

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, HMH Construction Co., Inc. of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 505.7 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the second amended Partial Development Plan of Twin Ridge Townhouses. The revision involves the removal of six (6) units from the Northeast corner of the plat and redistributing five (5) of said units in remainder of Plat.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchase HMH CONSTRUCTION CO., INC. Legal Owner
Address 3809 CLARKS LANE
Baltimore, Maryland 21215
Petitioner's Attorney Protestant's Attorney

ORDERED BY the Zoning Commissioner of Baltimore County, this 22nd day of April, 1978, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the 25th day of April, 1978, at 10:15 a.m. clock.

Eric D. Nenna
Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
S/S of Autumn Frost Lane E of
Rockland Hills Drive, 3rd District : OF BALTIMORE COUNTY
HMH CONSTRUCTION COMPANY, INC. : Case No. 78-272-SPH
Petitioners

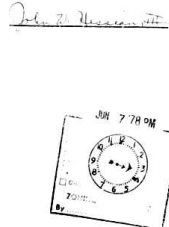
ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 5th day of June, 1978, a copy of the foregoing Order was mailed to HMH Construction Co., Inc., 3809 Clarks Lane, Baltimore, Maryland 21215, Petitioners.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. S. Eric D. Nenna
TO: Zoning Commissioner
Leslie H. Groat
FROM: Director of Planning

SUBJECT: Proposed amendment to development plan for Twin Ridge Town Houses

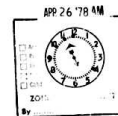
At its regular meeting on Thursday, April 20, 1978, the Baltimore County Planning Board unanimously adopted the following resolution:

RESOLVED, that the Baltimore County Planning Board approves the proposal to amend the development plan for Twin Ridge Town Houses, Section 4, Plans 1 through 5, as being in accord with provisions adopted under the authority of Section 504 of the Baltimore County Zoning Regulations.

A copy of the amended plan is attached.

Leslie H. Groat
Leslie H. Groat
Secretary to the Planning Board

FJS:ks



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric D. Nenna
TO: Zoning Commissioner
Leslie H. Groat
FROM: Director of Planning

SUBJECT: Petition #78-272-SPH ITEM 218

Petition for Special Hearing
South side of Autumn Frost Lane East of Rockland Hills Drive
Petitioner - HMH Construction Company

3rd District

HEARING: Monday, July 19, 1978

As stated by the Chairman of the Zoning Advisory Committee, if this petition is granted an amended development plan must be submitted for approval.

Leslie H. Groat
Leslie H. Groat
Director of Planning

LHG:JGH:rw

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
OFF: 494-3363
S. ERIC DENNEN
ZONING COMMISSIONER

June 29, 1978

Mr. Herbert Thaler
HMH Construction Company, Inc.
3809 Clarks Lane
Baltimore, Maryland 21215

RE: Petition for Special Hearing
S/S of Autumn Frost Lane, E
of Rockland Hills Drive - 3rd
Election District
HMH Construction Company, Inc.
Petitioner
NO. 78-272-SPH (Item No. 218)

Dear Mr. Thaler:

I have this date passed my Order in the above referenced matter, in accordance with the attached.

Very truly yours,
George J. Martinak
GEORGE J. MARTINAK
Deputy Zoning Commissioner

GJM/jhm

Attachments

cc: Lawrence K. Ginsberg, Esquire
Suite 301
6615 Reisterstown Road
Baltimore, Maryland 21215

John W. Hession, III, Esquire
People's Counsel

D. S. THALER & ASSOCIATES

A DIVISION OF
OMEGA INDUSTRIES, INCORPORATED
CLARKS LANE - BALTIMORE, MD. 21215 - JOE - 380-1800

March 29, 1978

DESCRIPTION OF SECTION IV TWIN RIDGE APARTMENTS

Beginning for the same at a point known as number 3533 on Plat 1 Section 4 to the amended plat of Section Four Twin Ridge Apartments, said plat is recorded in the land records of Baltimore County in Liber E.H.K. Jr. 39 folio 28 said point being on the east right of way of Rockland Hills Drive, 840 feet more or less from the Intersection of Rockland Hills Drive and Old Pimlico Road, and having the coordinates North 32449.99 West 14767.56, running thence and binding on said East right of way line North 25°30'19" West 463.77 feet thence leaving the East right of way line of Rockland Hills Drive and running along the North-western boundary of Section Four the six following courses and distances viz: North 54°28'07" East 138.05 feet N. rt. 21°00'30" East 391.87 feet North 47°14'50" East 298.33 feet North 10°21'46" East 12.47 feet North 55°21'46" East 206.48 feet North 71°44'50" East 281.28 feet to intersect the Southern right of way line of the Jones Falls Expressway, running thence and binding on said Southern right of way line the five following courses and distances viz: South 55°11'13" East 55.90 feet by a curve to the right having a radius of 4959.24 feet for an arc length of 330.02', thence South 00°39'10" East 52.39 feet, South 05°16'20" East 50.55 feet South 34°58'35" East 56.22 feet thence leaving the Southern right of way of the Jones Falls Expressway and running along the Southeastern boundary of Section Four, the nine CIVIL ENGINEERS - SITE PLANNERS

Description of Section IV Twin Ridge Apartments
Page 2
March 29, 1978

following courses and distances viz: South 71°44'50" West 492.00 feet, North 18°15'10" West 53.00 feet, South 71°36'44" West 317.45 feet, South 22°45'00" East 141.00 feet South 67°15'00" West 222.88 feet South 22°45'00" East 24.25 feet South 36°27'00" West 42.00 feet South 50°30'00" East 12.02 feet South 33°27'35" West 143.01 feet to the place of beginning.

Containing 11.55 Acres of land more or less.



BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that in accordance with the power granted unto the Deputy Zoning Commissioner by Section 500-7 of the Baltimore County Zoning Regulations, it is hereby determined that the Special Hearing request will not be detrimental to the health, safety, and general welfare of the community and would be within the spirit and intent of said Regulations, and therefore, the Special Hearing is approved. The proposed Partial Development Plan of Twin Ridge Subdivision is approved. The removal of six units from the northeast corner of the plat and the removal of five of these units within the remainder of the plat, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1978, that the herein Petition for the above mentioned Special Hearing should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works, the Department of Health, the Department of Traffic Engineering, and the Office of Planning and Zoning, to include landscaping approval by the Division of Current Planning and Development.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1978, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Mr. Herbert Thaler
HMH Construction Co., Inc.
3809 Clarke Lane
Baltimore, Maryland 21215

Item No. 218

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204

Your Petition has been received and accepted for filing this _____ day of April, 1978.

S. ERIC DI NENNA
Zoning Commissioner

Petitioner: HMH Construction Co., Inc.
Petitioner's Attorney: _____

Reviewed by: _____
NICHOLAS B. COMMODARI
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 7, 1978

Mr. Herbert Thaler
HMH Construction Co., Inc.
3809 Clarke Lane
Baltimore, Maryland 21215

RE: Special Hearing
Item Number 218
HMH Construction Co., Inc.

Dear Mr. Thaler:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or have a report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to relocate townhouses within 300' of lots that have a ready bee sold, this Special Hearing to amend the development plan, as provided in Section 1801.3A, 7.b. of the Baltimore County Zoning Regulations, is required. As I am sure you are aware and if this petition is granted, an amended development plan, satisfying all applicable requirements of the CMZDP, must be submitted to this office and approved by the Planning Director and Zoning Commissioner.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:smw

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THOMAS M. MOURING, P.E.
DIRECTOR

May 25, 1978

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #218 (1977-1978)
Property Owner: HMH Construction Co., Inc.
E/S Rockland Hills Dr. 840' N. Old Pinlick Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to approve the 2nd amended Partial Dev. Plan of "Twin Ridge T.H.N." by removing 6 units from the northeast corner of the plat and redistributing 5 of those units.
Acres: 11.55
District: 3rd

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement #3600, executed in conjunction with the development of "Twin Ridge Apartments", of which this property is a part.

This office has no further comment in regard to the plat submitted for Zoning Advisory Committee review in connection with this Item #218 (1977-1978).

Very truly yours,

THOMAS M. MOURING, P.E.
Chief, Bureau of Engineering

END:EAH:ENR:SS

cc: P. Koch

0-104 Key Sheet
34 10 10 Pos. Sheet
100 0 0 0000
00 Tax Map

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 496-2211

LESLIE H. GRAY
DIRECTOR

June 7, 1978

Mr. Eric S. DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #218, Zoning Advisory Committee Meeting, April 18, 1978, are as follows:

Property Owner: HMH Construction Co., Inc.
Location: E/S Rockland Hills Drive 840' N. Old Pinlick Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to approve the 2nd amended partial Development Plan of "Twin Ridge T.H.N." by removing 6 units from the NE corner of the plat and redistributing 5 of those units
Acres: 11.55
District: 3rd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

GONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

May 17, 1978

Mr. S. Eric DiNenna
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #218, Zoning Advisory Committee Meeting, April 18, 1978, are as follows:

Property Owner: HMH Construction Co., Inc.
Location: E/S Rockland Hills Dr. 840' N. Old Pinlick Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to approve the 2nd amended Partial Dev. Plan of "Twin Ridge T.H.N." by removing 6 units from the NE corner of the plat and redistributing 5 of those units.
Acres: 11.55
District: 3rd

Metropolitan water and sewer are available, therefore no health hazards are anticipated.

Very truly yours,

Thomas M. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

YAD/JRP/ctch

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(301) 496-2200

STEPHEN COLLINS
DIRECTOR

May 11, 1978

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 218 - EAC - April 18, 1978
Property Owner: HMH Construction Co., Inc.
Location: E/S Rockland Hills Dr. 840' N. Old Pinlick Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to approve the 2nd amended Partial Dev. Plan of "Twin Ridge T.H.N." by removing 6 units from the NE corner of the plat and redistributing 5 of those units.
Acres: 11.55
District: 3rd

Dear Mr. DiNenna:

The petition should have little effect on traffic.

C. Richard Moore
Assistant Traffic Engineer
Planning and Design

CRN/EDM/dm

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(301) 496-2210

Paul H. Reincke
CHIEF

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: HMH Construction Co., Inc.
Location: E/S Rockland Hills Dr. 840' N. Old Pinlick Rd.

Item No. 218 Zoning Agenda Meeting of 04/18/78

Comments:
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with "a" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at _____ exceeds the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.
6. Site plans are approved as shown.
7. The Fire Prevention Bureau has no comments at this time.

REVIEWED: _____ Noted and Approved: _____
Planning Division Special Inspection Division Fire Prevention Bureau

Baltimore County
Department of Planning and Zoning
TOWSON, MARYLAND 21204
JOHN D. SEIFERT
DIRECTOR

April 13, 1978

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item # 218 Zoning Advisory Committee Meeting, April 18, 1978 are as follows:

Property Owner: HMH Construction Co., Inc.
Location: Rockland Hills Dr. 800' N Old Pinlock Road
Building Setback: 15'
Proposed Special: Special Hearing to approve the 2nd amended Partial Dev. Plan of "Twin Ridge T.H.s" by removing 6 units from the NE corner of the plat and redistributing 5 of those units.
Acres: 11.55
District: 3rd

The items checked below are applicable:

X 1. Structures shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Department and all other applicable codes.

X 2. A building (unit) shall be required before construction can begin.

X 3. Additional Supplementary Permits shall be required.

X 4. Building shall be upgraded to new use - require 15' set back permit.

X 5. Three sets of construction drawings will be required to file an application for a building permit.

X 6. Three sets of construction drawings with a registered Maryland Architect or Engineer's original and will be required to file an application for a building permit.

X 7. Most frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

X 8. Requested setback variance conflicts with the Baltimore County Building Code. See Section 11.55.

9. No Comment.

10. Comment:

Very truly yours,
Charles E. Burman
Charles E. Burman
Plans Review Chief

CDW/jj

**BOARD OF EDUCATION
OF BALTIMORE COUNTY**

TOWSON, MARYLAND - 21204

Date: April 20, 1978

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: April 18, 1978

RE: Item No: 218
Property Owner: HMH Construction Co., Inc.
Location: E/S Rockland Hills Dr. 800' N Old Pinlock Rd.
Present Zoning: D.R.15
Proposed Zoning: Special Hearing to approve the 2nd amended Partial Dev. Plan of "Twin Ridge T.H.s" by removing 6 units from the NE corner of the plat and redistributing 5 of those units.

District: 3rd
No. Acres: 11.55

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
Field Representative

KSP/jp

JOSEPH M. ALLEN, PRESIDENT
T. BARBARA WILLIAMS, JR., VICE-PRESIDENT
MARILYN M. BUTLER

THOMAS M. ROYER
MRS. LORRAINE F. CORCORAN
ROBERT A. HARRIS
ROBERT F. DUBEL, ALTERNATE

ALVIN LORECK
MRS. MILTON M. SMITH, JR.
RICHARD W. TRACY, DVM.

**OFFICE OF
THE TIMES
NEWSPAPERS**

TOWSON, MD. 21204 May 31, 1978 19

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL HEARING-HMH Construction Co. was inserted in the following:

☐ Catonsville Times ☐ Towson Times
☐ Dundalk Times ☐ Arbutus Times
☐ Essex Times ☐ Community Times Rand
☐ Suburban Times East ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 2 day of June 1978, that is to say, the same was inserted in the issues of June 1, 1978.

STROMBERG PUBLICATIONS, INC.
BY *Louise Parnowski*

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 1, 1978

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week one time one week before the 1978 day of June 1978, the same publication appearing on the 1st day of June 1978.

THE JEFFERSONIAN
L. J. Jefferson
Manager

Cost of Advertisement, \$.....

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 25 day of April 1978.

S. ERIC DI NENNA
Zoning Commissioner

Petitioner H.M.H.
Petitioner's Attorney Nicholas B. Commodari
Reviewed by Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

**CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland**

District 3rd Date of Posting June 3, 1978
Posted for PETITION FOR SPECIAL HEARING
Petitioner: H.M.H. CONSTRUCTION CO.
Location of property: 515 OF AUTUMN FOREST LANE E OF ROCKLAND HILLS DRIVE
Location of Signs: 1. S.E. COR. ROCKLAND HILLS DR. & AUTUMN FOREST LANE
2. S. OF AUTUMN FOREST LANE 130' E. OF ROCKLAND HILLS DR.
Remarks: H.M.H. CO.
Posted by W. Nick Petrovich Date of return: June 9, 1978
Signature

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 5 day of April 1978. Filing Fee \$ 22.00 Received ☒ Check ☒ Cash ☐ Other

Petitioner H.M.H. Submitted by W. Nick Petrovich
S. ERIC DI NENNA, Zoning Commissioner
Petitioner's Attorney Nicholas B. Commodari Reviewed by W. Nick Petrovich
* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>W. Nick Petrovich</u>					Revised Plans: Change in outline or description <u>Yes</u> ☐ No ☐					
Previous case: <u>1</u>					Map # <u>20076</u>					

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 65553

DATE: 4-5-78 ACCOUNT: 01-662

AMOUNT: 25.00

RECEIVED FROM: Doris H. Lee

FOR: Ray Henry Galt Perry

889 L FERN 5 2500 ME

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 73343

DATE: June 20, 1978 ACCOUNT: 01-662

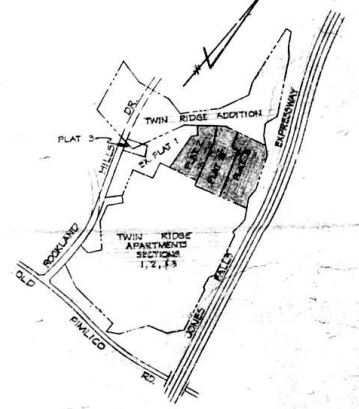
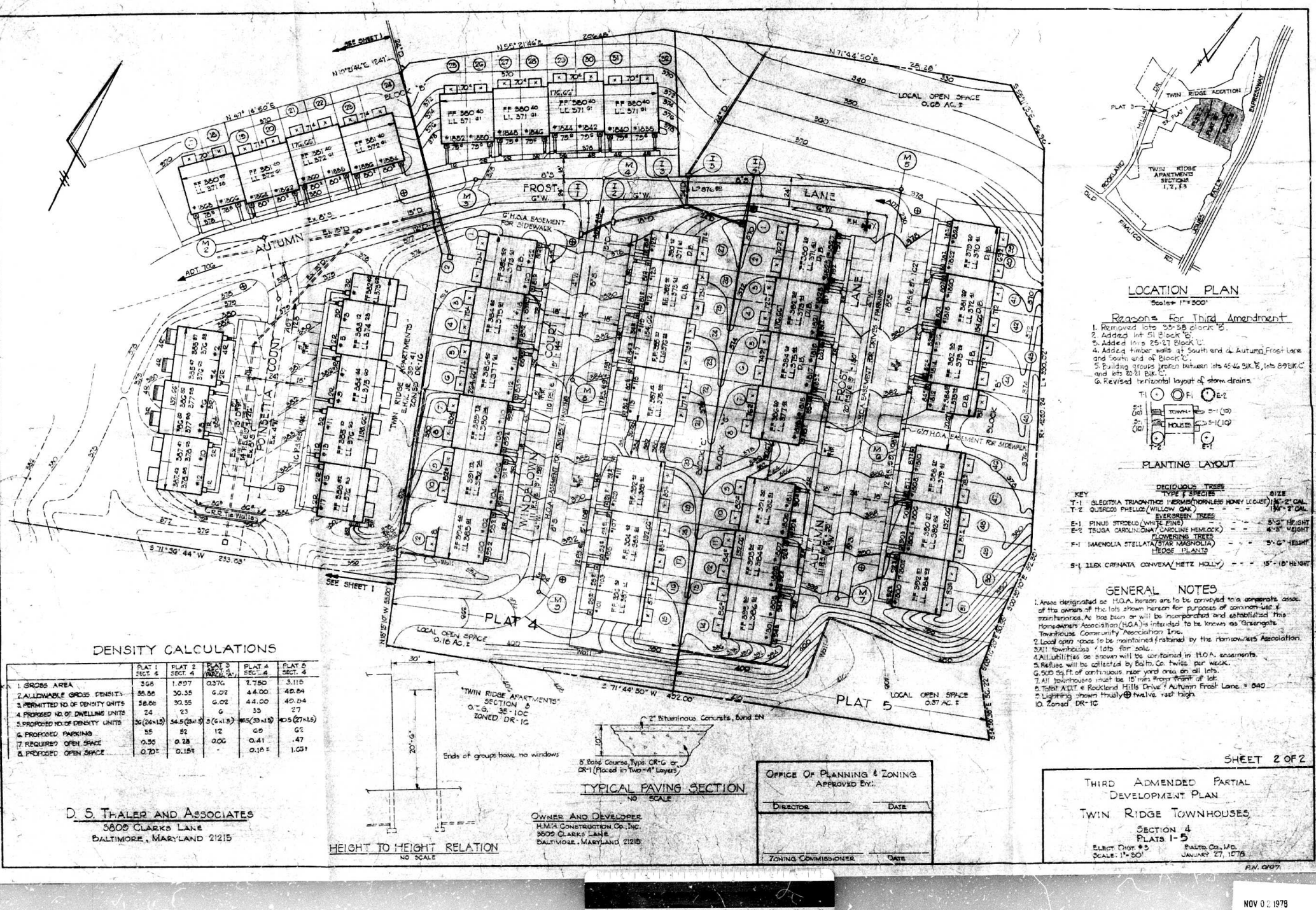
AMOUNT: 850.56

RECEIVED FROM: Harry Hanson, HMH Construction Co., Inc.

FOR: Cost of Advertising and Posting for Case 78-278-200

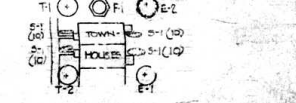
8077 FERN 21 8056 ME

VALIDATION OR SIGNATURE OF CASHIER



LOCATION PLAN
Scale: 1" = 500'

- Reasons For Third Amendment
1. Removed lots 30-38 block B.
 2. Added lot 51 block B.
 3. Added lots 25-31 block C.
 4. Added timber walls at south end of Autumn Frost Lane and south end of Block C.
 5. Building groups between lots 45-46, 51-52, 53-54, 55-56, 57-58, 59-60, 61-62, 63-64, 65-66, 67-68, 69-70, 71-72, 73-74, 75-76, 77-78, 79-80, 81-82, 83-84, 85-86, 87-88, 89-90, 91-92, 93-94, 95-96, 97-98, 99-100.
 6. Revised horizontal layout of storm drains.



PLANTING LAYOUT

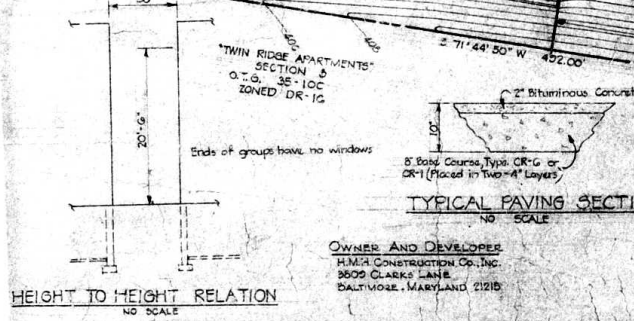
KEY	DECIDUOUS TREES	TYPE & SPECIES	SIZE
T-1	QUERCUS PRINCEPS (WHITE OAK)	HONEY LOCUST	18"-24" CAL.
T-2	QUERCUS PHELLO (WILLOW OAK)		18"-24" CAL.
	EVERGREEN TREES		
E-1	PINUS STROBILUS (WHITE PINE)		5'-6" HEIGHT
E-2	TSUGA CAROLINIANA (CAROLINE HEMLOCK)		4'-5" HEIGHT
	FLOWERING TREES		
F-1	MAGNOLIA STELLATA (STAR MAGNOLIA)		3'-6" HEIGHT
	SHRUBS		
S-1	ILLEX CORNATA CONVEXA (HETZ HOLLY)		15'-18" HEIGHT

GENERAL NOTES

1. Areas designated as H.O.A. herein are to be conveyed to a committee of the owners of the lots shown herein for purposes of common-law maintenance. As the same or will be incorporated and established this Homeowners Association (H.O.A.) is intended to be known as Greenbelt Townhouse Community Association Inc.
2. Local open space to be maintained (retained by the Homeowners Association).
3. All townhouses 4 lots per block.
4. All utilities as shown will be contained in H.O.A. easements.
5. Refuse will be collected by Baltimore twice per week.
6. 500 sq. ft. of continuous rear yard area on all lots.
7. All townhouses must be 18' min. from front of lot.
8. Total ACFT & Rockland Hills Drive / Autumn Frost Lane = 340
9. Lighting shown through twelve foot high.
10. Zoned DR-1C

DENSITY CALCULATIONS

	PLAT 1 SECT. 4	PLAT 2 SECT. 4	PLAT 3 SECT. 4	PLAT 4 SECT. 4	PLAT 5 SECT. 4
1. GROSS AREA	368	1,897	0,376	2,750	3,115
2. ALLOWABLE GROSS DENSITY	35.00	30.35	6.02	44.00	40.04
3. PERMITTED NO. OF DENSITY UNITS	58.00	30.55	6.02	44.00	40.04
4. PROPOSED NO. OF DWELLING UNITS	24	23	6	33	27
5. PROPOSED NO. OF DENSITY UNITS	30 (24+12)	34.5 (30+1.5)	6 (4+1.5)	40.5 (39+1.5)	40.5 (27+15)
6. PROPOSED PARKING	55	52	12	60	61
7. REQUIRED OPEN SPACE	0.30	0.28	0.00	0.41	.47
8. PROPOSED OPEN SPACE	0.20	0.15		0.10	1.03



D. S. Thaler and Associates
5809 CLARKS LANE
BALTIMORE, MARYLAND 21215

OWNER AND DEVELOPER
H.M.A. CONSTRUCTION CO., INC.
5809 CLARKS LANE
BALTIMORE, MARYLAND 21215

OFFICE OF PLANNING & ZONING
APPROVED BY:

DIRECTOR	DATE
ZONING COMMISSIONER	DATE

SHEET 2 OF 2

THIRD AMENDED PARTIAL
DEVELOPMENT PLAN
TWIN RIDGE TOWNHOUSES
SECTION 4
PLATS 1-5
ELECT. DIST. #2
SCALE: 1" = 30'

BALTO. CO., MD.
JANUARY 27, 1978

SEE THIRD AMENDED PARTIAL
PLAN, SHEET 2, FOR DETAILS

[illegible]

* Includes 0.10 AC additional land owned by developer recorded as part of Plat # 1, 2002

GENERAL NOTES:

1. Areas designated as M.A.s herein are to be conveyed to a property association of the widest of the lands herein for purposes of common use, maintenance, and protection of the lands herein.
2. It is intended to be so conveyed to the appropriate Community Association, Inc.
3. Local open space to be maintained is returned by the Home Owner Association.
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3RD AMENDMENT ONLY BY,
ENGINEERS

D.S. THALER ASSOC.
3809 CLARKS LA.
BALTO., MD. 21215

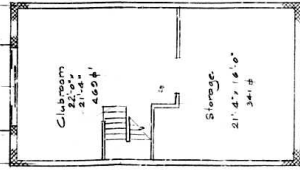
OFFICE OF PLANNING & ZONING
Approved by

Director of Planning Date

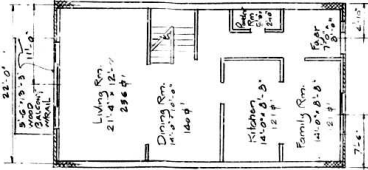
Zoning Commissioner

10-28-76	SECOND AMENDMENT	INCREASED LIMIT OF PREMIUMS	APPROVED F.D.P.	MCA
8-30-76	FIRST AMEND.	INCREASED LIMITS OF PREMIUM	APPROVED F.D.P.	MCA
DATE	PURPOSE FOR AMENDMENT			BY

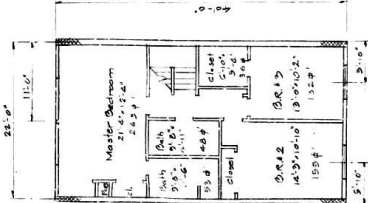
11'0" x 10'0" CIRCULAR PATIO



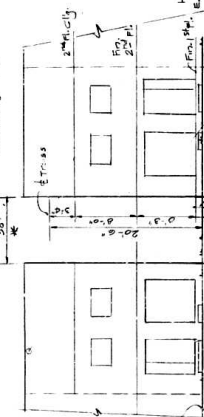
LOWER LEVEL



FIRST FLOOR PLANS
Scale: 1/8" = 1'-0"

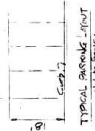


SECOND FLOOR PLANS
Scale: 1/8" = 1'-0"

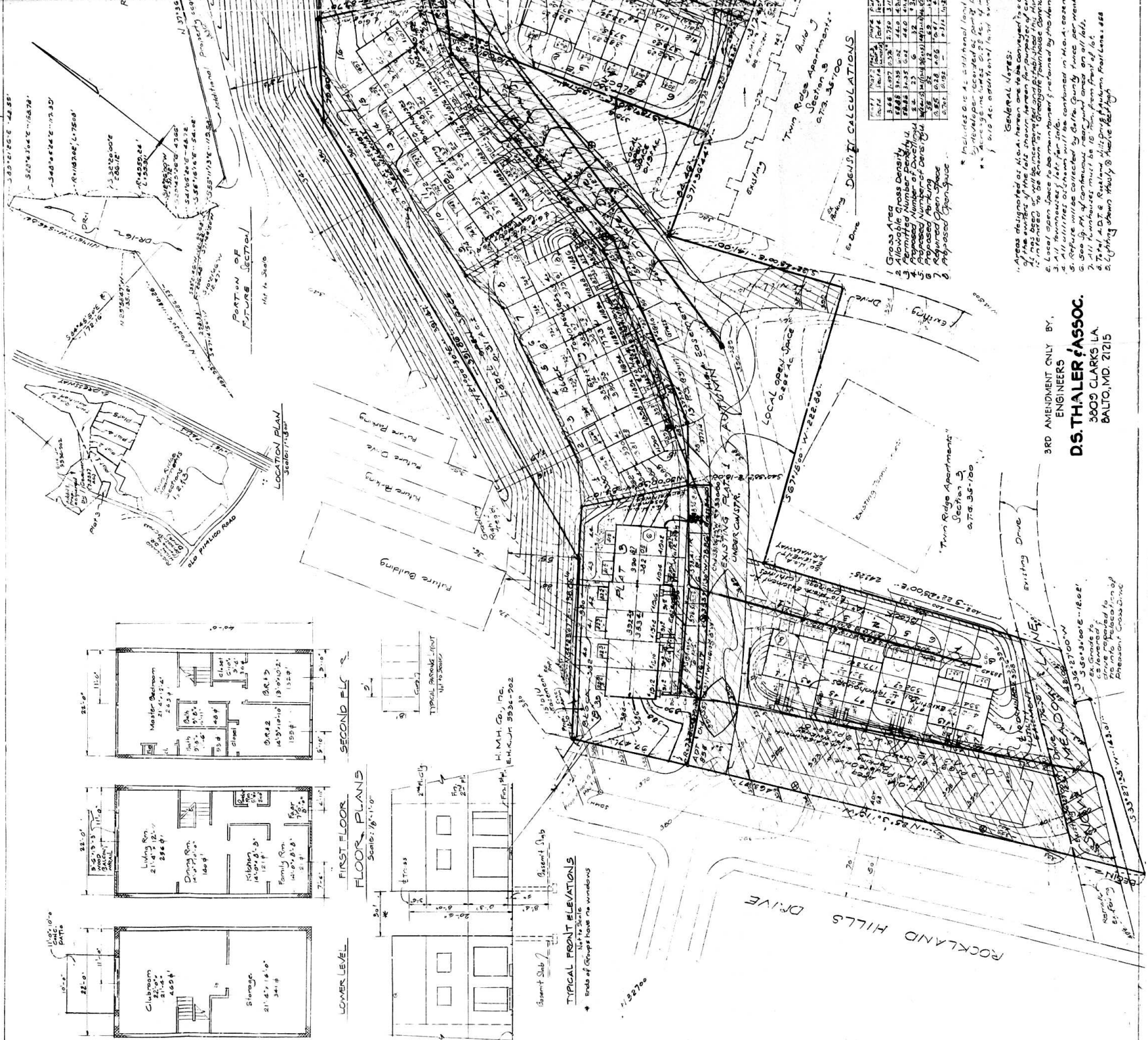


TYPICAL FRONT ELEVATIONS
* Ends of Garage have no windows

H. M. H. CO., INC.
ARCHT. E. H. C. 5934-5932



TYPICAL PARKING LAYOUT
1/4" = 10 SPACES



DEVELOPER'S CALCULATIONS

Item	Area	Value	Notes
1. Gross Area	10,000	10,000	
2. Net Usable Gross Density	10,000	10,000	
3. Proposed Number of Dwellings	10,000	10,000	
4. Required Open Space	10,000	10,000	
5. Proposed Open Space	10,000	10,000	
6. Net Usable Gross Density	10,000	10,000	
7. Proposed Number of Dwellings	10,000	10,000	
8. Required Open Space	10,000	10,000	
9. Proposed Open Space	10,000	10,000	

380 AMENDMENT ONLY BY
ENGINEERS
DS. THALER & ASSOC.
3809 CLARKS LA.
BALTO, MD. 21215

General Notes:
1. All areas shown on this plan are to be conveyed to the owner of the entire project and shall be subject to the provisions of the Maryland Subdivision and Conveyance Act.
2. All areas shown on this plan are to be conveyed to the owner of the entire project and shall be subject to the provisions of the Maryland Subdivision and Conveyance Act.
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