AMENDED COMPREHENSIVE & SUBDIVISION SKETCH PLAN
MAPLE LAWN FARMS

GENERAL NOTES

1. Subject property is zoned MXD-3 per the 02/02/04 Comprehensive Zoning Plan, ZB Case No. 995M signed on 02/08/00 and ZB Case No. 1039M signed by the Zoning Board on 06/14/06. Previous DPZ file nos.: PB Case No. 353, PB Case No. 378, S-01-17, P-02-12, P-03-01, P-04-01, P-05-02, P-05-07, P-06-05, F-03-07, F-03-90, F-04-113, F-04-55, F-04-79, F-04-88, F-04-92, F-05-112, F-05-113, F-05-138, F-05-139, F-05-142, F-05-178, F-05-73, F-05-78, F-05-81, F-05-82, F-06-041, F-06-140, F-06-152, F-06-161, F-06-162, F-06-218, F-06-219, F-06-232, F-06-43, SDP-03-06, SDP-03-140, SDP-03-171, SDP-04-112, SDP-04-121, SDP-04-44, SDP-04-49, SDP-04-82, SDP-04-96, SDP-05-08, SDP-05-115, SDP-05-116, SDP-05-155, SDP-05-156, SDP-05-36, SDP-05-47, SDP-05-62, SDP-05-65, SDP-06-148, SDP-06-151, SDP-06-153, SDP-06-155, SDP-06-67, SP-05-003, WP-01-111, WP-02-54, WP-03-02, WP-03-108, WP-03-120, WP-03-22, WP-05-12, WP-05-121, WP-05-36, and WP-06-92.
2. Land planning by the Design Collective.
3. Wetland delineation by Exploration Research, Inc. Originally approved by Corps of Engineers JD 97-63787-3 on 5/14/98. Additional acreage is in process for amended JD. No clearing, grading or construction is permitted within wetlands, streams or their required buffers, unless approved by DPZ as essential disturbances. The Department of Planning and Zoning has determined that the proposed road crossings located within the environmental features and buffers as previously shown and approved on the Maple Lawn Farms Sketch Plan are considered essential road disturbances in accordance with Section 16.116(c) of the Howard County Subdivision and Land Development Regulations. No additional road crossings are proposed with this amended plan.
4. Traffic Study is by The Traffic Group, dated May 2006. Off-site road improvements will be made in accordance with this study.
5. Noise Study for additional acreage is by Wilson T. Ballard Company, dated May 2006. The noise lines shown on the plan are a combination of previously approved studies and this supplemental study.
6. This project is in conformance with the latest Howard County standards unless waivers have been approved.
7. The Cemetery once on the Wessel property (P. 116) was moved under permit approximately two years ago, approved under WP-05-12 on 8/20/04. Presently, there are no cemeteries or historic structures located on the subject property.
8. The Scenic Roads Map does not indicate any scenic roads within or adjacent to the project limits.
9. Aerial topography by 3Di on 3/23/97.
10. Boundary information is partially from boundary surveys, supplemented by deed information where necessary.
11. Existing utilities were taken from available Howard County records.
12. Where referred to herein, "Lot(s)" includes lot(s) and, where appropriate, land condominium unit(s).
13. This property is partially within the Metropolitan District. Each parcel will have to follow the necessary procedures to be incorporated into the District, prior to Final Plan approval of the respective area. Parcels already incorporated:

Tax Map	Parcel(s)	Date
41	121, 205, 450	08/12/02
41	122, 129, 474	08/16/04
46	124	08/20/01

Parcels yet to be incorporated: 110,114, 116, & 330 (All in Tax Map 41)

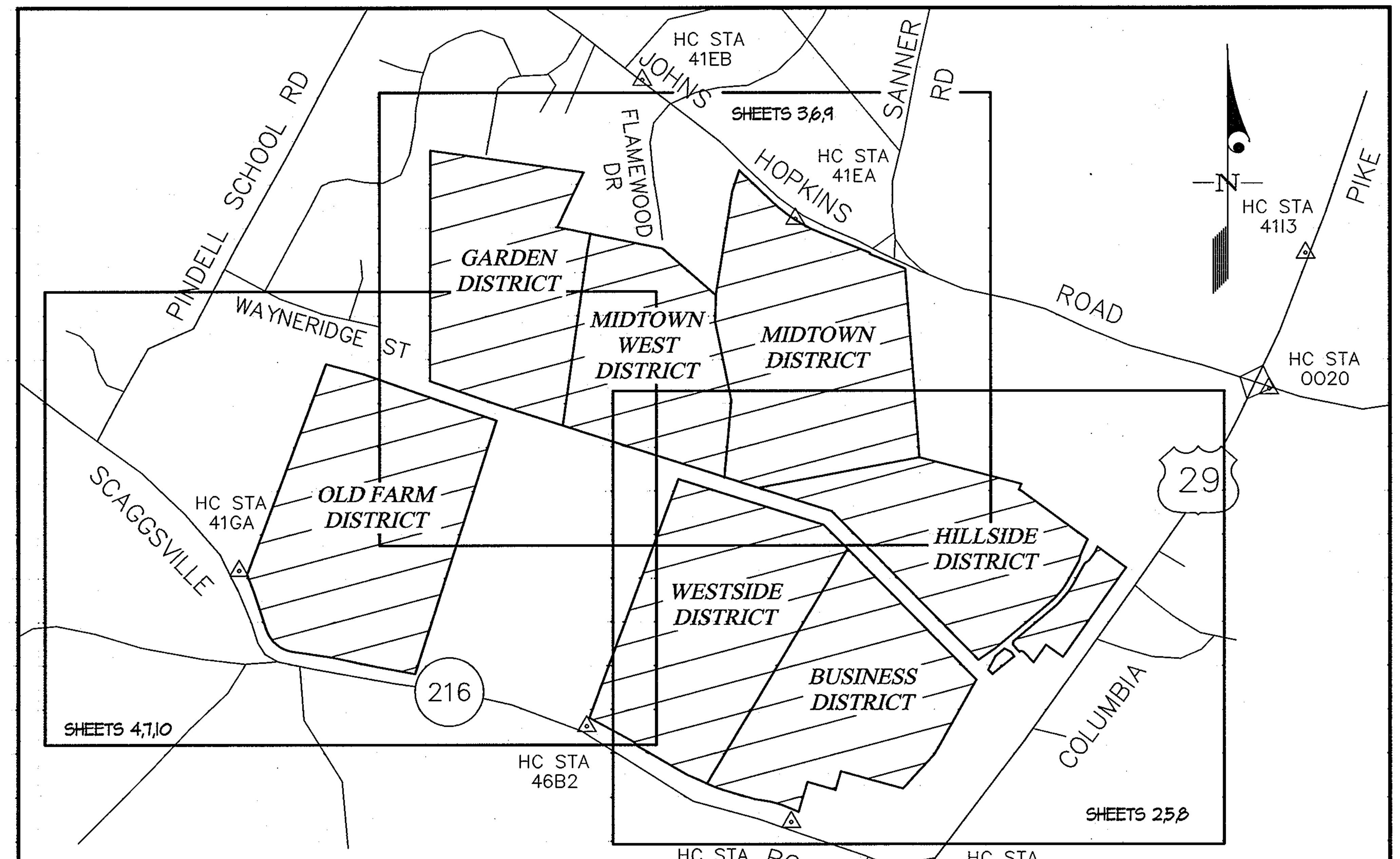
14. Public water and sewer to be utilized.
15. Horizontal and vertical datum is based on Howard County Control Stations: 0020, 41EA, 41EB, 41GA, 4113, 46B2, 2038001 & 2039001.
16. Sediment and erosion control measures will be included with Final Plans and Site Development Plans.
17. The 100-year flood plain information was taken from approved studies, and available records at Development Engineering Division of the Department of Planning and Zoning.
18. Perennial stream buffers are determined by land use adjoining the open space (i.e. Employment = 50 foot buffer; Residential = 75 foot buffer). All uses adjoining an intermittent stream = 50 foot buffer.
19. Phasing for this project will be in accordance with the Decision & Order for Zoning Cases ZB995M and ZB1039M.
20. The stormwater management facilities shown on sheets 5,6, & 7 are an approximation of their ultimate size and shape. Actual size and location of the facilities may change prior to construction. It is understood that these facilities have not yet been designed and that the size and shape may change, altering the number of units allocated for this development. The developer acknowledges that these facilities must meet the current checklist. Depending on future geotechnical data and other design factors, the exact type of facility will be chosen at Preliminary Plan. All the Stormwater Pond techniques (P-1, P-2, P-3, P-4, P-5) and Stormwater Wetland techniques (W-1, W-2, W-3 & W-4) are considered options at this point. Once all design parameters are known, the best technique will be selected for each location.
21. Soils data is taken from the Soil Survey of Howard County, Md. issued July 1968 (sheets 28,29,32 & 33).
22. The existing house on lot 25 is to be saved. All other existing structures within the project are farm buildings, which will be razed.
23. The public roadways for the project are classified as follows:
    MINOR ARTERIAL: Maple Lawn Boulevard
    MAJOR COLLECTOR: Road 'E' (southernmost 550'±)
    MINOR COLLECTOR: Iager Blvd., Tawes St., Market St., Roads 'BB', 'E', 'F' (east of 'BB' intersection), 'E' (from Market St. south to Major Collector Segment)
    ACCESS STREETS: Remaining Streets
    Public road R/W widths are labeled on sheets 5,6 & 7. All alleys are to be private. The alley R/W will be a minimum of 24' wide.
24. Vehicular ingress & egress to Route 29 is prohibited. Vehicular ingress & egress to Johns Hopkins Road, Route 216 and to Maple Lawn Boulevard is limited to the Public Roads and private access points approved by the Department of Planning and Zoning, and generally shown on sheets 5, 6 & 7, and as approved per WP-01-111.
25. As stated in the Decision and Order for the Original CSP (PB353), 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.
26. Moderate Income Housing Unit (MIHU) requirement have been met by the purchase of an offsite parcel for the County's use for a MIHU project, as evidenced by a letter from the County Executive, dated July 11, 2006.
27. The residential lots, parcels and employment use structures developed or proposed on the original 507 acre tract for Maple Lawn Farms are grandfathered to 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 this amended CSP, S-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 No. 75-2003.
28. Landscaping for this development shall be provided in accordance with Section 16.124 of the Howard County Code, the Landscape Manual (Chapter 6 - Alternative Compliance) and the MLF Landscape Design Criteria approved under ZB Case Nos. 995M and 1039M, S-01-17 and S-06-16.
29. The forest conservation requirements for the entire Maple Lawn Farms MXD (including the new acreage being added) are being met by including retention, afforestation and reforestation, as appropriate, with each annual phase. The forest conservation tracking chart is a running tabulation verifying that the requirements area being met on an ongoing basis.
30. No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the wetlands, streams or their required buffers, forest conservation easement areas and 100 year flood plain, except as approved by DPZ as essential or necessary disturbances or as approved by a waiver petition.
31. Per Sections 3.2 and 4.2 of Volume II of the Design Manual, the Comprehensive Utility Plan and Phasing Plan shall be updated for the additional land that is to be developed. This update is required with the submission of the first Preliminary Water and Sewer Plan that was not previously included with the original Comprehensive Plan.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

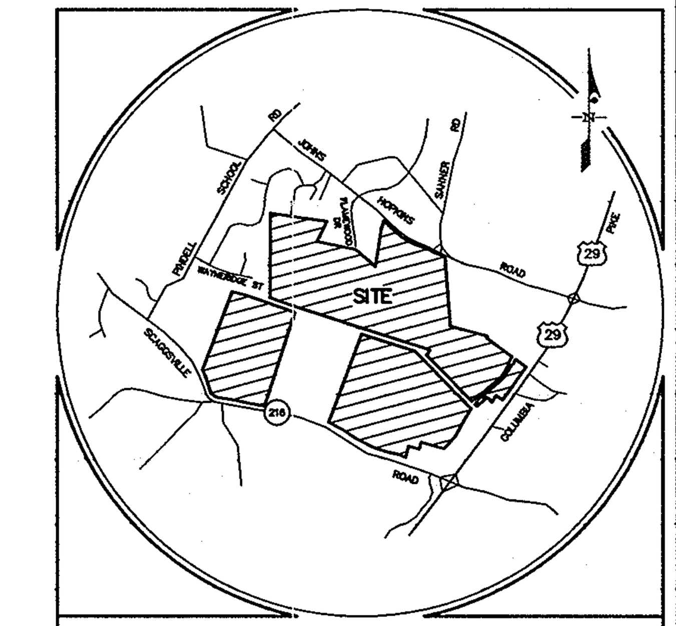
PLANNING DIRECTOR [signature] DATE 2/20/07

APPROVED
PLANNING BOARD
of HOWARD COUNTY

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



OVERALL PROPERTY OUTLINE & SHEET DIAGRAM
Scale: 1"=1000'



VICINITY MAP
SCALE: 1" = 4000'

SITE ANALYSIS

1. General Site Data
   Present Zoning: MXD-3 (Per ZB 995M & 1039M)
   Applicable DPZ File Reference: (see General Note #1 for applicable file references)
   Proposed Use of Site: Mixed Use Development
   Proposed Water and Sewer Systems: Public
2. Area Tabulation
   Total Area of Site: 605.3 Acres. - Tax Map 41:Parcels 110,114,116,121,122,129,205,330,450&474
   - Tax Map 46:Parcel 124
   Approximate area of 100 year floodplain: 53.9 Acres.
   Approximate area of steep slopes (25% or greater): 1.5 Acres.
   (There are no 25% or greater steep slopes on Parcel 116 outside of the 100 year floodplain.)
   Net area of site: 549.9 Acres.
   Area of proposed residential lots: 186.5 Acres .
   Area of proposed open space lots: 217.1 Acres (credited and non-credited)
   Area of bulk residential parcels: 6.4 Acres .
   Total Area of Employment: 122.0 Acres.
   Total Area of Employment Parcels: 105.7 Acres.
   Total Area of Prop. Public Rds: 67.3 Acres.
   Total Area of Prop. Private Rds: 22.3 Acres.
3. Unit/Lot Tabulation
   Total number of residential units/lots allowed for project: 1340
   Total number of residential units/lots proposed on this submission: 1340
   Density of project per gross acre (per PDP): 2.2 units/ac.
   Total number of open space lots proposed: 56 (plus non-credited lots)
   Total number of non-residential parcels proposed: 15
   Total number of residential bulk parcels proposed: 4
4. Residential Lot Types
   SFD : 507
   SFA : 623
   Apts./Other : 210
5. Open Space Data
   Open Space Required: 211.9 Acres (35%)
   Total Open Space provided on this submission: 217.1 Acres (35.8%)
   Area of active open space required: 21.2 Acres (10% of req'd open space)
   Area of active open space provided: 25.9 Acres (12.2% of req'd open space)
   (see sheet 15 for tabulation of active open space)
   See sheet 15 for information on proposed ownership of open space lots.
6. Employment Floor Area Data
   Maximum floor area permitted: 1,860,012 sf. (0.35 FAR)
   181,590 sf. retail center:
   1,678,422 sf. other employment:

ANNUAL PHASING CHART

	2004 (I)	2005 (II)	2006 (III)	2007 (IV)	2008 (V)	2009 (VI)	2010 (VII)	2011 (VIII)	2012 (IX)	2013 (X)	2014 (XI)	2015 (XII)	TOTAL
RESIDENTIAL	---	120	120	170	120	100	150	160	128	151	80	41	1340
EMPLOYMENT	676,000	---	---	---	131,590	499,460	552,962	---	---	---	---	---	1,860,012
OFFICE	626,000	---	---	---	---	499,460	552,962	---	---	---	---	---	1,678,422
RETAIL	50,000	---	---	---	131,590	---	---	---	---	---	---	---	181,590

SHEET INDEX

1. COVER SHEET
2. EXISTING CONDTIONS (CIRCA 2000)
3. EXISTING CONDTIONS (CIRCA 2000)
4. EXISTING CONDTIONS (CIRCA 2000)
5. SKETCH PLAN
6. SKETCH PLAN
7. SKETCH PLAN
8. UTILITY LAYOUT PLAN
9. UTILITY LAYOUT PLAN
10. UTILITY LAYOUT PLAN
11. DEVELOPMENT CRITERIA
12. DEVELOPMENT CRITERIA
13. LANDSCAPING CRITERIA
14. LANDSCAPING CRITERIA
15. LAND USE DIAGRAM & DISTRICTING PLAN

WP-01-111
On May 2, 2001, WP-01-111 was granted for the following:
- Additional points of access allowed onto Maple Lawn Boulevard other than those permitted by 16.119(f)(1), subject to further analysis and approvals at later plan stages.
- Residential lots are allowed to front on neighborhood parks instead of being limited to frontage on public R/W's as in 16.120(c)(2), subject to adequate private alley access.

WP-03-02
On Oct. 11,2002, WP-03-02 was granted to allow:
- Grading within the 75' stream buffer and floodplain as shown on the revised grading exhibit submitted 9/6/02 (waiver from Section 16.116 (a)(2)(ii) and Section 16.115 (c)(2) respectively.
- Elimination of truncation at right-of-way corners of residential lots and other parcel corners at right-of-ways where necessary to achieve the traditional neighborhood design (waiver from Section 16.119 (e)(5).

The disturbance within the floodplain and stream buffer is subject to obtaining the necessary permits from MDE and DNR. Elimination of the truncations is subject to having adequate sight and intersection distance as determined by the DPZ, Development Engineering Division.

TENTATIVE ALLOCATIONS

ANNUAL PHASE	No. TENTATIVE ALLOCATIONS	ALLOCATION YEAR	PRELIMINARY PLAN SUBMISSION DUE DATES
I	—	2004	F-03-07 approved on March 7, 2003
II	120	2005	F-03-90 received final approval by letter dated May 27, 2003
III	120	2006	F-04-92 received final approval by letter dated June 3, 2004
IV	170	2007	F-05-8[illegible] received final approval by letter dated July 20, 2005
V	120	2008	F-06-6[illegible] received final approval by letter dated Sept. 26, 2006
VI	100	2009	P-07-02 was submitted on August 17, 2006
VII	150	2010	Between July 1, 2007 and April 1, 2008.
VIII	160	2011	Between July 1, 2008 and April 1, 2009.
IX	128	2012	Between July 1, 2009 and April 1, 2010.
X	151	2013	Between July 1, 2010 and April 1, 2011.
XI	80	2014	Between July 1, 2011 and Jan. 1, 2012.
XII	41	2015	Between July 1, 2012 and Nov. 1, 2012.

SUMMARY OF LAND USE

Land Use Type	Minimum % of Gross Area of MXD Area Included on this CSP: Zoning Regulations	Approved Amended PDP	Amended Comp. Sketch Plan
*SFD RESIDENTIAL	20% (All Residential)	207.2 Ac. (34.2%)	192.6 Ac. (31.8%)
*OTHER RESIDENTIAL		64.2 Ac. (10.6%)	73.6 Ac. (12.2%)
EMPLOYMENT	15%	122.0 Ac. (20.2%)	122.0 Ac. (20.2%)
OPEN SPACE (CREDITED ONLY)	35%	211.9 Ac. (35.0%)	217.1 Ac. (35.8%)
TOTALS		605.3 Ac. (100.0%)	605.3 Ac. (100.0%)

* Includes Common Open Space which is not specifically credited toward Open Space requirements on this Sketch Plan.

HOWARD COUNTY PLANNING BOARD CASE NO. 378
CERTIFICATION OF PLANNING BOARD

Pursuant to Section 127.E.3.d of the Zoning Regulations of Howard County, Maryland, the members of the Planning Board of Howard County signing below hereby certify this 22nd day of February, that this document constitutes the Amended Comprehensive Sketch Plan submitted by G & R Maple Lawn, Inc. et.al., Mixed Use Development (Maple Lawn Farms) as approved under Planning Board Case No. 378 on January 25, 2007.

ATTEST: PLANNING BOARD OF HOWARD COUNTY

MARSHA MCLAUGHLIN
EXECUTIVE SECRETARY

CHAIRPERSON

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

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DATE	REVISION	BY	APP'R.

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

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

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

S-06-16

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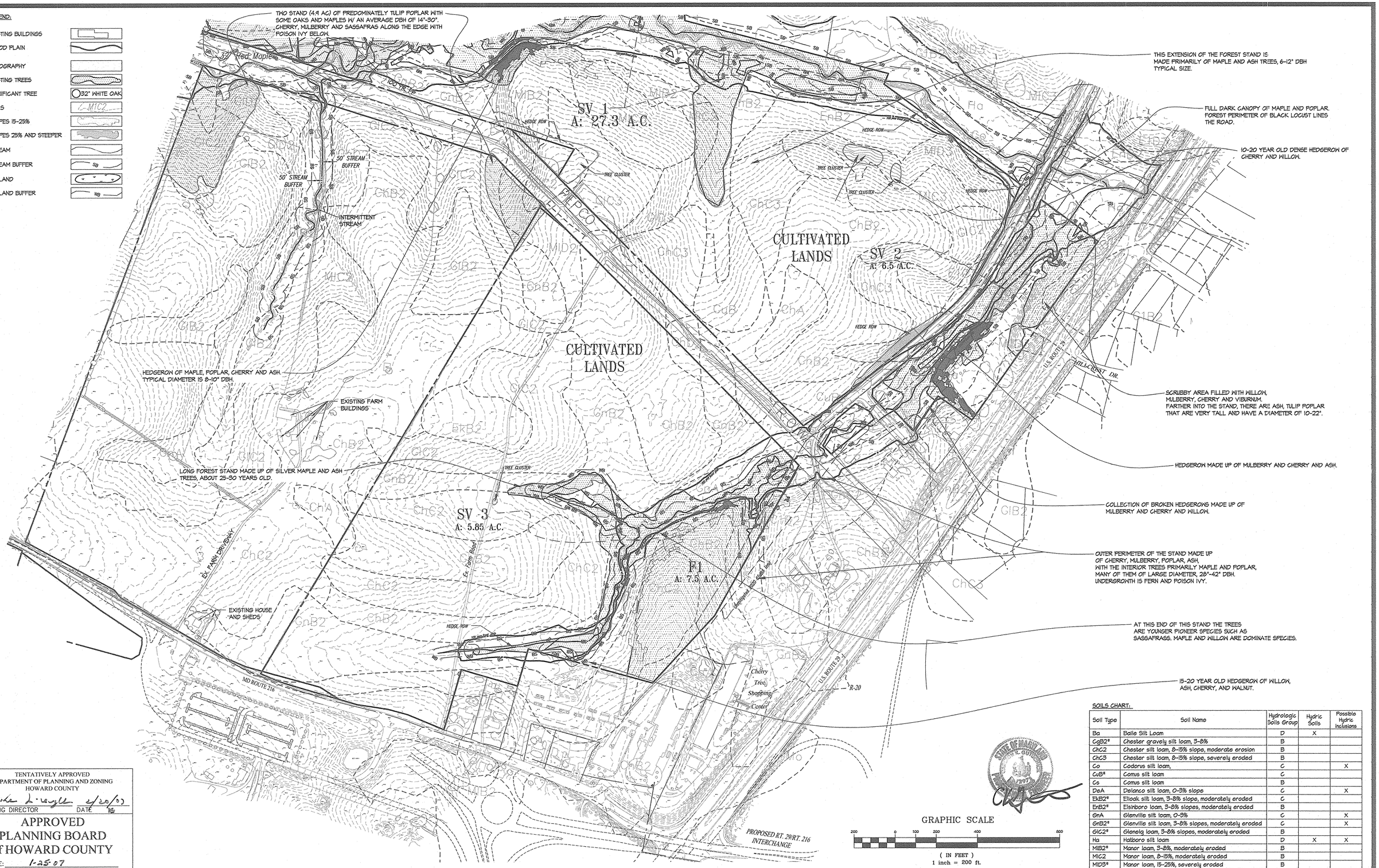
LEGEND:

- EXISTING BUILDINGS
- FLOOD PLAIN
- TOPOGRAPHY
- EXISTING TREES
- SIGNIFICANT TREE — 32" WHITE OAK
- SOILS — MIC2
- SLOPES 15-25%
- SLOPES 25% AND STEEPER
- STREAM
- STREAM BUFFER — SB
- WETLAND
- WETLAND BUFFER — WB



SOILS CHART:

Soil Type	Soil Name	Hydrologic Soils Group	Hydric Soils	Possible Hydric Inclusions
Ba	Balle Silt Loam	D	X	
CgB2*	Chester gravely silt loam, 3-8%	B		
ChC2	Chester silt loam, 8-15% slope, moderate erosion	B		
ChC3	Chester silt loam, 8-15% slope, severely eroded	B		
Co	Codorus silt loam,	C		X
CuB*	Comus silt loam	C		
Cs	Comus silt loam	B		
DeA	Delanco silt loam, 0-3% slope	C		X
ElkB2*	Elioak silt loam, 3-8% slope, moderately eroded	C		
ErlB2*	Elsinboro loam, 3-8% slopes, moderately eroded	B		
GnA	Glenville silt loam, 0-3%	C		X
GnB2*	Glenville silt loam, 3-8% slopes, moderately eroded	C		X
GlC2*	Glenelg loam, 3-8% slopes, moderately eroded	B		
Ha	Hatboro silt loam	D	X	X
MlB2*	Manor loam, 3-8%, moderately eroded	B		
MlC2	Manor loam, 8-15%, moderately eroded	B		
MlD3*	Manor loam, 15-25%, severely eroded	B		

* Soils with a moderate to high propensity towards erosion.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 1/25/07

APPROVED
PLANNING BOARD
of HOWARD COUNTY

DATE: 1-25-07

PB CASE No.: 378

GLW GUTSCHICK LITTLE & WEBER, P.A.

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EXISTING CONDITIONS (CIRCA 2000)

MAPLE LAWN FARMS
AMENDED COMPREHENSIVE & SUBDIVISION SKETCH PLAN

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

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

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- SLOPES 25% AND STEEPER
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- WETLAND BUFFER — WB

SOILS CHART:

Soil Type	Soil Name	Hydrologic Soils Group	Hydric Soils	Possible Hydric Inclusions
Ba	Baile Silt Loam	D	X	
CgB2*	Chester gravely silt loam, 3-8%	B		
ChC2	Chester silt loam, 8-15% slope, moderate erosion	B		
ChC3	Chester silt loam, 8-15% slope, severely eroded	B		
Co	Codorus silt loam,	C		X
CuB*	Comus silt loam	C		
Cs	Comus silt loam	B		
DeA	Delanco silt loam, 0-3% slope	C		X
EkB2*	Elkton silt loam, 3-8% slope, moderately eroded	C		
EnB2*	Elsinboro loam, 3-8% slopes, moderately eroded	B		
GnA	Glenville silt loam, 0-3%	C		X
GnB2*	Glenville silt loam, 3-8% slopes, moderately eroded	C		X
GlC2*	Glenelg loam, 3-8% slopes, moderately eroded	B		
Ha	Hatboro silt loam	D	X	X
MlB2*	Manor loam, 3-8%, moderately eroded	B		
MlC2	Manor loam, 8-15%, moderately eroded	B		
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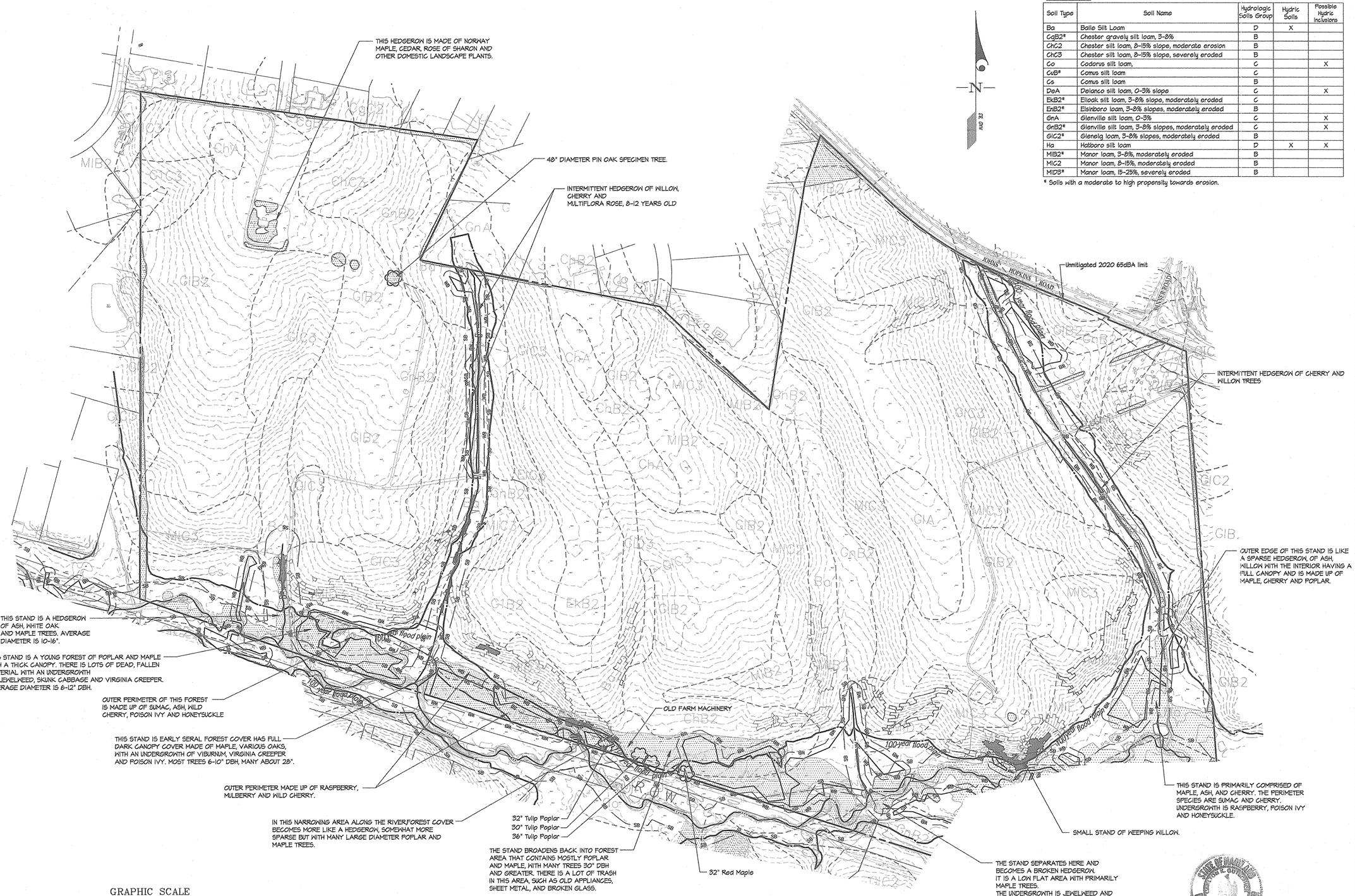
* Soils with a moderate to high propensity towards erosion.



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 2/20/07

APPROVED
PLANNING BOARD
of HOWARD COUNTY

DATE: 1-25-07

PB CASE No.: 378

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

STATE OF MARYLAND — DOUG L. GUTSCHICK — REGISTERED PROFESSIONAL ENGINEER

GLW GUTSCHICK LITTLE & WEBER, P.A.
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AMENDED COMPREHENSIVE & SUBDIVISION SKETCH PLAN

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S-06-16

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- SLOPES 15-25%
- SLOPES 25% AND STEEPER
- STREAM
- STREAM BUFFER — SB
- WETLAND
- WETLAND BUFFER — WB

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

SOILS CHART:

Soil Type	Soil Name	Hydrologic Soils Group	Hydric Soils	Possible Hydric Inclusions
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* Soils with a moderate to high propensity towards erosion.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 2/28/07

APPROVED
PLANNING BOARD
of HOWARD COUNTY

DATE: 1-25-07

PB CASE No.: 378

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

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

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DATE	REVISION	BY	APP'R.

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

EXISTING CONDITIONS (CIRCA 2000)

MAPLE LAWN FARMS
AMENDED COMPREHENSIVE & SUBDIVISION SKETCH PLAN

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

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

S-06-16

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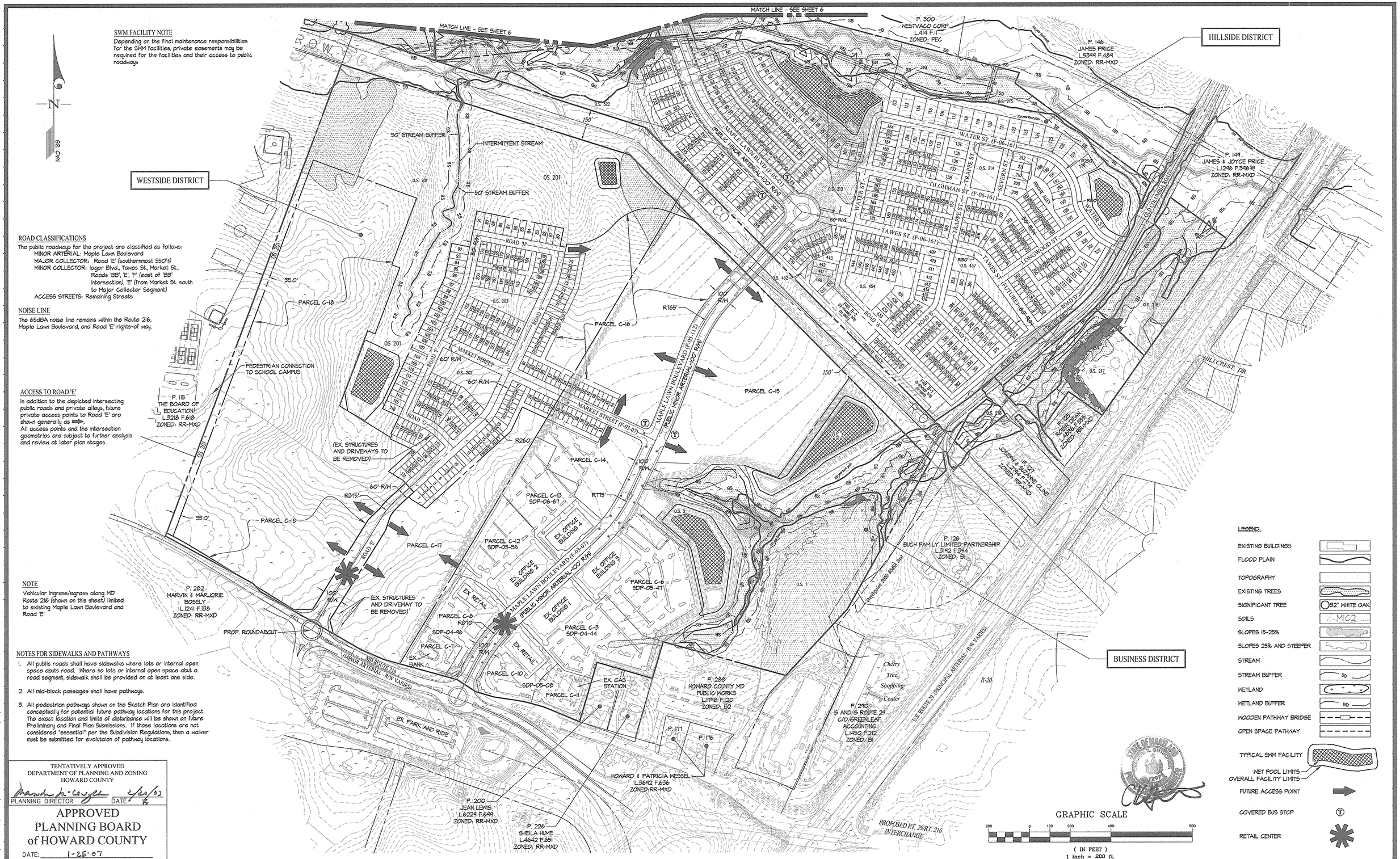

SWM FACILITY NOTE

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

ROAD CLASSIFICATIONS

The public roadways for the project are classified as follows:

MINOR ARTERIAL: Maple Lawn Boulevard
MAJOR COLLECTOR: Road 'E' (southernmost 550's)
MINOR COLLECTOR: Iager Blvd., Tawes St., Market St., Roads 'BB', 'E', 'F' (east of 'BB' intersection), 'E' (from Market St. south to Major Collector Segment)
ACCESS STREETS: Remaining Streets

NOISE LINE

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

ACCESS TO ROAD 'E'

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

NOTE

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

NOTES FOR SIDEWALKS AND PATHWAYS

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

LEGEND:

- EXISTING BUILDINGS
- FLOOD PLAIN
- TOPOGRAPHY
- EXISTING TREES
- SIGNIFICANT TREE — 32" WHITE OAK
- SOILS — MIC2
- SLOPES 15-25%
- SLOPES 25% AND STEEPER
- STREAM
- STREAM BUFFER — SB
- WETLAND
- WETLAND BUFFER — WB
- WOODEN PATHWAY BRIDGE
- OPEN SPACE PATHWAY
- TYPICAL SWM FACILITY
- WET POOL LIMITS
- OVERALL FACILITY LIMITS
- FUTURE ACCESS POINT
- COVERED BUS STOP
- RETAIL CENTER

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 2/20/07

APPROVED
PLANNING BOARD
of HOWARD COUNTY

DATE: 1-25-07

PB CASE No.: 378

GLW GUTSCHICK LITTLE & WEBER, P.A.
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DATE	REVISION	BY	APP'R.

PREPARED FOR:
G&R MAPLE LAWN INC., et al
SUITE 300 WOODHOLME CENTER
1829 REISTERSTOWN ROAD
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410-484-8400

SKETCH PLAN

MAPLE LAWN FARMS
AMENDED COMPREHENSIVE & SUBDIVISION SKETCH PLAN

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"-200'	MXD-3	03067
DATE	TAX MAP – GRID	SHEET
FEB., 2007	41: 14-16 & 20-22 46: 2-4	5 OF 15

S-06-16

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ESTATE LOTS

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

ROAD CLASSIFICATIONS

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MAJOR COLLECTOR: Road 'E' (southernmost 550'±)
MINOR COLLECTOR: Iager Blvd., Tawes St., Market St., Roads 'BB', 'E', 'F' (east of 'BB' intersection), 'E' (from Market St. south to Major Collector Segment)
ACCESS STREETS: Remaining Streets

LEGEND:

- EXISTING BUILDINGS
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- TOPOGRAPHY
- EXISTING TREES
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- SLOPES 25% AND STEEPER
- STREAM
- STREAM BUFFER — SB
- WETLAND
- WETLAND BUFFER — WB
- WOODEN PATHWAY BRIDGE
- OPEN SPACE PATHWAY
- TYPICAL SWM FACILITY — WET POOL LIMITS / OVERALL FACILITY LIMITS
- FUTURE ACCESS POINT
- COVERED BUS STOP
- RETAIL CENTER

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 2/20/07

APPROVED
PLANNING BOARD
of HOWARD COUNTY

DATE: 1-25-07

FB CASE No.: 378

GLW GUTSCHICK LITTLE & WEBER, P.A.
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DATE	REVISION	BY	APP'R.

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

SKETCH PLAN

MAPLE LAWN FARMS
AMENDED COMPREHENSIVE & SUBDIVISION SKETCH PLAN

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

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

S-06-16

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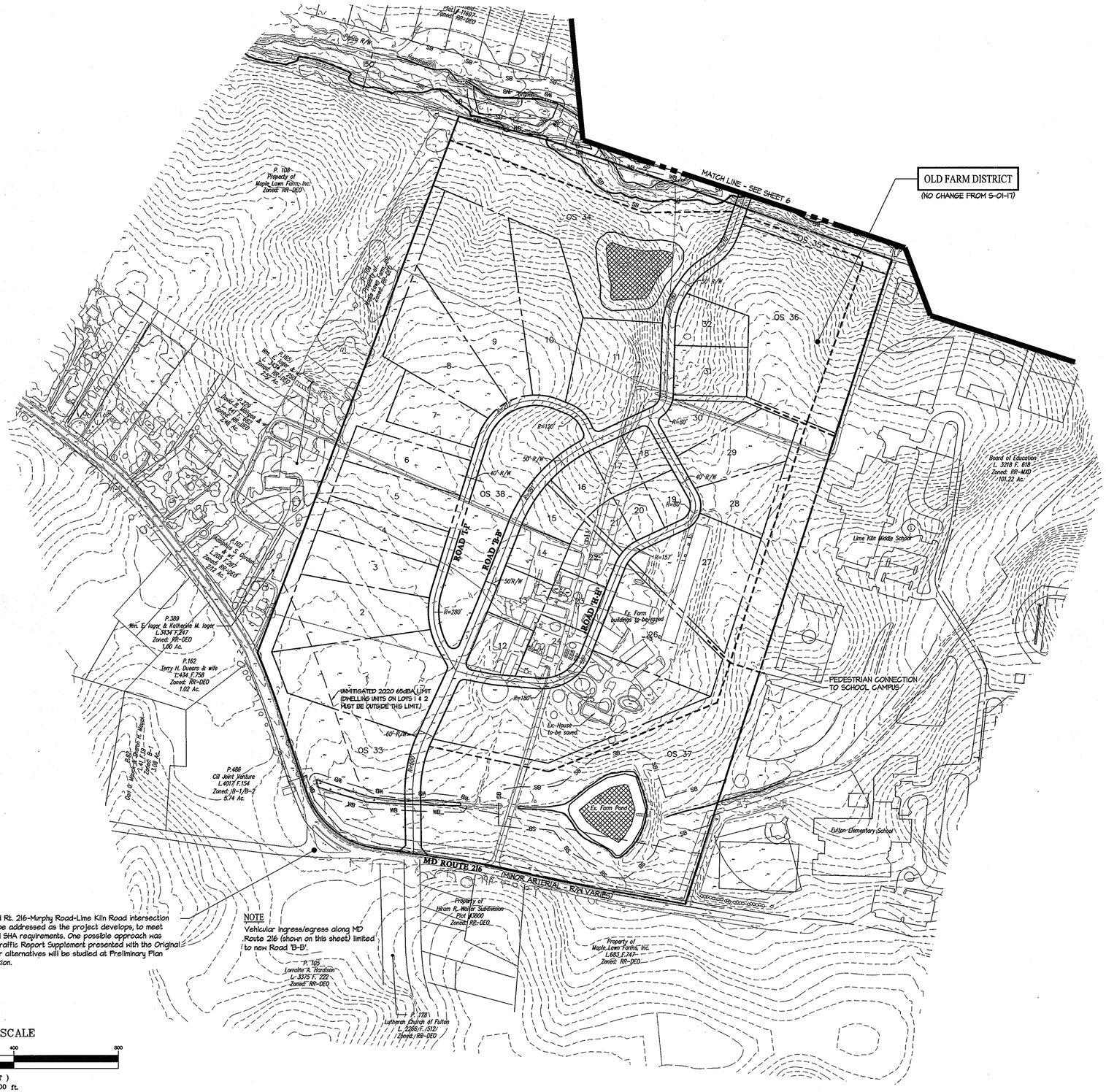

Note: Any required Rt. 216-Murphy Road-Lime Kiln Road intersection improvements will be addressed as the project develops, to meet Howard County and SHA requirements. One possible approach was presented in the Traffic Report Supplement presented with the Original Sketch Plan. Other alternatives will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

NOTE

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

LEGEND:

- EXISTING BUILDINGS
- FLOOD PLAIN
- TOPOGRAPHY
- EXISTING TREES
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- SOILS — L-MIC2
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MAJOR COLLECTOR: Road 'E' (southernmost 550'±)

MINOR COLLECTOR: Iager Blvd., Tawes St., Market St., Roads 'BB', 'E', 'F' (east of 'BB' intersection), 'E' (from Market St. south to Major Collector Segment)

ACCESS STREETS: Remaining Streets

NOTES FOR SIDEWALKS AND PATHWAYS

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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 2/20/07

APPROVED
PLANNING BOARD
of HOWARD COUNTY

DATE: 1-25-07

PB CASE No.: S78

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
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DATE	REVISION	BY	APP'R.

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

SKETCH PLAN

MAPLE LAWN FARMS
AMENDED COMPREHENSIVE & SUBDIVISION SKETCH PLAN

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

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

S-06-16

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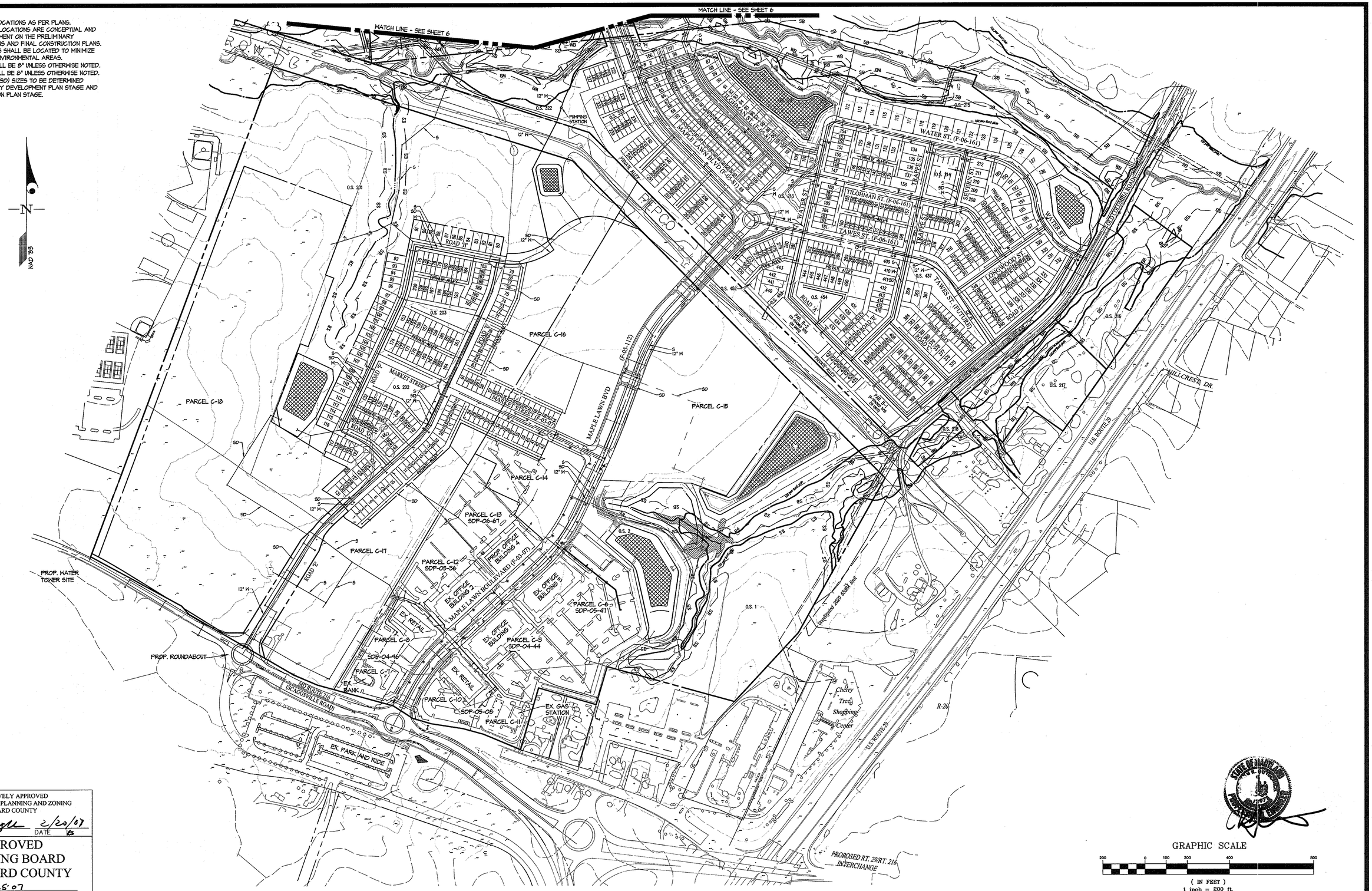
UTILITY NOTES

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



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR: Marsha S. McLaughlin DATE: 2/20/07

APPROVED
PLANNING BOARD
of HOWARD COUNTY

DATE: 1-25-07

PB CASE No.: 378

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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DATE	REVISION	BY	APP'R.

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

UTILITY PLAN

MAPLE LAWN FARMS
AMENDED COMPREHENSIVE & SUBDIVISION SKETCH PLAN

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"-200'	MXD-3	03067
DATE	TAX MAP – GRID	SHEET
FEB., 2007	41: 14-16 & 20-22 46: 2-4	8 OF 15

S-06-16

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UTILITY NOTES

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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 1/24/07

APPROVED
PLANNING BOARD
of HOWARD COUNTY

DATE: 1-25-07

FB CASE No.: 378

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

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

MAPLE LAWN FARMS
AMENDED COMPREHENSIVE & SUBDIVISION SKETCH PLAN

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
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S-06-16

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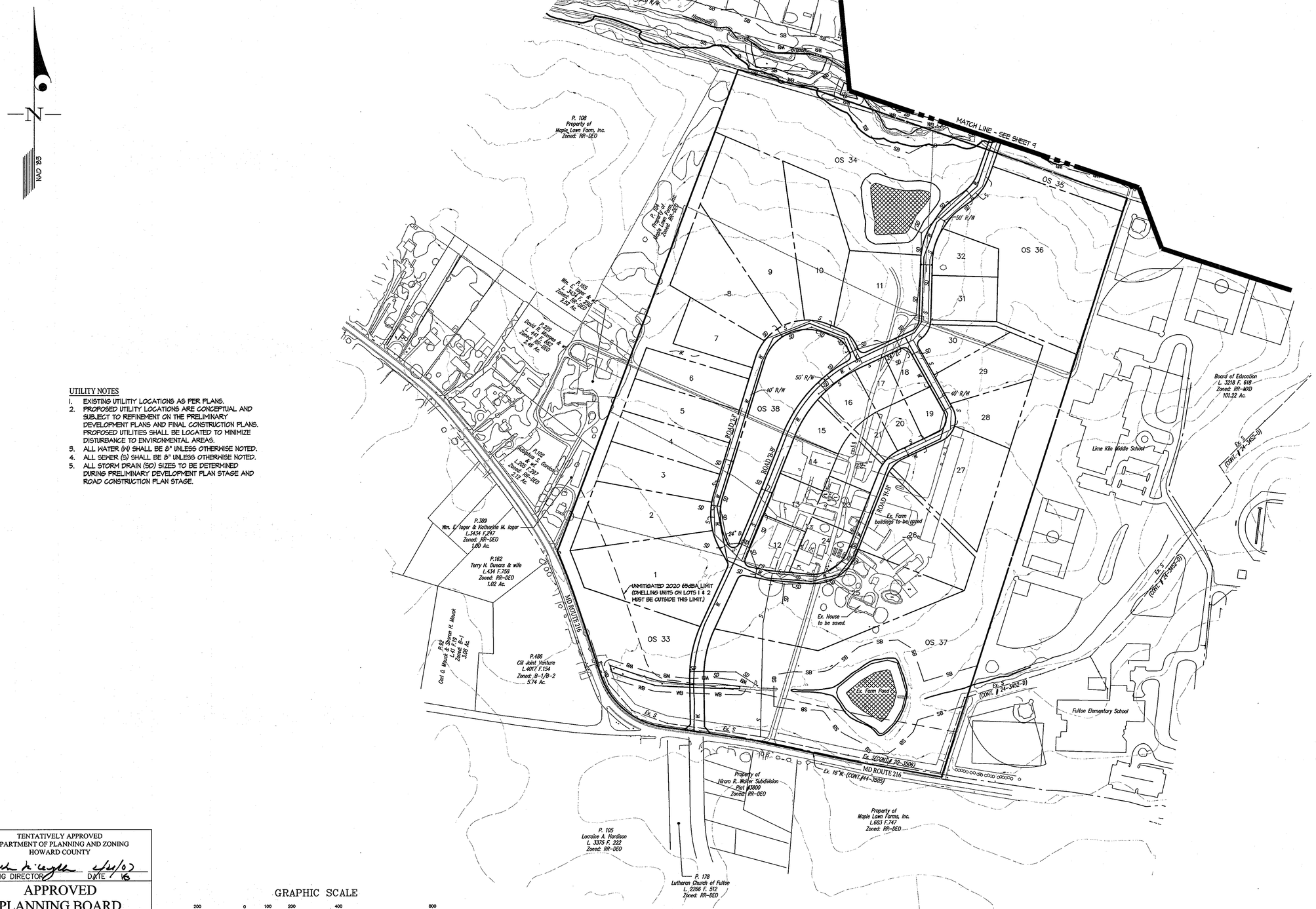

UTILITY NOTES

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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 1/25/07

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DATE: 1-25-07

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(IN FEET)
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UTILITY PLAN

MAPLE LAWN FARMS

AMENDED COMPREHENSIVE & SUBDIVISION SKETCH PLAN

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
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S-06-16

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INTRODUCTION & CONDITIONS OF PDP APPROVAL

Introduction to Development Criteria

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

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

The conditions placed on the approval of Maple Lawn Farms by the Zoning Board are listed in two sections, the first being the original PDP (ZB995M), and the second the amended PDP (ZB1039M). In some cases, the conditions of the amended plan supercede those of the original plan.

Conditions of Original PDP Approval (ZB995M)

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

CONDITIONS OF AMENDED PDP APPROVAL (ZB1039M)

FINDINGS OF FACT

3. Petitioners have withdrawn almost all the parts of the petition relating to the proposed land use changes and density changes to the Original PDP Map including 242 additional age-restricted dwelling units to the Old Farm District and the additional 26 dwelling units in the Hillside District and 26 units in the Midtown District. The only part of this petition requesting approval of the amended PDP Map that relates to the approval in the Original PDP Map is for about an acre of land of existing Employment area in the Business District that is proposed to for re-designation to Other Residential to connect to a proposed Other Residential development on the Wessel property. It will also be necessary for portions of the Hillside District to be re-designated from Other Residential to SFD if Petitioners convert any of the Apartment/Condo units to SFD units in the Hillside District.

4. Petitioners' petition, in addition to the minor changes referred to in Finding of Fact 3 above, as it existed at the close of the record in this case:
   a. Proposed PDP Map approval to add a new parcel to the existing Maple Lawn MXD PDP with land use designations for the 94.2 acre New Area I or the Wessel property (Parcel 116); and
   b. Proposed PDP Map approval to add a new parcel to the existing Maple Lawn MXD PDP with land use designations for the 3.2 acre New Area II or the Oliver property (Parcel 122); and
   c. Proposed changes to the existing text of the Criteria as shown on the attachment to the Department of Planning and Zoning's May 4,2005 Addendum to the Technical Staff Report (with existing PDP text Criteria in non-bold type and proposed changes to the PDP text Criteria in bold typeface); and
   d. Proposed requirement that the Petitioners pay for and convey to the Howard County Housing Commission a site to accommodate 100 MIHUs in lieu of the proffered requirement from ZB Case 995M to provide 100 MIHU dwelling units on-site (50 of which would be for seniors). Approval of this substituted requirement as to provision of land to accommodate off-site MIHUs would render unnecessary Petitioners' request that the Board clarify that the proffered requirement in ZB 995M relating to on-site senior units would be age-targeted units only rather than for mandated age-restricted units;
   e. Proposed to revise the unit mix for the Hillside District to change the land use designation as necessary to accommodate either single-family attached or detached units[1]; and
   f. Proposed that the Petitioners' residential phasing chart be adjusted to reflect the combination of the withdrawal of the above-mentioned portions of Petitioners' amended PDP petition and on approval of the new proffer as to the MIHUs, which would return the 100 MIHUs to market rate units. In ZB Case 995M, the 100 MIHUs were exempted from the phasing chart. As market rate units, these units will have to be accounted for on the amended phasing chart. The details of the amendments to the phasing will be addressed later in this decision; and
   g. Proposed that no new petition for the withdrawn portions of the petition shall be filed for two years from the date of this decision.

1 The current land use designation for the residential portion of the Hillside District is Other Residential which would permit any residential use other than single-family detached, including townhouses. In order to allow the mix of units in the Hillside District to be changed from condominium/apartment uses to single-family detached units, the land use designation for part of the Hillside District would have to be changed to Single-Family Detached for any area developed as single-family detached; if the previously planned condo units are developed as townhouses, the current land use designation of Other Residential would permit development of that type of unit.

5. The proposal for the two new sites to be added to the Maple Lawn MXD PDP is summarized as follows:
New Area I (Wessel property). This property is located on the north side of MD 216 and is located west of the Business District on the Original Maple Lawn PDP.
   a. Residential –224 residential dwelling units are proposed on 94.2 acres at a 2.3 du/acre density. The residential land use area is located in the central/eastern part of the property and connects with the new small area of residential townhouse land use area in the Business District. All of the 224 residential units proposed are single-family attached (townhouse) units, 24 of which are Live/Work units, a type of townhouse unit. The approximate acreage of the residential areas is 19 acres or a little less than a quarter of the 94.2 acre Wessel property; and
   b. Employment/Commercial – 29,220 SF of retail use and 655,332 SF of office use is proposed for a total of 684,552 sq. ft. of Employment. This new Employment land use area is a significant extension of the Business District to the east. It is located in the southern portion of the Wessel property and extends well to the northern part of the parcel in the western portion of the property. In addition, there is a smaller Employment land use area in the northeast corner of the Wessel property that connects with the existing Employment land use area of the Business District. The approximate acreage of the Employment use areas is 42 acres or a little less than half of the 94.2 acre Wessel property; and
   c. Open Space –The remaining acreage on the Wessel property, approximately 33 acres of the 94.2 acres, will be Open Space land use. This area is mainly in the northern portion of the Wessel property with a long finger that extends into the central portion of the parcel, and another narrower finger on the western edge of the parcel that connects with athletic fields on the school properties to the west of the Wessel Property.

New Area II (Oliver property). This 3.2 acre parcel is located in the northern area of the MXD zone, to the south of the existing Sanner Road intersection with Johns Hopkins Road.
   a. Employment/Commercial– Two-thirds of the Oliver property is proposed to be designated as Employment land use in the eastern portion of the parcel as an extension of the Employment area in the Midtown District on the Original PDP to the southeast. A portion of this area would be used for an extension of Maple Lawn Boulevard, so it can intersect with Johns Hopkins Road in alignment with the existing Sanner Road intersection.
   b. Open Space –The remaining approximately one acre portion of the Oliver property to the west of Maple Lawn Boulevard is proposed for Open Space land use as an extension of the existing Open Space area on the Original PDP.

7. The residential phasing plan originally submitted with this petition proposed the phasing of an additional 518 dwelling units in years 2011–2016 in addition to the 1116 dwelling units already approved in the phasing plan through 2015 approved as part of the Original PDP[2]. Because the Petitioner withdrew proposed approval of 294 of these additional 518 units, only 224 dwelling units need to be added to the existing phasing chart for 1,116 units. The Petitioners did not specify how its withdrawal of requested units should be accounted for in the residential phasing plan. The Board will therefore simply consider the phasing plan to be amended to propose an additional 189 units for years 2011–2013 (60 in 2011, 53 in 2012 and 76 in 2013 as proposed in the amended phasing plan) with the remaining 35 units proposed for addition in 2014. The remaining 61 additional units in 2014,113 additional units for 2015 and 120 additional units for 2016 are removed from the residential phasing chart. Therefore, the Board is making a decision on Petitioners' proposed Residential Phasing Chart as shown on Exhibit C to the petition with the subtracted 294 units as noted above. The Petitioners' employment phasing plan is considered by the Board as shown on Exhibit C to the petition.

CONCLUSIONS OF LAW

3. The Board, based on the above-described satisfaction of the several criteria for approval, concludes that the proposed petition with its PDP and Criteria, as amended by Petitioners before the closing of the record in this case, as specified in Findings of Fact 3, 4 and 5 shall be approved subject to the conditions provided below:
   a. That the number of residential dwelling units approved with this unified 605.3 acre PDP shall be 1340 dwelling units at a density of 2.2 dwelling units/acre, 485 of which shall be Single-Family Detached and 855 of which shall be Other Residential Units. Of the 855 Other Residential Units, 619 units are approved as Townhouse/Single-Family Attached Units. The Board approves the conversion of the remaining Condominium/Apartment units in the Hillside District to either Single-Family Attached or Detached Units, including any necessary change to the land use designations on the PDP to effectuate such conversion, except that it requires that at least 10% of the dwelling units in the unified PDP be developed as Apartment/Condominium Units; and
   b. That the Petitioners' Residential and Employment Phasing Plans as provided in Finding of Fact 7 are approved; and
   c. That the withdrawn parts of the petition, including the additional 242 age-restricted unit proposal for the Old Farm District and the 52 condo units in the Hillside and Midtown Districts may not be re-petitioned for approval for two years from the date of this decision; and
   d. That the Petitioners are required to pay for and convey to the Howard County Housing Commission a site to accommodate 100 MIHUs off-site in lieu of providing the 100MIHUs at Maple Lawn in accordance with the January 18, 2006 letter from Leonard Vaughan to Charlie O'Donovan.

2 The Zoning Board exempted the 100 MIHUs from the Phasing Plan it approved in ZB 995M,50 in 2007 and 50 in 2010. Petitioners showed those exempted MIHUs in its proposed Phasing Chart with the petition in this case. Because the Petitioners have proposed elimination of the MIHUs in its mended petition, it is appropriate that all the 1340 proposed residential units be included in the Board's approved Phasing Plan.

DEVELOPMENT TABULATION

Land Use Acreage and Percentages

Single Family Detached	192.6 acres	31.8%
Other Residential	73.6 acres	12.2%
Employment	122.0 acres	20.2%
Open Space	217.1 acres	35.8%
Total Acres	605.3 acres	100.0%

Residential Units

Single Family Detached	507 Units	37.8%
Single Family Attached	623 Units	46.5%
Apartments	210 Units	15.7%
Total Units	1,340 Units	100.0%

Moderate Income Housing Units
The MIHU requirement is to be met offsite, in accordance with the D&O for ZB1039M.

Residential Density
Overall Density 2.2 units/gross acre

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

Employment /Maximum Floor Area
Employment 1,860,012 sq ft. The maximum square footage allowed for retail centers is 181,590 square feet and is included in the employment total above.

DEVELOPMENT CRITERIA

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

The following criteria are organized according to the land use categories below and shall apply to all development within the Fulton MXD Zoning District shown within the boundaries of this Amended Comprehensive Sketch Plan, except as modified by the Planning Board pursuant to Site Development Plan review.
- Single Family Detached (SFD)
- Other Residential (OR)
- Employment
- Open Space (OS)

Single Family Detached (SFD)

Permitted Uses
All lots within Single Family Detached land use areas shall be used only for one Single Family Detached Dwelling, or one Zero Lot Line Dwelling Unit per lot. Private recreational facilities, such as swimming pools, tennis courts and basketball courts reserved for the on-site residents and their guests are also permitted. Accessory Structures and Accessory Uses are also permitted.

Any of the permitted uses may include home occupations within the principal structure.

The following additional uses not referred to or included in the above uses, which are allowed by Special Exception in the RR district, will be permitted as a matter of right in the Single Family Detached Land Use Areas, and are specifically approved by the Planning Board on this 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.1 for accessory use provisions)
- Charitable and philanthropic institutions
- Homes–nursing homes, group care facilities, children's homes
- Athletic facilities–athletic fields, commercial or community swimming pools, tennis clubs and similar uses
- Country clubs and golf courses
- Public utility uses, limited to: (a) Utility substation, (b) Above ground pipelines, (c) Pumping stations, (d) Telephone exchanges, (e) other utility devices such as transformers, switch gear, telephone cabinets, etc.
- Entrance features for subdivisions
- 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.

Density
Average density shall not exceed 2.8 dwelling units per gross acre based on the entire area of the Single Family Detached land use.

Lot Size and Width

LOT TYPE	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FRONT BRL
Cottage	2,500 Square Feet	32'
Manor	4,000 Square Feet	48'
Villa	5,400 Square Feet	54'
Estate	20,000 Square Feet	120'*

*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 minimum required setbacks for Single Family Detached structures shall be as follows:

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

A zero lot line dwelling unit may be located on any property line which is not a street right-of-way provided that (i) no part of the dwelling shall encroach onto the adjoining lot: (ii) an access easement for the purpose of maintenance to the side of the structure shall be included in the deed where appropriate. Spacing between dwelling units shall be a minimum of 8'. Garages however, may adjoin along the property line, provided they comply with all building and fire code regulations.

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 R.O.W.) 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.1 applies:
- Porches may encroach into the front yard to within 2' from the front property line or right-of-way for Cottages, Manors, and Villas; to within 12' for Estates. Porches may encroach into the side yard of corner lots to within 2' from the right-of-way for Cottages, Manors, and Villas; to within 12' for Estates. Where a side yard abuts an open space or passage, porches may encroach to within 1' from the side property line for Cottages, Manors, and Villas; to within 12' for Estates.
- Stoops and steps may encroach into the front and side yards to within 1' from the front property line.
- Garden walls, fences, piers, gates and similar ornaments may be built in the front and side yards not closer than 1' from the front property line; not greater than 48" in height along the front property line and not greater than 72" along the side and rear property lines. 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.

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

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

Parking
No less than two parking spaces shall be provided for each Single Family Detached dwelling unit. 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.E.1 (Shared Parking).

Other Residential (OR)

Permitted Uses
Apartment dwellings (including stacked towhouses 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-1 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 128.C.1 for accessory use provisions)
- Charitable and philanthropic institutions
- Homes–nursing homes, group care facilities, children's homes
- Athletic facilities–athletic fields, commercial or community swimming pools, tennis clubs and similar uses.
- Country clubs and golf courses
- Public utility uses, limited to: (a) Utility substation, (b) Above ground pipelines, (c) Pumping stations, (d) Telephone exchanges, (e) other utility devices such as transformers, switch gear, telephone cabinets, etc.
- Entrance features for subdivisions
- 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 OR land use, but later recorded as additional open space (e.g. NCOS & walkway parcels) the provisions of the Open Space criteria shall be used in lieu of the OR criteria.

Density
Average density shall not exceed 14.0 units per gross acre based on the entire area of Other Residential land use.

Lot Size
No minimum or maximum lot size is established for the Other Residential land use areas.

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

LOT TYPE	MIN. FRONT SETBACK	MIN. SIDE SETBACK	MINIMUM REAR SETBACK: TO PRINCIPAL STRUCTURE	MINIMUM REAR SETBACK: TO REAR GARAGE (ATTACHED OR DETACHED) OR TO ACCESSORY STRUCURE	MINIMUM FRONT, SIDE, AND REAR SETBACK FROM MAPLE LAWN BLVD.
SINGLE FAMILY ATTACHED	0'	0'	20'	3'	20'
LIVE-WORK	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'	10' 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 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-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 128.A.1 applies:
- Porches may encroach into the front yard to within 2' from the front property line or right-of-way for all Other Residential lot types.
- Stoops and steps may encroach into the front yard to within 1' from the front property line for all Other Residential types.
- Garden walls, fences, piers, gates and similar ornaments may be built in the front and side yards not closer than 1' from the property line; not greater than 48" in height along the front property line and not greater than 72" along the side and rear property lines. 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 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
No coverage requirements are imposed in Other Residential land use areas.

Parking
No less than two parking spaces shall be provided for each Single Family Attached, Live-Work, Semi-Detached, and Two-Family dwelling unit. No less than one and one-half parking spaces shall be provided for each apartment unit. Such spaces may consist of garage, driveway and/or similar off-street parking spaces. 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 10' 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 right-of-way.

Such parking areas may be parallel spaces located on paved areas in and/or adjacent to publicly maintained roadways, adjacent to public or private service drives or oriented diagonally or at right angles to such roadways or service drives.

Reductions in parking requirements are permitted pursuant to the Howard County Zoning Regulations Section 133.E.1 (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 dwelling unit withdrawn.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR DATE 2/21/07

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE: 1-25-07
PB CASE No.: 378

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

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DATE	REVISION	BY	APP'R.

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

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

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03067
DATE	TAX MAP – GRID	SHEET
FEB., 2007	41: 14-16 & 20-22 46: 2-4	11 OF 15

S-06-16

Employment

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

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

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

Permitted Uses
The following uses are permitted in Employment land use areas:

Employment uses permitted only within M-1 Zoning District shall not be permitted. All uses permitted as a matter of right in the POR, B-1 and M-1 Districts, as per Petitioner's PDP Exhibit 7B, without regard to any limitations or restrictions on retail or personal service uses otherwise permitted in such districts; fast food, convenience stores, country clubs and golf courses, movie theaters, legitimate theaters and dinner theaters, public utility uses (excluding stand-alone communication towers), group care facilities, housing for the elderly and/or handicapped persons, nursing homes and sheltered housing. Parcel A-2 may contain Live-Work Units as defined in the Other Residential (OR) section. Accessory Structures and Accessory Uses are also permitted.

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

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

The following use restrictions also apply:

- No more than 15% of the total Employment land use area may be devoted to warehouse and light manufacturing uses.
- Cemeteries, mausoleums & crematoriums are not permitted
- A maximum of one gasoline service station is permitted. The gasoline service station may include a car wash, car repair facilities, and/or convenience store food.
- No single Retail Center shall contain more than 150,000 square feet of gross floor area designated for use by retail and personal service businesses. Designated Retail Centers may include retail stores, personal service establishments, and similar uses, as well as fast food restaurants and a gasoline service station; however for all Retail Centers the total square foot area which may be used for retail and personal service business shall not exceed 181,590 (300 square feet per gross acre). No individual retail establishment within the MXD-3 District shall have a gross floor area greater than 65,000 square feet. Retail and personal services and other allowed uses, such as restaurants and a gasoline service station may also be located within other designated Employment Areas outside of a Retail Center.

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

Coverage
No coverage requirement is imposed in Employment land use areas.

Floor Area Ratio (FAR)
Overall limit is 0.35 calculated on the total acreage for all Employment land use areas.

Setbacks (Also see "Project Boundary Setbacks")
The minimum setback for employment/commercial structures shall be as follows:

- 50' from the boundary line along Johns Hopkins Road or Route 216
- 10' from the right-of-way of Maple Lawn Boulevard
- No setback is required from the right-of-way of any internal public or private roads other than for Maple Lawn Boulevard as noted above.
- 10' from any other property line

Parking Setbacks

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

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

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

A. Bay windows, eaves, French Balconies, porticos, cornices, awnings, signs, and similar architectural elements may encroach fully into any setback.
B. Arcades may encroach into any setback to within 1' of the property line. Where such arcades are proposed, the front façade may align, vertically, with the front of the arcade, thereby reducing the required front setback accordingly. An arcade is an arched building, or portion of a building, or gallery often covered with a roof structure or building supported by a series of arches and/or columns on piers.

Parking

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

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

Recreational Uses:

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

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

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

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

Open Space (OS)

Permitted Uses
Any uses which do not involve any extensive coverage of land with structures, including, but not limited to, parks, playing fields, playgrounds, tennis, basketball and all purpose courts, golf courses, pools, pathways, any other outdoor recreational uses, and environmental facilities such as storm water management facilities or water quality facilities. In addition, buildings and parking lots shall be permitted if they are for the public or for residents and people working within the Subject Property and are owned by a homeowners' or business owners' association, or are for non-profit uses, such as a school, library, fire and rescue station, post office, museum, art gallery, nature center, or community building. Parking lots are permitted only as an accessory use to an approved use on the same lot. Open land within designated residential land use areas shall be considered Open Space if it is held for the common use of persons residing in the vicinity of such land.

Other Permitted uses:

a. Public or private child care center.
b. Community Center for customary community activities including but not limited to:
   1. The presentation and performance of outdoor community activities, public or private, such as musical and theatrical performances, outdoor picnics, art shows, and carnivals.
   2. Rummage sales, white elephant sales, cake sales, dances, and similar activities.
   3. Operation of a community hall including leasing of 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. Mail room, post office, pool house, meeting hall, exercise facility, leasing offices, administrative offices, including incidental sales on the premises of food and beverages.
e. Park structures including but not limited to gazebos, pavilions, amphitheater seating, decks, fountains, walks, hardscape plazas, trails, patios, etc.
f. Utility facilities
g. Environmental facilities such as drainage, stormwater management facilities, wetland mitigation, afforestation or reforestation.
h. Activity areas such as tot lots, volleyball and multi-purpose courts, picnic areas, etc.
i. Sign and entry features may be located at any location in a setback, if approved by the Planning Board and does not interfere with sight distance along public roads.

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

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

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

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

Parking

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

Such parking areas may be in parking lots, parallel spaces located on paved areas in and/or adjacent to publicly maintained roadways, adjacent to public or private service drives or oriented diagonally or at right angles to such roadways or service drives.

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

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

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR DATE 2/22/07

APPROVED
PLANNING BOARD
of HOWARD COUNTY

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

STATE OF MARYLAND

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

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DATE	REVISION	BY	APP'R.

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

DEVELOPMENT CRITERIA

MAPLE LAWN FARMS
AMENDED COMPREHENSIVE & SUBDIVISION SKETCH PLAN

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	03067
DATE	TAX MAP - GRID	SHEET
FEB., 2007	41: 14-16 & 20-22 46: 2-4	12 OF 15

S-06-16

LANDSCAPE DESIGN CRITERIA

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

The purpose of the landscape design criteria is as follows:

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

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

The Landscape Design Criteria includes:

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

A) General Landscape Guidelines

Generally, planting is required in the following situations:

- Perimeter landscape edges at the boundaries of this Comprehensive Sketch Plan, as identified in section C below; especially suitable for re/afforestation.
- Street trees along internal public roads
- Parking lots and loading areas
- Internal planting for private (residential and commercial) lots and around buildings
- Planting around stormwater management facilities
- Planting of plazas, squares, greens, parks and reserves (including reforestation) and similar open space areas.

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

Landscape plans shall be designed to meet the following criteria:

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

B) Tree Preservation Guidelines

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

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

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

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

C) Perimeter Landscape Edge Guidelines

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

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

* Shade Trees1: 80 linear feet of measured perimeter edge, and
* Small Ornamental deciduous Treest1: 60 linear feet of measured perimeter edge, and
* Evergreen Treest1: 20 linear feet of measured perimeter edge.

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

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

D) Street Trees

Minimum size: 2 ½" caliper
Reference Appendix "A" for material list.

Minimum tree quantities and preferred spacing are as follows:

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

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

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

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

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

Trees shall be placed a minimum of 20' from a street light, 15' from all signs and intersections when planted between the sidewalk and curb, and be located with consideration to underground utilities and structures. Street trees may not be planted within 5' of a drain inlet structure, within 5' of an open space access strip, and within 10' of a driveway.

Tree Selection Criteria

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

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

E) Parking Lots and Loading Areas

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

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

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

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

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

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

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

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

Residential Parking Lots

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

Non-Residential Parking Lots

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

F) Planting for Residential Lots and all Building Types

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

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

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

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

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

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

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

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

G) Stormwater Management Planting Guidelines

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

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

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

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

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

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

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 1/25/07

APPROVED
PLANNING BOARD
of HOWARD COUNTY

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

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

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DATE	REVISION	BY	APP'R.

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

MAPLE LAWN FARMS
AMENDED COMPREHENSIVE & SUBDIVISION SKETCH PLAN

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
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S-06-16

APPENDIX A

RECOMMENDED STREET TREES and SPACING

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

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

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

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

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

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

* Trees with thorns are permitted in median strips only.
** Large trees permitted in areas with a minimum of 6' between curb and sidewalk. Root barriers may be required in accordance with the Design Manual if there is less than 6'.
Note: Do not mix different cultivars of Malus genus or Pyrus species as they cross–polinate.

APPENDIX B

RECOMMEDED PLANTS AND SIZES

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

DECIDUOUS TREES, LARGE TO MEDIUM, SHADE OR CANOPY

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

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

DECIDUOUS TREES, SMALL TO MEDIUM, ORNAMENTAL OR UNDERSTORY

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

EVERGREEN TREES

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

SHRUBS, BROADLEAF EVERGREEN

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

SHRUBS DECIDUOUS AND SEMI–EVERGREEN

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

SHRUBS, NEEDLE EVERGREEN

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

APPENDIX C

OPTIONAL LANDSCAPE TREATMENTS

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

Preserving Existing Vegetation

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

Providing a Fence, Hedge or Wall

Landscaped perimeter edges may be reduced to a width of 10' if a masonry wall, hedge or solid fence maintained at 72" high is provided. An archway or piers defining an opening in the wall may be up to 9' in height. Walls, hedges and fences also may be used to meet 100 percent of the planting requirements. The design of any walls or fences must be approved by the DRC.

Substituting Plant Materials

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

Entrance Monuments

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

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 2/20/07

APPROVED
PLANNING BOARD
of HOWARD COUNTY

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

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

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DATE	REVISION	BY	APP'R.

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

LANDSCAPING CRITERIA

MAPLE LAWN FARMS
AMENDED COMPREHENSIVE & SUBDIVISION SKETCH PLAN

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD–3	03067
DATE	TAX MAP – GRID	SHEET
FEB., 2007	41: 14–16 & 20–22 46: 2–4	14 OF 15

S-06-16

ANALYSIS OF LAND USE AREAS

SINGLE FAMILY DETACHED

DISTRICT	TOTAL SFD AREA	DESCRIPTION	AREA
HILLSIDE	14.2 Ac.	AREA OF SFD LOTS	9.0 Ac.
		PRIVATE ALLEYS	1.4 Ac.
		PUBLIC RIGHTS-OF-WAY	3.8 Ac.
MIDTOWN	18.0 Ac.	AREA OF SFD LOTS	11.1 Ac.
		PRIVATE ALLEYS	1.7 Ac.
		PUBLIC RIGHTS-OF-WAY	5.2 Ac.
MIDTOWN WEST	47.3 Ac.	AREA OF SFD LOTS	33.8 Ac.
		PRIVATE ALLEYS	2.7 Ac.
		PUBLIC RIGHTS-OF-WAY	10.8 Ac.
GARDEN	54.1 Ac.	AREA OF SFD LOTS	40.9 Ac.
		PRIVATE ALLEYS	1.9 Ac.
		PUBLIC RIGHTS-OF-WAY	11.3 Ac.
OLD FARM	59.0 Ac.	AREA OF SFD LOTS	51.5 Ac.
		PRIVATE ALLEYS	1.0 Ac.
		PUBLIC RIGHTS-OF-WAY	6.5 Ac.
TOTAL AREA	192.6 ACRES		

OTHER RESIDENTIAL

DISTRICT	TOTAL O.R. AREA	DESCRIPTION	AREA
HILLSIDE	34.3 Ac.	AREA OF O.R. LOTS	18.8 Ac.
		PARCELS B-1, B-2, & B-3	0.9 Ac.
		PRIVATE ALLEYS	4.2 Ac.
		PUBLIC RIGHTS-OF-WAY	10.4 Ac.
MIDTOWN	20.5 Ac.	AREA OF O.R. LOTS	9.8 Ac.
		PARCEL A-1	5.5 Ac.
		PRIVATE ALLEYS	1.0 Ac.
		PUBLIC RIGHTS-OF-WAY	4.2 Ac.
WEST SIDE	18.8 Ac.	AREA OF O.R. LOTS	11.7 Ac.
		PRIVATE ALLEYS	2.1 Ac.
		PUBLIC RIGHTS-OF-WAY	5.0 Ac.
TOTAL AREA	73.6 ACRES		

EMPLOYMENT

DISTRICT	TOTAL EMP. AREA	DESCRIPTION	AREA
BUSINESS	61.3 Ac.	PARCEL C-3	4.4 Ac.
		PARCEL C-6	5.9 Ac.
		PARCEL C-7	1.0 Ac.
		PARCEL C-8	2.2 Ac.
		PARCEL C-10	2.0 Ac.
		PARCEL C-11	1.2 Ac.
		PARCEL C-12	3.2 Ac.
		PARCEL C-13	2.9 Ac.
		PARCEL C-14	4.0 Ac.
		PARCEL C-15	11.8 Ac.
		PARCEL C-16	13.0 Ac.
		PUBLIC RIGHTS-OF-WAY	6.0 Ac.
MIDTOWN	21.2 Ac.	PARCEL A-2	8.5 Ac.
		PARCEL A-3	7.4 Ac.
		PUBLIC RIGHTS-OF-WAY	5.3 Ac.
WEST SIDE	34.5 Ac.	PARCEL C-17	9.8 Ac.
		PARCEL C-18	31.6 Ac.
		PUBLIC RIGHTS-OF-WAY	1.8 Ac.
TOTAL AREA	122.0 ACRES		

OPEN SPACE

DISTRICT	TOTAL O.S. AREA
BUSINESS	24.8 Ac.
HILLSIDE	32.8 Ac.
MIDTOWN	34.7 Ac.
MIDTOWN WEST	19.4 Ac.
GARDEN	25.7 Ac.
OLD FARM	49.0 Ac.
WEST SIDE	25.7 Ac.
TOTAL AREA	217.1 Ac.

ACTIVE OPEN SPACE TABULATION

DISTRICT	OPEN SPACE LOT No.	SIZE (ACRES)	POSSIBLE USES
HILLSIDE	213	1.0	Neighborhood Park/Informal Sports
	214	0.6	Neighborhood Park/Informal Sports
	437	0.7	Neighborhood Park/Informal Sports
MIDTOWN	125	5.0	Community Pool/Health Club/Tennis/Formal Sports Field
	126	0.5	Neighborhood Park/Informal Sports
MIDTOWN WEST	152	1.0	Neighborhood Park/Informal Sports
	154	0.3	Neighborhood Park/Informal Sports
	156	0.7	Neighborhood Park/Informal Sports
GARDEN	143	0.6	Neighborhood Park/Informal Sports
	144	1.2	Neighborhood Park/Informal Sports
	146	0.5	Neighborhood Park/Informal Sports
	147	0.7	Neighborhood Park/Informal Sports
OLD FARM	35	1.7	Large Open Uses (with #36)
	36	7.3	Large Open Uses (with #35)
	38	4.1	Neighborhood Park/Informal Sports
TOTAL ACTIVE OPEN SPACE			25.9 ACRES (12.2% OF REQUIRED O.S.)

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

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

- Business District - 1
- Hillside District - 215, 216, 217, 218, & 322
- Midtown District - 122, 220, 221, & 222
- Midtown West District - 159, 160, & 161
- Garden District - 149 & 150
- Old Farm District - 34 & 35
- Westside District - 201

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

LAND USE DIAGRAM
Scale: 1"=400'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR DATE 1/25/07

APPROVED
PLANNING BOARD
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DATE: 1-25-07

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LAND USE DIAGRAM AND DISTRICTING PLAN

MAPLE LAWN FARMS

AMENDED COMPREHENSIVE & SUBDIVISION SKETCH PLAN

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

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