

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

OPEN SPACE (OS)

PERMITTED USES

ANY USES WHICH DO NOT INVOLVE ANY EXTENSIVE COVERAGE OF LAND WITH STRUCTURES, INCLUDING, BUT NOT LIMITED TO, PARKS, PLAYING FIELDS, PLAYGROUNDS, TENNIS, BASKETBALL, AND ALL PURPOSE COURTS, GOLF COURSES, 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, GIVE SALES, DANCES, AND SIMILAR ACTIVITIES.
3. OPERATION OF A COMMUNITY HALL INCLUDING LEASING OF SAME 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. HALL 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 GAZEBOES, PAVILIONS, AMPHITHEATER SEATING, DECKS, FOUNTAINS, WALKS, HARDSCAPE PLAZAS, TRAILS, PATIOS, ETC.
f. UTILITY FACILITIES SUCH AS TOT LOTS, VOLLEYBALL AND ALL OTHER RECREATIONAL FACILITIES.
g. ENVIRONMENTAL FACILITIES SUCH AS DRAINAGE, STORM-WATER MANAGEMENT FACILITIES, NETLAND MITIGATION, AFFORESTATION OR REFORESTATION.
h. ACTIVITY AREAS SUCH AS TOT LOTS, VOLLEYBALL AND ALL 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 GAZEBOES, PAVILIONS, BENCHES, FOUNTAINS AND SIMILAR STRUCTURES MAY BE LOCATED ANYWHERE WITHIN AN OPEN SPACE LOT; EXCEPT, HOWEVER, THAT BUILDINGS AND STRUCTURES MAY BE PERMITTED ANYWHERE WITHIN OPEN SPACE LAND USE AREAS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

HEIGHT

THERE SHALL BE NO HEIGHT LIMITATIONS FOR BUILDINGS OR STRUCTURES IN OPEN SPACE LAND USE AREAS, PROVIDED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

COVERAGE

NO COVERAGE REQUIREMENT IS IMPOSED UPON LOTS WITHIN OPEN SPACE LAND USE AREAS.

PARKING

HEALTH CLUB 100 SPACES PER 1,000 SQUARE FEET OF NET LEASABLE AREA
SWIMMING POOL, COMMUNITY 10 SPACE PER SEVEN PERSONS PERMITTED IN THE POOL AT ONE TIME BY THE HEALTH DEPT.
TENNIS COURT 20 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 193.D.3 (PARKING STUDIES), AND 193.E (SHARED PARKING).

ACCESSORY USES

ANY USE NORMALLY AND CUSTOMARILY INCIDENTAL TO ANY USE PERMITTED IN ANY LAND USE AREA SHALL BE PERMITTED.

SINGLE FAMILY DETACHED (SFD)

PERMITTED USES: ALL LOTS WITHIN SINGLE FAMILY DETACHED LAND USE AREAS SHALL BE USED ONLY FOR ONE SINGLE FAMILY DETACHED DWELLING, OR ONE ZERO LOT LINE DWELLING UNIT PER LOT. PRIVATE RECREATIONAL FACILITIES, SUCH AS SWIMMING POOLS, TENNIS COURTS AND BASKETBALL COURTS RESERVED FOR THE ON-SITE RESIDENTS AND THEIR GUESTS ARE ALSO PERMITTED. ACCESSORY STRUCTURES AND ACCESSORY USES ARE ALSO PERMITTED.

ANY OF THE PERMITTED USES MAY INCLUDE HOME OCCUPATIONS WITHIN THE PRINCIPAL STRUCTURE.

THE FOLLOWING ADDITIONAL USES NOT REFERRED TO OR INCLUDED IN THE ABOVE USES, WHICH ARE ALLOWED BY SPECIAL EXCEPTION IN THE RR DISTRICT, WILL BE PERMITTED AS A MATTER OF RIGHT IN THE SINGLE FAMILY DETACHED LAND USE AREAS, AND ARE SPECIFICALLY APPROVED BY THE PLANNING BOARD ON THIS AMENDED COMPREHENSIVE SKETCH PLAN:

- ANTIQUE SHOPS, ART GALLERIES AND CRAFT SHOPS
• BED AND BREAKFAST INNS
• CONCERT OR RECITAL ESTABLISHMENTS
• HOME OCCUPATIONS (ALSO SEE SECTION 129.C.1 FOR ACCESSORY USE PROVISIONS)
• CHARITABLE AND PHILANTHROPIC INSTITUTIONS
• HOMES-NURSING HOMES, GROUP CARE FACILITIES, CHILDRENS HOMES
• ATHLETIC FACILITIES-ATHLETIC FIELDS, COMMERCIAL OR COMMUNITY SWIMMING POOLS, TENNIS CLUBS AND SIMILAR USES
• COUNTRY CLUBS AND GOLF COURSES
• PUBLIC UTILITY USES, LIMITED TO: (A) UTILITY SUBSTATION, (B) ABOVE GROUND PIPELINES, (C) PUMPING STATIONS, (D) TELEPHONE EXCHANGES, (E) OTHER UTILITY DEVICES SUCH AS TRANSFORMERS, SWITCH GEAR, TELEPHONE CABINETS, ETC.
• ENTRANCE FEATURES FOR SUBDIVISIONS
• ACCESSORY DWELLING UNITS (SUCH UNITS SHALL NOT COUNT TOWARDS THE MAXIMUM NUMBER OF DWELLING UNITS, SUCH UNITS SHALL BE OWNED AND MAINTAINED BY THE OWNER OF THE PRINCIPAL DWELLING UNIT; ALSO SEE SECTION 104).

FOR ALL LOTS AND PARCELS WHICH ARE TECHNICALLY IN THE SFD LAND USE, BUT LATER RECORDED AS ADDITIONAL OPEN SPACE (E.G. NCOS 4 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.

- ANTIQUE SHOPS, ART GALLERIES AND CRAFT SHOPS
• BED AND BREAKFAST INNS
• CONCERT OR RECITAL ESTABLISHMENTS
• HOME OCCUPATIONS (ALSO SEE SECTION 129.C.1 FOR ACCESSORY USE PROVISIONS)
• CHARITABLE AND PHILANTHROPIC INSTITUTIONS
• HOMES-NURSING HOMES, GROUP CARE FACILITIES, CHILDRENS HOMES
• ATHLETIC FACILITIES-ATHLETIC FIELDS, COMMERCIAL OR COMMUNITY SWIMMING POOLS, TENNIS CLUBS AND SIMILAR USES
• COUNTRY CLUBS AND GOLF COURSES
• PUBLIC UTILITY USES, LIMITED TO: (A) UTILITY SUBSTATION, (B) ABOVE GROUND PIPELINES, (C) PUMPING STATIONS, (D) TELEPHONE EXCHANGES, (E) OTHER UTILITY DEVICES SUCH AS TRANSFORMERS, SWITCH GEAR, TELEPHONE CABINETS, ETC.
• ENTRANCE FEATURES FOR SUBDIVISIONS
• ACCESSORY DWELLING UNITS (SUCH UNITS SHALL NOT COUNT TOWARDS THE MAXIMUM NUMBER OF DWELLING UNITS, SUCH UNITS SHALL BE OWNED AND MAINTAINED BY THE OWNER OF THE PRINCIPAL DWELLING UNIT; ALSO SEE SECTION 104).

FOR ALL LOTS AND PARCELS WHICH ARE TECHNICALLY IN THE OR LAND USE, BUT LATER RECORDED AS ADDITIONAL OPEN SPACE (E.G. NCOS 4 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 AN OTHER RESIDENTIAL LAND USE.

LOT SIZE: NO MINIMUM OR MAXIMUM LOT SIZE IS ESTABLISHED FOR THE OTHER RESIDENTIAL LAND USE AREAS.

SUMMARY OF DEVELOPMENT CRITERIA (CONTINUED)

LOT SIZE AND WIDTH

Table with 3 columns: LOT TYPE, MINIMUM LOT SIZE, MIN. LOT WIDTH AT FRONT BLD.
Cottage 2,500 Square Feet 32'
Manor 4,000 Square Feet 40'
Villa 5,400 Square Feet 54'
Estate 20,000 Square Feet 120'

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

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:

Table with 4 columns: LOT TYPE, MIN. FRONT SETBACK, MIN. SIDE SETBACK, MINIMUM REAR SETBACK.
Cottage 10' 4' EXCEPT FOR GARAGE WHICH MAY BE 0' 20' 3'
Manor 12' 8' EXCEPT FOR GARAGE WHICH MAY BE 0' 20' 3'
Villa 12' 8' EXCEPT FOR GARAGE WHICH MAY BE 0' 20' 3'
Estate 20' 20' EXCEPT FOR GARAGE WHICH MAY BE 0' 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 ENCRUCH ON THE ADJOINING LOT, (II) AN ACCESS EASEMENT FOR THE PURPOSE OF MAINTENANCE TO THE SIDE OF THE STRUCTURE SHALL BE INCLUDED IN THE DEED WHERE APPROPRIATE. SPACINGS BETWEEN DWELLING UNITS SHALL BE A MINIMUM OF 8'. GARAGES HOWEVER, MAY ADJACENT ALONG THE PROPERTY LINE, PROVIDED THEY COMPLY WITH ALL BUILDING AND FIRE CODE REGULATIONS.

HABITABLE SPACE AND/OR OPEN/ENCLOSED DECKS MAY BE BUILT OVER ATTACHED GARAGES. IN THOSE CASES, THE GARAGE SETBACKS SHALL GOVERN.

OTHER DECKS MUST BE A MINIMUM OF 10' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD SETBACKS.

FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE ROW) SHALL BE A MINIMUM OF 30' APART.

STRUCTURES MAY BE LOCATED ANYWHERE WITHIN SUCH SETBACK AREAS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

EXCEPTIONS TO SETBACK REQUIREMENTS

- EXCEPT FOR THE FOLLOWING, SECTION 129.A.1 APPLIES:
• PORCHES MAY ENCRUCH INTO THE FRONT YARD TO WITHIN 2' FROM THE FRONT PROPERTY LINE OR RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES. PORCHES MAY ENCRUCH INTO THE SIDE YARD OF CORNER LOTS TO WITHIN 2' FROM THE 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 ENCRUCH TO WITHIN 1' FROM THE SIDE PROPERTY LINE FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES.
• STOODS AND STEPS MAY ENCRUCH INTO THE FRONT AND SIDE YARDS TO WITHIN 1' FROM THE FRONT PROPERTY LINE.
• GARDEN WALLS, FENCES, PIERS, GATES AND SIMILAR ORNAMENTS MAY BE BUILT IN THE FRONT AND SIDE YARDS NOT CLOSER THAN 1' FROM THE FRONT PROPERTY LINE, NOT GREATER THAN 48" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 12" ALONG THE SIDE AND REAR PROPERTY LINES. AN ARCHWAY OR PIERS DEFINING A LEAD WALK MAY BE UP TO 10'.
• MASONRY VENEERS MAY ENCRUCH A MAXIMUM OF SIX INCHES INTO ANY REQUIRED SETBACK.

ACCESS: PERMANENT ACCESS TO LOTS MAY BE PROVIDED BY MEANS OF ALLEYS, USING PERPETUAL RECIPROCAL EASEMENTS OR OTHER ACCEPTABLE LEGAL PROVISIONS.

BUILDING HEIGHT: MAXIMUM BUILDING HEIGHT ON ALL LOTS SHALL BE 30' TO THE MIDPOINT OF THE ROOF HEIGHT MEASURED FROM THE HIGHEST ADJOINING GROUND ELEVATION ADJACENT TO THE BUILDING, EXCEPT AS OTHERWISE APPROVED ON A SITE DEVELOPMENT PLAN BY THE HOWARD COUNTY PLANNING BOARD.

COVERAGE: LOT COVERAGE FOR ESTATE LOTS SHALL NOT EXCEED 50 PERCENT, INCLUDING PRINCIPAL AND ACCESSORY STRUCTURES BUT NOT INCLUDING SIDEWALKS, PAVED PARKING AREAS, DRIVEWAYS, PORCHES, STOODS, STEPS, DECKS, PATIOS, IN-GROUND POOLS, LANDSCAPING AND SIMILAR STRUCTURES.

PARKING: NO LESS THAN TWO PARKING SPACES SHALL BE PROVIDED FOR EACH SINGLE FAMILY DETACHED DWELLING UNIT. NO LESS THAN ONE PARKING SPACE SHALL BE PROVIDED FOR EACH ACCESSORY DWELLING UNIT. SUCH SPACES MAY CONSIST OF GARAGE, DRIVEWAY AND/OR SIMILAR OFF-STREET PARKING SPACES. VISITOR PARKING AND OVERFLOW PARKING MAY BE ACCOMMODATED AS ON-STREET PARKING WITHIN THE PUBLIC RIGHT-OF-WAY.

REDUCTIONS IN PARKING REQUIREMENTS ARE PERMITTED PURSUANT TO THE HOWARD COUNTY ZONING REGULATIONS SECTION 193.E1 (SHARED PARKING).

OTHER RESIDENTIAL (OR)

PERMITTED USES: APARTMENT DWELLINGS (INCLUDING STACKED TOWNHOUSES AND OTHER ARCHITECTURAL LAYOUTS WITH BOTH HORIZONTAL AND VERTICAL PARTY WALLS), SINGLE-FAMILY ATTACHED DWELLINGS, LIVE-WORK UNITS, SEMI-DETACHED DWELLINGS AND TWO-FAMILY DWELLINGS SHALL BE PERMITTED WITHIN OTHER RESIDENTIAL LAND USE AREAS. MIDTOWN PARCEL A-4 AND THE OR AREA OF THE WESTSIDE DISTRICT MAY CONTAIN LIVE-WORK UNITS.

STACKED TOWNHOUSES HAVE THE APPEARANCE OF CONVENTIONAL TOWNHOUSES, BUT ARE ACTUALLY SEPARATED BOTH HORIZONTALLY AND VERTICALLY. THE UNITS MAY OR MAY NOT HAVE INTEGRAL AT-GRADE GARAGES.

LIVE-WORK UNITS ARE VERTICALLY INTEGRATED BUILDING TYPES, WHERE THE FIRST FLOOR (AND BASEMENT, IF PROVIDED) SHALL BE UTILIZED AS COMMERCIAL SPACE AND THE UPPER LEVEL(S) SHALL BE RESIDENTIAL USES ONLY.

UPPER FLOORS OF ALL OTHER RESIDENTIAL STRUCTURES SHALL BE RESIDENTIAL USE ONLY.

APARTMENT BUILDING TYPES MAY ALSO INCLUDE ACCESSORY USES, SUPPORT SERVICES, AND AMENITIES INCLUDING BUT NOT LIMITED TO EXERCISE FACILITY, ADMINISTRATIVE OFFICES, MAIL ROOM, MEETING ROOMS, ETC. WITH NO LIMITATIONS IN SIZE. COMMERCIAL/RETAIL SPACE ON THE FIRST FLOOR OF AN APARTMENT BUILDING MAY NOT EXCEED 1200 SQUARE FEET OR 15% OF THE GROSS FIRST FLOOR AREA, WHICHEVER IS GREATER. THIS CRITERIA IS NOT MEANT TO PROHIBIT VERTICALLY INTEGRATED USES WHERE THE FIRST FLOOR IS COMMERCIAL/RETAIL AND THE UPPER FLOORS RESIDENTIAL.

OTHER PERMITTED USES INCLUDE PRIVATE RECREATIONAL FACILITIES SUCH AS TOT LOTS, SWIMMING POOLS, BASKETBALL COURTS AND TENNIS COURTS, RESERVED FOR THE USE OF A SPECIFIC PROJECT'S RESIDENTS AND THEIR GUESTS. SUCH FACILITIES MAY BE LOCATED WITHIN CONDOMINIUM DEVELOPMENTS AS WELL AS WITHIN COMMUNITIES WHERE ALL PROPERTIES ARE INCLUDED WITHIN RECORDED COVENANTS AND LIENS, WHICH GOVERN AND PROVIDE FINANCIAL SUPPORT FOR OPERATIONS OF THE FACILITIES.

ANY OF THE PERMITTED USES MAY INCLUDE HOME OCCUPATIONS WITHIN THE PRINCIPAL STRUCTURE.

ACCESSORY STRUCTURES AND USES ARE ALSO PERMITTED FOR ALL OTHER RESIDENTIAL LAND USE AREAS.

THE FOLLOWING ADDITIONAL USES NOT REFERRED TO OR INCLUDED IN THE ABOVE USES, WHICH ARE ALLOWED BY SPECIAL EXCEPTION IN THE RR DISTRICT, WILL BE PERMITTED AS A MATTER OF RIGHT IN THE OTHER RESIDENTIAL LAND USE AREAS, AND ARE SPECIFICALLY APPROVED BY THE PLANNING BOARD ON THIS AMENDED COMPREHENSIVE SKETCH PLAN:

- ANTIQUE SHOPS, ART GALLERIES AND CRAFT SHOPS
• BED AND BREAKFAST INNS
• CONCERT OR RECITAL ESTABLISHMENTS
• HOME OCCUPATIONS (ALSO SEE SECTION 129.C.1 FOR ACCESSORY USE PROVISIONS)
• CHARITABLE AND PHILANTHROPIC INSTITUTIONS
• HOMES-NURSING HOMES, GROUP CARE FACILITIES, CHILDRENS HOMES
• ATHLETIC FACILITIES-ATHLETIC FIELDS, COMMERCIAL OR COMMUNITY SWIMMING POOLS, TENNIS CLUBS AND SIMILAR USES
• COUNTRY CLUBS AND GOLF COURSES
• PUBLIC UTILITY USES, LIMITED TO: (A) UTILITY SUBSTATION, (B) ABOVE GROUND PIPELINES, (C) PUMPING STATIONS, (D) TELEPHONE EXCHANGES, (E) OTHER UTILITY DEVICES SUCH AS TRANSFORMERS, SWITCH GEAR, TELEPHONE CABINETS, ETC.
• ENTRANCE FEATURES FOR SUBDIVISIONS
• ACCESSORY DWELLING UNITS (SUCH UNITS SHALL NOT COUNT TOWARDS THE MAXIMUM NUMBER OF DWELLING UNITS, SUCH UNITS SHALL BE OWNED AND MAINTAINED BY THE OWNER OF THE PRINCIPAL DWELLING UNIT; ALSO SEE SECTION 104).

FOR ALL LOTS AND PARCELS WHICH ARE TECHNICALLY IN THE OR LAND USE, BUT LATER RECORDED AS ADDITIONAL OPEN SPACE (E.G. NCOS 4 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 AN OTHER RESIDENTIAL LAND USE.

LOT SIZE: NO MINIMUM OR MAXIMUM LOT SIZE IS ESTABLISHED FOR THE OTHER RESIDENTIAL LAND USE AREAS.

SUMMARY OF DEVELOPMENT CRITERIA (CONTINUED)

STRUCTURE SETBACKS

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

Table with 5 columns: LOT TYPE, MIN. FRONT SETBACK, MIN. SIDE SETBACK, MINIMUM REAR SETBACK, MINIMUM FRONT, SIDE AND REAR SETBACK FROM MAPLE LAWN BLVD.
SINGLE FAMILY ATTACHED 0' 0' 20' 3' 20'
SEMI-DETACHED 10' 4' EXCEPT FOR GARAGE WHICH MAY BE 0' 20' 3' 20'
TWO-FAMILY 10' 4' EXCEPT FOR GARAGE WHICH MAY BE 0' 20' 3' 20'
APARTMENT 10' 0' EXCEPT FOR GARAGE WHICH MAY BE 0' 20' 3' 20'

HABITABLE SPACE AND/OR OPEN/ENCLOSED DECKS MAY BE BUILT OVER ATTACHED GARAGES. IN THOSE CASES, THE GARAGE SETBACKS SHALL GOVERN. WHERE THE REAR LOT LINE IS CONTIGUOUS TO GREEN OPEN SPACE, THE REAR PRINCIPAL STRUCTURE SETBACK MAY BE REDUCED TO 10' AND THE REAR SETBACK FOR DECKS MAY BE REDUCED TO 3'.

OTHER DECKS MUST BE A MINIMUM OF 10' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD SETBACKS.

FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE ROW) SHALL BE A MINIMUM OF 30' APART.

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

IN THE HILLSIDE DISTRICT, THE FRONT AND SIDE SETBACKS FROM MAPLE LAWN BLVD. MAY BE REDUCED TO 3' ON PARCELS 1 AND 2. IN MIDTOWN, THE FRONT SETBACK FOR APARTMENTS, ALONG MAPLE LAWN BLVD. MAY BE REDUCED TO 10'.

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 129.A.1 APPLIES:
• PORCHES MAY ENCRUCH INTO THE FRONT YARD TO WITHIN 2' FROM THE FRONT PROPERTY LINE OR RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES. PORCHES MAY ENCRUCH INTO THE SIDE YARD OF CORNER LOTS TO WITHIN 2' FROM THE 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 ENCRUCH TO WITHIN 1' FROM THE SIDE PROPERTY LINE FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES.
• STOODS AND STEPS MAY ENCRUCH INTO THE FRONT AND SIDE YARDS TO WITHIN 1' FROM THE FRONT PROPERTY LINE.
• GARDEN WALLS, FENCES, PIERS, GATES AND SIMILAR ORNAMENTS MAY BE BUILT IN THE FRONT AND SIDE YARDS NOT CLOSER THAN 1' FROM THE FRONT PROPERTY LINE, NOT GREATER THAN 48" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 12" ALONG THE SIDE AND REAR PROPERTY LINES. AN ARCHWAY OR PIERS DEFINING A LEAD WALK MAY BE UP TO 10'.
• MASONRY VENEERS MAY ENCRUCH A MAXIMUM OF 6" INTO ANY REQUIRED SETBACK AREA.

ACCESS: PERMANENT ACCESS TO LOTS MAY BE PROVIDED BY MEANS OF ALLEYS, USING PERPETUAL RECIPROCAL EASEMENTS OR OTHER ACCEPTABLE LEGAL PROVISIONS.

BUILDING HEIGHT: MAXIMUM BUILDING HEIGHT IN THE OTHER RESIDENTIAL LAND USE AREAS SHALL BE 50' FOR ATTACHED, SEMI-DETACHED, OR TWO-FAMILY DWELLING UNITS, AND 60' FOR LIVE-WORK UNITS AND APARTMENTS, IN EACH CASE TO THE MIDPOINT OF THE ROOF HEIGHT MEASURED FROM THE HIGHEST ADJOINING GROUND ELEVATION ADJACENT TO THE BUILDING, EXCEPT AS OTHERWISE APPROVED ON A SITE DEVELOPMENT PLAN BY THE HOWARD COUNTY PLANNING BOARD.

COVERAGE: LOT COVERAGE FOR ESTATE LOTS SHALL NOT EXCEED 50 PERCENT, INCLUDING PRINCIPAL AND ACCESSORY STRUCTURES BUT NOT INCLUDING SIDEWALKS, PAVED PARKING AREAS, DRIVEWAYS, PORCHES, STOODS, STEPS, DECKS, PATIOS, IN-GROUND POOLS, LANDSCAPING AND SIMILAR STRUCTURES.

PARKING: NO LESS THAN TWO PARKING SPACES SHALL BE PROVIDED FOR EACH SINGLE FAMILY ATTACHED DWELLING UNIT, NO LESS THAN ONE PARKING SPACE SHALL BE PROVIDED FOR EACH ACCESSORY DWELLING UNIT. SUCH SPACES MAY CONSIST OF GARAGE, DRIVEWAY AND/OR SIMILAR OFF-STREET PARKING SPACES. VISITOR PARKING AND OVERFLOW PARKING MAY BE ACCOMMODATED AS ON-STREET PARKING WITHIN THE PUBLIC RIGHT-OF-WAY.

REDUCTIONS IN PARKING REQUIREMENTS ARE PERMITTED PURSUANT TO THE HOWARD COUNTY ZONING REGULATIONS SECTION 193.E1 (SHARED PARKING).

OTHER RESIDENTIAL (OR)

PERMITTED USES: APARTMENT DWELLINGS (INCLUDING STACKED TOWNHOUSES AND OTHER ARCHITECTURAL LAYOUTS WITH BOTH HORIZONTAL AND VERTICAL PARTY WALLS), SINGLE-FAMILY ATTACHED DWELLINGS, LIVE-WORK UNITS, SEMI-DETACHED DWELLINGS AND TWO-FAMILY DWELLINGS SHALL BE PERMITTED WITHIN OTHER RESIDENTIAL LAND USE AREAS. MIDTOWN PARCEL A-4 AND THE OR AREA OF THE WESTSIDE DISTRICT MAY CONTAIN LIVE-WORK UNITS.

STACKED TOWNHOUSES HAVE THE APPEARANCE OF CONVENTIONAL TOWNHOUSES, BUT ARE ACTUALLY SEPARATED BOTH HORIZONTALLY AND VERTICALLY. THE UNITS MAY OR MAY NOT HAVE INTEGRAL AT-GRADE GARAGES.

LIVE-WORK UNITS ARE VERTICALLY INTEGRATED BUILDING TYPES, WHERE THE FIRST FLOOR (AND BASEMENT, IF PROVIDED) SHALL BE UTILIZED AS COMMERCIAL SPACE AND THE UPPER LEVEL(S) SHALL BE RESIDENTIAL USES ONLY.

UPPER FLOORS OF ALL OTHER RESIDENTIAL STRUCTURES SHALL BE RESIDENTIAL USE ONLY.

APARTMENT BUILDING TYPES MAY ALSO INCLUDE ACCESSORY USES, SUPPORT SERVICES, AND AMENITIES INCLUDING BUT NOT LIMITED TO EXERCISE FACILITY, ADMINISTRATIVE OFFICES, MAIL ROOM, MEETING ROOMS, ETC. WITH NO LIMITATIONS IN SIZE. COMMERCIAL/RETAIL SPACE ON THE FIRST FLOOR OF AN APARTMENT BUILDING MAY NOT EXCEED 1200 SQUARE FEET OR 15% OF THE GROSS FIRST FLOOR AREA, WHICHEVER IS GREATER. THIS CRITERIA IS NOT MEANT TO PROHIBIT VERTICALLY INTEGRATED USES WHERE THE FIRST FLOOR IS COMMERCIAL/RETAIL AND THE UPPER FLOORS RESIDENTIAL.

OTHER PERMITTED USES INCLUDE PRIVATE RECREATIONAL FACILITIES SUCH AS TOT LOTS, SWIMMING POOLS, BASKETBALL COURTS AND TENNIS COURTS, RESERVED FOR THE USE OF A SPECIFIC PROJECT'S RESIDENTS AND THEIR GUESTS. SUCH FACILITIES MAY BE LOCATED WITHIN CONDOMINIUM DEVELOPMENTS AS WELL AS WITHIN COMMUNITIES WHERE ALL PROPERTIES ARE INCLUDED WITHIN RECORDED COVENANTS AND LIENS, WHICH GOVERN AND PROVIDE FINANCIAL SUPPORT FOR OPERATIONS OF THE FACILITIES.

ANY OF THE PERMITTED USES MAY INCLUDE HOME OCCUPATIONS WITHIN THE PRINCIPAL STRUCTURE.

ACCESSORY STRUCTURES AND USES ARE ALSO PERMITTED FOR ALL OTHER RESIDENTIAL LAND USE AREAS.

THE FOLLOWING ADDITIONAL USES NOT REFERRED TO OR INCLUDED IN THE ABOVE USES, WHICH ARE ALLOWED BY SPECIAL EXCEPTION IN THE RR DISTRICT, WILL BE PERMITTED AS A MATTER OF RIGHT IN THE OTHER RESIDENTIAL LAND USE AREAS, AND ARE SPECIFICALLY APPROVED BY THE PLANNING BOARD ON THIS AMENDED COMPREHENSIVE SKETCH PLAN:

- ANTIQUE SHOPS, ART GALLERIES AND CRAFT SHOPS
• BED AND BREAKFAST INNS
• CONCERT OR RECITAL ESTABLISHMENTS
• HOME OCCUPATIONS (ALSO SEE SECTION 129.C.1 FOR ACCESSORY USE PROVISIONS)
• CHARITABLE AND PHILANTHROPIC INSTITUTIONS
• HOMES-NURSING HOMES, GROUP CARE FACILITIES, CHILDRENS HOMES
• ATHLETIC FACILITIES-ATHLETIC FIELDS, COMMERCIAL OR COMMUNITY SWIMMING POOLS, TENNIS CLUBS AND SIMILAR USES
• COUNTRY CLUBS AND GOLF COURSES
• PUBLIC UTILITY USES, LIMITED TO: (A) UTILITY SUBSTATION, (B) ABOVE GROUND PIPELINES, (C) PUMPING STATIONS, (D) TELEPHONE EXCHANGES, (E) OTHER UTILITY DEVICES SUCH AS TRANSFORMERS, SWITCH GEAR, TELEPHONE CABINETS, ETC.
• ENTRANCE FEATURES FOR SUBDIVISIONS
• ACCESSORY DWELLING UNITS (SUCH UNITS SHALL NOT COUNT TOWARDS THE MAXIMUM NUMBER OF DWELLING UNITS, SUCH UNITS SHALL BE OWNED AND MAINTAINED BY THE OWNER OF THE PRINCIPAL DWELLING UNIT; ALSO SEE SECTION 104).

FOR ALL LOTS AND PARCELS WHICH ARE TECHNICALLY IN THE OR LAND USE, BUT LATER RECORDED AS ADDITIONAL OPEN SPACE (E.G. NCOS 4 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 AN OTHER RESIDENTIAL LAND USE.

LOT SIZE: NO MINIMUM OR MAXIMUM LOT SIZE IS ESTABLISHED FOR THE OTHER RESIDENTIAL LAND USE AREAS.

OVERALL TRACKING CHART

Table with columns: PHASE NO., FILE REF. NO., GROSS ACREAGE, NON-BUILDABLE (SF, OR, EMP, OS, %), S.F.D. AC. (R), O.R. AC. (R), EMP. AC. (R), O.S. AC. (R), PUB. RD. (SF, OR, EMP), PRIV. RD. ACREAGE, SFD UNITS, O.R. UNITS (APT./S.F.A.), S.F.D. DENSITY, O.R. DENSITY, EMP. BLDG. AREA, EMP. F.A.R.
TOTALS: 360.82, 12.40, 50.91 (4.1), 63.66 (11.6), 100.02 (27.1), 133.83 (37.1), 45.40, 10.18, 264, 560, 3.91AC., 8.81AC., 0.00, 0.00

Table with columns: OVERALL DENSITY TABULATION, OVERALL NUMBER OF SFD UNITS / GROSS ACRE OF O.R., OVERALL EMPLOYMENT F.A.R., OVERALL SFD/DENSITY PER OVERALL GROSS ACRE, PROPOSED, ALLOWED, MAX. RES. UNITS ALLOWED, SINGLE FAMILY DETACHED (S.F.D.), APARTMENTS (O.R.), EMPLOYMENT, OPEN SPACE, TOTALS.
TOTALS: 50.91, 142.6, 73.6, 101.51, 122.0, 193.15, 217.1, 360.82, 605.9

(A) -0.31 ACRES IS THE RESULT OF TAKING PARCEL G-11 (0.63 AC.) FROM EMPLOYMENT AND INCLUDING IT IN OTHER RESIDENTIAL (O.R.) AND TAKING NON-BUILDABLE PARCEL K (0.32 AC.) WHICH WAS ALREADY IN EMPLOYMENT, AND INCLUDING IT IN ROAD ROW (0.32 AC. - 0.63 AC. = -0.31 AC.)

OVERALL OPEN SPACE TRACKING CHART

Table with columns: PHASE NO., FILE NO., GROSS ACREAGE, O.S. AC. (R), ACTIVE O.S. AC. (R) *
TOTAL: 360.82, 133.06 (37.0), 16.15 (21.0)

* The percent of active open space is based upon the total open space provided. (28% RECREATIONAL OPEN SPACE IS REQUIRED)

- (1) 152 ACRES = Community Center (05 125 - 5.01 AC.), 05 126 (0.55 AC.), and 05 230 (0.46 AC.)
(2) 0.24 ACRES = Pathways
(3) 4.76 ACRES = 05 Lot 4 (4.76 AC.)
(4) 0.68 ACRES = 05 Lot 88 (0.68 AC.)
(5) 1.24 ACRES = 05 Lot 85 (0.63 ac.), and 05 Lot 84 (0.66 ac.)

NON-BUILDABLE TRACKING CHART

Table with columns: PARCEL, TOTAL NON-BUILDABLE PARCEL AREA, FILE UNDER WHICH PARCEL WAS CREATED, FILE UNDER WHICH PARCEL WAS CONVERTED, AREA CONVERTED, CONVERTED TO, AREA REMAINING.
TOTAL: 12.40, 10.18, 2.22

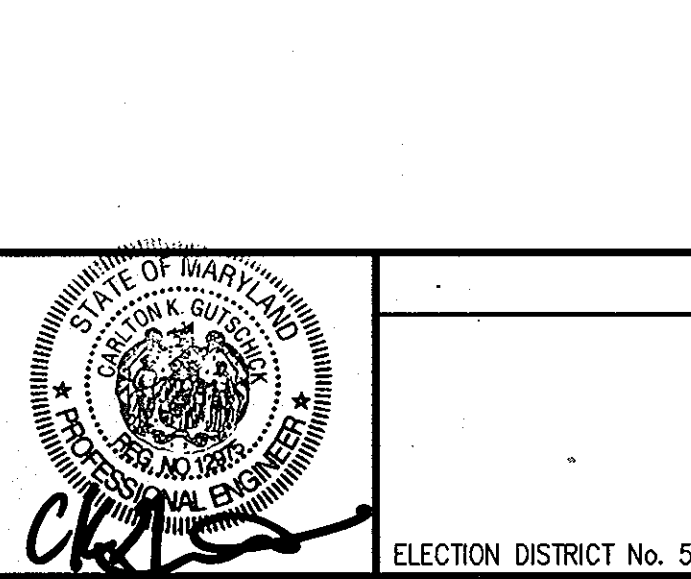
OVERALL PROJECT CRITERIA AND INFORMATION

Table with columns: SCALE, ZONING, G. L. W. FILE No., DATE, TAX MAP - GRID, SHEET.
SCALE: NO SCALE, ZONING: MXD-3, G. L. W. FILE No.: 10001, DATE: JUNE, 2011, TAX MAP - GRID: 41-21/46-3, SHEET: 2 OF 11

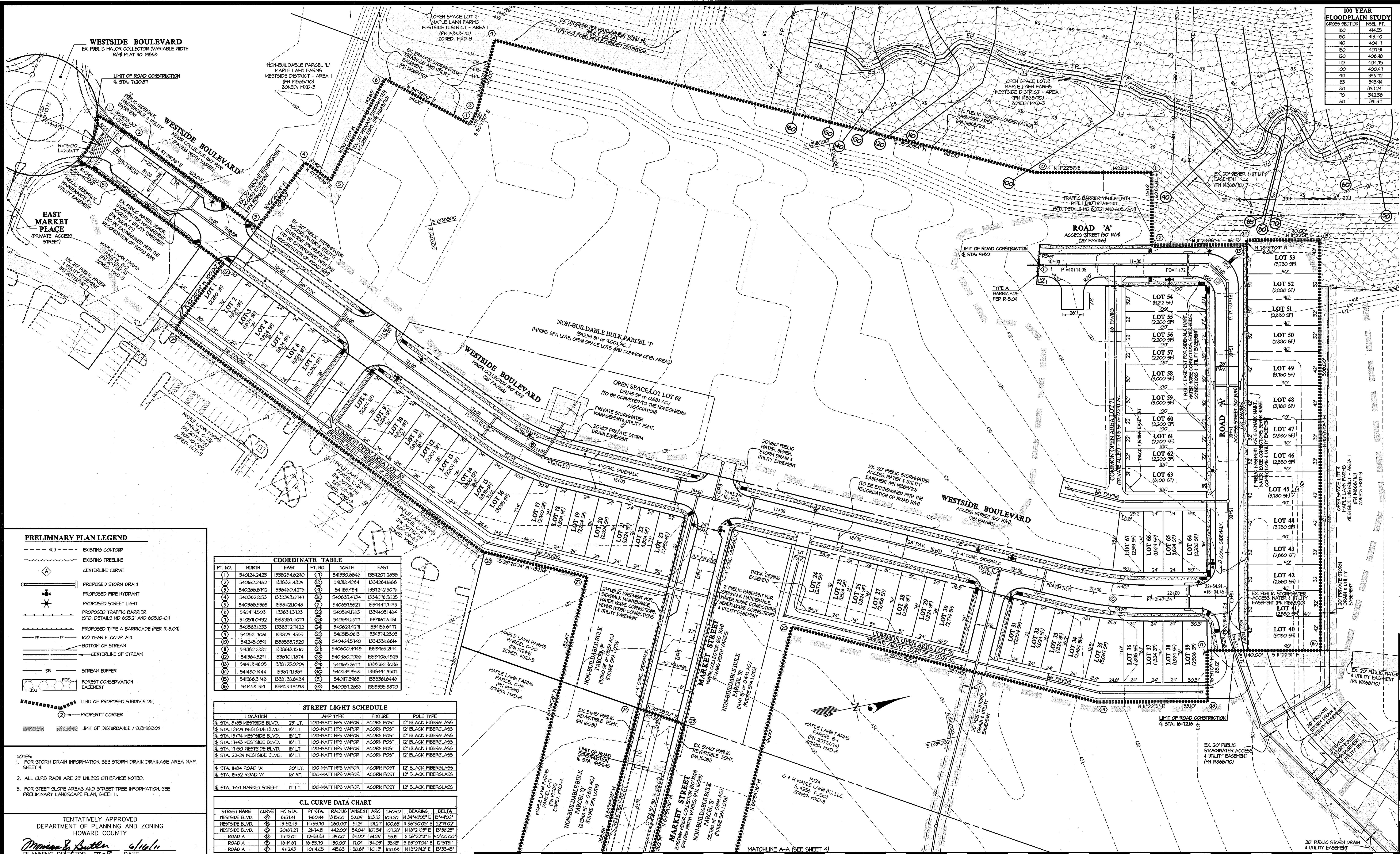
TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY. Includes signature of Monica E. Butler, Planning Director, and logo for GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS.

Table with columns: DATE, REVISION, BY, APPR. for tracking changes to the plan.

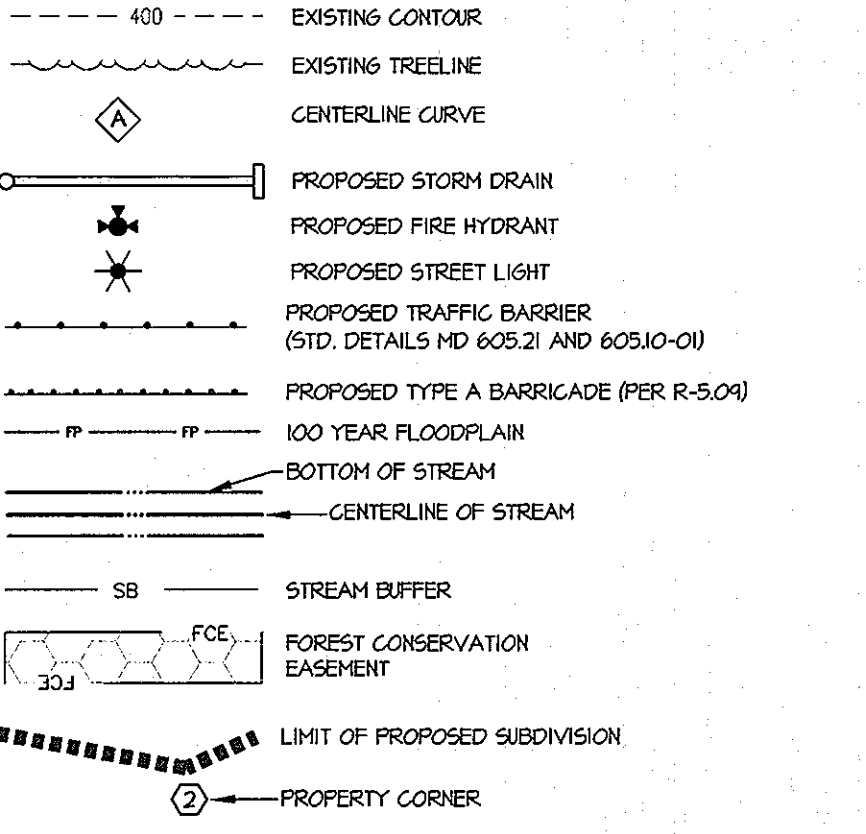
PREPARED FOR: G&R MAPLE LAWN, INC. 300 WOODHOLME CENTER 1829 REISTERSTOWN ROAD BALTIMORE, MD 21208 ATTN: MARK BENNETT 410-484-8400. PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12475. EXPIRATION DATE: MAY 28, 2012.



100 YEAR FLOODPLAIN STUDY	
CROSS SECTION	FEEL. FT.
180	414.55
180	415.40
140	420.11
130	427.31
120	426.48
110	424.75
100	420.47
90	396.32
85	393.98
80	393.24
70	392.38
60	391.41



PRELIMINARY PLAN LEGEND



COORDINATE TABLE					
PT. NO.	NORTH	EAST	PT. NO.	NORTH	EAST
1	540124.2429	1330284.8240	17	540330.8846	1334201.2830
2	540162.2462	1330321.4324	18	540316.4284	1334261.1668
3	540286.8912	1330460.4216	19	540188.9841	1334242.5076
4	540362.8159	1330343.0742	20	540035.4194	1334076.5025
5	540388.3565	1330421.1048	21	540055.5527	1334441.4445
6	540471.5091	1330311.3123	22	540054.1163	1334405.1464
7	540571.0432	1330381.4078	23	540061.6577	1334161.6481
8	540583.8333	1330372.7422	24	540062.4121	1334136.6477
9	540621.7061	1330241.4535	25	540055.0613	1334371.2303
10	541243.0791	1330585.7320	26	540424.5740	1334336.8614
11	541382.2887	1330613.1510	27	540600.4448	1338865.2144
12	541384.5291	1330701.4874	28	540480.7086	1330408.4825
13	541478.9605	1330725.0204	29	540165.2671	1330262.3036
14	541480.1444	1330714.1304	30	540234.1838	1330444.4507
15	541568.3748	1330736.8484	31	540119.8465	1330361.8446
16	541468.1391	1331234.9248	32	540094.2836	1330333.8870

STREET LIGHT SCHEDULE					
LOCATION	WMP TYPE	FIXTURE	ACORN POST	BLACK FIBERGLASS	ROLE TYPE
§ STA. 8+85 WESTSIDE BLVD. 22' LT.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS		
§ STA. 12+04 WESTSIDE BLVD. 18' LT.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS		
§ STA. 13+74 WESTSIDE BLVD. 18' LT.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS		
§ STA. 17+43 WESTSIDE BLVD. 18' LT.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS		
§ STA. 14+50 WESTSIDE BLVD. 18' LT.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS		
§ STA. 22+24 WESTSIDE BLVD. 18' LT.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS		
§ STA. 11+84 ROAD 'A' 20' LT.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS		
§ STA. 15+52 ROAD 'A' 18' RT.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS		
§ STA. 7+57 MARKET STREET 17' LT.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS		

C.L. CURVE DATA CHART									
STREET NAME	CURVE	PC STA.	PT STA.	RADIUS	TANGENT	ARC	CHORD	BEARING	DELTA
WESTSIDE BLVD.	⊖	6+51.41	7+60.84	315.00'	52.04'	103.52'	103.20'	N 91°49'05" E	15°44'02"
WESTSIDE BLVD.	⊖	14+32.43	14+33.10	280.00'	31.24'	101.21'	100.63'	N 38°30'05" E	22°44'02"
WESTSIDE BLVD.	⊖	20+61.27	21+41.81	442.00'	54.04'	107.54'	107.28'	N 18°10'03" E	15°58'29"
ROAD 'A'	⊖	11+72.07	12+33.33	34.00'	34.00'	64.26'	64.26'	N 56°22'31" E	80°00'00"
ROAD 'A'	⊖	16+49.67	16+53.10	150.00'	11.04'	34.09'	33.49'	S 89°07'04" E	12°54'51"
ROAD 'A'	⊖	4+12.43	10+14.05	415.83'	50.81'	101.19'	100.88'	N 18°21'42" E	13°33'45"

NOTES:
 1. FOR STORM DRAIN INFORMATION, SEE STORM DRAIN DRAINAGE AREA MAP, SHEET 4.
 2. ALL CURB RADII ARE 25' UNLESS OTHERWISE NOTED.
 3. FOR STEEP SLOPE AREAS AND STREET TIE INFORMATION, SEE PRELIMINARY LANDSCAPE PLAN, SHEET II.

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Maria S. Butler 6/16/11
 PLANNING DIRECTOR DATE

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3809 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
 BURTNSVILLE, MARYLAND 20868
 TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-589-2524 FAX: 301-421-4186

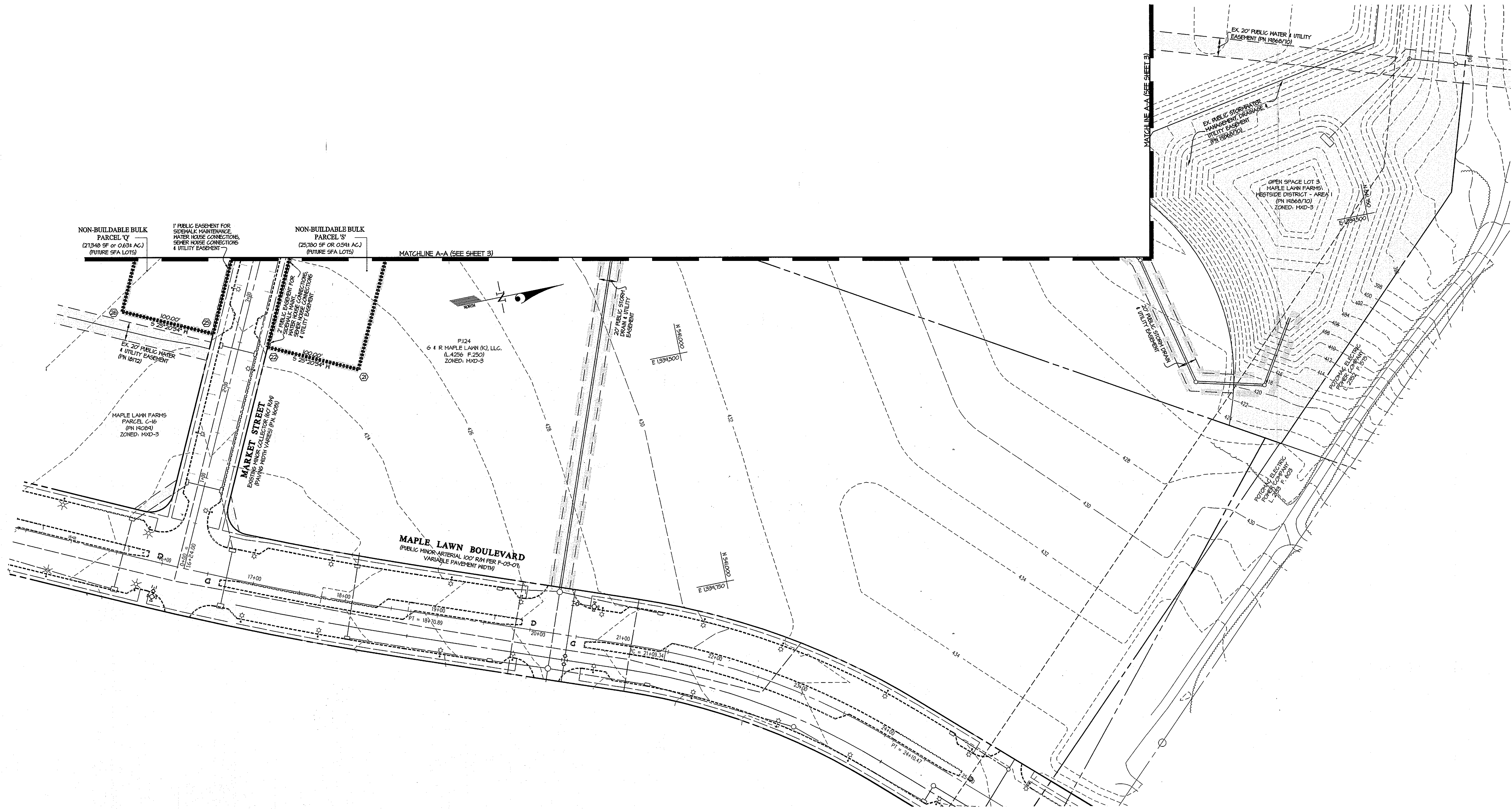
DATE	REVISION	BY	APPR.

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

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975.
 EXPIRATION DATE: MAY 28, 2012

PRELIMINARY PLAN
MAPLE LAWN FARMS
 WESTSIDE DISTRICT - AREA 2
 LOTS 1 thru 67, OPEN SPACE LOT 68, COMMON OPEN AREA LOTS 69 thru 71
 AND NON-BUILDABLE BULK PARCELS 'P' thru 'T'
 (A RE-SUBDIVISION OF WESTSIDE DISTRICT AREA 1, NON-BUILDABLE PARCELS 'T' & 'K', P/O TAX PARCEL 124 AND BUSINESS DISTRICT AREA 1 PARCEL C17)

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	MXD-3	10001
DATE	TAX MAP - GRID	SHEET
JUNE, 2011	41-21/46-3	3 OF 11



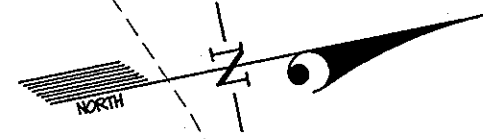
NON-BUILDABLE BULK PARCEL 'Q' (21,340 SF OR 0.63± AC) (FUTURE SFA LOTS)

1' PUBLIC EASEMENT FOR SIDEWALK MAINTENANCE, WATER HOUSE CONNECTIONS, SEWER HOUSE CONNECTIONS & UTILITY EASEMENT

NON-BUILDABLE BULK PARCEL 'S' (25,780 SF OR 0.59± AC) (FUTURE SFA LOTS)

2' PUBLIC EASEMENT FOR SIDEWALK MAINTENANCE, WATER HOUSE CONNECTIONS, SEWER HOUSE CONNECTIONS & UTILITY EASEMENT

MATCHLINE A-A (SEE SHEET 3)



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

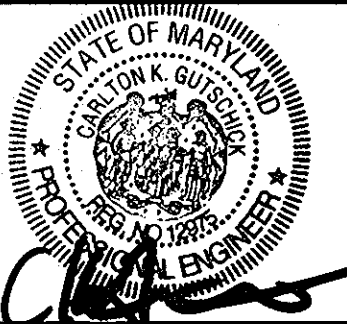
Mmas & Suttler
PLANNING DIRECTOR DATE

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20888
TEL: 301-421-4024 BAL: 410-880-1020 DC/VA: 301-988-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

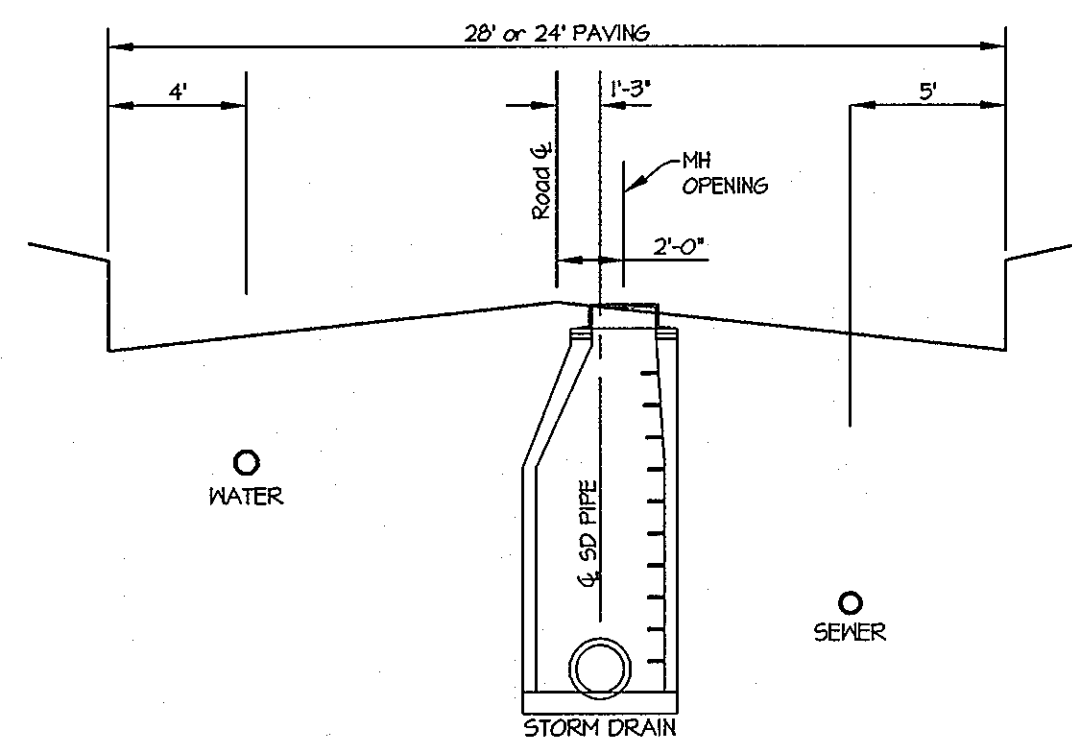
PREPARED FOR:
G&R MAPLE LAWN, INC.
SUITE 300 WOODHOLME CENTER
1829 REISTERSTOWN ROAD
BALTIMORE, MD 21208
ATTN: MARK BENNETT
410-484-8400

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975
EXPIRATION DATE: MAY 28, 2012

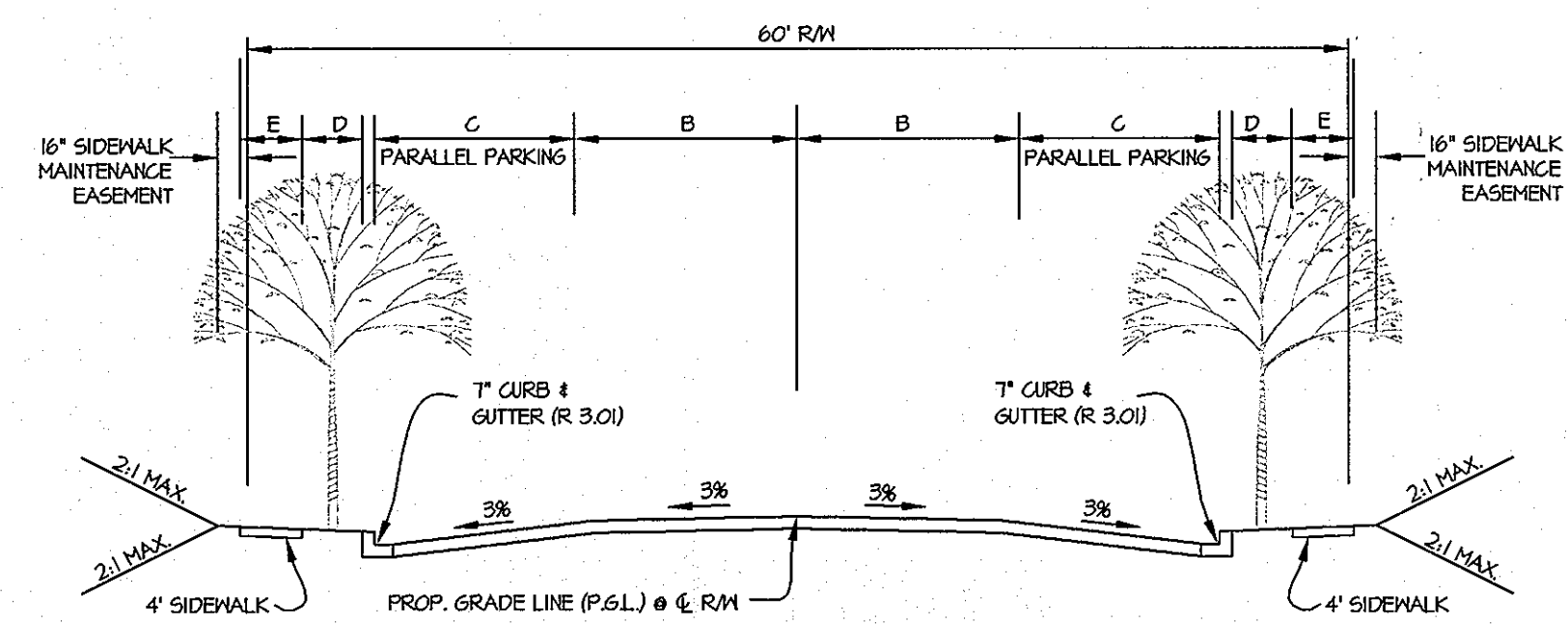


PRELIMINARY PLAN
MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 2
LOTS 1 thru 67, OPEN SPACE LOT 68, COMMON OPEN AREA LOTS 69 thru 71
AND NON-BUILDABLE BULK PARCELS 'P' thru 'T'
(A RESUBDIVISION OF WESTSIDE DISTRICT AREA 1, NON-BUILDABLE PARCELS 'T' & 'K', P/O TAX PARCEL 124 AND BUSINESS DISTRICT AREA 1 PARCEL C17)

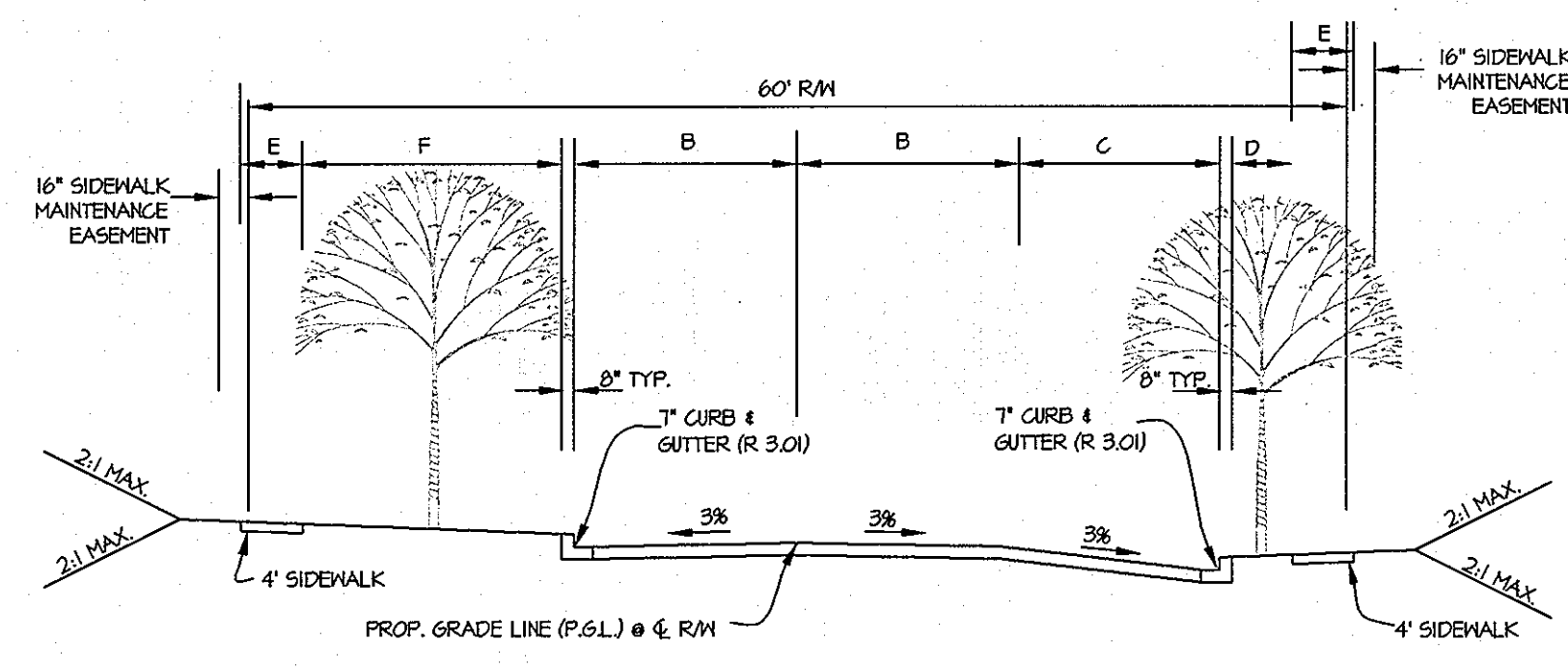
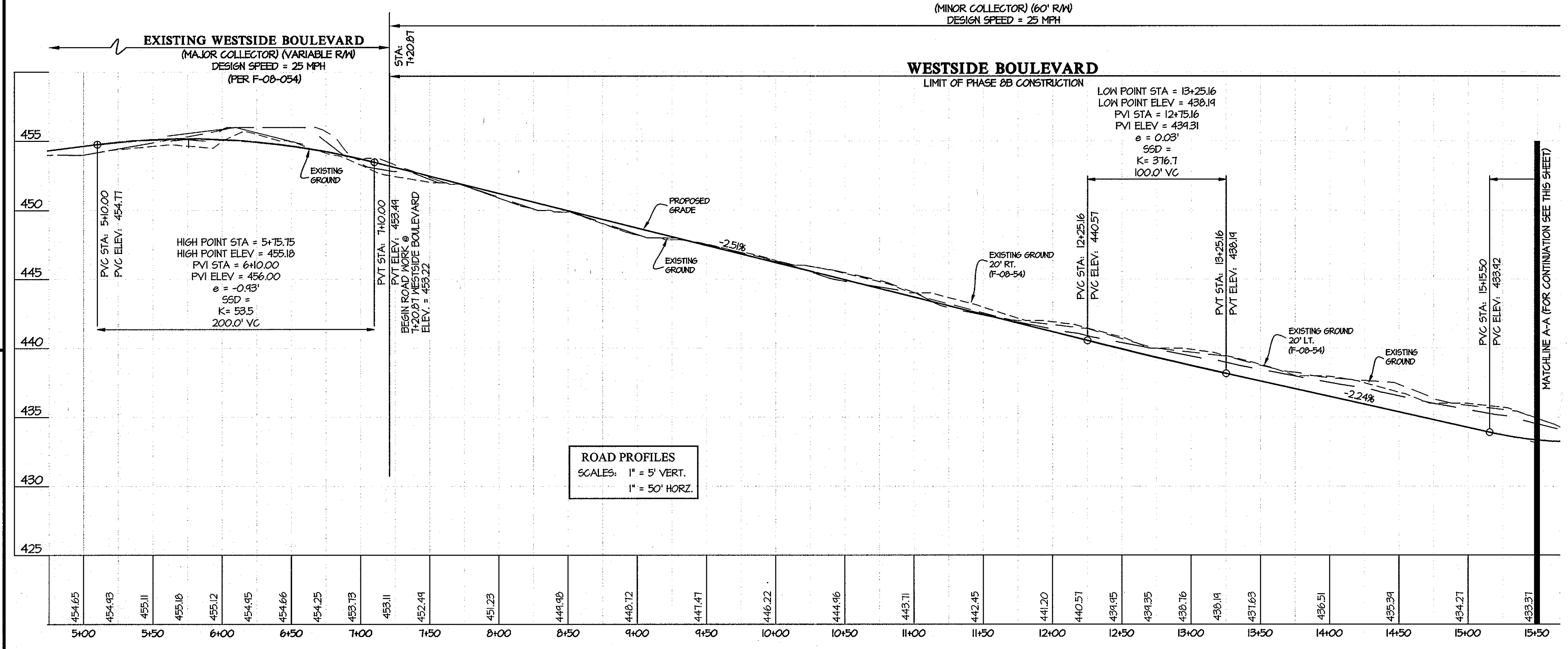
SCALE	ZONING	G. L. W. FILE No.
1"=50'	MXD-3	10001
DATE	TAX MAP - GRID	SHEET
JUNE, 2011	41-21/46-3	4 OF 11



DETAIL FOR SETTING STORM DRAIN MANHOLES IN ROADS
SCALE: 1"=6"



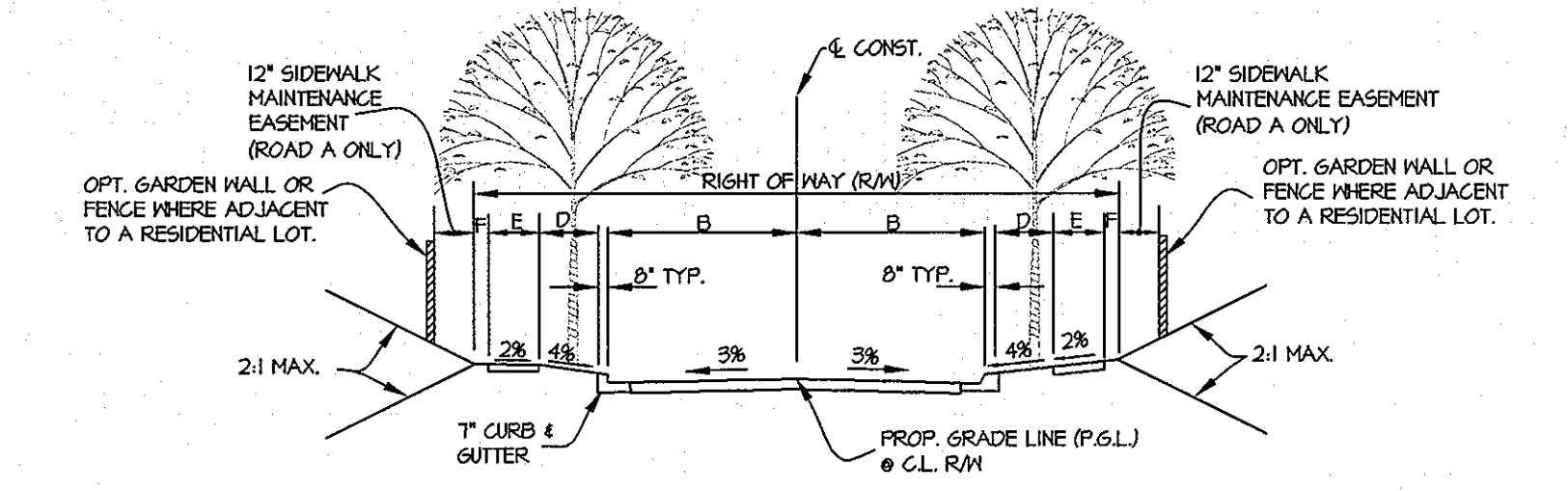
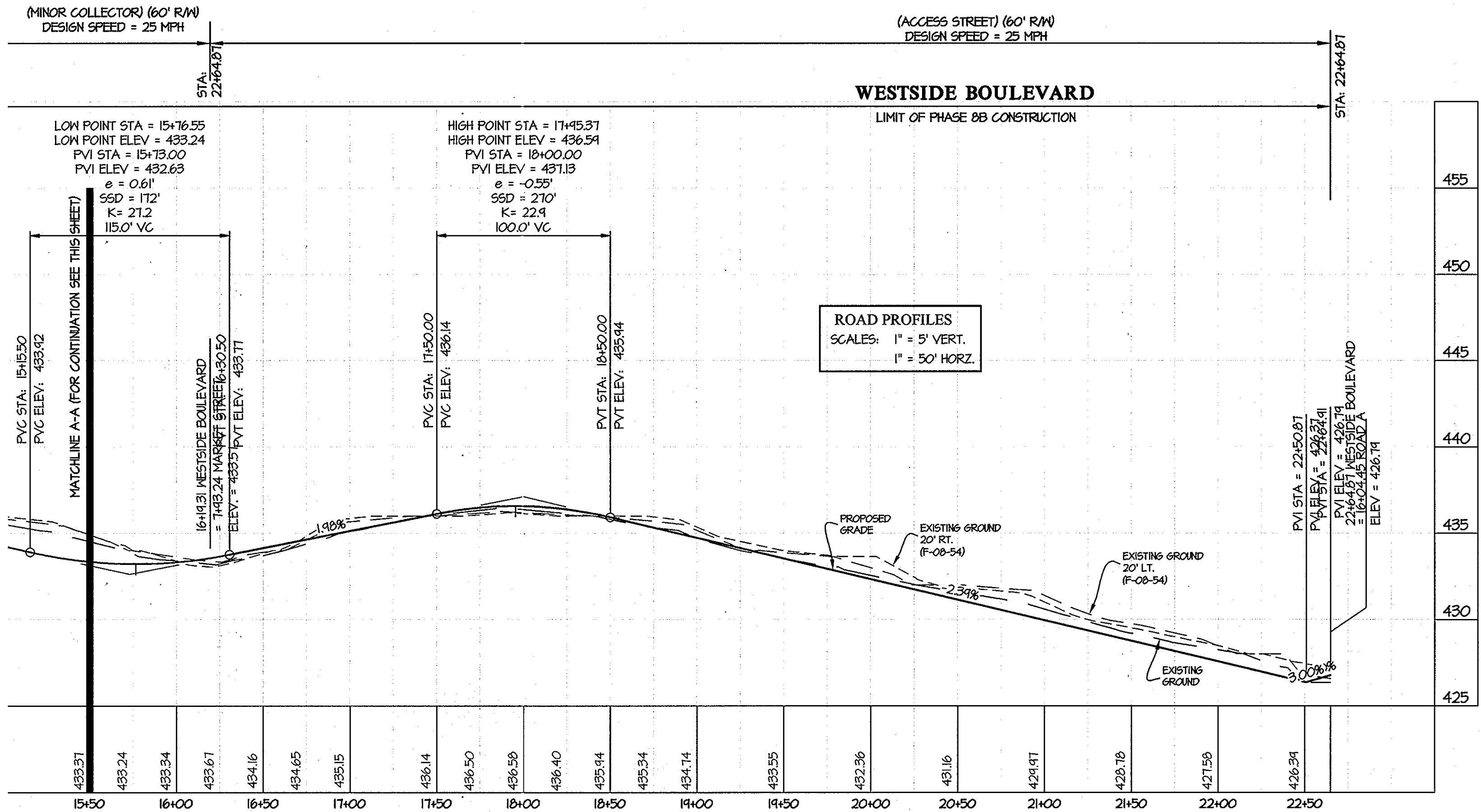
ROAD INFORMATION											
ROAD NAME	STATION	CLASSIFICATION	DESIGN SPEED	A	B	C	D	E	F	R/W	SECTION
WESTSIDE BOULEVARD	7+20.87 TO 8+81.39	MINOR COLLECTOR	25 MPH	--	12'	8'	8'	4'	--	60'	P-5
MARKET STREET	4+54.45 TO 6+41.74	MINOR COLLECTOR	25 MPH	--	12'	8'	8'	4'	--	60'	P-5



ROAD INFORMATION											
ROAD NAME	STATION	CLASSIFICATION	DESIGN SPEED	A	B	C	D	E	F	R/W	SECTION
MARKET STREET	6+41.74 TO 7+43.24	MINOR COLLECTOR	25 MPH	--	12'	8'	8'	4'	14'	60'	P-5

LEGEND

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



ROAD INFORMATION											
ROAD NAME	STATION	CLASSIFICATION	DESIGN SPEED	A	B	C	D	E	F	R/W	SECTION
ROAD A	4+80 TO 16+72.16	ACCESS STREET	25 MPH	--	14'	--	8'	4'	4'	50'	P-3
WESTSIDE BOULEVARD	8+81.39 TO 16+19.31	MINOR COLLECTOR	25 MPH	--	14'	--	8'	4'	5'-3"	60'	P-5
WESTSIDE BOULEVARD	16+19.31 TO 22+64.87	ACCESS STREET	25 MPH	--	14'	--	8'	4'	5'-3"	60'	P-3

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Monica S. Swick 6/16/11
PLANNING DIRECTOR DATE

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

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

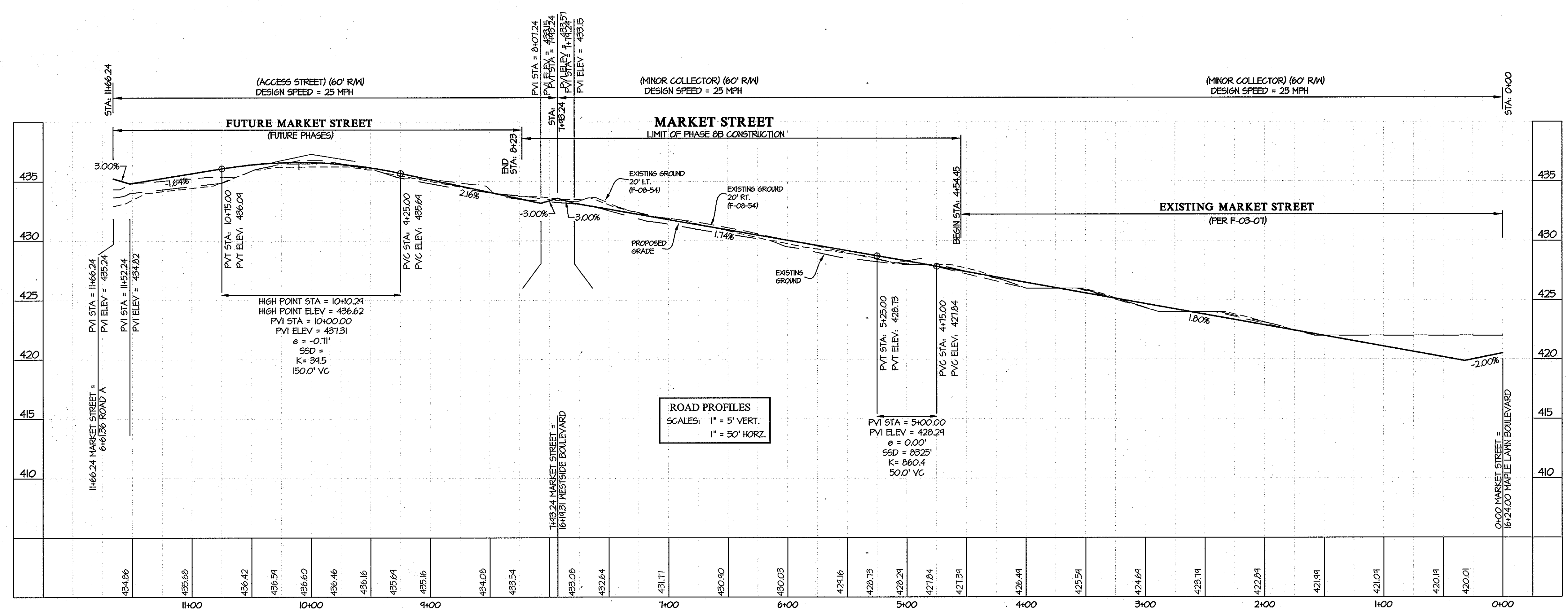
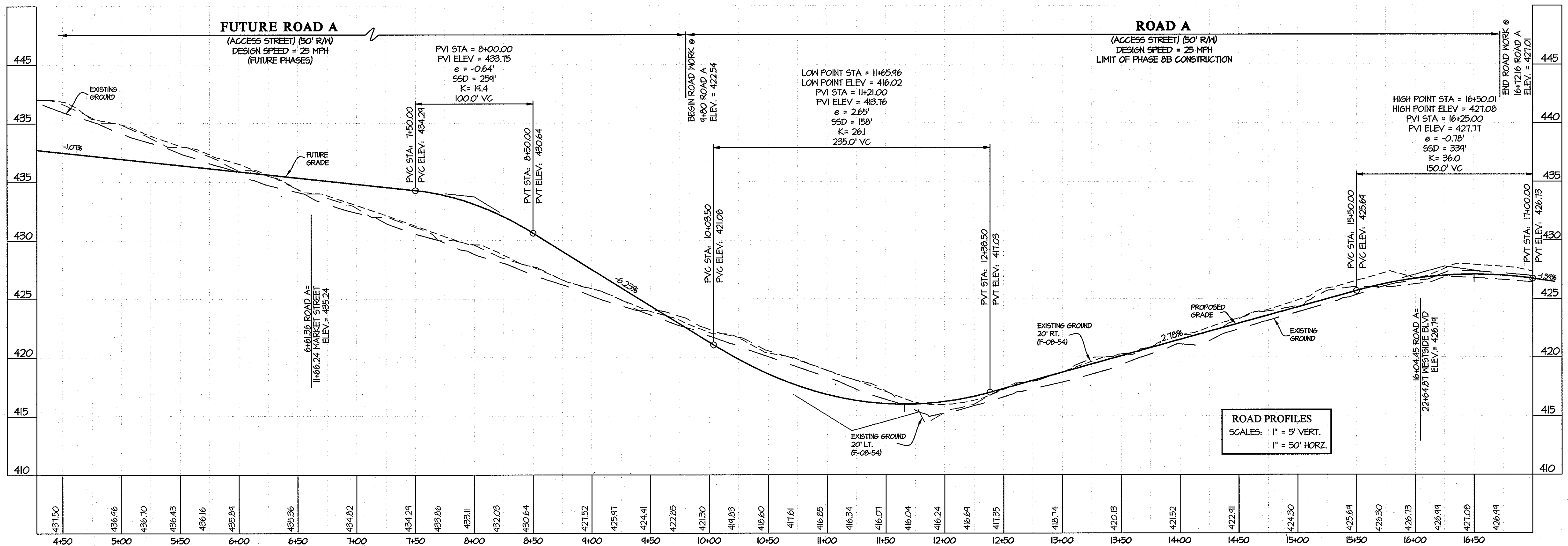
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975
EXPIRATION DATE: MAY 28, 2012



PRELIMINARY STREET GRADE - WESTSIDE BLVD.
MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 2
LOTS 1 thru 67, OPEN SPACE LOT 68, COMMON OPEN AREA LOTS 69 thru 71
AND NON-BUILDABLE BULK PARCELS 'P' thru 'T'
(A RE-SUBDIVISION OF WESTSIDE DISTRICT AREA 1, NON-BUILDABLE PARCELS 'T' & 'K', P/O TAX PARCEL 124 AND BUSINESS DISTRICT AREA 1 PARCEL C17)
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	10001
DATE	TAX MAP - GRID	SHEET
JUNE, 2011	41-21/46-3	5 OF 11

DATE	REVISION	BY	APPR.



NOTE: SEE SHEET 4 FOR ROAD TYPICAL SECTIONS

LEGEND

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

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mona S. Suller
PLANNING DIRECTOR DATE

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

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

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS
WERE PREPARED OR APPROVED BY
ME, AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 12975
EXPIRATION DATE: MAY 28, 2012



PRELIMINARY STREET GRADE - MARKET STREET and ROAD A

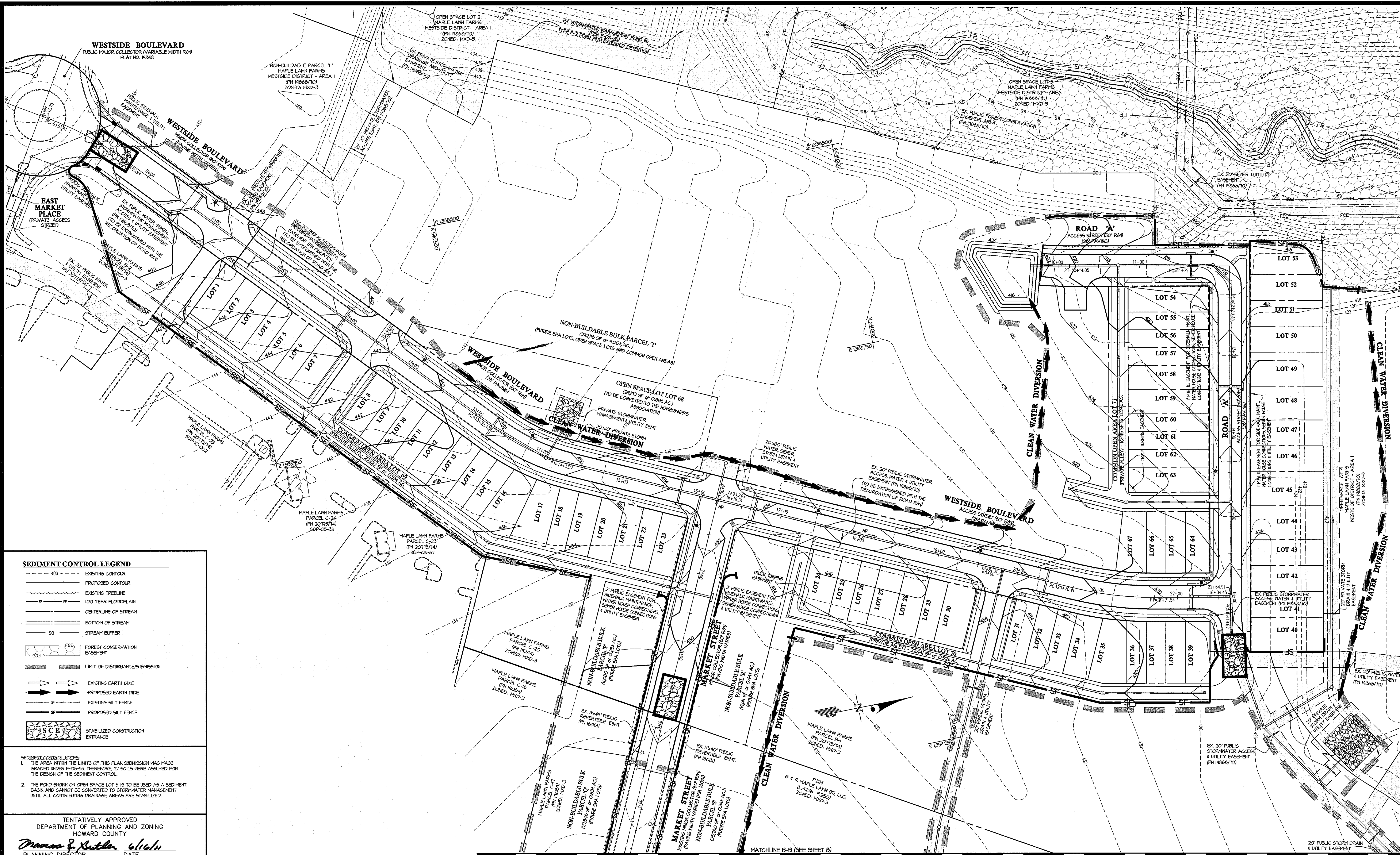
MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 2
LOTS 1 thru 67, OPEN SPACE LOT 68, COMMON OPEN AREA LOTS 69 thru 71
AND NON-BUILDABLE BULK PARCELS 'P' thru 'T'
(A RESUBDIVISION OF WESTSIDE DISTRICT AREA 1, NON-BUILDABLE PARCELS 'T' & 'K',
P/O TAX PARCEL 124 AND BUSINESS DISTRICT AREA 1 PARCEL C-17)

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	10001
DATE	TAX MAP - GRID	SHEET
JUNE, 2011	41-21/46-3	6 OF 11

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

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND



SEDIMENT CONTROL LEGEND

--- 400 ---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	EXISTING TREELINE
---	100 YEAR FLOODPLAIN
---	CENTERLINE OF STREAM
---	BOTTOM OF STREAM
---	STREAM BUFFER
[Symbol]	FOREST CONSERVATION EASEMENT
[Symbol]	LIMIT OF DISTURBANCE/SUBMISSION
[Symbol]	EXISTING EARTH DIKE
[Symbol]	PROPOSED EARTH DIKE
[Symbol]	EXISTING SILT FENCE
[Symbol]	PROPOSED SILT FENCE
[Symbol]	STABILIZED CONSTRUCTION ENTRANCE

SEDIMENT CONTROL NOTES

1. THE AREA WITHIN THE LIMITS OF THIS PLAN SUBMISSION WAS MASS GRADED UNDER F-09-95. THEREFORE, 1" SOILS WERE ASSIGNED FOR THE DESIGN OF THE SEDIMENT CONTROL.
2. THE POND SHOWN ON OPEN SPACE LOT 9 IS TO BE USED AS A SEDIMENT BASIN AND CANNOT BE CONVERTED TO STORMWATER MANAGEMENT UNTIL ALL CONTRIBUTING DRAINAGE AREAS ARE STABILIZED.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Thomas R. Butler
PLANNING DIRECTOR DATE

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-589-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

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

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 10275.
EXPIRATION DATE: MAY 28, 2012



PRELIMINARY GRADING and SEDIMENT CONTROL PLAN
MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 2
LOTS 1 thru 67, OPEN SPACE LOT 68, COMMON OPEN AREA LOTS 69 thru 71
AND NON-BUILDABLE BULK PARCELS 'T' & 'K',
(A RE-SUBDIVISION OF WESTSIDE DISTRICT AREA 1, NON-BUILDABLE PARCELS 'T' & 'K',
P/O TAX PARCEL 124 AND BUSINESS DISTRICT AREA 1 PARCEL C17)

SCALE: 1"=50'
ZONING: MXD-3
DATE: JUNE, 2011
TAX MAP - GRID: 41-21/46-3
SHEET: 7 OF 11
G. L. W. FILE NO.: 10001

ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Thomas S. Butler
 PLANNING DIRECTOR DATE

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

DATE	REVISION	BY	APP'R.

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

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975
 EXPIRATION DATE: MAY 26, 2012



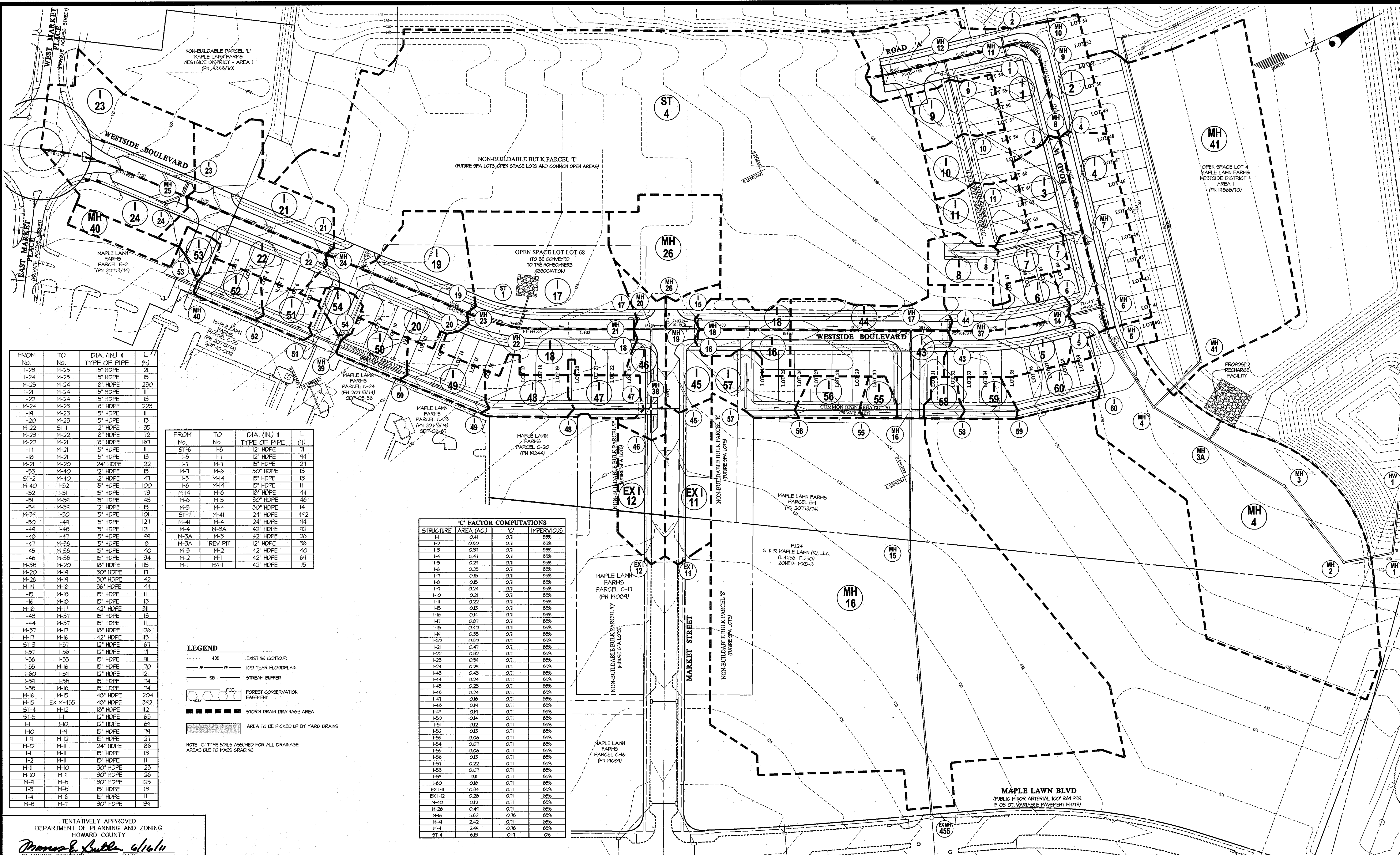
PRELIMINARY GRADING and SEDIMENT CONTROL PLAN

MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 2
 LOTS 1 thru 67, OPEN SPACE LOT 68, COMMON OPEN AREA LOTS 69 thru 71
 AND NON-BUILDABLE BULK PARCELS 'P' thru 'T'
 (A RE-SUBDIVISION OF WESTSIDE DISTRICT AREA 1, NON-BUILDABLE PARCELS 'T' & 'K',
 P/O TAX PARCEL 124 AND BUSINESS DISTRICT AREA 1 PARCEL C17)

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SCALE 1"=50'	ZONING MXD-3	G. L. W. FILE No. 10001
DATE JUNE, 2011	TAX MAP - GRID 41-21/46-3	SHEET 8 OF 11



FROM No.	TO No.	DIA. (IN) & TYPE OF PIPE	L (ft)
I-23	M-25	15" HDPE	21
I-24	M-25	15" HDPE	15
M-25	M-24	18" HDPE	230
I-21	M-24	15" HDPE	11
I-22	M-24	15" HDPE	13
M-24	M-23	18" HDPE	223
I-19	M-23	15" HDPE	11
I-20	M-23	15" HDPE	13
M-22	ST-1	12" HDPE	35
M-23	M-22	18" HDPE	72
M-22	M-21	18" HDPE	167
I-17	M-21	15" HDPE	11
I-18	M-21	15" HDPE	13
M-21	M-20	24" HDPE	22
I-53	M-40	12" HDPE	15
ST-2	M-40	12" HDPE	47
M-40	I-52	15" HDPE	100
I-52	I-51	15" HDPE	73
I-51	M-34	15" HDPE	43
I-54	M-34	12" HDPE	15
M-34	I-50	15" HDPE	101
I-50	I-44	15" HDPE	127
I-44	I-47	15" HDPE	121
I-48	I-47	15" HDPE	94
I-47	M-36	15" HDPE	8
I-45	M-36	15" HDPE	40
I-46	M-36	15" HDPE	34
M-36	M-20	18" HDPE	115
M-20	M-19	30" HDPE	17
M-26	M-19	30" HDPE	42
M-19	M-18	36" HDPE	44
I-15	M-18	15" HDPE	11
I-16	M-18	15" HDPE	13
M-18	M-17	42" HDPE	311
I-43	M-37	15" HDPE	13
I-44	M-37	15" HDPE	11
M-37	M-17	18" HDPE	126
M-17	M-16	42" HDPE	115
ST-3	I-57	12" HDPE	67
I-57	I-56	12" HDPE	71
I-56	I-55	15" HDPE	91
I-55	M-16	15" HDPE	70
I-60	I-54	12" HDPE	121
I-54	I-50	15" HDPE	74
M-16	M-15	48" HDPE	204
M-15	EX M-455	48" HDPE	342
ST-4	M-12	18" HDPE	112
ST-5	I-11	12" HDPE	65
I-11	I-10	12" HDPE	64
I-10	I-4	15" HDPE	74
I-4	M-12	15" HDPE	27
M-12	M-11	24" HDPE	86
I-1	M-11	15" HDPE	13
I-2	M-11	15" HDPE	11
M-11	M-10	30" HDPE	23
M-10	M-4	30" HDPE	26
M-4	M-8	30" HDPE	125
I-3	M-8	15" HDPE	13
I-4	M-8	15" HDPE	11
M-8	M-7	30" HDPE	134

FROM No.	TO No.	DIA. (IN) & TYPE OF PIPE	L (ft)
ST-6	I-8	12" HDPE	71
I-8	I-7	12" HDPE	94
I-7	M-7	15" HDPE	27
M-7	M-6	30" HDPE	113
I-5	M-14	15" HDPE	13
I-6	M-14	15" HDPE	11
M-14	M-6	18" HDPE	44
M-6	M-5	30" HDPE	46
M-5	M-4	30" HDPE	114
ST-7	M-4	24" HDPE	442
M-4	M-4	24" HDPE	94
M-4	M-3A	42" HDPE	92
M-3A	M-3	42" HDPE	126
M-3A	REV PIT	12" HDPE	36
M-3	M-2	42" HDPE	140
M-2	M-1	42" HDPE	64
M-1	MH-1	42" HDPE	75

C FACTOR COMPUTATIONS			
STRUCTURE	AREA (AC.)	C'	IMPERVIOUS
I-1	0.41	0.71	0%
I-2	0.60	0.71	0%
I-3	0.39	0.71	0%
I-4	0.41	0.71	0%
I-5	0.24	0.71	0%
I-6	0.25	0.71	0%
I-7	0.18	0.71	0%
I-8	0.15	0.71	0%
I-9	0.24	0.71	0%
I-10	0.21	0.71	0%
I-11	0.22	0.71	0%
I-12	0.18	0.71	0%
I-13	0.14	0.71	0%
I-14	0.07	0.71	0%
I-15	0.40	0.71	0%
I-16	0.35	0.71	0%
I-17	0.30	0.71	0%
I-18	0.29	0.71	0%
I-19	0.21	0.71	0%
I-20	0.41	0.71	0%
I-21	0.32	0.71	0%
I-22	0.32	0.71	0%
I-23	0.54	0.71	0%
I-24	0.24	0.71	0%
I-25	0.43	0.71	0%
I-26	0.24	0.71	0%
I-27	0.23	0.71	0%
I-28	0.24	0.71	0%
I-29	0.16	0.71	0%
I-30	0.18	0.71	0%
I-31	0.14	0.71	0%
I-32	0.12	0.71	0%
I-33	0.13	0.71	0%
I-34	0.09	0.71	0%
I-35	0.07	0.71	0%
I-36	0.06	0.71	0%
I-37	0.13	0.71	0%
I-38	0.22	0.71	0%
I-39	0.07	0.71	0%
I-40	0.11	0.71	0%
I-41	0.15	0.71	0%
I-42	0.12	0.71	0%
I-43	0.44	0.71	0%
I-44	3.62	0.79	0%
I-45	2.42	0.71	0%
I-46	2.44	0.79	0%
I-47	6.13	0.71	0%

LEGEND

- 400 --- EXISTING CONTOUR
- 100 YEAR FLOODPLAIN
- SB --- STREAM BUFFER
- F.C.E. --- FOREST CONSERVATION EASEMENT
- STORM DRAIN DRAINAGE AREA
- AREA TO BE PICKED UP BY YARD DRAINS

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

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Thomas E. Suttler
PLANNING DIRECTOR DATE

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, 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: 301-421-4186

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

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12925
EXPIRATION DATE: MAY 28, 2012

Mark Bennett

PRELIMINARY STORM DRAIN DRAINAGE AREA MAP
MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 2
LOTS 1 thru 67, OPEN SPACE LOT 68, COMMON OPEN AREA LOTS 69 thru 71 AND NON-BUILDABLE BULK PARCELS 'P' thru 'T'
(A RE-SUBDIVISION OF WESTSIDE DISTRICT AREA 1, NON-BUILDABLE PARCELS 'T' & 'K', P/O TAX PARCEL 124 AND BUSINESS DISTRICT AREA 1 PARCEL C17)

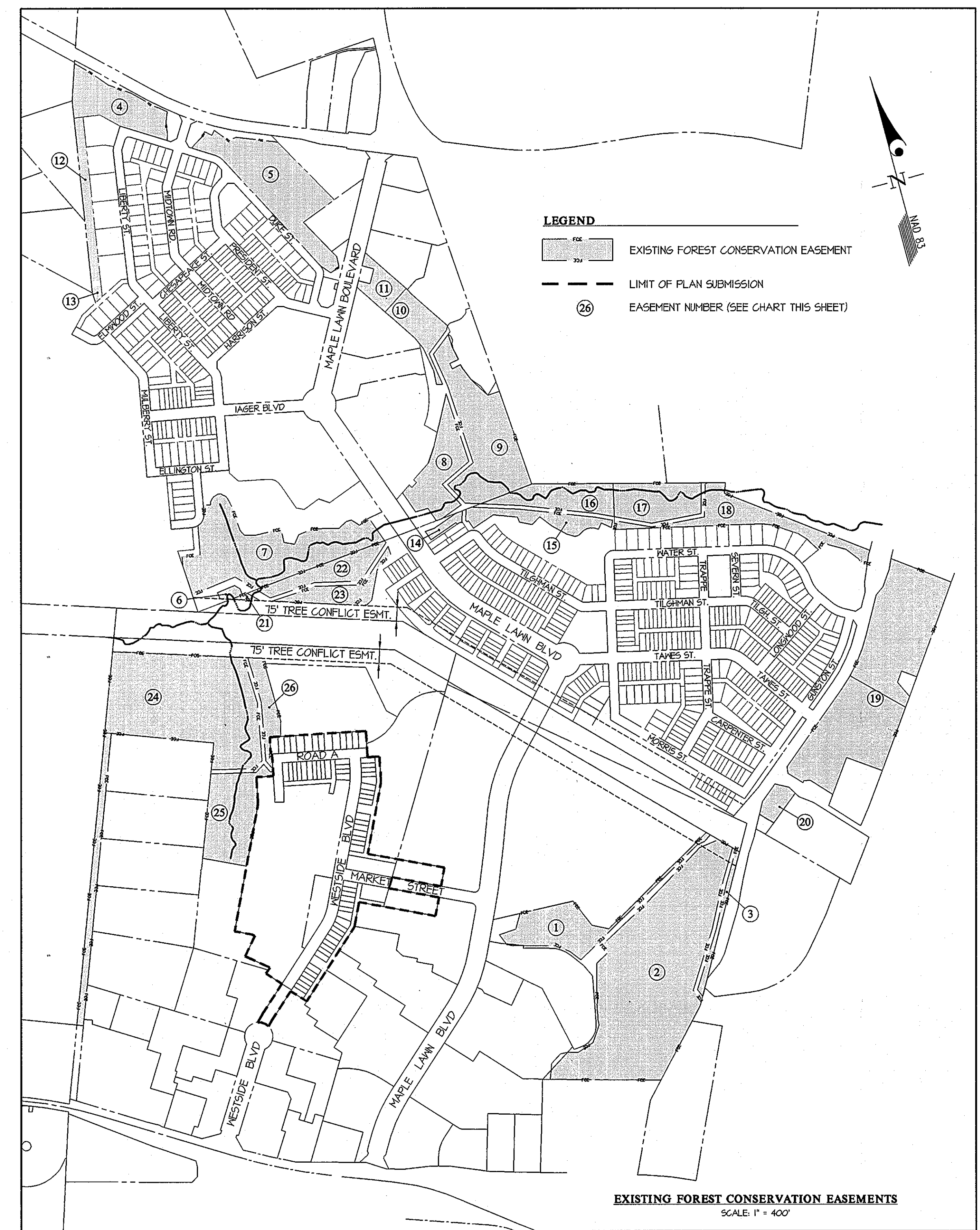
SCALE 1"=60'	ZONING MXD-3	G. L. W. FILE NO. 10001
DATE JUNE, 2011	TAX MAP - GRID 41-21/46-3	SHEET 9 OF 11

FOREST CONSERVATION TRACKING CHART											
RETENTION / AFFORESTATION / REFORESTATION SUMMARY TABLE FOR MAPLE LAWN FARM PROJECT											
PHASE NO.	GROSS AC.	FLOODPLAIN AC.	NET TRACT AREA	EXG. FOREST IN AC.	FOREST CLEARED	FOREST RETAINED	EXCESS RETENTION	REF/AFF REQUIRED	CREDITED PLANTING PROVIDED	EXCESS FOREST CON. (PLANTING/RETENTION)	COMMENTS
1	91.48	3.40	48.58	9.45	0.51	8.94	0.63	0.00	4.56	5.18	Per F-03-01
2	75.20	2.38	72.82	0.00	0.00	0.00	0.00	10.42	6.61	-4.25	Per F-03-40
3	14.04	0.00	5.10	0.00	0.00	0.00	0.00	0.86	0.00	-0.86	Per SDP-03-140
3	14.04	14.85	4.24	0.21	0.00	0.21	0.00	0.43	10.44	10.06	Per F-04-42
3	-	-	-	-	-	-	-	-	-1.16	-1.16	Per F-05-82
4a	15.48	3.00	12.48	1.92	1.65	0.27	0.00	3.21	0.88	-2.33	Per F-05-81/F-08-171
4b	31.2	0.95	2.71	0.00	0.00	0.00	0.00	0.42	-0.12	-0.54	Per F-05-134
4c	3.00	0.00	3.00	0.00	0.00	0.00	0.00	0.45	0.00	-0.45	Per F-05-112/F-05-113
5	54.61	1.21	47.34	3.76	0.51	3.24	0.00	4.36	5.74	1.38	Per F-06-161/F-08-178
6a	10.30	3.84	6.46	0.00	0.00	0.00	0.00	0.47	1.70	0.73	Per F-08-72
SDP-145	25.06	0.00	25.06	0.00	0.00	0.00	0.00	3.76	0.00	-3.76	SDP-01-43
-	-	-	-	-	-	-	-	-	-	-0.46	F-01-183
6b	64.26	1.22	66.64	4.51	2.10	2.41	0.00	4.91	11.22	1.31	F-08-54/F-08-55
EXCESS FOREST CONSERVATION TO BE USED TO FULFILL OBLIGATION FOR ROGERS PROPERTY (F-10-64)											
TOTAL	333.41	36.31	247.10	14.93	4.77	15.15	0.63	35.24	34.98	2.74	Per F-10-64

① INCLUDES FUTURE PHASE AREAS OF MAPLE LAWN FARMS. WHEN THOSE AREAS ARE RECORDED IN FUTURE PHASES, THE FOREST CONSERVATION REQUIREMENTS WILL ALREADY HAVE BEEN MET.
 ② 14.04 ACRES = 34.80 ACRES (PHASE 3 SITE TOTAL) - 40.71 ACRES (AREA OF FOREST CON. IN PHASE 3 ALREADY PROVIDED BY F-03-40 (15.01 AC) AND SDP-03-140 (5.10 AC).
 ③ REDUCED FROM 0.41 AC. AS SHOWN ON F-03-40 TO 0.61 AC. BECAUSE OF THE 0.16 AC. REDUCTION OF CONSERVATION EASEMENT #4 ON F-04-71 AND THE 0.14 AC. REDUCTION OF CONSERVATION EASEMENT #5 ON F-04-86.
 ④ F-05-82 IS A REVISION OF OPEN SPACE LOTS 221 & 222, AND A CONVERSION OF PARCEL 'E' TO R.M. FOREST CONSERVATION EASEMENT (FCE) #1 WILL ABANDON 0.25 AC. AND FCE #3 WILL ABANDON 0.91 AC.
 ⑤ 31.2 ACRES = 4.38 ACRES (PHASE 4 SITE TOTAL) - 1.26 ACRES (AREA OF FOREST CON. IN PHASE 4 ALREADY PROVIDED BY F-03-40 AND F-04-42).
 ⑥ 0.12 ACRES = AREA SUBTRACTED FROM FOREST CONSERVATION AREA #11 TO CREATE PUBLIC DRAINAGE AND UTILITY EASEMENT.
 ⑦ TOTAL AREA FOR PHASE 5b (54.61 AC.) = AREA PLATTED (33.06 AC.) + AREA BEING MASS GRADED OUTSIDE PLATTED AREA (21.55 AC.)
 ⑧ 0.01 ACRES OF PROVIDED PLANTING IN FCE #16 TO BE REMOVED UNDER F-08-162, LEAVING -2.33 AC. EXCESS UNDER F-05-81.
 ⑨ TOTAL AREA FOR PHASE 6a (10.30 AC.) = AREA PLATTED (15.05 AC.) - AREA ALREADY COVERED UNDER F-06-161 (4.75 AC.)
 ⑩ TOTAL AREA FOR PHASE 6b (64.26 AC.) = AREA OF P. 116 PRIOR TO PLANTING (14.21 AC.) - AREA OF SDP-01-43 WITHIN LIMITS OF THIS SUBMISSION (23.74 AC.) - AREA COVERED BY THIS PLAN (0.56 AC.)

FOREST CONSERVATION EXISTING EASEMENT AREAS								
PHASE	FILE NO.	EASEMENT NO.	FORST RETENTION IN NET TRACT (CREDIT)	FORST RETENTION IN FLOODPLAIN (NON-CREDIT)	FOREST PLANTING IN NET TRACT	FOREST PLANTING IN FLOODPLAIN	TOTAL	
1	F-03-01	1	0.98	0.21	1.21	0.28	2.44	
		2	1.60	2.02	2.66	0.60	12.88	
		3	0.28	0.05	0.00	0.00	0.41	
		4	0.00	0.00	2.24	0.00	2.24	
2	F-03-40	5	0.00	0.00	2.02	2.41	4.43	
		6	0.00	0.14	0.00	0.00	0.14	
		7	0.05	2.41	0.80	2.75	6.07	
		REDUCTION TO 7 (F-05-82)				-0.25		-0.25
		8	0.15	1.35	1.03	0.54	3.12	
		REDUCTION TO 8 (F-05-82)				-0.41		-0.41
		9	0.01	2.41	0.67	1.59	4.75	
3	F-04-42	10	0.00	0.48	0.58	1.06		
		11	0.00	0.00	0.22	0.71	0.93	
		REDUCTION TO 11 (F-05-134)				-0.12		-0.12
		12	0.00	0.00	1.00	0.00	1.00	
		13	0.00	0.00	0.00	0.28	0.28	
		14	0.00	0.00	0.11	0.10	0.21	
		15	0.21	0.26	0.32	0.21	1.14	
		16	0.00	1.74	0.01	0.05	1.80	
		17	0.01	1.47	0.02	0.02	2.02	
		18	0.00	1.03	0.46	0.77	2.26	
5	F-06-161	19	3.23	3.02	3.07	4.66		
		20	0.00	0.00	0.15	0.35	0.50	
		21	0.00	0.05	0.00	0.02	0.07	
		22	0.00	0.83	0.00	0.62	1.45	
6A	F-08-72	23	0.00	0.00	0.01	0.44	1.06	
		24	2.44	0.02	1.05	0.44	10.00	
		25	0.00	0.00	2.46	0.51	2.83	
6B	F-08-54	26	0.00	0.00	0.80	0.00	0.90	
		27	0.00	0.00	0.80	0.00	0.90	
TOTALS			15.15	11.08	26.36	18.61	12.22	

NOTE:
 • THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16J202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR PHASE 6b (THIS SUBMISSION) OF THIS PROJECT HAS PROVIDED UNDER F-08-54. NO FOREST CONSERVATION SURETY IS NECESSARY WITH THIS SUBMISSION.



STATE OF MARYLAND
 Michael B. Tran
 6/01/11
 833
 LANDSCAPE ARCHITECT

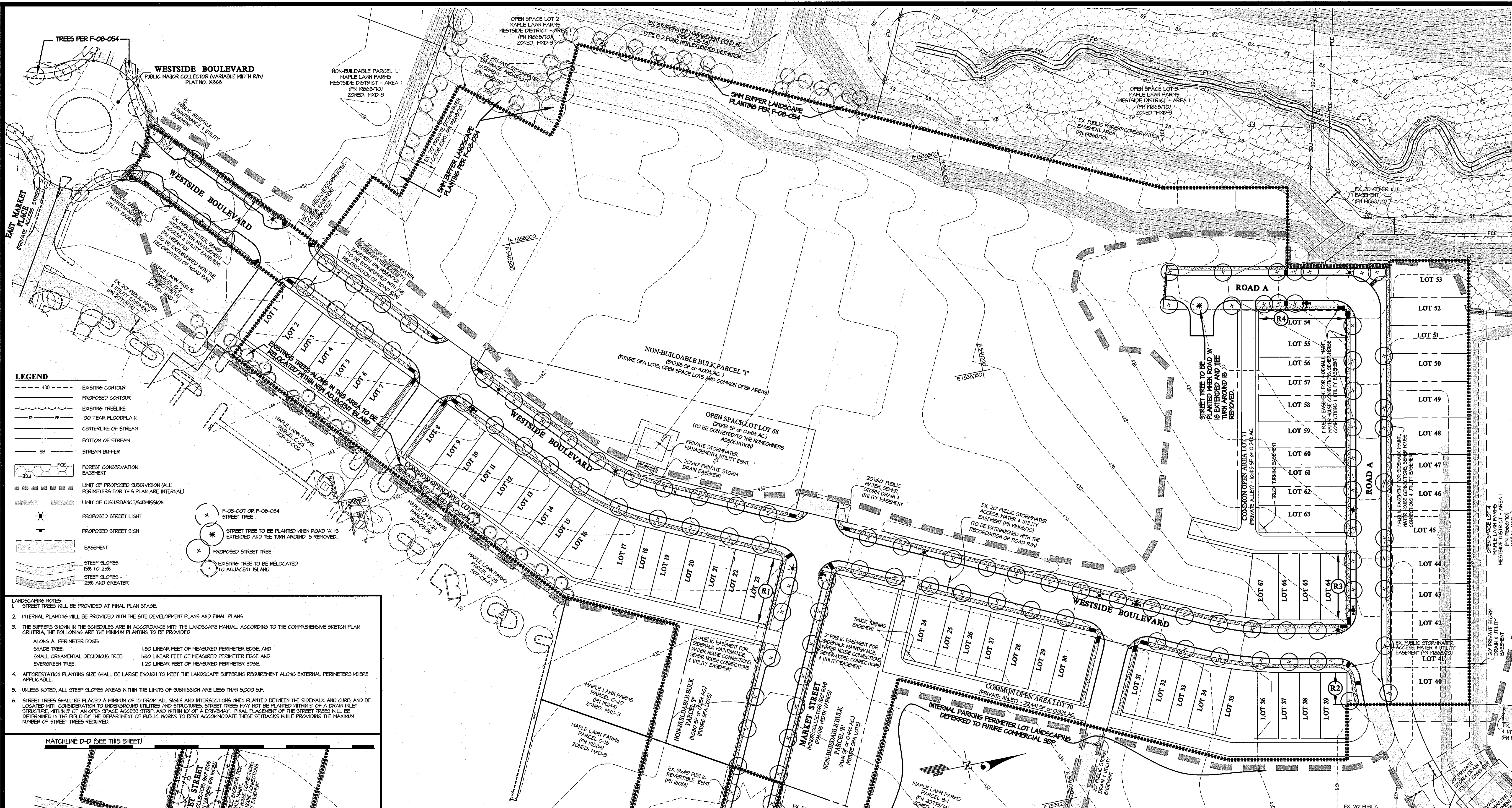
TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 Planning Director
 DATE

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1020 DC/VA: 301-388-2524 FAX: 301-421-4186

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

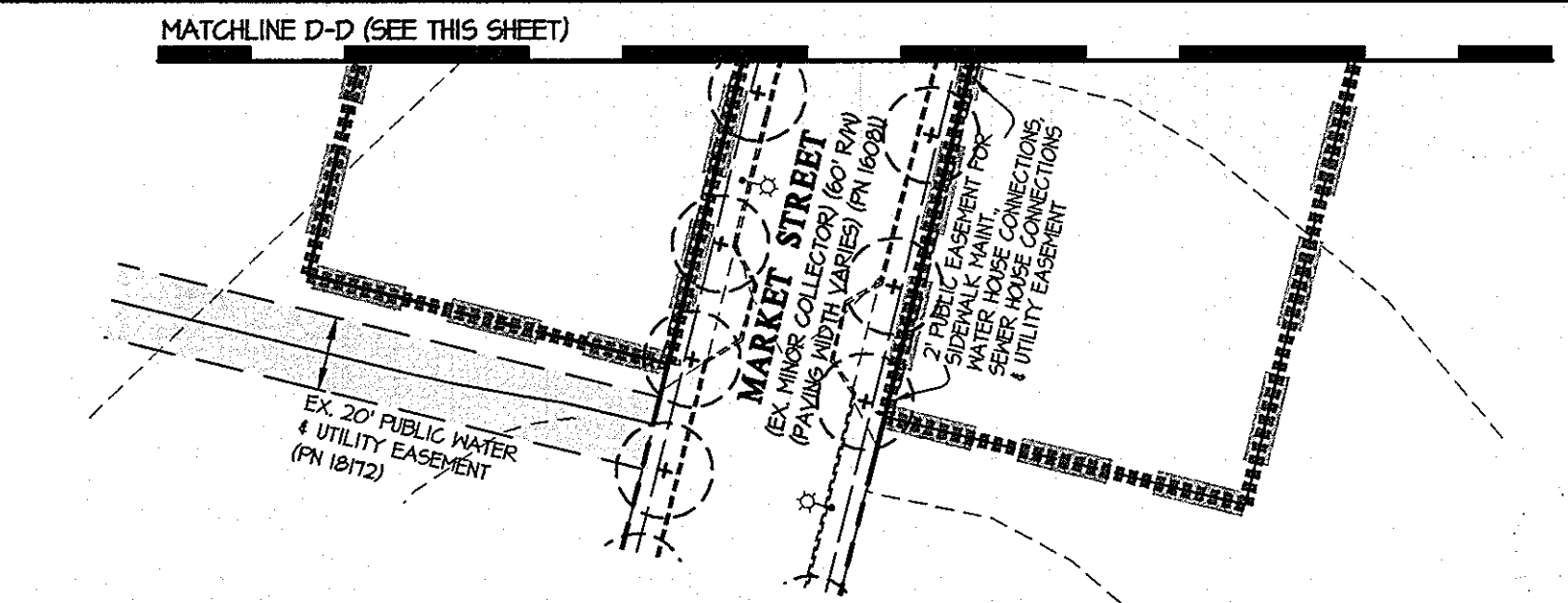
PRELIMINARY FOREST CONSERVATION PLAN
MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 2
 LOTS 1 thru 67, OPEN SPACE LOT 68, COMMON OPEN AREA LOTS 69 thru 71
 AND NON-BUILDABLE BULK PARCELS 'P' thru 'T'
 (A RESUBDIVISION OF WESTSIDE DISTRICT AREA 1, NON-BUILDABLE PARCELS 'T' & 'K',
 P/O TAX PARCEL 124 AND BUSINESS DISTRICT AREA 1 PARCEL C17)
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	10001
DATE	TAX MAP - GRID	SHEET
JUNE, 2011	41-21/46-3	10 OF 11



- LEGEND**
- 400' --- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING TREELINE
 - 100 YEAR FLOODPLAIN
 - CENTERLINE OF STREAM
 - BOTTOM OF STREAM
 - STREAM BUFFER
 - FOREST CONSERVATION EASEMENT
 - LIMIT OF PROPOSED SUBDIVISION (ALL PERIMETERS FOR THIS PLAN ARE INTERNAL)
 - LIMIT OF DISTURBANCE SUBMISSION
 - PROPOSED STREET LIGHT
 - PROPOSED STREET SIGN
 - EASEMENT
 - STEEP SLOPES - 15% TO 25%
 - STEEP SLOPES - 25% AND GREATER

- LANDSCAPING NOTES:**
- STREET TREES WILL BE PROVIDED AT FINAL PLAN STAGE.
 - INTERNAL PLANTINGS WILL BE PROVIDED WITH THE SITE DEVELOPMENT PLANS AND FINAL PLANS.
 - THE BUFFERS SHOWN IN THE SCHEDULES ARE IN ACCORDANCE WITH THE LANDSCAPE MANUAL. ACCORDING TO THE COMPREHENSIVE SKETCH PLAN CRITERIA, THE FOLLOWING ARE THE MINIMUM PLANTINGS TO BE PROVIDED:
 - ALONG A PERIMETER EDGE: 1:40 LINEAR FEET OF MEASURED PERIMETER EDGE, AND SHADE TREE.
 - SMALL ORNAMENTAL DECIDUOUS TREE: 1:60 LINEAR FEET OF MEASURED PERIMETER EDGE AND EVERGREEN TREE.
 - EVERGREEN TREE: 1:20 LINEAR FEET OF MEASURED PERIMETER EDGE.
 - AFFORESTATION PLANTINGS SIZE SHALL BE LARGE ENOUGH TO MEET THE LANDSCAPE BUFFERING REQUIREMENT ALONG EXTERNAL PERIMETERS WHERE APPLICABLE.
 - UNLESS NOTED, ALL STEEP SLOPES AREAS WITHIN THE LIMITS OF SUBMISSION ARE LESS THAN 5,000 SF.
 - STREET TREES SHALL BE PLACED A MINIMUM OF 15' FROM ALL SIGNS AND INTERSECTIONS WHEN PLANTED BETWEEN THE SIDEWALK AND CURB, AND BE LOCATED WITH CONSIDERATION TO UNDERGROUND UTILITIES AND STRUCTURES. STREET TREES MAY NOT BE PLANTED WITHIN 5' OF A DRAIN INLET STRUCTURE, WITHIN 5' OF AN OPEN SPACE ACCESS STRIP, AND WITHIN 10' OF A DRIVEWAY. FINAL PLACEMENT OF THE STREET TREES WILL BE DETERMINED IN THE FIELD BY THE DEPARTMENT OF PUBLIC WORKS TO BEST ACCOMMODATE THESE SETBACKS WHILE PROVIDING THE MAXIMUM NUMBER OF STREET TREES REQUIRED.



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Thomas S. Rutler 6/16/11
PLANNING DIRECTOR DATE

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-589-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

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

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975
EXPIRATION DATE: MAY 28, 2012



RESIDENTIAL LANDSCAPE PERIMETER REQUIREMENTS SCHEDULE

RESIDENTIAL LOT LINE	LENGTH OF SIDE PERIMETER	REQUIRED LANDSCAPING
R1	76'	THE REQUIRED LOT LANDSCAPING PER THE HLF LANDSCAPE DESIGN CRITERIA (S-06-16, SHEET 13 OF 15) SHALL BE PROVIDED AT SDP STAGE
R2	37'	
R3	76'	
R4	100'	

STREET TREE REQUIREMENTS

ROAD	LENGTH OF CURB (L.F.)	# OF TREES REQUIRED	# OF TREES PROVIDED
WESTSIDE BLVD.	2501	63	63
MARKET STREET	571	15	15
ROAD 'A'	1256	32	32

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

SYMBOL	NAME (BOTANICAL/COMMON)	SIZE	REMARKS
⊙	ACER SACCHARUM / GREEN MOUNTAIN SUGAR MAPLE	2 1/2" cal.	B + B FULL HEADS

PRELIMINARY LANDSCAPE PLAN
MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 2
LOTS 1 thru 67, OPEN SPACE LOT 68, COMMON OPEN AREA LOTS 69 thru 71 AND NON-BUILDABLE BULK PARCELS 'P' thru 'T'
(A RESUBDIVISION OF WESTSIDE DISTRICT AREA 1, NON-BUILDABLE PARCELS 'T' & 'K', P/O TAX PARCEL 124 AND BUSINESS DISTRICT AREA 1 PARCEL C17)

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	MXD-3	10001
DATE	TAX MAP - GRID	SHEET
JUNE, 2011	41-21/46-3	11 OF 11