GENERAL NOTES:

- ZONING: SITE IS BEING DEVELOPED UNDER MXD-3 REGULATIONS, PER ZB945M, APPROVED ON 2/8/OI AND ZB-1039M APPROVED 03/20/06 AND THE COMPREHENSIVE ZONING PLAN DATED 02/02/04. UNDERLYING ZONING IS RR-DEO AND THE COMP LITE ZONING REGULATION
- THE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: S 01-17, S-06-16, ZB-995M, B-1039M, PB-353, PB-376, WP-01-III, WP-03-02, WP-05-12, WP-07-122, WP-08-04, P-02-12, P-07-18, F-08-54, F-08-55, F-10-06, F-10-79, F-11-47, SDP-06-67, SDP-08-56, SDP-08-58, SDP-08-114, SDP-09-60, SDP-10-02, SDP-07-43, F-08-105, F-09-16, F-09-97, P-11-001, F-12-021
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS
- THE CEMETERY INVENTORY MAPS DO NOT SHOW ANY CEMETERIES WITHIN THE PROJECT LIMITS. THE EXISTING CEMETERY ONCE LOCATED ON THE WESSEL PROPERTY WAS RELOCATED UNDER
- THE SCENIC ROADS MAP DOES NOT INDICATE ANY SCENIC ROADS WITHIN OR ADJACENT T
- THIS PROPERTY WAS BROUGHT INTO THE METROPOLITAN DISTRICT ON JULY 2, 2007
- THIS AREA OF DEVELOPMENT HAS BOTH PUBLIC AND PRIVATE ROADS, WHICH HAVE BEEN
- GROSS SITE AREA FOR PHASES I THROUGH 9C: AREA OF THIS PLAN SUBMISSION: DISTURBED AREA: AREA OF OPEN SPACE AREA OF IOO YR FLOODPLAIN AREA OF ROADWAY (PUBLIC): 0.26 Acres : AREA OF RESIDENTIAL LOTS: 2.76 Acres : AREA OF OR LOTS/PARCEL 2.76 Acres : AREA OF SFA LOTS: 2.76 Acres ± TOTAL UNITS (PER S-06-16 ALLOCATIONS) 128 Units • TOTAL NUMBER OF LOTS / PARCELS (THIS PLAN SUBMISSION): 43 Lots 48 Lots 43 Lots 4.32 Acres ± O. NON-BUILDABLE PARCELS:
- (SEE CHART-SHEET 2) EXCESS OPEN SPACE AREA FROM PREVIOUS PHASES IS BEING USED TO FULFILL THE MINIMUM

3.15 Acres ± (35.0%)

0.69 Acres ± (7.7%)

0.32 Acres ±

OPEN SPACE REQUIREMENT FOR THIS PHASE. THE 128 UNITS WILL BE BROUGHT INTO THE PROJECT AS FOLLOWS: 43 FROM THE WESTSIDE DISTRICT - AREA 3 (P-12-01)

85 FROM THE MIDTOWN WEST DISTRICT - AREA 2 (P-12-02)

THEREFORE, 'C' SOILS WERE ASSUMED FOR THE DESIGN.

MINIMUM OPEN SPACE REQUIREMENT FOR PROJECT IS 35%

OPEN SPACE REQUIREMENTS

TOTAL OPEN SPACE REQUIRED:

TOTAL OPEN SPACE PROVIDED:

RECREATIONAL OPEN SPACE REQUIRED

RECREATIONAL OPEN SPACE PROVIDED

- THE AREA WITHIN THE LIMITS OF THIS PLAN SUBMISSION WAS MASS GRADED UNDER F-08-55
- CONTOURS SHOWN WERE TAKEN FROM AERIAL TOPOGRAPHY PREPARED DURING MARCH 1997 BY 3DI AND THEN UPDATED BY GRADE CHECKS PERFORMED BY GUTSCHICK, LITTLE & WEBER, P. AND BASED ON F-08-55. BOUNDARY INFORMATION SHOWN IS BASED UPON A FIELD SURVEY
- WETLAND DELINEATION BY EXPLORATION RESEARCH, INC. APPROVED BY THE CORPS OF OF ENGINEERS JD 63787-3 ON 03/15/06. NOTICE OF INTENT TO ISSUE A PERMIT IS COVERED BY
- THE IOO-YEAR FLOOD PLAIN LIMITS WERE DETERMINED BY THE FLOODPLAIN STUDY PREPARED BY GUTSCHICK, LITTLE AND WEBER, P.A. AS PART OF P-03-01 AND P-07-18.
- HORIZONTAL AND VERTICAL DATUM IS BASED ON HOWARD COUNTY STATION 46BC AND 46BD
- EXISTING UTILITIES WERE TAKEN FROM AVAILABLE HOWARD COUNTY RECORDS
- PUBLIC WATER AND SEWER TO BE UTILIZED:
- EXISTING WATER CONTRACT NUMBER: EXISTING SEWER CONTRACT NUMBERS:
- TRAFFIC STUDY WAS PREPARED AND SUBMITTED AS PART OF S 06-16, WHICH WAS SIGNED BY THE PLANNING BOARD ON 02/20/07.
- PERENNIAL STREAM BUFFERS ARE DETERMINED BY LAND USE ADJOINING THE OPEN SPACE (I.E. EMPLOYMENT = 50' BUFFER, RESIDENTIAL = 75' BUFFER). ALL USES ADJOINING AN INTERMITTENT
- STORMWATER MANAGEMENT, BOTH QUALITY AND QUANTITY, FOR THE DEVELOPMENT PROPOSED BY THESE PLANS, WILL BE SATISFIED BY TWO EXISTING REGIONAL FACILITIES. THE FACILITIES IERE CONSTRUCTED UNDER F-05-112 AND F-08-55. THE EXISTING FACILITY ON OPEN SPACE LO 3 WILL BE PUBLICLY OWNED AND MAINTAINED. THE EXISTING FACILITY ON OPEN SPACE LOT 60 WILL BE PRIVATELY OWNED AND MAINTAINED BY THE BUSINESS OWNERS ASSOCIATION. THE RECHARGE REQUIREMENTS FOR THIS DEVELOPMENT WILL BE PROVIDED IN TWO PRIVATELY OWNED AND MAINTAINED FACILITIES, ONE ON OPEN SPACE LOT 68 AND THE OTHER NEAR THE EXISTING POND ON OPEN SPACE LOT 3. BOTH FACILITIES WILL BE INFILTRATION TRENCHES AND WILL BE CONSTRUCTED AS PART OF THE FINAL PLANS FOR THE AREA SHOWN ON THESE PLANS.
- O. THE RESIDENTIAL LOTS, PARCELS AND EMPLOYMENT USE STRUCTURES DEVELOPED OR PROPOSED ON THE ORIGINAL 507 ACRE TRACT FOR MAPLE LAWN FARMS ARE GRANDFATHERED 7 THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS DEVELOPED UNDER S-01-17, PB CASE 353 AND ZB CASE NO. 995M. HOWEVER, THE PROPOSED RESIDENTIAL AND EMPLOYMENT USES THAT ARE TO BE DEVELOPED UNDER THE AMENDED CSP, 5-06-16 AND ZB CASE NO. 1039M FOR THE FORMER WESSEL AND OLIVER PROPERTIES ARE SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS PER COUNCIL BILL
- 21. AS STATED IN THE DECISION AND ORDER FOR THIS PLAN, THE PLANNING BOARD SHALL REVIEW AND APPROVE SITE DEVELOPMENT PLANS FOR ALL SINGLE FAMILY ATTACHED AND MULTI-FAMILY RESIDENTIAL USES, AND ALL EMPLOYMENT AND OPEN SPACE USE DEVELOPMENT FOR THE SUBJECT MAPLE LAWN FARMS PROJECT. ALL OF THE IMPROVEMENTS THAT WERE NECESSARY FOR THE MAPLE LAWN FARMS PROJECT TO BE IN COMPLIANCE WITH THE FUNDING
- DECISION ON THE PDP HAVE BEEN CONSTRUCTED. 22. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, AND 100 YEAR FLOOD PLAIN AREAS, EXCEPT AS PERMITTED UNDER WP-02-54, WP-03-02, AND

TEST EVALUATION RESTRICTIONS ENUNCIATED BY THE ZONING BOARD ON PAGE 22-23 OF ITS

- 23. OPEN SPACE LOTS MAY CONTAIN ACTIVE RECREATIONAL FACILITIES AS ALLOWED BY THE APPROVED COMPREHENSIVE DEVELOPMENT CRITERIA.
- 24. PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZONING BOARD CASE NO. ZB-995M & ZB-1039M AND THE DECISION AND ORDER FOR PB CASE NO. 353 (COMPREHENSIVE SKETCH PLAN, S-OI-IT) AND NO. 378 (COMPREHENSIVE SKETCH PLAN, S-O6-I6) AND THE DPZ APFO RE-PHASING LETTER DATED JULY 8, 2008.
- 25. DEVELOPMENT FOR THIS PHASE WILL BE DONE IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED WITH 5-01-17, 5-06-16, PB-353, AND PB-378.
- 26. THE TRANSPORTATION AND TRANSIT DESIGN WILL BE IMPLEMENTED AS OUTLINED IN THE PETITIONER'S EXHIBIT 55 AS SUBMITTED AS PART OF ZB995M.
- 27. A NOISE STUDY WAS PREPARED BY WILDMAN & ASSOCIATES FOR S OI-17, (APPROVED BY PLANNING BOARD ON AUGUST 8, 2001), AND UPDATED BY WILSON T. BALLARD COMPANY IN MAY 2006 FOR 5-06-16 (APPROVED BY PLANNING BOARD ON FEBRUARY 20, 2007).
- 28. THERE ARE NO MODERATE INCOME HOUSING UNITS WITHIN THE LIMITS OF THIS SUBMISSION.
- 29. FOR SOIL TYPES, DESCRIPTIONS AND LIMITATIONS, SEE S 01-17, AND S-06-16.
- 30. THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR PHASE 9C OF THIS PROJECT HAVE BEEN PROVIDED UNDER F-12-21. NO FOREST CONSERVATION SURETY IS NECESSARY WITH THIS

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'

GENERAL NOTES (cont.)

- 31. MINIMUM BUILDING SETBACK RESTRICTIONS FROM PUBLIC ROADS AND PROPERTY LINES WILL. BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED FOR THIS PROJECT UNDER 5-06-16, PB-378 AND 7B-1039M
- 32. CONFLICTS BETWEEN STORM DRAIN AND STREET TREES WILL BE RESOLVED AT FINAL PLAN
- 33. ALL BUFFERING AND OTHER LANDSCAPING REQUIREMENTS/FEATURES WILL BE PROVIDED AT THE SITE DEVELOPMENT PLAN STAGE AND/OR THE FINAL PLAN STAGE AND WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE SKETCH PLAN CRITERIA.
- 34. ALL PRIVATE UTILITIES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION
- STORMWATER DESIGN MANUAL, VOLUMES I AND II. IT WAS DETERMINED THAT THIS PROJECT MET THE CRITERIA OUTLINED IN THE MDE STORMWATER MANAGEMENT REGULATIONS; GUIDANCE FOR IMPLEMENTATION FOR ACCEPTANCE OF THE 2000 DESIGN CRITERIA AND THROUGH THE ADMINISTRATVE ADJUSTMENT PROCESS, WAS GRANTED A WAIVER. THIS PLAN RECEIVED COMPREHENSIVE SKETCH PLAN APPROVAL (S 06-16) ON JANUARY 25, 2007. THIS PLAN IS ALSO SUBJECT TO THE EXPIRATION OF THIS WAIVER UNLESS ALL OF THE STORMWATER MANAGEMENT IS CONSTRUCTED BY MAY 4, 2017.

ON MAY 2, 2001, MP-OI-III WAS GRANTED FOR THE FOLLOWING:

AND APPROVALS AT LATER PLAN STAGES.

SUBJECT TO ADEQUATE PRIVATE ALLEY ACCESS.

<u>WP-03-02</u> ON OCT. II,2002, WP-03-02 WAS GRANTED TO ALLOW:

DESIGN (WAIVER FROM SECTION 16.119 (E)(5).

REVISION

ADDITIONAL POINTS OF ACCESS ALLOWED ONTO SANNER ROAD OTHER

THAN THOSE PERMITTED BY 16.119(F)(1), SUBJECT TO FURTHER ANALYSIS

RESIDENTIAL LOTS ARE ALLOWED TO FRONT ON NEIGHBORHOOD PARKS

INSTEAD BEING LIMITED FRONTAGE ON PUBLIC R/WS AS IN 16.120(C)(2),

GRADING WITHIN THE 75' STREAM BUFFER AND FLOODPLAIN AS SHOWN

ON THE REVISED GRADING EXHIBIT SUBMITTED 9/6/02 (WAIVER FROM

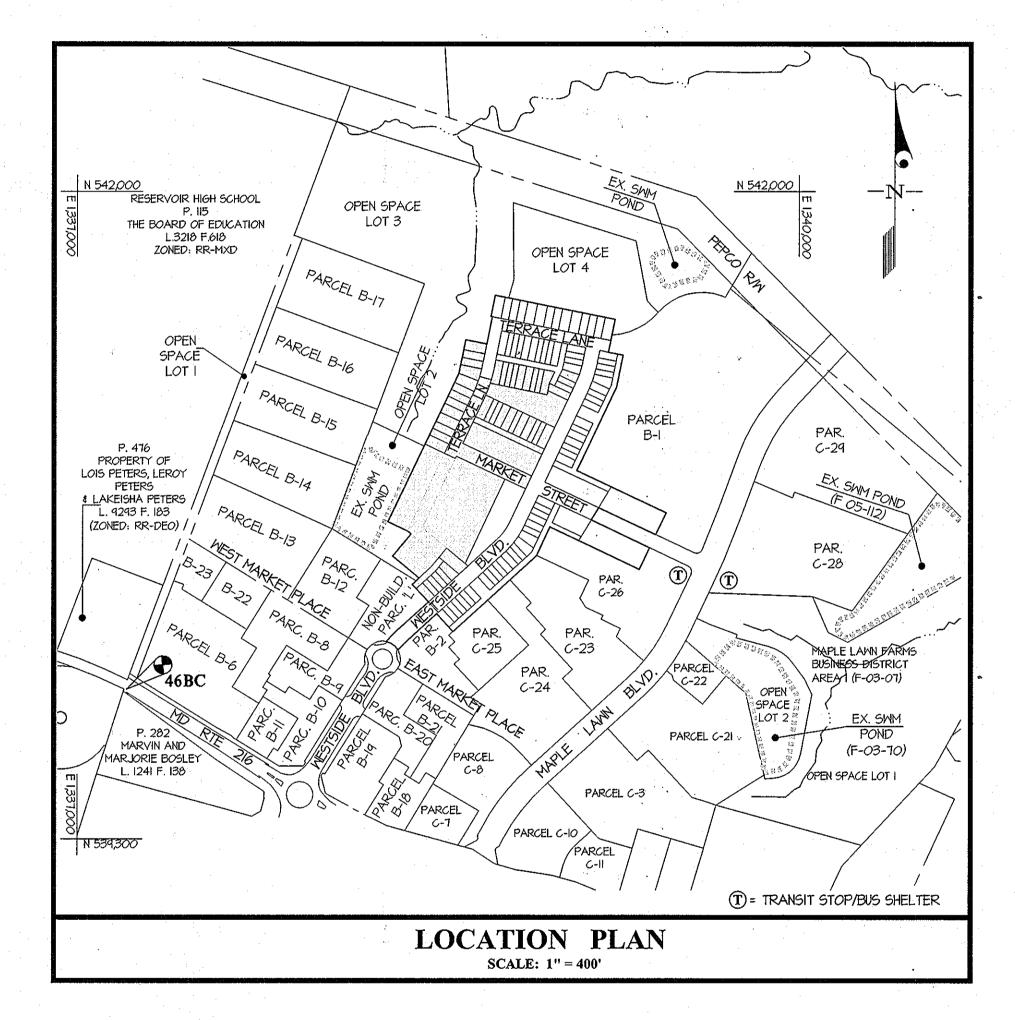
RESIDENTIAL LOTS AND OTHER PARCEL CORNERS AT RIGHT-OF-WAYS

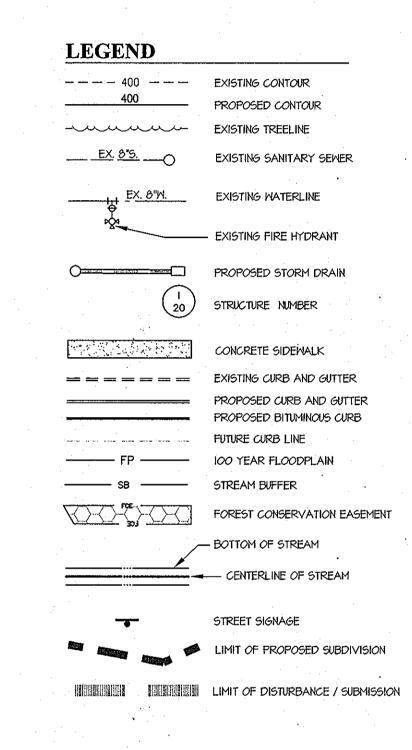
SECTION 16.116 (A)(2)(11) AND SECTION 16.115 (C)(2) RESPECTIVELY.

WHERE NECESSARY TO ACHIEVE THE TRADITIONAL NEIGHBORHOOD

THE DISTURBANCE WITHIN THE FLOODPLAIN AND STREAM BUFFER IS SUBJECT

ELIMINATION OF TRUNCATION AT RIGHT-OF-WAY CORNERS OF





SHEET INDEX

- ? OVERALL PROJECT CRITERIA AND INFORMATION
- PRELIMINARY PLAN
- 4 PRELIMINARY STREET GRADE MARKET STREET and TERRACE LANE 5 - PRELIMINARY GRADING and SEDIMENT CONTROL PLAN
- 6 PRELIMINARY STORM DRAIN DRAINAGE AREA MAP 7 - PRELIMINARY LANDSCAPE PLAN

SCALE: 1'' = 600'PRIVATE ALLEY - DRIVEWAY SIDEWALI PUBLIC ROAD PUBLIC ROAD NO ALLEY TOWNHOUSES **ALLEY TOWNHOUSES**

NON-BUILDABLE ACREAGE INCLUDES ACREAGE WHICH WILL BE CONVERTED TO SINGLE

FAMILY ATTACHED, COMMON OPEN AREAS AND OPEN SPACE LAND USES IN THE FUTURE

LAND USE MAP

FARMS.

MIDTOWN WEST DISTRICT

BENCHMARKS

STANDARD DISC ON CONCRETE MONUMENT

NON-BUILDABLE* (O.73 AC.±)

OPEN SPACE LOTS (0.69 AC.±)

ELEV. = 472.16

VICINITY MAP

SCALE: 1'' = 2000'

ELEV. = 431.17

N = 538,656.76 E=1.339.461.55

STANDARD DISC ON CONCRETE MONUMENT

SINGLE FAMILY ATTACHED (2.76 AC. t)

LOT INFORMATION									
LOT TYPE	LOTS	MINIMUM LOT SIZE & WIDTH AT FRONT BRL	MINIMUM SETBACK REQUIREMENTS						
TOWNHOUSE (O.R OTHER RESIDENTIAL)	72-114	SEE SHEET 2	SEE SHEET 2						

TOWNHOUSE

TYPICAL FOOTPRINT SCALE: 1" = 60'

DEPARTMENT OF PLANNING AND ZONING UNDER THE CONDITIONS OF TO IDENTIFY MAINTENANCE VEHICLE ACCESS TO THE SWM FACILITIES. WP-07-122(****), WHICH WAS GRANTED ON JUNE 19, 2007 SUBJECT TO THE SUBJECT TO THE SRC COMMENTS ISSUED FOR PRELIMINARY PLAN, THE MINIMUM PUBLIC ROAD FRONTAGE FOR HOA OPEN SPACE LOT 2 I. COMPLIANCE WITH THE SRC COMMENTS ISSUED FOR THE FINAL PLAN, SHALL BE INCREASED IN WIDTH FROM THE 19 FEET PRESENTLY 2. COMPLIANCE WITH THE COMMENTS DATED JUNE 14, 2007 FROM

PROPOSED ON THE WAIVER PLAN EXHIBIT TO A MINIMUM OF 20 FEET IN

ON AUGUST 8, 2007, MP-08-04 WAS GRANTED TO WAIVE SECTION 16.121(E)(1)

BOLLARD MARKERS OR SOME FORM OF PERMANENT SIGNAGE SHALL BE

BY PEDESTRIANS AND MAINTENANCE VEHICLES.

LECTION DISTRICT No. 5

THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

WHICH REQUIRES OPEN SPACE LOTS (OPEN SPACE LOTS | THRU 4) TO HAVE

A MINIMUM OF 40 FEET OF FRONTAGE ONTO A PUBLIC ROAD FOR ACCESS

INSTALLED AT THE PUBLIC OR PRIVATE ROAD FRONTAGES TO IDENTIFY

PEDESTRIAN AND VEHICULAR ACCESS TO OPEN SPACE LOTS I THRU 4

AND FOR OPEN SPACE LOTS 2 AND 4 AT THE SWM ACCESS EASEMENT

4. A 20' WIDE MINIMUM UNRESTRICTED PUBLIC OR PRIVATE ROAD ACCESS MUST BE PROVIDED TO SERVE AS AN ENTRANCEWAY LEADING INTO HOA OPEN SPACE LOT 4 (FUTURE HOA RECREATIONAL BALL FIELDS) TO ACCOMMODATE PEDESTRIAN ACCESS AND PERIODIC ACCESS FOR MAINTENANCE AND EMERGENCY VEHICLES.

TRACKING NUMBERS ON ALL FUTURE PLAN AND PERMIT SUBMITTALS. STORMWATER MANAGEMENT, OR APFO. TO OBTAINING THE NECESSARY PERMITS FROM MDE AND DNR. ELIMINATION THE PHASE I STREAM CHANNEL MITIGATION AND RESTORATION PLAN 3. THIS PLAN ONLY ALLOWS FOR THE CONSTRUCTION OF AN OF THE TRUNCATIONS IS SUBJECT TO HAVING ADEQUATE SIGHT AND SHALL BE IMPLEMENTED FOR THIS PROJECT AS PROPOSED AND SHOWN INTERSECTION DISTANCE AS DETERMINED BY THE DPZ, DEVELOPMENT ADDITION OF A PARKING LOT. ON THE PETITIONER'S WAIVER PETITION PLAN EXHIBIT "E". 5. THE PROCESSING OF THIS WAIVER REQUEST FOR THE MINIMUM OPEN THE LIMITS OF THIS PRELIMINARY PLAN COVERS PART OF THE DEVELOPMENT SPACE FRONTAGE REQUIREMENTS FOR OPEN SPACE LOTS | THRU 4 AS SHOWN ON P-07-18 SHALL BE CONSIDERED AS A TEMPORARY DEFERRAL PROPOSED BY S-06-16 AS ANNUAL PHASE 9b (ALLOCATION YEAR 2014) OF THE PUBLIC OR PRIVATE FRONTAGE REQUIREMENT UNTIL THE FINAL SUBDIVISION PLANS ARE SUBMITTED FOR THIS PROJECT. **COVER SHEET** PROFESSIONAL CERTIFICATION PREPARED FOR:

ON APRIL 2, 2002, WP 02-54 WAS GRANTED, ALLOWING THE FOLLOWING:

THE WAIVER PETITION APPROVAL PERTAINS TO THE LIMITS OF

2. MDE WATERWAY CONSTRUCTION APPROVAL IS REQUIRED PRIOR TO

ENGINEERS, AND PRIOR TO COMMENCEMENT OF ANY GRADING

3. ALL GRADING, CLEARING AND FILLING DISTURBANCES WITHIN THE 100

2. GRADING AND REMOVAL OF VEGETATIVE COVER WITHIN A 25' WETLAND

DISTURBANCE TO THE WETLANDS, STREAM CHANNEL, AND FLOODPLAIN

YEAR FLOODPLAIN, WETLANDS, STREAM CHANNEL AND THEIR REQUIRED

BUFFERS ARE SUBJECT TO OBTAINING ALL NECESSARY WATER QUALITY

CERTIFICATES AND PERMITS FROM THE MARYLAND DEPARTMENTS OF

THE ENVIRONMENT NATURAL RESOURCES AND THE U.S. ARMY CORPS OF

DISTURBANCES. REFERENCE THE APPROVED PERMITS, CERTIFICATES OR

AREAS IDENTIFIED WITHIN THE PROPOSED EMPLOYMENT DISTRICT

DEVELOPMENT WITHIN A 100 YEAR FLOODPLAIN, AND

THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

LOCATED IN THE SOUTHEAST PORTION OF PARCEL C-2.

BUFFER AND A 50' STREAM BUFFER.

ROAD PLAN APPROVAL

GLWGUTSCHICK LITTLE &WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK

BURTONSVILLE, MARYLAND 20866

301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186 :\CADD\DRAWNGS\03067\11002\PLANS 8Y Q.W\PRELMNARY\11002-01-02_CS.dmg | DES. DEV | DRN. KLP | CHK. CKG

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

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, 2014

FOLLOWING CONDITIONS:



<u>MP-05-012</u> ON AUGUST 20, 2004, MP 05-12 WAS GRANTED, ALLOWING THE FOLLOWING:

<u>WP-07-122</u>
WAIVER REQUEST FROM SECTION 16.146 - REQUIREMENT FOR A PRELIMINARY

F-07-183 AND THE RED-LINE REVISION OF SDP-05-36.

2. APPROVED BECAUSE IT DOES NOT HAVE AN EFFECT ON

I. ADDED PARCEL C-20 TO PURPOSE NOTE.

REMOVAL OF HUMAN REMAINS FROM A CEMETERY PRIOR TO

PLAN PRIOR TO THE PLAT APPROVAL, WAS APPROVED BY THE

DEVELOPMENT (WAIVER FROM SECTION 16.1306)

DEVELOPMENT ENGINEERING DIVISION:

DEVELOPMENT OR SUBDIVISION IN A CEMETERY (WAIVER FROM SECTION

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 I, NON-BUILDABLE PARCEL T P/O TAX PARCEL 124 AND BUSINESS DISTRICT AREA 1 PARCEL C-17)

	SCALE	ZONING	G. L. W. FILE
	AS SHOWN	MXD-3	11002
	DATE	TAX MAP — GRID	SHEET
JNTY, MARYLAND	MAY, 2012	41-21/46-3	1 OF 7

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OPEN SPACE (OS)

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 SICH 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

OTHER PERMITTED USES:

- a. PUBLIC OR PRIVATE CHILD CARE CENTER. b. COMMUNITY CENTER FOR CUSTOMARY COMMUNITY ACTIVITIES INCLUDING BUT NOT LIMITED TO: I. THE PRESENTATION AND PERFORMANCE OF OUTDOOR COMMUNITY ACTIVITIES, PUBLIC OR PRIVATE, SUCH AS MUSICAL AND THEATRICAL PERFORMANCES, OUTDOOR PICNICS, ART SHOWS,
- RUMMAGE SALES, WHITE ELEPHANT SALES, CAKE SALES, DANCES, AND SIMILAR ACTIVITIES. OPERATION OF A COMMUNITY HALL INCLUDING LEASING OF SAME FOR PUBLIC OR PRIVATE
- 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
- COMMUNITY LIBRARY FACILITY TEEN CENTER BUILDING INCLUDING INCIDENTAL SALES ON THE PREMISES OF FOOD AND
- BUILDINGS USED PRIMARILY FOR RELIGIOUS ACTIVITIES MAIL ROOM, POST OFFICE, POOL HOUSE, MEETING HALL, EXERCISE FACILITY, LEASING OFFICES,
- ADMINISTRATIVE OFFICES, INCLUDING INCIDENTAL SALES ON THE PREMISES OF FOOD AND e. PARK STRUCTURES INCLUDING BUT NOT LIMITED TO GAZEBOS, PAVILIONS, AMPHITHEATER SEATING.
- DECKS, FOUNTAINS, WALKS, HARDSCAPE PLAZAS, TRAILS, PATIOS, ETC.
- q. ENVIRONMENTAL FACILITIES SUCH AS DRAINAGE, STORMINATER 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.

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.

BUILDINGS OR STRUCTURES WITHIN OPEN SPACE LAND USE AREAS SHALL BE A MINIMUM OF IO' 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.

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.

O COVERAGE REQUIREMENT IS IMPOSED UPON LOTS WITHIN OPEN SPACE LAND USE AREAS.

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 PAYED 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.I (SHARED PARKING). ANY USE NORMALLY AND CUSTOMARILY INCIDENTAL TO ANY USE PERMITTED IN ANY LAND USE AREA

SINGLE FAMILY DETACHED (SFD) PERMITTED USES

SHALL BE PERMITTED.

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 128.C.I FOR ACCESSORY USE PROVISIONS) CHARITABLE AND PHILANTHROPIC INSTITUTIONS
- HOMES-NURSING HOMES, GROUP CARE FACILITIES, CHILDREN'S HOMES • ATHLETIC FACILITIES-ATHLETIC FIELDS, COMMERCIAL OR COMMUNITY SWIMMING POOLS, TENNIS CLUBS
- AND SIMILAR USES COUNTRY CLUBS AND GOLF COURSES
- · PUBLIC UTILITY USES, LIMITED TO: (A) UTILITY SUBSTATION, (B) ABOVE GROUND PIPELINES, (C) PUMPING STATIONS, (D) TELEPHONE EXCHANGES, (E) OTHER UTILITY DEVICES SUCH AS TRANSFORMERS, SWITCH GEAR, TELEPHONE CABINETS, ETC.
- ENTRANCE FEATURES FOR SUBDIVISIONS · 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 109). FOR ALL LOTS AND PARCELS WHICH ARE TECHNICALLY IN THE SFD LAND USE, BUT LATER RECORDED AS

ADDITIONAL OPEN SPACE (E.G. NCOS & WALKWAY PARCELS) THE PROVISIONS OF THE OPEN SPACE CRITERIA SHALL BE USED IN LIEU OF THE SFD CRITERIA.

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)

OT SIZE AND WIDTH LOT TYPE MINIMUM LOT SIZE MIN. LOT WIDTH AT FRONT BRL 2,500 Square Feet Cottage Manor 4,000 Square Feet 5,400 Square Feet 1201* Estate 20,000 Square Feet

*EXCEPT FOR LOTS IDENTIFIED ON AMENDED CSP, WHICH SHALL NOT BE LESS THAN 100' AT FRONT BRL LOT TYPE SHALL BE DESIGNATED ON FINAL PLATS FOR ALL SINGLE FAMILY DETACHED AREAS. ESTATE LOTS SHALL BE LOCATED AS SHOWN ON THIS PLAN.

STRUCTURE SETBACKS

THE MINIMUN	I REQUIRED SE	TBACKS FOR SINGLE FAMILY DETACHED	STRUCTURES	SHALL BE AS FOLLOWS			
			MINIMUM REAR SETBACK				
		`. · · ·	TO	TO REAR GARAGE (ATTACHED OR			
LOT TYPE	MIN. FRONT SETBACK	MIN. SIDE SETBACK	PRINCIPAL STRUCTURE	DETACHED) OR TO			
Cottage	10'	4' EXCEPT FOR GARAGE WHICH MAY BE O'	20'	3'			
Manor	12'	6' EXCEPT FOR GARAGE WHICH MAY BE O'	20'	3'			
Villa	12'	6' EXCEPT FOR GARAGE WHICH MAY BE O'	20'	3'			
Estate	20'	20' EXCEPT FOR GARAGE WHICH MAY BE 10'	20'	20'			

A ZERO LOT LINE DWELLING UNIT MAY BE LOCATED ON ANY PROPERTY LINE WHICH IS NOT A STREET RIGHT-OF-WAY PROVIDED THAT (I) NO PART OF THE DWELLING SHALL ENCROACH ONTO THE ADJOINING LOT: (II) AN ACCESS EASEMENT FOR THE PURPOSE OF MAINTENANCE TO THE SIDE OF THE STRUCTURE SHALL BE INCLUDED IN THE DEED WHERE APPROPRIATE. SPACING BETWEEN DWELLING UNITS SHALL BE A MINIMUM OF 8'. GARAGES HOWEVER, MAY ADJOIN ALONG THE PROPERTY LINE, PROVIDED THEY COMPLY WITH ALL BUILDING AND FIRE

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

FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE R.O.M.) 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 128.A.I APPLIES.

- · PORCHES MAY ENCROACH INTO THE FRONT YARD TO WITHIN 2' FROM THE FRONT PROPERTY LINE OR RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS: TO WITHIN 12' FOR ESTATES. PORCHES MAY ENCROACH INTO THE SIDE YARD OF CORNER LOTS TO WITHIN 2' FROM THE RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS: TO WITHIN 12' FOR ESTATES. WHERE A SIDE YARD ABUTS AN OPEN SPACE OR PASSAGE, PORCHES MAY ENCROACH TO WITHIN I' FROM THE SIDE PROPERTY LINE FOR COTTAGES, MANORS,
- AND VILLAS, TO WITHIN 12' FOR ESTATES. • STOOPS AND STEPS MAY ENCROACH INTO THE FRONT AND SIDE YARDS TO WITHIN I' 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 I' FROM THE FRONT PROPERTY LINE, NOT GREATER THAN 48" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 72" ALONG THE SIDE AND REAR PROPERTY LINES. AN
- ARCHWAY OR PIERS DEFINING A LEAD WALK MAY BE UP TO 9'. MASONRY VENEERS MAY ENCROACH A MAXIMUM OF SIX INCHES INTO ANY REQUIRED SETBACK.

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

MAXIMIM BUILDING HEIGHT ON ALL LOTS SHALL BE 38' TO THE MIDPOINT OF THE ROOF HEIGHT MEASURED FROM THE HIGHEST ADJOINING GROUND ELEVATION ADJACENT TO THE BUILDING, EXCEPT AS OTHERWISE APPROVED ON A SITE DEVELOPMENT PLAN BY THE HOWARD COUNTY PLANNING BOARD.

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

PARKING NO LESS THAN TWO PARKING SPACES SHALL BE PROVIDED FOR EACH SINGLE FAMILY DETACHED DWELLING UNIT. 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

REDUCTIONS IN PARKING REQUIREMENTS ARE PERMITTED PURSUANT TO THE HOWARD COUNTY ZONING REGULATIONS SECTION 133.E.I (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-I AND THE OR AREA OF THE WESTSIDE DISTRICT MAY CONTAIN

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

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

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 SICH FACILITIES MAY BE LOCATED WITHIN CONDOMINUM 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 128.C.I FOR ACCESSORY USE PROVISIONS) CHARITABLE AND PHILANTHROPIC INSTITUTIONS
- · HOMES-NURSING HOMES, GROUP CARE FACILITIES, CHILDREN'S HOMES • ATHLETIC FACILITIES-ATHLETIC FIELDS, COMMERCIAL OR COMMUNITY SWIMMING POOLS, TENNIS CLUBS AND
- SIMILAR USES. COUNTRY CLUBS AND GOLF COURSES
- PUBLIC UTILITY USES, LIMITED TO: (A) UTILITY SUBSTATION, (B) ABOVE GROUND PIPELINES, (C) PUMPING STATIONS, (D) TELEPHONE EXCHANGES, (E) OTHER UTILITY DEVICES SUCH AS TRANSFORMERS, SWITCH GEAR, TELEPHONE CABINETS. ETC
- ENTRANCE FEATURES FOR SUBDIVISIONS · 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;

FOR ALL LOTS AND PARCELS WHICH ARE TECHNICALLY IN THE OR LAND USE, BUT LATER RECORDED AS ADDITIONAL OPEN SPACE (E.G. NCOS & WALKWAY PARCELS) THE PROVISIONS OF THE OPEN SPACE CRITERIA SHALL BE USED IN LIEU OF THE OR CRITERIA.

AVERAGE DENSITY SHALL NOT EXCEED 14.0 UNITS PER GROSS ACRE BASED ON THE ENTIRE AREA OF OTHER RESIDENTIAL LAND USE.

<u>LOT SIZE</u>
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

						_
			MINIMUM	REAR SETBACK	1 #1111 AB 4 PPD 65 PP	
LOT TYPE	MIN. FRONT SETBACK	MIN. SIDE SETBACK	TO PRINC. STRUCT.	TO REAR GARAGE (ATTACHED OR DETACHED) OR TO ACCESSORY STRUCTURE	MINIMIM FRONT, SIDE, AND REAR SETBACK FROM MAPLE LAWN BLVD.	
SINGLE FAMILY ATTACHED	<i>O</i> ¹	0'	20'	3'	20'	Ì
_IVE-WORK	Ó	0'	20'	3'	20'	ĺ
SEMI-DETACHED	10'	4' EXCEPT FOR GARAGE WHICH MAY BE O'		3'	20¹	i
IWO-FAMILY	10'	4' EXCEPT FOR GARAGE WHICH MAY BE O'		3'	20'	
APARTMENT	<u>'</u> 0'	O' EXCEPT FOR GARAGE WHICH MAY BE O'		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 IO' AND THE REAR SETBACK FOR DECKS MAY BE REDUCED

OTHER DECKS MUST BE A MINIMUM OF 10' FROM REAR PROPERTY LINE, AND ARE SUBJECT

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

BETWEEN APARTMENT BUILDINGS, THE MINIMUM SETBACK DISTANCES SHALL BE 30' FRONT TO FRONT, 50' BACK TO BACK, 50' FRONT TO BACK AND 15' FOR ALL OTHER CONDITIONS. BETWEEN SINGLE-FAMILY ATTACHED BUILDINGS, THE MINIMUM SETBACK DISTANCES SHALL BE 30' FRONT TO FRONT, 50' BACK TO BACK (EXCEPT ACROSS AN ALLEY), 50' 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 5'. ON PARCEL A-I IN MIDTOWN, THE FRONT SETBACK FOR APARTMENTS. ALONG MAPLE LAWN BLVD. MAY BE REDUCED TO IO'.

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

EXCEPT FOR THE FOLLOWING, SECTION 128.A.I APPLIES: • PORCHES MAY ENCROACH INTO THE FRONT YARD TO WITHIN 2' FROM THE FRONT

- PROPERTY LINE OR RIGHT-OF-WAY FOR ALL OTHER RESIDENTIAL LOT TYPES. • STOOPS AND STEPS MAY ENCROACH INTO THE FRONT YARD TO WITHIN I' 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 I' FROM THE PROPERTY LINE; NOT
- THAN 72" ALONG THE SIDE AND REAR PROPERTY LINES. AN ARCHWAY OR PIERS DEFINING A LEAD WALK MAY BE UP TO 9' • MASONRY VENEERS MAY ENCROACH A MAXIMUM OF 6" INTO ANY REQUIRED SETBACK

GREATER THAN 48 IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER

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

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

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

NO LESS THAN TWO PARKING SPACES SHALL BE PROVIDED FOR EACH SINGLE FAMILY ATTACHED, LIVE-WORK, SEMI-DETACHED, AND TWO-FAMILY DWELLING UNIT. NO LESS THAN ONE AND ONE-HALF PARKING SPACES SHALL BE PROVIDED FOR EACH APARTMENT UNIT. SUCH SPACES MAY CONSIST OF GARAGE, DRIVEWAY AND/OR SIMILAR OFF-STREET PARKING SPACES. NO LESS THAN ONE PARKING SPACE SHALL BE PROVIDED FOR EACH ACCESSORY DWELLING UNIT. SUCH PARKING SHALL BE PROVIDED IN PROXIMITY TO SUCH DWELLING UNIT AND MAY BE INCLUDED AS PART OF A COMMON PARKING AREA PROVIDED. FOR RESIDENTS, TENANTS, AND GUESTS. PRINCIPAL STRUCTURES SHALL BE NO CLOSER. THAN 15' TO THE CURB OF COMMON PARKING AREAS WITH HEAD-IN OR ANGLED PARKING. AND NO CLOSER THAN IO' TO THE CURB FOR PARALLEL PARKING, UNLESS SUFFICIENT LANDSCAPING IS PROVIDED TO JUSTIFY A REDUCTION IN THE SETBACK, PER THE HOWARD COUNTY LANDSCAPE MANUAL. LIVE-WORK UNITS ARE EXEMPT FROM THIS SETBACK REQUIREMENT. VISITOR PARKING AND OVERFLOW PARKING MAY ALSO BE ACCOMMODATED AS ON STREET AND PARALLEL PARKING WITHIN THE PUBLIC

SUCH PARKING AREAS MAY BE PARALLEL SPACES LOCATED ON PAVED AREAS IN AND/OR ADJACENT TO PUBLICLY MAINTAINED ROADWAYS, ADJACENT TO PUBLIC OR PRIVATE SERVICE DRIVES OR ORIENTED DIAGONALLY OR AT RIGHT ANGLES TO SUCH ROADWAYS

REDUCTIONS IN PARKING REQUIREMENTS ARE PERMITTED PURSUANT TO THE HOWARD COUNTY ZONING REGULATIONS SECTION 133.E.I (SHARED PARKING).

HOUSING FOR ELDERLY AND/OR HANDICAPPED PERSONS IN THE EVENT A FACILITY QUALIFIES UNDER FEDERAL, STATE OR COUNTY PROGRAMS INTENDED TO PROMOTE HOUSING FOR THE ELDERLY OR HANDICAPPED. THE PARKING REQUIREMENTS MAY BE MODIFIED TO PROVIDE FOR FOUR PARKING SPACES FOR EVERY TEN DWELLING UNITS PARTICIPATING IN SUCH PROGRAM. IN THE EVENT THE UNITS ARE WITHDRAWN FROM SUCH A HOUSING PROGRAM, THE OWNER OF THE FACILITY SHALL IMMEDIATELY NOTIFY THE DEPARTMENT OF PLANNING AND ZONING AND SHALL CONSTRUCT, PRIOR TO FURTHER OCCUPANCY OF THE WITHDRAWN UNITS, SUCH ADDITIONAL PARKING SPACES AS ARE NECESSARY TO PROVIDE ONE AND ONE-HALF PARKING SPACE FOR EACH

	OVERALL TRACKING CHART																								
PHASE NO.	FILE REF.	GROSS ACREAGE			N-BUILD		~	S.F.D.	AC. (%)	O.R. A	.c. (%)	EMP.	AC. (%)	0.5. A	NC. (%)		PUB. RI		PRIV. RD. ACREAGE	SFD UNITS	O.R. UNITS (APT/S.F.A.)	S.F.D. DENSITY	O.R. DENSITY	EMP. BLDG.	EMP.
NO.	190.	AUREAGE	SF	OR	EMP	05	%									SF	OR	EMP	AUREAGE	CHRIU	(APIJO,F,AJ	DENSITI	DENSITI	AREA	F.A.R.
1	F-03-07	51.98	0.00	0.00	0.00	0.00	(0.0)					30.83	(59.3)	21.15	(40.7)	0.00	0.00	4.35							
2	. F-03-90	37.43	0.52	0.43	0.24	0.00	(3.2)	10.84	(29.0)	8.09	(21.6)	1.56	(4.2)	15.75	(42.1)	3.72	3.74	1.56	1.68	55	65	5.I/AC.	8.0/AC.		
3	F-04-92	58.80	-0.52	-0.43	2.71	0.00	(3.0)	7.11	(12.1)	12.28	(20.9)	14.80	(25.2)	22.85	(38.9)	2.52	0.46	0.00	1.00	41	79	5.8/AC.	6.4/AC.		
4 a	F-05-81 / F-05-82	15.47	0.00	1.48	-1.69	0.00	-(1.4)	0.00	(0.0)	7.29	(47.1)	1.69	(10.9)	6.70	(43.3)	0.00	3.40	1.69	0.46		59		8.I/AC.		
4b	F-05-139 / F-07-06	3.12	0.00	0.00	-1.26	0.00	-(40.4)	0.00	(0.0)	0.00	(0.0)	3.15	(101.0)	1.23	(39.4)	0.00	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)	0.95	(31.7)	2.05	(68.3)	0.00	(0.0)	0.00	0.95	2.05	0.00						
5a	F-06-43	0.00	0.00	-l.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	0.00		16 :		12.8/AC.		
560	F-06-161	33.26	0.00	-0.23	0.00	0.00	-(0.7)	7.73	(23.2)	7.26	(21.8)	0.00	(0.0)	1850	(55.6)	2.22	3.16	0.00	0.88	41	63	5.3/AC.	8.7/AC.		
6a	F-08-72	I5.05	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	0.80	0.00	2.18		100	شو کی کار شیاشیا	10.5/AC.		
n/a	F-07-37	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	0.00						
n/a	F-07-183	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	0.00				//		
6b	F-08-54 / F-08-55	90.60	0.00	18.31	13.04	0.00	(34.6)	0.00	(0.0)	0.00	(0.0)	32.60	(36.0)		(29.4)	0.00	0.00	1.91	0.00						
n/a	F-09-97	0.00	0.00	0.00	-II.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	0.00						
n/a	F-10-46	0.00	0.03	0.00	0.00	0.00	(0.0)	0.00	(0.0)	-0.03	(0.0)	0.00	(0.0)	0.00	(0.0)	0.00	0.00	0.00	0.00						
7	F-10-61	16.60	1.15	0.00	0.00	0.20	(8.I)	5.86	(35.3)	8.45	(50.9)	0.00	(0.0)	0.94	(5.7)	1.18	2.45	0.00	1.45	39	111	6.7/AC.	13.1/AC.		
8a	F-II-27	0.00	-1.18	0.00	0.00	-0.20	(0.0)	1.18	(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.			
86	F-12-21	0.00	0.00	-7.32	-0.32	-0.68	(0.0)	0.00	(0.0)	7.96	(0.0)	-0.31	(0.0)	0.67	(0.0)	0.00	2.93	0.32	1.29		67		8.4/AC.		
80.	F-12-20	1.65	0.00	0.00	0.00	0.00	(0.0)	1.56	(94.5)	0.00	(0.0)	0.00	(0.0)	0.09	(5.5)	0.00	0.00	0.00	0.00	10	0	6.4/AC.			
86	F-12-29	30.22	0.00	0.00	0.00	0.00	(0.0)	16.63	(55.0)	0.00	(0.0)	0.00	(0.0)	13.54	(44.9)	4.11	0.00	0.00	0.99	71	0	4.3/AC.			
n/a	F-I2- I 5	9.37	0.00	0.59	13.01	0.00	(0.0)	0.00	(0.0)	0.00	(0.0)	-4.23	(0.0)	0.00	(0.0)	0.00	0.00	0.00	0.00	0	0		,		
Ф	P 12-01	0.00	0.00	-3.99	0.00	-0.69	(0.0)	0.00	(0.0)	3.99	(0.0)	0.00	(0.0)	0.69	(0.0)	0.00	0.97	0.00	0.26	0	43		10.8/AC.		
90	P 12-02	109.87	75.79	0.00	0.00	0.00	(69.0)	20.48	(18.6)	0.00	(0.0)	0.00	(0.0)	13.60	(12.4)	4.73	0.00	0.00	0.97	85	0	4.2/AC.			
n/a	F-12-XX	15.46	0.00	0.00	0.00	0.00	(0.00)	0.00	(0.00)	0.00	(0.0)	11.72	(75.8)	3.74	(24.2)	0.00	0.00	0.00	0.00						
TOTALS		494.93		98	.51	,	(19.5)	71.39	(14.4)	67.67	(13.7)	107.51	(21.7)	151.85	(30.7)		51.26		11.16	465	603	6.5/AC.	8.9/AC.	0.00	0.00
OVERALL DI	ENSITY TABULATION	in the second			PROPO:	SED			Al	LOWED		LAND US	SE ACREA	GES *					PROPOSED	ALLOWED	MAX. RES. UNITS	ALLONED		5-06-1	6
OVERALL NU	VERALL NUMBER OF S.F.D UNITS / GROSS ACRE OF S.F.D. 6.5 UNITS/AC. 2.8 UNITS/AC.		C.	SINGLE	FAMILY D	ETACHE	D (S.F.D.)				147.18	192.6	SINGLE FAMILY D	PETACHED		507 (37.8%)									
OVERALL N	IMBER OF O.R. UNITS / GRO	SS ACRE OF O.	ર.	- 8	3.9 UNITS	D/AC.			14.	O UNITS/A	4C.	OTHER	RESIDENTI	IAL (O.R.)				75.26	73.6	APARTMENTS (O.	হ.)	· · · · · · · · · · · · · · · · · · ·	210 (15.7	
OVERALL EN	MPLOYMENT F.A.R									0.35		EMPLOY		•	,				122.01	122.0	SINGLE FAMILY A		,	623 (46.	
OVERALL S.F	DOR DENSITY PER OVER	ALL GROSS ACR	E *	:	2.2 UNITS	6/AC.			2.	2 UNITS/A	\C.	OPEN S	PACE						150.48	217.1			TOTAL	134	
* LAND A	CREAGES INCLUDE NON-E	BUILDABLE ARE	AS									TOTALS)						494.93	605.3				•	

** INDICATES TOTAL NUMBER OF UNITS ALLOWED AT "BUILD OUT" PER THE COMPREHENSIVE SKETCH PLAN.

OVERALL OPEN SPACE TRACKING CHART										
NO.	FILE REF. NO.	GROSS ACREAGE	0.5. AC. (%)	ACTIVE 0.5. AC. (%)						
ı	F-03-07	51.98	21.15 (40.7)							
2	F-03-90	37.43	15.75 (42.1)	7.52 (47.7) ①						
3	F-04-92	58.80	22.85 (38.9)							
4a	F-05-81 / F-05-82	15.47	6.70 (43.3)	0.29 (4.3) ②						
4b	F-05-139	3.12	1.23 (39.4)							
4c	F-05-112 / F-05-113	3.00	0.00 (0.0)							
5a .	F-06-43	0.00	0.00 (0.0)	<u>-</u> -						
5b	F-06-161	33.26	18.50 (55.6)	1.61 (8.7)						
6A	F-08-72	15.05	5.50 (36.5)							
n/a	F-07-183	3.05	0.00 (0.00)							
6B	F-08-54 / F-08-55	90.60	26.65 (29.4)	4.76 (17.9) ③						
7	F-10-61	16.60	0.94 (5.7)							
ва	F-II-27	0.00	0.20 (0.0)	<u> </u>						
8b	F-I2-2I	0.00	0.67 (0.0)	0.67 (100) ④						
-86	F-I2-20	1.65	0.09 (5.5)	·						
80	F-12-29	30.22	13.59 (45.0)	1.29 (9.5) ⑤						
n/a	F-12-15	9.37	0.00 (0.0)	0.00 (0.0)						
9b	P I2-0I	0.00	0.69 (0.0)	0.69 (100)						
90	P 12-02	T8.POI	13.59 (12.4)	5.05 (37.1)						
n/a	F-I2-XX	15.46	3.74 (24.2)	0.00 (0.00)						
	TOTAL	494.93	151.84 (30.7)	21.87 (14.4)						
The percent of active open space is based upon the total open space										

e provided. <u>IO% RECREATIONAL OPEN SPACE IS REQUIRED</u>.

	Агеа	Area used	Total
①	Midtown Area I (F-03-90)	05 125 (community center) [5.01 ac], 05 126 [0.55 ac.], 05 123(230) [1.96 ac.]	7.52 ac.
2	Hillside Area I (F-05-81/F-05-82)	Pathways	0.29 ac.
3	Wests!de Area I (F-08-54)	05 4 (Recreational Field) [4.76 ac.]	4.76 ac.
4	Westside Area 2 (F-12-21)	05 68 [0.67 ac.]	0.67 ac.
(5)	Midtown West Area I (F-12-29)	05 84 (0.66 ac.), 05 85 (0.63 ac.)	1.29 ac.
6	Westside Area 3 (P-12-01)	05 115 [0.69 ac.]	0.69 ac.
(T)	Midtown West Area 2 (P 12-02)	05 179 [0.73 ac.], 05 180 [0.74 ac.], 05 182 [3.58]	5.05.00

ARE REMAII	CONVERTED TO:	AREA CONVERTED	FILE UNDER WHICH PARCEL WAS CONVERTED	FILE UNDER WHICH PARCEL WAS CREATED	TOTAL NON- BUILDABLE PARCEL AREA	PARCEL
	O.R. LOTS	0.52	F-04-92	F-03-90	0.52	A
	S.F. LOTS	0.43	F-04-92	F-03-90	0.43	В
	R/W (EMP.)	0.24	F-05-139	F-03-90	0.24	С
	R/W (EMP.)	1.02	F-05-139	F-04-92	1.02	D
	R/W (EMP.)	1.69	F-05-82	F-04-92	1.69	E
	O.R. LOTS/NON-BLD, PAR, 'H'	1.38	F-06-43 (PH. 5A)	F-05-81	1.38	F
	O.R. LOTS	0.10	F-06-43 (PH, 5A)	F-05-81	0.10	G
	O.R. LOTS	0.23	F-06-161	F-06-43	0.23	. Н
	O.R. LOTS, NON-BLD. PAR. 'Q'-'T', O.S. LOT, C.O.A.'5 & R/W (O.R.)	18.31	F-12-2I	F-08-54	. 18.31	1
		12.72	F-09-97	F-08-54	12.72	J
	R/W (EMP.)	0.32		F-08-54	0.32	K
1.49				F-09-97	1.49	L
	NON-BUILD, PAR, 'O' & PRIV, ALLEY	0.03	F-10-61	F-10-46	0.03	М
	5.F. L <i>O</i> TS	0.75	F-II-27	F-10-61	0.75	N
	S.F. LOTS	0.63	F-II-27	F-10-61	0.63	0
0.25	 ,			F-12-15	0.59	P
0.6		<u></u>		F-I2-2I	0.63	Q
0.44		·		F-I2-2I	0.25	R
0.54				F-I2-2I	0.44	5
	,	9.00	P-12-01	F-I2-2I	9.00	Ť
13.0				F-I2-I5	13.01	C-27
0.75				P-12-01	0.73	U
3.50	/ [#]			P-12-01	3.59	V
75.7				P-I2-02	75.79	M

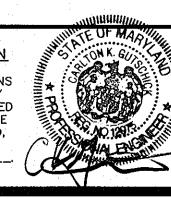
GLWGUTSCHICK LITTLE &WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20866 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

:\CADO\DRANNICS\03367\11002\PLANS BY GLN\PRELMANARY\11002-01-02_CS.dng | DES. dev | DRN. awl | CHK. CKG

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 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, 2014



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OVERALL PROJECT CRITERIA AND INFORMATION	SCALE	ZONING	G. L. W. FILE No.
MAPLE LAWN FARMS WESTSIDE DISTRICT - AREA 3	NO SCALE	MXD-3	11002
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	DATE MAY, 2012	TAX MAP - GRID 41-21/46-3	SHEET 2 OF 7
710 TO	1		1.

