

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

OPEN SPACE (OS)

PERMITTED USES
 ANY USE WHICH DOES NOT INVOLVE 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 HELD FOR THE COMMON USE OF PERSONS RESIDING IN THE VICINITY OF SUCH LAND.

OTHER PERMITTED USES
 2. PUBLIC OR PRIVATE CHILD CARE CENTER.
 3. COMMUNITY CENTER FOR CUSTOMARY COMMUNITY ACTIVITIES INCLUDING BUT NOT LIMITED TO:
 a. THE PRESENTATION AND PERFORMANCE OF OUTDOOR COMMUNITY ACTIVITIES, PUBLIC OR PRIVATE, SUCH AS MUSICAL AND THEATRICAL PERFORMANCES, OUTDOOR PICNICS, ART SHOWS, AND CASINOS.
 4. RUMAGE SALES, WHITE ELEPHANT SALES, CAKE SALES, DANCES, AND SIMILAR ACTIVITIES.
 5. OPERATION OF A COMMUNITY HALL INCLUDING LEASING OF SAME FOR PUBLIC OR PRIVATE USE.
 6. OPERATION OF INCIDENTAL COMMERCIAL ACTIVITIES SUCH AS A SNACK BAR.
 7. PUBLIC OR PRIVATE TENNIS COURTS, TOGETHER WITH SUCH INCIDENTAL COMMERCIAL ACTIVITIES AS ARE CONSISTENT WITH PRIMARY USE OF THE LOT AS A TENNIS FACILITY.
 8. 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 BUILDINGS 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.
 9. PARK STRUCTURES INCLUDING BUT NOT LIMITED TO GAZEBOES, PAVILIONS, AMPHITHEATER SEATING, DECKS, FOUNTAINS, WALKS, HARDSCAPE PLAZAS, TRAILS, PATIOS, ETC.
 10. UTILITY FACILITIES
 11. ENVIRONMENTAL FACILITIES SUCH AS DRAINAGE, STORMWATER MANAGEMENT FACILITIES, WETLAND MITIGATION AFForestation OR REFORESTATION.
 12. ACTIVITY AREAS SUCH AS TOT LOTS, VOLLEYBALL AND MULTI-PURPOSE COURTS, PICNIC AREAS, ETC.
 13. 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 HOWEVER THAT 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 133.0(D) (PARKING STUDIES), AND 133.0(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.

• BED AND BREAKFAST INNS
 • CONCERT OR RECITAL ESTABLISHMENTS
 • HOME OCCUPATIONS (ALSO SEE SECTION 126.6.J 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. NC05 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 2.0 DWELLING UNITS PER GROSS ACRE BASED ON THE ENTIRE AREA OF THE SINGLE FAMILY DETACHED LAND USE.

SUMMARY OF DEVELOPMENT CRITERIA (CONTINUED)

LOT TYPE	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FRONT BLDG.
Cottage	2500 Square Feet	32'
Manor	4200 Square Feet	48'
Villa	5400 Square Feet	54'
Estate	20000 Square Feet	120'

*EXCEPT FOR LOTS IDENTIFIED ON ANBDED CWP, WHICH SHALL NOT BE LESS THAN 100' AT FRONT BLDG.

LOT TYPE SHALL BE DESIGNATED ON FINAL PLANS FOR ALL SINGLE FAMILY DETACHED AREAS. ESTATE LOTS SHALL BE LOCATED AS SHOWN ON THIS PLAN.

STRUCTURE SETBACKS
 THE MINIMUM REQUIRED SETBACKS FOR SINGLE FAMILY DETACHED STRUCTURES SHALL BE AS FOLLOWS:

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

A ZERO LOT LINE DWELLING UNIT MAY BE LOCATED ON ANY PROPERTY LINE WHICH IS NOT A STREET RIGHT-OF-WAY PROVIDED THAT (I) NO PART OF THE DWELLING SHALL ENCRoACH ONTO THE ADJOINING LOT. (II) AN ACCESS EASEMENT FOR THE PURPOSE OF MAINTENANCE TO THE SIDE OF THE STRUCTURE SHALL BE INCLUDED IN THE DEED WHERE APPROPRIATE. SPACING BETWEEN DWELLING UNITS SHALL BE A MINIMUM OF 5'. GARAGES HOWEVER, MAY ADJOIN ALONG THE PROPERTY LINE, PROVIDED THEY COMPLY WITH ALL BUILDING AND FIRE CODE REGULATIONS.

HABITABLE SPACE AND/OR OPENENCLOSED 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 126.A1 APPLIES.
 • PORCHES MAY ENCRoACH INTO THE FRONT YARD TO WITHIN 2' FROM THE FRONT PROPERTY LINE OR RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES. PORCHES MAY ENCRoACH INTO THE SIDE YARD OF CORNER LOTS TO WITHIN 2' FROM THE RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES. WHERE THE FRONT PORCHES SHALL BE LOCATED IN THE FRONT YARD, PORCHES MAY ENCRoACH TO WITHIN 1' FROM THE SIDE PROPERTY LINE FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES.
 • STAIRS AND STEPS MAY ENCRoACH INTO THE FRONT AND SIDE YARDS TO WITHIN 1' FROM THE FRONT PROPERTY LINE.
 • GARDEN WALLS, FENCES, PIERS, GATES AND SIMILAR ORNAMENTS MAY BE BUILT IN THE FRONT AND SIDE YARDS NOT CLOSER THAN 10' FROM THE FRONT PROPERTY LINE, NOT GREATER THAN 12' ALONG THE FRONT PROPERTY LINE, NOT GREATER THAN 12' ALONG THE SIDE AND REAR PROPERTY LINES. AN ARCHWAY OR PIERS DEFINING A LEAD WALK MAY BE UP TO 4'.
 • MASONRY VENEERS MAY ENCRoACH A MAXIMUM OF SIX INCHES INTO ANY REQUIRED SETBACK AREA.

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

BUILDING HEIGHT
 MAXIMUM BUILDING HEIGHT ON ALL LOTS SHALL BE 39' 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
 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-HORK STRUCTURES BUT NOT INCLUDING SIDEWALKS, PAVED PARKING AREAS, DRIVEWAYS, PORCHES, STAIRS, STEPS, DECKS, PATIOS, IN-GROUND POOLS, LANDSCAPING AND SIMILAR STRUCTURES.

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

REDUCTIONS IN PARKING REQUIREMENTS ARE PERMITTED PURSUANT TO THE HOWARD COUNTY ZONING REGULATIONS SECTION 133.0 (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-HORK UNITS, SEMI-DETACHED DWELLINGS AND TWO-FAMILY DWELLINGS SHALL BE PERMITTED WITHIN OTHER RESIDENTIAL LAND USE AREAS. MIDTOWN PARCEL A-1 AND THE OR AREA OF THE WESTSIDE DISTRICT MAY CONTAIN LIVE-HORK 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-HORK UNITS ARE VERTICALLY INTEGRATED BUILDING TYPES, WHERE THE FIRST FLOOR (AND BASEMENT, IF PROVIDED) SHALL BE UTILIZED AS COMMERCIAL SPACE, AND THE UPPER LEVEL(S) SHALL BE RESIDENTIAL USE ONLY.

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

APARTMENT BUILDING TYPES MAY ALSO INCLUDE ACCESSORY USES, SUPPORT SERVICES, AND AMENITIES INCLUDING BUT NOT LIMITED TO EXERCISE FACILITY, ADMINISTRATIVE OFFICES, MAIL ROOM, MEETING ROOMS, ETC. WITH NO LIMITATIONS IN SIZE. COMMERCIAL/RETAIL SPACE ON THE FIRST FLOOR OF AN APARTMENT BUILDING MAY NOT EXCEED 1200 SQUARE FEET OR 10% 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 PROJECTS RESIDENTS AND THEIR GUESTS. SUCH FACILITIES MAY BE LOCATED WITHIN CONDOMINIUM DEVELOPMENTS AS WELL AS WITHIN COOPERATIVES WHERE ALL PROPERTIES ARE INCLUDED WITHIN RECORDED COVENANTS AND LEGIS, 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 126.6.J 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. NC05 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 OTHER RESIDENTIAL LAND USE.

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

SUMMARY OF DEVELOPMENT CRITERIA (CONTINUED)

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

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

HABITABLE SPACE AND/OR OPENENCLOSED 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.

IN THE HILLSIDE DISTRICT, THE FRONT AND SIDE SETBACKS FROM MAPLE LAWN BLVD. MAY BE REDUCED TO 5'. ON PARCEL A-1 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 126.A1 APPLIES.
 • PORCHES MAY ENCRoACH INTO THE FRONT YARD TO WITHIN 2' FROM THE FRONT PROPERTY LINE OR RIGHT-OF-WAY FOR ALL OTHER RESIDENTIAL LOT TYPES.
 • STAIRS AND STEPS MAY ENCRoACH INTO THE FRONT YARD TO WITHIN 1' FROM THE FRONT PROPERTY LINE FOR ALL OTHER RESIDENTIAL TYPES.
 • GARDEN WALLS, FENCES, PIERS, GATES AND SIMILAR ORNAMENTS MAY BE BUILT IN THE FRONT AND SIDE YARDS NOT CLOSER THAN 10' FROM THE FRONT PROPERTY LINE, NOT GREATER THAN 12' ALONG THE FRONT PROPERTY LINE, NOT GREATER THAN 12' ALONG THE SIDE AND REAR PROPERTY LINES. AN ARCHWAY OR PIERS DEFINING A LEAD WALK MAY BE UP TO 4'.
 • MASONRY VENEERS MAY ENCRoACH 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-HORK STRUCTURES BUT NOT INCLUDING SIDEWALKS, PAVED PARKING AREAS, DRIVEWAYS, PORCHES, STAIRS, STEPS, DECKS, PATIOS, IN-GROUND POOLS, LANDSCAPING AND SIMILAR STRUCTURES.

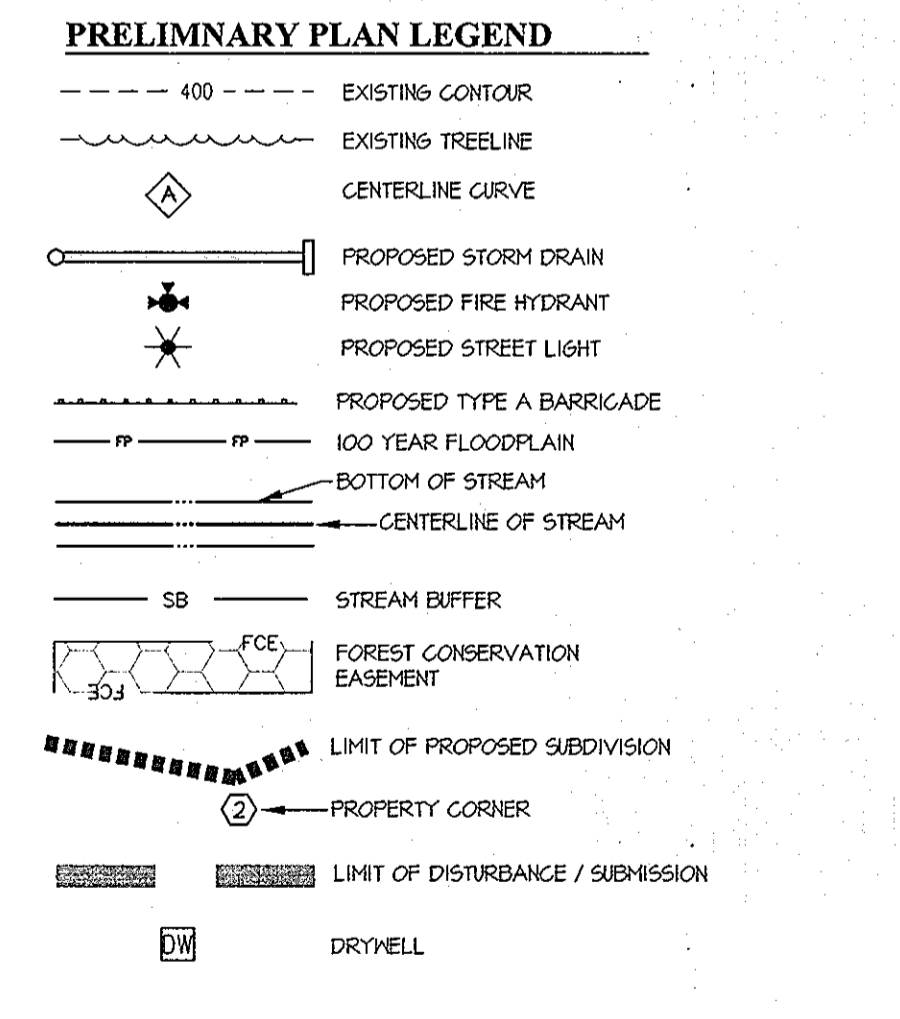
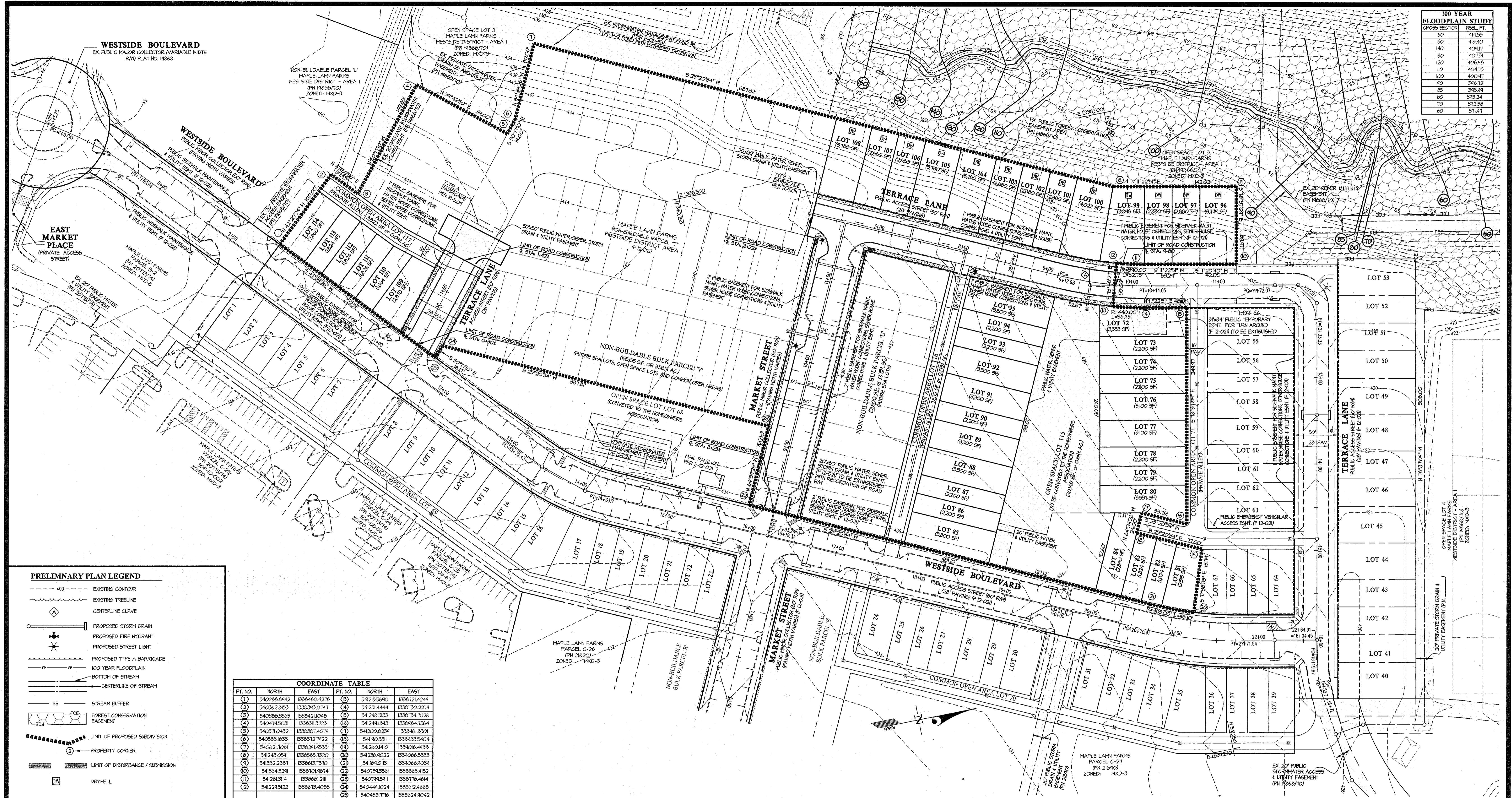
COVERAGE
 NO COVERAGE REQUIREMENTS ARE IMPOSED IN OTHER RESIDENTIAL LAND USE AREAS.

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

REDUCTIONS IN PARKING REQUIREMENTS ARE PERMITTED PURSUANT TO THE HOWARD COUNTY ZONING REGULATIONS SECTION 133.0 (SHARED PARKING).

PHASE NO.	FILE REF. NO.	GROSS ACREAGE	NON-BUILDABLE					S.F.D. AC. (%)	OR AC. (%)	EHP AC. (%)	O.S. AC. (%)	PUB. RD.		PRIV. RD. ACREAGE	SFD UNITS	OR UNITS (APT/S.F.A.)	S.F.D. DENSITY	OR DENSITY	EHP BLDG. AREA	EHP. F.A.R.
			SF	OR	EHP	OS	%					SF	OR							
1	F-03-01	51.98	0.00	0.00	0.00	0.00	(0.0)	-----	-----	30.283 (59.3)	21.5 (40.7)	0.00	0.00	4.35	-----	-----	-----	-----	-----	-----
2	F-03-02	37.43	0.52	0.43	0.24	0.00	(9.2)	10.54 (24.0)	8.04 (21.6)	1.56 (4.2)	15.75 (42.1)	3.72	3.74	1.56	1.68	55	65	5.0/AC.	8.0/AC.	-----
3	F-04-02	38.80	-0.51	-0.43	2.71	0.00	(9.0)	1.11 (0.3)	12.29 (20.4)	14.30 (25.2)	22.25 (38.3)	2.52	0.46	0.00	1.00	41	74	5.8/AC.	8.4/AC.	-----
4a	F-05-01 / F-05-02	15.41	0.00	1.48	-1.64	0.00	(-1.0)	0.00 (0.0)	1.21 (4.1)	1.64 (0.0)	6.70 (43.3)	0.00	3.40	1.64	0.46	-----	-----	-----	-----	-----
4b	F-05-194 / F-01-06	3.12	0.00	0.00	-1.26	0.00	(-40.4)	0.00 (0.0)	0.00 (0.0)	3.15 (101.0)	0.00 (0.0)	2.04	0.00	2.04	0.00	-----	-----	-----	-----	-----
4c	F-05-112 / F-05-113	3.00	0.00	0.00	0.00	0.00	(0.0)	0.00 (0.0)	0.45 (1.1)	2.05 (68.3)	0.00 (0.0)	0.00	0.00	0.00	-----	-----	-----	-----	-----	
5a	F-06-48	0.00	0.00	-1.25	0.00	0.00	(0.0)	0.00 (0.0)	1.25 (0.0)	0.00 (0.0)	0.00 (0.0)	0.00	0.00	0.00	-----	-----	-----	-----	-----	
5b	F-06-161	33.26	0.00	-0.23	0.00	0.00	(-0.7)	1.13 (23.2)	1.26 (2.8)	0.00 (0.0)	10.50 (56.5)	2.22	3.16	0.00	0.88	41	63	5.3/AC.	8.7/AC.	-----
6a	F-08-12	15.05	0.00	0.00	0.00	0.00	(0.0)	0.00 (0.0)	4.55 (63.5)	0.00 (0.0)	5.50 (36.5)	0.00	0.00	0.00	2.18	-----	-----	-----	-----	
n/a	F-07-31	0.00	0.00	0.00	0.00	0.00	(0.0)	0.00 (0.0)	0.63 (0.0)	-0.63 (0.0)	0.00 (0.0)	0.00	0.00	0.00	-----	-----	-----	-----	-----	
n/a	F-01-183	3.05	0.00	0.00	0.00	0.00	(0.0)	0.00 (0.0)	0.00 (0.0)	3.05 (100.0)	0.00 (0.0)	0.00	0.00	0.00	-----	-----	-----	-----	-----	
6b	F-08-54 / F-08-55	40.60	0.00	18.31	18.04	0.00	(34.6)	0.00 (0.0)	0.00 (0.0)	32.60 (36.0)	26.65 (24.4)	0.00	0.00	1.81	0.00	-----	-----	-----	-----	
n/a	F-04-11	0.00	0.00	0.00	-11.23	0.00	(0.0)	0.00 (0.0)	0.00 (0.0)	11.23 (0.0)	0.00 (0.0)	0.00	0.00	0.00	-----	-----	-----	-----	-----	
n/a	F-10-46	0.00	0.23	0.00	0.00	0.00	(2.0)	0.00 (0.0)	-0.23 (0.0)	0.00 (0.0)	0.00 (0.0)	0.00	0.00	0.00	0.00	-----	-----	-----	-----	
7	F-10-61	16.80	1.15	0.00	0.00	0.00	(6.1)	5.26 (25.3)	0.45 (2.6)	0.00 (0.0)	0.94 (5.7)	1.18	2.45	0.00	1.45	34	111	6.7/AC.	8.1/AC.	-----
8a	F-11-21	0.00	-1.18	0.00	-0.20	0.00	(1.8)	0.00 (0.0)	0.00 (0.0)	0.00 (0.0)	0.20 (0.0)	0.00	0.00	0.00	0.00	12	0	10.2/AC.	-----	-----
8b																				

100 YEAR FLOODPLAIN STUDY	
CROSS SECTION	FEEL FT.
80	414.55
85	418.40
90	424.11
95	431.31
100	440.41
105	451.75
110	464.87
115	480.47
120	498.36
125	518.44
130	540.61
135	564.84
140	591.24
145	619.81
150	650.54



COORDINATE TABLE					
PT. NO.	NORTH	EAST	PT. NO.	NORTH	EAST
1	540288.0492	1338460.4278	13	541255.5640	1338121.4244
2	540282.8153	1338393.0741	14	541251.4444	1338130.2271
3	540288.2565	1338421.1048	15	541248.2555	1338134.1026
4	540474.5028	1338311.3723	16	541244.1843	1338144.7564
5	540571.0432	1338301.4074	17	541200.8234	1338161.8501
6	540583.1833	1338312.1422	18	541180.8511	1338163.5404
7	540621.1061	1338241.4535	19	541260.1410	1338166.4888
8	541248.0291	1338085.7920	20	541236.4022	1338166.3333
9	541282.2287	1338113.7510	21	541184.0115	1338166.4034
10	541264.5241	1338101.9514	22	540754.5361	1338163.4152
11	541261.2114	1338081.2111	23	540744.5111	1338178.4644
12	541224.5122	1338073.4083	24	540444.1024	1338162.4668
			25	540438.7716	1338164.9042

STREET LIGHT SCHEDULE			
LOCATION	LAMP TYPE	FIXTURE	POLE TYPE
ST. 1015 MARKET STREET	22' LT.	100-WATT HPS VAPOR	ACORN POST
ST. 1041 MARKET STREET	22' LT.	100-WATT HPS VAPOR	ACORN POST
ST. 0419 TERRACE LANE	10' RT.	100-WATT HPS VAPOR	ACORN POST
ST. 1045 TERRACE LANE	10' RT.	100-WATT HPS VAPOR	ACORN POST

CL. CURVE DATA CHART					
STREET NAME	CURVE	PC STA.	PT STA.	RADIUS	TANGENT
TERRACE LANE	◊	9412.43	1044.05	415.63'	50.81'

NOTES:
 1. FOR STORM DRAIN INFORMATION, SEE STORM DRAIN DRAINAGE AREA MAP, SHEET 6.
 2. ALL CURB RADII ARE 25' UNLESS OTHERWISE NOTED.
 3. FOR STEEP SLOPE AREAS AND STREET TREE INFORMATION, SEE PRELIMINARY LANDSCAPE PLAN, SHEET 7.

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 DATE: 6-15-12
 FOR PLANNING DIRECTOR

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 230 - BIRTONSVILLE OFFICE PARK
 BIRTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

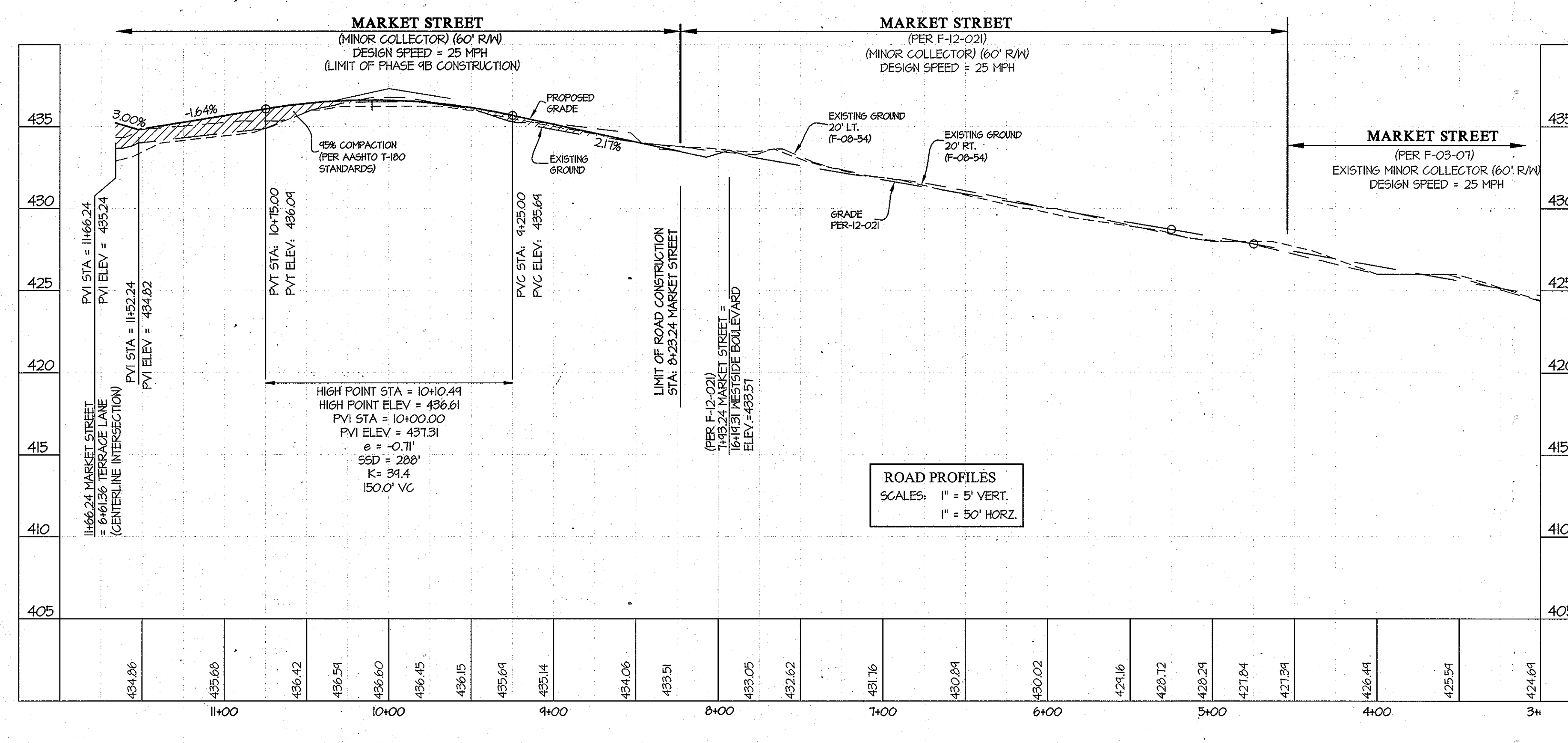
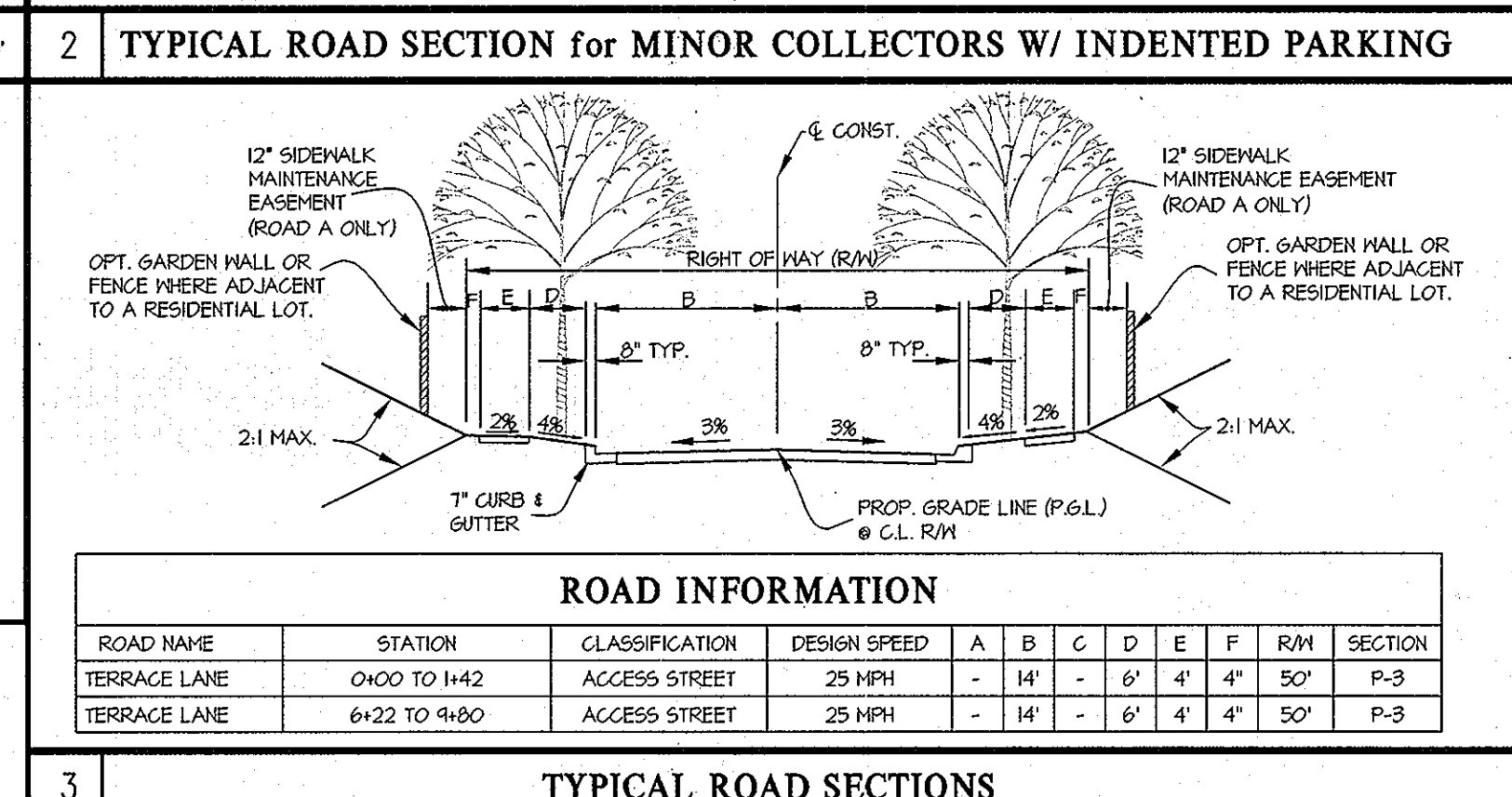
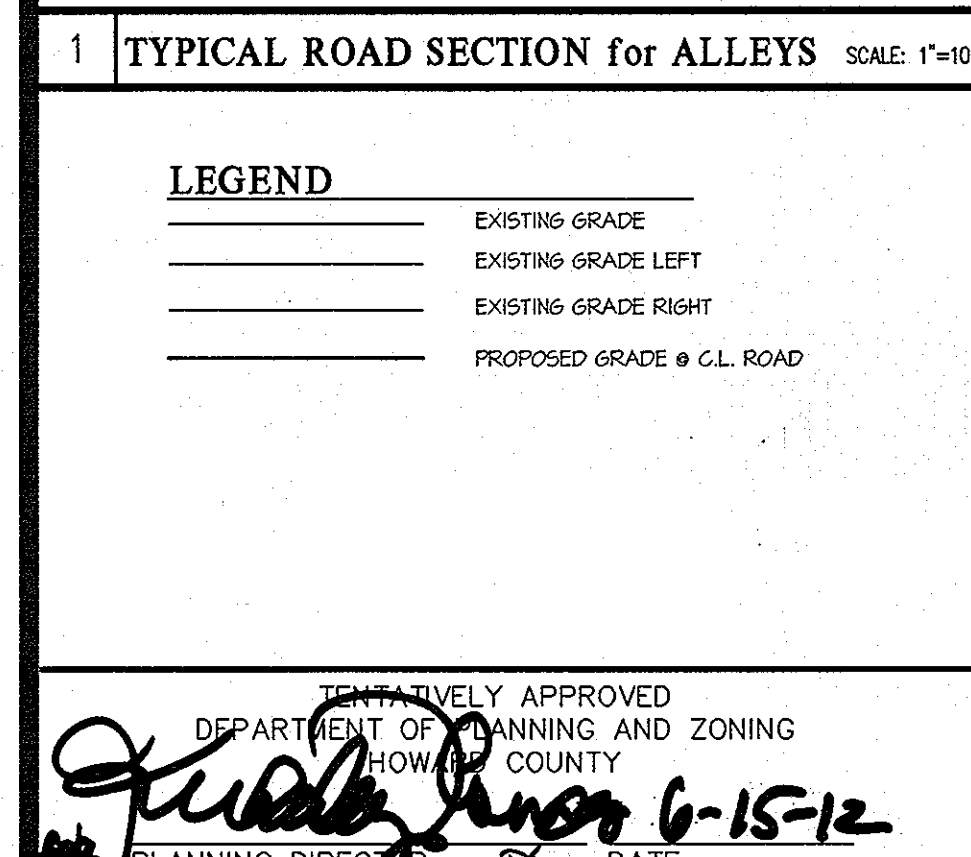
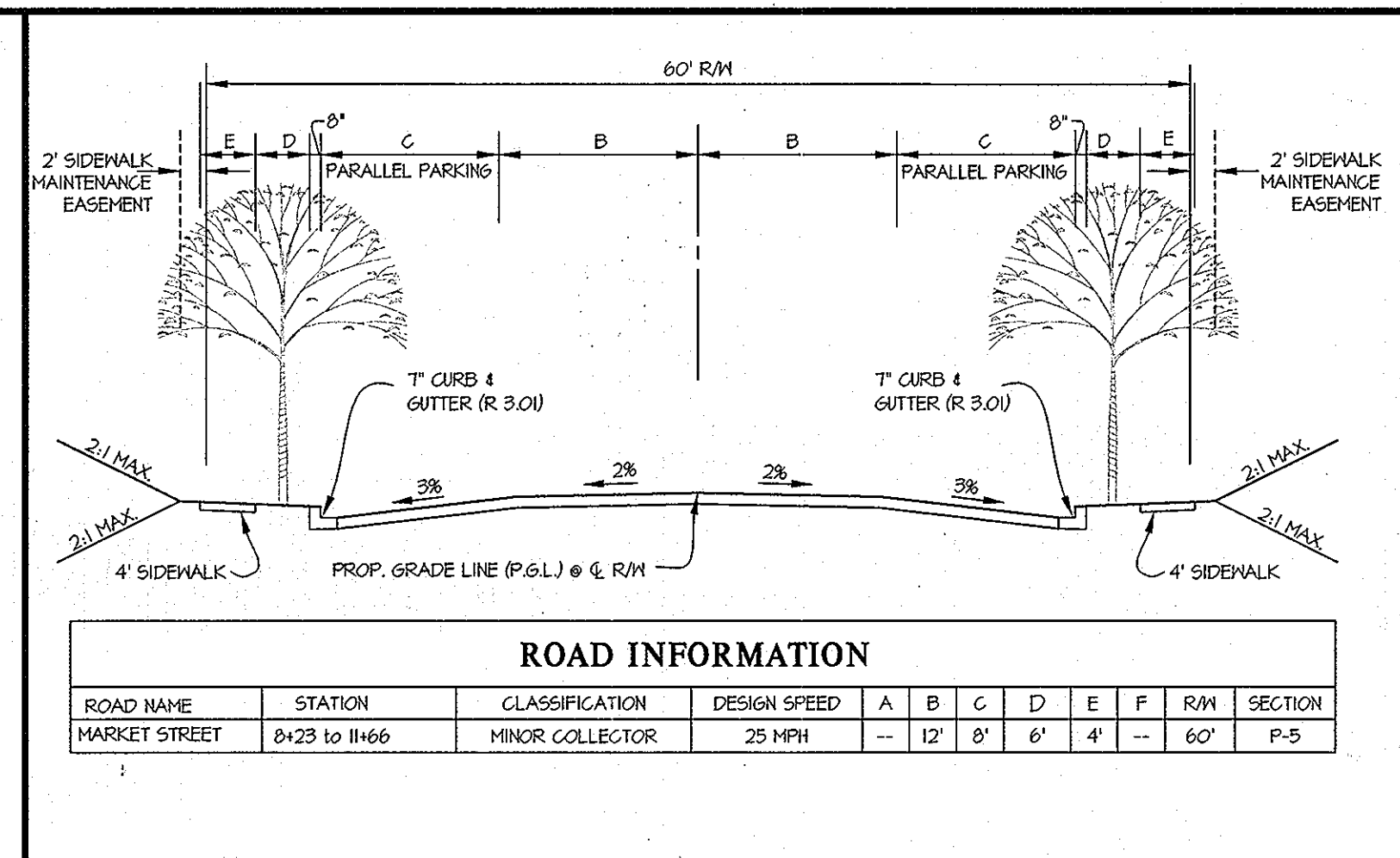
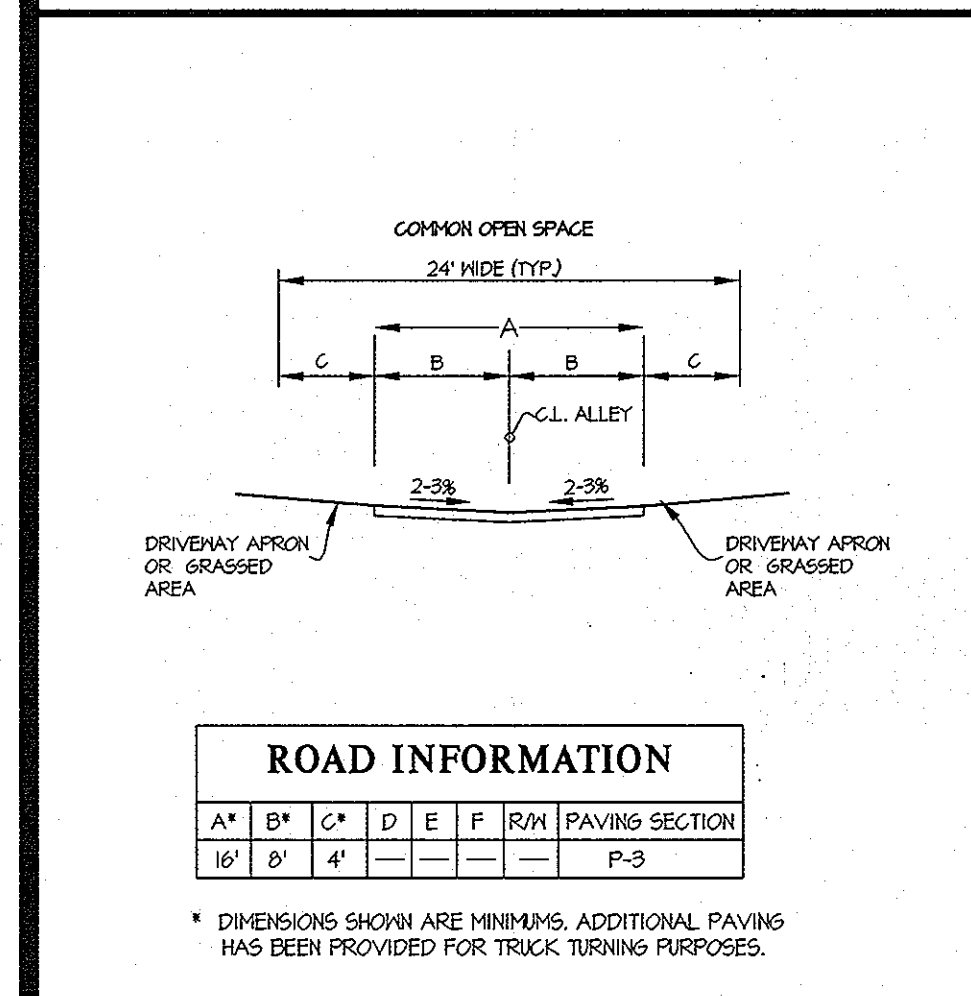
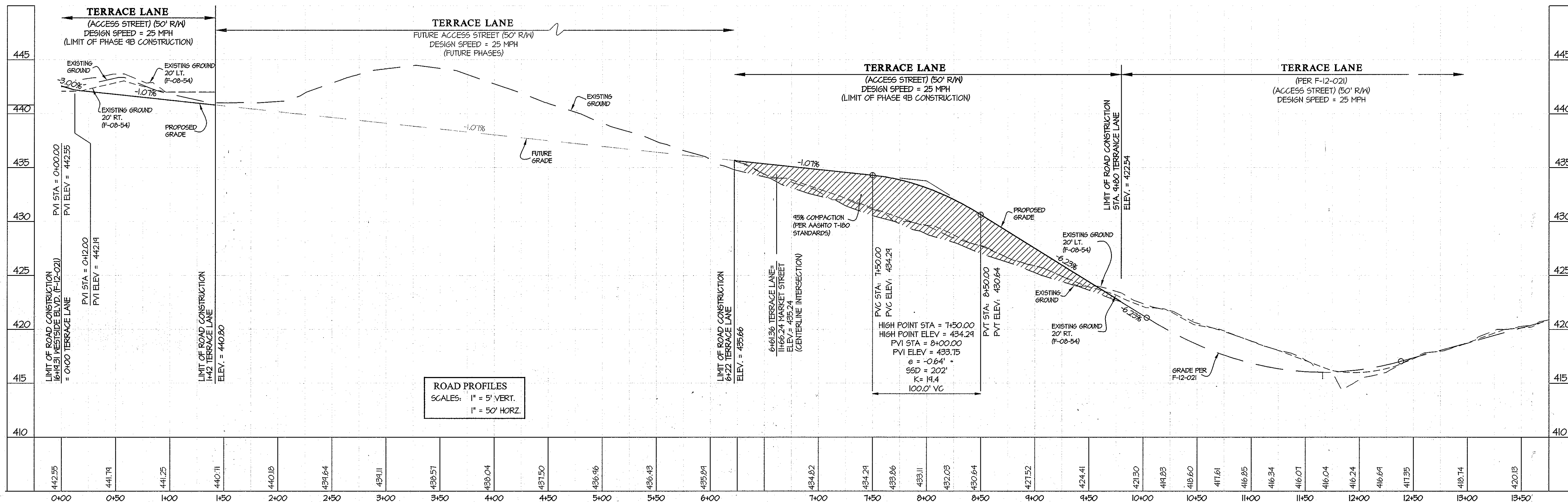
PREPARED FOR:
 G&R MAPLE LAWN, INC.
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

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. 12875, EXPIRATION DATE: MAY 26, 2014.



PRELIMINARY PLAN
MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 3
 LOTS 72 thru 114, OPEN SPACE LOT 115, COMMON OPEN AREA LOTS 116 and 117 AND NON-BUILDABLE BULK PARCELS 'U' and 'V'
 (A RE-SUBDIVISION OF WESTSIDE DISTRICT AREA 1, NON-BUILDABLE PARCEL 'T' P/O TAX PARCEL 124 AND BUSINESS DISTRICT AREA 1 PARCEL C-17)

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	MXD-3	11002
DATE	TAX MAP - GRID	SHEET
MAY, 2012	41-21/46-3	3 OF 7



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

TYPICAL ROAD SECTIONS

DATE	REVISION	BY	APPR.

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STATE OF MARYLAND
GUYTON K. GUTTSCHICK
PROFESSIONAL ENGINEER

PRELIMINARY STREET GRADE - MARKET STREET and TERRACE LANE

MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 3
LOTS 72 thru 114, OPEN SPACE LOT 115, COMMON OPEN AREA LOTS 116 and 117
AND NON-BUILDABLE BULK PARCELS 'U' and 'V'
(A RE-SUBDIVISION OF WESTSIDE DISTRICT AREA 1, NON-BUILDABLE PARCEL 'T'
P/O TAX PARCEL 124 AND BUSINESS DISTRICT AREA 1 PARCEL C-17)

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	11002
DATE	TAX MAP - GRID	SHEET
MAY, 2012	41-21/46-3	4 OF 7



SEDIMENT CONTROL LEGEND

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

SEDIMENT CONTROL NOTES:

- THE AREA WITHIN THE LIMITS OF THIS PLAN SUBMISSION WAS MASS GRADED UNDER F-09-95, THEREFORE, 'C' SOILS WERE ASSUMED FOR THE DESIGN OF THE SEDIMENT CONTROL.
- THE POND SHOWN ON OPEN SPACE LOT 3 IS TO BE USED AS A SEDIMENT BASIN AND CANNOT BE CONVERTED TO STORMWATER MANAGEMENT UNTIL ALL CONTRIBUTING DRAINAGE AREAS ARE STABILIZED.

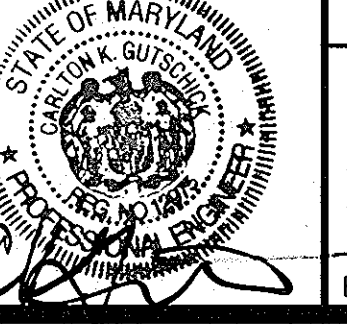
TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Harold Jones 6-15-12
 PLANNING DIRECTOR DATE

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
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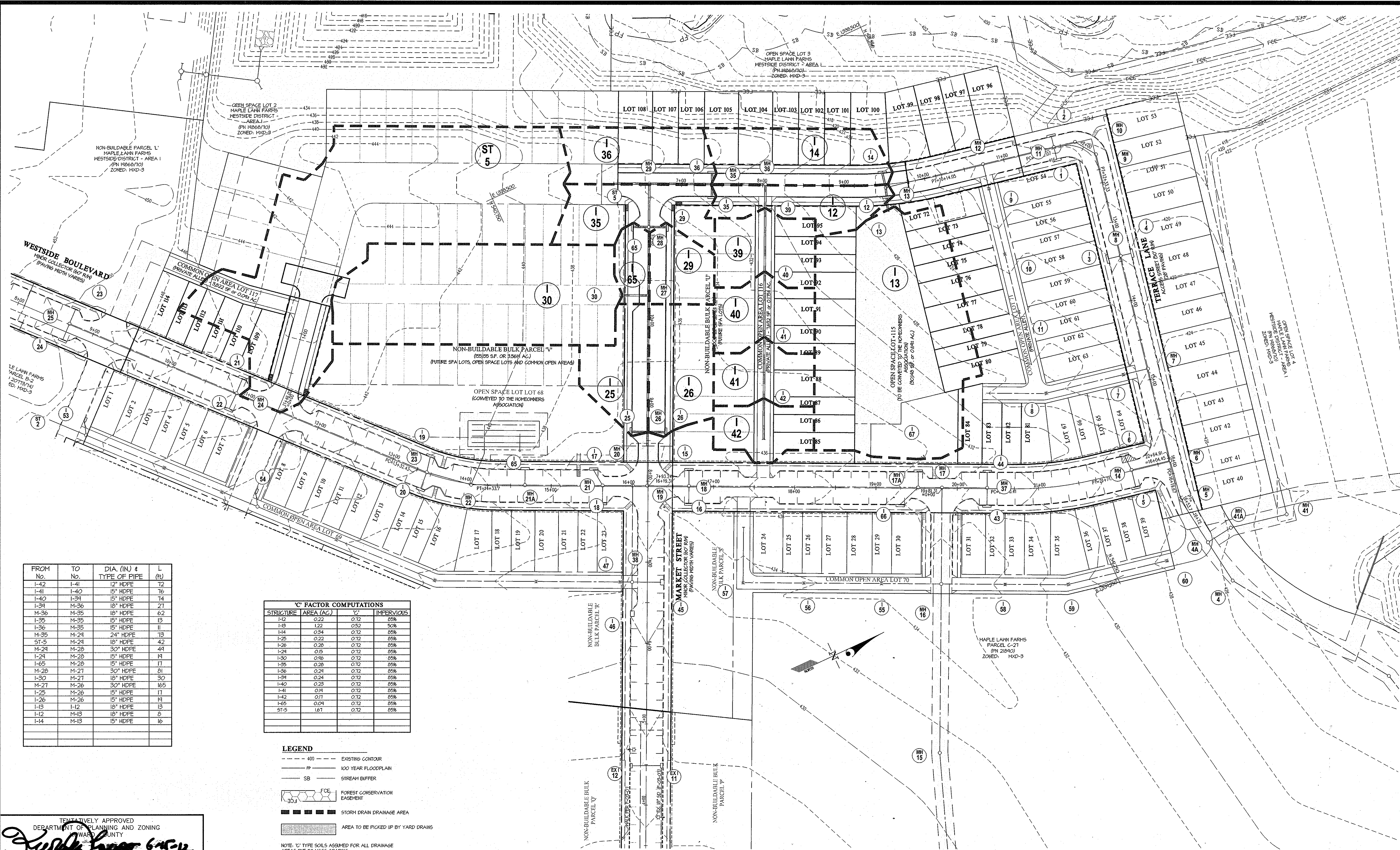
PREPARED FOR:
 G&R MAPLE LAWN, INC.
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
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PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12829, EXPIRATION DATE: MAY 26, 2014.



PRELIMINARY GRADING and SEDIMENT CONTROL PLAN
MAPLE LAWN FARMS
 WESTSIDE DISTRICT - AREA 3
 LOTS 72 thru 114, OPEN SPACE LOT 115, COMMON OPEN AREA LOTS 116 and 117 AND NON-BUILDABLE BULK PARCELS 'U' and 'V'
 (A RE-SUBDIVISION OF WESTSIDE DISTRICT AREA 1, NON-BUILDABLE PARCEL 'T' P/O TAX PARCEL 124 AND BUSINESS DISTRICT AREA 1 PARCEL C-7)

SCALE	ZONING	G. L. W. FILE No.
1"=50'	MXD-3	11002
DATE	TAX MAP - GRID	SHEET
MAY, 2012	41-21/46-3	5 OF 7



FROM No.	TO No.	DIA. (IN) & TYPE OF PIPE	L (ft)
I-42	I-41	12" HDPE	12
I-41	I-40	15" HDPE	76
I-40	I-39	15" HDPE	74
I-39	M-36	18" HDPE	27
M-36	M-35	18" HDPE	62
I-35	M-35	15" HDPE	13
I-36	M-35	15" HDPE	11
M-35	M-24	24" HDPE	13
ST-5	M-24	18" HDPE	42
M-24	M-23	30" HDPE	44
I-24	M-23	15" HDPE	14
I-65	M-23	15" HDPE	17
M-23	M-21	30" HDPE	81
I-30	M-21	18" HDPE	30
M-21	M-26	30" HDPE	165
I-25	M-26	15" HDPE	17
I-26	M-26	15" HDPE	14
I-13	I-12	18" HDPE	13
I-12	M-13	18" HDPE	0
I-14	M-13	15" HDPE	16

STRUCTURE	AREA (AC)	C'	IMPERVIOUS
I-12	0.22	0.12	85%
I-13	1.22	0.52	50%
I-14	0.34	0.12	85%
I-25	0.22	0.12	85%
I-26	0.28	0.12	85%
I-29	0.15	0.12	85%
I-30	0.46	0.12	85%
I-35	0.28	0.12	85%
I-36	0.24	0.12	85%
I-39	0.24	0.12	85%
I-40	0.23	0.12	85%
I-41	0.11	0.12	85%
I-42	0.17	0.12	85%
I-65	0.04	0.12	85%
ST-5	1.67	0.12	85%

LEGEND

- 400' --- EXISTING CONTOUR
- FP --- 100 YEAR FLOODPLAIN
- SB --- STREAM BUFFER
- FC E FOREST CONSERVATION EASEMENT
- SDD --- STORM DRAIN DRAINAGE AREA
- A --- AREA TO BE PICKED UP BY YARD DRAINS

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

PREPARED BY: *Justin Lopez* 6/15/12
 PLANNING DIRECTOR

GLW GUTSCHICK LITTLE & WEBER, P.A.
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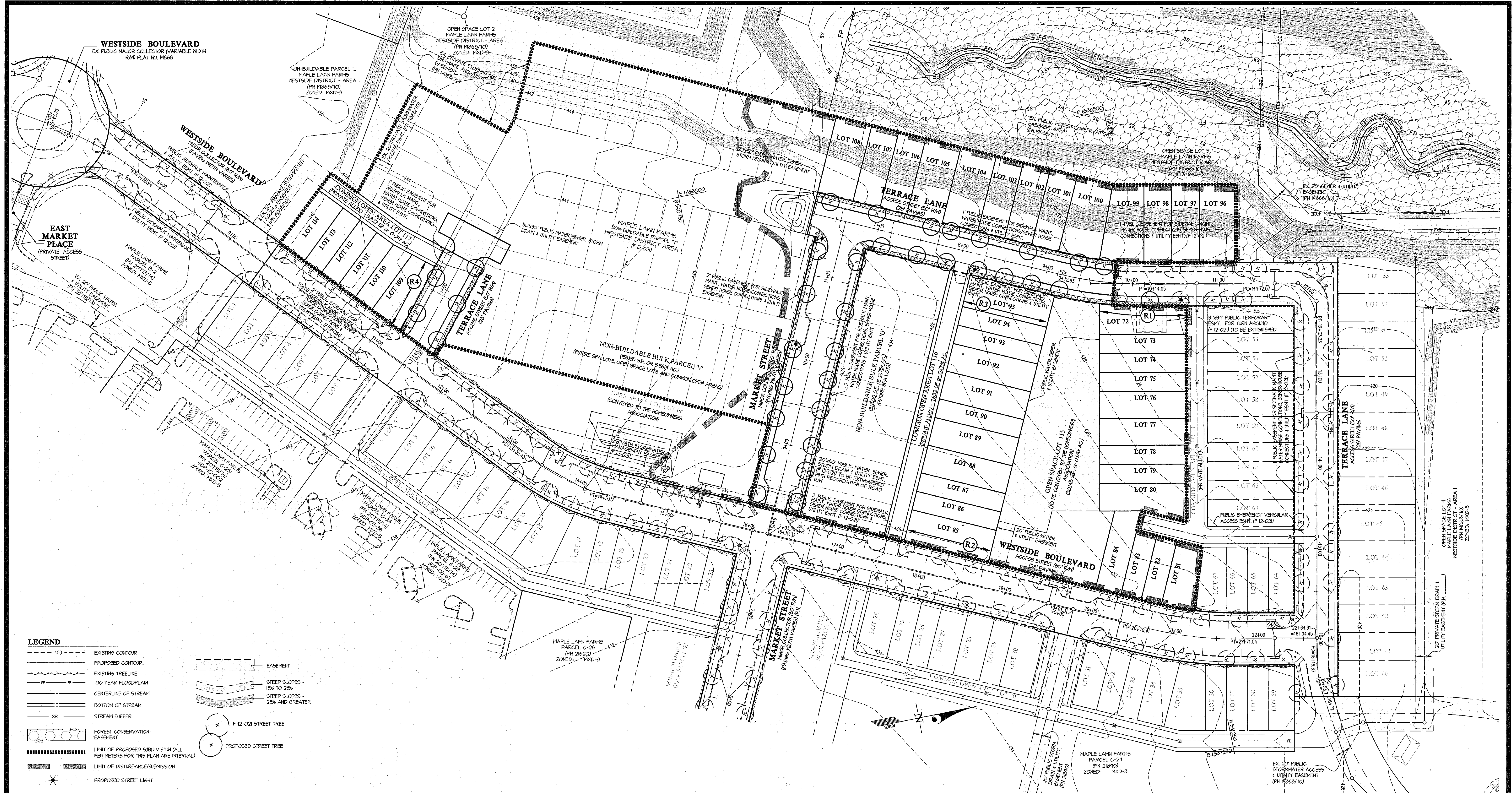
PREPARED FOR:
 G&R MAPLE LAWN, INC.
 SUITE 300 WOODHOLME CENTER
 1829 REGISTER TOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

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. 152925
 EXPIRATION DATE: MAY 26, 2014



PRELIMINARY STORM DRAIN DRAINAGE AREA MAP
MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 3
 LOTS 72 thru 114, OPEN SPACE LOT 115, COMMON OPEN AREA LOTS 116 and 117 AND NON-BUILDABLE BULK PARCELS 'U' and 'V'
 (A RE-SUBDIVISION OF WESTSIDE DISTRICT AREA 1, NON-BUILDABLE PARCEL 'T' P/O TAX PARCEL 124 AND BUSINESS DISTRICT AREA 1 PARCEL C-17)
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	MXD-3	11002
DATE	TAX MAP - GRID	SHEET
MAY, 2012	41-21/46-3	6 OF 7



LEGEND

- 400 - - - - EXISTING CONTOUR
- - - - - PROPOSED CONTOUR
- - - - - EXISTING TREELINE
- - - - - 100 YEAR FLOODPLAIN
- - - - - CENTERLINE OF STREAM
- - - - - BOTTOM OF STREAM
- SB - - - - - STREAM BUFFER
- FCSE - - - - - FOREST CONSERVATION EASEMENT
- --- --- LIMIT OF PROPOSED SUBDIVISION (ALL PERIMETERS FOR THIS PLAN ARE INTERNAL)
- --- --- LIMIT OF DISTURBANCE/SUBMISSION
- ★ - - - - - PROPOSED STREET LIGHT
- - - - - EASEMENT
- - - - - STEEP SLOPES - 15% TO 25%
- - - - - STEEP SLOPES - 25% AND GREATER
- - - - - - F-12-021 STREET TREE
- - - - - - PROPOSED STREET TREE

RESIDENTIAL LANDSCAPE PERIMETER REQUIREMENTS SCHEDULE

RESIDENTIAL LOT LINE	LENGTH OF SIDE PERIMETER	REQUIRED LANDSCAPING
R1	100'	THE REQUIRED LOT LANDSCAPING PER THE MLF LANDSCAPE DESIGN CRITERIA (5-06-16, SHEET 13 OF 15) SHALL BE PROVIDED AT SDP STAGE.
R2	100'	
R3	100'	
R4	86'	

STREET TREE REQUIREMENTS

ROAD	LENGTH OF CURB (L.F.)	# OF TREES REQUIRED	# OF TREES PROVIDED
MARKET STREET	586'	15	15
TERRACE LANE	866'	22	22

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

- LANDSCAPING NOTES:**
- STREET TREES WILL BE PROVIDED AT FINAL PLAN STAGE.
 - INTERNAL PLANTING WILL BE PROVIDED WITH THE SITE DEVELOPMENT PLANS AND THIS PLAN.
 - 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:
 SHADE TREE: 1:80 LINEAR FEET OF MEASURED PERIMETER EDGE, AND
 SMALL ORNAMENTAL DECIDUOUS TREE: 1:60 LINEAR FEET OF MEASURED PERIMETER EDGE AND
 EVERGREEN TREE: 1:20 LINEAR FEET OF MEASURED PERIMETER EDGE.
 - AFFORESTATION PLANTING SIZE SHALL BE LARGE ENOUGH TO MEET THE LANDSCAPE BUFFERING REQUIREMENT ALONG EXTERNAL PERIMETERS WHERE APPLICABLE.
 - UNLESS NOTED, ALL STEEP SLOPES AREAS WITHIN THE LIMITS OF SUBMISSION ARE LESS THAN 5000 S.F.
 - STREET TREES SHALL BE PLACED A MINIMUM OF 15' FROM ALL SIGNS AND INTERSECTIONS WHEN PLANTED BETWEEN THE SIDEWALK AND CURB, AND BE LOCATED WITH CONSIDERATION TO UNDERGROUND UTILITIES AND STRUCTURES. STREET TREES MAY NOT BE PLANTED WITHIN 5' OF A DRAIN INLET STRUCTURE, WITHIN 5' OF AN OPEN SPACE ACCESS STRIP, AND WITHIN 10' OF A DRIVEWAY.

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Kidly Jones 6-15-12
 PLANNING DIRECTOR DATE

GLWGUTSCHICK LITTLE & WEBER, P.A.
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DATE	REVISION	BY	APPR.

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 LICENSE NO. 12925
 EXPIRATION DATE: MAY 26, 2014



PRELIMINARY LANDSCAPE PLAN
MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 3
 LOTS 72 thru 114, OPEN SPACE LOT 115, COMMON OPEN AREA LOTS 116 and 117
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