". Perennial flowers are encouraged to be planted within this 1' zone in front of the fence, not exceeding 24" to 30" in mature/maintained height. Flowering vines are also encouraged to grow/climb upon the fence. A continuous evergreen hedge maintained at no more than 36" nor less than 30" may be substituted for the fence along the property line.

For residential building types fronting an attached Green, Street Trees shall be planted in front of the structures and within the public open space to match the placement, species, and spacing of the adjoining thoroughfare. Picket Fences and/or evergreen hedges shall also be provided in such cases.

#### G) 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 shored 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% 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 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.

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Mark A. Upton* 4/25/07  
PLANNING DIRECTOR DATE

**APPROVED**  
**PLANNING BOARD**  
of HOWARD COUNTY

DATE: 1-25-07  
PB CASE No.: 378



GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20866 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188	DES. CKG	DRN. AWL	CHK. DEV
DATE	REVISION	BY	APPR.

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

LANDSCAPING CRITERIA		
MAPLE LAWN FARMS AMENDED COMPREHENSIVE & SUBDIVISION SKETCH PLAN		
ELECTION DISTRICT No. 5	HOWARD COUNTY, MARYLAND	

SCALE AS SHOWN	ZONING MXD-3	G. L. W. FILE No. 03067
DATE FEB, 2007	TAX MAP - GRID 41-14-06 & 20-22 46: 2-4	SHEET 13 OF 15

**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 Cocksaur 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
Cladrastis lutea	Yellowwood
Prunus sargentii	Sargent Cherry
Pyrus calleryana 'Chanticleer'	Chanticleer Pear
Pyrus calleryana 'Fauriei'	Fauriei Pear
Pyrus calleryana 'Redspire'	Redspire Pear
Pyrus calleryana 'Rancho'	Rancho Pear
Sophora japonica 'Regent'	Regent Japanese Pagoda Tree
Sophora japonica 'Princeton 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**
Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo (male only)
Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo (male only)
Gleditsia triacanthos Inermis '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 6' between curb and sidewalk. Root barriers may be required in accordance with the Design Manual if there is less than 6'.  
 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.	
Betula nigra 'Heritage'/Heritage Clump Birch	10"-12" ht.	a.
Cercidiphyllum japonicum/Katsuratree	2 1/2"-3" cal.	
Fagus grandifolia/American Beech	2 1/2"-3" cal.	a.
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.	
Amerlanchier 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	8"-10" ht.	
Magnolia stellata/Star Magnolia	6"-8" ht.	
Magnolia x soulangeana/Saucer Magnolia	6"-8" ht.	
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 thunbergiana/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 kiautschovicus 'Manhattan'/Manhattan Euonymus	2 1/2'-3' ht.
Euonymus kiautschovicus '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 'Steed's Upright'/Steed's Upright Holly	2 1/2'-3' ht.
Ilex glabra 'Compacta'/Compact Inkberry	2 1/2'-3' ht.
Ilex crenata 'Helleri'/Helleri Holly	18"-24" sp.
Ilex x Meserveae 'Blue Prince'/Blue Prince Holly	3 1/2'-4' ht.
Ilex x Meserveae 'Blue Princess'/Blue Princess Holly	3 1/2'-4' ht.
Ilex attenuata 'Foseri'/Foster Holly	5'-6' ht.
Ilex 'Nellie R. Stevens'/Nelle Stevens Holly	5'-6' ht.
Kalmia latifolia/Mountain Laurel	2 1/2'-3' ht.
Lucothoe axillaris/Coast Leucothoe	18"-24" sp.
Mahonia aquifolium/Oregon Grapeholly	2 1/2'-3' ht.
Mahonia bealei/Leatherleaf Mahonia	18"-24" sp.
Pieris japonica/Japanese Andromeda	2' -2 1/2ht.
Pyracantha coccinea 'Lowboy'/Lowboy Firethorn	18"-24" sp.
Pyracantha coccinea 'Lalandei'/Lalandei Scarlet Firethorn	2 1/2'-3' ht.
Prunus laurocerasus 'Schipkaensis'/Skp Cherry Laurel	2 1/2'-3' ht.
Prunus laurocerasus 'Otto Lutyken'/Otto Lutyen Cherry Laurel	2'-2 1/2ht.
Photinia x fraseri/Frasers Photinia	3'-3 1/2' ht.
Rhododendron catabiense album/White Catawba Rhododendron	2 1/2'-3' ht.
Rhododendron catabiense 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 salicifolius 'Repens'/Willowleaf Cotoneaster	18"-24" sp.
Cotoneaster dammerli '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.
Nandina domestica 'Coral Beauty'/Coral Beauty Nandina	2 1/2'-3' ht.
Viburnum carlesii/Korean Spice Viburnum	2 1/2'-3' ht.
Viburnum dentatum/Arrowwood Viburnum	2 1/2'-3' ht.
Viburnum x Juddii/Judd Viburnum	2 1/2'-3' ht.
Viburnum plicatum 'Mariesii'/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. An archway or piers defining an opening in the wall may be up to 9' in height. 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 (not more than 25 percent)  
 \*five shrubs for one evergreen tree or ornamental tree (not more than 50 percent)

**Entrance Monuments**

Entry features in open space, or on private lots/parcels may be up to 15' in height (measured at the highest wall elevation to the grade at that point). The sign code limitation on the area of the lettering shall be applied to the area of the actual letters, not the entire pre-cast sign panel.

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

PLANNING DIRECTOR DATE

APPROVED  
 PLANNING BOARD  
 OF HOWARD COUNTY

DATE: 1-25-07  
 PB CASE No.: 378

**GLWGUTSCHICK 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 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

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

LANDSCAPING CRITERIA  
**MAPLE LAWN FARMS**  
 AMENDED COMPREHENSIVE & SUBDIVISION SKETCH PLAN



ANALYSIS OF LAND USE AREAS

DISTRICT	TOTAL SFD AREA	DESCRIPTION	AREA
HILLSIDE	14.2 Ac.	AREA OF SFD LOTS	9.0 Ac.
		PRIVATE ALLEYS	1.4 Ac.
		PUBLIC RIGHTS-OF-WAY	3.8 Ac.
MIDTOWN	18.0 Ac.	AREA OF SFD LOTS	11.1 Ac.
		PRIVATE ALLEYS	1.7 Ac.
		PUBLIC RIGHTS-OF-WAY	5.2 Ac.
MIDTOWN WEST	41.3 Ac.	AREA OF SFD LOTS	33.8 Ac.
		PRIVATE ALLEYS	2.7 Ac.
		PUBLIC RIGHTS-OF-WAY	10.8 Ac.
GARDEN	54.1 Ac.	AREA OF SFD LOTS	40.9 Ac.
		PRIVATE ALLEYS	1.9 Ac.
		PUBLIC RIGHTS-OF-WAY	11.3 Ac.
OLD FARM	59.0 Ac.	AREA OF SFD LOTS	51.5 Ac.
		PRIVATE ALLEYS	1.0 Ac.
		PUBLIC RIGHTS-OF-WAY	6.5 Ac.
<b>TOTAL AREA</b>		<b>192.6 ACRES</b>	

DISTRICT	TOTAL O.R. AREA	DESCRIPTION	AREA
HILLSIDE	34.3 Ac.	AREA OF O.R. LOTS	18.8 Ac.
		PARCELS B-1, B-2, & B-3	0.9 Ac.
		PRIVATE ALLEYS	4.2 Ac.
MIDTOWN	20.5 Ac.	AREA OF O.R. LOTS	10.4 Ac.
		PARCEL A-1	9.8 Ac.
		PRIVATE ALLEYS	5.5 Ac.
WEST SIDE	18.8 Ac.	AREA OF O.R. LOTS	11.1 Ac.
		PRIVATE ALLEYS	2.1 Ac.
		PUBLIC RIGHTS-OF-WAY	5.0 Ac.
<b>TOTAL AREA</b>		<b>73.6 ACRES</b>	

DISTRICT	TOTAL EMP. AREA	DESCRIPTION	AREA
BUSINESS	61.3 Ac.	PARCEL C-3	4.4 Ac.
		PARCEL C-6	5.9 Ac.
		PARCEL C-7	1.0 Ac.
		PARCEL C-8	2.2 Ac.
		PARCEL C-10	2.0 Ac.
		PARCEL C-11	1.2 Ac.
		PARCEL C-12	3.2 Ac.
		PARCEL C-13	2.9 Ac.
		PARCEL C-14	4.0 Ac.
		PARCEL C-15	11.8 Ac.
MIDTOWN	21.2 Ac.	PARCEL A-2	8.5 Ac.
		PARCEL A-3	7.4 Ac.
		PUBLIC RIGHTS-OF-WAY	5.3 Ac.
WEST SIDE	34.5 Ac.	PARCEL C-17	9.8 Ac.
		PARCEL C-18	31.6 Ac.
<b>TOTAL AREA</b>		<b>122.0 ACRES</b>	

OPEN SPACE		ACTIVE OPEN SPACE TABULATION			
DISTRICT	TOTAL O.S. AREA	DISTRICT	OPEN SPACE LOT No.	SIZE (ACRES)	POSSIBLE USES
BUSINESS	24.8 Ac.	HILLSIDE	215	1.0	Neighborhood Park/Informal Sports
			431	0.7	Neighborhood Park/Informal Sports
HILLSIDE	32.8 Ac.	MIDTOWN	125	5.0	Community Pool/Health Club/Tennis/Formal Sports Field
			126	0.5	Neighborhood Park/Informal Sports
MIDTOWN	34.7 Ac.	MIDTOWN WEST	152	1.0	Neighborhood Park/Informal Sports
			154	0.3	Neighborhood Park/Informal Sports
MIDTOWN WEST	19.4 Ac.	GARDEN	156	0.7	Neighborhood Park/Informal Sports
			143	0.6	Neighborhood Park/Informal Sports
GARDEN	25.7 Ac.	GARDEN	144	1.2	Neighborhood Park/Informal Sports
			146	0.5	Neighborhood Park/Informal Sports
OLD FARM	49.0 Ac.	OLD FARM	147	0.7	Neighborhood Park/Informal Sports
			35	1.7	Large Open Uses (with #36)
WEST SIDE	25.7 Ac.	OLD FARM	36	7.3	Large Open Uses (with #35)
			38	4.1	Neighborhood Park/Informal Sports
<b>TOTAL AREA</b>	<b>217.1 Ac.</b>	<b>TOTAL ACTIVE OPEN SPACE</b>		<b>25.9 ACRES (12.2% OF REQUIRED O.S.)</b>	

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 pathway system through the open space network has not been included in this tabulation.

The following open space lots will be dedicated to the Howard County Dept. of Recreation & Parks:

- Business District - 1
- Hillside District - 215, 216, 217, 218, & 322
- Midtown District - 122, 220, 221, & 222
- Midtown West District - 154, 160, & 161
- Garden District - 144 & 150
- Old Farm District - 34 & 35
- Westside District - 201

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

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Wendy A. Gault*  
PLANNING DIRECTOR DATE 1/25/07

**APPROVED**  
**PLANNING BOARD**  
**OF HOWARD COUNTY**

DATE: 1-25-07  
PB CASE No.: 378

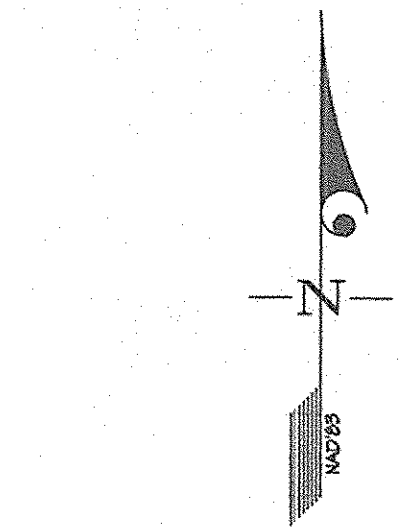
**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
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LAND USE DIAGRAM  
Scale: 1"=400'

LAND USE LEGEND	
[Pattern]	Single Family Detached (192.6 Ac.)
[Pattern]	Other Residential (73.6 Ac.)
[Pattern]	Employment (122.0 Ac.)
[Pattern]	Credited Open Space (217.1 Ac.)



BUSINESS DISTRICT  
PHASES 1, 5, & 6



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SUITE 300 WOODHOLME CENTER  
1829 REISTERSTOWN ROAD  
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LAND USE DIAGRAM AND DISTRICTING PLAN  
**MAPLE LAWN FARMS**  
AMENDED COMPREHENSIVE & SUBDIVISION SKETCH PLAN

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03067
DATE	TAX MAP - GRID	SHEET
FEB., 2007	41-14-15 & 20-22 46-2-4	15 OF 15

HOWARD COUNTY, MARYLAND