



Baltimore County Department of Planning

PATTERN BOOK LIST

For Standard Development Plans and General Development PUD (Planned Unit Development) Plans

Where required, a pattern book (8½" x 11", 8½" x 14" or 11" x 17" max., bound and in color) must be submitted.

The pattern book for a **Standard Development Plan** or a **General Planned Unit Development Plan** must include the following items:

1. A cover page that lists the name of the project, the PAI project number, all parties involved with the project complete with their contact information and the date of the pattern book. Party and contact information can be included within the first few pages of pattern book if it is not desirable to have them on the cover.
2. A table of contents page and pagination on each page.
3. A vicinity map along with a site specific data list that includes:
 - Site address
 - Acreage (net and gross)
 - Current zoning
 - Existing and proposed land use
 - Election and council districts
 - Tax map and parcel numbers
4. A proposed site plan at a legible scale with proposed grading and showing lot numbers as well as indication of high visibility residential lots.
5. Architectural elevations at a legible scale **of all facades** including any proposed garage that shall include general massing of the buildings, major facade divisions, porches, gables, dormers, chimneys, size and placement of openings, roof treatment, materials, and colors. Elevations shall be provided of all unit types complete with dimensions, call-outs and labels of all proposed materials.
6. Floor plans of the building types complete with dimensions at a clear and legible scale.
7. If dwellings with front entry garages are to be constructed, provide a typical plan or detail showing the garage setback complete with dimensioning.
8. Typical lot layouts showing house, garage, and driveway configurations, to scale, demonstrating all required setbacks for all applicable zoning.

9. Street and alley design, streetscape treatments, and bicycle and pedestrian improvements.
10. Illustrative landscape plan.
11. Elevations and details of all proposed fencing.
12. Elevations and details of any proposed retaining walls, with top and bottom spot elevations at regular intervals.
13. Elevations and details of the proposed rear decks, indicating materials and finishes.
14. Elevations and details of proposed screening treatments of HVAC and metering systems.
15. Elevations, details and locations of proposed mail boxes.
16. Elevations and details of all proposed signage and entrance treatments, to scale, with dimension call-outs and proposed materials.
17. The design and location of the open space area(s).
18. Details of all proposed landscaping/hardscaping amenity areas, including site furniture.

The pattern book for a **General Development PUD (Planned Unit Development) Plan** must include the following additional items:

19. A copy of the resolution for the PUD.
20. An aerial photo of the existing site conditions with the property boundary shown.
21. Photographs of existing conditions of the site as well as neighborhood context with an aerial key depicting precisely where the photos were taken.
22. Surveyed existing conditions map showing site constraints.
23. Written documentation as follows:
 - a. A written description of the site and the proposed development.
 - b. A narrative contrasting the proposed development as a PUD versus a development that is in accordance with the underlying zoning.
 - c. A statement explaining how the PUD will provide a community benefit.
 - d. An impact statement of the effects of the proposed development on the environment, traffic flow and provision of public facilities and services such as sewers, water, schools, police, fire, recreation, libraries, community centers, open space, or any other public facility or service which the county requests to be analyzed.
 - e. If the proposed development has a significant or adverse effect, how the effect will be addressed or mitigated.

- f. How the PUD will comply with the compatibility requirements of §32-4-402 of the Baltimore County Code (BCC), including:
 - i. Site Development Context--The arrangement and orientation of the proposed buildings and site improvements are patterned in a similar manner to those in the neighborhood.
 - ii. Building and Parking Layout--The building and parking lot layouts reinforce existing building and streetscape patterns and assure that the placement of buildings and parking lots have no adverse impact on the neighborhood.
 - iii. Road Widths and Sidewalks--The proposed streets are connected with the existing neighborhood road network wherever possible and the proposed sidewalks are located to support the functional patterns of the neighborhood.
 - iv. Open Space Planning--The open spaces of the proposed development reinforce the open space patterns of the neighborhood in form and siting and complement existing open space systems.
 - v. Site Features--Locally significant features of the site such as distinctive buildings or vistas are integrated into the site design.
 - vi. Site landscaping, Streetscapes and Buffers--The proposed landscape design complements the neighborhood's landscape patterns and reinforces its functional qualities.
 - vii. Exterior Signs, Lighting and Accessory Structures--The exterior signs, site lighting and accessory structures support a uniform architectural theme and present a harmonious visual relationship with the surrounding neighborhood.
 - viii. Architectural Design--The scale, proportions, massing and detailing of the proposed buildings are in proportion to those existing in the neighborhood.
- g. Design requirements, including:
 - i. Street and alley design, streetscape treatments, public open space, and the building envelope, which includes setbacks for principal and accessory buildings, build-to lines, access points, location of off-street parking and buffering from surrounding uses.
 - ii. An architectural code and prototype designs for proposed buildings.
 - iii. The architectural standards for each type of building accompanied by a description of each building type for each area of the PUD.
- h. A statement and/or table identifying any proposed modifications to the applicable development or zoning requirements as per BCC §32-4-243(b)(3)(iv)(5).