Divison VI
Section F

AMENITY OPEN SPACE
Towson Streetscape Standards
TOWSON STREETSCAPE STANDARDS

The general intent of the streetscape system is to give visual orientation for users and visitors to the Towson commercial core and provide a consistent framework of materials and treatment. The streetscape concept is outlined in the Towson Community Plan and this section further develops the requirement. The following pages detail the elements and street furniture details that will be required. The planting and street furniture details, which were redrawn for this plan, were provided courtesy of LaSalle Partners, developers of Towson Commons, and DMW Landscape Architects.

These illustrations are presented for the implementation of the streetscape system. However, amenity open space is only required in the CT district. The design review area for the Towson urban center goes beyond the CT district. When development projects are proposed within the design review area, the County should use the streetscape guidelines to review all development proposals within this area.

Several design elements should generally occur within the CT District. These are:

1. Street trees, 30-50 feet on center.
2. Brick paving edge along the curb, 16 inches in width.
3. Decorative lighting, 60 feet on center, within the designated Decorative Lighting Area (map, page 6).

Note: Subject to safety (sight-distance) standards, street trees may be grouped at street corners or building entries to add interest and provide variety.

The following illustration and details will be used as part of the development review process as well as guide Baltimore County in any capital improvement program. These are included as follows:

- Sidewalk/Streetscape Plan Detail
- Street Tree Concept
- Street Tree Planter Type
- Decorative Lighting District
- Tree Planting Detail
- Planter Detail
- Streetscape Section Detail

Other details may be required as part of the development review process. Modifications may occur depending on site conditions.

Sidewalk/Streetscape Plan Detail

Plan
Street Tree Concept

LEGEND:

- Type A Retail
- Type B Boulevards
- Type C Government Campus, Institutional and Residential

The intent is to provide consistent tree types that match the use and design of each street. Tree types should be the same on opposite sides of the street. Strong consideration should be given to matching existing street tree types.
Street Tree Planter Type

LEGEND:

Street Trees with Planters
Street Trees within Landscape Strip

North
Decorative Lighting Area

The light fixture standard (or approved equal) installed in the first phase of the Towson streetscape project should be used within the recommended decorative lighting area.
Prune lower branches as directed by landscape architect in the field.

Surveyor's yellow tape.

3/4" Black rubber hose.

4" Perf. PVC with screw on cap wrapped in mirafi fabric extended to top of filter cloth.

12 Gauge cable.

2-3" Mulch saucer.

Soil mix backfill (provide sample and source for landscape architect's approval).

Burlap and rope cut away from top of ball.

Undisturbed soil.

Compact soil mix to prevent rootball from settling.

Tree Planting Detail Section
Planter Detail
Plan

Recommended Plant Materials:

Juniperus Chinensis Sargentii / Planter 24”-30” B&B Heavy (8 per planter typical).

Zelkova Serrata Greenvase / Planter 4”-4 1/2” B&B Specimen Quality (York Road typical).

3” Hardwood Bark Mulch (typical).

Rigid Brick Paver (Modular)

3’-0” or 4’-0”  3’-0” or 4’-0”  6’-0” or 8’-0”
**BENCH:** Victor Stanley Inc. RB-28 Ribbon Series all steel contoured 6' long bench or approved equal, to be bolted into concrete and secured with epoxy.

**Trash Receptacle:**
- 1/2" Galv. Anchor Bolt Embedded in Concrete at Least 6".
- 12" * 12" * 12" Poured Concrete Footing. Top to be 3" (min.) Below Grade.
- TRASH RECEPTACLE: Victor Stanley Inc. Ironsite Series #5-42 with standard steel tapered lid, dark green finish and galvanized steel liner, black in color, with 1/2" holes in bottom for drainage.

**Streetscape Details Sections**

**Brick Planter Edge**
- 3" Hardwood Mulch
- Waterproof Electrical Junction Box and Face Plate (Typ.)
- Brick Pavers along Curb and Planter
- Concrete Curb
- Horizontal Run Conduit
- 4" Perforated Drain at 2% Min. Slope Wrapped in Mirafi Fabric
- Washed River Stone Wrapped in Mirafi Fabric