Mays Chapel Village Partnership 88-536-ASPHX

NW Corner I-83 and Padonia Road

8th E.D - 3rd C.D.

ALSO SEE RELATED CASE 1991-0144-SPH

88-536-ASPHX

#45

19880536

AND

19910144 "A"

supplemented

1 of 27

(1)

PAID $296.70 8/31/88

[redacted]

8/31/88 and 9/1/88 beginning at 9:00 am.

88-536-ASPHX #45

CERTIFICATE OF POSTING

1) Posted 8-10 Hearing Date: _____ Enc. _____

2) Posted _____ Hearing Date: _____ Enc. _____

ADVERTISMENT

1) Date: 8-10 Paper TT Enc. _____

Date: 8-11 Paper SEFF Enc. _____

2) Date: _____ Paper _____ Enc. _____

Date: _____ Paper _____ Enc. _____

COSTS:

1) Hearing Date & Amt. $296.70

2) Hearing Date & Amt. _____

ZONING ADVISORY COMMENTS

Planning ✓ Fire _____

Traffic _____ Critical Area _____

SHA _____ EPA _____

Health _____

Tech. Richards & Dyer

Zoning Violation: Yes _____ No _____

Citation No.: _____

ALSO SEE RELATED CASE 1991-0144-SPH

ALSO SEE RELATED CASE 1991-0144-SPH

ASSIGNMENT OF PUD RIGHTS

THIS ASSIGNMENT OF PUD RIGHTS (the "Assignment") is made this 14 day of Sept , 1990 by and between JAMES KEELTY & CO., INC., a Maryland corporation ("Keelty"), GALWAY, INC., a Maryland corporation ("Galway") and CULMORE, INC., a Maryland corporation ("Culmore").

W I T N E S S E T H:

WHEREAS, Keelty and Mays Chapel Village, a Maryland general partnership ("Optionor"), entered into an Option Agreement dated February 3, 1988, as amended (the "Option Agreement"), pursuant to which Optionor granted to Keelty an option to purchase, in whole or in part, certain property located in Baltimore County, as such property is described in the Option Agreement (the "Lands"); and

WHEREAS, by letter dated September 25, 1989, Keelty exercised its option to purchase a portion of the Lands, which portion is described on Exhibit A attached hereto ("Section Two"); and

WHEREAS, it is intended that Section Two be developed in part as a condominium (containing up to 122 units) and in part as a homeowners association project (containing up to 90 lots). That portion of Section Two to be developed as a homeowners association project is described on Exhibit B attached hereto (the "Homeowners Association Property"); and

WHEREAS, the Homeowners Association Property will be developed as part of a Neighborhood Unit Development ("PUD") under the Baltimore County Zoning Regulations, pursuant to the Order of the Deputy Zoning Commissioner of Baltimore County, dated November 4, 1988 (the "Zoning Order"), in Zoning Case No. 88-536-AUTH-ASPHX (the "Zoning Case"); and

WHEREAS, by the Assignment of Option Rights dated Jan. 3, 1990 between Keelty and Galway, Keelty assigned, and Galway assumed, all of Keelty's rights and obligations under the Zoning Order with respect to the development of the Homeowners Association Property; and

WHEREAS, Galway wishes to assign to Culmore, and Culmore wishes to assume, all of Galway's rights and obligations under the Zoning Order with respect to the development of the Homeowners Association Property.

A G R E E M E N T

NOW, THEREFORE, for and in consideration of the premises, the mutual promises of the parties, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Galway hereby assigns, transfers, sells, and conveys to Culmore, and Culmore hereby assumes, all of Galway's right, title, and interest to, and obligations under, the Zoning Order with respect to the development of the Homeowners Association Property, together with all rights, privileges, and incidents thereto.

ALSO SEE RELATED CASE 1991-0144-SPH

ALSO SEE RELATED CASE 1991-0144-SPH

2. Notwithstanding the foregoing assignments, Keelty shall remain fully liable to Baltimore County for all of the obligations of the developer of the Homeowners Association Property under the Zoning Order. In no event shall Keelty be liable to any party, other than Baltimore County, in connection with the development of the Homeowners Association Property by reason of the covenants made by Keelty to Baltimore County, as third party beneficiary, in the preceding sentence.

TO HAVE AND TO HOLD the same unto Culmore and its successors and assigns, forever.

IN WITNESS WHEREOF, Keelty, Galway and Culmore have signed, sealed, and delivered this Assignment on the day and year first above written.

WITNESS/ATTEST:

George S. Badders

JAMES KEELTY & CO., INC.

By: _____ (SEAL)

President

WITNESS/ATTEST:

George S. Badders

GALWAY, INC.

By: _____ (SEAL)

President

WITNESS/ATTEST:

George S. Badders

CULMORE, INC.

By: _____ (SEAL)

President

ALSO SEE RELATED CASE 1991-0144-SPH

170:09/27/89
ATA/ZB 5065

ALSO SEE RELATED CASE 1991-0144-SPH

Exhibit A

DESCRIPTION OF SECTION TWO, MAYS CHAPEL NORTH

All those tracts of land in the Eighth Election District of Baltimore County, Maryland which are shown on the plats entitled "Plat One, Section Two, Mays Chapel North", "Plat Two, Section Two, Mays Chapel North", "Plat Three, Section Two, Mays Chapel North", "Plat Four, Section Two, Mays Chapel North" and "Plat Five, Section Two, Mays Chapel North", which plats were recorded among the Land Records of Baltimore County on September 19, 1989 in Plat Book S.M. No. 60, Folios 143-147, comprising 38.70 acres, more or less, in the aggregate.

ALSO SEE RELATED CASE 1991-0144-SPH

ALSO SEE RELATED CASE 1991-0144-SPH

Exhibit B

DESCRIPTION OF HOMEOWNERS ASSOCIATION PROPERTY, SECTION TWO, MAYS CHAPEL NORTH

All those tracts of land in the Eighth Election District of Baltimore County, Maryland which are shown on the plats entitled "Plat One, Section Two, Mays Chapel North", "Plat Two, Section Two, Mays Chapel North", "Plat Three, Section Two, Mays Chapel North", and "Plat Five, Section Two, Mays Chapel North", which plats were recorded among the Land Records of Baltimore County on September 19, 1989 in Plat Book S.M. No. 60, Folios 143, 144, 145 and 147, comprising 28.45 acres, more or less, in the aggregate.

ALSO SEE RELATED CASE 1991-0144-SPH

ALSO SEE RELATED CASE 1991-0144-SPH

WEINBERG AND GREEN
ATTORNEYS AT LAW
100 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-2773
(301) 332-8600
WASHINGTON AREA: 470-7400

TELECOPIERS
(301) 332-8862
(301) 332-8863

10480 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044-3506
(301) 740-8500

14 WEST PATRICK STREET
FREDERICK, MARYLAND 21701-5512
(301) 695-9200

WRITER'S DIRECT DIAL NUMBER

(301) 332-8858

FILE NUMBER

15074.56

February 21, 1990

The Honorable Ann M. Nastarowicz
Deputy Zoning Commissioner for
Baltimore County
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

RECEIVED
FEB 22 1990
ZONING OFFICE

RE: Mays Chapel North PUD

Dear Ms. Nastarowicz:

As you know, Paragraph 7 of Exhibit 1 of the Zoning Order for the Mays Chapel North PUD requires that the restrictive covenants placed by The Flintkote Company on a portion of the proposed parkland within the PUD be modified "to unequivocably allow for lighted athletic fields in the location shown on the Authorization Plan Map." The required modifications to the restrictive covenants were made by means of the enclosed Amendment to Declaration of Covenants, Conditions and Restrictions dated January 3, 1990 and recorded among the Land Records of Baltimore County in Liber S.M. No. 8370, pages 293-297 ("Attachment #1").

A similar modification was needed in the restrictive covenants placed by Mays Chapel Village partnership (one of the co-petitioners of the PUD) on another portion of the proposed parkland. The latter restrictive covenants were modified by means of the enclosed Amendment to Declaration of Covenants, Conditions and Restrictions dated January 3, 1990 and recorded among the aforesaid Land Records in Liber S.M. No. 8370, pages 298-302 ("Attachment #2").

James Keelty & Co., Inc., the other co-petitioner of the PUD, assigned its rights (with respect to the development of Section Two) under the PUD Zoning Order to Galway, Inc. and Tintern, Inc. (which are wholly owned subsidiaries of The Keelty Company) on January 3, 1990. Your prior approval of these assignments is indicated by your signature on the enclosed letter dated October 2, 1989 from James Keelty & Co., Inc., Galway, Inc. and Tintern, Inc. to you ("Attachment #3").

ALSO SEE RELATED CASE 1991-0144-SPH

ALSO SEE RELATED CASE 1991-0144-SPH

In connection with these assignments, Mays Chapel Village conveyed fee simple title to the applicable portions of Section Two to Galway, Inc. and Tintern, Inc., respectively, pursuant to the following enclosed documents:

(a) Power of Attorney dated October 3, 1987 and recorded among the aforesaid Land Records in Liber S.M. No. 8370, page 312 ("Attachment #4").

(b) Deed dated January 3, 1990 and recorded among the aforesaid Land Records in Liber S.M. No. 8370, pages 313-315 ("Attachment #5").

(c) Deed dated January 3, 1990 and recorded among the aforesaid Land Records in Liber S.M. No. 8370, pages 316-318 ("Attachment #6").

If you have any questions concerning the enclosed materials, please call.

Sincerely yours,

Richard A Ransom

Richard A. Ransom

0519p/0170/bjw

Enclosures

cc: Mr. James Keelty, III
Eugene P. Smith, Esquire

ALSO SEE RELATED CASE 1991-0144-SPH

Attachment #1

ALSO SEE RELATED CASE 1991-0144-SPH

0104A
SJK/mar
10/12/89

D RC/F 22.00
AMEND 0
SM CLERK 22.00
01/08/

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

THIS AMENDMENT is made this 31st day of October, 1989, by MAYS CHAPEL VILLAGE, a Maryland partnership ("Property Owner"), and GENSTAR STONE PRODUCTS COMPANY, a Delaware corporation ("Beneficiary").

WHEREAS, by the Declaration of Covenants, Conditions, and Restrictions dated August 10, 1982, and recorded among the Land Records of Baltimore County, Maryland, at Liber No. 6452, folio 424 (the "Declaration"), The Flintkote Company ("Flintkote") imposed certain covenants, conditions, and restrictions upon that certain property, containing 49.053 acres, more or less, an located on the north side of Padonia Road, west of the Baltimore-Harrisburg Expressway, in Baltimore County, Maryland, which is more fully described in the Declaration (the "Property"), for the purpose of enhancing the value and desirability of the land then owned by Flintkote on the north side of Padonia Road, east of the Baltimore-Harrisburg Expressway (the "Benefitted Tract"); and

WHEREAS, by a deed dated August 10, 1982, and recorded among said Land Records in Liber E.H.K., Jr. No. 6452, folio 438, Flintkote conveyed the Property to Property Owner, reserving to Flintkote certain underground mining rights in the Property (the "Mining Rights"); and

WHEREAS, Flintkote conveyed the Benefitted Tract to Beneficiary by the Deed dated October 27, 1986, and recorded among the aforesaid Land Records in Liber S.M. No. 7309, folio 563, and Flintkote conveyed the Mining Rights to Beneficiary by the Deed dated October 27, 1986, and recorded among the aforesaid Land Records Records in Liber S.M. No. 7309, folio 595; and

WHEREAS, the declaration permits small local play areas to be constructed on the Property, but does not permit the construction on the Property of playfield areas of the type which serve larger than local need; and

WHEREAS, Property Owner contemplated that certain property, including, but not limited to, the Property, will be developed as a Neighborhood Unit Development under the Baltimore County Zoning Regulations, pursuant to the Order of the Deputy Zoning Commissioner of Baltimore County dated November 4, 1988, in Zoning Case No. 88-536-AUTH-ASPHX (the "Zoning Order"), and that as part of such development, certain lighted athletic fields will be constructed upon the Property; and

WHEREAS, Property Owner and Beneficiary have agreed to amend the Declaration to permit such lighted athletic fields.

NOW THEREFORE, for and in consideration of the premises and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Property Owner and Beneficiary hereby amend the Declaration as follows:

1. In the seventh line of the first full paragraph on page 2 of the Declaration (which is also the last line on said page 2), the phrase "Exhibit A" is hereby substituted for the phrase "Exhibit B".

2. Paragraph 2 on page 5 of the Declaration is hereby amended by inserting the following language between the word "need" and the semicolon in the tenth line of said Paragraph 2:

TRANSFER TAX NOT REQUIRED
Director of Finance
BALTIMORE COUNTY, MARYLAND
For
Authorized Signature
Date 1-8-90 Sec. 11-85 Exempt

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE DATE 1-8-90

ALSO SEE RELATED CASE 1991-0144-SPH

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County
By Date 1-8-90

ALSO SEE RELATED CASE 1991-0144-SPH

STATE OF MARYLAND, COUNTY OF BALTIMORE , TO WIT:

On this 14TH day of NOVEMBER, 1989, before me, A notary Public of the State aforesaid, personally appeared JAMES KEELTY, JR., who acknowledged himself to be a general partner of Mays Chapel Village, a Maryland general partnership, and that he in his capacity as general partner, did execute the foregoing instrument as his free act and deed for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Ann D. Filbey

NOTARY PUBLIC ANN D. FILBEY
My Commission Expires: 7/1/90

ANN D. FILBEY NOTARY PUBLIC BALTIMORE CO., MD.

STATE OF MARYLAND, COUNTY OF BALTIMORE , TO WIT:

On this 14TH day of NOVEMBER, 1989, before me, A notary Public of the State aforesaid, personally appeared JOSEPH S. KEELTY, who acknowledged himself to be a general partner of Mays Chapel Village, a Maryland general partnership, and that he in his capacity as general partner, did execute the foregoing instrument as his free act and deed for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Ann D. Filbey

NOTARY PUBLIC ANN D. FILBEY
My Commission Expires: 7/1/90

ANN D. FILBEY NOTARY PUBLIC BALTIMORE CO., MD.

STATE OF MARYLAND, COUNTY OF BALTIMORE , TO WIT:

On this 14TH day of NOVEMBER, 1989, before me, A notary Public of the State aforesaid, personally appeared LOUISE S. KEELTY, JR., who acknowledged herself to be a general partner of Mays Chapel Village, a Maryland general partnership, and that she in her capacity as general partner, did execute the foregoing instrument as her free act and deed for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Ann D. Filbey

NOTARY PUBLIC ANN D. FILBEY
My Commission Expires: 7/1/90

ANN D. FILBEY NOTARY PUBLIC BALTIMORE CO., MD.

STATE OF MARYLAND, COUNTY OF BALTIMORE TO WIT:

On this 13th day of October, 1989, before me, A notary Public of the State aforesaid, personally appeared THOMAS O. NUTTLE who acknowledged himself to be the President of Genstar Stone Products Company, a Delaware corporation and that he in his capacity as general partner, did execute the foregoing instrument as his free act and deed for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Robert S. Handzo

NOTARY PUBLIC
My Commission Expires:

ROBERT S. HANDZO NOTARY PUBLIC BALTIMORE COUNTY, MD.

ALSO SEE RELATED CASE 1991-0144-SPH

ALSO SEE RELATED CASE 1991-0144-SPH

, except that two lighted baseball fields and an overlapping football field, and appurtenant facilities reasonably necessary for the use thereof, including parking spaces, picnic tables, and team and spectator benches, may be constructed within the general area of the two baseball fields and overlapping football field shown on the plat entitled "Illustrative Plan, Mays Chapel North Planned Unit Development," dated February 23, 1988, and approved by the Zoning Order, a copy of which plat is attached hereto as Exhibit A (the "Illustrative Plan"), which athletic fields and appurtenant facilities (a) shall be visually screened from the Flintkote Tract by means of a vegetative buffer located approximately as shown on the Illustrative plan, and (b) may be made available to any and all potential users, but such fields shall not, however, be used as a regional recreation center; except that, in all events, the athletic fields and appurtenant facilities may be constructed and/or used in variance with the above specified criteria provided such variance is approved in writing by Genstar Stone Products Company, its successors and assigns

3. In the seventh line of Paragraph 5 on page 7 of the Declaration, the phrase "Exhibit B" is hereby substituted for the phrase "Exhibit A."

4. In the fourteenth line of Paragraph 5 on page 7 of the Declaration, the phrase "Exhibit A" is hereby substituted for the phrase "Exhibit B."

5. Except as expressly amended herein, all of the covenants, conditions and restrictions of the Declaration are hereby ratified and confirmed.

IN WITNESS WHEREOF, Property Owner and Beneficiary have hereunto set their hands and seals.

WITNESS:

Catherine I. Heuer

Catherine I. Heuer

Catherine I. Heuer

MAYS CHAPEL VILLAGE

BY: _____ (SEAL)
James Keelty, Jr.,
General Partner

BY: _____ (SEAL)
Joseph S. Keelty,
General Partner

BY: _____ (SEAL)
Louise H. Keelty,
General Partner

WITNESS/~~ATTEST~~:

Robert S. Hundgo

GENSTAR STONE PRODUCTS COMPANY,
a Delaware corporation, Beneficiary

BY: _____ (SEAL)
Thomas O. Nuttle, President

ALSO SEE RELATED CASE 1991-0144-SPH

GALWAY, INC.
61 EAST PADONIA ROAD
POST OFFICE BOX 528
TIMONIUM, MARYLAND 21093

ALSO SEE RELATED CASE 1991-0144-SPH

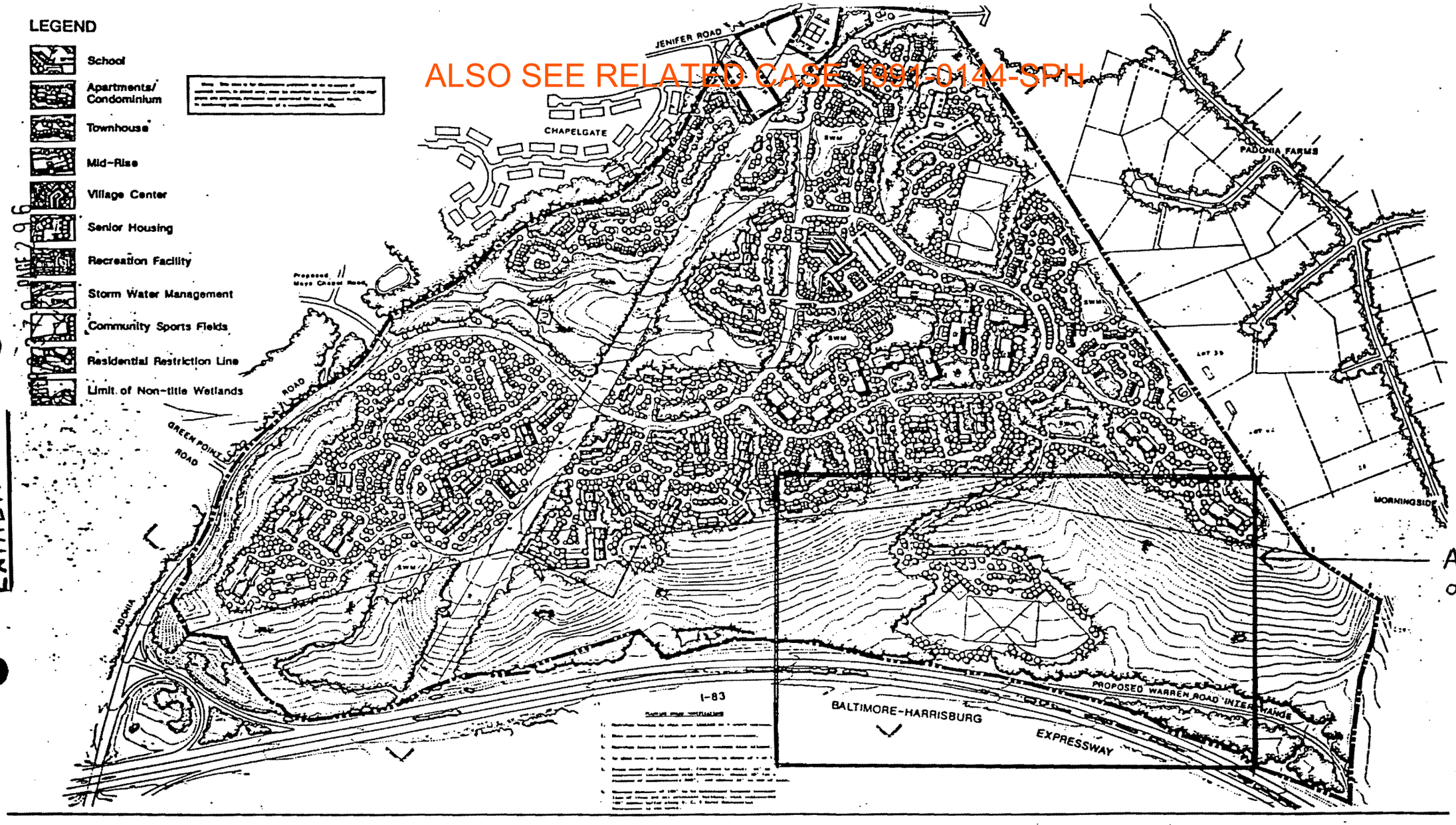


Exhibit A-1

Area Shown on Exhibit A-2

Mays Chapel North

ILLUSTRATIVE PLAN

ALSO SEE RELATED CASE 1991-0144-SPH

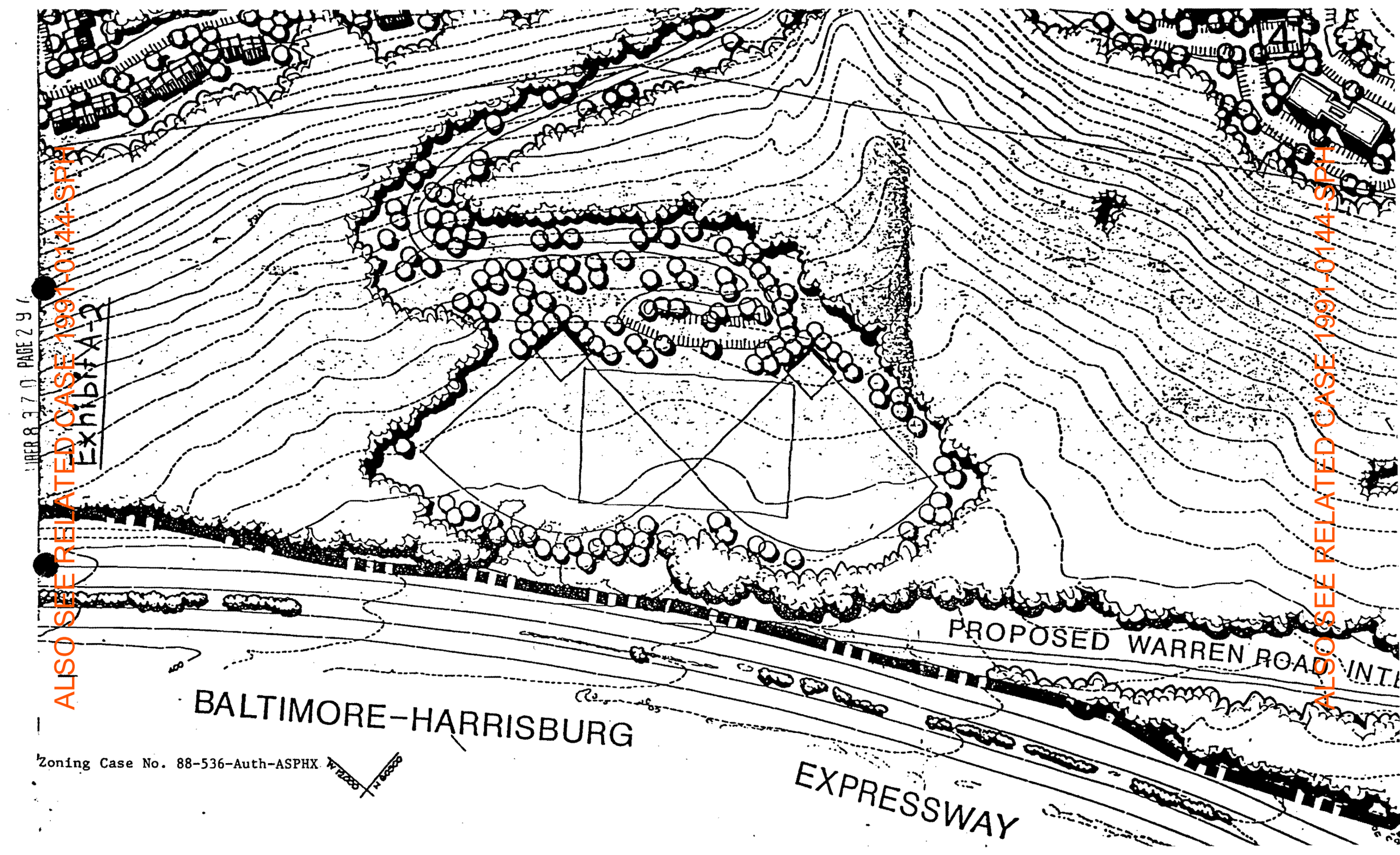
Prepared For: JAMES KEELTY & CO, INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

ILLUSTRATIVE PLAN
MAYS CHAPEL NORTH
Planned Unit Development
JAMES KEELTY & CO, INC.

REVISIONS	DATE	FIGURE
2/23/88	JULY 30 1987	6

Zoning Case No. 88-536-Auth-ASPH


ALSO SEE RELATED CASE 1991-0144-SPH
LIBER 8370 PAGE 299
Exhibit A-2
PROPOSED WARREN ROAD INTE
BALTIMORE-HARRISBURG
EXPRESSWAY
Zoning Case No. 88-536-Auth-ASPHX
ALSO SEE RELATED CASE 1991-0144-SPH

Attachment #2

ALSO SEE RELATED CASE 1991-0144-SPH

01/05A
SJK/jll

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

D RC/F 22.

AMEND SM CLERK 22.

THIS AMENDMENT is made this 31st day of October, 1989 by MAYS CHAPEL VILLAGE, a Maryland partnership ("Property Owner"), and GENSTAR STONE PRODUCTS COMPANY, a Delaware corporation ("Beneficiary").

WHEREAS, by the Declaration of Covenants, Conditions, and Restrictions dated August 10, 1982, and recorded among the Land Records of Baltimore County, Maryland, at Liber No. 6452, folio 406 (the "Declaration"), Property Owner imposed certain covenants, conditions, and restrictions upon that certain property, containing 81.782 acres, more or less, and located on the north side of Padonia Road, west of the Baltimore-Harrisburg Expressway, in Baltimore County, Maryland, which is more fully described in the Declaration (the "Property"), for the purpose of enhancing the value and desirability of the land then owned by The Flintkote Company ("Flintkote") on the north side of Padonia road, east of the Baltimore-Harrisburg Expressway (the "Benefitted Tract"); and

WHEREAS, by a deed dated August 10, 1982, and recorded among said Land Records in Liber E.H.K.,Jr. No. 6452, folio 455, Property Owner granted to Flintkote certain underground mining rights in the Property (the "Mining Rights"); and

WHEREAS, Flintkote conveyed the Benefitted Tract to Beneficiary by the Deed dated October 27, 1986, and recorded among the aforesaid Land Records in Liber S.M. No. 7309, folio 563, and Flintkote conveyed the Mining Rights to Beneficiary by the Deed dated October 27, 1986, and recorded among the aforesaid Land Records in Liber S.M. No. 7309, folio 595; and

WHEREAS, the Declaration permits small local play areas to be constructed on the Property, but does not permit the construction on the Property of playfield areas of the type which serve larger than local need; and

WHEREAS, Property Owner contemplates that certain property, including, but not limited to, the Property, will be developed as a Neighborhood Unit Development under the Baltimore County Zoning regulations, pursuant to the Order of the Deputy Zoning Commissioner of Baltimore County dated November 4, 1988, in Zoning Case No. 88-536-AUTH-ASPHX (the "Zoning Order"), and that as part of such development, certain lighted athletic fields will be constructed upon the Property; and

WHEREAS, Property Owner and Beneficiary have agreed to amend the Declaration to permit such lighted athletic fields.

NOW, THEREFORE, for and in consideration of the premises and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Property Owner and Beneficiary hereby amend the Declaration as follows:

1. Paragraph 2 on page 6 of the Declaration is hereby amended by inserting the following language between the word "need" and the semicolon in the thirteenth line of said Paragraph 2:

> , except that two lighted baseball fields and an overlapping football field, and appurtenant facilities reasonably necessary for the use thereof, including parking spaces, picnic tables, and team and spectator benches, may be constructed within the general area of the two baseball fields and overlapping football field shown on the plat

TRANSFER TAX NOT REQUIRED
Exempt under Section
Tax Code Annotated
Authorized Signature
Date 1-8-90 Sec. 11-85 Declaration

RECEIVED FOR TRANSFER
State Department of
Assessments and Taxation
for Baltimore County
Date

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE DATE 1-8-90

ALSO SEE RELATED CASE 1991-0144-SPH

ALSO SEE RELATED CASE 1991-0144-SPH

entitled "Illustrative Plan, Mays Chapel North Planned Unit Development," dated February 23, 1988, and approved by the Zoning Order, a copy of which plat is attached hereto as Exhibit A (the "Illustrative Plan"), which athletic fields and appurtenant facilities (a) shall be visually screened from the Benefitted Tract by means of a vegetative buffer located approximately as shown on the Illustrative Plan, and (b) may be made available to any and all potential users, but such fields shall not, however, be used as a regional recreation center; except that, in all events, the athletic fields and appurtenant facilities may be constructed and/or used in variance with the above specified criteria, provided such variance is approved in writing by Genstar Stone Products Company, its successors and assigns.

2. Except as expressly amended herein, all of the covenants, conditions and restrictions of the Declaration are hereby ratified and confirmed.

IN WITNESS WHEREOF, Property Owner and Beneficiary have hereunto set their hands and seals.

WITNESS:

Catherine I. Heuer

MAYS CHAPEL VILLAGE

BY: _____ (SEAL)
James Keelty, Jr.
General Partner

Catherine I. Heuer

BY: _____ (SEAL)
Joseph S. Keelty,
General Partner

Catherine I. Heuer

BY: _____ (SEAL)
Louise H. Keelty,
General Partner
Property Owner

WITNESS/~~ATTEST:~~

Robert S. Handzo

GENSTAR STONE PRODUCTS COMPANY,
a Delaware corporation, Beneficiary

BY: _____ (SEAL)
Thomas O. Nuttle, President

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

On this 14TH day of NOVEMBER, 1989, before me, a Notary Public of the State aforesaid, personally appeared JAMES KEELTY, JR., who acknowledged himself to be a general partner of Mays Chapel Village, a Maryland general partnership, and that he in his capacity as general partner, did execute the foregoing instrument as his free act and deed for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Ann D. Filbey
NOTARY PUBLIC ANN D. FILBEY
My Commission Expires: 7/1/90

ANN D. FILBEY NOTARY PUBLIC BALTIMORE CO., MD.

ALSO SEE RELATED CASE 1991-0144-SPH

ALSO SEE RELATED CASE 1991-0144-SPH

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

On this 14TH day of NOVEMBER, 1989, before me, a Notary Public of the State aforesaid, personally appeared JOSEPH S. KEELTY, who acknowledged himself to be a general partner of Mays Chapel Village, a Maryland general partnership, and that he in his capacity as general partner, did execute the foregoing instrument as his free act and deed for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Ann D. Filbey
NOTARY PUBLIC ANN D. FILBEY
My Commission Expires: 7/1/90

ANN D. FILBEY NOTARY PUBLIC BALTIMORE CO.

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

On this 14TH day of NOVEMBER, 1989, before me, a Notary Public of the State aforesaid, personally appeared LOUISE S. KEELTY, who acknowledged herself to be a general partner of Mays Chapel Village, a Maryland general partnership, and that she in her capacity as general partner, did execute the foregoing instrument as her free act and deed for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Ann D. Filbey
NOTARY PUBLIC ANN D. FILBEY
My Commission Expires: 7/1/90

ANN D. FILBEY NOTARY PUBLIC BALTIMORE CO., MD.

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

On this 13th day of October. 1989, before me, a Notary Public of the State aforesaid, personally appeared THOMAS O. NUTTLE who acknowledged himself to be the President of Genstar Stone Products Company, a Delaware corporation, and that he, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

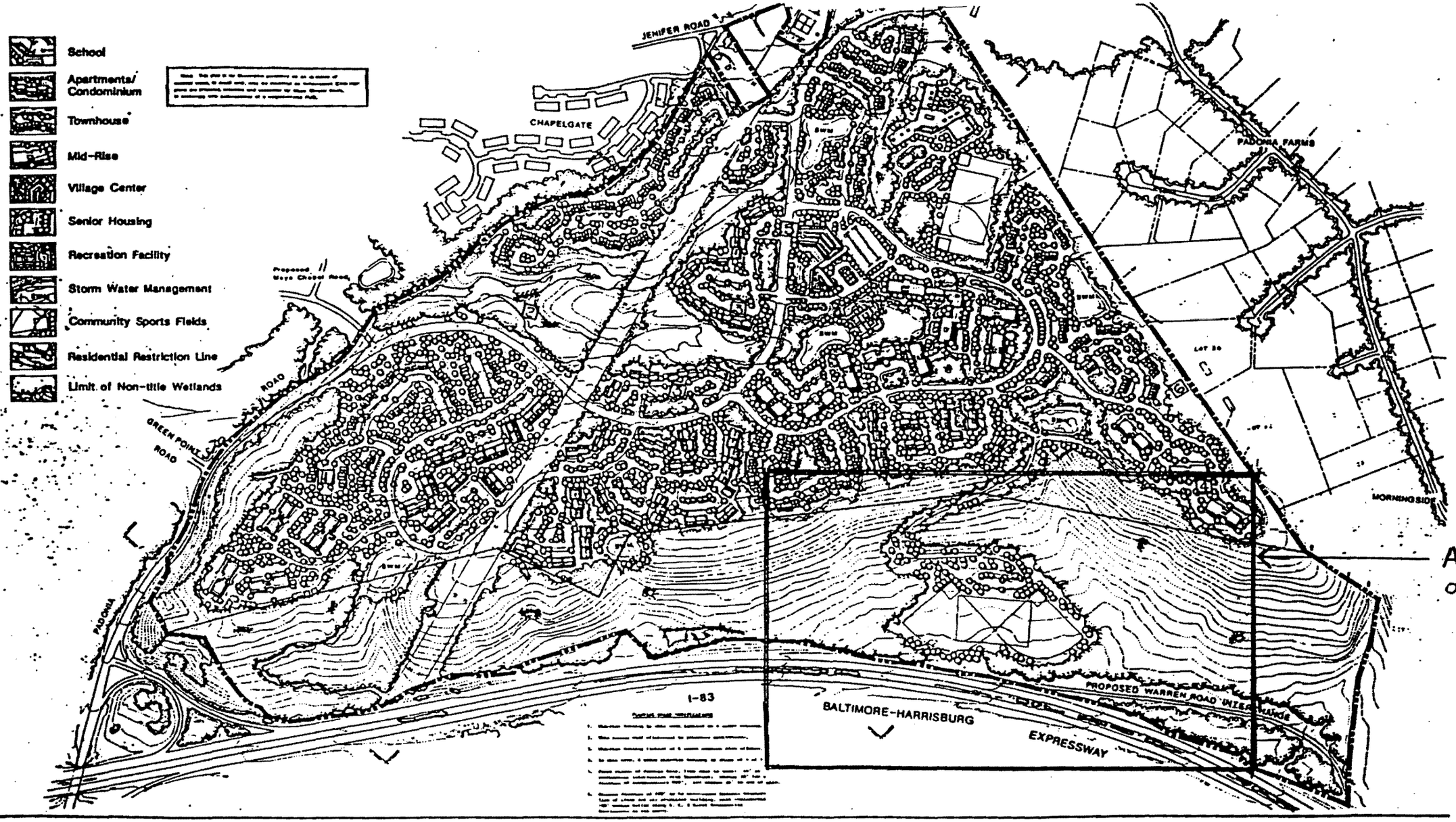
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Robert S. Handzo
NOTARY PUBLIC
My Commission Expires: 07/01/90

ROBERT S. HANDZO NOTARY PUBLIC BALTIMORE COUNTY, MD.

ALSO SEE RELATED CASE 1991-0144-SPH

GALLWAY, INC.
61 EAST PADONIA ROAD
POST OFFICE BOX 528
TIMONIUM, MARYLAND 21093



Mays Chapel North

ILLUSTRATIVE PLAN

Prepared For: JAMES KEELTY & CO, INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT·McCUNE·WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

ILLUSTRATIVE PLAN
MAYS CHAPEL NORTH
Planned Unit Development
JAMES KEELTY & CO, INC.

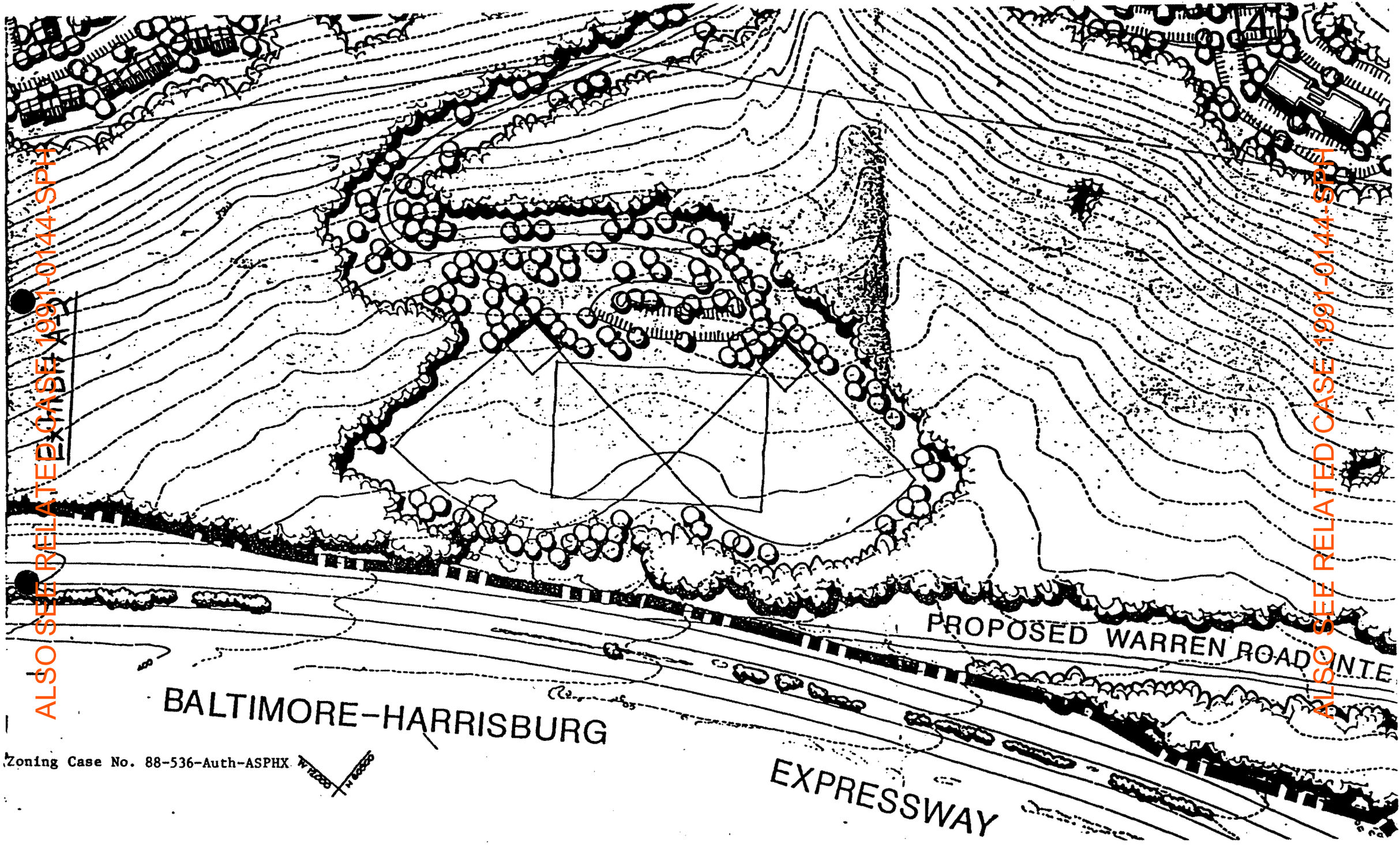
REVISIONS	DATE	FIGURE
2/23/88	JULY 30,1987	

Zoning Case No. 88-536-Auth-ASP

Area Shown on Exhibit A-2

Exhibit A-1

ALSO SEE RELATED CASE 1991-0144-SPH
LIBER 8370 PAGE 301
ALSO SEE RELATED CASE 1991-0144-SPH


ALSO SEE RELATED CASE 1991-0144-SPH
EXCHANGE AVE
PROPOSED WARREN ROAD INTE
BALTIMORE-HARRISBURG
EXPRESSWAY
Zoning Case No. 88-536-Auth-ASPHX
ALSO SEE RELATED CASE 1991-0144-SPH

Attachment #3

ALSO SEE RELATED CASE 1991-0144-SPH

JAMES KEELTY & CO., INC.
BUILDERS AND DEVELOPERS
61 EAST PADONIA ROAD
P.O. BOX 528
TIMONIUM, MARYLAND
21093-0528

JAMES KEELTY
1870-1944

TELEPHONE 252-8600
FAX 666-8806

October 2, 1989

The Honorable Ann M. Nastarowicz
Deputy Zoning Commissioner for
Baltimore County
Office of Planning and Zoning
County Office Building
Towson, MD 21204

RE: Section Two of Mays Chapel North PUD

Dear Ms. Nastarowicz:

James Keelty & Co., Inc., as co-petitioner, proposes to assign its rights under the Order of the Deputy Zoning Commissioner of Baltimore County, dated November 4, 1988 (the "Zoning Order") in Zoning Case No. 88-536-AUTH-ASPHX (a) to Galway, Inc., with respect to the development of a 90 lot homeowners association project on the land shown on Plats One, Two, Three and Five of the Section Two record plat, and (b) to Tintern, Inc. with respect to development of a 122 unit condominium project on the land shown on Plat Four of the Section Two record plat, copies of which record plats are enclosed. James Keelty & Co., Inc., Galway, Inc. and Tintern, Inc. are each wholly owned subsidiaries of The Keelty Company.

Pursuant to these assignments, Galway, Inc. will assume all the obligations of James Keelty & Co., Inc. under the Zoning Order with respect to the development of such homeowners association project, and Tintern, Inc. will assume all of the obligations of James Keelty & Co., Inc. under the Zoning Order with respect to the development of such condominium project. Notwithstanding these assignments of rights and assumptions of obligations, James Keelty & Co., Inc. will remain fully liable under the Zoning Order with respect to the development of the homeowners association and condominium projects in Section Two.

In that James Keelty & Co., Inc. will remain fully liable under the Zoning Order, the requirements of Section 430.1.D.3C of the Baltimore County Zoning Regulations will continue to be met, and the above described assignments will not require a special hearing pursuant to Paragraph 9 of the Zoning Order.

ALSO SEE RELATED CASE 1991-0144-SPH

ALSO SEE RELATED CASE 1991-0144-SPH

Please indicate your approval of the above described assignments by executing this letter in the space provided below for your signature.

Yours truly,

JAMES KEELTY & CO., INC.

By: _____
James Keelty, III, President

GALWAY, INC.

By: _____
James Keelty, III, President

TINTERN, INC.

By: _____
James Keelty, III, President

JK,III:adf

APPROVED BY:

_____
ANN M. NASTAROWICZ
Deputy Zoning Commissioner for
Baltimore County

ALSO SEE RELATED CASE 1991-0144-SPH

4

Attachment #4

ER 8370 PAGE 312

POWER OF ATTORNEY

ALSO SEE RELATED CASE 1991-0144-SPH

KNOW ALL MEN, that I, LOUISE H. KEELTY, presently residing in Baltimore County, State of Maryland, do hereby constitute and appoint LOUISE T. KEELTY, JAMES KEELTY, III and HERBERT S. GARTEN, my true and lawful attorneys for me and in my name, place and stead:

1. To enter upon and take possession of any lands, buildings, tenements, or other structures, or any part thereof, that may belong to me, or to the possession whereof I may be entitled; and to ask, collect and receive any rents, profits, issues or income of any and all such lands, buildings, tenements or other structures, or any part thereof;

2. To purchase, sell or transfer any land, buildings, tenements or other structures, or any part thereof, for such price and on such terms as to them shall seem sufficient in their sole discretion, and for me and in my name, to make, execute, acknowledge and deliver good and sufficient deeds and conveyances for same with or without covenants and warranties, also to manage, repair or alter any of said property;

3. To buy and sell securities of all kinds in my name and for my account and at such prices as shall seem good to them and to make, execute, endorse, accept and deliver any and all bills of exchange, checks, drafts, notes and trade acceptances;

4. To carry bank accounts for me and in my name in such banks as my said attorneys may deem best and to make deposits of money belonging to me in such accounts and disburse said monies on the signature of my said attorneys;

5. To use generally any monies and property belonging to me in the proper support, maintenance, care and attention of myself and my dependents in any such amounts and for such purposes and at such times as my said attorneys may, in their sole, unrestricted judgment and discretion, deem best;

6. To demand, sue for, collect, recover and receive all goods, claims, debts, moneys, interest and demands whatsoever, now due, or that may be hereafter due, or belong to me (including the right to institute any action, suit or legal proceedings, for the recovery of any land, buildings, tenements, or other structure, or any part thereof, to the possession whereof I may be entitled) and to make, execute and deliver receipts, releases, or other discharges, therefor, under seal or otherwise;

7. To pay all sums of money at any time or times, that may be hereafter owing by me upon any bill of exchange, check, draft, note or trade acceptance made, executed, endorsed, accepted and delivered by me, or for me and in my name by my said attorneys;

8. To defend, settle, adjust, submit to arbitration and compromise all actions, suits, accounts, claims and demands whatsoever that are now, or hereafter shall be pending between me and any person, firm or corporation, in such manner and in all respects as my said attorneys shall think fit; and to retain counsel and attorneys on my behalf;

9. To enter into, make, sign, execute, and deliver, acknowledge and perform any deed, contract, mortgage, agreement, writing, or thing that may, in the opinion of my said attorneys be necessary or proper to be entered into, made or signed, sealed, executed, delivered, acknowledged, or performed;

10. To make and verify income tax returns, and to represent me in all income tax matters before any office of the Internal Revenue Service, within the limitations of the applicable Revenue Rulings and Procedures;

11. To make annual gifts of up to Ten Thousand Dollars ($10,000.00) per year to each of my children, in cash or in kind.

12. Without anywise limiting the foregoing, generally to do, execute, and perform any other act, deed, matter or thing whatsoever that ought to be done, executed and performed or that in the opinion of my said attorneys ought to be done, executed or performed in and about the premises, of every nature and kind whatsoever, as fully and effectually as I could do if personally present.

13. This Power of Attorney shall not be affected by my subsequent disability or incapacity, and the power and authority conferred herein on my said attorneys shall be exercisable by said attorneys notwithstanding my later disability or incapacity or later uncertainty as to whether I am dead or alive.

14. In the event of my subsequent disability or incapacity, I hereby appoint LOUISE T. KEELTY, JAMES KEELTY, III and HERBERT S. GARTEN as the Guardians, of my person, estate and property, with the same power and authority herein conferred upon my said Attorneys-in-Fact, and also without the necessity of giving bond, except as may be required by law; and also without the necessity of acquiring Court orders or ratification of any of the acts or matters done by my Guardians under the powers herein given.

AND I, the said LOUISE H. KEELTY do hereby ratify and confirm all whatsoever my said attorneys shall do, or cause to be done in and about the premises by virtue of this Power of Attorney.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 31st day of October, 1987.

WITNESS: Laurence M. Garten

Louise H Keelty (SEAL)
LOUISE H. KEELTY

STATE OF MARYLAND: to wit:
County of Baltimore:

I HEREBY CERTIFY that on this 31st day of October, 1987, before me, a Notary Public of the County of Baltimore, State of Maryland, personally appeared LOUISE H. KEELTY and she acknowledged the foregoing Power of Attorney to be her act as aforesaid.

D RC/F 14.00
P/ATTY 0 #
FM CLERK 14.00
#52479 C002 R02 T14:58
01/08/90

AS WITNESS my hand and Notarial Seal.

Laurence M. Garten
Notary Public

My commission expires: 7/1/90

GALWAY, INC.
61 EAST PADONIA ROAD
POST OFFICE BOX 528
TIMONIUM, MARYLAND 21093

14

ALSO SEE RELATED CASE 1991-0144-SPH

5

271:09/29/89
AST84:4639P

Attachment #5 2

LIBER 8 3 [illegible] PAGE 3 1 3

ALSO SEE RELATED CASE 1991-0144-SPH

DEED

THIS DEED is made this 31st day of January, 1990 ~~1989~~ by MAYS CHAPEL VILLAGE, a Maryland general partnership, Grantor, to GALWAY, INC., a Maryland corporation, Grantee.

The Grantor, for and in consideration of Two Million Five Hundred Eighty-Four Thousand Five Hundred Twenty-Three Dollars ($2,584,523.00), grants, conveys and assigns to the Grantee, its successors and assigns, in fee simple, the real property described as follows:

All those tracts of land in the Eighth Election District of Baltimore County, Maryland which are shown on the plats entitled "Plat One, Section Two, Mays Chapel North", "Plat Two, Section Two, Mays Chapel North", "Plat Three, Section Two, Mays Chapel North", and "Plat Five, Section Two, Mays Chapel North", which plats were recorded among the Land Records of Baltimore County on September 19, 1989 in Plat Book S.M. No. 60, Folios 143, 144, 145 and 147 (the "Subject Plats"), comprising 28.45 acres, more or less, in the aggregate.

BEING part of the property described in the Deed dated June 19, 1972 between James Keelty, Jr., et. al. and James Keelty, Jr., et. al. recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K., Jr. No. 5281, folio 326; the Deed dated August 10, 1982 between the Flintkote Company and Mays Chapel Village recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K., Jr. No. 6452, folio 438; and the Deed dated April 25, 1986 between Baltimore County, Maryland and James Keelty, Jr., et. al. recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K., Jr. No. 7164, folio 408.

TOGETHER WITH all improvements thereon and all rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or appertaining thereto.

SUBJECT TO the right and easement of Grantor, its successors and assigns, to use all portions of Longstone Road shown on the Plats for vehicular and pedestrian ingress and egress between (a) all that land shown on the plat entitled "Plat Four, Section Two, Mays Chapel North", which plat was recorded among the Land Records of Baltimore County on September 19, 1989, in Plat Book S.M. No. 60, folio 146 ("Plat Four"), on the one hand, and (b) Padonia Road, as shown on the Subject Plats and Plat Four, on the other hand, which right and easement shall remain in effect with respect to each portion of Longstone Road until such portion is deeded to Baltimore County.

TO HAVE AND TO HOLD the land and premises above described and mentioned, and hereby intended to be conveyed, unto the Grantee, its successors and assigns, in fee simple, forever.

Grantor covenants that it will warrant specially the property hereby conveyed and that it will execute such further assurances of the same as may be requisite.

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE _____ DATE 1-8-90

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

By _____ Date 1-8-90

B B 528***41352J7:a 608##

D REC/F 14.00
D T TX 12922.62
D DOCS 12925.00
D
SH CLERK 25861.62

#52480 C002 R02 T14:5
01/08/9

12,925-
12,922.62
12,14

ALSO SEE RELATED CASE 1991-0144-SPH

ALSO SEE RELATED CASE 1991-0144-SPH

IN WITNESS WHEREOF, the Grantor has caused this Deed to be duly executed on its behalf by its duly authorized partners.

WITNESS:

MAYS CHAPEL VILLAGE

By: _____
James Keelty, Jr.,
General Partner

_____

By: _____
Joseph S. Keelty,
General Partner

Louise H. Keelty, General Partner

_____

By: _____
Louise H. Keelty,

_____
James Keelty, III

_____
Herbert S. Garten, As her Attorneys-in-Fact per Power of Attorney

STATE OF MARYLAND, _____ OF _____, TO WIT:

On this 6th day of October, 1989, before me, a Notary Public of the State aforesaid, personally appeared JAMES KEELTY, JR., who acknowledged himself to be a general partner of Mays Chapel Village, a Maryland general partnership, and that he in his capacity as general partner, did execute the foregoing instrument as his free act and deed for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires: 7-1-90

_____
Notary Public

ANN D. FILBEY NOTARY PUBLIC BALTIMORE CO., MD.

STATE OF MARYLAND, _____ OF _____, TO WIT:

On this 6th day of October, 1989, before me, a Notary Public of the State aforesaid, personally appeared JOSEPH S. KEELTY, who acknowledged himself to be a general partner of Mays Chapel Village, a Maryland general partnership, and that he in his capacity as general partner, did execute the foregoing instrument as his free act and deed for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires: 7-1-90

_____
Notary Public

ANN D. FILBEY NOTARY PUBLIC BALTIMORE CO., MD.

ALSO SEE RELATED CASE 1991-0144-SPH

ALSO SEE RELATED CASE 1991-0144-SPH

STATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:

On this 10th day of October, 1989, before me, a Notary Public of the State aforesaid, personally appeared LOUISE T. KEELTY, Attorney-in-Fact for LOUISE H. KEELTY, who acknowledged that she was one of the Attorneys-in-Fact named under a Power of Attorney for LOUISE H. KEELTY, and that she in her capacity as Attorney-in-Fact, did execute the foregoing instrument as her free act and deed for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Katherine Reid Walker
Notary Public

My commission expires: July 1, 1990

KATHERINE REID WALKER NOTARY PUBLIC BALTIMORE COUNTY, MD.

STATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:

On this 6th day of October, 1989, before me, a Notary Public of the State aforesaid, personally appeared JAMES H. KEELTY, III, Attorney-in-Fact for LOUISE H. KEELTY, Who acknowledged that he was one of the Attorneys-in-Fact named under a Power of Attorney for LOUISE H. KEELTY, and that he in his capacity as Attorney-in-Fact, did execute the foregoing instrument as his free act and deed for the purposes therein contained.

IN WITNESS WHREOF, I hereunto set my hand and official seal.

Ann D. Filbey
Notary Public

My Commission expires: 7-1-90

ANN D. FILBEY NOTARY PUBLIC BALTIMORE CO., MD.

STATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:

On this 5th day of October, 1989, before me, a Notary Public of the State aforesaid, personally appeared HERBERT S. GARTEN, Attorney-in-Fact for LOUISE H. KEELTY, Who acknowledged that he was one of the Attorneys-in-Fact named under a Power of Attorney for LOUISE H. KEELTY, and that he in his capacity as Attorney-in-Fact, did execute the foregoing instrument as his free act and deed for the purposes therein contained.

IN WITNESS WHREOF, I hereunto set my hand and official seal.

Eleanor Chan
Notary Public

My Commission expires: July 1, 1990

GALWAY, INC.
61 EAST PADONIA ROAD
POST OFFICE BOX 528
TIMONIUM, MARYLAND 21093

ALSO SEE RELATED CASE 1991-0144-SPH

6

170:09/29/89
ATN01:5083I

Attachment #6

BER 8 3 7 0 PAGE 3 1 6

3

ALSO SEE RELATED CASE 1991-0144-SPH

DEED

THIS DEED is made this 3rd day of January, ~~1989~~ 1990 by MAYS CHAPEL VILLAGE, a Maryland general partnership, Grantor, to TINTERN, INC., a Maryland corporation, Grantee.

The Grantor, for and in consideration of One Million Four Hundred Fifty-Three Thousand Seven Hundred Ninety-Four Dollars ($1,453,794.00), grants, conveys and assigns to the Grantee, its successors and assigns, in fee simple, the real property described as follows:

All those tracts of land in the Eighth Election District of Baltimore County, Maryland which are shown on the plat entitled "Plat Four, Section Two, Mays Chapel North", which plat was recorded among the Land Records of Baltimore County on September 19, 1989 in Plat Book S.M. No. 60, Folio 146, comprising 10.25 acres, more or less, in the aggregate.

BEING part of the property described in the Deed dated June 19, 1972 between James Keelty, Jr., et. al. and James Keelty, Jr., et. al. recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K., Jr. No. 5281, folio 326.

TOGETHER WITH all improvements thereon and all rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or appertaining thereto.

TO HAVE AND TO HOLD the land and premises above described and mentioned, and hereby intended to be conveyed, unto the Grantee, its successors and assigns, in fee simple, forever.

Grantor covenants that it will warrant specially the property hereby conveyed and that it will execute such further assurances of the same as may be requisite.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be duly executed on its behalf by its duly authorized partners.

D RC/F 14.00
D T TX 7268.97
D DOCS 7270.00
DEED 0
SM CLERK 14552.97
#52481 C002 R02 T14:5
01/08/9

SIGNATURE DATE 1-8-90

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

By 1-8-90
By Date

WITNESS:

MAYS CHAPEL VILLAGE

By: James Keelty, Jr., General Partner

By: Joseph S. Keelty, General Partner

Louise H. Keelty, General Partner

By: Louise T. Keelty,

James Keelty, III,

Herbert S. Garten
As her Attorneys-in-Fact per Power of Attorney

7270.00
7268.97
14

B B 326***2326000:a 608
B B 327********70:a 608

ALSO SEE RELATED CASE 1991-0144-SPH

ALSO SEE RELATED CASE 1991-0144-SPH

STATE OF MARYLAND, OF , TO WIT:

On this 6th day of October, 1989, before me, a Notary Public of the State aforesaid, personally appeared JAMES KEELTY, JR., who acknowledged himself to be a general partner of Mays Chapel Village, a Maryland general partnership, and that he in his capacity as general partner, did execute the foregoing instrument as his free act and deed for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires: 7-1-90

Ann D. Filbey
Notary Public

ANN D. FILBEY NOTARY PUBLIC BALTIMORE CO., MD.

STATE OF MARYLAND, OF , TO WIT:

On this 6th day of October, 1989, before me, a Notary Public of the State aforesaid, personally appeared JOSEPH S. KEELTY, who acknowledged himself to be a general partner of Mays Chapel Village, a Maryland general partnership, and that he in his capacity as general partner, did execute the foregoing instrument as his free act and deed for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires: 7-1-90

Ann D. Filbey
Notary Public

ANN D. FILBEY NOTARY PUBLIC BALTIMORE CO., MD.

ALSO SEE RELATED CASE 1991-0144-SPH

ALSO SEE RELATED CASE 1991-0144-SPH

STATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:

On this 10th day of October, 1989, before me, a Notary Public of the State aforesaid, personally appeared LOUISE T. KEELTY, Attorney-in-Fact for LOUISE H. KEELTY, who acknowledged that she was one of the Attorneys-in-Fact named under a Power of Attorney for LOUISE H. KEELTY, and that she in her capacity as Attorney-in-Fact, did execute the foregoing instrument as her free act and deed for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Katherine Reid Walker
Notary Public

My commission expires: July 1, 1990

KATHERINE REID WALKER NOTARY PUBLIC BALTIMORE COUNTY, MD.

STATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:

On this 6th day of October, 1989, before me, a Notary Public of the State aforesaid, personally appeared JAMES H. KEELTY, III, Attorney-in-Fact for LOUISE H. KEELTY, Who acknowledged that he was one of the Attorneys-in-Fact named under a Power of Attorney for LOUISE H. KEELTY, and that he in his capacity as Attorney-in-Fact, did execute the foregoing instrument as his free act and deed for the purposes therein contained.

IN WITNESS WHREOF, I hereunto set my hand and official seal.

Ann D. Filbey
Notary Public

My Commission expires: 7-1-90

ANN D. FILBEY NOTARY PUBLIC BALTIMORE CO., MD.

STATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:

On this 5th day of October, 1989, before me, a Notary Public of the State aforesaid, personally appeared HERBERT S. GARTEN, Attorney-in-Fact for LOUISE H. KEELTY, Who acknowledged that he was one of the Attorneys-in-Fact named under a Power of Attorney for LOUISE H. KEELTY, and that he in his capacity as Attorney-in-Fact, did execute the foregoing instrument as his free act and deed for the purposes therein contained.

IN WITNESS WHREOF, I hereunto set my hand and official seal.

Eleanor C. Klemm
Notary Public

My Commission expires: July 1, 1990

ELEANOR C. KLEMM NOTARY PUBLIC BALTIMORE COUNTY, MD. MY COMMISSION EXPIRES JULY 1, 1990

GALWAY, INC.
61 EAST PADONIA ROAD
POST OFFICE BOX 528
TIMONIUM, MARYLAND 21093

ALSO SEE RELATED CASE 1991-0144-SPH

ALSO SEE RELATED CASE 1991-0144-SPH

IN RE: PETITIONS FOR SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCES - NW/Corner I-83 and Padonia Road 8th Election District 3rd Councilmanic District	*	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY
	*	Case No. 88-536-Auth-ASPHX
Mays Chapel Village Part. Petitioner	*	

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception to develop and use the subject property for a Neighborhood Unit Development; a special hearing to approve life-care facilities in senior citizen housing and a Day Care Center, Class B Group Child Care Center, in accordance with the special exception request or approved as an accessory to permitted uses in a Planned Unit Development; and variances to permit townhouses to a height of 45 feet, garden apartment buildings to a height of 50 feet, mid-rise buildings to a height of 65 feet and other mid-rise buildings and senior citizen housing to a height of 85 feet, in lieu of the maximum permitted 40 feet in the D.R. 3.5 zone and 45 feet in the D.R. 5.5 zone, all as more particularly described in the Authorization Plan Binder, except as modified and superceded in Petitioner's Exhibit 1, Figures 5, 6, 8, 9, 11, 12, and 15.

ORDER RECEIVED FOR FILING
Date 11/4/88
By Bette Schulmann

The Petitioners, Mays Chapel Village and James Keelty Company, Inc., by James Keelty, III appeared, testified and were represented by Eugene P. Smith, Esquire. Also appearing on behalf of the Petition were Frank Hodgetts and George S. Badders of James Keelty Company, Inc., George E. Gavrelis and Edmund F. Haile with Daft-McCune-Walker, Inc., Wes Guckert of The Traffic Group, Inc., Frederick P. Klaus, Real Estate Appraiser, C. Richard Moore, Director, Department of Traffic Engineering, and P. David

ALSO SEE RELATED CASE 1991-0144-SPH

ALSO SEE RELATED CASE 1991-0144-SPH

Fields, Director, Office of Planning. Phyllis E. Friedman, Esquire, appeared on behalf of the People's Counsel of Baltimore County. Appearing as an interested party was Sal Ercolan, Jr. The following appeared and testified as Protestants: Dr. Peter Dans, President, Charles Schmenner and A. D. McComas of the Falls Road Community Association; the following residents from West Padonia Road - Joseph & Mary Lhotsky, Mildred & John Vogel, Edward W. Gahan, Harriett Tinker, Julie Hook, Julian Lampel and Joan C. Fisher; the following residents of Chapel Ridge Road - Richard Allchin and Ann T. Thompson; Joseph R. B. Tollman of Mays Chapel Road; Rachel Hunter of Ridgemont Road; Brian M. Bankard and Nancy Marriott of Clanghorn Road; Judy Bond of Labrador Lane; and the Valleys Planning Counsel, by Lisa Kier, Executive Director.

Testimony indicated that the proposed development, known as Mays Chapel North, is comprised of 384 acres, plus or minus, and will contain 2,177 residential units consisting of townhouses, garden apartments, garden condominiums, and senior citizen housing/life-care facilities. Additionally, the property will have a village center containing 43,553 sq.ft. of floor space for local retail shopping, 21,776 sq.ft of office space, and housing for senior citizens with related life-care facilities. The subject property is located on the north side of Padonia Road, west of the Baltimore-Harrisburg Expressway, I-83.

Initially, Petitioner through its Counsel, submitted modified and revised plats incorporating the recommendations of the Baltimore County Planning Board. The modifications were as follows: 1) the reduction of a proposed six-story mid-rise housing facility in the area of Padonia and Greenpoint Road to a four-story maximum high-rise structure; 2) the increase of a proposed four-story mid-rise housing facility in the northeast

ORDER RECEIVED FOR FILING
Date 11/4/88
By Kathi Schuman

ALSO SEE RELATED CASE 1991-0144-SPH

ALSO SEE RELATED CASE 1991-0144-SPH

extremity of the proposed development area, the property adjacent to Padonia Farms, to permit three, six-story residential buildings to be designed in the shape of a "t" or "Y"; 3) eliminating the access road proposed from the townhouse garden apartments area along Padonia Road to the townhouse area to preserve the environment; 4) restricting the paving of Padonia Road from east to west as follows: 44 feet to the western most intersection of Roundwood and Padonia Roads, tapered, then to a 30-foot width of paving for a distance of approximately 800 feet westerly along Padonia Road; and thence a width of 24 feet for approximately 850 feet to the end of the site; 5) maintaining a minimum distance of 100 feet between the boundary line of the tract, and any principle building with undisturbed 100-foot wooded buffered area along the R.C. 5.5. rural residential development to the north of the property.

The plan, entitled Unit Development, was submitted pursuant to Section 430 of the Baltimore County Zoning Regulations (B.C.Z.R.). Unit Developments were established in 1970 by County Council Bill No. 100, with the intent of creating "diversified, well-planned, and well-designed large integral developments" with the County retaining and exercising special discretionary authority to control the development. The purpose of the legislation was to foster the development of well-designed neighborhoods, communities, and towns as unit developments, by providing for uses and levels of land-use intensity not otherwise permitted in the zones in which such development would be situated. The PUD concept permits a mixture of land uses such as residential, commercial, and institutional on the same tract; a mixture of dwelling units encompassing type, scale, density; and a means of garnering, improving and maintaining useable open space.

ORDER RECEIVED FOR FILING
Date 11/4/88
By Bette J. Schulman

ALSO SEE RELATED CASE 1991-0144-SPH

ALSO SEE RELATED CASE 1991-0144-SPH

The plan presented in this case is for a Neighborhood Planned Unit Development as permitted in Section 430.1.B.1. Testimony indicated the proposed project is within the urban rule demarcation line, as determined by the Master Plan adopted by the Baltimore County Council in 1979, as required by Section 430.1.B. 2. Pursuant to Section 430.1.B.2 of the B.C.Z.R. the Planning Board reviewed the authorization plan for the PUD. After review of the file and testimony, consideration of a report submitted by the Baltimore County Planning Board, hereinafter referred to as Planning Board, on the proposal, it is found the initial procedural steps and requirements set forth in Section 430.1.C of the B.C.Z.R. have been satisfied. The Planning Board, by resolution dated June 17, 1988, adopted a favorable report on the PUD request and approved the authorization plan, as modified and as the appropriate approval is required, pursuant to Section 430.1.C.7 of the B.C.Z.R. Pursuant to Section 430.1.D of the B.C.Z.R., a public hearing on the petitions filed was promptly scheduled.

ORDER RECEIVED FOR FILING
Date 11/28/88
By

Frank R. Hodgetts, Vice President and Project Manager of Mays Chapel North, employed with James Keelty Company, Inc., testified that he has worked on the project since 1986. He indicated that his education includes a Masters from the University of Pittsburgh in both Social Work and Public Administration, with concentration in community development. He testified the PUD plan proposed devotes 45% of the project to open space, specifically, 178 acres of which 92 acres will be deeded to Recreation and Parks. He further testified that under the PUD plan, only 20% open space is required. In his opinion, the increased open space is in keeping with the area and has helped create the continuation of the rural feeling by providing adequate space to screen and soften the aesthetic aspects. Mr. Hodgetts reiterated the benefits to the citizens of Balti-

ALSO SEE RELATED CASE 1991-0144-SPH

ALSO SEE RELATED CASE 1991-0144-SPH

more County as set forth in Petitioner's Exhibit 5, a report from the Baltimore County Planning Board to the Zoning Commissioner, Pages 74 and 75. His testimony further emphasized the efforts the developer has made to work with the Department of Environmental Protection and Resource Management (DEPRM) to insure the rehabilitation of streams in the area.

Mr. Hodgetts further testified the variances requested for the heights for the townhouses, garden apartment buildings, mid-rise housing buildings, and senior citizen housing are necessary due to the angle of height limitations provided by Section 430.2.C.2 being inapplicable in this case because of the establishment of a 0-foot perpendicular height limitation. Testimony indicated that the perimeters of the property are far below the height of the building development area of the land, and that no matter how far buildings are removed from the tract boundary lines, there would be no allowance for any perpendicular height limitations, a situation Petitioner argued which was not contemplated by the B.C.Z.R. when this section was drafted. Petitioner's witnesses contended that the contour of the land creates a hardship and practical difficulty by limiting the height of tonwhouses, garden apartment buildings, mid-rise buildings and senior citizen housing to an impractical height, regardless of the setback location of the buildings from the property line. Mr. Hodgetts noted the alternative was to spread out the project which would interfere with the overall concept of creating more air, light and open space. On cross-examination, Mr. Hodgetts indicated that he felt the 100-foot buffered area in the northeasternmost area of the property should be sufficient to buffer the proposed six-story building along the Padonia Farms boundary from the single-family residences in that area. He conceded he could not guarantee the building would not be seen by the property

ORDER RECEIVED FOR FILING
Date 11/4/88
By Beth Schulman

ALSO SEE RELATED CASE 1991-0144-SPH

ALSO SEE RELATED CASE 1991-0144-SPH

owners of Padonia Farms; however, in his opinion, the proposed six-story mid-rise housing buildings would not be visible to the houses in the R.C. 5 area.

In response to the concerns of the Protestants, Petitioner committed to developing the six-story development to the northeast of the subject site, known as Section 11, last. Testimony indicated that the build-out period is a proposed 18 year development.

Wes Guckert with The Traffic Group, Inc., indicated that he was familiar with the area and had studied the area regarding the resulting traffic under the proposed plan in contrast to the previously approved CRG plan which consisted of an approved 1,543 dwelling units. He testified his analysis indicates the development of the subject property as a PUD would have no significant effect on the road system when compared to the impact of traffic to be generated under the approved CRG plan. He indicated that his analysis took into consideration the proposed improvements to the interchange between Padonia Road and I-83 which will be made over the 18-year build-out period projected for Mays Chapel North, and the proposed extension of Warren Road from York Road and I-83 and the extension of Beaver Dam Road into Padonia Road, which he believes will provide substantial relief for Padonia Road. Mr. Guckert concluded that the development of Mays Chapel North as a PUD would not generate a significant increase in traffic volume at any of the key intersections studied.

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C. Richard Moore, Director of Baltimore County's Department of Traffic Engineering, subpoenaed by Petitioners, concurred with Mr. Guckert's conclusions and testified in his opinion the development under the proposed PUD plan with accompanying shopping and office space, will not create congestion over and above what would be generated under the

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approved CRG plan. The County concluded the projected traffic impact upon the overall road system would be essentially the same for both the PUD and CRG proposals. The Petitioners and County Department of Public Works, Bureau of Engineering, believe there would be no distinctive traffic impact as the concept of the PUD is to be a more or less self-contained development. The intent and purpose is to provide the services, as retail office, recreational, and school uses within the neighborhood. Testimony further indicated the elderly units generally have a different peak traffic demand and a much lower trip rate compared to other units such as the townhouses they serve to replace. Mr. Moore further indicated that the proposed improvements for Beaver Dam and Warren Roads should be completed by 1992.

Mr. Edmund Haile, Senior Vice President with Daft-McCune-Walker, Inc., testified that he has studied the water, sanitary and sewer systems for the proposed PUD and indicated that he believes the requirements set forth in Section 502 of the B.C.Z.R. will be met. George E. Gavrelis, also with Daft-McCune-Walker, Inc., testified that in his opinion, no adverse affect on the vicinial area or area at large would result if the relief requested herein was granted. He indicated that the 100-foot buffer area in the northeast section abutting the R.C. 5 zone of Padonia Farms served the public interest. He testified regarding each of the requirements set forth in Section 502.1 and concluded in his opinion, that each requirement would be met. He emphasized that Padonia Farms to the north of the property, consists of large lots with preservation of trees on individual homeowners' lots. After scaling the property line to Padonia Farms, he estimated that there is a distance in excess of 1,000 feet between the subject property and homes currently developed in Padonia Farms.

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He further testified regarding the variances requested and concluded in his opinion, that practical difficulty and unreasonable hardship would be suffered by Petitioner if not granted due to the unique configuration of the property and inability to meet the strict angle height limitations imposed by the B.C.Z.R. Mr. Gavrelis concluded that in his opinion, the proposed plan meets the spirit and intent of the PUD legislation by providing the variety of uses, variety and types of housing, a mixture of commercial and residential uses, and promoting open space.

David Fields, Director of Planning for Baltimore County, supboenaed as a witness by Petitioner, testified that he has been involved in reviewing the proposed development plans since approximately January 1, 1988 and has attempted to incorporate the environmental concerns of the community into the modifications which have been addressed and incorporated into the plan from the original proposal. He testified that in his opinion, the requirements as set forth in Section 502.1 of the B.C.Z.R. have been met. He further indicated that the density proposed is reasonable.

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James Keelty, III, President of James Keelty Company, Inc., testified that he has been active with the company for approximately 25 years and has held a managerial position for approximately 15 years. He testified that his company has experience in the development of substantial residential units and housing projects, and cited among others, Rodgers Forge and the Mays Chapel South development, which consists of 1,740 units. Testimony indicated Petitioner has experience in office and retail development as well. He indicated that the build-out time period for that project was approximately 18 years. He further testified as to the financial stability of the company and its ability to complete the development

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of the proposed project. He testified regarding the company's past pattern of developing mainly without mortgage financing and the use of an open line of credit with Equitable Bank in the amount of $3 million dollars. He further indicated that at the present time, the company has invested in excess of $2.5 million dollars, without borrowing. Mr. Keelty indicated that there is no mortgage on the land and does not believe there will be a need to mortgage or draw on the line of credit before 1992. In his opinion the company will have no difficulty in carrying out the development throughout all stages. He indicated the marketing study developed supports the projected marketability of the project as being very strong.

Frederick Klaus, Real Estate Appraiser testified that he had visited the site and the homes along Cleghorn Road in Padonia Farms. He indicated that in his opinion the proposed development will have no adverse affect on the property values of Padonia Farms. He indicated that due to the landscaping of individual homes and the heavily wooded area that will be maintained between the subject property and the homes on Padonia Farms, he does not believe the development will be visible from the homes. To support his testimony, he introduced four 8 x 10 photographs marked Petitioner's Exhibits 12 through 15 depicted the homes along Cleghorn Road and the vicinity between the subject property and Padonia Farms.

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Dr. Peter Dans, President of Falls Road Community Assoc., testified as to their concerns with the proposed project. First and foremost, the Association is opposed to any commercial development west of I-83. They feel that it is not in the best interests and are afraid of the precedent it will set. Second, they are opposed to any increase in density and area which they believe should be decreased rather than increased as it

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approaches the urban rural designation line. Third, they are opposed to the heights of the buildings, in particular, the six-story building. They feel the additional height gives more of an urban look to an area that abuts an R.C. zone and the urban rural demarcation line. Fourth, they are concerned with the roads and their ability to handle the projected increase in traffic. Fifth, and finally they have generic concerns about the PUD legislative intent.

Many of the concerns expressed by Dr. Dans were reiterated by numerous other Protestants. Brian Bankert and Nancy Merritt of Cleghorn Road voiced their opposition to the proposed six-story buildings in Section 11 along the property line abutting the Padonia Farms development. They further indicated their opposition to the mixed use of commercial and office development along with residential development which they foresee will create an increase in traffic.

The homeowners along Padonia Road expressed concern about the ability of this road to handle additional traffic from the development to Falls Road, further congesting the area in the vicinity of their homes. They expressed great concern that if a 70-foot right-of-way was given to the County, the widening of Padonia Road would be greater than presently proposed, without future public hearings. They believe such widening would increase traffic and the speed at which motorists travel on Padonia Road. If that was the case, they strongly believe that it would have a detrimental affect on their health, safety and general welfare as well as the property values of their homes. Much discussion followed regarding the fears of the property owners that the County might widen the road without a public hearing. To resolve this issue, it was agreed that any deed conveying the 70-foot right-of-way by the Petitioner to the County

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would require a public hearing before the widening of Padonia Road. In the event a public hearing was not held prior to the County's widening the road, the deed would provide for reversion of the property back to the Petitioner.

At the hearing, a good portion of the Protestants' dissatisfaction with the plan was the existence of any retail and office use on the subject property. As explained, the legislative intent of the PUD concept was specifically to foster the development of projects of this nature where residential, retail, office, and recreational uses are developed on the same tract of land.

Phyllis Friedman, Esquire, People's Counsel for Baltimore County, noted that there was a big distinction between the size of the proposed development in this instance and that proposed in the Lakeside Development. Lakeside consists of 431 acres with 5,525 residential units, 1,136 sq.ft. of retail space, and 68,000 sq.ft. of commercial office space in contrast to this project, which consists of 384 acres with 2,177 residential units, and 4,355 sq.ft. of village center space with 21,776 sq.ft. devoted to office space. Ms. Friedman noted this plan provides for a lot less situation of over-reaching in this project, especially in light of the fact that there is no mortgage on the property. Further, she noted Petitioners' past involvement in projects of similar residential size and independent commercial projects. Ms. Friedman requested that the six-story building proposed for Section 11 be approved conditioned upon there being no visibility of the proposed project from the adjoining Padonia Farms development. People's Counsel further requested that the restrictions imposed in Lakeside, In Re: Petitions Authorization, Special Hear-

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Date 11/18/91
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ing and Variances, Bancroft Homes of Owings Mills, Inc., Case No. 87-152-Auth, SPHA, be adopted where appropriate in this Order.

Section 430.1.D.3a of the B.C.Z.R. requires an affirmative finding that the proposed development would serve the public interest and would not adversely affect the health, safety and general welfare in the vicinial area, the County, or the area at large. Based upon the testimony and evidence presented, and the recommendations of the Office of Planning and Zoning and the Planning Board, when viewed in context with the legislative statement of findings and policy as set forth in Sections 430.1.A.1a through f and 430.1.A.2, B.C.Z.R., it is clear that there would be no such adverse affect and that the proposed development would serve the public interest. Section 430.1.D.3b, B.C.Z.R. requires an affirmative finding in consideration of the comments or reports submitted by the Planning Board and all other agencies or officials required to submit such comments, that the proposed development would not create such conditions as set forth in Section 502.1b through f of the B.C.Z.R. That section delineates criteria to be examined when judging a special exception request. Section 430.1.B.2 authorizes the Zoning Commissioner or Deputy Zoning Commissioner to approve a PUD by special exception and in accordance with the provisions of Article V of the B.C.Z.R. After reviewing all of the testimony and evidence presented, the comments submitted by County agencies, and the report of the Planning Board, it appears that the proposed development would not create any adverse conditions as defined by Section 502.1b through f.

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It must be determined if the conditions as delineated in Section 502.1 are satisfied. The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed

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standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R. The facts and circumstances do not show that the proposed development would have any adverse impact above and beyond that inherently associated with such a project plan, inasmsuch as the authorization plan meets the objections and requirements of the PUD regulations as set forth in the B.C.Z.R. in Section 430 and 502.1b through f. The development would not create a potential hazard from fire, panic, or other dangers; overcrowd land and cause undue concentration of population; interfere with adequate provisions for schools, parks, water, sewerage, transportation, or other public requirements, conveniences, or improvements; nor interfere with adequate light and air.

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Section 430.1.D.3.c of the B.C.Z.R. requires a finding that there is a "reasonable expectation" that the proposed neighborhood PUD "would be developed to the full extent of and fully in accordance with the authorization plan." Testimony presented by Petitioner sufficiently indicates evidence of its financial stability, financial support, and ability to

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complete the project. Petitioner's development costs incurred and projected economic conditions as presented and reviewed indicate its ability to complete the program. As pointed out by People's Counsel, the size and scope of the project do not appear to be over-reaching in light of Petitioners' past experience and owning of the land. Petitioner's evidence was uncontradicted regarding its commitment and/or its ability to complete the project. Therefore, it is found that there is a reasonable expectation that the proposed neighborhood unit development will be developed to the full extent above and in accordance with the authorization plan. The favorable finding regarding this requirement is based upon the facts and evidence presented as to the Petitioner's support and commitment to work with the County on effectuating the approved plan and compliance with the infrastructure requirements.

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Section 430.1.D.3.d requires an affirmative finding that the development, as approved, would comply with all applicable zoning regulations and that the plan, as approved, incorporates any revisions which resolve conflicts between other County laws or technical requirements and the proposed plan. Based upon the comments and reports submitted, which were uncontradicted, it is affirmatively determined that compliance does in fact exist.

Section 430.2.C.2.B delineates specific height requirements from which the Petitioner is requesting variances. As previously determined by the Zoning Commissioner in Case No. 87-152-Auth., SPHA, there is nothing in Section 307, the County Charter, or Section 430 which negates the authority to grant the variances requested.

A variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his

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property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

> 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
>
> 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
>
> 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

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After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing and variances were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Finally, the Petitioner requests certain uses which are not specifically delineated in Section 430.2.D B.C.Z.R. Uses described above are such that would be fairly typical in any large community. As noted by the Planning Office in their support of Petitioners' request for the life-care and day care facilities, the proposed uses in residential areas, although not included as of right, are found to be appropriate and within the spirit and intent of the legislation as accessory uses.

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Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special exception, special hearing and variances should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 4th day of November, 1988 that the special exception to develop and use the subject property for a Neighborhood Unit Development; a special hearing to approve life-care facilities in senior citizen housing and Day Care Center, Class B Group Child Care Center in accordance with the special exception request as an accessory to permitted uses in the Unit Development; and variances to permit townhouses to a height of 45 feet, garden apartment buildings to a height of 50 feet, mid-rise buildings to a height of 65 feet and other mid-rise buildings and senior citizen housing to a height of 85 feet, in lieu of the maximum permitted 40 feet in the D.R. 3.5 zone and 45 feet in the D.R. 5.5 zone, in accordance with Petitioner's Authorization Plan Binders marked Petitioner's Exhibit 3, except as modified in Petitioner's Exhibit 1 and Figures 5, 6, 8, 9, 11, 12, and 15, be approved, and as such, the Petitions for Special Exception, Special Hearing and Zoning Variances be and are hereby GRANTED, subject, however, to the following restrictions, which are conditions precedent to the relief granted herein:

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Date 11/4/88
By Betty Schulman

1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2) Section 11 for the proposed three six-story mid-rise housing units shall be the last area where construction is commenced. No more than three (3) six-story buildings shall be developed in Section 11.

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3) The deed conveying a 70-foot right-of-way to the County for Padonia Road shall specifically provide a reversion of the property to Petitioner and/or its successor in interest in the event the County widens the road without a public hearing other than as follows: a 44-foot width up to the westernmost intersection of Roundwood and Padonia Roads. The road will then be tapered to a 30-foot width from that point to a point 800 feet west along Padonia Road, and will be further tapered from that point to the intersection with existing Padonia Road, a width of 24 feet and a distance of approximately 850 feet. Any future increase in paving width within the reserved right-of-way will constitute an amendment to the approved authorization plan for Mays Chapel North and will require approval of the Planning Board and Zoning Commissioner's Office. Such approval shall not be granted by the Zoning Commissioner's Office until a public hearing has been held either by the Zoning Commissioner or any other County agency through another process.

4) At the time of submission of sectional detailed plans to the CRG, the Petitioner shall submit to the Deputy Zoning Commissioner and/or Zoning Commissioner for approval, as a prior condition of Zoning approval of the plan, zoning regulations applicable to the particular section for inclusion within the overall authorization plan.

The Petitioner shall ensure that the regulations applicable to each section shall not be in contradiction, but in conjunction with each section. When preparing the regulations, the developer shall anticipate the necessary use and bulk guidelines with enough foresight to govern after the initial construction. After initial approval amendments to the PUD zoning regulations should be submitted to the Deputy Zoning Commissioner and/or Zoning Commissioner for approval and, upon approval, included in the permanent case file. Upon final development of the PUD, these regulations shall be indexed to reflect regulations common to the entire PUD and those applicable to each section. The interpretation, administration, and enforcement of said regulations shall be the responsibility of the Petitioner or its assignees. The B.C.Z.R. shall be utilized as a guide for preparation of the applicable PUD zoning regulations.

5) The Petitioner shall note on the final development plan for each section and on the plats recorded among the Land Records of Baltimore County that the B.C.Z.R. are not applicable and that the zoning regulations adopted and approved by the Deputy Zoning Commissioner and/or Zoning Commissioner are governing in

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Date 11/18/91
By [signature]

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Case No. 88-536-ASPHX and further, that the interpretation, administration, and enforcement of those regulations shall be the responsibility of Petitioners, its assignees, and/or the Mays Chapel North Homeowners Corporation. The sectional or individual CRG/FDP must include accurate running quantity totals of density, housing type, commercial, and office area compared to the original Authorization Plan quantities.

6(a) The authorization plan represents a conceptual design and, therefore, minor changes may occur upon preparation of engineering/detailed site plans. Should questions or challenges arise during the course of County review or CRG meetings as to whether a change is material enough to be considered a change to the overall concept, said change shall be submitted to the Director of Planning for review.

(i) If determined to be a "material" change, the Director shall submit his recommendation to the Planning Board and subsequently to the Deputy Zoning Commissioner and/or Zoning Commissioner for approval. Copies of such recommendations shall be forwarded to People's Counsel.

(ii) If determined not to be a material change, the Director shall so recommend to the Deputy Zoning Commissioner and/or Zoning Commissioner for concurrence and to be made a part of this case. Copies of all such recommendations shall be forwarded to People's Counsel.

(iii) Documentation and certification of recommendations on an amended Authorization Plan and concurrence must be obtained prior to or in conjunction with Zoning approval of the CRG/FDP and the amended Authorization Plan must be made a permanent part of the Zoning Office' file on this case.

(iv) If there is disagreement, a public hearing may be requested and held if determined to be appropriate by the Deputy Zoning Commissioner and/or Zoning Commissioner pursuant to Section 500.7 of the B.C.Z.R.

6(b) "Material change" shall be defined as follows: "Any change to the overall conceptual design of the authorization plan approved by the Deputy Zoning Commissioner and/or Zoning Commissioner that causes substantial or significant diminution of the plan's projected uses, density, or neighborhood design characteristics."

(i) The relocation of density/housing or changes in roads/pathways alignment shall not, by them-

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By [signature]

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selves, be material changes. However, any such change that obviously compromises the conceptual characteristics of the authorization plan as a whole may be considered a material change.

(ii) An increase of 20% or more in the number of density units in any one area as shown in the Authorization Plan shall be considered a material change.

(iii) Examples of what shall be considered a material change and those that shall not be are delineated on Pages 69 and 70 of the Report by the Baltimore County Planning Board to the Zoning Commissioner marked Petitioner's Exhibit 5. The examples, incorporated herein, are not intended as limitations to said definition.

7) The commencement of the commercial and office portions of the Village Center shall be no sooner than completion of at least five of the proposed Sections.

8) Compliance with Paragraphs 2 through 13 inclusive of the marked Petitioner's Exhibit 1 entitled "Unit Development Plan, Mays Chapel North" as revised by the Baltimore County Planning Board. A copy of said Exhibit is attached hereto and made a part hereof.

9) Prior to Petitioners and/or any successors in interest transferring and/or selling its interest in the subject property, either in its entirety or by sections, to any individual, corporation, partnership and/or entity of any nature, the Zoning Commissioner and/or Deputy Zoning Commissioner shall find the requirements of Section 430.1.D.3C shall continue to be met for completion of the approved neighborhood unit development. The burden shall be on the Petitioners and/or their successors in interest to file a Petition for Special Hearing and prove the ability of the assignees and/or successor in interest to preserve the integrity of the Authorization Plan as approved and additionally, to meet the requirements set forth in Section 430.1.D.3C. This restriction shall not apply to individual sales to resident buyers.

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Date 11/18/91
By Kathi Schuhmann

Ann M Nastarowicz

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

ALSO SEE RELATED CASE 1991-0144-SPH

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Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

November 4, 1988

Dennis F. Rasmussen
County Executive

Eugene P. Smith, Esquire
1400 Equitable Bank Center
100 South Charles Street
Baltimore, Maryland 21201

RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION AND VARIANCES
NW/Corner I-83 and Padonia Road
8th Election District - 3rd Councilmanic District
Mays Chapel Village Partnership - Petitioners
Case No. 88-536-ASPHX

Dear Mr. Smith:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing, Special Exception, and Variances have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: Messrs. Edmund F. Haile and George E. Gavrelis
Daft-McCune-Walker, Inc., 200 E. Pennsylvania Ave., Towson, Md. 21204

Mr. Wes Guckert
The Traffic Group, Inc., 2360 W. Joppa Road, Lutherville, Md. 21093

C. Richard Moore, Chief, Bureau of Traffic Engineering
P. David Fields, Director of Planning
Phyllis E. Friedman, Esquire, People's Counsel
Case File

All Protestants

ALSO SEE RELATED CASE 1991-0144-SPH

AMENDED

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Contract Purchaser and (Mays Chapel North)

The undersigned, legal owner(s) of the property situate 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 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve as part of the Neighborhood Unit Development of Mays Chapel North, authorization for which is sought by Petition for Special Exception filed herewith, the following: (1) Life-care facilities in senior citizen housing; and (2) Day-care center,* all as permitted** or as accessory to permitted uses allowed in the Unit Development, as set forth and described in the Binder accompanying the Petition for Special Exception for the Unit Development.

Property is to be posted and advertised as prescribed by Zoning Regulations.

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

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

James Keelty & Co., Inc.
(Type or Print Name)

By: _____
Signature Vice President

c/o Eugene P. Smith
Address 1400 Equitable Bank Center
100 South Charles Street
~~Baltimore, Maryland 21201~~
City and State

Attorney for Petitioner:

Eugene P. Smith
(Type or Print Name)

_____
Signature

1400 Equitable Bank Center
Address
100 South Charles Street
Baltimore, Maryland 21201
City and State

Attorney's Telephone No.: (301) 332-8713

Legal Owner(s):

Mays Chapel Village
(Type or Print Name)

By: _____
Signature Authorized Partner

_____
(Type or Print Name)

_____
Signature

c/o Eugene P. Smith
1400 Equitable Bank Center
Address Phone No.
100 South Charles Street
~~Baltimore, Maryland 21201~~
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
c/o Eugene P. Smith
1400 Equitable Bank Center
Name
100 South Charles Street
~~Baltimore, Maryland 21201~~ (301) 332-8713
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 19_____, 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 property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 19_____, at _____ o'clock _____M.

_____
Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING
Date 11/28/88
By Kathi Schulman

Z.C.O.—No. 1 (over)

* Group Child Care Center, Class B
** Permitted as part of the special exception sought.

Rec'd 8/31/88

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that:

#95

PETITION FOR SPECIAL HEARING 88-ASPHX

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Contract Purchaser and (Mays Chapel North)

The undersigned, legal owner(s) of the property situate 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 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve as part of the Neighborhood Unit Development of Mays Chapel North, authorization for which is sought by Petition for Special Exception filed herewith, the following: (1) Life-care facilities in senior citizen housing; and (2) Day-care center, all as permitted or as accessory to permitted uses allowed in the Unit Development, as set forth and described in the Binder accompanying the Petition for Special Exception for the Unit Development.

Property is to be posted and advertised as prescribed by Zoning Regulations.

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

TRUE COPY – TEST:
UCR 7/30/87
ZONING COMMISSIONER OF BALTO. CO.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

James Keelty & Co., Inc.
(Type or Print Name)

By: [signature]
Signature Vice President

c/o Eugene P. Smith
Address 1400 Equitable Bank Center
100 South Charles Street
~~Baltimore, Maryland 21201~~
City and State

Attorney for Petitioner:

Eugene P. Smith
(Type or Print Name)

[signature]
Signature

1400 Equitable Bank Center
Address
100 South Charles Street
Baltimore, Maryland 21201
City and State

Attorney's Telephone No.: (301) 332-8713

Legal Owner(s):

Mays Chapel Village, PARTNERSHIP
(Type or Print Name)

By: [signature]
Signature Authorized Partner
JAS. S. KEELTY

(Type or Print Name)

Signature

c/o Eugene P. Smith
1400 Equitable Bank Center
Address Phone No.
100 South Charles Street
~~Baltimore, Maryland 21201~~
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
c/o Eugene P. Smith
1400 Equitable Bank Center
Name
100 South Charles Street
~~Baltimore, Maryland 21201~~ (301) 332-8713
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of June, 1988, 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 property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 31st day of August, 1988, at 9 o'clock A.M. and Sept 1, 1988 at 9 am

J. Robert Haines
Zoning Commissioner of Baltimore County.

Z.C.O.—No. 1 (over)

ESTIMATED LENGTH OF HEARING 1 Day ~~1/2HR.~~ ~~1HR.~~
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL ✓ OTHER
REVIEWED BY: UCR/S.D DATE 7/30/87

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that:

#95

PETITION FOR SPECIAL EXCEPTION 88-136-ASPHX

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, Contract Purchaser, and (Mays Chapel North) legal owner~~s~~ of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the develop and herein described property for and as a Neighborhood Unit Development under Section 430 of the aforesaid Zoning Regulations, as the Unit Development is particularly set forth and described in the Binder accompanying and made part of this Petition, which Binder includes the Authorization Plan and all contents thereof called for by Section 430.1.F.2 of the Zoning Regularions.

Property is to be posted and advertised as prescribed by Zoning Regulations.

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

TRUE COPY – TEST:
UCR 7/30/87
ZONING COMMISSIONER OF BALTO. CO.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

James Keelty & Co., Inc.
(Type or Print Name)

By: [signature] Vice President
Signature

c/o Eugene P. Smith
Address 1400 Equitable Bank Center
100 South Charles Street
Baltimore, Maryland 21201
City and State

Attorney for Petitioner:

Eugene P. Smith
(Type or Print Name)

[signature]
Signature

1400 Equitable Bank Center
Address
100 South Charles Street
Baltimore, Maryland 21201
City and State

Attorney's Telephone No.: (301) 332-8713

Legal Owner(s):

Mays Chapel Village, PARTNERSHIP
(Type or Print Name)

By: [signature]
Signature Authorized Partner

Jas. S. Keelty
(Type or Print Name)

Signature

c/o Eugene P. Smith
~~1400 Equitable Bank Center~~ (301) 332-8713
Address Phone No.
100 South Charles Street
Baltimore, Maryland 21201
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
c/o Eugene P. Smith
1400 Equitable Bank Center
Name
100 South Charles Street
Baltimore, Maryland 21201 (301) 332-8713
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of June, 1988, 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 property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 31st day of Aug, 1988, at 9 o'clock A.M. and Sept 1, 1988 at 9 a.m.

J. Robert Haines
Zoning Commissioner of Baltimore County.

Z.C.O.—No. 1 1 Day (over)

ESTIMATED LENGTH OF HEARING ~~1/2HR.~~ ~~1HR.~~
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL ✓ OTHER

REVIEWED BY: UCR/J.D. DATE 7/30/87

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

#45

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 88-336-ASPHX

Contract Purchaser and (Mays Chapel North)

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 430.2.C.2 (Bulk Regulations-Height) to allow townhouses to a height of 45 feet, garden apartment buildings to a height of 50 feet, mid-rise buildings to a height of 65 feet and other mid-rise buildings and senior citizen housing to a height of 85 feet, in each case, instead of 40 feet in the D.R. 3.5 Zone, and instead of 45 feet in the D.R. 5.5 Zone, as said buildings are described in and ~~located under the plan set forth and described in the Binder submitted with the~~ Petition for Special Exception for a Neighborhood Unit Development filed herewith, and ~~made part of that Petition~~ of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) The angle of height limitation provided for by Section 430.2.C.2 is inapplicable in the instant case because establishing a zero perpendicular height limitation. The perimeters of the property are so far below the height of building development areas on the land, that no matter how far buildings are removed from the tract boundary there is no allowance for any perpendicular height limitation, a situation never contemplated by the Zoning Regulations. The contour of the land, therefore, creates a great hardship and practical difficulty by limiting the height of townhouses, garden apartment buildings, mid-rise buildings and senior citizen housing to a totally unrealistic and impracticable height regardless of the setback of the buildings from the property line.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

TRUE COPY – TEST:
ucr 7/30/87
ZONING COMMISSIONER OF BALTO. CO.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

James Keelty & Co., Inc.
(Type or Print Name)

By: [signature]
Signature Vice President

c/o Eugene P. Smith
Address 1400 Equitable Bank Center
100 South Charles Street
~~Baltimore, Maryland 21201~~
City and State

Attorney for Petitioner:

Eugene P. Smith
(Type or Print Name)

[signature]
Signature

1400 Equitable Bank Center
Address
100 South Charles Street
Baltimore, Maryland 21201
City and State

Attorney's Telephone No.: (301) 332-8713

Legal Owner(s):

Mays Chapel Village, PARTNERSHIP
(Type or Print Name)

By: [signature]
Signature Jas. S. Keelty Authorized Partner

(Type or Print Name)

Signature

c/o Eugene P. Smith
1400 Equitable Bank Center (301) 332-8713
Address Phone No.
100 South Charles Street
~~Baltimore, Maryland 21201~~
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

c/o Eugene P. Smith
~~1400 Equitable Bank Center~~
Name
100 South Charles Street
Baltimore, Maryland 21201 (301) 332-8713
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 24 day of June, 1988, 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 property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 31th day of August, 1988, at 9 o'clock A.M. and 1st day of September, 88 at 9 a.m.

J. Robert Haines
Zoning Commissioner of Baltimore County.

(over)

~~STIMATED LENGTH OF HEARING 1/2HR. 1HR.~~
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
~~ALL~~ ✓ OTHER

~~"IEWED BY:~~ ucr/J.D. DATE 7/30/87

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

EXHIBIT A

MAYS CHAPEL NORTH LAND

BEGINNING for the same at a point in the center of the paving of Padonia Road where it intersects with the center of the paving of Jenifer Road, said point of beginning being also the end of the fifth line of a parcel of land described in a deed from Francis A. Gemmill and wife to Alma Lucille Kelley, dated December 10,1924 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 609, Folio 109, running thence and binding on or near the centerline of said Padonia Road, as it now exists, and also binding on the outline at a point being the beginning of the sixty-seventh line of a parcel of land described in a deed from James Keelty, Jr. and Joseph S. Keelty trading as Padonia Land Company and Louise H. Keelty, also a Co-Partner in Padonia Land Company to James Keelty,Jr., Joseph S. Keelty and Louise H. Keelty, Co-Partners, trading as Mays Chapel Village, a General Partnership, dated June 19,1972 and recorded among the Land Records of Baltimore County in Liber E.H.K.,Jr. No. 5281, Folio 326, the three following courses and distances, as surveyed: 1.) N 68 05'50" W 48.12 feet; 2.) N 63 55'10" W 137.00 feet; 3.) N 65 13'14" W 165.92 feet, thence leaving said Padonia Road and running with and binding on all of the first through the fifth lines of that parcel of land described in a deed from Talbot T. Speer and wife to Consolidated Gas, Electric, Light and Power Company of Baltimore, dated October 31,1950, and recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1901, Folio 300 the five following courses and distances, as surveyed: 4.) N 31 40'10" E and passing over a concrete monument near the northeast side of said Padonia Road 89.65 feet; 5.) N 77 45'10" E 130.88 feet to a concrete monument; 6.) N 12 14'50" W 197.89 feet; 7.) S 89 59'10" W 135.04 feet to a concrete monument; 8.) S 58 58'10" W and passing over a concrete monument near the northeast side of said Padonia Road 241.25 feet to the center of said Padonia Road, running thence and binding on or near the centerline of paving of said Padonia Road, as it now exists, and also binding on all of the seventy-fifth, seventy-sixth and part of the seventy-seventh lines of the abovementioned deed of Padonia Land Company to Mays Chapel Village, the three following courses and distances, as surveyed: 9.) N 39 51'09" W 241.16 feet; 10.) N 37 18'20" W 170.00 feet; 11.) N 35 58'20" W 126.20 feet to the end of the seventh line of a parcel of land described in a deed by and between Baltimore County, Maryland, a body corporate and politic, and James Keelty, Jr., Joseph S. Keelty and Louise H. Keelty, Co-partners, T/A Mays Chapel Village, a General Partnership, dated April 25,1986 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. 7164, Folio 408, thence leaving said centerline of paving of Padonia Road and binding reversely on the seventh, sixth, fifth and fourth lines as described in the abovementioned deed of Baltimore County, Maryland and Mays Chapel Village the four following courses and distances:
12.) N 54 01'40" E 40.00 feet; 13.) N 54 01'40" E 163.02 feet; 14.) by a line curving to the right with a radius of 380.00 feet for a distance of 202.46 feet, said curve being subtended by a chord bearing N 64 01'40" E 201.43 feet; 15.) N74 01'40" E 430.32 feet to the end of the fourth line as described in the

abovementioned deed by and between Baltimore County, Maryland and Mays Chapel Village; running thence and binding reversely on the fourth, third, second and first lines of the abovementioned deed, the four following courses and distances, as surveyed: 16.) by a line curving to the left with a radius of 520.00 feet, for a distance of 889.42 feet, said curve being subtended by a chord bearing N 25 01'40" E 784.90 feet; 17.) N 23 58'20" W 310.00 feet; 18.) S 66 01'40" W 565.98 feet; 19.) N 73 23'38" W 40.29 feet to the end of the second line as described in the abovementioned deed by and between Baltimore County, Maryland and Mays Chapel Village; running thence and binding reversely on the second line of said abovementioned deed the following course and distance, as surveyed: 20.) N 73 23'38" W 137.00 feet to intersect the first line of the abovementioned deed of Padonia Land Company to Mays Chapel Village at a point distant 1127.37 feet from the beginning of said line; running thence and binding on part of said first line, all of the second through the seventh lines and part of the eighth line of the abovementioned deed of Padonia Land Company to Mays Chapel Village, the eight following courses and distances, as surveyed: 21.) N 16 36'22" E 949.63 feet; 22.) N 15 11'52" E 1772.96 feet to a concrete monument; 23.) N 08 38'08" W 509.78 feet to a concrete monument; 24.) N 58 51'02" E 232.76 feet to a stone; 25.) N 65 47'02" E 239.41 feet to a stone; 26.) N 55 21'02" E 392.03 feet to a concrete monument; 27.) N 51 37'57" E 254.37 feet to a concrete monument; 28.) N 46 38'20" E 98.01 feet to the westernmost right of way line of the Baltimore-Harrisburg Expressway; running thence and binding on the westernmost right-of-way lines of the Baltimore-Harrisburg Expressway as shown on Maryland State Highway Administration Right-of-Way Plats Nos.# 43057,43058,43059, and 43060, the thirty-one following bearings and distances, as surveyed: 29.) S 18 21'49" E 178.04 feet; 30.) S 19 27'55" E 104.10 feet; 31.) S 21 50'05" E 156.08 feet; 32.) S 22 17'03" E 154.93 feet; 33.) S 09 52'30" W 72.83 feet; 34.) by a line curving to the left with a radius of 5864.58 feet, for a distance of 40.94 feet, said curve being subtended by a chord bearing S 14 58'23" E 40.94 feet; 35.) S 18 35'56" E 97.32 feet; 36.) S 25 29'15" E 206.20 feet; 37.) by a line curving to the left with a radius of 5829.58 feet, for a distance of 101.75 feet, said curve being subtended by a chord bearing S 18 37'23" E 101.74 feet; 38.) S 11 14'40" E 102.98 feet; 39.) S 16 08'40" E 102.39 feet; 40.) by a line curving to the left with a radius of 5852.58 feet, for a distance of 102.15 feet, said curve being subtendec by a chord bearing S 21 37'23" E 102.14 feet; 41.) S 25 14'33" E 229.80 feet; 42.) S 35 35'57" E 25.97 feet; 43.) S 35 58'31" E 51.89 feet; 44.) S 23 18'57" E 203.90 feet; 45.) S 30 25'45" E 102.00 feet; 46.) S 24 53'16" E 132.78 feet; 47.) S 36 57'44" E 71.91 feet; 48.) by a line curving to the left with a radius of 5834.58 feet, for a distance of 101.83 feet, said curve being subtended by a chord bearing S 30 37'23" E 101.83 feet; 49.) S 34 26'02" E 101.92 feet; 50.) S 24 47'43" E 102.82 feet; 51.) S 35 48'35" E 203.95 feet; 52.) S 39 52'13" E 51.09 feet; 53.) S 40 22'03" E 51.04 feet; 54.) S 23 54'23" E 104.51 feet; 55.) S 32 35'37" E 102.62 feet; 56.) S 26 30'32" E 104.83 feet; 57.) S 31 19'30" E 103.91 feet; 58.) S 33 25'54" E 103.88 feet; 59.) S 38 15'17" E 50.57 feet to the end of the forty-fourth line of a parcel of land described in

a deed from The Flintkote Company to Mays Chapel Village, dated August 10,1982 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. 6452, Folio 438, running thence and binding on the westernmost right-of-way lines of the Baltimore-Harrisburg Expressway as shown on Maryland State Highway Administration Right-of-Way Plats Nos.# 24068,43172,43173,43174 and 43175 and binding reversely on the abovementioned deed of The Flintkote Company to Mays Chapel Village the thirty-three following courses and distances, as surveyed:
60.) S 39 46'47" E 52.77 feet; 61.) S 42 16'42" E 258.35 feet;
62.) S 60 04'36" E 212.52 feet; 63.) S 49 07'23" E 51.25 feet;
64.) S 59 14'43" E 104.36 feet; 65.) S 56 21'45" E 12.28 feet;
66.) S 03 17'37" W 233.67 feet; 67.) S 60 32'52" E 573.06 feet;
68.) S 61 42'53" E 101.12 feet; 69.) N 79 05'25" E 44.60 feet;
70.) S 48 48'41" E 170.50 feet; 71.) S 31 22'55" E 80.78 feet;
72.) S 47 28'25" E 100.50 feet; 73.) S 62 01'32" E 227.71 feet;
74.) S 72 28'27" E 211.90 feet; 75.) S 56 14'10" E 150.21 feet;
76.) S 48 36'39" E 50.16 feet; 77.) S 51 07'19" E 250.16 feet;
78.) S 44 05'20" E 101.27 feet; 79.) S 31 23'10" E 10.77 feet;
80.) S 17 17'07" E 56.10 feet; 81.) S 10 29'45" W 62.80 feet;
82.) S 17 34'40" E 66.79 feet; 83.) S 04 08'54" E 68.29 feet;
84.) S 14 25'27" W 100.32 feet; 85.) S 08 32'20" W 83.85 feet;
86.) S 20 22'18" W 224.55 feet; 87.) S 35 25'20" E 220.77 feet;
88.) S 23 39'31" W 72.14 feet; 89.) S 14 46'02" W 131.39 feet;
90.) S 80 26'41" W 209.76 feet; 91.) S 44 36'06" W 63.08 feet;
92.) S 00 09'08" W 52.00 feet to a point in the center of said Padonia Road, running thence and binding on or near the centerline of paving of said Padonia Road, as it now exists, the ten following courses and distances, as surveyed:
93.) N 89 02'00" W 64.03 feet; 94.) S 80 48'00" W 100.00 feet;
95.) S 68 35'00" W 82.00 feet; 96.) S 59 34'00" W 72.00 feet;
97.) S 46 41'00" W 100.00 feet; 98.) S 45 11'00" W 100.00 feet;
99.) S 64 56'00" W 100.00 feet; 100.) S 86 21'00" W 45.00 feet;
101.) N 76 44'30" W 150.00 feet; 102.) N 69 15'30" W 165.94 feet to the end of the first line of the abovementioned deed of The Flintkote Company to Mays Chapel Village, said point being also the beginning of the twenty-first line of the abovementioned deed from Padonia Land Company to Mays Chapel Village, running thence and binding on or near the centerline of paving of said Padonia Road, as it now exists, and binding also on the twenty-first through the sixty-third lines of said abovementioned deed, the forty-three following courses and distances, as surveyed:
103.) N 67 19'00" W 10.59 feet; 104.) N 79 43'50" W 50.00 feet;
105.) N 73 32'20" W 50.00 feet; 106.) N 85 21'30" W 86.00 feet;
107.) N 82 12'20" W 100.00 feet; 108.) N 76 25'30" W 50.00 feet;
109.) N 75 25'00" W 50.00 feet; 110.) N 70 13'50" W 100.00 feet;
111.) N 72 52'30" W 50.00 feet; 112.) N 75 44'30" W 50.00 feet;
113.) N 81 11'00" W 50.00 feet; 114.) N 88 44'20" W 50.00 feet;
115.) S 85 11'30" W 50.00 feet; 116.) S 80 21'30" W 50.00 feet;
117.) S 76 45'40" W 100.00 feet; 118.) S 79 00'50" W 50.00 feet;
119.) S 86 11'40" W 50.00 feet; 120.) N 82 33'20" W 50.00 feet;
121.) N 72 02'50" W 50.00 feet; 122.) N 70 20'10" W 105.00 feet;
123.) N 68 26'00" W 170.00 feet; 124.) N 73 03'30" W 50.00 feet;
125.) N 80 37'40" W 50.00 feet; 126.) N 86 42'40" W 100.00 feet;
127.) N 80 36'40" W 148.00 feet; 128.) N 88 28'10" W 100.00 feet;

129.) N 85 42'20" W 50.00 feet; 130.) N 78 15'00" W 50.00 feet;
131.) N 69 46'40" W 130.00 feet; 132.) N 71 19'30" W 95.00 feet;
133.) N 68 11'20" W 50.00 feet; 134.) N 60 38'10" W 50.00 feet;
135.) N 52 52'40" W 50.00 feet; 136.) N 49 16'50" W 108.00 feet;
137.) N 51 02'40" W 50.00 feet; 138.) N 60 09'20" W 50.00 feet;
139.) N 70 53'40" W 50.00 feet; 149.) N 80 10'20" W 50.00 feet;
141.) N 82 35'20" W 250.00 feet; 142.) N 86 18'10" W 100.00 feet;
143.) S 84 45'40" W 50.00 feet; 144.) S 79 32'50" W 50.00 feet;
145.) S 76 26'20" W 483.65 feet; thence leaving said Padonia Road and binding on the sixty-fourth through the sixty-sixth lines of the abovementioned deed of Padonia Land Company to Mays Chapel Village and also binding on the third through the fifth lines of the abovementioned deed of Francis A. Gemmill to Alma Lucille Kelley, the three following courses and distances, as surveyed:
146.) N 14 34'40" E and passing over a concrete monument near the north side of Padonia Road 398.16 feet to a concrete monument;
147.) N 74 47'50" W 200.00 feet to a concrete monument;
148.) S 15 12'10" W 490.45 feet to the point of beginning.

Containing 384.14 Acres of land, more or less.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY 88-536-ASPHX

Towson, Maryland

District 8th **Date of Posting** August 10, 1988

Posted for: Special Hearing - Variance & Special Exception

Petitioner: May's Chapel Village Partnership

Location of property: NW/ Corner of I 83 And Padonia Road

Location of Signs: 3 signs NE side of Padonia Road approx. 200' North of Jenifer Road - 3 signs North side of Padonia Road approx 2200' East of Jenifer Road and

Remarks: 3 signs North side of Padonia Road Approx. 700' West of I 83 Ramp

Posted by S. J. Arata **Date of return:** August 12, 1988

Signature

Number of Signs: 2

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petitions for Zoning Variance
Special Hearing, and
Special Exception
Case number:
88-536-ASPHX
NW Corner I-83 and
Padonia Road
8th Election District
3rd Councilmanic
Petitioner(s):
Mays Chapel Village
Partnership
Hearing Date: Wednesday,
August 31, 1988 &
Thursday, Sept. 1, 1988
at 9:00 a.m.

Special Hearing: As part of the Neighborhood Unit Development of Mays Chapel North, authorization for which is sought by Petition for Special Exception filed herewith, the following:

(1) Life-care facilities in senior citizen housing:

(2) Daycare center, all as permitted or as accessory to permitted uses allowed in the Unit Development.

Variance to allow townhouses to a height of 45 feet, garden apartment buildings to a height of 50 feet, midrise buildings to a height of 50 feet, midrise buildings to a height of 65 feet and other midrise buildings and senior citizen housing to a height of 85 feet, in each case, instead of 40 feet in the D.R. 3.5 Zone, and instead of 45 feet in the D.R. 5.5 Zone, as said buildings are described in and located under the plan set forth and described in the Binder submitted with the Petition for Special Exception for a Neighborhood Unit Development filed herewith, and made a part of this Petition.

Special Exception: A Neighborhood Unit Development under Section 430 of the B.C.Z.R., as the Unit Development is particularly set forth and described in the Binder accompanying and made part of this Petition, which Binder

"DUPLICATE"

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 11, 1988

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 in each of 1 successive weeks, the first publication appearing on August 11, 1988

THE JEFFERSONIAN,

S. Zeke Orlinsky

Publisher

PO# 02715
Req# M18836

69.35

From THE JEFFERSONIAN

CERTIFICATE OF PUBLICATION

OF

Filed _____, 19___

range
• NO APPLICATION FEE!
• Cable coming Fall '88

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
Special Hearing, and
Special Exception
Case number:
88-536-ASPHX
NW Corner I-83 and
Padonia Road
8th Election District
3rd Councilmanic
Petitioner(s):
Mays Chapel Village
Partnership
Hearing Date: Wednesday,
August 31, 1988 &
Thursday, Sept. 1, 1988
at 9:00 a.m.

Special Hearing: As part of the Neighborhood Unit Development of Mays Chapel North, authorization for which is sought by Petition for Special Exception filed herewith, the following:

(1) Life-care facilities in senior citizen housing:

(2) Daycare center, all as permitted or as accessory to permitted uses allowed in the Unit Development.

Variance to allow townhouses to a height of 45 feet, garden apartment buildings to a height of 50 feet, midrise buildings to a height of 50 feet, midrise buildings to a height of 65 feet and other midrise buildings and senior citizen housing to a height of 85 feet, in each case, instead of 40 feet in the D.R. 3.5 Zone, and instead of 45 feet in the D.R. 5.5 Zone, as said buildings are described in and located under the plan set forth and described in the Binder submitted with the Petition for Special Exception for a Neighborhood Unit Development filed herewith, and made a part of this Petition.

Special Exception: A Neighborhood Unit Development under Section 430 of the B.C.Z.R., as the Unit Development is particularly set forth and described in the Binder accompanying and made part of this Petition, which Binder includes the Authorization Plan

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 10, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on August 10 1988.

TOWSON TIMES,

S. Zeke Orlinsky

Publisher

PO# 02716
Req# M18835

107.35

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

Date: 8/16/88

Dennis F. Rasmussen
County Executive

Eugene P. Smith, Esq.
1400 Equitable Bank Center
100 South Charles Street
Baltimore, Maryland 21201

Re: Case Number: 88-536-ASPHX
Mays Chapel Village Partnership

Dear Mr. Smith:

Please be advised that $296.70 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

Please note that should you fail to return the sign and post set(s), there will be an additional $25.00 added to the above fee for each set not returned.

Very truly yours,

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

JRH:gs

cc: File

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

No. 058924

DATE 8-31-88 ACCOUNT R-01-615-000

AMOUNT $ 296.70

RECEIVED FROM: James Keelty, Co., Inc.
(Mays Chapel)

FOR: Posting & Advertising 8/31/88 Hearing

B B 018*****29670 88-536-ASPHX

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

July 11, 1988

Dennis F. Rasmussen
County Executive

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petitions for Zoning Variance, Special Hearing, and Special Exception
CASE NUMBER: 88-536-ASPHX
NW Corner I-83 and Padonia Road
8th Election District - 3rd Councilmanic District
Petitioner(s): Mays Chapel Village Partnership
HEARING SCHEDULED: WEDNESDAY, AUGUST 31, 1988 and THURSDAY, SEPTEMBER 1, 1988 at 9:00 a.m.

Special Hearing: As part of the Neighorhood Unit Development of Mays Chapel North, authorization for which is sought by Petition for Special Exception filed herewith, the following: (1) Life-care facilities in senior citizen housing: (2) Day-care center, all as permitted or as accessory to permitted uses allowed in the Unit Development.

Variance to allow townhouses to a height of 45 feet, garden apartment buildings to a height of 50 feet, midrise buildings to a height of 50 feet, midrise buildings to a height of 65 feet and other midrise buildings and senior citizen housing to a height of 85 feet, in each case, instead of 40 feet in the D.R.3.5 Zone, and instead of 45 feet in the D.R.5.5 Zone, as said buildings are described in and located under the plan set forth and described in the Binder submitted with the Petition for Special Exception for a Neighborhood Unit Development filed herewith, and made a part of this Petition.

Special Exception: A Neighborhood Unit Development under Section 430 of the B.C.Z.R., as the Unit Development is particularly set forth and described in the Binder accompanying and made part of this Petition, which Binder includes the Authorization Plan and all contents thereof called for by Section 430.1.F.2 of the Zoning Regulations.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Eugene P. Smith, Esq.

Previously distributed

Agenda #45

Owner: Mays Chapel Village Partnership
by Joseph S. Keelty, president
James Keelty + Co. Inc.

Location: NW Corner I-83 and Padonia Rd.

DR 5.5	85.66 Ac	8TH E.D.
DR 3.5	298.48 Ac.	
Total	384.14 Ac.	

Petitions:

1. S.E. for a Planned Neighborhood Unit Development per S. 430 (B.C.Z.R.)

2. SPH. to approve life care facilities in senior citizen housing and Day Care center, all as permitted or accessory to permitted uses allowed in the unit development.

3. Var. to S. 430.2.C.2 (Bulk regulations - height) to allow townhouses to a height of 45 ft., garden apartment buildings to a height of 50 ft., mid-rise buildings to a height of 65 ft. and other midrise buildings and senior citizen housing to a height of 85 ft. in each case, instead of the allowed 40 ft. in a DR 3.5 zone and 45 ft. in the DR 5.5 zone.

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

No. 41414

DATE 7/30/87 ACCOUNT 01-615-000

AMOUNT $ 250.00

RECEIVED FROM: James Keelty and Co.

FOR: MAYS CHAPPEL NORTH PUD # 45
Special Exception, Sp. Hearing, and Variance

VALIDATION OR SIGNATURE OF CASHIER

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
FRANK HOOGETTS	JAMES KEELTY & CO. INC.
George E. Gavrelis	Daft McCune Walker 200 E. Penn Ave Towson, Md
Edmund F. Haile	" "
GEORGE S. BADDERS	JAMES KEELTY & CO., INC.

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

	NAME	ADDRESS
	RICHARD ALLCHIN	727 CHAPEL RIDGE ROAD 21093
	Ron T. Thompson	722 Chapel Ridge Rd. 21093
	Joseph R. B. Tilman	11431 MAYS CHAPEL RD. 21093
	Rahul R. Hunter	11808 Ridgemont Rd 21093
T	CHARLES SCHMENNER (FRCA)	3 CHAPEL CT 21093
	Mary Hook	805 W Padonia
T	Joseph J. Shuster	805 W Padonia
T	Mary C. Shuster	805 W Padonia Rd.
T	Mildred Vogel	725 W Padonia Rd.
	John Vogel	725 W. Padonia Rd
	Edward W. Baker	629 Padonia Road
T	Harriett Tucker	828 W Padonia Rd
T	BRIAN N. BANTARO	12216 CLEGHORN RD 21030
	Julie Hook	808 W. Padonia Rd. 21030
	Judy Bond	9615 Labrador Lane
	Joan C. Fisher	712 W. Padonia Rd 21030
T	A. D. MCCOMAS (FRCA)	12405 FALLS RD, 21030
	DR PETER DANS M.D. (FRCA)	

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
Julienne Lampal T	829 W. Padonia Rd.
Nancy Merritt T	12214 Cleghorn Rd.
Lisa Kerr Valley Planning Council	P.O. Box 5402 Towson, MD 21204

INTERESTED PARTIES

PLEASE PRINT CLEARLY

~~PROTESTANT~~(S) SIGN-IN SHEET

Copy of opinion

NAME	ADDRESS
Hal Ercolano Jr	6 Teaneck Ct. Tim. Md 21093

[redacted]

~~8/14/95~~

(2)

MAYS CHAPEL NORTH

PETITIONER'S EXHIBITS

1 - 2

BGF7032 CCC

19880536

AND

19910144 "A"

supplemental

2 OF 27

UNIT DEVELOPMENT PLAN
MAYS CHAPEL NORTH
AS REVISED BY BALTIMORE COUNTY PLANNING BOARD

Notwithstanding anything to the contrary contained in the Binder accompanying and made part of the Petition for Special Exception filed in the instant case (No. 88-536-ASPHX), including particularly the Authorization Plan, the following shall apply and control the Unit Development:

1. Attached hereto are revised drawings (Figure 5-Concept Plan, Figure 6-Illustrative Plan, Figure 6-Revised Illustrative Plan, Figure 8-Road Hierarchy Plan, Figure 9-Pedestrian/Open Space Systems Plan, Figure 11-Water & Sewer Plan, Figure 12-Revised Authorization Plan Map and Figure 15-Perspective Views Location Plan), each indicating modifications made by the Planning Board. The attached drawings supersede Figures 5, 6, 8, 9, 11, 12 and 15 originally submitted.

2. Attached hereto is a Plat entitled "Mays Chapel North - Parcel Along Interstate 83", hereby made part of the Authorization Plan. This Plat identifies: (i) the area, containing approximately 16.260 acres of land, in and about which the interchange between the Baltimore-Harrisburg Expressway (I-83) and Warren Road is to be located;and (ii) the 17.037 acre buffer strip requested by the Petitioner along the easternmost portion of the development area of the site, with the stormwater management areas shown separate from the open space. The approximate 16.260 acres of land is reserved for the I-83 - Warren Road interchange, but the acreage may be increased or decreased all as may be required by the State Roads Commission of the State Highway Administration for the use of the State of Maryland. The 17.037 acres of land is reserved for conveyance to the Department of Recreation and Parks, to the extent not required in connection with the buildable area, or for stormwater management.

3. All streams are to be protected by a minimum 50 foot buffer measured from the center line of the stream. Wetlands and stream buffers will remain undisturbed except for clearing and grading necessary for the construction of Padonia Road and the relocation of Mays Chapel Road. Development impact adjacent to these areas will be minimized by providing an additional buffer of 20 feet for all wetlands and stream buffers. Wetland or stream buffer areas, if at all disturbed will be replanted with 2 1/2" caliper deciduous trees.

4. The following "mitigative measures" will be incorporated into the water quality and stormwater management plan:

a. Runoff from all impervious areas will be controlled for water quality.

PETITIONER'S
EXHIBIT 1

b. Infiltration of the first 1" of rainfall will be provided where feasible. Overmanagement will be provided to compensate for those areas where infiltration is not feasible.

c. Other best management practices will be utilized for water quality management in areas where infiltration is not feasible.

d. Road construction, crossing of streams and placement of ponds will be coordinated between the Department of Environmental Protection and Resource Management and the Developer.

e. Storm drain outfalls will be located at the edge of wetlands or stream buffers in relatively flat sloped areas. In steep sloped areas storm drain outfalls will be located adjacent to the stream channel with appropriate erosion control measures. All outfalls will utilize velocity reduction devices.

f. Impervious surface areas will be minimized.

g. Emphasis will be placed on maintaining as much of the existing forested areas as possible. Maintenance of the forested areas will be accomplished by selective clearing, i.e., clearing only those areas where construction of buildings, parking lots and roads is proposed. Mass grading of the entire buildable area will not take place. The areas not currently forested and not planned for development will be planted with trees as site design allows.

h. On site stream rehabilitation measures will include planting shrubs and wetland plants along stream banks to stabilize and provide shading.

i. Maintenance of all stormwater management facilities will be the responsibility of the Developer until same are conveyed either to the County or a Homeowners or Community Association.

5. In order to mitigate impacts on the existing trout population in Goodwin Run that may result from the deforestation and intensive development of this site additional off site stream rehabilitation measures will be implemented. These measures will include removing the 700 foot concrete channel downstream of Greenpoint Road and replacing it with suitable substrate and streambank materials. In addition, the culvert under the private driveway between Mays Chapel Road and Greenpoint Road will be replaced with one sized to allow for fish passage during periods of low flow.

This off site stream rehabilitation project will be a cooperative effort between the County and the Developer. Expenses for engineering design and construction will be the responsibility of the Developer. An agreed-upon cap will be set

for design and construction expenditures. The County will be responsible for securing all State and Federal permits, contracting with engineering firms and construction contractors, and job oversight. There is no specific deadline for completing of this condition. Details of this part of the plan can be finalized after approval by the Zoning Commissioner, but prior to issuance of building permits for Phase 1 development.

6. The ownership of the open space parcels will be determined by the Department of Recreation and Parks at the time of CRG plans review and approval with a minimum of 92 acres being deeded in fee simple to Recreation and Parks. The 92 acres shall be deeded incrementally as the density allowed on the parkland is used in the development. James Keelty & Co., Inc. will design and construct to the County specifications a paved access road approximately 1,500 feet in length and 18 feet in width with shoulders from the major collector road system of the development to the Community Sports Fields area shown on the Authorization Plan Map. Construction of this road shall coincide with commencement of construction of the section of the development designated as Section 4 on the Authorization Plan Map (Fig. 12). The Department of Recreation and Parks shall receive a minimum of one year notice prior to commencement of grading in Section 4 shown on the Authorization Plan Map.

The timing and sequence of the build out for the P.U.D. shall follow the sequence noted in the Authorization Plan through at least Section 4 with the possibility of Section 5 being constructed concurrently with Section 2, 3, or 4 at the developer's discretion.

7. Attached hereto are copies of the restrictive covenants placed on the proposed parkland by The Flinkote Company, included as part of Petitioner's submission. The reference therein to "not including playfield areas of the type which serve larger than local need" (page 5, paragraph 2, lines 9-10), will be modified by The Flinkote Company (see attached letter dated April 8, 1988) to unequivocally allow for lighted athletic fields in the location shown on the Authorization Plan Map.

8. The CRG plans, when submitted, shall comply with all regulations of the County Local Open Space Manual, as amended with the exception of the requirement for specific square footage per dwelling unit. The proposed pathway system shown in approximate location on the Pedestrian/Open Space Systems Plan shall be constructed at no cost to Baltimore County and shall be handicap accessible where feasible and practical.

9. The Department of Recreation and Parks assumes no liability for any road or utility improvements constructed on, under, or adjacent to any property within or adjacent to the P.U.D. over which the Department holds title or control. Operation of activities within the proposed parkland will conform

to the standard hours of operation for the County Department of Recreation and Parks.

10. Deed Covenants, Conditions and Restrictions for Maintenance of Open Space and Control of Building, Etc. shall include language that assures existence and maintenance of the open space in perpetuity for all areas of open space not owned by the County. Additionally, the Deed Covenants, Conditions and Restrictions for Maintenance of Open Space and Control of Building, Etc. shall indicate that ownership and maintenance responsibilities of all open space parcels will remain with James Keelty & Co., Inc. until such parcels are expeditiously inspected and approved by the County Department of Recreation and Parks.

11. Design standards and guidelines governing the location and relationship of the different residential unit types proposed for Mays Chapel North will be developed in accordance with the relevant policies and objectives of the County Zoning Regulations and Zoning Policy Manual. Architectural and site planning controls will comply with standards set forth in the Development and Zoning Regulations, but will allow for some flexibility to develop site specific standards and guidelines after approval of the proposed Authorization Plan subject to approval by the Zoning Commissioner. As the first residential structures are planned, the Petitioner will begin to focus on specific use and area requirements and allowances. At that time, the Petitioner will develop standards and guidelines relating to use, area and other zoning requirements which will be binding on the Mays Chapel North PUD. The Petitioner proposes to submit these location appearance and bulk guidelines to the Office of Planning and Zoning for approval before submission of the first CRG/FDP. Upon approval, these design standards and regulations will be recorded simultaneously with the recordation of the first plan and be binding on development within Mays Chapel North. In that the PUD proposal organizes development into clusters of similar types, the Petitioner will incorporate additional standards and controls which will focus more closely on the housing types to be constructed and as technology and market needs evolve. These design standards and regulations will be recorded after approval by the County.

Design Standards and Guidelines - Townhouses, and Design Standards and Guidelines - Garden and Mid-Rise Units (Figures 13 and 14) are graphic representations of the standards and guidelines specified in the Design Standards and Guidelines subsection of the Authorization Plan. They will serve to supplement the written standards and guidelines as established in that subsection.

12. Except for the County School site and other publicly owned property, a minimum distance of 100 feet will be maintained between the boundary line of the 384.14 area tract and any principle building. Other setback and yard area requirements for

residential dwellings will be based upon current County standards and developed as sectional design standards and guidelines are approved, with attention being given to open space and buffering homes from parking areas and main roads.

13. Where economically feasible, underground parking will be provided for high density housing types consistent with the design character and requirements of the particular CRG/FDP sub-area. In all cases, parking provisions will not be less than that required by County Regulations in force at the time of final CRG/FDP approval.

14. There will be no material change between the unit plan authorized and development of the site covered by that plan without approval of the Zoning Commissioner, after action thereon by the Planning Board, as in the case of the original Petition. For the purpose of determining material change, the following shall apply:

Any change to the overall conceptual design of the Authorization Plan approved by the Zoning Commissioner that causes substantial or significant diminution or expansion in the Plan's projected uses, density or neighborhood design characteristics, or which has any impact on adjacent neighborhoods or properties different than that approved by the Zoning Commissioner for the Planned Unit Development.

Examples of what shall be considered a material change and of what shall not be, are:

(i) If development does not proceed in accordance with the following items, as shown in the Authorization Plan, the Petitioner shall be considered to have proposed a material change to the Authorization Plan:

- The concept of sensitively arranging building form, height, and density on the project in relation to the surrounding community. This should include constraining intense development to areas indicated for such use on the Authorization Plan Map;

- The concept of a circulation system which promotes smooth-flowing and non-conflicting vehicular and pedestrian traffic. This should include a roadway system which adequately insulates residential areas and allows traffic to move effectively through and within Mays Chapel North. It should also include an open space and path system which links residential and service components and provides buffers between existing and planned residential communities;

- The concept of a Village Center which provides a broad range of services consistent with the neighborhood theme and scale of the development. Commercial uses

should be restricted to serve daily needs of residents both in retail as well as office tenancies;

- The concept of a well-planned, diverse and responsive housing program which attends to different housing needs and changing life-styles of County residents, particularly in relation to housing for the elderly;

- The concept of providing buffering and landscaping between clearly different housing types.

(ii) None of the following shall be considered a material change: any change in the timing of construction or delivery of commercial office or residential structures; any change in the exact uses of community buildings; any change in the specific form or location of buildings or roads shown on the illustrative plan; all determined on a reasonable basis by the Zoning Commissioner, with review by appropriate County agencies. Changes which are non-material will not need subsequent approval of the Authorization Plan under any procedure for a Neighborhood Planned Unit Development. Such changes, however, will be reviewed through the CRG/FDP process.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION, Made this 10th day of August, 1982 by THE FLINTKOTE COMPANY, a Delaware corporation, hereinafter called "Declarant".

BACKGROUND STATEMENT OF FACTS

This background statement of facts is not merely prefatory but is expressly made a part of this Declaration to accompany deeds of this date.

Declarant is the owner of substantial acreage located on the north side of Padonia Road, east of the Baltimore-Harrisburg Expressway, in the Eighth Election District of Baltimore County, Maryland ("Flintkote Tract"), and, in addition, is the owner of a 74.801 acre parcel of land located on the north side of Padonia Road, west of the Baltimore-Harrisburg Expressway, held largely as a buffer for its activity on the Flintkote Tract. This last mentioned 74.801 acre parcel of land (Flintkote Undeveloped Area) is part of that parcel of land first described, and all of that parcel of land thirdly described, in a deed from Bruce S. Campbell and Virginia T. Campbell, his wife, to Harry T. Campbell Sons' Corporation, dated February 5, 1934, and recorded among the Land Records of Baltimore County in Liber L.McL.M. No. 913, folio 546, and also part of that parcel of land described in a deed from Bruce S. Campbell and Virginia T. Campbell, his wife, to Harry T. Campbell Sons' Corporation, dated December 24, 1959, and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3652, folio 609, the said Harry T. Campbell Sons' Corporation having merged with The Flintkote Company, which alone survived the

STATE DEPARTMENT OF ASSESSMENTS & TAXATION
CLERK DATE 11-3-82

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE DATE 11-3-82

WEINBERG AND GREEN
BALTIMORE, MD. 21201

TRANSFER TAX NOT REQUIRED
Director of Finance
BALTIMORE COUNTY, MARYLAND
Per
Authorized Signature
Date 11-3-82 Sec. 11.33

merger, all as set forth in the Certificate of Merger of the parties, recorded among the Land Records of Baltimore County in Liber O.T.G. No. 5025, folio 581. For the purpose of enhancing the value and desirability of the Flintkote Tract, Flintkote desires to subject 49.053 acres (Restricted Flintkote Land) of the Flintkote Undeveloped Area lying along the west side of the Baltimore-Harrisburg Expressway to certain covenants, conditions and restrictions, and, in addition, to cause Mays Chapel Village, a Maryland partnership, hereinafter called "Mays Chapel", to impose on approximately 81.782 acres of its land (Restricted Mays Chapel Land), likewise lying along the west side of the Baltimore-Harrisburg Expressway, the same covenants, conditions and restrictions as are imposed or to be imposed on the Restricted Flintkote Land. Flintkote has agreed to convey to Mays Chapel, the Flintkote Undeveloped Area, subject to such covenants, conditions and restrictions imposed on the Restricted Flintkote Land, reserving to Flintkote, however, certain underground mining rights therein; and, in exchange therefor, Mays Chapel has agreed to impose these same covenants, conditions and restrictions on the Restricted Mays Chapel Land, by Declaration of even date herewith, and to convey certain underground mining rights therein to Flintkote by deed of even date herewith.

NOW, THEREFORE, THIS DECLARATION WITNESSETH: for and in consideration of the premises, set forth in the Background Statement of Facts, and the sum of Ten Dollars ($10.00), and other good and valuable considerations, paid by Mays Chapel to Declarant, receipt whereof is hereby acknowledged, Declarant hereby declares that the 49.053 acres of land described in Exhibit B hereof, entitled "Description of

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BALTIMORE, MD. 21201

Flintkote Land Subjected to Covenants, Conditions and Restrictions", attached hereto and made part hereof as fully as if set forth at length herein, hereinafter called "subject land", shall forever be held, conveyed, encumbered, sold, leased, rented, used, occupied and improved subject to the covenants, conditions and restrictions hereinafter set forth, all of which are for the purpose of enhancing the value and desirability of the remaining land and premises of Flintkote, located along the east side of the Baltimore-Harrisburg Expressway, opposite the subject land and Restricted Mays Chapel Land, and shall be deemed to run with and bind the subject land and inure to the benefit of and be enforceable by Flintkote, its successors and assigns. The covenants, conditions and restrictions hereby imposed on the subject land are as follows:

> Except as hereinafter expressly set forth, the subject land shall be retained, preserved and maintained in its natural wooded state, with all trees, shrubs and other natural growth existing at the date hereof, provided, however, that the foregoing shall not be deemed (i) to include any duty to preserve or maintain anything against natural wear, tear or decay, the elements, or any casualty of any kind, or to remove underbrush, dead wood, or fallen trees or tree limbs, or to require any professional attention to preserve anything, such as surgery to trees, brush or other growth, or (ii) to bar the cutting or trimming of trees, undergrowth, weeds and the like, or the cutting of timber, so

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long as the timber cutting provides a favorable condition for regrowth by protecting seedlings and saplings and maintaining adequate growth stock by leaving trees of suitable size, singly or in groups. The duty to retain, preserve and maintain the subject land in its natural wooded state shall at all times be subject to the right and privilege of Mays Chapel, to which the subject land is this day to be conveyed, its successors and assigns, to do, or cause or allow to be done, on said land, any of the following:

1. Construct, install, reconstruct, reinstall, rehabilitate, repair, improve, operate and maintain water supply and distribution, sewage collection and disposal, garbage disposal, storm water drainage, utility and road systems, including particularly, but not by way of limitation, the followng: (i) extensions of water, sewer, storm water, gas, electric, telephone, television and communications utilities, with all facilities involved; (ii) sewers, drains, water pipes and other municipal utilities, appurtenances and services; (iii) drainage, and sediment, erosion and environmental control structures and facilities, including ponds, lakes and dams; (iv) gas, electric, telephone, television and communication lines with, but not limited to poles, wires, anchors, conduits, cables, lights, transformers, switchgear, manholes, vaults, mains, pipes, valves, meters,

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transformers, pads and other appurtenant equipment and enclosures; (v) streets, roads, highways, bridges, walkways, curbing, gutters, directional and informational signs, and street or highway lighting facilities; and (vi) facilities and equipment for the storage, treatment and disposal of garbage and refuse; in each case (i through vi), with the right and privilege of clearing and making openings and excavations in the land for any of such purposes, and for the purpose of examining, repairing, replacing, altering, or extending said utilities, facilities, or for excavation, grading or other similar work;

2. Establish, maintain and operate on the subject land, local open space tracts or common areas as contemplated by Bill No. 68 of the County Council of Baltimore County approved August 12, 1963, as now or hereafter amended, and otherwise provide small parks, stream valley parks, natural woods, areas of natural scenic beauty, recreational walkways and pathways, and small local play areas, not including playfield areas of the type which serve larger than local need; and, in each case, clear and grade or regrade the land to accommodate the use allowed hereunder and erect, place and maintain on the land structures or improvements designed exclusively for community use, such as shelters, benches, chairs and other seating facilities, fences and walls, walkways, grading and planting, and other

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items designed to establish, retain, and preserve the natural growth or topography of the area, or for aesthetic reasons;

3. Erect, place, operate and maintain any building or open area for any of the following: excavation, uncontrolled; heliport, Type I or Type II, or helistop; laboratory; parking; plant for the manufacture or processing of any goods, wares or merchandise, to the extent allowable, as a matter of right as of the date hereof, in a manufacturing type zone (Manufacturing Light, Restricted, Manufacturing Light, or Manufacturing, Heavy Zones) under the zoning laws and regulations of Baltimore County; public utility uses, including steam powered plant, service center and storage yard; research institute; signs, business or outdoor advertising; and wireless transmitting and receiving structures, including antenna for radio, telephone, television and the like, and buildings used in connection therewith; all as each of the foregoing is defined or construed in or under the present zoning laws and regulations of Baltimore County, and, in each case, clear, grade and excavate the land to accommodate the use allowed hereunder;

4. Any matter or thing deemed necessary or advisable to comply with any health, sanitation, environmental, planning, subdivision, road, storm water drainage or utility law or regulation of the State of Maryland or Baltimore

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County or any design standard or requirement established thereby, or by any agency or subdivision thereof, having jurisdiction over subdivision, development, or improvement of land, including requirements arising because of development or improvement of the nearby land of Mays Chapel or Galway, Inc., their respective successors or assigns;

5. The right and privilege of Mays Chapel, its successors or assigns, to do anything under items 1, 2, 3 or 4 of this paragraph are subject to the following, anything herein apparently to the contrary notwithstanding: (a) The subject land, and the Restricted Mays Chapel Land, described in Exhibit A hereof, entitled "Description of Mays Chapel Land Subject to Covenants, Conditions and Restrictions", attached hereto and made part hereof as fully as if set forth at length herein, this day to be subjected by Mays Chapel to the covenants, conditions and restrictions imposed on the Restricted Flintkote Land, described in Exhibit B hereof, together containing, in the aggregate 130.835 acres of land, more or less, shall not be divided or subdivided into more than ten lots, plots or other divisions of land for the purpose, whether immediate or future, of building development for its own use, or for rental or sale, not including, however, any lot, plot or other division of land devoted to agricultural purposes or local open space

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BALTIMORE, MD. 21201

tracts or common areas, none of which shall be counted in computing the number of lots involved in any division or subdivision for building development; and (b) No use will be established on the subject land which would be adversely affected by ground vibrations of a particle velocity of 2" per second; and

6. No part of the subject land shall be used for any residential purpose and no building or other structure shall be erected, altered or maintained on the subject land or any part thereof as a dwelling or otherwise to provide living facilities for anyone, whether as a group house, semi-detached, detached, or multiple family dwelling, for one or more families. Further, no other building or structure of any kind, except those allowed under items 1, 2, 3, 4 and 5 hereof, shall be commenced, erected or maintained on the subject land, nor shall any addition thereto or exterior change or alteration therein be made, until plans and specifications therefor, in duplicate, showing the nature, kind, shape, height, colors, materials, location and approximate cost of such building or structure, addition, change or alteration, shall have been submitted to and approved in writing by Flintkote, which shall have the absolute right to refuse to approve any such plans or specifications deemed by it unsuitable or undesirable for any reason whatsoever,

whether or not such reason be subjective or objective, to the end and intent that Flintkote shall have the unfettered right and privilege, exercisable in its sole discretion, whether or not exercised arbitrarily or at its whim, to approve or disapprove the building or structure. The following general provisions shall apply:

(a) Flintkote, its successors and assigns, shall have the right to enforce, by any proceeding, at law or in equity, all covenants, conditions and restrictions imposed on the subject land by this Declaration and any failure timely to enforce any covenant, condition or restriction contained herein shall in no event be deemed a waiver of the right to do so thereafter. Proceedings against anyone violating any covenant, condition or restriction imposed on the subject land may be to enforce the covenant, agreement or restriction to restrain violation thereof, or to obtain damages for breach of same;

(b) Invalidation of any one or more of the covenants, conditions or restrictions imposed on the subject land under this Declaration by judgment or court order shall in no wise affect any other provision of this Declaration, which shall remain in full force and effect; and

(c) All the covenants, conditions and restrictions hereinabove set forth shall be held and construed to run with and bind the

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BALTIMORE, MD. 21201

subject land and all subsequent owners and occupants thereof, and of each part thereof, forever, all for the benefit of Flintkote, its successors or assigns.

IN WITNESS WHEREOF Declarant has hereunto set its hand and corporate seal.

ATTEST: THE FLINTKOTE COMPANY

Anthony M. Macleod, Secretary

By: James D. Moran (SEAL)
James D. Moran, President

STATE OF CONNECTICUT, COUNTY OF FAIRFIELD, to wit:

On this the 10th day of August, 1982, before me, the undersigned officer, personally appeared James D. Moran, who acknowledged himself to be the President of THE FLINTKOTE COMPANY, a corporation, and that he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Marie B. Johnson, Notary Public

My Commission Expires: [illegible]

MARIE B. JOHNSON
NOTARY PUBLIC
MY COMMISSION EXPIRES MARCH 31, 1985

WEINBERG AND GREEN
BALTIMORE, MD. 21201

EXHIBIT A

"DESCRIPTION OF FLINTKOTE LAND SUBJECTED TO COVENANTS, CONDITIONS, AND RESTRICTIONS"

All that parcel of land situate, lying and being in the Eighth Election District of Baltimore County, State of Maryland, and described as follows, to wit:

Beginning for the same at a point at the end of the ninth or North 9 degrees 10 minutes West 3210.47 foot line of a parcel of land containing 282.36 acres more or less described in a deed from Bruce S. Campbell and wife to Harry T. Campbell Sons Corporation dated December 24, 1959, and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3652 folio 609, said point also being at the beginning of the nineteenth or South 15 degrees 48 minutes 20 seconds East 2402.13 foot line of a parcel of land which by a deed dated June 19, 1972, and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 5281 folio 326 was conveyed by Padonia Land Company to Mays Chapel Village and running thence with and binding on a part of said nineteenth line and binding reversely on a part of the ninth line of the first herein mentioned parcel of land, as the courses are referred to the Baltimore County Grid Meridian, South 15 degrees 48 minutes 20 seconds East 776.51 feet to the northernmost right of way line of the Baltimore Gas and Electric Company Electrical Transmission Line, 132 feet wide, thence leaving said outline and running, South 56 degrees 54 minutes 08 seconds East 1955.65 feet to intersect the right of way line of the ramp that connects the Padonia Road with the west right of way line of the Baltimore Harrisburg Expressway as shown on State Roads Commission of Maryland Plat No. 24068, said intersection being at the end of the North 23 degrees 39 minutes 31 seconds East 72.14 foot line as shown on said plat, thence binding on the right of way lines of said ramp, the nine following courses and distances viz: North 35 degrees 25 minutes 20 seconds West 220.77 feet, North 20 degrees 22 minutes 18 seconds East 224.55 feet, North 8 degrees 32 minutes 20 seconds East 83.85 feet, North 14 degrees 25 minutes 27 seconds East 100.32 feet, North 4 degrees 08 minutes 54 seconds West 68.29 feet, North 17 degrees 34 minutes 40 seconds West 66.79 feet, North 10 degrees 29 minutes 45 seconds East 62.80 feet, North 17 degrees 17 minutes 07 seconds West 56.10 feet and North 31 degrees 23 minutes 10 seconds West 10.77 feet to the westernmost right of way line of the Baltimore Harrisburg Expressway as shown on Maryland State Highway Administration Plat No. 43172, thence binding on the westernmost right of way lines of said Expressway as shown on Maryland State Highway Administration Plats Nos. 43172, 43173, 43174 and 43175, the nineteen following courses and distances viz: North 44 degrees 05 minutes 20 seconds West 101.27 feet, North 51 degrees 07 minutes 19 seconds West 250.16 feet, North 48 degrees 36 minutes 39 seconds West 50.16 feet, North 56 degrees 14 minutes 10 seconds West 150.21 feet, North 72 degrees 28 minutes 27 seconds West 211.90 feet, North 62 degrees 01 minute 32 seconds West 227.71 feet, North 47 degrees 28 minutes 25 seconds West 100.50 feet, North 31 degrees 22

minutes 55 seconds West 80.78 feet, North 48 degrees 48 minutes 41 seconds West 170.50 feet, South 79 degrees 05 minutes 25 seconds West 44.60 feet, North 61 degrees 42 minutes 53 seconds West 101.12 feet, North 60 degrees 32 minutes 52 seconds West 573.06 feet, North 3 degrees 17 minutes 37 seconds East 233.67 feet, North 56 degrees 21 minutes 45 seconds West 12.28 feet, North 59 degrees 14 minutes 43 seconds West 104.36 feet, North 49 degrees 07 minutes 23 seconds West 51.25 feet, North 60 degrees 04 minutes 36 seconds West 212.52 feet, North 42 degrees 16 minutes 42 seconds West 258.35 feet and North 39 degrees 46 minutes 47 seconds West 52.77 feet to intersect the twelfth or North 40 degrees 38 minutes East 1901 feet 6 inches line of a parcel of land firstly described in a deed dated February 5, 1934, and recorded among the Land Records of Baltimore County in Liber L.McL.M. No. 913 folio 546 which was conveyed by Bruce S. Campbell and wife to Harry T. Campbell Sons Corporation, thence leaving said expressway and binding reversely on a part of said last mentioned twelfth line and running with and binding on a part of the eleventh or South 33 degrees 57 minutes 50 seconds West 237.49 foot line of the aforesaid parcel of land which was conveyed by Padonia Land Company to Mays Chapel Village, South 33 degrees 57 minutes 50 seconds West 149.90 feet to the end of the second line of the parcel of land thirdly described in said deed from Bruce S. Campbell and wife to Harry T. Campbell Sons Corporation and recorded in Liber L.McL.M. No. 913 folio 546, thence binding reversely on said second line and running with and binding on the twelfth line of the aforesaid parcel of land conveyed by Padonia Land Company to Mays Chapel Village, North 58 degrees 41 minutes 06 seconds West 1361.14 feet to the end of the third line of a parcel of land which by a deed dated October 3, 1932, and recorded among the Land Records of Baltimore County in Liber L.McL.M. No. 906 folio 69 was conveyed by Bruce S. Campbell and wife to James V. Ensor and wife, thence binding reversely on said third line and running with and binding on the thirteenth line of the aforesaid parcel of land conveyed by Padonia Land Company to Mays Chapel Village, South 33 degrees 36 minutes 26 seconds West 333.59 feet to intersect the eleventh line of the aforesaid firstly described parcel of land in the deed from Bruce S. Campbell and wife to Harry T. Campbell Sons Corporation recorded in Liber L.McL.M. No. 913 folio 546, thence running with and binding on a part of the eleventh line and reversely on the eighth, seventh and sixth lines and reversely on a part of the fifth line of said last mentioned parcel of land and running with and binding on the fourteenth, fifteenth, sixteenth, seventeenth and eighteenth lines of the parcel of land which was conveyed by Padonia Land Company to Mays Chapel Village, the five following courses and distances viz: South 63 degrees 26 minutes 34 seconds East 1369.03 feet, South 49 degrees 26 minutes 50 seconds East 489.00 feet, North 42 degrees 18 minutes 10 seconds East 51.54 feet, South 27 degrees 54 minutes 05 seconds East 241.22 feet and North 71 degrees 56 minutes 59 seconds East 115.86 to the place of beginning, containing 49.053 acres of land more or less.

WEINBERG AND GREEN
BALTIMORE, MD. 21201

EXHIBIT B

"DESCRIPTION OF MAYS CHAPEL LAND SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS"

All those two parcels of land situate, lying and being in the Eighth Election District of Baltimore County, State of Maryland, and described as follows, to wit:

Beginning for the first thereof at the beginning of the third line of a parcel of land which by a deed dated June 19, 1972, and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 5281 folio 326 was conveyed by Padonia Land Company to Mays Chapel Village and running thence with and binding on the third, fourth, fifth, sixth and seventh lines and on a part of the eighth line of said parcel of land the six following courses and distances viz: North 8 degrees 38 minutes 08 seconds West 509.78 feet, North 58 degrees 51 minutes 02 seconds East 232.76 feet, North 65 degrees 47 minutes 02 seconds East 239.41 feet, North 55 degrees 21 minutes 02 seconds East 392.03 feet, North 51 degrees 37 minutes 57 seconds East 254.37 feet and North 46 degrees 38 minutes 20 seconds East 98.01 feet to the westernmost right of way line of the Baltimore Harrisburg Expressway as shown on Maryland State Highway Administration Plat No. 43060, thence binding on the westernmost right of way lines of said Expressway as shown on Maryland State Highway Administration Plats Nos. 43060, 43059, 43058 and 43057, the thirty-one following lines viz: South 18 degrees 21 minutes 49 seconds East 178.04 feet, South 19 degrees 27 minutes 55 seconds East 104.10 feet, South 21 degrees 50 minutes 05 seconds East 156.08 feet, South 22 degrees 17 minutes 03 seconds East 154.93 feet, South 9 degrees 52 minutes 30 seconds West 72.83 feet, Southeasterly by a line curving toward the left having a radius of 5864.58 feet for an arc distance of 40.94 feet (the chord of said arc bearing South 14 degrees 58 minutes 23 seconds East 40.94 feet), South 18 degrees 35 minutes 56 seconds East 97.32 feet, South 25 degrees 29 minutes 15 seconds East 206.20 feet, Southeasterly by a line curving toward the left having a radius of 5829.58 feet for an arc distance of 101.75 feet (the chord of said arc bearing South 18 degrees 37 minutes 23 seconds East 101.74 feet), South 11 degrees 14 minutes 40 seconds East 102.98 feet, South 16 degrees 08 minutes 40 seconds East 102.39 feet, Southeasterly by a line curving toward the left having a radius of 5852.58 feet for an arc distance of 102.15 feet (the chord of said arc bearing South 21 degrees 37 minutes 23 seconds East 102.14 feet), South 25 degrees 14 minutes 33 seconds East 229.80 feet, South 35 degrees 35 minutes 57 seconds East 25.97 feet, South 35 degrees 58 minutes 31 seconds East 51.89 feet, South 23 degrees 18 minutes 57 seconds East 203.90 feet, South 30 degrees 25 minutes 45 seconds East 102.00 feet, South 24 degrees 53 minutes 16 seconds East 132.78 feet, South 36 degrees 57 minutes 44 seconds East 71.91 feet, Southeasterly by a line curving toward the left having a radius of 5834.58 feet for an arc distance of 101.83 feet, (the chord of said arc bearing South 30 degrees 37 minutes 23 seconds East 101.83 feet), South 34 degrees 26 minutes 02 seconds East 101.92

feet, South 24 degrees 47 minutes 43 seconds East 102.82 feet, South 35 degrees 48 minutes 35 seconds East 203.95 feet, South 39 degrees 52 minutes 13 seconds East 51.09 feet, South 40 degrees 22 minutes 03 seconds East 51.04 feet, South 23 degrees 54 minutes 23 seconds East 104.51 feet, South 32 degrees 35 minutes 37 seconds East 102.62 feet, South 26 degrees 30 minutes 32 seconds East 104.83 feet, South 31 degrees 19 minutes 30 seconds East 103.91 feet, South 33 degrees 25 minutes 54 seconds East 103.88 feet and South 38 degrees 15 minutes 17 seconds East 50.57 feet to intersect the eleventh or South 33 degrees 57 minutes 50 seconds West 237.49 foot line of the aforesaid parcel of land which was conveyed by Padonia Land Company to Mays Chapel Village, thence leaving said Expressway and running with and binding on a part of the eleventh line and on the twelfth and thirteenth lines of said parcel of land, the three following courses and distances viz: South 33 degrees 57 minutes 50 seconds West 149.90 feet, North 58 degrees 41 minutes 06 seconds West 1361.14 feet and South 33 degrees 36 minutes 26 seconds West 333.59 feet and thence leaving said outlines and running North 30 degrees 52 minutes 45 seconds West 1844.91 feet to the place of beginning, containing 70.208 acres of land more or less.

Beginning for the second thereof at the beginning of the fourteenth or South 63 degrees 26 minutes 34 seconds East 1369.03 foot line of a parcel of land which by a deed dated June 19, 1972, and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 5281 folio 326 was conveyed by Padonia Land Company to Mays Chapel Village and running thence with and binding on the fourteenth, fifteenth, sixteenth, seventeenth and eighteenth lines and on a part of the nineteenth line of said parcel of land, the six following courses and distances viz: South 63 degrees 26 minutes 34 seconds East 1369.03 feet, South 49 degrees 26 minutes 50 seconds East 489.00 feet, North 42 degrees 18 minutes 10 seconds East 51.54 feet, South 27 degrees 54 minutes 05 seconds East 241.22 feet, North 71 degrees 56 minutes 59 seconds East 115.86 feet and South 15 degrees 48 minutes 20 seconds East 176.51 feet to the beginning of a parcel of land which by a deed dated August 16, 1973, and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 5387 folio 889 was conveyed by Mays Chapel Village to the Board of Education of Baltimore County, thence binding reversely on the last line of said parcel of land South 77 degrees 45 minutes 10 seconds West 380.00 feet and thence leaving said outlines and running North 49 degrees 14 minutes 00 seconds West 2020.90 feet to the place of beginning, containing 11.574 acres of land more or less.

Rec'd for record NOV 8 1982 at 2 53 P M
Per Elmer H. Kahline, Jr., Clerk
Mail to Royston Mueller et al
Receipt No. 6700 $ 57.00

C RC/F 57.00
DECLAR 0
EHK JR T 57.00
#27342 C001 R02 T14:5
11/08/8

WEINBERG AND GREEN
BALTIMORE, MD. 21201

424

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

BY

THE FLINTKOTE COMPANY, a Delaware Corporation

DATED: August 10, 1982

RETURN TO:

RICHARD A. REID, ESQ.
Royston, Mueller, McLean & Reid
Suite 600
102 West Pennsylvania Avenue
Towson, Maryland 21204

ROYSTON, MUELLER, MCLEAN & REID
SUITE 600
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

6/57

BALTIMORE – HARRISBURG EXPRESSWAY

WARREN ROAD INTERCHANGE
16.260 ACRES±

95.180 ACRES±

BUFFER STRIP
17.037 ACRES ±

N61.000 W42.000

N61.000 W15.000

W15.000 N59.500

D.R. 5.5
D.R. 3.5

N48°39'29"E 98.01'
S18°24'49"E 178.04'
S19°27'55"E 104.18'
S21°50'05"E 155.08'
S22°17'05"E 154.93'
S55°52'30"W 72.63'
Pr 5686.58' L= 40.94'
CHD.=S34°58'23"E 40.94'
S48°36'54"E 97.32'
S25°29'15"E 206.20'
Pr 5825.58' L= 101.79'
CHD.=S16°07'29"E 101.74'
S11°14'40"E 102.38'
S15°08'40"E 102.39'
Pr 5855.58' L= 102.15'
CHD.=S21°37'23"E 102.14'
S25°14'33"E 226.86'
S26°36'07"E 85.97'
S25°58'31"E 51.89'
S23°18'57"E 203.90'
S36°25'45"E 102.00'
S24°53'19"E 132.78'
S36°57'44"E 74.31'
Pr 564.58' L= 101.83'
CHD.=S39°13'23"E 101.69'
S34°28'09"E 101.82'
S34°47'07"E 102.82'
S35°48'39"E 203.35'
S39°52'23"E 51.99'
S40°22'10"E 51.44'
S23°54'23"E 104.53'
S32°35'37"E 100.62'
S26°39'30"E 104.83'
S21°19'39"E 103.91'
S20°45'17"E 32.79'
S19°45'54"E 208.35'
S60°04'38"E 212.52'
S49°07'23"E 51.82'
S59°14'40"E 104.38'
S65°21'45"E 12.28'
S63°17'37"W 233.27'
S60°32'52"E 573.06'

S42°07'25"E 1275.80'

N30°52'45"W 2073.28'
N30°52'45"W 1844.92'
N49°14'00"W 1754.90'
N49°14'00"W 2020.92'

N48°39'29"W 98.01'
N65°31'15"E 264.97'
N65°21'02"E 266.03'
N65°17'02"E 259.41'
N68°34'09"E 252.76'
N68°39'09"E 266.78'
246.61
264.17
N18°39'31"W 280.01'
N12°43'28"W 254.24'
N07°14'13"W 254.02'
N05°59'06"W 249.36'
N14°34'59"W 254.19'
N29°52'01"W 232.94'
N44°37'14"W 427.10'

S81°42'53"E 101.12'
N79°05'25"E 46.60'
S48°48'41"E 176.50'
S31°20'55"E 80.78'
S62°01'32"E 227.71'
S72°28'27"E 211.90'
S85°44'15"E 192.21'
S48°36'38"E 50.16'
S51°07'19"E 250.16'
S44°05'20"E 101.27'
S31°23'10"E 10.77'
S17°17'09"E 185.10'
S10°29'45"W 62.80'
S17°34'40"E 66.79'
S04°08'54"E 68.29'
S14°25'27"W 100.32'
S08°32'20"W 83.85'
S25°22'05"W 151.96'
S36°25'20"E 220.71'
19.64'

S77°45'10"W 224.10'
100.00'
EXTRA BUFFER IF REQUIRED
N75°44'25"W 357.35'
STORM WATER MANAGEMENT AREA
S77°45'10"W 380.00'
N15°48'20"W 895.48'
N15°48'20"W 800.00'

S85°31'37"W 164.01'
100.00'
EXTRA BUFFER IF REQUIRED
N19°20'05"W 164.01'
N56°54'14"W 340.00'
N56°54'14"W 400.00'
N56°54'14"W 708.41'
N56°54'14"W 1955.65'
STORM WATER MANAGEMENT AREA

MAYS CHAPEL NORTH

PARCEL ALONG INTERSTATE 83

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 200'

ELECTION DISTRICT NO. 8
APRIL 6, 1988

PETITIONER'S EXHIBIT 2

3

PETITIONER'S EXHIBIT #3

CONTENTS TO ACCOMPANYIN PETITION FOR AUTHORIZATION OF MAYS CHAPEL NORTH

19880536

AND

19910144 'A'

supplemental

TRUE COPY
ZONING COMMISSIONER OF BALTO. CO.
7/30/87



Mays Chapel North

Planned Unit Development

JAMES KEELTY & CO., INC.
BUILDERS AND DEVELOPERS
61 EAST PADONIA ROAD
P.O. BOX 528
TIMONIUM, MARYLAND
21093-0528

JAMES KEELTY
1870-1944

TELEPHONE 252-8600

July 29, 1987

Mr. Arnold Jablon
Zoning Commissioner
Zoning Office, Room 109
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

RE: Mays Chapel North Zoning
Petition for Authorization
of a Neighborhood Unit
Development

Dear Mr. Jablon:

James Keelty & Co., Inc. (Petitioner) herewith submits to you a petition for authorization of a Neighborhood Unit Development (PUD) at the property known as Mays Chapel North. This petition is in compliance with all relevant standards and requirements set forth in Baltimore County Zoning Regulations. We believe the Mays Chapel North Authorization Plan provides optimum land planning solutions for reasonable provision of needed and desirable housing, commercial and other services which, otherwise, could not be accomplished under conventional development techniques.

Petitioner began in October 1986 to assemble an exemplary team of site planners, engineers and architects to explore the feasibility of the Mays Chapel North Project. Under the guidance of Baltimore County Office of Planning and Zoning, design review format and criteria were developed and subsequent preparation of graphic and textual materials initiated. By February 1987, all Baltimore County Departments had been solicited for departmental concerns and issues and County needs were established. Over the course of the following five months, meetings between Petitioner and County Officials further clarified and incorporated agency recommendations with the Mays Chapel North Site Plan.

As an integral part of the project program, Petitioner met on several occasions with surrounding community association leaders and members. These meetings, which took place between

March 25th and April 9th, 1987 and, again, on June 1st and 2nd, 1987, attempted to inform communities of Petitioner's plans and to address their concerns as they related to the Mays Chapel North Project. This dialogue constructively aided Petitioner in identifying and resolving many difficult site planning issues.

PUD Development at Mays Chapel North provides 2,177 dwelling units 2,177.68 density units maximum. Approved CRG allows for 1,543 dwelling units which when converted to density units yield a total of 1,853. The difference between plans amounts to 634 dwelling units and 324.68 density units. Population characteristics of the projected residences differ markedly in that substantial emphasis is placed on developing senior housing under the PUD Plan. Elderly housing is to account for over 100% of the increase in density units, 98% of the increase in dwelling units, and well over 100% of the increase in population. Total populations are projected to be 4,515 (PUD) and 3,873 (CRG) with respective annual additions to area population at 251 (PUD) and 298 (CRG).

The effort to provide senior housing is felt by Petitioner to reflect a constructive and responsive approach to changing County demographics. In accommodating a population group which is rapidly growing and which requires specific attention, the Petitioner believes there will simultaneously be less strain placed upon the provision of public services and less traffic generated than as compared to younger families in conventional housing.

It is intended that the hallmark of Mays Chapel North PUD will be its sensitive recognition of the physical, environmental and spiritual elements which combine to create a higher quality of life. We, therefore, respectfully submit the petition and accompanying binder for your consideration of the Special Exception authorizing the Neighborhood Unit Development of Mays Chapel North. Also submitted are accompanying: (i) Petition for Special Hearing covering the Day Care Center and Life Care, as permitted or accessory uses, and (ii) Petition for Variance needed to allow height over 40 or 45 feet, because of the unusual contour of the land.

Sincerely,



Joseph S. Keelty
President
James Keelty & Co., Inc.

JSK:adf

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PART OF PETITION FOR AUTHORIZATION OF UNIT DEVELOPMENT AT MAYS CHAPEL NORTH

SECTION ONE

1. INTRODUCTION

This Binder is deemed part of the Petition for authorization of a unit development or planned unit development (PUD) at Mays Chapel North, filed by James Keelty and Co., Inc., contract purchaser, with the express consent and approval of Mays Chapel Village, a Maryland partnership, the legal owner of the property involved. Mays Chapel North, located on the north side of Padonia Road, west of the Baltimore-Harrisburg Expressway (I-83), in the Eighth Election District of Baltimore County, Maryland, is a single, undivided 384.14 acre tract of land, described in the description and plat attached to the Petition. Of the total acreage, 298.48 acres are classified D.R. 3.5 , and the remaining 85.66 acres are classified D.R. 5.5 , as shown by the plat.

The unit development is to consist of a single neighborhood, as defined in Section 101 of the Baltimore County Zoning Regulations (zoning regulations), within the urban-rural demarcation line established by the Planning Board to divide the portion of Baltimore County considered as "urban" from that part of the County considered as "rural". As above set forth, the gross area of the tract to be developed is 384.14 acres, sufficient to accommodate 2,177.68 density units.* Accordingly,

* A density unit, as defined in Section 101 of the zoning regulations, is an expression of density related to number of rooms in, or type of, dwelling unit, so that: an efficiency apartment represents 0.50 density unit; a 1-bedroom dwelling unit represents 0.75 density unit; a 2-bedroom dwelling unit represents 1.00 density unit; and a 3 or more bedroom dwelling unit represents 1.50 density units.

the tract area and location conform with the requirements of Section 430.2 of the zoning regulations.

Heretofore, a plan for the development of Mays Chapel North as a residential community containing 1,543 dwelling units was approved by action of the County Review Group (CRG) under Article IV of Title 22 of the Baltimore County Code, generally referred to as the "CRG process", resulting in "CRG approval". The 1,543 dwelling units so approved translate into 1,853 density units, so that there is not a great deal of difference between the density (1,853 units) previously approved in the CRG process, and the density (2,177.68 units) allowable in the unit development of Mays Chapel North. Depending on the final selection of housing mix (1, 2 or 3 bedrooms), the PUD density represents a maximum of 2,177 dwelling units, as compared to the 1,543 dwelling units allowed as a matter of right under the CRG approval. The projected population in the PUD development (4,515), over the population anticipated upon development under the CRG approval (3,873), is 642 people. This difference in density units (324.68) and dwelling units (634), and population (642), spread over an 18 year span, is minimized by the PUD proposal for Mays Chapel North, which includes 470 density units and 625 dwelling units for 889 senior citizens, a group which generates less traffic and calls for other public facilities and accommodations at the lowest level. Housing for the senior citizens, responsive to County demographics, accounts for more than the entire increase in density units, virtually all of the increase in dwelling units,

and much more than the total population increase attributable to the PUD program.

Some non-residential uses desirable to service the residential community of approximately 4,500 people, with optimum relationship to homes in the neighborhood, will be provided through creation of a small village center. Among other things, the center will include, at most, 43,553 square feet of floor space for convenient retail shopping, with "walk-to" relationships between store and home, thus avoiding vehicular trips across I-83 to York Road. The center will also contain about 21,776 square feet of office space for convenient services, and, nearby, the housing for senior citizens, with related life-care facilities.

A prime feature of the unit development at Mays Chapel North is the retention of approximately 170 acres of land, about 45% of the project, in open space, much of which will be devoted to recreational or other park purposes for the community. In contrast, only about 23 acres of land need be devoted to such open space under the standard type development approved in the CRG process. A secondary, but important feature of the PUD is allowance of the development by special exception, without the need of any zoning change on the property, thereby eliminating continuing pressures for re-zoning to keep pace with changes in conditions in the area. Correspondingly, the grant of the special exception affords no precedent, which might possibly serve as an opening wedge for some consequential zoning change on nearby properties west of I-83.

Mays Chapel North is the last of the major land parcels with urban zoning to be developed for residential purposes in the Towson-Hunt Valley corridor. Changing demographics and prudent use of a scarce land resource commodity dictates that Mays Chapel North be restructured from the CRG approved development to the PUD. Development of Mays Chapel North under the CRG process would inhibit design flexibility and preclude optimum land-planning solutions to the inherent complex development problems seen on the horizon. As one example, the unique location and contour of the site allow for an abundance of open space. As another, the standard type development does not allow non-residential uses, despite their desirability to service the residential development, in the instant case, with an optimum relationship between non-residential and residential usage.

Clearly, the creation of a diversified, well-planned and well-designed neighborhood at Mays Chapel North, all under the PUD regulations, will be in the public interest, involving, as it will, urban growth patterns affording optimum levels of economy and efficiency in public services and a wide variety of opportunities for dwellings within the neighborhood created. The foregoing will be accomplished in accordance with the purposes, standards and requirements of Section 430, as well as the policies previously adopted under Section 504 of the zoning regulations.

MAYS CHAPEL NORTH

2. CORRELATION BETWEEN BINDER AND CONTENTS OF AUTHORIZATION PLAN REQUIRED UNDER SECTION 430.1.F.2 OF ZONING REGULATIONS

a. Existing conditions on, of, and near the site, including: topography; unusual natural formations; water courses, ponds, or lakes; major vegetation; and structures:

- Shown on Visual Analysis Plan, page 36, Site Visibility Section A-A Plan, page 38, and Summary Analysis Plan, page 41, with comments in the text under like heading preceding each plan, as follows: pages 34 and 35 (Visual Analysis Plan); page 37 (Site Visibility Section A-A Plan); and pages 39 and 40 (Summary Analysis Plan).

b. Zones, lot lines, and overall site boundaries:

- Shown on Plat to Accompany Zoning Petition and on Summary Analysis Plan, page 41, and Authorization Plan, page 87, with comments in the text under like heading preceding each plan, as follows: pages 39 and 40 (Summary Analysis Plan); and pages 84, 85 and 86 (Authorization Plan).

c. Proposed major changes in natural conditions (including major grading) and conditions to remain (including preservation of major vegetation):

- Shown on Illustrative Grading Plan, page 60, and, in addition, on Summary Analysis Plan, page 41, Concept Plan, page 44, Illustrative Plan, page 46, Pedestrian/Open Space Systems Plan, page 58, and Authorization Plan, page 87, with comments in the text under like heading preceding each plan, as follows: page 59 (Illustrative Grading Plan); pages 39 and 40 (Summary Analysis Plan); pages 42 and 43 (Concept Plan); page 45 (Illustrative Plan); pages 55, 56 and 57 (Pedestrian/Open Space Systems Plan); and pages 84, 85 and 86 (Authorization Plan).

d. The maximum and minimum numbers of density and dwelling units to be established and the estimated residential and employment populations:

- Shown on Authorization Plan, page 87, with comments in the text preceding the plan, pages 84, 85 and 86; and set forth in the: Comparison of Estimated Dwelling and Density Counts Between Plan With CRG Approval and Unit Plan Development, page 88; the Comparison of Estimated Population Between Plan With CRG Approval and Unit Plan Development, page 89, and the Comparison of Estimated Employment Between Plan With CRG Approval and Unit Plan Development, page 90.

e. The general locations, extent, and forms of proposed: uses and development of the various residential, commercial, institutional, or other sites or areas, including indications of the placement of housing according to major differences in housing type and density; common open spaces; and parking areas:

- Shown on Concept Plan, page 44, Illustrative Plan, page 46, Village Center Illustrative Plan, page 50, Pedestrian/Open Space Systems Plan, page 58, and Authorization Plan, page 87, with comments in the text under like heading preceding each plan, as follows: pages 42 and 43 (Concept Plan); page 45 (Illustrative Plan); pages 47, 48, 49 (Village Center Illustrative Plan); pages 55, 56 and 57 (Pedestrial/Open Space Systems Plan); and pages 84, 85 and 86 (Authorization Plan).

f. The general layout and classification of proposed major motorways; general indication of proposed walkways, bicycle paths, etc.; and general descriptions of other transportation routes and modes (including public transit) to the extent feasible with public transportation plans or proposals:

- Shown on Road Hierarchy Plan, page 54, and Pedestrian/Open Space Systems Plan, page 58,

with comments in the text under like heading preceding each plan, as follows: pages 51, 52 and 53 (Road Hierarchy Plan); and pages 55, 56 and 57 (Pedestrian/Open Space Systems Plan).

g. Service areas and anticipated locations of proposed utilities, public and private:

- Shown on Water/Sewer Plan, page 68, with comments in the text preceding the plan, as follows: pages 61 through 67 (Water/Sewer Plan).

h. Proposed preliminary construction and site development schedules:

- Set forth in the Proposed Preliminary Construction and Site Development Phasing, pages 91 and 92.

i. Descriptions, as applicable, of warranties, methods, standards, regulations, deed restrictions, enforcement provisions, funding, organizations, etc. proposed to be established with respect to: open space and maintenance; approaches to the design of signs, other street graphics, street furniture, and comparable elements of urban environment; and, in general, all other aspects of the plan's implementation and continuance of effect:

- Set forth in: Authorization Plan, pages 84 through 87; Uses Permitted, pages 93 through 102; Provision for the Handicapped,

page 103; Design Standards and Guidelines, pages 104 through 114; and Deed Covenants, Conditions and Restrictions For Maintenance of Open Space and Control of Building, etc., pages 115 through 120.

j. A summary of the plan's objectives:

° Set forth in the section on Objectives of Mays Chapel North PUD, pages 30 and 31.

MAYS CHAPEL NORTH

3. CORRELATION BETWEEN BINDER AND AFFIRMATIVE FINDINGS REQUIRED OF PLANNING BOARD UNDER SECTION 430.1.C.7 OF ZONING REGULATIONS

a. Development, in fact, constitutes a neighborhood:

° Set forth in the Introduction, at pages 1 and 2; and Conformance with Neighborhood Definition, pages 14 and 15;

b. The tract is situated in an appropriate location according to adopted or formally proposed master plans:

° Set forth in Conformance with County Master Plan, pages 16 through page 21.

c. The Plan is in accordance with (i) the planning objectives and requirements of subsection 430.1 and 430.2, (ii) of relevant Planning Board policies adopted pursuant to the authority of Section 504, or otherwise; and (iii) of the zoning regulations in general:

° Plan shows on its face compliance with planning objectives, requirements and policies, and compliance with zoning regulations. See Sections Two, Three, Four, and Five of this Binder.

MAYS CHAPEL NORTH

4. CORRELATION BETWEEN BINDER AND AFFIRMATIVE FINDINGS REQUIRED OF ZONING COMMISSIONER UNDER SECTION 430.1.D.3 OF ZONING REGULATIONS

a. The proposed development will serve the public interest and will have no adverse effect upon the health, safety, or general welfare in the vicinal area, the County, or the area at large:

- Set forth in the section on Compliance with Required Findings of Zoning Commissioner, at pages 22 and 23.

b. In due consideration of the comments or reports submitted by the Planning Board and all other agencies or officials required to submit to him comments on the Petition, the proposed development will not create conditions as set forth in paragraph b. (tend to create congestion in roads, streets or alleys), Paragraph c. (create a potential hazard from fire, panic or other dangers), Paragraph d. (tend to overcrowd land and cause undue concentration of population), paragraph e. (interfere with adequate provisions for schools, parks, water, sewerage, transportation, or other public requirements, conveniences, or improvements), or paragraph f. (interfere with adequate light and air) of Subsection 502.1 of the zoning regulations:

- Set forth in the section on Compliance with Required Finding of Zoning Commissioner, at pages 23 through 27, which shows that the proposed development will not create any of the proscribed conditions. However, confirmation of the foregoing by comments or reports submitted by the Planning Board and all other County agencies or officials involved will be forthcoming within the time frame set forth in Section 430.1.C. of the zoning regulations.

c. There is a reasonable expectation that the proposed neighborhood will be developed to the full extent of and fully in accordance with the authorization plan (including development scheduled contained therein):

- Set forth in Developer's Commitment pages 121, 122 and 123.

d. Development of Mays Chapel North in accordance with the authorization plan submitted will comply with all applicable provisions of the zoning regulations and other County laws:

- Shown by the Provision of the Binder, in general, which show no conflict with the zoning regulations, except for height, and inclusion of any day care center or life-care facility, all to be resolved upon Petition for Variance

and Petition for Special Hearing, filed with the instant Petition for Authorization of a Unit Development, and deemed part of that Petition.

MAYS CHAPEL NORTH

5. CONFORMANCE WITH NEIGHBORHOOD DEFINITION

The zoning regulations require the development tract to be 250 acres or the area sufficient to accommodate at least 2,000 density units (Sections 430.2). The total area of Mays Chapel North is 384.14 acres, of which 298.48 acres are zoned D.R. 3.5 and 85.66 acres are zoned D.R. 5.5, sufficient to accommodate 2,177.68 density units. The Water and Sewerage Plan designates Mays Chapel North as S-3 and W-3, Capital Facilities Area, for public water and sewer service, and also designates the site as being within the Comprehensive Metropolitan Facilities Planning Area, that is, within the urban-rural demarcation line.

The zoning regulations define a neighborhood as "A coherent urban area generally comprising the dwellings for a residential populations of approximately 1,000 to 3,000 families and a more-or-less central concentration of the public facilities and business uses serving their everyday or frequent needs, usually including an elementary school (or school-recreation center) and a supermarket or grocery store" (Section 101 - Neighborhood).

Mays Chapel North is such neighborhood, as well as one in the classical planning sense. Site planning concepts have arranged the housing elements to cluster highest density housing around the village center service core and the prospective school-recreation center site owned by the County. All elements are linked together by integral open space pathway systems.

Mays Chapel North:

- Is zoned density residential.
- Is within the urban-rural demarcation line.
- Contains 384.14 acres, and thus will accommodate 2,177.68 density units.
- Is a planned coherent neighborhood, as defined by the zoning regulations.
- Meets all applicable standards for a "neighborhood".

MAYS CHAPEL NORTH

6. CONFORMANCE WITH COUNTY MASTER PLAN

On November 19, 1979, the Baltimore County Council adopted the Baltimore County Master Plan 1979-1990, recommending general land use policies and dividing the county into five types of areas. Mays Chapel North is located within a Fringe Development Area.

Goals for the Fringe Development Area, as stated in the adopted plan, Land Use Element 1, page 15, are:

1. To assure that the pace of development does not exceed the schedule for provision of community service.
   - The 18 year build out period for Mays Chapel North assures a match between development and available services.
   - The PUD, unlike conventional development, allows development to proceed along with services to be provided, as a component of development approval. County agencies were circularized at the beginning of the planning process for Mays Chapel North to identify needed or desirable services and facilities for inclusion in the PUD plan.
   - PUD authorization enables the pace of development to be conditioned upon provision of essential infrastructure or services.

- Flexibility inherent in PUD development allows a response to specific needs of unique or expanding population groups which need specialized housing and services. Senior citizen housing typifies the ability of Mays Chapel North to provide elevator housing with associated life care services and to relate them to convenience shopping and other professional services in the village center and in the context of integrated recreational and amenity space.
- Flexibility inherent in PUD regulations also enables the establishment of the village center to serve immediate needs of all Mays Chapel North residents while minimizing external trips, thus reducing transportation-related infrastructure needs.

2. To assure that the form of development is compatible with the character of development in these [Fringe Development] areas.

- Limits of the Fringe Development Area are defined by the D.R.-R.C. zone boundaries. With the exception of a triangular area between the County school-recreation center site and Padonia Road, zoned D.R. 3.5, Mays Chapel North forms the northwesterly limit of the Fringe Development Area.

- The Chapelgate development in the D.R. zone immediately to the south has received CRG approval for townhouse development. Joint planning has taken place between Chapelgate and Mays Chapel North as each are eminently compatible, one with the other.
- The quality of urban design, the retention of wooded buffered areas adjacent to existing or prospective R.C.5 rural residential development, and three-story townhouse development as a limited housing type at the edge, assure compatibility with the established rural residential development nearby.

3. To maintain relatively low densities in these areas in comparison to the Town and Community Centers and the proposed New Development (Growth) Areas.

- Mays Chapel North has been the subject of two comprehensive, county-wide zoning map reviews since the adoption of the 1979-1990 Plan. Its D.R. 3.5 and D.R. 5.5 component zones were established comprehensively with overall relatively low density, when contrasted with largely D.R. 5.5, with some D.R. 10.5 and D.R. 16 zones, which might be expected along I-83, overlooking the industrial uses to the east and the D.R. 5.5 Chapelgate to the south.

Other Master Plan Implications - Commercial Space in Mays Chapel North PUD.

- The adopted Master Plan makes future land use recommendations by land use type. The section on commerce (Baltimore County Master Plan 1979-1990, Land Use Element 1, pages 56 through 61), states that, "population and income growth will generate demand for significant additions to the county's inventory of commercial space. Changing patterns of residential development will necessitate new establishments in convenient locations".
- "Sixty-two neighborhood centers are forecast for development by 1995 to serve the needs of residents within a small radius of the center. The typical neighborhood center is built around a supermarket as the principal tenant. They serve to minimize necessary transportation time by providing convenience goods outlets near the home. Neighborhood center development should have little effect on existing establishments."
- The plan also projects commercial land demand by Regional Planning Districts (RPD) between 1977 and 1995. Six acres of land for neighborhood centers are projected for RPD 307. Mays Chapel North represents the only

remaining parcel within RPD 307, with urban zoning, and public water and sewer available, to meet the projected need.

- As a component of the Pud at Mays Chapel North, the village center and its convenience and service elements will be uniquely responsive to the neighborhood center projections of the adopted Master Plan. Specific planned arrangements shown in the Illustrative Plan, pages 45 and 46, and the Village Center Illustrative Plan, pages 47 through 50, clearly demonstrate that the Mays Chapel North PUD meets other objectives as well. The form of the center, and PUD controls, eliminate expansion and any type of strip center. Parking is shielded by berms, landscaping and plazas to remove all adverse visual impact on neighboring tracts, other elements of the village center, or other component residential uses elsewhere in the PUD.
- The village center is located on the County mandated relocation of Padonia Road, at a screened-out site central to the PUD. As such it achieves another objective of the commerce section of the adopted Master Plan -- it minimizes traffic impact on neighboring tracts while providing convenience goods outlets near the home.

The plan also is in accordance with the planning objectives and requirements of Section 430 of the zoning regulations, relevant Planning Board policies adopted pursuant to Section 504 of the zoning regulations, or otherwise, and of the general zoning regulations.

MAYS CHAPEL NORTH

7. COMPLIANCE WITH REQUIRED FINDINGS OF ZONING COMMISSIONER

Section 430.1.B.2 of the zoning regulations provides that a neighborhood unit development (PUD), within the urban-rural demarcation line, may be authorized by a special exception ordered by the Zoning Commissioner after consideration of a report by the Planning Board. As a PUD, Mays Chapel North meets the test of findings required of the Zoning Commissioner under Section 430.1.D.3 of the zoning regulations, as follows:

a. Authorization of the neighborhood PUD for Mays Chapel North will serve the public interest and have no adverse effect upon the health, safety, or general welfare in the vicinal area, the County, or the area at large:

- The major goal of the Mays Chapel North neighborhood PUD is to create a diversified residential environment which maximizes livability and minimizes adverse impact on the environment by sensitive arrangement of housing, open space, infrastructure, and neighborhood services.
- The proposed Mays Chapel North PUD, and the standards and controls implicit therein, affirm that the PUD will promote the health, safety, and general welfare of the locality.

- The PUD expressly serves the public interest and has no adverse effect upon the health, safety, or general welfare in the vicinal area, the County, or the area at large.

b. Authorization of the neighborhood PUD for Mays Chapel North will not create conditions proscribed under paragraphs b., c., d., e., or f. of Section 502.1 of the zoning regulations:

(i) Paragraph b. The unit development will not tend to create congestion in the roads, streets or alleys.

- Traffic studies show that the Mays Chapel North PUD creates no significant increase to critical lane traffic at key intersections in the general area.
- Development of Mays Chapel North as a PUD, in and of itself, will have no adverse impact on the street system and will not create congestion in roads, streets, or alleys.
- Traffic circulation is promoted and enhanced by the County mandated relocation of Padonia Road through Mays Chapel North, the major road serving as the spine for the PUD development.

(ii) Paragraph c. The unit development will not create a potential hazard from fire, panic or other dangers.

- The very nature of the Mays Chapel North PUD proposal, and the standards and controls to be derived from County reviews and approvals, assure public safety and virtually eliminate potential hazard from fire, panic or other dangers.

(iii) Paragraph d. The unit development will not tend to overcrowd land and cause undue concentration of population.

- The Mays Chapel North PUD proposal of itself, with the preliminary housing mix selected, and open space shown by the Illustrative Plan, pages 45 and 46, Pedestrian/Open Space Systems Plan, pages 55 through 58, and Authorization Plan, pages 84 through 87, clearly demonstrates that land will not be overcrowded and there will be no undue concentration of population, nor can there be under the relatively low zoning density of the site.
- PUD neighborhood standards require that 20 percent or 76.83 acres of the site be devoted to public park and local open space purposes. The Mays Chapel North PUD calls for approximately 170 acres, or approximately 45% of the 384.14 acre tract to be in open space.

- Increased population resulting from the PUD (642 people) is more than offset by the open space provided. Further, the impact of any increase in population is negated by housing for the 889 senior citizens whose need for public services and conveniences are minimal.

(iv) Paragraph e. The unit development will not interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, convenience, or improvements.

- The Mays Chapel North PUD proposal indeed makes appropriate and adequate provisions for schools - the site abuts a county-owned school - recreation center site of 20 acres, to allow for school facilities if area demographics require.
- The preliminary housing mix selected results in a total PUD estimated school yield of 231 students in all grades, as contrasted with an estimated 299 student yield from the 1,543 unit development under the plan with CRG approval. No capacity deficiencies have been identified and manifestly the Mays Chapel North PUD will not interfere with school capacity.

- Open space to be provided in the PUD will enhance and supplement the adequate and sensitive provision for parks and open space in the locality involved in the proposal.
- Improvement of the water and sewerage infrastructure as may be required in connection with detailed engineering studies, a component of the PUD proposal, will assure that no deficiency occurs as a result of the PUD.
- Provision is to be made in the PUD plan for the interchange between Warren Road and I-83, as well as for the County mandated relocation of Padonia Road. PUD development does not interfere with, but to the contrary, enhances the potential for adequate provision of transportational improvements as contrasted with conventional development.

(v) Paragraph f. The unit development will not interfere with adequate light and air.

- Design standards and guidelines for townhouses, garden apartment buildings mid-rise buildings and senior citizen housing in the PUD assure that there will be no interference with adequate light and

air among the component housing types of Mays Chapel North.

- Limitations of housing type to townhouses at the development edges along Chapelgate on the south and planned rural residential development on the northwest assures that Mays Chapel North will not create adverse impacts relative to light and air on adjoining developments.

c. General consistency of the Mays Chapel North PUD with zoning and planning principles as shown by:

- The fact that the PUD promotes the purpose statements for D.R. zones (Section 1B00.2 of zoning regulations), as follows:

(i) Fosters a greater variety in housing types within future residential developments;

(ii) Allows more feasible preservation of natural features and induces the reservation and preservation of ample and more suitably designed open spaces and parks, in order better to satisfy the needs of residents without economic disadvantage to developers;

(iii) Allows greater flexibility in subdivision-development planning and provides for the inducement of more

creative as well as more economic approaches to residential development, with the goal of desirable and distinctive identity and character of individual residential locales;

(iv) Provides the means to satisfy differing housing-market requirements without rezoning, and thus without disruptive changes in density potential; and

(v) Provides for the application of residential zoning classifications in a manner more nearly in accord with comprehensive plans and comprehensive-planning goals.

° Unit development provisions echo and enhance the foregoing possibilities, all through the PUD allowance for flexible, large scale development planning.

° As is demonstrated throughout the Mays Chapel North PUD, there is a clear and convincing correlation between the plan and the purposes, objectives and standards for a neighborhood unit development.

° The Mays Chapel North PUD proposal is in accord with the purposes of the D.R 3.5 and 5.5 zoning classifications and with the spirit and intent of the general zoning regulations. The Mays

Chapel North PUD will provide approximately 45% (170 acres of total 384.14 acres) in open space, with most of it in pervious areas, with retained, existing vegetation.

MAYS CHAPEL NORTH

SECTION TWO

1. OBJECTIVES OF MAYS CHAPEL NORTH PUD

The legislative statements of findings and policy clearly identify the reasons for seeking authorization for a neighborhood unit development (PUD) for Mays Chapel North. Conventional development, even in the context of density residential zoning, precludes optimum land planning solutions to complex, large scale development problems. Unless a patchwork of non-residential zones are inserted, a full range of needed and desirable housing, convenience shopping and other services cannot be integrated into the development most advantageously to relate them to the homes and community served. The creation of a well-planned and designed neighborhood is of sufficient public interest to establish liberal, flexible regulations for large-scaled development which provide for complementary uses as a component of development review and authorization.

Authorization of a Neighborhood PUD at Mays Chapel North by Special Exception procedures in accordance with the controls, procedures and standards provided for in Section 430 of the zoning regulations enables such large scale planning and provision of supportive uses. By virtue of the nature of a PUD, these uses can be authorized and controlled without requiring the establishment of disruptive spot zones or establishing zoning precedents for yet further changes elsewhere.

The objectives for Mays Chapel North PUD are to provide and foster a well designed neighborhood which is sensitive and responsive to physical and environmental constraints - a neighborhood which can be responsive to changing demographics and resultant service requirements. To achieve the necessary flexibility to meet these objectives, the PUD permits slightly greater densities, taller heights and a broader range of permitted uses.

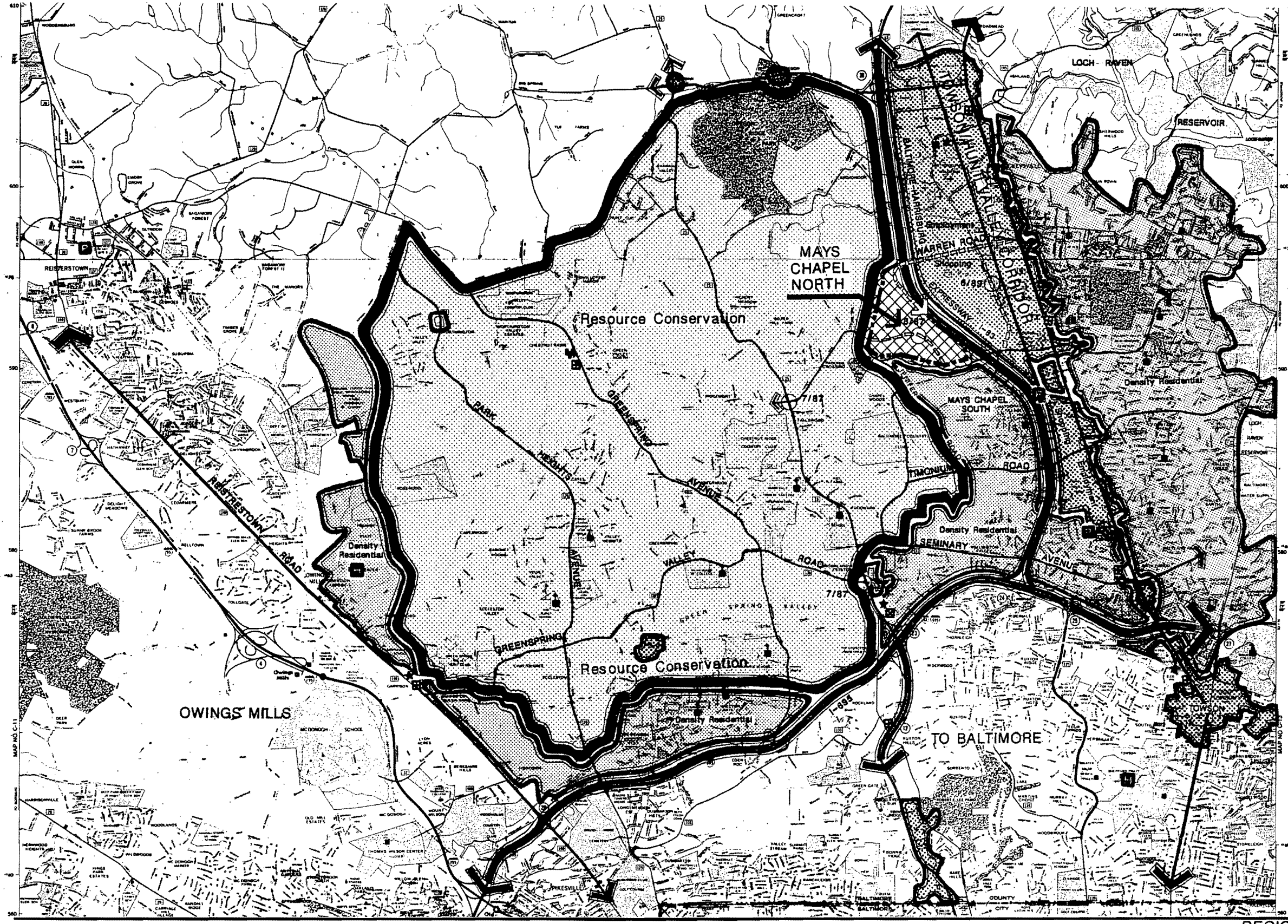
The major goal to be achieved by authorization of the neighborhood PUD here is to create a diversified residential environment which maximizes livability and minimizes adverse impact on that environment by sensitive arrangement of residences, open space and neighborhood services.

MAYS CHAPEL NORTH

2. REGIONAL CONTEXT MAP

The Regional Context Map relates Mays Chapel North to the Towson/Hunt Valley Corridor and to the area west of I-83 and north of the Beltway over to Reisterstown Road and the Owings Mills growth corridor.

- Areas with Resource Conservation zoning are shaded lightly. The adopted County-Wide Master Plan recommends that the area be retained in rural character, that water and sewer service not be extended and that other public facilities which would promote urban development not be programmed.
- Areas with Density Residential Zoning which enable urban residential development are shaded with a medium tone. Mays Chapel North is the last of the large parcels with urban residential zoning to be developed in the Towson/Hunt Valley Corridor.
- Areas with industrial, office or commercial zoning are shaded in the darkest tone. Employment and shopping opportunities occur in these areas, running along the corridor between I-83 and York Road.
- There are no convenience shopping facilities serving the density residential area west of I-83 and north of the Baltimore County Beltway.



LEGEND

- Resource Conservation
- Density Residential
- Employment / Shopping
- I-695 / I-83
- Major Roads
- Collector Roads (ROAD IMPROVEMENTS)
- Proposed Road Improvements

ROADSIDE CULTURE

- Hospital
- Library
- Park and Ride Location
- Picnic Site
- Police Station
- Post Office
- Radio Station / Tower
- Rest Area with Restrooms
- School
- Yacht Club / Marina
- Armory
- City / Town Hall
- Court House
- Fire House
- Highway Garage

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Notes: This plan is for illustrative purposes only so as to provide a concept which may be modified as subsequent detailed CRG / FDP plans are prepared, reviewed and approved for Mays Chapel North, in conformity with authorization of a neighborhood PUD.

Mays Chapel North

REGIONAL CONTEXT MAP/ INTENSITY OF USES

Prepared For: JAMES KEELTY & CO, INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

Scale: 1" = 2000'

0 1000' 2000' 4000' 8000'

REGIONAL CONTEXT MAP / INTENSITY OF USES

MAYS CHAPEL NORTH

Planned Unit Development

JAMES KEELTY & CO. INC. BUILDERS AND DEVELOPERS

REVISIONS	DATE	FIGURE
PAGE 33	JULY 30, 1987	1

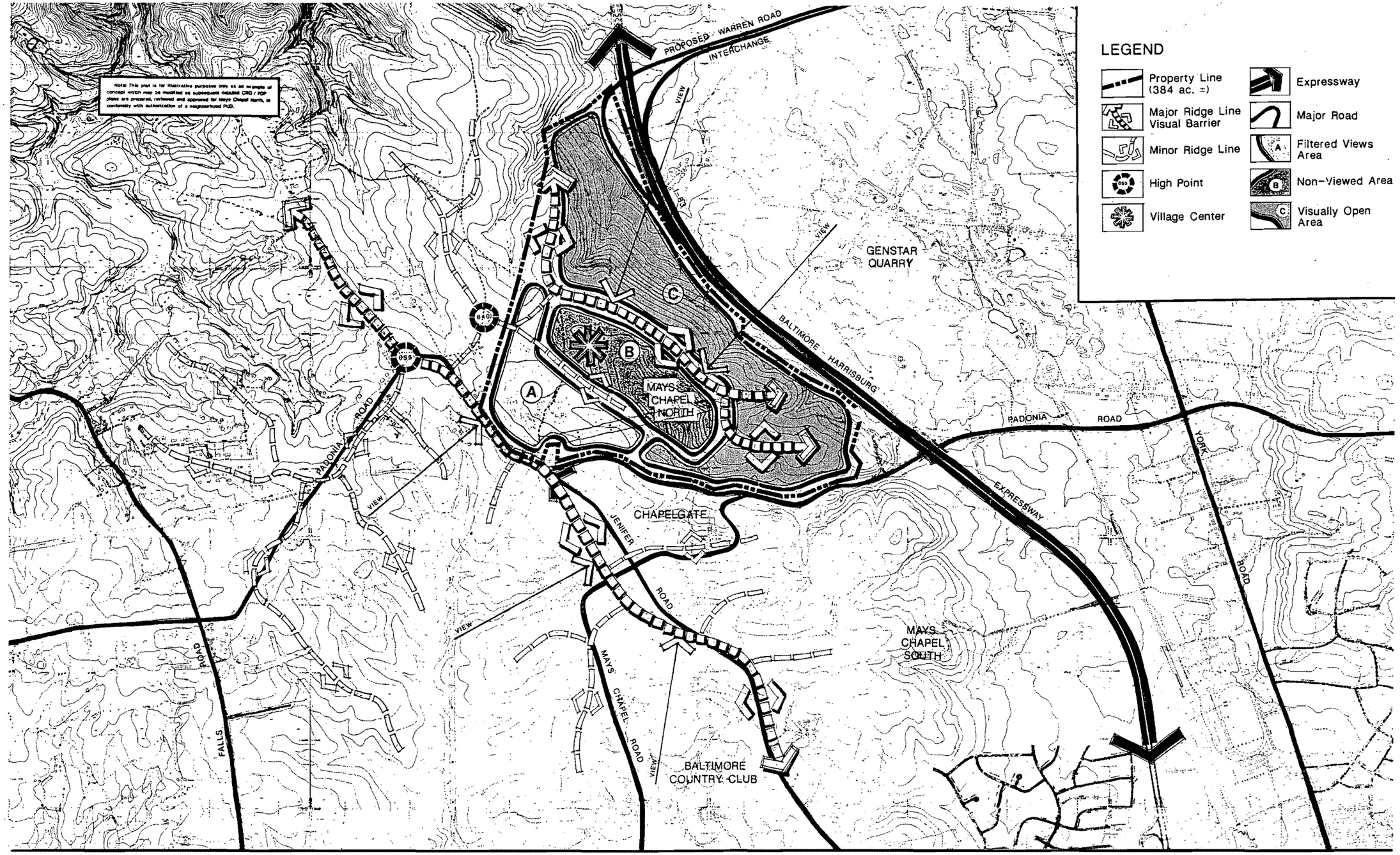
MAYS CHAPEL NORTH

3. VISUAL ANALYSIS PLAN

The Visual Analysis Plan summarizes land form and tree cover features which limit and define how and from where PUD development at Mays Chapel North can be seen as well as views from the site to adjoining areas.

- A major ridge west of Jenifer Road and curving into Mays Chapel North limits long views from Shawan Valley and from the plateau between Shawan Valley and Greenspring Valley.
- Minor ridge lines coupled with major tree cover to be retained in the PUD further limit external views to Mays Chapel North.
- Topography and retained forest cover create filtered views close by to and from the PUD on the north, west and south.
- Long views are possible from the Hunt Valley Business Corridor, York Road and the major ridge line east of York Road. Tree cover to be preserved at the edges of residential units again will provide filtered views into and out of the PUD.
- Interstate 83 views will be shielded by intervening ridges. Short views from I-83 will remain essentially as now seen because of major preservation of existing tree cover.

- Actual intensive development at the village center of Mays Chapel North will occur in a bowl or low area within the center of the project. This further assures that the mid-rise buildings proposed will not be obtrusive as seen from the Hunt Valley corridor and will not be visible from the west.



Mays Chapel North

VISUAL ANALYSIS PLAN

VISUAL ANALYSIS PLAN
MAYS CHAPEL NORTH
Planned Unit Development
JAMES KEELTY & CO., INC.
BUILDERS AND DEVELOPERS

Prepared For: JAMES KEELTY & CO, INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

Scale: 1" = 500'
0 250 500 1000 2000

REVISIONS

DATE
JULY 30, 1987

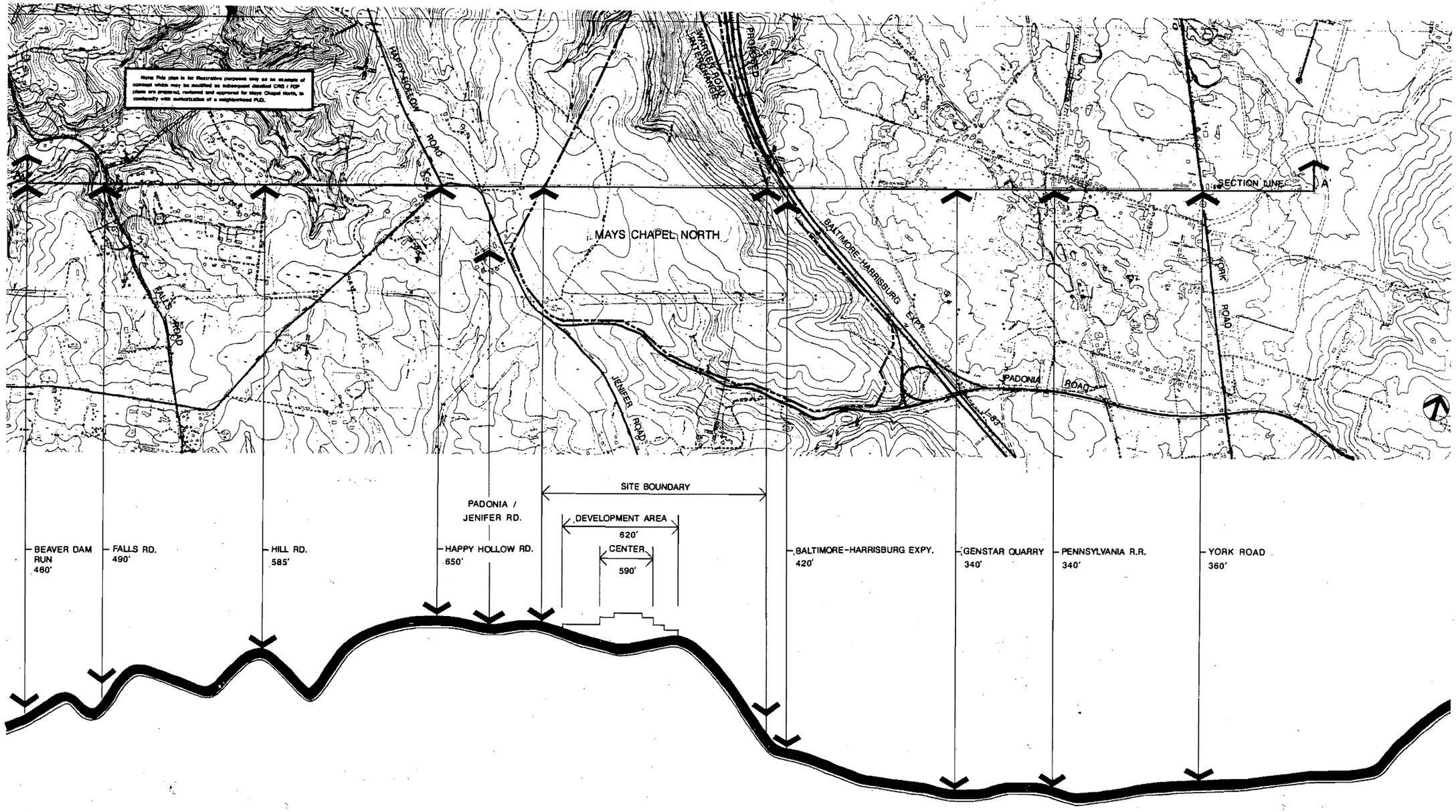
FIGURE
2

MAYS CHAPEL NORTH

4. SITE VISIBILITY SECTION A-A PLAN

- Affirms that views of the development area from the west are blocked by the ridges at Jenifer/Padonia Roads.
- Illustrates that intensive development in the village center takes place in a hollow within the site and that intervening ridges and tree cover shield and filter external views to the center.

Note: This plan is for illustrative purposes only as an example of concept which may be modified as subsequent detailed CRD / RDP plans are prepared, reviewed and approved for Mays Chapel North, in conformity with authorization of a neighborhood PUD.



VERTICAL SCALE : 1 INCH = 60 FEET
HORIZONTAL SCALE : 1 INCH = 500 FEET

Mays Chapel North

SITE VISIBILITY SECTION A-A'

Prepared For: JAMES KEELTY & CO, INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT·McCUNE·WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

SITE VISABILITY SECTION A-A
MAYS CHAPEL NORTH
Planned Unit Development
JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

REVISIONS	DATE	FIGURE
PAGE 38	JULY 30, 1987	3

MAYS CHAPEL NORTH

5. SUMMARY ANALYSIS PLAN

The Summary Analysis Plan is an evaluation of existing conditions - of physical, environmental, boundary and man-made features like the power transmission line, the County mandated relocation of Padonia Road and utilities, which shape the PUD planning for Mays Chapel North. The result is an identification of areas which are constrained from development and of areas where the absence of constraints permit rational and responsible development.

- Steep slopes falling southerly against existing Padonia Road and easterly to I-83, coupled with a major drainage course with attendant steep slopes also oriented to Padonia Road and I-83, present the major constraints.
- The overhead power transmission line and restrictions which prohibit residential development within an area west of I-83 also constrain development.
- Areas "A" through "E" are not constrained and are buildable.
- Buildable areas amount to approximately 202 acres, excluding Area "E" (about 22 acres) separated from prime building Areas "A" through "D" by an extensive area of steep slopes. Residential development is not planned in this portion (Area E) of the site.

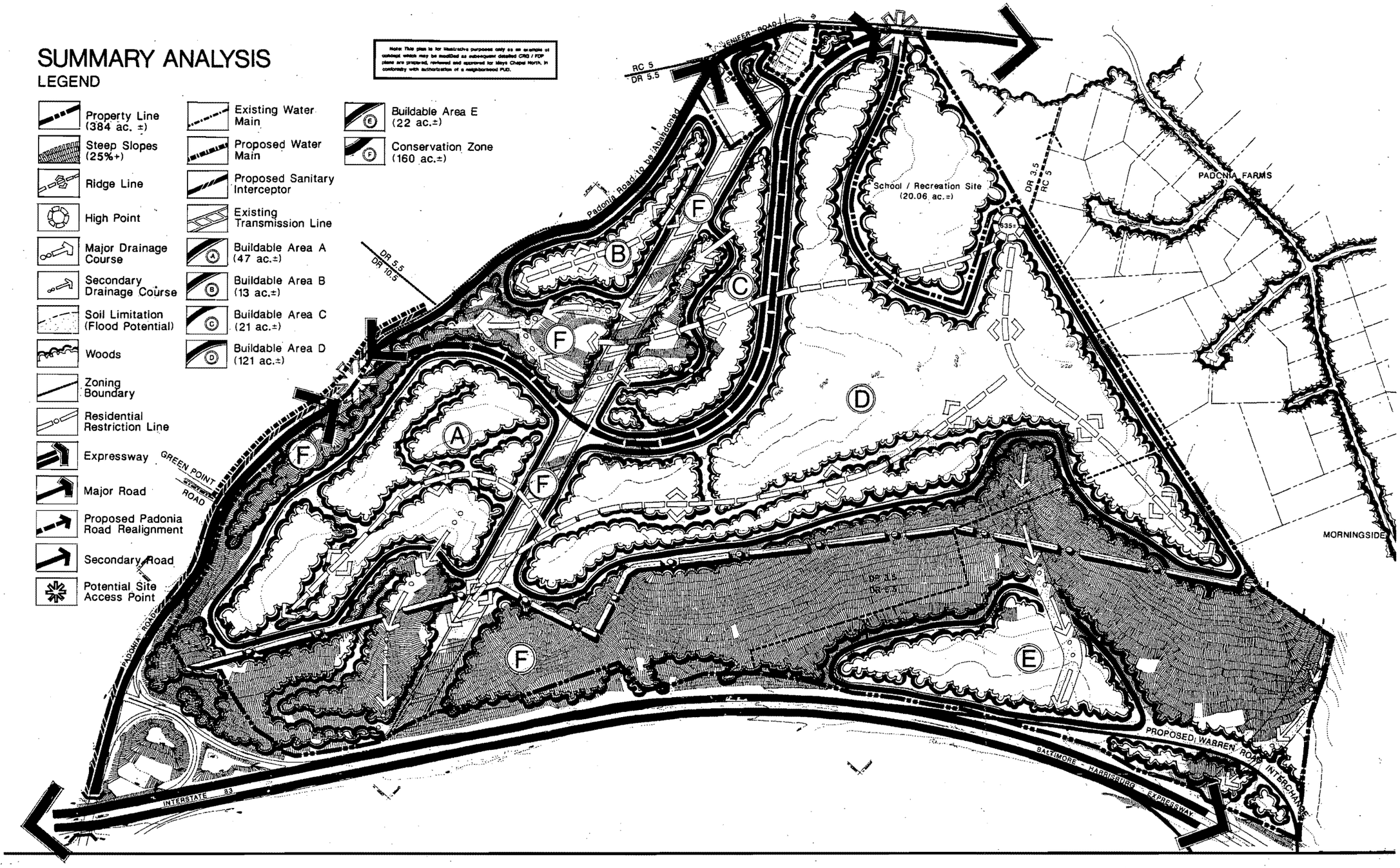
- The balance of Mays Chapel North is identified as a "Conservation Zone" and will provide the framework for the open space plan.
- Other than the open area under the power transmission lines, the site is wooded.
- Other physical constraints like steep slopes, drainage courses and floodplains allow clustering of housing while retaining tree cover on steep slopes and along development edges as a buffer.

SUMMARY ANALYSIS

LEGEND

- Property Line (384 ac. ±)
- Steep Slopes (25%+)
- Ridge Line
- High Point
- Major Drainage Course
- Secondary Drainage Course
- Soil Limitation (Flood Potential)
- Woods
- Zoning Boundary
- Residential Restriction Line
- Expressway
- Major Road
- Proposed Padonia Road Realignment
- Secondary Road
- Potential Site Access Point
- Existing Water Main
- Proposed Water Main
- Proposed Sanitary Interceptor
- Existing Transmission Line
- Buildable Area A (47 ac.±)
- Buildable Area B (13 ac.±)
- Buildable Area C (21 ac.±)
- Buildable Area D (121 ac.±)
- Buildable Area E (22 ac.±)
- Conservation Zone (160 ac.±)

Note: This plan is for illustrative purposes only as an example of concept which may be modified as subsequent detailed CRG / FDP plans are prepared, reviewed and approved for Mays Chapel North, in conformity with authorization of a neighborhood PUD.



Mays Chapel North

SUMMARY ANALYSIS PLAN

Prepared For: JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

Scale: 1"=200'

0 100' 200' 400' 800'

SUMMARY ANALYSIS
MAYS CHAPEL NORTH
Planned Unit Development
JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

REVISIONS	DATE	FIGURE
PAGE 41	JULY 30, 1987	4

MAYS CHAPEL NORTH

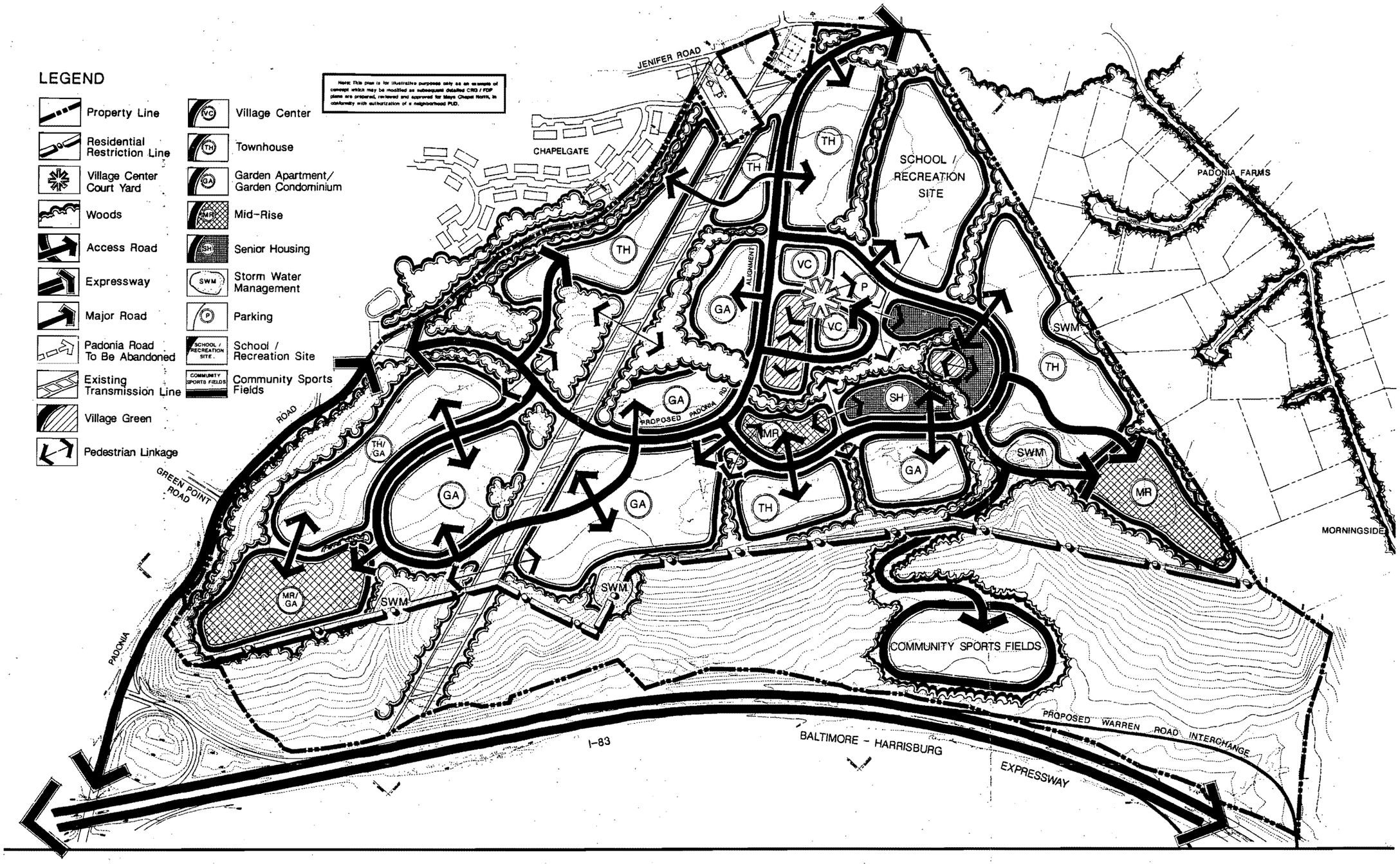
SECTION THREE

1. CONCEPT PLAN

The Concept Plan:

- Is organized around site constraints and opportunities identified on the Summary Analysis Plan.
- Places development in areas which are not constrained and are buildable.
- Uses retained open and forested areas to form an integrating open space pattern.
- Uses County-mandated relocation of Padonia Road within the development as the access spine from which all development elements are served.
- Establishes a village center within and as an internal element of the PUD to provide a focal point for open space, recreation, convenience shopping, offices and related services.
- Relates the village center to a village green and recreational facilities and places higher density, housing for senior citizens with life care facilities and for empty nesters around the village green.
- Relates the village center and related open space to the school-recreation center site to further reinforce its potential for truly fulfilling recreational opportunities.

- Establishes two other locations for mid-rise development adjacent to I-83 and the Hunt Valley Business Corridor.
- Arranges townhouse and garden multi-family units on the balance of the site using retained green space to define and enhance meaningful groupings of dwellings.
- Illustrates prospective use of an area along I-83 for intensive recreational uses.



Mays Chapel North

CONCEPT PLAN

Prepared For: JAMES KEELTY & CO, INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

Scale: 1" = 200'

0 100' 200' 400' 800'

CONCEPT PLAN

MAYS CHAPEL NORTH

Planned Unit Development

JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

REVISIONS PAGE 44

DATE JULY 30, 1987

FIGURE 5

MAYS CHAPEL NORTH

2. ILLUSTRATIVE PLAN

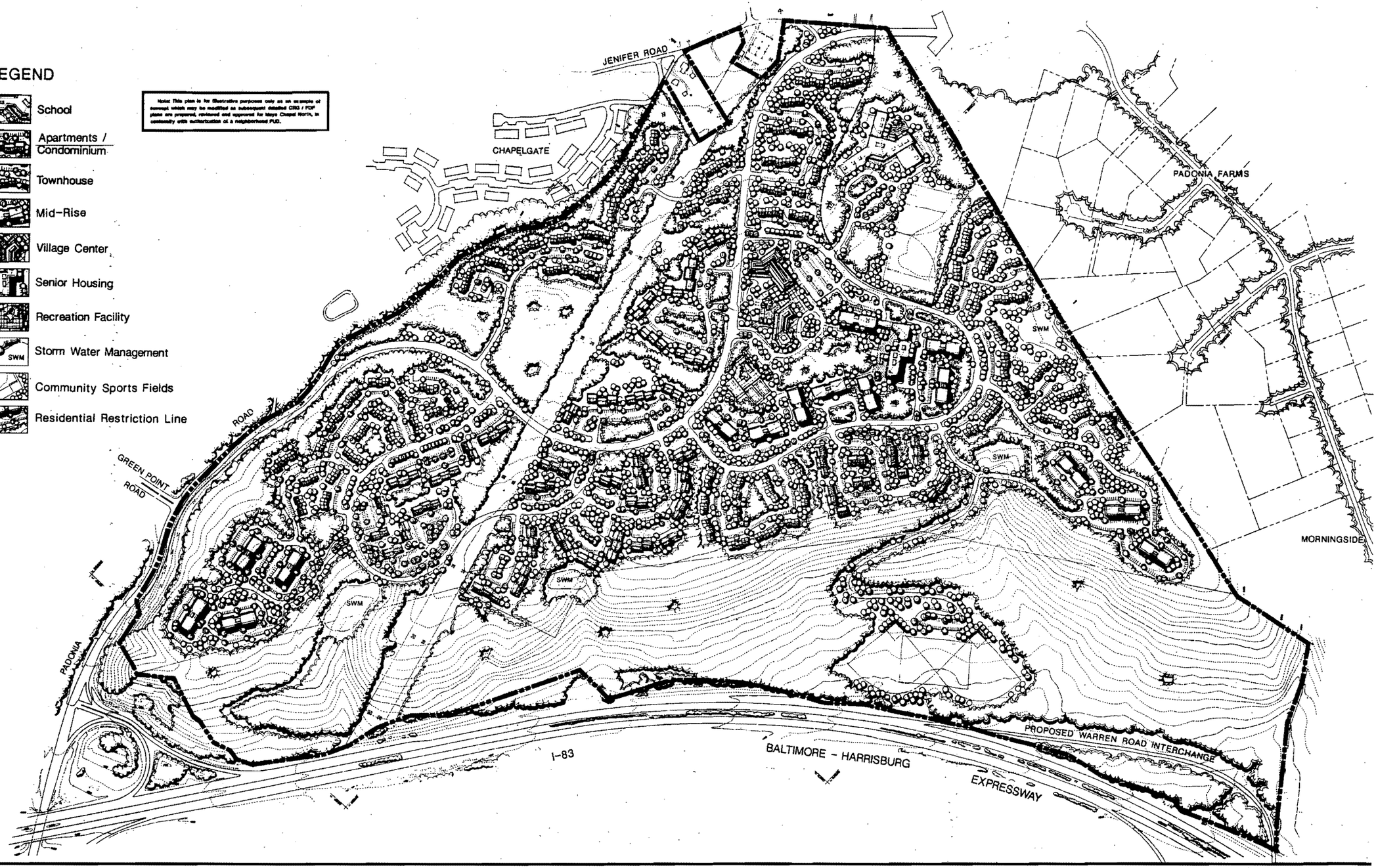
The Illustrative Plan:

- Is based on the evaluation of physical, environmental and man-made features which constrain or enable development as shown on the Summary Analysis Plan, pages 39, 40 and 41
- Is also based on the Concept Plan, pages 42, 43 and 44, which develops the overall conceptual arrangement of circulation, residential housing clusters by generalized type and intensity, the village center and the interwoven major open space system.
- Places specific building footprints on the site to demonstrate how housing can be sited to provide meaning and livable clusters by type.
- Demonstrates how traffic is handled by relocated Padonia Road - the major collector road and yet no dwelling unit has direct access to it.
- Provides a visual measure and guide by which to evaluate the intensity of surface uses within the PUD.
- Identifies again how sensitive arrangement and use of open space unifies the components of Mays Chapel North and results in an overall density which is still in keeping with present D.R 3.5 and D.R 5.5 zoning.
- Illustrates the active recreational area along I-83.

LEGEND

- School
- Apartments / Condominium
- Townhouse
- Mid-Rise
- Village Center
- Senior Housing
- Recreation Facility
- Storm Water Management
- Community Sports Fields
- Residential Restriction Line

Note: This plan is for illustrative purposes only as an example of concept which may be modified as subsequent detailed CRG / FDP plans are prepared, reviewed and approved for Mays Chapel North, in conformity with authorization of a neighborhood PUD.



Mays Chapel North

ILLUSTRATIVE PLAN

Prepared For: JAMES KEELTY & CO, INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

Scale: 1" = 200'

0 100' 200' 400' 800'

ILLUSTRATIVE PLAN
MAYS CHAPEL NORTH
Planned Unit Development
JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

REVISIONS	DATE	FIGURE
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MAYS CHAPEL NORTH

3. VILLAGE CENTER ILLUSTRATIVE PLAN

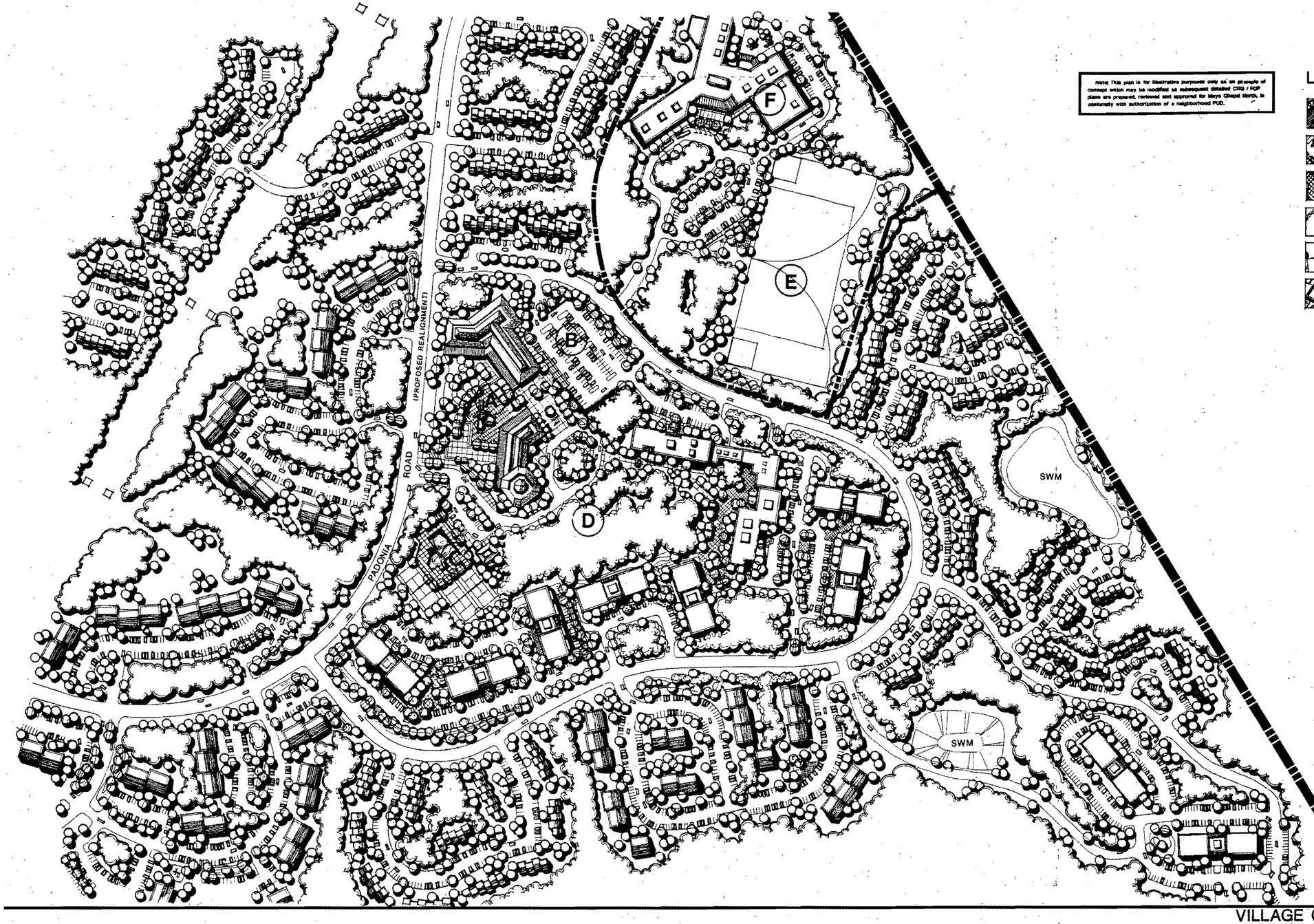
The village center at Mays Chapel North provides a central location where organized and well-planned, close-to-home, convenience shopping, community-related services and recreational needs of the residents can be accommodated in accordance with sound neighborhood planning principles.

- The village center is defined by a peripheral loop road forming a super block. Building masses and locations are carefully related to topography and the entire center is in a natural depression area which shields the most intensive building component of the PUD from adjoining tracts.
- Elements of the village center include a cluster of buildings - the center, providing for shopping, service and community facilities, as well as housing in six and eight story mid-rise context serving senior citizens and conventional needs. The village green consists of the village recreational center for swimming and tennis and wooded areas for walking and passive activities as well.
- The village center also is related to the school-recreation center site which will supplement recreational facilities provided elsewhere in Mays Chapel North.
- The center is a cluster of two, two-story buildings containing a maximum of 43,553 square feet of

convenience shopping space and a maximum of 21,776 square feet of office space, with tenancy related to the needs of the residents. The center also is planned to provide day care services and indoor space for a broad scope of community activities - meetings, social functions or educational, civic and religious functions.

- Structured areas screened by topography and landscaping provides close-to, but discrete parking. All parking occurs at the edges of the village center superblock.
- The village green and landscaped plaza provide a communal space for people to socialize and also provide a central focal point and a foreground for Mays Chapel North.
- Housing for senior citizens is placed adjacent to the center to conveniently relate them to services and amenities within the overall village center. A total of 625 senior citizen housing units, with related life care facilities are contemplated. Life care will be in two, attached eight-story buildings. Additional six-story buildings will also provide senior citizen housing units.
- Other six-story buildings will provide residences for families desiring to live in the unique environment to be provided in the village center.

- Active recreational needs are met in a grouping of facilities which include a swimming pool, lighted tennis courts and an accessory building providing indoor recreational and changing space.
- A wooded, central open space is retained for walking and enjoyment of a natural setting in a very urban environment.
- All open space within the village center is interconnected within the superblock to help define and organize elements. The path systems are integrated into a trail or walkway system linking the village center land uses to the balance of Mays Chapel North.



Note: This plan is for illustrative purposes only as an example of concept which may be modified as subsequent detailed CRD / FDP plans are prepared, reviewed and approved for Mays Chapel North, in conformity with authorization of a neighborhood PUD.

LEGEND

- Village Center
- Parking
- Recreational Facility
- Wooded Open Space
- Ball Fields
- School / Recreation Site

Mays Chapel North

VILLAGE CENTER ILLUSTRATIVE PLAN

Prepared For: JAMES KEELTY & CO, INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

Scale: 1" = 100'

0 50 100 200 400

VILLAGE CENTER
ILLUSTRATIVE PLAN

MAYS CHAPEL NORTH
Planned Unit Development

JAMES KEELTY & CO., INC.
BUILDERS AND DEVELOPERS

REVISIONS
PAGE 50

DATE
JULY 30, 1987

FIGURE
7

MAYS CHAPEL NORTH

4. ROAD HIERARCHY PLAN

The Road Hierarchy Plan shows:

- Mays Chapel North is located at the northwest quadrant of the Harrisburg Expressway (I-83) interchange with Padonia Road.
- The County-mandated relocation of Padonia Road through the development forms the major road spine and provides a collector road for all traffic within the development.
- Relocated Padonia Road also provides linkages to the Expressway system and to York Road and the Towson/Hunt Valley business corridor on the east and rural areas to the west.
- Old Padonia Road will be abandoned and become an element of the stream valley and open space systems of Mays Chapel North and Chapelgate.
- Two looped, secondary or collector roads feed the village center, the school-recreation center, and clusters of residences, to the spine and major collector road.
- All other traffic ways within Mays Chapel North are residential streets which serve small clusters of housing.
- No residential unit will have direct access to the spine road - relocated Padonia Road.

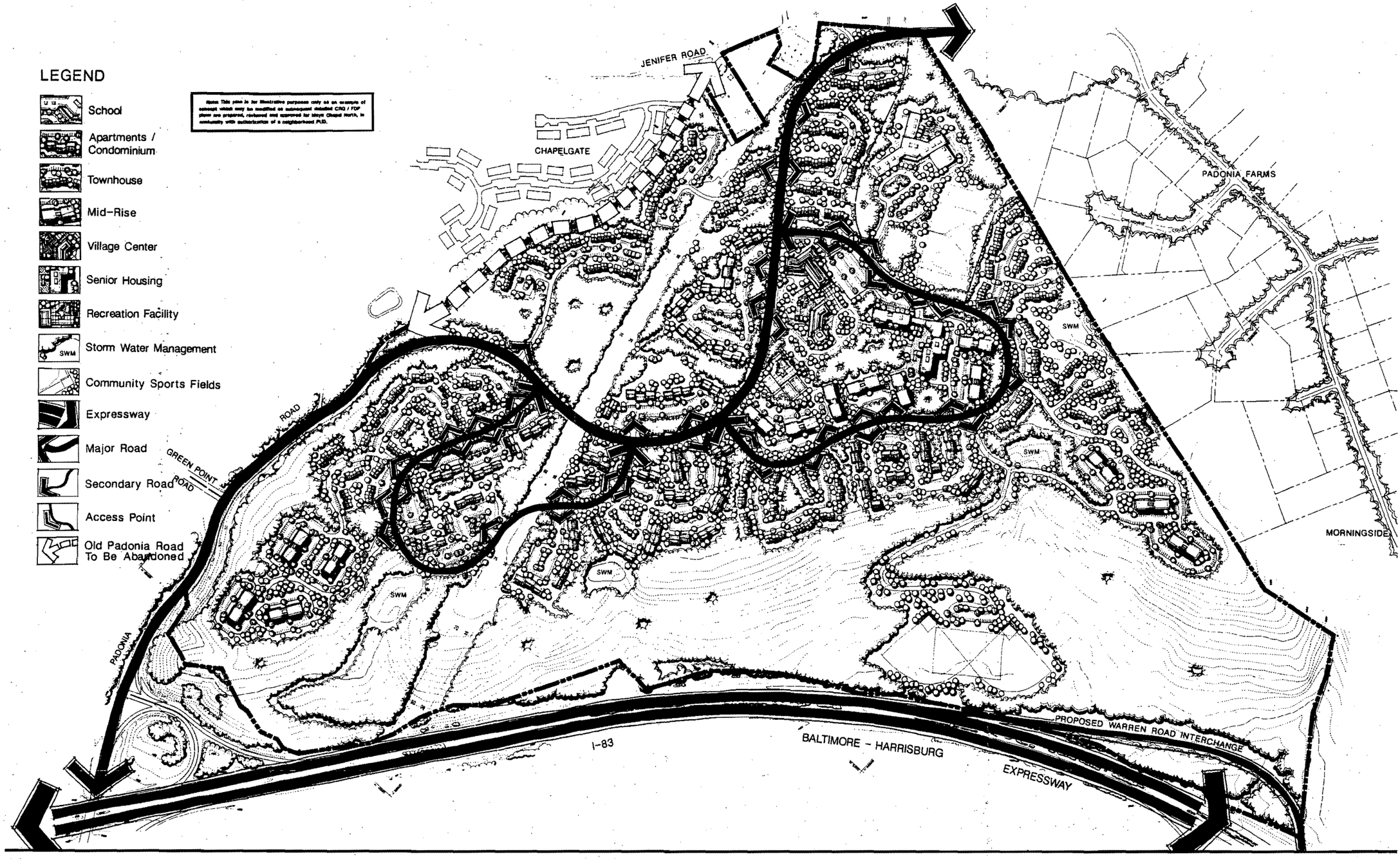
- The planned road system enables traffic to move effectively through and within Mays Chapel North. It reflects careful arrangement of small, intimate clusters of housing which are served by purely residential streets and are not impacted by through traffic movements.
- All residential units are specifically oriented to face abutting streets. This assures that no housing cluster presents a "back-yard image" to the community.
- Mays Chapel North will make provision for the rights-of-way for the interchange between Warren Road and I-83.
- There are no transit bus routes serving the Mays Chapel area west of I-83, nor are there current plans to extend the system to this area However, there is every expectation that a public transit system will be extended to service Mays Chapel Village, Chapelgate and Mays Chapel North within the next 8 to 10 years.
- Activities relating to senior citizen housing will attempt to provide shuttle service for senior citizens desiring shopping or service opportunities in the PUD or York Road corridor.
- Subsequent CRG process and final development plan (FDP) submittals will continue to explore with appropriate agencies the feasibility of extending

transit into the PUD and the provision for bus turn-abouts at rational locations, if transit service, as predicted, is to be provided.

LEGEND

- School
- Apartments / Condominium
- Townhouse
- Mid-Rise
- Village Center
- Senior Housing
- Recreation Facility
- Storm Water Management
- Community Sports Fields
- Expressway
- Major Road
- Secondary Road
- Access Point
- Old Padonia Road To Be Abandoned

Note: This plan is for illustrative purposes only as an example of concept which may be modified as subsequent detailed CRG / FDP plans are prepared, reviewed and approved for Mays Chapel North, in conformity with authorization of a neighborhood PUD.



Mays Chapel North

ROAD HIERARCHY PLAN

Prepared For: JAMES KEELTY & CO, INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

Scale: 1" 200'

0 100' 200' 400' 800'

ROAD HIERARCHY PLAN

MAYS CHAPEL NORTH

Planned Unit Development

JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

REVISIONS PAGE 54 | DATE JULY 30, 1987 | FIGURE 8

MAYS CHAPEL NORTH

5. PEDESTRIAN/OPEN SPACE SYSTEMS PLAN

The Pedestrian/Open Space Systems Plan is illustrative of the planning concepts and principles which have been incorporated into the Mays Chapel North PUD. Although details and areas are subject to change as subsequent CRG process and FDP submittal documents are developed and refined, the concepts illustrated by this plan are intended to remain a firm component of the neighborhood PUD.

- Neighborhood PUD standards require that a minimum of 20% or 76.83 acres of Mays Chapel North be allocated for public park and local open space purposes.
- The Illustrative and Pedestrian/Open Space Systems Plans propose approximately 170 acres of all kinds. This space represents about 45% of the 384.14 acre overall Mays Chapel North site. Approximately 92 acres are defined by steep slopes and will be retained in a natural or existing condition. Included in this category is the area along I-83 which was defined in the Summary Analysis Plan, page 41, as Buildable Area E, to be used for active recreational activities and turned over to the county. The approximately 78 additional acres are to be in open space areas local in character, which define housing clusters or provide amenity spaces, recreational spaces, or tot lots, close to homes.

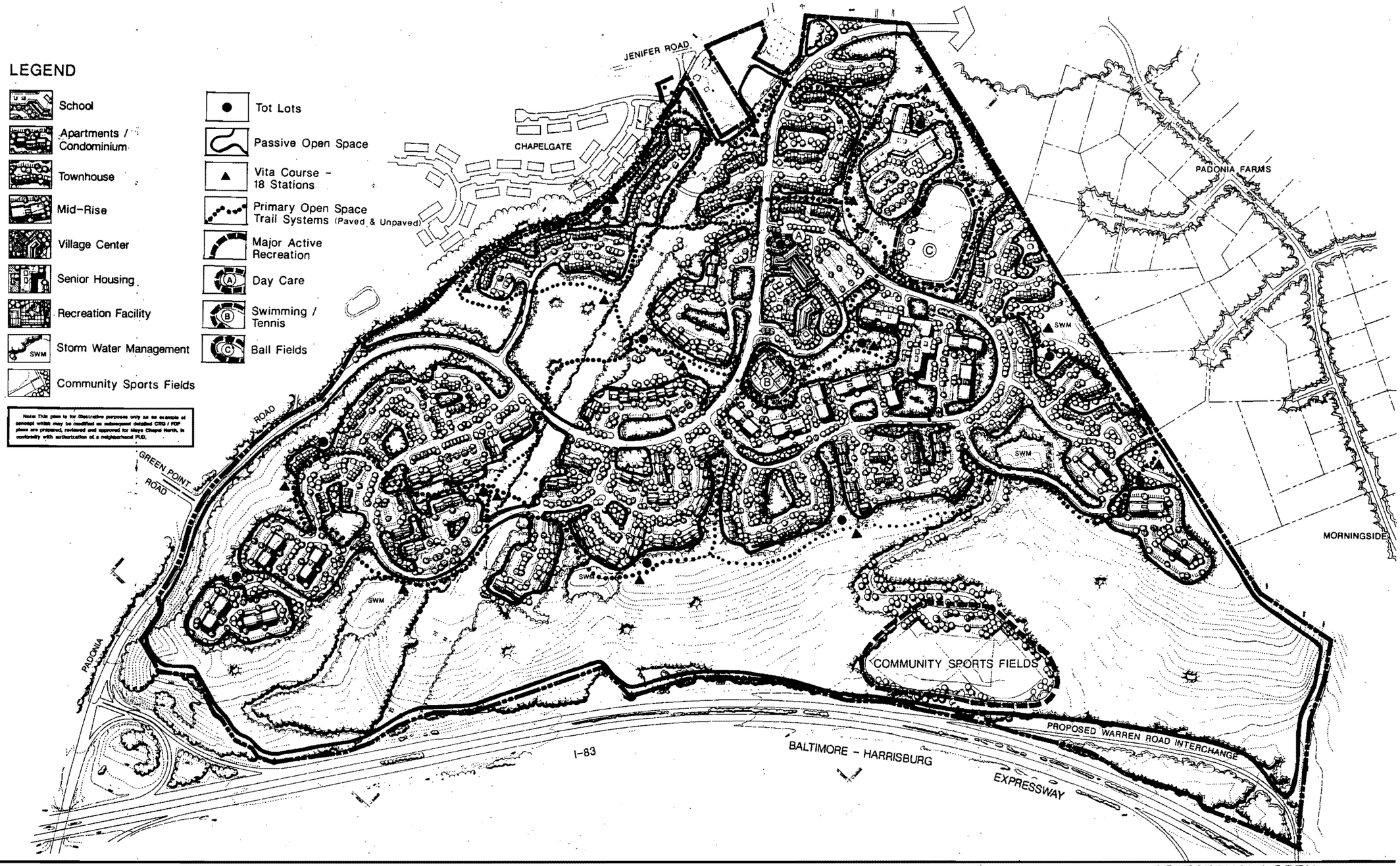
- Of the local open space, about 10 acres are proposed within the village center. These 10 acres include play space near the proposed day care center, the village center recreation area for active uses, the village green as an urban open space for people coming to the center, and the wooded village park which will serves as the core for the overall village center.
- The illustrative open space plan is the unifying element of the PUD. Open space is almost continuous throughout the entire development and links the residential components one to another and to the village center and school-recreation center sites. Open space also defines the limits of smaller residential clusters and provides central space at the village center.
- The planned, primary open-space trail system enhances the fabric of the open space and provides pedestrian linkages between and among the different residential and village center elements.
- The primary trail system enables pedestrians to move through Mays Chapel North in a natural environment without dependency on a sidewalk system oriented to streets and cars.
- Associated with the trail system is an organized vita course providing an exercise function related to open spaces.

- A tot lot system also is proposed to accommodate the play needs of small children in a close-to-home relationship with the various component residential clusters.
- Open space provided by the PUD is responsive to the physical constraints - steep slopes and the power line, which hamper residential development and associated infrastructure, but which result in a meaningful and natural environment interwoven into the overall plan.

LEGEND

- School
- Apartments / Condominium
- Townhouse
- Mid-Rise
- Village Center
- Senior Housing
- Recreation Facility
- Storm Water Management (SWM)
- Community Sports Fields
- Tot Lots
- Passive Open Space
- Vita Course - 18 Stations
- Primary Open Space Trail Systems (Paved & Unpaved)
- Major Active Recreation
- Day Care (A)
- Swimming / Tennis (B)
- Ball Fields (C)

Note: This plan is for illustrative purposes only as an example of concept which may be modified as subsequent detailed CRG / FDP plans are prepared, reviewed and approved for Mays Chapel North, in conformity with authorization of a neighborhood PUD.



Mays Chapel North

PEDESTRIAN / OPEN SPACE SYSTEMS PLAN

Prepared For: JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

Scale: 1" = 200'
0 100' 200' 400' 800'

PEDESTRIAN / OPEN SPACE SYSTEMS PLAN
MAYS CHAPEL NORTH
Planned Unit Development
JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

REVISIONS	DATE	FIGURE
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MAYS CHAPEL NORTH

6. ILLUSTRATIVE GRADING PLAN

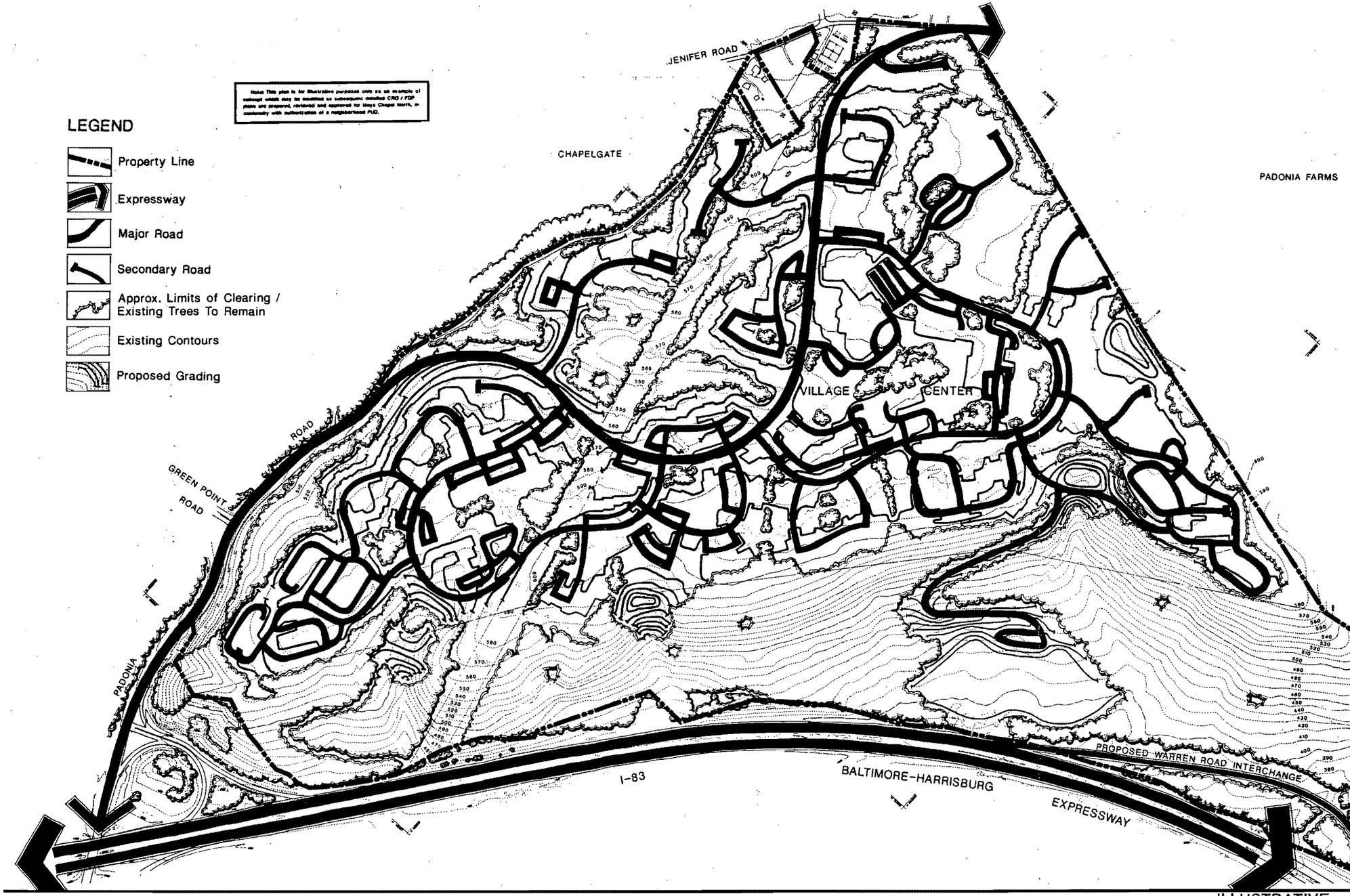
The Illustrative Grading Plan highlights 10 foot contour lines superimposed on the overall plan for Mays Chapel North. Areas where major grading will occur are indicated by even darker proposed contour lines.

- Very little major grading is to take place along Padonia Road, adjacent to the Chapelgate development, or alongside Padonia Farms or Morningside.
- Grading at these residential edges is primarily to provide requisite stormwater management facilities.
- Similar grading is necessary for three stormwater management facilities to be located on the slope west of I-83.
- Grading operations are required to secure access to and provide usable areas for the active recreation area to be conveyed to the county (Area E) alongside I-83.
- The Illustrative Grading Plan demonstrates that the Mays Chapel North PUD has been planned to recognize sensitively existing topographic conditions.

Note: This plan is for illustrative purposes only as an example of concept which may be modified as subsequent detailed CRG / FDP plans are prepared, reviewed and approved for Mays Chapel North, in conformity with authorizations of a neighborhood PUD.

LEGEND

- Property Line
- Expressway
- Major Road
- Secondary Road
- Approx. Limits of Clearing / Existing Trees To Remain
- Existing Contours
- Proposed Grading



Mays Chapel North

ILLUSTRATIVE GRADING PLAN

Prepared For: JAMES KEELTY & CO, INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

Scale: 1" = 200'

0 100' 200' 400' 800'

ILLUSTRATIVE GRADING PLAN

MAYS CHAPEL NORTH

Planned Unit Development

JAMES KEELTY & CO. INC. BUILDERS AND DEVELOPERS

REVISIONS PAGE 60 | DATE JULY 30, 1987 | FIGURE 10

MAYS CHAPEL NORTH

7. WATER/SEWER PLAN

Sanitary Sewer

Mays Chapel North is within the drainage basin served by the Texas sanitary sewer system. To serve the site, it is proposed to extend a gravity sewer interceptor (16 inch to 12 inch in diameter) west along Padonia Road from the existing 15 inch sewer at Deereco Road. The new interceptor sewer will also serve a portion of the proposed Chapelgate development.

The existing sanitary sewer at Deereco Road drains east along Padonia Road to the Texas sub-interceptor at the Northern Central Railroad tracks. From there, the sub-interceptor (18 inch to 24 inch diameter) extends northerly along the railroad and Beaver Dam Road, a distance of 7,000 lineal feet, to the Texas pumping station. Sewage from this station is pumped through a major system of force mains, gravity sewers and relay pumping stations, all more than adequate, through Timonium, Long Quarter, Gunpowder, Whitemarsh and Stemmers Run areas to the Back River Sewage Treatment Plant in Baltimore City.

In 1986, the Bureau of Utilities installed a flow meter in the Texas sub-interceptor to determine existing flows. In dry weather, the meter recorded a peak flow of 1.79 million gallons per day (MGD). During significant storm events (2 year storm) undue inflow increased the recorded flow to 3.09 MGD. In its most restrictive segments (a distance of 2,500 lineal feet), the Texas sub-interceptor has a capacity of 5.61 MGD, resulting in excess capacities of 3.82 MGD during dry weather and 2.52 MGD during wet weather.

Pumping records for fiscal year 1986 show that the Texas station pumped an average daily flow of 3.95 MGD. The Texas pumping station has an installed capacity to pump 9.90 MGD.

Design flows for the Mays Chapel North PUD and Chapelgate will be as follows:

Mays Chapel Village North:

			Persons
Townhouses	443 x 3.5 P/U	=	1,551
Garden Apartments	654 x 3.0 P/U	=	1,962
Mid Rise	455 x 3.0 P/U	=	1,365
Elderly	205 x 1.75 P/U	=	359
	220 x 1.5 P/U	=	330
	200 x 1.0 P/U	=	200
Commercial	43,553 S.F. x .05 ÷ 90 GPCD	=	24
Office	21,776 S.F. x .09 ÷ 90 GPCD	=	22
		TOTAL	5,813*
Chapelgate:			
Townhouses**	439 x 3.5 P/U	=	1,537
Single Family	10 x 3.5 P/U	=	35
	Total Population		7,385***
Average Daily Flow	7,385 x 90	=	0.665 MGD
Peak Daily Flow	$(0.665)^{5/6}$ x 3.2	=	2.278 MGD
Possible Infiltration	484 Acres x 800 GPCD	=	0.387 MGD
	Total Design Flow		2.665 MGD

* This figure is based on the overly conservative design criteria adopted by the County Department of Public Works, although only about 4515 persons are projected for Mays Chapel North.

** 209 Townhouses in Chapelgate will be served by the existing south branch interceptor in Mays Chapel Village South.

***This figure is also based on the overly conservative design criteria of the County Department of Public Works.

It should be pointed out that the above design flows are based on household populations of 3.5 P/U for townhouses and single family dwelling units and 3.0 P/U for garden and mid-rise apartments and a theoretical per capita flow of 90 gallons per day. This results in an average daily flow of 315 GPD per townhouse and 270 GPD per apartment. Although this is much higher than any flow from actual usage, it is the adopted overly conservative design criteria used by the County Department of Public Works.

The 1980 census revealed that the average household size in Baltimore County decreased from 3.29 P/U in 1970 to 2.71 P/U in 1980. Also, the Baltimore County Office of Planning and Zoning in its annual population estimates for January 1, 1985 uses 3.02 P/U for owner occupied dwelling units (townhouses and single family) and 2.14 P.U for rental dwelling units (garden and mid-rise) in the Mays Chapel Village area. Further, metering experience by the Department of Public Works has shown that actual average daily flow per household (owner occupied and rental) is 264 GPD. On May 7, 1984 the Baltimore County Council enacted Bill No. 37-84 which established that each dwelling unit with three bedrooms or more be considered to result in a yield of 225 gallons of sewage per day. Using the lower household sizes, the total population and design flow in the above tabulation would be reduced to 6,002 persons and 2.297 MGD respectively.

The above data shows that the Texas sanitary sewer system has ample installed capacity to accommodate design flows from ultimate development of the Mays Chapel North PUD. Even using the

most pessimistic criteria adopted by the Public Works Department, the total design flow of Mays Chapel North and Chapelgate, when fully developed and built. will be less than the installed capacity during dry weather and exceed the capacity of the Texas sub-interceptor in the 2,500 foot restricted segments by only the insignificant amount of 0.145 MGD, after the total build-out, approximately 18 years hence. In that the ultimate development stage of Mays Chapel North is projected over a period of 18 years, and any surcharge, if it occurs at all, must necessarily occur in the final stage of development, the on-going maintenance program of the Baltimore County Bureau of Utilities aimed at reducing and eliminating inflow, will surely remedy the situation.

Based on information now available, the existing sewer system can accommodate development of the Mays Chapel North PUD. The Petitioner understands that the Baltimore County Bureau of Engineering is in the process of preparing an analysis of the sewer metering data that will verify this conclusion. Should there be any change in development patterns or inflow in the future which may further restrict sewer capacity, the developer will cooperate with the county in resolving any problem.

Water Supply

Mays Chapel North is situated in the Falls Fifth Water Zone. The zone is served by an elevated tank, pumping station and reservoir located south of Chatterton Road between Greenpoint and Jenifer Roads. The system is supplied by a 36 inch transmission main extending from the Towson Fourth Water Zone.

The Falls Fifth system was constructed in 1978 with the following design parameters:

Population	14,800 Persons
Average Daily Flow	1.33 MGD
Maximum Daily Flow	2.66 MGD
Elevated Tank	
Total Storage	500,000 Gal.
Overflow Elevation	755 Feet

The pumping station has a first stage design capacity of 2.66 MGD with two pumps installed at present. Incorporated in the station design is provision for the installation of a third pump for expansion to an ultimate design capacity of 5.32 MGD. The reservoir has an existing capacity of 6.0 MG with provision for expansion to 12.0 MG.

There is a 20 inch transmission main in Chatterton and Greenpoint Roads, and a 16 inch transmission main in Chatterton and Jenifer Roads, which presently serve Mays Chapel Village. It is proposed to extend the 20 inch main, in a westerly direction, in relocated Padonia Road, and the 12 inch distribution mains in Chapelgate and Mays Chapel North to connect with the 16 inch main at Jenifer Road, to form a complete loop with the elevated tank supply. Existing ground elevations in Mays Chapel North vary between 540 and 620. Based on the tank overflow elevation, static pressures at ground level will range between 60 and 92 PSI.

Water demands for existing and proposed development served by the Falls Fifth system, including the Mays Chapel North

PUD, will be as follows:

Existing Development

		PERSONS
Mays Chapel Village		
Townhouses	274 x 3.5 P/U =	959
Garden Apartments	803 x 3.0 P/U =	2,409
Single Family	7 x 3.5 P/U =	25
Valley Wood at Five Farms		
Townhouses	170 x 3.5 P/U =	595
Copperfield at Five Farms		
Townhouses	571 x 3.5 P/U =	1,999
Baltimore Country Club (Based on Ac./Water Usage)	45,000 GPD - 90 GPCD =	500
	TOTAL....	6,487

Proposed Development

Mays Chapel North - PUD		
Townhouses	443 x 3.5 P/U =	1,551
Garden Apartments	654 x 3.0 P/U =	1,962
Mid Rise	455 x 3.0 P/U =	1,365
Elderly	205 x 1.75 P/U =	359
	220 x 1.5 P/U =	330
	200 x 1.0 P/U =	200
Commercial		
43,553 S.F. x .05 ÷ 90 GPCD	=	24
Office		
21,776 S.F. x .09 ÷ 90 GPCD	=	22
	TOTAL...	5,813*
Chapelgate		
Townhouses	439 x 3.5 P/U =	1,537
Single Family	10 x 3.5 P/U =	35
	TOTAL...	1,572
GRAND TOTAL POPULATION		13,872*
Average Daily Flow	13,971 x 90 GPCD =	1.26 MGD
Maximum Daily Flow	1.26 MGD x 2 =	2.52 MGD

* This figure is based on the overly conservative design criteria adopted by the County Department of Public Works.

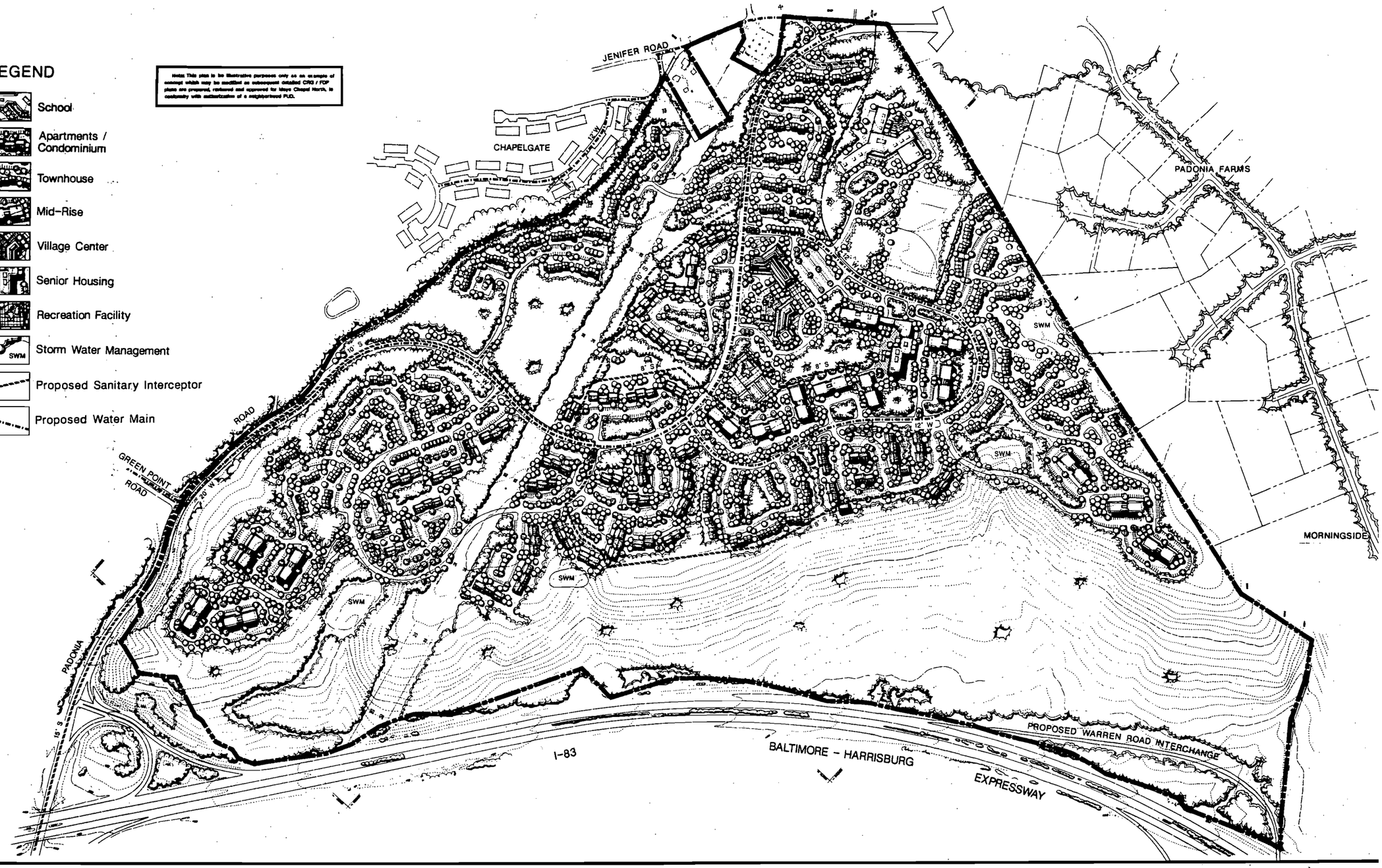
As outlined above, the Falls Fifth Water Zone System has sufficient capacity to accommodate the ultimate development water demands for the Mays Chapel North PUD, without the need for system improvements.

The system was designed with built-in provision for future expansion as the need occurs.

LEGEND

- School
- Apartments / Condominium
- Townhouse
- Mid-Rise
- Village Center
- Senior Housing
- Recreation Facility
- Storm Water Management
- Proposed Sanitary Interceptor
- Proposed Water Main

Note: This plan is for illustrative purposes only as an example of concept which may be modified as subsequent detailed CRG / FDP plans are prepared, reviewed and approved for Mays Chapel North, in conformity with authorization of a resubmitted PUD.



Mays Chapel North

WATER & SEWER PLAN

Prepared For: JAMES KEELTY & CO, INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

Scale: 1" = 200'

WATER & SEWER PLAN
MAYS CHAPEL NORTH
Planned Unit Development
JAMES KEELTY & CO, INC. BUILDERS AND DEVELOPERS

REVISIONS PAGE 68 | DATE JULY 30, 1987 | FIGURE 11

MAYS CHAPEL NORTH

8. TRAFFIC ANALYSIS

The Traffic Group, Inc. conducted a Traffic Analysis for Mays Chapel North, with a comparison between prospective traffic from (i) the neighborhood unit development and (ii) the residential community created under the plan with CRG approval.

The following services and studies, among others, were undertaken:

- Vehicle turning movement counts at several locations to determine the existing traffic conditions.
- Traffic projection counts from Maryland State Highway Administration to determine effect of planned interchange between I-83 and Warren Road.
- Intersection capacity analyses to determine the difference between the two development scenarios (PUD vs. CRG).

The results of analysis shows that development of the site as a PUD will have no significant effect on the nearby road system, when compared to the impact of traffic to be generated under the approved CRG Plan.

A. Base Conditions.

The following locations were included in analysis:

- Maryland 25 (Falls Road) and Padonia/Broadway Road
- Maryland 25 (Falls Road) and Maryland 131 (Seminary Avenue) and Entrance to St. Paul's School

- Timonium Road and Jenifer Road
- I-83 and Padonia Road
- I-83 and Timonium Road

Traffic counts were obtained from the Maryland State Highway Administration for the Maryland 25 (Falls Road) and Padonia /Broadway Road intersection and for the I-83 and Padonia Road interchange. Counts were obtained from the County for the Maryland 25 (Falls Road) and Maryland 131 (Seminary Avenue)/Entrance to St. Paul's School intersection. The Traffic Group, Inc. conducted traffic turning movement counts at the following locations:

- I-83 and Timonium Road interchange
- Timonium Road and Jenifer Road
- Jenifer Road and Chatterton Road
- Padonia Road and Greenpoint Road

Traffic counts conducted at Jenifer Road/Chatterton Road, and at Greenpoint Road/Padonia Road, were used to arrive at the following existing and projected residential trip distribution:

° To and from the north along I-83		8%
° To and from the south along I-83		56%
° To and from the north along MD 25		4%
° To and from the south along MD 25		4%
° To and from the east along Padonia Road		20%
° To and from the East along Seminary Avenue		1%
° To and from the east along Timonium Road		7%
TOTAL	100%	100%

B. Analysis for the "Build=Out" Year of 2008.

- Historic data shows that: along Maryland 25 (Falls Road), traffic in the peak direction has "grown" at a rate of about 3% per year; and, similarily, traffic along Timonium Road, in both directions, has increased at a rate of about 3% per year. Based on that data, existing peak hour volumes were adjusted to reflect traffic volumes in the year 2008.
- Traffic volumes shown for the I-83 and Padonia Road interchanges are based on projections made by the Maryland State Highway Administration for the year 2015. These projections were used, and further projected and used, for the I-83 and Warren Road interchange. It is likely that the State Highway Administration's long range projections already include traffic from Mays Chapel North. Therefore, a certain amount of "double counting" is reflected in the I-83 and Padonia Road interchange volumes. However, this is not material to showing the small incremental effect on traffic between the PUD and the CRG approved plan.

- The year 2008 volumes were then combined with trips projected to be generated by the Chapelgate development and the incomplete portion of Mays Chapel Village.

C. Results, Recommendations and Conclusions

Attached Exhibits 1 thru 7 show the results of the capacity analyses conducted for seven intersections, comparing, in each instance, the traffic under the PUD with traffic under the CRG approved plan.

- Exhibit 1 shows that the Maryland 25 (Falls Road) and Maryland 131 (Seminary Avenue) intersection will operate at a satisfactory level of service based on existing volumes, regardless of how Mays Chapel North is developed, but at an unsatisfactory level of service based on volumes projected for the year 2008, because of "growth" in traffic along Maryland 25 (Falls Road), not attributable to development of the site as a PUD or CRG plan project. Development of Mays Chapel North as a PUD will only increase the critical lane volumes during the evening peak hour by 6. Bear in mind, statistics show only a very small percentage of traffic from

Mays Chapel North will use Maryland 25 (Falls Road).

- Exhibit 2 shows that the Maryland 25 (Falls Road) and Padonia/Broadway Road intersection will operate at a satisfactory level of service based on existing volumes, as well as based on volumes projected for the year 2008. The development of Mays Chapel North as a PUD will result in an increase of only 18 in the critical lane volumes during the evening peak hour.
- Exhibit 3 shows that the Timonium Road and Jenifer Road intersection will operate at a satisfactory level of service based on existing volumes, as well as based on volumes projected for the year 2008. The development of Mays Chapel North as a PUD will result in an increase of only 9 in the critical lane volumes during the evening peak hour.
- Exhibit 4 shows that the southbound I-83 off-ramp to Timonium Road interchange will operate at a satisfactory level of service based on existing volumes, as well as based on volumes projected for

the year 2008. The development of Mays Chapel North as a PUD will result in an increase of only 8, at most, in the critical lane volumes during the evening peak hour.

- Exhibit 5 shows that the southbound I-83 off-ramp to Padonia Road interchange will operate at a satisfactory level of service based on existing volumes, as well as based on volumes projected for the year 2008. The development of Mays Chapel North as a PUD will result in an increase of 68, at most, in the critical lane volumes during the evening peak hour.
- Exhibits 6 and 7 show that the northbound I-83 on and off-ramps from and to Padonia Road interchanges, without improvements, will operate at unsatisfactory levels of service regardless of how Mays Chapel North is developed. With improvements, including the I-83 and Warren Road interchange, the development of Mays Chapel North as a PUD, as to: (a) the northbound I-83 on-ramp from Padonia Road interchange will result in an increase of 26, at most, in the critical lane volumes

during the morning peak hour and an increase of 73, at most, in the critical lane volumes during the evening peak hour; and (b) the northbound I-83 off-ramp to Padonia Road interchange will result in an increase of only 44, at most, in the critical lane volumes during the morning peak hour and an increase of 101, at most, in the critical lane volumes during the evening peak hour.

Development of Mays Chapel North as a PUD will not have a significant increase in the critical lane volume at any of the key intersections studied. The northbound I-83 on and off-ramps from and to Padonia Road, with improvements, are projected to operate at satisfactory levels of service. These improvements must necessarily be made by the State in the 18 year build-out period for Mays Chapel North, including the I-83 and Warren Road interchange, already scheduled by the State for completion in the near future.

If the I-83 and Padonia Road interchange is to be upgraded, and same is certainly anticipated within the 18 year build-out period of Mays Chapel North, the following improvements, in addition to the I-83 and Warren Road interchange, ought to resolve any possible problem:

1. Provide 3 lanes westbound along Padonia Road, from Deereco Road to the on-ramp to southbound I-83.

2. Widen the northbound I-83 off-ramp to Padonia Road, to provide 2 left turn lanes onto westbound Padonia Road, or construct new loop ramps in the northeast and southeast quadrants of the interchange, after the I-83 and Warren Road interchange is in place.
3. Install a traffic signal at Padonia Road and the northbound I-83 off-ramp (not required if loop ramps in No. 2 above are constructed).

Based on the data and analysis, development of Mays Chapel North as a PUD will not have a significant impact on the nearby road systems, compared to development of the subject site under approved CRG plan.

Under the worst-case scenario of "double counting", the improvements noted above will provide for increased capacity at the interchanges between northbound I-83 and Padonia Road, and will not deter economic development in the immediate areas east or west of I-83, after the I-83 and Warren Road interchange is in place and Beaver Dam Road is extended to Padonia Road, as part of the interchange work involved.

EXHIBIT 1

RESULTS OF CAPACITY ANALYSIS

MARYLAND 25 (FALLS ROAD) AND MARYLAND 131 (SEMINARY AVENUE)

		Morning Peak Hour	Evening Peak Hour
1.	Existing Volumes	1168	1163
2.	Background Volumes	1185	1173
3.	Total Volumes w/CRG	1216	1201
4.	Total Volumes w/PUD	1215	1207
5.	Difference - Lines 3 and 4	-1	+6
6.	2008 Background Volumes	1729	1646
7.	2008 Total Volumes w/CRG	1760	1674
8.	2008 Total Volumes w/PUD	1759	1680
9.	Difference - Lines 7 and 8	-1	+6

EXHIBIT 2

RESULTS OF CAPACITY ANALYSIS

MARYLAND 25 (FALLS ROAD) AND PADONIA ROAD/BROADWAY ROAD

		Morning Peak Hour	Evening Peak Hour
1.	Existing Volumes	642	503
2.	Background Volumes	642	530
3.	Total Volumes w/CRG	673	596
4.	Total Volumes w/PUD	672	614
5.	Difference - Lines 3 and 5	-1	+18
6.	2008 Background Volumes	1186	1003
7.	2008 Total Volumes w/CRG	1217	1069
8.	2008 Total Volumes w/PUD	1216	1087
9.	Difference - Lines 7 and 8	-1	+18

EXHIBIT 3

RESULTS OF CAPACITY ANALYSIS

TIMONIUM ROAD AND JENIFER ROAD

		Morning Peak Hour	Evening Peak Hour
1.	Existing Volumes	374	494
2.	Background Volumes	453	600
3.	Total Volumes w/CRG	482	633
4.	Total Volumes w/PUD	485	642
5.	Difference - Lines 3 and 4	+3	+9
6.	2008 Background Volumes	575	708
7.	2008 Total Volumes w/CRG	604	741
8.	2008 Total Volumes w/PUD	607	750
9.	Difference - Lines 7 and 8	+3	+9

EXHIBIT 4

RESULTS OF CAPACITY ANALYSIS

SOUTHBOUND I-83 OFF-RAMP TO TIMONIUM ROAD

		Morning Peak Hour	Evening Peak Hour
1.	Existing Volumes	546	469
2.	Background Volumes	575	502
3.	Total Volumes w/CRG	617	524
4.	Total Volumes w/PUD	616	532
5.	Difference - Lines 3 and 4	-1	+8
6.	2008 Background Volumes	1001	867
7.	2008 Total Volumes w/CRG	1042	890
8.	2008 Total Volumes w/PUD	1041	897
9.	Difference - Lines 7 and 8	-1	+7

EXHIBIT 5

RESULTS OF CAPACITY ANALYSIS

SOUTHBOUND* I-83 OFF-RAMP TO PADONIA ROAD

		Morning Peak Hour	Evening Peak Hour
1.	Existing Volumes	423	370
2.	Background Volumes	602	550
3.	Total Volumes w/CRG	971	855
4.	Total Volumes w/PUD Plan	963	923
5.	Difference - Lines 3 and 4	-8	+68
6.	2008 Background Volumes	941	902
7.	2008 Total Volumes w/CRG	1310	1208
8.	2008 Total Volumes w/PUD	1301	1270
9.	Difference - Lines 7 and 8	-9	+62

* County traffic and planning authorities advised that the two on-ramps from Padonia Road to Southbound I-83 were basically satisfactory without the need of further study. Hence, no figures are included for on-ramps from Padonia Road to Southbound I-83.

EXHIBIT 6

RESULTS OF CAPACITY ANALYSIS

NORTHBOUND I-83 ON-RAMP FROM PADONIA ROAD

	Morning Peak Hour	Evening Peak Hour
1. Existing Volumes	848	955
2. Background Volumes	927	1155
3. Total Volumes w/CRG	1034	1481
4. Total Volumes w/PUD	1060	1554
5. Difference - Lines 3 and 4	+26	+73
6. 2008 Background Volumes*	911	1386
7. 2008 Total Volumes w/CRG and Recommended Improvements	787	1284
8. 2008 Total Volumes w/PUD and Recommended Improvements	805	1339
9. Difference - Lines 10 and 11	+18	+55

* Based on State Highway Administration 2015 design volumes relating to Warren Road, determined during study of Warren Road extension and I-83 Interchange, without adjustment for the Warren Road-I-83 Interchange.

EXHIBIT 7

RESULTS OF CAPACITY ANALYSIS

NORTHBOUND I-83 OFF-RAMP TO PADONIA ROAD

		Morning Peak Hour	Evening Peak Hour
1.	Existing Volumes	928	1055
2.	Background Volumes	1002	1340
3.	Total Volumes w/CRG	1076	1832
4.	Total Volumes w/PUD	1120	1933
5.	Difference - Lines 3 and 4	+44	+101
6.	2008 Background Volumes*	985	1661
7.	2008 Total Volumes w/CRG and Recommended Improvements	731	1380
8.	2008 Total Volumes w/PUD and Recommended Improvements	757	1439
9.	Difference - Lines 10 and 11	+26	+59

* Based on State Highway Administration 2015 design volumes relating to Warren Road, determined during study of Warren Road extension and I-83 Interchange, without adjustment for the Warren Road-I-83 Interchange.

MAYS CHAPEL NORTH

SECTION FOUR

1. AUTHORIZATION PLAN

The Authorization Plan for Mays Chapel North shows, generally, by way of general layout, major and secondary roads, open space and eleven building development areas, with approximate acreage of each, and general type of dwellings permitted in each area, plus an open space or institutional site (1.3 Ac.) and the community sports field.

- The Authorization Plan and its supporting documentation control the PUD project.
- General locations of building development are identified by area, general type uses, possible housing types and maximum building height.
- Total residential development is limited to a maximum of 2,177.68 density units and 2,177 dwelling units, and a minimum of 1,853 density units and 1,543 dwelling units, the number permitted under the outstanding CRG approval.
- Approximately 170 acres in Mays Chapel North will be reserved and maintained for open space of all kinds, including at least 78 acres for local open space purposes and at least 92 acres for community recreational and other park purposes or open space, linked by a primary trail system, illustrated conceptually in the Pedestrian/Open Space Systems Plan, pages 55 through 58.

- Low density, one-family townhouses*, no higher than three stories, are to be located in areas adjacent to or near Chapelgate, Morningside and existing housing on Jenifer Road, except for the mid-rise housing in the northeast segment of the site, located below the ridge line from Morningside, overlooking the I-83 and Warren Road interchange.
- Medium density, garden apartment buildings**, no higher than four stories, are to be located in areas adjacent to the village center, or to Padonia Road, opposite similar type housing in Mays Chapel Village.
- Medium density, mid-rise elevator type apartment buildings**, no higher than six stories, are to be located in or near the village center, or in areas near Padonia Road, or the I-83 and Warren Road interchange.
- Moderately high density, mid-rise elevator type apartment buildings**, and, in addition, senior citizen housing**, with or without life-care facilities, each no higher than eight stories, and day-care center, community center, recreational area, and the convenience retail and service office space are to be located in the village center, where most compatible with nearby residential development.

* See definition of this term on page 96.

**Includes in all instances, condominiums - see page 96.

- Graphics and technical material related to the authorization plan set forth only approximate, and not specific locations of roadways, open space, building development areas and uses. It is understood that any detail shown for location of these is for the purpose of illustration, and not binding on the Petitioner, except in a general way as to approximate location.

MAYS CHAPEL NORTH
PLANNED UNIT DEVELOPMENT DATA

TRACT SIZE AND DENSITY PERMITTED

ZONE	ACRES	DENSITY UNITS/ACRE	MAXIMUM PERMITTED DENSITY UNITS
DR 3.5	298.48	5.0	1,492.40
DR 5.5	85.86	8.0	685.28
TOTALS	384.14		2,177.68

	MAXIMUM	MINIMUM
DENSITY UNITS PROPOSED:	2177.6	1,853
DWELLING UNITS PROPOSED:	2,177	1,543
OPEN SPACE PROPOSED:	170 ACRES	
VILLAGE CENTER NON RESIDENTIAL USES:		
CONVENIENCE, SERVICE RETAIL	43,553 SQ. FT.	
OFFICES	21,776 SQ. FT.	
DAY CARE CENTER		
COMMUNITY SPACE		
RECREATION CENTER		
BUILDING HEIGHTS:		
SENIOR HOUSING/ LIFE CARE IN VILLAGE CENTER	8 STORIES	
ALL OTHER MID RISE UNITS	6 STORIES	

DENSITIES:	
TOWNHOUSES, 3 STORY MAXIMUM	3.5 TO 8.0 DU/A
TOWNHOUSES OR GARDEN UNITS, 4 STORY MAXIMUM	7.5 TO 12.0 DU/A
MID-RISE UNITS, 8 STORY MAXIMUM	8.0 TO 16.0 DU/A
SENIOR / LIFE CARE, 8 STORY MAXIMUM	40 DU/A
OVERALL SITE DENSITY	5.67 DU/A

LEGEND

APPROXIMATE LIMIT OF EXISTING TREES TO BE RETAINED:

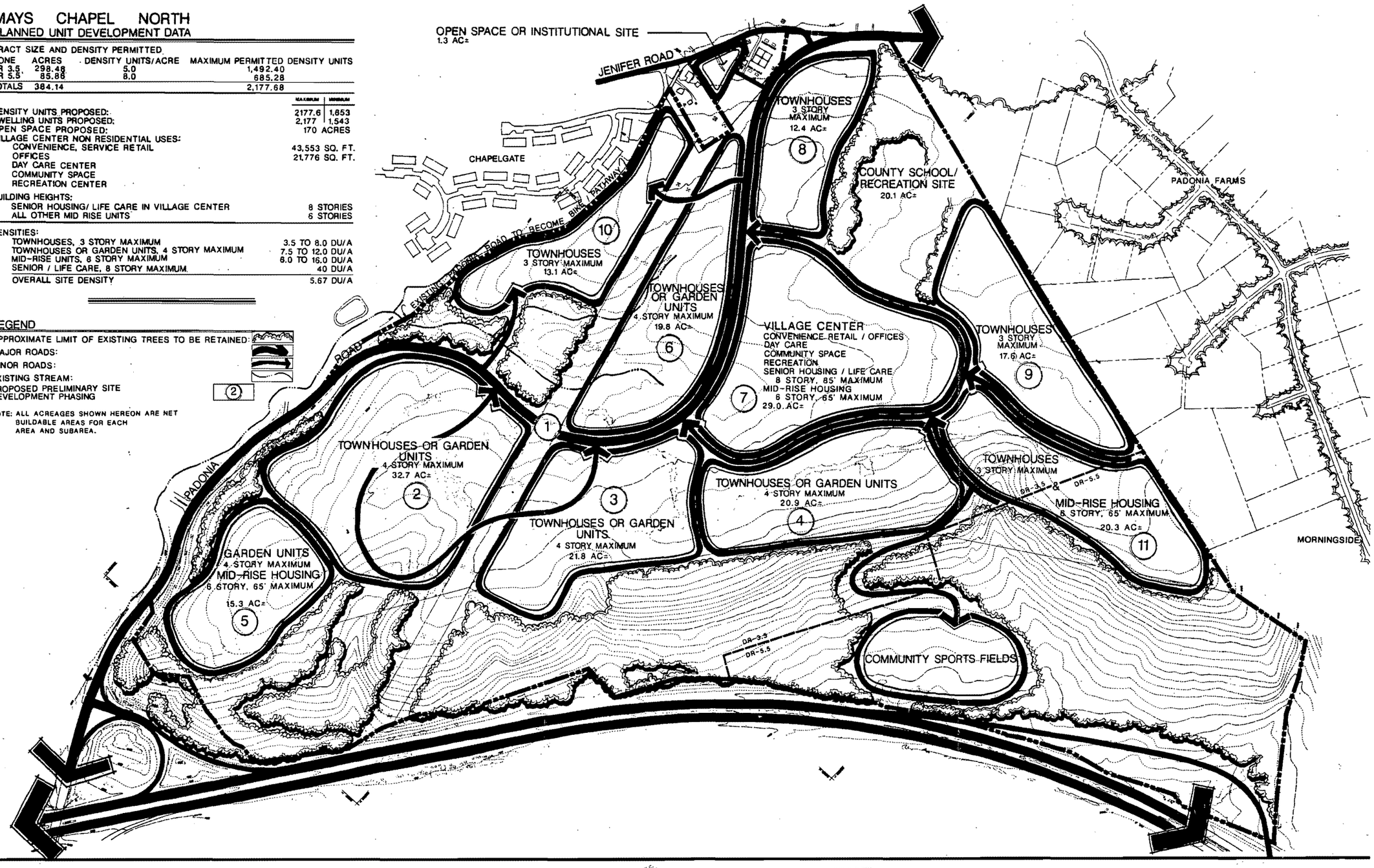
MAJOR ROADS:

MINOR ROADS:

EXISTING STREAM:

PROPOSED PRELIMINARY SITE DEVELOPMENT PHASING (2)

NOTE: ALL ACREAGES SHOWN HEREON ARE NET BUILDABLE AREAS FOR EACH AREA AND SUBAREA.



Mays Chapel North
AUTHORIZATION PLAN MAP

TRUE COPY – TEST:
Leon 7/30/87
ZONING COMMISSIONER OF BALTO. CO.

AUTHORIZATION PLAN MAP
MAYS CHAPEL NORTH
Planned Unit Development
JAMES KEELTY & CO., INC.
BUILDERS AND DEVELOPERS

Prepared For: JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT·McCUNE·WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

Scale: 1"-200'
0 100' 200' 400' 800'

REVISIONS PAGE 87 | DATE JULY 30, 1987 | FIGURE 12

MAYS CHAPEL NORTH

2. COMPARISON OF ESTIMATED DWELLING AND DENSITY COUNTS BETWEEN PLAN WITH CRG APPROVAL AND UNIT PLAN DEVELOPMENT

HOUSING MIX PROJECTION*	CRG APPROVED PLAN DWELLING UNITS	CRG APPROVED PLAN DENSITY UNITS	UNIT PLAN DWELLING UNITS	UNIT PLAN DENSITY UNITS
Senior Citizen Housing				
Studio	-	-	200	100
1 bedroom	-	-	220	165
2 bedroom	-	-	205	205
Mid-Rise Apartments				
2-bedroom	192	192	200	200
Mid-Rise Condominiums				
Studio	-	-	50	25
2 bedroom	-	-	205	205
Garden Apartments				
1 bedroom	-	-	104	78
2 bedroom	264	264	200	200
3 bedroom	-	-	10	15
Garden Condominiums				
Studio	-	-	40	20
2 bedroom	468	468	300	300
Townhouses				
3 bedroom	617	925.5	443	664.5
Single Family Detached				
3 bedroom	2	3	-	-
TOTAL.....	1,543	1,852.5	2,177	2,177.5

* Based on housing mix selected on preliminary basis. The Mays Chapel North PUD may supplement and revise this preliminary housing mix, with new and different housing products as time, technology and markets develop, all within the constraint of a maximum 2,177.6 density units, and 2,177 dwelling units, and a minimum of 1,353 density units, 1,543 dwelling units. For example, apartments and condominiums, whether senior citizen, mid-rise or garden, are interchangeable, and townhouses may be condominiums, to the end and intent that all units of all types may be marketed in fee simple, or leasehold, or for rental.

MAYS CHAPEL NORTH

3. COMPARISON OF ESTIMATED POPULATION BETWEEN PLAN WITH CRG APPROVAL AND UNIT PLAN DEVELOPMENT

	CRG APPROVED PLAN	PUD PLAN
Total Population	3,873	4,515*
Homeowner Population	2,897	3,118
Renter Population	976	1,397
Elderly Population	549	889
Average Household Size	2.51	2.07
Build-Out Period at 120 dwelling units per year**	13	18
Annual Addition to Area Population	298	251

*Based on preliminary housing mix

**Based on estimated pace and build out period

MAYS CHAPEL NORTH

4. COMPARISON OF ESTIMATED EMPLOYMENT BETWEEN PLAN WITH CRG APPROVAL AND UNIT PLAN DEVELOPMENT

	JOBS GENERATED	
	CRG	PUD
Residential Maintenance		
Garden Apartments		
1 maintenance man/125 units	3.65	4.11
1 porter/60 units	7.60	8.56
Mid-Rise Units		
1 maintenance man/125 units	1.53	3.36
1 porter/80 units	2.40	5.25
Condominium Regimes		
1 maintenance man/240 units	1.95	1.42
Homeownership Associations		
1 maintenance man/240 units	2.57	1.85
Elderly Mid-Rise Apts/Condos		
1 maintenance man/125/240 units	--------	1.20
1 porter/60 units	--------	1.60
Day Care Center		
Children ages 2-5 with an average annual payroll of $210,000.00	--------	15.00
Community Recreation Center		
.15 full time = 1.0 part time	.15	.75
Village Retail Center	--------	88.00
Village Office Center	--------	110.00
Elderly Life-Care	--------	91.00
Total Permanent Employment	19.85	332.10
Total Construction Employment*	997.00	1,310.00
Total Employment	1,016.85	1,642.10

*Construction Employment would be carried over 13 years for development under the approved CRG plan and 18 years over the PUD plan.

MAYS CHAPEL NORTH

5. PROPOSED PRELIMINARY CONSTRUCTION AND SITE DEVELOPMENT PHASING

	SECTION	SITE	DATE COMPLETED
1.	Realignment of Padonia Road and extensions of Sewer, Water and Storm Drainage utilities to site		1988*
2.	Townhouses or Garden Units	32.7 acres	1991
3.	Townhouses or Garden Units	21.8 acres	1992
4.	Townhouses or Garden Units	20.9 acres	1994
5.	Mid-rise Housing or Garden Units	15.3 acres	1998
6.	Townhouses or Garden Units	19.8 acres	1999
7.	Village Center	29.0 acres	2002
8.	Townhouses	12.4 acres	2003
9.	Townhouses	17.6 acres	2005
10.	Townhouses	13.1 acres	2007
11.	Townhouses and Mid-Rise Housing	20.3 acres	2008
	TOTAL.....	202.9 acres	

*Based on clearance from Federal, State and County authorities, on a reasonably prompt basis, after submittal of applications for permits. Balance of completion dates keyed to completion of road and utilities to site.

NOTE: Commencement of construction in any Section 2 through 11 shall be deemed utilization of the special exception authorizing the unit development at Mays Chapel North, provided construction is

thereafter pursued to completion with reasonable diligence. It is understood that after commencement, construction shall proceed at the rate of approximately 120 or more dwelling units per year for a period of 18 or less years, which is the estimated build-out period. It is further understood that the proposed preliminary construction schedule is not designed to require commencement of any particular section before commencement of any other section, and any sections, or parts of different sections, may commence and proceed at or about the same time, so long as construction proceeds at about the pace of 120 or more dwelling units per year, computed on a cumulative basis, all as estimated at the time of preparation of the PUD program.

MAYS CHAPEL NORTH

6. USES PERMITTED

Uses permitted under the authorization plan for the unit development are as follows:

a. In all areas, including building development areas and open space areas, the following uses are permitted:

(i) Excavation, uncontrolled;

(ii) Open space allocated to public park and all local open space purposes, including common areas, recreational areas, private parks, and other open space areas, all with improvements deemed desirable for community use, including space for parking;

(iii) Signs, except business or outdoor advertising signs, primarily directional, informational or warning, not exceeding 30 square feet in area, with a multi-faced sign deemed one sign;

(iv) Utilities, including particularly, but not by way of limitation: underground water, sewer, storm drain, gas, electric, telephone and television lines, cables and other conduits; and other public and quasi-public utility uses, including, but not limited to: storm water management areas and facilities required or deemed advisable by the County or developer of

the land, such as, but not limited to, detention, retention and stabilization structures and any other thing needed for sediment or storm water control; and repeater, booster or transformer stations, and the like, required by any utility company to service the Mays Chapel North PUD; and

(v) Real estate sales or construction offices or trailers, with signs, may be erected, maintained and operated on any land or in any building or structure, provided such office or trailer, and signs, are used and operated only in connection with the development, construction, or initial sale or lease of any of the dwelling units, or any church or school, or any commercial or office space, or any other buildings or facilities permitted. There will be no limit on the number of signs, but no sign will exceed 100 square feet, with a multiple faced sign deemed one sign. Nothing contained herein, however, will be construed to permit any real estate sales or construction office, trailer, or sign after the initial sales or construction period. Notwithstanding the foregoing, no part of Mays Chapel North, nor any improvement erected on any land therein,

shall be used for any real estate sales or construction office, or trailer, or sign, without the written consent and approval of the developer, James Keelty & Co., Inc., its successors and assigns.

b. In all building development areas, including the village center, the following uses are permitted:

(i) Dwellings, including, but not limited to, semi-detached houses, one-family group houses or townhouses, patio houses, back-to-back attached houses, side-and-back attached houses, two family houses, group house or townhouse apartment or condominium buildings, garden apartment or condominium buildings, elevator apartment or condominium buildings, and other type dwellings, such as senior citizen housing or housing for the elderly, including condominiums, without life-care or continuing care facilities, the term "dwellings" to include in fee or leasehold, lotted or condominium type, and whether or not for rent;

The location of types of dwellings (townhouses - 3-story maximum; garden apartments - 4-story maximum; mid-rise housing - 6-story maximum; mid-rise housing - 8-story maximum; and senior citizen housing - 8-story maximum) is limited to areas designated

therefor on the Authorization Plan (page 87).

Wherever used in the Authorization Plan, and wherever used in this Binder, the term "townhouses" shall be deemed to mean and include all types of dwellings which do not exceed three stories in height, exclusive of basement, such as semi-detached houses, one family group houses or townhouses, patio houses, side-and-back attached houses, back-to-back attached houses, two-family houses, and any other type of houses, except one-family detached houses. Any townhouses, garden apartments, mid-rise housing, 6-story and 8-story maximums, senior citizen housing, and other type dwellings, include townhouse type, garden type, mid-rise housing (6-story and 8-story maximums) type, senior citizen housing type, and other dwelling type condominiums, so long as within the character of the building mentioned.

(ii) Churches and other building for religious worship; and private schools, except business or trade schools, nursery schools, dancing schools, and colleges. In no event will any dormitory or fraternity or sorority house be permitted;

(iii) Parking, whether on any off-street space, or garage parking, provided that no parking space

will be provided for uses other than dwellings, or other than as accessory to church or school use; and

(iv) Signs not exceeding one square foot in area, indicating the name or number of the owner or dwelling; signs not exceeding 25 square feet in area, in connection with an apartment or condominium building in which a rental or management office is located; directional, informational or warning signs not exceeding 30 feet in area; and temporary real estate signs not exceeding 6 square feet in area, advertising the sale or lease of a single dwelling unit, or a building, on which such sign is displayed; in all cases a multi-faced sign will be deemed one sign.

c. In the village center, the following uses are permitted:

(i) Senior citizen housing or housing for the elderly, which do not exceed 8-stories in height, with life-care or continuing care facilities;

(ii) Day-care center;

(iii) Community building; and swimming pool, tennis courts and other similar civic, social, recreational or educational uses and improvements;

(iv) Business uses designed for the shopping convenience of persons residing in nearby areas, restricted generally to those uses satisfying daily basic shopping needs, not to exceed, in the aggregate, a maximum gross floor area of 43,553 square feet, all to the end and intent that business establishments will be retail or service establishments dealing directly with consumers, and same will be limited to the following: barber shop; bank, savings and loan association or other similar chartered financial institution accepting deposits; beauty shop; drug store; general food store; specialty food store, such as bakery, candy store or dairy products store; laundry, dry cleaning, clothing repair or alteration shop, with no on-site dry cleaning; restaurant, except drive-in restaurant; shoe repair shop; general clothing and clothing accessary shop; specialty clothing and clothing accessory store, such as dress shop, millinery shop, haberdashery, shoe store and the like; florist shop; garden shop; hardware store; book store; or sporting-goods store; or any combination of the foregoing; each with allowable identification sign;

(v) Business and professional offices, excluding sales and storage of merchandise, not to

exceed, in the aggregate, a maximum gross floor area of 21,776 square feet;

(vi) Off-street parking and loading, including a means of access and interior circulation, all to be for any use allowed in the village center; and

(vii) Signs not exceeding 25 square feet, identifying the day care center, any community building or recreational facility, or any business or owner of any business carried on in the store or shop upon which erected, which sign shall be affixed to part of the front of the store or shop, extending not more than four feet in height above the roof, and not more than 24 inches out from the building; and an identification sign for: (a) the small commercial area (43,553 square feet), which will not exceed 100 square feet in area; and (b) the small office area (21,776 square feet), which will not exceed 40 square feet in area; in all cases, a multiple faced sign to be deemed one sign.

d. In addition to the foregoing, accessory uses, structures and buildings are allowed in all areas, so long as subordinate to and serving the particular principal use, structure or building allowed in the particular area.

e. In light of the nature of the PUD, and the knowledge of the general population, actual, implied or

imputed, of all development and uses allowed under the approved authorization plan for Mays Chapel North, there is no need for, and, accordingly, there are: (i) no residential transitional areas or uses within Mays Chapel North, so that restrictions in residential transition areas otherwise applicable under the zoning regulations do not apply to any land, building or use in Mays Chapel North; and (ii) no requirement to cover or otherwise include in the development plan process, any land or use within 300 feet of the land to be developed subject to the plan then presented for processing, so that the requirements of Section 1B01.3A of the zoning regulations do not apply, insofar as same relate to any area, or the need to show any area, outside the area to be developed under the plan then being submitted for approval.

f. Required parking. Parking and loading spaces will be provided, as follows:

(i) In general, each off-street parking space will be not less than 8.5 feet wide by 18 feet long.

(ii) Residential off-street parking spaces will be provided, as follows: Not less than 2 parking spaces for each dwelling unit, except for efficiency dwelling units and senior citizen housing or housing for the elderly dwelling units, where not less than 1 parking space will

be provided for each such dwelling unit. Residential off-street parking spaces may be provided in the public right-of-way so long as entirely off the travelled portion of the roadway.

(iii) Business or office off-street parking spaces will be provided, as follows: not less than 1 parking space for each 200 square feet of retail store or shop floor area; not less than 1 parking space for each 50 square feet of restaurant floor area; and not less than 1 parking space for each 300 square feet of office floor area.

(iv) Day-care center and recreational and community building and facilities, including swimming pools and tennis courts, off-street parking spaces will be provided, as follows: Not less than 1 parking space for each 12 persons cared for, plus 1 parking space for each 3 employees, at a day-care center; not less than 1 parking space for each 300 square feet of floor area of any recreation or community building; not less than 1 parking space for each 250 square feet of the actual area of any swimming pool, exclusive of wading or like children's pool, and surrounding land and facilities; and not less than 2 parking spaces for each tennis court.

(v) Loading space - at least two loading spaces, each approximately 18 feet wide by 25 feet long, will be provided for the retail store space in the village center, so that no loading or unloading vehicles project into any public street or sidewalk.

MAYS CHAPEL NORTH

7. PROVISION FOR THE HANDICAPPED

Development of Mays Chapel North will comply with all federal, state and county laws and regulations relating to the handicapped, and, in addition, the following will apply:

a. Residential alternatives for the handicapped, such as apartments, townhomes, or group homes, licensed or certified by the State, are permitted as a matter of right, and may not be prohibited under any of developer's covenants.

b. Blueprints for accessible housing will be available to prospective home buyers, should someone with a handicapped condition request them.

c. Attention will be given to staggering curb-cuts at periodic intervals, consistent with the pedestrian system, so that they are not placed solely at the ends of sidewalks.

MAYS CHAPEL NORTH

8. DESIGN STANDARDS AND GUIDELINES

Design standards and guidelines governing the location and relationship of different types of dwellings have been developed for Mays Chapel North, subject to the right of modification or revision to the extent dictated by detailed architectural and site planning considerations, except for setback and height requirement, which will remain fixed. In that the PUD proposal organizes residential development into clusters of similar housing types, i.e. mid-rise type, garden type, or townhouse type dwellings, emphasis is given to the relationship needed to provide a suitable site environment for each type of dwelling. These standards and guidelines will serve as the generalized basis upon which subsequent detailed plans are designed for CRG approval or FDP approval.

A. STANDARDS AND GUIDELINES FOR TOWNHOUSES.

a. The maximum uninterrupted width of a row of townhouses will not exceed 250 feet. Row of units will be offset in plan to break building mass, and stepped in sections to follow grade changes. The facades of a row of townhouses will vary in detail treatment, so that all units in the row are not identical, while basic materials and character remain consistent.

b. Minimum distance between the curb of any public street and the front or side of any townhouse will be 20 feet.

c. Minimum distance between the curb of any parking area or lot and the front of any townhouse will be 20 feet.

d. Minimum back to back distance between any townhouses, except those attached at the back, will be 50 feet.

e. Minimum back to side between any townhouses will be 15 feet.

f. Minimum side to side distance between end of rows of townhouses will be 20 feet.

g. Minimum front to front distance between any townhouses will be 50 feet.

h. Maximum height of any townhouses will be 45 feet, measured from any grade point next to the building to the top of the roof.

B.1. STANDARDS AND GUIDELINES FOR GARDEN APARTMENT AND OTHER MULTI-FAMILY DWELLING TYPE BUILDINGS NOT EXCEEDING FOUR STORIES IN HEIGHT.

a. Minimum distance between the curb of any parking area or lot and the front of any building will be 8 feet.

b. Minimum distance between the curb of any parking area or lot and side of any building will be 8 feet.

c. Minimum average distance between the curb of any public street and any parking area or lot will be 18 feet.

d. Minimum average distance between the curb of any public street and the front of any building will be 35 feet.

e. Minimum average distance between the curb of any public street and the side of any building will be 35 feet.

f. Minimum average distance between the back or front of any building and the side of any other building will be 30 feet.

g. Minimum distance between any boundary line of the 384.14 acre tract and any building will be 30 feet.

h. Minimum front to front, or back to back, distance between any buildings will be 100 feet, when buildings are separated by parking area or lot, and will be 50 feet, when no intervening parking area or lot.

i. Maximum height of any building will be 60 feet, measured from any grade point next to the building to the top of the roof.

B.2. ARCHITECTURAL GUIDELINES FOR GARDEN APARTMENT AND OTHER MULTI-FAMILY DWELLING TYPE BUILDINGS NOT EXCEEDING FOUR STORIES IN HEIGHT.

a. The maximum width of any building will be 370 feet.

b. Building modules will be offset in plan, and stepped in elevation to follow grade changes.

c. Materials and general architectural character will be compatible throughout the development, with appropriate variation of color and detail to give identity to each group or cluster.

C.1. STANDARDS AND GUIDELINES FOR MID-RISE APARTMENT AND OTHER MULTI-FAMILY DWELLING TYPE BUILDINGS IN EXCESS OF FOUR, BUT NOT IN EXCESS OF SIX STORIES IN HEIGHT.

a. Minimum distance between the curb of any parking area or lot and the front or back of any building will be 5 feet.

b. Minimum average distance between the curb of any public street and any parking area or lot will be 20 feet.

c. Minimum average distance between the curb of any public street and the front of any building will be 10 feet.

d. Minimum average distance between the curb of any public street and the side of any building will be 10 feet.

e. Minimum front to front, or back to back, distance between any buildings will be 50 feet.

f. Minimum back or front to side distance between any buildings will be 20 feet.

g. Maximum height of any building will be 65 feet, measured from any grade point next to the building to the top of parapet wall.

C.2. ARCHITECTURAL GUIDELINES FOR MID-RISE APARTMENT AND OTHER MULTI-FAMILY DWELLING TYPE BUILDINGS IN EXCESS OF FOUR, BUT NOT IN EXCESS OF SIX STORIES IN HEIGHT.

a. Entrance areas will be clearly articulated by building design and identified by planting and paving.

b. Stair and elevator towers will provide appropriate vertical accents.

c. Recessed balconies will be used to add depth and shadow to the facade and to break mass of building.

d. Ends of building will be softened by planting masses.

e. Maximum width of any building will be 300 feet, and building modules will be designed to break or interrupt width of building..

D. STANDARDS AND GUIDELINES, AND ARCHITECTURAL GUIDELINES, FOR MID-RISE APARTMENT BUILDINGS AND FOR SENIOR CITIZEN HOUSING OR HOUSING FOR THE ELDERLY IN EXCESS OF SIX STORIES IN HEIGHT, WITH OR WITHOUT LIFE-CARE OR CONTINUING-CARE FACILITIES.

a. Design standards and guidelines, and architectural guidelines, for mid-rise apartment buildings and for senior citizen housing or housing for the elderly in excess of six stories in height, with or without life

care or continuing care facilities, are the same as those set forth for mid-rise apartment buildings in excess of four, but not in excess of six stories in height, except as hereinafter set forth.

b. Maximum height of any building will be 85 feet, measured from any grade point next to the buildings to the top of parapet wall.

c. Low level connectors may be used to link adjacent buildings and provide component space for shared program functions.

E. PROJECTIONS INTO YARDS.

Projections, such as bay windows, chimneys, entrances, vestibules, eaves and leaders may extend into any required yard, or beyond any required setback, not more than six feet. Further, if attached to a dwelling, a carport or one-story open porch, with or without a roof, may extend into any required yard, or beyond any required setback, not more than 15 feet.

F. GENERAL GUIDELINES FOR SITE DEVELOPMENT AND LANDSCAPING

a. In the absence of existing site features, like trees, topographic differences or rock outcroppings, the end of group, and the rear

of, residential buildings will be screened by berms up to 7 feet in height (slopes not to exceed 1 in 3), planted with appropriate intensity.

b. Low berms, 3 to 4 feet high, will screen any parking area or lot near a street, while allowing view to building or buildings beyond. Low berms will be used to soften the visual effect of large parking areas or lots.

c. Openings between buildings will be planted to provide framed views and glimpses of amenities.

d. Planting islands with deciduous and evergreen plantings will break linear bays.

e. Evergreen trees will break sight lines, provide privacy and screen views.

f. Deciduous trees will serve to soften architecture, provide overhead definition, and frame views.

g. Trees will be planted along all public streets, 2-2 1/2" caliber, with appropriate consideration of site distance factors.

h. Landscaping will be used to enforce and enhance the identity of building groupings.

i. Storm water management facilities will be designed to the fullest extent feasible to appear as a component of the natural landscape.

G. GUIDELINES FOR PROJECT IDENTIFICATION AND DIRECTIONAL SIGNS.

a. Signs will be designed within the context of a common community-wise theme promoting the identify of Mays Chapel North.

b. Subject to the limitations provided in the section on permitted uses, pages 93 through 102, signs will be of a size and character relevant and appropriate to the building, use, or activity identified.

c. The structural design and construction of signs, including supports, will be in accordance with the applicable requirements of the Building Code of the County.

d. Information and directional signs will follow a common theme, and will be allowed at vehicular and pedestrian access points to housing clusters and to the village center. However, no sign will be erected at the intersection of any streets in such a manner as to obstruct free and clear vision, or at any location where, by reason of its position, shape or color, it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device.

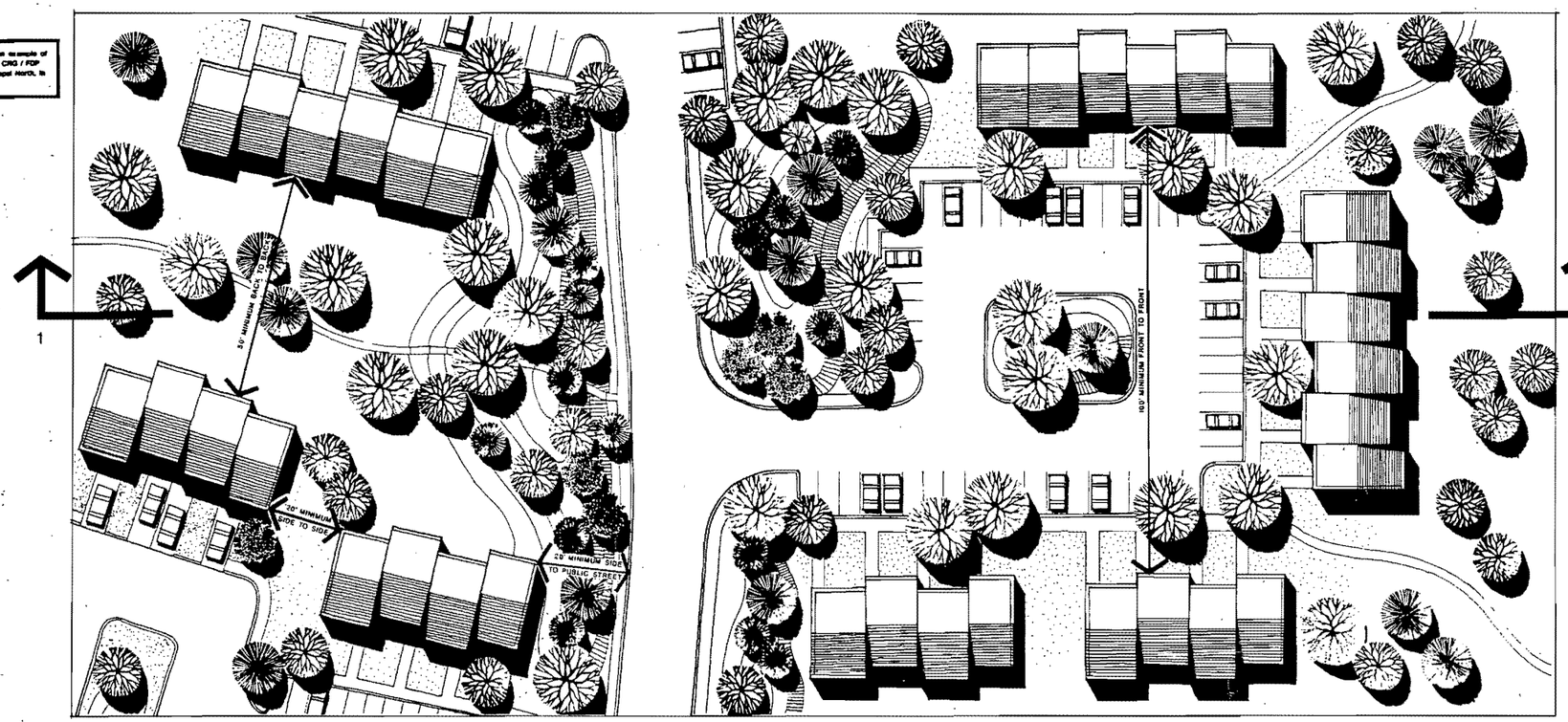
e. Signs identifying component housing clusters within Mays Chapel North will be permitted.

Their scale and character will be appropriate to the residential area identified. Materials will follow common themes. Signs will be low and will be enhanced by landscaping. Sign illumination will be limited to sign itself, or face of wall on which erected. All sign lighting will be so arranged as to avoid glare or reflection upon any street, or upon adjoining property of others. No sign will have or consist of any moving, rotating or otherwise animated part, or any flashing, blinking fluctuating or otherwise animated light.

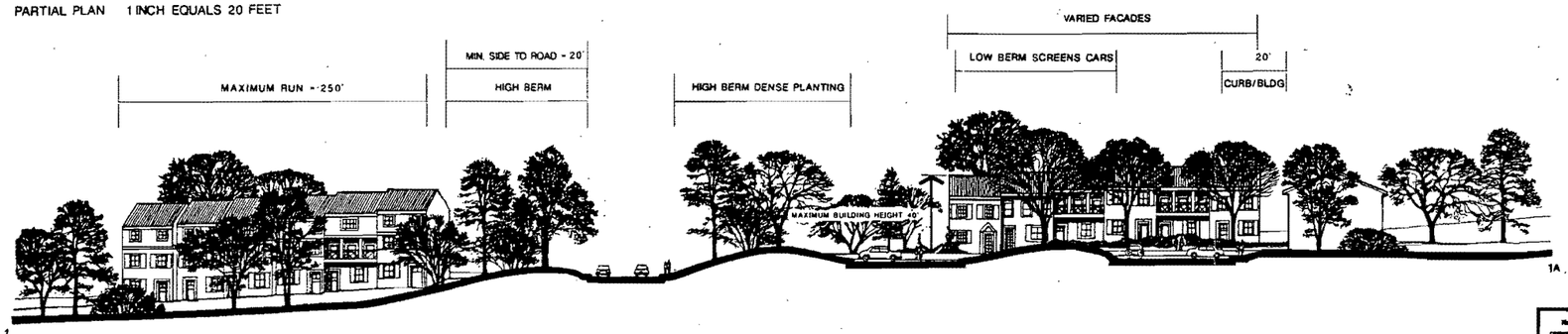
f. Business signs will be limited to the village center and the specific individual or individual use identified. They will follow a common theme and will be compatible with the architecture of the village center.

g. Traffic control signs will comply with all legal requirements and standards governing such signs and will be approved and located by the County.

Notes: This plan is for illustrative purposes only as an example of concept which may be modified as subsequent detailed CRG / FDP plans are prepared, reviewed and approved for Mays Chapel North, in conformity with authorization of a neighborhood PUD.



PARTIAL PLAN 1 INCH EQUALS 20 FEET



SECTION ELEVATION

Notes: This plan is for illustrative purposes only as an example of concept which may be modified as subsequent detailed CRG / FDP plans are prepared, reviewed and approved for Mays Chapel North, in conformity with authorization of a neighborhood PUD.

Mays Chapel North

DESIGN STANDARDS - TOWNHOUSES

Prepared For: JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

Scale: 1"-20'
0 20' 40' 60'

DESIGN STANDARDS AND GUIDELINES - TOWNHOUSES

MAYS CHAPEL NORTH

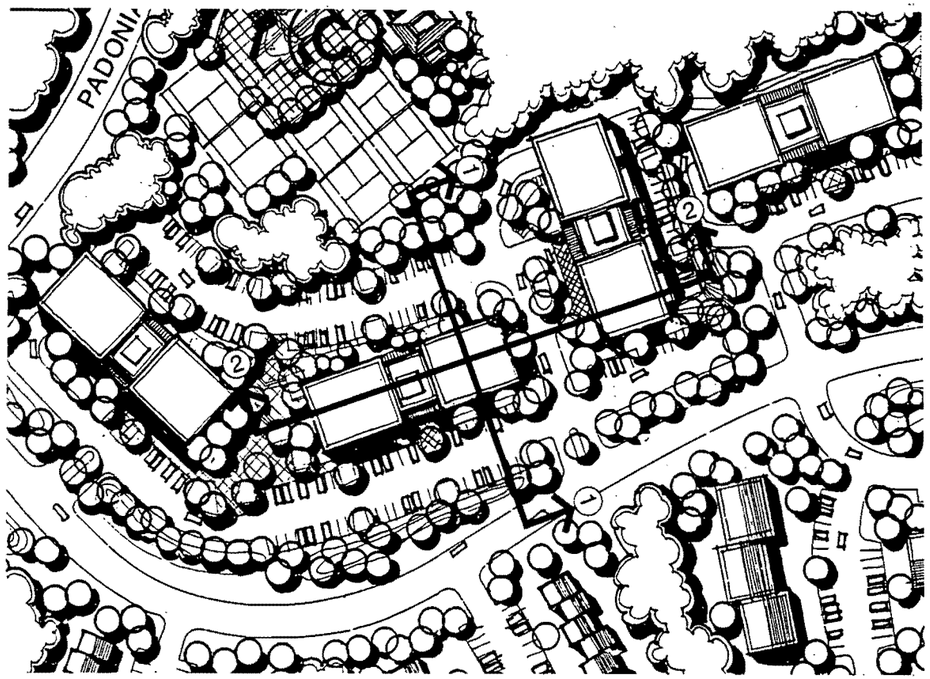
Planned Unit Development

JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

REVISIONS

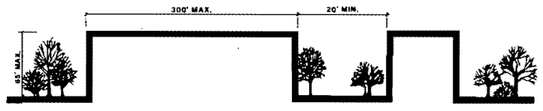
DATE JULY 30, 1987

FIGURE 13

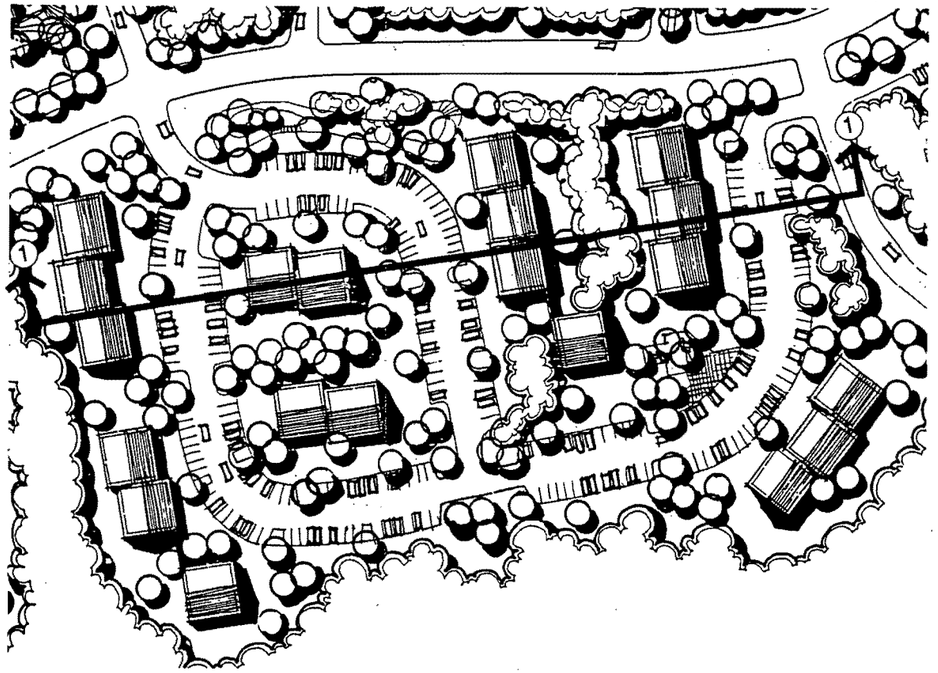


PLAN OF TYPICAL MID-RISE APARTMENTS 1" = 50'

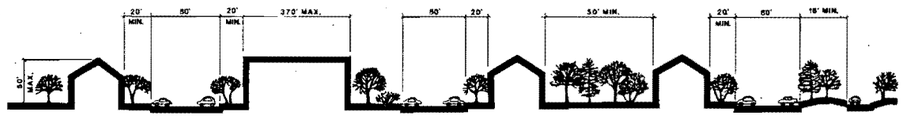
MID-RISE APARTMENTS - SECTION 1-1



MID-RISE APARTMENTS - SECTION 2-2



PLAN OF TYPICAL GARDEN APARTMENTS 1" = 50'



GARDEN APARTMENTS - SECTION 1-1

Note: This plan is for illustrative purposes only as an example of concept which may be modified as subsequent detailed CRS / FDP plans are prepared, reviewed and approved for Mays Chapel North, in conformity with authorization of a neighborhood PUD.

Mays Chapel North

DESIGN STANDARDS - GARDEN AND MID-RISE UNITS

Prepared For: JAMES KEELTY & CO, INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

Scale: 1" = 50'

0 50' 100' 200'

DESIGN STANDARDS AND GUIDELINES GARDEN AND MID-RISE UNITS

MAYS CHAPEL NORTH

Planned Unit Development

JAMES KEELTY & CO, INC. BUILDERS AND DEVELOPERS

REVISIONS

DATE JULY 30, 1987

FIGURE 14

MAYS CHAPEL NORTH

9. DEED COVENANTS, CONDITIONS AND RESTRICTIONS FOR MAINTENANCE OF OPEN SPACE AND CONTROL OF BUILDING, ETC.

The Mays Chapel North PUD will be developed in sections or stages. However, the entire Mays Chapel North site will be subjected to covenants, conditions and restrictions covering ownership, operation and maintenance of recreational, park, and other open space, including storm water management facilities, set aside for the entire Mays Chapel North community, excepting any owned by the County. Each section or stage of Mays Chapel North, individually, will be subjected to covenants, conditions and restrictions covering ownership, operation and maintenance of open space within that section or stage. Accordingly, the common areas and amenities at Mays Chapel North will be owned, operated and maintained under a dual system, involving: (i) a master association, responsible for the ownership, operation and maintenance of areas and amenities for the entire community, including, but not limited to, recreational facilities within the village center and the path system; and (ii) a number of homeowners associations, each comprised of homeowners within a specified section or sections, or stage or stages, of Mays Chapel North, responsible for ownership, operation and maintenance of local open space within the specific section or sections, or stage or stages, including tot lots, small local open spaces, and various other amenities. As hereinafter noted, the master association, and each homeowners association, will have the

separate right to levy assessments for the purpose of the ownership, operation, improvement, and maintenance of open space within its jurisdiction.

First, by agreements, covenants and restrictions imposed by deed or declaration, all dwellings and other buildings constructed in Mays Chapel North will be subjected to an assessment or annual charge for the operation, improvement, care and maintenance of the open space reserved for the use of the entire Mays Chapel North community. Assessments will be imposed as a lien, and funds generated will be used for improving, caring for and maintaining all community recreational areas, park areas and other open space areas, except such as are vested in the County. The deed or declaration agreements, covenants and restrictions will first be imposed on the section or stage of Mays Chapel North first to be developed and improved, and, thereafter on all other sections or stages of Mays Chapel North, seriatim, when and as developed and improved, until all land in Mays Chapel North is brought within the jurisdiction of the master association, charged with collecting assessments and overseeing the community recreational, park and other open space areas, including storm water management areas and facilities not owned or to be owned by the County.

The agreements, covenants and restrictions imposed on the entire Mays Chapel North will be substantially similar in form and content to those imposed on Mays Chapel Village under the Deed, Agreement and Declaration made by and among Galway, Inc., et al.,

dated May 20, 1977, and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 5755, folio 787, except for the names of parties, the identity of members and directors of the master association, descriptions of land involved, and similar items which need be tailored to the Mays Chapel North PUD, instead of Mays Chapel Village, in all cases to be determined by the Petitioner, in its sole discretion, and except for the maximum assessment to be levied, which may not exceed 20¢ for each $100.00 of current "assessed valuation".

In addition, the agreements, covenants and restrictions imposed on the entire Mays Chapel North will authorize and empower the Petitioner, its successors or assigns, to enforce against any owner or lessee of any land, building or other premises in Mays Chapel North, or against any other person, violating or attempting to violate any term, condition, provision, regulation, restriction or other requirement of the Authorization Plan approved for Mays Chapel North by the Zoning Authorities of Baltimore County, Maryland, under Section 430 of the County Zoning Regulations, as from time to time amended, either by action at law for damages, or suit in equity to enjoin a breach or violation, or to enforce performance of any term, condition, provision, regulation, restriction, or other requirement of the aforesaid Authorization Plan. Further, the said Petitioner, its successors or assigns, shall each have the right summarily to abate or remove any breach or violation of any term, condition, provision, regulation, restriction or other requirement of the said Authorization Plan,

at the cost and expense of the person, firm, corporation or other legal entity in violation.

The association establishing the assessments, imposing the charges and liens, using the funds, having architectural control, and otherwise having jurisdiction over the Mays Chapel North site will be a corporation formed under the laws of the State of Maryland, with charter and by-laws substantially similar in form and content to the charter and by-laws of Mays Chapel Association, Inc., except for the names of parties, the identity of members and directors of the corporation, descriptions of land involved, and similar items which need be tailored to the Mays Chapel North PUD, instead of Mays Chapel Village, in all cases to be determined by the Petitioner, in its sole discretion, and except for the maximum number of members and directors, which shall be 15, instead of 14 members and directors. Additionally, the corporation shall have the right and power to enforce all terms, conditions, provisions, regulations, restrictions and other requirements of the Authorization Plan approved for Mays Chapel North by the Zoning Authorities of Baltimore County. Copies of the aforesaid May 20, 1977 Agreement, and the charter and by-laws of Mays Chapel Association, Inc., collectively marked "First Exhibit", are contained in Appendix 3.

Secondly, the owners of all single-family townhouses, exclusive of condominium units, in Mays Chapel North will become and be members of a homeowners association created for the purpose of owning, operating, improving and maintaining open space within the particular section or stage of Mays Chapel North in which such

townhouses are located. The land within the jurisdiction of such homeowners association will be subjected to a deed or declaration imposing covenants, conditions and restrictions controlling common areas, record owners, property rights, membership and voting, assessments, architectural control, maintenance of property, rules and regulations and similar matters. The jurisdiction of such homeowners association may from time to time be expanded to bring in additional homeowners and the additional land or lots owned by them.

Each such homeowners association, and the deed or declaration of covenants, conditions and restrictions involved, will be substantially similar in form and content to one or more, or any combination of, the following: (i) Suggested Legal Documents for Planned-Unit Developments (FHA Form 1400; VA Form 26-8200, as revised to date), published by U.S. Department of Housing and Urban Development, Federal Housing Administration, and Veterans Administration; (ii) Charter and By-Laws of First Mays Chapel Homeowners Corporation, and Deed and Agreement under which that corporation has jurisdiction, dated July 1, 1977, and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 5812, folio 389; (iii) Amended Charter and By-Laws of Broadfield Homeowners Association, Inc., and Declaration of Covenants, Conditions and Restrictions under which that corporation has jurisdiction, dated December 14, 1983, and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 6593, folio 446, as from time to time

supplemented to bring in additional homeowners and additional land within the jurisdiction of the association; and (iv) Charter and By-Laws of Old Harford Pines Homeowners Association, Inc., and Declaration of Covenants, Conditions and Restrictions under which that corporation has jurisdiction, dated May 12, 1987, and recorded among the Land Records of Baltimore County in Liber S.M. No. 7533, folio 190; in each case subject to change of names, the identity of directors of the corporate association, descriptions of land involved, and similar items required to tailor the covenants, conditions and restrictions to the particular section of Mays Chapel North then involved, instead of land mentioned in any Exhibit, in all cases to be determined by the Petitioner, in its sole discretion. In addition, each homeowners association will have the right and power to designate one of its members either to sit on the council set up as an unincorporated advisory group designed to consider and recommend matters to the master association, or to become and be a member and director of the master association, as provided for in the charter of that association. Copies of all the foregoing papers mentioned in items (i), (ii), (iii) and (iv) hereof, collectively marked "Second Exhibit", are contained in Appendix 4.

MAYS CHAPEL NORTH

10. DEVELOPER'S COMMITMENT

The Petitioner, James Keelty & Co., Inc., is a third generation, family owned and managed home building company, active in Baltimore County for more than fifty years. During that time, the Company established a high quality reputation, borne out by the development of such communities as Rodger's Forge, Thornleigh, Seminary Ridge, Village Green, Longford, Old Harford Pines and Mays Chapel Village, directly south of Mays Chapel North. The Petitioner is unqualifiedly committed to the commencement and completion of development of Mays Chapel North as a residential neighborhood community, to be built up under the Authorization Plan presented in this Binder.

The Urban Land Institute, in its publication "PUD's in Practice" recognizes that "the developer must devote considerably more time and money to the planning of a PUD than to the planning of a project built according to the zoning regulations". This is confirmed by the fact that to date the Petitioner has expended a substantial amount of time and other resources in evaluating Mays Chapel North for PUD development.

To date, Petitioner has assembled a quality development team of planning and traffic experts. Land planning and site engineering have been undertaken on a collaborative basis by Daft, McCune and Walker, Inc. and the staff of the Keelty Company. Extensive traffic impact studies have been undertaken by The

Traffic Group, Inc. Additionally, for more than six months, Petitioner has worked on virtually a day to day basis with the staff of the County Office of Planning and Zoning, and, less often, but still extensively, with personnel in the County Health Office, Department of Public Works, Department of Recreation and Parks, Department of Traffic Engineering, Fire Department, Department of Community Development and the predecessor of the Department of Environmental Protection and Resource Management. Thus, the Petitoner has committed itself to the far more expensive, time-consuming and rigorous process involved in the PUD program. Furthermore, in carrying out its undertakings, the Petitioner has committed substantial funds to or for: assurance of adequate water, sewer and storm water facilities to Mays Chapel North; vicinal traffic engineering studies and physical improvements; substantial recreation areas; and to support housing initiatives required, off-site, under County-wide housing programs.

Creation of the Mays Chapel Village community of approximately 1,740 dwelling units, just south of Mays Chapel North, of itself evidences Petitioner's development expertise and financial responsibility, which, in light of present and anticipated market conditions, assures development of Mays Chapel North to the full extent of, and fully in accordance with, the authorization plan. Soon, Petitioner will become the sole land owner of the entire Mays Chapel North. It has the financial strength to undertake and assure, under County requirements, regulations and guidelines, the installation and extension of all sewer, water, storm drainage and other utility lines needed to

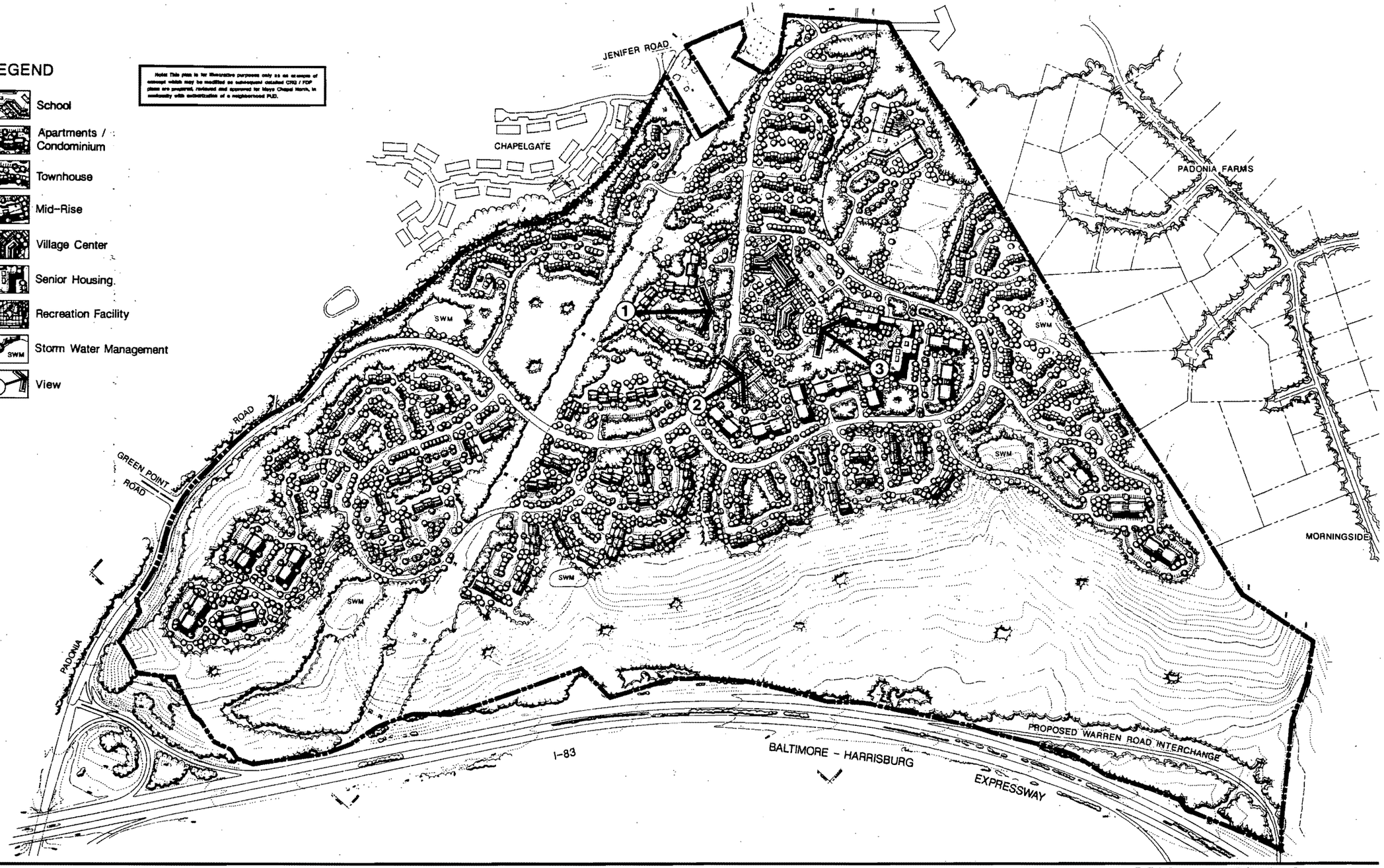
service Mays Chapel North. Additionally, it has the financial ability, as in the past, to build dwellings of all kinds, including apartments and condominiums, with little or no construction mortgage financing.

In short, there is every indication, based on past experience, with never a default of any kind or nature in any promise or undertaking, that the Petitioner has adequate financial resources to begin and complete the Mays Chapel North PUD within the time frame mentioned in this plan. No negative factor appears under current general economic conditions, based on currently available data on development costs, building costs, sales, financing and other factors having any bearing on the expectation of completion of the Mays Chapel North project under the authorization plan.

LEGEND

- School
- Apartments / Condominium
- Townhouse
- Mid-Rise
- Village Center
- Senior Housing
- Recreation Facility
- Storm Water Management (SWM)
- View (1)

Note: This plan is for illustrative purposes only as an example of concept which may be modified as subsequent detailed CRD / FDP plans are prepared, reviewed and approved for Mayo Chapel North, in conformity with authorization of a neighborhood PUD.



SECTION 5

Mays Chapel North

PERSPECTIVE VIEWS LOCATION PLAN

Prepared For: JAMES KEELTY & CO, INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

Scale: 1" = 200'

0 100' 200' 400' 800'

PERSPECTIVE VIEWS LOCATION PLAN
MAYS CHAPEL NORTH
Planned Unit Development
JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

REVISIONS	DATE	FIGURE
PAGE 124	JULY 30, 1987	15

MAYS CHAPEL NORTH

SECTION FIVE

2. VILLAGE CENTER: AERIAL VIEW 1

The Village Center Aerial View 1 shows:

- The total village center as seen aerially from the southwest.
- County-mandated relocation of Padonia Road in foreground; and other collector roads defining the superblock of the overall village center.
- Convenience shopping/office/day care/community center fronting on the village green, providing an organized space for people to meet and socialize.
- Village recreational center, with pool and tennis courts for active recreation nearby.
- Senior citizen housing, with associated life care, in background.
- Other mid-rise housing for families wanting to live in special urban environment, in foreground.
- Open space and pedestrian ways unifying all village center elements.

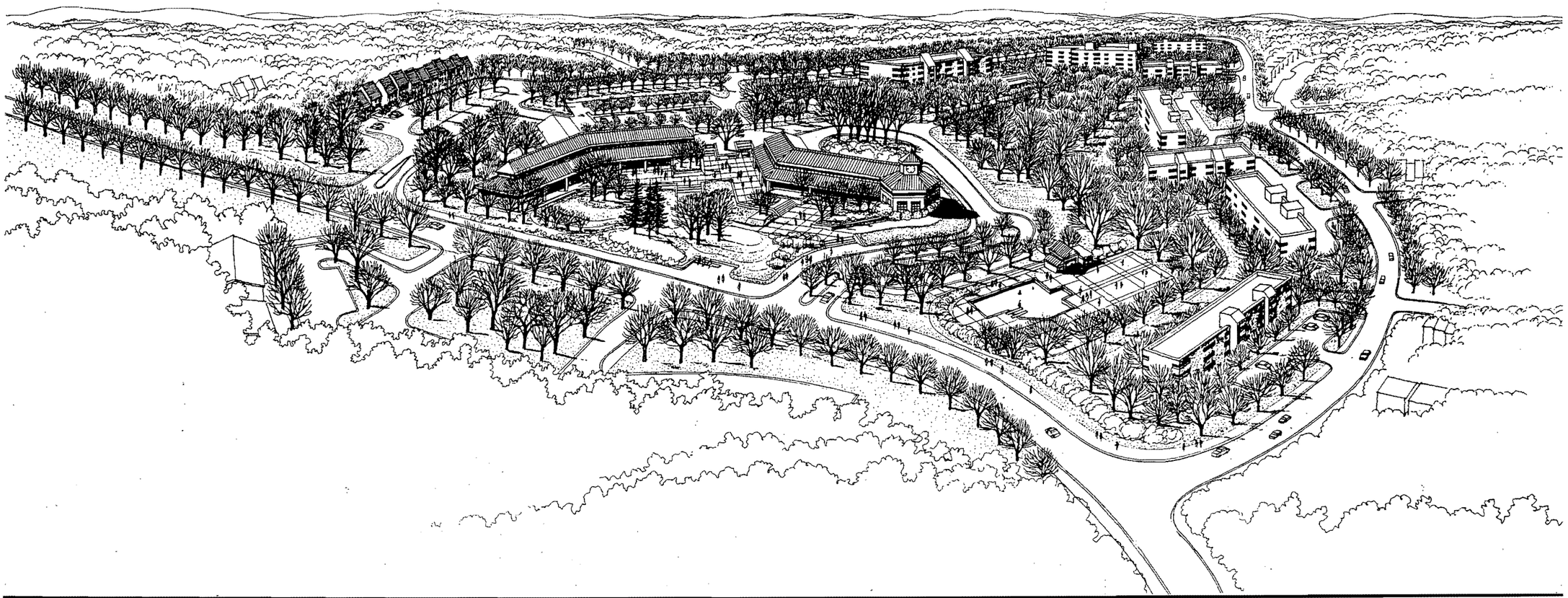
MAYS CHAPEL NORTH

3. VILLAGE CENTER PERSPECTIVES 2 & 3

The Village Center Perspectives 2 and 3 show:

1. View from pool area to village center, showing:
   - Unifying function of open space and recreation areas and pedestrian scale of the village center.
   - Convenience retail/office/day care center in the immediate background; spired element, which is the village community center.
   - Senior citizen housing and its relationship to the overall center, in far background.
   - All village center housing elements overlook the wooded central park area.
2. View from park promenade to village center, showing:
   - Flow of open space from life care and mid-rise housing area to the center.

Note: This plan is for illustrative purposes only as an example of concept which may be modified as subsequent detailed CRD / FDP plans are prepared, reviewed and approved for Mays Chapel North, in conformity with authorization of a Neighborhood PUD.



Mays Chapel North

VILLAGE CENTER: AERIAL VIEW 1

Prepared For: JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

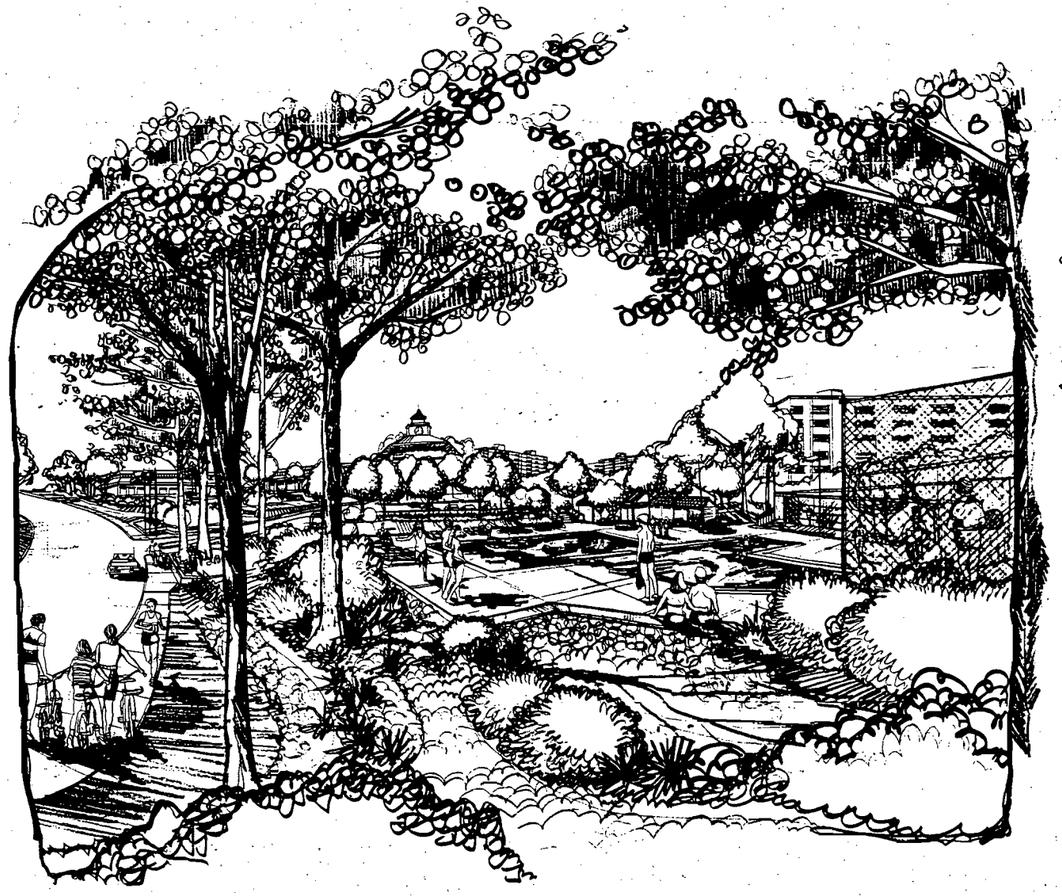
Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

VILLAGE CENTER:
AERIAL VIEW 1

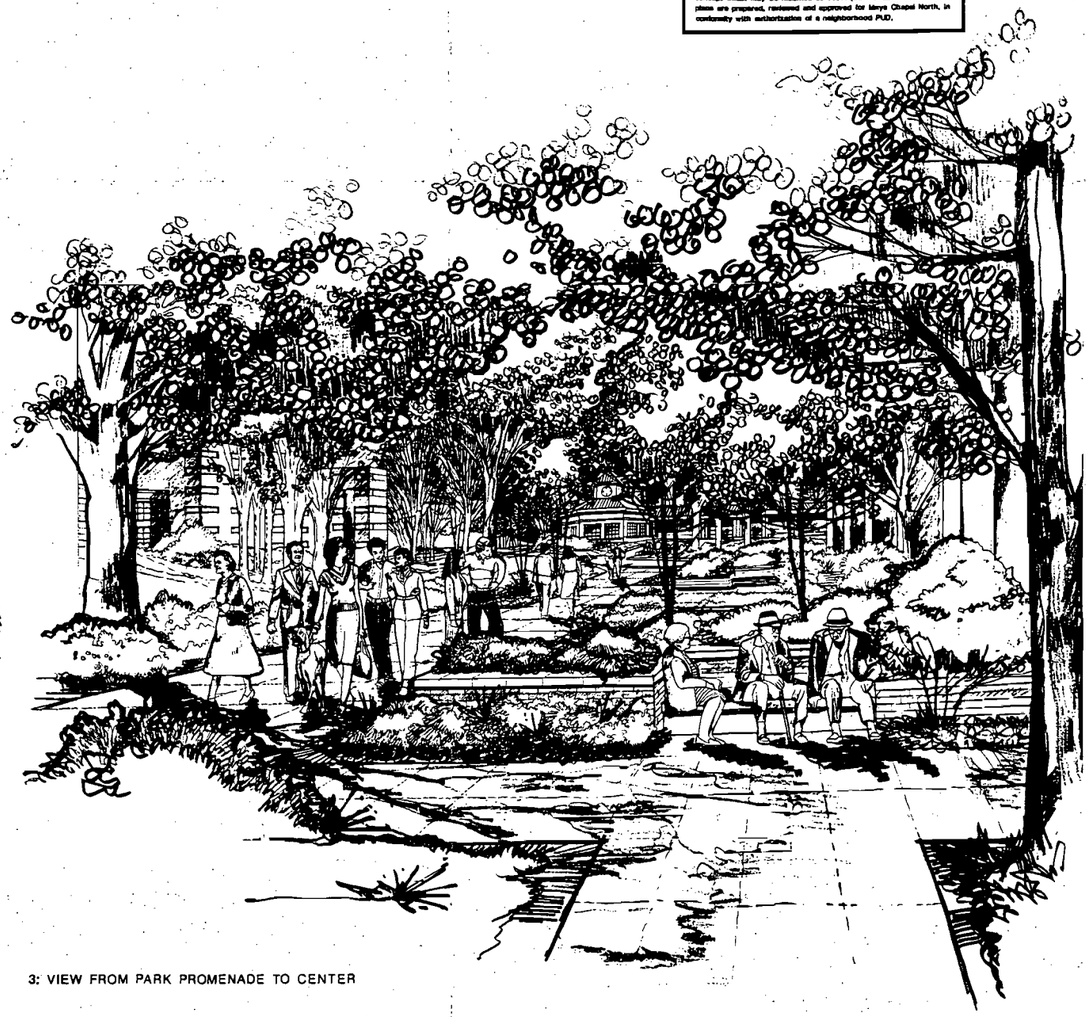
MAYS CHAPEL NORTH
Planned Unit Development

JAMES KEELTY & CO., INC.
BUILDERS AND DEVELOPERS

Note: This plan is for illustrative purposes only as an example of concept which may be modified as subsequent detailed CRG / FDP plans are prepared, reviewed and approved for Mays Chapel North, in conformity with authorization of a neighborhood PUD.



2: VIEW FROM POOL AREA TO CENTER



3: VIEW FROM PARK PROMENADE TO CENTER

Mays Chapel North

VILLAGE CENTER: PERSPECTIVES 2&3

Prepared For: JAMES KEELTY & CO, INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT·McCUNE·WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

VILLAGE CENTER:
PERSPECTIVES 2 & 3

MAYS CHAPEL NORTH
Planned Unit Development

JAMES KEELTY & CO., INC.
BUILDERS AND DEVELOPERS

REVISIONS | DATE | FIGURE
PAGE 128 | JULY 30, 1987 | 17

Section 6

APPENDIX 1

JULY 2, 1987

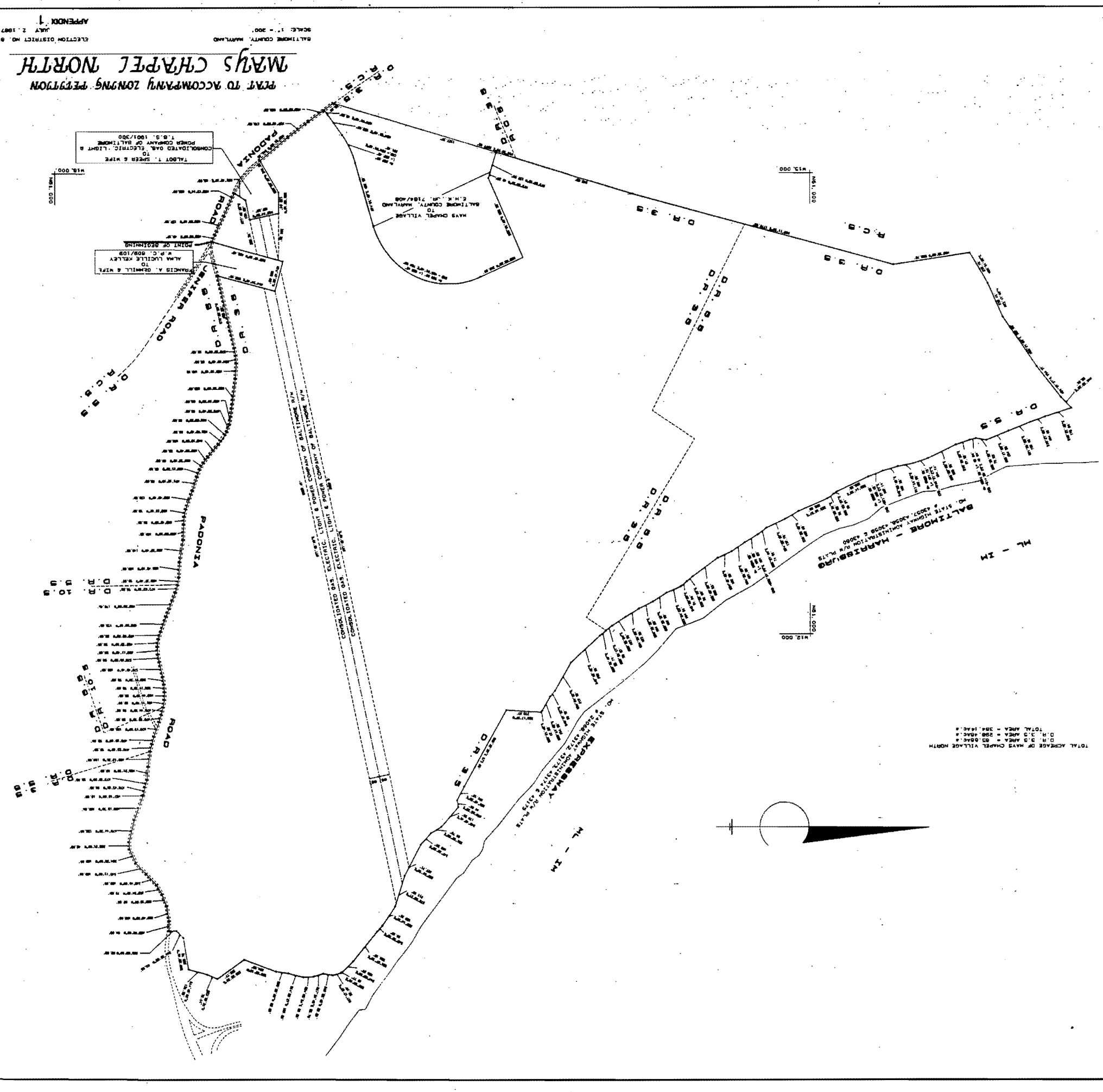
ELECTION DISTRICT NO. 8

BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 200'

MAYS CHAPEL NORTH

PLAT TO ACCOMPANY ZONING PETITION



APPENDIX 1

BOUNDARY DESCRIPTION

MAYS CHAPEL NORTH

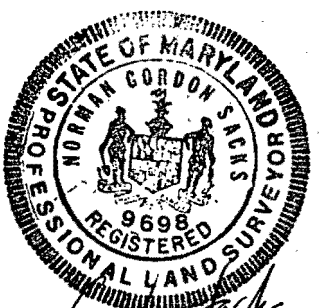
BEGINNING for the same at a point in the center of the paving of Padonia Road where it intersects with the center of the paving of Jenifer Road, said point of beginning being also the end of the fifth line of a parcel of land described in a deed from Francis A. Gemmill and wife to Alma Lucille Kelley, dated December 10,1924 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 609, Folio 109, running thence and binding on or near the centerline of said Padonia Road, as it now exists, and also binding on the outline at a point being the beginning of the sixty-seventh line of a parcel of land described in a deed from James Keelty, Jr. and Joseph S. Keelty trading as Padonia Land Company and Louise H. Keelty, also a Co-Partner in Padonia Land Company to James Keelty,Jr., Joseph S. Keelty and Louise H. Keelty, Co-Partners, trading as Mays Chapel Village, a General Partnership, dated June 19,1972 and recorded among the Land Records of Baltimore County in Liber E.H.K.,Jr. No. 5281, Folio 326, the three following courses and distances, as surveyed: 1.) N 68 05'50" W 48.12 feet; 2.) N 63 55'10" W 137.00 feet; 3.) N 65 13'14" W 165.92 feet, thence leaving said Padonia Road and running with and binding on all of the first through the fifth lines of that parcel of land described in a deed from Talbot T. Speer and wife to Consolidated Gas, Electric, Light and Power Company of Baltimore, dated October 31,1950, and recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1901, Folio 300 the five following courses and distances, as surveyed: 4.) N 31 40'10" E and passing over a concrete monument near the northeast side of said Padonia Road 89.65 feet; 5.) N 77 45'10" E 130.88 feet to a concrete monument; 6.) N 12 14'50" W 197.89 feet; 7.) S 89 59'10" W 135.04 feet to a concrete monument; 8.) S 58 58'10" W and passing over a concrete monument near the northeast side of said Padonia Road 241.25 feet to the center of said Padonia Road, running thence and binding on or near the centerline of paving of said Padonia Road, as it now exists, and also binding on all of the seventy-fifth, seventy-sixth and part of the seventy-seventh lines of the abovementioned deed of Padonia Land Company to Mays Chapel Village, the three following courses and distances, as surveyed: 9.) N 39 51'09" W 241.16 feet; 10.) N 37 18'20" W 170.00 feet; 11.) N 35 58'20" W 126.20 feet to the end of the seventh line of a parcel of land described in a deed by and between Baltimore County, Maryland, a body corporate and politic, and James Keelty, Jr., Joseph S. Keelty and Louise H. Keelty, Co-partners, T/A Mays Chapel Village, a General Partnership, dated April 25,1986 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. 7164, Folio 408, thence leaving said centerline of paving of Padonia Road and binding reversely on the seventh, sixth, fifth and fourth lines as described in the abovementioned deed of Baltimore County, Maryland and Mays Chapel Village the four following courses and distances:
12.) N 54 01'40" E 40.00 feet; 13.) N 54 01'40" E 163.02 feet; 14.) by a line curving to the right with a radius of 580.00 feet for a distance of 202.46 feet, said curve being subtended by a chord bearing N 64 01'40" E 201.43 feet; 15.) N74 01'40" E 430.32 feet to the end of the fourth line as described in the

abovementioned deed by and between Baltimore County, Maryland and Mays Chapel Village; running thence and binding reversely on the fourth, third, second and first lines of the abovementioned deed, the four following courses and distances, as surveyed: 16.) by a line curving to the left with a radius of 520.00 feet, for a distance of 889.42 feet, said curve being subtended by a chord bearing N 25 01'40" E 784.90 feet; 17.) N 23 58'20" W 310.00 feet; 18.) S 66 01'40" W 565.98 feet; 19.) N 73 23'38" W 40.29 feet to the end of the second line as described in the abovementioned deed by and between Baltimore County, Maryland and Mays Chapel Village; running thence and binding reversely on the second line of said abovementioned deed the following course and distance, as surveyed: 20.) N 73 23'38" W 137.00 feet to intersect the first line of the abovementioned deed of Padonia Land Company to Mays Chapel Village at a point distant 1127.37 feet from the beginning of said line; running thence and binding on part of said first line, all of the second through the seventh lines and part of the eighth line of the abovementioned deed of Padonia Land Company to Mays Chapel Village, the eight following courses and distances, as surveyed: 21.) N 16 36'22" E 949.63 feet; 22.) N 15 11'52" E 1772.96 feet to a concrete monument; 23.) N 08 38'08" W 509.78 feet to a concrete monument; 24.) N 58 51'02" E 232.76 feet to a stone; 25.) N 65 47'02" E 239.41 feet to a stone; 26.) N 55 21'02" E 392.03 feet to a concrete monument; 27.) N 51 37'57" E 254.37 feet to a concrete monument; 28.) N 46 38'20" E 98.01 feet to the westernmost right of way line of the Baltimore-Harrisburg Expressway; running thence and binding on the westernmost right-of-way lines of the Baltimore-Harrisburg Expressway as shown on Maryland State Highway Administration Right-of-Way Plats Nos.# 43057,43058,43059, and 43060, the thirty-one following bearings and distances, as surveyed: 29.) S 18 21'49" E 178.04 feet; 30.) S 19 27'55" E 104.10 feet; 31.) S 21 50'05" E 156.08 feet; 32.) S 22 17'03" E 154.93 feet; 33.) S 09 52'30" W 72.83 feet; 34.) by a line curving to the left with a radius of 5864.58 feet, for a distance of 40.94 feet, said curve being subtended by a chord bearing S 14 58'23" E 40.94 feet; 35.) S 18 35'56" E 97.32 feet; 36.) S 25 29'15" E 206.20 feet; 37.) by a line curving to the left with a radius of 5829.58 feet, for a distance of 101.75 feet, said curve being subtended by a chord bearing S 18 37'23" E 101.74 feet; 38.) S 11 14'40" E 102.98 feet; 39.) S 16 08'40" E 102.39 feet; 40.) by a line curving to the left with a radius of 5852.58 feet, for a distance of 102.15 feet, said curve being subtended by a chord bearing S 21 37'23" E 102.14 feet; 41.) S 25 14'33" E 229.80 feet; 42.) S 35 35'57" E 25.97 feet; 43.) S 35 58'31" E 51.89 feet; 44.) S 23 18'57" E 203.90 feet; 45.) S 30 25'45" E 102.00 feet; 46.) S 24 53'16" E 132.78 feet; 47.) S 36 57'44" E 71.91 feet; 48.) by a line curving to the left with a radius of 5834.58 feet, for a distance of 101.83 feet, said curve being subtended by a chord bearing S 30 37'23" E 101.83 feet; 49.) S 34 26'02" E 101.92 feet; 50.) S 24 47'43" E 102.82 feet; 51.) S 35 48'35" E 203.95 feet; 52.) S 39 52'13" E 51.09 feet; 53.) S 40 22'03" E 51.04 feet; 54.) S 23 54'23" E 104.51 feet; 55.) S 32 35'37" E 102.62 feet; 56.) S 26 30'32" E 104.83 feet; 57.) S 31 19'30" E 103.91 feet; 58.) S 33 25'54" E 103.88 feet; 59.) S 38 15'17" E 50.57 feet to the end of the forty-fourth line of a parcel of land described in

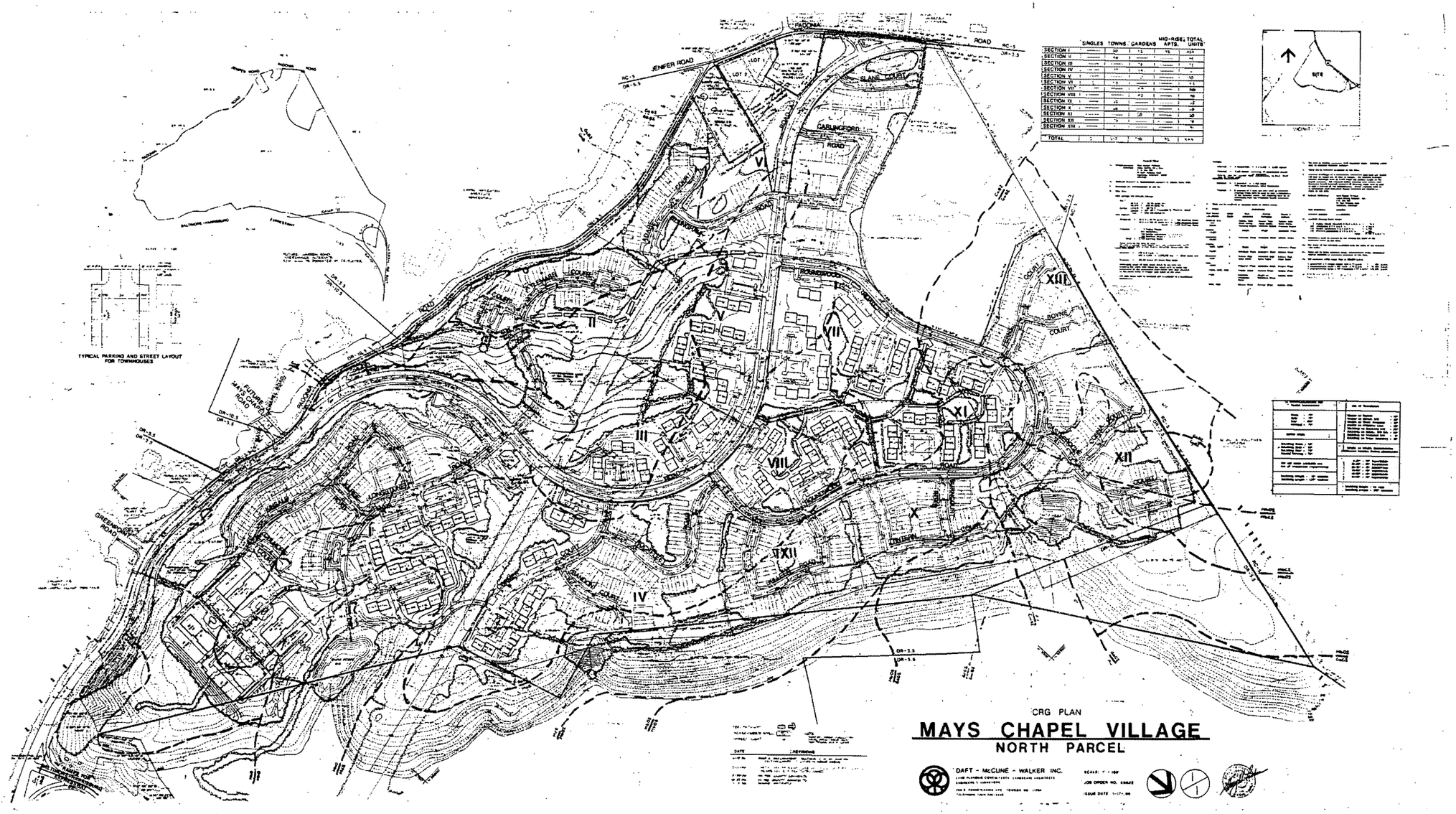
a deed from The Flintkote Company to Mays Chapel Village, dated August 10,1982 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. 6452, Folio 438, running thence and binding on the westernmost right-of-way lines of the Baltimore-Harrisburg Expressway as shown on Maryland State Highway Administration Right-of-Way Plats Nos.# 24068,43172,43173,43174 and 43175 and binding reversely on the abovementioned deed of The Flintkote Company to Mays Chapel Village the thirty-three following courses and distances, as surveyed:
60.) S 39 46'47" E 52.77 feet; 61.) S 42 16'42" E 258.35 feet;
62.) S 60 04'36" E 212.52 feet; 63.) S 49 07'23" E 51.25 feet;
64.) S 59 14'43" E 104.36 feet; 65.) S 56 21'45" E 12.28 feet;
66.) S 03 17'37" W 233.67 feet; 67.) S 60 32'52" E 573.06 feet;
68.) S 61 42'53" E 101.12 feet; 69.) N 79 05'25" E 44.60 feet;
70.) S 48 48'41" E 170.50 feet; 71.) S 31 22'55" E 80.78 feet;
72.) S 47 28'25" E 100.50 feet; 73.) S 62 01'32" E 227.71 feet;
74.) S 72 28'27" E 211.90 feet; 75.) S 56 14'10" E 150.21 feet;
76.) S 48 36'39" E 50.16 feet; 77.) S 51 07'19" E 250.16 feet;
78.) S 44 05'20" E 101.27 feet; 79.) S 31 23'10" E 10.77 feet;
80.) S 17 17'07" E 56.10 feet; 81.) S 10 29'45" W 62.80 feet;
82.) S 17 34'40" E 66.79 feet; 83.) S 04 08'54" E 68.29 feet;
84.) S 14 25'27" W 100.32 feet; 85.) S 08 32'20" W 83.85 feet;
86.) S 20 22'18" W 224.55 feet; 87.) S 35 25'20" E 220.77 feet;
88.) S 23 39'31" W 72.14 feet; 89.) S 14 46'02" W 131.39 feet;
90.) S 80 26'41" W 209.76 feet; 91.) S 44 36'06" W 63.08 feet;
92.) S 00 09'08" W 52.00 feet to a point in the center of said Padonia Road, running thence and binding on or near the centerline of paving of said Padonia Road, as it now exists, the ten following courses and distances, as surveyed:
93.) N 89 02'00" W 64.03 feet; 94.) S 80 48'00" W 100.00 feet;
95.) S 68 35'00" W 82.00 feet; 96.) S 59 34'00" W 72.00 feet;
97.) S 46 41'00" W 100.00 feet; 98.) S 45 11'00" W 100.00 feet;
99.) S 64 56'00" W 100.00 feet; 100.) S 86 21'00" W 45.00 feet;
101.) N 76 44'30" W 150.00 feet; 102.) N 69 15'30" W 165.94 feet to the end of the first line of the abovementioned deed of The Flintkote Company to Mays Chapel Village, said point being also the beginning of the twenty-first line of the abovementioned deed from Padonia Land Company to Mays Chapel Village, running thence and binding on or near the centerline of paving of said Padonia Road, as it now exists, and binding also on the twenty-first through the sixty-third lines of said abovementioned deed, the forty-three following courses and distances, as surveyed:
103.) N 67 19'00" W 10.59 feet; 104.) N 79 43'50" W 50.00 feet;
105.) N 73 32'20" W 50.00 feet; 106.) N 85 21'30" W 86.00 feet;
107.) N 82 12'20" W 100.00 feet; 108.) N 76 25'30" W 50.00 feet;
109.) N 75 25'00" W 50.00 feet; 110.) N 70 13'50" W 100.00 feet;
111.) N 72 52'30" W 50.00 feet; 112.) N 75 44'30" W 50.00 feet;
113.) N 81 11'00" W 50.00 feet; 114.) N 88 44'20" W 50.00 feet;
115.) S 85 11'30" W 50.00 feet; 116.) S 80 21'30" W 50.00 feet;
117.) S 76 45'40" W 100.00 feet; 118.) S 79 00'50" W 50.00 feet;
119.) S 86 11'40" W 50.00 feet; 120.) N 82 33'20" W 50.00 feet;
121.) N 72 02'50" W 50.00 feet; 122.) N 70 20'10" W 105.00 feet;
123.) N 68 26'00" W 170.00 feet; 124.) N 73 03'30" W 50.00 feet;
125.) N 80 37'40" W 50.00 feet; 126.) N 86 42'40" W 100.00 feet;
127.) N 80 36'40" W 148.00 feet; 128.) N 88 28'10" W 100.00 feet;

129.) N 85 42'20" W 50.00 feet; 130.) N 78 15'00" W 50.00 feet;
131.) N 69 46'40" W 130.00 feet; 132.) N 71 19'30" W 95.00 feet;
133.) N 68 11'20" W 50.00 feet; 134.) N 60 38'10" W 50.00 feet;
135.) N 52 52'40" W 50.00 feet; 136.) N 49 16'50" W 108.00 feet;
137.) N 51 02'40" W 50.00 feet; 138.) N 60 09'20" W 50.00 feet;
139.) N 70 53'40" W 50.00 feet; 149.) N 80 10'20" W 50.00 feet;
141.) N 82 35'20" W 250.00 feet; 142.) N 86 18'10" W 100.00 feet;
143.) S 84 45'40" W 50.00 feet; 144.) S 79 32'50" W 50.00 feet;
145.) S 76 26'20" W 483.65 feet; thence leaving said Padonia Road and binding on the sixty-fourth through the sixty-sixth lines of the abovementioned deed of Padonia Land Company to Mays Chapel Village and also binding on the third through the fifth lines of the abovementioned deed of Francis A. Gemmill to Alma Lucille Kelley, the three following courses and distances, as surveyed:
146.) N 14 34'40" E and passing over a concrete monument near the north side of Padonia Road 398.16 feet to a concrete monument;
147.) N 74 47'50" W 200.00 feet to a concrete monument;
148.) S 15 12'10" W 490.45 feet to the point of beginning.

Containing 384.14 Acres of land, more or less.



Norman Gordon Sachs 7/30/87
PLS 9698



Mays Chapel North

CRG PLAN

CRG PLAN
MAYS CHAPEL NORTH
Planned Unit Development
JAMES KEELTY & CO., INC.
BUILDERS AND DEVELOPERS

Prepared For: JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

Scale: 1" = 200'
0 100' 200' 400' 800'

REVISIONS	DATE	APPENDIX
	JULY 30, 1987	2

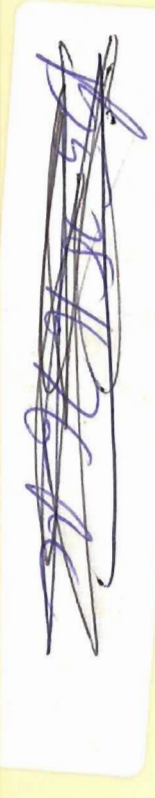
(9)

PETITIONER'S EXHIBIT #3 CON'T

PLATS OF MAYS CHAPEL NORTH

FIGURES 1 TO 17

2 APPENDICES



19880536

AND

19910144 "A"

supplemental

4 of 27

MAYS CHAPEL NORTH
PLANNED UNIT DEVELOPMENT DATA

TRACT SIZE AND DENSITY PERMITTED

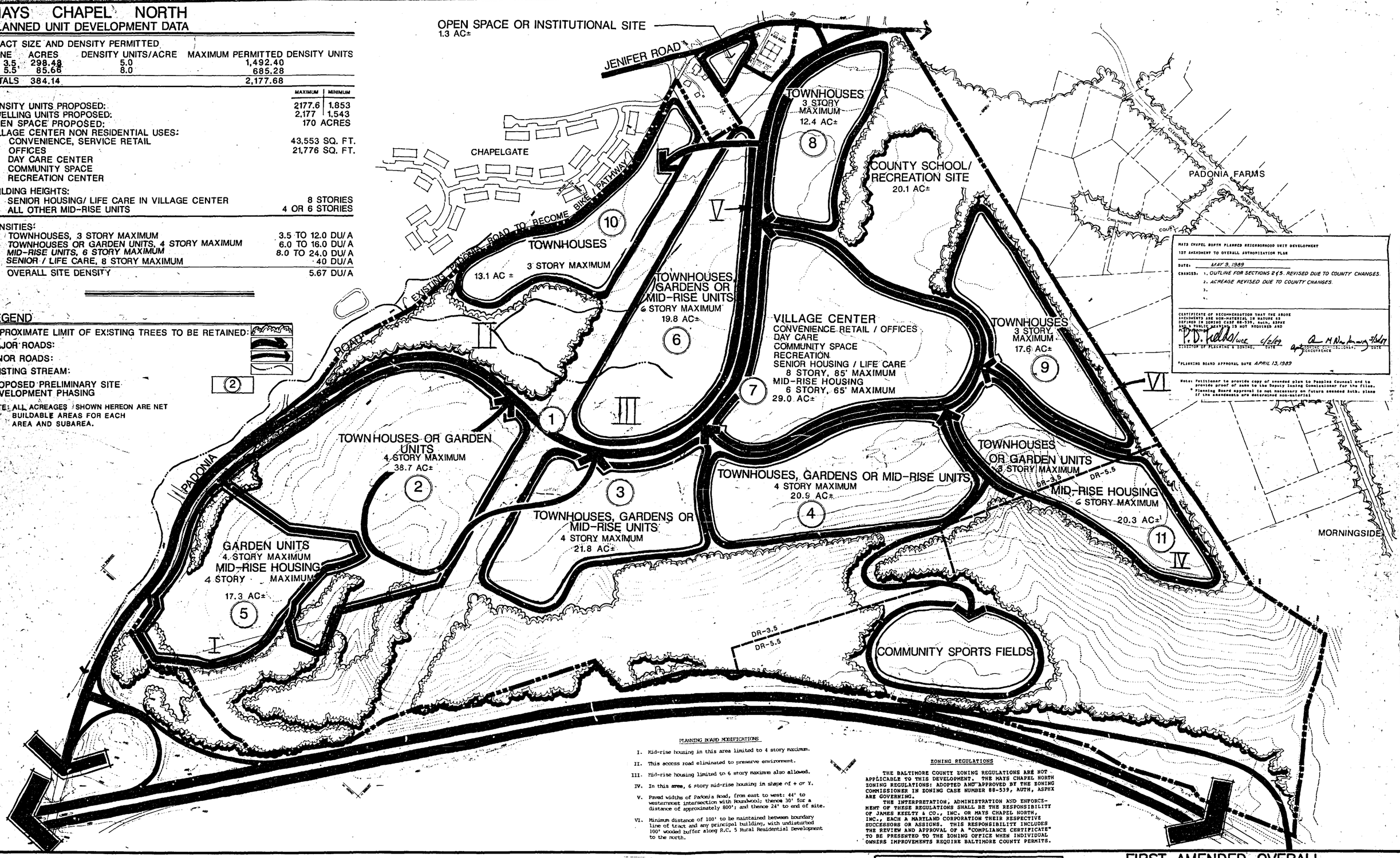
ZONE	ACRES	DENSITY UNITS/ACRE	MAXIMUM PERMITTED DENSITY UNITS
DR 3.5	298.48	5.0	1,492.40
DR 5.5	85.66	8.0	685.28
TOTALS	384.14		2,177.68

	MAXIMUM	MINIMUM
DENSITY UNITS PROPOSED:	2177.6	1,853
DWELLING UNITS PROPOSED:	2,177	1,543
OPEN SPACE PROPOSED:	170 ACRES	
VILLAGE CENTER NON RESIDENTIAL USES:		
CONVENIENCE, SERVICE RETAIL	43,553 SQ. FT.	
OFFICES	21,776 SQ. FT.	
DAY CARE CENTER		
COMMUNITY SPACE		
RECREATION CENTER		
BUILDING HEIGHTS:		
SENIOR HOUSING/ LIFE CARE IN VILLAGE CENTER	8 STORIES	
ALL OTHER MID-RISE UNITS	4 OR 6 STORIES	
DENSITIES:		
TOWNHOUSES, 3 STORY MAXIMUM	3.5 TO 12.0 DU/A	
TOWNHOUSES OR GARDEN UNITS, 4 STORY MAXIMUM	6.0 TO 16.0 DU/A	
MID-RISE UNITS, 6 STORY MAXIMUM	8.0 TO 24.0 DU/A	
SENIOR / LIFE CARE, 8 STORY MAXIMUM	40 DU/A	
OVERALL SITE DENSITY	5.67 DU/A	

LEGEND

APPROXIMATE LIMIT OF EXISTING TREES TO BE RETAINED:
MAJOR ROADS:
MINOR ROADS:
EXISTING STREAM:
PROPOSED PRELIMINARY SITE DEVELOPMENT PHASING (2)

NOTE: ALL ACREAGES SHOWN HEREON ARE NET BUILDABLE AREAS FOR EACH AREA AND SUBAREA.



MAYS CHAPEL NORTH PLANNED NEIGHBORHOOD UNIT DEVELOPMENT
1ST AMENDMENT TO OVERALL AUTHORIZATION PLAN

DATE: MAY 9, 1989

CHANGES: 1. OUTLINE FOR SECTIONS 2 & 5 REVISED DUE TO COUNTY CHANGES.
2. ACREAGE REVISED DUE TO COUNTY CHANGES.
3.
4.

CERTIFICATE OF RECOMMENDATION THAT THE ABOVE AMENDMENTS ARE NON-MATERIAL IN NATURE AS DEFINED IN SDP-ISO CASE #88-539, AUTH., ASPHX AND A PUBLIC HEARING IS NOT REQUIRED AND APPROVED

P.D. Fellabaum 4/6/89
DIRECTOR OF PLANNING & ZONING, DATE

[illegible] 4/6/89
ZONING COMMISSIONER, DATE
OR DEPUTY ZONING COMMISSIONER

*PLANNING BOARD APPROVAL DATE APRIL 13, 1989

Note: Petitioner to provide copy of amended plan to Peoples Counsel and to provide proof of same to the Deputy Zoning Commissioner for the files.
* Planning Board approval is not necessary on future amended Auth. plans if the amendments are determined non-material

PLANNING BOARD MODIFICATIONS

I. Mid-rise housing in this area limited to 4 story maximum.

II. This access road eliminated to preserve environment.

III. Mid-rise housing limited to 6 story maximum also allowed.

IV. In this area, 6 story mid-rise housing in shape of + or Y.

V. Paved widths of Padonia Road, from east to west: 44' to westernmost intersection with Roundwood; thence 30' for a distance of approximately 800'; and thence 24' to end of site.

VI. Minimum distance of 100' to be maintained between boundary line of tract and any principal building, with undisturbed 100' wooded buffer along R.C. 5 Rural Residential Development to the north.

ZONING REGULATIONS

THE BALTIMORE COUNTY ZONING REGULATIONS ARE NOT APPLICABLE TO THIS DEVELOPMENT. THE MAYS CHAPEL NORTH ZONING REGULATIONS: ADOPTED AND APPROVED BY THE ZONING COMMISSIONER IN ZONING CASE NUMBER 88-539, AUTH, ASPHX ARE GOVERNING.

THE INTERPRETATION, ADMINISTRATION AND ENFORCEMENT OF THESE REGULATIONS SHALL BE THE RESPONSIBILITY OF JAMES KEELTY & CO., INC. OR MAYS CHAPEL NORTH, INC., EACH A MARYLAND CORPORATION THEIR RESPECTIVE SUCCESSORS OR ASSIGNS. THIS RESPONSIBILITY INCLUDES THE REVIEW AND APPROVAL OF A "COMPLIANCE CERTIFICATE" TO BE PRESENTED TO THE ZONING OFFICE WHEN INDIVIDUAL OWNERS IMPROVEMENTS REQUIRE BALTIMORE COUNTY PERMITS.

Mays Chapel North
AUTHORIZATION PLAN – UNIT DEVELOPMENT

Deputy Zoning Commissioner Refinements:

(a) Unit Development Plan (Authorization Plan) approved as revised by the Baltimore County Planning Board;

(b) In Area 11, referred to in Planning Board Modification Item IV, not more than three (3) six-story buildings shall be developed, the number of buildings shown on the Illustrative Plan filed in the zoning case. Area 11 shall be the last Area where construction is commenced;

(c) Commencement of commercial and office portions of the Village Center (Area 7) shall be no sooner than completion of at least five of the proposed Areas or Sections.

Norman Gordon Sacks 1/23/89
NORMAN G. SACKS ASSOCIATES, INC. REG. #0698 DATE

FIRST AMENDED OVERALL AUTHORIZATION PLAN
MAYS CHAPEL NORTH
PLANNED UNIT DEVELOPMENT
JAMES KEELTY & CO., INC.
BUILDERS AND DEVELOPERS

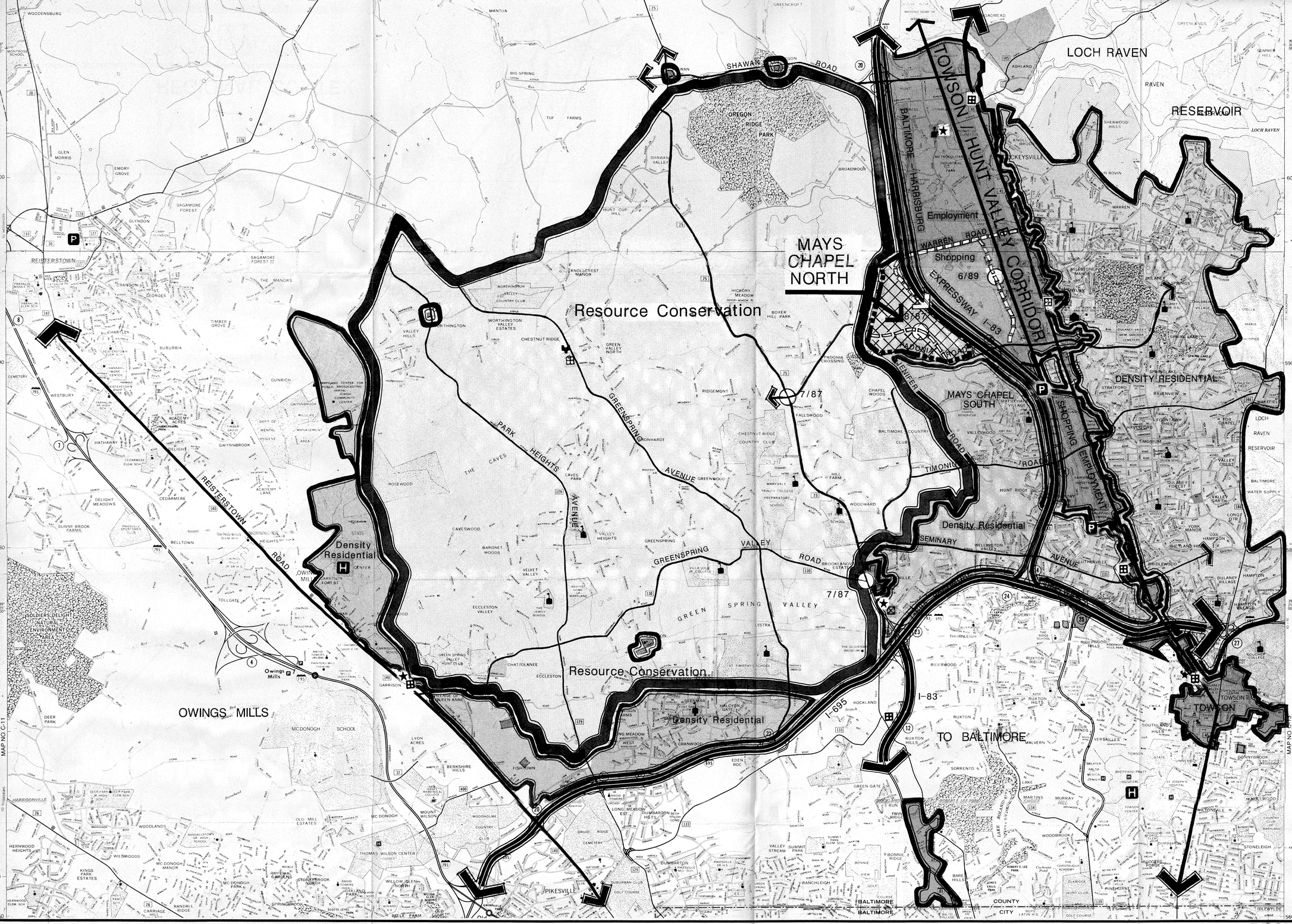
Prepared For: JAMES KEELTY & CO, INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT·McCUNE·WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

Scale: 1"=200' JOB # 86022
0 100' 200' 400' 800'

REVISIONS	DATE
3/8/88 6/8/88	JULY 30, 1987
3/14/88 11/4/88	

SHEET 1 OF 2



LEGEND

- Resource Conservation
- Density Residential
- Employment / Shopping
- I-695 / I-83
- Major Roads
- Collector Roads (ROAD IMPROVEMENTS)
- Proposed Road Improvements

ROADSIDE CULTURE

- Hospital
- Library
- Park and Ride Location
- Picnic Site
- Police Station
- Post Office
- Radio Station/Tower
- Rest Area with Restrooms
- School
- Yacht Club/Marina
- Armory
- City/Town Hall
- Court House
- Fire House
- Highway Garage

© 1970 S.H.A.

Note: This plan is for illustrative purposes only as an example of concept which may be modified as subsequent detailed CRG / FDP plans are prepared, reviewed and approved for Mays Chapel North, in conformity with authorization of a neighborhood PUD.

Mays Chapel North

REGIONAL CONTEXT MAP/ INTENSITY OF USES

Prepared For: JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

Scale: 1" = 2000'

0 1000 2000 4000 8000

REGIONAL CONTEXT MAP / INTENSITY OF USES

MAYS CHAPEL NORTH

Planned Unit Development

JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

REVISIONS	DATE	FIGURE
	JULY 30, 1987	1

Note: This plan is for illustrative purposes only as an example of concept which may be modified as subsequent detailed CRG / FDP plans are prepared, reviewed and approved for Mays Chapel North, in conformity with authorization of a neighborhood PUD.

PROPOSED WARREN ROAD INTERCHANGE

VIEW

I-83

VIEW

GENSTAR QUARRY

C

640

655

B

A

MAYS CHAPEL NORTH

BALTIMORE - HARRISBURG EXPRESSWAY

PADONIA ROAD

PADONIA ROAD

YORK ROAD

VIEW

CHAPELGATE

JENIFER ROAD

VIEW

MAYS CHAPEL SOUTH

MAYS CHAPEL ROAD

VIEW

BALTIMORE COUNTRY CLUB

FALLS ROAD

LEGEND

- Property Line (384 ac. ±)
- Major Ridge Line Visual Barrier
- Minor Ridge Line
- 655 High Point
- Village Center
- Expressway
- Major Road
- A Filtered Views Area
- B Non-Viewed Area
- C Visually Open Area

Mays Chapel North

VISUAL ANALYSIS PLAN

Prepared For: JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

Scale: 1" = 500'

0 250 500 1000 2000

VISUAL ANALYSIS PLAN

MAYS CHAPEL NORTH

Planned Unit Development

JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

REVISIONS

DATE JULY 30, 1987

FIGURE 2

Note: This plan is for illustrative purposes only as an example of concept which may be modified as subsequent detailed CRG / FDP plans are prepared, reviewed and approved for Mays Chapel North, in conformity with authorization of a neighborhood PUD.

HAPPY HOLLOW ROAD

WARREN ROAD INTERCHANGE

PROPOSED

A

MAYS CHAPEL NORTH

SECTION LINE

A'

FALLS ROAD

JENIFER ROAD

BALTIMORE-HARRISBURG EXPY.

I-83

PADONIA ROAD

YORK ROAD

SITE BOUNDARY

DEVELOPMENT AREA

620'

CENTER

590'

PADONIA / JENIFER RD.

BEAVER DAM RUN
460'

FALLS RD.
490'

HILL RD.
585'

HAPPY HOLLOW RD.
650'

BALTIMORE-HARRISBURG EXPY.
420'

GENSTAR QUARRY
340'

PENNSYLVANIA R.R.
340'

YORK ROAD
360'

VERTICAL SCALE : 1 INCH = 60 FEET
HORIZONTAL SCALE : 1 INCH = 500 FEET

Mays Chapel North

SITE VISIBILITY SECTION A - A'

Prepared For: JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

SITE VISABILITY SECTION A-A'

MAYS CHAPEL NORTH

Planned Unit Development

JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

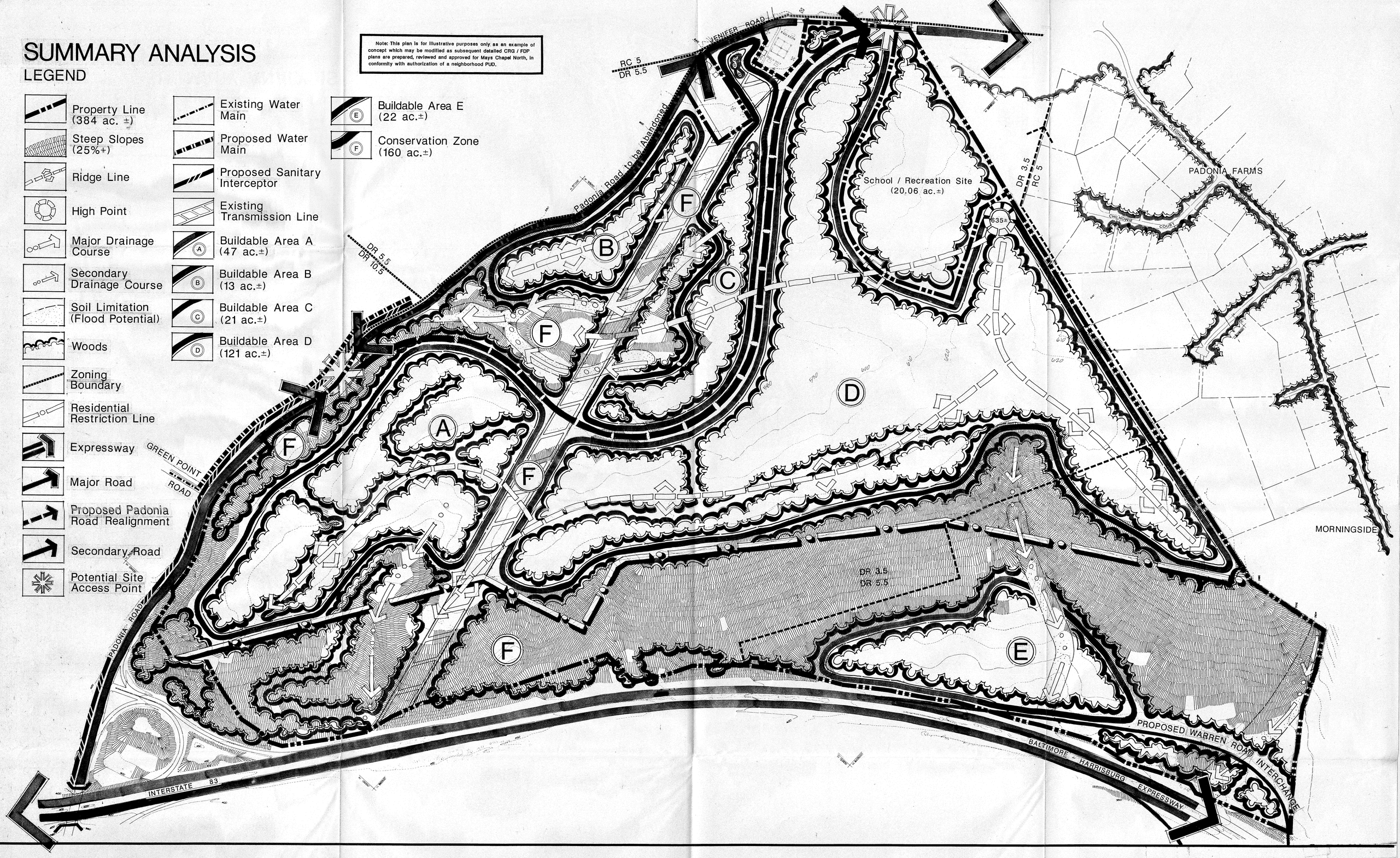
REVISIONS	DATE	FIGURE
	JULY 30, 1987	3

SUMMARY ANALYSIS

LEGEND

- Property Line (384 ac. ±)
- Steep Slopes (25%+)
- Ridge Line
- High Point
- Major Drainage Course
- Secondary Drainage Course
- Soil Limitation (Flood Potential)
- Woods
- Zoning Boundary
- Residential Restriction Line
- Expressway
- Major Road
- Proposed Padonia Road Realignment
- Secondary Road
- Potential Site Access Point
- Existing Water Main
- Proposed Water Main
- Proposed Sanitary Interceptor
- Existing Transmission Line
- Buildable Area A (47 ac.±)
- Buildable Area B (13 ac.±)
- Buildable Area C (21 ac.±)
- Buildable Area D (121 ac.±)
- Buildable Area E (22 ac.±)
- Conservation Zone (160 ac.±)

Note: This plan is for illustrative purposes only as an example of concept which may be modified as subsequent detailed CRG / FDP plans are prepared, reviewed and approved for Mays Chapel North, in conformity with authorization of a neighborhood PUD.



Mays Chapel North

SUMMARY ANALYSIS PLAN

Prepared For: JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

Scale : 1"= 200'

0 100' 200' 400' 800'

SUMMARY ANALYSIS

MAYS CHAPEL NORTH

Planned Unit Development

JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

REVISIONS

DATE JULY 30, 1987

FIGURE 4

LEGEND

- Property Line
- Residential Restriction Line
- Village Center Court Yard
- Woods
- Access Road
- Expressway
- Major Road
- Padonia Road To Be Abandoned
- Existing Transmission Line
- Village Green
- Pedestrian Linkage
- VC — Village Center
- TH — Townhouse
- GA — Garden Apartment/ Garden Condominium
- MR — Mid-Rise
- SH — Senior Housing
- SWM — Storm Water Management
- P — Parking
- SCHOOL / RECREATION SITE — School / Recreation Site
- COMMUNITY SPORTS FIELDS — Community Sports Fields

Note: This plan is for illustrative purposes only as an example of concept which may be modified as subsequent detailed CRG / FDP plans are prepared, reviewed and approved for Mays Chapel North, in conformity with authorization of a neighborhood PUD.

JENIFER ROAD
CHAPELGATE
SCHOOL / RECREATION SITE
PADONIA FARMS
ALIGNMENT
PROPOSED PADONIA RD.
GREEN POINT ROAD
PADONIA
MORNINGSIDE
COMMUNITY SPORTS FIELDS
PROPOSED WARREN ROAD INTERCHANGE
I-83
BALTIMORE - HARRISBURG EXPRESSWAY

Mays Chapel North

CONCEPT PLAN

Prepared For: JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

Scale : 1" 200'
0 100' 200' 400' 800'

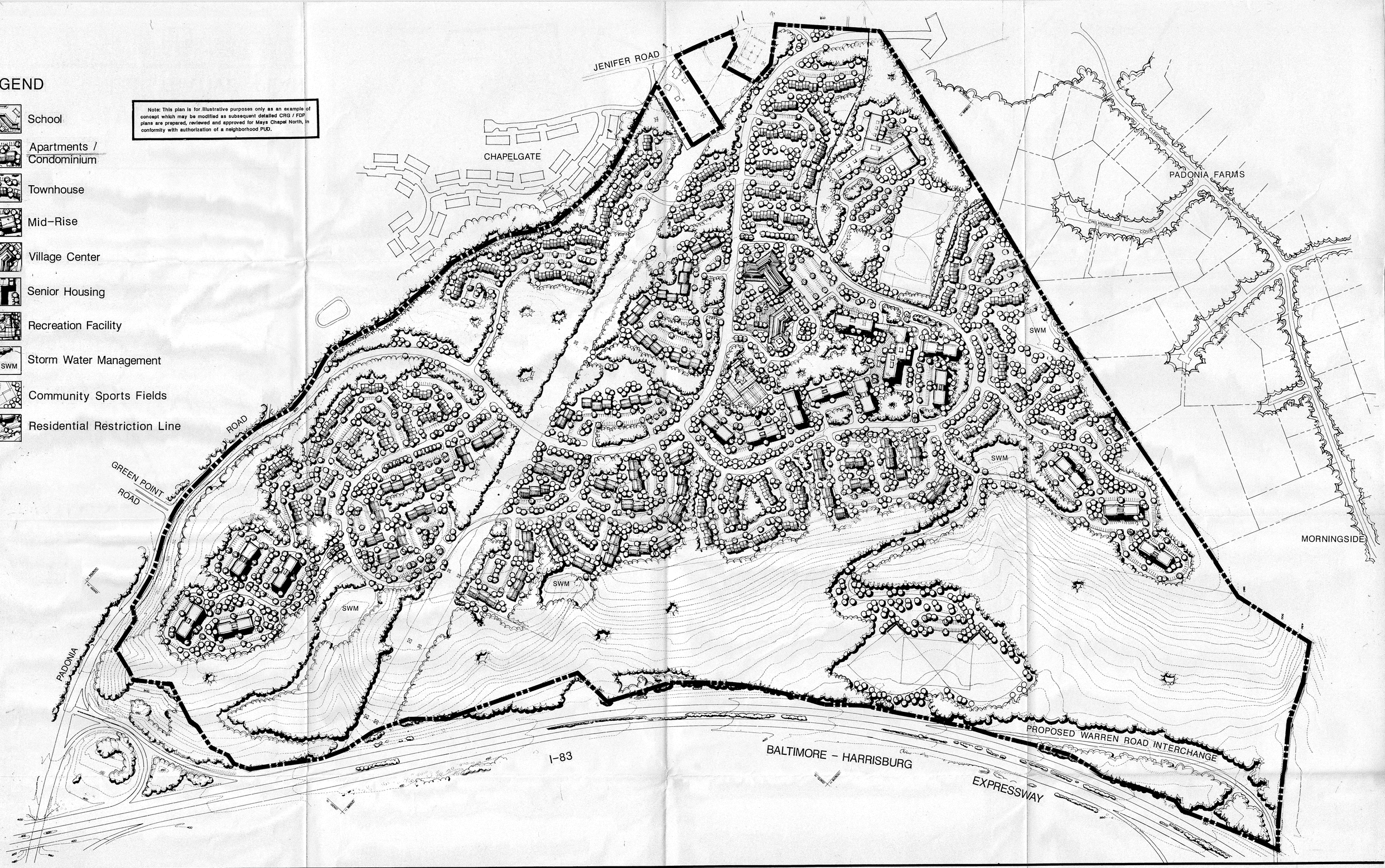
CONCEPT PLAN
MAYS CHAPEL NORTH
Planned Unit Development
JAMES KEELTY & CO., INC.
BUILDERS AND DEVELOPERS

REVISIONS | DATE JULY 30, 1987 | FIGURE 5

LEGEND

- School
- Apartments / Condominium
- Townhouse
- Mid-Rise
- Village Center
- Senior Housing
- Recreation Facility
- Storm Water Management (SWM)
- Community Sports Fields
- Residential Restriction Line

Note: This plan is for illustrative purposes only as an example of concept which may be modified as subsequent detailed CRG / FDP plans are prepared, reviewed and approved for Mays Chapel North, in conformity with authorization of a neighborhood PUD.



Mays Chapel North

ILLUSTRATIVE PLAN

Prepared For: JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

Scale : 1" 200'

0 100' 200' 400' 800'

ILLUSTRATIVE PLAN

MAYS CHAPEL NORTH

Planned Unit Development

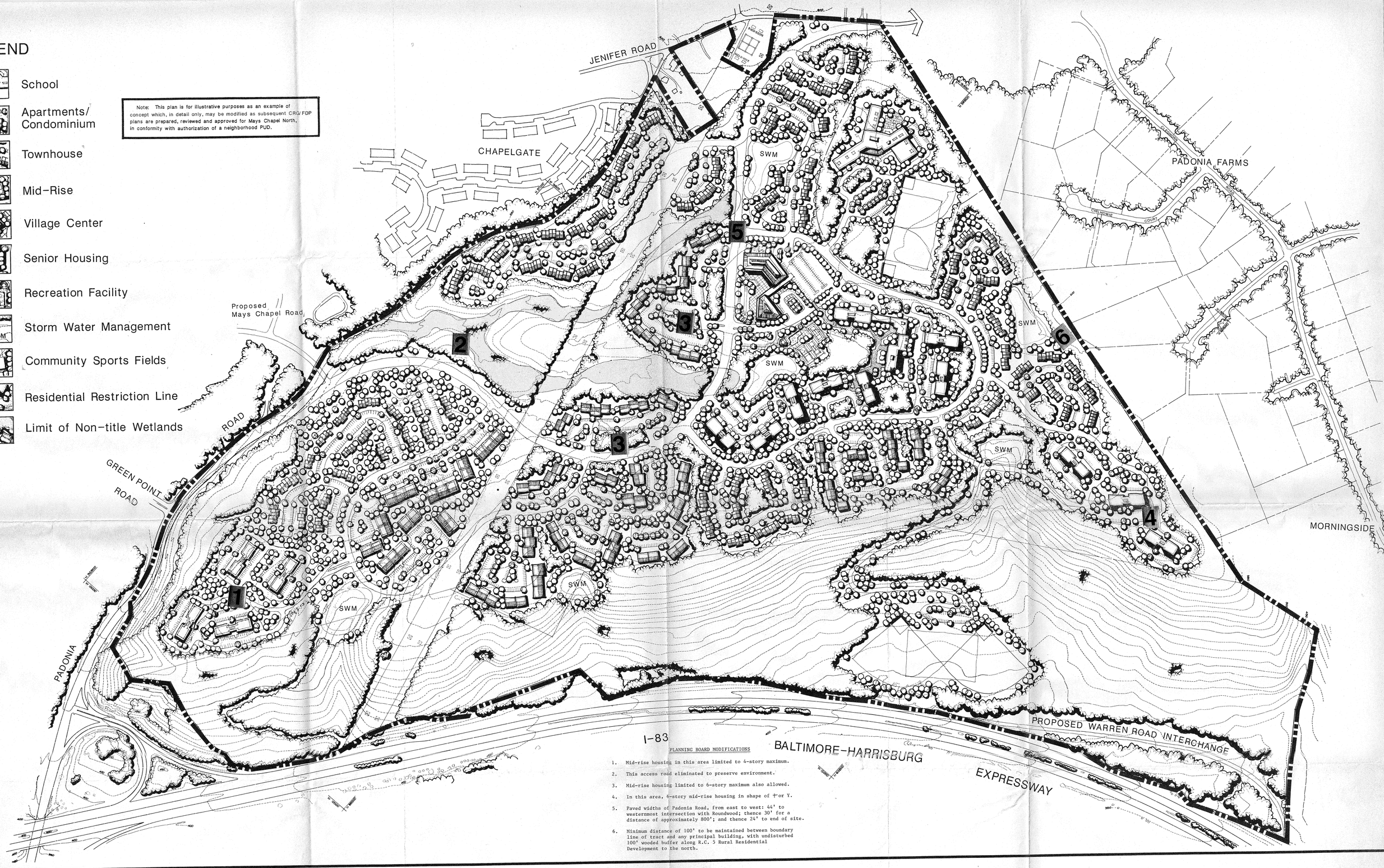
JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

REVISIONS	DATE	FIGURE
	JULY 30, 1987	6

LEGEND

- School
- Apartments/ Condominium
- Townhouse
- Mid-Rise
- Village Center
- Senior Housing
- Recreation Facility
- Storm Water Management (SWM)
- Community Sports Fields
- Residential Restriction Line
- Limit of Non-title Wetlands

Note: This plan is for illustrative purposes as an example of concept which, in detail only, may be modified as subsequent CRG/FDP plans are prepared, reviewed and approved for Mays Chapel North, in conformity with authorization of a neighborhood PUD.



PLANNING BOARD MODIFICATIONS

1. Mid-rise housing in this area limited to 4-story maximum.
2. This access road eliminated to preserve environment.
3. Mid-rise housing limited to 6-story maximum also allowed.
4. In this area, 6-story mid-rise housing in shape of + or Y.
5. Paved widths of Padonia Road, from east to west: 44' to westermost intersection with Roundwood; thence 30' for a distance of approximately 800'; and thence 24' to end of site.
6. Minimum distance of 100' to be maintained between boundary line of tract and any principal building, with undisturbed 100' wooded buffer along R.C. 5 Rural Residential Development to the north.

Mays Chapel North

ILLUSTRATIVE PLAN

Prepared For: JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

Scale: 1" 200' Job# 86022

0 100 200 400 800

ILLUSTRATIVE PLAN

MAYS CHAPEL NORTH

Planned Unit Development

JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

REVISIONS	DATE
2/23/88	

FIGURE 6



Note: This plan is for illustrative purposes only as an example of concept which may be modified as subsequent detailed CRG / FDP plans are prepared, reviewed and approved for Mays Chapel North, in conformity with authorization of a neighborhood PUD.

LEGEND

- Village Center
- Parking
- Recreational Facility
- Wooded Open Space
- Ball Fields
- School / Recreation Site

Mays Chapel North

VILLAGE CENTER ILLUSTRATIVE PLAN

Prepared For: JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

Scale: 1" = 100'

0 50 100 200 400

VILLAGE CENTER
ILLUSTRATIVE PLAN

MAYS CHAPEL NORTH
Planned Unit Development

JAMES KEELTY & CO., INC.
BUILDERS AND DEVELOPERS

REVISIONS

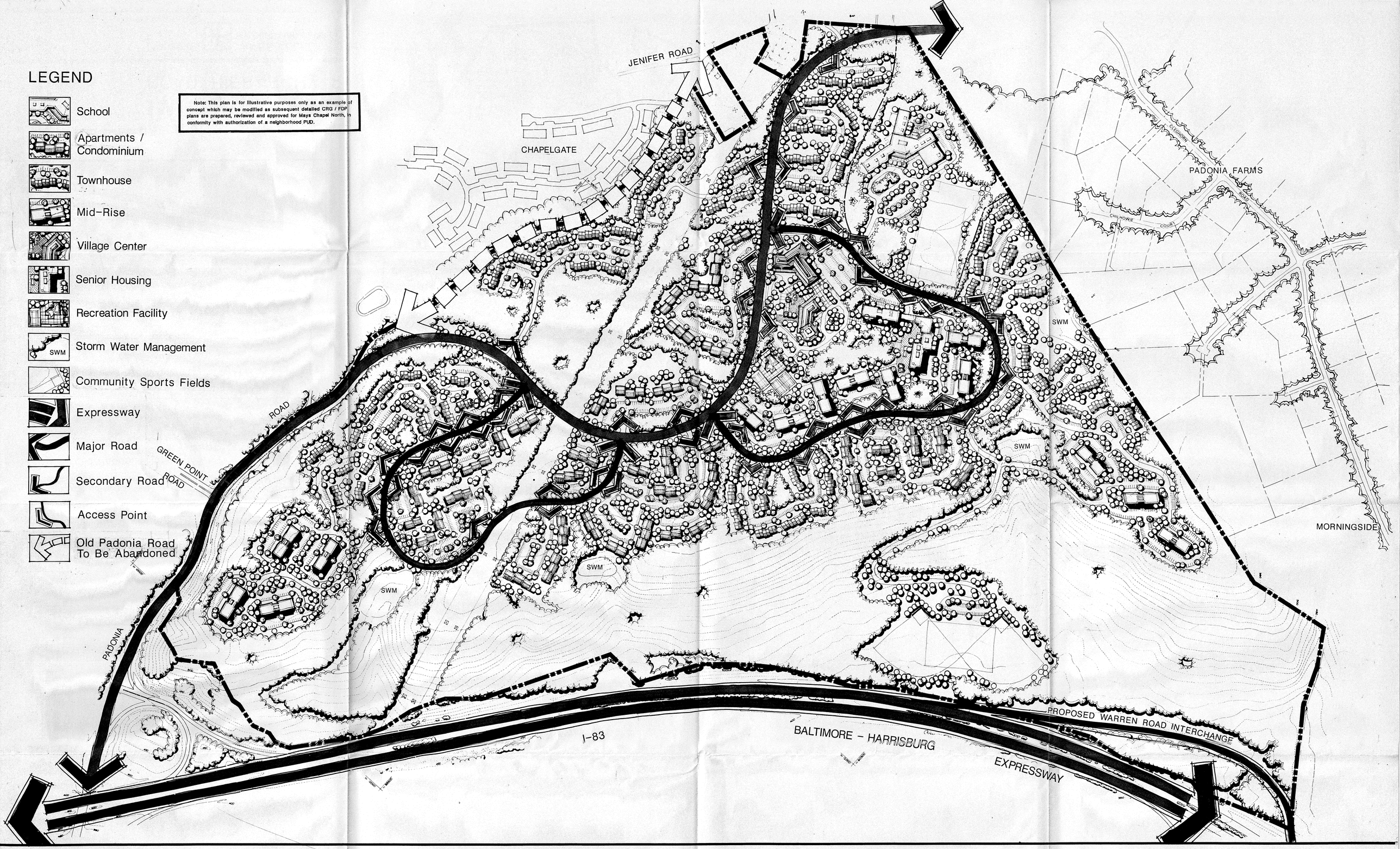
DATE
JULY 30, 1987

FIGURE
7

LEGEND

- School
- Apartments / Condominium
- Townhouse
- Mid-Rise
- Village Center
- Senior Housing
- Recreation Facility
- Storm Water Management (SWM)
- Community Sports Fields
- Expressway
- Major Road
- Secondary Road
- Access Point
- Old Padonia Road To Be Abandoned

Note: This plan is for illustrative purposes only as an example of concept which may be modified as subsequent detailed CRG / FDP plans are prepared, reviewed and approved for Mays Chapel North, in conformity with authorization of a neighborhood PUD.



Mays Chapel North

ROAD HIERARCHY PLAN

Prepared For: JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

Scale : 1" = 200'

0 100' 200' 400' 800'

ROAD HIERARCHY PLAN

MAYS CHAPEL NORTH

Planned Unit Development

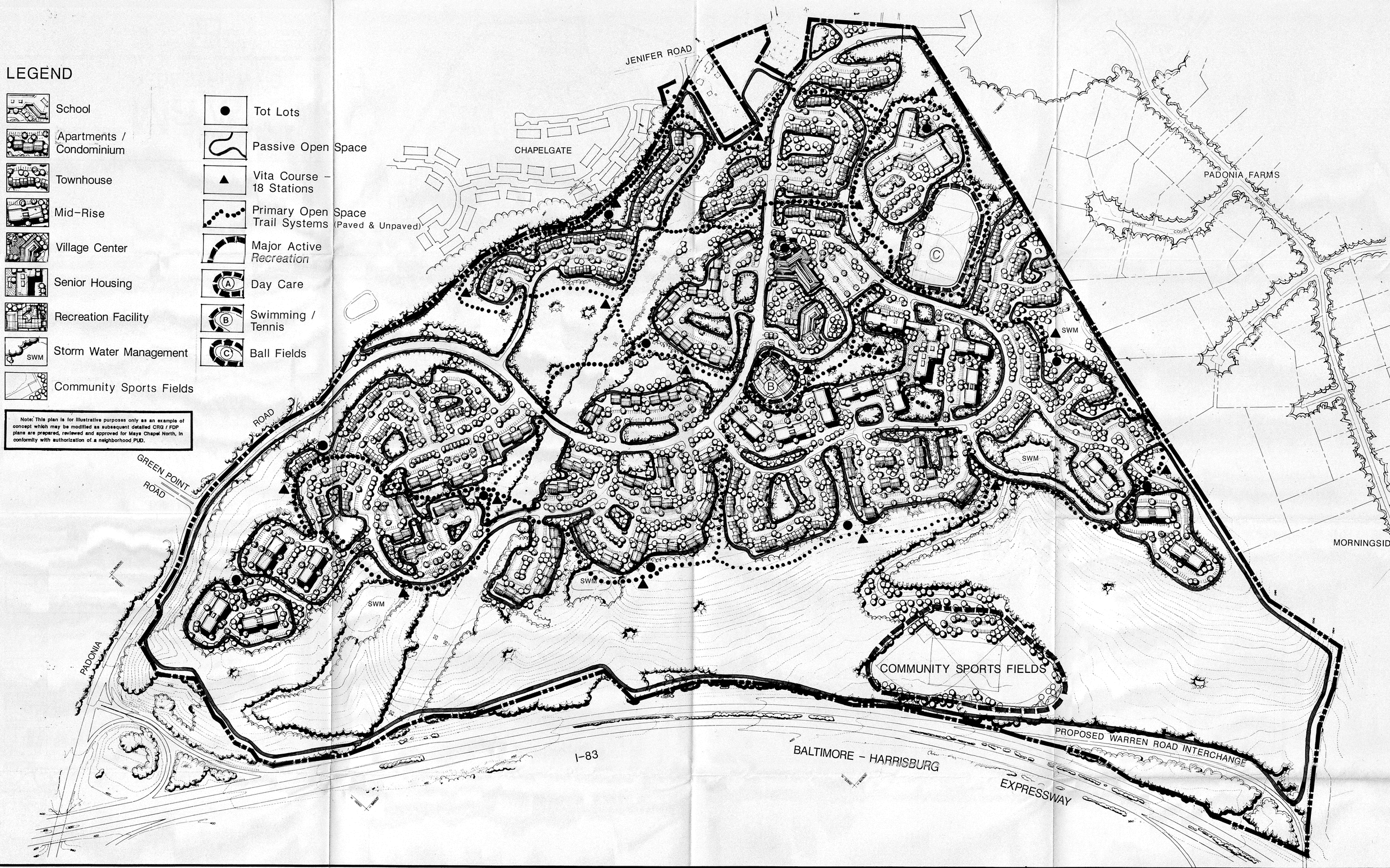
JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

REVISIONS	DATE	FIGURE
	JULY 30, 1987	8

LEGEND

- School
- Apartments / Condominium
- Townhouse
- Mid-Rise
- Village Center
- Senior Housing
- Recreation Facility
- Storm Water Management (SWM)
- Community Sports Fields
- Tot Lots
- Passive Open Space
- Vita Course – 18 Stations
- Primary Open Space Trail Systems (Paved & Unpaved)
- Major Active Recreation
- Day Care (A)
- Swimming / Tennis (B)
- Ball Fields (C)

Note: This plan is for illustrative purposes only as an example of concept which may be modified as subsequent detailed CRG / FDP plans are prepared, reviewed and approved for Mays Chapel North, in conformity with authorization of a neighborhood PUD.



Mays Chapel North

PEDESTRIAN / OPEN SPACE SYSTEMS PLAN

Prepared For: JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

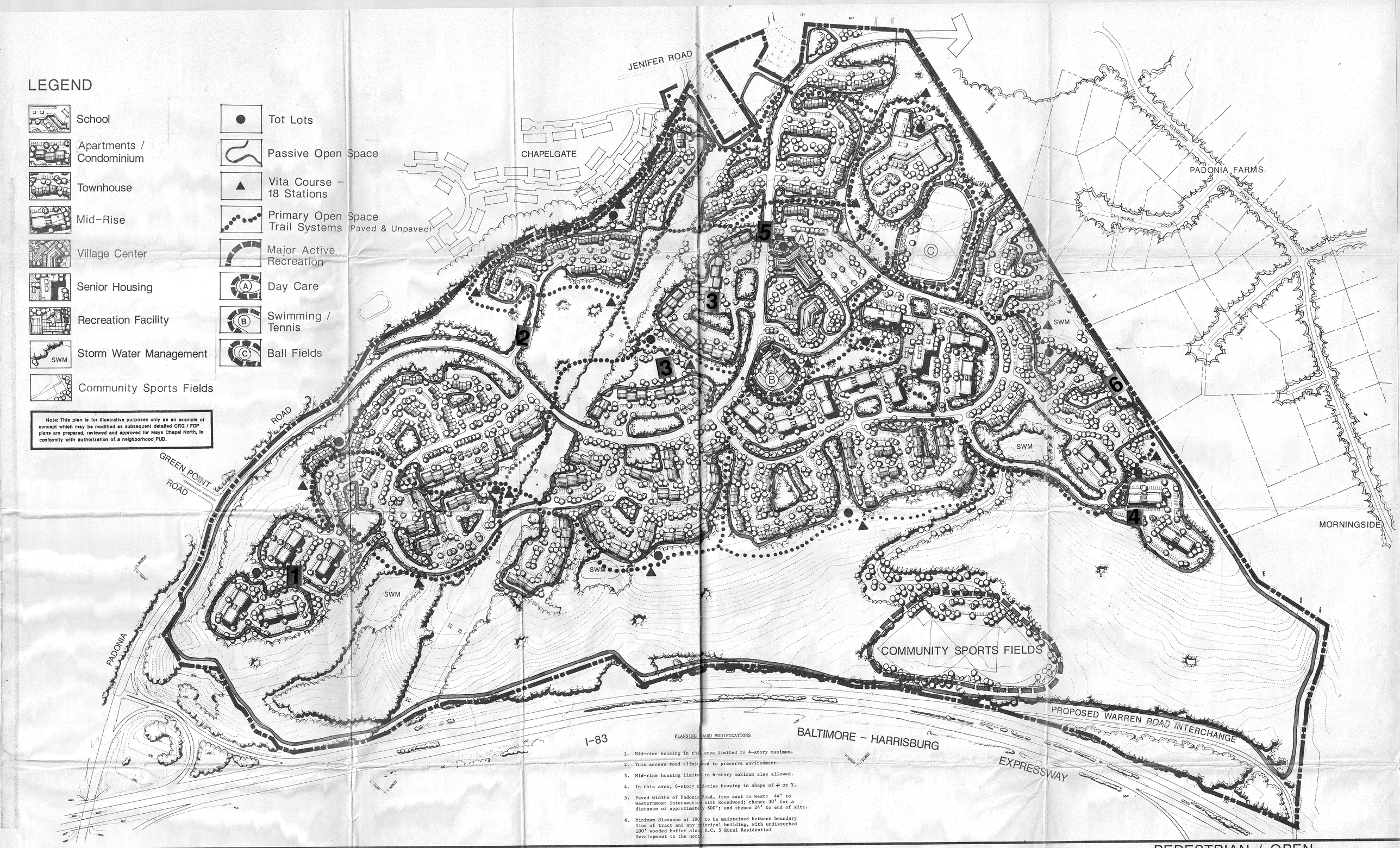
Scale: 1" = 200'

0 100' 200' 400' 800'

PEDESTRIAN / OPEN SPACE SYSTEMS PLAN
MAYS CHAPEL NORTH
Planned Unit Development

JAMES KEELTY & CO., INC.
BUILDERS AND DEVELOPERS

REVISIONS	DATE	FIGURE
	JULY 30, 1987	9



PLANNING BOARD MODIFICATIONS

1. Mid-rise housing in this area limited to 4-story maximum.
2. This access road eliminated to preserve environment.
3. Mid-rise housing limited to 6-story maximum also allowed.
4. In this area, 6-story mid-rise housing in shape of ⊣ or Y.
5. Paved widths of Padonia Road, from east to west: 44' to westernmost intersection with Roundwood; thence 30' for a distance of approximately 800'; and thence 24' to end of site.
6. Minimum distance of 100' to be maintained between boundary line of tract and any principal building, with undisturbed 100' wooded buffer along R.C. 5 Rural Residential Development to the north.

Mays Chapel North

PEDESTRIAN / OPEN SPACE SYSTEMS PLAN

PEDESTRIAN / OPEN SPACE SYSTEMS PLAN
MAYS CHAPEL NORTH
Planned Unit Development
JAMES KEELTY & CO., INC.
BUILDERS AND DEVELOPERS

Prepared For: JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

Scale: 1" = 200'
0 100' 200' 400' 800'

REVISIONS

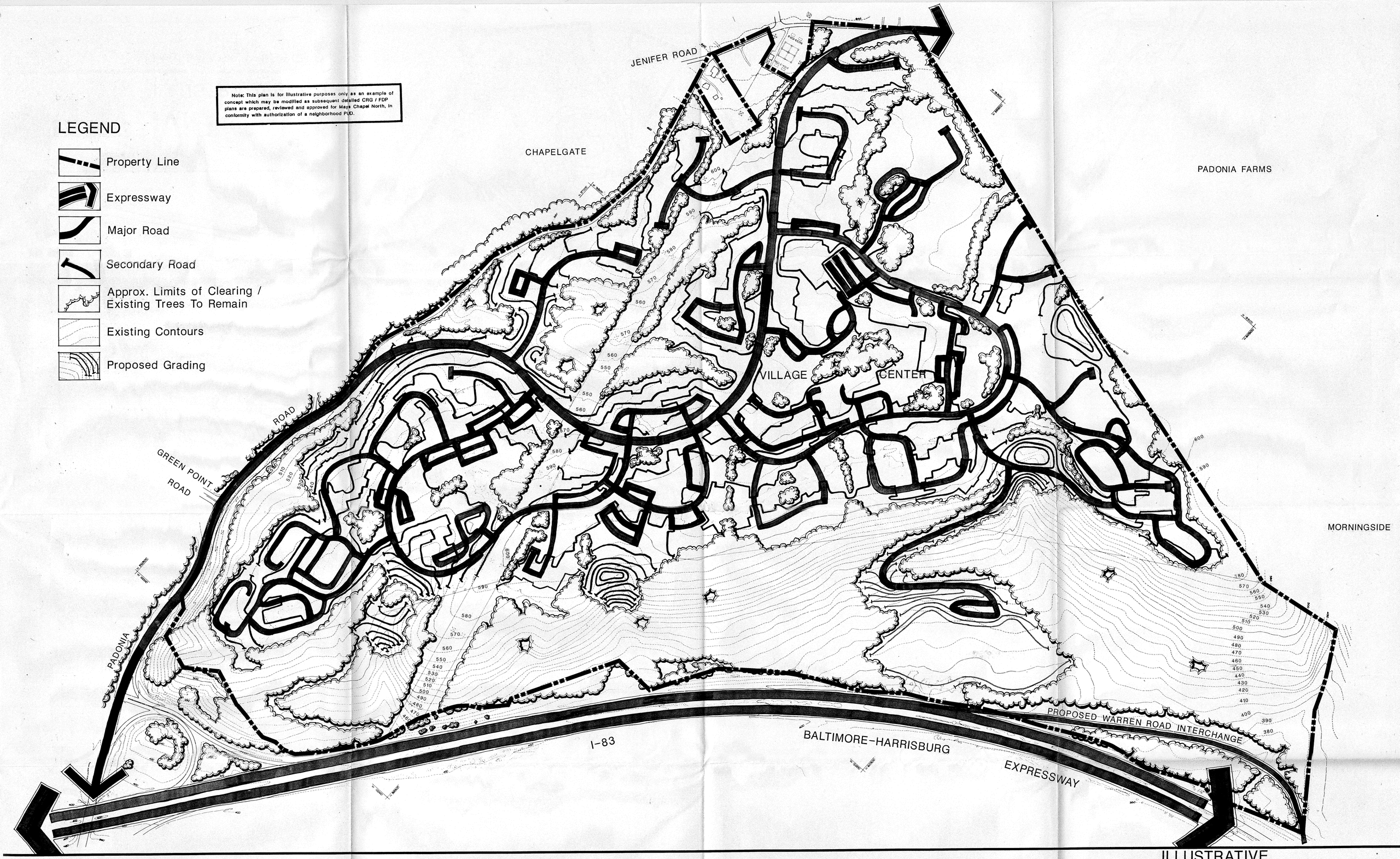
DATE JULY 30, 1987

FIGURE 9

Note: This plan is for illustrative purposes only as an example of concept which may be modified as subsequent detailed CRG / FDP plans are prepared, reviewed and approved for Mays Chapel North, in conformity with authorization of a neighborhood PUD.

LEGEND

- Property Line
- Expressway
- Major Road
- Secondary Road
- Approx. Limits of Clearing / Existing Trees To Remain
- Existing Contours
- Proposed Grading



Mays Chapel North

ILLUSTRATIVE GRADING PLAN

Prepared For: JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

Scale: 1" = 200'

0 100' 200' 400' 800'

ILLUSTRATIVE GRADING PLAN

MAYS CHAPEL NORTH

Planned Unit Development

JAMES KEELTY & CO. INC. BUILDERS AND DEVELOPERS

REVISIONS

DATE JULY 30, 1987

FIGURE 10

LEGEND

- School
- Apartments / Condominium
- Townhouse
- Mid-Rise
- Village Center
- Senior Housing
- Recreation Facility
- Storm Water Management (SWM)
- Proposed Sanitary Interceptor
- Proposed Water Main

Note: This plan is for illustrative purposes only as an example of concept which may be modified as subsequent detailed CRG / FDP plans are prepared, reviewed and approved for Mays Chapel North, in conformity with authorization of a neighborhood PUD.



Mays Chapel North

WATER & SEWER PLAN

Prepared For: JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

Scale: 1"-200'

0 100' 200' 400' 800'

WATER & SEWER PLAN

MAYS CHAPEL NORTH

Planned Unit Development

JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

REVISIONS	DATE	FIGURE
	JULY 30, 1987	11

MAYS CHAPEL NORTH
PLANNED UNIT DEVELOPMENT DATA

TRACT SIZE AND DENSITY PERMITTED

ZONE	ACRES	DENSITY UNITS/ACRE	MAXIMUM PERMITTED DENSITY UNITS
DR 3.5	298.48	5.0	1,492.40
DR 5.5	85.66	8.0	685.28
TOTALS	384.14		2,177.68

	MAXIMUM	MINIMUM
DENSITY UNITS PROPOSED:	2177.6	1,853
DWELLING UNITS PROPOSED:	2,177	1,543
OPEN SPACE PROPOSED:	170 ACRES	
VILLAGE CENTER NON RESIDENTIAL USES:		
CONVENIENCE, SERVICE RETAIL	43,553 SQ. FT.	
OFFICES	21,776 SQ. FT.	
DAY CARE CENTER		
COMMUNITY SPACE		
RECREATION CENTER		
BUILDING HEIGHTS:		
SENIOR HOUSING/ LIFE CARE IN VILLAGE CENTER	8 STORIES	
ALL OTHER MID RISE UNITS	6 STORIES	

DENSITIES:	
TOWNHOUSES, 3 STORY MAXIMUM	3.5 TO 8.0 DU/A
TOWNHOUSES OR GARDEN UNITS, 4 STORY MAXIMUM	7.5 TO 12.0 DU/A
MID-RISE UNITS, 6 STORY MAXIMUM	8.0 TO 16.0 DU/A
SENIOR / LIFE CARE, 8 STORY MAXIMUM	40 DU/A
OVERALL SITE DENSITY	5.67 DU/A

LEGEND

APPROXIMATE LIMIT OF EXISTING TREES TO BE RETAINED:

MAJOR ROADS:

MINOR ROADS:

EXISTING STREAM:

PROPOSED PRELIMINARY SITE DEVELOPMENT PHASING (2)

NOTE: ALL ACREAGES SHOWN HEREON ARE NET BUILDABLE AREAS FOR EACH AREA AND SUBAREA.

OPEN SPACE OR INSTITUTIONAL SITE
1.3 AC±

JENIFER ROAD

CHAPELGATE

EXISTING PADONIA ROAD TO BECOME BIKE / PATHWAY

PADONIA ROAD

PADONIA

TOWNHOUSES
3 STORY MAXIMUM
12.4 AC±
8

COUNTY SCHOOL/ RECREATION SITE
20.1 AC±

PADONIA FARMS

CLEGHORN

CHILHOWIE COURT

ROAD

TOWNHOUSES
3 STORY MAXIMUM
13.1 AC±
10

TOWNHOUSES OR GARDEN UNITS
4 STORY MAXIMUM
19.8 AC±
6

VILLAGE CENTER
CONVENIENCE RETAIL / OFFICES
DAY CARE
COMMUNITY SPACE
RECREATION
SENIOR HOUSING / LIFE CARE
8 STORY, 85' MAXIMUM
MID-RISE HOUSING
6 STORY, 65' MAXIMUM
29.0 AC±
7

TOWNHOUSES
3 STORY MAXIMUM
17.6 AC±
9

TOWNHOUSES OR GARDEN UNITS
4 STORY MAXIMUM
32.7 AC±
2

TOWNHOUSES OR GARDEN UNITS
4 STORY MAXIMUM
21.8 AC±
3

TOWNHOUSES OR GARDEN UNITS
4 STORY MAXIMUM
20.9 AC±
4

TOWNHOUSES
3 STORY MAXIMUM
DR-3.5 & DR-5.5

MID-RISE HOUSING
6 STORY, 65' MAXIMUM
20.3 AC±
11

MORNINGSIDE

GARDEN UNITS
4 STORY MAXIMUM
MID-RISE HOUSING
6 STORY, 65' MAXIMUM
15.3 AC±
5

DR-3.5
DR-5.5

COMMUNITY SPORTS FIELDS

Mays Chapel North
AUTHORIZATION PLAN MAP

Prepared For: JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

Scale: 1"-200'
0 100' 200' 400' 800'

TRUE COPY - TEST:
7/30/87
ZONING COMMISSIONER OF BALTO. CO.

AUTHORIZATION PLAN MAP
MAYS CHAPEL NORTH
Planned Unit Development
JAMES KEELTY & CO., INC.
BUILDERS AND DEVELOPERS

REVISIONS	DATE	FIGURE
	JULY 30, 1987	12

MAYS CHAPEL NORTH
PLANNED UNIT DEVELOPMENT DATA

TRACT SIZE AND DENSITY PERMITTED

ZONE	ACRES	DENSITY UNITS/ACRE	MAXIMUM PERMITTED DENSITY UNITS
DR 3.5	298.48	5.0	1,492.40
DR 5.5	85.66	8.0	685.28
TOTALS	384.14		2,177.68

	MAXIMUM	MINIMUM
DENSITY UNITS PROPOSED:	2177.6	1,853
DWELLING UNITS PROPOSED:	2,177	1,543
OPEN SPACE PROPOSED:	170 ACRES	
VILLAGE CENTER NON RESIDENTIAL USES:		
CONVENIENCE, SERVICE RETAIL	43,553 SQ. FT.	
OFFICES	21,776 SQ. FT.	
DAY CARE CENTER		
COMMUNITY SPACE		
RECREATION CENTER		
BUILDING HEIGHTS:		
SENIOR HOUSING/ LIFE CARE IN VILLAGE CENTER	8 STORIES	
ALL OTHER MID-RISE UNITS	4 OR 6 STORIES	
DENSITIES:		
TOWNHOUSES, 3 STORY MAXIMUM	3.5 TO 12.0 DU/A	
TOWNHOUSES OR GARDEN UNITS, 4 STORY MAXIMUM	6.0 TO 16.0 DU/A	
MID-RISE UNITS, 6 STORY MAXIMUM	8.0 TO 24.0 DU/A	
SENIOR / LIFE CARE, 8 STORY MAXIMUM	40 DU/A	
OVERALL SITE DENSITY	5.67 DU/A	

LEGEND

APPROXIMATE LIMIT OF EXISTING TREES TO BE RETAINED:

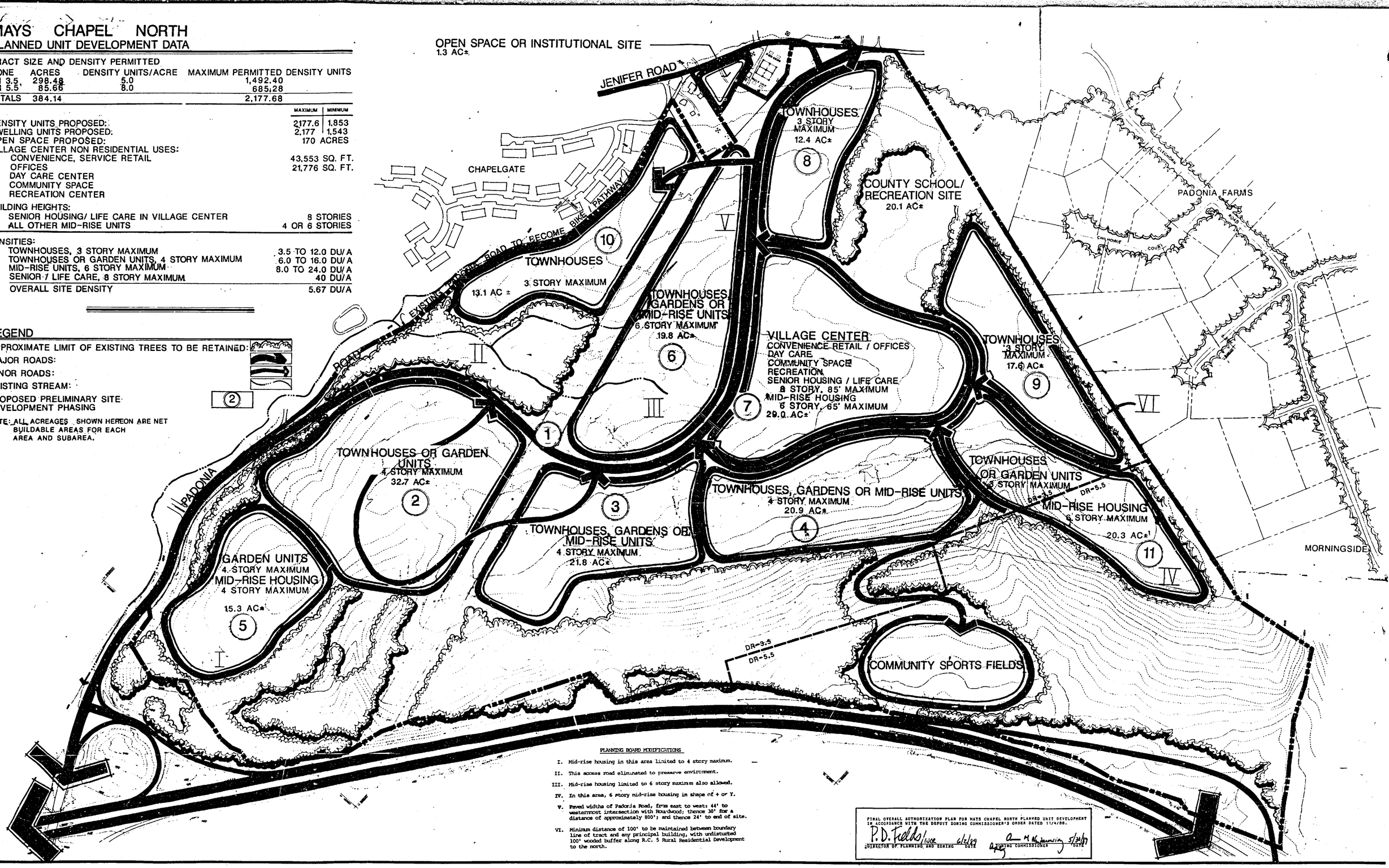
MAJOR ROADS:

MINOR ROADS:

EXISTING STREAM:

PROPOSED PRELIMINARY SITE DEVELOPMENT PHASING (2)

NOTE: ALL ACREAGES SHOWN HEREON ARE NET BUILDABLE AREAS FOR EACH AREA AND SUBAREA.



PLANNING BOARD MODIFICATIONS

I. Mid-rise housing in this area limited to 4 story maximum.

II. This access road eliminated to preserve environment.

III. Mid-rise housing limited to 6 story maximum also allowed.

IV. In this area, 6 story mid-rise housing in shape of + or Y.

V. Paved widths of Padonia Road, from east to west: 44' to westernmost intersection with Roadwood; thence 30' for a distance of approximately 800'; and thence 24' to end of site.

VI. Minimum distance of 100' to be maintained between boundary line of tract and any principal building, with undisturbed 100' wooded buffer along R.C. 5 Rural Residential Development to the north.

FINAL OVERALL AUTHORIZATION PLAN FOR MAYS CHAPEL NORTH PLANNED UNIT DEVELOPMENT IN ACCORDANCE WITH THE DEPUTY ZONING COMMISSIONER'S ORDER DATED 11/4/88.

P.D. Fields/use 6/2/89
DIRECTOR OF PLANNING AND ZONING DATE

ZONING COMMISSIONER DATE

Mays Chapel North
AUTHORIZATION PLAN MAP

Deputy Zoning Commissioner Refinements:

(a) Unit Development Plan (Authorization Plan) approved as revised by the Baltimore County Planning Board;

(b) In Area 11, referred to in Planning Board Modification Item IV, not more than three (3) six-story buildings shall be developed, the number of buildings shown on the Illustrative Plan filed in the zoning case. Area 11 shall be the last Area where construction is commenced;

(c) Commencement of commercial and office portions of the Village Center (Area 7) shall be no sooner than completion of at least five of the proposed Areas or Sections.

AUTHORIZATION PLAN MAP
MAYS CHAPEL NORTH
Planned Unit Development
JAMES KEELTY & CO., INC.
BUILDERS AND DEVELOPERS

Prepared For: JAMES KEELTY & CO, INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT·McCUNE·WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

Scale: 1"-200' JOB # 86022

0 100' 200' 400' 800'

REVISIONS	DATE	FIGURE
3/8/88, 8/3/88 3/14/88 11/4/88	JULY 30, 1987	12

MAYS CHAPEL NORTH
PLANNED UNIT DEVELOPMENT DATA

TRACT SIZE AND DENSITY PERMITTED

ZONE	ACRES	DENSITY UNITS/ACRE	MAXIMUM PERMITTED DENSITY UNITS
DR 3.5	298.48	5.0	1,492.40
DR 5.5	85.66	8.0	685.28
TOTALS	384.14		2,177.68

	MAXIMUM	MINIMUM
DENSITY UNITS PROPOSED:	2177.6	1,853
DWELLING UNITS PROPOSED:	2,177	1,543
OPEN SPACE PROPOSED:	170 ACRES	
VILLAGE CENTER NON RESIDENTIAL USES:		
CONVENIENCE, SERVICE RETAIL	43,553 SQ. FT.	
OFFICES	21,776 SQ. FT.	
DAY CARE CENTER		
COMMUNITY SPACE		
RECREATION CENTER		
BUILDING HEIGHTS:		
SENIOR HOUSING/ LIFE CARE IN VILLAGE CENTER	8 STORIES	
ALL OTHER MID-RISE UNITS	4 OR 6 STORIES	
DENSITIES:		
TOWNHOUSES, 3 STORY MAXIMUM	3.5 TO 12.0 DU/A	
TOWNHOUSES OR GARDEN UNITS, 4 STORY MAXIMUM	6.0 TO 16.0 DU/A	
MID-RISE UNITS, 6 STORY MAXIMUM	8.0 TO 24.0 DU/A	
SENIOR / LIFE CARE, 8 STORY MAXIMUM	40 DU/A	
OVERALL SITE DENSITY	5.67 DU/A	

LEGEND

APPROXIMATE LIMIT OF EXISTING TREES TO BE RETAINED:

MAJOR ROADS:

MINOR ROADS:

EXISTING STREAM:

PROPOSED PRELIMINARY SITE DEVELOPMENT PHASING (2)

NOTE: ALL ACREAGES SHOWN HEREON ARE NET BUILDABLE AREAS FOR EACH AREA AND SUBAREA.

OPEN SPACE OR INSTITUTIONAL SITE
1.3 AC±

JENIFER ROAD

CHAPELGATE

EXISTING PATAPSCO ROAD TO BECOME BIKE PATHWAY

PADONIA ROAD

TOWNHOUSES
3 STORY MAXIMUM
12.4 AC±
8

COUNTY SCHOOL/ RECREATION SITE
20.1 AC±

PADONIA FARMS

CLEGHORN ROAD

CHILTONWIE COURT

10
TOWNHOUSES
3 STORY MAXIMUM
13.1 AC ±

TOWNHOUSES, GARDENS OR MID-RISE UNITS
6 STORY MAXIMUM
19.8 AC±
6

VILLAGE CENTER
CONVENIENCE RETAIL / OFFICES
DAY CARE
COMMUNITY SPACE
RECREATION
SENIOR HOUSING / LIFE CARE
8 STORY, 85' MAXIMUM
MID-RISE HOUSING
6 STORY, 65' MAXIMUM
29.0 AC±
7

TOWNHOUSES
3 STORY MAXIMUM
17.6 AC±
9

TOWNHOUSES OR GARDEN UNITS
4 STORY MAXIMUM
32.7 AC±
2

TOWNHOUSES, GARDENS OR MID-RISE UNITS
4 STORY MAXIMUM
21.8 AC±
3

TOWNHOUSES, GARDENS OR MID-RISE UNITS
4 STORY MAXIMUM
20.9 AC±
4

TOWNHOUSES OR GARDEN UNITS
3 STORY MAXIMUM

DR-3.5
DR-5.5

MID-RISE HOUSING
6 STORY MAXIMUM
20.3 AC±
11

MORNINGSIDE

GARDEN UNITS
4 STORY MAXIMUM
MID-RISE HOUSING
4 STORY MAXIMUM
15.3 AC±
5

DR-3.5
DR-5.5

COMMUNITY SPORTS FIELDS

I
II
III
IV
V
VI

PLANNING BOARD MODIFICATIONS

I. Mid-rise housing in this area limited to 4 story maximum.

II. This access road eliminated to preserve environment.

III. Mid-rise housing limited to 6 story maximum also allowed.

IV. In this area, 6 story mid-rise housing in shape of + or Y.

V. Paved widths of Padonia Road, from east to west: 44' to westernmost intersection with Roundwood; thence 30' for a distance of approximately 800'; and thence 24' to end of site.

VI. Minimum distance of 100' to be maintained between boundary line of tract and any principal building, with undisturbed 100' wooded buffer along R.C. 5 Rural Residential Development to the north.

FINAL OVERALL AUTHORIZATION PLAN FOR MAYS CHAPEL NORTH PLANNED UNIT DEVELOPMENT IN ACCORDANCE WITH THE DEPUTY ZONING COMMISSIONER'S ORDER DATED 11/4/88.

P.D. Fields/WCR 6/2/89
DIRECTOR OF PLANNING AND ZONING DATE

ZONING COMMISSIONER 5/24/89
DATE

Mays Chapel North
AUTHORIZATION PLAN MAP

Deputy Zoning Commissioner Refinements:

(a) Unit Development Plan (Authorization Plan) approved as revised by the Baltimore County Planning Board;

(b) In Area 11, referred to in Planning Board Modification Item IV, not more than three (3) six-story buildings shall be developed, the number of buildings shown on the Illustrative Plan filed in the zoning case. Area 11 shall be the last Area where construction is commenced;

(c) Commencement of commercial and office portions of the Village Center (Area 7) shall be no sooner than completion of at least five of the proposed Areas or Sections.

AUTHORIZATION PLAN MAP
MAYS CHAPEL NORTH
Planned Unit Development
JAMES KEELTY & CO., INC.
BUILDERS AND DEVELOPERS

Prepared For: JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

Scale: 1"-200' JOB # 86022

0 100' 200' 400' 800'

REVISIONS	DATE	FIGURE
3/8/88 8/8/88 3/14/88 11/4/88	JULY 30, 1987	12

MAYS CHAPEL NORTH
PLANNED UNIT DEVELOPMENT DATA

TRACT SIZE AND DENSITY PERMITTED

ZONE	ACRES	DENSITY UNITS/ACRE	MAXIMUM PERMITTED DENSITY UNITS
DR 3.5	298.48	5.0	1,492.40
DR 5.5	85.66	8.0	685.28
TOTALS	384.14		2,177.68

	MAXIMUM	MINIMUM
DENSITY UNITS PROPOSED:	2177.6	1,853
DWELLING UNITS PROPOSED:	2,177	1,543
OPEN SPACE PROPOSED:	170 ACRES	
VILLAGE CENTER NON RESIDENTIAL USES:		
CONVENIENCE, SERVICE RETAIL	43,553 SQ. FT.	
OFFICES	21,776 SQ. FT.	
DAY CARE CENTER		
COMMUNITY SPACE		
RECREATION CENTER		
BUILDING HEIGHTS:		
SENIOR HOUSING/ LIFE CARE IN VILLAGE CENTER	8 STORIES	
ALL OTHER MID-RISE UNITS	4 OR 6 STORIES	

DENSITIES:	
TOWNHOUSES, 3 STORY MAXIMUM	3.5 TO 12.0 DU/A
TOWNHOUSES OR GARDEN UNITS, 4 STORY MAXIMUM	*6.0 TO 16.0 DU/A*
MID-RISE UNITS, 6 STORY MAXIMUM	8.0 TO 24.0 DU/A
SENIOR / LIFE CARE, 8 STORY MAXIMUM	40 DU/A
OVERALL SITE DENSITY	5.67 DU/A

LEGEND

APPROXIMATE LIMIT OF EXISTING TREES TO BE RETAINED:

MAJOR ROADS:

MINOR ROADS:

EXISTING STREAM:

PROPOSED PRELIMINARY SITE DEVELOPMENT PHASING (2)

NOTE: ALL ACREAGES SHOWN HEREON ARE NET BUILDABLE AREAS FOR EACH AREA AND SUBAREA.

OPEN SPACE OR INSTITUTIONAL SITE
1.3 AC±

JENIFER ROAD

CHAPELGATE

EXISTING PATHWAY / ROAD TO BECOME BIKE PATHWAY

TOWNHOUSES
3 STORY MAXIMUM
12.4 AC±
8

COUNTY SCHOOL/ RECREATION SITE
20.1 AC±

PADONIA FARMS

CHILHOWIE COURT

CLEGHORN ROAD

10
TOWNHOUSES
3 STORY MAXIMUM
13.1 AC ±

TOWNHOUSES, GARDENS OR MID-RISE UNITS
6 STORY MAXIMUM
19.8 AC±
6

VILLAGE CENTER
CONVENIENCE RETAIL / OFFICES
DAY CARE
COMMUNITY SPACE
RECREATION
SENIOR HOUSING / LIFE CARE
8 STORY, 85' MAXIMUM
MID-RISE HOUSING
6 STORY, 65' MAXIMUM
29.0 AC±
7

TOWNHOUSES
3 STORY MAXIMUM
17.6 AC±
9

PADONIA ROAD

TOWNHOUSES OR GARDEN UNITS
4 STORY MAXIMUM
32.7 AC±
2

TOWNHOUSES, GARDENS OR MID-RISE UNITS
4 STORY MAXIMUM
21.8 AC±
3

TOWNHOUSES, GARDENS OR MID-RISE UNITS
4 STORY MAXIMUM
20.9 AC±
4

TOWNHOUSES OR GARDEN UNITS
3 STORY MAXIMUM

DR-3.5 DR-5.5

MID-RISE HOUSING
6 STORY MAXIMUM
20.3 AC±
11

MORNINGSIDE

GARDEN UNITS
4 STORY MAXIMUM
MID-RISE HOUSING
4 STORY MAXIMUM
15.3 AC±
5

DR-3.5
DR-5.5

COMMUNITY SPORTS FIELDS

PLANNING BOARD MODIFICATIONS

1. Mid-rise housing in this area limited to 4-story maximum.
2. This access road eliminated to preserve environment.
3. Mid-rise housing limited to 6-story maximum also allowed.
4. In this area, 6-story mid-rise housing in shape of + or Y.
5. Paved widths of Padonia Road, from east to west: 44' to westernmost intersection with Roundwood; thence 30' for a distance of approximately 800'; and thence 24' to end of site.
6. Minimum distance of 100' to be maintained between boundary line of tract and any principal building, with undisturbed 100' wooded buffer along R.C. 5 Rural Residential Development to the north.

Mays Chapel North
AUTHORIZATION PLAN MAP

Prepared For: JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

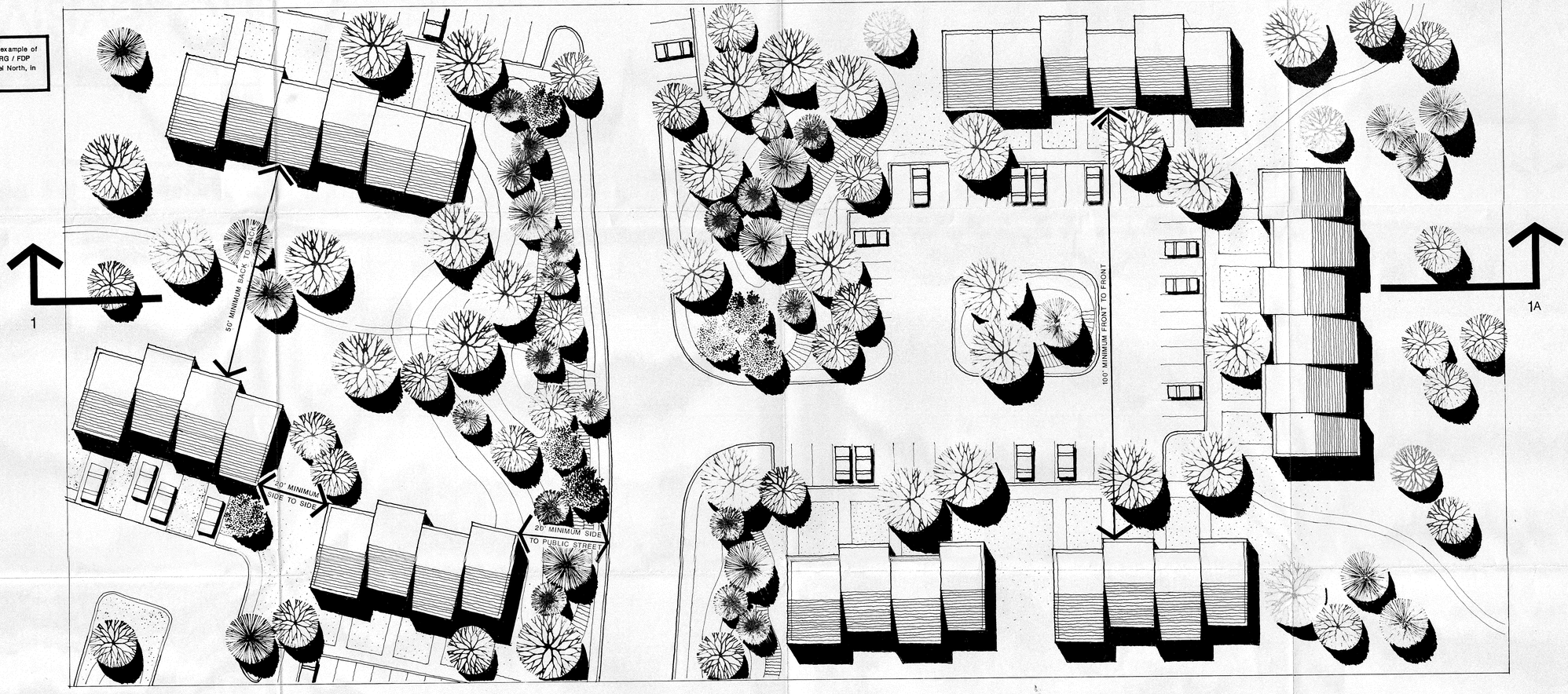
Scale: 1"-200' JOB # 86022

0 100' 200' 400' 800'

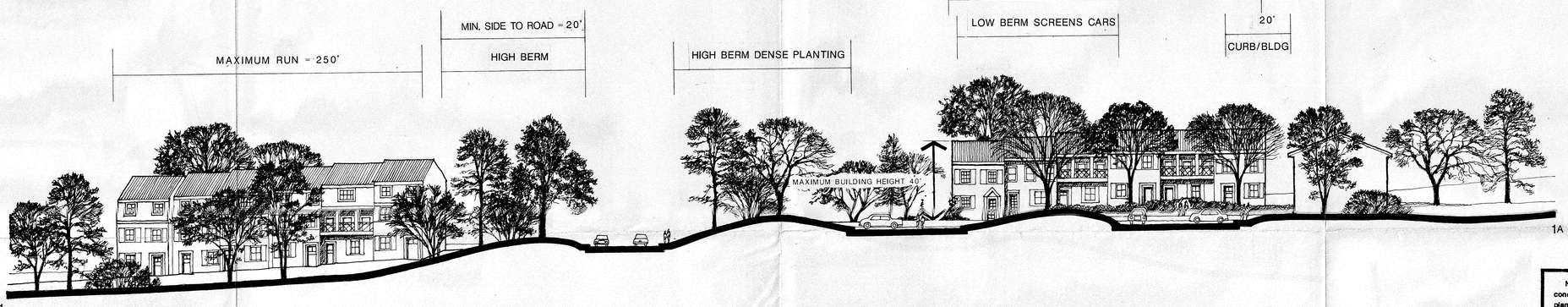
AUTHORIZATION PLAN MAP
MAYS CHAPEL NORTH
Planned Unit Development
JAMES KEELTY & CO., INC.
BUILDERS AND DEVELOPERS

REVISIONS	DATE	FIGURE
3/8/88 8/8/88 3/14/88	JULY 30, 1987	12

Note: This plan is for illustrative purposes only as an example of concept which may be modified as subsequent detailed CRG / FDP plans are prepared, reviewed and approved for Mays Chapel North, in conformity with authorization of a neighborhood PUD.



PARTIAL PLAN 1 INCH EQUALS 20 FEET



SECTION ELEVATION

Note: This plan is for illustrative purposes only as an example of concept which may be modified as subsequent detailed CRG / FDP plans are prepared, reviewed and approved for Mays Chapel North, in conformity with authorization of a neighborhood PUD.

Mays Chapel North

DESIGN STANDARDS - TOWNHOUSES

Prepared For: JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

Scale: 1" = 20'

0 20' 40' 80'

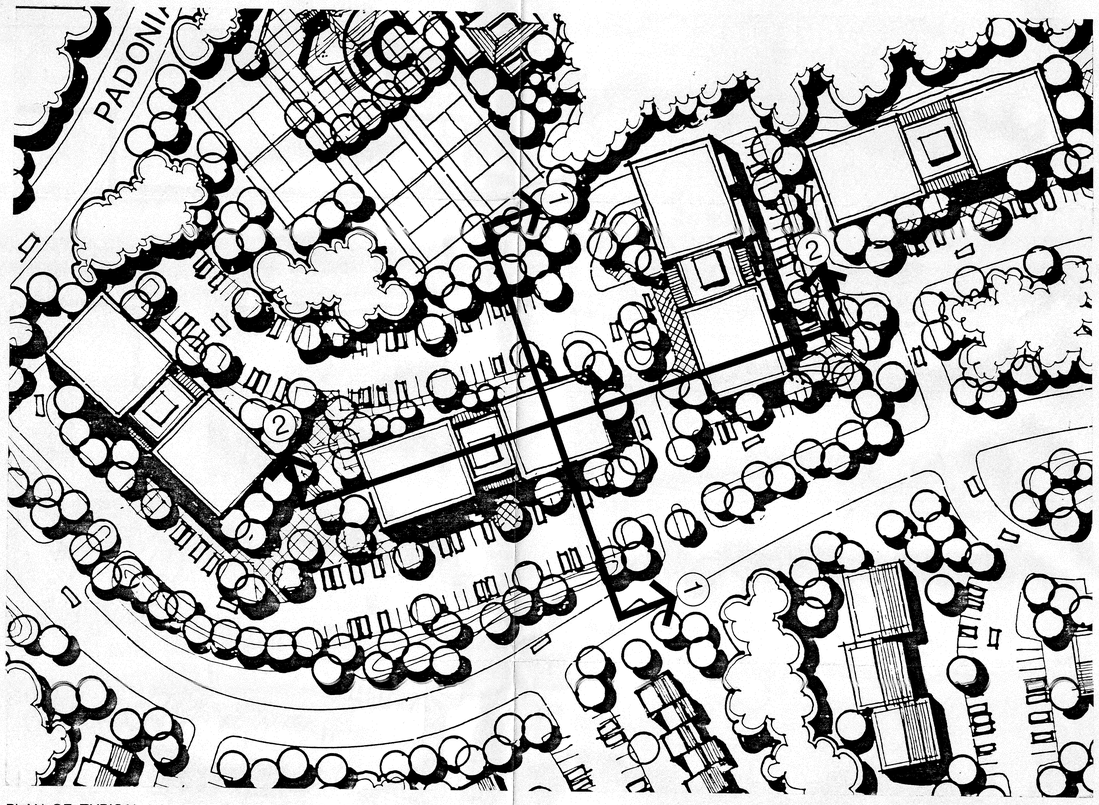
DESIGN STANDARDS AND GUIDELINES - TOWNHOUSES

MAYS CHAPEL NORTH

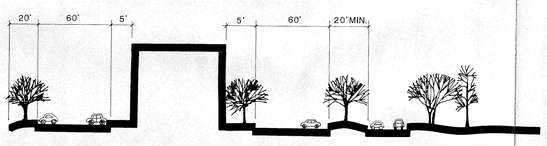
Planned Unit Development

JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

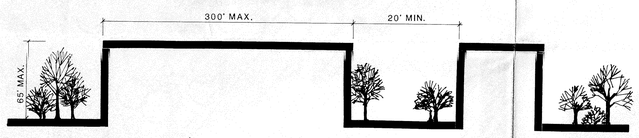
REVISIONS	DATE	FIGURE
	JULY 30, 1987	13



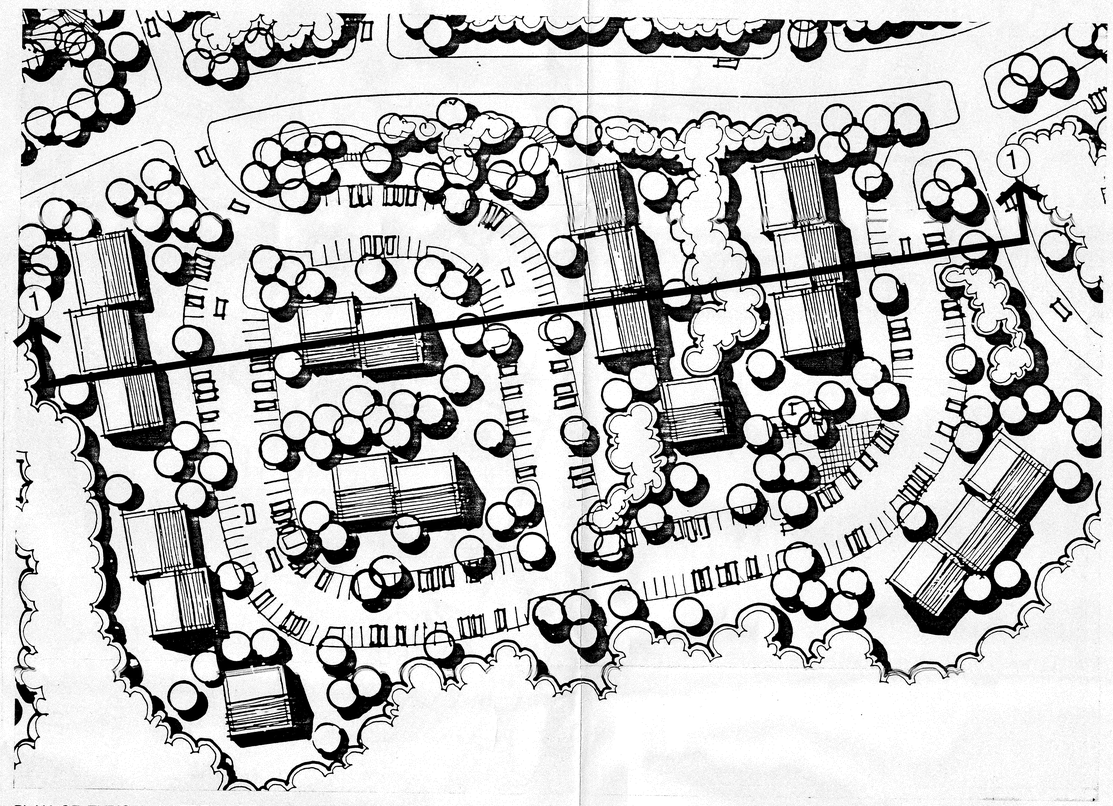
PLAN OF TYPICAL MID-RISE APARTMENTS 1" = 50'



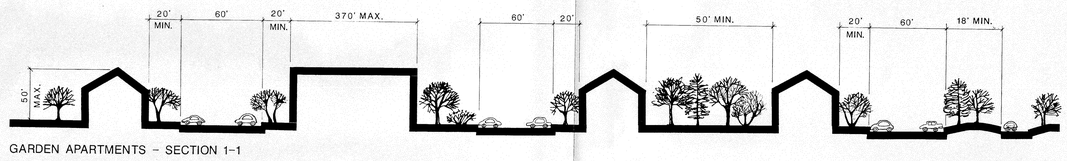
MID-RISE APARTMENTS - SECTION 1-1



MID-RISE APARTMENTS - SECTION 2-2



PLAN OF TYPICAL GARDEN APARTMENTS 1" = 50'



GARDEN APARTMENTS - SECTION 1-1

Note: This plan is for illustrative purposes only as an example of concept which may be modified as subsequent detailed CRG / FDP plans are prepared, reviewed and approved for Mays Chapel North, in conformity with authorization of a neighborhood PUD.

Mays Chapel North

DESIGN STANDARDS - GARDEN AND MID-RISE UNITS

Prepared For: JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

Scale 1" = 50'

0 50' 100' 200'

DESIGN STANDARDS AND GUIDELINES GARDEN AND MID-RISE UNITS

MAYS CHAPEL NORTH

Planned Unit Development

JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

REVISIONS

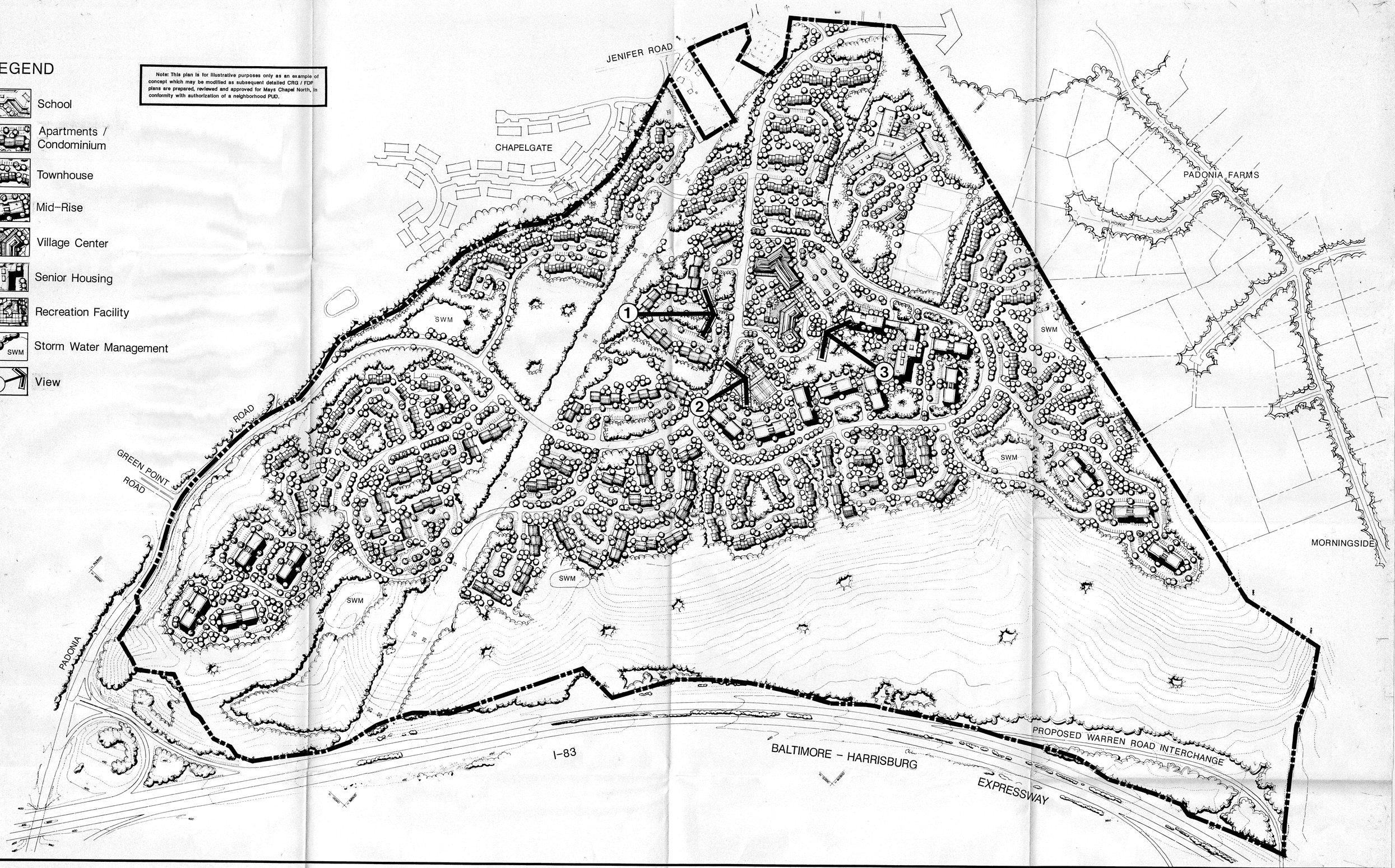
DATE JULY 30, 1987

FIGURE 14

LEGEND

- School
- Apartments / Condominium
- Townhouse
- Mid-Rise
- Village Center
- Senior Housing
- Recreation Facility
- Storm Water Management (SWM)
- View (1)

Note: This plan is for illustrative purposes only as an example of concept which may be modified as subsequent detailed CRG / FDP plans are prepared, reviewed and approved for Mays Chapel North, in conformity with authorization of a neighborhood PUD.



Mays Chapel North

PERSPECTIVE VIEWS LOCATION PLAN

Prepared For: JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

Scale : 1" = 200'

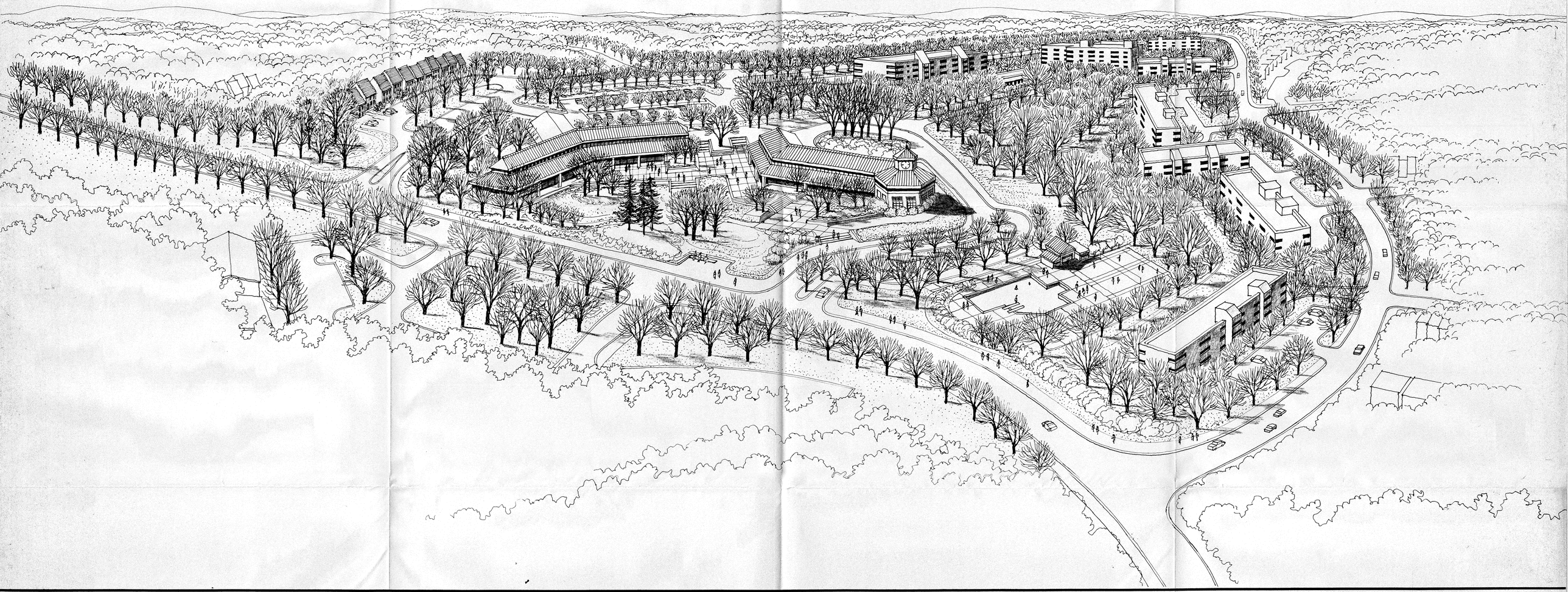
0 100' 200' 400' 800'

PERSPECTIVE VIEWS
LOCATION PLAN
MAYS CHAPEL NORTH
Planned Unit Development

JAMES KEELTY & CO., INC.
BUILDERS AND DEVELOPERS

REVISIONS	DATE	FIGURE
	JULY 30, 1987	15

Note: This plan is for illustrative purposes only as an example of concept which may be modified as subsequent detailed CRG / FDP plans are prepared, reviewed and approved for Mays Chapel North, in conformity with authorization of a neighborhood PUD.



Mays Chapel North

VILLAGE CENTER: AERIAL VIEW 1

Prepared For: JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

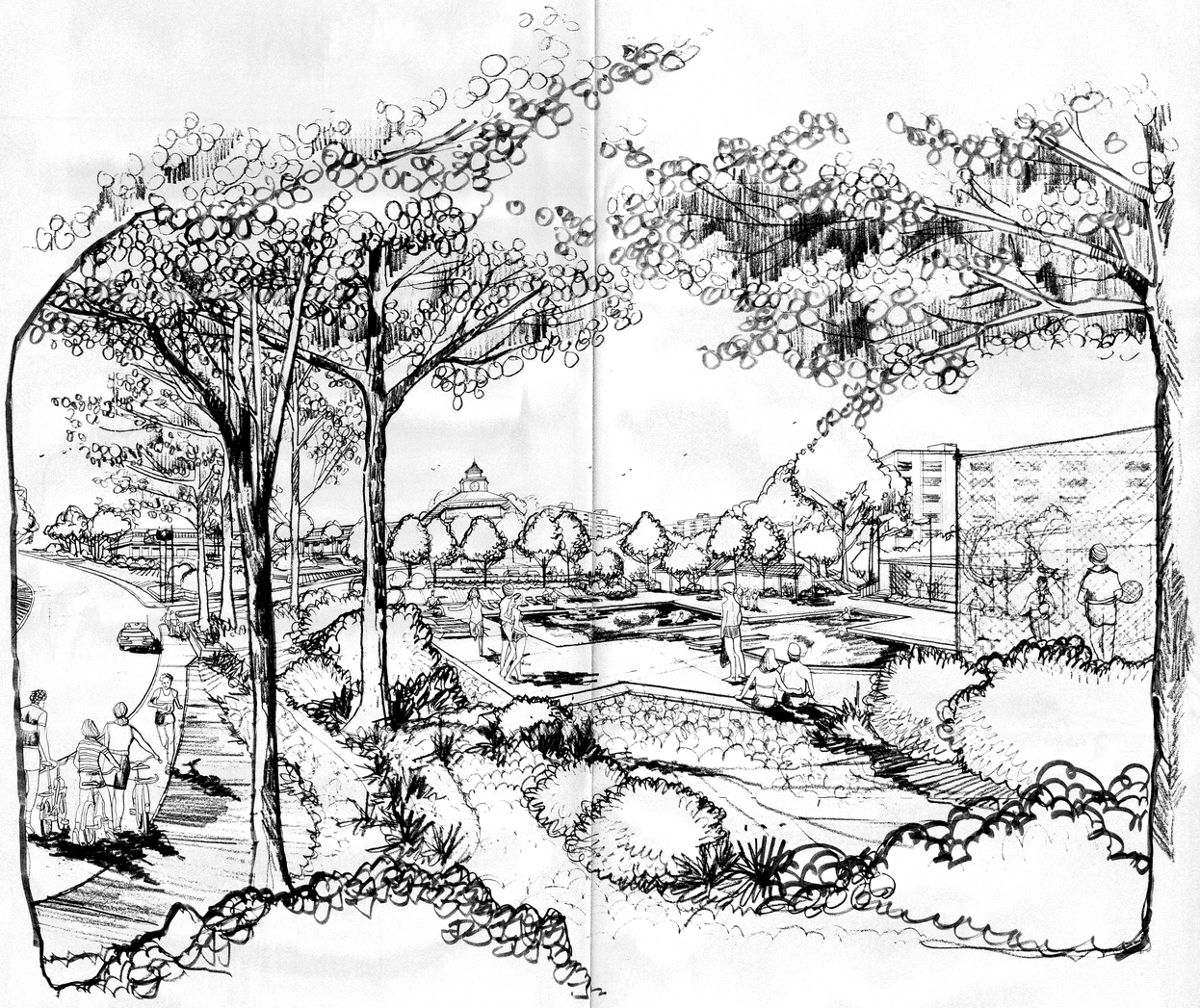
Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

VILLAGE CENTER:
AERIAL VIEW 1

MAYS CHAPEL NORTH
Planned Unit Development

JAMES KEELTY & CO., INC.
BUILDERS AND DEVELOPERS

REVISIONS	DATE	FIGURE
	JULY 30, 1987	16



2: VIEW FROM POOL AREA TO CENTER

Note: This plan is for illustrative purposes only as an example of concept which may be modified as subsequent detailed CRG / FDP plans are prepared, reviewed and approved for Mays Chapel North, in conformity with authorization of a neighborhood PUD.



3: VIEW FROM PARK PROMENADE TO CENTER

Mays Chapel North

VILLAGE CENTER: PERSPECTIVES 2&3

Prepared For: JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT·McCUNE·WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

VILLAGE CENTER:
PERSPECTIVES 2 & 3

MAYS CHAPEL NORTH
Planned Unit Development

JAMES KEELTY & CO., INC.
BUILDERS AND DEVELOPERS

REVISIONS	DATE	FIGURE
	JULY 30, 1987	17

TOTAL ACREAGE OF MAYS CHAPEL VILLAGE NORTH
D.R. 5.5 AREA = 85.66Ac.±
D.R. 3.5 AREA = 298.48Ac.±
TOTAL AREA = 384.14Ac.±

ML - IM

MD. STATE HIGHWAY ADMINISTRATION R/W PLATS
24008, 43172, 43173, 43174 & 43175

EXPRESSWAY

ML - IM

MD. STATE HIGHWAY ADMINISTRATION R/W PLATS
43057, 43058, 43059 & 43060

BALTIMORE - HARRISBURG

D.R. 5.5
D.R. 3.5
R.C.5.

CONSOLIDATED GAS, ELECTRIC, LIGHT & POWER COMPANY OF BALTIMORE R/W
CONSOLIDATED GAS, ELECTRIC, LIGHT & POWER COMPANY OF BALTIMORE R/W

66' 66'

PADONIA ROAD

JENIFER ROAD

MAYS CHAPEL VILLAGE
TO
BALTIMORE COUNTY, MARYLAND
E.H.K., JR. 7164/408

FRANCIS A. GEMMILL & WIFE
TO
ALMA LUCILLE KELLEY
W.P.C. 609/109

POINT OF BEGINNING

TALBOT T. SPEER & WIFE
TO
CONSOLIDATED GAS, ELECTRIC, LIGHT & POWER COMPANY OF BALTIMORE
T.B.S. 1901/300

N61.000
W12.000
W15.000

Norman Gerald Jacks 7/30/87
PLS 9698

PLAT TO ACCOMPANY ZONING PETITION

MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 200'

ELECTION DISTRICT NO. 8
JULY 2, 1987

APPENDIX 1

	SINGLES	TOWNS	GARDENS	MID-RISE APTS.	TOTAL UNITS
SECTION I	———	50	152	92	424
SECTION II	———	48	———	———	48
SECTION III	———	———	78	———	78
SECTION IV	———	97	84	———	181
SECTION V	———	———	130	———	130
SECTION VI	2	43	———	———	45
SECTION VII	———	———	336	———	336
SECTION VIII	———	———	80	———	80
SECTION IX	———	92	———	———	92
SECTION X	———	48	———	———	48
SECTION XI	———	———	120	———	120
SECTION XII	———	78	———	———	78
SECTION XIII	———	91	———	———	91
TOTAL	2	647	792	92	1585

SITE

VICINITY MAP

TYPICAL PARKING AND STREET LAYOUT FOR TOWNHOUSES

Transition/Buffer and Facing Residential	Amt. of Transition
Front - 75'	Window to Window - 60'
Side - 100'	Window to Street R/W - 250'
Rear - 150'	Window to Track Boundary - 250'
Parking - 75'	Window to Property Line - 75'
	Building to Existing R/W - 250'
Buffer Width	Building to Tract Boundary - 50'
	Building to Proposed R/W - 0'
	Building to Property Line - 50'
Building Front - 50'	
Building Side - 50'	Height to Height Requirements (Distances between facing elevations)
Building Rear - 50'	
Building Facing - 75'	0-20' - 15' Separation
	20-30' - 25' Separation
For all other setbacks see Out of Transition requirements	30-40' - 40' Separation
	40-50' - 50' Separation
	50-60' - 75' Separation
Building Height - 35' maximum	
Building Length - 130' maximum	* Building Height - by zone
	* Building Length - 300' maximum

CRG PLAN

MAYS CHAPEL VILLAGE

NORTH PARCEL

DAFT - McCUNE - WALKER INC.
LAND PLANNING CONSULTANTS. LANDSCAPE ARCHITECTS. ENGINEERS & SURVEYORS.
200 E. PENNSYLVANIA AVE. TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

SCALE: 1" = 100'
JOB ORDER NO. 86022
ISSUE DATE: 11-17-86

DATE	REVISIONS
4-8-86	ROAD A REALIGNMENT, DELETIONS I, V, VII, AND XIII SEE CHART, ADDITIONS IN ABOVE AREAS
7-11-86	ADD A TOT LOT ON NORTH SIDE OF ROAD A, ADD A TOT LOT REVISE 16'x 8' & 16'x 16' TOTAL CHART
8-25-86	PER DPW&T COMMENTS
10-27-86	PER BALTIMORE COUNTY COMMENTS TO SEVERN CROSSROADS
11-4-86	

Mays Chapel North

CRG PLAN

Prepared For: JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

Scale: 1" = 200'

0 100' 200' 400' 800'

CRG PLAN

MAYS CHAPEL NORTH

Planned Unit Development

JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

REVISIONS | DATE JULY 30, 1987 | APPENDIX 2

FIRST
EXHIBIT

THE MAYS CHAPEL ASSOCIATION, INC.

ARTICLES OF INCORPORATION

THIS IS TO CERTIFY:

FIRST: The undersigned, Eugene P. Smith, whose post office address is Nineteenth Floor, 10 Light Street, Baltimore, Maryland, 21202, being at least eighteen years of age, is hereby forming a corporation under and by virtue of the general laws of the State of Maryland.

SECOND: The name of the corporation (which is hereinafter called "Corporation") is THE MAYS CHAPEL ASSOCIATION, INC.

THIRD: The purposes for which the corporation is formed are as follows:

To organize and operate a civic organization which shall not be organized or operated for profit, but which shall be organized and operated exclusively for the promotion of the common good and social welfare of the people of the community of Mays Chapel Village and its environs ("Mays Chapel" being defined as the community to be developed on that tract of land in Baltimore County, Maryland, presently consisting of 55.13 acres of land, more or less, the fee of which is presently beneficially owned by Galway, Inc., a Maryland corporation, and more particularly described as all the land and premises shown on the following:

(a) Plat entitled "Plat One, Section One, Mays Chapel Village" and recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. No. 39, folio 31;

(b) Plat entitled "Plat One, Section Two, Mays Chapel Village" and recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. No. 41, folio 11; and

(c) Plat entitled "Plat Two, Section Two, Mays Chapel Village" and recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. No. 41, folio 14.

Said tract of land above described, together with any additional land in the County which may hereafter be subjected to the "Declaration", as hereinafter defined, by any amendment or supplement thereto filed among said land records, being sometimes hereinafter referred to as "The Property".

The Corporation shall have no members other than its Directors, and no part of the net earnings of the Corporation shall at any time in any manner inure to the benefit of any member, director or individual, and no substantial part of the activities of the Corporation at any time shall be the carrying on of propaganda, or otherwise attempting to influence legislation, on the participation or the intervention

in (including publication of distribution of statements) any political campaign on behalf of any candidate for public office.

For the general purpose aforesaid, and limited to that purpose (hereinafter sometimes referred to as the "Purpose"), the Corporation shall have the following specific purposes:

(1) To aid, promote, and provide for the establishment, advancement and perpetuation of any and all utilities, systems, services and facilities within Mays Chapel which tend to promote the general welfare of its people with regard to health, safety, culture, recreation, comfort or convenience to the extent and in the manner deemed desirable by the Board of Directors;

(2) To exercise all the rights, powers and privileges and to perform all of the duties and obligations of the Corporation as set forth and undertaken in the Declaration and Agreement of Covenants, Conditions and Restrictions (the "Declaration") applicable to The Property, which shall hereafter be executed by and between Galway, Inc., or any other person, firm, corporation or entity having principal title to any part of The Property and this Corporation and the trustees mentioned therein, which is to be filed among the Land Records of Baltimore County Maryland, and as the same may be modified or supplemented from time to time as therein provided;

(3) To operate and maintain, or provide for the operation and maintenance of, any properties which may from time to time be designated or conveyed to the Corporation for operation and maintenance as areas serving the general welfare of Mays Chapel and the people thereof with regard to health, safety, culture, recreation, comfort and convenience, all pursuant to the Declaration and subject to the provisions thereof;

(4) To enforce all covenants, restrictions, reservations, servitudes, profits, licenses, conditions, agreements, easements, and liens provided in the Declaration, and to assess, collect, and disburse the charges created under such Declaration and to use the proceeds of such charges for the promotion of any and all of the purposes heretofore mentioned in any lawful manner determined by the Board of Directors, pursuant to and subject to the provisions of the Declaration; and

(5) To do any and all lawful things and acts that the Corporation may from time to time, in its discretion, deem to be for the benefit of Mays Chapel and the inhabitants thereof or advisable, proper or convenient for the promotion of the interests of said inhabitants with regard to health, safety, culture, recreation, comfort or convenience.

Except as provided in the Declaration the Corporation will take action to accomplish the foregoing only when and if such action appears to the Board of Directors to be desirable and feasible, and the Corporation shall be under no obligation to, and no representation is made that it will, take any action to accomplish all or any of the foregoing.

Solely in aid of the Purposes of the Corporation, the Corporation shall have the following powers:

(1) To purchase, lease, hire, receive donations of, c

otherwise acquire, hold, own, develop, improve, maintain, and operate, and to aid and subscribe toward the acquisition, development or improvement of, real and personal property, and rights and privileges therein, suitable or convenient for any of the purposes of the Corporation.

(2) To purchase, lease, hire, receive donations of, or otherwise acquire, hold, own, construct, erect, improve, manage, maintain, and operate, and to aid and subscribe toward the acquisition, construction or improvement of, systems, utilities, plants, buildings, machinery, equipment and facilities, and any other property or appliance which may appertain to or be useful in the accomplishment of any of the purposes of the Corporation.

(3) To make contracts, incur liabilities, and borrow money; and to issue bonds, notes and other obligations and secure the same (i) by mortgage or deed of trust of all or any part of the property franchises and income of the Corporation, and/or (ii) by the charges imposed on the property of others under, and the liens on such property created by, the Declaration; and to guarantee the obligations of others in which it may be interested for the furtherance of the purposes of the Corporation.

(4) To lease, sell or donate to the State of Marylanc or to Baltimore County, or any agency, subdivision, authority or instrumentality of said State or County, or to any Association (as to be defined in the Declaration) or to any civic or other non-profit organization, any of the property or facilities acquired or constructed by the Corporation when in the opinion of the Board of Directors such leasing, sale or donation is desirable for and beneficial to the social welfare of the people of Mays Chapel, upon such terms and conditioins as the Board of Directors may deem acceptable.

(5) To render direct financial assistance, to make direct contributions or grants of money, or to make loans or advances to the State of Maryland or to Baltimore County, or any agency, subdivision, authority or instrumentality of said State or County, or to any Association or any civic or other non-profit organization, when in the opinion of the Board of Directors such assistance, contribution or grant is desirable for and beneficial to the social welfare of the people of Mays Chapel.

(6) Subject to the provisions of Paragraph (3) of Article FIFTH hereof, to lease or sell any of the property or facilities acquired or constructed by the Corporation, to render direct financial assistance to or to make direct contributions or grants of money, or to make loans or advances to any person engaged or to be engaged in providing public services or facilities necessary or desirable for the social welfare of the people of Mays Chapel.

(7) To undertake and prepare, or cause to be prepared, studies and plans (for submission to any public authority or for its own use) which relate to any phase or aspect of the physical, social or cultural development of Mays Chapel, and to create, or cause to be created facilities, boards, councils, associations and the like for the supervision and implementation thereof.

(8) To fix, charge and collect tolls, fees, rates, rentals and other charges for the use of the facilities of, or for the services rendered by the Corporation not for profit but for the purpose of providing for the payment of the expenses of the Corporation, the

cost of the construction, improvement, repair, equipping, furnishing, maintenance, and operation of its facilities, the cost of its services, and the principal and interest on its obligations.

(9) To solicit, receive and accept donations of money or property or any interest in property from the State of Maryland, Baltimore County, or any subdivision of either, the Federal government, or any agency or instrumentality thereof, or from any person.

(10) To raise money for any particular facility or service which the Corporation proposes to provide by means of a special assessment of Mays Chapel generally or of a part or parts thereof to be specially benefitted thereby and to condition the providing of such facility or service upon the voluntary payment of all or a specified percentage of the aggregate amount of such assessment.

(11) To enforce any restrictive covenant, and any covenant or other obligation providing for the payment of any charges, assessments or fees, which are a part of the Declaration or created by any contract, deed, or other instrument executed pursuant to the provisions of said Declaration, not for profit but for the purpose of providing for the payment of the expenses of the Corporation, the cost of the construction, improvement, repair, equipping, furnishing, maintenance, and operation of its facilities, the cost of its services, and the princ pal and interest on its obligations and to create any facilities, boards or associations deemed to be convenient by the Board of Directors for such enforcement.

(12) To create, cause to be created, or to assist in or approve the creation of Associations which shall be non-profit civic organizations having representative membership from among the property owners in a certain area or areas within the Property and which shall have the purpose and function of enhancing the peculiar common interests of the particular area or areas and the inhabitants thereof, and to supervise the organization, management, operation and activities of such Associations to the extent and in any manner that the Board of Directors may deem appropriate, and to perform such duties and obligations and exercise such rights and powers with relation thereto which may be imposed or granted to the Corporation by way of any Declaration, Deed or Charter executed and filed with the appropriate public authority in connection with the creation or operation thereof.

(13) To have and exercise, to the extent necessary or desirable for the accomplishment of the aforesaid purposes and to the extent they are not inconsistent with the Purpose of this Corporation, any and all powers conferred upon corporations of a similar character by the General Laws of the State of Maryland.

FOURTH: The post office address of the principal office of the Corporation in this State is 61 East Padonia Road, Timonium, Maryland, 21093. The name and post office address of the resident agent of the Corporation in this State is Eugene P. Smith, Nineteen Hundred Maryland National Bank Building, 10 Light Street, Baltimore, Maryland, 21202. Said resident agent is an individual actually residing in this State.

FIFTH: The following provisions are hereby adopted for the purpose of defining, limiting and regulating the powers of the Corporation and of the Directors and members:

(1) The Corporation is not organized for profit, and notwithstanding any provision in the Declaration, or any amendment or supplement thereto, or in any other deed, agreement or other document, no part of the net earnings of the Corporation shall inure in any event to the benefit of any member, director, or officer of the Corporation or any private person (except that reasonable compensation may be paid for services rendered to or for the Corporation and the Corporation may enter into a contract with any established insurance company or companie for a group, annuity, retirement or pension plan, and contribute so much thereto as the Board of Directors may deem equitable, or be required to pay under any such contract, and no member, director, or officer of the Corporation, or any private person shall be entitled to share in the distribution of the corporate assets upon dissolution of the Corporation or otherwise.

(2) In the event of the liquidation, dissolution or winding up of the Corporation (whether voluntary or involuntary) all of the assets of the Corporation (after payment of debts) shall be transferred to and contributed to and shall vest in (a) Baltimore County, Maryland, or any agency, subdivision or instrumentality of said County appropriate to take title to each of such assets, or (b) any of the Associations or other non-profit civic organizations which are devoted to the social welfare of Mays Chapel or a part thereof as the Board of Directors shall determine.

(3) The Corporation shall in no case leave, sell or donate any of its property or assets or make any loans to any person (other than the State of Maryland or Baltimore County or any subdivision of either or an Association or other non-profit civic organization when such is for the promotion of the social welfare of the people of Mays Chapel) unless the Board of Directors shall first pass a resolution (a) finding that such action is to be taken exclusively for the promotion of the social welfare of the people of Mays Chapel, (b) setting forth the civic betterments or social improvements which such action is expected to produce, and (c) finding that the benefits from such action to be derived by such person are necessary incidents to the accomplishment of the Corporation's purpose to promote the social welfare of the people of Mays Chapel.

(4) Subject to the restriction and limitations contained herein the Corporation may enter into contracts and transactions with any director or with any corporation, partnership, trust or association of which any director is a stockholder, director, officer, partner member, trustee, beneficiary, employee or in which any director is other wise interested; and such contract or transaction shall not be invalidat or in any way affected by the fact that such director has or may have an interest therein which is or might be adverse to the interest of the Corporation; provided that the fact of such interest shall be disclosed or known to the other directors acting upon such contract or transaction and such director may be counted in determining the existence of a quoru at any meeting of the Board of Directors of the Corporation which shall authorize any such contract or transaction and may vote thereat to autor ize any such contract or transaction with like force and effect as if he were not so interested. No director having such disclosed or known adverse interest shall be liable to the Corporation or any creditor thereo or any other person having any loss under or by reason of any such contract or transaction, nor shall any such director be accountable for any gains or profits realized therefrom.

(5) Any person who is serving or has served as a

director or officer of the Corporation or, at its request, as director or officer of another corporation in which it owns shares of capital stock or of which it is a creditor, shall be entitled to be indemnified by the Corporation against expenses actually and necessarily incurred by him in connection with the defense of any action, suit or proceeding in which he is made a party by a reason of being or having been a director or officer of the Corporation, or of such other corporation, except in relation to matters as to which such person is adjudged in such action, suit or proceedings to be liable for negligence or misconduct in the performance of duty.

(6) The Corporation reserves the right to make from time to time and at any time any amendments to its Charter, as then in effect, which may be now or may hereafter be authorized by law, upon the affirmative vote of 2/3 of the total number of votes entitled to be cast by the members of the Board of Directors then in office; provided (i) that no such amendment may change the Purpose of the Corporation, and (ii) that no such amendment shall be made which limits or terminates the term in office of any Charter Member of the Board of Directors or his duly elected successor or successors.

SIXTH: The Corporation is not authorized to issue any capital stock or securities convertible into shares of capital stock. The Board of Directors shall have full power and authority at any time, and from time to time, to issue such bonds, notes and other evidences of indebtedness, secured or unsecured, in such amount or amounts, for such consideration and upon such terms and conditions as it shall deem advisable.

SEVENTH: The Corporation shall have not less than three nor more than fourteen members and directors, who shall constitute the Board of Directors and the governing body of the Corporation and who shall be its only members. During the period of fifteen (15) years from the date of the incorporation of the Corporation or until the fifteenth (15th) annual meeting of members of the Corporation, the Board of Directors shall be divided into six classes designated as Classes I through VI. Classes I through IV shall be composed of one (1) Director each; Class V shall be composed of three (3) Directors. The terms of office of said Classes I through V shall be for the numbers of years, or until the annual meetings of members of the Corporation, as indicated in the following table; and each such Director shall serve for such term or until his successor is duly elected and qualifies:

INITIAL TERM

CLASS	NO. OF YEARS	OR UNTIL	ANNUAL MEETING
I	one		first
II	two		second
III	three		third
IV	four		fourth
V	five		fifth

SECOND TERM

CLASS	NO. OF YEARS	OR UNTIL	ANNUAL MEETING
I	five		sixth
II	five		seventh
III	five		eighth
IV	five		ninth
V	five		tenth

THIRD TERM

CLASS	NO. OF YEARS	OR UNTIL	ANNUAL MEETING
I	five		eleventh
II	five		twelfth
III	five		thirteent
IV	five		fourteent
V	five		fifteenth

Directors and members holding offices in the foregoing Classes I through V of Directors shall be "Charter Members" of the Corporation. At the expiration of each initial and second term in office, as aforesaid, of each Charter Member, a successor Charter Member (who ma be the incumbent) shall be elected by the remaining Charter Members for the next term of such Class. In the event of the death, resignation or removal pursuant to the by-laws, of a Charter Member during any term of office, the remaining Charter Members shall elect a successor Charter Member to fill the unexpired term of such Charter Member. As the third term in office of each such Charter Member expires, the resulting vacanc in the Board of Directors shall not be filled; and the number of members and directors of the Corporation shall be decreased accordingly, and each such Class shall cease to exist. The Charter Members who shall con stitute initial members and directors of the Corporation serving as such classes of Directors shall be as follows: Class I - Ronald J. Kwoka; Class II - J. Frederick C. Offutt, Jr.; Class III - Eugene P. Smith; Class IV - Richard J. Boecker; Class V - James Keelty, Jr., Joseph S. Keelty and James Keelty, III.

It is anticipated that as The Property is developed, incorporated community or neighborhood associations for the promotion of the welfare of residents of particular sections of The Property will be formed. Each such incorporated association, which shall meet the standards of organization and membership prescribed by the Board of Directors of this Corporation, shall have the right to elect one of the members thereof to a council, to be known as the Mays Chapel Council, which shall be an unincorporated advisory group whose function shall be to consider and make recommendations to the associations for the benefit and welfare of The Property and the owners thereof. The Mays Chapel Council shall be entitled to be represented on the Board of Directors of this Corporation by having not to exceed one member of the Mays Chapel Council elected to the Board of Directors of this Corporation for each 250 single family dwelling units (including a condominium unit) located on The Property. Pursuant to such rules and regulations as the Mays Chapel Council may prescribe, which shall be subject to the approva of the Board of Directors of this Corporation, the Mays Chapel Council shall submit nominations from among its members for election as a director and member of this Corporation and the members of the Board of Directors then in office shall elect from among such nominees the number of directors and members to which the Mays Chapel Council is so entitled In no event shall directors elected upon nomination by the Council numbe more than seven. Each director elected upon nomination by the Council shall be a member and director of the Corporation, and shall serve as such until the next annual meeting of members or until such successor is duly elected and qualifies. In the event of the death, resignation or removal pursuant to the by-laws of a member and director elected upon nomination by the Council, the Board of Directors of this Corporation shall elect his successor, who shall serve until the next annual meeting of members or until his successor is duly elected and qualifies. Direct

and members elected as provided in this paragraph shall be designated as Class VI Directors, until such time as all the terms of office of directors of Classes I through V shall expire, as aforesaid, whereupon they shall be the only directors and members of the Corporation and shall not be divided into classes or designated as a special class.

Except as herein otherwise specified, (i) a majority of the total number of votes entitled to be cast by directors currently serving as such shall be required and shall be sufficient to authorize any action on behalf of the Corporation; and (ii) each director shall be entitled to one vote on every matter presented to the Board of Directors.

EIGHTH: The duration of the Corporation shall be perpetual.

IN WITNESS WHEREOF, I have signed these Articles of Incorporation and acknowledged the same to be my act on this 9th day of May, 1977.

WITNESS:

Harriet Schnitzer
HARRIET SCHNITZER

EUGENE P. SMITH

BY-LAWS

The Mays Chapel Association, Inc.

ARTICLE I

MEMBERS

SECTION 1.01. Annual Meeting. The Corporation shall hold each year, commencing with the year 1978, an annual meeting of the members for the election of Directors and the transaction of any business within the powers of the Corporation, at 9:00 A.M. on any business day in the month of March in each year, said date to be selected by the Board of Directors at the meeting held immediately prior to said annual meeting. Any business of the Corporation may be transacted at any annual meeting without being specially designated in the notice, except such business as is specifically required by statute or by the charter to be stated in the notice. Failure to hold an annual meeting within the designated time shall not, however, invalidate the corporate existence or affect otherwise valid corporate acts.

SECTION 1.02. Special Meetings. At any time in the interval between annual meetings, special meetings of the members may be called by the Chairman of the Board or the President or by a majority of the Board of Directors by vote at a meeting or in writing with or without a meeting.

SECTION 1.03. Place of Meetings. All meetings of members shall be held at the principal office of the Corporation in Timonium, Maryland, except in cases in which the notice thereof designates some other place; but all such meetings shall be held within the State of Maryland.

SECTION 1.04. Notice of Meetings. Not less than ten days nor more than ninety days before the date of every members' meeting, the Secretary shall give to each member entitled to vote at such meeting, written or printed notice stating the time and place of the meeting and, in the case of a special meeting, the purpose or purposes for which the meeting is called, either by mail or by presenting it to him personally or by leaving it at his residence or usual place of business. If mailed, such notice shall be deemed to be given when deposited in the United States mail addressed to the member at his post office address as it appears on the records of the Corporation, with postage thereon prepaid. Notwithstanding the foregoing provision a waiver of notice in writing, signed by the person or persons entitled to such notice and filed with the records of the meeting, whether before or after the holding thereof, or actual attendance at the meeting in person or by proxy, shall be deemed equivalent to the giving of such notice to such persons. Any meeting of members, annual or special, may adjourn from time to time to reconvene at the same or some other place, and no notice need be given of any such adjourned meeting other than by announcement.

SECTION 1.05. Quorum. Except as provided in Section 1.11 hereof, and unless otherwise provided in the charter, at any meeting of members the presence in person or by proxy of members entitled to cast a majority of the votes thereat shall constitute a quorum; but this section shall not affect any requirement under statute or under the charter of the Corporation for the vote necessary for the adoption of any measure. In the absence of a quorum the members present in person or by proxy, by majority vote and without notice other than by announcement, may adjourn the meeting from time to time until a quorum shall attend. At any such adjourned meeting at which a quorum shall be present, any business may be transacted which might have been transacted at the meeting as originally notified.

SECTION 1.06. Votes Required. Except as provided in Section 1.11 hereof, a majority of the votes cast at a meeting of members, duly called and at which a quorum is present shall be sufficient to take or authorize action upon any matter which may properly come before the meeting, unless more than a majority of votes cast is required by statute or by the charter. Unless the charter provides for a greater or less number of votes per member or limits or denies voting rights, each member shall be entitled to one vote on each matter submitted to a vote at a meeting of members.

SECTION 1.07. Proxies. A member may vote as such either in person or by proxy executed in writing by the member or by his duly authorized attorney-in-fact. No proxy shall be valid after eleven months from its date, unless otherwise provided in the proxy. Every proxy shall be in writing, subscribed by the member or his duly authorized attorney, and dated, but need not be sealed, witnessed or acknowledged.

SECTION 1.08. List of Members. At each meeting of members a full, true and complete list in alphabetical order, or in alphabetical order by classes of membership, of all members entitled to vote at such meeting, certifying the number and class of each, shall be furnished by the secretary.

SECTION 1.09. Voting. In all elections for directors every member shall have the right to cast one vote, in person or by proxy, for as many persons as there are directors to be elected and for whose election he has a right to vote. At all meetings of members, unless the voting is conducted by inspectors, the proxies and ballots shall be received, and all questions touching the qualification of voters and the validity of proxies and the acceptance or rejection of votes shall be decided by the chairman of the meeting. If demanded by members, present in person or by proxy, entitled to cast ten percent in number of votes, or if ordered by the chairman, the vote upon any election or question shall be taken by ballot and, upon like demand or order, the voting shall be conducted by two inspectors in which event the proxies and ballots shall be received, and all questions touching the qualification of voters and the validity of proxies and the acceptance or rejection of votes shall be decided by such inspectors. Unless so demanded or ordered, no vote need be by ballot, and voting need not be conducted by inspectors. Inspectors may be elected by the members at their annual meeting, to serve until the close of the next annual meeting and their election

may be held at the same time as the election of directors. In case of a failure to elect inspectors, or in case an inspector shall fail to attend, or refuse to be unable to serve, the members at any meeting may choose an inspector or inspectors to act at such meeting, and in default of such election the chairman of the meeting may appoint an inspector or inspectors.

SECTION 1.10. Informal Action by Members. Any action required or permitted to be taken at any meeting of members may be taken without a meeting, if a consent in writing, setting forth such action, is signed by all the members entitled to vote on the subject matter thereof and any other members entitled to notice of a meeting of members (but not to vote thereat) have waived in writing any rights which they may have to dissent from such action, and such consent and waiver are filed with the records of the Corporation.

SECTION 1.11. Special Provision for Lack of Quorum. If a meeting of the members of this Corporation has been duly called for any lawful purpose, and at such meeting a sufficient number of members to approve or authorize the proposed action is not in attendance, then, if the notice of such meeting stated that the procedure authorized by this section might be invoked, the members present at such meeting in person or by proxy may by majority vote call a further meeting of the members for the same purpose. Fifteen days notice of the time, place and purpose of such further meeting shall be given by advertisement inserted in a newspaper published in the county in which is located the principal office of the Corporation. At such further meeting the members present in person or by proxy shall constitute a quorum and by majority vote of those present in person or by proxy may approve or authorize the proposed action and take any other action which might have been taken at the original meeting if a sufficient number of members had been present; and the notice of such further meeting shall so state.

ARTICLE II

BOARD OF DIRECTORS

SECTION 2.01. Powers. The business and affairs of the Corporation shall be managed by its Board of Directors. The Board of Directors may exercise all the powers of the Corporation, except such as are by statute or the charter of the by-laws conferred upon or reserved to the members. The Board of Directors shall keep full and fair accounts of its transactions.

SECTION 2.02. Number of Directors. The number of directors of the Corporation shall be determined as provided in the charter.

SECTION 2.03. Election of Directors. Until the first annual meeting of members or until successors are duly elected and qualify, the Board shall consist of the persons named as such in the charter. At the first annual meeting of members and at each annual meeting thereafter, the members entitled to vote thereon shall elect directors of the class whose term then expires as provided in the charter, to hold office for the term of such class as provided in the charter or until their successors are elected and qualify. At any meeting of members, duly called and at which a quorum is present, the members may, by the affirmative vote of the

holders of a majority of the members entitled to vote thereon, remove any director or directors from office and may elect a successor or successors to fill any resulting vacancies for the unexpired terms of removed directors.

SECTION 2.04. Vacancies. Any vacancy occurring in the Board of Directors for any cause other than by reason of an increase in the number of directors may be filled by a majority of the remaining members of the Board of Directors entitled to vote thereon although such majority is less than a quorum, as provided in the charter. A director elected by the Board of Directors to fill a vacancy shall be elected to hold office until the next annual meeting of members or until his successor is elected and qualifies.

SECTION 2.05. Regular Meetings. After each meeting of members at which a Board of Directors shall have been elected, the Board of Directors so elected shall meet as soon as practicable for the purpose of organization and the transaction of other business, at such time as may be designated by the members at such meeting; and in the event that no other time is designated by the members, the Board of Directors shall meet at 12:00 o'clock Noon on the day of such meeting. Such first meeting shall be held at such place within or without the State of Maryland as may be designated by the members, or in default of such designation at the place designated by the Board of Directors for such first regular meeting, or in default of such designation at the office of the Corporation in Timonium, Maryland. No notice of such first meeting shall be necessary if held as hereinabove provided. Other regular meetings of the Board of Directors shall be held on such dates and at such places within or without the State of Maryland as may be designated from time to time by the Board of Directors.

SECTION 2.06. Special Meetings. Special meetings of the Board of Directors may be called at any time by the Chairman of the Board or the President or by a majority of the Board of Directors by vote at a meeting, or in writing with or without a meeting. Such special meetings shall be held at such place or places within or without the State of Maryland as may be designated from time to time by the Board of Directors. In the absence of such designation such meetings shall be held at such places as may be designated in the calls.

SECTION 2.07. Notice of Meetings. Except as provided in Section 2.05, notice of the place, day and hour of every regular and special meeting shall be given to each director two days (or more) before the meeting, by delivering the same to him personally, or by sending the same to him by telegraph, or by leaving the same at his residence or usual place of business, or, in the alternative, by mailing such notice three days (or more) before the meeting, postage prepaid, and addressed to him at his last known post office address, according to the records of the Corporation. Unless required by these by-laws or by resolution of the Board of Directors, no notice of any meeting of the Board of Directors need state the business to be transacted thereat. No notice of any meeting of the Board of Directors need be given to any director who attends, or to any director who, in writing executed and filed with the records of the meeting either before or after the holding thereof, waives such notice. Any meeting of the Board of Directors, regular or special, may adjourn from time to time to reconvene at the same or some other place, and no notice need be given of any such adjourned meeting other than by announcement.

SECTION 2.08. Quorum. At all meetings of the Board of Directors, a majority of the entire Board of Directors shall constitute a quorum for the transaction of business. Except in cases in which it is by statute, by the charter or by the by-laws otherwise provided, the vote of a majority of such quorum at a duly constituted meeting shall be sufficient to elect and pass any measure. In the absence of a quorum, the directors present by majority vote and without notice other than by announcement may adjourn the meeting from time to time until a quorum shall attend. At any such adjourned meeting at which a quorum shall be present, any business may be transacted which might have been transacted at the meeting as originally notified.

SECTION 2.09. Compensation. By resolution of the Board of Directors a fixed sum and expenses of attendance, if any, may be allowed to directors for attendance at each regular or special meeting of the Board of Directors or of committees thereof, but directors as such shall not receive any other compensation for their services except such as may be authorized or permitted by vote of the members. A director who serves the Corporation in any other capacity, however, may receive compensation therefor without such vote of members.

SECTION 2.10. Informal Action by Directors. Any action required or permitted to be taken at any meeting of the Board of Directors or of any committee thereof may be taken without a meeting, if a written consent to such action is signed by all members of the board or of such committee, as the case may be, and such written consent is filed with the minutes of proceedings of the board or committee.

ARTICLE III

COMMITTEES

SECTION 3.01. Committees. The Board of Directors may by resolution provide for an Executive Committee and for such other standing or special committees as it deems desirable and discontinue the same at pleasure. Each such committee shall have such powers and perform such duties, not inconsistent with law, as may be assigned to it by the Board of Directors.

ARTICLE IV

OFFICERS

Section 4.01. Executive Officers. The Board of Directors may choose a chairman of the Board from among the directors. The Board of Directors shall choose a President from among the directors, and a Secretary and a Treasurer who need not be directors. The Board of Directors may choose one or more Vice-Presidents, one or more Assistant Secretaries and one or more Assistant Treasurers, none of whom need be a director. Any two or more of the above-mentioned offices, except those of President and a Vice-President, may be held by the same person; but no officer shall execute, acknowledge or verify any instrument in more than one capacity if

such instrument be required by statute, by the charter, by the by-laws or by resolution of the Board of Directors to be executed, acknowledged or verified by any two or more officers. Each such officer shall hold office until the first meeting of the Board of Directors after the annual meeting of members next succeeding his election, and until his successor shall have been duly chosen and qualified, or until he shall have resigned or shall have been removed. Any vacancy in any of the above offices may be filled for the unexpired portion of the term by the Board of Directors at any regular or special meeting.

SECTION 4.02. Chairman of the Board. The Chairman of the Board, if one be elected, shall preside at all meetings of the Board of Directors and of the members at which he shall be present. He shall have and may exercise such powers as are from time to time assigned to him by the Board of Directors.

SECTION 4.03. President. In the absence of the Chairman of the Board, the President shall preside at all meetings of the members and of the Board of Directors at which he shall be present; he shall have general charge and supervision of the business of the Corporation; he may sign and execute, in the name of the Corporation, all authorized deeds, mortgages, bonds, contracts or other instruments, except in cases in which the signing and execution thereof shall have been expressly delegated to some other officer or agent of the Corporation; and, in general, he shall perform all duties incident to the office of a president of a corporation, and such other duties as, from time to time, may be assigned to him by the Board of Directors.

SECTION 4.04. Vice-Presidents. The Vice-President or Vice-Presidents, at the request of the President or in his absence or during his inability to act, shall perform the duties and exercise the functions of the President, and when so acting shall have the powers of the President. If there be more than one Vice-President, the Board of Directors may determine which one or more of the Vice-Presidents shall perform any of such duties or exercise any of such functions, or if such determination is not made by the Board of Directors, the President may make such determination; otherwise any of the Vice-Presidents may perform any of such duties or exercise any of such functions. The Vice-President or Vice-Presidents shall have such other powers and perform such other duties as may be assigned to him or them by the Board of Directors or the President.

SECTION 4.05. Secretary. The Secretary shall keep the minutes of the meetings of the members, of the Board of Directors and of any committees, in books provided for the purpose; he shall see that all notices are duly given in accordance with the provisions of the by-laws or as required by law; he shall be custodian of the records of the Corporation; he shall see that the corporate seal is affixed to all documents the execution of which, on behalf of the Corporation, under its seal, is duly authorized, and when so affixed may attest the same; and in general, he shall perform all duties incident to the office of the secretary of a corporation, and such other duties as, from time to time, may be assigned to him by the Board of Directors or the President.

SECTION 4.06. Treasurer. The Treasurer shall have charge of and be responsible for all funds, securities, receipts and disbursements of the Corporation, and shall deposit, or cause to be deposited, in the name of the Corporation, all moneys or other valuable effects in such banks, trust companies or other depositories as shall, from time to time, be selected by the Board of Directors; he shall render to the President and to the Board of Directors whenever requested, an account of the financial condition of the Corporation, and, in general, he shall perform all the duties incident to the office of a treasurer of a corporation, and such other duties as may be assigned to him by the Board of Directors or the President.

SECTION 4.07. Assistant Officers. The Assistant Secretaries shall have such duties as may from time to time be assigned to them by the Board of Directors or the Secretary. The Assistant Treasurers shall have such duties as may from time to time be assigned to them by the Board of Directors or the Treasurer.

SECTION 4.08. Subordinate Officers. The Board of Directors may from time to time appoint such subordinate officers as it may deem desirable. Each such officer shall hold office for such period and perform such duties as the Board of Directors or the President may prescribe. The Board of Directors may, from time to time, authorize any committee or officer to appoint and remove subordinate officers and prescribe the duties thereof.

SECTION 4.09. Compensation. The Board of Directors shall have power to fix the compensation of all officers of the Corporation. It may authorize any committee or officer, upon whom the power of appointing subordinate officers may have been conferred, to fix the compensation of such subordinate officers.

SECTION 4.10. Removal. Any officer or agent of the Corporation may be removed by the Board of Directors whenever, in its judgment, the best interests of the Corporation will be served thereby, but such removal shall be without prejudice to the contractual rights, if any, of the person so removed.

ARTICLE V

FINANCE

SECTION 5.01. Checks, Drafts, Etc. All checks, drafts and orders for the payment of money, notes and other evidences of indebtedness, issued in the name of the Corporation, shall unless otherwise provided by resolution of the Board of Directors, be signed by the President or a Vice-President and countersigned by the Treasurer or Secretary.

SECTION 5.02. Annual Reports. There shall be prepared annually a full and correct statement of the affairs of the Corporation, including a balance sheet and a financial statement of operations for the preceding calendar year, which shall be submitted at the annual meeting of the members and filed within twenty days thereafter at the principal office of the Corporation in this State. Such statement shall be prepared by such executive officer of the

Corporation as may be designated in an additional or supplementary by-law adopted by the Board of Directors. If no other executive officer is so designated, it shall be the duty of the President to prepare such statement.

SECTION 5.03. Fiscal Year. The fiscal year of the Corporation shall be the twelve calendar months period ending December 31st of each year, unless otherwise provided by the Board of Directors.

ARTICLE VI

SUNDRY PROVISIONS

SECTION 6.01. Seal. The Board of Directors shall provide a suitable seal, bearing the name of the Corporation, which shall be in the charge of the Secretary. The Board of Directors may authorize one or more duplicate seals and provide for the custody thereof.

SECTION 6.02. Bonds. The Board of Directors may require any officer, agent or employee of the Corporation to give a bond to the Corporation, conditioned upon the faithful discharge of his duties, with one or more sureties and in such amount as may be satisfactory to the Board of Directors.

SECTION 6.03. Voting Upon Shares in Other Corporations. Any shares in other corporations or associations, which may from time to time be held by the Corporation, may be voted at any meeting of the shareholders thereof by the President or a Vice-President of the Corporation or by proxy or proxies appointed by the President or one of the Vice-Presidents of the Corporation. The Board of Directors, however, may by resolution appoint some other person or persons to vote such shares, in which case such person or persons shall be entitled to vote such shares upon the production of a certified copy of such resolution.

SECTION 6.04. Amendments. Any and all provisions of these by-laws may be altered or repealed and new by-laws may be adopted at any annual meeting of the members, or at any special meeting called for that purpose. In addition, the Board of Directors shall have the power, at any regular or special meeting thereof, to make and adopt new by-laws or to amend, alter or repeal any by-laws of the Corporation.

SECTION 6.05. Inconsistencies. To the extent of any possible inconsistency between these by-laws and the charter, the provisions of the charter shall control, and to the extent of any possible inconsistency or conflict between these by-laws

and the Declaration, as defined in the charter, the provisions of the Declaration shall control.

IN WITNESS WHEREOF, the Directors of The Mays Chapel Association, Inc. have hereunto set our hands this 10th day of May, 1977.

RONALD J. KWOKA

J. FREDERICK C. OFFUTT, JR.

EUGENE P. SMITH

RICHARD J. BOECKER

JAMES KEELTY, JR.

JOSEPH S. KEELTY

JAMES KEELTY, III

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LIBER 5755 PAGE 787

DEED, AGREEMENT AND DECLARATION OF COVENANTS, EASEMENTS, CHARGES AND LIENS

THIS DEED, AGREEMENT AND DECLARATION is made this 20th day of MAY, 1977, by and among GALWAY, INC., a Maryland corporation (hereinafter referred to as "Developer"), Grantor, THE DREW COMPANY, a Maryland corporation (hereinafter referred to as "Declarant"), Grantee, and MAYS CHAPEL ASSOCIATION, INC., a Maryland non-profit membership corporation (hereinaftey referred to as "MCA"), and JAMES KEELTY, JR., JOSEPH S. KEELTY and LOUISE H. KEELTY, Co-Partners trading as MAYS CHAPEL VILLAGE.

R E C I T A L S

Developer has heretofore acquired the fee interest in those certain tracts or parcels of land containing, in the aggregate, 55.13 acres of land, more or less, situated, lying and being in the Eighth Election District of Baltimore County, Maryland, and more particularly described in Exhibit A annexed hereto and made a part hereof.

Developer intends to develop a residential subdivision on the land included in the "Property", as hereinafter defined, affording well-planned residential, recreational and open space uses, buildings, facilities and areas.

Developer desires to subject the Property to the covenants, easements, charges and liens imposed hereby in order (i) to provide funds for use as specified in Article IV hereof, and (ii) to grant rights, easements and privileges relating to the use of certain facilities, subject to the conditions set forth herein.

Developer has caused MCA to be formed for the purpose of providing a non-profit civic organization to serve as the representative of the Owners and Residents with respect to the assessment, collection and application of all charges imposed hereunder, the enforcement of all covenants contained herein and all liens created hereby, and the creation, operation, management and maintenance of the facilities and services referred to hereinafter.

The within instrument is the "Declaration" referred to in the Articles of Incorporation of MCA.

In order to cause said covenants, easements, charges and liens to run with, burden and bind the Property, Developer desires to convey the Property to Declarant upon condition that MCA execute the within instrument, and upon condition that Declarant covenant and declare as herein provided and forthwith reconvey the Property to Developer subject to, and burdened and bound by, all covenants, easements, charges and liens imposed hereby.

TRANSFER TAX NOT REQUIRED
Walter R. Richardson
Director of Finance
BALTIMORE COUNTY, MARYLAND
Per: Glenn J. Collison
Authorized Signature
Rec'd 80-E 5-23-77

NOW, THEREFORE, THIS DEED, AGREEMENT AND DECLARATION, WITNESSETH: that for and in consideration of the premises and the sum of Five Dollars ($5.00), paid by each party to the other, the receipt and sufficiency whereof being hereby mutually acknowledged, the parties hereto do hereby grant, covenant and declare as follows:

Developer does hereby GRANT and CONVEY unto the Declarant, the Property, subject, however, to the covenants, easements, charges and liens hereinafter set forth.

TOGETHER with any and all rights and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above granted Property unto the Declarant, its successors and assigns, forever, in fee simple, subject, however, to the following covenants, easements, charges and liens, which it is hereby covenanted and agreed shall be binding upon (i) the Declarant, its successors and assigns, and (ii) the Property, to the end that such covenants, easements, charges and liens shall run with, bind and burden the Property, in perpetuity.

MCA joins in the execution of this Deed, Agreement and Declaration for the purpose of covenanting and agreeing for itself and its successors and assigns to be bound by the covenants, easements, charges and liens hereinafter set forth.

AND the parties hereto further covenant, agree and declare as follows:

ARTICLE I

Definitions

1.00 The following words, phrases or terms when used herein shall have the following meanings:

1.01 "Assessable Property" shall mean and refer to the entire Property except such part or parts thereof as may from time to time constitute "Exempt Property", as hereinafter defined.

1.02 "Board" shall mean and refer to the Board of Directors of MCA.

1.03 "Declaration" shall mean and refer to this Deed, Agreement and Declaration, as the same may from time to time be supplemented in the manner provided in Article VII hereof.

1.04 "Deed" shall mean and refer to a deed, assignment or other instrument conveying the fee simple interest in a "Lot", as hereinafter defined.

1.05 "Exempt Property" shall mean and refer to the following portions or parts of the Property:

(i) any portion of the Property, which is less than the whole thereof, which is assessed as a unit by the appropriate public officials for the purpose of real estate taxes imposed by the State of Maryland and Baltimore County, and on which no "Permanent Improvements", as hereinafter defined, shall have been built, installed or erected, until such time as Permanent Improvements are

built, installed or erected thereon, after which time such portion of the Property shall no longer be deemed Exempt Property under the provisions of this subparagraph (i) regardless of whether the Permanent Improvements built, installed or erected thereon shall thereafter be removed therefrom or destroyed;

(ii) all land and Permanent Improvements, owned by the United States, the State of Maryland, Baltimore County, or any instrumentality or agency of any such entity, for so long as any such entity or any such instrumentality or agency shall be the owner thereof;

(iii) all land and Permanent Improvements owned by MCA (or a "Successor Corporation" as defined in Section 8.04 hereof) for so long as MCA (or such Successor Corporation) shall be the owner thereof; and

(iv) all land and Permanent Improvements exempt from both Baltimore County and the State of Maryland real property taxes by virtue of applicable law, for so long as such land and Permanent Improvements are so exempt.

1.06 "Lot" shall mean and refer to a portion of the Assessable Property which is less than the whole thereof and which is assessed as a unit by the appropriate public officials for the purpose of real estate taxes imposed by the State of Maryland and Baltimore County.

1.07 "MCA Land" shall mean and refer to such part of the Property as may at any time hereafter be owned by MCA (or a "Successor Corporation" as defined in Section 8.04 hereof) for so long as MCA (or such Successor Corporation) may be the owner thereof.

1.08 "Notes" shall mean and refer to all notes, bonds, debentures or other evidences of indebtedness issued and sold by MCA.

1.09 "Note Holder" shall mean and refer to the holder of any Note and all trustees or other representatives of one or more such holders.

1.10 "Owner" shall mean and refer to the holder of record title to the fee interest in any Lot, whether or not such holder actually resides on any part of the Property.

1.11 "Permanent Improvements" shall mean and refer to all dwellings and all buildings and structures appurtenant to a dwelling which at the time of the assessment of each "Annual Charge", as hereinafter defined, are taxable by the State of Maryland or Baltimore County as real property under applicable law.

1.12 "Property" as used herein shall mean and refer as follows:

(i) at the time of the execution hereof, the term "Property" shall mean all land described in Exhibit A annexed hereto and all presently existing Permanent Improvements built, installed or erected thereon;

(ii) from and after the building, installation or erection of each new Permanent Improvement upon the land described

in Exhibit A annexed hereto, the term "Property" shall also include each such new Permanent Improvement;

(iii) from and after each addition to the land subjected to the "Restrictions", as hereinafter defined, pursuant to Article VII hereof, the term "Property" shall also include each such new parcel of land and each Permanent Improvement existing on each such new parcel of land at the time that the same is subjected to the Restrictions; and

(iv) from and after the building, installation or erection of each new Permanent Improvement on each new parcel of land referred to in subparagraph (iii) above, the term "Property" shall also include each such new Permanent Improvement.

1.13 "Resident" shall mean and refer to (i) each tenant actually residing on any part of the Assessable Property, and (ii) members of the immediate family of each Owner and of each such tenant actually living in the same household with such Owner or such tenant. Subject to such rules and regulations as MCA may hereafter specify, including the imposition of special fees for use if MCA shall so direct, the term "Resident" shall also include the household employees, guests or invitees of any such Owner or tenant if the Board, in its absolute discretion, by resolution so directs.

1.14 "Restrictions" shall mean and refer collectively to all covenants, easements, charges, and liens created or imposed by this Declaration.

ARTICLE II

Assessment of Annual Charge

2.01 For the purpose of providing funds for use as specified in Article IV hereof, the Board shall in each year, commencing with the year 1983 or the calendar year following the year in which Developer shall have divested itself of title to all of that tract of land described in Exhibit B annexed hereto and made a part hereof, whichever shall first occur, assess against the Assessable Property a charge (which shall be uniform with respect to all Assessable Property) equal to a specified number of cents (not in excess of ten cents) for each One Hundred Dollars ($100.00) of the then current "Assessed Valuation", as hereinafter defined, of the Assessable Property. In making each such assessment, the Board shall separately assess each Lot based upon its Assessed Valuation, and each such Lot shall be charged with and subject to a lien for the amount of such separate assessment which shall be deemed the "Annual Charge" with respect to such Lot.

2.02 As used herein, the term "Assessed Valuation" shall mean:

(i) the full cash value placed on land and Permanent Improvements in each year for Baltimore County or State of Maryland real estate tax purposes, whichever may be higher, before any allowance for inflation, as such full cash value is determined in the manner as may from time to time be provided by applicable law, regardless of any decrease of such valuation during such year by reason of appeal or otherwise (by way of example, under the applicable law in effect as of the date hereof, in determining the

amount of Baltimore County and State of Maryland real estate taxes due and payable in each year with respect to any land and improvements, the full cash value placed on such land and improvements for Baltimore County and State of Maryland real estate tax purposes is reduced by an allowance for inflation equal to fifty percent (50%) of such full cash value prior to the multiplication of such full cash value by the rate of tax established by Baltimore County and the State of Maryland; for the purposes of this Declaration, the Assessed Valuation of any land and Permanent Improvements shall be the full cash value placed thereon for Baltimore County and State of Maryland real estate tax purposes before the same is reduced by the fifty-percent allowance for inflation); and

(ii) if both Baltimore County and the State of Maryland shall ever cease to impose real estate taxes, then said term shall mean in each year thereafter the highest full cash value placed on land and Permanent Improvements during the last year when either shall have imposed real estate taxes, determined as provided in the immediately preceding subparagraph (i).

2.03 As soon as may be practical in each year, MCA shall send a written bill to each Owner stating (i) the Assessed Valuation of each Lot owned by such Owner as the same appears on the appropriate public record, (ii) the number of cents per One Hundred Dollars ($100.00) of such Assessed Valuation assessed by the Board as the Annual Charge for the year in question, (iii) the amount of the Annual Charge assessed against each such Lot, stated in terms of the total sum due and owing as the Annual Charge, and (iv) that unless the Owner shall pay the Annual Charge within thirty (30) days following the date of receipt of the bill the same shall be deemed delinquent and will bear interest until paid at the rate allowed by law, but not less than six percent (6%) per annum.

2.04 If the Owner of any Lot shall fail to pay the Annual Charge within ninety (90) days following receipt of the bill referred to in Section 2.03 hereof, in addition to the right to sue the Owner for a personal judgment, MCA shall have the right to enforce the lien hereinafter imposed to the same extent, including a foreclosure sale and deficiency decree, and (to the extent the appropriate court will accept jurisdiction) subject to the same procedures, as in the case of mortgages under applicable law, and the amount due by such Owner shall include the Annual Charge, as well as the cost of such proceedings, including a reasonable attorney's fee, and the aforesaid interest. If in any case the appropriate court refuses jurisdiction of the enforcement of said lien, then, for the purposes of enforcing and satisfying said lien, MCA shall have the right to sell the property at public or private sale after giving notice to the Owner (by registered mail or by publication in a newspaper of general circulation in Baltimore County) at least thirty (30) days prior to such sale.

2.05 The Board shall have the right to adopt procedures for the purpose of making the assessments provided herein and the billing and collection of the Annual Charges, provided that the same are not inconsistent with the provisions hereof.

2.06 Upon written demand by an Owner, MCA shall within a reasonable period of time issue and furnish to such Owner a written certificate stating that all Annual Charges (including interest and costs, if any) have been paid with respect to any

specified Lot as of the date of such certificate or, if all Annual Charges have not been paid, setting forth the amount of such Annual Charges (including interest and costs, if any) due and payable as of such date. MCA may make a reasonable charge for the issuance of such certificates which must be paid at the time that the request for such certificate is made. Any such certificate, when duly issued as herein provided, shall be conclusive and binding with regard to any matter therein stated as between MCA and any bona fide purchaser of, or lender on, the Lot in question.

ARTICLE III

Imposition of Charge and Lien upon Property

3.01 Declarant, for itself, its successors and assigns, hereby covenants and agrees in perpetuity:

(i) that it will comply with the terms, covenants and conditions of Article VI hereof;

(ii) that it will pay to MCA the Annual Charge assessed by MCA in each year against the Assessable Property; and

(iii) that the Annual Charge, both prior to and after the assessment thereof in each year, together with the continuing obligation to pay all future Annual Charges assessed in all future years, shall be and remain a first charge against, and a continuing first lien upon, (a) the Assessable Property, and (b) all Exempt Property to the extent that the building, installation or erection of Permanent Improvements thereon or any change of ownership may result in any portion of the same becoming Assessable Property, to the end that said charge and lien shall be superior to any and all other charges, liens or encumbrances which may hereafter in any manner arise or be imposed upon the Assessable Property (or the Exempt Property to the extent that the same may later become Assessable Property) whether arising from or imposed by judgment or decree or by any agreement, contract, mortgage or other instrument, except as follows: The lien of the Annual Charge or other assessments and charges provided for herein shall be subordinate to general and special assessments for real estate taxes on any Lot and the lien of any first mortgage covering any Lot, duly recorded prior to assessment of the Annual Charge or other assessments or charges provided for herein as a lien on such Lot, or after receipt from MCA of a written statement acknowledging that payments on the lien for the Annual Charge or other charges and assessments levied by MCA are current as of the date of recordation of the mortgage. Sale or transfer of any Lot shall not affect the lien of the Annual Charge or other assessments and charges provided for herein. However, the sale or transfer of any Lot pursuant to mortgage foreclosure, or any proceeding in lieu thereof, shall extinguish the lien of such Annual Charge or such other assessments and charges as to payments which became due prior to such sale or transfer, except to the extent that same are collectible from any surplus remaining after payment of the outstanding balance due under the mortgage, together with all costs incurred in the foreclosure proceedings. No sale or transfer shall relieve such Lot from liability for any Annual Charge or other charges and assessments provided for herein thereafter becoming due or from the lien thereof.

3.02 In addition to taking subject to the charge and lien imposed by Section 3.01 hereof, each Owner of each Lot by the

acceptance of a Deed therefor, whether or not it shall be so expressed in such Deed, shall be deemed to have agreed to be bound by the terms, covenants and conditions of Article VI hereof and to be personally liable for the payment of each Annual Charge assessed by MCA against such Lot in each year during any part of which such Owner holds title to such Lot.

3.03 As used in this Article III, the term "Annual Charge" shall mean the total of the following:

(i) the Annual Charge as assessed pursuant to Section 2.01 hereof;

(ii) the interest on delinquent charges imposed by Section 2.03 hereof; and

(iii) the cost of enforcing the lien as provided in Section 2.04 hereof.

3.04 Nothing contained in these Restrictions shall prevent any Owner, subject to the provisions of Article VI hereof, from changing, altering or destroying any Permanent Improvement owned by him if the Annual Charge imposed hereunder with respect thereto (i) has been paid for the year in which such change, alteration or destruction takes place or (ii) the Annual Charge with respect to the Permanent Improvement in question has been paid for the year preceding such change, alteration or destruction and a bill for the Annual Charge for the then current year has not been sent by MCA under Section 2.03 hereof prior to such change, alteration or destruction.

ARTICLE IV

Use of Funds

4.01 MCA shall apply all funds received by it pursuant to these Restrictions, and all other funds and property received by it from any source, including the proceeds of the loans referred to in Section 4.02 and the surplus funds referred to in Section 4.03, to the following, pro tanto and in the order stated:

(i) the payment of all principal and interest, when due, on all loans borrowed by MCA, to the extent required under any agreement with Note Holders referred to in Section 4.02 hereof;

(ii) the costs and expenses of MCA; and

(iii) for the benefit of the Property, Owners and Residents by devoting the same to the acquisition, construction, reconstruction, conduct, alteration, enlargement, laying, renewal, replacement, repair, maintenance, operation and subsidizing of such of the following as the Board, in its discretion, may from time to time establish or provide:

any or all projects, services, facilities, studies, programs, systems and properties relating to: parks, recreational facilities or services; drainage systems; streets, roads, highways, walkways, curbing, gutters, sidewalks, trees, flowers and landscaping, fountains, benches, shelters, directional

and informational signs, walkways, and bridges, and street, road and highway lighting facilities; facilities for the collection, treatment and disposal of garbage and refuse; community buildings and facilities, including equipment, supplies and accessories in connection therewith; buildings, storage and maintenance yards, garages and other buildings and facilities deemed necessary or desirable by the Board in connection with the administration, management, control and operation of MCA; traffic engineering programs and parking facilities; lakes, dams, parks, tennis courts, playgrounds, and other related recreational facilities; and any and all other improvements, facilities and services that the Board shall find to be necessary, desirable or beneficial to the interest of the Property, Owners and Residents.

4.02 In order to secure the repayment of any and all sums borrowed by it from time to time, MCA is hereby granted the right and power:

(i) to assign and pledge all revenues received, and to be received, by it under any provision of this Declaration, including, but not limited to, the proceeds of the Annual Charges payable hereunder; and

(ii) to enter into agreements with Note Holders with respect to the collection and disbursements of funds, including, but not limited to agreements wherein MCA covenants:

(a) to assess the Annual Charges on a given day in each year and, subject to the limitation on amount specified in Section 2.01 hereunder, to assess the same at a particular rate or rates;

(b) to establish sinking funds and/or other security deposits;

(c) to apply all funds received by MCA first to the payment of all principal and interest, when due, on such loans, or to apply the same to such purpose after providing for costs of collection;

(d) to establish such collection, payment and lien enforcement procedures as may be required by the Note Holders; and

(e) to provide for the custody and safeguarding of all funds received by MCA.

The amount, terms, rate or rates of all borrowing and the provisions of all agreements with Note Holders shall be subject to the decision of the Board acting in its absolute discretion.

4.03 MCA shall not be obligated to spend in any calendar or other fiscal year all the sums collected in such year by way of Annual Charges, or otherwise, and may carry forward, as surplus any balances remaining; nor shall MCA be obligated to apply any such

surpluses to the reduction of the amount of the Annual Charge in the succeeding year, but may carry forward from year to year such surplus as the Board in its absolute discretion may determine to be desirable for the greater financial security of MCA and the effectuation of its purposes.

4.04 MCA shall be entitled to contract with any corporation, firm or other entity for the performance of the various duties imposed on MCA hereunder and the performance by any such entity shall be deemed the performance of MCA hereunder.

ARTICLE V

Rights of Enjoyment in Community Facilities

5.01 It is intended that Developer will convey to MCA, subsequent to the recordation of this Declaration, certain tracts of land for park purposes. Said tracts, together with such other parts of MCA Land as the Board, in its absolute discretion, may by resolution from time to time hereafter designate for use by Owners and Residents, are hereinafter collectively referred to as "Community Facilities". Upon designation of any part of MCA Land as a Community Facility, as herein provided, the Board shall cause a declaration to be executed and recorded among the Land Records of Baltimore County, which declaration shall include a description of the land so designated and shall state that such land has been designated as a Community Facility for purposes of this Section 5.01. No MCA Land, or any part thereof, shall be a Community Facility subject to the rights and easements of enjoyment and privileges hereinafter granted unless and until the same shall have been so designated and the above described declaration filed in accordance with the procedure provided herein.

Every Owner, by reason of such ownership, shall have a right and easement of enjoyment in and to all Community Facilities, and such easement shall be appurtenant to and shall pass with every Lot upon transfer. All Residents shall have a non-transferable privilege to use and enjoy all Community Facilities for so long as they are Residents within the previously defined meaning of that term. All such rights, easements, and privileges, however, shall be subject to the right of MCA to adopt and promulgate reasonable rules and regulations pertaining to the use of Community Facilities which shall enhance the preservation of such facilities, the safety and convenience of the users thereof, or which, in the discretion of the Board, shall serve to promote the best interests of the Owners and Residents. MCA shall have the right to borrow money for the purpose of improving any Community Facility and in aid thereof, to mortgage the same and the rights of any such mortgagee shall be superior to the rights and easements herein granted and assured.

5.02 MCA shall have the right to suspend the right of any Owner (and the privilege of each Resident claiming through such Owner) for any period during which the Annual Charge assessed under Article II hereof remains overdue and unpaid, or in connection with the enforcement of any rules or regulations relating to such facilities in accordance with the provisions of this Article V.

5.03 Notwithstanding the rights, easements and privileges granted under this Article V, MCA shall nevertheless have the right and power to convey any property referred to in Section 5.01

hereof free and clear of all such rights, easements and privileges if such conveyance is to a public body for public use.

ARTICLE VI

Architectural Control

No building, fence, wall, sign, tank, pool, game facility, or structure of any kind, including any driveway, walkway and outside lighting, shall be commenced, erected or maintained on any Lot, nor shall any addition thereto (including awnings and screenings) or change or alteration therein (including any retreatment by painting or otherwise of any exterior part thereof) be made until plans and specifications, in duplicate, showing the nature, kind, shape, height, colors, materials, locations and approximate cost of such building, fence, wall, sign, tank, pool, game facility, structure, driveway, walkway, lighting, addition, change or alteration shall have been submitted to and approved in writing by the Board, which shall have the absolute right to refuse to approve any such plans or specifications which it deems unsuitable or undesireable, whether based on aesthetic or other reasons. In so passing upon such plans or specifications, the Board shall have the right to take into consideration the use and suitability of the proposed building, fence, wall, sign, tank, pool, game facility, structure, driveway, walkway, lighting, addition, change or alteration, the location thereof, the materials of which it is to be built or made, and the color and design thereof, with relation to the site upon which it is proposed to erect or keep the same, harmony with its surroundings and the effect on the outlook from adjacent or neighboring property. If the Board fails to approve or disapprove any building, fence, wall, sign, tank, pool, game facility, structure, driveway, walkway or lighting, any addition thereto, or change or alteration therein, within thirty (30) days after the plans and specifications therefor have been submitted to it by the Owner, approval will be conclusively presumed so that no further approval will be required for the foregoing and the Owner shall be deemed to have fully complied with this Article. Additionally, if any dwelling (as distinguished from any wall, tank, pond, game facility, fence or sign or any addition to any building or structure or change or alteration to any building or structure) is substantially completed on any Lot before any legal or equitable action is instituted by MCA, or a Successor Corporation as defined in Section 8.04 hereof, to enjoin the construction of same on such Lot as a violation of the terms and provisions of this Article VI, then the plans and specifications for such dwelling shall conclusively be deemed approved by the Board.

ARTICLE VII

Duration, Amendment, and Supplements

7.01 All Restrictions set forth or provided for in this Declaration shall be deemed covenants running with the land and/or charges and liens upon the land and any and every conveyance of any part of the Property shall be absolutely subject to said Restrictions whether or not it shall be so expressed in the deed, lease or other conveyance thereof. The said Restrictions shall continue with full force and effect in perpetuity.

7.02 The size of the Property may be increased, from time to time, by the filing among the Land Records of Baltimore County of

supplements to this Declaration signed by MCA and the Owner of the additional property described in such supplement, provided that such additional property is expressly subjected to the Restrictions imposed hereby. It is understood and agreed that Developer may hereafter execute one or more such supplements to this Declaration for the purpose of subjecting one or more additional portions of that tract of land described in Exhibit B annexed hereto to the Restrictions imposed hereby, but that Developer shall in nowise be obligated to execute any such supplement or to subject the balance of said tract of land or any portion thereof to the Restrictions.

ARTICLE VIII

Miscellaneous

8.01 No change of conditions or circumstances shall operate to extinguish, terminate, or modify any of the provisions of this Declaration.

8.02 The determination by any court that any provision of this Declaration is unenforceable or void shall not affect the validity of any of the other provisions hereof.

8.03 MCA shall have the right to construe and interpret the provisions of this Declaration, and in absence of an adjudication by a court of competent jurisdiction to the contrary, its construction or interpretation shall be final and binding as to all persons or property benefited or bound by the provisions hereof.

8.04 MCA shall be empowered to assign its rights hereunder to any successor non-profit membership corporation (hereinafter referred to as the "Successor Corporation") and, upon such assignment the Successor Corporation shall have all the rights and be subject to all the duties of MCA hereunder and shall be deemed to have agreed to be bound by all provisions hereof, to the same extent as if the Successor Corporation had been an original party instead of MCA and all references herein to the "Board" shall refer to the Board of Directors of such Successor Corporation. Any such assignment shall be accepted by the Successor Corporation under a written agreement pursuant to which the Successor Corporation expressly assumes all duties and obligations of MCA hereunder. If for any reason MCA shall cease to exist without having first assigned its rights hereunder to a Successor Corporation, the covenants, easements, charges and liens imposed hereunder shall nevertheless continue and any Owner may petition a court of competent jurisdiction to have a trustee appointed for the purpose of organizing a non-profit membership corporation and assigning the rights of MCA hereunder with the same force and effect, and subject to the same conditions, as provided in this Section 8.04 with respect to an assignment and delegation by MCA to a Successor Corporation.

8.05 All titles or headings of the Articles herein are for the purpose of reference only and shall not be deemed to limit, modify or otherwise affect any of the provisions hereof. All references to singular terms shall include the plural where applicable.

ARTICLE IX

Joinder of Secured Parties

9.01 The tract of land described in Exhibit B annexed hereto and made a part hereof, of which the Property is a part, is

subject to the lien of a certain Purchase Money Mortgage dated October 5, 1976, and recorded among the aforesaid Land Records in Liber E.H.K., Jr. No. 5683, folio 116, from Developer to James Keelty, Jr., Joseph S. Keelty and Louise H. Keelty, Co-Partners trading as Mays Chapel Village, which Purchase Money Mortgage secures the payment of the principal sum of One Million Seven Hundred Twenty Five Thousand Dollars ($1,725,000.00). James Keelty, Jr., Joseph S. Keelty and Louise H. Keelty, Co-Partners (hereinafter collectively called the "Secured Parties"), join in the execution of this Declaration solely for the following purposes:

The Secured Parties, for themselves and their respective personal representatives, executors, administrators, successors and assigns, hereby consent to the execution and recordation of this Declaration and hereby subordinate the lien of the aforesaid Purchase Money Mortgage to the operation and effect hereof.

IN WITNESS WHEREOF the parties hereto have set their hands and respective seals as of the day and year first above written.

ATTEST:

Richard J. Boecker
Richard J. Boecker Secretary

GALWAY, INC.

By: Joseph S. Keelty (SEAL)
Joseph S. Keelty Vice President

THE DREW COMPANY

Richard J. Boecker
Richard J. Boecker Secretary

By: Eugene P. Smith (SEAL)
Eugene P. Smith President

MAYS CHAPEL ASSOCIATION, INC.

Richard J. Boecker
Richard J. Boecker Secretary

By: Eugene P. Smith (SEAL)
Eugene P. Smith President

WITNESS:

JAMES KEELTY, JR., JOSEPH S. KEELTY AND LOUISE H. KEELTY, CO-PARTNERS TRADING AS MAYS CHAPEL VILLAGE

Richard J. Boecker
Richard J. Boecker

By: James Keelty, Jr. (SEAL)
James Keelty, Jr., Co-Partner

Richard J. Boecker
Richard J. Boecker

By: Joseph S. Keelty (SEAL)
Joseph S. Keelty, Co-Partner

Richard J. Boecker
Richard J. Boecker

By: Louise H. Keelty (SEAL)
Louise H. Keelty, Co-Partner

STATE OF MARYLAND)
)ss;
COUNTY OF BALTIMORE)

I HEREBY CERTIFY that on this 20th day of MAY 1977, before me, the subscriber, a Notary Public for the COUNTY and State aforesaid, personally appeared JOSEPH S. KEPLEY who acknowledged himself to be the VICE President of GALWAY, INC., a Maryland corporation, and that he, as such VICE President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereuto set my hand and Notarial Seal.

Richard J. Boecker
Notary Public
Richard J. Boecker

My Commission expires:

July 1 1975

STATE OF MARYLAND)
)ss:
COUNTY OF BALTIMORE)

I HEREBY CERTIFY that on this 20th day of MAY 1977, before me, the subscriber, a Notary Public for the COUNTY and State aforesaid, personally appeared EUGENE P. SMITH who acknowledged himself to be the President of THE DREW COMPANY, a Maryland corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereuto set my hand and Notarial Seal.

Richard J. Boecker
Notary Public
Richard J. Boecker

My Commission expires:

July 1, 1975

STATE OF MARYLAND)
)ss:
COUNTY OF BALTIMORE)

I HEREBY CERTIFY that on this 20th day of MAY 1977, before me, the subscriber, a Notary Public for the COUNTY and State aforesaid, personally appeared EUGENE P. SMITH who acknowledged himself to be the President of MAYS CHAPEL ASSOCIATION, INC., a Maryland non-profit membership corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereuto set my hand and Notarial Seal.

My Commission expires:

July 1, 1978

Notary Public

STATE OF MARYLAND)
)ss:
COUNTY OF BALTIMORE)

I HEREBY CERTIFY that on this 20th day of MAY 1977, before me, the subscriber, a Notary Public for the COUNTY and State aforesaid, personally appeared JAMES KEELTY, JR., JOSEPH S. KEELTY and LOUISE H. KEELTY who acknowledged themselves to be Co-Partners trading as MAYS CHAPEL VILLAGE, a Maryland partnership, and that they, as such Co-Partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereuto set my hand and Notarial Seal.

Notary Public

My Commission expires:

July 1, 1978

EXHIBIT A

DESCRIPTION OF PROPERTY

All that land and premises shown on the following plats:

1. That certain plat entitled "Plat One, Section One, Mays Chapel Village" and recorded among the Land Records of Baltimore County, Maryland, in Plat Book E.H.K., Jr. No. 39, folio 31.

2. That certain plat entitled "Plat One, Section Two, Mays Chapel Village" and recorded among the aforesaid Land Records in Plat Book E.H.K., Jr. No. 41, folio 13.

3. That certain plat entitled "Plat Two, Section Two, Mays Chapel Village" and recorded among the aforesaid Land Records in Plat Book E.H.K., Jr. No. 41, folio 14.

EXHIBIT B

DESCRIPTION OF LAND AND PREMISES CONVEYED BY MAYS CHAPEL VILLAGE TO GALWAY, INC.

All those two parcels of land, and premises, located in the Eighth Election District of Baltimore County, Maryland, and described as follows:

(1) Beginning for the first at a point in the center line of Jenifer Road, 30 feet wide, at the beginning of the first, or North 23 degrees 46 minutes 30 seconds East 17.93 foot line of the land described in a deed from James Keelty, Jr., Joseph S. Keelty and Louise H. Keelty, Co-Partners, trading as Padonia Land Company, to James Keelty, Jr., Joseph S. Keelty, and Louise H. Keelty, Co-Partners, trading as Mays Chapel Village, a General Partnership, dated June 19, 1972, and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 5281, Folio 321, and running thence binding on all of the first through the sixth lines of the land described in the above mentioned deed, the six following courses and distances, as now surveyed, viz: first, North 17 degrees 10 minutes 00 seconds East 17.93 feet to a stone marked T.S., heretofore set; second, North 17 degrees 10 minutes 00 seconds East 608.83 feet to a stone marked T.S., heretofore set; third, North 29 degrees 07 minutes 50 seconds West 318.19 feet to a stone marked T.S., heretofore set; fourth, North 69 degrees 05 minutes 50 seconds East 982.36 feet to a stone heretofore set; fifth, North 69 degrees 03 minutes 40 seconds East 362.63 feet to a stone marked T.S., heretofore set; and sixth, North 15 degrees 48 minutes 20 seconds West 804.47 feet to the center line of Padonia Road, 30 feet wide, at a point South 15 degrees 48 minutes 20 seconds East 21.18 feet from a concrete monument heretofore planted on the northernmost side of said Padonia Road, running thence binding on or near the center line of said Padonia Road, and binding also on the seventh through the twelfth and part of the thirteenth lines of the land described in the above mentioned deed, the seven following courses and distances, as now surveyed, viz: first, South 68 degrees 58 minutes 30 seconds East 236.05 feet; second, South 78 degrees 49 minutes 30 seconds East 75.00 feet; third, North 84 degrees 00 minutes 30 seconds East 75.00 feet; fourth, North 61 degrees 31 minutes 30 seconds East 70.00 feet; fifth, North 43 degrees 51 minutes 30 seconds East 225.00 feet; sixth, North 68 degrees 43 minutes 30 seconds East 190.70 feet; and seventh, South 89 degrees 14 minutes 35 seconds East 117.32 feet to the southwestern-most end of the relocation of Padonia Road, as shown on Plat No. 24880, Contract No. B787-1-417 of State Roads Commission of Maryland, issued January 30, 1961, running thence binding on the southern right of way line of Padonia Road as shown on said plat the twenty following courses and distances, as now surveyed, viz: first, South 0 degrees 12 minutes 11 seconds West 52.00 feet; second, South 89 degrees 47 minutes 49 seconds East 36.83 feet; third, by a line curving to the left with a radius of 1006.95 feet for a distance of 193.14 feet, said curve being subtended by a chord bearing North 84 degrees 42 minutes 28 seconds East 192.85 feet; fourth, North 80

degrees 57 minutes 52 seconds East 52.87 feet; fifth, South 82 degrees 33 minutes 51 seconds East 57.10 feet; sixth, North 64 degrees 42 minutes 01 seconds East 50.64 feet; seventh, North 78 degrees 21 minutes 52 seconds East 50.16 feet; eighth, North 72 degrees 38 minutes 42 seconds East 50.01 feet; ninth, North 82 degrees 41 minutes 00 seconds East 51.31 feet; tenth, North 70 degrees 19 minutes 58 seconds East 52.11 feet; eleventh, North 64 degrees 27 minutes 03 seconds East 52.30 feet; twelfth, North 71 degrees 44 minutes 29 seconds East 51.95 feet; thirteenth, North 65 degrees 49 minutes 46 seconds East 51.94 feet; fourteenth, North 66 degrees 32 minutes 21 seconds East 51.89 feet; fifteenth, North 66 degrees 10 minutes 54 seconds East 66.82 feet; sixteenth, South 70 degrees 29 minutes 35 seconds East 51.10 feet; seventeenth, North 26 degrees 10 minutes 29 seconds West 58.00 feet; eighteenth, by a line curving to the left with a radius of 5731.58 feet for a distance of 207.28 feet, said curve being subtended by a chord bearing North 62 degrees 47 minutes 53 seconds East 207.27 feet; nineteenth, North 61 degrees 46 minutes 16 seconds East 144.58 feet; and twentieth, North 78 degrees 06 minutes 43 seconds East 123.22 feet to the southernmost right of way line of the Baltimore-Harrisburg Expressway as shown on Right of Way Plat No. 37686, Contract No. B-578-87-472 of State Roads Commission of Maryland, issued January 16, 1969, running thence binding on the southernmost side of said Baltimore-Harrisburg Expressway, as shown on State Roads Commission of Maryland Right of Way Plats No. 37686, 37685 and 37684, the eight following courses and distances, as now surveyed, viz: first, South 70 degrees 01 minutes 08 seconds East 171.29 feet; second, South 53 degrees 09 minutes 38 seconds East 1400.00 feet; third, South 37 degrees 12 minutes 55 seconds East 72.80 feet; fourth, South 67 degrees 11 minutes 48 seconds East 82.46 feet; fifth, South 53 degrees 09 minutes 38 seconds East 200.00 feet; sixth, South 36 degrees 32 minutes 23 seconds East 69.92 feet; seventh, South 66 degrees 42 minutes 31 seconds East 85.38 feet; and eighth, South 53 degrees 09 minutes 38 seconds East 95.79 feet to a concrete monument, heretofore set, and also to the beginning of the twenty-fifth line of the land described in the above mentioned deed from Padonia Land Company to Mays Chapel Village, running thence binding on all of the twenty-fifth and all of the twenty-sixth lines of the land described in the above mentioned deed, and binding also on the southernmost side of the Baltimore-Harrisburg Expressway, as shown on State Roads Commisson of Maryland Right of Way Plat No. 37684, the two following courses and distances, as now surveyed, viz: first, by a spiral line curving to the right for a distance of 197.03 feet and a chord bearing South 52 degrees 36 minutes 51 seconds East 197.03 feet to a concrete monument, heretofore set; and second, by a line curving to the right with a radius of 3337.74 feet for a distance of 244.70 feet said curve being subtended by a chord bearing South 49 degrees 25 minutes 42 seconds East 244.65 feet, running thence binding on all of the twenty-seventh and all of the twenty-eighth lines of the land described in the above mentioned deed, and passing over a pipe and a stone, as now surveyed, South 86 degrees 28 minutes 30 seconds West 2927.18 feet running thence binding on part of the twenty-ninth line of the land described in the above mentioned deed, as now surveyed, South 6 degrees 51 minutes 30 seconds East 677.27 feet to the end of the fourth or North 78 degrees 36 minutes 50 seconds East 579.76 foot line of the land described in a deed from Phillip L. B. Iglehart and Rosalind B. Inglehart, his wife, et al, to Baltimore County, Maryland, dated September 13, 1962, and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4045, Folio 255, running thence binding reversely on all of the fourth, all of

the third and part of the second lines of the land described in the last mentioned deed, and as shown shaded and indicated "Mays Chapel Reservoir" on the Baltimore County Bureau of Land Acquisition Drawing No. RW 62-026-5, the three following courses and distances, as now surveyed, viz: first, South 78 degrees 37 minutes 30 seconds West 579.99 feet; second, South 33 degrees 37 minutes 30 seconds West 181.46 feet; and third, South 11 degrees 22 minutes 30 seconds East 370.00 feet to the northernmost side of a parcel of Land 50 feet wide, as shown shaded and indicated, "50 foot access road" on the Baltimore County Bureau of Land Acquisition Drawing No. 62-026-5, running thence binding on the north side of said "Access Road", as now surveyed, South 78 degrees 37 minutes 30 seconds West 1254.81 feet to a point in Jenifer Road, and also to intersect the thirty-third line of the land described in the hereinabove first mentioned deed from Padonia Land Company to Mays Chapel Village, at a point distance 162.37 feet from the end thereof, running thence binding on part of said thirty-third line, all of the thirty-fourth line and all of the thirty-fifth line of the land described in the last mentioned deed, the two following courses and distances, as now surveyed, viz: first, North 13 degrees 51 minutes 30 seconds West 162.37 feet; and second, North 55 degrees 31 minutes 30 seconds West 764.97 feet to the place of beginning, containing 174.7479 acres of land, more or less.

Being part of that parcel of land described in a deed from James Keelty, Jr., Joseph S. Keelty and Louise H. Keelty, Co-Partners, trading as Padonia Land Company, to James Keelty, Jr., Joseph S. Keelty and Louise H. Keelty, Co-Partners, trading as Mays Chapel Village, dated June 19, 1972, and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 5281, Folio 321; and being also part of that parcel of land described in a deed from Philip L. B. Iglehart and Rosalind B. Iglehart, his wife, to James Keelty, Jr., Joseph S. Keelty and Louise H. Keelty, Co-Partners, trading as Padonia Land Company, dated January 29, 1965, and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4419, Folio 69.

(2) Beginning for the second at a point at the beginning of the first line of that parcel of land described in a deed from Robert R. Bair to Ruth Z. Yeager, dated June 21, 1954, and recorded among the Land Record of Baltimore County in Liber G.L.B. No. 2502, Folio 347, said point of beginning being also at the beginning of the forty-fifth line of the parcel of land first described herein, running thence binding on part of the said first line of the parcel of land described in above first mentioned deed, and binding also on all the said forty-fifth line of the parcel of land first described herein, and passing over a pipe, as now surveyed, South 6 degrees 51 minutes 30 seconds East 1227.27 feet to a pipe, running thence binding on the remainder of said first line of the parcel of land described in the aforesaid deed from Bair to Yaeger, and passing over a pipe, as now surveyed, South 6 degrees 51 minutes 30 seconds East 293.41 feet, running thence binding on part of the second line of the parcel of land described in the above first mentioned deed from Bair to Yaeger, as now surveyed, South 3 degrees 55 minutes 16 seconds East 141.55 feet to a pipe and to intersect the first line of that parcel of land described in a deed from Ilma M. Jenifer to Joseph A. W. Iglehart, dated July 30, 1968, and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4904, Folio 91, at a point distance 214.48 feet from the beginning of said first line, running thence binding reversely on part of the last mentioned

first line of the parcel of land conveyed by Jenifer to Iglehart, as now surveyed, South 38 degrees 32 minutes 42 seconds East 214.48 feet to a stone, and to the beginning of the first line of the first parcel of land described in a deed from Fidelity Trust Company of Pittsburgh, Pennsylvania to Ruth Z. Yaeger, dated June 9, 1954, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2502, Folio 356, running thence binding on part of the said first line of the parcel of land described in the above last mentioned deed, and also binding reversely on part of the sixth line of the parcel of land described in above mentioned deed from Jenifer to Iglehart, as now surveyed, South 9 degrees 20 minutes 45 seconds West 217.44 feet to the end of the twelfth line of that parcel of land described in a deed from Ruth Z. Yaeger et al to Valley Wood, Incorporated, dated January 22, 1965, and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4418, Folio 112, running thence binding reversely on all of the twelfth through the third lines of the parcel of land described in the above last mentioned deed from Yaeger to Valley Wood, and also binding on the north side of Section 4A and 4B Valley Wood, Section 6B Valley Wood, and Section 6A Valley Wood, as recorded among the Land Records of Baltimore County in Plat Book O.T.G. No. 32, Folio 93, Plat Book O.T.G. No. 31, Folio 50 and Plat Book R.R.G. No. 30, Folio 80, respectively, the ten following courses and distances, as now surveyed, viz: first, North 66 degrees 34 minutes 35 seconds East 197.68 feet to a pipe; second, North 71 degrees 05 minutes 00 seconds East 186.82 feet to a pipe; third, North 77 degrees 45 minutes 56 seconds East 227.71 feet to a pipe; fourth, North 85 degrees 26 minutes 52 seconds East, and passing over a pipe, 247.05 feet; fifth, South 87 degrees 54 minutes 01 seconds East, and passing over a pipe, 261.20 feet; sixth, South 68 degrees 29 minutes 03 seconds East 510.48 feet; seventh, North 86 degrees 36 minutes 27 seconds East 95.00 feet; eighth, North 62 degrees 22 minutes 47 seconds East 109.66 feet; ninth, North 83 degrees 44 minutes 42 seconds East 100.12 feet; and tenth, South 66 degrees 37 minutes 55 seconds East 123.07 feet to the beginning of the fourth line of that parcel of land described in a deed from Ruth Z. Yaeger et al, to Valley Wood, Incorporated, dated June 2, 1964, and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4307, Folio 444, running thence with and binding on all of the said fourth and fifth lines of the parcel of land described in the above last mentioned deed, and binding also on the north side of Plat, Five Valley Wood, as recorded among the Land Records of Baltimore County in Plat Book R.R.G. No. 30, Folio 35, the two following courses and distances, as now surveyed, viz: first, North 78 degrees 43 minutes 54 seconds East, and for part of the distance crossing the end of Pine Valley Drive, 60 feet wide, as shown on the above last mentioned plat, 185.00 feet; and second, South 88 degrees 38 minutes 51 seconds East 408.13 feet to a concrete monument, and to the end of the fourth line of that parcel of land described in a deed from Ruth Z. Yaeger, et al, to the Board of Education of Baltimore County, dated August 21, 1964, and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4351, Folio 56, and running thence binding reversely on all of the said fourth and third lines of the parcel of land described in the above last mentioned deed, the two following courses and distances, as now surveyed viz: first, North 1 degree 21 minutes 21 seconds East 301.85 feet to a concrete monument; and second, South 88 degrees 39 minutes 47 seconds East 1093.32 feet to a concrete monument, and to intersect the westernmost right of way line of the Baltimore-Harrisburg Expressway, as shown on Right of Way Plat No. 37682, Contract No. B-578-87-472 of State

Roads Commission of Maryland, issued January 16, 1969, running thence binding on the westernmost side of said Baltimore-Harrisburg Expressway, as shown on State Roads Commission of Maryland Right of Way Plats No. 37682, 37683 and 37684, the twelve following courses and distances, as now surveyed, viz: first, by a spiral line curving to the left for a distance of 63.24 feet and a chord bearing North 9 degrees 27 minutes 20 seconds West 63.24 feet; second, by a line curving to the left with a radius of 3337.74 feet for a distance of 126.00 feet, said curve being subtended by a chord bearing North 12 degrees 02 minutes 36 seconds West 125.99 feet; third, North 29 degrees 08 minutes 54 seconds West 75.31 feet; fourth, North 10 degrees 41 minutes 13 seconds West 121.22 feet; fifth, North 11 degrees 24 minutes 08 seconds West 97.47 feet; sixth, by a line curving to the left with a radius of 3337.74 feet for a distance of 728.18 feet, said curve being subtended by a chord bearing North 24 degrees 22 minutes 30 seconds West 726.74 feet; seventh, North 42 degrees 41 minutes 56 seconds West 49.49 feet; eighth, North 32 degrees 17 minutes 41 seconds West 96.80 feet; ninth, North 33 degrees 57 minutes 39 seconds West 96.80 feet; tenth, North 35 degrees 12 minutes 02 seconds West 48.40 feet; eleventh, North 24 degrees 22 minutes 47 seconds West 49.49 feet; and twelfth, by a line curving to the left with a radius of 3337.74 feet for a distance of 633.21 feet, said curve being subtended by a chord bearing North 41 degrees 53 minutes 36 seconds West 632.26 feet to the beginning of the forty-fourth line of the parcel of land first described herein, and also to intersect the eleventh line of the parcel of land described in the above first mentioned deed from Bair to Yaeger, running thence with and binding on all of the said forty-fourth line, and also binding on part of the said eleventh line of the parcel of land described in the above mentioned deed from Bair to Yaeger, and passing over a pipe and a stone, as now surveyed, South 86 degrees 28 minutes 30 seconds West 2927.18 feet to the point of beginning, saving and excepting therefrom, the 4.997 acre parcel of land described in the deed from Mays Chapel Village, a General Partnership, to Charles C. Vogel, 3rd, et al, dated July 28, 1972, and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 5287, Folio 247, the parcel of land secondly described herein containing in the aggregate, after deducting the acreage conveyed by Mays Chapel Village to Charles C. Vogel, 3rd et al, as aforesaid, 152.0576 acres of land, more or less.

Being part of that parcel of land described in a deed from Ruth Z. Yaeger and Charles F. Yaeger, Jr., her husband, to Padonia Land Company, Inc., dated December 1, 1969, and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 5056, Folio 481; and being also part of that parcel of land described in a deed from Padonia Land Company, Inc. to Mays Chapel Village, a General Partnership, dated December 1, 1969, and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 5056, Folio 489.

TOGETHER with the right of use in common with others for ingress and egress the existing roadway running easterly from the East side of the Baltimore-Harrisburg Expressway through the remaining property formerly owned by Ruth Z. Yaeger et al, to the Northern Central Railroad, and thence continuing easterly in said existing roadway to York Road (Route 45) along the north line of the property conveyed by Mary Davis Landstreet et al, to the Maryland State Fair and Agricultural Society, by deed dated March 7, 1921,

and recorded among the Land Records of Baltimore County in Liber W.P.C. No 538, Folio 305.

TOGETHER with the right to use the existing underpass located under the Baltimore-Harrisburg Expressway, bounded on the west by the west side of said Expressway and on the east by the east side of said Expressway, for ingress and egress between the parcel of land secondly described herein and the above described existing roadway, and for the installation of sewer, water, gas, electricity, telephone and other public utilities in, under or through the right of way comprising said underpass, together with the right to permit others to use the same, without limitation.

Rec'd for record MAY 24 1977 at 9:01 A
Per Elmer H. Kahline, Jr., Clerk
Mail to J. Elmer Weisheit
Receipt No. ✓ $ 19.50

SECOND
EXHIBIT

SUGGESTED

LEGAL DOCUMENTS

FOR

PLANNED-UNIT

DEVELOPMENTS

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION
AND
VETERANS ADMINISTRATION

FHA Form 1400
VA Form 26-8200
Rev. October, 1973

INSTRUCTIONS FOR USE OF LEGAL DOCUMENTS

FOR PLANNED-UNIT DEVELOPMENTS

These legal documents for planned-unit developments were prepared by the Federal Housing Administration and the Veterans Administration for nationwide use. They should be carefully examined for conformance with local laws and changed where necessary. Their use is not mandatory but recommended because they will facilitate and expedite review by FHA and VA. They reflect the basic requirements of both agencies. Where deviations from the Suggested Documents are made, review will be expedited if in the transmittal letter they are identified and the reasons for their use set forth.

The documents were prepared for use in planned-unit developments with a homes association, such as those described in FHA Land Planning Bulletin No. 6. Such developments are, in essence, subdivisions of land into lots for use predominantly for owner-occupied homes which contain common land comprising an essential or major element of the development, such common land being owned by a homes association (usually incorporated) to which all homeowners must belong and to which they must pay lien-supported maintenance assessments. The forms were prepared for use in townhouse, row house, or cluster-type developments. They may also be used in developments of single-family, detached houses which otherwise conform with the requirements of Land Planning Bulletin No. 6. The forms may also be used, with appropriate modifications, in a development consisting of a combination of the foregoing housing types.

The following comments are made to assist in adapting these forms for use. Recommended provisions for special features such as exterior maintenance, etc., are contained in the Appendix of Forms.

1. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

Introductory Paragraph: The introductory paragraph must describe all property which will be subjected to the Declaration of Covenants, Conditions and Restrictions (Declaration), including the common area and the lots. Reference to an attached plan or plat is not sufficient. In staged developments, only the first stage should be described (see paragraph 7 of these instructions).

Article I, Section 4: The common area should be adequately identified by description. The developer must convey the completed common area to the association free and clear of encumbrances before the first lot is conveyed to a homeowner. In staged developments, only the common area in the first stage should be described (see paragraph 7).

Article II: If on-site vehicular parking is not provided on each lot, provisions for parking space should be included in this article (see paragraph 6).

Article III: The Class B membership and its weighted vote are intended to assure the developer that he will have control of the homeowners' association until seventy-five percent (75%) of the dwellings are sold. The specified date on which the Class B membership will convert to Class A membership should be not later than the estimated time required to complete and market seventy-five percent (75%) of the dwellings in the development. In those jurisdictions which limit each member to one vote, the provision for Class B membership should be deleted.

Article IV: The maximum annual assessment entered in Section 3 should be adequate to enable the homes association to carry out its responsibilities but should not be excessive. Lots owned by the developer should not be exempt from assessment.

No person other than the owner of a lot, or the mortgagee where permitted by the mortgage, shall have the right to place hazard or liability insurance for that lot. There may not be a requirement imposed to insure through a particular company or agent or to require the policies to be approved by the HOA or declarant. Proceeds of insurance claims shall not be required to be paid to anyone other than the owner of the lot and/or the mortgagee.

Absolute liability should not be imposed upon individual owners for damage to the common area or to the lots, including improvements, of others where maintained by the HOA, whether caused by themselves, their families, guests or invitees. Their liability should only be that for which they would be legally responsible under State law.

Where the documents require consent of 2/3rds of each class of members the requirement is not met by requiring consent of 2/3rds of the members. The rights of the homeowners should be preserved by following the clauses as written in this guide.

The method of enforcing the assessment lien provided in Section 8 should be changed to conform with local law where necessary.

If it is contemplated that some nonresidential property in the development will be owned by public authorities or charitable organizations, it may be advisable to exempt such properties from the assessments. This may be accomplished by adding a new section to Article IV (see form #1 in the Appendix of Forms).

2. ARTICLES OF INCORPORATION

The Articles of Incorporation may be changed to conform with local law, but they should not contain any provisions which are inconsistent with the Declaration. Wherever legally possible, the provisions of the Declaration of Covenants should be incorporated by reference but should not be repeated at length in the Articles of Incorporation, except for the Articles on membership and voting rights or as may be required by local law.

Article IV: The property description in this article should be identical to that contained in the introductory paragraph of the Declaration. In staged developments, the description may include the entire development.

Article VI: The specified date on which the Class B membership will convert to Class A membership should be the same as the date inserted in Article III of the Declaration.

3. BY-LAWS

The recommended By-Laws contain only provisions relating to the functioning of the association and the Board of Directors. Provisions of the Declaration relating to the rights and obligations of owners (such as Articles II, III and IV) may be repeated in the By-Laws (exactly as stated in the Declaration).

4. USE RESTRICTIONS

Customary use restrictions and easements for public utilities may be included in the Declaration. A new article should be employed for this purpose.

5. EXTERIOR MAINTENANCE

It may be advisable, particularly in townhouse developments, for the association to provide exterior maintenance of residences. The proper maintenance of residences will thereby be assured. To accomplish this, a new article should be inserted in the Declaration (see form #2a in the Appendix of Forms). If there are exterior features which the association would not maintain, such as patios or carports, such features may be itemized under this article.

If the association will maintain the exterior of individual residences, the annual assessment should include an amount sufficient for this purpose. If some of the residences will require far more maintenance than others because of greater exterior exposure, the covenants may provide for a different basis upon which the assessments will be calculated.

In developments where exterior maintenance is not contemplated as a normal function of the association, a provision whereby the association could perform exterior maintenance if a homeowner fails to maintain his residence in a satisfactory manner may be inserted (see form #2b in the Appendix of Forms). This action would generally be taken by the association only in extraordinary circumstances in which the failure to act would jeopardize the value of the properties in the development.

In no event should the association provide interior maintenance of structures not owned by the association.

The By-Laws should contain, in any development where the association is given the authority to provide exterior maintenance, a provision imposing a duty on the Board of Directors to maintain the exterior of residences. The provision may be inserted in Article VII, Section 2 (see form #2c in the Appendix of Forms).

6. TOWNHOUSES

If it is contemplated that the development will include townhouses, it is advisable to provide for the following:

Exterior Maintenance: See paragraph 5.

Parking: The typical lot in many townhouse developments does not have appropriate space for on-site parking nor sufficient frontage on the abutting street to meet all parking needs. The homeowner should be assured that he has sufficient permanent exclusive parking space in the common area and that other owners may not claim a right to its use by virtue of their general easement.

The general easement provision in Article II, Section 1 of the Declaration should contain an appropriate limitation (see form #3a in the Appendix of Forms), and a new section should be added to Article II establishing the homeowner's right to sufficient parking space in the common area as a property right (see form #3b in the Appendix of Forms).

Party Walls: In townhouse developments, a new article may be added to the Declaration to define the obligation of owners in relation to common walls (see form #4 in the Appendix of Forms).

7. STAGED DEVELOPMENTS

If the developer proposes to start with a relatively small development and to progress by stages, as explained in Sections 4.36 and 4.37 of FHA Land Planning Bulletin No. 6, an additional provision, such as form #5 in the Appendix of Forms, may be incorporated in Article VIII, Section 4 of the Declaration to permit annexation by the developer without the consent of the homeowners.

The developer should submit to FHA and VA a general plan of the entire development at the time of submission for the first stage. The general plan should contain:

(1) a general indication of size and location of additional developments to be added in subsequent stages and proposed land uses in each;
(2) the approximate size and location of common properties proposed for each stage;
(3) the general nature of proposed common facilities and improvements and
(4) a statement that the proposed additions, if made, will become subject to assessment for their just share of association expenses.

Unless otherwise stated therein, such general plan shall not bind the developer to make the proposed additions or to adhere to the plan in any subsequent development. The general plan shall contain a statement to this effect. However, if the developer does proceed with development, as provided in this section, he must then submit detailed plans for the land to be developed.

As stated above, the property described in the introductory clause and Article I, Section 4 of the Declaration should include only the first stage. This will subject only that part of the subdivision in the initial stage to the Declaration. Other stages may be added by annexation as the development progresses.

8. DEDICATION OF COMMON AREAS

The plat should contain dedication language which will prevent an implication of dedication for public use (see form #6 in the Appendix of Forms).

9. DEED CLAUSE

It is recommended in most jurisdictions that the deeds to individual lots contain provisions to preclude an implication that the grantee takes title to the middle of abutting streets, streams, etc. (see form #7 in the Appendix of Forms).

10. INFORMATION BROCHURE

A written statement in simple terms must be prepared for use in the sales program to inform all home buyers about the homes association and the rights and obligations of lot owners. Specific information which must be included in the brochure is:

1. Organizational structure of the association.
2. Membership and voting rights of homeowners and the developer.
3. Requirements for annexation, merger and dissolution, and an explanation that the total membership of the homes association may be increased.
4. The maximum amount and the initial amount of assessments, the assessment lien, and the method of enforcement.
5. Method of changing the maximum assessment.
6. User fees, if any.
7. Complete description of all elements of the common property, including improvements.
8. Services provided by the association.
9. Exterior maintenance of dwellings, if any.
10. Architectural control.

Exempt Property

Form #1

Section 10, Exempt Property: All properties dedicated to, and accepted by, a local public authority and all properties owned by a charitable or nonprofit organization exempt from taxation by the laws of the State of _____ shall be exempt from the assessments created herein, except no land or improvements devoted to dwelling use shall be exempt from said assessments.

Exterior Maintenance

Form #2a

ARTICLE _____

EXTERIOR MAINTENANCE

In addition to maintenance upon the Common Area, the Association shall provide exterior maintenance upon each Lot which is subject to assessment hereunder, as follows: paint, repair, replacement and care of roofs, gutters, downspouts, exterior building surfaces, trees, shrubs, grass, walks, and other exterior improvements. Such exterior maintenance shall not include glass surfaces.

In the event that the need for maintenance or repair of a lot or the improvements thereon is caused through the willful or negligent acts of its owner, or through the willful or negligent acts of the family, guests or invitees of the owner of the lot needing such maintenance or repair, the cost of such exterior maintenance shall be added to and become part of the assessment to which such lot is subject.

(NOTE: If this Article is used, Article IV, Section 2 should be amended by adding the words "and of the homes situated upon the properties".)

Form #2b

ARTICLE _____

EXTERIOR MAINTENANCE

In the event an owner of any Lot in the Properties shall fail to maintain the premises and the improvements situated thereon in a manner satisfactory to the Board of Directors, the Association, after approval by two-thirds (2/3) vote of the Board of Directors, shall have the right, through its agents and employees, to enter upon said parcel and to repair, maintain, and restore the Lot and the exterior of the buildings and any other improvements erected thereon. The cost of such exterior maintenance shall be added to and become part of the assessment to which such Lot is subject.

(NOTE: If this Article is used, Article IV, Section 2 should be amended by adding the words "and of the homes situated upon the properties".)

Form #2c

(h) cause the exterior of the dwellings to be maintained.

Parking

Form #3a

(d) The right of individual owners to the exclusive use of parking spaces as provided in this article.

Form #3b

Section 3, Parking Rights: Ownership of each lot shall entitle the owner or owners thereof to the use of not more than _____ automobile parking spaces, which shall be as near and convenient to said lot as reasonably possible, together with the right of ingress and egress in and upon said parking area. The association shall permanently assign _____ vehicle parking spaces for each dwelling.

The designated areas are not dedicated hereby for use by the general public but are dedicated to the common use and enjoyment of the homeowners in _____ as more fully provided in the
(name of subdivision)
Declaration of Covenants, Conditions and Restrictions applicable to _____ dated _____, 19____.
(name of subdivision)
Said Declaration of Covenants, Conditions and Restrictions is hereby incorporated and made a part of this plat.

Deed Clause

Form #7

The fee title to any lot described as bounded by any street, lane, walkway, park, playground, lake, pond, pool or any other common property which has not been dedicated or accepted by the public and the fee title to any lot shown on the recorded plat of _____ as abutting upon any such common
(name of subdivision)
property shall not extend upon such common property and the fee title to such common property is reserved to the grantor to be conveyed to the _____ Association for the common enjoyment of all of the residents in _____.
(name of subdivision)

Party Walls

Form #4

ARTICLE ___

PARTY WALLS

Section 1. General Rules of Law to Apply. Each wall which is built as a part of the original construction of the homes upon the Properties and placed on the dividing line between the Lots shall constitute a party wall, and, to the extent not inconsistent with the provisions of this Article, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto.

Section 2. Sharing of Repair and Maintenance. The cost of reasonable repair and maintenance of a party wall shall be shared by the Owners who make use of the wall in proportion to such use.

Section 3. Destruction by Fire or Other Casualty. If a party wall is destroyed or damaged by fire or other casualty, any Owner who has used the wall may restore it, and if the other Owners thereafter make use of the wall, they shall contribute to the cost of restoration thereof in proportion to such use without prejudice, however, to the right of any such Owners to call for a larger contribution from the others under any rule of law regarding liability for negligent or willful acts or omissions.

Section 4. Weatherproofing. Notwithstanding any other provision of this Article, an Owner who by his negligent or willful act causes the party wall to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements.

Section 5. Right to Contribution Runs With Land. The right of any Owner to contribution from any other Owner under this Article shall be appurtenant to the land and shall pass to such Owner's successors in title.

Section 6. Arbitration. In the event of any dispute arising concerning a party wall, or under the provisions of this Article, each party shall choose one arbitrator, and such arbitrators shall choose one additional arbitrator, and the decision shall be by a majority of all the arbitrators.

Staged Developments

Form #5

(b) Additional land within the area described in Deed Book _____, Page _____ of the land records of _____ may be annexed by the Declarant without the consent of members within _____ years of the date of this instrument provided that the FHA and the VA determine that the annexation is in accord with the general plan heretofore approved by them.

Dedication of Common Areas

Form #6

_____ (Declarant)
in recording this plat of _____
(name of subdivision)
has designated certain areas of land as _____
(park(s), playground(s), etc.)
_____
intended for use by the homeowners in _____
(name of subdivision)
for recreation and other related activities.

DECLARATION

OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION, made on the date hereinafter set forth by _____ _____, hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant is the owner of certain property in _____ _____, County of _____, State of _____, which is more particularly described as:

(Insert legal description)

NOW THEREFORE, Declarant hereby declares that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I

DEFINITIONS

Section 1. "Association" shall mean and refer to _____ _____, its successors and assigns.

Section 2. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 3. "Properties" shall mean and refer to that certain real property hereinbefore described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 4. "Common Area" shall mean all real property (including the improvements thereto) owned by the Association for the common use and enjoyment of the owners. The Common Area to be owned by the Association at the time of the conveyance of the first lot is described as follows:

Section 5. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties with the exception of the Common Area.

Section 6. "Declarant" shall mean and refer to _____ _____, its successors and assigns if such successors or assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development.

ARTICLE II

PROPERTY RIGHTS

Section 1. Owners' Easements of Enjoyment. Every owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

(a) the right of the Association to charge reasonable admission and other fees for the use of any recreational facility situated upon the Common Area;

(b) the right of the Association to suspend the voting rights and right to use of the recreational facilities by an owner for any period during which any assessment against his Lot remains unpaid; and for a period not to exceed 60 days for any infraction of its published rules and regulations;

(c) the right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members.

No such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer signed by 2/3rds of each class of members has been recorded.

Section 2. Delegation of Use. Any owner may delegate, in accordance with the By-Laws, his right of enjoyment to the Common Area and facilities to the members of his family, his tenants, or contract purchasers who reside on the property.

ARTICLE III

MEMBERSHIP AND VOTING RIGHTS

Section 1. Every owner of a lot which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

Section 2. The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member(s) shall be the Declarant and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or

(b) on _____, 19___.

ARTICLE IV

COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Lot owned within the Properties, hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided.

The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents in the Properties and for the improvement and maintenance of the Common Area.

Section 3. Maximum Annual Assessment. Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment shall be _____ dollars ($) per Lot.

(a) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased each year not more than 5% above the maximum assessment for the previous year without a vote of the membership.

(b) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased above 5% by a vote of two-thirds (2/3) of each class of members who are voting in person or by proxy, at a meeting duly called for this purpose.

(c) The Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

Section 4. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

Section 5. Notice and Quorum for Any Action Authorized Under Sections 3 and 4. Written notice of any meeting called for the purpose of taking any action authorized under Section 3 or 4 shall be sent to all members not less than 30 days nor more than 60 days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast sixty percent (60%) of all the votes of each class of membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (½) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than 60 days following the preceding meeting.

Section 6. Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all Lots and may be collected on a monthly basis.

Section 7. Date of Commencement of Annual Assessments: Due Dates. The annual assessments provided for herein shall commence as to all Lots on the first day of the month following the conveyance of the Common Area. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the Association as to the status of assessments on a lot is binding upon the Association as of the date of its issuance.

Section 8. Effect of Nonpayment of Assessments: Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of 6 percent per annum. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.

Section 9. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in

lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof.

ARTICLE V

ARCHITECTURAL CONTROL

No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

ARTICLE VI

GENERAL PROVISIONS

Section 1. Enforcement. The Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provisions which shall remain in full force and effect.

Section 3. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended during

the first twenty (20) year period by an instrument signed by not less than ninety percent (90%) of the Lot Owners, and thereafter by an instrument signed by not less than seventy-five percent (75%) of the Lot Owners. Any amendment must be recorded.

Section 4. Annexation. Additional residential property and Common Area may be annexed to the Properties with the consent of two-thirds (2/3) of each class of members.

Section 5. FHA/VA Approval. As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: Annexation of additional properties, dedication of Common Area, and amendment of this Declaration of Covenants, Conditions and Restrictions.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this _____ day of _____, 19___.

_____
Declarant

By: _____

_____

(Add appropriate acknowledgment)

ARTICLES OF INCORPORATION

OF

_____

ASSOCIATION

In compliance with the requirements of _____ (reference to statute under which incorporation is sought), the undersigned, all of whom are residents of _____ and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I

The name of the corporation is _____, hereafter called the "Association".

ARTICLE II

The principal office of the Association is located at _____.

ARTICLE III

_____, whose address is _____, is hereby appointed the initial registered agent of this Association.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence Lots and Common Area within that certain tract of property described as:

and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of _____ and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) borrow money, and with the assent of two-thirds (2/3) of each class of members mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;

(f) participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members,

(g) have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of _____ by law may now or hereafter have or exercise.

ARTICLE V

MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

ARTICLE VI

VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member(s) shall be the Declarant (as defined in the Declaration), and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or

(b) on _____, 19____.

ARTICLE VII

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of nine (9) Directors, who need not be members of the Association. The number of directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

NAME	ADDRESS

At the first annual meeting the members shall elect three directors for a term of one year, three directors for a term of two years and three directors for a term of three years; and at each annual meeting thereafter the members shall elect three directors for a term of three years.

ARTICLE VIII

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE IX

DURATION

The corporation shall exist perpetually.

ARTICLE X

AMENDMENTS

Amendment of these Articles shall require the assent of 75 percent (75%) of the entire membership.

ARTICLE XI

FHA/VA APPROVAL

As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dedication of Common Area, dissolution and amendment of these Articles.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of _____, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this _____ day of _____, 19___.

_____

_____

_____

_____

_____

(Add appropriate acknowledgment)

BY-LAWS

OF

_____

ASSOCIATION

ARTICLE I

NAME AND LOCATION. The name of the corporation is _____ _____, hereinafter referred to as the "Association". The principal office of the corporation shall be located at _____ _____ but meetings of members and directors may be held at such places within the State of _____, County of _____, as may be designated by the Board of Directors.

ARTICLE II

DEFINITIONS

Section 1. "Association" shall mean and refer to _____ _____, its successors and assigns.

Section 2. "Properties" shall mean and refer to that certain real property described in the Declaration of Covenants, Conditions and Restrictions, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 3. "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the Owners.

Section 4. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties with the exception of the Common Area.

Section 5. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 6. "Declarant" shall mean and refer to _____ _____, its successors and assigns if such successors or assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development.

Section 7. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions applicable to the Properties recorded in the Office of _____.

Section 8. "Member" shall mean and refer to those persons entitled to membership as provided in the Declaration.

ARTICLE III

MEETING OF MEMBERS

Section 1. Annual Meetings. The first annual meeting of the members shall be held within one year from the date of incorporation of the Association, and each subsequent regular annual meeting of the members shall be held on the same day of the same month of each year thereafter, at the hour of _____ o'clock, P. M. If the day for the annual meeting of the members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the members may be called at any time by the president or by the Board of Directors, or upon written request of the members who are entitled to vote one-fourth (¼) of all of the votes of the Class A membership.

Section 3. Notice of Meetings. Written notice of each meeting of the members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least 15 days before such meeting to each member entitled to vote thereat, addressed to the member's address last appearing on the books of the Association, or supplied by such member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, one-tenth (1/10) of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-Laws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 5. Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his Lot.

ARTICLE IV

BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE

Section 1. Number. The affairs of this Association shall be managed by a Board of nine (9) directors, who need not be members of the Association.

Section 2. Term of Office. At the first annual meeting the members shall elect three directors for a term of one year, three directors for a term of two years and three directors for a term of three years; and at each annual meeting thereafter the members shall elect three directors for a term of three years.

Section 3. Removal. Any director may be removed from the Board, with or without cause, by a majority vote of the members of the Association. In the event of death, resignation or removal of a director, his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.

Section 4. Compensation. No director shall receive compensation for any service he may render to the Association. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 5. Action Taken Without a Meeting. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

ARTICLE V

NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among members or non-members.

Section 2. Election. Election to the Board of Directors shall be by secret written ballot. At such election the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VI

MEETINGS OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held monthly without notice, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the president of the Association, or by any two directors, after not less than three (3) days notice to each director.

Section 3. Quorum. A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VII

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have power to:

(a) adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof;

(b) suspend the voting rights and right to use of the recreational facilities of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed 60 days for infraction of published rules and regulations;

(c) exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these By-Laws, the Articles of Incorporation, or the Declaration;

(d) declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors; and

(e) employ a manager, an independent contractor, or such other employees as they deem necessary, and to prescribe their duties.

Section 2. Duties. It shall be the duty of the Board of Directors to:

(a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members, or at any special meeting when such statement is requested in writing by one-fourth (¼) of the Class A members who are entitled to vote;

(b) supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;

(c) as more fully provided in the Declaration, to:

(1) fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period;

(2) send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each annual assessment period; and

(3) foreclose the lien against any property for which assessments are not paid within thirty (30) days after due date or to bring an action at law against the owner personally obligated to pay the same.

(d) issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;

(e) procure and maintain adequate liability and hazard insurance on property owned by the Association;

(f) cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;

(g) cause the Common Area to be maintained.

ARTICLE VIII

OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Offices. The officers of this Association shall be a president and vice-president, who shall at all times be members of the Board of Directors, a secretary, and a treasurer, and such other officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members.

Section 3. Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time giving written notice to the Board, the president or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. The offices of secretary and treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

Section 8. Duties. The duties of the officers are as follows:

President

(a) The president shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.

Vice-President

(b) The vice-president shall act in the place and stead of the president in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

Secretary

(c) The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of the Association together with their addresses, and shall perform such other duties as required by the Board.

Treasurer

(d) The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the members.

ARTICLE IX

COMMITTEES

The Association shall appoint an Architectural Control Committee, as provided in the Declaration, and a Nominating Committee, as provided in these By-Laws. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

ARTICLE X

BOOKS AND RECORDS

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member. The Declaration, the Articles of Incorporation and the By-Laws of the Association shall be available for inspection by any member at the principal office of the Association, where copies may be purchased at reasonable cost.

ARTICLE XI

ASSESSMENTS

As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of 6 percent per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs, and reasonable attorney's fees of any such action shall be added to the amount of such assessment. No Owner may waiver or otherwise escape liability for the assessments provided for herein by nonuse of the Common Area or abandonment of his Lot.

ARTICLE XII

CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words: _____

_____

ARTICLE XIII

AMENDMENTS

Section 1. These By-Laws may be amended, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy, except that the Federal Housing Administration or the Veterans Administration shall have the right to veto amendments while there is Class B membership.

Section 2. In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall control; and in the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

ARTICLE XIV

MISCELLANEOUS

The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

IN WITNESS WHEREOF, we, being all of the directors of the _____ _____ Association, have hereunto set our hands this _____ day of _____, 19___.

_____ _____

_____ _____

_____ _____

_____ _____

_____

(Add appropriate acknowledgment)

CERTIFICATION

I, the undersigned, do hereby certify:

THAT I am the duly elected and acting secretary of the _____ _____ Association, a _____ (State) corporation, and,

THAT the foregoing By-Laws constitute the original By-Laws of said Association, as duly adopted at a meeting of the Board of Directors thereof, held on the _____ day of _____, 19___.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association this _____ day of _____, 19___.

_____
Secretary

GPO 878-563

FIRST MAYS CHAPEL HOMEOWNERS CORPORATION

ARTICLES OF INCORPORATION

THIS IS TO CERTIFY:

FIRST: The undersigned, Eugene P. Smith, whose post office address is 10 Light Street, 19th Floor, Baltimore, Maryland, 21202, being at least twenty-one (21) years of age, is hereby forming a corporation under and by virtue of the general laws of the State of Maryland.

SECOND: The name of the corporation (which is hereafter called the Corporation) is

FIRST MAYS CHAPEL HOMEOWNERS CORPORATION

THIRD: The purposes for which the Corporation is formed are as follows:

To organize and operate an association exclusively for civic, social, community and recreational purposes, no part of the net earnings of which is to inure to the benefit of, or be distributable to, any director, officer, or member of the Corporation, or any other individual, so that no pecuniary gain or profit to the members thereof is contemplated, and for such general purposes, and limited to those purposes, the Corporation shall have the following purposes and powers:

(a) To purchase, lease, option or otherwise acquire, own, hold, preserve, develop, improve, manage, operate and maintain open space tracts, common or recreational areas, property and facilities, and real estate, whether fee simple or leasehold, and whether improved or unimproved, for the common use, benefit, enjoyment, health, safety and welfare of the record owner or owners of each lot now or hereafter laid out or established within the area (herein called Subject Part of Mays Chapel Village), located in the Eighth Election District of Baltimore County, Maryland, and more particularly described, as follows:

> ALL that land and premises bounded by: (1) the northeast side of Greenpoint Road, (2) southeast side of Avesbury Road, and (3) southwest side of Rutledge Road, as said roads are shown on the plat (First Plat of Mays Chapel Village) entitled "Plat One, Section One, Mays Chapel Village", and recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. No. 39, folio 31, (4) the southwest and west sides of Rutledge Road, as said road is shown on the plat (Second Plat of Mays Chapel Village) entitled "Plat One, Section Two, Mays Chapel Village", and recorded among the aforesaid Land Records in Liber E.H.K., Jr. No. 41,

folio 13, and the plat (Third Plat of Mays Chapel Village) entitled "Plat Two, Section Two, Mays Chapel Village", and recorded among the aforesaid Land Records in Liber E.H.K., Jr. No. 41, folio 14, (5) the east and southeast sides of the proposed continuation of Rutledge Road, running from the south end thereof, shown on the Third Plat of Mays Chapel Village, to the prolongation of the eighteenth or North 1° 21' 21" E.301.85 foot line of the second parcel of land described in the Deed from Mays Chapel Village to Galway, Inc., dated October 5, 1976, and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 5683, folio 108, approximately 180 feet, as said road continuation is shown shaded on the plat entitled "Unsubdivided Area, Mays Chapel Village", copy of which, marked "Exhibit A", is attached hereto and made part hereof, (6) the west side of the eighteenth line of the said second parcel of land described in the aforesaid Deed from Mays Chapel Village to Galway, Inc. and the prolongation of said line to the continuation of Rutledge Road, as shown on Exhibit A hereof, (7) the north side of the seventeenth, sixteenth, fifteenth, fourteenth, thirteenth, twelfth, eleventh, and part (approximately 61 feet) of the tenth lines of the said second parcel of land described in the aforesaid Deed from Mays Chapel Village to Galway, Inc., (8) the west, northwest and north sides of the open space lying along the rear of Lots 12, 13, 14 and 15, Block E, as said lots are shown on Exhibit A hereof, and (9) the northwest side of the proposed continuation of Greenpoint Road, running from the south end thereof, shown on the First Plat of Mays Chapel Village, approximately 125 feet, to the open space lying along the north side of the aforesaid Lot 12, Block E, as said road continuation is shown shaded on Exhibit A hereof, same being all of the land and premises lying within the dark line encircling same, as shown on the plat entitled "Part of Mays Chapel Village", copy of which, marked "Exhibit B", is attached hereto and made part hereof.

and for the purpose of furthering, facilitating, or effectuating such objects, or any of them, or any part thereof, to do or contract for all matters, acts or things deemed necessary or desirable;

(b) To purchase or otherwise acquire, hold, sell or dispose of goods, implements, equipment and other personal property necessary or desirable to further the interests of the Corporation;

(c) To exercise all the rights, powers and privileges, and to perform all the duties and obligations

of the Corporation, as same are set forth in the Deed and Agreement (hereinafter called Agreement), between Galway, Inc., as the Developer, the Corporation, as the Homeowners Association, and Padonia Land Company, Inc., as the Lot Holder, of even date herewith and recorded or intended to be recorded among the Land Records of Baltimore County, said Agreement being made a part hereof, by reference thereto, as fully, and to the same extent, as though incorporated herein;

(d) To establish, fix, make, impose, levy, collect and enforce a charge or assessment against the lots located or established within the Subject Part of Mays Chapel Village, and, from time to time, increase or decrease the same, as the need therefor may require, to provide a reserve or other fund for, and pay all costs and expenses incurred in connection with, the preservation, development, improvement, operation, maintenance and care of the open space tracts, common or recreational areas, property and facilities, and real estate held by the Corporation, and any convenience deemed desirable for the use and enjoyment thereof, and for any other corporate purposes, including particularly, but not by way of limitation, all office and other expenses incident to the business of the Corporation, all license and franchise fees or charges and all taxes and assessments charged, levied or imposed on the property of the Corporation;

(e) To borrow or to raise money for any of the purposes of the Corporation, and to issue bonds, debentures, notes, or other obligations of any nature, and in any manner permitted by law, for money so borrowed or in payment for property purchased, or for any other lawful consideration; and

(f) To have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Maryland may now or hereafter have or exercise.

The foregoing enumeration of the rights, powers and privileges of the Corporation is made in furtherance, and not in limitation, of the rights, powers and privileges conferred upon a non-stock, non-profit corporation by law, and is not intended, by the mention of any particular right, power or privilege, in any manner to limit or restrict the generality of any other right, power or privilege, or restrict any of the powers of the Corporation, except as herein otherwise expressly provided. The Corporation is formed under the articles, conditions and provisions expressed herein and in the general laws of this State. In no event, however, shall the Corporation: (i) carry on any propaganda or otherwise attempt to influence any legislation or any public administrative action; (ii) participate or intervene in any political campaign on behalf of any candidate for public office, by any means, including the publication or distribution of any statement for or against any such candidate; (iii) carry on any activity not permitted to be carried on by a corporation exempt from Federal Income Tax under Section 501 (c) (4) of the Internal Revenue Code of 1954, or corresponding provisions of any future United States Internal Revenue Law; or (iv) invest in or use any property in such a manner as to jeopardize its exemption from taxation under the aforesaid Section

501 (c) (4) of the Internal Revenue Code of 1954, as now in force or hereafter amended.

FOURTH: The post office address of the principal office of the Corporation in this State is 61 East Padonia Road, Timonium, Maryland, 21093. The name and post office address of the resident agent of the Corporation in this State is Eugene P. Smith, 1900 Maryland National Bank Building, Baltimore, Maryland, 21202. Said resident agent is a citizen of the State of Maryland and actually resides therein.

FIFTH: The Corporation is not authorized to issue any capital stock. There shall be no more than one hundred two (102) members of the Corporation, each of whom shall be a record owner, as hereinafter defined, of a lot now or hereafter laid out or established in the Subject Part of Mays Chapel Village. Conversely, the record owner of each lot now or hereafter laid out or established in the Subject Part of Mays Chapel Village shall be or become a member of the Corporation, to the end and intent that membership in the Corporation be appurtenant to record ownership of a lot in the Subject Part of Mays Chapel Village, and no membership in the Corporation be separated from the lot to which same appertains. Each member shall be designated either a Class A Member or a Class B Member. A description of each class of membership, with the voting rights and powers of each class is as follows:

(a) Class A Member: A Class A Member shall be a record owner holding title to not more than four lots in the Subject Part of Mays Chapel Village. Each Class A Member shall be entitled to one vote per lot for each lot in the Subject Part of Mays Chapel Village owned by such member, in all proceedings in which action shall be taken by members of the Corporation.

(b) Class B Member: A Class B Member shall be a record owner holding title to five or more lots in the Subject Part of Mays Chapel Village. Each Class B Member shall be entitled to five (5) votes per lot, for each lot in the Subject Part of Mays Chapel Village owned by such member, in all proceedings in which action shall be taken by members of the Corporation.

The term "record owner", as used in these Articles, means and includes the person, firm, corporation, trustee, or legal entity, or the combination thereof, holding record title to a lot in the Subject Part of Mays Chapel Village, as said lot is now or may from time to time hereafter be created or established, either in his, her or its own name, or as joint tenants, tenants in common, tenants by the entirety, or tenancy in co-partnership, if the lot is held in a real property tenancy or partnership relationship. If more than one person, firm, corporation, trustee, or other entity holds the record title to any one lot, whether in a real property tenancy, partnership relationship, or otherwise, all of same, as a unit, and not otherwise, shall be deemed a single record owner and shall be or become a single member of the Corporation by virtue of ownership of such lot. The term "record owner", however, shall not include any contract purchaser, nor the owner of any redeemable ground rent issuing out of any lot in the Subject Part of Mays Chapel Village, nor shall it in-

clude any mortgagee, trustee or other grantee named in any mortgage, deed of trust or other security instrument covering any lot in the Subject Part of Mays Chapel Village and designed solely for the purpose of securing performance of an obligation or payment of a debt.

As used in these Articles, the term "lot" or "lots" means and includes: (i) one or more of the forty-four lots, described as: Lots 1 to 27, Block B, inclusive, as said twenty-seven lots are shown on the First Plat of Mays Chapel Village, and Lots 28 to 44, Block B, inclusive, as said seventeen lots are shown on the Second Plat of Mays Chapel Village; and (ii) one or more of the fifty-eight lots remaining to be laid out and established on the Subject Part of Mays Chapel Village, described as: Lots 45 to 77, Block B, Lots 12 to 30, Block E, and Lots 1 to 6, Block F, all inclusive, as said fifty-eight lots are shown on Exhibit A hereof. The term "mortgage" means and includes a mortgage, deed of trust or other conveyance in the nature of a mortgage, creating any lien on any lot laid out on the Subject Part of Mays Chapel Village; and "mortgagee" means and includes the grantee named in a mortgage or other conveyance in the nature of a mortgage, the beneficiary or creditor secured under any deed of trust, and heirs, personal representatives, successors and assigns of such grantee, beneficiary or creditor.

If any single membership in the Corporation is comprised of two or more persons, firms, corporations, trustees or other legal entities, or any combination thereof, then each constituent may cast such portion of the vote of the member as shall equal his, her or its proportionate interest in the lot or lots held by said member, provided, however, that if only one votes, he, she or it may cast the entire vote of the member and such act shall bind all.

SIXTH: The number of directors of the Corporation shall be five (5), which number may be increased or decreased pursuant to the By-Laws of the Corporation, but shall never be less than three (3); and the names of the directors who shall act until the first annual meeting or until their successors are duly chosen and qualify are James Keelty, Jr., Joseph S. Keelty, James Keelty, III, Richard J. Boecker and Eugene P. Smith.

At the first annual meeting, the members shall elect two (2) directors for a term of one (1) year and three (3) directors for a term of two (2) years, and at each annual meeting thereafter, subject to the provision of the By-Laws of the Corporation, which may increase or decrease the number of directors, or the term thereof, the members shall elect two (2) or three (3) directors, as the case may be, for a term of two (2) years.

SEVENTH: The duration of the Corporation shall be perpetual. However, the Corporation may be dissolved under and in accordance with the laws of the State of Maryland, provided such dissolution first be authorized, in writing, signed by not less than three-quarters (3/4) of the members of the Corporation, or, if there be more than one class of members, then by not less than three-quarters (3/4) of each class of members of the Corporation, computed separately.

Upon any dissolution of the Corporation, after discharge of all corporate liabilities, the Board of Directors shall dispose of the assets of the Corporation, by dedication thereof to an appropriate public agency to be used for purposes similar to those for which the Corporation was formed. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association or organizations exempt from taxation under Section 501 (c) of the Internal Revenue Code of 1954, or the corresponding provision of any future United States Revenue laws, as the Board of Directors may determine, preferably to a semi-public agency, to be used in furthering, facilitating or effectuating purposes similar to those for which the Corporation was formed.

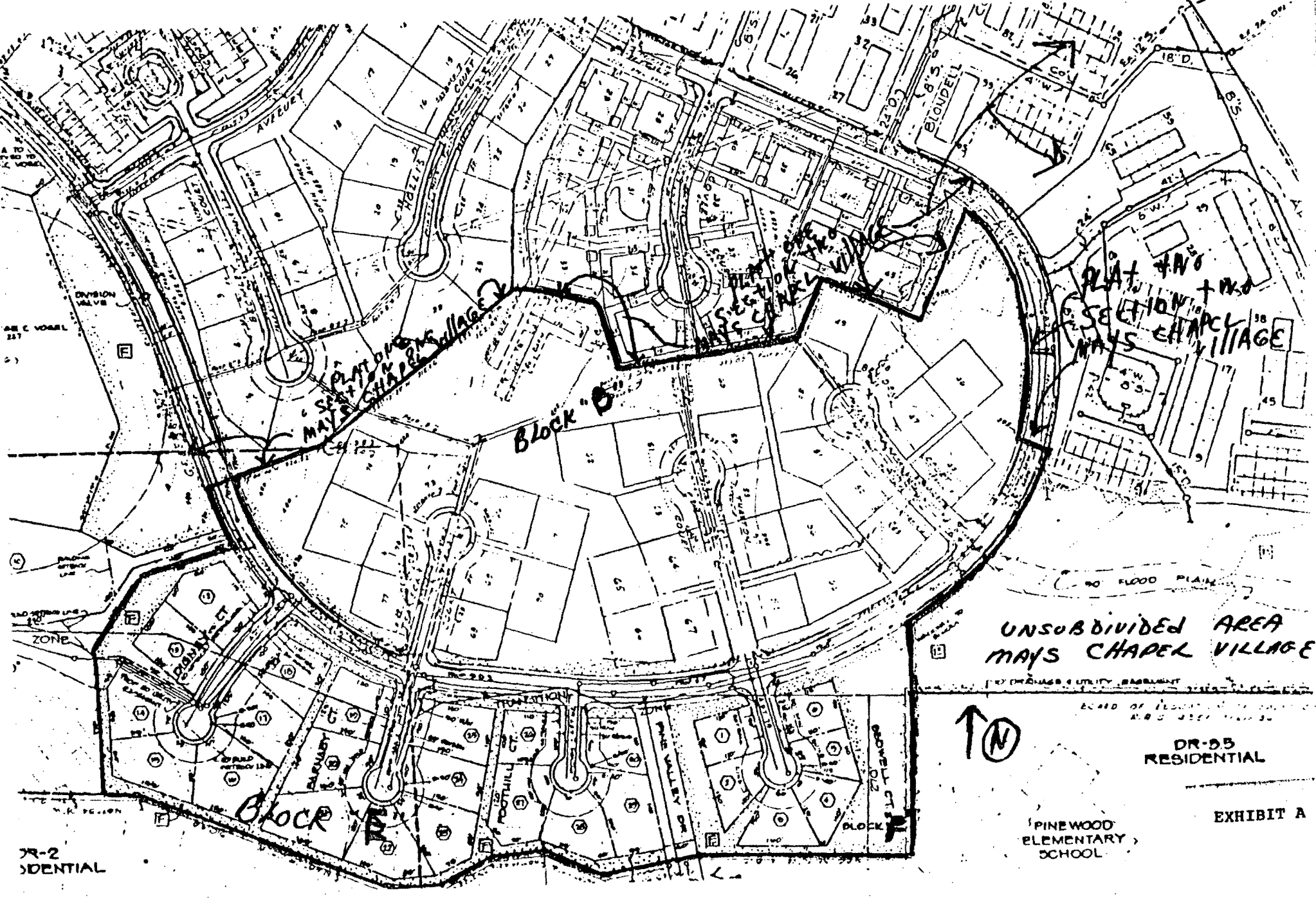
EIGHTH: Amendment of these Articles shall require the assent of three-quarters (3/4) of each class of members of the Corporation, voting separately, provided, however, that the assent of each member of the Corporation shall be accompanied by the written approval of the amendment by the first mortgagee of such member, if the lot of such member is subject to the lien of a first mortgage.

IN WITNESS WHEREOF, I have signed these Articles of Incorporation and acknowledge the same to be my act on this 27th day of June, 1977.

WITNESS:

Harriet Schnitzer

Eugene P. Smith



PLAT TWO SECTION TWO MAYS CHAPEL VILLAGE
PLAT ONE SECTION TWO MAYS CHAPEL VILLAGE
PLAT ONE SECTION TWO MAYS CHAPEL VILLAGE
BLOCK "B"
BLOCK "E"
BLOCK "F"
UNSUBDIVIDED AREA MAYS CHAPEL VILLAGE
DR-5.5 RESIDENTIAL
PINEWOOD ELEMENTARY SCHOOL
DR-2 RESIDENTIAL
FLOOD PLAIN
BLONDELL
AVEQUEY
HOLLIS
DIVISION VALVE
ZONE
TRANSITION
BARNABY CT.
FOOTHILL CT.
PINE VALLEY DR.
BEDWELL CT.

EXHIBIT A

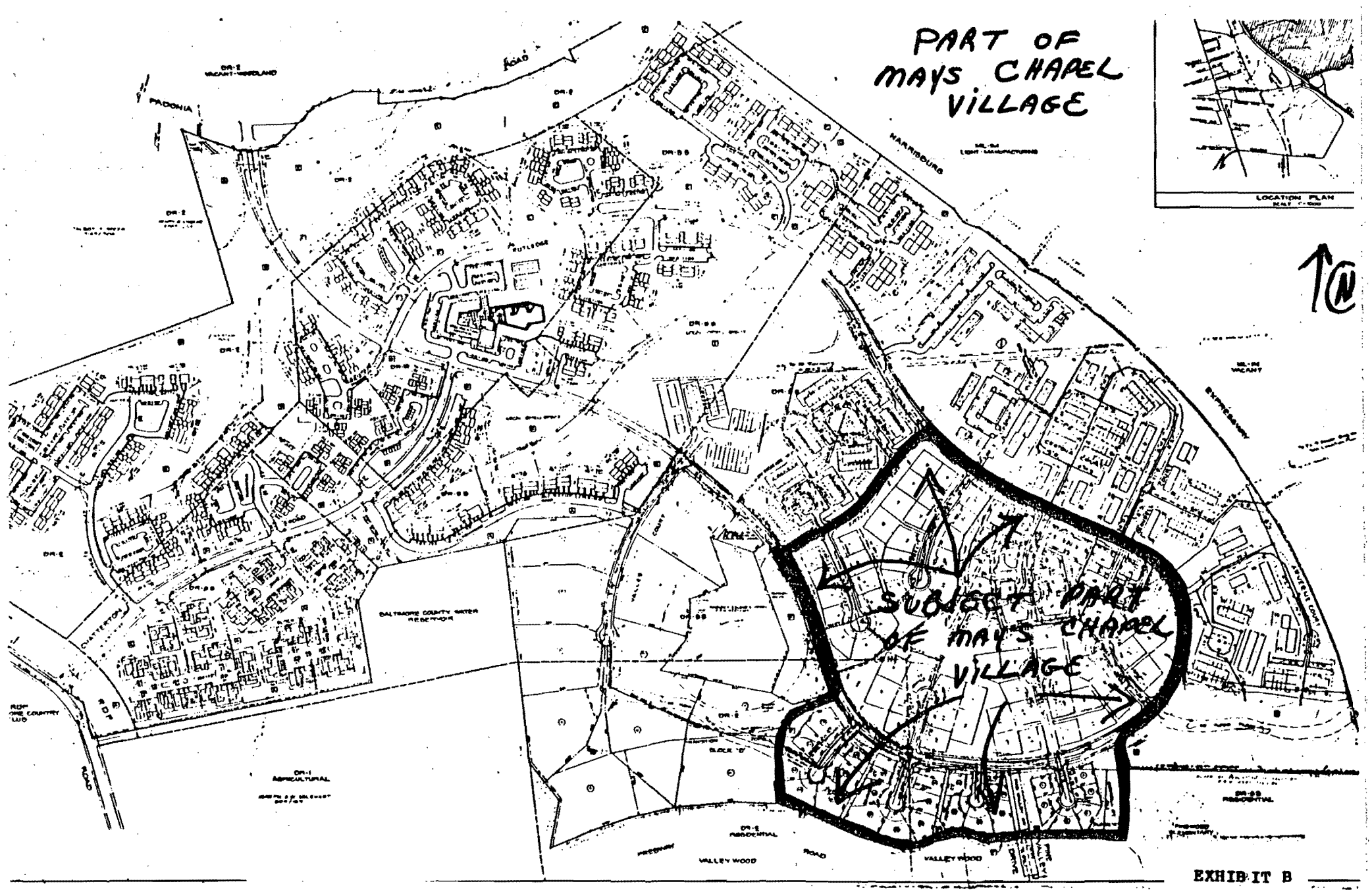

PART OF
MAYS CHAPEL
VILLAGE
SUBJECT PART
OF MAYS CHAPEL
VILLAGE
LOCATION PLAN
N
PADONIA
HARRISBURG
BALTIMORE COUNTY WATER RESERVOIR
VALLEY WOOD
VALLEY WOOD
DR-1 AGRICULTURAL
DR-2 RESIDENTIAL
DR-3.5 RESIDENTIAL
DR-2 VACANT-WOODLAND
ROAD
DRIVE
FREEWAY
EXPRESSWAY
CHATTERTON
RUTLEDGE
BLOCK 'D'

EXHIBIT B

Nº 22315 A

STATE OF MARYLAND

STATE DEPARTMENT OF ASSESSMENTS AND TAXATION
301 WEST PRESTON STREET
BALTIMORE 21201

THIS IS TO CERTIFY THAT the within instrument is a true copy of the

ARTICLES OF INCORPORATION

OF

FIRST MAYS CHAPEL HOMEOWNERS CORPORATION

as approved and received for record by the State Department of Assessments and Taxation of Maryland, June 27, 1977,
at 10:00 o'clock a.m.

AS WITNESS my hand and official Seal of the said Department at Baltimore this 28th day of June, 1977.

William J. Simmons
Charter Specialist, II

ARTICLES OF INCORPORATION

OF

FIRST MAYS CHAPEL HOMEOWNERS CORPORATION

LAW OFFICES
WEINBERG AND GREEN (EPS)
19TH FLOOR
10 LIGHT STREET
BALTIMORE, MD. 21202

FIRST MAYS CHAPEL HOMEOWNERS CORPORATION

BY-LAWS

ARTICLE I MEMBERS

SECTION 1. Annual Meetings.

The annual meeting of the members of the Corporation (members) shall be held at the principal office of the Corporation, 10 days before the close of the fiscal year of the Corporation in every year, at 8:00 P.M. (or at such other hour and/or place within the State of Maryland as may be fixed by the Board of Directors) for the election of Directors and for the transaction of general business. If the date for the said annual meeting be a legal holiday, then said annual meeting of the members shall be held on the first day following which is not a legal holiday at the same hour. Such annual meetings shall be general meetings, i.e., open for the transaction of any business within the powers of the Corporation without special notice of such business, except in any case in which special notice is required by Statute.

SECTION 2. Special Meetings.

Special meetings of the members may be called at any time by the President or by the Board of Directors, either by vote or in writing. Upon request in writing, specifying the purpose, delivered to the Secretary by a member or members entitled to not less than 25% of all the votes entitled to be cast at such meeting, or, if there be two classes of members entitled to vote, then by a member or members of either class entitled to not less than 25% of the votes entitled to be cast at such meeting by said class, it shall be the duty of the Secretary to call forthwith a meeting of members. Notice thereof shall be given as provided in Section 3 of this Article 1. No business other than that stated in the notice of the meeting shall be transacted at any special meeting of the members, however called. Special meetings of the members shall be held at the principal office of the Corporation, or at such other place within the State of Maryland, as may be specified in the request for such meeting.

SECTION 3. Notice of Meetings.

Fifteen days' written or printed notice of every annual meeting and fifteen days' written or printed notice of every special meeting of the members shall be given by the Secretary (in the case of any meeting called by the Secretary at the request of the members, as provided in Section 2 of this Article 1, the Corporation shall first be entitled to payment of such costs as the Secretary shall inform such members to be the reasonably estimated cost of preparing and mailing notice of the meeting) to each member having voting rights whose name appears as such member upon the books of the Corporation at the close of business on the date fixed by the Board of Directors for the determination of members entitled to notice of such meeting in accordance with the provisions of Section 4 of Article 1 of these By-Laws, and if no such date

shall have been fixed by the Board for such purpose, then to the members of record on the date when such notice shall be given, such date in any case shall not be less than fifteen days prior to the date of the meeting. Such notices of annual or special meetings shall state the place, day and hour of such meetings, and, in the case of special meetings, shall also state the business proposed to be transacted thereat. Such notice shall be given to each member by leaving the same with him or at his residence or usual place of business, or by mailing it postage prepaid and addressed to him at his address as it appears upon the books of the Corporation. No notice of the time, place or purpose of any meeting of members, whether prescribed by law, by the Charter or by these By-Laws, need to be given to any member who attends in person, or by proxy, or who, in writing, executed and filed with the records of the meeting, either before or after the holding thereof, waives such notice.

SECTION 4. Record Date.

The Board of Directors may fix, in advance, a time not exceeding forty (40) days preceding the date of any meeting of members, or any date of assessment or levy of any charge, as the record date for the determination of the members entitled to notice of, and to vote at such meeting, or entitled to notice of any assessment or levy, as the case may be, and, in that event, only members of record on such date shall be entitled to notice of, or to vote at, such meeting, or to receive notice of any assessment or levy, as the case may be. In case of a meeting of members, the record date shall not be less than fifteen (15) days prior to the date for said meeting.

SECTION 5. Quorum.

At any meeting of members the presence, in person or by proxy, of members entitled to not less than 20% of all the votes entitled to be cast at such meeting shall be necessary and sufficient to constitute a quorum for the election of directors or for the transaction of other business, and any such meeting may be adjourned from time to time until the transaction of business has been completed. In the absence of a quorum, the members entitled to vote who shall be present in person or by proxy at any meeting (or adjournment) may, by a majority of votes so present and entitled to be cast, adjourn the meeting from time to time, but not for a period of over thirty (30) days at any one time, by announcement at the meeting until a quorum shall attend. At any such adjourned meeting at which a quorum shall be present, any business may be transacted which might have been transacted at the meeting as originally notified.

SECTION 6. Proxies.

Members may vote either in person or by proxy, but no proxy which is dated more than two months before the meeting at

which it is offered shall be accepted unless such proxy shall on its face name a longer period for which it is to remain in force. Every proxy shall be in writing subscribed by a member, or by his duly authorized attorney, and shall be dated, but need not be sealed, witnessed or acknowledged; each proxy shall be presented at the meeting and be then deposited with the Secretary. Every proxy shall be revocable and, further, every proxy shall be deemed revoked and of no further force or effect when the member issuing or executing same ceases to be a record owner.

SECTION 7. Voting.

At every meeting of members, every member shall be entitled to vote as follows: a Class A Member shall be entitled to one vote per lot for each lot in the Subject Part of Mays Chapel Village owned by such member, and a Class B Member shall be entitled to five votes per lot, for each lot in the Subject Part of Mays Chapel Village owned by such member; provided, however, that no member shall be entitled to vote if any assessment or charge levied by the Corporation against the lot owned by such member, or any sum due by such member to the Corporation, remains unpaid for more than fifteen (15) days after its due date. Upon demand of the members entitled to 10% of all votes, in person or by proxy, entitled to be cast at the meeting, the votes for Directors, or upon any question before a meeting, shall be by ballot; and except in cases in which it is by Statute, by the Charter, or by these By-Laws otherwise provided, a majority of the votes cast shall be sufficient to elect or pass any measure.

The affirmative vote of 75% of the members, or if there be two classes of members entitled to vote, then the affirmative vote of 75% of the members of each class, voting separately, shall be necessary to approve any consolidation or merger of the Corporation, any reorganization, or partial liquidation of the Corporation, or any amendment of the Charter or these By-Laws of the Corporation.

SECTION 8. List of Members.

Prior to each meeting of the members, the Secretary or an Assistant Secretary shall prepare a full, true and complete list, in alphabetical order, of all members entitled to vote at such meeting, indicating the class of membership and the number of votes entitled to be cast by each member, and shall be responsible for the production of such list at the meeting.

SECTION 9. Order of Business.

At all meetings of the members, the order of business shall be as far as applicable and practicable, as follows:

1. Organization.

2. Proof of notice of meeting or of waivers thereof. The Certificate of the Secretary of the Corporation or the affidavit

of any other person who mailed the notice or caused the same to be mailed, shall be accepted as proof of service of notice by mail.

3. Submission of an alphabetical list of members entitled to vote thereat, indicating the class and number of votes to be cast by such member.

4. At an annual meeting, or at a meeting called for that purpose, reading of unapproved minutes of preceding meetings and action thereon.

5. Reports.

6. At an annual meeting, the election of Directors.

7. Unfinished business.

8. New business.

9. Adjournment.

ARTICLE II BOARD OF DIRECTORS

SECTION 1. Election and Powers.

The business and property of the Corporation, except as otherwise provided by Statute or by the Charter, or by these By-Laws, shall be conducted and managed by its Board of Directors, which shall consist of five members (subject to increase or decrease as hereinafter provided). The members of the Board of Directors shall be elected by the members, in person or by proxy, at the annual meeting. Each Director elected at any annual meeting shall hold office for a term of two (2) years (except those initially elected for a one year term), or until his successor shall have been elected and qualified or until he shall die or resign, or shall have been removed. Subject to increase or decrease as hereinafter provided at the first annual meeting the members shall elect two (2) directors for a term of one year and three (3) directors for a term of two (2) years, and at each annual meeting thereafter, the members shall elect two (2) or three (3) directors, as the case may be, for a term of two (2) years. The number of Directors fixed by these By-Laws may, by the vote of a majority of the entire Board of Directors, be increased to not exceeding fifteen or decreased to not less than three. The Board of Directors shall keep minutes of its meetings and a full account of its transactions. The powers of the Board of Directors shall include particularly, but not by way of limitation, the right to do the following:

(a) Supervise, manage, operate, examine, inspect, care for, preserve, repair, replace, restore and maintain the common areas, property and facilities and other real and personal property of the Corporation (herein collectively referred to as the "property" or the "property of the Corporation"); keep and maintain the property in a clean, neat, trim, orderly, sanitary and safe condition, free of garbage, trash, rubbish and other refuse, free of insects, rodents, vermin and other pests, and free from objectionable odors; procure all labor, materials, services and utilities necessary or desirable to the foregoing; obtain all permits and licenses required for the property; comply with all laws, ordinances, rules, and regulations of the Government of the United States, State of Maryland or Baltimore

County, or any agency or subdivision of the foregoing, applicable to the maintenance and care of the property; and generally carry out all matters and things deemed necessary or advisable to the economic or efficient maintenance and operation of the property.

(b) Employ all personnel necessary or desirable for the operation and management of the property; and engage any attorney or attorneys to handle the legal affairs of the Corporation, including collection of assessments, charges or funds due by any member.

(c) Procure bids or otherwise establish the fixed cost of all labor, materials, services, utilities and other items required for the operation, maintenance and care of the property, and the convenience of the members; review and analyze all cost and expense factors arising out of or otherwise related to the property, together with the benefits and advantages to be derived therefrom; determine and fix a detailed annual budget for the Corporation, and upon the establishment of such budget, assess and collect the funds from the members, all as provided in Article IV of these By-Laws.

(d) Adopt reasonable rules and regulations, including penalties for breach or infraction thereof, not inconsistent with the Charter or By-Laws of the Corporation, for the care and preservation of the property, the comfort, health, safety and general welfare of the members of the Corporation with respect thereto, and the efficient operation of the property.

(e) Establish and maintain an accurate and efficient cash and accounting system, make collections and deposit of funds in such banks, trust companies, or other depositories as the Board shall from time to time approve, verify and account for all receipts and expenditures involved in the operation of the property, approve or disapprove all requisitions, bills, statements and vouchers, pay all costs and expenses incurred in the operation and maintenance of the property, designate signatories to which bank or other accounts shall be subject, keep and preserve at the principal office of the Corporation, books, accounts and records covering the operation of the property, and execute and file any statement, certificate, affidavit, return or other forms required to be filed with the Federal, State, or local government in connection with any income or unemployment, social security or employee benefit tax, or the withholding of any tax, or any information relative to the foregoing, and prepare and submit such account or accounts of the financial condition of the Corporation as may from time to time be required or advisable.

(f) Procure and maintain all policies of insurance deemed advisable by the Board, including fire or other casualty, workmen's compensation, general liability and other insurance for the protection of the Corporation against claims of every kind or nature; negotiate and adjust any loss occurring under any policy of insurance; and make any repair, replacement or restoration of the property damaged or destroyed by fire or other casualty insured against.

(g) Employ a manager or caretaker to do and perform all matters, acts and things necessary or desirable for the care, maintenance, and improvement of the property.

(h) The Board may enforce all restrictions, rules and regulations imposed on the use or enjoyment of the property, against any one violating or attempting to violate any of said restrictions, rules or regulations. Enforcement may be by appropriate legal proceedings, either an action at law for damages, or suit in equity to enjoin a breach or violation, or enforce performance of any restriction, rule or regulation. Further, the Board of Directors, for itself, its agents, servants, employees and contractors, after notice to a member of any breach or violation of any restriction, rule or regulation, and the failure of such member to correct the same within a reasonable time thereafter, shall have the right at such member's expense, summarily to cure the breach or violation of or caused by the member. Additionally, as a penalty for breach or infraction of any restriction, rule or regulation adopted and published by the Board of Directors, the Board may, after notice and hearing, suspend the right of any member to use any recreational facility furnished by the Corporation, provided, however, that no such suspension shall exceed 60 days.

SECTION 2. Nominations.

On or before the sixtieth day preceding the annual meeting of the members, the Board of Directors shall appoint a nominating committee comprised of five members and shall notify the Secretary of the Corporation, in writing, of the names of the committee, not later than the sixtieth day preceding the annual meeting of the members. This nominating committee shall, at least thirty (30) days prior to the annual meeting of the members, nominate candidates to fill the Board of Directors, and forthwith submit its nominations to the Secretary of the Corporation. The Secretary of the Corporation shall at least twenty (20) days prior to the annual meeting of the members, notify each member, in writing, of the name and address of the nominees submitted by the nominating committee for the Board of Directors. The decision of a majority shall be reported as the decision of the nominating committee.

In addition to nominations made by the nominating committee for the Board of Directors, nominations may be made in the following manner: within fifteen (15) days after notice of the nominations made by the nominating committee, as prescribed in the preceding paragraph, ten (10) or more members of the Corporation, in good standing, may nominate candidates for the Board of Directors, provided their nominations are reduced to writing and signed by ten (10) or more of the nominators, accompanied by the written acceptance or acceptances of the nominee or nominees so nominated; and provided further that original copies of such nominations and such acceptances are filed with the Secretary of the Corporation at least five (5) days prior to the date of the annual meeting of the members.

No one shall be nominated to the Board of Directors except in the manner prescribed in this Section 2 of Article II of the By-Laws.

SECTION 3. Meetings.

After each meeting of the members at which a Board of Directors shall have been elected, the Board of Directors so elected shall meet for the purpose of organization and the transaction of other business, at such time and place as may be designated by the members at such meeting; or in the absence of such designation, shall meet as soon as practicable at the principal business office of the Corporation.

SECTION 4. Additional Regular Meetings.

Additional regular meetings of the Board of Directors shall be held monthly, without additional notice, at such times and places as may be fixed from time to time by the Board of Directors.

SECTION 5. Special Meetings.

Special meetings of the Board of Directors shall be held whenever called by the President or by a majority of the Directors, either in writing or by vote.

SECTION 6. Place of Meetings.

Subject to the provisions of Section 3 of this Article II, the Board of Directors may hold its regular and special meetings at such place or places within the State of Maryland as it may from time to time determine. In the absence of any such determination, regular and special meetings of the Board of Directors shall be held at the principal business office of the Corporation.

SECTION 7. Notice of Meetings.

Notice of the place, day and hour of every special meeting of the Board, and of the business proposed to be transacted thereat, shall be given to each Director either:

1. By notice in writing mailed to him postage prepaid not later than the third day before the day set for the meeting and addressed tohim at his last known post office address according to the records of the Corporation; or

2. By notice in writing delivered to him personally or left at his residence or usual place of business not later than the second day before the day fixed for the meeting; or

3. By telegraph or telephone not later than the day before the day set for the meeting.

PROVIDED, HOWEVER, that no notice of the time, place or purpose of any meeting need be given to any Director who, in writing executed and filed with the records of the meeting, either before or after the holding thereof, waives such notice. No notice of any adjourned meeting of the Board of Directors need be given.

SECTION 8. Quorum.

A majority of the Board of Directors shall be necessary and sufficient to constitute a quorum for the transaction of business at every meeting of the Board of Directors; but if at any meeting there be less than a quorum present, a majority of those present may adjourn the meeting from time to time, but not for a period of over ten (10) days at any one time, without notice other than by announcement at the meeting until a quorum shall attend. At any such adjourned meeting at which a quorum shall be present, any business may be transacted which might have been transacted at the meeting as originally notified. All questions shall be decided by a majority of the Board of Directors present, but on request of any member the yeas and nays shall be taken and entered on the minutes.

SECTION 9. Informal Action.

Any matter, act or thing required or permitted to be taken at any meeting of the Board of Directors may be taken without such meeting if a written consent to such action, matter or thing is signed by all the Directors and such written consent is filed with the minutes of the proceedings of the Board of Directors.

SECTION 10. Removal.

At any meeting of the members called for the purpose, any Director may, by the affirmative vote of the holders of a majority of the votes entitled to be cast at such meeting, be removed from office, for cause shown, and another may be appointed in the place of the person so removed, to serve for the remainder of his term.

SECTION 11. Vacancies.

If any Director shall die or resign, or if the members of the Corporation shall remove any Director without appointing another in his place, a majority of the remaining Directors (although such majority is less than a quorum) may elect a successor to hold office for the unexpired portion of the term of the Director whose place shall become vacant, and until his successor shall have been duly chosen and qualified. Vacancies in the Board of Directors created by an increase in the number of Directors may be filled by the vote of a majority of the entire Board as constituted prior to such increase, and Directors so elected by the Board to fill such vacancies shall hold office until the next succeeding annual meeting of the members and thereafter until their successors shall be elected and qualified.

SECTION 12. Compensation.

No Director as such shall receive any compensation for his services, but, by resolution of the members of the Corporation, a fixed sum, not in excess of $10.00 per year, may be allowed for attendance at the regular and special meetings of the Board of Directors.

SECTION 13. Fidelity Bonds.

The Board of Directors shall procure and maintain adequate Fidelity Bonds for all officers and employees of the Corporation handling or responsible for any funds of the Corporation. The premiums of such bonds shall constitute an expense necessary for corporate purposes.

SECTION 14. Order of Business.

At all meetings of Directors, the order of business shall be, as far as applicable and practicable, unless otherwise ordered by a majority of the Directors present, as follows:

1. Roll Call.

2. Minutes of last regular meeting and of any special meetings held since last regular meeting, read, corrected and approved.

3. Reading of minutes of any meeting of members not heretofore read to Directors.

4. Report of officers.

5. Reports of special committees.

6. Election of committees.

7. Election of officers.

8. Miscellaneous business.

ARTICLE III. OFFICERS

SECTION 1. Executive Officers.

The executive officers of the Corporation shall be a president, a vice president, a secretary and a treasurer, each of whom shall be a member of the Board of Directors (unless there be only three (3) directors, in which event the treasurer need not be a director), and such other officers as the Board from time to time considers necessary for the proper conduct of the affairs of the Corporation. The executive officers shall be elected annually by the Board of Directors at its first meeting following the annual meeting of members of the Corporation. Each such officer shall hold office for a term of one (1) year, and thereafter until his successor is elected and qualified, or until his death, resignation or removal.

SECTION 2. President.

The President shall be the chief executive officer of the Corporation. He shall, when present, preside at all meetings

of the members and Directors; he shall have the power of general management and direction of the affairs of the Corporation, subject to the control of the Board of Directors. He shall, in general, perform all acts incident to his office or which may be prescribed by the Board of Directors. He shall also annually prepare or cause to be prepared a full and true statement of the affairs of the Corporation which shall be submitted at the annual meeting of the members; and shall be filed within twenty (20) days thereafter at the principal office of the Corporation in the State of Maryland.

SECTION 3. Vice President.

In the absence, inability or disqualification of the President, the Vice President shall have the right to perform all the duties of the President, and when so acting shall have all the powers of the President.

SECTION 4. Secretary.

The Secretary shall keep or cause to be kept the minutes of meetings of the members and of the Board of Directors, in books provided for the purpose; he shall see that all notices are duly given in accordance with the provisions of the By-Laws or as required by law; he shall be the custodian of the records and of the corporate seal or seals of the Corporation; and, in general, he shall perform all duties ordinarily incident to the office of a secretary of a corporation and such other duties as, from time to time, may be assigned to him by the Board of Directors, or by the President.

SECTION 5. Treasurer.

The Treasurer shall have charge of and be responsible for all funds, securities, receipts and disbursements of the Corporation and shall deposit, or cause to be deposited, in the name of the Corporation all moneys or other valuable effects in such banks, trust companies or other depositories as shall, from time to time, be selected by the Board of Directors; he shall keep or cause to be kept a just, true and correct copy of all receipts and expenses, and he shall make and submit an account of the financial condition of the Corporation when so requested by the President, Vice President, or by resolution of the members or Board of Directors; and he shall make or cause to be made all reports, financial or otherwise, now or hereafter required by law; and, in general, shall perform all the duties ordinarily incident to the office of a treasurer of a corporation, and such other duties as may be assigned to him by the Board of Directors or by the President.

SECTION 6. Assistant Officers.

The Board of Directors may elect one or more Assistant Secretaries and one or more Assistant Treasurers. Each such Assistant Secretary and Assistant Treasurer shall hold office for such period and shall have such authority and perform such duties as the Board of Directors may prescribe.

SECTION 7. Subordinate Officers.

The Board of Directors may elect such subordinate officers as it may deem desirable. Each such officer shall hold office for such period, and shall have such authority and perform such duties as the Board of Directors may prescribe. The Board of Directors may, from time to time, authorize any officer to appoint subordinate officers and to prescribe the powers and duties thereof.

SECTION 8. Delegation of Duties.

In the absence, inability or disqualification of any officer, other than the President, the duties of such officer shall be discharged by his assistant or associate officer, if any there be, or, no other arrangements having been made for the performance of such duties, the President may delegate the powers and duties of such officer to another officer or director or may appoint some other person to act in the stead of such officer until his place shall be filled by the Board of Directors.

SECTION 9. Compensation.

No officer of the Corporation shall receive any compensation for his services as such officer. Any officer, however, performing any special service for the Corporation may be reasonably compensated for such performance or service by resolution of the members of the Corporation.

SECTION 10. Removal.

The Board of Directors shall have power at any regular or special meeting to remove any officer with or without cause, and such action shall be conclusive on the officer so removed. The Board of Directors may authorize any officer to remove subordinate officers.

SECTION 11. Vacancies.

The Board of Directors at any regular or special meeting shall have power to fill a vacancy occurring in any office for an unexpired portion of the term.

SECTION 12. Contracts, Agreements and Other Instruments.

No deed, mortgage, bond, bill of sale, assignment, contract, agreement, or any other instrument or document, including any check, bill of exchange, or promissory note, intended to bind the Corporation, shall be valid or binding unless signed by any two officers of the Corporation, one of whom shall be the president or vice president.

ARTICLE IV. CHARGES AND ASSESSMENTS

SECTION 1. Assessments

The fiscal year of the Corporation shall consist of twelve (12) calendar months to be fixed by the board of Directors.

Not later than the forty-fifth day preceding the close of the fiscal year of the Corporation, the Board of Directors shall estimate the total cost and expense required for the operation of the Corporation and the care, maintenance and improvement of its property during the ensuing year, including particularly, but not by way of limitation, all sums required to provide labor, materials, services, utilities and insurance for the operation, maintenance and care of the property and the conveniences deemed desirable to the use and enjoyment thereof, together with a reasonable amount deemed necessary by the Board of Directors as an operating reserve for contingencies and a reserve for repair and replacement of the property, and within fifteen (15) days thereafter, shall notify each member, in writing, of the aggregate estimated expenses of the Corporation for the coming year and each member's proportionate share thereof.

The aggregate estimated expenses, as well as the aggregate expenses finally determined upon, shall be evenly apportioned among all lots in the Subject Part of Mays Chapel Village and the proportionate share of each member shall be determined on the basis which the number of lots owned by such member bears to the total number of lots then laid out or established in the Subject Part of Mays Chapel Village. In all events, the number of lots in the Subject Part of Mays Chapel Village shall be determined as of the thirtieth day preceding the close of the fiscal year of the Corporation.

On or before the twentieth day preceding the commencement of the ensuing fiscal year, the Board shall finally determine and assess the cost and expense required for the operation of the Corporation and the care, maintenance and improvement of its property during said ensuing year, and, subject to the limitation set forth in Section 4 of this Article IV, formally levy against each member his share thereof, on the basis hereinabove specified, by noting the assessment and levy on the books of the Corporation and submitting a written billing to each member of the Corporation for the sum due by him. The assessment levied against each member under the provisions of this Section shall constitute a lien against his lot in the Subject Part of Mays Chapel Village as of the first day of the fiscal year of the Corporation following the levy of the assessment.

The failure or delay of the Board of Directors to prepare an estimate or determine the cost of operation of the Corporation and the expense of care, maintenance and improvement of its property for any year, or notify any member of the Corporation of the total cost and expenses, or such member's proportionate share thereof, shall not in any manner constitute a waiver or release of the member's obligation to pay his share of such cost and expenses whenever the same may be determined or assessed. In the absence of an annual determination of the costs and expenses of the Corporation, or a formal assessment against the members, each member shall continue to pay the charge due by him in the next prior fiscal year in which an assessment or levy had been made.

SECTION 2. Reserve Funds

The Board of Directors may establish and maintain a reasonable reserve operating fund and a reserve repair and replacement fund. Such reserves shall be deposited in a special account, but may be invested in obligations fully guaranteed as to principal by the United States of America, or the State of Maryland. Such reserve funds are for the purpose of defraying extraordinary expenditures not originally included in the annual determination of the operating cost and expenses of the Corporation, making repairs and replacements to the property of the Corporation, and paying any other costs agreed upon by a majority of the members.

SECTION 3. Additional Assessments

If the Board of Directors at any time determines that the operating cost and expenses of the Corporation assessed against the members under the provisions of Section 1, or the reserve funds established and maintained under Section 2, of this Article IV, are inadequate, or that additional funds are otherwise required for the operation and maintenance of the property of the Corporation, it may assess such further sums, as operating cost and expense of the Corporation, as it may deem necessary and subject to the limitations set forth in Section 4 of this Article IV, levy the same against each member, on the basis which the number of lots owned by such members bears to the total number of lots in the Subject Part of Mays Chapel Village. The assessment levied against each member under the provisions of this Section shall constitute a lien against his lot or lots as of the fifteenth day after levy of the assessment and notice thereof to the member.

SECTION 4. Limitation on Assessments and Levies

The Board of Directors shall make no assessment or levy against the members under the provisions of Section 1 or Section 3 of this Article IV, or otherwise, which shall exceed the following:

(a) No annual, additional, or other assessment or levy shall be made in or for any period commencing prior to January 1, 1979;

(b) No annual assessment or levy for any fiscal year commencing prior to January 1, 1980, shall exceed Forty-Eight Dollars ($48.00) per lot;

(c) Further, (i) no annual assessment or levy for any fiscal year commencing on or after January 1, 1980, shall exceed ten per cent (10%) of the annual assessment or levy fixed for the preceding fiscal year of the Corporation, and (ii) no additional assessment, over and above the annual assessment made in or for any fiscal year commencing on or after January 1, 1979, shall exceed, in the aggregate, for any one fiscal year, Eighteen Dollars ($18.00) per lot unless a greater annual additional assessment or levy is first authorized by a majority of the members of the Corporation, or, if there be more than one class of members, then by a majority of each class of members of the Corporation, computed separately; and

(d) No Class B Member of the Corporation, nor any lot to which such member holds the record title, shall be exempt from assessment hereunder, but, notwithstanding anything elsewhere set

forth herein, the following allowance shall be made by the Corporation to each Member, in each instance: annual or additional assessments or charges made or levied against any lot to which a Class B Member of the Corporation holds record title shall equal twenty-five percent (25%) of the annual or additional assessment or charge made or levied against any lot laid out on the Property to which a Class A Member of the Corporation holds record title to the end and intent that no Class B Member shall pay more, or less, than twenty-five percent (25%) of the per lot annual or additional assessment, established by the Corporation under Article IV of these By-Laws.

SECTION 5. Payment of Charges and Assessments

Each member shall be obligated to pay to the Corporation the charges and assessments levied against him by the Board of Directors under the provisions of Section 1 or Section 3 of this Article IV, or otherwise, as follows:

(a) The annual assessment levied under the provisions of Section 1 of this Article IV shall be paid within thirty (30) days after commencement of the fiscal year for which levied; and

(b) Any additional assessment levied under the provisions of Section 3 of this Article IV, or otherwise, shall be due and payable fifteen (15) days after the date of levy of such assessment and notice thereof to the member, or at such other time or times as may be provided by the Board of Directors in making the assessment.

SECTION 6. Collection of Charges and Assessments

If there be any default in payment of any charge or assessment, in the manner and at the time or times provided therefor in Section 5 of this Article IV, and same shall continue for a period of fifteen (15) days, the Corporation shall have the immediate right: (i) to institute suit for collection of the sum due, with interest thereon, computed at the rate of six per cent (6%) per annum, accounting from the date of default; or (ii) enforce against the lot owned by the defaulting member, the lien of the unpaid assessment, with interest thereon, through foreclosure or otherwise. By the acceptance of any title to, or ownership of, his lot in the Subject Part of Mays Chapel Village, the record owner shall be deemed to have imposed on his lot, a declaration in trust for enforcement against his lot of the lien of any unpaid charge or assessment, with interest thereon, as follows: the record owner expressly declares that after the continuance of his default in payment of any charge or assessment for a period of thirty (30) days, the Corporation shall have the absolute power, right and privilege to sell his lot, after fifteen (15) days' notice to him, as the defaulting member, of the time, place and terms of sale, such sale to be made in accordance with the Public General Laws of the State of Maryland and the Maryland Rules of Procedure relating to foreclosure of mortgages, as such Laws and Rules are from time to time amended and supplemented. Upon the sale of a lot of a defaulting member, the proceeds shall be applied as follows: first, to the payment of all expenses incident to such sale, including a commission to the party making the sale; second, to the payment of all claims of the Corporation against the defaulting member, whether the same shall have matured or not; and third, the surplus, if any, to said defaulting member, or to whomever

may be entitled to the same. It is expressly understood that at any such sale, the Corporation may be a purchaser of the lot sold, free and clear of any right or equity of redemption of the defaulting member, such right and equity being deemed expressly waived and released. The Corporation shall have the right both to institute suit for collection of the unpaid charges or assessments and enforce the lien of such charges or assessments against the lot of the defaulting member, provided there be but one satisfaction of the claim.

The foregoing enumeration of the rights of the Corporation is made in furtherance, and not in limitation, of the rights and remedies available to the Corporation to collect the charges and assessments or enforce any lien against a lot of a defaulting member, and is not intended, by mention of any particular right or remedy, to limit or restrict the Corporation, which shall have all powers and rights necessary or convenient for collection or enforcement of charges and assessments against each of its members and the lot owned by him.

SECTION 7. Notice

The provisions of this Article IV of these By-Laws shall be incorporated in each conveyance of a lot in the Subject Part of Mays Chapel Village, by reference to this Article IV of the By-Laws, so that such incorporation shall be deemed notice as to the existence of a declaration of trust for the enforcement of the lien for collection.

NOTE: As used in the foregoing Sections of the By-Laws, the term "Subject Part of Mays Chapel Village" means and refers to the real property described in the Charter of the Corporation. Further, as provided by the Agreement referred to in Section (c) of Article Third of the Charter of the Corporation, the lien enforceable by the Corporation against the lot of a defaulting member shall have preference over any other assessment, lien, judgment or charge of whatever nature except: (i) general and special assessments for real estate taxes on the lot; and (ii) any deed of trust, mortgage, or like encumbrance covering the lot, duly recorded prior to assessment of the charge or charges as a lien on such lot, or after receipt from the president or any vice president of the Corporation of a written statement acknowledging that payments on the lien for charges and assessments levied by the Corporation are current as of the date of recordation of the deed of trust, mortgage, or like encumbrance.

ARTICLE V. SUNDRY PROVISIONS

SECTION 1. Corporate Seal.

The Corporate Seal of the Corporation shall be circular in form, with the name of the Corporation and the word

"Maryland" inscribed around the outer edge, and with the words "Corporate Seal" or "Incorporated" inscribed in the center.

SECTION 2. Books and Records.

The original or duplicate books and records, including ledgers containing the names and addresses of members of the Corporation (of each Class, if there be more than one Class of membership) shall be kept at the principal business office of the Corporation.

SECTION 3. Funds.

All monies belonging to the Corporation or to which it is entitled in any representative capacity, shall be deposited to its credit in such banks or depositories as may be designated or approved from time to time by resolution of the Board of Directors, and shall be drawn only upon checks or drafts signed by an officer or officers authorized by the Board of Directors to sign checks or drafts.

SECTION 4. Bonds.

The Board of Directors may require any officer, agent or employee of the Corporation to give a bond to the Corporation for the faithful discharge of his duties, in such amount, on such conditions, and with such surety or sureties as may be required by the Board.

SECTION 5. Indemnity.

The Corporation shall indemnify and hold harmless each person who shall serve at any time hereafter as director or officer of the Corporation from and against any and all claims and liabilities to which such person shall have become subject by reason of his having been a director or officer and shall reimburse each such person for all legal and other expenses reasonably incurred by him in connection with any such claim or liability; provided, however, that no such person shall be indemnified against, or be reimbursed for, any expense incurred in connection with, any claim or liability arising out of his own negligence or misconduct. The rights accruing to any person under the provisions of this Section shall not exclude any other right to which he may be lawfully entitled, nor shall anything herein contained restrict the right of the Corporation to indemnify or reimburse such person in any proper case, even though not specifically herein provided for. The Corporation, its directors, officers, employees and agent, shall be fully protected in taking any action or making any payment under this Section, or in refusing so to do, in reliance upon the advice of counsel.

SECTION 6. Amendments.

These By-Laws, or any of them, or any additional or supplemental By-Laws, may be altered or repealed and new By-Laws

may be adopted at any annual meeting of the members without notice, or at any special meeting, the notice of which shall set forth the terms of the proposed amendment, by the vote of the members entitled to not less than seventy-five per cent (75%) of all votes entitled to be cast thereon, or if there be more than one class of members, then by not less than seventy-five per cent (75%) of each class of members of the Corporation, voting separately, represented in person or by proxy. The Board of Directors, however, shall report to each meeting of members any lateration or amendments of the By-Laws made since the last meeting of the members, together with the reason therefor.

SECTION 7. Definitions.

As used in these By-Laws, except to the extent otherwise expressly provided, or otherwise resulting from necessary implication, the following terms shall have the meaning herein ascribed thereto. The terms herein defined are:

(a) Record Owner. Record owner means and refers to the person, firm, corporation, trustee, or legal entity, or the combination thereof, holding record title to a lot in the Subject Part of Mays Chapel Village, as said lot is now or may from time to time hereafter be created or established, either in his, her, or its own name, or as joint tenants, tenants in common, tenants by the entirety, or tenancy in co-partnership, if the lot is held in a real property tenancy or partnership relationship. If more than one person, firm, corporation, trustee, or other entity holds the record title to any one lot, whether in a real property tenancy, partnership relationship, or otherwise, all of same, as a unit, and not otherwise, shall be deemed a single record owner and shall be or become a single member of the Corporation by virtue of ownership of such lot. The term "record owner", however, shall not include any contract purchaser, nor the owner of any redeemable ground rent issuing out of any lot in the Subject Part of Mays Chapel Village, nor shall it include any mortgagee, trustee or other grantee named in any mortgage, deed of trust or other security instrument covering any lot in the Subject Part of Mays Chapel Village and designed solely for the purpose of securing performance of an obligation or payment of a debt.

(b) Subject Part of Mays Chapel Village. Subject Part of Mays Chapel Village means and refers to the real property described in the Charter of the Corporation.

(c) Common Area. Common area means and refers to the open space tracts, common or recreational areas, property and facilities, and real estate, whether fee simple or leasehold, and whether improved or unimproved, as contemplated by Bill No. 68 of the County Council of Baltimore County, Maryland, approved August 12, 1963, as amended to date, held by the Corporation for the common use, benefit, enjoyment, health, safety and welfare of its members.

SECTION 8.

To the extent of any possible inconsistency between these By-Laws and the Articles of Incorporation, the provisions of the Articles of Incorporation shall control, and, to the extent of any possible inconsistency or conflict between these By-Laws and the Agreement referred to in Paragraph (c) of Article Third of the Charter of the Corporation, the provisions of said Agreement shall control.

IN WITNESS WHEREOF, the Directors of First Mays Chapel Homeowners Corporation have hereunto set our hands this day of July, 1977.

(1)

DEED AND AGREEMENT

THIS DEED AND AGREEMENT, Made this 1st day of July, 1977, by and between GALWAY, INC. (Developer), a body corporate, of the first part, FIRST MAYS CHAPEL HOMEOWNERS CORPORATION (Corporation), a body corporate, of the second part, and PADONIA LAND COMPANY, INC. (Padonia), a body corporate of the third part.

BACKGROUND STATEMENT OF FACTS

This Background State of Facts is not merely prefatory, but is expressly made a part of this Deed and Agreement.

Developer is the fee simple owner of the land and premises (herein referred to as the "Property") located south of Avesbury Road and west of Rutledge Road in the Eighth Election District of Baltimore County, Maryland, and more particularly described in Exhibit A attached hereto and made part hereof. As such owner, Developer desires to subdivide the Property into 102 building lots, and thereby create a subdivision to be known as "Part of Mays Chapel Village", substantially as shown on the Plat entitled "Subject Part of Mays Chapel Village", marked Exhibit B, attached hereto and made part hereof, all under and pursuant to the Zoning and Subdivision Regulations of Baltimore County, Marvland, applicable thereto. Developer has heretofore laid out on the Property, 44 building lots, and proposes hereafter to lay out on the Property, approximately 58 additional building lots, so that there will be a total of approximately 102 building lots as aforesaid.

The 44 building lots heretofore laid out on the Property (herein referred to as "Mays Chapel Lots") are described as follows:

> Lots 1 to 27, Block B, inclusive, as said 27 lots are shown on the Plat (First Plat of Mays Chapel Village) entitled "Plat One, Section One, Mays Chapel Village" and recorded among the Land Records of Baltimore County, Maryland, in Plat Book E.H.K., Jr. No. 39, folio 31, and Lots 28

TRANSFER TAX NOT REQUIRED
Walter R. Richardson
Director of Finance
BALTIMORE COUNTY, MARYLAND
Per: [signature]
Authorized Signature
10-11-77
Rec 11-80-E

to 44, inclusive, as said 17 lots are shown on the plat (Second Plat of Mays Chapel Village) entitled "Plat One, Section Two, Mays Chapel Village", and recorded among the aforesaid Land Records in Liber E.H.K., Jr. No. 41, folio 13.

The approximately 58 additional building lots hereafter to be laid out on the Property (herein referred to as the "Additional Mays Chapel Lots") and presently designated on the Plat entitled "Un-subdivided Area, Mays Chapel Village", marked Exhibit C attached hereto and made part hereof, as follows:

The Additional Mays Chapel Lots consist of Lots 45 to 77, Block B, Lots 12 to 30, Block E, and Lots 1 to 6, Block F, all inclusive, as said 58 lots are shown on Exhibit C hereof;

all subject to the right of Developer to alter, change or amend the Preliminary Plan shown on Exhibit C, as hereinafter provided, by substituting an entirely different subdivision plan showing an elimination, addition, relocation or modification of lots, together with the streets and roads upon which same abut and the open space tracts and walkways designed for use in conjunction with the lots.

For the purpose of enhancing the appearance, value and desirability of the Subject Part of Mays Chapel Village, Developer desires to establish on the Property, open space tracts and common areas, as contemplated by Bill No. 68 of the County Council of Baltimore County, approved August 12, 1963, as amended to date.

It is intended that such tracts and areas shall be for the common use, benefit, enjoyment, health, safety and welfare of the present and future record owner or owners of the Mays Chapel Lots and Additional Mays Chapel Lots, subject, however, to the reservations, restrictions, covenants and agreements hereinafter

set forth. The Corporation has agreed to cooperate with Developer in establishing and maintaining the open space tracts and common areas and, for such purpose, to accept title to said tracts and areas, as from time to time laid out on the Property, together with walkways leading to and from the same, and to preserve, develop, improve, manage, operate, care for, and maintain the said open space tracts and common areas for the common use, benefit, enjoyment, health, safety and welfare of the record owner or owners of the Mays Chapel Lots and Additional Mays Chapel Lots, who by virtue of such lot ownership, are members of the Corporation, all, however, subject to the terms, provisions, conditions and restrictions hereinafter imposed on such use.

The open space tracts and common areas heretofore laid out on the Property, together with the walkways leading to and from the same (herein referred to as the Mays Chapel Open Space Tracts), are described in Exhibit D, entitled "Description of Mays Chapel Open Space Tracts" and attached hereto and made part hereof. The additional open space tracts and common areas hereafter to be laid out on the Property, together with the walkways leading to and from the same (herein referred to as the "Additional Mays Chapel Open Space Tracts"), are presently designated on Exhibit C hereof, subject to the right of Developer to alter, change or amend the same by substituting an entirely different subdivision plan showing more, less, or no open space tracts or walkways, or a relocation of such tracts and walkways.

Developer and Corporation desire to subject the Mays Chapel Lots and Additional Mays Chapel Lots to certain

restrictions, covenants and agreements designed to assure maintenance of the Mays Chapel Open Space Tracts and Additional Mays Chapel Open Space Tracts. Padonia has agreed to cooperate with the Developer and Corporation in creating and maintaining the general plan or scheme of subdivision of the Property, with said Open Space Tracts thereon, and, for such purpose, to accept title to the Mays Chapel Lots in such manner as to effect and perfect said plan or scheme and make the necessary restrictions, covenants and agreements, hereinafter set forth, fully binding upon Padonia, its successors and assigns, and upon all present and future owners or occupants of said Mays Chapel Lots. It is the intent of Developer, Corporation and Padonia that the restrictions, covenants and agreements herein imposed upon Padonia, and on the Mays Chapel Lots conveyed to Padonia, shall run with and bind said Mays Chapel Lots and all subsequent owners or occupants thereof, and, further, that said restrictions, covenants and agreements shall be imposed upon the Additional Mays Chapel Lots hereafter to be laid out or established on the Property, and the owner of each, and the heirs, personal representatives, successors and assigns of each such owner.

As the initial step in carrying out the plan of the parties for establishing and maintaining open space tracts and common areas on the Property, Developer has agreed to: (a) convey the Mays Chapel Open Space Tracts to Corporation; (b) convey the Mays Chapel Lots to Padonia; and (c) retain the

remainder of the Property for further subdivision and the future conveyance of (i) the Additional Mays Chapel Open Space Tracts to Corporation, and (ii) the Additional Mays Chapel Lots to Padonia, all subject to the terms, provisions, conditions, reservations, restrictions, covenants and agreements upon which the Mays Chapel Open Space Tracts and Mays Chapel Lots are hereby conveyed to Corporation and Padonia, respectively.

NOW, THEREFORE, THIS DEED AND AGREEMENT WITNESSETH: That in consideration of the premises and the sum of Five Dollars ($5.00) paid to Developer by Corporation and Padonia, receipt whereof is hereby acknowledged, the performance of and compliance with the restrictions, covenants and agreements hereinafter set forth, and other good and valuable considerations, the Developer does hereby grant and convey the Mays Chapel Open Space Tracts and Mays Chapel Lots, as follows:

-A-

GRANT OF MAYS CHAPEL VILLAGE OPEN SPACE TRACTS

Developer does hereby grant and convey the above described Mays Chapel Open Space Tracts unto the Corporation, its successors and assigns, in fee simple, all, however, subject to the restrictions, covenants and agreements hereinafter set forth, which are hereby entered into by the parties hereto, for themselves, their respective successors and assigns, as part of the consideration for the execution of this Deed,

SAVING AND EXCEPTING THEREFROM AND SUBJECT TO THE FOLLOWING: Developer hereby expressly reserves unto itself, its successors and assigns, the bed, in fee, of all streets, avenues, and

public highways mentioned herein or shown on any subdivision plat of the Property, and further reserves unto itself, its successors and assigns the right to relocate, enlarge, diminish, eliminate, change or modify, from time to time, in its absolute discretion, all such streets, avenues and public highways. Further, reference to any street, avenue or public highway in any plat of the Property or any part thereof, or in this Deed and Agreement, shall in no manner serve or be construed to confer in or upon anyone, any right to use such road, street or highway for any purpose whatsoever, except subject to Developer's right to relocate, eliminate or modify the same, which right is expressly reserved by Developer.

TO HAVE AND TO HOLD the said Mays Chapel Open Space Tracts, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the use and benefit of the Corporation, its successors and assigns, in fee simple, subject, however, to the reservations, restrictions, covenants and agreements herein set forth, as follows:

Corporation, for itself, its successors and assigns, does hereby covenant and agree that:

1. Developer, for itself, its successors and assigns, shall have the right to lay, install, construct, place and maintain on, over, or under the Mays Chapel Open Space Tracts, or any portion thereof, pipes, mains, conduits, drains, lines and other facilities for water, storm sewer, sanitary sewer, gas, electric, telephone and other public utilities to provide adequate utility service to any lot now or hereafter laid out or established on the Property, or the area in which same is located, together with the right and privilege of entering upon said Mays Chapel Open Space Tracts for such purposes and making openings and excavations therein. It is understood that the exact location of such utilities and appurtenances cannot be determined at the

present time, and that the Developer shall have the absolute right, from time to time, to designate any particular location. Immediately upon Developer's designation of a particular location for the installation of utilities, Corporation shall grant and convey the designated easement and right of way therein and thereover to Developer, its successors and assigns, or to whomever the Developer shall nominate, by a good and merchantable title, free and clear of all liens, claims and encumbrances. Such conveyance to Developer shall be made, in all events, within thirty (30) days after Developer shall designate and furnish to Corporation an accurate description of the particular easement and right of way required or deemed advisable in the particular instance. Additionally, Developer, for itself, its successors and assigns, shall have the right, at any time, and from time to time, to excavate, dig, cut or otherwise open any Mays Chapel Open Space Tract and to bury or place below the surface of the ground, trees, tree stumps, brush, shrubs, roots, root mats, ground cover and other vegetation, dead timber, rotten wood, swamp muck, rubble, masonry, pipes, rocks, boulders and any other unsuitable or unstable soil material or debris, provided that same be covered and the land closed in such a way as not to cause erosion or any health or safety hazard, and provided further that, subject to any required change in grade, the ground be restored and left in good condition.

2. The land hereby conveyed to the Corporation shall be deemed open space tracts and common areas for the use, benefit and enjoyment, in common, of each present and future member of the Corporation, who, by necessity, is a record owner, as hereinafter defined, of a lot now or hereafter laid out or established on the Property. Said land shall be retained in its natural state and no structure or improvement of any kind shall be erected, placed or maintained thereon, except and provided as follows:

(a) Pipes, mains, lines, conduits, drains, poles and other facilities for water, storm sewer, sanitary sewer, gas, electric, telephone and other public utilities may be installed therein and threover, and trees, tree stumps, brush, shrubs, roots, root mats, ground cover and other vegetation, dead timber, rotten wood, swamp muck, rubble, masonry, pipes, rocks, boulders, and any other unsuitable or unstable soil material or debris may be buried therein, all as provided in paragraph 1 hereof;

(b) Structures or improvements designed exclusively for community use, shelters, benches, chairs and other seating facilities, fences and walls, walkways and grading and planting may be erected, placed and main-

tained thereon for the use, comfort and enjoyment of members of the Corporation, or the establishment, retention and preservation of the natural growth or topography of the area, or for aesthetic reasons; and

(c) No improvement permitted in subparagraphs (a) or (b) of this paragraph 2, however, shall be commenced, erected or maintained in or on any portion of the Mays Chapel Open Space Tracts until the plans and specifications therefor shall have been submitted to and approved in writing by the Developer, its successors or assigns, which shall have the absolute right to refuse to approve any such plans or specifications it deems unsuitable or undesirable for any reason whatsoever.

3. No noxious or offensive activity shall be carried on upon any Mays Chapel Open Space Tract, nor shall anything be done thereon which may be or become any annoyance or nuisance to the neighborhood.

4. Corporation shall improve, develop, supervise, manage, operate, examine, inspect, care for, preserve, repair, replace, restore and maintain the Mays Chapel Open Space Tracts, as from time to time improved, together with any items of personal property placed or installed thereon, all at its own cost and expense, and shall levy against each member of the Corporation a proportionate share of the aggregate cost and expense required for the care, maintenance and improvement of said Mays Chapel Open Space Tracts, which proportionate share shall be determined on the basis which the number of lots owned by the member bears to the total number of lots then laid out or established on the Property.

5. The right of each member of the Corporation to use the Mays Chapel Open Space Tracts shall be subject to the terms, conditions and provisions set forth in this Deed and Agreement, and further, shall be subject to any rule or regulation now or hereafter adopted by the Corporation for the safety, care, maintenance, good order and cleanliness of said Mays Chapel Open Space Tracts. All of said terms, conditions, provisions, rules and regulations shall inure to the benefit of and be enforceable by the Corporation and Developer, or either thereof, their respective successors and

assigns, against any member of the Corporation, or any other person, violating or attempting to violate the same, or any thereof, either by action at law for damages or suit in equity to enjoin a breach or violation, or enforce performance of any term, condition, provision, rule or regulation. Further, Corporation or Developer shall each have the right summarily to abate or remove any breach or violation by any member at the cost and expense of such member.

6. As subsequently provided for in this Deed and Agreement, the record owner of each lot now or hereafter laid out or established on the Property shall be or become a member of the Corporation, to the end and intent that membership in the Corporation be appurtenant to record ownership of a lot laid out or established on the Property and no membership in the Corporation be separated from the lot to which same appertains. Conversely, each member of the Corporation shall be a record owner of a lot now or hereafter laid out or established on the Property. The term "record owner", as used herein, shall mean the person, firm, corporation, trustee, or legal entity, or the combination thereof, holding record title to a lot on the Property, as said lot is now or may from time to time hereafter be created or established, either in his, her or its own name, or as joint tenants, tenants in common, tenants by the entirety, or tenancy in co-partnership, if the lot is held in a real property tenancy or partnership relationship. The term "record owner", however, shall not include any contract purchaser, nor the owner of any redeemable ground rent issuing out of any lot on the Property, nor shall it include any mortgagee, trustee, or other grantee, named in any mortgage, deed of trust, or other security instrument covering any lot on the Property and designed solely for the purpose of securing performance of any obligation or payment of a debt. If more than one person, firm, corporation, trustee or other entity hold the record title to any one lot, whether in a real property tenancy, partnership relationship or otherwise, all of same, as a unit, and not otherwise, shall be deemed a single record owner and shall be or become a single member of the Corporation by virtue of ownership of such lot.

7. All the restrictions, covenants and agreements herein set forth shall be held and construed to run with and bind the Mays Chapel Open Space Tracts, and all subsequent owners and occupants of said land, or any part thereof, all to preserve, forever, the general plan or scheme of maintaining said Mays Chapel Open Space Tracts as the open space or common

areas contemplated by Bill No. 68 of the County Council of Baltimore County, approved August 12, 1963, as amended to date. The Mays Chapel Open Space Tracts shall not be subdivided, nor shall any part of said Mays Chapel Open Space Tracts be sold, leased, mortgaged, rented, conveyed, devised or in any manner encumbered, disposed of or transferred, but the said Mays Chapel Open Space Tracts shall forever contain the minimum area specified therefor in Exhibit D hereof.

The foregoing provisions of this paragraph 7 are subject to the following exceptions:

Any part of the Mays Chapel Open Space Tracts may be exchanged for an equal part of any Mays Chapel Lot or Lots. In the event of any such exchange, the subject portion of the Mays Chapel Open Space Tracts shall be conveyed free and clear of the restrictions, covenants and agreements imposed on the Mays Chapel Open Space Tracts and shall be subjected to the restrictions, covenants and agreements imposed on the Mays Chapel Lots. Correspondingly, the portion of the Mays Chapel Lots involved in the exchange shall be conveyed free and clear of the restrictions, covenants and agreements imposed on the Mays Chapel Lots and shall be subjected to the restrictions, covenants and agreements imposed on the Mays Chapel Open Space Tracts.

8. The covenants and agreements contained in Section "A" of this Deed and Agreement shall inure to the benefit of and be enforceable by Developer, its successors and assigns, against anyone violating or attempting to violate the same, whether or not said Developer be a Record Owner, and Developer may transfer and assign its rights under this subparagraph to Baltimore County, Maryland, a municipal corporation.

9. Any or all of the rights and powers, including discretionary rights and powers, herein reserved by or conferred upon the Developer may be assigned or transferred by said Developer, its successors or assigns, to any one or more corporations or associations agreeing to accept same. Any such assignment or transfer shall be evidenced by an appropriate instrument recorded among the Land Records of Baltimore County and upon recordation thereof, the grantee or grantees of such rights and powers shall thereupon and thereafter have the right to exercise

and perform all the rights and powers reserved by or conferred upon the Developer by this Deed and Agreement.

10. Invalidation by adjudication of any term or provision of this Agreement shall in no wise affect any of the other terms and provisions hereof which shall remain in full force and effect.

"B"

GRANT OF MAYS CHAPEL LOTS

Developer does hereby grant and convey the above described Mays Chapel Lots unto Padonia, its successors and assigns, in fee simple, subject to the restrictions, covenants and agreements hereinafter set forth, which are hereby entered into by the parties hereto, for themselves, their respective successors and assigns as part of the consideration for the execution of this Deed,

SAVING AND EXCEPTING THEREFROM AND SUBJECT TO THE FOLLOWING: Developer hereby expressly reserves unto itself, its successors and assigns, the bed, in fee, of all streets, avenues and public highways mentioned herein or shown on any subdivision plat of the Property. Further, reference to any street, avenue, or public highway in any plat of the Property or any part thereof, or in this Deed and Agreement, shall in no manner serve or be construed to confer in or upon anyone, any right to use such street, avenue or public highway for any purpose whatsoever, except subject to Developer's right to relocate, eliminate or modify the same, which right is expressly reserved by Developer.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging, or in anywise appertaining, including particularly, but not by way of limitation, the right to use and enjoy, as a member of Corporation, in common with other members of Corporation, the

Mays Chapel Open Space Tracts and Additional Mays Chapel Open Space Tracts now or hereafter laid out on the Property, when and as conveyed by Developer to Corporation, all, however, subject to the terms, conditions and provisions set forth in this Deed and Agreement, and, further, subject to any rule or regulation now or hereafter adopted by the Corporation for the safety, care, maintenance, good order and cleanliness of said Open Space Tracts.

TO HAVE AND TO HOLD the said lots of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the use and benefit of Padonia, its successors and assigns, in fee simple, subject, however, to the restrictions, covenants and agreements herein set forth, as follows:

Padonia, for itself, its successors and assigns, does hereby covenant and agree that:

1. The record owner of each of the Mays Chapel Lots shall become and be a member of the Corporation, and, as such member, shall pay to the Corporation, in the manner provided in Section 5 of Article IV of the By-Laws of the Corporation, the charges and assessments levied by the Corporation against the member (record owner) under the provisions of Section 1 or Section 3 of Article IV of said By-Laws, subject to the limitation on assessments and levies against the members set forth in Section 4 of Article IV of said By-Laws. No record owner shall be exempt from payment of the charges and assessments levied against him by the Corporation, either by waiver of the use or enjoyment of the Open Space Tracts, or any thereof, or by the abandonment of his lot. The charges and assessments levied by the Corporation against each member of Corporation (record owner) shall constitute a lien against each of the Mays Chapel Lots owned by such member, as of the first day of the fiscal year of the Corporation

following the levy of the assessment. Such lien shall have preference over any other assessment, lien, judgment or charge of whatever nature except: (i) general and special assessments for real estate taxes on the lot; and (ii) any deed of trust, mortgage, or like encumbrance covering the lot, duly recorded prior to assessment of the charge or charges as a lien on such lot, or after receipt from the president or any vice president of the Corporation of a written statement acknowledging that payments on the lien for charges and assessments levied by the Corporation are current as of the date of recordation of the deed of trust, mortgage, or like encumbrance. Upon any default in payment by a member (record owner), the Corporation shall have the right to enforce the payment due by such member (record owner) in the manner set forth in Section 6 of Article IV of the By-laws of the Corporation.

The provisions of Article IV of the By-laws of the Corporation are fully set forth in Exhibit E hereof, entitled "Article IV of the By-laws of First Mays Chapel Homeowners Association, attached hereto and made part hereof.

2. The conveyance or other disposition (except mortgage or other grant of a security interest) of any of the Mays Chapel Lots by the record owner thereof shall be deemed to transfer, set over and assign all right of such owner to membership in the Corporation, together with all rights and obligations appurtenant to such membership, all without specific or particular reference to membership in the Corporation, so that no membership in the Corporation shall be separated from the lot to which such membership appertains. Further, the grantee, assignee, devisee or other transferee (except mortgagee or other holder of a security interest) of any of the Mays Chapel Lots, by acceptance of any title interest in said lot, shall be deemed expressly to have accepted membership in the Corporation and expressly to have covenanted and agreed to fulfill the duties and obligations imposed on the record owner of each of the Mays Chapel Lots under part "B" of this Deed and Agreement.

3. The record owner of each of the Mays Chapel Lots shall comply with the rules, regulations and restrictions applicable to use of the Mays Chapel Open Space Tracts and Additional Mays Chapel Open Space Tracts, now or hereafter laid out on the Property and conveyed by Developer to Corporation, as such rules, regulations and

restrictions are from time to time adopted by Corporation for the safety, care, maintenance, good order and cleanliness of said open space tracts. Further, said record owner shall comply with the covenants, agreements and restrictions imposed on the use and enjoyment of the Mays Chapel Open Space Tracts under part "A" of this Deed and Agreement.

4. The term "record owner" as used herein, shall mean the person, firm, corporation, trustee or legal entity, or the combination thereof, holding record title to a lot on the Property, as said lot is now or may from time to time hereafter be created or established, either in his, her or its own name, or as joint tenants, tenants in common, tenants by the entirety, or tenancy in co-partnership, if the lot is held in a real property tenancy or partnership relationship. The term "record owner", however, shall not include any contract purchaser, nor the owner of any redeemable ground rent issuing out of any lot on the Property, nor shall it include any mortgagee, trustee or other grantee named in any mortgage, deed of trust or other security instrument covering any lot on the Property and designed solely for the purpose of securing performance of an obligation or payment of a debt. If more than one person, firm, corporation, trustee or other entity hold the record title to any one lot, whether in a real property tenancy, partnership relationship, or otherwise, all of same, as a unit, and not otherwise shall be deemed a single record owner and shall be or become a single member of the Corporation by virtue of ownership of such lot.

5. All the restrictions, covenants and agreements herein set forth shall be held and construed to run with and bind the Mays Chapel Lots and all subsequent owners and occupants of said lots, or any part thereof, all to assure the proper care and maintenance of the Mays Chapel Open Space Tracts and Additional Mays Chapel Open Space Tracts, now or hereafter laid out on the Property and conveyed by Developer to the Corporation. All said restrictions, covenants and agreements shall inure to the benefit of and be enforceable by Developer and Corporation, or either thereof, their respective successors and assigns, against any record owner or any other person violating or attempting to violate the same, or any thereof, either by action at law for damages or suit in equity to enjoin a breach or violation, or enforce performance of any term, condition, provision, rule, regulation, duty or obligation. Further, Developer or Corporation each have the right summarily to abate or remove any breach or violation by any record owner at the cost and expense of such owner.

6. Invalidation by adjudication of any term or provision of this Agreement shall in no wise affect any of the other terms and provisions hereof which shall remain in full force and effect.

"C"

RETENTION OF ADDITIONAL MAYS CHAPEL OPEN SPACE TRACTS AND ADDITIONAL MAYS CHAPEL LOTS SUBJECT TO CERTAIN CONDTIONS AND RESTRICTIONS

Developer, for itself, its successors and assigns, does hereby covenant and agree, with and for the benefit of Corporation and Padonia, their respective successors and assigns, that the Additional Mays Chapel Open Space Tracts and Additional Mays Chapel Lots be and the same are hereby made subject to certain conditions and restrictions hereinafter more particularly set forth. The conditions and restrictions to which the aforesaid parcels of land are hereby made subject, are as follows:

1. The terms and provisions contained in this subparagraph 1 are expressly made subject to the rights reserved by Developer under subparagraph 2 hereof.

Each parcel of land comprising the Additional Mays Chapel Open Space Tracts shall be deemed an open space tract or common area, for the use, benefit and enjoyment, in common, of present and future members of the Corporation, who, by necessity, are record owners, as hereinabove defined in part "A", of a lot now or hereafter laid out or established on the Property. Said Additional Mays Chapel Open Space Tracts shall be held by Developer for future conveyance to Corporation, its successors and assigns, in fee simple, after final determination thereof by Developer, as hereinafter provided, subject to the terms, provisions, conditions, reservations, restrictions, covenants and agreements upon which the Mays Chapel Open Space Tracts were conveyed by Developer to Corporation under part "A" of this Deed and Agreement. The Additional Mays Chapel Lots shall be held by Developer for future conveyance to Padonia, its successors and assigns, in fee simple, likewise after final determination and establishment thereof by Developer, as hereinafter provided, subject to the terms, provisions, conditions, reservations, restrictions, covenants and agreements

upon which the Mays Chapel Lots were conveyed by Developer to Padonia under part "B" of this Deed and Agreement.

It is the intent of the parties hereto that all lots now or hereafter finally laid out and established on the Property, shall be subject to restrictions, covenants and agreements identical to those imposed on the Mays Chapel Lots, under part "B" hereof and enforceable by Developer and Corporation, or either of them, for the purpose of establishing and maintaining open space tracts and common areas as contemplated by Bill No. 68 of the County Council of Baltimore County, Maryland, approved August 12, 1963, as amended to date, all of which tracts and areas shall be subject to restrictions, covenants and agreements identical to those imposed on the Mays Chapel Open Space Tracts under part "A" hereof.

2. Developer expressly reserves unto itself, its successors and assigns, the rights, from time to time, to subdivide and re-subdivide all portions of the Property comprising the Additional Mays Chapel Open Space Tracts and Additional Mays Chapel Lots, and any part thereof, and alter, change or amend any existing or prior subdivision plat, including Exhibits B and C, by substitution of an entirely different subdivision plan showing an elimination, addition, relocation or modification of lots, together with the streets and roads upon which same abut, or showing more, less or no open space tracts or walkways, all as the Developer may, in its absolute discretion, deem proper. It is the intent of Developer, Corporation and Padonia, therefore, that the restrictions, covenants and agreements imposed under subparagraph 1 hereof shall bind only such open space tracts and common areas, and such lots, if any, as may, from time to time hereafter, be laid out or established on the Property and shown on an officially approved plat duly recorded among the Land Records of Baltimore County. Immediately upon recordation of any subdivision plat of the Property showing any Additional Mays Chapel Open Space Tracts or Additional Mays Chapel Lots, the conveyance thereof to Corporation or Padonia, as required under the provisions of subparagraph 1 hereof, the covenants and agreements set forth in subparagraph 1 hereof shall be held and construed to run with and bind said Additional Mays Chapel Open Space Tracts and Additional Mays Chapel Lots, as the case may be, shown on the recorded plat, and the grantee thereof and all subsequent owners and occupants of said land and lots, or any part thereof, all to

preserve, forever, the general plan or scheme of establishing and maintaining the open space tracts and common areas now or hereafter laid out on the Property and shown on an officially approved plat duly recorded among the Land Records of Baltimore County, as the open space tracts and common areas provided for in Bill No. 68 of the County Council of Baltimore County, Maryland, approved August 12, 1963, as amended to date, and to assure the proper care and maintenance of said open space tracts and common areas now or hereafter finally laid out on the Property as aforesaid.

WITNESS the hands and seals of the parties to this Deed and Agreement the day and year first above written.

WITNESS:

GALWAY, INC.

By: _____ (SEAL)
James Keelty, Jr., President

FIRST MAYS CHAPEL HOMEOWNERS CORPORATION

By _____ (SEAL)
James Keelty, III
President

PADONIA LAND COMPANY, INC.

By: _____ (SEAL)
Joseph S. Keelty, Vice President

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 1st day of July, 1977, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared JAMES KEELTY, JR., President of GALWAY, INC., a body corporate, and acknowledged the foregoing Deed and Agreement to be the act and deed of said corporation.

AS WITNESS my hand and Notarial Seal.

My commission expires:
July 1, 1978

Notary Public

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 1st day of July, 1977, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared JAMES KEELTY, III, President of FIRST MAYS CHAPEL HOMEOWNERS CORPORATION, a body corporate, and acknowledged the foregoing Deed and Agreement to be the act and deed of said corporation.

AS WITNESS my hand and Notarial Seal.

My commission expires:
July 1, 1978

Notary Public

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 1st day of July, 1977, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared JOSEPH S. KEELTY, Vice President of PADONIA LAND COMPANY, INC., a body corporate, and acknowledged the foregoing Deed and Agreement to be the act and deed of said corporation.

AS WITNESS my hand and Notarial Seal.

My commission expires:
July 1, 1978

Notary Public

EXHIBIT A

The Property, located in the Eighth Election District of Baltimore County, Maryland, is described as follows:

ALL that land and premises bounded by: (1) the northeast side of Greenpoint Road, (2) southeast side of Avesbury Road, and (3) southwest side of Rutledge Road, as said roads are shown on the plat (First Plat of Mays Chapel Village) entitled "Plat One, Section One, Mays Chapel Village", and recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. No. 39, folio 31, (4) the southwest and west sides of Rutledge Road, as said road is shown on the plat (Second Plat of Mays Chapel Village) entitled "Plat One, Section Two, Mays Chapel Village", and recorded among the aforesaid Land Records in Liber E.H.K., Jr. No. 41, folio 13, and the plat (Third Plat of Mays Chapel Village) entitled "Plat Two, Section Two, Mays Chapel Village", and recorded among the aforesaid Land Records in Liber E.H.K., Jr. No. 41, folio 14, (5) the east and southeast sides of the proposed continuation of Rutledge Road, running from the south end thereof, shown on the Third Plat of Mays Chapel Village, to the prolongation of the eighteenth or North 1° 21' 21" E.301.85 foot line of the second parcel of land described in the Deed from Mays Chapel Village to Galway, Inc., dated October 5, 1976, and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 5683, folio 108, approximately 180 feet, as said road continuation is shown shaded on the plat entitled "Unsubdivided Area, Mays Chapel Village", copy of which, marked "Exhibit C", is attached hereto and made part hereof, (6) the west side of the eighteenth line of the said second parcel of land described in the aforesaid Deed from Mays Chapel Village to Galway, Inc. and the prolongation of said line to the continuation of Rutledge Road, as shown on Exhibit C hereof, (7) the north side of the seventeenth, sixteenth, fifteenth, fourteenth, thirteenth, twelfth, eleventh, and part (approximately 61 feet) of the tenth lines of the said second parcel of land described in the aforesaid Deed from Mays Chapel Village to Galway, Inc., (8) the west, northwest and north sides of the open space lying along the rear of Lots 12, 13, 14 and 15, Block E, as said lots are shown on Exhibit C hereof, and (9) the northwest side of the proposed continuation of Greenpoint Road, running from the south end thereof, shown on the First Plat of

Mays Chapel Village, approximately 125 feet, to the open space lying along the north side of the aforesaid Lot 12, Block E, as said road continuation is shown shaded on Exhibit C hereof, same being all of the land and premises lying within the dark line encircling same, as shown on the plat entitled "Subject Part of Mays Chapel Village", copy of which, marked "Exhibit B", is attached hereto and made part hereof.

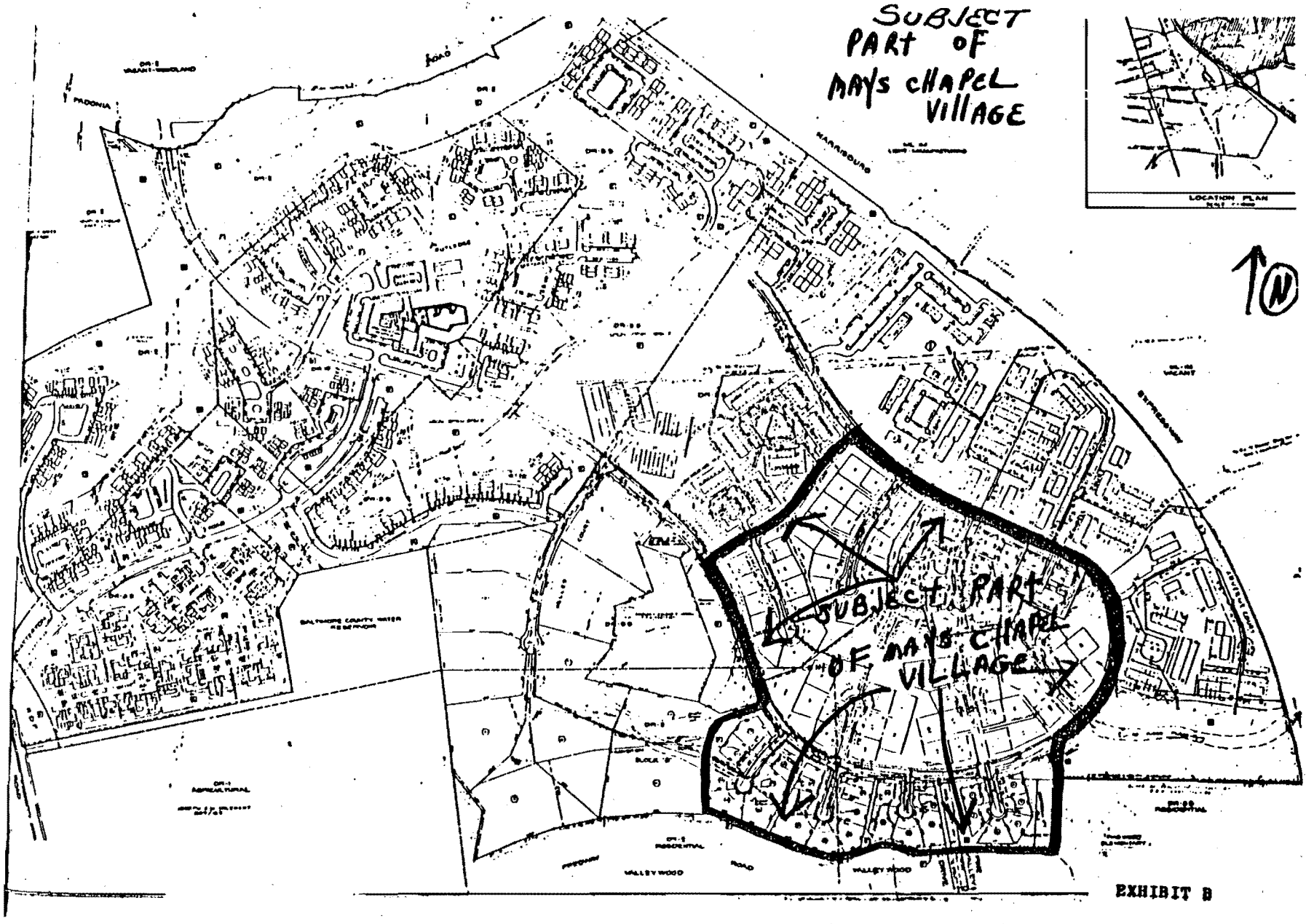

SUBJECT
PART OF
MAYS CHAPEL
VILLAGE
LOCATION PLAN
N
SUBJECT PART
OF MAYS CHAPEL
VILLAGE

EXHIBIT B

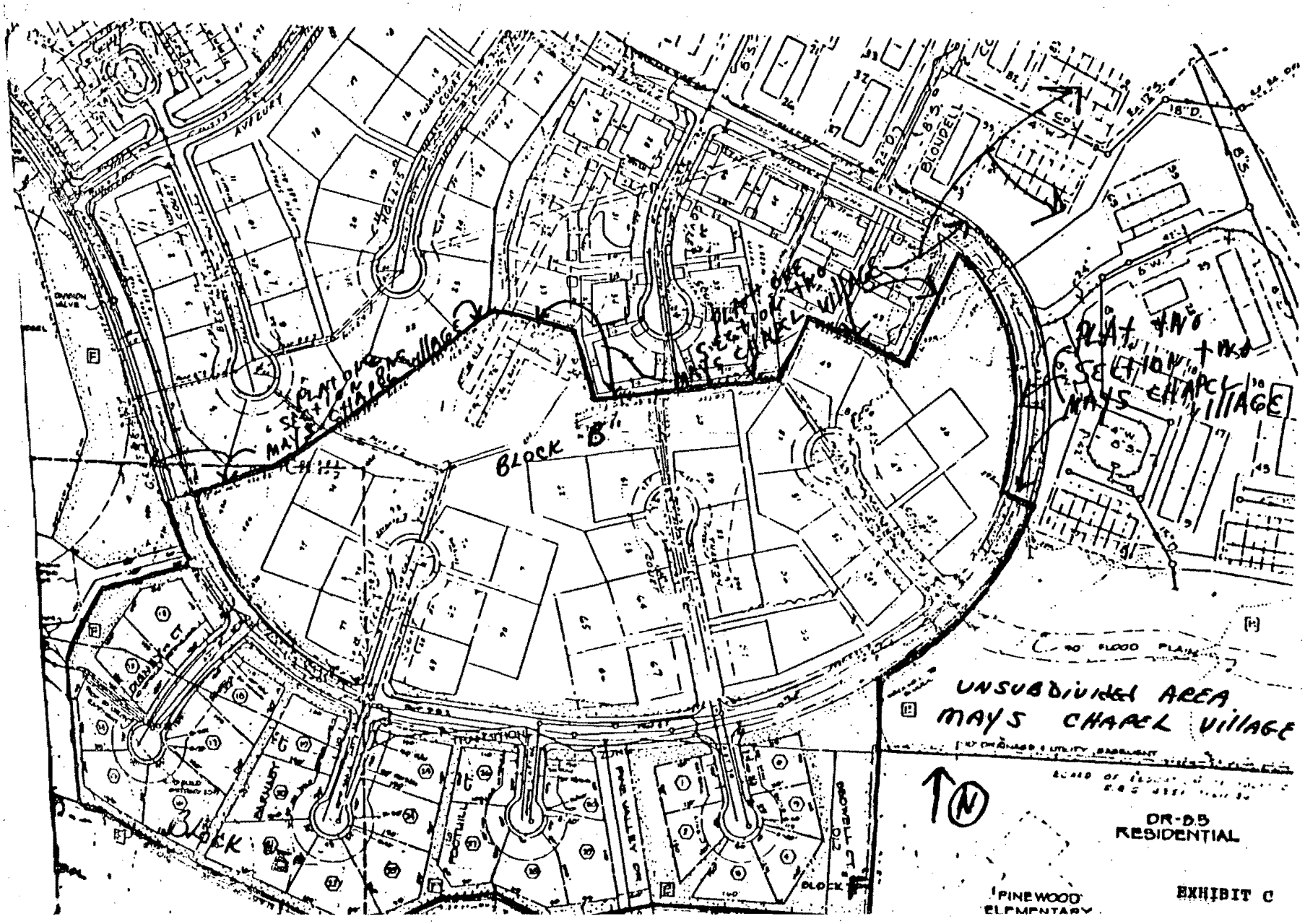

BLOCK "B"
PLAT TWO SECTION TWO MAYS CHAPEL VILLAGE
UNSUBDIVIDED AREA
MAYS CHAPEL VILLAGE
DR-8.5
RESIDENTIAL
PINEWOOD ELEMENTARY
BLOCK
BLONDELL
FLOOD PLAIN

EXHIBIT C

EXHIBIT D

DESCRIPTION OF MAYS CHAPEL OPEN SPACE TRACTS

The Mays Chapel Open Space Tracts granted and conveyed by the Developer to the Corporation under the Deed and Agreement to which this Exhibit D is attached are all those lots or parcels of land located in the Eighth Election District of Baltimore County, Maryland, and more particularly described as follows:

1. The Local Open Space Tract, containing 0.552 acres of land, more or less, lying on the north side of Lot 1, the west and southwest sides of Lots 1, 2, 3, 4, 5 and 6, Block B, as said Local Open Space Tract and lots are shown on the plat entitled "Plat One, Section One, Mays Chapel Village", and recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. No. 39, folio 31.

2. The Local Open Space Tract, containing 1.482 acres, more or less, lying on the northeast side of Lots 12 and 13, the northwest side of Lots 13, 14, 17, 18 and 11, and lying between Lots 18, 19, 20, 21 and 22, on the one side, and Lots 6, 7, 8, 9, 10 and 11 on the other side, including the walkway, 10 feet wide, running between the southeasternmost line of Lot 8 and the northwesternmost line of Lot 7, all in Block B, as said Local Open Space Tract, including the walkway, and lots are shown on the aforesaid plat entitled "Plat One, Section One, Mays Chapel Village".

3. The Local Open Space Tract, containing 0.071 acres of land, more or less, lying on the northeast side of Lot 27, Block B, as said Local Open Space Tract and lot are shown on the aforesaid plat entitled "Plat One, Section One, Mays Chapel Village".

4. The Local Open Space Tract, containing 1.5228 acres of land, more or less, binding along Lots 28, 29, 30, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43 and 44, as said Local Open Space Tract and lots are shown on the plat entitled "Plat One, Section Two, Mays Chapel Village", and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 41, folio 13.

EXHIBIT E

ARTICLE IV OF THE BY-LAWS OF
FIRST MAYS CHAPEL HOMEOWNERS CORPORATION

ARTICLE IV. CHARGES AND ASSESSMENTS

SECTION 1. Assessments

The fiscal year of the Corporation shall consist of twelve (12) calendar months to be fixed by the Board of Directors. Not later than the forty-fifth day preceding the close of the fiscal year of the Corporation, the Board of Directors shall estimate the total cost and expense required for the operation of the Corporation and the care, maintenance and improvement of its property during the ensuing year, including particularly, but not by way of limitation, all sums required to provide labor, materials, services, utilities and insurance for the operation, maintenance and care of the property and the conveniences deemed desirable to the use and enjoyment thereof, together with a reasonable amount deemed necessary by the Board of Directors as an operating reserve for contingencies and a reserve for repair and replacement of the property, and within fifteen (15) days thereafter, shall notify each member, in writing, of the aggregate estimated expenses of the Corporation for the coming year and each member's proportionate share thereof.

The aggregate estimated expenses, as well as the aggregate expenses finally determined upon, shall be evenly apportioned among all lots in the Subject Part of Mays Chapel Village, and the proportionate share of each member shall be determined on the basis which the number of lots owned by such member bears to the total number of lots then laid out or established in the Subject Part of Mays Chapel Village. In all events, the number of lots in the Subject Part of Mays Chapel Village shall be determined as of the thirtieth day preceding the close of the fiscal year of the Corporation.

On or before the twentieth day preceding the commencement of the ensuing fiscal year, the Board shall finally determine and assess the cost and expense required for the operation of the Corporation and the care, maintenance and improvement or its property during said ensuing year, and, subject to the limitation set forth in Section 4 of this Article IV, formally levy against each member his share thereof, on the basis hereinabove specified, by noting the assessment and levy on the books of the Corporation and submitting a written billing to each member of the Corporation for the sum due by him. The assessment levied against each member under the provisions

of this Section shall constitute a lien against his lot in the Subject Part of Mays Chapel Village as of the first day of the fiscal year of the Corporation following the levy of the assessment.

The failure or delay of the Board of Directors to prepare an estimate or determine the cost of operation of the Corporation and the expense of care, maintenance and improvement of its property for any year, or notify any member of the Corporation of the total cost and expenses, or such member's proportionate share thereof, shall not in any manner constitute a waiver or release of the member's obligation to pay his share of such cost and expenses whenever the same may be determined or assessed. In the absence of an annual determination of the costs and expenses of the Corporation, or a formal assessment against the members, each member shall continue to pay the charge due by him in the next prior fiscal year in which an assessment or levy had been made.

SECTION 2. Reserve Funds

The Board of Directors may establish and maintain a reasonable reserve operating fund and a reserve repair and replacement fund. Such reserves shall be deposited in a special account, but may be invested in obligations fully guaranteed as to principal by the United States of America, or the State of Maryland. Such reserve funds are for the purpose of defraying extraordinary expenditures not originally included in the annual determination of the operating cost and expenses of the Corporation, making repairs and replacements to the property of the Corporation, and paying any other costs agreed upon by a majority of the members.

SECTION 3. Additional Assessments

If the Board of Directors at any time determines that the operating cost and expenses of the Corporation assessed against the members under the provisions of Section 1, or the reserve funds established and maintained under Section 2, of this Article IV, are inadequate, or that additional funds are otherwise required for the operation and maintenance of the property of the Corporation, it may assess such further sums, as operating cost and expense of the Corporation, as it may deem necessary and subject to the limitations set forth in Section 4 of this Article IV, levy the same against each member, on the basis which the number of lots owned by such members bears to the total number of lots in the Subject Part of Mays Chapel Village. The assessment levied against each member under the provisions of this Section shall constitute a lien against his lot or lots as of the fifteenth day after levy of the assessment and notice thereof to the member.

SECTION 4. Limitation on Assessments and Levies

The Board of Directors shall make no assessment or levy against the members under the provisions of Section 1 or Section 3 of this Article IV, or otherwise, which shall exceed the following:

(a) No annual, additional, or other assessment or levy shall be made in or for any period commencing prior to January 1, 1979;

(b) No annual assessment or levy for any fiscal year commencing prior to January 1, 1980, shall exceed Forty-Eight Dollars ($48.00) per lot;

(c) Further (i) no annual assessment or levy for any fiscal year commencing on or after January 1, 1980, shall exceed ten percent (10%) of the annual assessment or levy fixed for the preceding fiscal year of the Corporation, and (ii) no additional assessment, over and above the annual assessment made in or for any fiscal year commencing on or after January 1, 1979, shall exceed, in the aggregate, for any one fiscal year, Eighteen Dollars ($18.00) per lot, unless a greater annual or additional assessment or levy is first authorized by a majority of the members of the Corporation, or, if there be more than one class of members, then by a majority of each class of members of the Corporation, computed separately; and

(d) No Class B Member of the Corporation, nor any lot to which such member holds the record title, shall be exempt from assessment hereunder, but, notwithstanding anything elsewhere set forth herein, the following allowance shall be made by the Corporation to each Class B Member, in each instance: annual or additional assessments or charges made or levied against any lot to which a Class B Member of the Corporation holds record title shall equal twenty-five percent (25%) of the annual or additional assessment or charge made or levied against any lot laid out on the Property, to which a Class A Member of the Corporation holds record title, to the end and intent that no Class B Member shall pay more, or less, than twenty-five percent (25%) of the per lot annual or additional assessment, established by the Corporation under Article IV of these By-Laws

SECTION 5. Payment of Charges and Assessments

Each member shall be obligated to pay to the Corporation the charges and assessments levied against him by the Board of Directors under the provisions of Section 1. or Section 3 of this Article IV, or otherwise, as follows:

(a) The annual assessment levied under the provisions of Section 1 of this Article IV shall be paid within thirty (30) days after commencement of the fiscal year for which levied; and

(b) Any additional assessment levied under the provisions of Section 3 of this Article IV, or otherwise, shall be due and payable fifteen (15) days after the date of levy of such assessment and notice thereof to the member, or at such other time or times as may be provided by the Board of Directors in making the assessment.

SECTION 6. Collection of Charges and Assessments

If there be any default in payment of any charge or assessment, in the manner and at the time or times provided therefor in Section 5 of this Article IV, and same shall continue for a period of fifteen (15) days, the Corporation shall have the immediate right: (i) to institute suit for collection of the sum

due, with interest thereon, computed at the rate of six per cent (6%) per annum, accounting from the date of default; or (ii) enforce against the lot owned by the defaulting member, the lien of the unpaid assessment, with interest thereon, through foreclosure or otherwise. By the acceptance of any title to, or ownership of, his lot in the Subject Part of Mays Chapel Village, the record owner shall be deemed to have imposed on his lot, a declaration in trust for enforcement against his lot of the lien of any unpaid charge or assessment, with interest thereon, as follows: the record owner expressly declares that after the continuance of his default in payment of any charge or assessment for a period of thirty (30) days, the Corporation shall have the absolute power, right and privilege to sell his lot, after fifteen (15) days' notice to him, as the defaulting member, of the time, place and terms of sale, such sale to be made in accordance with the Public General Laws of the State of Maryland and the Maryland Rules of Procedure relating to foreclosure of mortgages, as such Laws and Rules are from time to time amended and supplemented. Upon the sale of a lot of a defaulting member, the proceeds shall be applied as follows: first, to the payment of all expenses incident to such sale, including a commission to the party making the sale; second, to the payment of all claims of the Corporation against the defaulting member, whether the same shall have matured or not; and third, the surplus, if any, to said defaulting member, or to whomever may be entitled to the same. It is expressly understood that at any such sale, the Corporation may be a purchaser of the lot sold, free and clear of any right or equity of redemption of the defaulting member, such right and equity being deemed expressly waived and released. The Corporation shall have the right both to institute suit for collection of the unpaid charges or assessments and enforce the lien of such charges or assessments against the lot of the defaulting member, provided there be but one satisfaction of the claim.

The foregoing enumeration of the rights of the Corporation is made in furtherance, and not in limitation, of the rights and remedies available to the Corporation to collect the charges and assessments or enforce any lien against a lot of a defaulting member, and is not intended, by mention of any particular right or remedy, to limit or restrict the Corporation, which shall have all powers and rights necessary or convenient for collection or enforcement of charges and assessments against each of its members and the lot owned by him.

SECTION 7. Notice

The provisions of this Article IV of these By-Laws shall be incorporated in each conveyance of a lot in the Subject Part of Mays Chapel Village, by reference to this Article IV of the By-Laws, so that such incorporation shall be deemed notice as to the existence of a Declaration of Trust for the enforcement of the lien for collection.

NOTE: As used in the foregoing Sections of the By-Laws, the term "Subject Part of Mays Chapel Village" means and refers to the real property described in the Charter of the Corporation. Further, as provided by the Agreement referred to in Section (c) of Article Third of the Charter of the Corporation, the lien enforceable by the Corporation against the lot of a defaulting member shall have preference over any other assessment, lien, judgment or charge of whatever nature except: (i) general and special assessments for real estate

taxes on the lot; and (ii) any deed of trust, mortgage, or like encumbrance covering the lot, duly recorded prior to assessment of the charge or charges as a lien on such lot, or after receipt from the president or any vice president of the Corporation of a written statement acknowledging that payments on the lien for charges and assessments levied by the Corporation are current as of the date of recordation of the deed of trust, mortgage or like encumbrance.

OCT 11-77 2313334 ****87.00
OCT 11-77 2313334 ****87.00

Rec'd for record OCT 11 1977 at 10:47 AM
Per Elmer H. Kahline, Jr., Clerk
Mail to Weinstein & Green
Receipt No. _____ $ 87.00

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DEED AND AGREEMENT

BY AND BETWEEN:

GALWAY, INC.,

FIRST MAYS CHAPEL HOME-OWNERS CORPORATION

and

PADONIA LAND COMPANY, INC.

TRANSFERRED
DATE 10.10.77
PER FEK

LAW OFFICES
WEINBERG AND GREEN
19TH FLOOR
10 LIGHT STREET
BALTIMORE, MD. 21202

8700

RECEIVED & RECORDED
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BROADFIELD HOMEOWNERS ASSOCIATION, INC.

AMENDED ARTICLES OF INCORPORATION

Made and filed before the organizational meeting of the Board of Directors.

THIS IS TO CERTIFY:

FIRST: The undersigned, Eugene P. Smith, whose post office address is 1400 Equitable Bank Center, 100 South Charles Street, Baltimore, Maryland 21201, being at least eighteen (18) years of age, is hereby forming a corporation under and by virtue of the general laws of the State of Maryland.

SECOND: The name of the corporation (which is hereinafter called the "Corporation") is:

BROADFIELD HOMEOWNERS ASSOCIATION, INC.

THIRD: The purposes for which the Corporation is formed are as follows:

To organize and operate a real estate management association exclusively to provide for the acquisition, improvement, management, maintenance, care and preservation of the common areas and facilities, to maintain architectural control of the residential lots within those certain tracts of property described in paragraph (a) of this Article Third, and to promote the recreation, health, safety and welfare of the residents within the said described property, and any addition thereto as may hereafter be brought within the jurisdiction of this Corporation, no part of the net earnings of which is to inure to the benefit of, or be distributable to, any director, officer or member of the Corporation, or any other individual, so that no pecuniary gain or profit to the members thereof is contemplated, and for such general purposes, and limited to those purposes, the Corporation shall have the following powers:

(a) To acquire, own, hold, preserve, develop, improve, build upon, manage, operate, and maintain open space tracts or areas and common or recreational areas, property, facilities and real estate, whether fee simple or leasehold, and whether improved or unimproved, all designed for the common use, benefit, enjoyment, recreation, health, safety and welfare of the record owner or owners of each residential lot now or hereafter laid out or established within:

(i) The 5.9213-acre tract of land (hereinafter called "Stage One of Broadfield") located on the northwest side of Wilkens Avenue, approximately 674 feet southwest of Haiden Choice Lane, in the First Election District of Baltimore County, Maryland, and more particularly described as follows:

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BEGINNING FOR THE SAME at a point in the Northwesterly line of Wilkens Avenue (State Route 372) distant 674.00 feet Southwest of the intersection of the Southwesterly line of Maiden Choice Lane with said Northwesterly line of Wilkens Avenue, thence (1) South 66° 40' 19" West along the Northwesterly line of Wilkens Avenue a distance of 90.00 feet to a point in the same; thence (2) North 79° 35' 56" West along the Northwesterly line of Wilkens Avenue a distance of 29.03 feet to a point in the same; thence (3) North 47° 30' 41" West along the Northwesterly line of Wilkens Avenue a distance of 49.00 feet to a point in the same; thence (4) South 42° 29' 19" West along the Northwesterly line of Wilkens Avenue a distance of 60.00 feet to a point in the same; thence (5) South 09° 07' 41" West along the Northwesterly line of Wilkens Avenue a distance of 42.94 feet to a point in the same; thence (6) South 66° 40' 19" West along the Northwesterly line of Wilkens Avenue a distance of 391.84 feet to a point in the same; thence (7) Leaving the Northwesterly line of Wilkens Avenue, North 23° 19' 41" West a distance of 25.00 feet to a point; thence (8) North 45° 19' 41" West a distance of 315.21 feet to a point; thence (9) North 44° 40' 19" East a distance of 212.28 feet to a point; thence (10) North 32° 10' 19" East a distance of 190.67 feet to a point; thence (11) North 19° 40' 19" East a distance of 50.00 feet to a point; thence (12) South 70° 19' 41" East a distance of 309.58 feet to a point; thence (13) Curving to the right with a radius of 290.72 feet, an arc distance of 238.48 feet to a point; thence (14) South 23° 19' 41" East a distance of 102.58 feet to a point; thence (15) South 68° 19' 41" East a distance of 21.21 feet to a point in the Northwesterly line of Wilkens Avenue and the place of beginning.

Being all that parcel of land shown on the plat entitled "Section One, Broadfield at Wilton Farms", and recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. No. 49, folio 14.

Same being the land and premises which by Deed dated November 22, 1982, and recorded among the Land Records of Baltimore County, Maryland, in Liber E.H.K., Jr. No. 6464, folio 414, was granted and conveyed by Broadfield, Inc. to Chartley Center, Inc.; and

(ii) The 56.1507 acre tract of land (hereinafter called "Subsequent Stage of Broadfield") located on the northwest corner of Maiden Choice Lane and Wilkens Avenue in the First Election District of Baltimore County, Maryland, and more particularly described as follows:

BEGINNING FOR THE SAME on the southwest side of Maiden Choice Lane, 33 feet wide, at the point formed by the intersection of said southwest side of Maiden Choice Lane, and the 6th line of the 2nd parcel of land which by deed dated December 20, 1939 and recorded among the land records of Baltimore County in liber

C.W.B., Jr. No. 970 folio 84, was conveyed by George J. Zaiser and Wife to Wilton Farm Dairy, Inc., said place of beginning also being situate at the end of the 3rd line of the land which by deed dated October 3, 1910 and recorded among the land records of Baltimore County in liber W.P.C. No. 367 folio 539, was conveyed by Mary E. Kervick to the Dominican Sisters of the Perpetual Rosary, thence leaving said place of beginning and running and binding on said southwest side of Maiden Choice Lane, referring all courses of this description to the Grid Meridian as established by the Baltimore County Metropolitan District, (1) South 48 degrees 10 minutes 41 seconds East 498.60 feet to intersect the 5th line of the land which by deed dated May 15, 1933 and recorded among the land records of Baltimore County in liber L.McL.M. No. 911 folio 231, was conveyed by George J. Zaiser and Wife to Roland D. Zaiser and Wife, thence running and binding reversely on a part of the 5th line of said 3rd hereinmentioned deed and also binding in the center of a lane 20 feet wide, with the use thereof in common with others entitled thereto (2) South 33 degrees 38 minutes 12 seconds West 203.18 feet, thence leaving the center of said lane and running and binding reversely on the 4th and 3rd lines of said 3rd hereinmentioned deed, in all (3) South 56 degrees 21 minutes 48 seconds East 138.28 feet to a concrete monument heretofore set, thence running and binding reversely on a part of the 2nd line of the 3rd hereinmentioned deed (4) North 43 degrees 06 minutes 23 seconds East 178.58 feet to intersect the aforesaid southwest side of Maiden Choice Lane, thence running and binding thereon, the 2 following courses and distances, viz: (5) South 47 degrees 02 minutes 31 seconds East 140.52 feet and thence (6) South 46 degrees 41 minutes 21 seconds East 282.46 feet to intersect the 4th line of the land which by deed dated May 15, 1933 and recorded among the land records of Baltimore County in liber L.McL.M. No. 911 folio 233, was conveyed by George J. Zaiser and Wife to Ruth E. Brooks and Husband, thence running and binding reversely on a part of the 4th line, reversely on all of the 3rd line, and reversely on a part of the 2nd line of said 4th hereinmentioned deed, the 3 following courses and distances, respectively: (7) South 43 degrees 06 minutes 23 seconds West 246.24 feet to an iron pipe heretofore set, thence (8) South 46 degrees 53 minutes 37 seconds East 100.00 feet and thence (9) North 43 degrees 06 minutes 23 seconds East 245.89 feet to intersect the aforesaid southwest side of Maiden Choice Lane, thence running and binding thereon (10) South 46 degrees 41 minutes 21 seconds East 294.38 feet to intersect the right of way line of Maiden Choice Lane as laid out and shown on State Roads

Commission of Maryland Right of Way Plat No. 17282, thence running and binding on said right of way line, the 3 following courses and distances, viz: (11) South 43 degrees 08 minutes 43 seconds West 41.06 feet, thence (12) South 46 degrees 51 minutes 17 seconds East 154.00 feet and thence (13) South 10 degrees 08 minutes 05 seconds West 83.30 feet to the northwest right of way line of Wilkens Avenue, Maryland Route No. 372, thence running and binding on said right of way line as laid out and shown on the aforesaid plat and on State Roads Commission of Maryland Right of Way Plat No. 17283, the 7 following courses and distances, viz: (14) South 66 degrees 40 minutes 19 seconds West 764.00 feet, thence (15) North 79 degrees 35 minutes 56 seconds West 29.03 feet, thence (16) North 47 degrees 30 minutes 41 seconds West 49.00 feet, thence (17) South 42 degrees 29 minutes 19 seconds West 60.00 feet, thence (18) South 09 degrees 07 minutes 41 seconds West 42.95 feet, thence (19) South 66 degrees 40 minutes 19 seconds West 410.62 feet to a point of curve and thence (20) Southwesterly by a line curving to the right with a radius of 2,804.79 feet for a distance of 85.55 feet (the arc of said curve being subtended by a chord bearing South 67 degrees 32 minutes 45 seconds West 85.55 feet) to the northeastern right of way line of Spur "D", thence running and binding in part on the northeastern right of way line of Spur "D", in part on the northeastern right of way line of Ramp "D" and in part on the northeastern right of way line of Relocated Kenwood Avenue, all as laid out and shown on State Roads Commission of Maryland Right of Way Plats Nos. 17283 and 17285, the 8 following courses and distances, viz: (21) North 72 degrees 05 minutes 48 seconds West 130.51 feet, thence (22) North 42 degrees 16 minutes 46 seconds West 482.44 feet, thence (23) North 72 degrees 27 minutes 35 seconds West 212.82 feet, thence (24) North 69 degrees 34 minutes 41 seconds West 51.62 feet, thence (25) South 25 degrees 13 minutes 50 seconds West 20.00 feet, thence (26) Northwesterly by a line curving to the left with a radius of 1,939.86 feet for a distance of 184.02 feet (the arc of said curve being subtended by a chord bearing North 67 degrees 29 minutes 14 seconds West 183.95 feet) to the end of said curve, thence (27) North 70 degrees 12 minutes 17 seconds West 433.75 feet to a point of curve and thence (28) Northwesterly by a line curving to the right with a radius of 1,402.40 of curve and thence (28) Northwesterly by a line curving to the right with a radius of 1,402.40 feet for a distance of 321.14 feet (the arc of said curve being subtended by a chord bearing North 63 degrees 38 minutes 40 seconds West 320.44 feet) to intersect the 6th line of the 2nd parcel of the 1st hereinmentioned deed and to the southern boundary of the plat of "Catonsville Knolls", recorded among the land records of Baltimore County in plat book W.P.C. No. 7 folio 50, thence running and binding reversely on a part of the 6th line of the 2nd parcel of

the 1st hereinmentioned deed, in part binding on a part of the southern boundary of said plat, and in part binding on a part of the 6th line of the land which by deed dated January 19, 1923 and recorded among t' land records of Baltimore County in liber W.P.L. No. 567 folio 63, was conveyed by A.J. Watkins Realty Corporation to the Dominican Sisters of the Perpetual Rosary, Incorporated, in all, (29) North 42 degrees 38 minutes 08 seconds East 1,288.36 feet to a fence post there situate, thence running and binding reversely on the 5th lineof the 2nd parcel of the 1st hereinmentioned deed, in part binding on the western extremity of a road 30 feet wide, extending to Maiden Choice Lane, as referred to in the 1st hereinmentioned deed, and in part binding on the 2nd line of the 2nd hereinmentioned deed, in all, (30) South 47 degrees 32 minutes 36 seconds East 583.14 feet to a fence post there situate, thence running and binding on the 3rd line of said 2nd hereinmentioned deed, also binding reversely on a part of the 4th line of the 2nd parcel of the 1st hereinmentioned deed (31) North 43 degrees 44 minutes 43 seconds East 548.72 feet to the place of beginning; saving and excepting therefrom all that 5.9213 acre tract of land called "Stage One of Broadfield", deacribed in item (i) hereof.

Being part of that parcel of land shown on the plat entitled "Amended Plat Showing Outline Zoning and Density, Broadfield at Wilton Farms", and recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. No. 50, folio 3.

Same being part of the land and premises which by deed dated March 19, 1981, and recorded among the Land Records of Baltimore County, Maryland, in Liber E.H.K., Jr. No. 6269, folio 591, was granted and conveyed by Hilda C. Zaiser, et al, to Broadfield, Inc., and all the land and premises which by deed dated March 19, 1981, and recorded among the aforesaid Land Records in Liber E.H.K., Jr. No. 6269, folio 502, was granted and conveyed by Mary G. Zaiser to Broadfield, Inc.

(b) To exercise all the powers, rights and privileges and to perform all the duties and obligations of the Corporation, as same are set forth in the Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration," made by Chartley Center, Inc. and Broadfield, Inc. and recorded among the Land Records of Baltimore County, Maryland, in Liber E.H.K., Jr. No. 6593, folio 446, as same may hereafter from time to time be amended or extended, said Declaration being made a part hereof, by reference thereto, as fully, and to the same extent as though incorporated herein, and being applicable to Stage One of Broadfield, and, in addition, to any part of the Subsequent Stage of Broadfield, when and as brought within the jurisdiction of the Corporation.

(c) To establish, fix, make, impose, levy, collect and enforce payment of, by any lawful means, all charges or assessments made or established pursuant to the terms of the Declaration, and, from time to time, increase or decrease the same, as the need

therefor may require, to provide a reserve and operating fund for, and pay all costs and expenses incurred in connection with: the preservation, development, improvement, operation, maintenance and care of the local open space tracts and common areas, property and facilities held by the Corporation, and any convenience deemed desirable to or for the use and enjoyment thereof; and for any other corporate purposes, including particularly, but not by way of limitation, all offfice and other expenses incident to the business of the Corporation, premiums for casualty, liability and other insurance, all license and franchise fees or charges and all taxes and assessments charged, levied or imposed on the property of the Corporation.

(d) To purchase, lease, option, or otherwise acquire, own, hold, preserve, develop, improve, build upon, manage, operate, maintain, convey, sell, exchange, rent, lease, dedicate for public use, or in any manner transfer or dispose of any real or personal property in connection with the affairs of the Corporation.

(e) To borrow or to raise money for any of the purposes of the Corporation, and to issue bonds, debentures, notes, or other obligations of any nature, and in any manner permitted by law, for money so borrowed or in payment for property purchased, or for any other lawful consideration, and, upon authorization of two-thirds (2/3) of the members of each class of membership in the Corporation entitled to vote, voting separately theron, to secure the payment of the money borrowed and of the interest thereon, by mortgage upon, or pledge or conveyance or assignment in trust of, the whole or any part of the property of the Corporation.

(f) To dedicate, sell or otherwise transfer all or any part of the common areas, property and facilities of the Corporation to any public agency, authority or utility for such purpose and subject to such conditions as may be agreed upon by the members, provided, however, that no such dedication, sale or transfer shall be effective unless made by an appropriate instrument signed by two-thirds (2/3) of the members of each class of the membership entitled to vote in the Corporation, computed separately, agreeing to such dedication, sale or transfer.

(g) To participate in mergers and consolidations with other nonprofit organizations, organized for the same purpose, provided that any such merger or consolidation shall have the assent of two-thirds (2/3) of each class of members entitled to vote in the Corporation, voting separately thereon.

(h) To annex to Stage One of Broadfield, at any time, and from time to time, within seven (7) years of the date of the Declaration, parts of the Subsequent Stage of Broadfield, without the consent of any of the members of the Corporation, and to annex other and additional residential property and common area, provided that any annexation of such other and additional residential property and common area shall have the assent of two-thirds (2/3) of each class of members of the Corporation antitled to vote, and voting separately thereon.

(i) To have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Maryland by law may now or hereafter have or exercise.

The Corporation is formed under the articles, conditions and provisions expressed herein and in the general laws of this State. In no event, however, shall the Corporation: (i) carry on any propaganda or otherwise attempt to influence any legislation or any public administrative action; (ii) participate or intervene in any political campaign on behalf of any candidate for public office, by any means, including the publication or distribution of any statement for or against any such candidate; (iii) carry on any activity not permitted to be carried on by a corporation exempt from Federal Income Tax under Sections 501(c) or 528 of the Internal Revenue Code of 1954, as amended to date, or corresponding provisions of any future United States Internal Revenue Law; or (iv) invest in or use any property in such a manner as to jeopardize the exemption of the Corporation from taxation under the aforesaid Sections 501(c) or 528 of the Internal Revenue Code of 1954, as now in force or hereafter amended.

FOURTH: The post office address of the principal office of the Corporation in this State is 335 North Charles Street, Baltimore, Maryland 21201. The name and post office address of the resident agent of the Corporation in this State is Alvin J. Myerberg, 335 North Charles Street, Baltimore, Maryland 21201. Said resident agent is a citizen of the State of Maryland and actually resides therein.

FIFTH: The Corporation is not authorized to issue any capital stock. The membership of the Corporation shall consist of the record owners, as hereinafter defined, of all lots now or hereafter laid out or established in Stage One of Broadfield or any part of the Subsequent Stage of Broadfield, when and as brought within the jurisdiction of the Corporation. Each member shall be designated either a Class A Member or a Class B Member. A description of each class of membership, with the voting rights and powers of each class, is as follows:

(a) Class A Member: Except for Declarants, as hereinafter defined, each of whom shall be a Class B Member, a Class A Member shall be a record owner of one or more lots or condominium units laid out or established in Stage One of Broadfield or any part of the Subsequent Stage of Broadfield, when and as brought within the jurisdiction of the Corporation. Each Class A Member shall be entitled to one vote per lot for each such lot owned by such member, in all proceedings in which action shall be taken by the members of the Corporation.

(b) Class B Member: Class B Members shall be the Declarants, as defined in the aforesaid Declaration, the successors and assigns of each, but only if any such successor or assign shall have acquired record title to more than three (3) undeveloped lots, laid out in Stage One of Broadfield or any part of the Subsequent Stage of Broadfield brought within the jurisdiction of the Corporation, for the purpose of improvement of each lot by construction thereon of a single family dwelling. Each Class B Member shall be entitled to three votes per lot, for each such lot owned by such member, in all proceedings in which action shall be taken by the members of the Corporation.

(c) Conversion: The Class B Members shall be converted to Class A Members on July 1, 1988, or at such earlier

time as the total number of votes entitled to be cast by Class A Members of the Corporation equals or exceeds the total number of votes entitled to be cast by Class B Members of the Corporation.

The term "record owner", as used in these Articles, means and includes the person, firm, corporation, trustee, or legal entity, or the combination thereof, including contract sellers, holding the record title to a lot in Stage One of Broadfield or any part of the Subsequent Stage of Broadfield, when and as brought within the jurisdiction of the Corporation, and subjected to covenants of record establishing a lien for charges and assessments levied by the Corporation, as said lots are now or may from time to time hereafter be created or established, either in his, her, or its own name, or as joint tenants, tenants in common, tenants by the entirety, or tenancy in copartnership, if the lot is held in such real property tenancy or partnership relationship. If more than one person, firm, corporation, trustee, or other legal entity, or any combination thereof, hold the record title to any one lot, whether in a real property tenancy, partnership relationship, or otherwise, all of same, as a unit, and not otherwise, shall be deemed a single record owner and shall be or become a single member of the Corporation by virtue of ownership of such lot. The term "record owner", however, shall not include any contract purchaser, nor the owner of any redeemable ground rent issuing out of any lot, nor shall it include any mortgagee, trustee or other grantee named in any mortgage, deed of trust or other security instrument covering any lot, designed solely for the purpose of securing performance of an obligation or payment of a debt. Membership in the Corporation shall be appurtenant to and may not be seperated from ownership of any lot which is subject to assessment by the Corporation. Conversely, every owner of a lot which is subject to assessment by the Corporation shall become and be a member of the Corporation.

If any record owner or member of the Corporation is comprised of two or more persons, firms, corporations, trustees or other legal entities, or any combination thereof, then each entity comprising such record owner or member may cast such portion of the vote of the record owner or member as shall equal his, her or its proportionate interest in the lot held by such record owner or member, provided, however, that if only one of the entities comprising the record owner or member votes, then he, she or it may cast the entire vote of the record owner or member and such act shall bind all entities comprising the record owner or member.

SIXTH: The number of directors of the Corporation shall be five (5), which number may be increased or decreased pursuant to the By-Laws of the Corporation, but shall never be less than three (3); and the names of the directors who shall act until the first annual meeting or until their successors are duly chosen and qualify are Maurice M. Carroll, Maynard Gottlieb, Robert W. Moore, Alvin J. Myerberg and Doras A. Rodney. No Director need be a member of the Corporation.

At the first annual meeting, the members shall elect two directors for a term of one year and three directors for a term of two years; and at each annual meeting thereafter

the members shall elect two or three directors, as the case may be, or such other number as may be required, for a term of two years.

SEVENTH: The duration of the Corporation shall be perpetual. However, the Corporation may be dissolved under and in accordance with the laws of the State of Maryland, provided such dissolution first be authorized, in writing, signed by not less than two-thirds (2/3) of the members of the Corporation, or, if there be more than one class of members, then by not less than two-thirds (2/3) of each class of members of the Corporation entitled to vote, computed separately. Upon any dissolution of the Corporation, after discharge of all corporate liabilities, the Board of Directors shall dispose of the assets of the Corporation, by dedication thereof to any appropriate public agency to be used for purposes similar to those for which the Corporation was formed. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned, if practicable, to any nonprofit corporation, association, trust or other organization as shall at the time qualify as an organization or organizations exempt from taxation under Sections 501(c) or 528 of the Internal Revenue Code of 1954, as amended to date, or the corresponding provision of any future United States Revenue laws, as the Board of Directors may determine, preferably to a semi-public agency, to be used in furthering, facilitating or effectuating purposes similar to those for which the Corporation was formed.

EIGHTH: Amendment of these Articles shall require the assent of seventy-five percent (75%) of the entire number of members, or, if there be more than one class of members, then by not less than seventy-five percent (75%) of each class of members of the Corporation entitled to vote, computed separately.

NINTH: As long as there are Class B Members, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties; mergers and consolidations; dedication of common areas; mortgaging of common areas; dissolution; and amendment of these Articles.

IN WITNESS WHEREOF, I have signed these Articles of Incorporation and acknowledged the same to be my act on this 6th day of October, 1983.

WITNESS:

Harriet L. Schnitzer

Eugene P. Smith

BY-LAWS

OF

BROADFIELD HOMEOWNERS ASSOCIATION, INC.

ARTICLE I

NAME AND LOCATION

The name of the corporation is BROADFIELD HOMEOWNERS ASSOCIATION, INC., hereinafter referred to as the "Association". The principal office of the Association shall be located at 335 North Charles Street, Baltimore, Maryland 21201, but meetings of members and directors may be held at such place within Baltimore City or Baltimore County, Maryland, as may be designated by the Board of Directors.

ARTICLE II

DEFINITIONS

As used in these By-Laws, the following terms shall have the meanings herein ascribed thereto, except to the extent otherwise expressly provided, or otherwise resulting from necessary implication. The terms herein defined are:

Section 1. "Association" shall mean, refer to and include only Broadfield Homeowners Association, Inc., its successors and assigns.

Section 2. "Common areas" shall mean, refer to and include all real property, including the improvements thereon or thereto, owned or leased by the Association for the common use, benefit and enjoyment of the record owners, together with the buildings and improvements thereupon erected, made or being, and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging, or in anywise appertaining.

Section 3. "Declarants" shall mean and refer to Chartley Center, Inc. and Broadfield, Inc., each a Maryland corporation, the successors and assigns of each, but only if any such successor or assign shall have acquired record title to more than three (3) undeveloped lots for the purpose of improvement of each lot by construction thereon of a single family dwelling.

Section 4. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions applicable to the property, made by the Declarants and recorded among the Land Records of Baltimore County, Maryland, in Liber E.H.K., Jr. No. 6593, folio 446, as same may hereafter from time to time be amended or extended.

Section 5. "Lot" or "lots" shall mean, refer to and include one or more of the building lots shown on any recorded subdivision plat of the property, excepting in each case the bed of any public road or street, and any common area shown on such plat.

Section 6. "Member" shall mean and refer to those persons entitled to membership in, and made members of, the Association, in and under the Declaration. There shall be two classes of members of the Association, Class A Members and Class B Members, as those terms are defined in Article Fifth of the Articles of Incorporation of the Association.

Section 7. "Mortgage" shall mean, refer to and include a mortgage, deed of trust or other conveyance in the nature of a mortgage; and "mortgagee" shall mean, refer to and include the grantee named in a mortgage or other conveyance in the nature of a mortgage, the beneficiary or creditor secured under any deed of trust, and the heirs, personal representatives, successors and assigns of such grantee, beneficiary or creditor.

Section 8 . "Property" shall mean, refer to and include all of Stage One of Broadfield, as described in Article Third of the Articles of Incorporation of the Association, and any parts of the Subsequent Stage of Broadfield, as described in Article Third of said Articles of Incorporation, when and as annexed or brought within the jurisdiction of the Association by addition to Stage One of Broadfield pursuant to the provisions of Article II of the Declaration.

Section 9. "Record owner" shall mean, refer to and include any person, firm, corporation, trustee or legal entity, or the combination thereof, including contract sellers, holding the record title to a lot in Stage One of Broadfield or any part of the Subsequent Stage of Broadfield, when and as brought within the jurisdiction of the Association, and subjected to covenants of record establishing a lien for charges and assessments levied by the Association, as said lots are now or may from time to time hereafter be created or established, either in his, her, or its own name, or as joint tenants, tenants in common, tenants by the entirety, or tenancy in copartnership, if the lot is held in such real property tenancy or partnership relationship. If more than one person, firm, corporation, trustee, or other legal entity, or any combination thereof, hold the record title to any one lot, whether in a real property tenancy, partnership relationship, or otherwise, all of same, as a unit, and not otherwise, shall be deemed a single record owner and shall be or become a single member of the Association by virtue of ownership of such lot. The term "record owner", however, shall not include any contract purchaser, nor the owner of any redeemable ground rent issuing out of any lot, nor shall it include any mortgagee, trustee or other grantee named in any mortgage, deed of trust or other security instrument covering any lot, designed solely for the purpose of securing performance of an obligation or payment of a debt. Membership in the Association shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment by the Association. Conversely, every owner of a lot which is subject to assessment by the Association shall become and be a member of the Association.

ARTICLE III

MEETING OF MEMBERS

Section 1. Annual Meetings. The first annual meeting of the Members shall be held within one year from the date of incorporation of the Association, and each subsequent regular annual meeting of the Members shall be held on the same day of the same month of each year thereafter, at the hour of 8 o'clock p.m. If the day for the annual meeting of the Members is a legal holiday, the meeting will be held at the same hour on the first day which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the Members may be called at any time by the president or by the Board of Directors, or upon written request of the members who are entitled to vote one-fourth (1/4) of all of the votes of the Class A members.

Section 3. Notice of Meetings. Except as otherwise provided in the Declaration, written notice of each meeting of the members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least fifteen (15) days before such meeting to each member entitled to vote thereat, addressed to the member's address last appearing on the books of the Association, or supplied by such member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, ten percent (10%) of the votes of each class of members shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation of the Association, the Declaration, or these By-Laws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 5. Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his lot.

ARTICLE IV

BOARD OF DIRECTORS: SELECTION; TERM OF OFFICE

Section 1. Number. The affairs of this Association shall be managed by a Board of five (5) directors, which number may be increased or decreased by a vote of the members, but shall never be less than three (3). No director need be a member of the Association.

Section 2. Term. At the first annual meeting, the members shall elect two directors for a term of one year and

three directors for a term of two years; and at each annual meeting thereafter the members shall elect two or three directors, as the case may be, for a term of two years, subject to increase or decrease in such number of directors, as may be determined by the members, but in no event to be fewer than three directors.

Section 3. Removal. Any director may be removed from the Board, with or without cause, by a majority vote of the members of the Association. In the event of death, resignation or removal of a director, his successor shall be selected by the remaining directors and shall serve for the unexpired term of his predecessor.

Section 4. Compensation. No director shall receive compensation for any service he may render to the Association. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 5. Action Taken Without a Meeting. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

ARTICLE V

NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a chairman, who shall be a member of the Board of Directors, and two or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among members or non-members.

Section 2. Election. Election to the Board of Directors shall be by secret written ballot. At such election the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VI

MEETINGS OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held monthly without notice, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the president of the Association, or by any two directors, after not less than three (3) days notice to each director.

Section 3. Quorum. A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VII

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have power to:

(a) adopt and publish rules and regulations governing the use of the common areas, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof;

(b) suspend the voting rights and right to use of the recreational facilities of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed sixty (60) days for infraction of published rules and regulations;

(c) exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these By-Laws, the Articles of Incorporation of the Association, or the Declaration;

(d) declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors; and

(e) employ a manager, an independent contractor, or such other employees as they deem necessary, and to prescribe their duties.

Section 2. Duties. It shall be the duty of the Board of Directors to:

(a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members, or at any special meeting when such statement is requested in writing by one-fourth (1/4) of the Class A members who are entitled to vote;

(b) supervise all officers, agents and employees of this Association, and see that their duties are properly performed;

(c) as more fully provided in the Declaration, to:

(i) fix the amount of the annual assessment against each lot at least thirty (30) days in advance of each annual

assessment period, and send written notice of each such assessment to every record owner subject thereto at least thirty (30) days in advance of each annual assessment period;

(ii) fix the amount of special assessments and promptly thereafter send written notice of each such assessment to every record owner subject thereto, all in accordance with the Declaration, so that, to the extent feasible, such assessments may be established at least thirty (30) days in advance of the due date or the annual assessment period, and, likewise, notice may be sent at least thirty (30) days in advance of the due date or the annual assessment period involved; and

(iii) foreclose the lien against any property for which assessments are not paid within thirty (30) days after due date or to bring an action at law against the record owner personally obligated to pay the same.

(d) issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment, subject to the provisions of Article VI(7) of the Declaration;

(e) procure and maintain adequate liability and hazard insurance on property owned by the Association;

(f) cause all officers or employees having fiscal responsibilities to be bonded as it may deem appropriate; and

(g) cause the common areas to be maintained.

ARTICLE VIII

OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Offices. The officers of this Association shall be a president and vice-president, who shall at all times be members of the Board of Directors, a secretary, and a treasurer, and such other officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members.

Section 3. Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time by giving written notice to the Board, the president or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. The offices of vice president and secretary, and the offices of secretary and treasurer, may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article VIII.

Section 8. Duties. The duties of the officers are as follows:

President

(a) The president shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments; and shall co-sign all checks and promissory notes.

Vice President

(b) The vice president shall act in the place and stead of the president in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

Secretary

(c) The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of the Association together with their addresses; and shall perform such other duties as required by the Board.

Treasurer

(d) The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; cause an annual audit of the Association books to be made by an independent accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the members.

ARTICLE IX

COMMITTEES

The Association shall appoint an Architectural Control Committee, as provided in the Declaration, and a Nominating Committee, as provided in these By-Laws. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

ARTICLE X

BOOKS AND RECORDS

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member. The Declaration, the Articles of Incorporation and the By-Laws of the Association shall be available for inspection by any member at the principal office of the Association, where copies may be purchased at reasonable cost.

ARTICLE XI

ASSESSMENTS

As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the highest rate allowed by law (provided, however, that if no maximum rate is established by law, said interest shall be computed at eighteen percent (18%) per annum), and the Association may bring an action at law against the record owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs, and reasonable attorney's fees of any such action shall be added to the amount of such assessment. No record owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the common areas or abandonment of his lot.

ARTICLE XII

CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words: the name of the Association and the word "Maryland" inscribed around the outer edge; and with the words "Corporate Seal" or "Incorporated" and the year of incorporation inscribed in the center.

ARTICLE XIII

AMENDMENTS

Section 1. These By-Laws may be amended, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy, or if there be more than one class of members, then by not less than a vote of a majority of each

class of members of the Association, voting separately, except that the Federal Housing Administration or the Veterans Administration shall have the right to veto amendments while there are Class B members.

Section 2. In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall control; and in the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

ARTICLE XIV

MISCELLANEOUS

The fiscal year of the Association shall be the calendar year, except that the first fiscal year shall be abridged and begin on the date of incorporation of the Association and expire on December 31, 1983.

IN WITNESS WHEREOF, we, being all of the directors of Broadfield Homeowners Association, Inc., have hereunto set our hands this 10th day of October, 1983.

Maurice M. Carroll

Maynard Gottlieb

Robert W. Moore

Alvin J. Myerberg

Doras A. Rodney

CERTIFICATION

I, the undersigned, do hereby certify:

THAT I am the duly elected and acting secretary of Broadfield Homeowners Association, Inc., a Maryland corporation, and that the foregoing By-Laws constitute the original By-Laws of said Association, as duly adopted at a meeting of the Board of Directors thereof, held on the 10th day of October, 1983.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association this 10th day of October, 1983.

Doras A. Rodney
Secretary of Broadfield Homeowners Association, Inc.

119:3/09/83

LIBER 6593 PAGE 446

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION made this 14th day of September, 1983, by Chartley Center, Inc. (Chartley) and Broadfield, Inc. (Broadfield), each a Maryland corporation, hereinafter collectively referred to as "Declarants."

BACKGROUND STATEMENT OF FACTS

This Background Statement of Facts is not merely prefatory but is expressly made a part of this Declaration.

By Deed dated March 19, 1981, and recorded among the Land Records of Baltimore County, Maryland, in Liber E.H.K., Jr. No. 6269, folio 591, Hilda C. Zaiser, George R. Zaiser, II, and Wilton R. Zaiser, Personal Representatives of the Estate of Roland D. Zaiser, deceased, George R. Zaiser, II, and Wilton R. Zaiser conveyed to Broadfield a tract of land containing 61.295 acres of land, more or less, located on the northwest corner of Maiden Choice Lane and Wilkens Avenue in the First Election District of Baltimore County, Maryland; and by Deed dated March 19, 1981, and recorded among the aforesaid Land Records in Liber E.H.K., Jr. No. 6269, folio 502, Mary G. Zaiser conveyed to Broadfield a parcel of land containing 0.777-acres of land, more or less, located in the midst of the above mentioned 61.295-acre tract of land; so that there was then vested in Broadfield, fee simple title to the undivided tract of land, hereinafter called "Broadfield Tract", containing 62.072 acres of land, more or less, shown on the plat entitled "Amended Plat Showing Outline Zoning and Density, Broadfield at Wilton Farms", and recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. No. 50, folio 3. Subsequently, Broadfield created 44 building lots on part of the Broadfield Tract by a subdivision of 5.9213 acres of land, more or less, of said Broadfield Tract, all as shown on the plat entitled "Section One, Broadfield at Wilton Farms", and recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. No. 49, folio 14; and by Deed dated November 22, 1982, and recorded among the aforesaid Land Records in Liber E.H.K., Jr. No. 6464, folio 414, Broadfield conveyed to Chartley Center, the aforesaid subdivision, hereinafter called "Stage One of Broadfield", containing 5.9213 acres of land, more or less, including the 44 building lots, local open space, beds of roads and streets, and all other areas shown on the above mentioned record plat thereof, all with the understanding of the parties that Stage One of Broadfield would be subjected to covenants, conditions and restrictions substantially similar to those contained in this Declaration. Additionally, Broadfield created a condominium site on part of the Broadfield Tract by subdivision of 2.715 acres of land, more or less, of said Broadfield Tract, all as shown on the plat entitled "Section Six, Broadfield at Wilton Farms", and recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. No. 49, folio 149; and Broadfield presently proposes to convey to Kenwood, Inc., the last mentioned subdivision, containing 2.715 acres of land, more or less, including all the land and premises shown on the last mentioned record plat thereof.

Declarants desire to subject Stage One of Broadfield to the covenants, terms and conditions hereinafter set forth in order to insure that the common areas will be used, improved, maintained, operated and repaired in a proper manner and in accordance with

STATE DEPARTMENT OF ASSESSMENTS & TAXATION
CLERK 9/21/83
DATE

AGRICULTURAL TRANSFER TAX NOT APPLICABLE
SIGNATURE [signature] DATE 9/21/83

TRANSFER TAX NOT REQUIRED
Director of Finance
BALTIMORE COUNTY, MARYLAND
Per [signature]
Authorized Signature
Date 9/21/83 Sec. 11-85

Baltimore County requirements and to provide for distribution among the record owners of the costs of maintaining, operating, repairing and improving the said common areas which are hereinafter described or provided for.

NOW, THEREFORE, THIS DECLARATION WITNESSETH, Declarants hereby declare that Stage One of Broadfield shall be held, conveyed, encumbered, sold, leased, rented, used, occupied and improved subject to the covenants, restrictions, uses, limitations, obligations, easements, equitable servitudes, charges and liens hereinafter set forth, all of which are for the purpose of enhancing the value and desirability of the property and shall be deemed to run with and bind the land, and inure to the benefit of and be enforceable by Declarants and Association, their respective successors and assigns, and, in addition, any person hereafter acquiring or owning any interest in the property, including particularly each record owner, as from time to time determined.

ARTICLE I

DEFINITIONS

As used in this Declaration, the following terms shall have the meanings herein ascribed thereto, except to the extent otherwise expressly provided, or otherwise resulting from necessary implication. The terms herein defined are:

(1) "Association" shall mean and refer to Broadfield Homeowners Association, Inc., its successors and assigns.

(2) "Board of Directors" shall mean and refer to the Board of Directors of the Association.

(3) "Common areas" and "community facilities" shall be interchangeable and each shall mean and refer to all property owned or leased by the Association, or otherwise available to the Association for the use, benefit and enjoyment of the record owners. The common areas to be owned by the Association at the time of the conveyance of the first lot by any Declarant to another intending to reside thereon, generally called a "homeowner", are described as follows:

> The local open space shown on the plat entitled "Section One, Broadfield at Wilton Farms", and recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. No. 49, folio 14, comprised of the 0.510 acres of land, more or less, located in the westernmost corner of the land shown on the record plat; the 0.389 acres of land, more or less, located on the northwest side of Wilkens Avenue, and running, in part, in a northwesterly direction, between Lots 7 to 17, inclusive, Block A, on the north, and Lots 18 to 27, inclusive, Block A, on the south; the 0.128 acres of land, more or less, located between Wilton Farm Drive and Harmony Mill Court, east of Badger Gate Court; and the 0.013 acres of land, more or less, located between Lots 1 to 3, inclusive, Block A, on the west, and Lots 4 to 6, inclusive, Block A, on the east, same being all the

land shown on the aforesaid plat except for: Lots 1 to 27, inclusive, Block A, and Lots 1 to 17, inclusive, Block B, and the beds of Badger Gate Court, Harmony Mill Court and Wilton Farm Drive.

SUBJECT, HOWEVER, to the right of any Declarant to discharge surface water thereon and to lay, install, construct, place and maintain on, over, or under the common areas, or any portion thereof, pipes, mains, conduits, drains, lines and other facilities for water, storm sewer, sanitary sewer, gas, electric, telephone, television transmittal and other public or quasi-public type utilities, to provide adequate utility or quasi-utility type service to any lot now or hereafter laid out on the property, any addition thereto, or the general area in which same is located, together with the right and privilege of entering upon said common area for such purposes and making openings and excavations therein, provided that same be covered and the ground be restored and left in good condition, all reserved by Declarants for themselves, their successors and assigns, including Baltimore County, Maryland, and any utility company, or quasi-utility company, to whom Declarants may grant, convey, transfer, set over and assign the same, or any part thereof.

(4) "Declarants" shall mean and refer to Chartley Center, Inc. and Broadfield, Inc., each a Maryland corporation, and the successors and assigns of each, but only if any such successor or assign shall have acquired record title to more than three (3) undeveloped lots for the purpose of improvement of each lot by construction thereon of a single family dwelling.

(5) "Lot" or "lots" shall mean and refer to: (i) one or more of the forty-four (44) building lots created or established on Stage One of Broadfield, and shown on the plat of Section One, Broadfield at Wilton Farms, mentioned in the Background Statement of Facts of this Declaration; and (ii) one or more of the building lots shown on any recorded subdivision plat of any part of the Subsequent Stage of Broadfield, when and as annexed to the property pursuant to Article II hereof, as said lot or lots may from time to time hereafter be created or established; in each case excepting the bed of any public road or street, any common area and any drainage reservation shown on such plat.

(6) "Member" shall mean and refer to each record owner of one or more lots now or hereafter created or established on the property, including any part of the Subsequent Stage of Broadfield, when and as annexed to the property pursuant to Article II hereof, if entitled to membership in and made a member of the Association under Article V hereof. Whenever in this Declaration any action is required to be taken by a specified percentage of "each class of the then members" of the Association, then such action shall be required to be taken separately by the specified percentage of the then Class A members of the Association, and by the specified percentage of the then Class B members of the Association. Whenever in this Declaration any action is required to be taken by a specified percentage of the "then members" of the Association, then such action shall be required to be taken by the specified percentage of the then total members of the Association.

(7) "Mortgage" shall mean and refer to a mortgage, deed of trust or other conveyance in the nature of a mortgage; and

"mortgagee" shall mean and refer to the grantee named in a mortgage or other conveyance in the nature of a mortgage, the beneficiary or creditor secured under any deed of trust, and the heirs, personal representatives, successors and assigns of such grantee, beneficiary or creditor. "First mortgage" shall mean, refer to and include a mortgage with priority over all other mortgages.

(8) "Property" shall mean and refer to all of Stage One of Broadfield and such additions thereto, including particularly additions of parts of the Subsequent Stage of Broadfield, as may hereafter be made pursuant to the provisions of Article II hereof.

(i) Stage One of Broadfield shall mean and refer to the 5.9213-acre tract of land located on the northwest side of Wilkens Avenue, approximately 674 feet southwest of Maiden Choice Lane, in the First Election District of Baltimore County, Maryland, and more particularly described as follows:

> BEGINNING FOR THE SAME at a point in the Northwesterly line of Wilkens Avenue (State Route 372) distant 674.00 feet Southwest of the intersection of the Southwesterly line of Maiden Choice Lane with said Northwesterly line of Wilkens Avenue, thence (1) South 66° 40' 19" West along the Northwesterly line of Wilkens Avenue a distance of 90.00 feet to a point in the same; thence (2) North 79° 35' 56" West along the Northwesterly line of Wilkens Avenue a distance of 29.03 feet to a point in the same; thence (3) North 47° 30' 41" West along the Northwesterly line of Wilkens Avenue a distance of 49.00 feet to a point in the same; thence (4) South 42° 29' 19" West along the Northwesterly line of Wilkens Avenue a distance of 60.00 feet to a point in the same; thence (5) South 09° 07' 41" West along the Northwesterly line of Wilkens Avenue a distance of 42.94 feet to a point in the same; thence (6) South 66° 40' 19" West along the Northwesterly line of Wilkens Avenue a distance of 391.84 feet to a point in the same; thence (7) Leaving the Northwesterly line of Wilkens Avenue, North 23° 19' 41" West a distance of 25.00 feet to a point; thence (8) North 45° 19' 41" West a distance of 315.21 feet to a point; thence (9) North 44° 40' 19" East a distance of 212.28 feet to a point; thence (10) North 32° 10' 19" East a distance of 190.67 feet to a point; thence (11) North 19° 40' 19" East a distance of 50.00 feet to a point; thence (12) South 70° 19' 41" East a distance of 309.58 feet to a point; thence (13) Curving to the right with a radius of 290.72 feet, an arc distance of 238.48 feet to a point; thence (14) South 23° 19' 41" East a distance of 102.58 feet to a point; thence (15) South 68° 19' 41" East a distance of 21.21 feet to a point in the Northwesterly line of Wilkens Avenue and the place of beginning.

(ii) "Subsequent Stage of Broadfield" shall mean and refer to the 56.1507 acre tract of land located on the northwest

corner of Maiden Choice Lane and Wilkens Avenue in the First Election District of Baltimore County, Maryland, and more particularly described as follows:

BEGINNING FOR THE SAME on the southwest side of Maiden Choice Lane, 33 feet wide, at the point formed by the intersection of said southwest side of Maiden Choice Lane, and the 4th line of the 2nd parcel of land which by deed dated December 20, 1935 and recorded among the Land Records of Baltimore County in Liber C.W.B., Jr. No. 970 folio 84, was conveyed by George J. Zaiser and Wife to Wilton Farm Dairy, Inc., said place of beginning also being situate at the end of the 3rd line of the land which by deed dated October 3, 1910 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 367 folio 539, was conveyed by Mary E. Kervick to the Dominican Sisters of the Perpetual Rosary, thence leaving said place of beginning and running and binding on said southwest side of Maiden Choice Lane, referring all courses of this description to the Grid Meridian as established by the Baltimore County Metropolitan District, (1) South 48 degrees 10 minutes 41 seconds East 498.60 feet to intersect the 5th line of the land which by deed dated May 15, 1933 and recorded among the Land Records of Baltimore County in Liber L.McL.M. No. 911 folio 231, was conveyed by George J. Zaiser and Wife to Roland D. Zaiser and Wife, thence running and binding reversely on a part of the 5th line of said 3rd hereinmentioned deed and also binding in the center of a lane 20 feet wide, with the use thereof in common with others entitled thereto (2) South 33 degrees 38 minutes 12 seconds West 203.18 feet, thence leaving the center of said lane and running and binding reversely on the 4th and 3rd lines of said 3rd hereinmentioned deed, in all (3) South 56 degrees 21 minutes 48 seconds East 138.28 feet to a concrete monument heretofore set, thence running and binding reversely on a part of the 2nd line of the 3rd hereinmentioned deed (4) North 43 degrees 06 minutes 23 seconds East 178.58 feet to intersect the aforesaid southwest side of Maiden Choice Lane, thence running and binding thereon, the 2 following courses and distances, viz: (5) South 47 degrees 02 minutes 31 seconds East 140.52 feet and thence (6) South 46 degrees 41 minutes 21 seconds East 282.46 feet to intersect the 4th line of the land which by deed dated May 15, 1933 and recorded among the Land Records of Baltimore County in Liber L.McL.M. No. 911 folio 233, was conveyed by George J. Zaiser and Wife to Ruth E. Brooks and Husband, thence running and binding reversely on a part of the 4th line, reversely on all of the 3rd line, and reversely

on a part of the 2nd line of said 4th hereinmentioned deed, the 3 following courses and distances, respectively: (7) South 43 degrees 06 minutes 23 seconds West 246.24 feet to an iron pipe heretofore set, thence (8) South 46 degrees 53 minutes 37 seconds East 100.00 feet and thence (9) North 43 degrees 06 minutes 23 seconds East 245.89 feet to intersect the aforesaid southwest side of Maiden Choice Lane, thence running and binding thereon (10) South 46 degrees 41 minutes 21 seconds East 294.38 feet to intersect the right of way line of Maiden Choice Lane as laid out and shown on State Roads Commission of Maryland Right of Way Plat No. 17282, thence running and binding on said right of way line, the 3 following courses and distances, viz: (11) South 43 degrees 08 minutes 43 seconds West 41.06 feet, thence (12) South 46 degrees 51 minutes 17 seconds East 154.00 feet and thence (13) South 10 degrees 08 minutes 05 seconds West 83.30 feet to the northwest right of way line of Wilkens Avenue, Maryland Route No. 372, thence running and binding on said right of way line as laid out and shown on the aforesaid plat and on State Roads Commission of Maryland Right of Way Plat No. 17283, the 7 following courses and distances, viz: (14) South 66 degrees 40 minutes 19 seconds West 764.00 feet, thence (15) North 79 degrees 35 minutes 56 seconds West 29.03 feet, thence (16) North 47 degrees 30 minutes 41 seconds West 49.00 feet, thence (17) South 42 degrees 29 minutes 19 seconds West 60.00 feet, thence (18) South 09 degrees 07 minutes 41 seconds West 42.95 feet, thence (19) South 66 degrees 40 minutes 19 seconds West 410.62 feet to a point of curve and thence (20) Southwesterly by a line curving to the right with a radius of 2,804.79 feet for a distance of 85.55 feet (the arc of said curve being subtended by a chord bearing South 67 degrees 32 minutes 45 seconds West 85.55 feet) to the northeastern right of way line of Spur "D", thence running and binding in part on the northeastern right of way line of Spur "D", in part on the northeastern right of way line of Ramp "D" and in part on the northeastern right of way line of Relocated Kenwood Avenue, all as laid out and shown on State Roads Commission of Maryland Right of Way Plats Nos. 17283 and 17285, the 8 following courses and distances, viz: (21) North 72 degrees 05 minutes 48 seconds West 130.51 feet, thence (22) North 42 degrees 16 minutes 46 seconds West 482.44 feet, thence (23) North 72 degrees 27 minutes 35 seconds West 212.82 feet, thence (24) North 69 degrees 34 minutes 41 seconds West 51.62 feet, thence (25) South 25 degrees 13 minutes 50 seconds West 20.00 feet, thence (26) Northwesterly by a line curving to the left with a radius of 1,939.86 feet for a distance of 184.02 feet (the arc of said curve being subtended by a chord bearing North 67 degrees 29 minutes 14 seconds West 183.95 feet) to the end of said curve, thence (27) North 70 degrees 12 minutes 17 seconds West 433.75 feet to a point of curve and thence (28) Northwesterly by a line

curving to the right with a radius of 1,402.40 feet for a distance of 321.14 feet (the arc of said curve being subtended by a chord bearing North 63 degrees 38 minutes 40 seconds West 320.44 feet) to intersect the 6th line of the 2nd parcel of the 1st hereinmentioned deed and to the southern boundary of the plat of "Catonsville Knolls", recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7 folio 50, thence running and binding reversely on a part of the 6th line of the 2nd parcel of the 1st hereinmentioned deed, in part binding on a part of the southern boundary of said plat, and in part binding on a part of the 6th line of the land which by deed dated January 15, 1923 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 567 folio 63, was conveyed by A.J. Watkins Realty Corporation to the Dominican Sisters of the Perpetual Rosary, Incorporated, in all, (29) North 42 degrees 38 minutes 08 seconds East 1,288.36 feet to a fence post there situate, thence running and binding reversely on the 5th line of the 2nd parcel of the 1st hereinmentioned deed, in part binding on the western extremity of a road 30 feet wide, extending to Maiden Choice Lane, as referred to in the 1st hereinmentioned deed, and in part binding on the 2nd line of the 2nd hereinmentioned deed, in all, (30) South 47 degrees 32 minutes 36 seconds East 583.14 feet to a fence post there situate, thence running and binding on the 3rd line of said 2nd hereinmentioned deed, also binding reversely on a part of the 4th line of the 2nd parcel of the 1st hereinmentioned deed (31) North 43 degrees 44 minutes 43 seconds East 548.72 feet to the place of beginning; saving and excepting therefrom all that 5.9213 acre tract of land called "Stage One of Broadfield", described in item (i) hereof.

(9) "Record owner" shall mean, refer to and include any person, firm, corporation, trustee, or legal entity, or the combination thereof, including contract sellers, holding the record title to a lot in Stage One of Broadfield or any part of the Subsequent Stage of Broadfield, when and as brought within the jurisdiction of the Association, and subjected to covenants of record establishing a lien for charges and assessments levied by the Association, as said lots are now or may from time to time hereafter be created or established, either in his, her, or its own name, or as joint tenants, tenants in common, tenants by the entirety, or tenancy in copartnership, if the lot is held in such real property tenancy or partnership relationship. If more than one person, firm, corporation, trustee, or other legal entity, or any combination thereof, hold the record title to any one lot, whether in a real property tenancy, partnership relationship, or otherwise, all of same, as a unit, and not otherwise, shall be deemed a single record owner and shall be or become a single member of the Association by virtue of ownership of such lot. The term "record owner", however, shall not include any contract purchaser, nor the owner of any redeemable ground rent issuing out of any lot, nor shall it include any mortgagee named in any mortgage covering any lot, designed solely for the purpose of securing performance of any obligation or payment of a debt.

ARTICLE II

PROPERTY SUBJECT TO DECLARATION AND ANNEXATION THERETO

1. The property which is and shall be held, conveyed, encumbered, sold, leased, rented, used, occupied and improved subject to the terms and provisions of this Declaration is the property (Stage One of Broadfield) located in the First Election District of Baltimore County, Maryland, and more particularly described in subparagraph 8(i) of Article I hereof.

2. At any time, and from time to time, within seven years of the date of this Declaration, all or any part of the Subsequent Stage of Broadfield, as described in subparagraph 8(ii) of Article I hereof, may be annexed to the property, and become part thereof, without the consent of any of the members of the Association, provided that the Veterans Administration or the Federal Housing Administration determine that the annexation is in accord with the general plan heretofore approved by it. The scheme of the within covenants, conditions and restrictions, however, shall not be extended to or cover all or any part of the Subsequent Stage of Broadfield unless and until the same is annexed to the property (Stage One of Broadfield) described in subparagraph 8(i) of Article I hereof.

Any annexations made pursuant to this Article, or otherwise, shall be made by recording a Supplementary Declaration of Covenants, Conditions and Restrictions among the Land Records of Baltimore, County, Maryland, which Supplementary Declaration shall extend the scheme of the within Declaration of Covenants, Conditions and Restrictions to such annexed property. Such Supplementary Declaration may contain such complimentary additions and modifications to the covenants and restrictions set forth in the within Declaration as may be necessary to reflect the different character or use, if any, of such annexed property; provided, however, that in no event shall any such addition or modification be substantially inconsistent with the provisions of the within Declaration, and provided further that such addition or modification is approved by the Veterans Administration or the Federal Housing Administration as in accord with the general plan heretofore approved by them, as aforesaid.

ARTICLE III

COMMON AREAS

1. Declarants shall grant and convey to Association, and the latter shall take and accept from the former, the common areas to be owned by the Association, all, however, subject to the covenants, conditions and restrictions hereinafter set forth, which are hereby imposed upon the aforesaid common areas for the benefit of Declarants, Association and record owners, their respective heirs, personal representatives, successors and assigns, and, in addition, subject to the following: Declarants shall reserve unto and for themselves, their respective successors and assigns, the following:

(a) The bed, in fee, of all streets, avenues and public highways shown on any plat of the Property, or any addition thereto, for future conveyance to Baltimore County, Maryland; and

(b) The right to discharge surface water on the common areas in accordance with the natural flow thereof, or under any drainage or storm water management plan approved by Baltimore County, Maryland, the right to place or install storm water management and sediment control facilities thereon or therein, and, further, the right to lay, install, construct, place and maintain on, over or under the common areas, or any portion thereof, pipes, mains, conduits, drains, lines and other facilities for water, storm sewer, sanitary sewer, gas, electric, telephone, television transmittal and other public or quasi-public type utilities to provide adequate utility or quasi-utility type service to any lot, now or hereafter laid out or established on Stage One of Broadfield, or to any lot now or hereafter laid out or established on any part of the Subsequent Stage of Broadfield, or the area in which located, and to enter upon said common areas for such purposes and for the purpose of making openings and excavations therein, provided the ground be restored and left in good condition.

2. The common areas to be conveyed to the Association under paragraph 1 of this Article III shall be deemed common areas, property and facilities, for the use, benefit and enjoyment, in common, of each present and future member of the Association, who, by necessity, is a record owner of a lot. Said common areas shall be retained in their natural state and no structure or improvement of any kind shall be erected, placed or maintained thereon, except and provided as follows: Structures or improvements designed exclusively for community or recreational use, shelters, benches, chairs and other seating facilities, fences and walls, roads, walkways, grading, planting and electric wiring and standards to provide illumination may be installed, erected and maintained in and on the common areas for the use, comfort and enjoyment of members of the Association, or the establishment, retention and preservation of the natural growth or topography of the area, or for aesthetic reasons.

3. No noxious or offensive activity shall be carried on upon the aforesaid common areas, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

4. The Association shall improve, develop, supervise, manage, operate, examine, inspect, care for, preserve, repair, replace, restore and maintain the aforesaid common areas, as from time to time improved, together with any items of personal property placed or installed thereon, all at its own cost and expense, and shall levy against each member of the Association by assessment, as provided in Article VI hereof, a proportionate share of the aggregate cost and expense required for the care, maintenance and improvement of said common areas, which proportionate share shall be determined on the basis which the number of lots owned by the member bears to the total number of lots then laid out or established on the property.

5. The right of each Member of the Association to use the aforesaid common areas shall be subject to the terms, conditions and provisions set forth in this Declaration and, further, shall be subject to any rule or regulation now or hereafter adopted by the Association for the safety, care, maintenance, good order and cleanliness of said common areas. All of said terms, conditions, provisions, rules and regulations shall inure to the benefit of and be enforceable by the Association and any Declarant, or either thereof,

their respective successors and assigns, against any member of the Association, or any other person, violating or attempting to violate the same, or any thereof, either by action at law for damages or suit in equity to enjoin a breach or violation, or enforce performance of any term, condition, provision, rule or regulation. Further, Association or any Declarant shall each have the right summarily to abate or remove any breach or violation by any member at the cost and expense of such member.

ARTICLE IV

RECORD OWNERS AND PROPERTY RIGHTS

1. Declarants shall hold, and hereafter grant and convey the lots subject to the convenants, conditions and restrictions hereinafter set forth, which are hereby imposed upon said lots for the benefit of Declarants, Association and record owners, their respective heirs, personal representatives, successors and assigns, to the end and intent that each record owner of a lot shall have and hold his lot subject to the following: Each record owner, in common with all other record owners, shall have the right and privilege to use and enjoy the common areas for the purposes for which designed. Such right and privilege, which shall be appurtenant to and pass with the title to the lot of each record owner, shall include particularly, but not by way of limitation, use and enjoyment of all common areas provided for the use, benefit and enjoyment of the record owners, subject, however, to the right of the Association to suspend the voting rights and rights to use of any recreational facilities by a record owner for any period in which any assessment against his lot remains unpaid and, for a period not to exceed sixty (60) days, for any infraction of published rules and regulations of the Association.

2. Any record owner may delegate, in accordance with the By-Laws of the Association, his right of enjoyment to the common areas, with any facilities thereon, to the members of his family, his tenants or contract purchasers who reside on the property.

3. Each record owner shall fully and faithfully comply with the rules, regulations and restrictions applicable to use of the common areas, as such rules, regulations and restrictions are from time to time adopted by Association for the safety, care, maintenance, good order and cleanliness of said common areas. Further, each record owner shall comply with the covenants, agreements and restrictions imposed by this Declaration on the use and enjoyment of the common areas.

4. The aforesaid rights, privileges and easements of the record owners are at all times subject to the right of the Association to dedicate or transfer all or any part of the common areas to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed upon by the members; provided, however, no such dedication or transfer shall be effective unless an instrument, signed by two-thirds (2/3) of each class of members, agreeing to such dedication or transfer has been recorded among the Land Records of Baltimore County, Maryland.

5. Every record owner of a lot on the property shall take and hold legal title to said Lot SUBJECT to the reserved and absolute right, power and authority of Declarants, their respective

successors and assigns, to modify, revise, amend or change in any appropriate manner of public record, any of the terms or provisions of this Declaration, all as from time to time amended or supplemented. This reserved right, power and authority vested in Declarants, their respective successors and assigns, may be exercised IF AND ONLY IF either the Veterans Administration or Federal Housing Administration shall require such action as a condition precedent to the approval by such agency of the United States of the property, and any and all lots thereon, for federally approved mortgage financing purposes under applicable Veterans Administration or Federal Housing Administration programs; also this reserved right, power and authority vested in Declarants, their respective successors and assigns, shall expire automatically, simultaneously and coincident with the issuance of the aforesaid approval by such federal agencies or by January 1, 1986, whichever shall sooner occur.

ARTICLE V

MEMBERSHIP AND VOTING RIGHTS

1. Every record owner of a lot which is subject to assessment shall become and be a member of the Association. Membership in the Association shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment.

2. The Association shall have two classes of voting membership:

Class A. Except for Declarants, each of whom shall be a Class B member, a Class A member shall be a record owner holding title to one or more lots laid out on the property. Each Class A member shall be entitled to one vote per lot, for each lot owned by him, in all proceedings in which action shall be taken by members of the Association.

Class B. Class B members shall be the Declarants, as defined in Article I, paragraph 4 hereof. Each Class B member shall be entitled to three votes per lot, for each lot owned by such member, in all proceedings in which action shall be taken by members of the Association.

If more than one person, firm, corporation, trustee or other legal entity, or any combination thereof, as a Class A member, or Class B Member, hold the record title to any lot, all of same, as a unit, and not otherwise, shall be deemed a single Class A or Class B member of the Association, as the case may be. The vote of any Class A member or Class B member comprised of two or more persons, firms, corporations, trustees or other legal entities, or any combination thereof, shall be cast in the manner provided for in the Articles of Incorporation of the Association, or as the several constituents may determine, but in no event shall all such constituents cast more than one vote per lot, if a Class A member, or more than three votes per lot, if a Class B member, for each lot owned by such member.

3. The Class B membership in the Association shall cease and be converted to Class A membership in the Association on

July 1, 1988, or at such earlier time as the total number of votes entitled to be cast by Class A members of the Association equals or exceeds the total number of votes entitled to be cast by Class B members of the Association.

ARTICLE VI

COVENANT FOR ASSESSMENTS

1. The Declarants, for each lot owned by them, or either of them, within the property, hereby covenant, and each record owner, by acceptance of the deed hereafter conveying any such lot to him, whether or not so expressed in such deed, shall be deemed to have covenanted and agreed to pay to the Association: (i) annual assessments or charges; and (ii) special assessments or charges for capital improvements; such annual and special assessments and charges to be established and collected as hereinafter provided. The annual and special assessments or charges, together with interest, costs and reasonable attorney's fees which may be imposed thereon, shall be a charge on the land and a continuing lien upon each of the lots against which each such assessment is made. Each such assessment or charge, together with any interest, costs and reasonable attorney's fees imposed thereon, shall also be the personal obligation of the record owner holding title to any lot at the time when the assessment fell due or was first payable. The personal obligation for any delinquent assessment or charge, however, shall not pass to the record owner's successor or successors in title unless expressly assumed by such successor or successors.

2. Assessments and charges levied by the Association shall be used exclusively for the following purposes: promotion of the recreation, health, safety and welfare of the residents in or on the property; improvement, operation, care and maintenance of the common areas, including casualty, liability and other insurance deemed necessary therefor; payment of all public charges and assessments applicable to the common areas, except to the extent that such public charges and assessments may be levied against any lot laid out on the property so that same is payable directly by the record owner thereof, in the same manner as real property taxes assessed or assessable against the lot.

3. Annual assessments shall be fixed and limited as follows:

(a) Until the first day of January of the year immediately following the conveyance of the first lot by the Declarants, or either of them, to any other record owner, the maximum annual assessment shall be Sixty Dollars ($60.00) per lot.

(b) From and after January 1 of the year immediately following the conveyance of the first lot by the Declarants, or either of them, to any other record owner, the maximum annual assessment per lot may be increased each year by not more than ten percent (10%) of the maximum assessment per lot for the previous year without a vote of the members of the Association.

(c) From and after January 1 of the year immediately following the conveyance of the first lot by the Declarants, or either

of them, to any other record owner, the maximum annual assessment may be increased above the ten percent (10%) specified in Article VI(3)(b) herein only by a vote of two-thirds (2/3) of each class of members of the Association, voting in person or by proxy at a meeting duly called for such purpose.

(d) Neither of the Declarants, nor any lot to which either of them holds the record title, shall be exempt from assessment hereunder, but, notwithstanding anything elsewhere set forth herein, the following allowance shall be made by the Association to Declarants in each instance: The annual assessments or charges made or levied against any lot to which any Declarant holds record title shall equal twenty-five percent (25%) of the annual assessment or charge made against any other lot laid out on the property, to the end and intent that Declarants shall not pay more or less than twenty-five percent (25%) of the per lot annual assessment established by the Association under Article VI, 3., (a), (b) or (c) herein.

(e) The Board of Directors of the Association may fix the annual assessments or charges against each member at any amount, not in excess of the maximum.

4. In addition to the annual assessments authorized above, the Association may levy in any assessment year a special assessment applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of any capital improvement located on the common areas, including fixtures and personal property related thereto, provided that any such assessment shall first be approved separately by two-thirds (2/3) of each class of members of the Association, voting in person or by proxy at a meeting duly called for such purpose.

5. Written notice of any meeting of members of the Association called for the purpose of taking any action authorized under Article VI, paragraphs 3 or 4 herein, shall be sent to all members not less than thirty (30) days, nor more than sixty (60) days, in advance of the meeting. At the first such meeting called, the presence, in person or by proxy, of members entitled to not less than sixty percent (60%) of all the votes of each class of members entitled to be cast at such meeting shall be necessary and sufficient to constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirements and, at such subsequent meeting, the presence, in person or by proxy, of members entitled to not less than thirty percent (30%) of all the votes of each class of members entitled to be cast at such meeting shall be necessary and sufficient to constitute a quorum. No such subsequent meeting, however, shall be held more than sixty (60) days following the preceding meeting.

6. Except as provided in Article VI, 3, (d) herein, both annual and special assessments and charges must be fixed at a uniform rate for all lots and same may be collected annually, or on a monthly or other periodic installment basis, at the discretion of the Board of Directors.

7. The annual assessments provided for herein shall commence and be payable as to all lots on the first day of the first month following conveyance of the common areas by either

of the Declarants to the Association. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each lot at least thirty (30) days before the first day of each calendar year, each calendar year to be an annual assessment period. Written notice of the annual assessment shall be sent to each record owner subject thereto. The due dates shall be established by the Board of Directors. The Association shall, upon demand in writing for the benefit of a specific person named therein, and for a reasonable charge, furnish, within seven (7) days, a certificate signed by an officer of the Association setting forth whether or not the assessments and charges on a specified lot have been paid. Failure of the Association to furnish such certificate in timely fashion shall be deemed conclusive proof to the party requesting same and fully binding upon the Association that said assessments and charges are fully paid and current. This provision shall not affect the power or authority of the Association to enforce its rights against the then record owner for any assessments and charges due and unpaid but shall remove the effect thereof as a lien on the specified lot if title is transferred of public record within sixty (60) days following such written demand. A properly executed certificate of the Association as to the status of assessments and charges on a lot is binding upon the Association as of the date of its issuance.

8. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date, computed at the highest rate allowed by law, provided, however, that if no maximum rate is established by law, said interest shall be computed at eighteen percent (18%) per annum. The Association may bring an action at law against the record owner personally obligated to pay the same, or foreclose the lien against the lot subject to the assessment. No record owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the common area or abandonment of his lot.

In foreclosing the lien against the lot subject to the assessment, the following shall apply: If there be any default in the payment of any assessment, annual or special, and such default shall continue for a period of thirty (30) days, the Association shall have the immediate right to enforce collection of the assessment through foreclosure in the same manner, and subject to the same requirements, as the foreclosure of mortgages or deeds of trust on real property in the State of Maryland, containing a power of sale or an assent to a decree. By the acceptance of any title to, or ownership of a lot, the record owner shall be deemed to have expressly: (i) authorized enforcement and foreclosure of the lien of the assessment by the Association, in the same manner, and subject to the same requirements, as the foreclosure of mortgages on real property in this State, containing a power of sale or an assent to a decree; (ii) assented to the passage of a decree for the sale of his lot after the continuance of his default, for more than thirty (30) days; and (iii) covenanted, agreed and declared that, after the continuance of his default in payment of the assessment for more than thirty (30) days, the then President, acting as agent of the Association and the natural person authorized to exercise the power of sale on its behalf, shall have the absolute power, right and privilege to sell the lot of the defaulting record owner in accordance with the Public General Laws of the State of Maryland and the Maryland Rules of Procedure relating to foreclosure of mortgages,

as such Laws and Rules are from time to time amended and supplemented; provided, however, that no action may be brought to enforce the lien except after ten (10) days' written notice to the defaulting record owner, given by registered mail, return receipt requested, at the address of the record owner shown on the roster or books of the Association.

Upon any sale hereunder of a lot of a defaulting record owner, the proceeds shall be applied as follows: first, to the payment of expenses incident to such sale, including a commission to the party making the sale; second, to the payment of all claims of the Association against the defaulting record owner, whether the same shall have matured or not; and third, the surplus, if any, to said defaulting record owner, or to whomever may be entitled to the same. It is expressly understood that, at any such sale, the Association may be a purchaser of the lot, free and clear of any right or equity of redemption of the defaulting record owner, such right and equity being deemed expressly waived and released. The Association shall have the right both to institute suit for collection of the unpaid assessment and to enforce the lien of such assessment against the lot of the defaulting record owner, provided there be but one satisfaction of the claim.

The foregoing enumeration of the rights of the Association is made in furtherance, and not in limitation of the rights and remedies conferred by law upon the Association to collect the assessments, annual or special, or to enforce any lien against the lot of a defaulting record owner, and is not intended, by mention of any particular right or remedy, to limit or restrict the Association, which shall have all powers and rights necessary or convenient for collection of the assessments due it.

9. The lien of the assessments and charges provided for herein shall be subordinate to general and special assessments for real estate taxes on the lot and the lien of any first mortgage covering the lot, duly recorded prior to assessment of the charge or charges as a lien on such lot, or after receipt from the Association of a certificate issued under Article VI, 7 above. Sale or transfer of any lot shall not affect the assessment lien. However, the sale or transfer of any lot pursuant to first mortgage foreclosure, or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer, except to the extent that same are collectible from any surplus remaining after payment of the outstanding balance due under such first mortgage, together with all costs incurred in the foreclosure proceedings. No sale or transfer shall relieve the record owner of such lot, or such lots from liability for any assessments thereafter becoming due or from the lien thereof.

ARTICLE VII

ARCHITECTURAL CONTROL

No building, fence, wall, sign, mail or postal box or receptacle, tank, pool, game facility, or structure of any kind, including any driveway, walkway or outside lighting, shall be commenced, erected or maintained on any lot, nor shall any addition thereto (including awnings and screenings) or change or alteration therein (including any retreatment by painting or otherwise of any

exterior part thereof) be made until plans and specifications, in duplicate, showing the nature, kind, shape, height, colors, materials, locations and approximate cost of such building, fence, wall, sign, mail or postal box or receptacle, tank, pool, game facility, structure, driveway, walkway, lighting, addition, change or alteration shall have been submitted to and approved in writing by the Board of Directors of the Association, or by an architectural control committee comprised of three (3) or more Members appointed by the Board, which shall have the absolute right to refuse to approve any such plans or specifications which it deems unsuitable or undesirable, whether based on aesthetic or other reasons. In so passing upon such plans or specifications, the Board of Directors or architectural control committee shall have the right to take into consideration the use and suitability of the proposed building, fence, wall, sign, mail or postal box or receptacle, tank, pool, game facility, structure, driveway, walkway, lighting, addition, change or alteration, the location thereof, the materials of which it is to be built or made, and the color and design thereof, with relation to the site upon which it is proposed to erect or keep the same, harmony with its surroundings and the effect on the outlook from adjacent or neighboring land. If the Board of Directors or its designated architectural control committee fails to approve or disapprove any building, fence, wall, sign, mail or postal box or receptacle, tank, pool, game facility, structure, driveway, walkway, or lighting, or any addition thereto, or change or alteration therein, within thirty (30) days after the plans and specifications therefor have been submitted to it by the record owner, approval will be conclusively presumed so that no further approval will be required for the foregoing and the record owner shall be deemed to have fully complied with this Article.

ARTICLE VIII

RESTRICTIONS ON USE OF LOTS

1. Each lot shall be used for residential purposes only; and no building shall be erected, altered or maintained on any lot other than a single family dwelling, not exceeding three stories in height, with only garages for not more than two non-commercial automobiles, and swimming pools, or either of them, as accessory structures, except as provided as follows, if permitted under the zoning laws and regulations applicable to the property:

(a) A real estate sales, management or construction office or trailer, with signs, may be erected, operated and maintained on any lot, or in any building or structure now or hereafter located thereon, provided such office or trailer, and signs, are used and operated only in connection with the development or initial sale of any lot, or the construction of improvements on any lot, now or hereafter laid out on the property. Nothing contained herein, however, shall be construed to permit any real estate sales, management or construction office, trailer or sign after the initial sales or construction period; and

(b) Any part of any dwelling house now or hereafter erected on any lot may be used as an office or studio of a lawyer, architect, engineer, artist, accountant, or other professional person, for the practice of such professions, providing that the lawyer, architect, engineer, artist, accountant, or other professional person

using such office or studio actually resides in the same dwelling house, in which such office or studio is located, and provided further that such office does not occupy more than twenty-five percent (25%) of the total floor area of such dwelling house and does not involve the employment of any professional associate or more than one non-resident employee.

No part of any lot, nor any improvements now or hereafter erected on any lot, shall be used for any of the purposes set forth in subparagraphs (a) or (b) hereof, without the written consent and approval of Declarants, which consent shall not be unreasonably withheld.

2. No building, tank, pool, game facility or other structure of any kind, or any part thereof, shall be located on any lot closer to the front lot line or closer to the side street lot line than the record minimum building setback lines. For the purposes of the covenant contained in this Article VIII, 2, eaves, steps, open porches, bay windows, chimneys and patios shall not be considered as a part of a building or structure. However, an encroachment into the herein mentioned setback areas of no more than twelve (12) inches shall not constitute a violation of these restrictions.

3. No lot shall be resubdivided into two or more parcels, except as provided in Article IX of this Declaration.

4. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

5. No structure of a temporary character, trailer, basement, shack, garage, barn or other outbuilding permitted to be erected on any lot shall at any time be used as a residence, either temporarily or permanently.

6. No boat, or trailer of any kind, including a house trailer, travel trailer, and boat trailer, unless located entirely within the building permitted to be erected, and no commercial or inoperable vehicle of any kind shall be parked or stored on any lot. For the purposes hereof, an automobile shall be deemed inoperable unless it contains all parts and equipment, including properly inflated tires, in such good condition and repair as may be necessary for any person to drive the same on a public highway.

7. Except as otherwise expressly provided in subparagraph 1(a) hereof, no sign of any kind shall be erected, displayed or maintained on any lot, except one lawful sign, no more than five square feet, advertising the lot for sale or rent.

8. No animals, livestock or poultry of any kind, including pigeons, shall be raised, bred or kept on any lot, except that dogs, cats or other household pets, not in excess of two, in the aggregate, may be kept, provided that they are not kept, bred or maintained for any commercial purpose.

9. No fence or wall shall be erected, placed, altered or maintained on any lot nearer to any street than the minimum building setback line established on the lot. Where two adjacent dwellings are set back different distances from the street, no fence or wall between such two adjacent dwellings shall be closer to the

street than the front wall of the dwelling most distant from said street. No fence or wall shall be erected except in compliance with Article VII hereof, and, when erected, shall not interfere with underground or surface utility or draining structures, pipes, or ditches. The restrictions contained in this paragraph 9 shall not apply to retaining walls required by topography, which retaining walls, however, shall require the written consent of the Board of Directors of the Association, or its designated architectural control committee, as provided in Article VII hereof.

10. No outside or exterior antenna of any kind for use with radio or television shall be installed or maintained on any lot, or on any building or other structure located on any lot, whether or not being a part thereof and whether or not detachable therefrom.

ARTICLE IX

DECLARANTS' RIGHTS FREELY TO DEVELOP THE PROPERTY

Each record owner, by acceptance of a deed for his lot, whether or not it shall be so expressed in such deed, shall be deemed to have covenanted and agreed (i) that Declarants shall have no obligation to build or install any improvement on any of the common areas or any other land within the property; and (ii) that Declarants shall have the right to resubdivide Stage One of Broadfield, in accordance with Baltimore County, Maryland, regulations, provided the Veterans Administration or the Federal Housing Administration determine that the resubdivision is in accordance with the general plan heretofore approved by it.

ARTICLE X

GENERAL PROVISIONS

1. The Association, any record owner, or any Declarant shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association, by any record owner, or by any Declarant to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

2. Invalidation of any one of these covenants or restrictions by judgment or court order shall in nowise affect any other provisions of this Declaration which shall remain in full force and effect.

3. The covenants and restrictions of this Declaration shall run with and bind the land, forever. However, this Declaration may be amended at any time within twenty (20) years from the date of recordation hereof, by an instrument signed by not less than ninety percent (90%) of the record owners, and thereafter by an instrument signed by not less than seventy-five (75%) of said record owners.

4. As long as there is any Class B member, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: unnexation of additional properties, including any part or parts of the Subsequent Stage of Broadfield, as provided for in Article II hereof; mergers and consolidations; mortgaging of common areas; dissolution; and amendment of this Declaration of Covenants, Conditions and Restrictions.

IN WITNESS WHEREOF, Declarants have hereunto set their hands and seals on the day and year first above written.

ATTEST:

CHARTLEY CENTER, INC.

Doras A. Rodney, Secretary

By: Alvin J. Myerberg, Vice President (SEAL)

BROADFIELD, INC.

Doras A. Rodney, Secretary

By: Alvin J. Myerberg, Vice President (SEAL)

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY that on this 14th day of September, 1983, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Alvin J. Myerberg, Vice President of Broadfield, Inc., a body corporate, and acknowledged the foregoing Declaration of Covenants, Conditions and Restrictions to be the act and deed of said body corporate.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY that on this 14th day of September, 1983, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Alvin J. Myerberg, Vice President of Chartley Center, Inc., a body corporate, and acknowledged the foregoing Declaration of Covenants, Conditions and Restrictions to be the act and deed of said body corporate.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

Rec'd for record SEP 21 1983 at 10 41 19
Per Elmer H. Kahline, Jr., Clerk
Mail to Weinberg & Green
Receipt No. 3 78.00

78.00
DECLAR 0
EHK JR T 78.00
#T0029 0001 R02 T10:41
09/21/83

STATE OF MARYLAND; BALTIMORE COUNTY, TO WIT:

I HEREBY CERTIFY that the aforegoing is a true copy of the original DECLARATION taken from the records of said Circuit Court recorded in Liber E.H.K. JR No. 6593 Folio 446, one of the LAND records of Baltimore County.

IN TESTIMONY WHEREOF I hereto set my hand and affix the seal of the Circuit Court for Baltimore County this 21 day of SEPT 19 83

Clerk of the Circuit Court of Baltimore County

SUPPLEMENTAL DECLARATION SUBJECTING ADDITIONAL LAND TO OUTSTANDING DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

THIS SUPPLEMENTAL DECLARATION SUBJECTING ADDITIONAL LAND TO OUTSTANDING DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, Made this 14th day of June, 1984, by and between CHARTLEY CENTER, INC. (Chartley) and BROADFIELD, INC. (Broadfield), each a Maryland corporation, hereinafter collectively referred to as "Declarants", and BROADFIELD HOMEOWNERS ASSOCIATION, INC., a Maryland corporation, hereinafter referred to as Association.

BACKGROUND STATEMENT OF FACTS

This Background Statement of Facts is not merely prefatory, but is expressly made a part of this Supplemental Declaration.

Broadfield holds all the right, title and interest in and to the hereinafter described Stage Two of Broadfield by virtue of a deed dated March 19, 1981, and recorded among the Land Records of Baltimore County, Maryland, in Liber E.H.K., Jr. No. 6269, folio 591, from Hilda C. Zaiser, George R. Zaiser, II, and Wilton R. Zaiser, Personal Representatives of the Estate of Roland D. Zaiser, deceased, George R. Zaiser, II, and Wilton R. Zaiser, to Broadfield; and Chartley held all the right, title and interest in and to the 5.9213 acre tract of land referred to in the hereinafter mentioned Subject Declaration as Stage One of Broadfield, by virtue of a deed dated November 22, 1982, and recorded among the Land Records of Baltimore County, in Liber E.H.K., Jr. No. 6464, folio 414, from Broadfield to Chartley.

By Declaration of Covenants, Conditions and Restrictions, dated September 14, 1983, and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 6593, folio 446, herein called "Subject Declaration", Declarants subjected all the 5.9213

AGRICULTURAL TRANSFER TAX NOT APPLICABLE
SIGNATURE [illegible] DATE 6-8-84
STATE DEPARTMENT OF ASSESSMENTS & TAXATION
[illegible] 6-8-84
CLERK DATE

TRANSFER TAX NOT REQUIRED
Director of Finance
BALTIMORE COUNTY, MARYLAND
Per [illegible]
Authorized Signature
Date 6/7/84 Sec. 11-85 Declaration

acres of land (Stage One of Broadfield) shown on the plat entitled "Section One, Broadfield at Wilton Farms", and recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. No. 49, folio 14, to the Subject Declaration, reserving unto themselves the right to annex to the Property described in the Subject Declaration, without the consent of any member of Association, all or any part of the 56.1507 acre tract of land (Subsequent Stage of Broadfield) now owned by Broadfield by virtue of the aforesaid March 19, 1981 deeds from Hilda C. Zaiser, et al., and a deed dated March 19, 1981, and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 6269, folio 502, from Mary G. Zaiser, to Broadfield, provided the Veterans Administration or the Federal Housing Administration determines that the annexation is in accord with the general plan heretofore approved by the agency. Declarants now desire to annex to the Property described in the Subject Declaration and to bring within the jurisdiction of Association, the 3.1917 acre tract of land shown on the plat entitled "Section 2-A, Broadfield at Wilton Farms", and recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. No. 50, folio 138, and the 2.8153 acre tract of land shown on the plat entitled "Section 4A, Broadfield at Wilton Farms", and recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. No. 50, folio 114, hereinafter collectively called "Stage Two of Broadfield", same being also described in "Exhibit A" hereof entitled "Description of Stage Two of Broadfield", attached hereto and made part hereof, as fully as if set forth herein. Further, the Veterans Administration has determined that such annexation is in accord with the general plan heretofore approved by them, as evidenced by its letters of approval, dated May 21, 1984, and marked "Exhibit B", attached hereto and made part hereof, as fully as if set forth herein.

As the holder of the Common Areas and other rights and interests described in the Subject Declaration, the Association joins herein, although not required to do so, for the purpose of consenting to the annexation effected by this Supplemental Declaration, all in accordance with the terms and provisions hereinafter set forth.

NOW, THEREFORE, THIS SUPPLEMENTAL DECLARATION WITNESSETH: That in exercise of the right and privilege reserved unto Declarants under Section 2 of Article II, and Section 4 of Article X of the Subject Declaration, Declarants, for themselves, their respective successors and assigns, do hereby declare that all of Stage Two of Broadfield is hereby added to the Property heretofore subjected to the Subject Declaration and brought within the jurisdiction of the Association, to the end and intent that said land be deemed encompassed by the definition of the term "Property", as set forth in Section (8) of Article I of the Subject Declaration; all, however, subject to the following: Declarants do, and in any grant and conveyance to Association shall, reserve unto and for themselves, their respective successors and assigns, the following:

(a) The bed, in fee, of all streets, avenues and public highways, shown on the aforesaid plats (Section 2-A, Broadfield at Wilton Farms, and Section 4A, Broadfield at Wilton Farms), or any plat of the Property, or any addition thereto, for future conveyance to Baltimore County, Maryland; and

(b) The right to discharge surface water on the common areas (areas designated "H.O.A.", or "Homeowners Association" or "Local Open Space", or some combination of the foregoing, on the aforesaid plats of Section

2-A, Broadfield at Wilton Farms or Section 4A, Broadfield at Wilton Farms), and to lay, install, construct, place and maintain on, over, or under said common areas, or any portion thereof, pipes, mains, conduits, drains, lines and other facilities for water, storm sewer, sanitary sewer, gas, electric, telephone, television transmittal and other public or quasi-public type utilities, to provide adequate utility, quasi-utility or other service to any lot now or hereafter laid out on Stage One of Broadfield or Stage Two of Broadfield, or to any lot now or hereafter laid out or established on any part of the Subsequent Stage of Broadfield, or the area in which same is located, together with the right and privilege of entering upon said common areas for such purpose and making openings and excavations therein, provided that the ground be restored and left in good condition, all reserved by Declarants for themselves, their respective successors and assigns, including Baltimore County, Maryland, and any utility, to whom Declarants, or either of them, may grant, convey, transfer, set over and assign the same, or any part thereof.

Accordingly, the said Stage Two of Broadfield shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions imposed by the Subject Declaration, as fully and to the same extent as though all of said land and premises had been described in and subjected to the Subject Declaration in

the first instance, so that said easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of the real property, shall run with said real property and be binding on all parties having any right, title or interest in the Property, comprised of Stage Two of Broadfield, described herein, and Stage One of Broadfield, described in the Subject Declaration, or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

Specifically, Broadfield, as owner of Stage Two of Broadfield, and Chartley, as one of Declarants in the Subject Declaration, Declarants herein, hereby declare and covenant that:

1. Each record owner of a lot which is a part of the Property, including Stage Two of Broadfield, shall have a right and easement of enjoyment in and to the common areas which shall be appurtenant to and shall pass with the title to every lot, subject to the provisions contained in Article IV of the Subject Declaration;

2. Every record owner of a lot which is subject to assessment shall be a member of Association upon, and subject to, the terms and provisions contained in Article V of the Subject Declaration;

3. Each record owner of any lot which is a part of the Property, including Stage Two of Broadfield, by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (i) annual assessments or charges; and (ii) special assessments for capital improvements; such assessments to be established and collected as provided for in the Subject Declaration. The annual and special assessments, together with interest, costs and reasonable attorney's fees which may be imposed thereon, shall be a charge on the land and a continuing lien upon each of the lots against which each such

assessment is made. Each such assessment or charge, together with any interest, cost and reasonable attorney's fees imposed thereon, shall also be the personal obligations of the record owner holding title to any lot at the time when the assessment fell due or was first payable. The personal obligation for any delinquent assessment or charge, however, shall not pass to the record owner's successor or successors in title unless expressly assumed by such successor or successors. All assessments shall be established under, shall have the effect and priority provided by, and shall conform and be subject to the terms and provisions of Article VI of the Subject Declaration; and

4. The Property, including Stage Two of Broadfield, shall be held and conveyed subject to the provisions of Article II (Property Subject to Declaration and Annexation Thereto), Article III (Common Areas), Article IV (Record Owners and Property Rights), Article V (Membership and Voting Rights), Article VI (Covenant for Assessments), Article VII (Architectural Control), Article VIII (Restrictions on Use of Lots), Article IX (Declarants' Right Freely to Develop the Property), and Article X (General Provisions) of the Subject Declaration. Further, Article IX of the Subject Declaration shall hereafter be deemed to include the following provisions: "That Declarants shall have the right to resubdivide Stage Two of Broadfield, in accordance with Baltimore County, Maryland Regulations, provided the Veterans Administration or the Federal Housing Administration determines that the resubdivision is in accordance with the general plan heretofore approved by it.

The terms, provisions, easements, restrictions, covenants and conditions contained in the Subject Declaration are hereby ratified and confirmed, same to remain in full force and effect, subject to the following: The Property, comprised of

the land originally described in the Subject Declaration (Stage One of Broadfield), and the land described herein (Stage Two of Broadfield), shall constitute a single development covered by, and subject to all the terms and provisions of the said Subject Declaration.

CONSENT OF ASSOCIATION

The Association joins herein for the purpose of indicating its consent to the aforesaid annexation of Stage Two of Broadfield to the jurisdiction of the Association, and to the imposition of the terms and provisions of the Subject Declaration on said land, thereby imposing thereon the covenants, conditions and restrictions contained in the Subject Declaration.

WITNESS the hands and seals of the parties hereto the day and year first above written.

ATTEST:

Doras A. Rodney, Secretary

CHARTLEY CENTER, INC.

By _____ (SEAL)
Alvin J. Myerberg, Vice-President

Doras A. Rodney, Secretary

BROADFIELD, INC.

By _____ (SEAL)
Alvin J. Myerberg, Vice-President

Doras A. Rodney, Secretary

BROADFIELD HOMEOWNERS ASSOCIATION, INC.

By _____ (SEAL)
Alvin J. Myerberg, President

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 14th day of June, 1984, before me, the subscriber, a Notary Public of the State of Maryland, in and for the City aforesaid, personally appeared ALVIN J. MYERBERG, Vice-President of CHARTLEY CENTER, INC., a Maryland body corporate, and acknowledged the foregoing Supplemental Declaration to be the act and deed of said body corporate.

AS WITNESS my hand and Notarial Seal.

Doris A. Rodney
Notary Public

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 14th day of June, 1984, before me, the subscriber, a Notary Public of the State of Maryland, in and for the City aforesaid, personally appeared ALVIN J. MYERBERG, Vice-President of BROADFIELD INC., a Maryland body corporate, and acknowledged the foregoing Supplemental Declaration to be the act and deed of said body corporate.

AS WITNESS my hand and Notarial Seal.

Doris A. Rodney
Notary Public

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 14th day of June, 1984, before me, the subscriber, a Notary Public of the State of Maryland, in and for the City aforesaid, personally appeared ALVIN J. MYERBERG, President of BROADFIELD HOMEOWNERS ASSOCIATION, INC., a Maryland body corporate, and acknowledged the foregoing Supplemental Declaration to be the act and deed of said body corporate.

AS WITNESS my hand and Notarial Seal.

Doris A. Rodney
Notary Public

EXHIBIT A

DESCRIPTION OF STAGE TWO OF BROADFIELD

All those lots or parcels of ground located in the First Election District of Baltimore County, Maryland, and described as follows:

Beginning for the first at the intersection of the northerly line of Wilkens Avenue (State Route 372 - variable width) and the east line of Wilton Farm Drive (variable width) said point being in the easterly corner of "Section One, Broadfield at Wilton Farms", filed in Liber E.H.K., Jr. 49 folio 14, said point being also noted as coordinate no. 148 on the aforesaid plat of Section One, Broadfield at Wilton Farms, and running

thence (1) North 68 degrees 19 minutes 41 seconds West along the easterly line of Wilton Farm Drive, a distance of 21.21 feet to a point in the same;

thence (2) North 23 degrees 19 minutes 41 seconds West along the easterly line of Wilton Farm Drive a distance of 102.59 feet to a point in the same;

thence (3) Curving to the left along the easterly line of Wilton Farm Drive with a radius of 290.72 feet, an arc distance of 189.58 feet, the chord of said arc bearing North 42 degrees 00 minutes 35 seconds West, 186.24 feet;

thence (4) North 62 degrees 04 minutes 39 seconds East, 228.70 feet;

thence (5) North 43 degrees 18 minutes 39 seconds East, 218.61 feet;

thence (6) North 43 degrees 06 minutes 23 seconds East, 27.67 feet;

thence (7) South 46 degrees 41 minutes 21 seconds East, 106.41 feet;

thence (8) North 43 degrees 18 minutes 39 seconds East, 35.92 feet;

thence (9) South 46 degrees 41 minutes 21 seconds East, 80.00 feet;

thence (10) South 43 degrees 18 minutes 39 seconds West, 82.00 feet;

thence (11) North 46 degrees 41 minutes 21 seconds West, 18.00 feet;

thence (12) South 43 degrees 18 minutes 39 seconds West, 106.55 feet;

thence (13) South 46 degrees 41 minutes 21 seconds East, 212.36 feet to a point in the northerly line of Wilkens Avenue; and

thence (14) South 66 degrees 40 minutes 19 seconds West along the northerly line of Wilkens Avenue, 390.22 feet to a point in the easterly line of Wilton Farm Drive and the place of beginning.

Containing within said bounds 3.1917 acres, more or less, same being the land and premises shown on the plat entitled "Section 2-A, Broadfield at Wilton Farms", and recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. No. 50, folio 138; and

BEGINNING for the second at a point in the Northerly line of Wilton Farm Drive (Variable Width) said point being the Northern corner of "Section One, Broadfield at Wilton Farms", filed in Liber E.H.K., Jr. 49 folio 14, said point being noted as coordinate no. 146 on the aforesaid plat of Section One, Broadfield at Wilton Farms, and running

thence (1) South 19 degrees 40 minutes 19 seconds West along the Westerly line of the aforementioned Section One a distance of 50.00 feet to a point in the same;

thence (2) South 32 degrees 10 minutes 19 seconds West along the Westerly line of the aforementioned Section One a distance of 190.67 feet to a point in the same;

thence (3) South 44 degrees 40 minutes 19 seconds West along the Westerly line of the aforementioned Section One a distance of 178.03 feet to a point in the same;

thence (4) North 45 degrees 19 minutes 41 seconds West a distance of 200.83 feet to a point;

thence (5) North 27 degrees 16 minutes 46 seconds West a distance of 221.00 feet to a point;

thence (6) North 62 degrees 43 minutes 14 seconds East a distance of 184.06 feet to a point;

thence (7) North 29 degrees 34 minutes 45 seconds East a distance of 50.00 feet to a point;

thence (8) Curving to the left with a radius of 1,475.00 feet, an arc distance of 255.05 feet (the chord of said arc bearing South 65 degrees 22 minutes 28 seconds East, a distance of 254.73 feet); and

thence (9) North 70 degrees 19 minutes 41 seconds West, a distance of 72.00 feet to a point and place of beginning.

Containing within said bounds 2.8153 acres of land, more or less, same being the land and premises shown on the plat entitled "Section 4A, Broadfield at Wilton Farms", and recorded among the Land Records of Baltimore County in Plat Book E.H.K. Jr. No. 50, folio 114.

EXHIBIT B.

Veterans Administration
Federal Building
31 Hopkins Plaza
Baltimore, Maryland 21201

May 21, 1984

Broadfield, Inc. and
Broadfield Homeowners Association, Inc.
c/o Eugene P. Smith
1400 Equitable Bank Center
100 South Charles Street
Baltimore, Maryland 21202

Genlemen:

We have completed our review of the Supplemental Declaration Subjecting Additional Land to Outstanding Declaration of Conditions, Covenants and Restrictions, relating to the Addition of State Two of Broadfield to the property subjected to the Declaration referred to therein, and bringing Stage Two of Broadfield within the jurisdiction of the Broadfield Homeowners Association, Inc. Stage Two is identified on the Plats entitled "Section 2-A, Broadfield at Wilton Farms", and recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. No. 50, folio 138, and "Section 4A, Broadfield at Wilton Farms", and recorded among the Land Records in Plat Book E.H.K., Jr. No. 51, folio 114, respectively.

This is to advise that the Veterans Administration determined that the annexation is in accord with the general plan heretofore approved by it, and the annexation covered by the above mentioned Supplemental Declaration is approved, subject to your furnishing the following items:

1. Copy of the recorded deed conveying title in the common area to the Homeowners Association.

2. Proof, in the form of a title insurance policy or title certificate, of good title in the common area.

3. Proof of the recording of the Supplemental Declaration.

Sincerely yours,

for Alan J. Levy
Sylvan Gershen

Rec'd for record AUG 10 1994 at 10:14 AM
Per Elmer H. Kahline, Jr., Clerk
Mail to Weinberg & Green
Receipt No. 15 $ 25.00

608

SUPPLEMENTAL DECLARATION SUBJECTING ADDITIONAL LAND TO OUTSTANDING DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

BY AND BETWEEN

CHARTLEY CENTER, INC. and

BROADFIELD, INC. and

BROADFIELD HOMEOWNERS ASSOCIATION, INC.

LAW OFFICES
WEINBERG AND GREEN
100 SOUTH CHARLES STREET
BALTIMORE, MD. 21201

EPS 2[illegible]43.3

ARTICLES OF INCORPORATION

THIS IS TO CERTIFY:

FIRST: The undersigned, Richard A. Ransom, whose post office address is Weinberg and Green, 100 South Charles Street, Baltimore, Maryland 21201, being at least eighteen (18) years of age, is hereby forming a corporation under and by virtue of the general laws of the State of Maryland.

SECOND: The name of the corporation, hereinafter called the "Corporation", is:

Old Harford Pines Homeowners Association, Inc.

THIRD: The purposes for which the Corporation is formed are as follows: To organize and operate a real estate management association exclusively to provide for the acquisition, improvement, management, maintenance, care and preservation of the Common Areas, and to promote the recreation, health, safety and welfare of the residents of the Lots, upon the "Property", as said term is hereinafter defined, and upon any addition thereto as may hereafter be brought within the jurisdiction of this Corporation, no part of the net earnings of which is to inure to the benefit of, or be distributable to, any director, officer or member of the Corporation, or any other individual, so that no pecuniary gain or profit to the members thereof is contemplated, and for such general purposes, and limited to those purposes, the Corporation shall have the following powers:

(a) To acquire, own, hold, preserve, develop, improve, build upon, manage, operate, and maintain open space tracts or areas and common or recreational areas, property, facilities and real estate, whether fee simple or leasehold, and whether improved or unimproved, all designed for the common use, benefit, enjoyment, recreation, health, safety and welfare of the Record Owner of each Lot now or hereafter laid out or established within the "Property", as said term is defined within the Declaration of Covenants, Conditions and Restrictions made by James Keelty & Co., Inc., dated May 12, 1987 and recorded among the Land Records of Baltimore County, Maryland, in Liber S.M. No. 7533, folio 199 as same may hereafter from time to time be amended (the "Declaration"). Each capitalized term used herein and defined in the Declaration shall have the meaning ascribed to such term by the Declaration.

(b) To exercise all the powers, rights and privileges, and to perform all the duties and obligations, of the Corporation, as the same are set forth in the Declaration.

(c) To establish, fix, make, impose, levy, collect and enforce payment of, by any lawful means, all charges or assessments made or established pursuant to the terms of the

Declaration, and, from time to time, increase or decrease the same, as the need therefor may require, to provide operating and reserve funds for, and pay all costs and expenses incurred in connection with: the preservation, development, improvement, operation, maintenance and care of the local open space tracts and common areas, property and facilities held by the Corporation, and any convenience deemed desirable to or for the use and enjoyment thereof; and for any other corporate purposes, including particularly, but not by way of limitation, all office and other expenses incident to the business of the Corporation, premiums for casualty, liability and other insurance, all license and franchise fees or charges, and all taxes and assessments charged, levied or imposed on the property of the Corporation.

(d) To purchase, lease, option, or otherwise acquire, own, hold, preserve, develop, improve, build upon, manage, operate, maintain, convey, sell, exchange, rent, lease, dedicate for public use, or in any manner transfer or dispose of any real or personal property in connection with the affairs of the Corporation.

(e) To borrow or to raise money for any of the purposes of the Corporation, and to issue bonds, debentures, notes, or other obligations of any nature, and in any manner permitted by law, for money so borrowed or in payment for property purchased, or for any other lawful consideration, and, upon authorization by Members holding at least two-thirds (2/3) of the votes appurtenant to each class of membership in the Corporation (each class voting separately), to secure the payment of the money borrowed and of the interest thereon, by mortgage upon, or pledge or conveyance or assignment in trust of, the whole or any part of the property of the Corporation.

(f) To dedicate, sell or otherwise transfer all or any part of the common areas, property and facilities of the Corporation to any public agency, authority or utility for such purpose and subject to such conditions as may be agreed upon by the Members, provided, however, that no such dedication, sale or transfer shall be effective unless made by an appropriate instrument, signed by Members holding at least two-thirds (2/3) of the votes appurtenant to each class of membership in the Corporation (the votes of each class being computed separately), agreeing to such dedication, sale or transfer.

(g) To participate in mergers and consolidations with other nonprofit organizations, organized for the same purpose, provided that any such merger or consolidation shall have the assent of Members holding at least two-thirds (2/3) of the votes appurtenant to each class of membership in the Corporation (each class voting separately).

(h) To have and to exercise any and all powers, rights and privileges which a corporation organized under the

Non-Stock Corporation Law of the State of Maryland by law may now or hereafter have or exercise.

FOURTH: The address of the principal office of the Corporation in this State is 61 East Padonia Road, Timonium, Maryland 21093. The name and post office address of the resident agent of the Corporation in this State is Richard A. Ransom, Weinberg and Green, 100 South Charles Street, Baltimore, Maryland 21201. Said resident agent is a citizen of the State of Maryland and actually resides therein.

FIFTH: (a) The Corporation is not authorized to issue any capital stock. The membership of the Corporation shall consist of the Record Owners of all Lots now or hereafter laid out or established on the Property. Each Member shall be designated either a Class A Member or a Class B Member. A description of each class of membership, with the voting rights and powers of each class, is as follows:

(i) Class A Member: Except for Declarant, who shall be a Class B Member, a Class A Member shall be a Record Owner of one or more Lots laid out on the Property. Each Class A Member in good standing shall be entitled to one vote per Lot, for each Lot owned by such Class A Member, in all proceedings in which action shall be taken by the Members of the Corporation.

(ii) Class B Member: Class B Members shall be the Declarant. Each Class B Member shall be entitled to three votes per Lot, for each such Lot owned by such Member, in all proceedings in which action shall be taken by the Members of the Corporation.

(iii) Conversion: The Class B Members shall be converted to Class A Members on January 1, 1992, or at such earlier time as the total number of votes held by Class A Members equals or exceeds the total number of votes held by Class B Members.

(b) Membership in the Corporation shall be appurtenant to and may not be separated from the ownership of any Lot. Conversely, the Record Owner of each Lot shall be a Member of the Corporation.

(c) At any annual or special meeting of the Members, the presence, in person or by proxy, of Members holding at least twenty-five percent (25%) of the votes appurtenant to each class of membership in the Corporation (the votes of each class being computed separately) shall constitute a quorum for any action, unless a higher percentage is required by another provision of these Articles of Incorporation, by the Declaration or By-laws, or by statute. If, however, such quorum shall not be present or represented at any meeting, the Members entitled to vote thereat shall have power to adjourn the meeting from time to

time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present.

(d) A majority of the votes cast by each class of Members at a meeting of Members duly called and at which a quorum is present shall be sufficient to approve any matter which may properly come before the meeting, unless more than a majority of the votes cast by each class of Members is required by another provision of these Articles of Incorporation, by the Declaration or By-laws, or by statute.

SIXTH: The number of directors of the Corporation shall be three (3), which number may be increased or decreased pursuant to the By-Laws of the Corporation, but shall never be less than three (3); and the names of the directors who shall act until the first annual meeting or until their respective successors are duly chosen and qualify are Joseph S. Keelty, James Keelty, III and Michael J. Keelty.

SEVENTH: (a) The duration of the Corporation shall be perpetual. Subject to subparagraph (b) of this Article Seventh and to Article Ninth hereof, however, the Corporation may be dissolved under and in accordance with the laws of the State of Maryland, provided such dissolution first be authorized, in writing, signed by Members holding at least two-thirds (2/3) of the votes appurtenant to each class of membership in the Corporation (the votes of each class being computed separately).

(b) The Corporation may not be dissolved after substantial destruction or condemnation of the Property without the affirmative vote of a majority of the Eligible Holders, each such Eligible Holder to have a number of votes equal to the number of Lots upon which it holds First Mortgages. The Corporation may not be dissolved for reasons other than substantial destruction or condemnation of the Property, without the affirmative vote of two-thirds (2/3) of the Eligible Holders, each such Eligible Holder to have a number of votes equal to the number of Lots upon which it holds First Mortgages.

(c) Upon any dissolution of the Corporation, after discharge of all corporate liabilities, the Board of Directors shall dispose of the assets of the Corporation by dedication thereof to any appropriate public agency to be used for purposes similar to those for which the Corporation was formed. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned, if practicable, to any nonprofit corporation, association, trust or other organization as shall at the time qualify as an organization or organizations exempt from taxation under Section 501(c) or 528 of the Internal Revenue Code of 1954, as amended to date, or the corresponding provision of any future United States Revenue laws, as the Board of Directors may determine, preferably to a semi-public agency, to be used in furthering, facilitating or effectuating purposes similar to those for which the Corporation was formed.

EIGHTH: Amendment of these Articles shall require the assent of Members holding at least two-thirds (2/3) of the votes appurtenant to each class of membership in the Corporation (each class voting separately). In addition, any amendment to these Articles involving a "Material Change" (as such term is defined in Paragraph 5(a) of Article XIII of the Declaration) shall require the affirmative vote of a majority of the Eligible Holders, each such Eligible Holder to have a number of votes equal to the number of Lots upon which it holds First Mortgages.

NINTH: As long as there are Class B Members, the following actions may be vetoed by the FHA or the VA, if such agency has previously approved the Property or one or more Lots thereon for mortgage financing purposes: annexation of additional properties; mergers and consolidations; mortgaging of Common Areas; dissolution; and amendment of these Articles.

IN WITNESS WHEREOF, I have signed these Articles of Incorporation and acknowledged the same to be my act on this 22nd day of May, 1987.

WITNESS:

Elizabeth B Brooks

Richard A Ransom

Richard A. Ransom

BY-LAWS

OF

OLD HARFORD PINES HOMEOWNERS ASSOCIATION, INC.

ARTICLE I

NAME AND LOCATION

The name of the corporation is OLD HARFORD PINES HOMEOWNERS ASSOCIATION, INC., hereinafter referred to as the "Association". The principal office of the Association shall be located at 61 East Padonia Road, Timonium, Maryland 21093.

ARTICLE II

DEFINITIONS

Section 1. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions, and Restrictions applicable to the Property dated , 1987, executed by the Declarant, and recorded among the Land Records of Baltimore County, Maryland, in Liber S.M. No. , folio , as same may hereafter from time to time be amended.

Section 2. Each capitalized term used herein and defined in the Declaration shall have the meaning ascribed thereto in the Declaration.

ARTICLE III

MEETING OF MEMBERS

Section 1. Annual Meetings. The annual meeting of the Members shall be held at such place within Baltimore County or Baltimore City as may be designated by a majority of the Members, the Board of Directors or the manager of the Association at 8:00 p.m. on the first Thursday of December of each year (or on such other date, or at such other time, as may be fixed by such majority, board or manager), for the election of directors and for the transaction of general business.

Section 2. Special Meetings. Special meetings of the Members may be called at any time by the president or by the Board of Directors, or upon the written request of Members holding at least one-fourth (1/4) of the votes held by all Class A Members.

Section 3. Notice of Meetings. At least fifteen (15), but not more than forty-five (45), days' written or printed notice of every annual meeting and every special meeting of the Association shall be given by the Board of Directors or the manager to each Record Owner whose name appears as such upon the roster or books of the Association forty-five (45) days prior to the day of the meeting. Such notice of an annual or special meeting shall state the place, day and hour of such meeting, and, in the case of a special meeting,

shall also state the business proposed to be transacted thereat. Such notice shall be given to each Member either by delivering the same to him or by mailing it postage prepaid and addressed to him at his address as it appears upon the roster or books of the Association, as aforesaid. No notice of the time, place or purpose of any meeting of Members need be given to any Member who attends in person, or by proxy, or who, in writing, executed and filed with the records of the meeting, either before or after the holding thereof, waives such notice. The record time and date for determining the Members entitled to vote at any meeting of the Members shall be 5:00 p.m. on the last business day prior to the meeting, but no notice of the meeting need be furnished to any Record Owner whose name does not appear upon the roster or books of the Association on the date established in this Section 3 for determining the Members entitled to notice of such meeting.

Section 4. Proxies. At all meetings of Members, each Member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the Member of legal title to his Lot (other than as security for a loan).

Section 5. Action Taken Without a Meeting. The Members shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the Members (and of all Mortgagees, if Mortgagee consent is required for the taking of such action). Any action so approved shall have the same effect as though taken at a meeting of the Members.

ARTICLE IV

BOARD OF DIRECTORS: SELECTION, TERM OF OFFICE

Section 1. Number and Qualification. Subject to the right of the Board of Directors to employ a manager, as provided in Article VII of these By-laws, the affairs of the Association shall be managed by a Board of Directors. So long as there are Class B Members, any person may serve as a director. After all Class B memberships have ceased, each director shall be a Member, either in his own name, or as a joint tenant, tenant in common, tenant by the entirety, or co-partner, if his Lot is held in a real property tenancy or partnership relationship, or shall be an officer or agent of a corporate Member. For each membership, there shall be no limit as to the number of tenants, co-partners, officers or agents of the Member who may serve as directors at the same time. The Board shall consist of three (3) directors, which number may be increased or decreased by a vote of the Members at any annual meeting, but shall never be less than three (3).

Section 2. Term. At the first annual meeting, the Members shall elect two (2) directors for a term of one year and one (1) director for a term of two years. Any increase in the number of directors shall be filled by the Members at the annual meeting at which such increase in the number of directors is adopted. The term of each such additional director shall be fixed at two (2) years. At the expiration of the initial term (not including any term of office commencing prior to the first annual meeting of the Members) or other term of office of each director, his successor shall be

elected by the Members at an annual meeting to serve for a term of two (2) years.

Section 3. Removal. Any director may be removed from the Board, with or without cause, by a majority vote of the Members of the Association. In the event of death, resignation or removal of a director, his successor shall be selected by the remaining directors and shall serve for the unexpired term of his predecessor.

Section 4. Compensation. No director shall receive compensation for any service he may render to the Association. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

ARTICLE V

NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Nomination for election to the Board of Directors may be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a chairman, who shall be a member of the Board of Directors, and two or more Members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the Members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee may make as many nominations for election to the Board of Directors as it shall in its discretion determine.

Section 2. Election. Election to the Board of Directors shall be by secret written ballot. At such election the Members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. Cumulative voting is not permitted. The persons receiving the largest number of votes shall be elected.

ARTICLE VI

MEETINGS OF DIRECTORS

Section 1. Regular and Special Meetings. Within seven (7) days after the annual meeting of the Members, the Board of Directors shall meet at such time and place as shall be fixed by the Members at said annual meeting, in which case no notice to the directors shall be necessary, or if no time and place was fixed for such meeting at the annual meeting of the Members, then the Board shall meet within seven (7) days following the day of such annual meeting, at such time, date and place as may be fixed by a majority of the directors. In addition to the foregoing meeting, regular meetings of the Board of Directors shall be held at such other time and place as may be fixed from time to time by a majority of the directors. Special meetings of the Board of Directors may be called by the President or by a majority of the directors, either by vote or in writing. All regular and special meetings of the Board shall be held in the State of Maryland. Notice of the place, day and hour of every regular and special meeting shall be given to each director (a) in writing, either mailed to him, postage prepaid, not later than the

fifth (5th) day before the day set for the meeting, or delivered to him personally not later than the day before the date set for the meeting, or (b) by telegraph or telephone not later than the day before the date set for the meeting. No notice of the time or place of the meeting need be given to any director who, in writing, executed and filed with the records of the meeting, either before or after the holding thereof, waives such notice, or, in fact, attends the meeting.

Section 2. Quorum. A majority of the members of the Board of Directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

Section 3. Telephone Meetings. Members of the Board of Directors may participate in a meeting by means of a conference telephone or similar communications equipment, if all persons participating in the meeting can hear each other at the same time. Participation in a meeting by these means shall constitute presence in person at the meeting.

Section 4. Action Taken Without a Meeting. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

ARTICLE VII

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have power to:

(a) adopt and publish rules and regulations governing the use of the Common Areas, and the personal conduct of the Members and their guests thereon, and to establish penalties for the infraction thereof;

(b) suspend the voting rights and right to use of the recreational facilities of a Member during any period in which such Member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed sixty (60) days for infraction of published rules and regulations;

(c) exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these By-Laws, the Articles of Incorporation of the Association, or the Declaration;

(d) declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors; and

(e) employ a manager, an independent contractor, or such other employees as they deem necessary, and to prescribe their duties.

Section 2. Duties. It shall be the duty of the Board of Directors to:

(a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the Members, or at any special meeting when such statement is requested in writing by one-fourth (1/4) of the Class A Members;

(b) supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;

(c) determine, notify the Record Owners of, collect and enforce annual and special assessments as provided in Article VI of the Declaration;

(d) issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid, as provided in Article VI(7) of the Declaration;

(e) procure and maintain adequate liability and hazard insurance on property owned by the Association;

(f) cause all officers or employees having fiscal responsibilities to be bonded as it may deem appropriate; and

(g) cause the Common Areas to be maintained; and

(h) establish and cause to be maintained, out of annual assessments, a reserve fund for periodic maintenance, repair and replacement of improvements in and on the Common Areas.

ARTICLE VIII

OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Offices. The officers of this Association shall be a president and vice-president, who shall at all times be members of the Board of Directors, a secretary, and a treasurer, and such other officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the Members.

Section 3. Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time by giving written notice to the Board, the president or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. The offices of secretary and treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article VIII.

Section 8. Duties. The duties of the officers are as follows:

President

(a) The president shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; and shall sign deeds, deeds of trust, mortgages, leases and other written instruments to the extent required by Section 9 of this Article VIII.

Vice President

(b) The vice president shall act in the place and stead of the president in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

Secretary

(c) The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the Members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the Members; keep appropriate current records showing the Members of the Association together with their addresses; and shall perform such other duties as required by the Board.

Treasurer

(d) The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; cause an annual audit of the Association books to be made by an independent accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the Members.

Section 9. Contracts, Agreements and other Instruments. No deed, deed of trust, mortgage, lease, bond, bill of sale, assignment, contract, agreement, promissory note, check, or any other instrument or document intended to bind the Association shall be valid or binding unless signed (a) by two officers of the Association, one of whom shall be the president or vice president, or (b) except with respect to deeds, deeds of trust, mortgages and leases, by the manager of the Association.

ARTICLE IX

COMMITTEES

The Association may appoint an Architectural Control Committee, as provided in the Declaration, and a Nominating Committee, as provided in these By-Laws. In addition, the Board of Directors may appoint other committees as deemed appropriate in carrying out its purposes.

ARTICLE X

BOOKS AND RECORDS

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any Member. The Declaration, the Articles of Incorporation and the By-Laws of the Association shall be available for inspection by any Member at the principal office of the Association, where copies may be purchased at reasonable cost.

ARTICLE XI

RESERVE FUNDS

The Board of Directors shall establish and maintain, out of annual assessments, a reasonable repair and replacement reserve fund, and reserve funds for such other purposes, if any, as it deems appropriate. Such reserves shall be deposited in a special account, but may be invested in (i) obligations fully guaranteed as to principal by the Federal Deposit Insurance Corporation or the Federal Savings and Loan Insurance Corporation or any successor thereof, and/or (ii) money market funds distributed by New York Stock Exchange member firms. The repair and replacement reserve fund shall be used for the painting, repair and replacement of improvements in or upon the Common Areas, provided, however, that such reserve may be used for such other purposes as are approved (i) by Members holding at least sixty-seven percent (67%) of the votes appurtenant to each class of membership in the Association (each class voting separately), and (ii) by a majority vote of the Eligible Holders, provided that each such Eligible Holder shall have a number of votes equal to the number of Lots upon which it holds First Mortgages. All funds assessed for payment into, or otherwise credited to, any reserve fund shall be deemed contributions to the capital of the Association made or to be made by the Members, and same shall be shown on the balance sheet and other financial records of the Association as "paid-in-surplus", or its equivalent, to the end and intent that none of the reserve fund received or retained by the Association shall be considered as income for tax purposes.

ARTICLE XII

INSURANCE

The following types and amounts of insurance shall be procured and maintained by the Board of Directors:

Section 1. Fire and Extended Coverage. Fire and extended coverage, including a standard "all risk" endorsement, on all buildings and improvements, if any, now or hereafter situated on or within the Common Areas, to the extent insurable, in an amount of not less than full replacement value, as such value is determined pursuant to an "agreed amount and inflation guard" endorsement.

Section 2. Liability Coverage. Liability insurance coverage in an amount of at least $1,000,000 for bodily injury, death and property damage for any single occurrence. Such insurance shall cover the Common Areas, public ways and any other areas under the Association's supervision, including any such areas leased to others, and shall also insure against any legal liability that results from law suits related to employment contracts in which the Association is a party.

Section 3. Builder's Risk. During any construction, repair or restoration, the Association shall obtain and maintain a standard builder's risk casualty insurance policy with extended coverage, including vandalism and malicious mischief, in an amount equal to the full value of the improvements when completed.

Each policy of insurance to be maintained hereunder shall provide for at least thirty (30) days' notice to the Association before the insurer may cancel or substantially modify it.

ARTICLE XIII

CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words: the name of the Association and the word "Maryland" inscribed around the outer edge; and with the words "Corporate Seal" or "Incorporated" and the year of incorporation inscribed in the center.

ARTICLE XIV

INDEMNIFICATION

The Association shall indemnify any individual who (i) is a present or former director or officer of the Association or (ii) serves or has served another association, corporation, partnership, joint venture, trust, employee benefit plan or any other enterprise as a director or officer, or as a partner or trustee of such partnership or employee benefit plan, at the request of the Association, and who by reason of service in that capacity was, is or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative,

to the full extent permitted under the Corporations and Associations Article of the Annotated Code of Maryland, as amended from time to time. The Association may, with the approval of its Board of Directors, provide such indemnification for any employee or agent of the Association.

ARTICLE XV

ADOPTION OF RULES AND REGULATIONS BY THE BOARD OF DIRECTORS

Section 1. Subject to the provisions of this Article XV, the Association, acting through the Board of Directors, may adopt reasonable rules and regulations for the use, operation and maintenance of the Common Areas and any buildings and improvements now or hereafter located thereon or therein. All rules and regulations adopted pursuant hereto shall supplement the rules and regulations set forth in the Declaration, but in the event of any conflict between the two, the rules and regulations set forth in the Declaration shall take precedence over the rules and regulations adopted pursuant hereto.

Section 2. At least fifteen (15) days prior to any regular or special meeting of the Board of Directors at which it is contemplated that a proposed rule or regulation will be voted upon, written notice of such meeting shall be given to each Member. Such notice shall include (a) the date, time, location and subject of the meeting, (b) a copy of the proposed rule or regulation, (c) notice that Members are permitted to submit written comments on the proposed rule or regulation to the secretary of the Association (who shall deliver all such written comments to the Board of Directors at or prior to the meeting of the Board of Directors at which the proposed rule or regulation is to be voted upon), and (d) notice of the proposed effective date of the proposed rule or regulation.

Section 3. A quorum of directors shall be present at such meeting, which shall be open to all Members. After all Members attending such meeting have had the opportunity to comment on the proposed rule or regulation and any modification thereof which is proposed at such meeting, the Board of Directors may, by the vote of majority of the directors present and voting, adopt the proposed rule or regulation or any such proposed modification thereof. On the request of any director, the yeas and nays shall be taken and entered on the minutes.

Section 4. Any rule or regulation adopted by the Board of Directors pursuant to the procedure set forth in this Article XV may be modified or repealed by the Board of Directors pursuant to the same procedure.

Section 5. The Board of Directors shall determine the effective date of the adoption, modification or repeal of any such rule or regulation (which effective date may differ from the proposed effective date set forth in the notice given to the unit owners pursuant to Section 2 above), provided that no such adoption, modification or repeal shall become effective until at least five (5) days after written notice of such adoption, modification or repeal, including a copy of such rule or regulation and disclosure of such effective date, has been mailed or personally delivered to each Member or placed at a location (on the Common Areas) previously designated by the Board of Directors

(by written notice to the Members) for the communication of such rules and regulations.

ARTICLE XVI

AMENDMENTS

Section 1. These By-Laws may be amended by the affirmative vote of Members holding at least two-thirds (2/3) of the votes appurtenant to each class of membership in the Association (each class voting separately).

Section 2. Any amendment to these By-laws involving any Material Change shall also require the affirmative vote of a majority of the Eligible Holders, each such Eligible Holder to have a number of votes equal to the number of Lots upon which it holds First Mortgages.

Section 3. So long as there are Class B Members, each amendment to these By-laws may be vetoed by the FHA or the VA, if such agency has previously approved the Property, or one or more Lots thereon, for mortgage financing purposes.

ARTICLE XVII

MISCELLANEOUS

In the case of any conflict between the Articles of Incorporation and these By-laws, the Articles of Incorporation shall control; and in the case of any conflict between the Declaration and these By-laws, the Declaration shall control.

IN WITNESS WHEREOF, we, being all of the directors of Old Harford Pines Homeowners Association, Inc., have hereunto set our hands this day of , 1987.

_____

Joseph S. Keelty

_____

James Keelty, III

_____

Michael J. Keelty

CERTIFICATION

I, the undersigned, do hereby certify:

THAT I am the duly elected and acting secretary of Old Harford Pines Homeowners Association, Inc., a Maryland corporation, and that the foregoing By-Laws constitute the original By-Laws of said Association, as duly adopted at a meeting of the Board of Directors thereof held on the day of , 1987.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association this day of , 1987.

Secretary of Old Harford Pines
Homeowners Association, Inc.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION made this _____ day of _____, 1987, by James Keelty & Co., Inc., a Maryland corporation, hereinafter referred to as "Declarant."

W I T N E S S E T H

WHEREAS, Declarant is the owner of all that land and premises located on the northeastern side of Summit Avenue, northwest of Old Harford Road, in the Ninth Election District of Baltimore County, Maryland, more particularly described as follows:

> All that parcel of land beginning at the northwest end of the gusset line connecting the northeast side of Summit Avenue and the west side of Old Harford Road; said point of beginning being designated "112" on the outline of the Plat (as said term is hereinafter defined), running thence and binding on the northeast side of Summit Avenue, and the outline of the Plat the following course and distance: (1) N 35° 40' 00" W 705.29 feet, thence leaving the northeast side of Summit Avenue, and running thence and binding on the outline of the Plat, the following course and distance: (2) by a line curving to the left, with a radius of 12,153.32 feet, for a distance of 267.01 feet, said curve being subtended by a chord bearing N 54° 02' 49" E 267.00 feet, thence leaving said outline of the Plat, and running thence and binding on the west, south and east sides of the area shown and designated on the Plat as "Storm Water Management Area" the seven following courses and distances: (3) S 35° 40' 00" E 108.55 feet, (4) N 54° 20' 00" E 100.00 feet, (5) S 35° 40' 00" E 160.00 feet, (6) N 56° 46' 39" E 12.24 feet, (7) N 20° 56' 00" E 176.62 feet, (8) N 9° 26' 00" E 176.62 feet, (9) N 38° 23' 03" W 59.36 feet, to intersect the outline of the Plat, thence binding on said outline the following course and distance: (10) by a line curving to the left, with a radius of 12,153.32 feet, for a distance of 94.70 feet, said curve being subtended by a chord bearing N 51° 23' 34" E 94.70 feet, thence leaving said outline of the Plat, and running thence and binding on the south side of the area shown and designated on the Plat as "Reservation For Future Water Tank", the following course and distance: (11) S 34° 25' 50" E 333.96 feet, to intersect the northwest side of Old Harford Road, running thence and binding on the northwest side of Old Harford Road the five following courses and distances: (12) by a line curving to the left, with a radius of 5,759.58 feet, for a distance of 5.61 feet, said curve being subtended by a chord bearing S 21° 06' 53" W 5.61 feet, (13) by a line curving to the right, with a radius of 5,699.58 feet, for a distance of 632.47

feet, said curve being subtended by a chord bearing S 24° 15' 56" W 632.15 feet, (14) S 27° 26' 41" W 75.79 feet, (15) by a line curving to the left, with a radius of 1,303.24 feet for a distance of 98.99 feet, said curve being subtended by a chord bearing S 25° 16' 07" W 98.97 feet, (16) S 82° 44' 39" E 34.53 feet, to the point of beginning, containing 7.749 acres of land, more or less.

TOGETHER WITH the buildings and improvements thereupon erected, made or being and all rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging, or anywise appertaining;

All of the foregoing being hereinafter collectively referred to as the "Property"; and

WHEREAS, Declarant desires to subject the Property to the covenants, terms and conditions hereinafter set forth in order to insure that the Common Areas will be used, improved, maintained, operated, and repaired in a proper manner and in accordance with Baltimore County requirements, and to provide for distribution among the Record Owners of the costs of maintaining, operating, repairing and improving the Common Areas.

NOW, THEREFORE, THIS DECLARATION WITNESSETH, Declarant hereby declares that the Property shall be held, conveyed, encumbered, sold, leased, rented, used, occupied and improved subject to the covenants, restrictions, uses, limitations, obligations, easements, equitable servitudes, charges and liens hereinafter set forth, all of which are for the purpose of enhancing the value and desirability of the property and shall be deemed to run with and bind the land, and all Record Owners, tenants and other occupants thereof, and inure to the benefit of and be enforceable by Declarant and Association, their respective successors and assigns, and, in addition, any person hereafter acquiring or owning any interest in the property, including particularly each Record Owner, as from time to time determined.

ARTICLE I

DEFINITIONS

As used in this Declaration, the following terms shall have the meanings herein ascribed thereto, except to the extent otherwise expressly provided, or otherwise resulting from necessary implication. The terms herein defined are:

(1) "Association" shall mean and refer to Old Harford Pines Homeowners Association, Inc., its successors and assigns.

(2) "Board of Directors" shall mean and refer to the Board of Directors of the Association.

(3) The terms "Common Areas" and "Community Facilities" shall be interchangeable and shall mean and refer to all property owned or leased by the Association, or otherwise available to the Association for the common use,

benefit and enjoyment of the Record Owners, but not including the portions of any Lots that are encumbered by the Drainage and Utility Easements. The Common Areas to be owned by the Association at the time of the conveyance of the first Lot are the Local Open Space and Parking Areas.

(4) "Declarant" shall mean and refer to James Keelty & Co., Inc., a Maryland corporation, its successors and any assignee to whom the Declarant specifically assigns in writing its rights as Declarant under this Declaration, provided that no such successor or assignee shall be deemed to be the Declarant unless such successor or assignee shall have acquired record title to more than three (3) undeveloped Lots for the purpose of improvement of each such Lot by construction thereon of a single family townhouse type dwelling (including, but not limited to, duplexes and triplexes).

(5) "Drainage and Utility Easements" shall mean and refer to certain easements dedicated for the use, benefit and enjoyment of Baltimore County, as shown, and designated as such, on the Plat.

(6) "Eligible Holder" shall mean and refer to each Mortgagee who (a) holds a First Mortgage on a Lot, and (b) has given the Association written notice that it desires to receive written notice from the Association of any action requiring the consent of a specified percentage (such as a majority, 66-2/3% or 100%) of the Eligible Holders or of all Mortgagees.

(7) "Local Open Space" shall mean and refer to all those four (4) areas designated on the Plat as "Open Space" and consisting, in total, of 3.642 acres, more or less.

(8) "Lot" or "Lots" shall mean, refer to, and include one or more of the thirty-nine (39) building lots shown on the Plat, excepting in each case any public road or street and any Common Area, no part of which shall be included in any Lot.

(9) "Material Change" shall have the meaning ascribed thereto in Article XIII(5) hereof.

(10) "Member" shall mean and refer to each Record Owner of one or more Lots now or hereafter created or established on the Property. Whenever in this Declaration any action is required to be taken by a specified percentage of "each class of the then Members" of the Association, then such action shall be required to be taken separately by the specified percentage of the then Class A Members, as that term is defined in Article V(2) herein, and by the specified percentage of the then Class B Members, as that term is defined in Article V(2) herein. Whenever in this Declaration any action is required to be taken by a specified percentage "of the then Members" of the Association, then such action shall be required to be taken by the specified percentage of the then total Members of the Association.

(11) "Mortgage" shall mean and refer to a mortgage, deed of trust or other conveyance in the nature of a mortgage; and "Mortgagee" shall mean and refer to the grantee named in a Mortgage or other conveyance in the nature of a Mortgage, the beneficiary or creditor secured under any deed of trust, and the heirs, personal representatives, successors and assigns of such grantee,

beneficiary or creditor. "First Mortgage" shall mean, refer to and include a Mortgage with priority over all other Mortgages.

(12) "Parking Areas" shall mean and refer to all those three (3) areas designated on the Plat as "H.O.A., Drainage and Utility Easement", two of which areas are located on the northeast and southwest sides of Bristow Court, respectively, and one of which is located on the west side of Delafield Court.

(13) "Plat" shall mean and refer to the subdivision plat entitled "Section Six, Doncaster Village, 9th Election District, Baltimore County, Maryland", prepared by Daft, McCune, Walker, Inc., dated September 19, 1984, and recorded among the Land Records of Baltimore County at Liber E.H.K. Jr. 52, Folio 36 on November 20, 1984.

(14) "Record Owner" shall mean and refer to the person, firm, corporation, trustee, or legal entity, or the combination thereof, including contract sellers, holding record title to a Lot on the Property, as said Lot is now or may from time to time here after be created or established, either in his, her or its own name, or as joint tenants, tenants in common, tenants by the entirety, or tenancy in co-partnership, if the Lot is held in such real property tenancy or partnership relationship. If more than one person, firm, corporation, trustee or other legal entity, or any combination thereof, holds the record title to any one Lot, whether in a real property tenancy, partnership relationship or otherwise, all of same, as a unit, and not otherwise, shall be deemed a single Record Owner and shall be or become a single Member of the Association by virtue of ownership of such Lot. The term "Record Owner", however, shall not include any contract purchaser, nor the owner of any redeemable ground rent issuing out of any Lot, nor shall it include any mortgagee named in any Mortgage covering any Lot, designed solely for the purpose of securing performance of an obligation or payment of a debt.

(15) "Secondary Financing Agency" shall mean and refer to the Federal Housing Administration ("FHA"), Veterans Administration ("VA"), Federal National Mortgage Association ("FNMA") and Federal Home Loan Mortgage Corporation ("FHLMC"), and any successor of any such agency.

ARTICLE II

PROPERTY SUBJECT TO DECLARATION

The real property which is and shall be held, conveyed encumbered, sold, leased, rented, used, occupied, and improved subject to the terms and provisions of this Declaration is the Property.

ARTICLE III

COMMON AREAS

1. Declarant shall grant and convey to the Association, and the latter shall take and accept from the former, a fee simple interest in the Local Open Space and in the Parking Areas, all, however, subject to the covenants, conditions and restrictions hereinafter set forth, which are hereby

imposed upon the aforesaid Common Areas for the benefit of Declarant, Association and Record Owners, their respective heirs, personal representatives, successors and assigns, and, in addition, subject to the following: Declarant hereby reserves unto and for itself (including any successors and assigns hereafter constituting the Declarant) the following:

(a) The beds, in fee, of Delafield Court and Bristow Court, as shown on the Plat, for future conveyance to Baltimore County, Maryland; and

(b) The right (i) to discharge surface water on the Common Areas in accordance with the natural flow thereof, or under any drainage or storm water management plan approved by Baltimore County, Maryland, (ii) to place or install storm water management and sediment control facilities thereon or therein, (iii) to lay, install, construct, place and maintain on, over or under the Common Areas, pipes, mains, conduits, drains, lines and other facilities for water, storm sewer, sanitary sewer, gas, electric, telephone, television transmittal and other public utilities to provide adequate utility and other services to any Lot, and (iv) to enter upon said Common Areas for such purposes and for the purpose of making openings and excavations therein, provided the ground and any paved areas be restored and left in good condition.

2. The Common Areas to be conveyed to the Association under this Declaration shall be deemed common use areas, property, and facilities, for the use, benefit and enjoyment, in common, of each present and future Member of the Association, who, by necessity, is a Record Owner of a Lot. Said Common Areas shall be retained in their natural state and no structure or improvement of any kind shall be erected, placed or maintained thereon, except and provided as follows:

(a) Structures or improvements designed exclusively for community or recreational use, shelters, benches, chairs, and other seating facilities, fences and walls, walkways, roads, driveways, parking areas, grading, planting, and electric wiring and standards to provide illumination may be installed, erected and maintained in and on the Local Open Space for the use, comfort, and enjoyment of Members of the Association, for the establishment, retention, and preservation of the natural growth or topography of the area, or for aesthetic reasons;

(b) Walkways, roads, driveways, parking areas, grading, planting, electric, wiring and standards to provide illumination, and bus stop facilities, including shelters and seating facilities, may be installed, erected and maintained in and on the Parking Areas for the use, comfort and enjoyment of Members of the Association.

(c) The Association may install, erect, and maintain or cause or permit to be installed, erected, and maintained on, over, and under the various Common Areas all facilities and utilities of the kind and nature which the Declarant reserves the right to install, erect and maintain on, over and under such Common Areas pursuant to Article III(1)(b) hereof.

3. No noxious or offensive activity shall be carried on upon the aforesaid Common Areas, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

4. The Association shall improve, develop, supervise, manage, operate, examine, inspect, care for, preserve, repair, replace, restore, and maintain the aforesaid Common Areas, as from time to time improved, together with any items of personal property placed or installed thereon, all at its own cost and expense, and shall levy against each Member of the Association by assessment, as provided in Article VI hereof, a proportionate share of the aggregate cost and expense required for the care, maintenance and improvement of said Common Areas, which proportionate share shall equal the same proportion of the total assessment as the number of Lots owned by the Member bears to the total number of Lots then laid out or established on the Property.

5. The right of each Member of the Association to use the aforesaid Common Areas shall be subject to the terms, conditions, and provisions set forth in this Declaration and, further, shall be subject to any rule or regulation now or hereafter adopted by the Association for the safety, care, maintenance, good order, and cleanliness of said Common Areas. All of said terms, conditions, provisions, rules, and regulations shall inure to the benefit of and be enforceable by the Association and Declarant, or either thereof, their respective successors and assigns, against any Member of the Association, or any other person, violating or attempting to violate the same, or any thereof, either by action at law for damages or suit in equity to enjoin a breach or violation, or enforce performance of any term, condition, provision, rule or regulation. Further, the Association and Declarant shall each have the right summarily to abate or remove any breach or violation by any Member at the cost and expense of such Member; provided that if such abatement or removal requires altering or demolishing any item of construction, judicial proceedings shall be instituted prior to executing any such alteration or demolition.

ARTICLE IV

RECORD OWNERS AND PROPERTY RIGHTS

1. Declarant shall hold, and hereafter grant and convey the Lots subject to the covenants, conditions, and restrictions hereinafter set forth, which are hereby imposed upon said Lots for the benefit of Declarant, Association, and Record Owners, their respective heirs, personal representatives, successors, and assigns, to the end and intent that each Record Owner of a Lot shall have and hold his Lot subject to the following: Each Record Owner, in common with all other Record Owners, shall have the right and privilege to use and enjoy the Common Areas for the purposes for which designed. Such right and privilege, which shall be appurtenant to and pass with the title to the Lot of each Record Owner, shall include particularly, but not by way of limitation, use and enjoyment of all Common Areas provided for the use, benefit, and enjoyment of the Record Owners, subject, however, to the right of the Association to suspend the voting rights and rights to use of any recreational facilities by a Record Owner for any period in which any assessment against his Lot remains unpaid and, for a period not to exceed sixty (60) days, for any infraction of published rules and regulations of the Association.

2. Any Record Owner may delegate, in accordance with rules and regulations as stated in the By-Laws of the Association, his right of

enjoyment to the Common Areas, with any facilities thereon, to the members of his family, his tenants or contract purchasers who reside on the Property.

3. Each Record Owner shall fully and faithfully comply with the rules, regulations, and restrictions applicable to use of the Common Areas, as such rules, regulations and restrictions are from time to time adopted by Association for the safety, care, maintenance, good order, and cleanliness of said Common Areas. Further, each Record Owner shall comply with the covenants, agreements, and restrictions imposed by this Declaration on the use and enjoyment of the Common Areas.

4. The aforesaid rights, privileges, and easements of the Record Owners are at all times subject to the right of the Association to dedicate or transfer all or any part of its interest in the Common Areas to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed upon by the Members; provided, however, no such dedication or transfer shall be effective unless an instrument, signed by Members holding at least two-thirds (2/3) of the votes appurtenant to each class of membership in the Association (the votes of each class being computed separately), agreeing to such dedication or transfer has been recorded among the Land Records of Baltimore County, Maryland.

5. The Record Owner of each Lot on the Property shall take and hold legal title to said Lot SUBJECT to the reserved right, power and authority of Declarant to modify, revise, amend or change in any appropriate manner of public record, any of the terms or provisions of this Declaration without the consent of the Record Owners. This reserved right, power and authority vested in Declarant (a) may be exercised IF AND ONLY IF a Secondary Financing Agency shall require such action as a condition precedent to the approval by such agency of the Property, or of one or more Lots thereon, for mortgage financing purposes; (b) shall be subject to the provisions of Articles XIII(4) and (5) hereof; and (c) shall expire automatically, simultaneously and coincident with the issuance of the aforesaid approval by at least three of the four Secondary Financing Agencies or on December 31, 1991, whichever shall sooner occur.

ARTICLE V

MEMBERSHIP AND VOTING RIGHTS

1. The Record Owner of each Lot shall be a Member of the Association. Membership in the Association shall be appurtenant to and may not be separated from ownership of any Lot.

2. The Association shall have two classes of voting membership:

Class A. Except for Declarant, who shall be a Class B Member, a Class A Member shall be a Record Owner holding title to one or more Lots laid out on the Property. Each Class A Member in good standing shall be entitled to one vote per Lot, for each Lot owned by him, in all proceedings in which action shall be taken by Members of the Association.

Class B. A Class B Member shall be the Declarant. Each Class B Member in good standing shall be entitled to three votes per Lot for each Lot owned by such Member, in all proceedings in which action shall be taken by Members of the Association.

If more than one person, firm, corporation, trustee or other legal entity, or any combination thereof, as a Class A Member, or Class B Member, hold the record title to any Lot, all of same, as a unit, and not otherwise, shall be deemed a single Class A or Class B Member of the Association, as the case may be. The vote of any Class A Member or Class B Member comprised of two or more persons, firms, corporations, trustees or other legal entities, or any combination thereof, shall be cast in the manner provided for in the Articles of Incorporation of the Association, or as the several constituents may determine, but in no event shall all such constituents cast more than one vote per Lot, if a Class A Member, or more than three votes per Lot, if a Class B Member, for each Lot owned by them.

3. The Class B membership in the Association shall cease and be converted to Class A membership in the Association on January 1, 1992, or at such earlier time as the total number of votes held by Class A Members equals or exceeds the total number of votes held by Class B Members.

ARTICLE VI

COVENANT FOR ASSESSMENTS

1. The Declarant, for each Lot owned by it within the Property, hereby covenants, and each Record Owner, by acceptance of the deed hereafter conveying any such Lot to him, whether or not so expressed in such deed, shall be deemed to have covenanted and agreed to pay to the Association: (i) annual assessments or charges; and (ii) special assessments or charges for capital improvements; such annual and special assessments and charges to be established and collected as hereinafter provided. The annual and special assessments or charges, together with interest, costs and reasonable attorney's fees which may be imposed thereon, shall be a charge on the Property and a continuing lien upon each of the Lots against which each such assessment is made. Each such assessment or charge, together with any interest, costs and reasonable attorney's fees imposed thereon, shall also be the personal obligation of the Record Owner holding title to any Lot at the time when the assessment fell due or was first payable. The personal obligation for any delinquent assessment or charge, however, shall not pass to the Record Owner's successor or successors in title unless expressly assumed by such successor or successors.

2. Assessments and charges levied by the Association shall be used exclusively for the following purposes: promotion of the recreation, health, safety and welfare of the residents in or on the Property; improvement, operation, care and maintenance of the Common Areas, including casualty, liability and other insurance deemed necessary therefor; payment of all public charges and assessments applicable to the Common Areas, except to the extent that such public charges and assessments may be levied against any Lot laid out on the Property so that same is payable directly by the Record Owner thereof, as, or in the same manner as, real property taxes assessed or assessable against the Lot.

3. Annual assessments shall be fixed and limited as follows:

(a) Prior to the annual assessment period commencing January 1, 1988, the maximum annual assessment which may be imposed without the approval

of the Members of the Association pursuant to Article VI(3)(c) hereof shall be One Hundred Fifty Dollars ($150.00) per Lot.

(b) From and after the annual assessment period commencing January 1, 1988, the maximum annual assessment per Lot which may be imposed without the approval of the Members of the Association pursuant to Article VI(3)(c) hereof shall be increased each year to one hundred ten percent (110%) of the maximum annual assessment per Lot for the previous year.

(c) The annual assessment may be increased above the maximum amount specified in Article VI(3)(a) or (b) hereof, as applicable, only with the approval of Members holding a majority of the votes appurtenant to each class of membership in the Association (each class voting separately). (For example, after Class B membership ceases to exist, the approval of the Record Owners of at least 20 of the 39 Lots on the Property will be required for the enactment of such an increase.)

(d) Neither the Declarant, nor any Lot to which it holds the record title, shall be exempt from the imposition of an annual assessment hereunder, but, notwithstanding anything elsewhere set forth herein, the following allowance shall be made by the Association to Declarant in each instance: The annual assessment or charge made against each Lot to which the Declarant holds record title shall equal twenty-five percent (25%) of the annual assessment or charge made against each Lot owned by a Record Owner other than Declarant, to the end and intent that Declarant shall pay twenty-five percent (25%) of the per Lot annual assessment established under this Article VI (3).

(e) The Board of Directors of the Association may fix the annual assessment against the Members at an amount not in excess of the maximum.

4. In addition to the annual assessments authorized above, the Association may levy in any assessment year a special assessment for the purpose of defraying, in whole or in part, the cost (a) of any construction, reconstruction, repair or replacement of any capital improvement located on the Common Areas, including fixtures and personal property related thereto, or (b) of otherwise caring for and maintaining the Common Areas, provided that any such assessment shall first be approved by Members holding a majority of the votes appurtenant to each class of membership in the Association (each class voting separately). (For example, after Class B membership ceases to exist, the approval of the Record Owners of at least 20 of the 39 Lots on the Property will be required for the enactment of a special assessment.)

5. Except as provided in Article VI(3)(d) herein, both annual and special assessments and charges must be fixed at a uniform rate for all Lots and same may be collected annually, or on a monthly or quarterly installment basis, at the discretion of the Board of Directors, which shall establish the due date of each such payment.

6. The first annual assessment period shall commence as to all Lots on a date to be determined by the Board of Directors, and shall end on December 31 of the same calendar year in which it commences. Thereafter, each calendar year shall be an annual assessment period. On or about the thirtieth

(30th) day prior to the commencement of each annual assessment period, the Board of Directors shall finally determine the annual assessment (subject to the consent of the Members if and to the extent required by Article VI(3) hereof); and on or about the fifteenth (15th) day prior to the commencement of the annual assessment period, the Board of Directors shall formally levy against each Record Owner his share thereof, by noting the assessment and levy on the books of the Association and submitting a written billing to each Record Owner for the sum due by him. The failure or delay of the Board of Directors to determine any annual assessment or notify the Record Owners of their respective shares thereof as and when provided above shall not in any manner constitute a waiver or release of any Record Owner's obligation to pay his share of the Annual Assessment whenever the requisite determination and notification thereof eventually occurs. In the absence of (a) an annual determination of the annual assessment or (b) notification thereof to the Record Owners, each Record Owner shall continue to pay the monthly or quarterly installments due by him during the last annual assessment period for which an annual assessment has been determined and notice thereof has been given, all subject to acceleration or modification by the Board of Directors.

7. The Association shall, upon demand in writing for the benefit of a specific person named therein, and for a reasonable charge, furnish a certificate within ten (10) days signed by an officer of the Association setting forth whether or not the assessments and charges on a specified Lot have been paid. Failure of the Association to furnish such certificate in timely fashion shall be deemed conclusive proof to the party requesting same and fully binding upon the Association that said assessments and charges are fully paid and current. This provision shall not affect the authority of the Association to enforce its rights against the then Record Owner for any assessments and charges due and unpaid but shall remove the effect thereof as a lien on the specified Lot if title is transferred of public record within sixty (60) days following such written demand. A properly executed certificate of the Association as to the status of assessments and charges on a Lot is binding upon the Association as of the date of its issuance.

8. (a) Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date, computed at the highest rate allowed by law, provided, however, that if no maximum rate is established by law, said interest shall be computed at eighteen percent (18%) per annum. The Association may bring an action at law against the Record Owner personally obligated to pay the same, or foreclose the lien against the Lot subject to the assessment, and in either event, the Association shall be entitled to receive interest computed as provided above, actual costs of collection and reasonable attorney's fees, as well as the amount of the unpaid assessment. No Record Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Areas or abandonment of his Lot.

(b) In foreclosing the lien against the Lot subject to the assessment, the following shall apply (except as otherwise required by law): If there be any default in the payment of any assessment, annual or special, and such default shall continue for a period of thirty (30) days, the Association shall have the immediate right to enforce collection of the assessment through foreclosure in the same manner, and subject to the same requirements, as the foreclosure of mortgages or deeds of trust on real property in the State of Maryland, containing a power of sale or an assent to

a decree. By the acceptance of any title to, or ownership of a Lot, the Record Owner shall be deemed to have expressly: (i) authorized enforcement and foreclosure of the lien of the assessment by the Association, in the same manner, and subject to the same requirements, as the foreclosure of mortgages on real property in this State, containing a power of sale or an assent to a decree; (ii) assented to the passage of a decree for the sale of his Lot after the continuance of his default, for more than thirty (30) days; and (iii) covenanted, agreed and declared that, after the continuance of his default in payment of the assessment for more than thirty (30) days, the then President, acting as agent of the Association and the natural person authorized to exercise the power of sale on its behalf, shall have the absolute power, right and privilege to sell the Lot of the defaulting Record Owner in accordance with the Public General Laws of the State of Maryland and the Maryland Rules of Procedure relating to foreclosure of mortgages, as such Laws and Rules are from time to time amended and supplemented; provided, however, that no action may be brought to enforce the lien except after ten (10) days' written notice to the defaulting Record Owner, given by registered mail, return receipt requested, at the address of Record Owner shown on the roster or books of the Association. Upon any sale hereunder of a Lot of a defaulting Record Owner, the proceeds shall be applied as follows: first, to the payment of expenses incident to such sale, including a commission to the party making the sale; second, to the payment of all claims of the Association against the defaulting Record Owner, whether the same shall have matured or not; and third, the surplus, if any, to said defaulting Record Owner, or to whomever may be entitled to the same. It is expressly understood that, at any such sale, the Association may be a purchaser of the Lot, free and clear of any right or equity of redemption of the defaulting Record Owner, such right and equity being deemed expressly waived and released. The Association shall have the right both to institute suit for collection of the unpaid assessment and to enforce the lien of such assessment against the Lot of the defaulting Record Owner, provided there be but one satisfaction of the claim.

(c) The foregoing enumeration of the rights of the Association is made in furtherance, and not in limitation, of the rights and remedies conferred by law upon the Association to collect the assessments, annual or special, or to enforce any lien against the Lot of a defaulting Record Owner, and is not intended, by mention of any particular right or remedy, to limit or restrict the Association, which shall have all powers and rights necessary or convenient for collection of the assessments due it.

9. The lien of the assessments and charges provided for herein shall be subordinate to general and special assessments for real estate taxes on the Lot and the lien of any First Mortgage covering the Lot, duly recorded prior to assessment of the charge or charges as a lien on such Lot, or after receipt from the Association of a certificate issued under Article VI(7) above. The sale or transfer of any Lot shall not affect any assessment lien created prior to such sale or transfer; except that the sale or transfer of any Lot pursuant to First Mortgage foreclosure, or any proceeding in lieu thereof, shall extinguish any assessment lien for payments which became due prior to such sale or transfer, except to the extent that same are collectible from any surplus remaining after payment of the outstanding balance due under such First Mortgage, together with all costs incurred in the foreclosure proceeding. No sale or transfer of a Lot shall relieve the transferee Record

Owner of such Lot (a) from liability for any assessments thereafter becoming due or (b) from the lien thereof.

ARTICLE VII

ARCHITECTURAL CONTROL

No building, fence, wall, sign, tank, pool, game facility, driveway, walkway, exterior lighting or other structure of any kind shall be commenced, erected or maintained on any Lot, nor shall any addition thereto (including awnings and screenings) or change or alteration therein (including any retreatment by painting or otherwise of any exterior part thereof) be made until plans and specifications, in duplicate, showing the nature, kind, shape, height, colors, materials, locations, and approximate cost of such building, fence, wall, sign, tank, pool, game facility, driveway, walkway, lighting, other structure, addition, change or alteration shall have been submitted to and approved in writing by the Board of Directors, or an architectural control committee comprised of three (3) or more Members appointed by the Board, which shall have the absolute right to refuse to approve any such plans and specifications which it deems unsuitable or undesirable, whether based on aesthetic or other reasons. In so passing upon such plans and specifications, the Board of Directors or architectural control committee shall have the right to take into consideration the use and suitability of the proposed building, fence, wall, sign, tank, pool, game facility, driveway, walkway, lighting, other structure, addition, change or alteration, the location thereof, the materials of which it is to be built or made, and the color and design thereof, with relation to the site upon which it is proposed to erect or keep the same, harmony with its surroundings, and the effect on the outlook from adjacent or neighboring Lots. If the Board of Directors or its designated architectural control committee fails to approve or disapprove any building, fence, wall, sign, tank, pool, game facility, driveway, walkway, lighting or other structure, or any addition thereto, or change or alteration therein, within thirty (30) days after the plans and specifications therefor, in duplicate, have been submitted to it by the Record Owner, approval will be conclusively presumed so that no further approval will be required for the foregoing and the Record Owner shall be deemed to have fully complied with this Article.

ARTICLE VIII

RULES AND REGULATIONS

1. Each Lot shall be used for residential purposes only; and no building shall be erected, altered or maintained on any Lot other than a single family townhouse type dwelling (including, but not limited to, duplexes and triplexes), not exceeding two and one-half stories in height, except as provided as follows, if permitted within the zoning laws applicable to the Property:

(a) The Declarant shall have the right to use any Lots, and any improvements thereon, it may own from time to time as sales, rental and management offices and model units and for such other uses as the Declarant may deem appropriate for the development, marketing (including sales and

rentals) and management of any dwellings now or hereafter located upon the Property or within any other project wholly or partly owned and/or operated by the Declarant and/or any affiliate thereof, and in furtherance thereof, the Declarant may, among other things, install one or more construction and/or sales trailers upon any such Lot. The Declarant shall also have the right to erect upon any Lot it may own from time to time, and upon the Common Areas, such advertising and directional signs and other materials as the Declarant shall deem appropriate for the development and marketing of any dwellings now or hereafter located upon the Property or within any other project wholly or partly owned and/or operated by the Declarant and/or any affiliate thereof.

(b) Any part of any dwelling now or hereafter erected on any Lot may be used as an office or studio of a lawyer, architect, engineer, artist, accountant, or other professional person, for the practice of such professions, provided that (1) the professional person using such office or studio actually resides in the dwelling in which such office or studio is located, (ii) such professional person is fully licensed to perform the professional services being rendered, (iii) such office or studio is operated in full compliance with all applicable zoning and other laws, (iv) the operation of such office or studio does not involve the employment of any professional associate or more than one (1) non-resident employee, and (v) such office or studio does not occupy more than twenty-five percent (25%) of the total floor area of such dwelling.

2. No building, tank, pool, game facility or other structure of any kind, or any part thereof, shall be located on any Lot closer to the front lot line or closer to the side street Lot line than the record minimum building setback lines. For the purposes of the covenant contained in this Article VIII(2), eaves, steps, open porches, bay windows, chimneys and patios shall be considered as a part of a building or structure. However, an encroachment into the herein mentioned setback areas of no more than twelve (12) inches shall not constitute a violation of these restrictions.

3. No Lot shall be subdivided into two or more lots, except as provided in Article IX of this Declaration.

4. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

5. No structure of a temporary character, trailer, basement, shack, garage, barn or other outbuilding permitted to be erected on any Lot shall at any time be used as a residence, either temporarily or permanently.

6. All parking spaces located within the Parking Areas shall be for the use of all Record Owners, in common. No boat, or trailer of any kind, including a house trailer and boat trailer, unless located entirely within the building permitted to be erected, and no commercial or inoperable vehicle of any kind, shall be parked or stored on any Lot or Common Area. For the purposes hereof, an automobile shall be deemed inoperable unless it contains all parts and equipment, including properly inflated tires, in such good condition and repair as may be necessary for any person to drive the same on a public highway.

7. Except as otherwise expressly provided in Section 1(a) hereof, no sign of any kind shall be erected, displayed or maintained on any Lot, except one lawful sign, no more than five (5) square feet, advertising the Lot for sale or rent.

8. No animals, livestock or poultry of any kind, including pigeons, shall be raised, bred or kept on any Lot, except that up to two (2) household pets, including dogs, cats and birds, and an unlimited number of fish, may be kept, provided that no such household pet or fish shall be kept, bred or maintained for any commercial purpose.

9. No fence or wall shall be erected, placed, altered or maintained on any Lot nearer to any street than the minimum building setback line established on the Lot. Where two adjacent dwellings are set back different distances from the street, no fence or wall between such two adjacent dwellings shall be closer to the street than the front wall of the dwelling most distant from said street. No fence or wall shall be erected except in compliance with Article VII hereof, and, when erected, shall not interfere with underground or surface utility or drainage structures, pipes, or ditches. The restrictions contained in this Section 9 shall not apply to retaining walls required by topography, which retaining walls, however, shall require the written consent of the Board of Directors, or its designated architectural committee, as provided in Article VII hereof.

10. No outside or exterior antenna of any kind (including, without limitation, any satellite dish) for use with radio or television shall be installed or maintained on any Lot or Common Area, or on any building or other structure located on any Lot or Common Area, whether or not being a part thereof and whether or not being detachable therefrom.

11. No swimming pool of any kind shall be constructed, installed or maintained on any Lot, either above or below ground.

12. Each Lot and the structure(s) thereon may be leased for such term and under such conditions as the Record Owner thereof may desire, except that (a) no Lot or structure thereon may be leased for less than thirty (30) days, and (b) each lease (i) shall be in writing, (ii) shall be subject to this Declaration, to the Articles of Incorporation and Bylaws of the Association, and to any rules and regulations adopted by the Board of Directors pursuant to Article XV of the By-laws, as each such document may be amended from time to time (collectively, the "Association Documents"), (iii) shall provide that any breach or violation of any Association Document by the tenant shall constitute a default under the lease, and (iv) shall provide that the tenant (as well as the landlord) shall be directly liable to, and subject to enforcement action(s) by, the Association for any breach or violation by the tenant of any Association Document. The Record Owner of any leased Lot or structure shall promptly deliver to the Board of Directors a copy of the form of lease used, and a copy of each amendment which is made thereto from time to time. The Association, through the Board of Directors, shall be entitled, but not obligated, to attorn to, and exercise, the rights of any Record Owner, as the landlord under any such lease, and upon any breach or violation by the tenant of any Association Document, the Board of Directors, after notice to the Record Owner and tenant of such breach or violation, and the failure of such Record Owner and tenant to correct the same

within a reasonable time thereafter, shall be entitled, but not obligated, to summarily evict the tenant from the leased premises, subject to any applicable laws governing the speedy recovery of possession of lands or tenements in redress of a breach or violation of a lease.

ARTICLE IX

DECLARANT'S RIGHTS FREELY TO DEVELOP THE PROPERTY

Each Record Owner, by acceptance of a deed for his Lot, whether or not it shall be so expressed in such deed, shall be deemed to have covenanted and agreed (i) that Declarant shall have no obligation to build or install any improvement on any of the Common Areas or any other land within the Property; and (ii) that Declarant shall have the right to resubdivide the Property in accordance with Baltimore County, Maryland regulations, provided that if one or more Secondary Financing Agencies have theretofore approved the Property, or one or more Lots thereon, for mortgage financing under any program other than a spot loan program, each such Secondary Financing Agency which has theretofore granted such approval shall have determined that the resubdivision is in accordance with the general plan theretofore approved by it.

ARTICLE X

INSURANCE

1. The Association shall at all times keep all buildings and improvements now or hereafter situated on or within the Common Areas, to the extent insurable, insured against loss or damage by fire and other hazards, including, without limitation, flood insurance whenever such protection is necessary and is available at reasonable costs. The Association shall also provide liability insurance.

2. All insurance required by this Article X shall be with such carriers and in such amounts as may be specified in the By-laws of the Association or determined by the Board of Directors thereunder.

ARTICLE XI

CONDEMNATION, DESTRUCTION OR LIQUIDATION

1. The Association, immediately upon obtaining knowledge of the threat of the institution or the institution of any proceeding for the condemnation of the Common Areas or any portion thereof, shall notify all Members of the pendency thereof. Each Member hereby assigns, transfers and sets over unto the Association all compensation, rights of action, the entire proceeds of any award and any claim for damages for any of the Common Areas taken or damaged under the power of eminent domain or by condemnation or by sale in lieu thereof. The Association may, at its option, commence, appear in, and prosecute, in its own name, any action or proceeding with respect to the Common Areas, or make any compromise or settlement in connection with such condemnation, taking under the power of eminent domain or sale in lieu thereof. After deducting therefrom all of its expenses, including attorneys' fees, the Association may elect to apply the proceeds of the award to the restoration or rebuilding of the Common Areas.

2. (a) In case of loss or damage to the Common Areas by fire or other casualty, the Association may settle and adjust any claim under insurance policies which insure against such risks and to deduct therefrom costs and expenses of collection (including attorney's fees and expenses), and collect and receipt for any such insurance money. Any and all insurance proceeds received by the Association by reason of any damage or destruction of the Common Areas shall be used for the cost of the rebuilding or restoration of the Common Areas, except that any excess of such proceeds over the cost of such rebuilding or restoration shall be distributed among the Members in proportion to the number of Lots each owns at the time of distribution, as compared to the total number of Lots.

(b) If the net insurance proceeds, at the time available for the purpose, shall be insufficient to pay the entire cost of restoration, the Association shall notify all Members, who then shall vote regarding whether to authorize a special assessment for the purpose of making up the deficiency, prior to commencement of the restoration.

(c) The term "net insurance proceeds" shall mean insurance money paid to the Association on account of damage or destruction of or to any part of the Common Areas under the policies of insurance provided for herein, less the costs incurred in connection with the adjustment of the loss and collection thereof, including attorney's fees.

3. In the event the Association is liquidated, the resulting proceeds shall be distributed among the Members in proportion to the number of Lots each owns at the time of distribution, as compared to the total number of Lots.

ARTICLE XII

MAINTENANCE OF THE PROPERTY

1. All areas of each Lot, except those areas used for buildings, sidewalks and paved parking, shall be planted by the Record Owner or its agent(s) with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition. All portions of the Common Areas, except those areas used for buildings, sidewalks and paved parking, shall be planted by the Association and its successors and assigns with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.

2. Dirt and debris accumulating on private roads and parking lots on any Lot shall be removed by the Record Owner or its agent(s), and dirt and debris accumulating on private roads and parking lots on Local Open Space shall be removed by the Association and its successors and assigns, all according to the following schedule: May through October, concurrent with grass moving; November through April, monthly.

3. Snow removal shall be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.

4. Application of fertilizers, herbicides and pesticides shall not exceed recommendations of the University of Maryland Cooperative Extension Service.

5. Filling shall not occur in grassed or lined drainage ditches or swales.

ARTICLE XIII

GENERAL PROVISIONS

1. The Association, or any Record Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens, and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any Record Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

2. Invalidation of any one of these covenants or restrictions by judgment or court order shall in nowise affect any other provisions of this Declaration, which shall remain in full force and effect.

3. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive terms of ten (10) years each, unless terminated prior to the end of any such term, effective as of the end of such term, by an instrument signed by Members holding at least seventy-five percent (75%) of the votes appurtenant to each class of membership in the Association (the votes of each class being computed separately). However, this Declaration may be amended at any time within twenty (20) years from the date of recordation hereof by an instrument signed by Members holding at least ninety percent (90%) of the votes appurtenant to each class of membership in the Association (the votes of each class being computed separately), and thereafter by an instrument signed by Members holding at least seventy-five (75%) of the votes appurtenant to each class of membership in the Association (the votes of each class being computed separately). Any such instrument shall be recorded among the Land Records of Baltimore County.

4. As long as there are Class B Members, the following actions may be vetoed by the FHA or the VA, if such agency has previously approved the Property, or one or more Lots thereon, for mortgage financing purposes: annexation of additional properties, mergers and consolidations; mortgaging of Common Areas; dissolution; and amendment or termination of this Declaration.

5. (a) Any amendment to this Declaration, to the Articles of Incorporation or By-laws of the Association, or to the Plats, involving any "Material Change", as said term is defined below, shall require the affirmative vote of a majority of the Eligible Holders, each such Eligible Holder to have a number of votes equal to the number of Lots upon which it holds First Mortgages. The term "Material Change" shall include a change to any of the following:

(i) voting rights;

(ii) assessments, assessment liens, or subordination of assessment liens;

(iii) reserves for maintenance, repair, and replacement of Common Areas;

(iv) responsibility for maintenance and repairs;

(v) reallocation of interests in the Common Areas, or rights to their use;

(vi) boundaries of any Lot;

(vii) convertibility of Lots into Common Areas or vice versa;

(viii) expansion or contraction of the Property, or the addition, annexation or withdrawal of property to or from the Property;

(ix) insurance or fidelity bonds;

(x) leasing of Lots and the improvements thereon;

(xi) imposition of any restrictions on a Record Owner's right to sell or transfer his or her Lot and the improvements thereon;

(xii) a decision by the Association to establish self management when professional management had been required previously by any eligible mortgagee;

(xiii) restoration or repair of the Property (after a hazard damage or partial condemnation) in a manner other than that specified in this Declaration or the By-laws;

(xiv) any action to terminate this Declaration, or to dissolve the Association, after substantial destruction or condemnation of the Property occurs; and

(xv) any provisions that expressly benefit mortgage holders, insurers or guarantors.

A "Material Change" shall also include any other change judged to be material by any Eligible Holder; provided that if a proposed amendment does not involve any change described in items (i) through (xv) above, each Eligible Holder who fails to submit to the Association a written response to the proposed amendment written thirty (30) days after the Eligible Holder is given written notice of the proposed amendment shall be deemed to have judged all changes resulting from the proposed amendment to be immaterial, and to have cast an affirmative vote with respect to the proposed amendment.

(b) This Declaration may not be terminated, and the Association may not be dissolved, for reasons other than substantial destruction or condemnation of the Property, without the affirmative vote of two-thirds (2/3) of the Eligible Holders, each such Eligible Holder to have a number of votes equal to the number of Lots upon which it holds First Mortgages.

6. Article XII hereof shall not be amended without the written approval of Baltimore County.

IN WITNESS WHEREOF, Declarant has hereunto set its hand and seal on the day and year first above written.

ATTEST: JAMES KEELTY & CO., INC.

_____ By: _____ (SEAL)
,Secretary James Keelty, III
Vice President

STATE OF MARYLAND)
) to wit:
COUNTY OF BALTIMORE)

I HEREBY CERTIFY that on this day of , 1987, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared James Keelty, III, who acknowledged himself to be the Vice President of James Keelty & Co., Inc., and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing in my presence the name of the corporation by himself as Vice President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

My Commission expires:

_____

(6)

PETITIONER'S EXHIBITS

4 TO 14

6 OF 27

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AND

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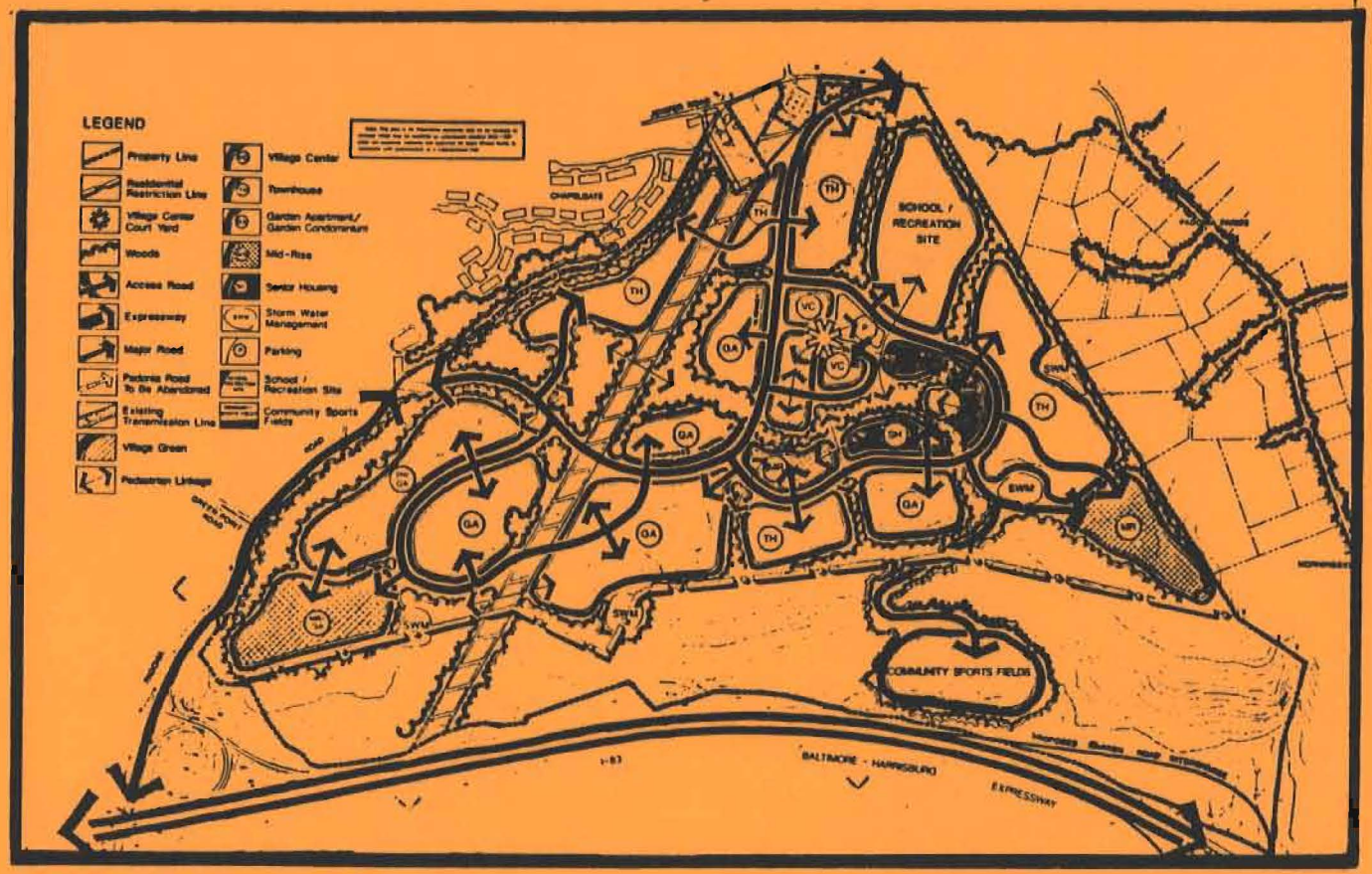
supplemental



MAYS CHAPEL NORTH PLANNED UNIT DEVELOPMENT

Report to the Baltimore County Planning Board by the Director of the Office of Planning and Zoning on the Petition submitted by James Keelty & Co., Inc.

PETITIONER'S EXHIBIT 4

Dennis F. Rasmussen, County Executive
Baltimore County, Maryland
April 1988

ACKNOWLEDGEMENTS

The Director of Planning and Zoning wishes to thank all those agencies and individuals who helped in the preparation and review of the Petition for Mays Chapel North Planned Unit Development.

Department of Central Services (Central Printing)
Department of Community Development
Department of Environmental Protection and Resource Management
Department of Public Works
Department of Recreation and Parks
Office of Planning and Zoning

Special thanks to Betty Sherman and Sharon Bower of the Office of Planning and Zoning.

April, 1988

To Members of the Baltimore County Planning Board:

I am pleased to submit to you the Report on the petition for the Planned Unit Development for Mays Chapel North, as proposed by James Keelty and Co., Inc. The petition, which comprises text and accompanying exhibits, is recommended for approval by the Planning Board, subject to modifications resulting from in depth review by the appropriate County agencies which are set forth in this document.

It is hereby requested that the Mays Chapel North P.U.D. be introduced at the Board's April meeting, at which time a formal presentation will be made by the Petitioner. This will be for information purposes only. The public has been notified of this presentation by the normal notification procedures and invited to attend, but no public discussion will take place at this meeting.

In keeping with the Board's policy of encouraging active and constructive public participation, it is proposed to distribute copies of this report to the public at the April meeting and to invite public participation at the Board's meeting in May.

It is hoped that you will be sufficiently conversant with the petition, the staff recommendations included in this report, and the public's concerns so that you will be able to take action on the proposed Planned Unit Development for Mays Chapel North by the end of your May meeting.

It should be noted also that approval by the Board will be followed by a Public Hearing before the Zoning Commissioner, with the required posting of the property and advertising.

Finally, on behalf of County staff, I wish to thank you for your cooperation in scheduling the review meetings in the midst of a most exhausting timetable.

Sincerely,

Dave Fields

P. David Fields
Director

PDF/bjs

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I. INTRODUCTION

This report to the Baltimore County Planning Board by the Director of Planning on the Petition of James Keelty & Co., Inc. (Petitioner) for a unit development, called Mays Chapel North, contains important modifications to the Petition requested by appropriate County Agencies as a result of their review of the material submitted. It is recommended that this report with the modifications be made part of the Authorization Plan's approval.

PETITIONERS' SUBMISSION

Mays Chapel North, located on the north side of Padonia Road, west of the Baltimore-Harrisburg Expressway (I-83), in the Eighth Election District of Baltimore County, Maryland, is a single, undivided 384.14 acre tract of land. Of the total acreage, 298.48 acres are classified DR 3.5, and the remaining 85.66 acres are classified DR 5.5. The unit development (PUD) is to consist of a single neighborhood, as defined in Section 101 of the Baltimore County Zoning Regulations (zoning regulations), within the Urban-Rural Demarcation Line established by the Planning Board to divide the portion of Baltimore County considered as "urban" from that part of the County considered as "rural". The gross area of the tract to be developed (384.14 acres) is sufficient to accommodate 2,177.68 dwelling units. Accordingly, the tract area and location conform with the requirements of Section 430.2 of the zoning regulations.

Previously, a plan for the development of Mays Chapel North as a residential community containing 1,543 dwelling units was approved by action of the County Review Group (CRG). The PUD density represents a maximum of 2,177 dwelling units, as compared to the 1,543 dwelling units allowed under the CRG approval. The projected population in the PUD development (4,515), over the population anticipated upon development under the CRG approval (3,873), is 642 people. The impact of this difference in population (642), is spread over an 18 year span, and is minimized by the PUD proposal for Mays Chapel North, which includes 625 dwelling units for 889 senior citizens, a group which generates less traffic and calls for other public facilities and accommodations at a lower level. Housing for the senior citizens accounts for more than the total population increase attributable to the PUD.

Some non-residential uses permitted by the Baltimore County P.U.D. regulations and thought desirable to service the residential community of approximately 4,500 people are to be provided through creation of a small village center. The center is to include 43,553 square feet of floor space for local retail shopping, affording "walk-to" relationships between service and residential areas thus minimizing vehicular trips across I-83 to York Road for purposes of convenience shopping. The center is also to contain about 21,776 square feet of office space and the housing for senior citizens, with related life-care facilities.

The unit development at Mays Chapel North is to retain approximately 170 acres of land, about 45% of the project, in open space, much of which is to be devoted to recreational and other park purposes for the community.

An important feature of the PUD is allowance of the development by special exception, without the need of any zoning change on the property, thereby eliminating continuing pressures for re-zoning to keep pace with changes in conditions in the area. Mays Chapel North is the last of the major land parcels with urban zoning to be developed for residential purposes in the Towson-Hunt Valley corridor. Grant of the special exception affords no precedent, unlike a zoning change, which might possibly serve as an opening for some consequential zoning change on nearby properties west of I-83.

II. PLANNED UNIT DEVELOPMENTS

Intent

The Unit Development (PUD) regulations were enacted to establish liberal standards applicable to certain diversified, well-planned and designed large developments, with the County retaining and exercising special discretionary authority to control such development. These regulations were devised to encourage the integration of commercial and other non-residential facilities within the residential areas they serve. Increase in residential density above that permitted by the existing zoning is provided for, as well as some limited commercial and office development. In return, the County receives additional authority, administers

more stringent regulations and requires that additional procedures be followed. These additional powers are established to ensure optimum land planning solutions as well as to provide for the needed flexibility, the lack of which so often handicaps innovative planning practices. This flexibility is guaranteed through the modification of zoning regulations by specific PUD requirements and through the creation of very general initial submission requirements.

The Authorization Plan

The Petition has as its heart the "Authorization Plan", which is a conceptual layout of the proposed major roads, open space areas and proposed development area limits. The development areas are specified only in terms of location and height of buildings, density, dwelling types and use. While additional material is provided, such as Illustrative Plan and Village Center Illustrative Plan, these are held to be suggestions of intent and not specific or binding in detail. The Authorization Plan and its supporting documentation (Authorization Plan Map, and sections on Uses Permitted, Provision for Handicapped, Design Standards and Guidelines and Deed Covenants, Conditions and Restrictions) control the project over what may be eighteen years in original build out, plus "forever" thereafter. The Plan is implemented through the subsequent submission and approval of detailed plans as sections are readied for actual development. These detailed plans, called Final Development Plans in the 1970 PUD zoning regulations, are now referred to as CRG/Final Development Plans (CRG/FDP) to reflect the integration of the PUD process with the CRG/FDP process.

Approving Authorities

A PUD established within the urban-rural demarcation line may be authorized by special exception by the Zoning commissioner, after consideration of a report by the Planning Board on the proposed Authorization Plan.

Effect of Authorization Plan

The grant of a special exception or special permit for a PUD constitutes zoning authorization of the development and, as such, institutes the Authorization Plan and establishes that the development described therein will be in accordance with zoning policies and criteria for the location in which it is to be situated.

No further discretionary zoning action upon the Plan is required unless the Plan is amended or re-instituted as a result of a lapse of the original authorization.

After institution of the Plan, no use or development within the PUD shall be established except in accordance with the Plan regardless of whether a condition not complying with it would be permitted under the PUD regulations or under the regulations for the "underlying" zone in question. It is the explicit intent of the PUD regulations and the zoning regulations that plans for the PUD may establish higher or more specific standards than are prescribed in the zoning regulations for general application.

Format of the Petition and Authorization Plan and Subsequent Review

The requirement that subsequent detailed plans (CRG/FDP) be in accord with the Petition and Authorization Plan means that there must be sufficient material in the initial submission to relate to subsequent detailed plans. The PUD regulations spell out the range of documentation required in the Petition. These regulations include the site's existing physical conditions and proposed changes therein; the number of proposed dwellings; residential and employment populations; proposed uses and open space and their general location; major roadways and pedestrian facilities; construction phasing; the proposed standards to be used by the Petitioner to guide and control development; and other items deemed necessary by the Office of Planning and Zoning.

The review of the general and flexible Authorization Plan is the first of two review stages. The second stage, review of the CRG/FDP by section, ensures that the detailed site plan reflects the intent of the Authorization Plan and provides an opportunity for public scrutiny as well as for County control over the built product.

If subsequent CRG/FDP's are not in accord with the Authorization Plan, then they are either denied or modified, or the original Authorization Plan must be amended through the action of the Planning Board and Zoning commissioner. Because this amendment procedure is lengthy and onerous, it is essential to define those kinds of major changes to the original Authorization Plan that are

MAYS CHAPEL NORTH
PLANNED UNIT DEVELOPMENT DATA

TRACT SIZE AND DENSITY PERMITTED

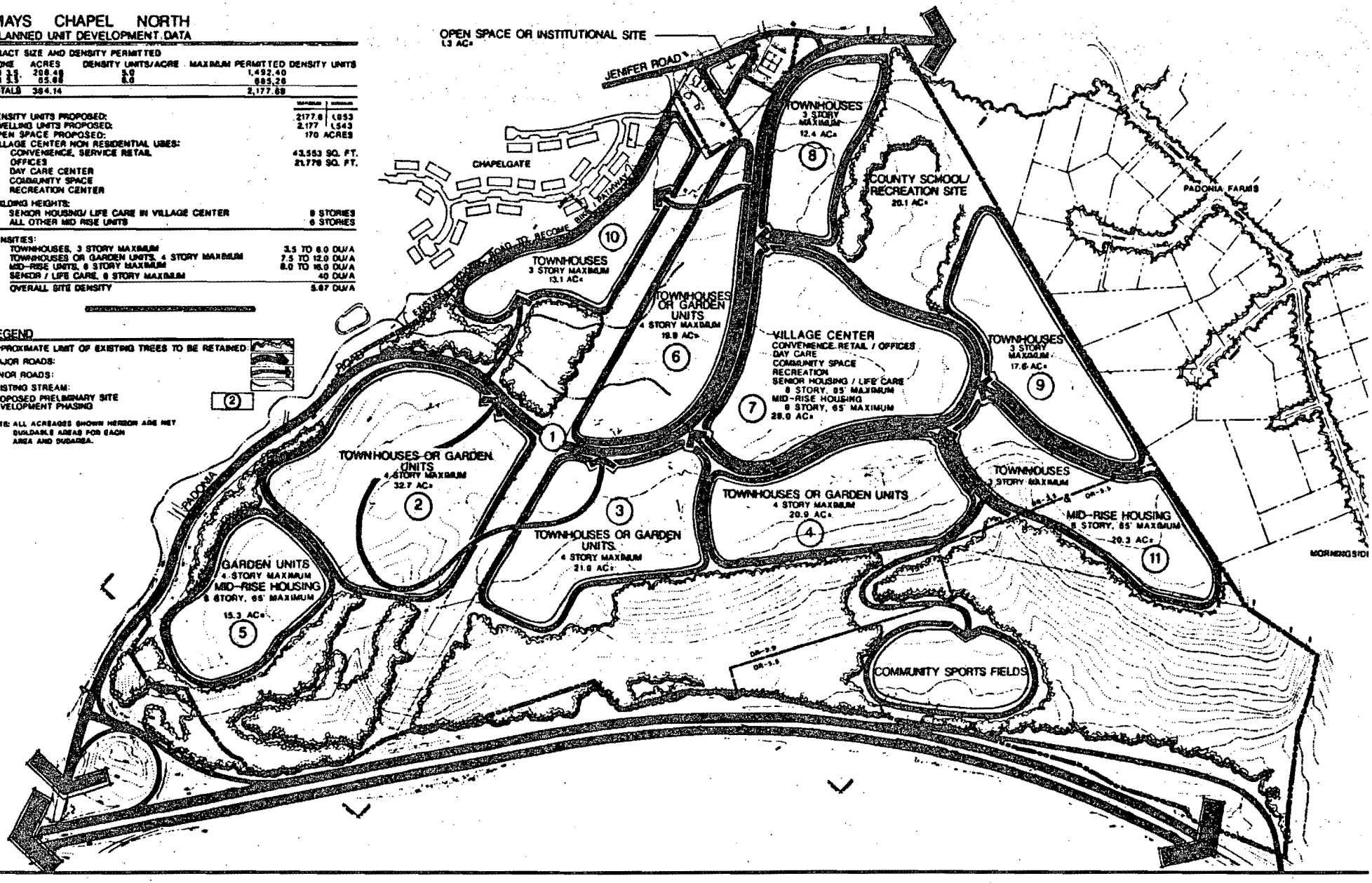
ZONE	ACRES	DENSITY UNITS/ACRE	MAXIMUM PERMITTED DENSITY UNITS
DR 3.5	298.48	5.0	1,492.40
DR 5.5	85.66	8.0	685.28
TOTALS	384.14		2,177.68

	MAXIMUM	MINIMUM
DENSITY UNITS PROPOSED:	2177.6	1853
DWELLING UNITS PROPOSED:	2,177	1543
OPEN SPACE PROPOSED:	170 ACRES	
VILLAGE CENTER NON RESIDENTIAL USES:		
CONVENIENCE, SERVICE RETAIL	43,553 SQ. FT.	
OFFICES	21,776 SQ. FT.	
DAY CARE CENTER		
COMMUNITY SPACE		
RECREATION CENTER		
BUILDING HEIGHTS:		
SENIOR HOUSING/ LIFE CARE IN VILLAGE CENTER	8 STORIES	
ALL OTHER MID RISE UNITS	6 STORIES	
DENSITIES:		
TOWNHOUSES, 3 STORY MAXIMUM	3.5 TO 8.0 DU/A	
TOWNHOUSES OR GARDEN UNITS, 4 STORY MAXIMUM	7.5 TO 12.0 DU/A	
MID-RISE UNITS, 6 STORY MAXIMUM	8.0 TO 16.0 DU/A	
SENIOR / LIFE CARE, 8 STORY MAXIMUM	40 DU/A	
OVERALL SITE DENSITY	5.67 DU/A	

LEGEND

APPROXIMATE LIMIT OF EXISTING TREES TO BE RETAINED:
MAJOR ROADS:
MINOR ROADS:
EXISTING STREAM:
PROPOSED PRELIMINARY SITE DEVELOPMENT PHASING (2)

NOTE: ALL ACREAGES SHOWN HEREON ARE NET BUILDABLE AREAS FOR EACH AREA AND SUBAREA.



Mays Chapel North
AUTHORIZATION PLAN MAP

TRUE COPY - TEST:
[signature] 7/30/87
ZONING COMMISSIONER OF BALTO. CO.

AUTHORIZATION PLAN MAP
MAYS CHAPEL NORTH
Planned Unit Development
JAMES KEELTY & CO. INC.

Prepared For: JAMES KEELTY & CO. INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

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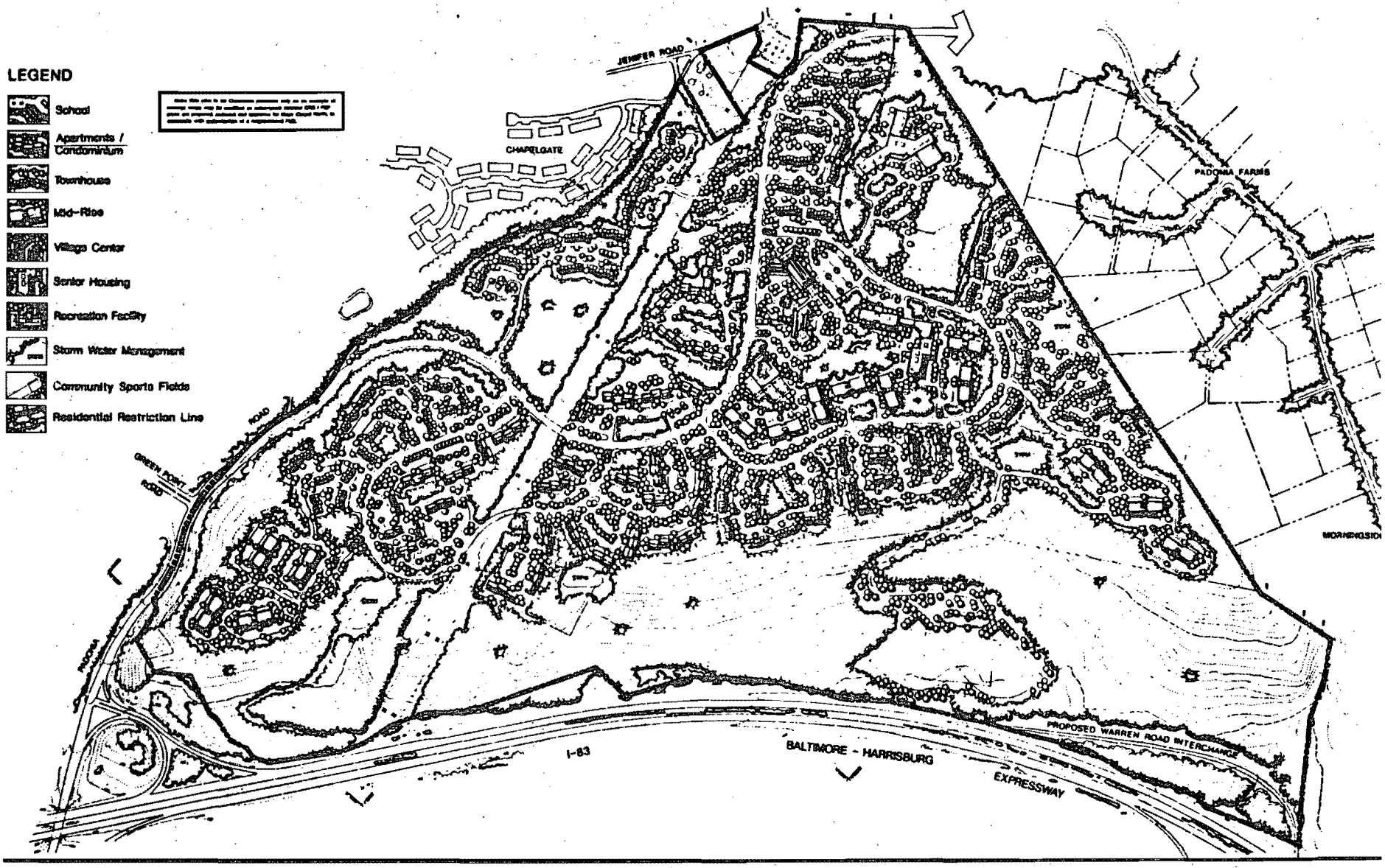

Mays Chapel North

ILLUSTRATIVE PLAN

ILLUSTRATIVE PLAN
MAYS CHAPEL NORTH
Planned Unit Development
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material and that warrant reconsideration of the initial submission. The Zoning Commissioner will, as part of his actions on the Petition, include a definition of "material change" to the Authorization Plan. A suggestion of what might be considered a "material change" to the approved Authorization Plan is included in Section V of this Report. This definition is crucial to the County's future ability to ensure that the intent of the Petition and Authorization Plan becomes the reality of the built environment.

III. THE MAYS CHAPEL NORTH SUBMISSION

The Petitioner, noting the importance of the flexibility provided by PUD regulations, believes that Mays Chapel North will offer a superior living environment and that retail, office and residential uses will be intermixed in a way not possible within the restrictions of Euclidian zones.

The Petitioner submitted exhibits, including a legal description, a context map, a map showing existing conditions, the proposed authorization plan and maps showing the proposed pedestrian/open space systems, and roads. Also included in the exhibits are illustrative plans, perspectives, design standards and guidelines, a construction schedule, residential and employment population estimates, and a comparison between the PUD and CRG Developments.

In addition to the above, the Petitioner is requesting the granting of height variances and a determination as to whether or not certain uses are permitted in the PUD. The Petitioner also is requesting that these determinations be made as a part of the overall decision on the proposed Authorization Plan.

IV. SCOPE OF FINDINGS AND REVIEW CRITERIA

The PUD regulations require that the Planning Board recommend adoption of the Authorization Plan only if it affirmatively finds that:

(a) The proposed development would, in fact, meet stated unit development eligibility standards, in this case for a neighborhood;

(b) The tract is appropriately located according to the adopted Baltimore County Master Plan 1979-1990; and
(c) That the plan meets the objectives and requirements of the PUD regulations and of the zoning regulations in general.

1. CONFORMANCE WITH NEIGHBORHOOD DEFINITION

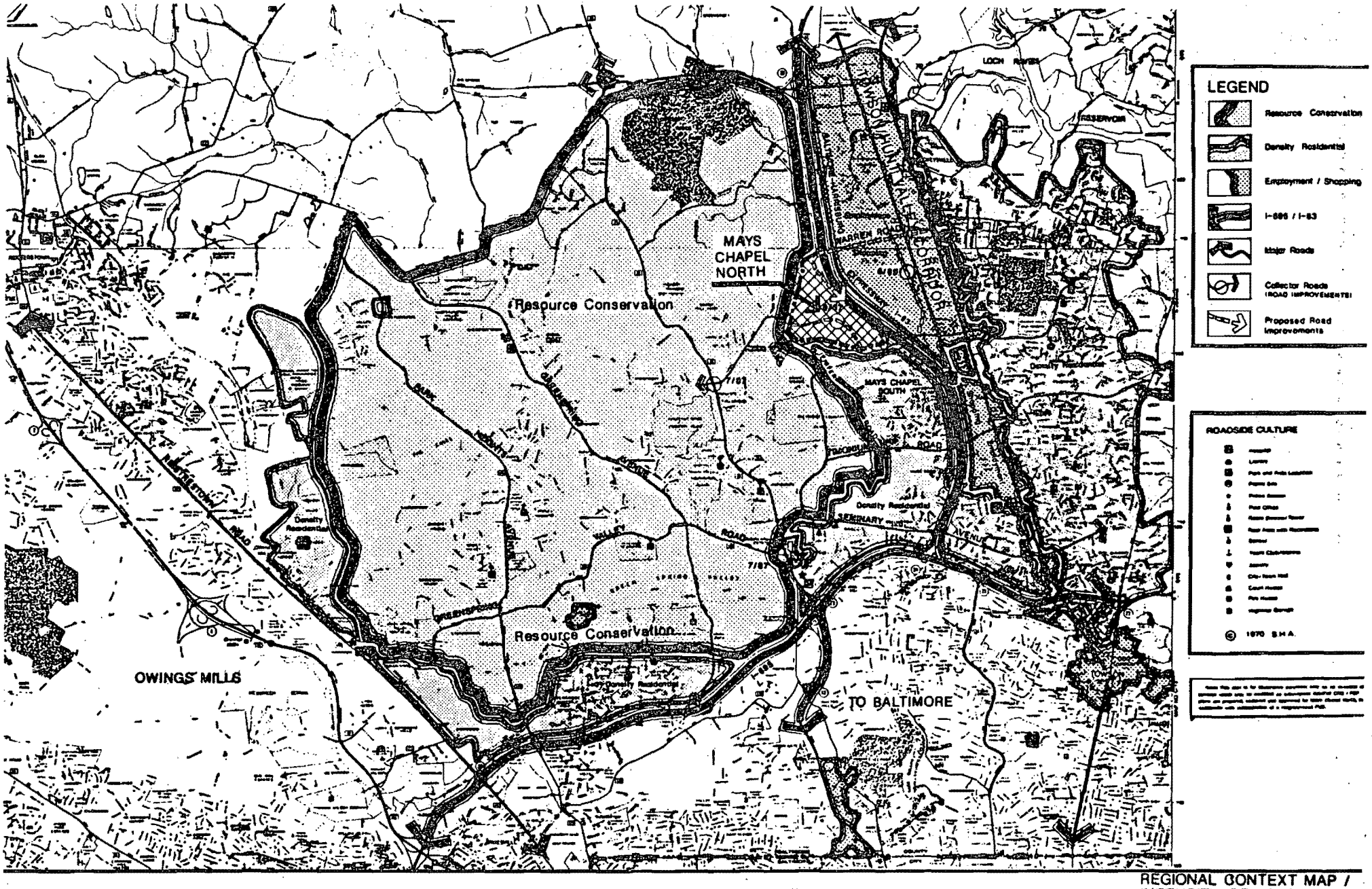
In accordance with the zoning regulations, the project must conform with the definition set forth in Section 430.1. A neighborhood unit development is defined as consisting of at least 250 acres and at least 2,000 density units, but not to exceed 600 acres. Mays Chapel North falls within these parameters, as it consists of 384.14 acres and 2,177 density units. In addition, the PUD regulations refer to the zoning regulation's general definition of a neighborhood and require that proposed PUD meet this classification:

> Neighborhood A coherent urban area generally comprising the dwellings for a residential propulation of approximately 1,000 to 3,000 families and a more-or-less central concentration of the public facilities and business uses serving their everyday or frequent needs, usually including an elementary school (or school-recreation center) and a supermarket or grocery store." (Section 101)

The proposed population meets this definition and complies with the PUD neighborhood criteria, as indicated above. The Authorization Plan is designed as a coherent and well though-out urban area with a central concentration of public facilities and business areas. The adjacent 20 acre school-recreation site, now owned by the County, completes the neighborhood concept defined above.

DIRECTOR'S FINDING

Mays Chapel North constitutes a neighborhood as defined in the zoning regulations and as specified in terms of acreage and density units in the PUD regulations.



Mays Chapel North

REGIONAL CONTEXT MAP/ INTENSITY OF USES

REGIONAL CONTEXT MAP / INTENSITY OF USES

MAYS CHAPEL NORTH

Planned Unit Development

JAMES KEELTY & CO. INC.
BUILDERS AND DEVELOPERS

Prepared For: JAMES KEELTY & CO. INC. BUILDERS AND DEVELOPERS

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Scale 1" = 2000'

0 1000 2000 4000 6000

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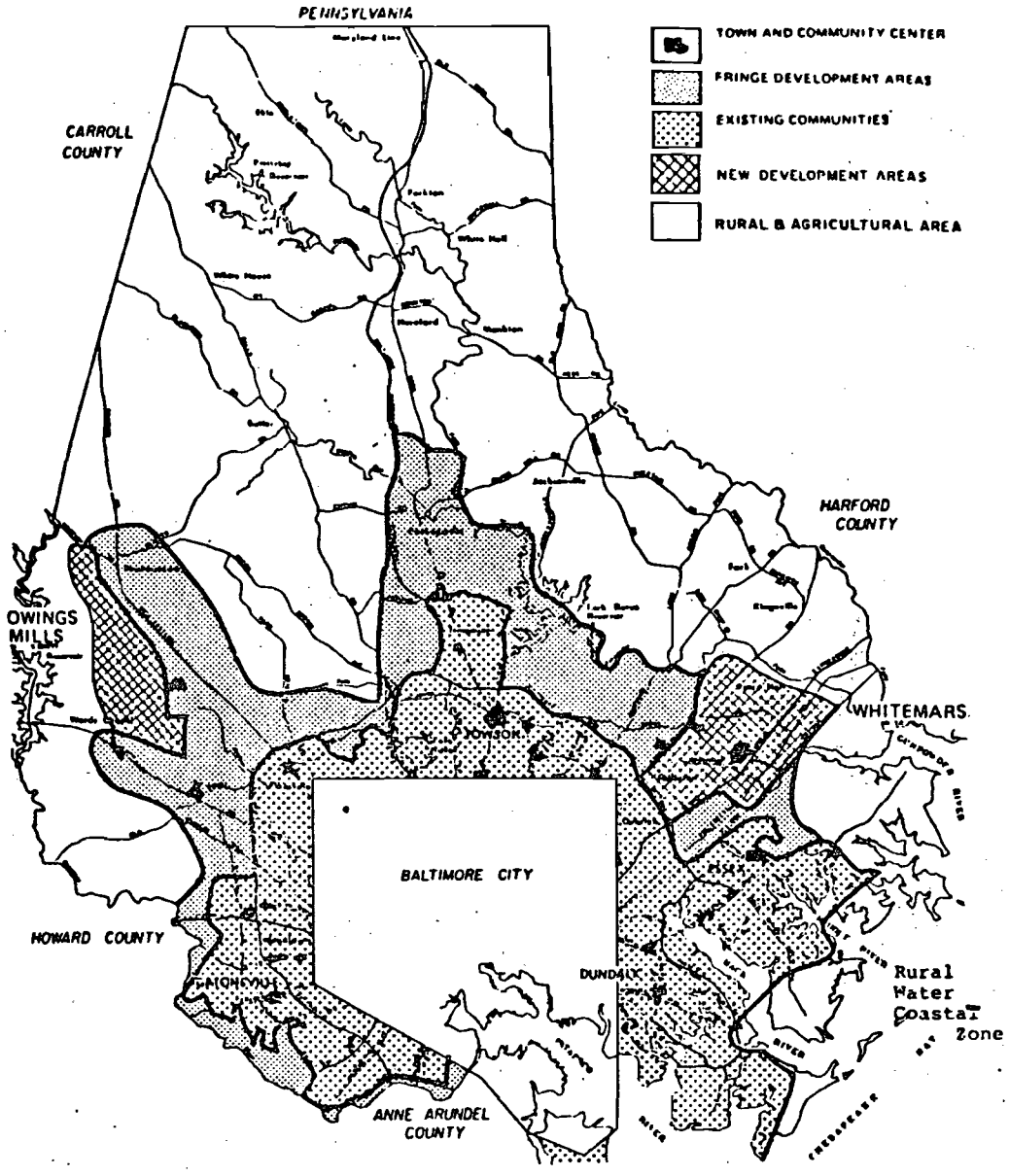
Baltimore County Master Plan



GROWTH AREAS THROUGH 1990

2. Conformance with the Baltimore County Master Plan

On November 19, 1979, the Baltimore County Council adopted the Baltimore County Master Plan 1979-1990 (Resolution No. 71-99), recommending general land use policies and dividing the County into five types of areas. Mays Chapel North is located within a Fringe Development Area. Goals for the Fringe Development Area, as stated in the adopted plan, Land Use Element 1, are:

(a) To assure that the pace of development does not exceed the schedule for provision of community services in these areas;
(b) To assure that the form of development is compatible with the character of development in these areas; and
(c) To maintain relatively low densities in these areas in comparison to the Town and Community Centers and the proposed New Development Areas.

Additionally, the adopted Master Plan makes future land use recommendations by land use type. The section on commerce (Baltimore County Master Plan 1979-1990, Land Use Element 1, pages 56 through 61), states that, "population and income growth will generate demand for significant additions to the County's inventory of commercial space. Changing patterns of residential development will necessitate new establishments in convenient locations." Further, it states, "Sixty-two neighborhood centers are forecast for development by 1995 to serve the needs of residents within a small radius of the center. The typical neighborhood center is built around a supermarket as the principal tenant. They serve to minimize necessary transportation time by providing convenience goods outlets near the home. Neighborhood center development should have little effect on existing establishments."

The Master Plan also projects commercial land demand by Regional Planning districts (RPD) between 1977 and 1995. Six acres of land for neighborhood centers are projected for RPD 307. Mays Chapel North represents the only remaining parcel within RPD 307, with urban zoning and public water and sewer available, to meet the projected need.

As a component of the PUD at Mays Chapel North, the Village Center and its convenience and service elements will be responsive to the neighborhood center projections of the adopted Master Plan. Specific planned arrangements shown in the Illustrative Plan and Village Center Illustrative Plan demonstrate that the Mays Chapel North PUD meets other objectives as well. The form of the center, and PUD controls, eliminate expansion and any type of strip center development. Parking is to be shielded by berms, landscaping and plazas to remove all adverse visual impact on neighboring tracts, other elements of the Village Center, or other component residential uses elsewhere in the PUD.

The Village Center is located adjacent to the County mandated relocation of Padonia Road, at a screened-out site central to the PUD. As such it achieves another objective of the commercial section of the adopted Master Plan i.e., it minimizes traffic impact on neighboring tracts while providing convenience goods outlets near the home.

The provision for a variety of uses and increased levels of land-use intensity do not in themselves automatically foster the development of a well-designed neighborhood. In the case of the Mays Chapel North PUD, major "site specific" topic areas have been identified in order to evaluate the quality of the proposed Plan. While the Petition generally satisfies the objectives and requirements of the zoning regulations and adopted Planning Board policies as per Section 504, detailed consideration of the major "site specifics" is required, to ensure that the major goal of the PUD, i.e., "to create a diversified residential environment which maximizes livability and minimizes adverse impact on that environment by sensitive arrangement of residences, open space and neighborhood services" (Petition, p. 31) is reasonably attainable. These topic areas include : environmental analysis; visual analysis; design quality; the Village Center; open space and pedestrial circulation; Community Services and facilities; housing, roads and transportation; sewer; water supply. Issues in these topic areas are resolved in this Report or will need to be resolved at a later date and in greater detail as part of the CRG/FDP approval process.

PACE OF DEVELOPMENT

The projected 18 year build out period for Mays Chapel North assures a match between development and available community services. The PUD allows development to proceed along with services as they are provided and as a component of development approval. County agencies were circularized at the beginning of the planning process for Mays Chapel North to identify any needed or desirable services and facilities for inclusion in the PUD plan. PUD authorization allows flexibility to respond to specific needs of unique or expanding poplation groups which need specialized housing and services. The proposed senior citizen housing, for example, typifies the ability of Mays Chapel North, as a PUD, to provide elevator housing with associated life care facilities and to relate them to convenience shopping and other professional services in the Village Center. The PUD, also, enables the establishment of the Village Center to serve immediate needs of all Mays Chapel North residents while minimizing external trips, thus reducing transportation-related needs.

Fringe Development Areas

The limits of the Fringe Development Area are defined by the D.R.-R.C zone boundaries. With the exception of a triangular area between the County owned school-recreation center site and Padonia Road, zoned D.R. 3.5, Mays Chapel North forms the northwesterly limit of the Fringe Development Area (Figure 3 Regional Context Map). The Chapelgate development in the D.R. zone immediately to the south of Mays Chapel North has received CRG approval for townhouse development. The quality of urban design and site planning assure compatibility with the established rural residential development nearby.

Density Consideration

Mays Chapel North has been the subject of two comprehensive, County-wide zoning map reviews since the adoption of the 1979-1990 County Plan. Its D.R. 3.5 and D.R. 5.5 component zones were established comprehensively, on a conservative basis, with overall relatively low density,

when contrasted with adjacent D.R. 5.5, D.R. 10.5 and D.R. 16 zoned land. The density under the PUD Plan permits an average density of 5.67 units per acre. The density under the CRG Plan permits an average density of 4.83 units per acre. In relation to the Lakeside PUD, which is located in a growth area and maintains an average density of 13 units per acre, density under the Mays Chapel North PUD is appropriate and in conformity with the County Master Plan objectives.

DIRECTOR'S FINDINGS

Mays Chapel North, is in conformance with the Baltimore County Master Plan 1979-1990 and with the Master Plan's Impelementation goals.

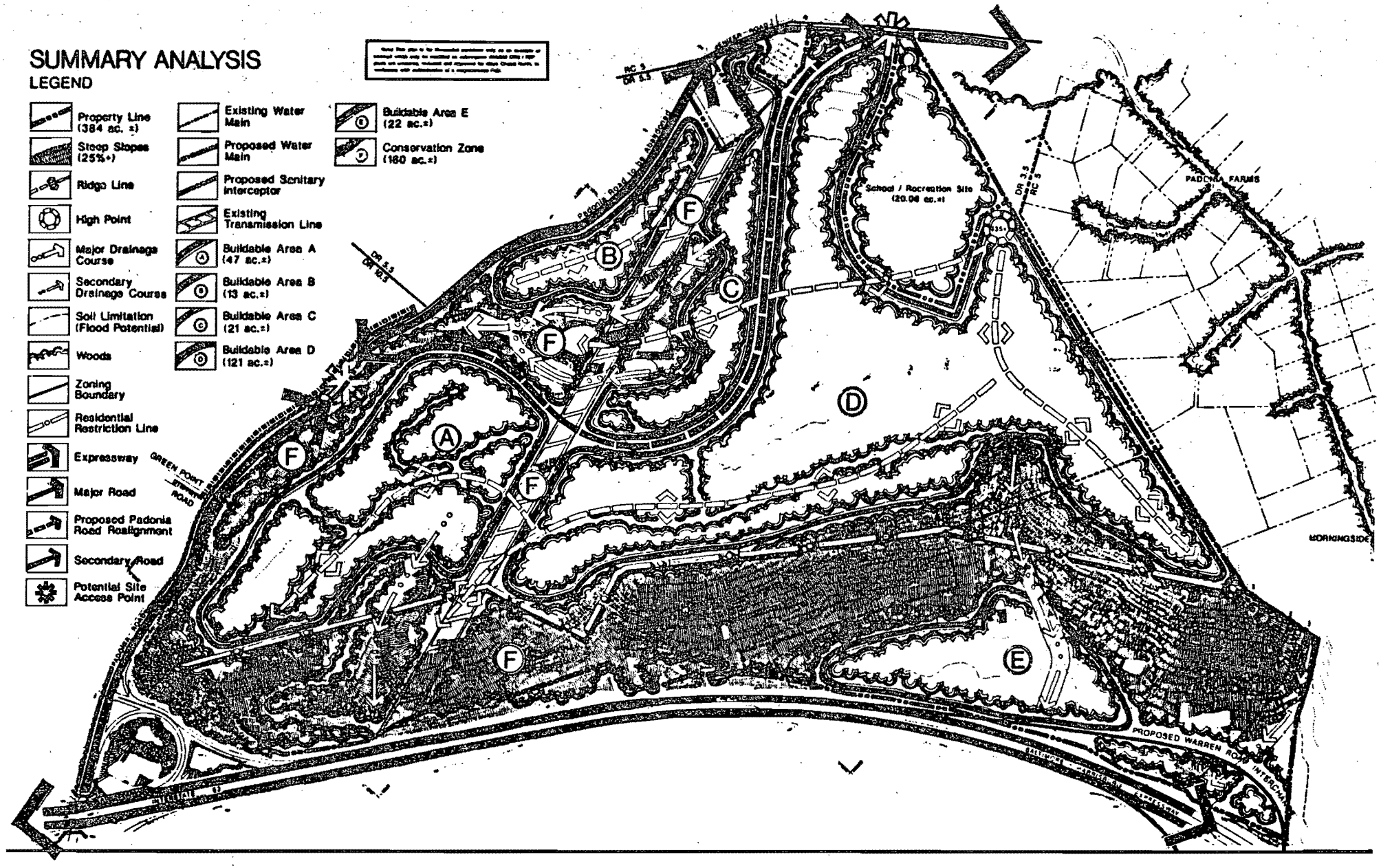
3. **CONFORMANCE WITH PLANNING OBJECTIVES AND REQUIREMENTS OF THE ZONING REGULATIONS AND RELEVANT PLANNING BOARD POLICIES ADOPTED PURSANT TO SECTIONS 430 AND 504 OF THE ZONING REGULATIONS.**

The Zoning Regulations, as applied to Planned Unit Developments for Neighborhood Developments are set out in full in Appendix A of this report.

a. Development Concept

The Concept Plan is organized around site constraints and opportunities, as identified on the Summary Analysis Plan. It locates development in areas which are not constrained and are buildable, uses retained open and forested areas to form an integrating open space pattern, and uses Padonia Road as the access spine from which all development elements are served. It also establishes a Village Center as an integral element of the PUD to provide a focal point for open space, recreation, convenience shopping, offices and related services and the life care facilities.

This review of the Mays Chapel North P.U.D. focuses on the Design Concept and its physical relationship with the existing conditions on the site and in adjacent areas.



Mays Chapel North

SUMMARY ANALYSIS PLAN

SUMMARY ANALYSIS
MAYS CHAPEL NORTH
Planned Unit Development
JAMES KEELTY & CO., INC.

Prepared For: JAMES KEELTY & CO, INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

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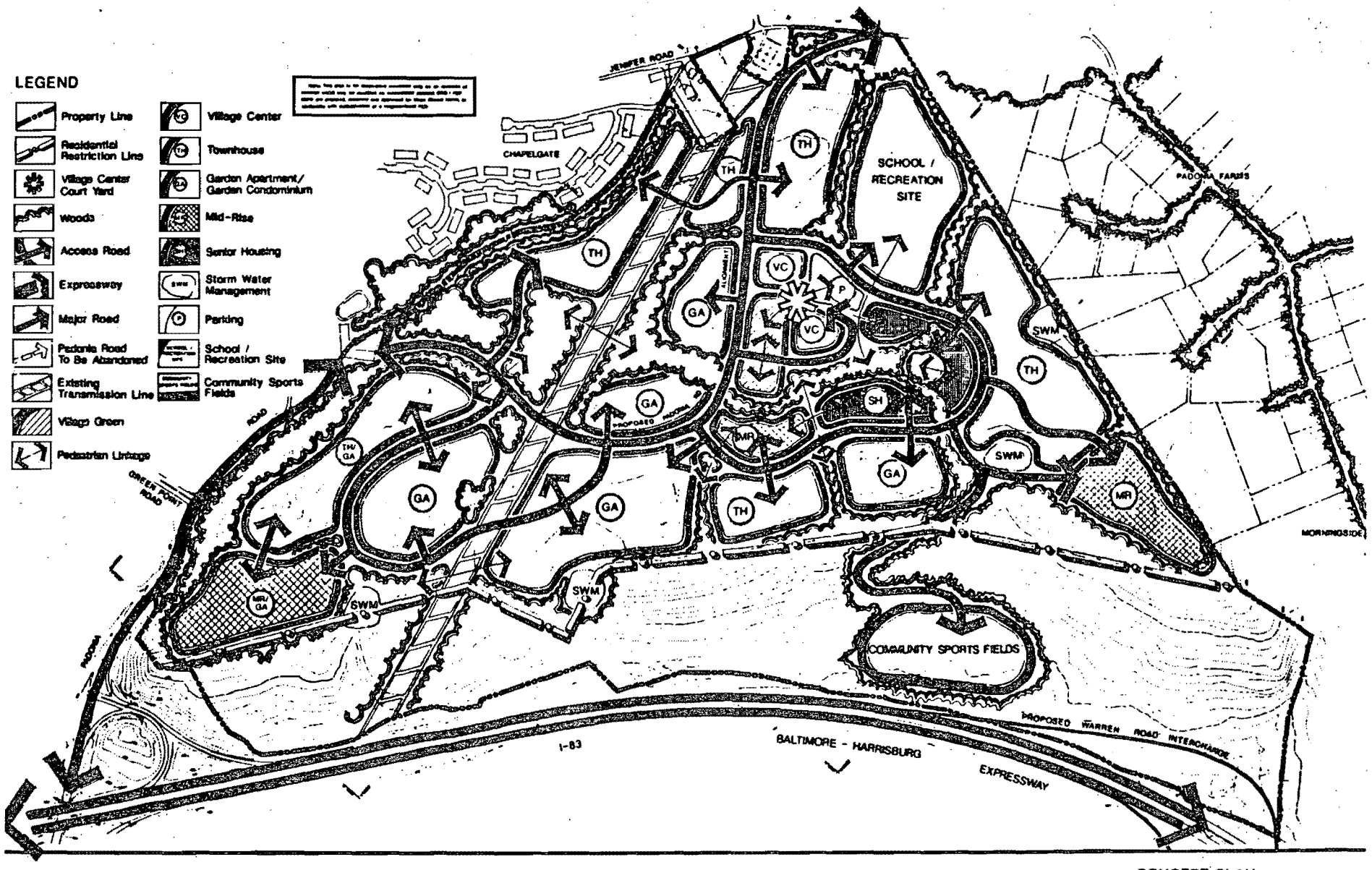


Mays Chapel North

CONCEPT PLAN

CONCEPT PLAN
MAYS CHAPEL NORTH
Planned Unit Development
JAMES KEELTY & CO. INC.

Prepared For: JAMES KEELTY & CO. INC. BUILDERS AND DEVELOPERS
Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

REVISIONS
DATE JULY 30, 1987
FIGURE 5

Existing Site Conditions

An evaluation of existing physical, environmental, boundary and man-made features, such as the power transmission line and the County mandated relocation of Padonia Road and related utilities, is contained in the Summary Analysis Plan, Figure 5. Areas constrained from development and areas where the absence of constraints permit rational and responsible development have been identified. This Summary Analysis Plan shows:

(i) Steep slopes falling southerly against existing Padonia Road and easterly to I-83, coupled with a major drainage course with attendant steep sloes, also oriented to Padonia Road and I-83;
(ii) The overhead power transmission line and restrictions which prohibit residential development within an area west of I-83, also constrain development;
(iii) Areas "A" through "E" are not constrained and are buildable;
(iv) Buildable areas amount to approximately 202 acres, excluding Area "E" (about 22 acres), which is separated from prime building Areas "A: through "D" by an extensive area of steep slopes. Residential development is not planned in Area E of the site;
(v) The balance of Mays Chapel North is identified as a "Conservation Zone" and will provide the framework for the open space plan; and
(vi) Other physical constraints, like steep slopes, drainage courses and floodplains, allow clustering of housing while retaining tree cover on steep slopes and along development edges as a buffer.

ENVIRONMENTAL ANALYSIS

Existing Conditions

The Mays Chapel North site consists of 384 acres of rolling topography, primarily forested, with steep slopes and moderately steep slopes along the eastern and southern property boundaries. The SCS Soils Survey indicates the site is predominantly comprised of Glenelg and Manor Loams and Chester silt loam which range from moderate to severly erodible. A small amount of Alluvial soil is

found associated with a major drainage course. The headwaters and upper mainstem of Goodwin Run, a tributary to Loch raven Reservoir and Class III trout stream flows within the Mays Chapel North property.

The proposed Mays Chapel North and Chapelgate developments will involve the relocations of the existing Padonia and Mays Chapel Roads, as required by the County, and the construction of a road network to provide infrastructure for residential development. It is intended that the Developer will work closely with Baltimore County to ensure sediment and grading control plans incorporate measures beyond the minimum required. The Developer's contractor will work closely with the Department of Environmental Protection and Resource Management to ensure measures are installed and maintained prior to, during and immediately after construction. Particular attention will be paid to those areas cleared adjacent to wetlands, stream buffers and steep slopes.

COUNTY COMMENTS

Wetland and Stream Buffers

Wetlands surveys were conducted within Mays Chapel North site by an independent environmental consulting firm using County and U.S. Army Corps of Engineers wetland delineation criteria. All streams were field located and are to be shown along with the wetlands on the PUD and on all subsequent CRG/FDP submissions.

All streams are to be protected by a minumum 50 foot buffer measured from the center line of the stream. Wetlands and stream buffers will remain undisturbed except for clearing and grading necessary for the construction of Padonia Road and relocation of Mays Chapel Road. Development impact adjacent to these areas will be minimized by providing an additional buffer of 20 feet for all wetlands and stream buffers. Wetland or stream buffer areas, if at all disturbed will be replanted with 2 1/2" caliper deciduous trees.

Erodible Soils and Steep Slopes

Soil types taken from the SCS Soil Survey are shown in the Mays Chapel North PUD submission, and steep slopes, i.e., of 25% grade and over, have been indicated. The "Authorization Plan" has

addressed the question of development on steep slopes and/or erodible soils by placing construction areas away from such environmentally sensitive areas. In addition, the development plan provides that steep slope areas along the stream valley will remain undisturbed except for the clearing and grading necessary to construct Padonia Road and associated storm drain outfalls.

Water Quality and Stormwater Management

In order to protect the water quality of Loch Raven Reservoir and to minimize the instream effects of increased stormwater flows and decreased base flows caused by deforestation and intensive development, a comprehensive water quality and stormwater management plan has been prepared by consultants for the Mays Chapel North site. This plan includes innovative stormwater management techniques, preservation of forest cover to the extent possible and stream rehabilitation measures.

The water quality and stormwater management plan has been reviewed by County, State and Federal agencies. Due to the site's proximity to Loch Raven Reservoir and the existence of a naturally reproducing trout population in Goodwin Run the focus of agency reviews has been on preservation of the existing trout and minimization of water quality impacts to Loch Raven Reservoir. Therefore the following "mitigative measures" will be incorporated into the water quality and stormwater management plan.

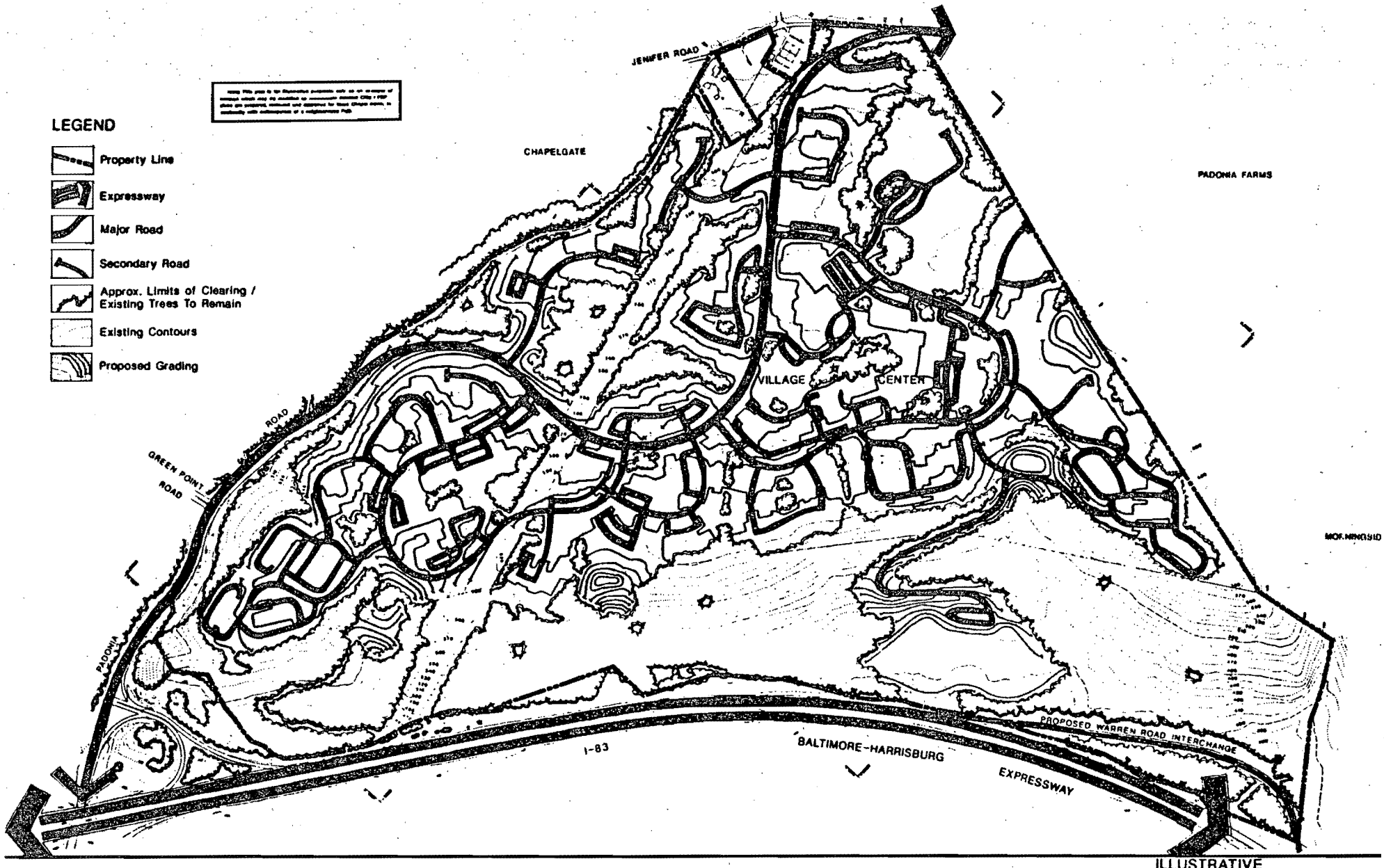
1) Runoff from all impervious areas will be controlled for water quality.
2) Infiltration of the first 1" of rainfall will be provided where feasible. Overmanagement will be provided to compensate for those areas where infiltration is not feasible.
3) Other best management practices will be utilized for water quality management in areas where infiltration is not feasible.
4) Road construction, crossing of streams and placement of ponds will be coordinated between the Department of Environmental Protection and Resource Management and the Developer.
5) Storm drain outfalls will be located at the edge of wetlands or stream buffers in relatively flat sloped areas. In steep sloped areas storm drain outfalls will be located adjacent to the stream channel with appropriate erosion control measures. All outfalls will utilize velocity reduction devices.

6) Impervious surface areas will be minimized.
7) Emphasis will be placed on maintaining as much of the existing forested areas as possible. Maintenance of the forested areas will be accomplished by selective clearing, i.e., clearing only those areas where construction of buildings, parking lots and roads is proposed. Mass grading of the entire buildable area will not take place. The areas not currently forested and not planned for development will be planted with trees as site design allows.
8) On site stream rehabilitation measures will include planting shrubs and wetland plants along stream banks to stabilize and provide shading.
9) Maintenance of all stormwater management facilities will be the responsibility of the Developer.
10) The "Authorization Plan Map" and "Illustrative Site Plan" will require the following revisions prior to P.U.D. final approval:-

(a) Relocated Padonia Road will require realignment in the area adjacent to Goodwin Run in order to remove the proposed road construction out of field-located wetlands;
(b) Access to the Development Area number 10 from relocated Padonia Road across the Goodwin Run is not acceptable.
(c) The full extension of the Goodwin Run branches as field located must be shown, and all proposed development must be taken out of the stream head waters and associated buffers.

11) Special Conditions-Off Site Mitigation

In order to mitigate impacts on the existing trout population in Goodwin Run that may result from the deforestation and intensive development of this site additional off site stream rehabilitation measures will be implemented. These measures will include removing the 700 foot concrete channel downstream of Greenpoint Road and replacing it with suitable substrate and streambank materials. In addition, the culvert under the private driveway between Mays Chapel Road and Greenpoint Road will be replaced with one sized to allow for fish passage during periods of low flow.



Mays Chapel North

ILLUSTRATIVE GRADING PLAN

ILLUSTRATIVE GRADING PLAN

MAYS CHAPEL NORTH

Planned Unit Development

JAMES KEELTY & CO. INC.
BUILDERS AND DEVELOPERS

Prepared For: JAMES KEELTY & CO. INC. BUILDERS AND DEVELOPERS

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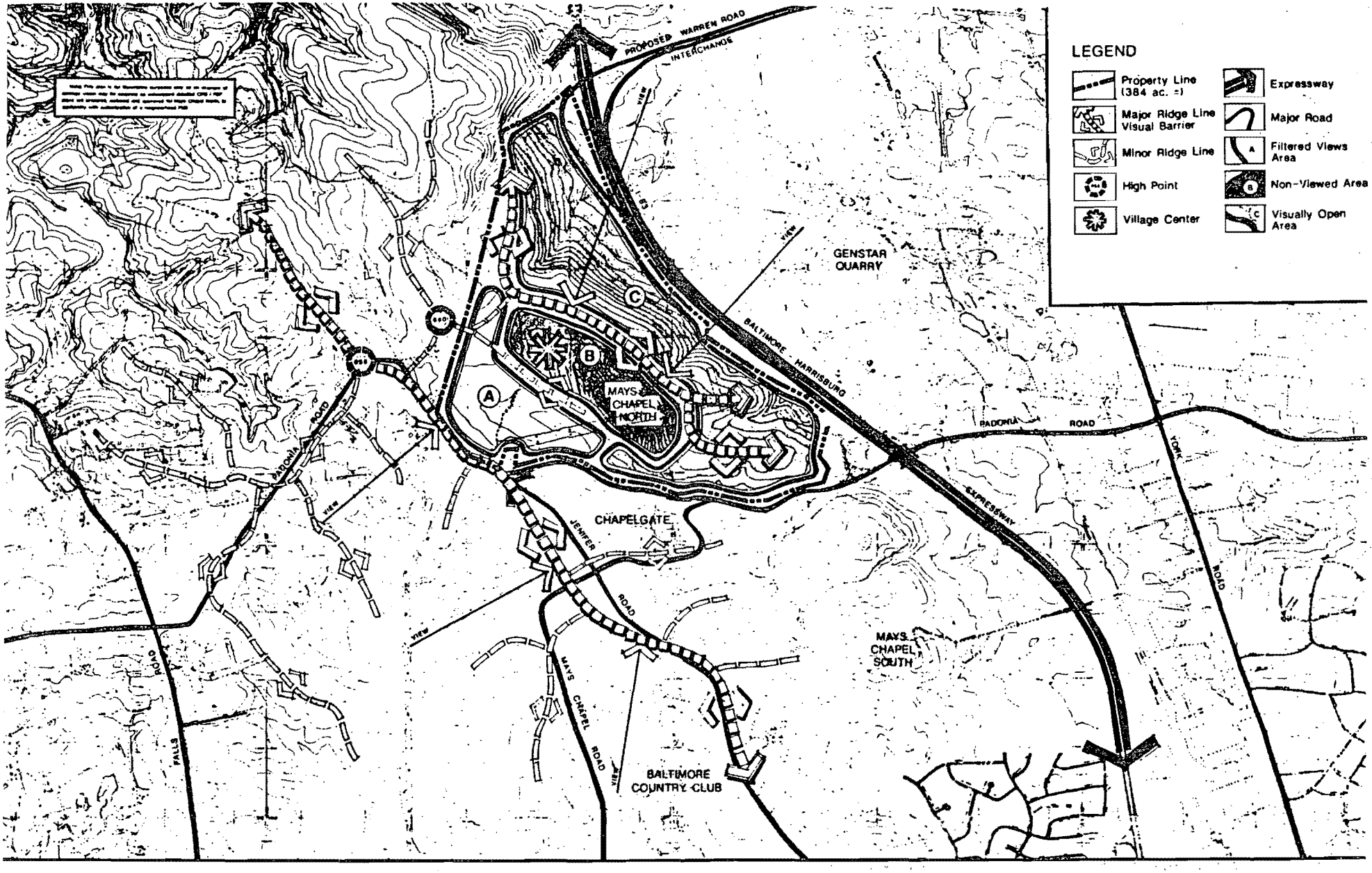
FIGURE 21 10



Mays Chapel North

VISUAL ANALYSIS PLAN

VISUAL ANALYSIS PLAN
MAYS CHAPEL NORTH
Planned Unit Development
JAMES KEELTY & CO., INC.

Prepared For: JAMES KEELTY & CO, INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT-McCUNE-WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

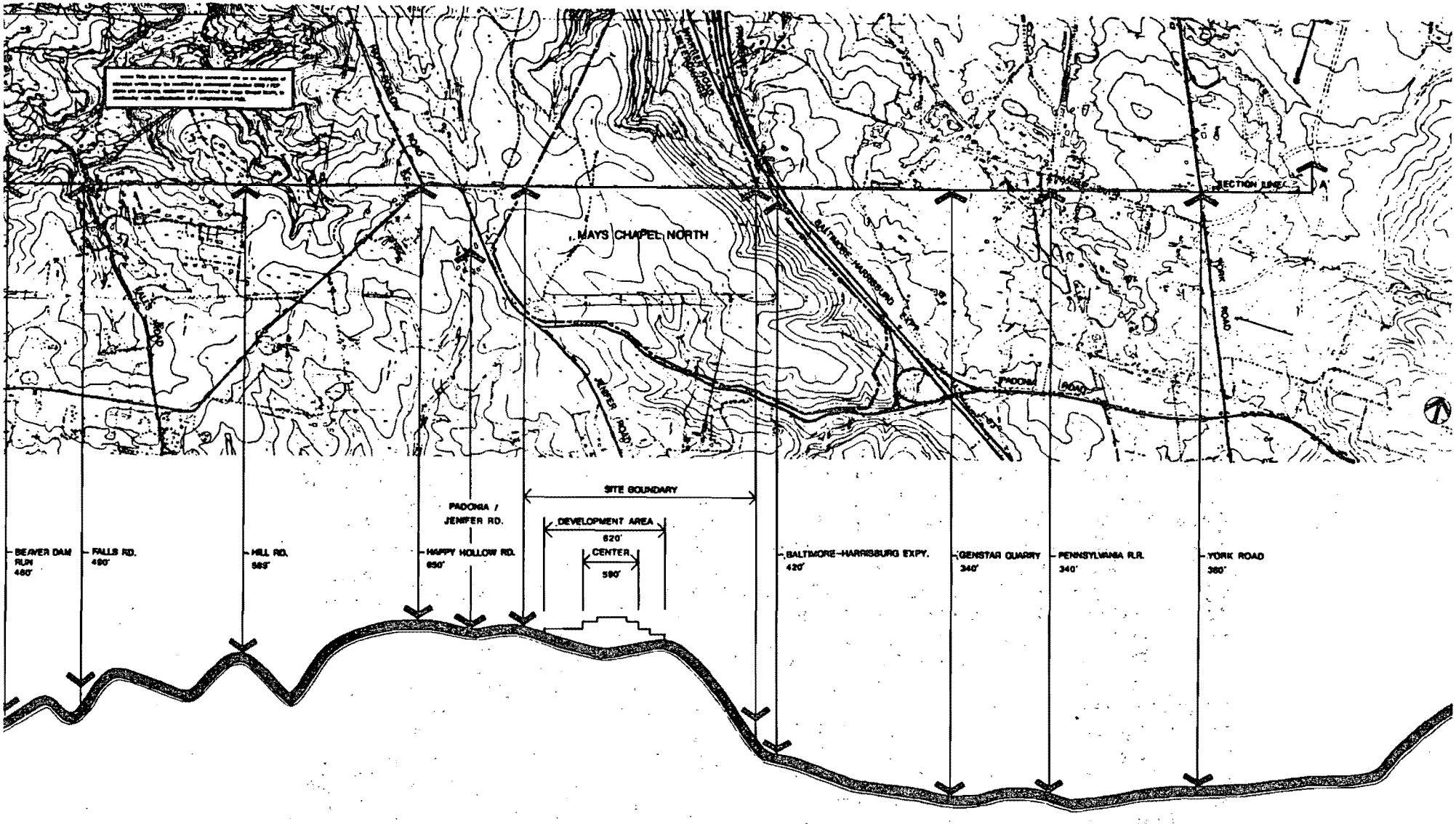
REVISIONS PAGE 38 | DATE JULY 30, 1987 | FIGURE 2 22

This off site stream rehabilitation project will be a cooperative effort between Baltimore County and the Developer. Expenses for engineering design and construction will be the responsibility of the Developer. An agreed-upon cap will be set for design and construction expenditures. Baltimore County will be responsible for securing all State and Federal permits, contracting with engineering firms and construction contractors, and job oversight. There is no specific deadline for completing of this condition. Details of this part of the plan can be finalized after approval by the Zoning Commissioner, but prior to issuance of building permits for Phase 1 development.

VISUAL ANALYSIS

Studies of Mays Chapel North were undertaken to identify land form and tree cover features which limit and define views to and from the site vis-a-vis adjoining areas. Vertical and horizontal section were evaluated as well as the physical lay-out of the most intense development area. Results of these studies are summarized in the Visual Analysis Plan which shows a major ridge being located west of Jenifer Road and curving into Mays Chapel North. This ridge limits long views from Shawan Valley and from the plateau between Shawan Valley and Greenspring Valley. There are minor ridge lines, which have major tree cover, and which further limit external views to Mays Chapel North. Topography and retained forest cover should filter views close by, to and from the PUD on the north, west and south. Long views will be possible, however, from the Hunt Valley Business Corridor and the major ridge line east of York Road. Views from I-83 are to remain essentially as now seen, because of a major preservation of existing tree cover. Actual intensive development at the Village Center of Mays Chapel North should be contained in the bowl or low area in the center of the project. This will further assure that the higher mid-rise buildings proposed will not be obtrusive as seen from the Hunt Valley corridor and will not be visible from the west.

A regional site visibility section (Figure 9) shows vertical and horizontal sections of the proposed development area relative to the surrounding community. It provides accurate views of the development site from the west as they are blocked on the ridges



VERTICAL SCALE : 1 INCH = 60 FEET
HORIZONTAL SCALE : 1 INCH = 300 FEET

Mays Chapel North

SITE VISIBILITY SECTION A-A'

SITE VISABILITY SECTION A-A
MAYS CHAPEL NORTH
Planned Unit Development
JAMES KEELTY & CO, INC.
BUILDERS AND DEVELOPERS

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FIGURE
24 3

at Jenifer/Padonia Roads and illustrates the scale of development in the Village Center in the hollow of the site. Intervening ridges and tree cover shield and filter external views to the center.

SITE PLAN ANALYSIS

The key design elements which together form the basis of the Mays Chapel North P.U.D. submission are shown clearly as the "Illustrative Site Plan" and "Concept Plan" and can be summarized as follows:

Relocated Padonia Road

The relocated Padonia forms the organizing element of the proposed development. It closely follows existing topography and forms a large S through the site linking I-83 to Jenifer Road. Proposed development is served by a series of local loop roads, which ensure that no building areas have direct access onto Padonia Road.

The Village Center

The proposed Village Center is located in the north-central part of the site, adjacent to the County-owned school site. The Village Center will provide high-rise housing for the elderly with accompanying life care facilities, mid-rise housing, a 2 story commercial center adjacent to the Village Green, and a variety of local recreational facilities.

The Open Space System

An essential part of the Mays Chapel North P.U.D. is the proposed open space system. Approximately 170 acres or 45% of the total site area is to be kept in open space, with the slopes adjacent to I-83 and the major stream valleys being retained largely in their natural state, with existing vegetation protected. Landscape standards for all development clusters will be above that required by current County Landscape Manual requirements.

Residential Clusters

The bulk of residential development outside the Village Center is arranged in a series of clusters served by the loop roads off relocated Padonia. Housing is in the form of well-designed groups, organised by housing-types, with townhouses, garden apartments and mid-rise apartments being proposed. Residential building height outside the town center is to be kept at four storys, except for two clusters of 6-story mid-rise apartment buldings proposed for the ends of the secondary ridge-lines at the north and south extremities of the site.

Pedestrian Circulation System

In addition to the comprehensive road pattern proposed, the various site elements will be linked by an integrated pedestrian footpath and/or bike system which will provide access to all major parts of the proposed development, including the school site. Wherever possible this system will be handicapped accessible.

COUNTY COMMENTS

General

The site analysis and resulting proposed development represent a well thought out and competent P.U.D. proposal. However, this office has concerns about the possible impact of the proposed development on adjacent communities and recommends that the plan be amended as follows:

1. the maximum height of buildings adjacent to Mays Chapel South and Padonia Farms (Areas 5 and 11 on the Authorization Plan Map) should be reduced from 6 stories to 4 stories.
2. A buffer of at least 100' which retains all existing vegetation along the northern site boundary adjacent to Padonia Farms should be established and included in all subsequent development plans.
3. This office has no objection to the building of 6 story mid-rise residential units in area 6 of the Authorization Plan Map which is adjacent to the Village Center and within Area B--Non-viewed area, shown on the Visual Analysis Plan. 4 story condominiums may also be permitted in Sections 3 and 4.

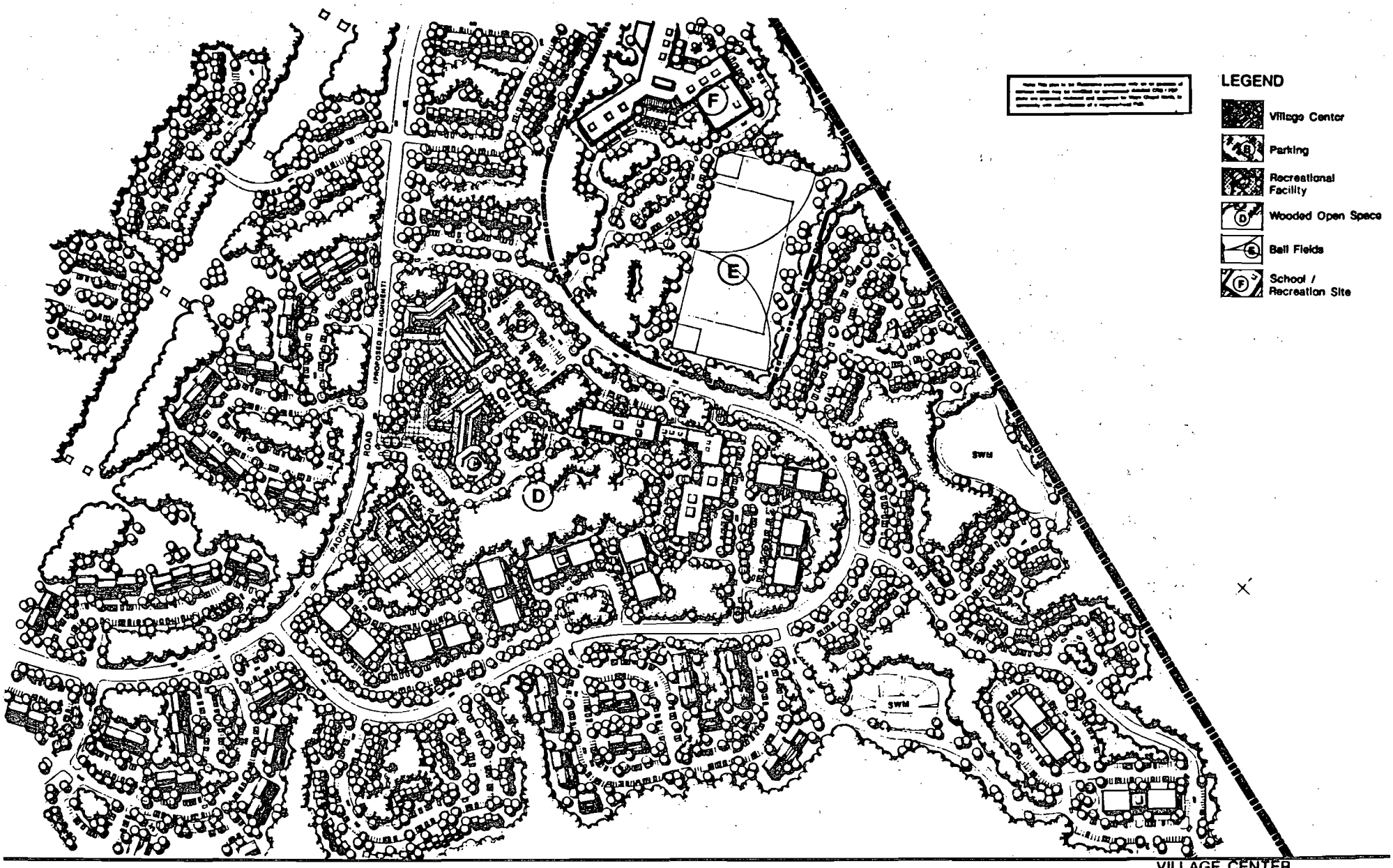
4. The proposed P.U.D. permits a total of 2,177 dwelling units or the 384.14 acres of the Mays Chapel North Site. This represents an average site density of 5.67 dwelling units. In addition to the overall site information, the Authorization Plan Map also includes a range of proposed densities for each housing type based upon "net buildable acreages".

   The net densities indicated seem to be too low for the type of development proposed and should be increased to ensure that plans submitted for CRG/FDP do not propose densities outside the range permitted by the P.U.D. Such a revision to the plan will not result in any addition to the total number of dwellings permitted nor will it alter the overall site density of 5.67 DU/A.

THE VILLAGE CENTER

The Village Center is a central location where organized and well-planed, close-to-home, convenience shopping, community-related services and recreational facilities are to be provided in accordance with sound neighborhood planning principles. The Village Center is defined by a peripheral loop road forming a super block. Building masses and locations are related to topography and the entire center is in a natural depression or bowl which shields the most intensive building component of the PUD from ajoining tracts. The Village Center includes a commercial center, providing commercial service and community facilities, and five to eight story mid-rise housing, essentially serving senior citizens. The Village Green consists of the plaza, courtyard and village recreational center for swimming and tennis and wooded areas for walking. The Village Center also is well-related to the school-recreation center site which will supplement recreational facilities provided elsewhere in Mays Chapel North.

The commercial component of the Center is a cluster of two two-story buildings containing a maximum of 43,553 square feet of convenience shopping space and a maximum of 21,776 square feet of office space, with tenancy targeted to the needs of residents. The Center is also to provide day care services and indoor space, the latter allowing a broad scope of community activities--meetings, social functions or educational, civic and religious functions. Structured areas, screened by topography and landscaping,



Mays Chapel North

VILLAGE CENTER ILLUSTRATIVE PLAN

VILLAGE CENTER
ILLUSTRATIVE PLAN
MAYS CHAPEL NORTH
Planned Unit Development
JAMES KEELTY & CO. INC.

Prepared For: JAMES KEELTY & CO. INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

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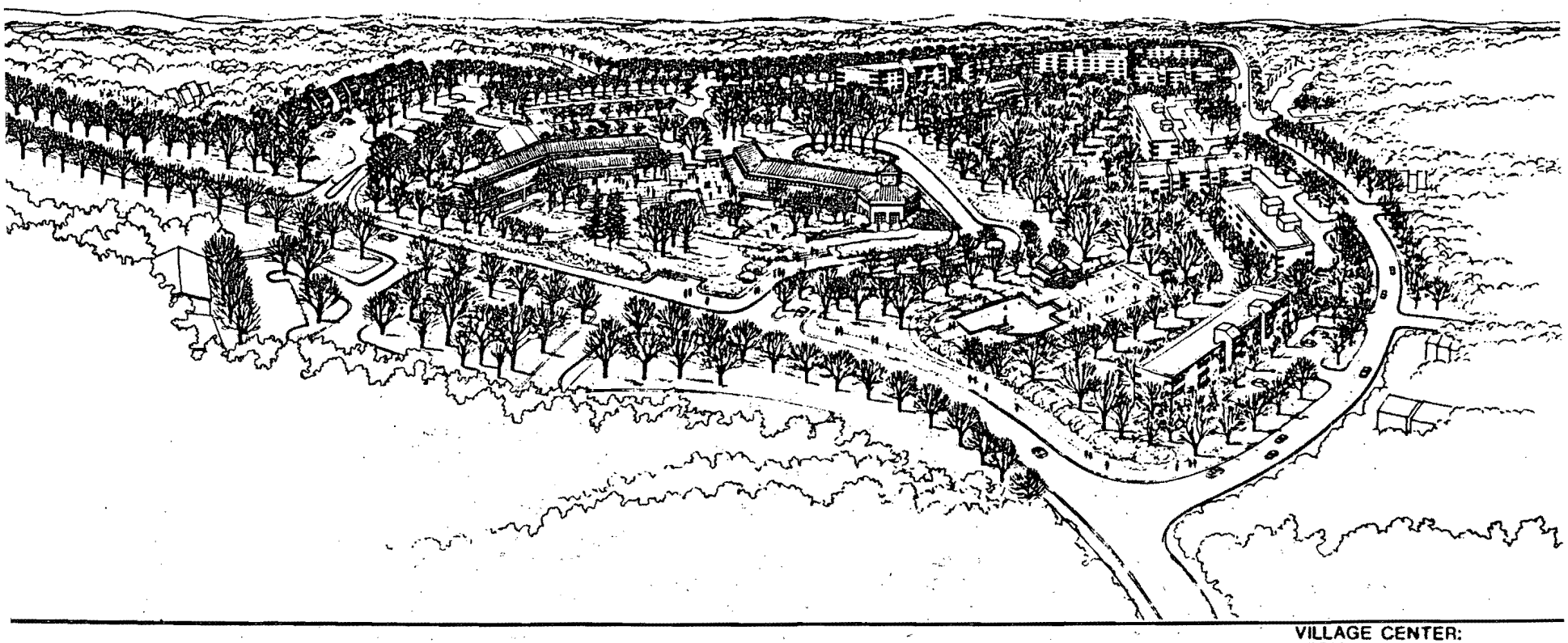
provide parking at the edges of the Village Center superblock. The Village Green and landscaped plaza provide a communal space for people to socialize and a central focal point for Mays Chapel North.

The residential component of the Village Center includes housing for senior citizens, which is placed adjacent to the center for convenient services and amenities within the overall Village Center. A total of 625 senior citizen housing units, with related life care facilities are contemplated -- life care being contained within two attached eight-story buildings. Additional six-story buildings will also provide senior citizen housing units, but on a more independent, active life-style basis and homes for families desiring to live in the unique environment of the Village Center.

Recreational needs are met in a grouping of facilities which include a swimming pool, lighted tennis courts and an accessory building providing indoor recreational and changing space. Central open space will be retained for walking and enjoyment of a natural setting in an urban environment (Figure 12, Village Center Perspectives 2 and 3). All open space within the Village Center will be interconnected within the superblock to help define and organize elements. A path system is proposed linking the Village Center land uses to the balance of Mays Chapel North.

An aerial view and two perspectives show clearly the concept of the Village Center. In the Aerial View, the Village Center is seen from the south, with the County-mandated relocation of Padonia Road in the foreground, and other collector roads defining the superblock of the overall Village Center. Also shown are the convenience shopping/office/day care/community center fronting on the village green, providing an organized space for people to meet and socialize and the village recreational center, with pool and tennis courts for active recreation nearby. Senior citizen housing, with associated life care, is in the background with other mid-rise housing in the foreground. Open space and pedestrian ways unify all Village Center elements.

The first of the two Village Center Perspectives shows open space and recreation areas and the pedestrian scale of the Village Center, with the convenience retail/office/day care center in the



Mays Chapel North

VILLAGE CENTER: AERIAL VIEW 1

VILLAGE CENTER:
AERIAL VIEW 1

MAYS CHAPEL NORTH
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FIGURE
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immediate background, and the senior citizen housing and its relationship to the overall center in the far background. All Village Center housing elements overlook the wooded central park area. The second Village Center Perspective shows the flow of open space from the life-care and mid-rise housing area to the center.

COUNTY COMMENTS

The proposed Village Center is the key "focal element" of the P.U.D. for Mays Chapel North and is essential to the success of the P.U.D.

OPEN SPACE AND PEDESTRIAN CIRCULATION

The Pedestrian/Open Space Systems Plan is illustrative of the planning concepts and principles which have been incorporated into the Mays Chapel North PUD. Although details and areas may change as subsequent CRG/FDP submittal documents are developed and refined, the concepts illustrated by this plan will be required to remain a firm component of the neighborhood PUD.

PUD standards require that a minimum of 20% or 76.83 acres of Mays Chapel North be allocated for public park and local open space purposes. The Authorization Plan Map and Pedestrian/Open Space Systems PLan propose approximately 170 acres for various kinds of public park and local open space purposes. This space represents almost 45% of the 384.14 acre overall Mays Chapel North site.

Of the local open space, about 10 acres are proposed within the Village Center. These 10 acres include play space near the proposed day care center, the Village Center recreation area for active uses, the village green as an urban open space for people coming to the center, and the wooded village park which will serve as the core for the overall Village Center.

The Pedestrian/Open Space Systems Plan forms one of the strongest unifying elements of the PUD. Open space is almost continuous throughout the entire development and links the residential components one to another and to the Village Center and school-recreation center sites. Open space also defines the limits of small residential clusters and provides central space

at the Village Center. The open-space trail system enhances the fabric of the open space and provides pedestrian linkages between and among the different residential and Village Center elements. The primary trail system also enables pedestrians to move through Mays Chapel North in a natural environment without dependency on a sidwalk system oriented to streets and cars.

Open space provided by the PUD is responsive to the physical constraints (e.g., steep slopes), which hamper residential development and associated infrastructure, but which result in a meaningful and natural environment interwoven into the overall plan.

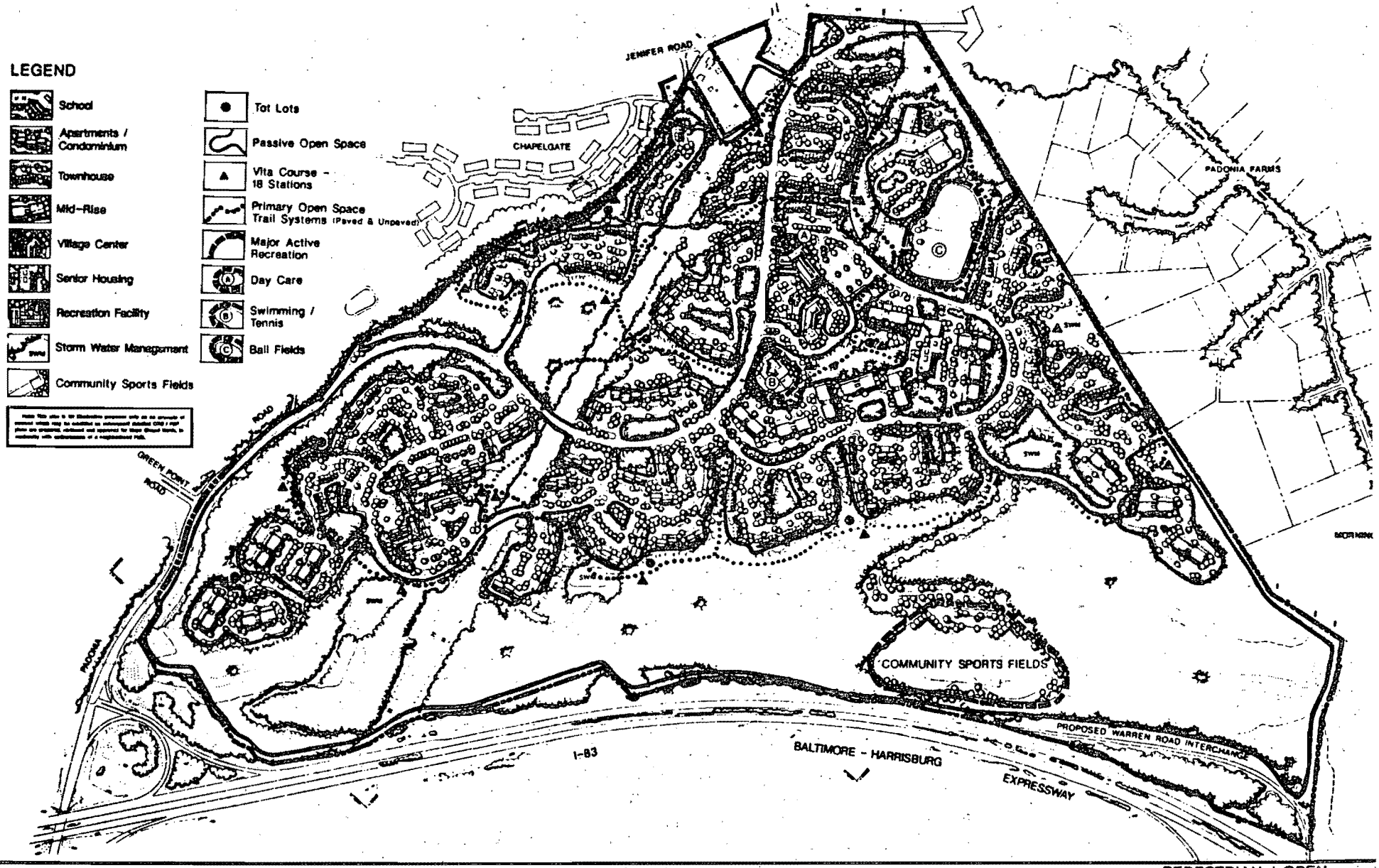
COUNTY COMMENTS

The following specific comments are to be addressed and/or made part of the petition as a pre-requisite for approval by the Department of Recreation and Parks:

1. The 17 acre +/- buffer requested by James Keelty & Co., Inc. along the easternmost portion of the developed area of the site must be identified on a separate plan.
2. Storm water management areas will be shown separate from the open space on the document in comment #1 and not on a revised Pedestrian/Open Space Systems Plan.
3. The ownership of the open space parcels will be determined by this Department at the time of CRG plans review and approval with a minimum of 92 acres being deeded fee simple to Recreation and Parks. The 92 acres shall be deeded incrementally as the density allowed on the parkland is used in the development.
4. James Keelty & Co., Inc. will design and construct to Baltimore County specifications a paved access road approximately 1,500 feet in length and 18 feet in width with shoulders from the major collector road system of the development to the Community Sports Fields area shown on the Authorization Plan Map. Construction of this road shall coincide with commencement of construction of the section ofthe development designated as Section 4 on the Authorization Plan Map (Fig. 1). The Department of Recreation and Parks shall receive a minimum of one year notice prior to commencement of grading in Section 4 shown on the Authorization Plan Map.

5. The timing and sequence of the build out for this P.U.D. shall follow the sequence noted in the Authorization Plan through at least Section 4 with the possibility of Section 5 being constructed concurrently with Section 2, 3, or 4 at the developer's discretion.
6. Operation of activities within the proposed parkland will conform to the standard hours of operation for Baltimore County Department of Recreation and Parks.
7. The restrictive covenants placed on the proposed parkland by the Flintkote Company must be included as part of the petitioner's submission, with any references to "not including playfield areas of the type which serve larger than the local need", amended by the Flintkote Company, their successors or assigns, to unequivocally allow for lighted athletic fields in the location shown on the Authorization Plan Map.
8. The CRG plans, when submitted, shall comply with all regulations of the Baltimore County Local Open Space Manual, as amended, with the exception of the requirement for specific square footage per dwelling unit.
9. The proposed pathway system shown in approximate location on the Pedestrian/Open Space Systems Plan shall be constructed at no cost to Baltimore County and shall be handicap accessible where feasible and practical.
10. Amend Section 9 of Authorization Plan, "Deed Covenents, Conditions and Restrictions for Maintenance of Open Space and Control of Building, Etc." to include language that assures existence and maintenance of the open space in perpetuity for all areas of open space not owned by Baltimore County.
11. Amend Section 9 of the Authorization Plan, "Deed Dovenents, Conditions and Restrictions for Maintenance of Open Space and Control of Building, Etc." to indicate the ownership and maintenance responsibilities of all open space parcels will remain with James Keelty and Company, Incorporated until such parcels are expeditiously inspected and approved by the Baltimore County Department of Recreation and Parks.
12. The Department of Recreation and Parks assumes no liability for any road or utility improvements constructed on, under, or adjacent to any property within or adjacent to the P.U.D. over which the Department holds title or control.

These comments are subject to modification by various Federal, State any County agencies holding jurisdiction.



Mays Chapel North

PEDESTRIAN / OPEN SPACE SYSTEMS PLAN

PEDESTRIAN / OPEN SPACE SYSTEMS PLAN
MAYS CHAPEL NORTH
Planned Unit Development
JAMES KEELTY & CO. INC.

Prepared For: JAMES KEELTY & CO. INC. BUILDERS AND DEVELOPERS

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(b) COMMUNITY SERVICES AND FACILITIES AND HOUSING

Police

The development of a PUD on the Mays Chapel North site will have no major impact on Police service to the Cockeysville Precinct Area. The manpower allocation model (used by the Baltimore County Police Department) is based upon the relationship between population and calls for service. A recent analysis by the Police Department concludes that the population growth of the Mays Chapel North PUD through the year 2,000 will not significantly impact the manpower requirements for the Cockeysville precinct. The same study, however, indicates a reconfiguration of patrol sectors within the precinct may have to be examined at some time in the future.

Fire Service

The development of Mays Chapel North will not impair the provision of fire service nor emergency medical service in the Timonium area. Within a 5 mile radious of the Mays Chapel North site are the following six Fire Companies:

Table 4. AREA FIRE PROTECTION PROFILE

Fire Station	Equipment						
	Pumper Engine	100' Ladder Truck	Ambulance	Air Unit	Rescue	Special Unit	Hazardous Material Unit
Texas*	1	1	1				
Lutherville	2				1		
Towson*	2	1	1	1			
Cockeysville	2		1			1	
Chestnut Ridge	2					1	
Brooklandville*			1				1
Total Equipment	10	2	4	1	1	2	1
Total Manpower** to Operate Equipment	40	10	8	1	2	4	2

* Fire Companies with paid staff.
** In addition there are supervisory personnel who oversee all operations of the fire protection services. Back-up support is provided to the area by the Glyndon, Owings Mills and Butler Fire Companies and the Reisterstown and Pikesville Rescue Squads.

The fire flow capacities of existing waterlines to the site may have to be evaluated periodically and supplemented if necessary.

Housing

In September, 1987 County Executive Rasmussen appointed a Housing Policy Team. This group was charged with developing the County's first comprehensive housing policy and recommending strategies to implement the County Executives housing initiatives. The Team, recently concluded their study and has recommended actions to the County Executive, some of which would increase housing opportunities for the County's elderly population. Among their recommendations the Housing Policy Team group urged that the county establish the financial and institutional capacity to encourage housing development to serve the aging population. The Department of Community Development is responsible for the management of federal, state and local housing resources, many of which already serve the elderly. The Petitioner seeks to support the expansion of this capability, as the County's elderly population continues to grow and has proposed to contribute $1,000,000 to these initiatives.

At this date, it is not possible for the County to delineate any particular program which may be desirable in the housing field at Mays Chapel North. The aim of the Keelty Company is, and always has been, to provide affordable housing and improve the quality of housing stock, and the Company believes its Mays Chapel North PUD Plan will do this. While the County cannot now foresee what may be involved at Mays Chapel North in the Department of Community Development's managment of the County's Elderly Housing Resources, still the Company has assured the County of its desire to promote elderly housing assistance wherever help may be needed.

Accordingly, the Keelty Company agrees to help fund the Elderly Housing Initiatives by paying to Baltimore County, Maryland (County) for the use of the Housing Division of the Department of Community Development, at Mays Chapel North, or anywhere else in the County, the following:

1. The sum of $200,000.00 payable within 60 days after the last of the following shall occur: (i) approval of the final development plan (FDP) for the first section of the Mays Chapel North PUD selected by the Keelty Company for

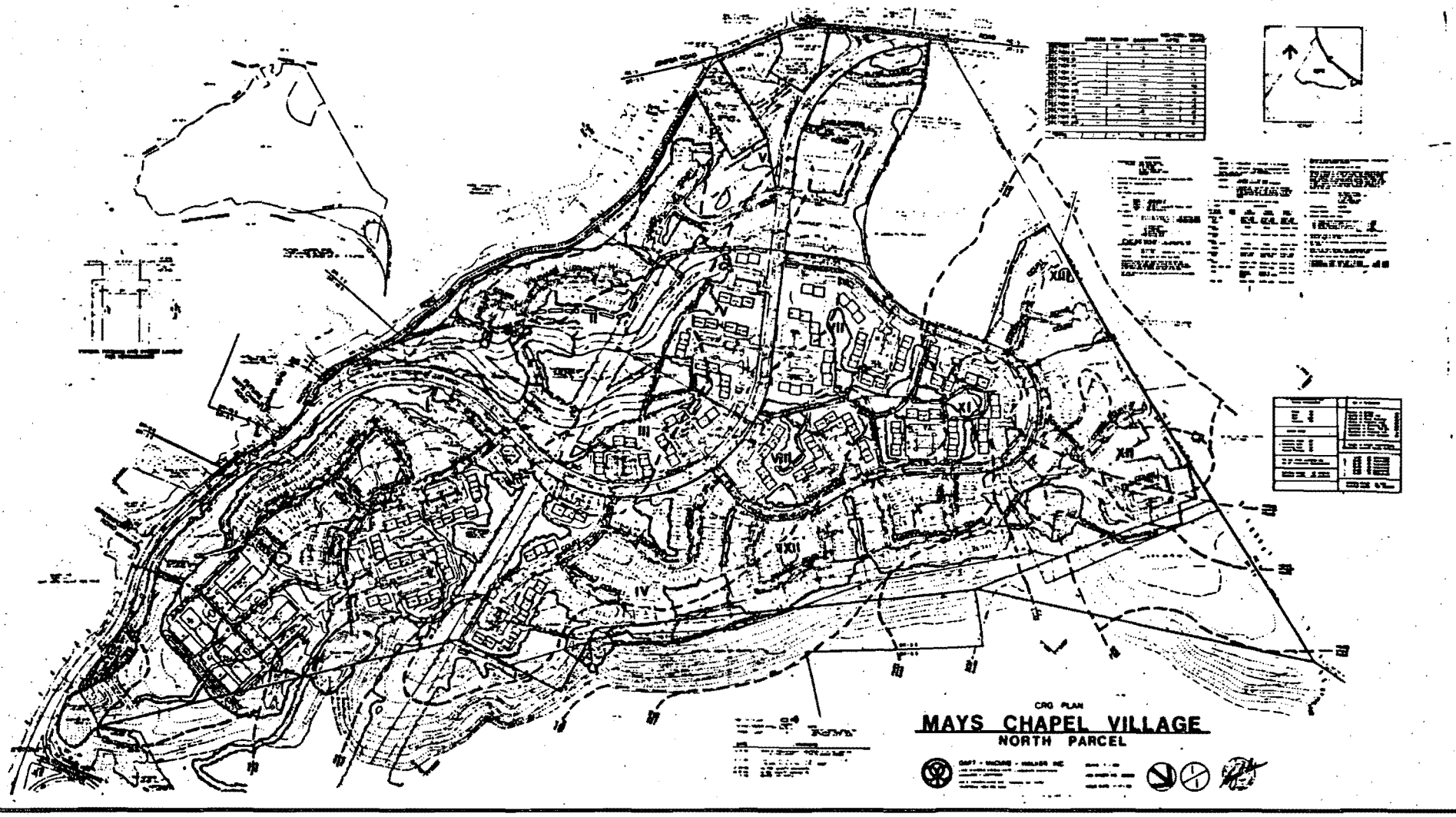
development, by the Zoning Commissioner, as being in accord with the authorization plan, and by the Planning Board, as being in accord with the standards and policies adopted pursuant to the authority of Section 504 of the County Zoning Regulations (zoning regulations), all as called for by Section 430.1.G. of the zoning regulations; and (ii) approval of the plan by the County Review Group (CRG), to the extent required under Article IV (Development Regulations of Baltimore County) of Title 22 of the County Code; and (iii) approval by the Directors of the Department of Public Works, the Department of Environmental Protection and Resource Management and the Department of Planning and Zoning, or their authorized representatives, of the plat for the first segment of the plan approved in the FDP and CRG process, for the purpose of recordation of the plat among the Land Records of Baltimore County; and (iv) issuance of all permits required by federal, state and county agencies for the improvement or installation of Padonia Road wherever to be located or relocated, from Greenpoint Road to Jenifer Road, and for the relocation and improvement of Mays Chapel Road, as required by the County; and (v) immediately after the first three hundred residential building permits are issued by Baltimore County to the Keelty Company for dwelling units in the Mays Chapel North PUD; and

2. Thereafter, the sum of $800 ,000.00, payable in installments on the following basis; first, $667.00 per dwelling unit, to be paid upon the issuance of each permit for construction of any dwelling unit or dwelling units in the Mays Chapel North PUD, until permits for construction of the next 300 dwelling units have been issued; then $500.00 per dwelling unit, to be paid upon the issuance of each permit for construction of any dwelling unit or dwelling units in the Mays Chapel North PUD, until permits for construction of an additional 400 dwelling units have been issued; and finally, $363.00 per dwelling unit, to be paid upon the issuance of each permit for the construction of any dwelling unit or dwelling units in the Mays Chapel North PUD, until permits for construction of the next 1,100 dwelling units have been issued, and the full $800,000.00 has been paid. The Keelty Company shall have the right, at

its election, to accelerate any or all installment payments by the prepayment of any amount it may desire, any prepayment to be credited against the next succeeding installment or installments called for hereunder.

COMPARISON OF ESTIMATED DWELLING AND DENSITY
COUNTS BETWEEN PLAN WITH CRG APPROVAL AND PUD PLAN

Housing Mix Projection*	CRG Approved Plan DWELLING UNITS	PUD Plan DWELLING UNITS
Senior Citizen Housing		
Studio	—	200
1 Bedroom	—	220
2 Bedroom	—	205
Mid-Rise Apartments		
2 Bedroom	192	200
Mid-Rise Condominiums		
Studio	-	50
2 Bedroom	-	205
Garden Apartments		
1 Bedroom	-	104
2 Bedroom	264	200
3 Bedroom	-	10
Garden Condominiums		
Studio	-	40
2 Bedroom	468	300
Townhouses		
3 Bedroom	617	443
Single Family Detached		
3 Bedroom	2	-
TOTAL.....	1,543	2,177



Mays Chapel North

CRG PLAN

CRG PLAN
MAYS CHAPEL NORTH
Planned Unit Development
JAMES KEELTY & CO, INC.

Prepared For: JAMES KEELTY & CO, INC. BUILDERS AND DEVELOPERS

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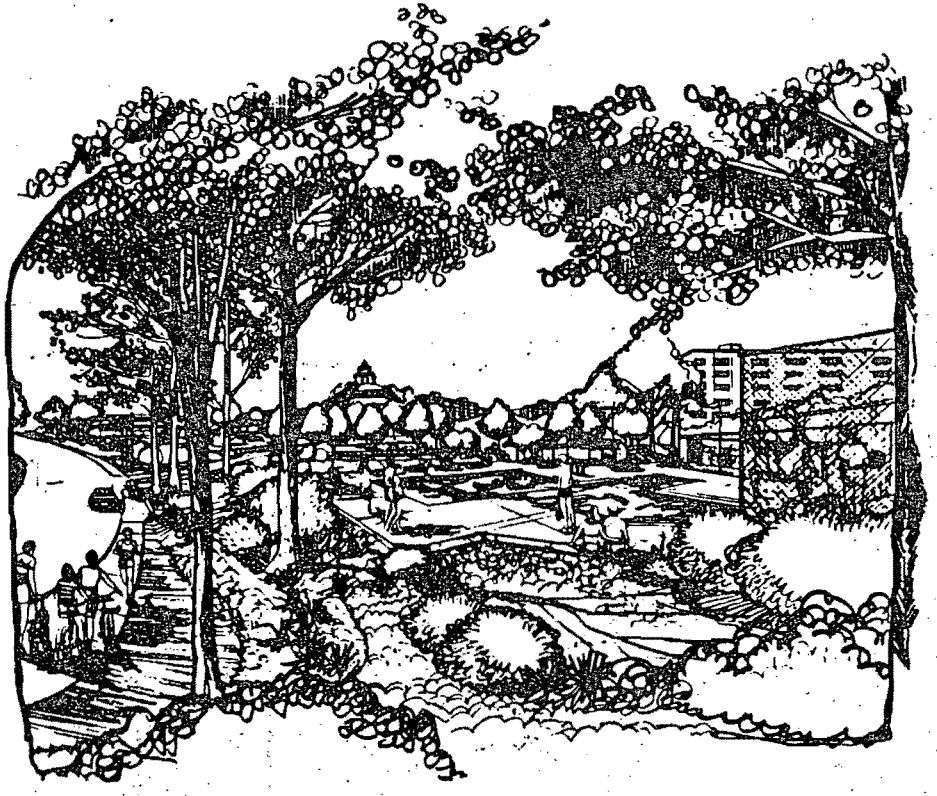
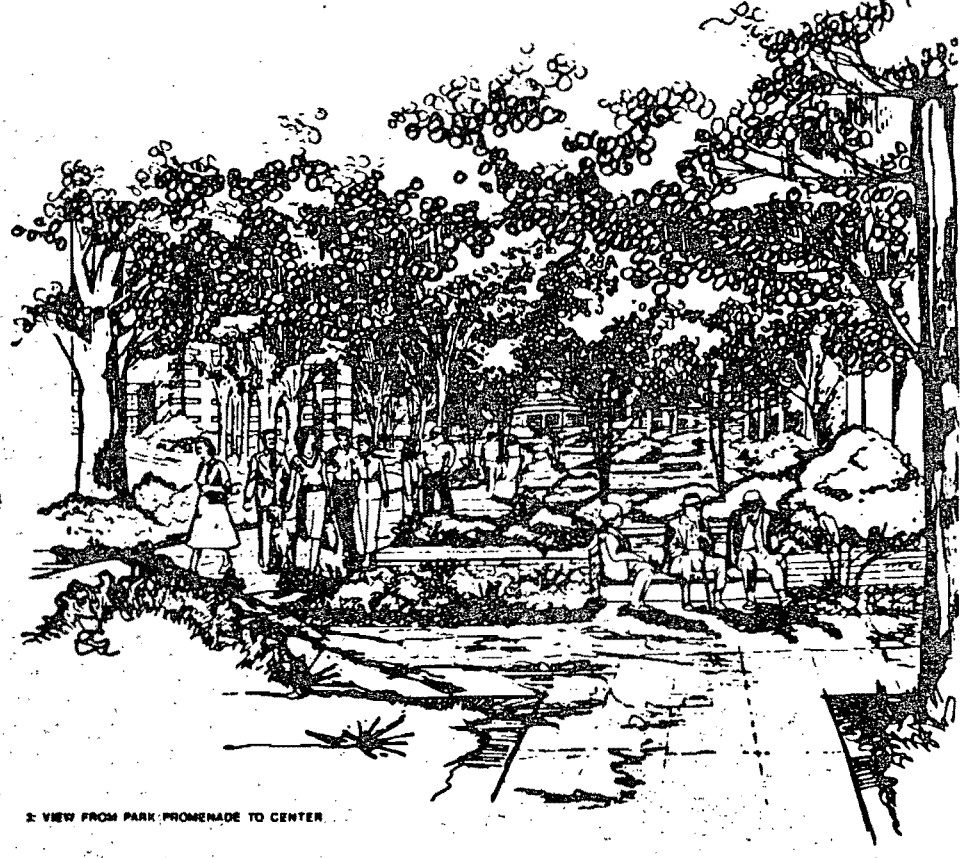


2: VIEW FROM POOL AREA TO CENTER



3: VIEW FROM PARK PROMENADE TO CENTER

Mays Chapel North

VILLAGE CENTER: PERSPECTIVES 2&3

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Prepared By: DAFT·McCUNE·WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

VILLAGE CENTER:
PERSPECTIVES 2 & 3

MAYS CHAPEL NORTH
Planned Unit Development

JAMES KEELTY & CO. INC.

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FIGURE
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Public Schools

According to the Planning Department of the Baltimore County Public Schools, the estimated timetable of 18 years to complete this development affords the County ample opportunity to develop plans to accommodate the pupil growth anticipated from this development. The Mays Chapel Elementary School-Recreation Site, consisting of 20.1 acres adjacent to Mays Chapel North, could be developed in the future, if student population pressures warrant a new facility. The Planning Department of the County Public Schools has determined that this site meets all educational requirements.

Day Care

The Petitioner proposes to provide space for day care facilities within the Village Center, and has applied for a Special Hearing to determine whether day-care facilities will be permitted as part of the Mays Chapel North PUD.

Other Community Facilities

Included in the Plan for the Village Center is a community space which will provide for a broad range of activities such as community association meetings, educational, civic and religious functions, and social gatherings. In addition, a proposed swimming pool, will provide indoor recreation and changing space. These facilities shall be designed and constructed so as to be visually consistent with the Village Center.

COUNTY COMMENTS

The appropriate County agencies support the proposed program for Community Facilities, Services and Housing as set out above, subject to granting of Special Exceptions and Variances by the Zoning Commissioner

c. INFRASTRUCTURE

ROADS AND TRANSPORTATION

The Traffic Group, Inc., an independent traffic consulting firm, conducted a Traffic Analysis for Mays Chapel North, comparing prospective traffic from the neighborhood to be created by the PUD with traffic from the substantially similar neighborhood, withough local shopping and office space, created by the CRG plan. Vehicle turning movement counts at several locations were taken to determine existing traffic conditions. Traffic projection counts from the Maryland State Highway Administration were incorporated to determine the effect of the planned interchange between I-83 and Warren Road. Finally, intersection capacity analyses determined the difference between the two development scenarios (PUD vs. CRD). Locations included in the analysis were: Maryland 25 (Falls Road) and Padonia/Broadway Road; Maryland 25 (Falls Road) and Maryland 131 (Seminary Avenue) and Entrance to St. Paul's School; Timonium Road and Jenifer Road; I-83 and Padonia Road; and I-83 and Timonium Road. The results of this analysis show that development of the site as a PUD will have no significant effect on the nearby road system, when compared to the impact of traffic to be generated under the approved CRG Plan.

It was concluded that development of Mays Chapel North as the PUD will not generate a significant increase in volume at any of the key intersections studied. The northbound off-ramp from I-83 to Padonia Road is already scheduled for improvement, i.e., widening of the off-ramp to two lanes and installation of a traffic signal. The traffic signal will provide for left turns by eastbound Padonia Road to northbound I-83. With these scheduled and recommended improvements, northbound I-83 on and off ramps at Padonia Road are projected to operate at satisfactory levels.

The probabilities exist that other improvements to the interchange between Padonia Road and I-83 will be made over the 18 year build-out period projected for Mays Chapel North. State and County traffic authorities will monitor traffic as development in Timonium progresses, and prepare for any needed improvement on a timely basis.

The Bureau of Traffic Engineering requested that a reservation of land for the possible future realignment of Padonia Road be incorporated into the approved Authorization Plan for Mays Chapel North, and that left turn lanes be designed into major access points of Padonia Road. This is made a requirement of the PUD.

The Road Hierarchy Plan is developed around the County-mandated relocation of Padonia Road which forms the major road spine through the development and provides a collector road for all traffic within the development. Relocated Padonia Road links the development to the I-83 Expressway and York Road and the Towson/ Hunt Valley business corridor on the east and to rural areas on the west. Two looped, secondary or collector roads are designed to feed the Village Center, the school-recreation center, and clusters of residences, to the spine and major collector road. All other traffic ways within Mays Chapel North are designed as residential streets to serve small clusters of housing with no residential unit having direct access to the spine road (relocated Padonia Road). The planned road system should enable traffic to move effectively through and within Mays Chapel North. The arrangement of small, intimate clusters of housing served by purely residential streets have been designed so as to minimize impact by through-traffic movements. All residential units will be oriented to face abutting streets to assure that no housing cluster presents a "back-yard image" to the community.

The feasibility of providing shuttle service for senior citizens desiring shopping or service opportunities in the PUD or in the York Road corridor is to be explored by the Petitioner. Also, access to public transit systems is to be explored with appropriate agencies in order to evaluate the feasibility of extending transit into the PUD, providing bus turn-abouts at appropriate locations, if and when transit service is provided.

COUNTY COMMENTS

The Bureau of Traffic Engineering OF the Department of Public Works has reviewed the Petition and has the following comments.

"A review was made of the traffic analysis in the PUD proposal submitted to the Zoning Commissioner. We are in general agreement with the study and concur with the conclusion that the projected traffic impact upon the overall road system is essentially the same for both the PUD and CRG proposals.

There are a number of reasons why the overall traffic impact is essentially the same for both plans even though the PUD plan represents a more intense development. Most of these reasons, however, relate to the basic concept of a PUD as being a more or less self-contained development where the various types of development are all inter-related, so that the residents will have many services immediately available to them in their own neighborhood without have to travel outside their neighborhood.

Some of the specific reasons why the traffic impact is basically similar for both plans are as follows:

1) The higher density residential development in a PUD generates fewer trips per unit. For example, in the PUD plan there are fewer townhouse units and more mid-rise units than with the CRG plan, and townhouse units have a 36% higher traffic impact in the peak hour than the proposed mid-rise units.
2) A relatively large portion of the PUD plan is comprised of elderly units which have a very low trip generation rate compared to the townhouses they serve to replace. A townhouse would generate 130% more traffic than an elderly unit in the evening peak and 330% more traffic than an elderly unit in the morning peak.
   In addition, the traffic that is generated by elderly units tends to be in a different direction from the traffic generated by other residential units, and there is generally excess capacity available for this traffic traveling in these different directions than the peak direction flow. The peaking characteristics for elderly units are also different from other residential units and because they occur at different times, elderly units generate peak demands when excess capacity is available. For example, the outbound traffic in the morning, which causes the capacity constraints, is 9 times higher for a townhouse than an elderly unit.
3) Many of the trips generated by residential development are retail, office, recreational and school destinations. These uses would be provided within the PUD community, and thus many of the projected PUD trips would only be internal and not impact the external road network. The traffic study actually made a worst case assumption and assumed that all PUD trips would be on the external roads, but this is not the case at all, and therefore if anything, the traffic impact for the PUD would be overstated.

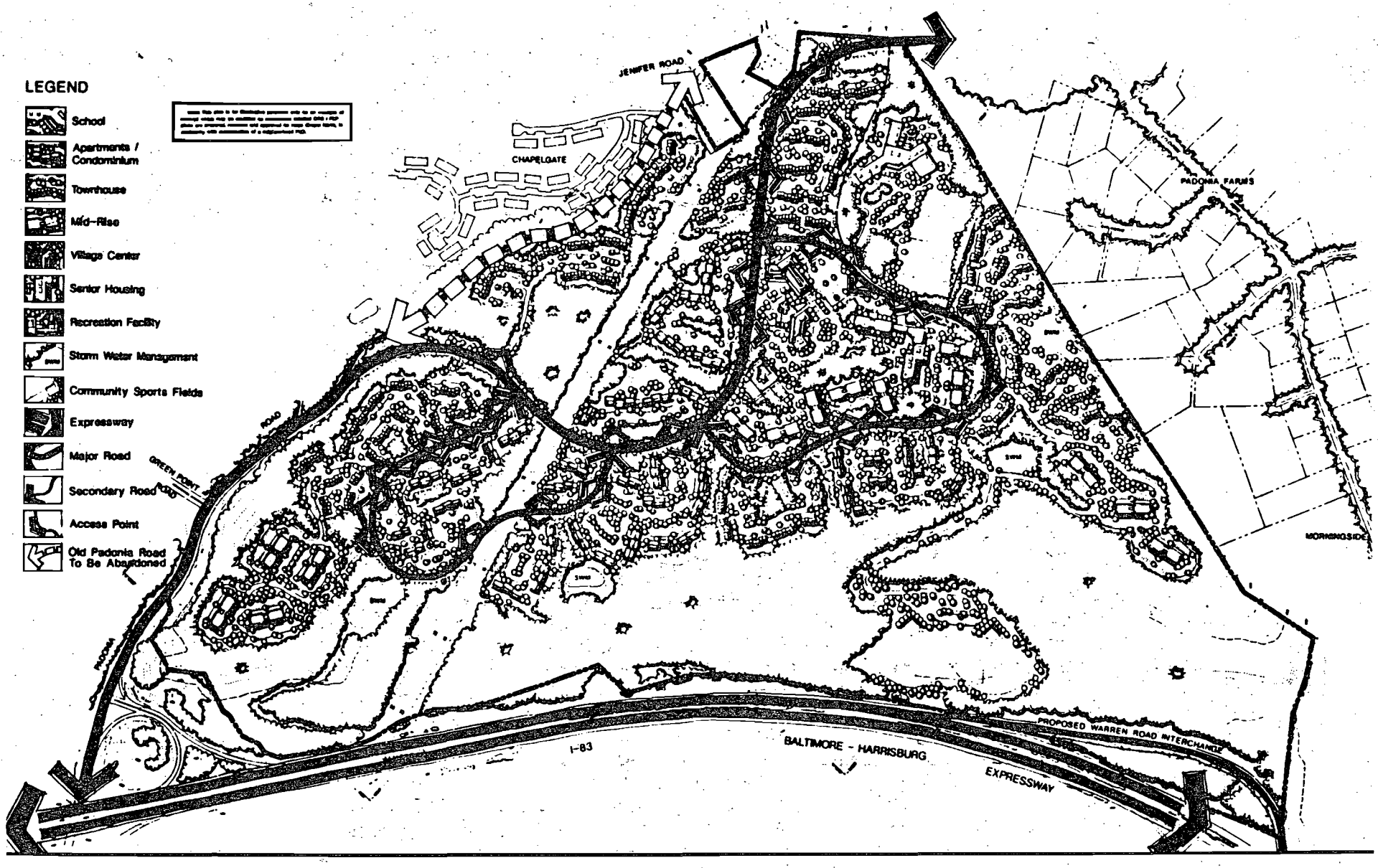
4) The retail area proposed is relatively small and intended for local residents from the neighborhood. Any traffic from outside the PUD utilizing the retail area would likely be from other developments in the immediate area such as Mays Chapel South and Chapelgate, which would further reduce the PUD traffic impact outside the immediate area. Without the PUD, these local convenience shopping trips would only add to the congestion on Padonia Road between I-83 and York Road. Again, the traffic study made a worst case assumption that all these local shopping trips would be outside the immediate PUD area.

5) The office development that is proposed as part of the PUD is also intended to serve the PUD in order to create a self-contained community as much as possible. Without the PUD office space, all work trips would have to outside the PUD and added to th surrounding road system. Of course, there would be some office trips from outside the PUD but, again, some of these trips would be from sub-divisions in the immediate area, which would divert trips away from more congested parts of the road system. In addition to this, any office trips from outside the immediate area would have a different peak period of traffic than the rest of the traffic in the PUD. Selecting uses with different peaks is a recommended way to mitigate traffic impact for many large projects.

   In addition to the different peaks, any office trips from outside the immediate area would have the opposite peak flow direction than the residential traffic. This also serves to minimize traffic impact because any capacity constraint is generally on direction only.

If the PUD proposal is ultimately approved, and the developer proceeds with it, then a substantial amount of right-of-way for the I-83 and Warren Road interchange should be given to the State Highway Administration by the developer. The construction of this interchange should provide major relief during the initial stages of Mays Chapel North.

As commented previously on the PUD proposal, the plans need to show a right-of-way reservation for a possible future realignment of proposed Padonia Road where it intersects with existing Padonia Road. Also, left turn lanes will be needed on Padonia Road at the major access poins, such as, the school accesses and the playing field access. These must be shown on all CRG/FDP submissions.



Mays Chapel North

ROAD HIERARCHY PLAN

ROAD HIERARCHY PLAN
MAYS CHAPEL NORTH
Planned Unit Development
JAMES KEELTY & CO. INC.

Prepared For: JAMES KEELTY & CO. INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

REVISIONS DATE FIGURE
PAGE 54 JULY 30, 1987 46 8

There are various shorter term improvements planned and proposed to improve the traffic flow during the initial stages of Mays Chapel North in addition to the Warren Road interchange. These are the Beaver Dam Road extension, widening the northbound ramps at I-83 and Padonia Road and upgrading the Padonia Road shoulders east of I-83 for additional lanes, which could be done by County forces.

Longer term, it will be necessary for the State Highway Administration to redesign and reconstruct the interchange at I-83 and Padonia Road. The developer will be making a $300,000 contribution toward this cost."

The proposed contribution to the Padonia Intersection Study was reviewed by the State Highway Administration, and the following correspondence dated December 17, 1987 from Mr. Hal Kassoff, S.H.A., Administrator, was received: This stated, in part

> "I understand the Baltimore County has reached an agreement with Keelty and Company regarding the Mays Chapel North development. As part of this agreement, Keelty and Company will be dedicating land which includes the right-of-way for the Interstate Route 83 and Warren Road Interchange southbound ramp. Also, Keelty and Company will be contributing $300,000.00 to be used for the planning and engineering of improvements for the Interstate Route 83 and Padonia Road interchange.
>
> My staff has discussed this proposal with members of your staff and both feel that the contributions of Keelty and Company are a good idea. While both the County and the State Highway Administration realize that the ultimate solution in this area is a reconstruction of the Padonia Road interchange, I wish to express our support for this agreement."

SANITARY SEWER

Mays Chapel North is located within the drainage basin served by the Texas sanitary sewer system. To serve the site, it is proposed to extend a gravity sewer interceptor (16 to 12 inches in diameter) west along Padonia Road from the existing 15 inch sewer at Deerco Road. The new interceptor sewer will also serve a portion of the Chapelgate development in progress.

In 1986, the Bureau of Utilities installed a flow meter in the Texas Sub-Interceptor to determine existing flows. In dry weather, the meter recorded a peak flow of 1.79 million gallons per day (MGD). During significant storm events (2 year storm) undue inflow increased the recorded flow to 3.09 MGD. In its most restrictive segment (a distance of 2,500 lineal feet), the Texas Sub-Interceptor has a capacity of 5.61 MGD, resulting in excess capacities of 3.82 MGD during dry weather and 2.52 MGD during wet weather. Pumping records for fiscal year 1986 show that the Texas station pumped an average daily flow of 3.95 MGD, less than half of which is attributable to the Texas Sub-Interceptor. The Texas pumping station has an installed capacity to pump 9.90 MGD.

Analysis indicates that the Texas sanitary sewer system has installed capacity to accommodate design flows from ultimate development of the Mays Chapel North PUD. Using criterial adopted by the Public Works Department, the total design flow of Mays Chapel North and Chapelgate, when fully developed and built, will be less that the installed capacity during dry weather. In that the ultimate development of Mays Chapel North is projected over a period of 18 years, any surcharge, if it occurs at all, would occur in the final stage of development. An on-going maintenance program of the Baltimore County Bureau of Utilities aimed at reducing and eliminating inflow, should reduce potential surcharges. However, in assistance to the evaluation and monitoring program of Baltimore County for the Texas Sub-Interceptor sewer, the Petitioner has agreed to monitor the sewage flows of Mays Chapel North. This will be supplemental to the on-going monitoring program of the County.

Design flows for the Mays Chapel North PUD and the Chapelgate development will be as follows:

SANITARY SEWER DESIGN FLOWS

			Persons
Mays Chapel North PUD:			
Townhouses	443 x 3.5 P/U	=	1,551
Garden Apartments	654 x 3.0 P/U	=	1,962
Mid Rise	455 x 3.0 P/U	=	1,365
Elderly	205 x 1.75 P/U	=	359
	220 x 1.5 P/U	=	330
	200 x 1.0 P/U	=	200
Commercial	43,553 S.F. x .05/90 GPCD	=	24
Office	21,776 S.F. x .09/90 GPCD	=	22
		TOTAL	5,813*
Chapelgate Development:			
Townhouses**	439 x 3.5 P/U	=	1,537
Single Family	10 x 3.5 P/U		35
		TOTAL POPULATION	7,835***
Average Daily Flow	7,385 x 90	=	0.665 MGD
Peak Daily Flow	(0.665) 5/6 x 3.2	=	2.278 MGD
Possible Infiltration			
	484 Acres x 800 GPCD	=	0.387 MGD
		TOTAL DESIGN FLOW	2.665 MGD

* This figure is based on design criteria adopted by the County Department of Public Works.

** 209 Townhouses in Chapelgate will be served by the existing south branch interceptor in Mays Chapel Village South.

*** This figure is also based on design criteria of the County Department of Public Works.

WATER SUPPLY

Mays Chapel North is situated in the Falls Fifth Water Zone. The zone is served by an elevated tank, pumping station and reservoir located south of Chatterton Road between Greenpoint and Jenifer Roads. The system is supplied by a 36 inch transmission main extending from the Towson Fourth Water Zone.

The Falls Fifth system was constructed in 1978 with the following design parameters: Populations - 14,800 Persons; Average Daily Flow - 1.33 MGD; Maximum Daily Flow - 2.66 MGD; Elevated Tank, with Total Storage of 500,000 Gal.; and Overflow Elevation - 755 Feet. The pumping station has a first stage design capacity of 2.66 MGD with two pumps installed at present. Incorporated in the station design is provision for the installation of a third pump for expansion to an ultimate design capacity of 5.32 MGD. The existing reservoir has a capacity of 6.0 MG with provision for expansion to 12.0 MG.

There is a 20 inch transmission main in Chatterton and Greenpoint Roads, and a 16 inch transmission main in Chatterton and Jenifer Roads, which presently serve Mays Chapel Village. It is proposed to extend the 20 inch main, in a westerly direction, in relocated Padonia Road, and the 12 inch distribution mains in Chapelgate and Mays Chapel North to connect with the 16 elevated tank supply. (Figure 16, Water & Sewer Plan). Existing ground elevations in Mays Chapel North vary between 540 and 620 feet. Based on the tank overflow elevation, static pressures at ground level will range between 60 and 92 PSI.

Water demands for existing and proposed development served by the Falls Fifth system, including the Mays Chapel North PUD will be as follows:

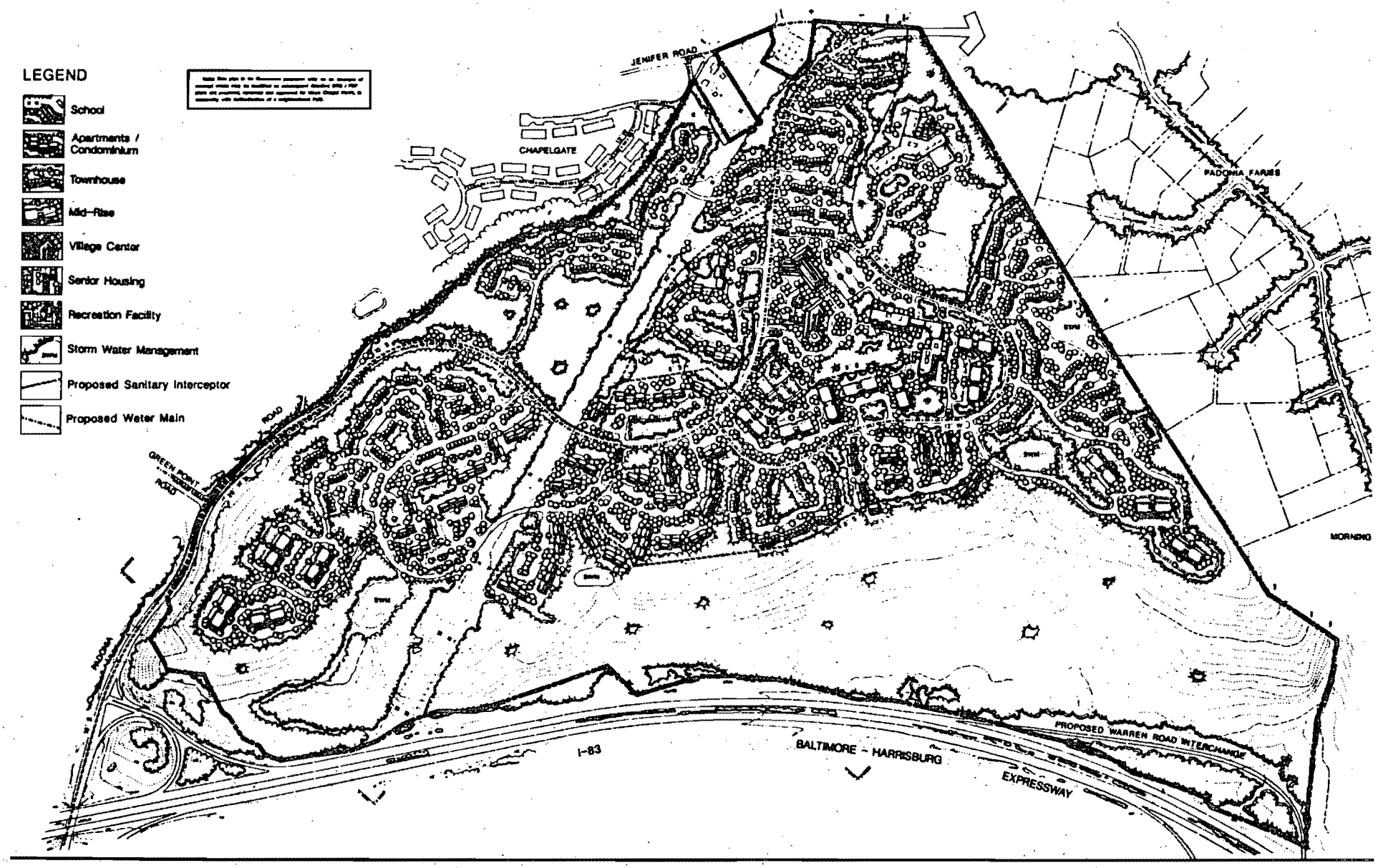
Table

WATER DEMANDS FOR THE
FALLS FIFTH WATER ZONE SYSTEM

			Persons
Existing Development			
Mays Chapel Village			
Townhouses	274 x 3.5 P/U	=	959
Garden Apartments	803 x 3.0 P/U	=	2,409
Single Family	7 x 3.5 P/U	=	25
Valley Wood at Five Farms			
Townhouses	170 x 3.5 P/U	=	595
Copperfield at Five Farms			
Townhouses	571 x 3.5 P/U	=	1,999
Baltimore County Club			
(Based on Ac./Water Usage)	45,000 GPD/90 GPCD	=	500
		TOTAL	6,487
Proposed Development			
Mays Chapel North - PUD			
Townhouses	443 x 3.5 P/U	=	1,551
Garden Apartments	654 x 3.0 P/U	=	1,962
Mid Rise	455 x 3.0 P/U	=	1,365
Elderly	205 x 1.75 P/U	=	359
	220 x 1.5 P/U	=	330
	200 x 1.0 P/U	=	200
Commercial	43,553 S.F. x .05 - 90 GPCD	=	24
Office	21,776 S.F. x .09 - 90 GPCD	=	22
		TOTAL	5,813*
Chapelgate			
Townhouses	439 x 3.5 P/U	=	1,537
Single Family	10 x 3.5 P/U	=	35
		TOTAL	1,572
	GRAND TOTAL POPULATION	=	13,872*
Average Daily Flow	13,971 x 90 GPCD	=	1.26 MGD
Maximum Daily Flow	1.26 MGD x 2	=	2.52 MGD

* The figure is based on the design criteria adopted by the County Department of Public Works.

As outlined above, the Falls Fifth Water Zone System has sufficient capacity to accommodate the ultimate development water demands for the Mays Chapel North PUD, without the need for system improvements. The system was designed with built-in provisions for future expansion as the need occurs.



Mays Chapel North

WATER & SEWER PLAN

WATER & SEWER PLAN
MAYS CHAPEL NORTH
Planned Unit Development
JAMES REELTY & CO., INC. 52

DIRECTOR'S FINDINGS - GENERAL

In general, the proposed PUD satisfies the intent set forth in Sections 430 and 504 of the zoning regulations. Development in accordance with this proposal, as modified, by the recommendations of County agencies set out in this report provides for the creation of a well-designed neighborhood, and for uses and levels of land-use intensity not otherwise permitted by the existing zoning. Furthermore, the PUD fosters urban growth patterns which afford optimum levels of economy and efficiency. The residential density proposed permits 634 dwelling units above that allowed by the existing zoning; 1,543 dwelling units are permitted under existing zoning, and 2,177 dwelling units by the PUD regulations; 65,329 square feet of commercial and office development will be permitted, as well as day care, community and recreational space and life care for the elderly. The proposed retention of approximately 170 acres of open space equates to 45% of the total site. Included in this are approximately 92 acres to be preserved for public recreational purposes, and considerable additional land area to be set aside for local homeowners recreation and common open space.

1. **Environmental Protection**

   The plan, as modified in accordance with the requirements of the Department of Environmental Protection and Resource Management, will be environmentally sound and will meet all Baltimore County policies and regulations. However, final approval by all relevant State and Federal Environmental Agencies will be required prior to issuance of building permits.

2. **Authorization Plan Map**

   The Authorization Plan Map, supported by the Illustrative Plan, Design Standards and Guidelines-Townhouses, Design Standards and Guidelines-Garden and Mid-rise Units, Concept Plan and Summary Analysis Plan (Exhibit 4) represents well-planned and diversified site plan elements and layouts. They shall be used as a reference to the Petitioner's intent regarding character and extent of open space and landscaping, housing type, commercial retail and office space, relationship of parking to building, pathway systems and vehicular circulation principles when CRG/FDP submissions are reviewed.

A variety of housing types have been provided throughout the different phases of the project's development, allowing distinct cluster identities and overall diversity to meet a range of housing needs.

Adequate parking will be provided to accommodate all uses. The Petitioner plans to complete all parking areas in as an attractive way as possible by buffering and through the use of berms and landscaping. The commitment to sufficient well-screened off-street parking is an important basis for the County's belief in the quality and superior environment of the project.

Signs are to be designed within the context of a common community-wide theme identifying Mays Chapel North. Information and directional signs will follow this common theme and will direct vehicular and pedestrian access points to housing clusters and to the Village Center. Street lights for the project are to have glare directed away from adjacent residents.

The office recommends that the Petitioner, prior to its preparation of CRG/FDP, prepare 1" to 100' to 1" to 50' scale site plans and invite the County Office of Planning and Zoning to view these and offer comments.

3. **Open Space and Pedestrian Circulation**

The Pedestrian/Open Space Systems Plan at the Mays Chapel North PUD provides ample land for public park and local open space. Approximately 92 acres are reserved for public park purposes and the Petitioner is committed to construct a public road solely to provide access to the recreational facilities indicated in that area.

Common open space includes areas for active recreation, as indicated on the Illustrative Plan. The Village Center Area is able to accommodate a pool/changing room complex and tennis courts. Other locally-oriented recreational facilities constitute, in the aggregate, a well-balanced range of recreational opportunities for Mays Chapel North residents.

All requirements of the Department of Recreation and Parks must be met as set out earlier in this report.

4. **Community Services and Facilities**

No school site is required within Mays Chapel North, as there is an existing school site adjacent to the proposed development.

No additional police or fire station is required to serve residents of Mays Chapel North and its immediate surroundings. Adequate facilities are now available.

A multi-use community space is to be provided for within the Mays Chapel North PUD, in addition to reservation of a site for a church of other like institutional use.

The life-care and day-care facilities, as set out in the Petition under "Special Hearing", are supported by this Department.

5. **Housing**

The Petitioner has agreed to support the County-wide housing initiative of the Department of Community Development. Additionally, the Petitioner shall make a good faith effort in Mays Chapel North to provide affordable housing. These efforts shall include the pursuit of available government funding sources.

6. **Infrastructure**

All County regulations that relate directly to public safety and health, such as emergency vehicle access, fire and police, shall apply to Mays Chapel North.

All streets and utilities shall be public, unless otherwise permitted by law and in accordance with Department of Public Works regulations.

Direct access to Mays Chapel North will be provided by the realignment of Padonia Road between Greenpoint and Jenifer Roads. The realignment of this County road will be engineered and constructed by the Petitioner. All other roads within Mays Chapel North will also be engineered and constructed by the Petitioner to Baltimore County standards, regardless of whether

such roads are public or private. The road system within Mays Chapel North is well-designed and should enable traffic to move effectively throughout and within Mays Chapel North, with a minimum impact from through-traffic movements. Additionally, the feasibility of providing shuttle service for senior citizens and access to public transit systems will be explored by the Petitioner.

The private traffic study, confirmed by the County study, shows a minimal difference between traffic generated under the PUD Plan and that generated under the CRG Plan. The difference between the two plans will have little impact on the nearby road systems.

To date, the Petitioner has executed six Public Works Agreements for the purposes of providing basic services to the Mays Chapel North development. All executed Public Works Agreements have received or will receive some public funding fro Baltimore County. The costs associated with each such agreement are detailed in a Table entitled "Mays Chapel North Infrastructure Expenditures".

The existing sanitary sewer system is deemed adequate to serve Mays Chapel North. Due to the 18-year build-out period of Mays Chapel North, the Petitioner will monitor sewage flows on Mays Chapel North. The Petitioner will also provide an alignment study. The County will independently monitor the Texas Sanitary Sewer and will place and necessary improvements called for into the capital budget and five-year budget program. The water supply and distribution system for the area of Mays Chapel North (Falls Fifth Water Zone System) was designed and built for future expansion and is more than adequate to serve the PUD.

V. IMPLEMENTATION OF THE DEVELOPMENT

Baltimore County will retain control over the development of Mays Chapel North during its projected 18 year build out via CRG/FDP review of individual sections and subsections of development for conformity with the approved Authorization Plan.

The Authorization Plan Map

The Authorization Plan Map for Mays Chapel North has been reviewed in detail in Section IV of this report. It must be noted, however, that due to the Authorization Plan Map's conceptual nature, graphics and technical material related to the Authorization Plan should be construed only as approximate, and not specific, for locations of roadways, open space, building development areas and uses. Final site specific proposals will be shown on each CRG/FDP submission which will be reviewed for compliance with the approved authorization plan by the Zoning Commission, and by County Agencies and by the Baltimore County Planning Board for compliance with all applicable development regulations.

Proposed Preliminary Construction and Site Development Phasing

Construction and site development is projected by the Petitioner to occur approximately in accordance with the following time frame:

PROPOSED PRELIMINARY CONSTRUCTION AND SITE DEVELOPMENT PHASING

Section	Site	Date Completed
1. Realignment of Padonia Road and extensions of Sewer, Water and Storm Drainage utilities to site		1988*
2. Townhouses or Garden Units	32.7 acres	1991
3. Townhouses or Garden Units	21.8 acres	1992
4. Townhouses or Garden Units	20.9 acres	1994
5. Mid-rise Housing or Garden Units	15.3 acres	1998
6. Townhouses or Garden Units	19.8 acres	1999
7. Village Center	29.0 acres	2002
8. Townhouses	12.4 acres	2003
9. Townhouses	17.6 acres	2005
10. Townhouses	13.1 acres	2007
11. Townhouses and Mid-Rise Housing	20.3 acres	2008
TOTAL	202.9 acres	

* Based on clearance from Federal, State and County authorities, on a reasonably prompt basis, after submittal of applications for permits. Balance of completion dates are keyed to completion of road and utilities to site.

Commencement of construction in any one of the Sections numbered 2 through 11 will be deemed utilization of the special exception authorizing the Unit Development at Mays Chapel North, provided construction is thereafter pursued to completion with reasonable diligence. It is understood that after commencement, construction shall proceed at the rate of approximately 120 or more dwelling units per year for a period of 18 or less years, which is the estimated build-out period. It is further understood that the proposed preliminary construction schedule is not designed to require commencement of any particular section before commencement of any other section, and any sections, or parts of different sections, may commence and proceed at or about the same time, so long as construction proceeds at about the pace of 120 or more dwelling units per year, computed on a cumulative basis, all as estimated at the time of preparation of the PUD program.

Uses Permitted

The Uses Permitted subsection of the Authorization Plan delineates those uses of land which will be permitted within Mays Chapel North, and other uses which are not allowed. The uses specified are expressly authorized under Section 430.2.D of the zoning regulations, except for those covered by the Petition for Special Hearings.

The Uses Permitted subsection regulates and pertains to excavation, utilities, parking, accessory uses, and use definitions, and relates these to the general building development areas and the Village Center. These regulations are considered to be appropriate and will promote an effective control over uses in the PUD.

Provisions For The Handicapped

The Authorization Plan contains the following provisions for the handicapped:

Development of Mays Chapel North will comply with all federal, state and county laws and regulations relating to the handicapped and that:

(i) Residential alternatives for the handicapped, such as apartments, townhomes, alternative living units (ALU's) or group homes, licensed or certified by the State, are permitted as a matter of right, and may not be prohibited under any of developer's covenants.

(ii) Blueprints for accessible housing will be available to prospective home buyers, should someone with a handicapped condition request them.

(iii) Attention will be given to staggering curb-cuts at periodic intervals, consistent with the pedestrian system, so that they are not placed solely at the ends of sidewalks.

Design Standards and Guidelines

The original petition submitted by James Keelty and Co., Inc., set out detailed design standards and guidelines in Section Four Pages 104-114, which covered the following aspects of the PUD:

(i) Standards and Guidelines for Townhouses;

(ii) Standards and Guidelines (including Architectural Guidelines) for Garden Apartments and Other Multi-Family Dwelling Type Buildings Not Exceeding Four Stories;
(iii) Standards and Guidelines (including Architectural Guidelines) for Mid-Rise Apartments and Other Multi-Family Dwelling Type Buildings Having Five or Six Stories;
(iv) Standards and Guidelines (including Architectural Guidelines) for Mid-Rise Apartment Buildings, Senior Citizen Housing and Housing for the Elderly in Excess of Six Stories;
(v) Projections into Yards;

COUNTY COMMENTS

The minimum design standards initially proposed were reviewed and found to be inappropriate. It was recommended that as the proposed unit type and site layout were generally the form of development built in the past by the petitioner, the existing Baltimore County Zoning and Development Regulations be used as a minimum for the proposed Mays Chapel North PUD. Some built-in provision for modified design standards, based on future conditions may be acceptable to Zoning Commissioner, subject to County review and approval. The following revised set of standards have been proposed and is acceptable to this office.

Design Standards and Guidelines (REVISED)

Design standards and guidelines governing the location and relationship of the different residential unit types proposed for Mays Chapel North will be developed in accordance with the relevant policies and objectives of Baltimore County Zoning Regulations and Zoning Policy Manual. Architectural and site planning controls will comply with standards set forth in the Development and Zoning Regulations, but will allow for some flexibility to develop site specific standards and guidelines after approval of the proposed Authorization Plan subject to approval by the Zoning Commissioner. As the first residential structures are planned, the Petitioner will begin to focus on specific use and area requirements and allowances. At that time, the Petitioner will develop standards and guidelines relating to use, area and other zoning requirements which will be binding on the Mays Chapel North PUD. The Petitioner proposes to submit these location appearance

and bulk guidelines to the Zoning Commissioner for approval before submission of the first CRG/FDP. Upon approval, these design standards and regulations will be recorded simultaneously with the recordation of the first plan and be binding on development within Mays Chapel North. In that the PUD proposal organizes development into clusters of similar types, the Petitioner will incorporate additional standards and controls which will focus more closely on the housing types to be constructed and as technology and market needs evolve. These design standards and regulations will be recorded and approved by Baltimore County similarly.

Design Standards and Guidelines - Townhouses, and Design Standards and Guidelines - Garden and Mid-Rise Units are graphic representations of the standards and guidelines specified in the Design Standards and Guidelines subsection of the Authorization Plan. They will serve to supplement the written standards and guidelines as established in that subsection.

Required Setbacks/Yard Requirements

A minimum distance of 100 feet will be maintained between the boundary line of the 384.14 area tract and any principle building. In addition, an undisturbed 100 foot wooded buffer area along the R.C. 5 rural residential development adjacent to Mays Chapel North will be retained. Other setback and yard area requirements for residential dwellings will be based upon current County standards and developed as sectional design standards and guidelines are approved, with attention being given to open space and buffering homes from parking areas and main roads.

Parking Spaces

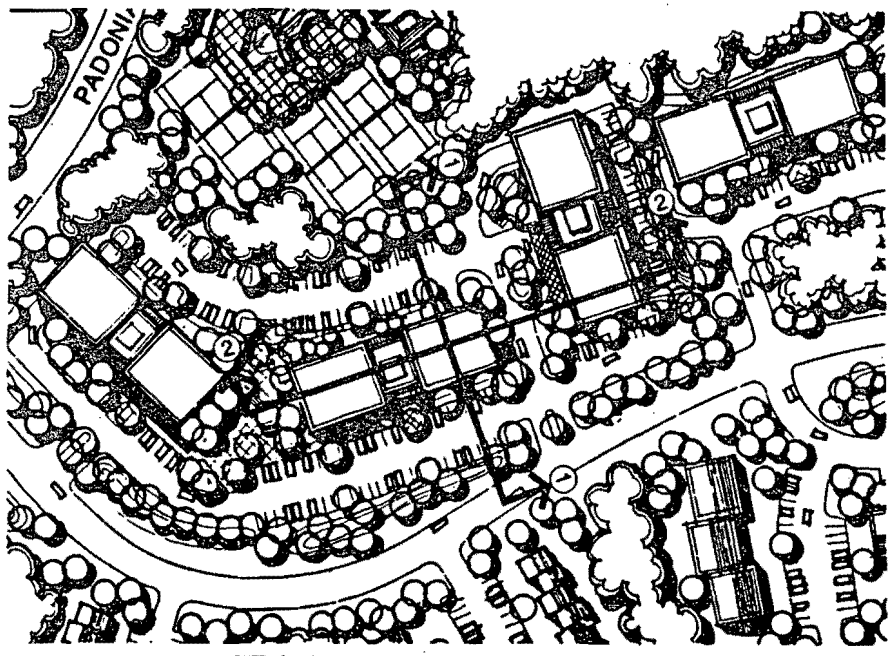
The Petitioner will provide two parking spaces for each residential dwelling unit, except for efficiency units, senior citizen housing or housing for the elderly, where not less than one parking space will be provided for each dwelling unit. Where economically feasible, underground parking will be provided for high density housing types consistent with the design character and requirements of the particular CRG/FDP sub-area. In all cases, parking provisions will not be less than that required by Baltimore County Regulations in force at the time of final CRG/FDP approval.

General Guidelines for Site Development and Landscaping

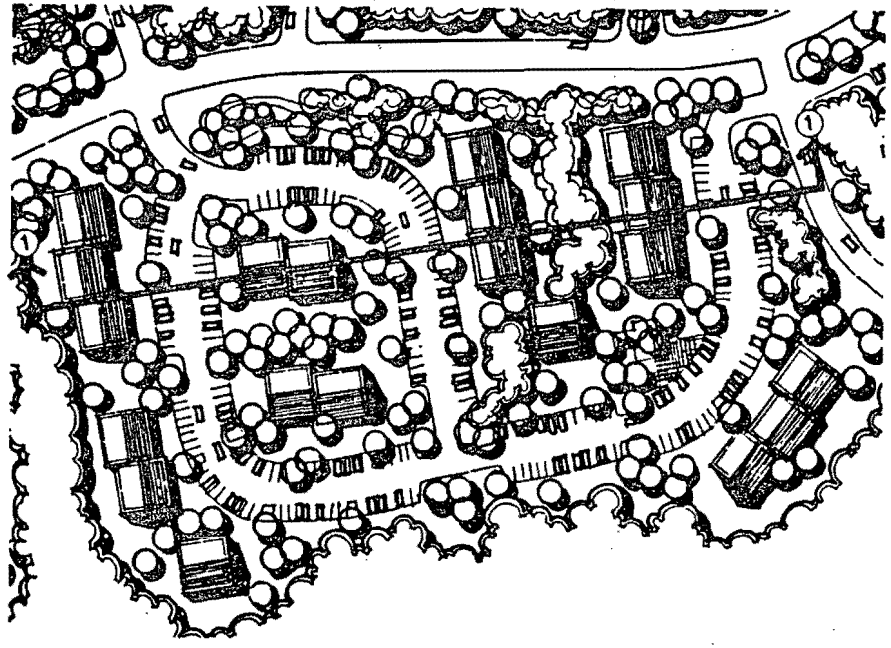
a. In the absence of existing site features, like trees, topographic differences or rock outcroppings, the end of group, and the rear of, residential buildings will be screened by berms up to 7 feet in height (slopes not to exceed 1 in 3), planted with appropriate intensity.
b. Low berms, 3 to 4 feet high, will screen any parking area or lot near a street, while allowing view to building or buildings beyond. Low berms will be used to soften the visual effect of large parking areas or lots.
c. Openings between buildings will be planted to provide framed views and glimpses of amenities.
d. Planting islands with deciduous and evergreen plantings will break linear bays.
e. Evergreen trees will break sight lines, provide privacy and screen views.
f. Deciduous trees will serve to soften architecture, provide overhead definition, and frame views.
g. Trees 2-2 1/2" caliber will be planted along all public streets in accordance with Baltimore County Landscape Manual standards with appropriate consideration of sight distance factors.
h. Landscaping will be used to enforce and enhance the identity of building groupings.
i. Storm water management facilities will be designed to the fullest extent feasible to appear as a component of the natural landscape and will be landscaped.

Guidelines for Project Identification and Directional Signs

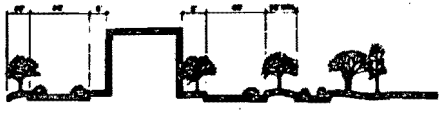
a. Signs will be designed within the context of a common community-wise theme promoting the identity of Mays Chapel North.
b. Subject to the limitations provided in the section on permitted uses, pages 93 through 102, signs will be of a size and character relevant and appropriate to the building, use, or activity identified.
c. The structural design and construction of signs, including supports, will be in accordance with the applicable requirements of the Building Code of the County.



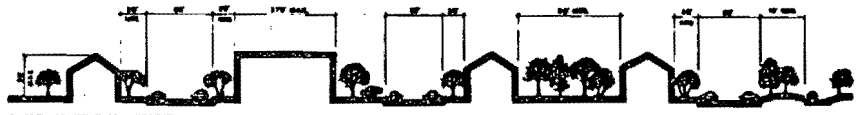
PLAN OF TYPICAL MID-RISE APARTMENTS 1" = 50'



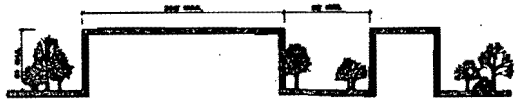
PLAN OF TYPICAL GARDEN APARTMENTS 1" = 50'



MID-RISE APARTMENTS - SECTION 1-1



GARDEN APARTMENTS - SECTION 1-1



MID-RISE APARTMENTS - SECTION 2-2

Mays Chapel North

DESIGN STANDARDS - GARDEN AND MID-RISE UNITS

Prepared For: JAMES KEELTY & CO. INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

DESIGN STANDARDS AND GUIDELINES GARDEN AND MID-RISE UNITS

MAYS CHAPEL NORTH

Planned Unit Development

JAMES KEELTY & CO. INC BUILDERS AND DEVELOPERS

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FIGURE

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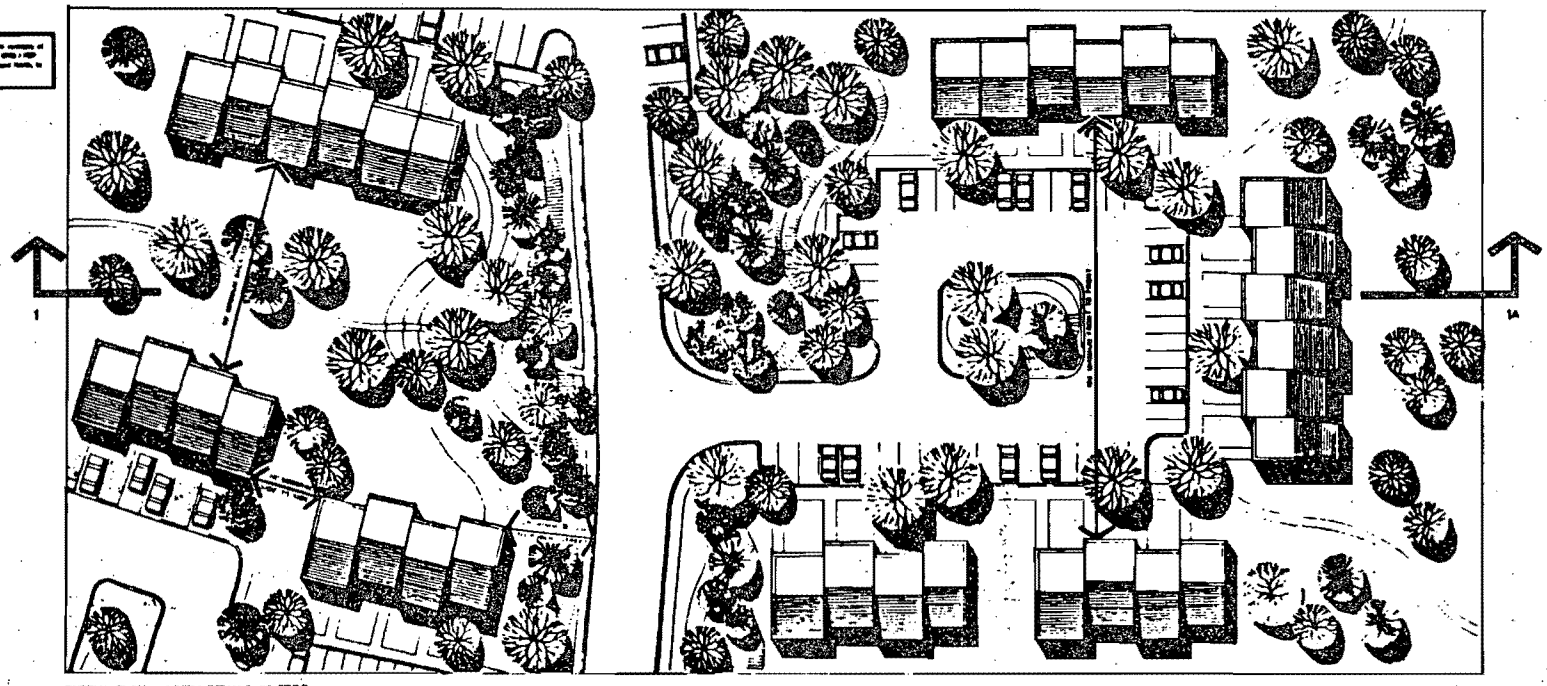

PARTIAL PLAN 1 INCH EQUALS 20 FEET



SECTION ELEVATION

Mays Chapel North

DESIGN STANDARDS - TOWNHOUSES

DESIGN STANDARDS AND GUIDELINES - TOWNHOUSES
MAYS CHAPEL NORTH
Planned Unit Development
JAMES KEELTY & CO. INC.
BUILDERS AND DEVELOPERS

Prepared For: JAMES KEELTY & CO. INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

REVISIONS | DATE | FIGURE
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d. Information and directional signs will follow a common theme, and will be allowed at vehicular and pedestrian access points to housing clusters and to the village center. However, no sign will be erected at the intersection of any streets in such a manner as to obstruct free and clear vision, or at any location where, by reason of its position, shape or color, it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device.
e. Signs identifying component housing clusters within Mays Chapel North will be permitted. Their scale and character will be appropriate to the residential area identified. Materials will follow common themes. Signs will be low and will be enhanced by landscaping. Sign illumination will be limited to the sign itself, or to face of the wall on which it is erected. All sign lighting will be so arranged as to avoid glare or reflection upon any street, or upon adjoining property of others. No sign will have or consist of any moving, rotating or otherwise animated part, or any flashing, blinking fluctuating or otherwise animated light.
f. Business signs will be limited to the village center and the specific individual or individual use identified. They will follow a common theme and will be compatible with the architecture of the village center.
g. Traffic control signs will comply with all legal requirements and standards governing such signs and will be approved and located by the County.

Enforcement of Area and Use Regulations

Whereas initial development will be guided by Design Standards and Controls approved by Baltimore County, their continued basic regulation will be administered under a two-tiered system of Community Associations consisting of a Master Association and several local Homeowner Associations. These associations will enforce regulations pertaining to land-use, set-back requirements, lot subdivision, temporary structures, parking, signs, pets, fences, antennas, swimming pools and leasing regulations, once initial construction is completed. Both the master and local associations will be empowered, either by action at law for damages, or suit in equity to enjoin a breach or violation or to enforce performance of any term, condition, provision, regulations, restriction or other requirement of the Authorization Plan.

All dwellings and other residential buildings will be assessed an annual charge for the operation, improvement, care and maintenance of Mays Chapel North community and local recreational areas.

Deed Covenants, Conditions And Restrictions For Maintenance Of Open Space And Control Of Building, Etc.

The Mays Chapel North PUD will be developed in sections or stages. The entire Mays Chapel North site, however, will be subjected to a master form of covenants, conditions, and restrictions covering ownership, operation and maintenance of recreational, park, and other open space, including storm water management facilities, set aside for the entire Mays Chapel North community, excepting any owned by the County. Each section or stage of Mays Chapel North, individually, will also be subjected to a sectional form of covenants, conditions and restrictions covering ownership, operation and maintenance of open space within that section or stage. Accordingly, the common areas and amenities at Mays Chapel North will be owned, operated and maintained under a dual system, involving: (i) a master association, responsible for the ownership, operation and maintenance of areas and amenities for the entire community, including, but not limited to, recreational facilities within the Village Center and the path system; and (ii) a localized homeowners association comprised of homeowners within a specified section or sections, or stage or stages, of Mays Chapel North, responsible for ownership, operation, and maintenance of local open space within the specific section or sections, or stage or stages, including tot lots, small local open spaces, and various other amenities. The master association, and each homeowners association, will have the separate right to levy assessments for the purpose of the ownership, operation, improvement, and maintenance of open space within its jurisdiction. Covenants, conditions and restrictions substantially similar to sample covenants, conditions, and restrictions made part of the Petition will be made effective, from time to time, beginning after initial construction, all under this two-tiered community association system, and will include, but not be limited to, temporary structures, parking, signs, pets, fences, antennas, swimming pools and leasing.

In addition, the master form of covenants, conditions, and restrictions imposed on the entire Mays Chapel North will authorize and empower the Master Association to enforce any term, condition, provision, regulation, restriction or other requirement of the Authorization Plan for Mays Chapel North.

CRG/FDP Review

Review of the CRG/FDP proposed for each section or stage ensures that the detailed site plan reflects the intent of the Authorization Plan and provides an opportunity for County control over the built product. If any CRG/FDP proposed is not in accord with the Authorization Plan, then it will either be modified or denied, or the original Authorization Plan will be amended through the action of the Planning Board and Zoning Commissioner. Because this amendment procedure is lengthy and onerous, it is essential to clearly establish subsequent review procedures and to define those kinds of major changes to the approved Authorization Plan.

Subsequent Stages in the Review Process

The PUD regulations and review process were developed prior to the current CRG plan review process. The County Solicitor has expressed an opinion that these two review processes can be married in a reasonable way that preserves the PUD's incentive value but allows adequate public input. The major steps in the proposed PUD review and approval process are as follows:

The Mays Chapel North Unit Development Petition and Authorization Plan is to be reviewed and approved in accordance with the requirements of Section 430 of the Baltimore County Zoning Regulations. The plan and supporting documents are to be general and flexible and will set out the general intent, character and quality of the proposed development. The approved Petition and Authorization Plan will include the Zoning Commissioner's definition as to what constitutes a "material change" to the plan--these being changes of sufficient magnitude to necessitate a revision to and resubmission of the PUD Petition and Authorization Plan.

Prior to his defining "material change", the Zoning Commissioner shall consult with the Director of Planning and Zoning on this issue. The Zoning Commissioner's decision on the petition and the authorization plan shall include a ruling on the petitioner's applications for variances and special hearings at a conceptual level.

Following approval of the Authorization Plan, individual plans, to be called "CRG Final/Development Plans," will be submitted for each stage of development in accordance with current CRG procedures. The critical steps in the process will be:

CRG/FDP plans will be submitted to the County for review by the County agencies and departments as per CRG procedures.

The Zoning Commissioner at this stage will review the plan and make a finding as to its conformity with the PUD Authorization Plan.

All County comments including the Zoning Commissioner's findings will be presented to the developer at a "Pre-CRG" meeting.

Revised plans, based on "Pre-CRG" comments, will be reviewed at a CRG meeting which will have been "posted" and which will be open to the public. The revised plans will be reviewed in light of County comments and the issues raised by the public as part of the CRG meeting. The CRG/FDP will be revised and/or approved as necessary for all issues except for those identified within the Authorization Plan as requiring Planning Board approval.

The CRG meeting will be continued and the CRG/FDP plan will be referred to the next regular meeting of the Planning Board which shall review only those items previously identified as being within the Board's jurisdiction. The decision of the Planning Board will be referred back to the CRG at its next scheduled meeting, and a final decision on the CRG/FDP will be made.

Following approval of the CRG/FDP, the current process of 'Record Plat' and the Building Permit application will be adhered to. By using the P.U.D. Petition and Authorization Plan to establish the generalities, goals and objectives of the proposed development, and the CRG/FDP to give the site-specific details, it is intended that the necessary flexibility and control can be applied as appropriate for each stage of plan preparation and development.

Future streamlining of the CRG review/approval process adopted by Baltimore County will be applicable to Mays Chapel North P.U.D. submissions.

Definition of Material Change

It is recommended that, subject to the Zoning Commissioner's approval, Material Change be defined in accordance with the following general directives:

Any change to the overall conceptual design of the Authorization Plan approved by the Zoning Commissioner that causes substantial or significant diminution or expansion in the Plan's projected uses, density or neighborhood design characteristics, or which has any impact on adjacent neighborhoods or properties different than that approved by the Zoning Commissioner for the Planned Unit Development.

Examples of what shall be considered a material change and of what shall not be, are:

(i) If development does not proceed in accordance with the following items, as show in the Authorization Plan, the Petitioner shall be considered to have proposed a material change to the Authorization Plan:

- The concept of sensitively arranging building form, height, and density on the project in relation to the surrounding community. This should include constraining intense development to areas indicated for such use on the Authorization Plan Map;
- The concept of a circulation system which promotes smooth-flowing and non-conflicting vehicular and pedestrian traffic. This should include a roadway system which adequately insulates residential areas and allows traffic to move effectively through and within Mays Chapel North. It should also include an open space and path system which links residential and service components and provides buffers between existing and planned residential communities;
- The concept of a Village Center which provides a broad range of services consistent with the neighborhood theme and scale of the development. Commercial uses should be restricted to serve daily needs of residents both in retail as well as office tenancies;

- The concept of a well-planned, diverse and responsive housing program which attends to different housing needs and changing life-styles of County residents, particularly in relation to housing for the elderly;
- The concept of providing buffering and landscaping between clearly different housing types.

(ii) None of the following shall be considered a material change: any change in the timing of construction or delivery of commercial office or residential structures; any change in the exact uses of community buildings; any change in the specific form or location of buildings or roads shown on the illustrative plan; all determined on a reasonable basis by the Zoning Commissioner, with review by appropriate County agencies. Changes which are non-material will not need subsequent approval of the Authorization Plan under any procedure for a Neighborhood Planned Unit Development. Such changes, however, will be reviewed through the CRG/FDP process.

Sale or Lease of Portions of Mays Chapel North

The literature on PUD's emphasizes the reality that their review and approval is always a negotiated process precisely because of their intentional flexibility. An inevitable result of these regulations, if they are successful, is the creation of understanding and trust between the government authority and the developer and a certain mutual predictability about their likely responses to new issues. This trust, of course, could disappear in the event that the approved Authorization Plan becomes a vehicle for land speculation because of the increased unit yield and commercial component. It is therefore important to establish that the basic commitments and responsibilities for key infrastructure essential to the project as a whole be confirmed initially with the project developer and that these commitments not be jeopardized in the event of future land sale or lease. Furthermore, in the event of such future sales or leases, it is important that new developers or builders are made aware of the unique nature of the PUD and of all the conditions and requirements attendant upon the Authorization Plan and its implementation.

Variances and Special Hearings

The Petitioner is requesting a height variance from Section 430.2.C.2 (Bulk Regulations - Height) of the zoning regulations to allow townhouses to be constructed to a height of 45 feet, garden apartment buildings to a height of 50 feet, mid-rise buildings to a height of 65 feet, and senior citizen housing to a height of 85 feet. In addition, the Petitioner has filed for a special hearing to allow for life-care facilities in senior citizen housing and day-care center, all as permitted or accessory uses in the PUD.

(i) Height

Due to the unusual contours of the Mays Chapel North site, the angle of height limitations represents an unreasonable measure and ought not be applicable. The low perimeters of the site render application of the angle of height test a practical difficulty and impose an unreasonable hardship. The angle of height, in fact, runs subterraneously at most of the southern and western boundaries of the property. Consequently, the Petitioner has proposed to apply height restrictions to building units themselves, and place set-back restrictions similarly. This approach to bulk regulation will require review of specific structures when development plans are submitted for approval. Mid- and high-rise structures and their environment are depicted in the Illustrative Plan (Figure 6) and the graphic illustration of the height and setback restrictions in the Design Standards and Guidelines - Townhouses, the Design Standards and Guidelines - Garden and Mid-Rise Units, Village Center Aerial View, and Village Center Perspectives 2 & 3. Building heights are also shown by development areas on the Authorization Plan Map.

(ii) Life-Care and Day-Care

The Petitioner is also requesting approval for life-care and day-care facilities. Both are appropriate uses in a residential zone and are supportive of and accessory to other permitted residential uses. The day-care facilities are also supportive of, and accessory to the permitted retail and office uses. Both proposed uses will also be desirable because they will meet needs already established outside of Mays Chapel North in nearby areas of the County.

Director's Findings on Implementation of the PUD

1. Authorization Plan Map

The details of the Authorization Plan comply with the requirements of Section 430.1.F.2. From a planning point of view, the Authorization Plan has been reviewed elsewhere in this report.

The proposed construction of 43,553 square feet of convenience retail space and 21,776 square feet of office space, as proposed in the Authorization Plan, is acceptable to this office. The PUD regulations call for both maximum and minimum density and dwelling units for the proposed development. The maximum number of density units in Mays Chapel North shall be 2,177 and the minimum number of density units shall be 1,853.

2. Phasing

The preliminary construction and site development phasing is reasonable and an 18-year build-out is probable in light of the nature of the undertaking, and demand for housing in the area.

3. Uses

The non-residential uses allowed under the PUD are reasonable and appropriate for a Village Center. The Petitioner has imposed limitations on the uses proposed for Mays Chapel North which are more stringent than those permitted by the PUD regulations. Thus, automotive service stations, motels and inns, plus other, more onerous types of uses are not to be allowed.

4. Provision for the Handicapped

Reasonable consideration for the handicapped has been given in the design and implementation proposals for the Mays Chapel North P.U.D

5. Design Standards

The design standards and guidelines will be revised to reflect current Baltimore County Zoning and Development Regulations as a minimum. Some flexibility may be allowed as the result of detailed site specific CRG/FDP submissions, subject to the approval of the Zoning Commissioner and appropriate County agencies.

The Authorization Plan provides that materials and general architectural character will be compatible throughout the development with appropriate variation of color and detail to give identify to each group or cluster of buildings. Entrance areas for mid-rise buildings will be clearly articulated by building design and identified by planting and paving. Ends of buildings will be softened by planting masses, and stair and elevator towers will provide appropriate vertical accents.

6. Deeds and Covenants

Planned Unit Developments, characterized by design standards and a mixture of residential and non-residential uses, that are generally uninhibited by the use and area requirements of the Baltimore County Zoning Regulations, must by nature establish their own enforcement procedures.

(a) Master Association and Homeowner Association: In this instance, the developer has satisfactorily established agreements, covenants and restrictions to be imposed on the Mays Chapel North Planned Unit Development. A Master Association and a series of Homeowners Association's will be empowered, either by action at law for damages, or suit in equity to enjoin a breach or violation, or to enforce performance of any term, condition, provision, regulation, restriction or other requirement of the Authorization Plan.

(b) Open Space Maintenance: By deed of declaration, all dwellings and other buildings will be assessed an annual charge for the operation, improvements, care and maintenance of all community recreational areas, park areas and other open space area, etc.

7. Variances and Special Exceptions

This office supports the request for height variances in light of ridge lines and contours of the site, with the exception of the 2 groups of 6-story mid-rise residential buildings proposed for the ridges adjacent to Padonia Farms and Mays Chapel South.

The mid-rise housing for the elderly and the life-care facility proposed for the Village Center are located in a natural bowl in the center of the tract and will be partially screened from adjacent residential areas. The remaining height variances requested are also reasonable and provide for a variety of housing types, while enabling a higher proportion of open space to be provided adjacent to buildings.

This office also supports the request for life-care and daycare facilities, which are both appropriate in residential areas, and are not included as of right only because they were not available in their present form when the PUD regulations were written

VI PUBLIC AND PRIVATE BENEFITS

Although the Mays Chapel North PUD Petition does not specifically evaluate the public and private benefits of the PUD, and the Zoning Regulations do not require such, the Mays Chapel North PUD will provide significant benefits to the County. The anticipated public and private benefits of the proposed PUD are substantial.

1. **Benefits to Baltimore County**

- At least 313 new construction/land development jobs above the CRG;
- At least 312 new retail/office/maintenance jobs above the CRG;
- Approximately $2,612,896 in property tax revenues accrued to Baltimore County per year above the CRG, after the build out, without significant difference in costs to the County; and
- Approximately $325,808 in income tax revenues accrued to Baltimore County per year above the CRG, after the build out, again without significant difference in costs to the County.

In addition to an estimated $3,277,000 in public infrastructure costs, the Petitioner has further agreed, subject to approval of the PUD to:

- Contribute $300,000 to a traffic engineering study for the Padonia Road/I-83 interchange;
- Contribute $1,000,000 to support the County-wide programs of the Department of Community Development as they relate to housing;
- Contribute approximately 92 acres of land to Baltimore County for park and recreational uses and construct an access road to the future community sports facility therein; and
- Contribute approximately 18 acres for the Warren Road intersection ramp;
- Conduct a Sewer Reinforcement Study indicating the location, alignment, and cost of constructing a supplemental line to the Texas Sub-Interceptor, if ever needed.
- Preserve approximately 45% of the Mays Chapel North site for public park and local open space purposes.

- Assist in off-site stream rehabilitation which will help mitigate impacts on the existing trout population in Goodwin Run.
- Comments from the Baltimore County Departments of Police, Fire Protection, Education and Public Works indicate that monitoring programs in place shall provide adequate safeguards for maintaining the public health, safety and well-being. This fact and the benefits outlined above indicates a project which benefits Baltimore County greatly.
- Additional benefits to the County, which may not be immediately evident are:
  (a) The provision of local shopping and employment in a controlled form, which provide a wider range of opportunities and reduces the need for residents of Mays Chapel to travel across I-83 to obtain services.
  (b) A controlled increase in overall density, which enables better use to be made of existing and proposed infrastructure in the area and reduces pressure for residential development in those parts of the County where rural conservation is a priority.
  (c) The benefits of added density and uses, controlled by means of an Authorization Plan, Illustrative Site Plan, and other detailed design studies, all by means of a Planned Unit Development which does not create the precedent which could result from a change in zoning. In addition, granting of the PUD effectively closes out any possibility of re-zoning in the future.
  (d) In the event that the PUD is not approved, the possibility of rezoning the property for more intensive use still remains. In addition, even with existing zoning, the Petitioner may always request a height variance from the Zoning Commissioner, which if approved, could permit 6-8 story buildings.

2. **Benefits to the Petitioner**

- An increase of 634 in permitted number of dwelling units from a CRG maximum of 1,543 to the PUD maximum of 2,177.
- Not more than 43,553 square feet of retail floor space.
- Not more than 21,776 square feet of office space.
- If approved by the Zoning Commissioner, the Petitioner will be permitted increased heights for townhouses, garden apartments, mid-rise buildings and senior citizen housing. In addition, the Petitioner is requesting approval of a special exception to allow life-care facilities in senior housing and for a day-care center.

3. Petitioners Commitment to Infrastructure

The Petitioner's commitments to infrastructure are shown in the following table.

MAYS CHAPEL NORTH
INFRASTRUCTURE EXPENDITURES

Public Works Agreement	Petitioner Expenses	County Expenses
1. EXISTING FALLS 5TH WATER TANK PWA 87809	$1,311,998	$ 542,918
2. EXISTING PADONIA ROAD PWA 87810	$ 423,157 Total 211,578 (Mays Chapel North portion)	$ 409,233*
3. EXISTING 20" WATER MAIN, PWA 87704, Sup. Rev.	$ 44,357	$ 21,033
4. EXISTING 16" WATER MAIN, PWA	$ 43,185 Total 21,592 (Mays Chapel North portion)	$ 21,592*
5. PADONIA RD. SANITARY SEWER (Under Contract) PWA 88703	$ 225,392	$ 150,261
6. NEW PADONIA RD., 20" Water Main PWA 88703 (being prepared)	$1,092,185	$ 24,640
TOTAL	$2,907,102	$1,169,677

* Represents total County expenses for projects. The facilities provided by the projects serve a variety of developments in the area. It is not possible to segregate the County expenses attributable to Mays Chapel North from the County expenses attributable to neighboring developments.

In addition, engineering costs (including CRG engineering and PUD engineering) for Items 3, 4, 5 and 6 total $369,459. Legal fees amount to $34,598. This would bring the developer's total expenditures attributable to Mays Chapel North to $3,311,159. These Costs paid or payable by the Petitioner evidence a substantial commitment to the planning and development of this project.

VII SUMMARY OF FINDINGS

The purpose of this report has been to evaluate the Petition submitted by James Keelty and Co., Inc., requesting authorization of the Mays Chapel North Planned Unit Development, in accordance with SectionS 430 and 504 of the Baltimore County Zoning Regulations.

After detailed review by the appropriate County agencies it is found that the proposed Mays Chapel PUD as amended by the recommendations in this report does meet the requirements of the Zoning Regulations and is therefore recommended for approval by the Planning Board; in that

- The proposed development does constitute a Neighborhood as defined by the Zoning Regulations.

- The proposed development is in accordance with the adopted Baltimore County Master Plan.

- The proposed development is in conformity with the planning objectives and requirements of subsections 430.1 and 430.2, and Section 504 of the Baltimore County Zoning Regulations.

- The developer, James Keelty and Company, Inc. has developed a solid reputation as a land developer in Baltimore County over a period of 50 plus years. Property values of this Company's development both old and new remain high and in demand, whether they be group homes in Rogers Forge, built years ago or townhouses in Mays Chapel South, built recently. The success of this company leaves little doubt that they have the resources to commit and complete the Mays Chapel North Planned Unit Development in accordance with an approved Authorization Plan.

- The Petition, which is being recommended for approval, consists of the text and exhibits submitted to the Zoning Commissioner on July 30, 1987. The Authorization Plan is the key component of the Petition, but its approval must be viewed together with the text, exhibits and approval conditions contained in this report.

  The proposed development as modified by the report's recommendations will serve the public interest and will have no adverse effects upon the health, safety and general welfare in the vicinal area, the County or the area at large. The impacts of the proposed development on area traffic, utilities, schools, open space, community services and facilities have been examined, and the proposed development, as modified, will not adversely affect their existing or projected functioning.

  The approval of the PUD as recommended in this document will not only allow the James Keelty Company to benefit financially from the increase in density and the modest addition of retail and office floor space, but, unlike changes brought about by a conventional zoning change, the PUD enables the citizens of Baltimore County through negotiations to share in the added value which will result from the project.

PLAT TO ACCOMPANY ZONING PETITION
MAYS CHAPEL NORTH

APPENDIX BALTIMORE COUNTY ZONING REGULATIONS

PLANNED UNIT DEVELOPMENTS

Section 430[1]--UNIT DEVELOPMENTS [Bill No. 100, 1970.]

430.1--General Provisions. [Bill No. 100, 1970.]

A. Legislative Statement of Findings and Policy. [Bill No. 100, 1970.]

1. Declaration of Findings. It is found:

a. That procedures and regulations under which land development is permitted as of right necessarily limit development opportunities, inhibit design flexibility, and, often, preclude optimum land-planning solutions to complex development problems; [Bill No. 100, 1970.]

b. That such procedures and regulations do not provide for the full range of nonresidential uses that may be desirable to service residential development in optimum relationship thereto; therefore, modern commercial and other nonresidential facilities in Baltimore County have not typically been well integrated with or most advantageously related to the homes they serve; [Bill No. 100, 1970.]

c. That the aforementioned problems become manifest only as large areas are developed, and would not be solved or substantially mitigated by regulations providing for a broad range of complementary uses unless such regulations are made applicable to large-scale developments exclusively; [Bill No. 100, 1970.]

d. That the creation of diversified, well-planned and -designed large integral developments is of such importance to the public interest[2] that establishment of liberal regulations expecially applicable to such developments is justified if the County retains and exercises special discretionary authority to control such developments, or, for cause, to prohibit any such development not found to meet appropriate objectives; [Bill No. 100, 1970.]

e. That such control can be properly instituted by the establishment of requirements for review and appropriate action by the Planning Board, for review, public hearing, and deciding action by the Zoning Commissioner or the County Council, as

the type of case may require, and for assuring the suitable execution of approved development plans; and [Bill No. 100, 1970.]

f. That large-scale developments of certain types could be so designed and administered as to justify their location in areas where establishment or installation of urban services is not scheduled at the time authorization of such a development is considered. [Bill No. 100, 1970.]

2. Purpose. The regulations of this section are established, pursuant to the legislative findings set forth above: in order to provide for or foster the development of well-designed neighborhoods, communities, and towns as unit developments, by providing for uses and levels of land-use intensity not otherwise permitted in the zones in which such developments would be situated; to encourage, thereby, the assembly of land into tracts suitably large to accommodate such developments; to foster urban growth patterns which afford optimum levels of economy and efficiency and which afford the greatest variety and abundance of group opportunities, by requiring that large-scale developments permitted hereunder be designed as neighborhoods, communities, or towns, whether based upon prototype development forms designed or recognized by the County or designed in alternative forms affording similar or special benefits. Additional administrative procedures, requirements, and authority prescribed herein are intended to be reciprocal to the authorization of uses and levels of land-use intensity not permitted as of right; they are intended to assure that development allowed under the provisions of this section is, in fact, executed in such a manner as to fulfill the objectives hereof, and that such development is consistent with the principles of comprehensive planning or serves to implement adopted plans in the most beneficial manner. [Bill No. 100, 1970.]

B. Classes of Unit Developments Which May Be Authorized and Methods of Authorization in General. [Bill No. 100, 1979.]

1. Classes. Only developments classified as neighborhoods, communities, or towns, as such terms are defined in Section 101, shall be authorized as unit developments. [Bill No. 100, 1970.]

2. Administrative Authorization of Unit Developments. Unit developments to be established within the urban-rural demarcation line may be authorized by special

exception ordered by the Zoning Commissioner, after consideration of a report by the Planning Board on the proposed authorization plan and subject to the provisions hereinafter set forth. [Bill No. 100, 1970.]

3. Legislative Authorization of Unit Developments. Unit developments to be established beyond the urban-rural demarcation line may be authorized by special permit issued by act of the County Council, after consideration of a report by the Planning Board on the proposed authorization plan and subject to the provisions hereinafter set forth. [Bill No. 100, 1970.]

C. Initial Procedural Steps and Requirements [Bill No. 100, 1970]

1. Any petition for authorization of a unit development shall state whether such development is to consist of one or more neighborhoods or communities, or of a town (see Section 101). Further, the petition shall include a proposed authorization plan, as described below in Paragraph F, prepared in accordance with applicable provisions adopted pursuant to the authority of Section 504 and with those of the Baltimore County Subdivision Regulations. [Bill No. 100, 1970.]

2. Any petition for such authorization shall first be submitted to the Zoning Commissioner, in accordance with the provisions of Article 5 of these regulations and in accordance with such reasonable supplementary requirements as may be made under Section 504 or by the Office of Planning and Zoning. The filing date of the petition shall be the date the petition is accepted by the Zoning Commissioner as provided in Paragraph 500.2.a. [Bill No. 100, 1970.]

3. By the end of the fifth regular business day after the filing date, the Zoning Commissioner shall transmit certified copies of the petition to the Director of Planning, the Planning Board, the County Health Officer and the State Department of Health, the Department of Public Works, the Department of Permits and Licenses, the Department of Recreation and Parks, the Department of Education, the Department of Traffic Engineering, the Fire Department, and such other County or State agencies as he may decide upon. [Bill No. 100, 1970.]

4. Within 45 days after the filing date, agencies or officials to whom copies of the petition have been transmitted pursuant to Subparagraph 3, except the

Director of Planning and the Planning Board, shall, upon complete review of those aspects of the petition related to their respective jurisdictions, submit comments thereon to the Director of Planning, the Zoning Commissioner, and the Planning Board. [Bill No. 100, 1970.]

5. Not more than 60 days after the filing date, subject to extension upon written consent of the petitioner, the Director of Planning shall submit a complete report on the petition to the Planning Board. After receipt of the Director's report, the Planning Board shall take action with respect to the petition, as provided below, at the time of the Board's next regularly scheduled meeting. Provided, however, that the Planning Board may delay final action with respect to the petition for not more than 35 days after the time of such meeting, if the Board finds that additional time is required for proper consideration. [Bill No. 100, 1970.]

6. The final actions which may be taken by the Planning Board with respect to the petition shall be limited to a resolution effecting one of the following: [Bill No. 100, 1970.]

   a. Adoption of a favorable report on the proposed authorization plan; [Bill No. 100, 1970.]

   b. Modification of such plan and adoption of a favorable report on the plan as modified; or [Bill No. 100, 1970.]

   c. Adoption of an unfavorable report on the plan. [Bill No. 100, 1970.]

   The report adopted by the Planning Board may be based on the report submitted by the Director of Planning. [Bill No. 100, 1970.]

7. A favorable report on a proposed authorization plan may be adopted only if the Board makes affirmative findings, supported in detail, that: [Bill No. 100, 1970.]

   a. The development as proposed would, in fact, constitute a neighborhood, or an integral and viable portion thereof, a grouping of neighborhoods, a community, or a town, as the case may be; [Bill No. 100, 1970.]

b. The tract is situated in an appropriate location according to adopted or formally proposed master plans; and [Bill No. 100, 1970.]

c. The plan is in accordance with the planning objectives and requirements of this subsection, of relevant Planning Board policies adopted pursuant to the authority of Section 504 or otherwise, and of these Zoning Regulations in general. [Bill No. 100, 1970.]

8. In adopting an unfavorable report on a proposed authorization plan, the Planning Board shall set forth the reasons for its disapproval and explanations as to why any one of the above findings cannot be made. [Bill No. 100, 1970.]

9. The next, regular business day after the Planning Board has taken action as prescribed above, the Director of Planning shall transmit to the Zoning Commissioner copies of the Board's report, together with copies of its resolution whereby the action was taken. [Bill No. 100, 1970.]

10. Upon his receipt from the Planning Board of a resolution which modifies a proposed authorization plan, the Zoning Commissioner shall substitute the modified plan for the original and notify the petitioner of the modification and of the fact that the original proposed authorization plan is no longer part of the petition. [Bill No. 100, 1970.]

D. Remaining Procedural Steps and Review Requirements in Administrative Authorization of Unit Developments. The following provisions apply only to petitions for unit developments subject to administrative authorization. [Bill No. 100, 1970.]

1. Upon his receipt of the Planning Board's resolution and report with respect to a petition for authorization of a unit development within the urban-rural demarcation line, the Zoning Commissioner shall promptly schedule a hearing on the petition (as it may have been amended through modification of the proposed authorization plan by the Planning Board). The date of the hearing shall be not less than 20 and not more than 45 days after the Planning Board's action, subject to such postponement or continuation as circumstances may require, and except that the hearing may be scheduled for a later date if any day in the interval specified falls within

a period for which hearings on zoning reclassification petitions must be scheduled pursuant to Section 22-22 of the Baltimore County Code, 1968 Edition, as amended; but, in this event, the date of the hearing on the unit-development petition shall be not less than 45 days after the end of such period of zoning-reclassification hearings. In any case, the hearing shall be advertised in the same manner as required for other petitions for special exceptions. [Bill No. 100, 1970.]

2. Upon hearing and reviewing the petition as required, the Zoning Commissioner may: [Bill No. 100, 1970.]

a. Grant the petition, with or without certain conditions as provided in Subparagraphs 4 and 5, below; [Bill No. 100, 1970.]

b. Deny the petition; or [Bill No. 100, 1970.]

c. Modify, or further modify, the proposed authorization plan and grant the petition with the plan as modified, with or without conditions as provided in Subparagraphs 4 and 5, but only upon first submitting the proposed modifications to review by the Planning Board; in this case, at the time of its next regular meeting after the proposed modifications have been submitted, or not more than 35 days after such time, the Planning Board shall consider the Zoning Commissioner's proposal and re-affirm, modify, or reverse its previous action in light of findings with respect to such proposal. A record of the Board's findings and action shall be returned to the Zoning Commissioner by the Director of Planning on the next regular business day thereafter. [Bill No. 100, 1970.]

3. The Zoning Commissioner may grant the petition only if he affirmatively finds: [Bill No. 100, 1970.]

a. That the proposed development would serve the public interest and would have no adverse effect upon the health, safety, or general welfare in the vicinal area, the County, or the area at large; [Bill No. 100, 1970.]

b. That, in due consideration of the comments or reports submitted by the Planning Board and all other agencies or officials required to submit to him comments on the petition, the proposed

development would not create conditions as set forth in Paragraphs b, c, d, e, or f of Subsection 502.1; [Bill No. 100, 1970.]

c. That there is a reasonable expectation that the proposed neighborhood, community, or town would be developed to the full extent of and fully in accordance with the authorization plan (including development schedules contained therein), in light of: evidence as to the petitioner's or developer's financial responsibility, in general and with respect to the development proposed; pertinent market data submitted by the petitioner, by County agencies or officials, or by others; development costs; general economic conditions which may be anticipated at the time the development or any phase thereof is to be financed; and all other factors which may reasonably be ascertained and have a bearing on the findings; and [Bill No. 100, 1970.]

d. That the development, as approved, would comply with all applicable provisions of the Zoning Regulations and that the resolution of any conflict between other County laws or technical requirements and the proposed authorization plan is reflected by revisions incorporated within the authorization plan as finally approved. [Bill No. 100, 1970.]

4. The Zoning Commissioner may attach such requirements or conditions to the grant of the petition as he may deem proper, but no such conditions shall be tantamount to a modification of the authorization plan unless such modification is made or reviewed by the Planning Board as provided hereinbefore. [Bill No. 100, 1970.]

5. The Zoning Commissioner's order granting the petition shall include: [Bill No. 100, 1970.]

a. A statement of each of the findings required to be made pursuant to Subparagraph 3, above, supported in detail by an explanation of the finding as related to the particular petition; [Bill No. 100, 1970.]

b. Any additional statements or documentation needed to adequately set forth the basis of the decision; and [Bill No. 100, 1970.]

c. Statements and explanations of any requirements or conditions attached to the grant of the petition. [Bill No. 100, 1970.]

E. Remaining Procedural Steps and Review Requirements in Legislative Authorization of Unit Developments. The following provisions apply only to petitions for unit developments subject to legislative authorization (see Subparagraph B.3). [Bill No. 100, 1970.]

1. Upon his receipt of the Planning Board's resolution and report with respect to a petition for authorization of a unit development to be situated beyond the urban-rural demarcation line, the Zoning Commissioner shall file such report and resolution with the petition and forward copies of the petition and all other documents in the file to the County Council by the end of the fifth regular business day after the Planning Board's action. [Bill No. 100, 1970.]

2. The County Council shall advertise and schedule a hearing on the petition, for a date not less than 30 nor more than 60 days after the Planning Board's action, except that the hearing may be scheduled for a later date if any day in the interval specified falls within the time during which a complete, County-wide zoning map is in preparation or is subject to action pursuant to Section 22-20 or 22-21.1 of the Baltimore County Code, 1968 Edition, as amended.[4] In this event, however, the date of the hearing on the unit-development request shall be not less than 60 days after the zoning map is adopted. [Bill No. 100, 1970.]

3. After hearing and reviewing the petition as required, the County Council may, by legislative act: [Bill No. 100, 1970.]

a. Grant the petition, with or without certain conditions, and issue a special permit incorporating the authorization plan and any conditions of the grant; [Bill No. 100, 1970.]

b. Deny the petition; or [Bill No. 100, 1970.]

c. Amend the petition by modifying the proposed authorization plan as provided in Subparagraph 4, and issue an appropriate special permit. [Bill No. 100, 1970.]

4. Any modification of the authorization plan pursuant to Subparagraph 3, above, shall be submitted to the Planning Board for comment before action by the County Council. If, in making such comment, the Planning

Board proposes and comments upon further modification, the County Council may approve the further modification thus proposed without further review by the Planning Board. [Bill No. 100, 1970.]

F. Authorization Plan--Effect, Contents, Form, Project Design, and Review. [Bill No. 100, 1970.]

1. Institution and Effect of Authorization Plan. The grant of a special exception or special permit for a unit development constitutes zoning authorization of the development and, as such, institutes the authorization plan and establishes that the development described therein would be in accordance with zoning policies and criteria for the location in which it is to be situated. No further discretionary zoning action upon the plan shall be required unless the plan is to be amended or to be re-instituted as a result of a lapse of the original authorization. After institution of the plan no use or development within an authorized unit development shall be established except in accordance with the plan, regardless of whether a condition not complying therewith would be permitted under the development and use regulations, standards and controls of this section or under the regulations for the zone in question, it being the intent of this section and these Zoning Regulations that plans for unit developments may establish higher or more specific standards than are prescribed herein for general application. [Bill No. 100, 1970.]

2. Contents. The plan shall cover or include, among other things: [Bill No. 100, 1970.]

a. Existing conditions on, of, and near the site, including: topography; unusual natural formations; water courses, ponds, or lakes; major vegetation; and structures; [Bill No. 100, 1970.]

b. Zones, lot lines, and overall site boundaries; [Bill No. 100, 1970.]

c. Proposed major changes in natural conditions (including major grading) and conditions to remain (including preservation of major vegetation); [Bill No. 100, 1970.]

d. The maximum and minimum numbers of density and dwelling units to be established and the estimated residential and employment populations; [Bill No. 100, 1970.]

e. The general locations, extent, and forms of proposed: uses and development of the various residential, commercial, institutional, or other sites or areas, including indications of the placement of housing according to major differences in housing type and density; common open spaces; and parking areas; [Bill No. 100, 1970.]

f. The general layout and classification of proposed major motorways; general indications of proposed walkways, bicycle paths, etc.; and general descriptions of other transportation routes and modes (including public transit) to the extent feasible[5] with public transportation plans or proposals; [Bill No. 100, 1970.]

g. Service areas and anticipated locations of proposed utilities, public and private; [Bill No. 100, 1970.]

h. Proposed preliminary construction and site-development schedules; [Bill No. 100, 1970.]

i. Descriptions, as applicable, of warranties, methods, standards, regulations, deed restrictions, enforcement provisions, funding, organizations, etc., proposed to be established with respect to: open space and maintenance; approaches to the design of signs, other street graphics, street furniture, and comparable elements of urban environment; and, in general, all other aspects of the plan's implementation and continuance of effect; [Bill No. 100, 1970.]

j. A summary of the plan's objectives; [Bill No. 100, 1970.]

k. Such other items as may be required by the Office of Planning and Zoning or by provisions adopted pursuant to the authority of Section 504. [Bill No. 100, 1970.]

3. Form.

a. The plan shall include text exposition, maps,[6] or plats, charts or tables, and, as necessary, other written or diagrammatic forms needed for a full and clear explanation of the development proposal. [Bill No. 100, 1970.]

b. Forms for proposed authorization plans or parts thereof may be established by the Office of Planning and Zoning or, pursuant to the authority of Section 504, by the Planning Board. Thereafter, all proposed authorization plans filed with the County shall be in accordance with such forms. [Bill No. 100, 1970.]

4. Project Design. The overall conception of the design of any unit development shall be clearly described and shown in the authorization plan and shall either be in accordance with a generally applicable prototype form, such as a neighborhood/community/town development model, which may be thus established by the Planning Board pursuant to the authority of Section 504, or in a form which affords the same benefits or overriding different benefits. Where the development is not to be in an approved prototype form, the plan shall contain a comprehensive explanation and justification of the form projected. [Bill No. 100, 1970.]

5. Review and Modification.

a. Review. In reviewing a proposed authorization plan, the Planning Board shall consider and report upon whether the design of the unit development is in all respects in accordance with the policy set forth in Paragraph A of Subsection 430.1, with the purposes, standards, and requirements specified or clearly implied in other provisions of this section, and with such furthering policies as may be adopted pursuant to the authority of Section 504, and the Board may consider the effect the development would have upon any other matter of or related to the present and future public interest. In subsequent review, such matters shall also be considered by the Zoning Commissioner or the County Council, as the case may be. [Bill No. 100, 1970.]

b. Modification. Through modification of a proposed authorization plan, the Planning board may propose and the Zoning Commissioner or County Council may establish regulations or standards for a particular unit development which extend, increase, or augment the regulations or standards of this section, imposing reasonable restrictions which affect the location, appearance, bulk, use, or any other aspect of the development, and which are greater than provided herein; and greater or additional requirements may be made as to minimum public and private improvements. [Bill No. 100, 1970.]

G. Final Development Plan. No part or phase of any unit development shall begin until a final development plan, particularizing fixed characteristics of the development, has been approved by the Zoning Commissioner as being in accord with the authorization plan, and by the Planning Board as being in accord with standards and policies adopted pursuant to the authority of Section 504. A final development plan may be approved by the Zoning Commissioner and the Planning Board for portions of a unit development for which an authorization plan covering the entire tract or tracts has been instituted. [Bill No. 100 1970.]

430.2--Neighborhood Development and Use Regulations, Standards, and Controls. The provisions of this subsection shall apply to unit developments classified as neighborhoods. [Bill No. 100, 1970.]

A. Tract Area. The minimum gross area of the development tract shall be 250 acres or the area sufficient to accommodate at least 2000 density units under the standards of Subparagraph 1 of Paragraph C, whichever is the lesser area. The maximum gross area of such tract shall be 600 acres. [Bill No. 100, 1970.]

B. Location. The development shall be located within the urban-rural demarcation line. [Bill No. 100, 1970; No. 112, 1986.]

C. Number of Density Units Permitted; Bulk and Open-Space Regulations. [Bill No. 100, 1970.]

1. Determination of Permitted Number of Density Units. The maximum number of density units permitted shall be equal to the product of the gross tract area (including portions to be devoted to non-residential use) times the maximum gross density as prescribed below:

ZONE	MAXIMUM GROSS DENSITY
D.R. 1	1.5 density units per acre
D.R. 2	3.0 density units per acre
D.R. 3.5	5.0 density units per acre
D.R. 5.5	8.0 density units per acre
D.R. 10.5	16.0 density units per acre
D.R. 16	20.0 density units per acre
O.T. (When located more than 3000 feet outside of a town center)	20.0 density units per acre
R.A.E. 1	40.0 density units per acre
R.A.E. 2	80.0 density units per acre
O.T. (When located in a town center or when within 3000 feet of a town center boundary)	80.0 density units per acre

[Bill No. 100, 1970; No. 112, 1986.]

2. Bulk Regulations--Height

a. The maximum height of any building shall be as set forth in the table in Subsubparagraph b, below, wherein: [Bill No. 100, 1970.]

i. The "unrestricted height" is the height to which a building may be constructed, regardless of any lesser height limitation established by the angle of height limitation; [Bill No. 100, 1970.]

ii. The "angle of height limitation" is the angle of all lines sloping inward and upward from the tract boundary, measured from the horizontal plane at the ground intersection on the tract boundary, and any point on such line shall establish the normal maximum height to which a building is restricted at that point; [Bill No. 100, 1970.]

iii. The "perpendicular height limitation" is the maximum height to which a building may be constructed, any greater height established by the angle of height limitation notwithstanding; and [Bill No. 100, 1970.]

iv. The unrestricted height and the perpendicular height limitation of a given building are determined by measuring from any point along the building wall at the normal grade level to the highest point directly above. [Bill No. 100, 1970]

b. Table of Maximum Heights.

ZONE	UNRESTRICTED HEIGHT	ANGLE OF HEIGHT LIMITATION	PERPENDICULAR HEIGHT LIMITATION
D.R. 1	40 Feet	10 Degrees	85 Feet
D.R. 2	40 Feet	10 Degrees	85 Feet
D.R. 3.5	40 Feet	10 Degrees	85 Feet
D.R. 5.5	45 Feet	15 Degrees	85 Feet
D.R. 10.5	50 Feet	20 Degrees	100 Feet
D.R. 16	60 Feet	20 Degrees	120 Feet
O.T. (When located more than 3000 feet outside of a town center)	60 Feet	20 Degrees	120 Feet
R.A.E. 1	85 Feet	20 Degrees	120 Feet
R.A.E. 2	-- NO LIMITATION --		
O.T. (When located in a town center or when within 3000 feet of a town center boundary)	-- NO LIMITATION --		

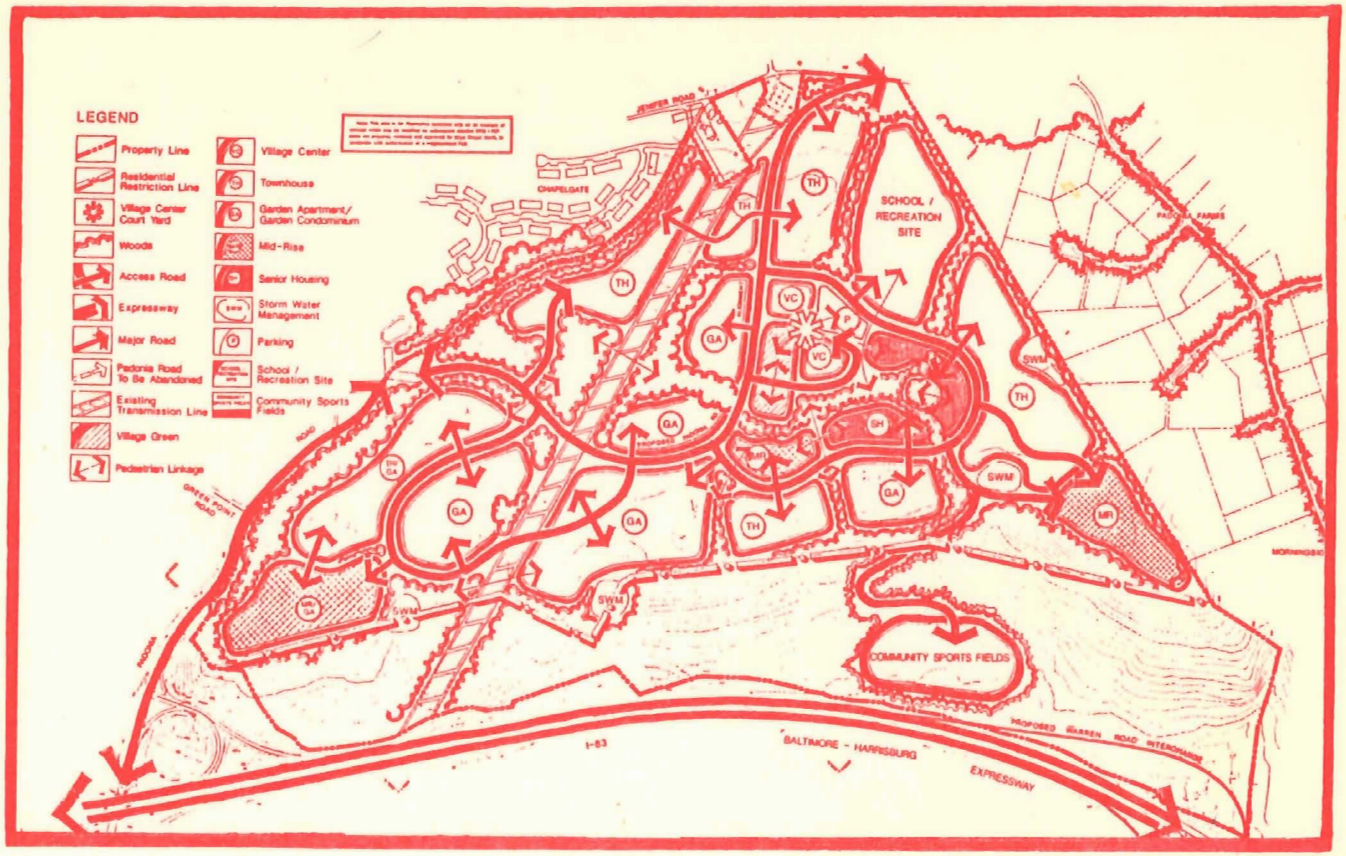
[Bill No. 100, 1970; No. 112, 1986.]

3. Open Spaces. A minimum of 20 per cent of the gross area of a tract or tracts comprising a neighborhood unit development shall be allocated to public park, local open space purposes.[7] The design and distribution of such open spaces shall be in accordance with the policies and standards adopted pursuant to the authority of Section 504. [Bill No. 100, 1970.]

D.[8] Uses Which May be Permitted. Uses in the development may be permitted as set forth in this paragraph if specified in the authorization plan (as approved), subject to any limitations set forth therein.

1. Residential uses: dwellings permitted in D.R. or R.A.E. zones.
2. Utilities.
3. Public facilities: elementary school-recreation centers, middle- or junior-high schools, parks, transportation systems: all as may be required under the authorization plan.
4. Institutions: churches; private schools.
5. Retail shops and services--aggregate adjusted gross floor area not to exceed 20 square feet per density unit, based on the number of density units projected:

1. Automobile salesroom and adjacent outdoor sales area
2. Automotive-service stations
3. Barbershops
4. Banks, savings and loan associations, and other, similar chartered financial institutions accepting deposits
5. Beauty shops
6. Drug stores
7. Food stores, general
7.8.[9] Food stores, specialty, such as bakeries, candy stores, and dairy-product stores
9. Laundry, dry-cleaning or clothing-repair or -alteration establishments or stations, including self-service laundries or dry-cleaning facilities
10. Liquor or package stores
11. Restaurants, except drive-in restaurants
12. Shoe-repair shops
13. Stationery or office-supply stores
14. Taverns
15. Antique Shops



MAYS CHAPEL NORTH PLANNED UNIT DEVELOPMENT

Report by the Baltimore County Planning Board
to the Zoning Commissioner
on the Petition submitted by
James Keelty & Co., Inc.

PETITIONER'S EXHIBIT 5

Dennis F. Rasmussen, County Executive
Baltimore County, Maryland
June 16, 1988

Adopted by Resolution
by the Baltimore County Planning Board

June 16, 1988

Harold Gibbs Reid, Acting-Chairman
Deborah M. Anderson
Harold J. Barnhart
I. William Chase
Charles H. Culbertson
Barbara Jean DeGuilmi
John Disney
R. Scott Graham
Joseph M. Leshko
Judson H. Lipowitz
Chester J. Madigan
Richard Proctor
Carolyn H. Thaler
Phillip W. Worrall

BALTIMORE COUNTY PLANNING BOARD

RESOLUTION

JUNE 16, 1988

WHEREAS, Pursuant to Section 430 - Unit Development of the Baltimore County Zoning Regulations the Baltimore County Planning Board has reviewed the proposed Mays Chapel North Development submitted by James Keelty & Co., Inc.; and

WHEREAS, The Planning Board has reviewed the complete submittal by the petitioner, the Report of the Director of Planning and Zoning, all of the written agency comments and the pertinent sections of the Zoning Regulations; and

WHEREAS, The Planning Board finds in the affirmative that the petitioner's Authorization Plan, as modified by the attached report and comments is in conformance with said regulations in that:

a. The development as proposed would, in fact, constitute a neighborhood, or an integral and viable portion thereof;

b. The tract is situated in an appropriate location according to adopted or formally proposed master plans; and

c. The plan is in accordance with the planning objectives and requirements of the pertinent subsections of the Unit Development regulations, of relevant Planning Board policies adopted pursuant to the authority of Section 504 or otherwise, and of the Zoning Regulations in general;

therefore be it

RESOLVED, That the Baltimore County Planning Board hereby adopts a favorable report for the Mays Chapel North Planned Unit Development, as revised by the report submitted by

the Director of the Office of Planning and Zoning dated April 1988 and subject to the following:-

1. The development of parcel 11 which is located at the north east extremity of the proposed "built area" of the site adjacent to Padonia Farms is to permit three 6 storey residential buildings in accordance with revised submission by proponent, as set out in this report Appendix 2; and

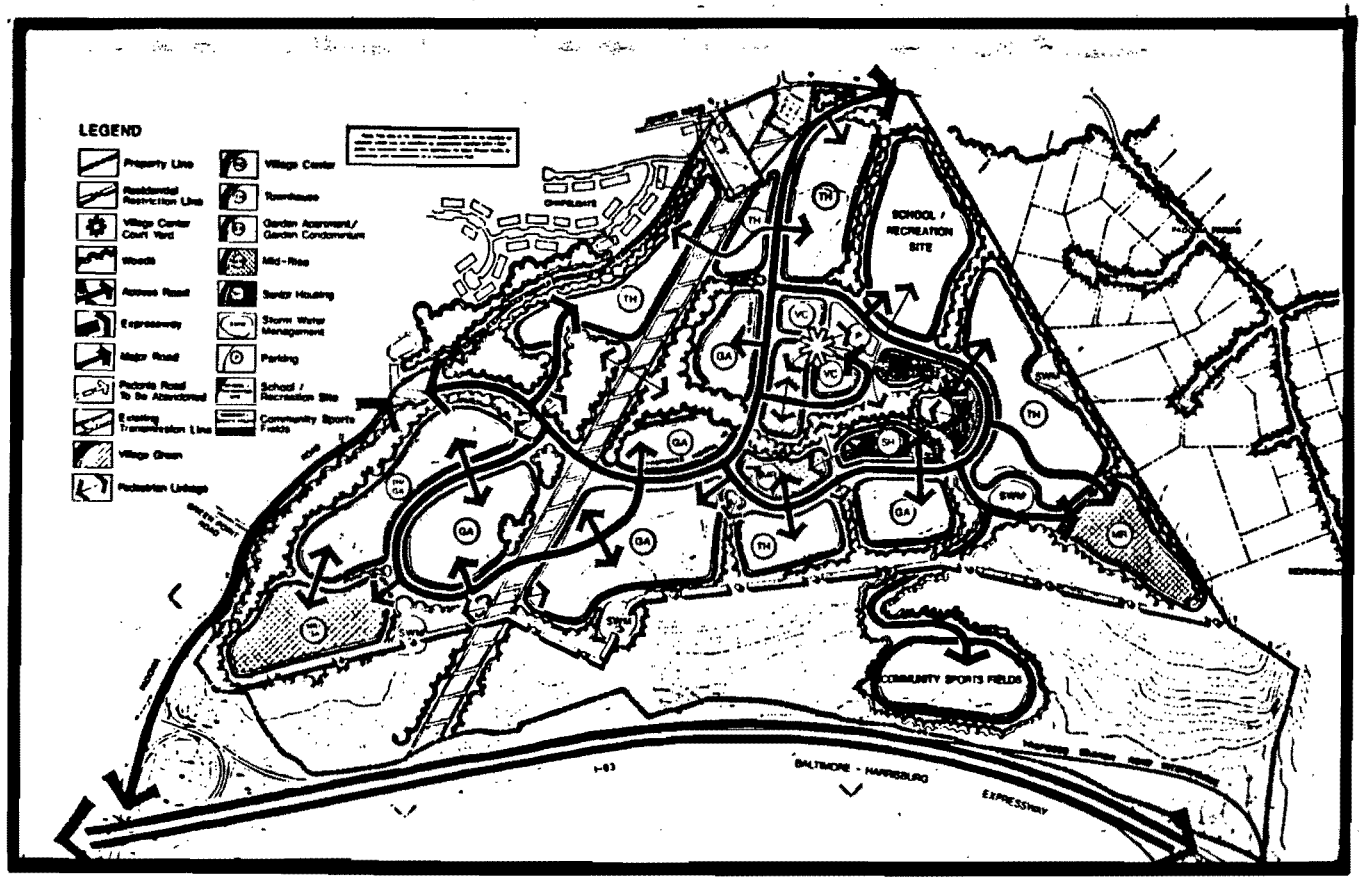
2. The construction of the new Padonia Road is to conform to the following paving widths, within the approved 70' right of way:- A 44 foot width up to the western most intersection of Roundwood and Padonia Roads. It will then be tapered to a 30 foot width of paving from that point to a point 800 feet west along Padonia Road, and will be further tapered from that point to the intersection with existing Padonia Road; a width of 24 feet and a distance of approximately 850 feet. Any future increase in paving width within the reserved right of way will constitute an amendment to the approved Authorization Plan for Mays Chapel North and will require approval by the Planning Board and the Zoning Commissioner.

I HEREBY CERTIFY that the above resolution was duly adopted by the Baltimore County Planning Board at its meeting in Towson, Maryland on June 16, 1988.

June 17, 1988

David Fields

P. David Fields
Secretary to the Baltimore
County Planning Board



MAYS CHAPEL NORTH PLANNED UNIT DEVELOPMENT

Report to the Baltimore County Planning Board by the Director of the Office of Planning and Zoning on the Petition submitted by James Keelty & Co., Inc.

Dennis F. Rasmussen, County Executive
Baltimore County, Maryland
April 1988

ACKNOWLEDGEMENTS

The Director of Planning and Zoning wishes to thank all those agencies and individuals who helped in the preparation and review of the Petition for Mays Chapel North Planned Unit Development.

Department of Central Services (Central Printing)
Department of Community Development
Department of Environmental Protection and Resource Management
Department of Public Works
Department of Recreation and Parks
Office of Planning and Zoning

Special thanks to Betty Sherman and Sharon Bower of the Office of Planning and Zoning.

April, 1988

To Members of the Baltimore County Planning Board:

I am pleased to submit to you the Report on the petition for the Planned Unit Development for Mays Chapel North, as proposed by James Keelty and Co., Inc. The petition, which comprises text and accompanying exhibits, is recommended for approval by the Planning Board, subject to modifications resulting from in depth review by the appropriate County agencies which are set forth in this document.

It is hereby requested that the Mays Chapel North P.U.D. be introduced at the Board's April meeting, at which time a formal presentation will be made by the Petitioner. This will be for information purposes only. The public has been notified of this presentation by the normal notification procedures and invited to attend, but no public discussion will take place at this meeting.

In keeping with the Board's policy of encouraging active and constructive public participation, it is proposed to distribute copies of this report to the public at the April meeting and to invite public participation at the Board's meeting in May.

It is hoped that you will be sufficiently conversant with the petition, the staff recommendations included in this report, and the public's concerns so that you will be able to take action on the proposed Planned Unit Development for Mays Chapel North by the end of your May meeting.

It should be noted also that approval by the Board will be followed by a Public Hearing before the Zoning Commissioner, with the required posting of the property and advertising.

Finally, on behalf of County staff, I wish to thank you for your cooperation in scheduling the review meetings in the midst of a most exhausting timetable.

Sincerely,

Dave Fields

P. David Fields
Director

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I. INTRODUCTION

This report to the Baltimore County Planning Board by the Director of Planning on the Petition of James Keelty & Co., Inc. (Petitioner) for a unit development, called Mays Chapel North, contains important modifications to the Petition requested by appropriate County Agencies as a result of their review of the material submitted. It is recommended that this report with the modifications be made part of the Authorization Plan's approval.

PETITIONERS' SUBMISSION

Mays Chapel North, located on the north side of Padonia Road, west of the Baltimore-Harrisburg Expressway (I-83), in the Eighth Election District of Baltimore County, Maryland, is a single, undivided 384.14 acre tract of land. Of the total acreage, 298.48 acres are classified DR 3.5, and the remaining 85.66 acres are classified DR 5.5. The unit development (PUD) is to consist of a single neighborhood, as defined in Section 101 of the Baltimore County Zoning Regulations (zoning regulations), within the Urban-Rural Demarcation Line established by the Planning Board to divide the portion of Baltimore County considered as "urban" from that part of the County considered as "rural". The gross area of the tract to be developed (384.14 acres) is sufficient to accommodate 2,177.68 dwelling units. Accordingly, the tract area and location conform with the requirements of Section 430.2 of the zoning regulations.

Previously, a plan for the development of Mays Chapel North as a residential community containing 1,543 dwelling units was approved by action of the County Review Group (CRG). The PUD density represents a maximum of 2,177 dwelling units, as compared to the 1,543 dwelling units allowed under the CRG approval. The projected population in the PUD development (4,515), over the population anticipated upon development under the CRG approval (3,873), is 642 people. The impact of this difference in population (642), is spread over an 18 year span, and is minimized by the PUD proposal for Mays Chapel North, which includes 625 dwelling units for 889 senior citizens, a group which generates less traffic and calls for other public facilities and accommodations at a lower level. Housing for the senior citizens accounts for more than the total population increase attributable to the PUD.

Some non-residential uses permitted by the Baltimore County P.U.D. regulations and thought desirable to service the residential community of approximately 4,500 people are to be provided through creation of a small village center. The center is to include 43,553 square feet of floor space for local retail shopping, affording "walk-to" relationships between service and residential areas thus minimizing vehicular trips across I-83 to York Road for purposes of convenience shopping. The center is also to contain about 21,776 square feet of office space and the housing for senior citizens, with related life-care facilities.

The unit development at Mays Chapel North is to retain approximately 170 acres of land, about 45% of the project, in open space, much of which is to be devoted to recreational and other park purposes for the community.

An important feature of the PUD is allowance of the development by special exception, without the need of any zoning change on the property, thereby eliminating continuing pressures for re-zoning to keep pace with changes in conditions in the area. Mays Chapel North is the last of the major land parcels with urban zoning to be developed for residential purposes in the Towson-Hunt Valley corridor. Grant of the special exception affords no precedent, unlike a zoning change, which might possibly serve as an opening for some consequential zoning change on nearby properties west of I-83.

II. PLANNED UNIT DEVELOPMENTS

Intent

The Unit Development (PUD) regulations were enacted to establish liberal standards applicable to certain diversified, well-planned and designed large developments, with the County retaining and exercising special discretionary authority to control such development. These regulations were devised to encourage the integration of commercial and other non-residential facilities within the residential areas they serve. Increase in residential density above that permitted by the existing zoning is provided for, as well as some limited commercial and office development. In return, the County receives additional authority, administers

more stringent regulations and requires that additional procedures be followed. These additional powers are established to ensure optimum land planning solutions as well as to provide for the needed flexibility, the lack of which so often handicaps innovative planning practices. This flexibility is guaranteed through the modification of zoning regulations by specific PUD requirements and through the creation of very general initial submission requirements.

The Authorization Plan

The Petition has as its heart the "Authorization Plan", which is a conceptual layout of the proposed major roads, open space areas and proposed development area limits. The development areas are specified only in terms of location and height of buildings, density, dwelling types and use. While additional material is provided, such as Illustrative Plan and Village Center Illustrative Plan, these are held to be suggestions of intent and not specific or binding in detail. The Authorization Plan and its supporting documentation (Authorization Plan Map, and sections on Uses Permitted, Provision for Handicapped, Design Standards and Guidelines and Deed Covenants, Conditions and Restrictions) control the project over what may be eighteen years in original build out, plus "forever" thereafter. The Plan is implemented through the subsequent submission and approval of detailed plans as sections are readied for actual development. These detailed plans, called Final Development Plans in the 1970 PUD zoning regulations, are now referred to as CRG/Final Development Plans (CRG/FDP) to reflect the integration of the PUD process with the CRG/FDP process.

Approving Authorities

A PUD established within the urban-rural demarcation line may be authorized by special exception by the Zoning commissioner, after consideration of a report by the Planning Board on the proposed Authorization Plan.

Effect of Authorization Plan

The grant of a special exception or special permit for a PUD constitutes zoning authorization of the development and, as such, institutes the Authorization Plan and establishes that the development described therein will be in accordance with zoning policies and criteria for the location in which it is to be situated.

No further discretionary zoning action upon the Plan is required unless the Plan is amended or re-instituted as a result of a lapse of the original authorization.

After institution of the Plan, no use or development within the PUD shall be established except in accordance with the Plan regardless of whether a condition not complying with it would be permitted under the PUD regulations or under the regulations for the "underlying" zone in question. It is the explicit intent of the PUD regulations and the zoning regulations that plans for the PUD may establish higher or more specific standards than are prescribed in the zoning regulations for general application.

Format of the Petition and Authorization Plan and Subsequent Review

The requirement that subsequent detailed plans (CRG/FDP) be in accord with the Petition and Authorization Plan means that there must be sufficient material in the initial submission to relate to subsequent detailed plans. The PUD regulations spell out the range of documentation required in the Petition. These regulations include the site's existing physical conditions and proposed changes therein; the number of proposed dwellings; residential and employment populations; proposed uses and open space and their general location; major roadways and pedestrian facilities; construction phasing; the proposed standards to be used by the Petitioner to guide and control development; and other items deemed necessary by the Office of Planning and Zoning.

The review of the general and flexible Authorization Plan is the first of two review stages. The second stage, review of the CRG/FDP by section, ensures that the detailed site plan reflects the intent of the Authorization Plan and provides an opportunity for public scrutiny as well as for County control over the built product.

If subsequent CRG/FDP's are not in accord with the Authorization Plan, then they are either denied or modified, or the original Authorization Plan must be amended through the action of the Planning Board and Zoning commissioner. Because this amendment procedure is lengthy and onerous, it is essential to define those kinds of major changes to the original Authorization Plan that are

MAYS CHAPEL NORTH
PLANNED UNIT DEVELOPMENT DATA

TRACT SIZE AND DENSITY PERMITTED

ZONE	ACRES	DENSITY UNITS/ACRE	MAXIMUM PERMITTED DENSITY UNITS
DR 3.5	298.49	5.0	1,492.40
DR 5.5	85.65	8.0	685.20
TOTALS	384.14		2,177.60

	MAXIMUM	MINIMUM
DENSITY UNITS PROPOSED:	2177.6	1853
DWELLING UNITS PROPOSED:	2,177	1,543
OPEN SPACE PROPOSED:	170 ACRES	
VILLAGE CENTER NON RESIDENTIAL USES:		
CONVENIENCE, SERVICE RETAIL	43,553 SQ. FT.	
OFFICES	21,776 SQ. FT.	
DAY CARE CENTER		
COMMUNITY SPACE		
RECREATION CENTER		
BUILDING HEIGHTS:		
SENIOR HOUSING/ LIFE CARE IN VILLAGE CENTER	8 STORIES	
ALL OTHER MID RISE UNITS	8 STORIES	
DENSITIES:		
TOWNHOUSES, 3 STORY MAXIMUM	3.5 TO 8.0 DU/A	
TOWNHOUSES OR GARDEN UNITS, 4 STORY MAXIMUM	7.5 TO 12.0 DU/A	
MID-RISE UNITS, 8 STORY MAXIMUM	8.0 TO 16.0 DU/A	
SENIOR / LIFE CARE, 8 STORY MAXIMUM	40 DU/A	
OVERALL SITE DENSITY	5.67 DU/A	

LEGEND

APPROXIMATE LIMIT OF EXISTING TREES TO BE RETAINED:

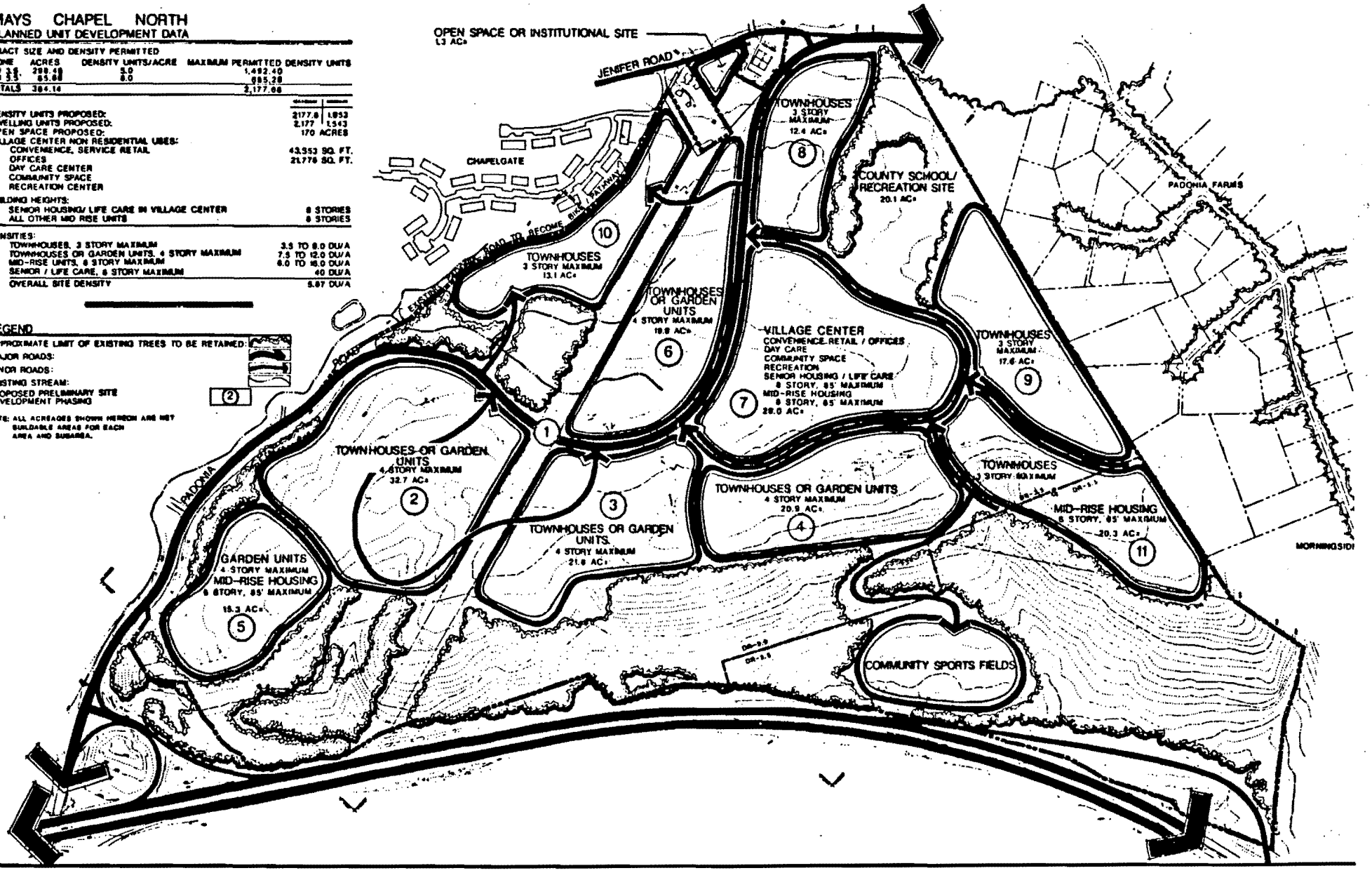
MAJOR ROADS:

MINOR ROADS:

EXISTING STREAM:

PROPOSED PRELIMINARY SITE DEVELOPMENT PHASING (2)

NOTE: ALL ACREAGES SHOWN HEREON ARE NET BUILDABLE AREAS FOR EACH AREA AND SUBAREA.



Mays Chapel North
AUTHORIZATION PLAN MAP

TRUE COPY - TEST:
Luca 7/30/87
ZONING COMMISSIONER OF BALTO. CO.

AUTHORIZATION PLAN MAP
MAYS CHAPEL NORTH
Planned Unit Development
JAMES KEELTY & CO. INC.

Prepared For: JAMES KEELTY & CO. INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

REVISIONS	DATE	FIGURE
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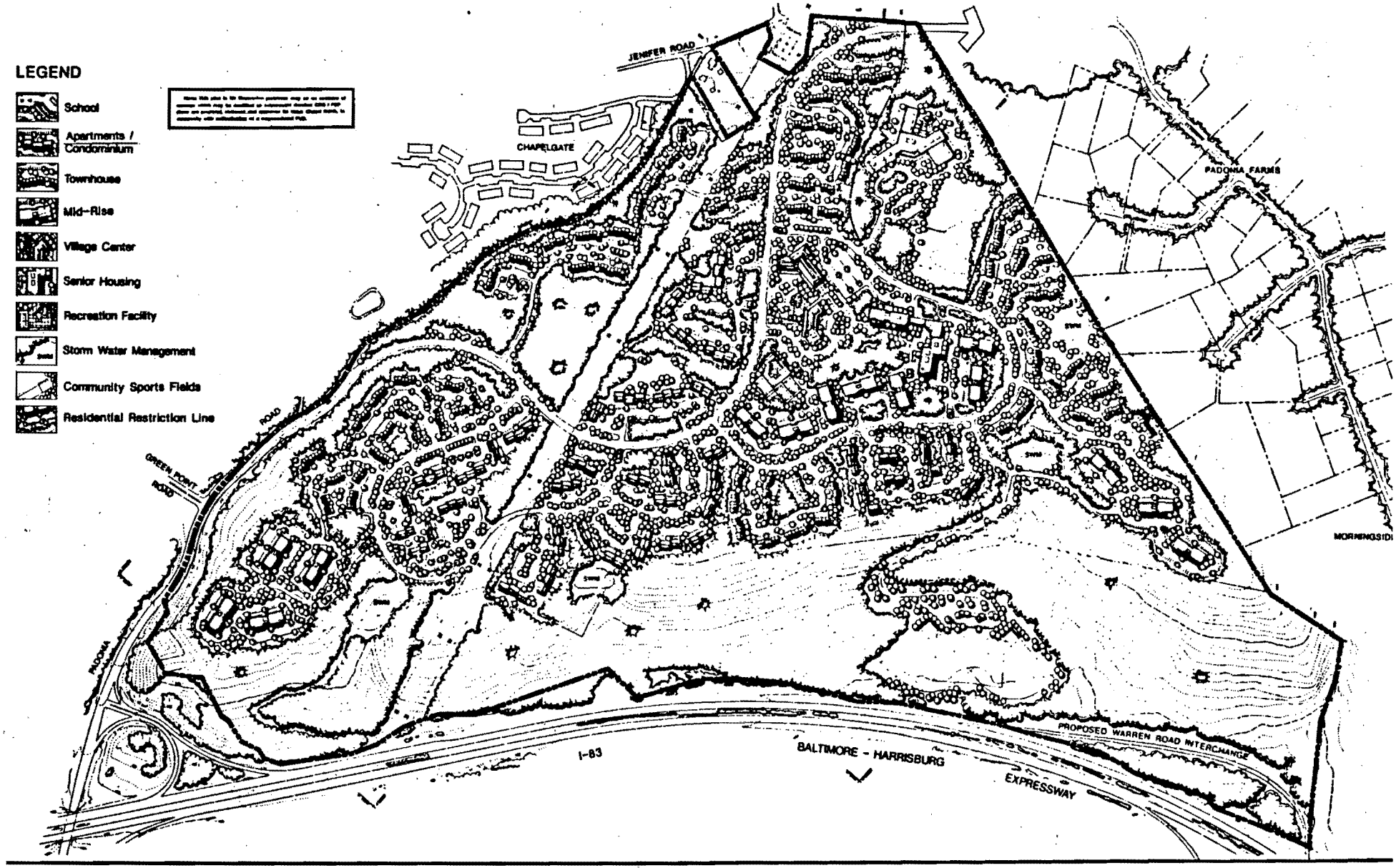


Mays Chapel North

ILLUSTRATIVE PLAN

Prepared For: JAMES KEELTY & CO. INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

ILLUSTRATIVE PLAN
MAYS CHAPEL NORTH
Planned Unit Development
JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

REVISIONS PAGE 46 | DATE JULY. 30, 1987 | FIGUR 6

material and that warrant reconsideration of the initial submission. The Zoning Commissioner will, as part of his actions on the Petition, include a definition of "material change" to the Authorization Plan. A suggestion of what might be considered a "material change" to the approved Authorization Plan is included in Section V of this Report. This definition is crucial to the County's future ability to ensure that the intent of the Petition and Authorization Plan becomes the reality of the built environment.

III. THE MAYS CHAPEL NORTH SUBMISSION

The Petitioner, noting the importance of the flexibility provided by PUD regulations, believes that Mays Chapel North will offer a superior living environment and that retail, office and residential uses will be intermixed in a way not possible within the restrictions of Euclidian zones.

The Petitioner submitted exhibits, including a legal description, a context map, a map showing existing conditions, the proposed authorization plan and maps showing the proposed pedestrian/open space systems, and roads. Also included in the exhibits are illustrative plans, perspectives, design standards and guidelines, a construction schedule, residential and employment population estimates, and a comparison between the PUD and CRG Developments.

In addition to the above, the Petitioner is requesting the granting of height variances and a determination as to whether or not certain uses are permitted in the PUD. The Petitioner also is requesting that these determinations be made as a part of the overall decision on the proposed Authorization Plan.

IV. SCOPE OF FINDINGS AND REVIEW CRITERIA

The PUD regulations require that the Planning Board recommend adoption of the Authorization Plan only if it affirmatively finds that:

(a) The proposed development would, in fact, meet stated unit development eligibility standards, in this case for a neighborhood;

(b) The tract is appropriately located according to the adopted Baltimore County Master Plan 1979-1990; and
(c) That the plan meets the objectives and requirements of the PUD regulations and of the zoning regulations in general.

1. CONFORMANCE WITH NEIGHBORHOOD DEFINITION

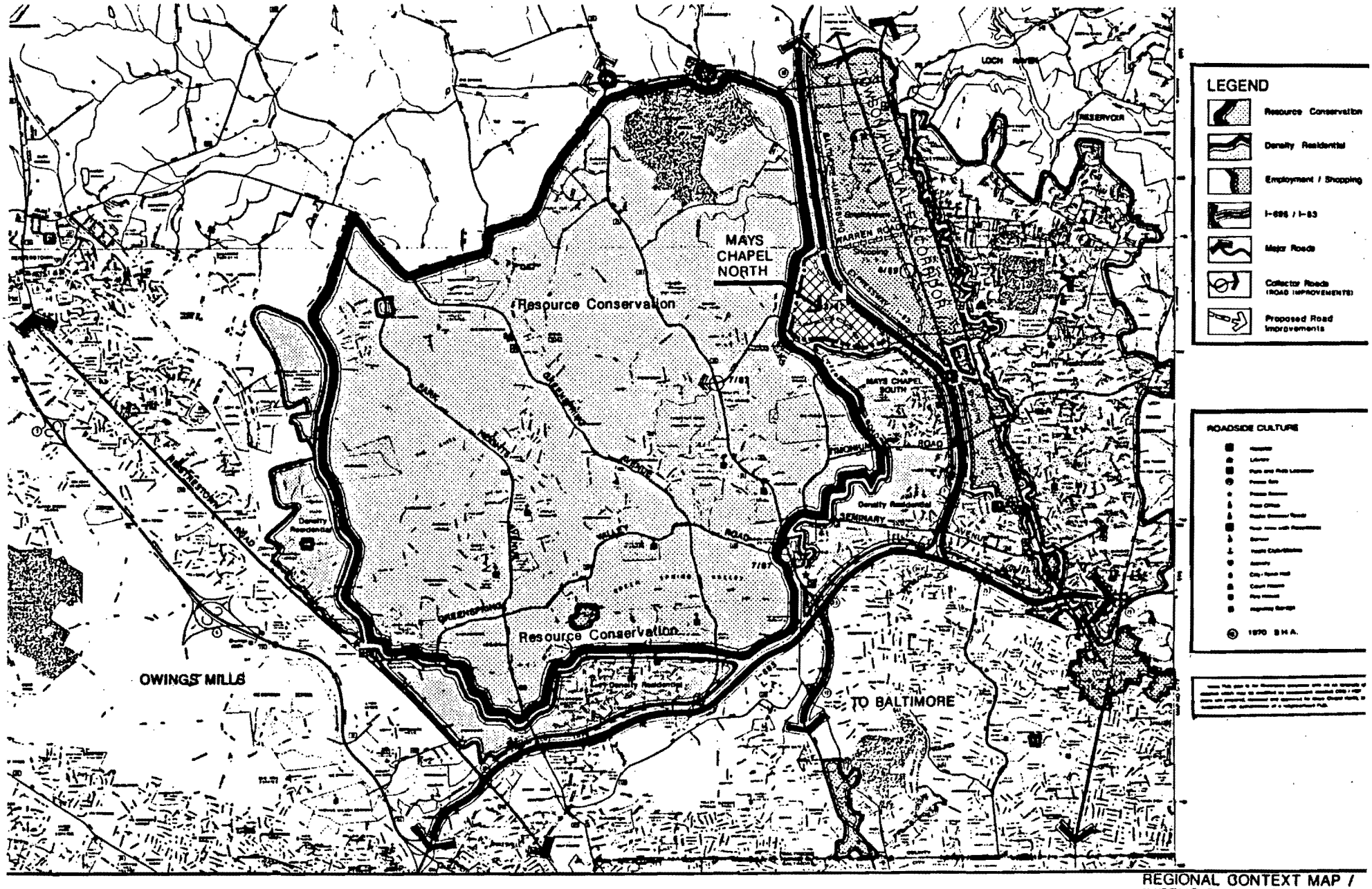
In accordance with the zoning regulations, the project must conform with the definition set forth in Section 430.1. A neighborhood unit development is defined as consisting of at least 250 acres and at least 2,000 density units, but not to exceed 600 acres. Mays Chapel North falls within these parameters, as it consists of 384.14 acres and 2,177 density units. In addition, the PUD regulations refer to the zoning regulation's general definition of a neighborhood and require that proposed PUD meet this classification:

> Neighborhood A coherent urban area generally comprising the dwellings for a residential propulation of approximately 1,000 to 3,000 families and a more-or-less central concentration of the public facilities and business uses serving their everyday or frequent needs, usually including an elementary school (or school-recreation center) and a supermarket or grocery store." (Section 101)

The proposed population meets this definition and complies with the PUD neighborhood criteria, as indicated above. The Authorization Plan is designed as a coherent and well though-out urban area with a central concentration of public facilities and business areas. The adjacent 20 acre school-recreation site, now owned by the County, completes the neighborhood concept defined above.

DIRECTOR'S FINDING

Mays Chapel North constitutes a neighborhood as defined in the zoning regulations and as specified in terms of acreage and density units in the PUD regulations.



Mays Chapel North

REGIONAL CONTEXT MAP/ INTENSITY OF USES

REGIONAL CONTEXT MAP / INTENSITY OF USES

MAYS CHAPEL NORTH

Planned Unit Development

JAMES KEELTY & CO. INC.

Prepared For: JAMES KEELTY & CO. INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

Scale 1" = 2000'

REVISIONS	DATE	FIGUR
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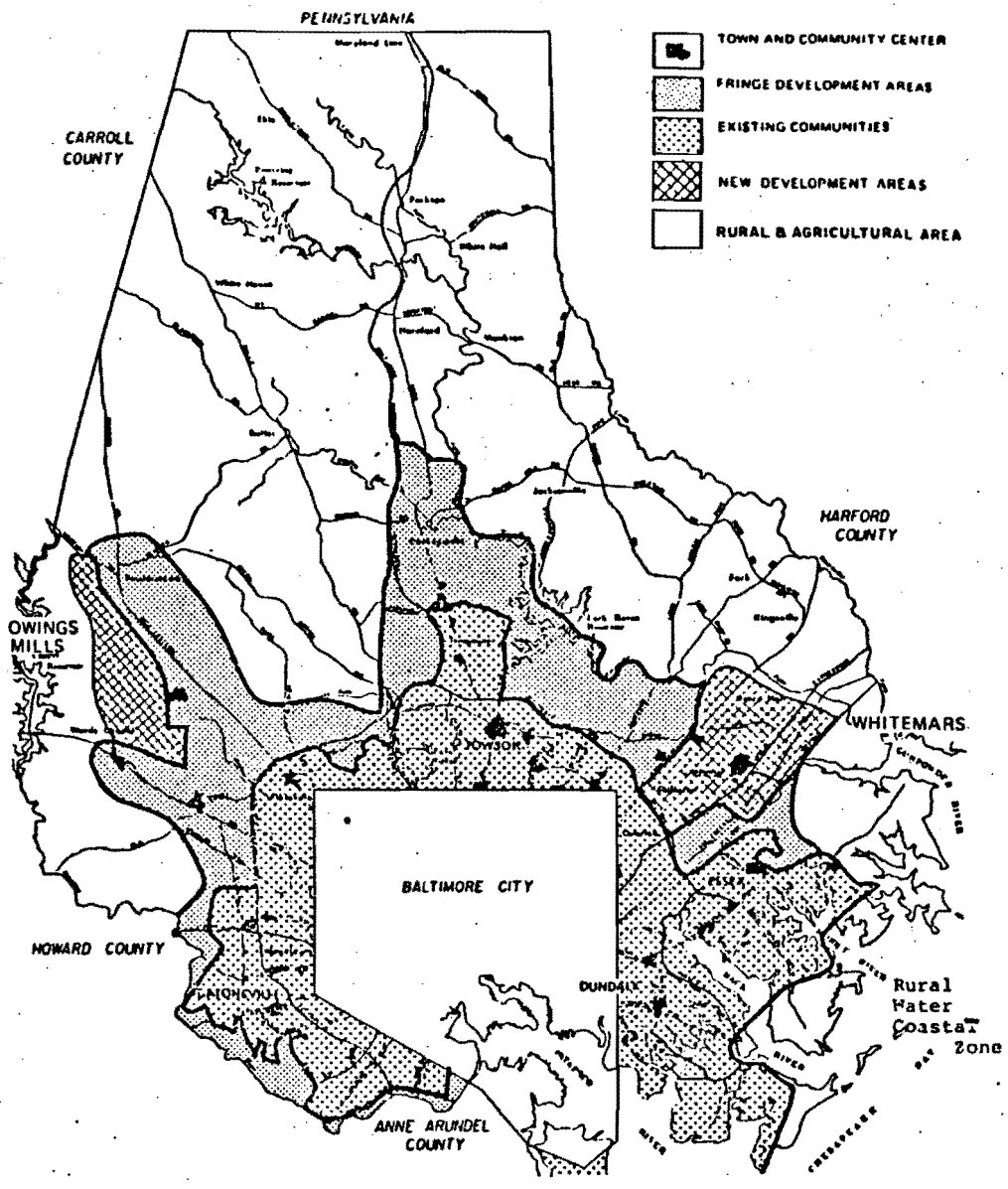
Baltimore County Master Plan



GROWTH AREAS THROUGH 1990

2. Conformance with the Baltimore County Master Plan

On November 19, 1979, the Baltimore County Council adopted the Baltimore County Master Plan 1979-1990 (Resolution No. 71-99), recommending general land use policies and dividing the County into five types of areas. Mays Chapel North is located within a Fringe Development Area. Goals for the Fringe Development Area, as stated in the adopted plan, Land Use Element 1, are:

(a) To assure that the pace of development does not exceed the schedule for provision of community services in these areas;
(b) To assure that the form of development is compatible with the character of development in these areas; and
(c) To maintain relatively low densities in these areas in comparison to the Town and Community Centers and the proposed New Development Areas.

Additionally, the adopted Master Plan makes future land use recommendations by land use type. The section on commerce (Baltimore County Master Plan 1979-1990, Land Use Element 1, pages 56 through 61), states that, "population and income growth will generate demand for significant additions to the County's inventory of commercial space. Changing patterns of residential development will necessitate new establishments in convenient locations." Further, it states, "Sixty-two neighborhood centers are forecast for development by 1995 to serve the needs of residents within a small radius of the center. The typical neighborhood center is built around a supermarket as the principal tenant. They serve to minimize necessary transportation time by providing convenience goods outlets near the home. Neighborhood center development should have little effect on existing establishments."

The Master Plan also projects commercial land demand by Regional Planning districts (RPD) between 1977 and 1995. Six acres of land for neighborhood centers are projected for RPD 307. Mays Chapel North represents the only remaining parcel within RPD 307, with urban zoning and public water and sewer available, to meet the projected need.

As a component of the PUD at Mays Chapel North, the Village Center and its convenience and service elements will be responsive to the neighborhood center projections of the adopted Master Plan. Specific planned arrangements shown in the Illustrative Plan and Village Center Illustrative Plan demonstrate that the Mays Chapel North PUD meets other objectives as well. The form of the center, and PUD controls, eliminate expansion and any type of strip center development. Parking is to be shielded by berms, landscaping and plazas to remove all adverse visual impact on neighboring tracts, other elements of the Village Center, or other component residential uses elsewhere in the PUD.

The Village Center is located adjacent to the County mandated relocation of Padonia Road, at a screened-out site central to the PUD. As such it achieves another objective of the commercial section of the adopted Master Plan i.e., it minimizes traffic impact on neighboring tracts while providing convenience goods outlets near the home.

The provision for a variety of uses and increased levels of land-use intensity do not in themselves automatically foster the development of a well-designed neighborhood. In the case of the Mays Chapel North PUD, major "site specific" topic areas have been identified in order to evaluate the quality of the proposed Plan. While the Petition generally satisfies the objectives and requirements of the zoning regulations and adopted Planning Board policies as per Section 504, detailed consideration of the major "site specifics" is required, to ensure that the major goal of the PUD, i.e., "to create a diversified residential environment which maximizes livability and minimizes adverse impact on that environment by sensitive arrangement of residences, open space and neighborhood services" (Petition, p. 31) is reasonably attainable. These topic areas include : environmental analysis; visual analysis; design quality; the Village Center; open space and pedestrial circulation; Community Services and facilities; housing, roads and transportation; sewer; water supply. Issues in these topic areas are resolved in this Report or will need to be resolved at a later date and in greater detail as part of the CRG/FDP approval process.

PACE OF DEVELOPMENT

The projected 18 year build out period for Mays Chapel North assures a match between development and available community services. The PUD allows development to proceed along with services as they are provided and as a component of development approval. County agencies were circularized at the beginning of the planning process for Mays Chapel North to identify any needed or desirable services and facilities for inclusion in the PUD plan. PUD authorization allows flexibility to respond to specific needs of unique or expanding poplation groups which need specialized housing and services. The proposed senior citizen housing, for example, typifies the ability of Mays Chapel North, as a PUD, to provide elevator housing with associated life care facilities and to relate them to convenience shopping and other professional services in the Village Center. The PUD, also, enables the establishment of the Village Center to serve immediate needs of all Mays Chapel North residents while minimizing external trips, thus reducing transportation-related needs.

Fringe Development Areas

The limits of the Fringe Development Area are defined by the D.R.-R.C zone boundaries. With the exception of a triangular area between the County owned school-recreation center site and Padonia Road, zoned D.R. 3.5, Mays Chapel North forms the northwesterly limit of the Fringe Development Area (Figure 3 Regional Context Map). The Chapelgate development in the D.R. zone immediately to the south of Mays Chapel North has received CRG approval for townhouse development. The quality of urban design and site planning assure compatibility with the established rural residential development nearby.

Density Consideration

Mays Chapel North has been the subject of two comprehensive, County-wide zoning map reviews since the adoption of the 1979-1990 County Plan. Its D.R. 3.5 and D.R. 5.5 component zones were established comprehensively, on a conservative basis, with overall relatively low density,

when contrasted with adjacent D.R. 5.5, D.R. 10.5 and D.R. 16 zoned land. The density under the PUD Plan permits an average density of 5.67 units per acre. The density under the CRG Plan permits an average density of 4.83 units per acre. In relation to the Lakeside PUD, which is located in a growth area and maintains an average density of 13 units per acre, density under the Mays Chapel North PUD is appropriate and in conformity with the County Master Plan objectives.

DIRECTOR'S FINDINGS

Mays Chapel North, is in conformance with the Baltimore County Master Plan 1979-1990 and with the Master Plan's Impelementation goals.

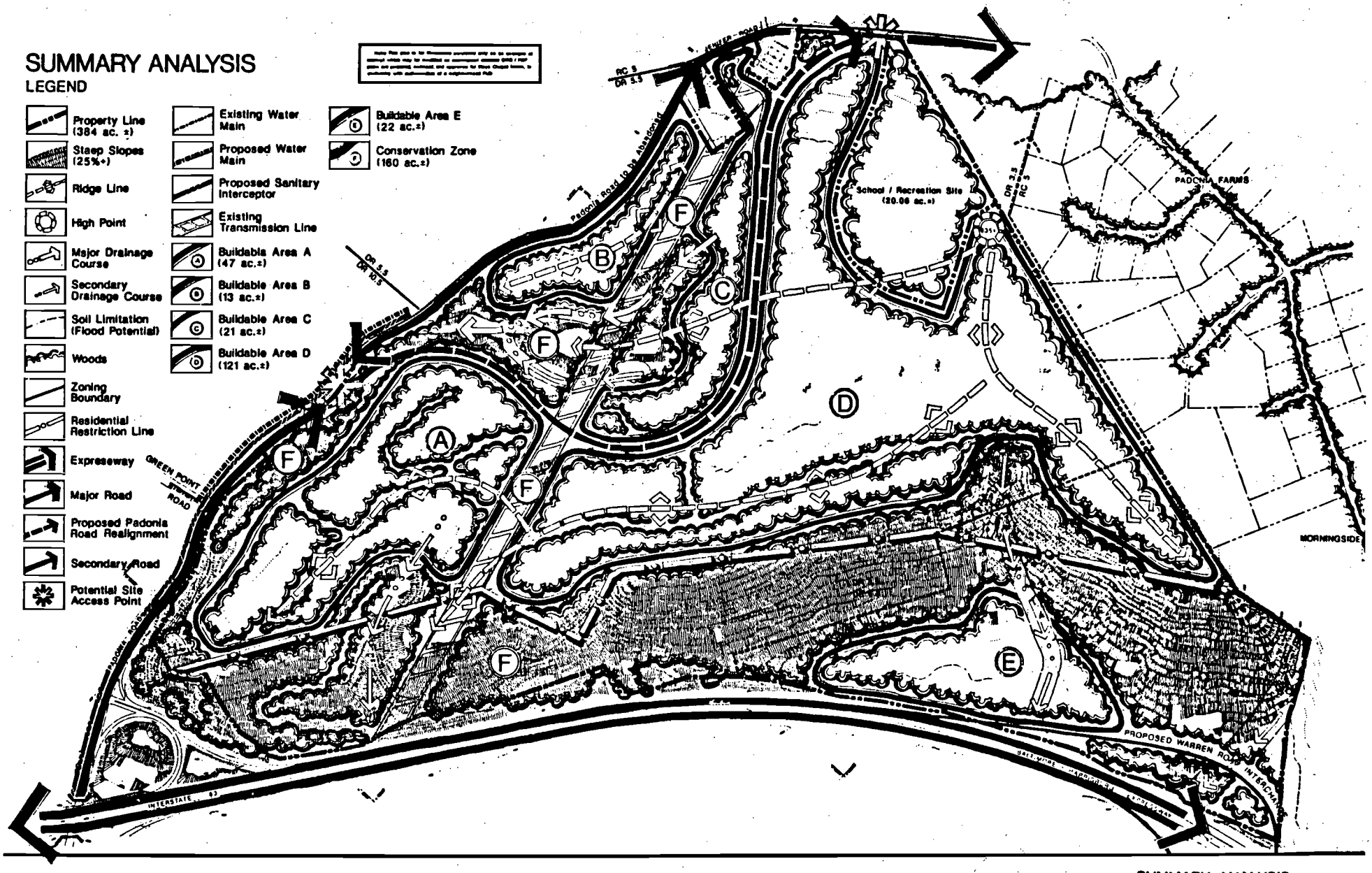
3. **CONFORMANCE WITH PLANNING OBJECTIVES AND REQUIREMENTS OF THE ZONING REGULATIONS AND RELEVANT PLANNING BOARD POLICIES ADOPTED PURSANT TO SECTIONS 430 AND 504 OF THE ZONING REGULATIONS**

The Zoning Regulations, as applied to Planned Unit Developments for Neighborhood Developments are set out in full in Appendix A of this report.

a. Development Concept

The Concept Plan is organized around site constraints and opportunities, as identified on the Summary Analysis Plan. It locates development in areas which are not constrained and are buildable, uses retained open and forested areas to form an integrating open space pattern, and uses Padonia Road as the access spine from which all development elements are served. It also establishes a Village Center as an integral element of the PUD to provide a focal point for open space, recreation, convenience shopping, offices and related services and the life care facilities.

This review of the Mays Chapel North P.U.D. focuses on the Design Concept and its physical relationship with the existing conditions on the site and in adjacent areas.



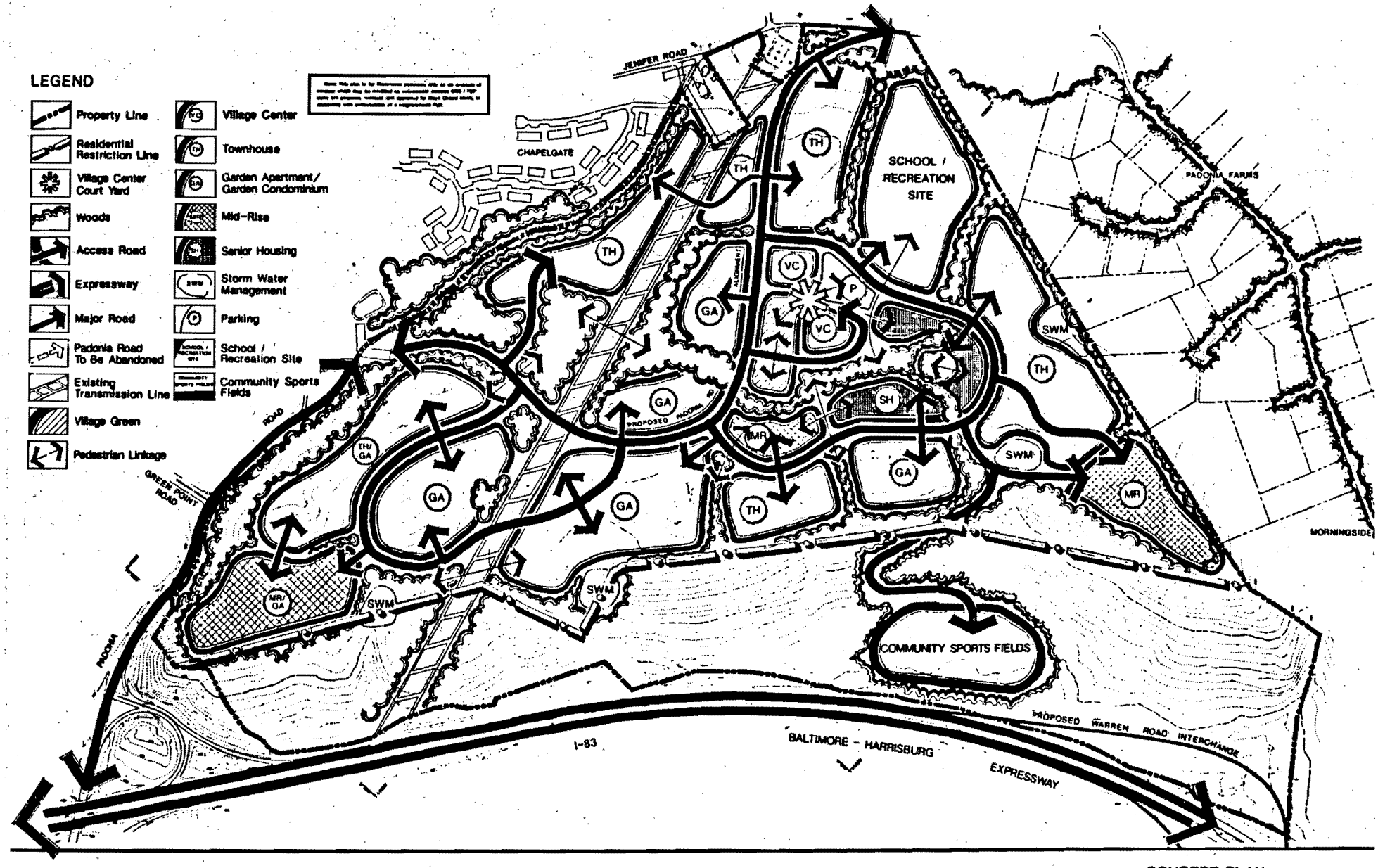
Mays Chapel North

SUMMARY ANALYSIS PLAN

SUMMARY ANALYSIS
MAYS CHAPEL NORTH
Planned Unit Development
JAMES KEELTY & CO., INC.
BUILDERS AND DEVELOPERS

Prepared For: JAMES KEELTY & CO. INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS



Mays Chapel North

CONCEPT PLAN

CONCEPT PLAN
MAYS CHAPEL NORTH
Planned Unit Development
JAMES KEELTY & CO. INC.
BUILDERS AND DEVELOPERS

Prepared For: JAMES KEELTY & CO. INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

REVISIONS PAGE 4.4 | DATE JULY 30, 1987 | FIGURE 5 16

Existing Site Conditions

An evaluation of existing physical, environmental, boundary and man-made features, such as the power transmission line and the County mandated relocation of Padonia Road and related utilities, is contained in the Summary Analysis Plan, Figure 5. Areas constrained from development and areas where the absence of constraints permit rational and responsible development have been identified. This Summary Analysis Plan shows:

(i) Steep slopes falling southerly against existing Padonia Road and easterly to I-83, coupled with a major drainage course with attendant steep sloes, also oriented to Padonia Road and I-83;
(ii) The overhead power transmission line and restrictions which prohibit residential development within an area west of I-83, also constrain development;
(iii) Areas "A" through "E" are not constrained and are buildable;
(iv) Buildable areas amount to approximately 202 acres, excluding Area "E" (about 22 acres), which is separated from prime building Areas "A: through "D" by an extensive area of steep slopes. Residential development is not planned in Area E of the site;
(v) The balance of Mays Chapel North is identified as a "Conservation Zone" and will provide the framework for the open space plan; and
(vi) Other physical constraints, like steep slopes, drainage courses and floodplains, allow clustering of housing while retaining tree cover on steep slopes and along development edges as a buffer.

ENVIRONMENTAL ANALYSIS

Existing Conditions

The Mays Chapel North site consists of 384 acres of rolling topography, primarily forested, with steep slopes and moderately steep slopes along the eastern and southern property boundaries. The SCS Soils Survey indicates the site is predominantly comprised of Glenelg and Manor Loams and Chester silt loam which range from moderate to severly erodible. A small amount of Alluvial soil is

found associated with a major drainage course. The headwaters and upper mainstem of Goodwin Run, a tributary to Loch raven Reservoir and Class III trout stream flows within the Mays Chapel North property.

The proposed Mays Chapel North and Chapelgate developments will involve the relocations of the existing Padonia and Mays Chapel Roads, as required by the County, and the construction of a road network to provide infrastructure for residential development. It is intended that the Developer will work closely with Baltimore County to ensure sediment and grading control plans incorporate measures beyond the minimum required. The Developer's contractor will work closely with the Department of Environmental Protection and Resource Management to ensure measures are installed and maintained prior to, during and immediately after construction. Particular attention will be paid to those areas cleared adjacent to wetlands, stream buffers and steep slopes.

COUNTY COMMENTS

Wetland and Stream Buffers

Wetlands surveys were conducted within Mays Chapel North site by an independent environmental consulting firm using County and U.S. Army Corps of Engineers wetland delineation criteria. All streams were field located and are to be shown along with the wetlands on the PUD and on all subsequent CRG/FDP submissions.

All streams are to be protected by a minumum 50 foot buffer measured from the center line of the stream. Wetlands and stream buffers will remain undisturbed except for clearing and grading necessary for the construction of Padonia Road and relocation of Mays Chapel Road. Development impact adjacent to these areas will be minimized by providing an additional buffer of 20 feet for all wetlands and stream buffers. Wetland or stream buffer areas, if at all disturbed will be replanted with 2 1/2" caliper deciduous trees.

Erodible Soils and Steep Slopes

Soil types taken from the SCS Soil Survey are shown in the Mays Chapel North PUD submission, and steep slopes, i.e., of 25% grade and over, have been indicated. The "Authorization Plan" has

addressed the question of development on steep slopes and/or erodible soils by placing construction areas away from such environmentally sensitive areas. In addition, the development plan provides that steep slope areas along the stream valley will remain undisturbed except for the clearing and grading necessary to construct Padonia Road and associated storm drain outfalls.

Water Quality and Stormwater Management

In order to protect the water quality of Loch Raven Reservoir and to minimize the instream effects of increased stormwater flows and decreased base flows caused by deforestation and intensive development, a comprehensive water quality and stormwater management plan has been prepared by consultants for the Mays Chapel North site. This plan includes innovative stormwater management techniques, preservation of forest cover to the extent possible and stream rehabilitation measures.

The water quality and stormwater management plan has been reviewed by County, State and Federal agencies. Due to the site's proximity to Loch Raven Reservoir and the existence of a naturally reproducing trout population in Goodwin Run the focus of agency reviews has been on preservation of the existing trout and minimization of water quality impacts to Loch Raven Reservoir. Therefore the following "mitigative measures" will be incorporated into the water quality and stormwater management plan.

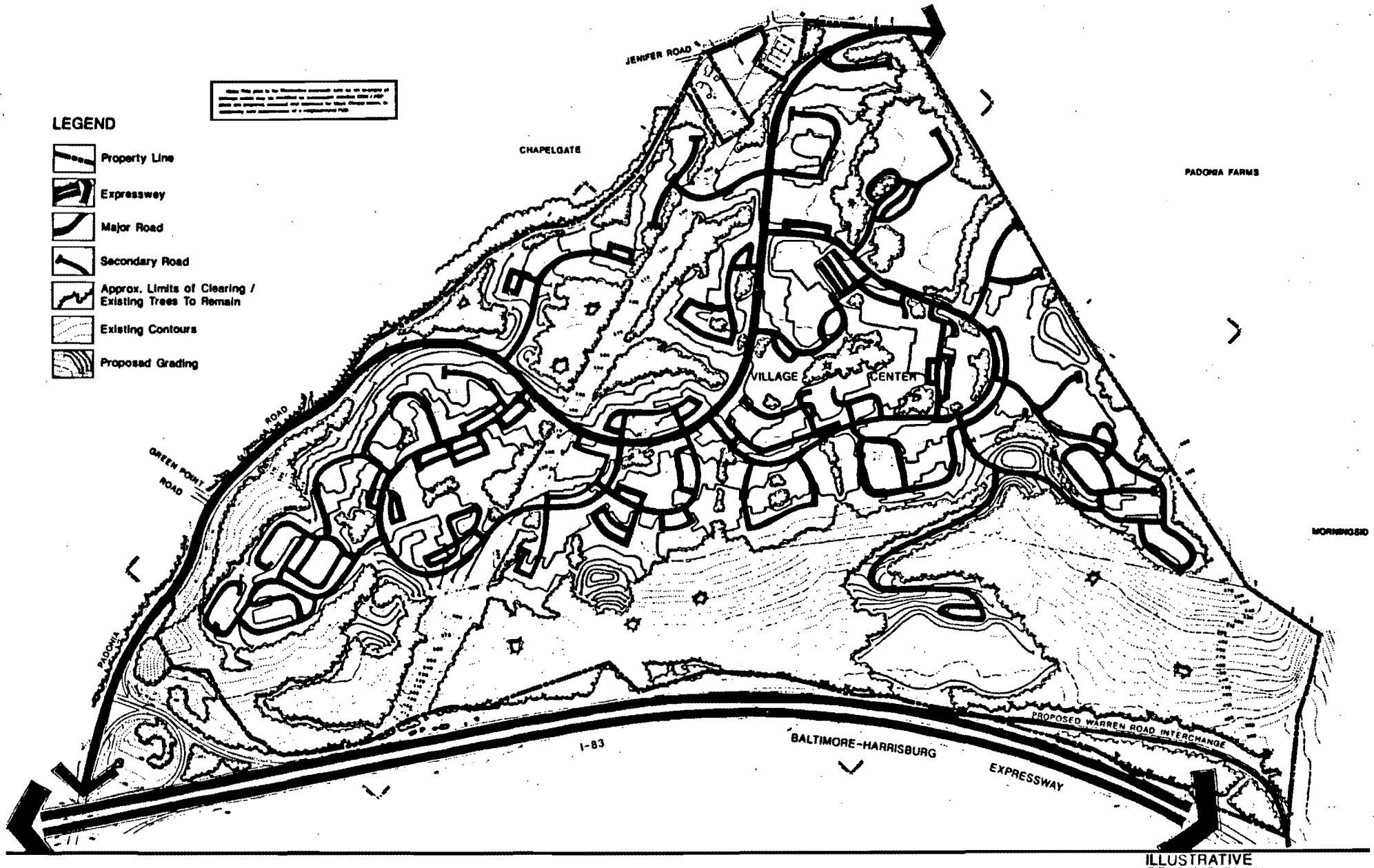
1) Runoff from all impervious areas will be controlled for water quality.
2) Infiltration of the first 1" of rainfall will be provided where feasible. Overmanagement will be provided to compensate for those areas where infiltration is not feasible.
3) Other best management practices will be utilized for water quality management in areas where infiltration is not feasible.
4) Road construction, crossing of streams and placement of ponds will be coordinated between the Department of Environmental Protection and Resource Management and the Developer.
5) Storm drain outfalls will be located at the edge of wetlands or stream buffers in relatively flat sloped areas. In steep sloped areas storm drain outfalls will be located adjacent to the stream channel with appropriate erosion control measures. All outfalls will utilize velocity reduction devices.

6) Impervious surface areas will be minimized.
7) Emphasis will be placed on maintaining as much of the existing forested areas as possible. Maintenance of the forested areas will be accomplished by selective clearing, i.e., clearing only those areas where construction of buildings, parking lots and roads is proposed. Mass grading of the entire buildable area will not take place. The areas not currently forested and not planned for development will be planted with trees as site design allows.
8) On site stream rehabilitation measures will include planting shrubs and wetland plants along stream banks to stabilize and provide shading.
9) Maintenance of all stormwater management facilities will be the responsibility of the Developer.
10) The "Authorization Plan Map" and "Illustrative Site Plan" will require the following revisions prior to P.U.D. final approval:-

(a) Relocated Padonia Road will require realignment in the area adjacent to Goodwin Run in order to remove the proposed road construction out of field-located wetlands;
(b) Access to the Development Area number 10 from relocated Padonia Road across the Goodwin Run is not acceptable.
(c) The full extension of the Goodwin Run branches as field located must be shown, and all proposed development must be taken out of the stream head waters and associated buffers.

11) Special Conditions-Off Site Mitigation

In order to mitigate impacts on the existing trout population in Goodwin Run that may result from the deforestation and intensive development of this site additional off site stream rehabilitation measures will be implemented. These measures will include removing the 700 foot concrete channel downstream of Greenpoint Road and replacing it with suitable substrate and streambank materials. In addition, the culvert under the private driveway between Mays Chapel Road and Greenpoint Road will be replaced with one sized to allow for fish passage during periods of low flow.



Mays Chapel North

ILLUSTRATIVE GRADING PLAN

ILLUSTRATIVE
GRADING PLAN

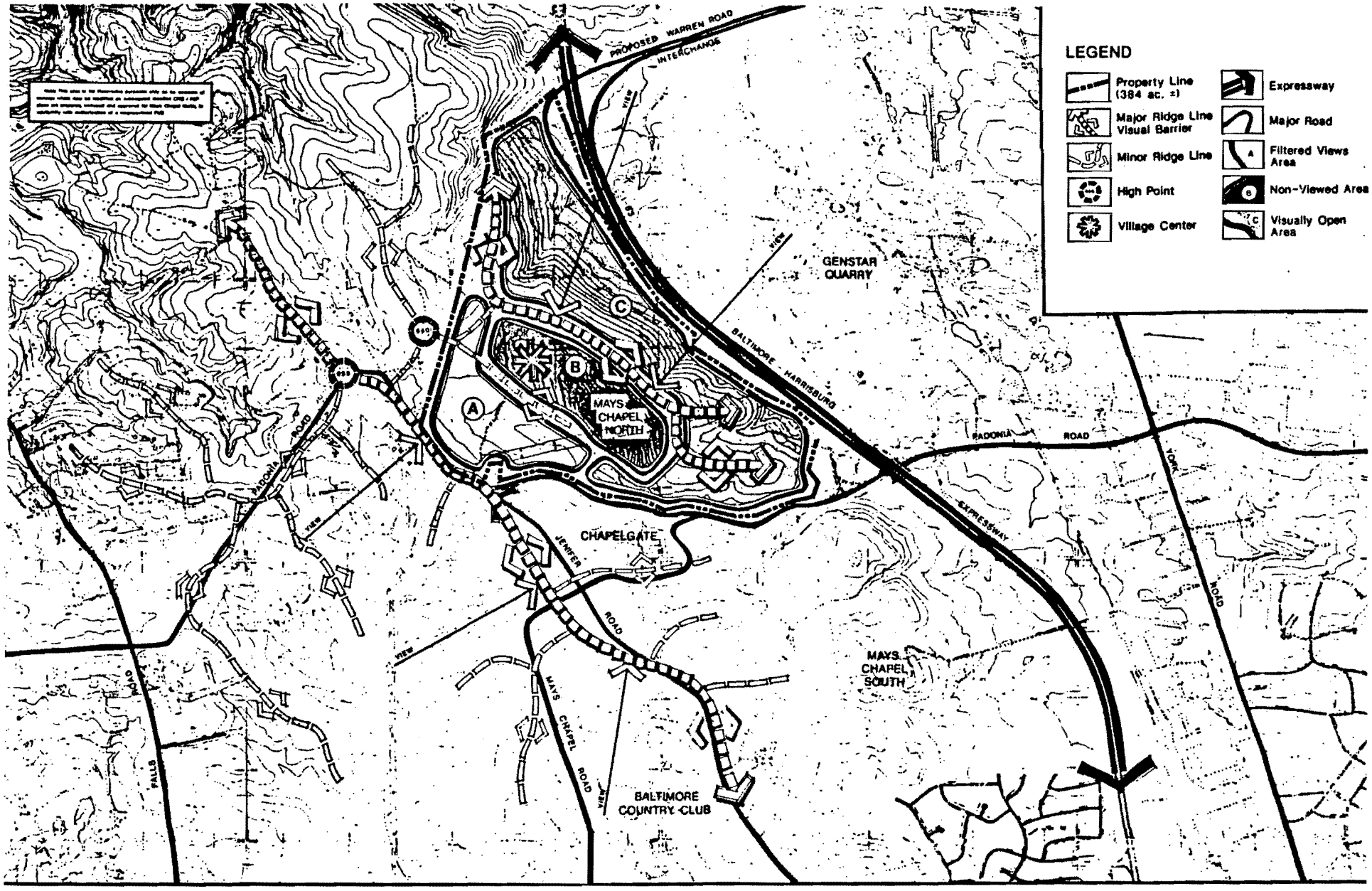
MAYS CHAPEL NORTH
Planned Unit Development

JAMES KEELTY & CO. INC.
BUILDERS AND DEVELOPERS

Prepared For: JAMES KEELTY & CO. INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

REVISIONS PAGE 60 DATE JULY 30, 1987 21 FOUR 10



Mays Chapel North

VISUAL ANALYSIS PLAN

VISUAL ANALYSIS PLAN
MAYS CHAPEL NORTH
Planned Unit Development
JAMES KEELTY & CO., INC.

Prepared For: JAMES KEELTY & CO, INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

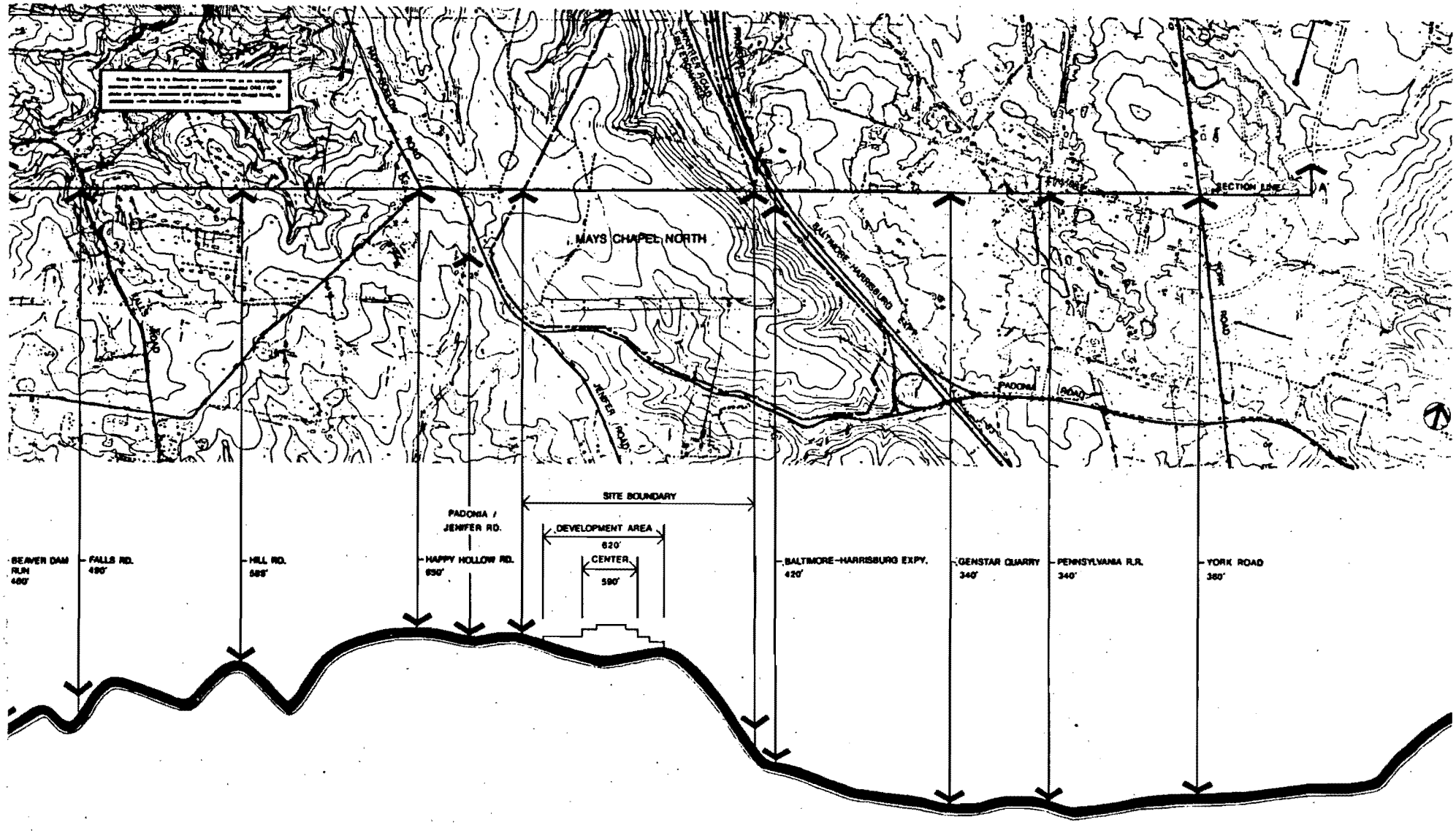
REVISIONS PAGE 36 | DATE JULY 30, 1987 | FIGURE 2 22

This off site stream rehabilitation project will be a cooperative effort between Baltimore County and the Developer. Expenses for engineering design and construction will be the responsibility of the Developer. An agreed-upon cap will be set for design and construction expenditures. Baltimore County will be responsible for securing all State and Federal permits, contracting with engineering firms and construction contractors, and job oversight. There is no specific deadline for completing of this condition. Details of this part of the plan can be finalized after approval by the Zoning Commissioner, but prior to issuance of building permits for Phase 1 development.

VISUAL ANALYSIS

Studies of Mays Chapel North were undertaken to identify land form and tree cover features which limit and define views to and from the site vis-a-vis adjoining areas. Vertical and horizontal section were evaluated as well as the physical lay-out of the most intense development area. Results of these studies are summarized in the Visual Analysis Plan which shows a major ridge being located west of Jenifer Road and curving into Mays Chapel North. This ridge limits long views from Shawan Valley and from the plateau between Shawan Valley and Greenspring Valley. There are minor ridge lines, which have major tree cover, and which further limit external views to Mays Chapel North. Topography and retained forest cover should filter views close by, to and from the PUD on the north, west and south. Long views will be possible, however, from the Hunt Valley Business Corridor and the major ridge line east of York Road. Views from I-83 are to remain essentially as now seen, because of a major preservation of existing tree cover. Actual intensive development at the Village Center of Mays Chapel North should be contained in the bowl or low area in the center of the project. This will further assure that the higher mid-rise buildings proposed will not be obtrusive as seen from the Hunt Valley corridor and will not be visible from the west.

A regional site visibility section (Figure 9) shows vertical and horizontal sections of the proposed development area relative to the surrounding community. It provides accurate views of the development site from the west as they are blocked on the ridges



VERTICAL SCALE: 1 INCH = 60 FEET
HORIZONTAL SCALE: 1 INCH = 600 FEET

Mays Chapel North

SITE VISIBILITY SECTION A-A'

SITE VISABILITY SECTION A-A
MAYS CHAPEL NORTH
Planned Unit Development
JAMES KEELTY & CO, INC.
BUILDERS AND DEVELOPERS

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REVISIONS
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JULY 30, 1987

FIGURE
24 3

at Jenifer/Padonia Roads and illustrates the scale of development in the Village Center in the hollow of the site. Intervening ridges and tree cover shield and filter external views to the center.

SITE PLAN ANALYSIS

The key design elements which together form the basis of the Mays Chapel North P.U.D. submission are shown clearly as the "Illustrative Site Plan" and "Concept Plan" and can be summarized as follows:

Relocated Padonia Road

The relocated Padonia forms the organizing element of the proposed development. It closely follows existing topography and forms a large S through the site linking I-83 to Jenifer Road. Proposed development is served by a series of local loop roads, which ensure that no building areas have direct access onto Padonia Road.

The Village Center

The proposed Village Center is located in the north-central part of the site, adjacent to the County-owned school site. The Village Center will provide high-rise housing for the elderly with accompanying life care facilities, mid-rise housing, a 2 story commercial center adjacent to the Village Green, and a variety of local recreational facilities.

The Open Space System

An essential part of the Mays Chapel North P.U.D. is the proposed open space system. Approximately 170 acres or 45% of the total site area is to be kept in open space, with the slopes adjacent to I-83 and the major stream valleys being retained largely in their natural state, with existing vegetation protected. Landscape standards for all development clusters will be above that required by current County Landscape Manual requirements.

Residential Clusters

The bulk of residential development outside the Village Center is arranged in a series of clusters served by the loop roads off relocated Padonia. Housing is in the form of well-designed groups, organised by housing-types, with townhouses, garden apartments and mid-rise apartments being proposed. Residential building height outside the town center is to be kept at four storys, except for two clusters of 6-story mid-rise apartment buldings proposed for the ends of the secondary ridge-lines at the north and south extremities of the site.

Pedestrian Circulation System

In addition to the comprehensive road pattern proposed, the various site elements will be linked by an integrated pedestrian footpath and/or bike system which will provide access to all major parts of the proposed development, including the school site. Wherever possible this system will be handicapped accessible.

COUNTY COMMENTS

General

The site analysis and resulting proposed development represent a well thought out and competent P.U.D. proposal. However, this office has concerns about the possible impact of the proposed development on adjacent communities and recommends that the plan be amended as follows:

1. the maximum height of buildings adjacent to Mays Chapel South and Padonia Farms (Areas 5 and 11 on the Authorization Plan Map) should be reduced from 6 stories to 4 stories.
2. A buffer of at least 100' which retains all existing vegetation along the northern site boundary adjacent to Padonia Farms should be established and included in all subsequent development plans.
3. This office has no objection to the building of 6 story mid-rise residential units in area 6 of the Authorization Plan Map which is adjacent to the Village Center and within Area B--Non-viewed area, shown on the Visual Analysis Plan. 4 story condominiums may also be permitted in Sections 3 and 4.

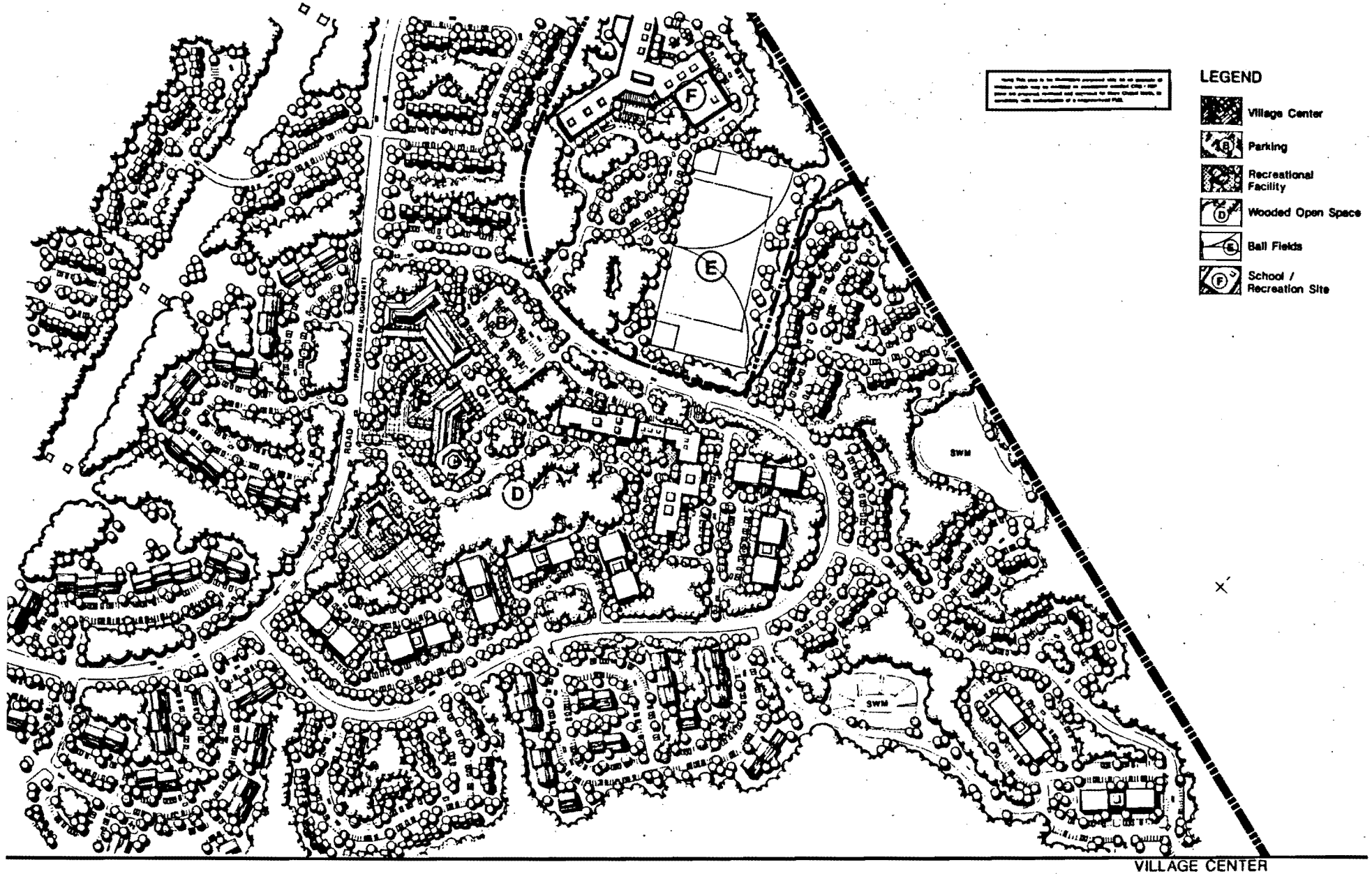
4. The proposed P.U.D. permits a total of 2,177 dwelling units or the 384.14 acres of the Mays Chapel North Site. This represents an average site density of 5.67 dwelling units. In addition to the overall site information, the Authorization Plan Map also includes a range of proposed densities for each housing type based upon "net buildable acreages".

   The net densities indicated seem to be too low for the type of development proposed and should be increased to ensure that plans submitted for CRG/FDP do not propose densities outside the range permitted by the P.U.D. Such a revision to the plan will not result in any addition to the total number of dwellings permitted nor will it alter the overall site density of 5.67 DU/A.

THE VILLAGE CENTER

The Village Center is a central location where organized and well-planed, close-to-home, convenience shopping, community-related services and recreational facilities are to be provided in accordance with sound neighborhood planning principles. The Village Center is defined by a peripheral loop road forming a super block. Building masses and locations are related to topography and the entire center is in a natural depression or bowl which shields the most intensive building component of the PUD from ajoining tracts. The Village Center includes a commercial center, providing commercial service and community facilities, and five to eight story mid-rise housing, essentially serving senior citizens. The Village Green consists of the plaza, courtyard and village recreational center for swimming and tennis and wooded areas for walking. The Village Center also is well-related to the school-recreation center site which will supplement recreational facilities provided elsewhere in Mays Chapel North.

The commercial component of the Center is a cluster of two two-story buildings containing a maximum of 43,553 square feet of convenience shopping space and a maximum of 21,776 square feet of office space, with tenancy targeted to the needs of residents. The Center is also to provide day care services and indoor space, the latter allowing a broad scope of community activities--meetings, social functions or educational, civic and religious functions. Structured areas, screened by topography and landscaping,



Mays Chapel North

VILLAGE CENTER ILLUSTRATIVE PLAN

VILLAGE CENTER
ILLUSTRATIVE PLAN
MAYS CHAPEL NORTH
Planned Unit Development
JAMES KEELTY & CO., INC.

Prepared For: JAMES KEELTY & CO. INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

Scale: 1" = 100'
0 50 100 200 400

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FIGURE
28 7

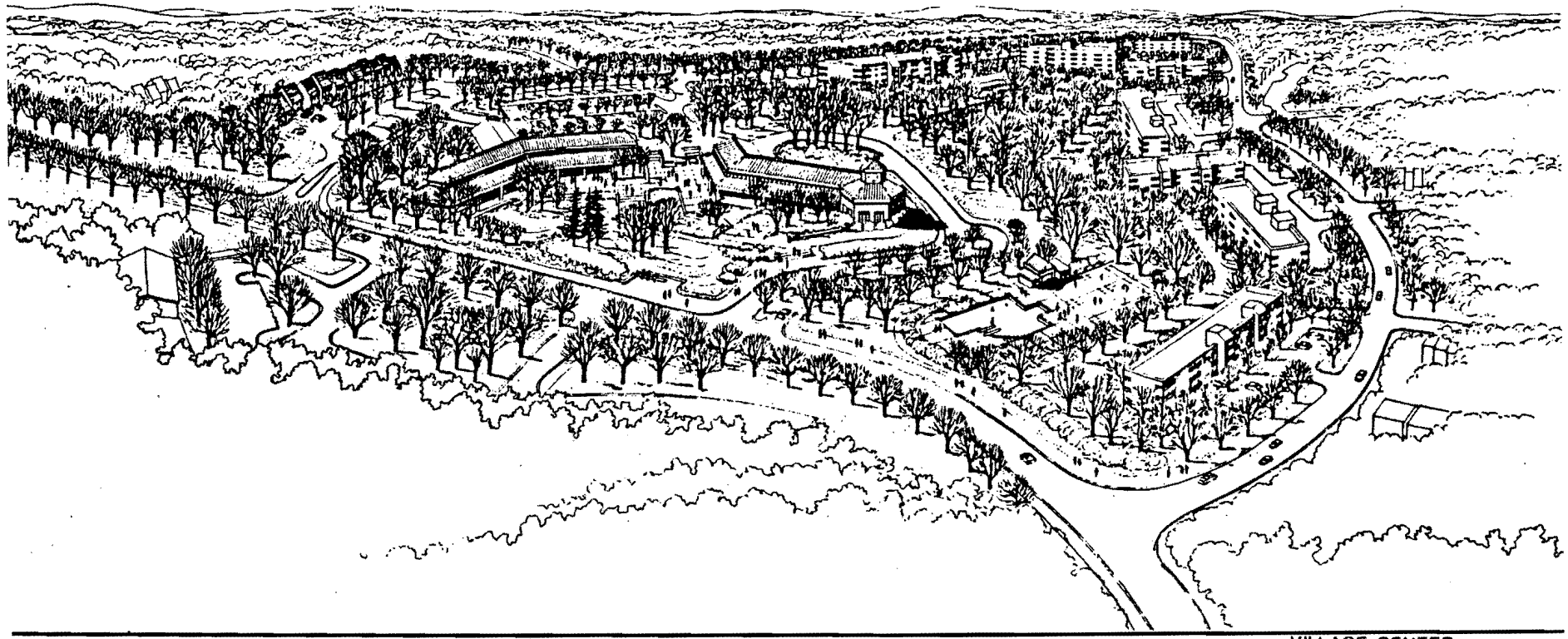
provide parking at the edges of the Village Center superblock. The Village Green and landscaped plaza provide a communal space for people to socialize and a central focal point for Mays Chapel North.

The residential component of the Village Center includes housing for senior citizens, which is placed adjacent to the center for convenient services and amenities within the overall Village Center. A total of 625 senior citizen housing units, with related life care facilities are contemplated -- life care being contained within two attached eight-story buildings. Additional six-story buildings will also provide senior citizen housing units, but on a more independent, active life-style basis and homes for families desiring to live in the unique environment of the Village Center.

Recreational needs are met in a grouping of facilities which include a swimming pool, lighted tennis courts and an accessory building providing indoor recreational and changing space. Central open space will be retained for walking and enjoyment of a natural setting in an urban environment (Figure 12, Village Center Perspectives 2 and 3). All open space within the Village Center will be interconnected within the superblock to help define and organize elements. A path system is proposed linking the Village Center land uses to the balance of Mays Chapel North.

An aerial view and two perspectives show clearly the concept of the Village Center. In the Aerial View, the Village Center is seen from the south, with the County-mandated relocation of Padonia Road in the foreground, and other collector roads defining the superblock of the overall Village Center. Also shown are the convenience shopping/office/day care/community center fronting on the village green, providing an organized space for people to meet and socialize and the village recreational center, with pool and tennis courts for active recreation nearby. Senior citizen housing, with associated life care, is in the background with other mid-rise housing in the foreground. Open space and pedestrian ways unify all Village Center elements.

The first of the two Village Center Perspectives shows open space and recreation areas and the pedestrian scale of the Village Center, with the convenience retail/office/day care center in the



Mays Chapel North

VILLAGE CENTER: AERIAL VIEW 1

VILLAGE CENTER:
AERIAL VIEW 1

MAYS CHAPEL NORTH
Planned Unit Development
JAMES KEELTY & CO. INC.

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immediate background, and the senior citizen housing and its relationship to the overall center in the far background. All Village Center housing elements overlook the wooded central park area. The second Village Center Perspective shows the flow of open space from the life-care and mid-rise housing area to the center.

COUNTY COMMENTS

The proposed Village Center is the key "focal element" of the P.U.D. for Mays Chapel North and is essential to the success of the P.U.D.

OPEN SPACE AND PEDESTRIAN CIRCULATION

The Pedestrian/Open Space Systems Plan is illustrative of the planning concepts and principles which have been incorporated into the Mays Chapel North PUD. Although details and areas may change as subsequent CRG/FDP submittal documents are developed and refined, the concepts illustrated by this plan will be required to remain a firm component of the neighborhood PUD.

PUD standards require that a minimum of 20% or 76.83 acres of Mays Chapel North be allocated for public park and local open space purposes. The Authorization Plan Map and Pedestrian/Open Space Systems PLan propose approximately 170 acres for various kinds of public park and local open space purposes. This space represents almost 45% of the 384.14 acre overall Mays Chapel North site.

Of the local open space, about 10 acres are proposed within the Village Center. These 10 acres include play space near the proposed day care center, the Village Center recreation area for active uses, the village green as an urban open space for people coming to the center, and the wooded village park which will serve as the core for the overall Village Center.

The Pedestrian/Open Space Systems Plan forms one of the strongest unifying elements of the PUD. Open space is almost continuous throughout the entire development and links the residential components one to another and to the Village Center and school-recreation center sites. Open space also defines the limits of small residential clusters and provides central space

at the Village Center. The open-space trail system enhances the fabric of the open space and provides pedestrian linkages between and among the different residential and Village Center elements. The primary trail system also enables pedestrians to move through Mays Chapel North in a natural environment without dependency on a sidwalk system oriented to streets and cars.

Open space provided by the PUD is responsive to the physical constraints (e.g., steep slopes), which hamper residential development and associated infrastructure, but which result in a meaningful and natural environment interwoven into the overall plan.

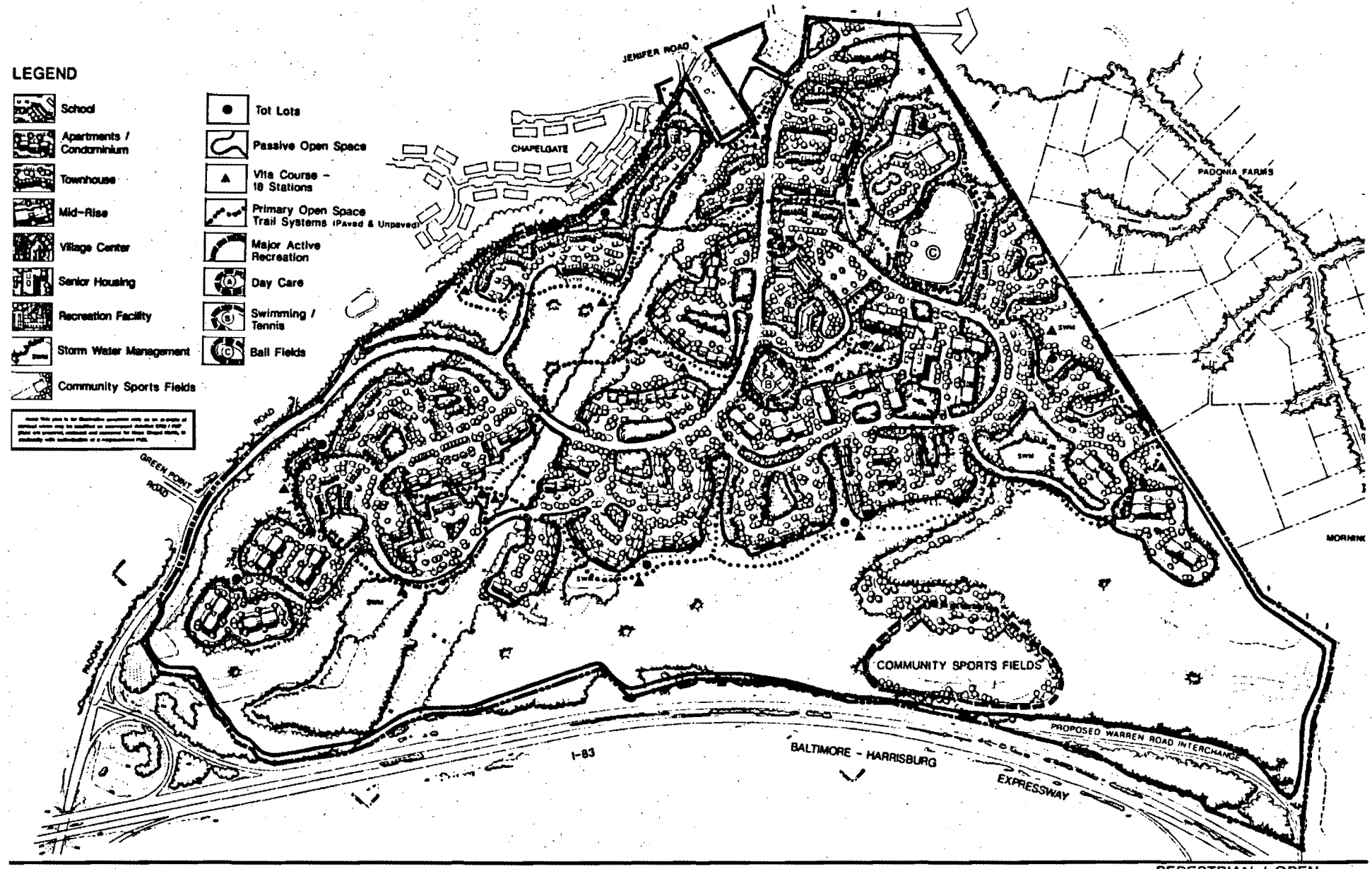
COUNTY COMMENTS

The following specific comments are to be addressed and/or made part of the petition as a pre-requisite for approval by the Department of Recreation and Parks:

1. The 17 acre +/- buffer requested by James Keelty & Co., Inc. along the easternmost portion of the developed area of the site must be identified on a separate plan.
2. Storm water management areas will be shown separate from the open space on the document in comment #1 and not on a revised Pedestrian/Open Space Systems Plan.
3. The ownership of the open space parcels will be determined by this Department at the time of CRG plans review and approval with a minimum of 92 acres being deeded fee simple to Recreation and Parks. The 92 acres shall be deeded incrementally as the density allowed on the parkland is used in the development.
4. James Keelty & Co., Inc. will design and construct to Baltimore County specifications a paved access road approximately 1,500 feet in length and 18 feet in width with shoulders from the major collector road system of the development to the Community Sports Fields area shown on the Authorization Plan Map. Construction of this road shall coincide with commencement of construction of the section ofthe development designated as Section 4 on the Authorization Plan Map (Fig. 1). The Department of Recreation and Parks shall receive a minimum of one year notice prior to commencement of grading in Section 4 shown on the Authorization Plan Map.

5. The timing and sequence of the build out for this P.U.D. shall follow the sequence noted in the Authorization Plan through at least Section 4 with the possibility of Section 5 being constructed concurrently with Section 2, 3, or 4 at the developer's discretion.
6. Operation of activities within the proposed parkland will conform to the standard hours of operation for Baltimore County Department of Recreation and Parks.
7. The restrictive covenants placed on the proposed parkland by the Flintkote Company must be included as part of the petitioner's submission, with any references to "not including playfield areas of the type which serve larger than the local need", amended by the Flintkote Company, their successors or assigns, to unequivocally allow for lighted athletic fields in the location shown on the Authorization Plan Map.
8. The CRG plans, when submitted, shall comply with all regulations of the Baltimore County Local Open Space Manual, as amended, with the exception of the requirement for specific square footage per dwelling unit.
9. The proposed pathway system shown in approximate location on the Pedestrian/Open Space Systems Plan shall be constructed at no cost to Baltimore County and shall be handicap accessible where feasible and practical.
10. Amend Section 9 of Authorization Plan, "Deed Dovenents, Conditions and Restrictions for Maintenance of Open Space and Control of Building, Etc." to include language that assures existence and maintenance of the open space in perpetuity for all areas of open space not owned by Baltimore County.
11. Amend Section 9 of the Authorization Plan, "Deed Dovenents, Conditions and Restrictions for Maintenance of Open Space and Control of Building, Etc." to indicate the ownership and maintenance responsibilities of all open space parcels will remain with James Keelty and Company, Incorporated until such parcels are expeditiously inspected and approved by the Baltimore County Department of Recreation and Parks.
12. The Department of Recreation and Parks assumes no liability for any road or utility improvements constructed on, under, or adjacent to any property within or adjacent to the P.U.D. over which the Department holds title or control.

These comments are subject to modification by various Federal, State any County agencies holding jurisdiction.



Mays Chapel North

PEDESTRIAN / OPEN SPACE SYSTEMS PLAN

PEDESTRIAN / OPEN SPACE SYSTEMS PLAN
MAYS CHAPEL NORTH
Planned Unit Development
JAMES KEELTY & CO. INC.
BUILDERS AND DEVELOPERS

Prepared For: JAMES KEELTY & CO. INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

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(b) COMMUNITY SERVICES AND FACILITIES AND HOUSING

Police

The development of a PUD on the Mays Chapel North site will have no major impact on Police service to the Cockeysville Precinct Area. The manpower allocation model (used by the Baltimore County Police Department) is based upon the relationship between population and calls for service. A recent analysis by the Police Department concludes that the population growth of the Mays Chapel North PUD through the year 2,000 will not significantly impact the manpower requirements for the Cockeysville precinct. The same study, however, indicates a reconfiguration of patrol sectors within the precinct may have to be examined at some time in the future.

Fire Service

The development of Mays Chapel North will not impair the provision of fire service nor emergency medical service in the Timonium area. Within a 5 mile radious of the Mays Chapel North site are the following six Fire Companies:

Table 4. AREA FIRE PROTECTION PROFILE

Fire Station	Equipment						
	Pumper Engine	100' Ladder Truck	Ambulance	Air Unit	Rescue	Special Unit	Hazardous Material Unit
Texas*	1	1	1				
Lutherville	2				1		
Towson*	2	1	1	1			
Cockeysville	2		1			1	
Chestnut Ridge	2					1	
Brooklandville*			1				1
Total Equipment	10	2	4	1	1	2	1
Total Manpower** to Operate Equipment	40	10	8	1	2	4	2

* Fire Companies with paid staff.

** In addition there are supervisory personnel who oversee all operations of the fire protection services. Back-up support is provided to the area by the Glyndon, Owings Mills and Butler Fire Companies and the Reisterstown and Pikesville Rescue Squads.

The fire flow capacities of existing waterlines to the site may have to be evaluated periodically and supplemented if necessary.

Housing

In September, 1987 County Executive Rasmussen appointed a Housing Policy Team. This group was charged with developing the County's first comprehensive housing policy and recommending strategies to implement the County Executives housing initiatives. The Team, recently concluded their study and has recommended actions to the County Executive, some of which would increase housing opportunities for the County's elderly population. Among their recommendations the Housing Policy Team group urged that the county establish the financial and institutional capacity to encourage housing development to serve the aging population. The Department of Community Development is responsible for the management of federal, state and local housing resources, many of which already serve the elderly. The Petitioner seeks to support the expansion of this capability, as the County's elderly population continues to grow and has proposed to contribute $1,000,000 to these initiatives.

At this date, it is not possible for the County to delineate any particular program which may be desirable in the housing field at Mays Chapel North. The aim of the Keelty Company is, and always has been, to provide affordable housing and improve the quality of housing stock, and the Company believes its Mays Chapel North PUD Plan will do this. While the County cannot now foresee what may be involved at Mays Chapel North in the Department of Community Development's managment of the County's Elderly Housing Resources, still the Company has assured the County of its desire to promote elderly housing assistance wherever help may be needed.

Accordingly, the Keelty Company agrees to help fund the Elderly Housing Initiatives by paying to Baltimore County, Maryland (County) for the use of the Housing Division of the Department of Community Development, at Mays Chapel North, or anywhere else in the County, the following:

1. The sum of $200,000.00 payable within 60 days after the last of the following shall occur: (i) approval of the final development plan (FDP) for the first section of the Mays Chapel North PUD selected by the Keelty Company for

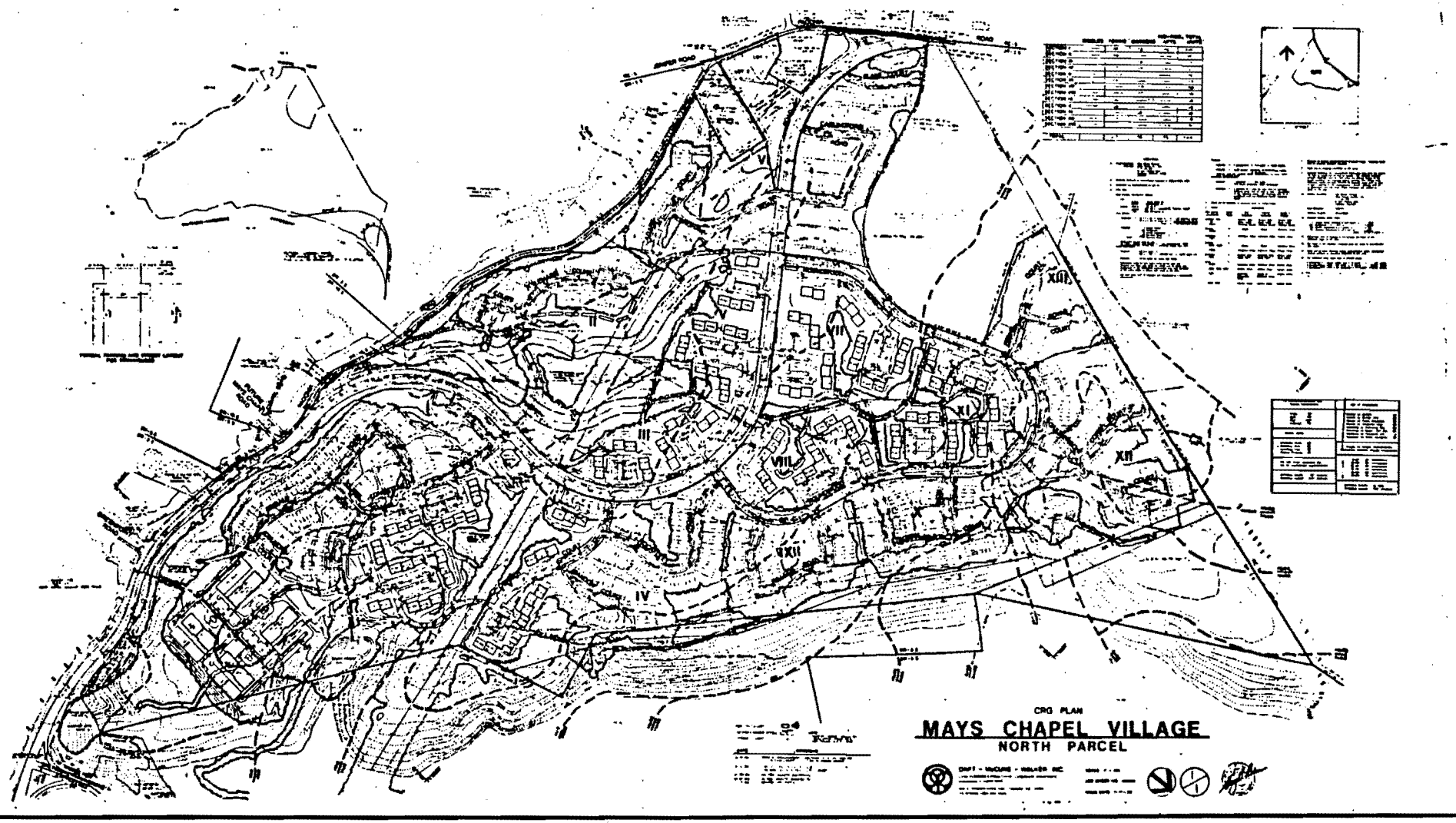
development, by the Zoning Commissioner, as being in accord with the authorization plan, and by the Planning Board, as being in accord with the standards and policies adopted pursuant to the authority of Section 504 of the County Zoning Regulations (zoning regulations), all as called for by Section 430.1.G. of the zoning regulations; and (ii) approval of the plan by the County Review Group (CRG), to the extent required under Article IV (Development Regulations of Baltimore County) of Title 22 of the County Code; and (iii) approval by the Directors of the Department of Public Works, the Department of Environmental Protection and Resource Management and the Department of Planning and Zoning, or their authorized representatives, of the plat for the first segment of the plan approved in the FDP and CRG process, for the purpose of recordation of the plat among the Land Records of Baltimore County; and (iv) issuance of all permits required by federal, state and county agencies for the improvement or installation of Padonia Road wherever to be located or relocated, from Greenpoint Road to Jenifer Road, and for the relocation and improvement of Mays Chapel Road, as required by the County; and (v) immediately after the first three hundred residential building permits are issued by Baltimore County to the Keelty Company for dwelling units in the Mays Chapel North PUD; and

2. Thereafter, the sum of $800 ,000.00, payable in installments on the following basis; first, $667.00 per dwelling unit, to be paid upon the issuance of each permit for construction of any dwelling unit or dwelling units in the Mays Chapel North PUD, until permits for construction of the next 300 dwelling units have been issued; then $500.00 per dwelling unit, to be paid upon the issuance of each permit for construction of any dwelling unit or dwelling units in the Mays Chapel North PUD, until permits for construction of an additional 400 dwelling units have been issued; and finally, $363.00 per dwelling unit, to be paid upon the issuance of each permit for the construction of any dwelling unit or dwelling units in the Mays Chapel North PUD, until permits for construction of the next 1,100 dwelling units have been issued, and the full $800,000.00 has been paid. The Keelty Company shall have the right, at

its election, to accelerate any or all installment payments by the prepayment of any amount it may desire, any prepayment to be credited against the next succeeding installment or installments called for hereunder.

COMPARISON OF ESTIMATED DWELLING AND DENSITY
COUNTS BETWEEN PLAN WITH CRG APPROVAL AND PUD PLAN

Housing Mix Projection*	CRG Approved Plan DWELLING UNITS	PUD Plan DWELLING UNITS
Senior Citizen Housing		
Studio	–	200
1 Bedroom	–	220
2 Bedroom	–	205
Mid-Rise Apartments		
2 Bedroom	192	200
Mid-Rise Condominiums		
Studio	-	50
2 Bedroom	-	205
Garden Apartments		
1 Bedroom	-	104
2 Bedroom	264	200
3 Bedroom	-	10
Garden Condominiums		
Studio	-	40
2 Bedroom	468	300
Townhouses		
3 Bedroom	617	443
Single Family Detached		
3 Bedroom	2	-
TOTAL.....	1,543	2,177



Mays Chapel North

CRG PLAN

CRG PLAN
MAYS CHAPEL NORTH
Planned Unit Development
JAMES KEELTY & CO. INC.

Prepared For: JAMES KEELTY & CO. INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

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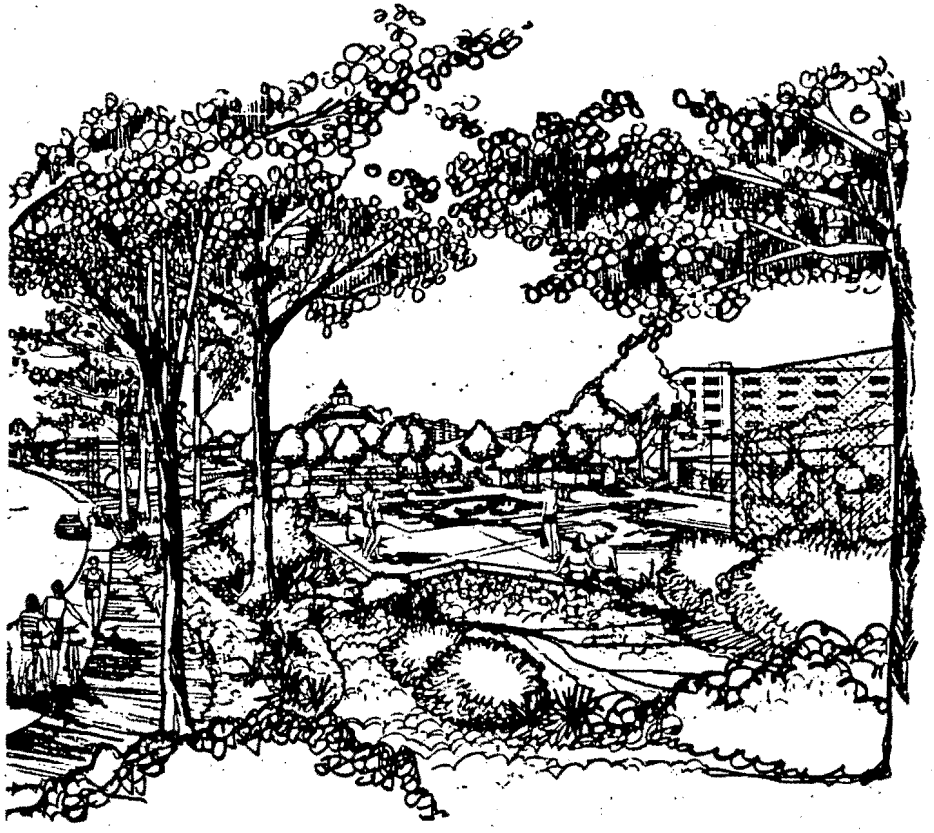
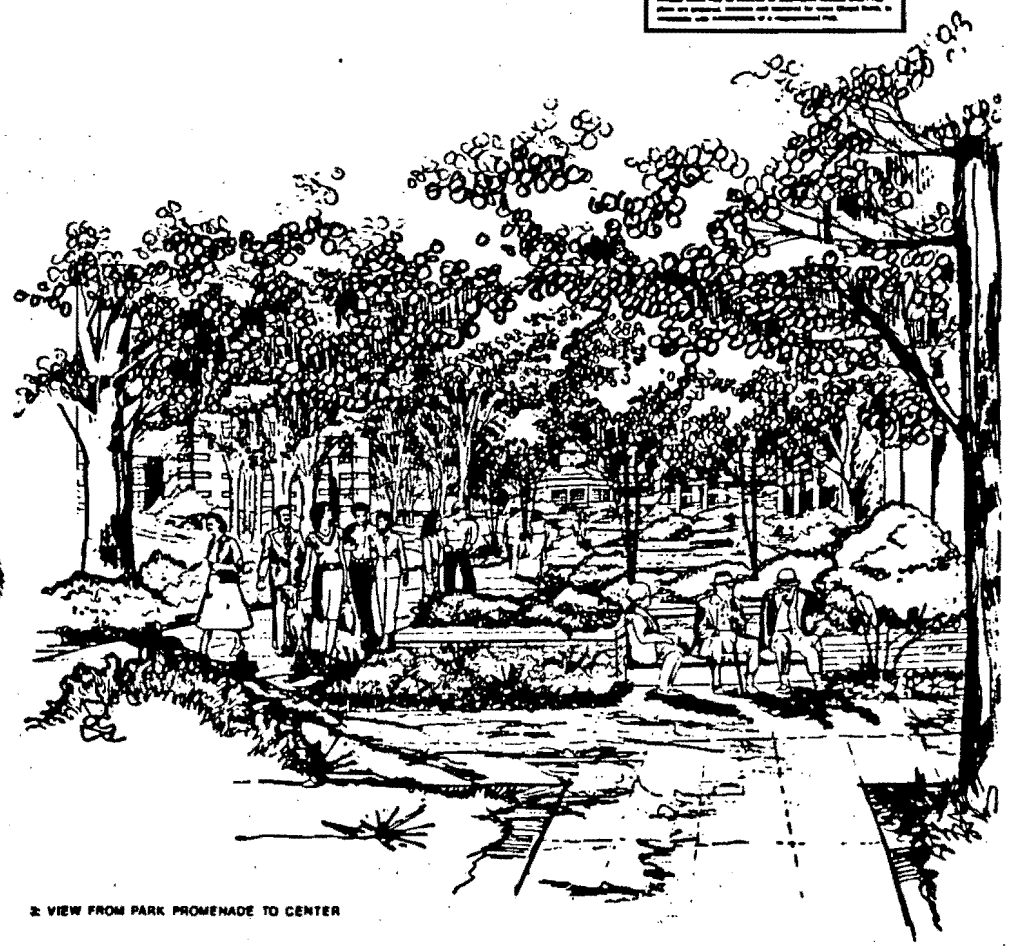


EW FROM POOL AREA TO CENTER



2: VIEW FROM PARK PROMENADE TO CENTER

Mays Chapel North

VILLAGE CENTER: PERSPECTIVES 2&3

Prepared For: JAMES KEELTY & CO, INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT·McCUNE·WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

VILLAGE CENTER:
PERSPECTIVES 2 & 3

MAYS CHAPEL NORTH
Planned Unit Development

JAMES KEELTY & CO, INC.

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Public Schools

According to the Planning Department of the Baltimore County Public Schools, the estimated timetable of 18 years to complete this development affords the County ample opportunity to develop plans to accommodate the pupil growth anticipated from this development. The Mays Chapel Elementary School-Recreation Site, consisting of 20.1 acres adjacent to Mays Chapel North, could be developed in the future, if student population pressures warrant a new facility. The Planning Department of the County Public Schools has determined that this site meets all educational requirements.

Day Care

The Petitioner proposes to provide space for day care facilities within the Village Center, and has applied for a Special Hearing to determine whether day-care facilities will be permitted as part of the Mays Chapel North PUD.

Other Community Facilities

Included in the Plan for the Village Center is a community space which will provide for a broad range of activities such as community association meetings, educational, civic and religious functions, and social gatherings. In addition, a proposed swimming pool, will provide indoor recreation and changing space. These facilities shall be designed and constructed so as to be visually consistent with the Village Center.

COUNTY COMMENTS

The appropriate County agencies support the proposed program for Community Facilities, Services and Housing as set out above, subject to granting of Special Exceptions and Variances by the Zoning Commissioner

c. INFRASTRUCTURE

ROADS AND TRANSPORTATION

The Traffic Group, Inc., an independent traffic consulting firm, conducted a Traffic Analysis for Mays Chapel North, comparing prospective traffic from the neighborhood to be created by the PUD with traffic from the substantially similar neighborhood, withough local shopping and office space, created by the CRG plan. Vehicle turning movement counts at several locations were taken to determine existing traffic conditions. Traffic projection counts from the Maryland State Highway Administration were incorporated to determine the effect of the planned interchange between I-83 and Warren Road. Finally, intersection capacity analyses determined the difference between the two development scenarios (PUD vs. CRD). Locations included in the analysis were: Maryland 25 (Falls Road) and Padonia/Broadway Road; Maryland 25 (Falls Road) and Maryland 131 (Seminary Avenue) and Entrance to St. Paul's School; Timonium Road and Jenifer Road; I-83 and Padonia Road; and I-83 and Timonium Road. The results of this analysis show that development of the site as a PUD will have no significant effect on the nearby road system, when compared to the impact of traffic to be generated under the approved CRG Plan.

It was concluded that development of Mays Chapel North as the PUD will not generate a significant increase in volume at any of the key intersections studied. The northbound off-ramp from I-83 to Padonia Road is already scheduled for improvement, i.e., widening of the off-ramp to two lanes and installation of a traffic signal. The traffic signal will provide for left turns by eastbound Padonia Road to northbound I-83. With these scheduled and recommended improvements, northbound I-83 on and off ramps at Padonia Road are projected to operate at satisfactory levels.

The probabilities exist that other improvements to the interchange between Padonia Road and I-83 will be made over the 18 year build-out period projected for Mays Chapel North. State and County traffic authorities will monitor traffic as development in Timonium progresses, and prepare for any needed improvement on a timely basis.

The Bureau of Traffic Engineering requested that a reservation of land for the possible future realignment of Padonia Road be incorporated into the approved Authorization Plan for Mays Chapel North, and that left turn lanes be designed into major access points of Padonia Road. This is made a requirement of the PUD.

The Road Hierarchy Plan is developed around the County-mandated relocation of Padonia Road which forms the major road spine through the development and provides a collector road for all traffic within the development. Relocated Padonia Road links the development to the I-83 Expressway and York Road and the Towson/ Hunt Valley business corridor on the east and to rural areas on the west. Two looped, secondary or collector roads are designed to feed the Village Center, the school-recreation center, and clusters of residences, to the spine and major collector road. All other traffic ways within Mays Chapel North are designed as residential streets to serve small clusters of housing with no residential unit having direct access to the spine road (relocated Padonia Road). The planned road system should enable traffic to move effectively through and within Mays Chapel North. The arrangement of small, intimate clusters of housing served by purely residential streets have been designed so as to minimize impact by through-traffic movements. All residential units will be oriented to face abutting streets to assure that no housing cluster presents a "back-yard image" to the community.

The feasibility of providing shuttle service for senior citizens desiring shopping or service opportunities in the PUD or in the York Road corridor is to be explored by the Petitioner. Also, access to public transit systems is to be explored with appropriate agencies in order to evaluate the feasibility of extending transit into the PUD, providing bus turn-abouts at appropriate locations, if and when transit service is provided.

COUNTY COMMENTS

The Bureau of Traffic Engineering OF the Department of Public Works has reviewed the Petition and has the following comments.

"A review was made of the traffic analysis in the PUD proposal submitted to the Zoning Commissioner. We are in general agreement with the study and concur with the conclusion that the projected traffic impact upon the overall road system is essentially the same for both the PUD and CRG proposals.

There are a number of reasons why the overall traffic impact is essentially the same for both plans even though the PUD plan represents a more intense development. Most of these reasons, however, relate to the basic concept of a PUD as being a more or less self-contained development where the various types of development are all inter-related, so that the residents will have many services immediately available to them in their own neighborhood without have to travel outside their neighborhood.

Some of the specific reasons why the traffic impact is basically similar for both plans are as follows:

1) The higher density residential development in a PUD generates fewer trips per unit. For example, in the PUD plan there are fewer townhouse units and more mid-rise units than with the CRG plan, and townhouse units have a 36% higher traffic impact in the peak hour than the proposed mid-rise units.
2) A relatively large portion of the PUD plan is comprised of elderly units which have a very low trip generation rate compared to the townhouses they serve to replace. A townhouse would generate 130% more traffic than an elderly unit in the evening peak and 330% more traffic than an elderly unit in the morning peak.
   In addition, the traffic that is generated by elderly units tends to be in a different direction from the traffic generated by other residential units, and there is generally excess capacity available for this traffic traveling in these different directions than the peak direction flow. The peaking characteristics for elderly units are also different from other residential units and because they occur at different times, elderly units generate peak demands when excess capacity is available. For example, the outbound traffic in the morning, which causes the capacity constraints, is 9 times higher for a townhouse than an elderly unit.
3) Many of the trips generated by residential development are retail, office, recreational and school destinations. These uses would be provided within the PUD community, and thus many of the projected PUD trips would only be internal and not impact the external road network. The traffic study actually made a worst case assumption and assumed that all PUD trips would be on the external roads, but this is not the case at all, and therefore if anything, the traffic impact for the PUD would be overstated.

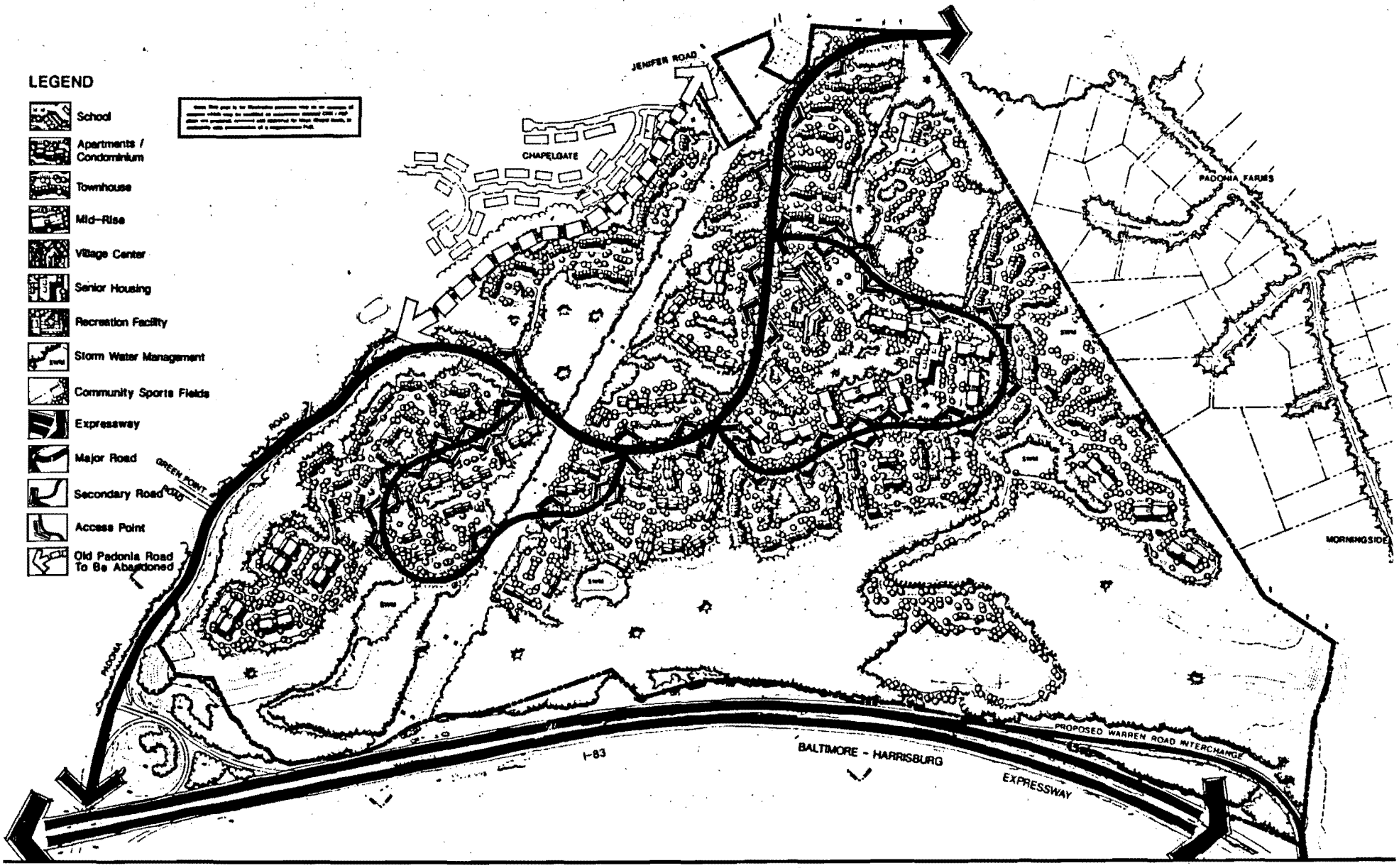
4) The retail area proposed is relatively small and intended for local residents from the neighborhood. Any traffic from outside the PUD utilizing the retail area would likely be from other developments in the immediate area such as Mays Chapel South and Chapelgate, which would further reduce the PUD traffic impact outside the immediate area. Without the PUD, these local convenience shopping trips would only add to the congestion on Padonia Road between I-83 and York Road. Again, the traffic study made a worst case assumption that all these local shopping trips would be outside the immediate PUD area.

5) The office development that is proposed as part of the PUD is also intended to serve the PUD in order to create a self-contained community as much as possible. Without the PUD office space, all work trips would have to outside the PUD and added to th surrounding road system. Of course, there would be some office trips from outside the PUD but, again, some of these trips would be from sub-divisions in the immediate area, which would divert trips away from more congested parts of the road system. In addition to this, any office trips from outside the immediate area would have a different peak period of traffic than the rest of the traffic in the PUD. Selecting uses with different peaks is a recommended way to mitigate traffic impact for many large projects.

   In addition to the different peaks, any office trips from outside the immediate area would have the opposite peak flow direction than the residential traffic. This also serves to minimize traffic impact because any capacity constraint is generally on direction only.

If the PUD proposal is ultimately approved, and the developer proceeds with it, then a substantial amount of right-of-way for the I-83 and Warren Road interchange should be given to the State Highway Administration by the developer. The construction of this interchange should provide major relief during the initial stages of Mays Chapel North.

As commented previously on the PUD proposal, the plans need to show a right-of-way reservation for a possible future realignment of proposed Padonia Road where it intersects with existing Padonia Road. Also, left turn lanes will be needed on Padonia Road at the major access poins, such as, the school accesses and the playing field access. These must be shown on all CRG/FDP submissions.



Mays Chapel North

ROAD HIERARCHY PLAN

ROAD HIERARCHY PLAN
MAYS CHAPEL NORTH
Planned Unit Development
JAMES KEELTY & CO., INC.
BUILDERS AND DEVELOPERS

Prepared For: JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

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There are various shorter term improvements planned and proposed to improve the traffic flow during the initial stages of Mays Chapel North in addition to the Warren Road interchange. These are the Beaver Dam Road extension, widening the northbound ramps at I-83 and Padonia Road and upgrading the Padonia Road shoulders east of I-83 for additional lanes, which could be done by County forces.

Longer term, it will be necessary for the State Highway Administration to redesign and reconstruct the interchange at I-83 and Padonia Road. The developer will be making a $300,000 contribution toward this cost."

The proposed contribution to the Padonia Intersection Study was reviewed by the State Highway Administration, and the following correspondence dated December 17, 1987 from Mr. Hal Kassoff, S.H.A., Administrator, was received: This stated, in part

> "I understand the Baltimore County has reached an agreement with Keelty and Company regarding the Mays Chapel North development. As part of this agreement, Keelty and Company will be dedicating land which includes the right-of-way for the Interstate Route 83 and Warren Road Interchange southbound ramp. Also, Keelty and Company will be contributing $300,000.00 to be used for the planning and engineering of improvements for the Interstate Route 83 and Padonia Road interchange.
>
> My staff has discussed this proposal with members of your staff and both feel that the contributions of Keelty and Company are a good idea. While both the County and the State Highway Administration realize that the ultimate solution in this area is a reconstruction of the Padonia Road interchange, I wish to express our support for this agreement."

SANITARY SEWER

Mays Chapel North is located within the drainage basin served by the Texas sanitary sewer system. To serve the site, it is proposed to extend a gravity sewer interceptor (16 to 12 inches in diameter) west along Padonia Road from the existing 15 inch sewer at Deerco Road. The new interceptor sewer will also serve a portion of the Chapelgate development in progress.

In 1986, the Bureau of Utilities installed a flow meter in the Texas Sub-Interceptor to determine existing flows. In dry weather, the meter recorded a peak flow of 1.79 million gallons per day (MGD). During significant storm events (2 year storm) undue inflow increased the recorded flow to 3.09 MGD. In its most restrictive segment (a distance of 2,500 lineal feet), the Texas Sub-Interceptor has a capacity of 5.61 MGD, resulting in excess capacities of 3.82 MGD during dry weather and 2.52 MGD during wet weather. Pumping records for fiscal year 1986 show that the Texas station pumped an average daily flow of 3.95 MGD, less than half of which is attributable to the Texas Sub-Interceptor. The Texas pumping station has an installed capacity to pump 9.90 MGD.

Analysis indicates that the Texas sanitary sewer system has installed capacity to accommodate design flows from ultimate development of the Mays Chapel North PUD. Using criterial adopted by the Public Works Department, the total design flow of Mays Chapel North and Chapelgate, when fully developed and built, will be less that the installed capacity during dry weather. In that the ultimate development of Mays Chapel North is projected over a period of 18 years, any surcharge, if it occurs at all, would occur in the final stage of development. An on-going maintenance program of the Baltimore County Bureau of Utilities aimed at reducing and eliminating inflow, should reduce potential surcharges. However, in assistance to the evaluation and monitoring program of Baltimore County for the Texas Sub-Interceptor sewer, the Petitioner has agreed to monitor the sewage flows of Mays Chapel North. This will be supplemental to the on-going monitoring program of the County.

Design flows for the Mays Chapel North PUD and the Chapelgate development will be as follows:

SANITARY SEWER DESIGN FLOWS

			Persons
Mays Chapel North PUD:			
Townhouses	443 x 3.5 P/U	=	1,551
Garden Apartments	654 x 3.0 P/U	=	1,962
Mid Rise	455 x 3.0 P/U	=	1,365
Elderly	205 x 1.75 P/U	=	359
	220 x 1.5 P/U	=	330
	200 x 1.0 P/U	=	200
Commercial	43,553 S.F. x .05/90 GPCD	=	24
Office	21,776 S.F. x .09/90 GPCD	=	22
		TOTAL	5,813*
Chapelgate Development:			
Townhouses**	439 x 3.5 P/U	=	1,537
Single Family	10 x 3.5 P/U		35
		TOTAL POPULATION	7,835***
Average Daily Flow	7,385 x 90	=	0.665 MGD
Peak Daily Flow	(0.665) 5/6 x 3.2	=	2.278 MGD
Possible Infiltration			
	484 Acres x 800 GPCD	=	0.387 MGD
		TOTAL DESIGN FLOW	2.665 MGD

* This figure is based on design criteria adopted by the County Department of Public Works.

** 209 Townhouses in Chapelgate will be served by the existing south branch interceptor in Mays Chapel Village South.

*** This figure is also based on design criteria of the County Department of Public Works.

WATER SUPPLY

Mays Chapel North is situated in the Falls Fifth Water Zone. The zone is served by an elevated tank, pumping station and reservoir located south of Chatterton Road between Greenpoint and Jenifer Roads. The system is supplied by a 36 inch transmission main extending from the Towson Fourth Water Zone.

The Falls Fifth system was constructed in 1978 with the following design parameters: Populations - 14,800 Persons; Average Daily Flow - 1.33 MGD; Maximum Daily Flow - 2.66 MGD; Elevated Tank, with Total Storage of 500,000 Gal.; and Overflow Elevation - 755 Feet. The pumping station has a first stage design capacity of 2.66 MGD with two pumps installed at present. Incorporated in the station design is provision for the installation of a third pump for expansion to an ultimate design capacity of 5.32 MGD. The existing reservoir has a capacity of 6.0 MG with provision for expansion to 12.0 MG.

There is a 20 inch transmission main in Chatterton and Greenpoint Roads, and a 16 inch transmission main in Chatterton and Jenifer Roads, which presently serve Mays Chapel Village. It is proposed to extend the 20 inch main, in a westerly direction, in relocated Padonia Road, and the 12 inch distribution mains in Chapelgate and Mays Chapel North to connect with the 16 elevated tank supply. (Figure 16, Water & Sewer Plan). Existing ground elevations in Mays Chapel North vary between 540 and 620 feet. Based on the tank overflow elevation, static pressures at ground level will range between 60 and 92 PSI.

Water demands for existing and proposed development served by the Falls Fifth system, including the Mays Chapel North PUD will be as follows:

Table

WATER DEMANDS FOR THE
FALLS FIFTH WATER ZONE SYSTEM

Existing Development

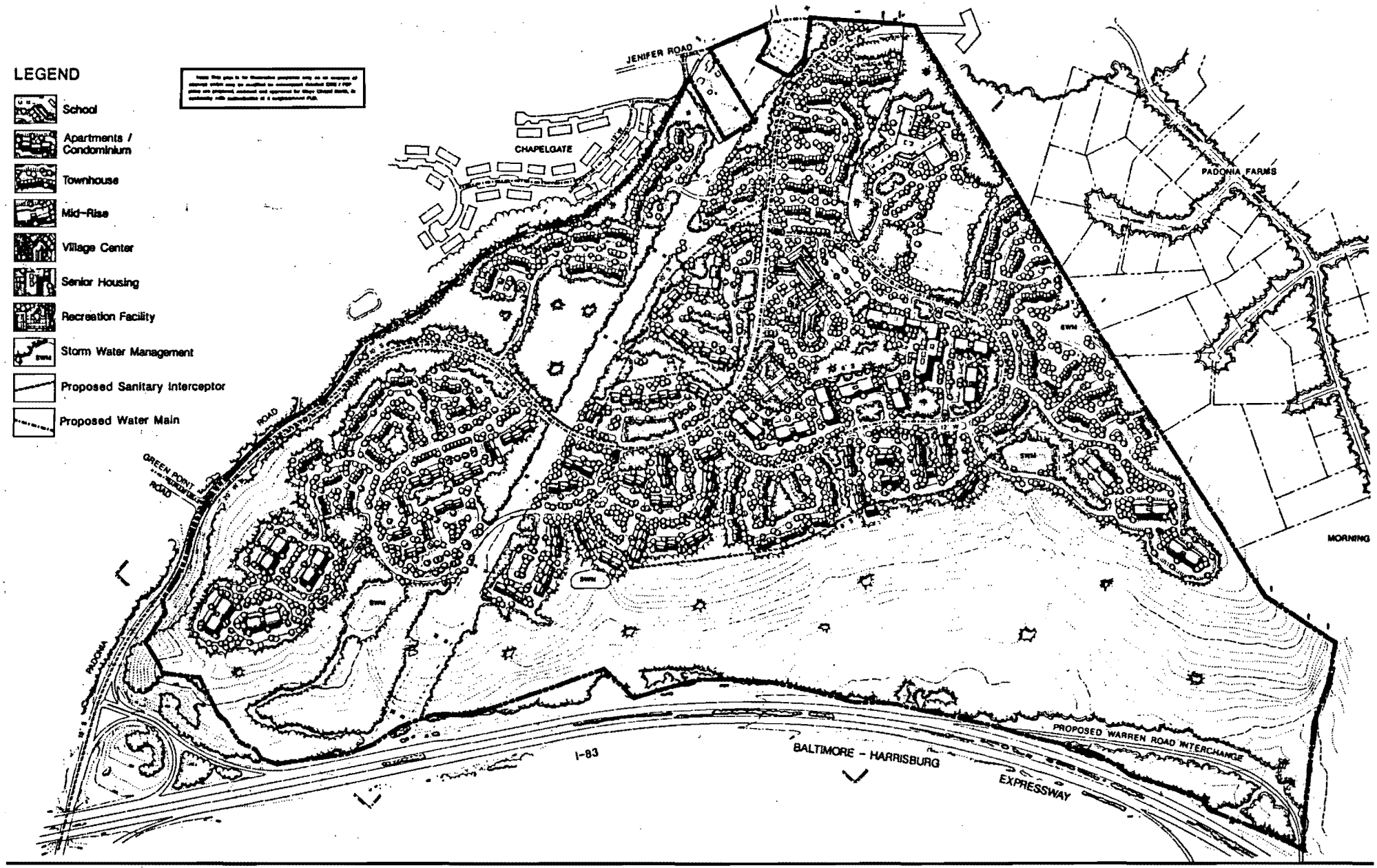
			Persons
Mays Chapel Village			
Townhouses	274 x 3.5 P/U	=	959
Garden Apartments	803 x 3.0 P/U	=	2,409
Single Family	7 x 3.5 P/U	=	25
Valley Wood at Five Farms			
Townhouses	170 x 3.5 P/U	=	595
Copperfield at Five Farms			
Townhouses	571 x 3.5 P/U	=	1,999
Baltimore County Club			
(Based on Ac./Water Usage)	45,000 GPD/90 GPCD	=	500
		TOTAL	6,487

Proposed Development

Mays Chapel North - PUD			
Townhouses	443 x 3.5 P/U	=	1,551
Garden Apartments	654 x 3.0 P/U	=	1,962
Mid Rise	455 x 3.0 P/U	=	1,365
Elderly	205 x 1.75 P/U	=	359
	220 x 1.5 P/U	=	330
	200 x 1.0 P/U	=	200
Commercial	43,553 S.F. x .05 - 90 GPCD	=	24
Office	21,776 S.F. x .09 - 90 GPCD	=	22
		TOTAL	5,813*
Chapelgate			
Townhouses	439 x 3.5 P/U	=	1,537
Single Family	10 x 3.5 P/U	=	35
		TOTAL	1,572
	GRAND TOTAL POPULATION	=	13,872*
Average Daily Flow	13,971 x 90 GPCD	=	1.26 MGD
Maximum Daily Flow	1.26 MGD x 2	=	2.52 MGD

* The figure is based on the design criteria adopted by the County Department of Public Works.

As outlined above, the Falls Fifth Water Zone System has sufficient capacity to accommodate the ultimate development water demands for the Mays Chapel North PUD, without the need for system improvements. The system was designed with built-in provisions for future expansion as the need occurs.



Mays Chapel North

WATER & SEWER PLAN

WATER & SEWER PLAN
MAYS CHAPEL NORTH
Planned Unit Development
JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

DIRECTOR'S FINDINGS - GENERAL

In general, the proposed PUD satisfies the intent set forth in Sections 430 and 504 of the zoning regulations. Development in accordance with this proposal, as modified, by the recommendations of County agencies set out in this report provides for the creation of a well-designed neighborhood, and for uses and levels of land-use intensity not otherwise permitted by the existing zoning. Furthermore, the PUD fosters urban growth patterns which afford optimum levels of economy and efficiency. The residential density proposed permits 634 dwelling units above that allowed by the existing zoning; 1,543 dwelling units are permitted under existing zoning, and 2,177 dwelling units by the PUD regulations; 65,329 square feet of commercial and office development will be permitted, as well as day care, community and recreational space and life care for the elderly. The proposed retention of approximately 170 acres of open space equates to 45% of the total site. Included in this are approximately 92 acres to be preserved for public recreational purposes, and considerable additional land area to be set aside for local homeowners recreation and common open space.

1. **Environmental Protection**

   The plan, as modified in accordance with the requirements of the Department of Environmental Protection and Resource Management, will be environmentally sound and will meet all Baltimore County policies and regulations. However, final approval by all relevant State and Federal Environmental Agencies will be required prior to issuance of building permits.

2. **Authorization Plan Map**

   The Authorization Plan Map, supported by the Illustrative Plan, Design Standards and Guidelines-Townhouses, Design Standards and Guidelines-Garden and Mid-rise Units, Concept Plan and Summary Analysis Plan (Exhibit 4) represents well-planned and diversified site plan elements and layouts. They shall be used as a reference to the Petitioner's intent regarding character and extent of open space and landscaping, housing type, commercial retail and office space, relationship of parking to building, pathway systems and vehicular circulation principles when CRG/FDP submissions are reviewed.

A variety of housing types have been provided throughout the different phases of the project's development, allowing distinct cluster identities and overall diversity to meet a range of housing needs.

Adequate parking will be provided to accommodate all uses. The Petitioner plans to complete all parking areas in as an attractive way as possible by buffering and through the use of berms and landscaping. The commitment to sufficient well-screened off-street parking is an important basis for the County's belief in the quality and superior environment of the project.

Signs are to be designed within the context of a common community-wide theme identifying Mays Chapel North. Information and directional signs will follow this common theme and will direct vehicular and pedestrian access points to housing clusters and to the Village Center. Street lights for the project are to have glare directed away from adjacent residents.

The office recommends that the Petitioner, prior to its preparation of CRG/FDP, prepare 1" to 100' to 1" to 50' scale site plans and invite the County Office of Planning and Zoning to view these and offer comments.

3. <u>Open Space and Pedestrian Circulation</u>

The Pedestrian/Open Space Systems Plan at the Mays Chapel North PUD provides ample land for public park and local open space. Approximately 92 acres are reserved for public park purposes and the Petitioner is committed to construct a public road solely to provide access to the recreational facilities indicated in that area.

Common open space includes areas for active recreation, as indicated on the Illustrative Plan. The Village Center Area is able to accommodate a pool/changing room complex and tennis courts. Other locally-oriented recreational facilities constitute, in the aggregate, a well-balanced range of recreational opportunities for Mays Chapel North residents.

All requirements of the Department of Recreation and Parks must be met as set out earlier in this report.

4. **Community Services and Facilities**

No school site is required within Mays Chapel North, as there is an existing school site adjacent to the proposed development.

No additional police or fire station is required to serve residents of Mays Chapel North and its immediate surroundings. Adequate facilities are now available.

A multi-use community space is to be provided for within the Mays Chapel North PUD, in addition to reservation of a site for a church of other like institutional use.

The life-care and day-care facilities, as set out in the Petition under "Special Hearing", are supported by this Department.

5. **Housing**

The Petitioner has agreed to support the County-wide housing initiative of the Department of Community Development. Additionally, the Petitioner shall make a good faith effort in Mays Chapel North to provide affordable housing. These efforts shall include the pursuit of available government funding sources.

6. **Infrastructure**

All County regulations that relate directly to public safety and health, such as emergency vehicle access, fire and police, shall apply to Mays Chapel North.

All streets and utilities shall be public, unless otherwise permitted by law and in accordance with Department of Public Works regulations.

Direct access to Mays Chapel North will be provided by the realignment of Padonia Road between Greenpoint and Jenifer Roads. The realignment of this County road will be engineered and constructed by the Petitioner. All other roads within Mays Chapel North will also be engineered and constructed by the Petitioner to Baltimore County standards, regardless of whether

such roads are public or private. The road system within Mays Chapel North is well-designed and should enable traffic to move effectively throughout and within Mays Chapel North, with a minimum impact from through-traffic movements. Additionally, the feasibility of providing shuttle service for senior citizens and access to public transit systems will be explored by the Petitioner.

The private traffic study, confirmed by the County study, shows a minimal difference between traffic generated under the PUD Plan and that generated under the CRG Plan. The difference between the two plans will have little impact on the nearby road systems.

To date, the Petitioner has executed six Public Works Agreements for the purposes of providing basic services to the Mays Chapel North development. All executed Public Works Agreements have received or will receive some public funding fro Baltimore County. The costs associated with each such agreement are detailed in a Table entitled "Mays Chapel North Infrastructure Expenditures".

The existing sanitary sewer system is deemed adequate to serve Mays Chapel North. Due to the 18-year build-out period of Mays Chapel North, the Petitioner will monitor sewage flows on Mays Chapel North. The Petitioner will also provide an alignment study. The County will independently monitor the Texas Sanitary Sewer and will place and necessary improvements called for into the capital budget and five-year budget program. The water supply and distribution system for the area of Mays Chapel North (Falls Fifth Water Zone System) was designed and built for future expansion and is more than adequate to serve the PUD.

V. IMPLEMENTATION OF THE DEVELOPMENT

Baltimore County will retain control over the development of Mays Chapel North during its projected 18 year build out via CRG/FDP review of individual sections and subsections of development for conformity with the approved Authorization Plan.

The Authorization Plan Map

The Authorization Plan Map for Mays Chapel North has been reviewed in detail in Section IV of this report. It must be noted, however, that due to the Authorization Plan Map's conceptual nature, graphics and technical material related to the Authorization Plan should be construed only as approximate, and not specific, for locations of roadways, open space, building development areas and uses. Final site specific proposals will be shown on each CRG/FDP submission which will be reviewed for compliance with the approved authorization plan by the Zoning Commission, and by County Agencies and by the Baltimore County Planning Board for compliance with all applicable development regulations.

Proposed Preliminary Construction and Site Development Phasing

Construction and site development is projected by the Petitioner to occur approximately in accordance with the following time frame:

PROPOSED PRELIMINARY CONSTRUCTION AND SITE DEVELOPMENT PHASING

Section	Site	Date Completed
1. Realignment of Padonia Road and extensions of Sewer, Water and Storm Drainage utilities to site		1988*
2. Townhouses or Garden Units	32.7 acres	1991
3. Townhouses or Garden Units	21.8 acres	1992
4. Townhouses or Garden Units	20.9 acres	1994
5. Mid-rise Housing or Garden Units	15.3 acres	1998
6. Townhouses or Garden Units	19.8 acres	1999
7. Village Center	29.0 acres	2002
8. Townhouses	12.4 acres	2003
9. Townhouses	17.6 acres	2005
10. Townhouses	13.1 acres	2007
11. Townhouses and Mid-Rise Housing	20.3 acres	2008
TOTAL	202.9 acres	

* Based on clearance from Federal, State and County authorities, on a reasonably prompt basis, after submittal of applications for permits. Balance of completion dates are keyed to completion of road and utilities to site.

Commencement of construction in any one of the Sections numbered 2 through 11 will be deemed utilization of the special exception authorizing the Unit Development at Mays Chapel North, provided construction is thereafter pursued to completion with reasonable diligence. It is understood that after commencement, construction shall proceed at the rate of approximately 120 or more dwelling units per year for a period of 18 or less years, which is the estimated build-out period. It is further understood that the proposed preliminary construction schedule is not designed to require commencement of any particular section before commencement of any other section, and any sections, or parts of different sections, may commence and proceed at or about the same time, so long as construction proceeds at about the pace of 120 or more dwelling units per year, computed on a cumulative basis, all as estimated at the time of preparation of the PUD program.

Uses Permitted

The Uses Permitted subsection of the Authorization Plan delineates those uses of land which will be permitted within Mays Chapel North, and other uses which are not allowed. The uses specified are expressly authorized under Section 430.2.D of the zoning regulations, except for those covered by the Petition for Special Hearings.

The Uses Permitted subsection regulates and pertains to excavation, utilities, parking, accessory uses, and use definitions, and relates these to the general building development areas and the Village Center. These regulations are considered to be appropriate and will promote an effective control over uses in the PUD.

Provisions For The Handicapped

The Authorization Plan contains the following provisions for the handicapped:

Development of Mays Chapel North will comply with all federal, state and county laws and regulations relating to the handicapped and that:

(i) Residential alternatives for the handicapped, such as apartments, townhomes, alternative living units (ALU's) or group homes, licensed or certified by the State, are permitted as a matter of right, and may not be prohibited under any of developer's covenants.

(ii) Blueprints for accessible housing will be available to prospective home buyers, should someone with a handicapped condition request them.

(iii) Attention will be given to staggering curb-cuts at periodic intervals, consistent with the pedestrian system, so that they are not placed solely at the ends of sidewalks.

Design Standards and Guidelines

The original petition submitted by James Keelty and Co., Inc., set out detailed design standards and guidelines in Section Four Pages 104-114, which covered the following aspects of the PUD:

(i) Standards and Guidelines for Townhouses;

(ii) Standards and Guidelines (including Architectural Guidelines) for Garden Apartments and Other Multi-Family Dwelling Type Buildings Not Exceeding Four Stories;
(iii) Standards and Guidelines (including Architectural Guidelines) for Mid-Rise Apartments and Other Multi-Family Dwelling Type Buildings Having Five or Six Stories;
(iv) Standards and Guidelines (including Architectural Guidelines) for Mid-Rise Apartment Buildings, Senior Citizen Housing and Housing for the Elderly in Excess of Six Stories;
(v) Projections into Yards;

COUNTY COMMENTS

The minimum design standards initially proposed were reviewed and found to be inappropriate. It was recommended that as the proposed unit type and site layout were generally the form of development built in the past by the petitioner, the existing Baltimore County Zoning and Development Regulations be used as a minimum for the proposed Mays Chapel North PUD. Some built-in provision for modified design standards, based on future conditions may be acceptable to Zoning Commissioner, subject to County review and approval. The following revised set of standards have been proposed and is acceptable to this office.

Design Standards and Guidelines (REVISED)

Design standards and guidelines governing the location and relationship of the different residential unit types proposed for Mays Chapel North will be developed in accordance with the relevant policies and objectives of Baltimore County Zoning Regulations and Zoning Policy Manual. Architectural and site planning controls will comply with standards set forth in the Development and Zoning Regulations, but will allow for some flexibility to develop site specific standards and guidelines after approval of the proposed Authorization Plan subject to approval by the Zoning Commissioner. As the first residential structures are planned, the Petitioner will begin to focus on specific use and area requirements and allowances. At that time, the Petitioner will develop standards and guidelines relating to use, area and other zoning requirements which will be binding on the Mays Chapel North PUD. The Petitioner proposes to submit these location appearance

and bulk guidelines to the Zoning Commissioner for approval before submission of the first CRG/FDP. Upon approval, these design standards and regulations will be recorded simultaneously with the recordation of the first plan and be binding on development within Mays Chapel North. In that the PUD proposal organizes development into clusters of similar types, the Petitioner will incorporate additional standards and controls which will focus more closely on the housing types to be constructed and as technology and market needs evolve. These design standards and regulations will be recorded and approved by Baltimore County similarly.

Design Standards and Guidelines - Townhouses, and Design Standards and Guidelines - Garden and Mid-Rise Units are graphic representations of the standards and guidelines specified in the Design Standards and Guidelines subsection of the Authorization Plan. They will serve to supplement the written standards and guidelines as established in that subsection.

Required Setbacks/Yard Requirements

A minimum distance of 100 feet will be maintained between the boundary line of the 384.14 area tract and any principle building. In addition, an undisturbed 100 foot wooded buffer area along the R.C. 5 rural residential development adjacent to Mays Chapel North will be retained. Other setback and yard area requirements for residential dwellings will be based upon current County standards and developed as sectional design standards and guidelines are approved, with attention being given to open space and buffering homes from parking areas and main roads.

Parking Spaces

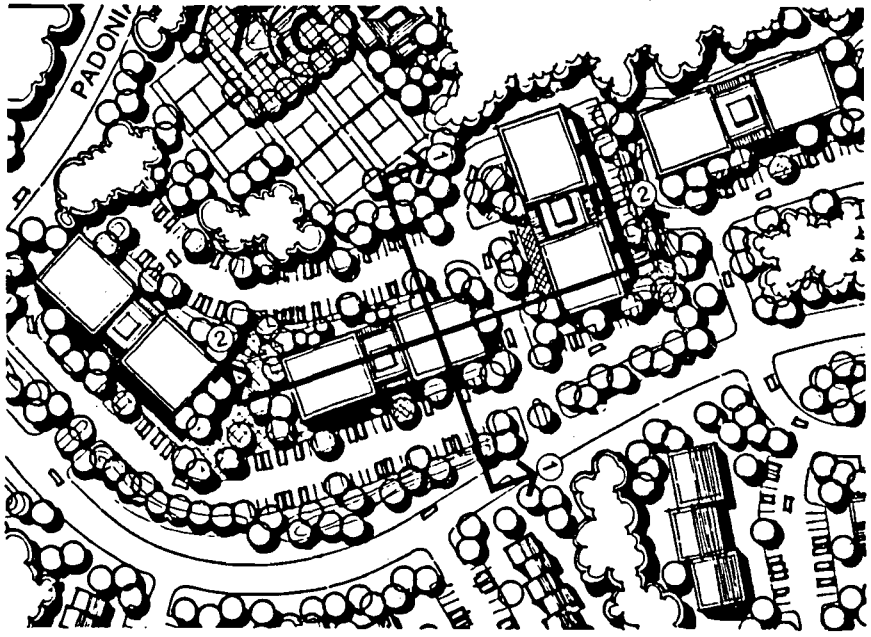
The Petitioner will provide two parking spaces for each residential dwelling unit, except for efficiency units, senior citizen housing or housing for the elderly, where not less than one parking space will be provided for each dwelling unit. Where economically feasible, underground parking will be provided for high density housing types consistent with the design character and requirements of the particular CRG/FDP sub-area. In all cases, parking provisions will not be less than that required by Baltimore County Regulations in force at the time of final CRG/FDP approval.

General Guidelines for Site Development and Landscaping

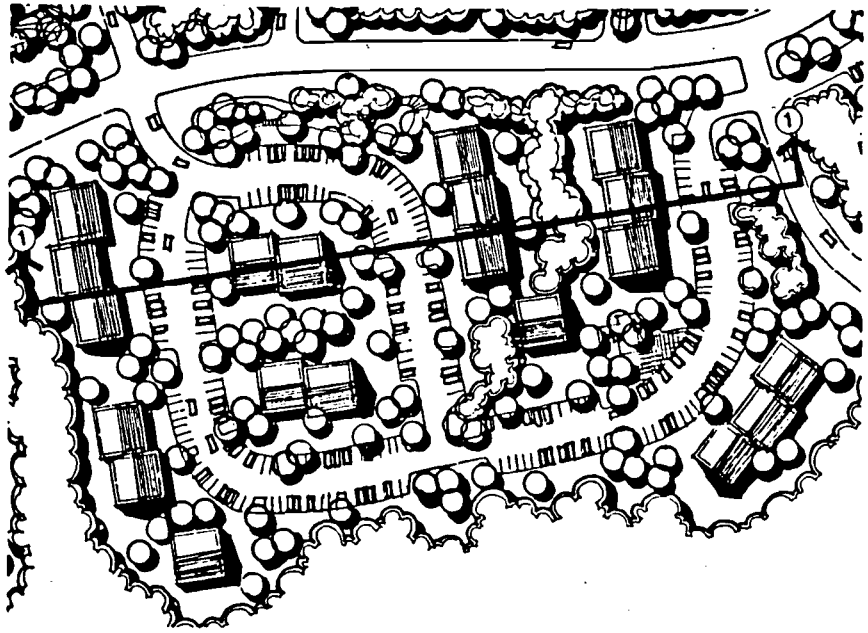
a. In the absence of existing site features, like trees, topographic differences or rock outcroppings, the end of group, and the rear of, residential buildings will be screened by berms up to 7 feet in height (slopes not to exceed 1 in 3), planted with appropriate intensity.
b. Low berms, 3 to 4 feet high, will screen any parking area or lot near a street, while allowing view to building or buildings beyond. Low berms will be used to soften the visual effect of large parking areas or lots.
c. Openings between buildings will be planted to provide framed views and glimpses of amenities.
d. Planting islands with deciduous and evergreen plantings will break linear bays.
e. Evergreen trees will break sight lines, provide privacy and screen views.
f. Deciduous trees will serve to soften architecture, provide overhead definition, and frame views.
g. Trees 2-2 1/2" caliber will be planted along all public streets in accordance with Baltimore County Landscape Manual standards with appropriate consideration of sight distance factors.
h. Landscaping will be used to enforce and enhance the identity of building groupings.
i. Storm water management facilities will be designed to the fullest extent feasible to appear as a component of the natural landscape and will be landscaped.

Guidelines for Project Identification and Directional Signs

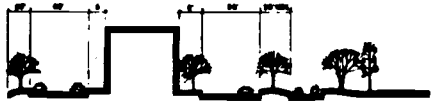
a. Signs will be designed within the context of a common community-wise theme promoting the identity of Mays Chapel North.
b. Subject to the limitations provided in the section on permitted uses, pages 93 through 102, signs will be of a size and character relevant and appropriate to the building, use, or activity identified.
c. The structural design and construction of signs, including supports, will be in accordance with the applicable requirements of the Building Code of the County.



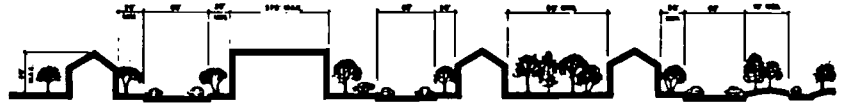
PLAN OF TYPICAL MID-RISE APARTMENTS 1" = 50'



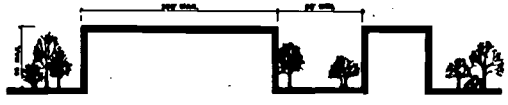
PLAN OF TYPICAL GARDEN APARTMENTS 1" = 50'



MID-RISE APARTMENTS - SECTION 1-1



GARDEN APARTMENTS - SECTION 1-1



MID-RISE APARTMENTS - SECTION 2-2

Mays Chapel North

DESIGN STANDARDS - GARDEN AND MID-RISE UNITS

Prepared For: JAMES KEELTY & CO, INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT·McCUNE·WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

DESIGN STANDARDS AND GUIDELINES GARDEN AND MID-RISE UNITS

MAYS CHAPEL NORTH

Planned Unit Development

JAMES KEELTY & CO. INC. BUILDERS AND DEVELOPERS

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FIGURE

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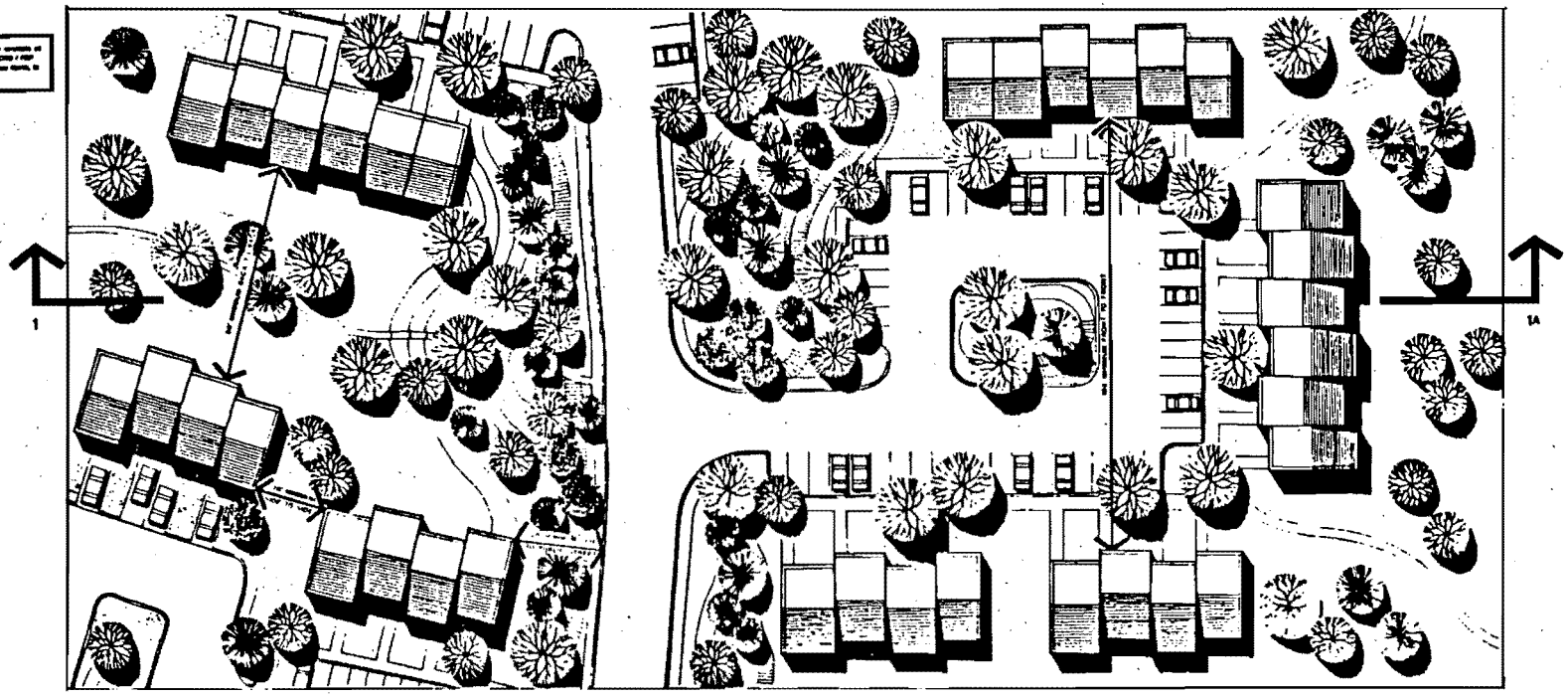
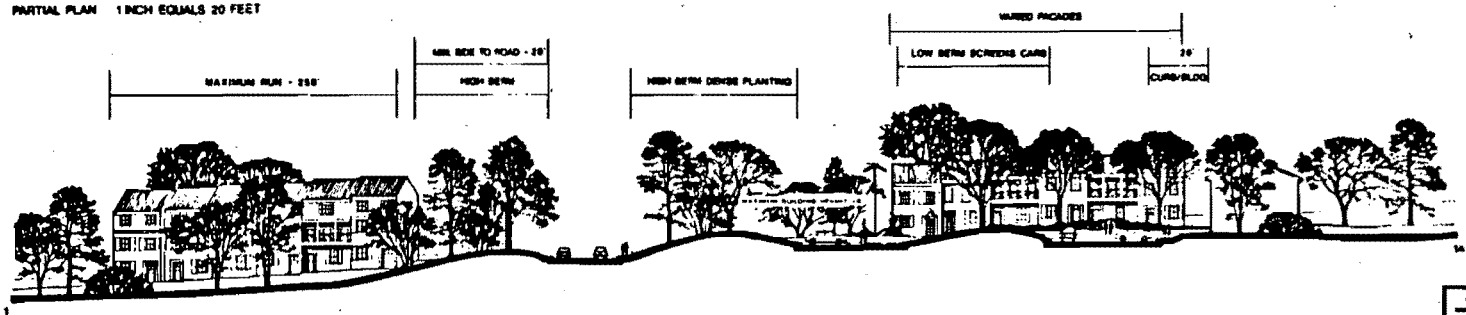


PARTIAL PLAN 1 INCH EQUALS 20 FEET



SECTION ELEVATION

Mays Chapel North

DESIGN STANDARDS - TOWNHOUSES

DESIGN STANDARDS AND GUIDELINES - TOWNHOUSES
MAYS CHAPEL NORTH
Planned Unit Development
JAMES KEELTY & CO. INC.
BUILDERS AND DEVELOPERS

Prepared For: JAMES KEELTY & CO. INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

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FIGURE
13

d. Information and directional signs will follow a common theme, and will be allowed at vehicular and pedestrian access points to housing clusters and to the village center. However, no sign will be erected at the intersection of any streets in such a manner as to obstruct free and clear vision, or at any location where, by reason of its position, shape or color, it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device.
e. Signs identifying component housing clusters within Mays Chapel North will be permitted. Their scale and character will be appropriate to the residential area identified. Materials will follow common themes. Signs will be low and will be enhanced by landscaping. Sign illumination will be limited to the sign itself, or to face of the wall on which it is erected. All sign lighting will be so arranged as to avoid glare or reflection upon any street, or upon adjoining property of others. No sign will have or consist of any moving, rotating or otherwise animated part, or any flashing, blinking fluctuating or otherwise animated light.
f. Business signs will be limited to the village center and the specific individual or individual use identified. They will follow a common theme and will be compatible with the architecture of the village center.
g. Traffic control signs will comply with all legal requirements and standards governing such signs and will be approved and located by the County.

Enforcement of Area and Use Regulations

Whereas initial development will be guided by Design Standards and Controls approved by Baltimore County, their continued basic regulation will be administered under a two-tiered system of Community Associations consisting of a Master Association and several local Homeowner Associations. These associations will enforce regulations pertaining to land-use, set-back requirements, lot subdivision, temporary structures, parking, signs, pets, fences, antennas, swimming pools and leasing regulations, once initial construction is completed. Both the master and local associations will be empowered, either by action at law for damages, or suit in equity to enjoin a breach or violation or to enforce performance of any term, condition, provision, regulations, restriction or other requirement of the Authorization Plan.

All dwellings and other residential buildings will be assessed an annual charge for the operation, improvement, care and maintenance of Mays Chapel North community and local recreational areas.

Deed Covenants, Conditions And Restrictions For Maintenance Of Open Space And Control Of Building, Etc.

The Mays Chapel North PUD will be developed in sections or stages. The entire Mays Chapel North site, however, will be subjected to a master form of covenants, conditions, and restrictions covering ownership, operation and maintenance of recreational, park, and other open space, including storm water management facilities, set aside for the entire Mays Chapel North community, excepting any owned by the County. Each section or stage of Mays Chapel North, individually, will also be subjected to a sectional form of covenants, conditions and restrictions covering ownership, operation and maintenance of open space within that section or stage. Accordingly, the common areas and amenities at Mays Chapel North will be owned, operated and maintained under a dual system, involving: (i) a master association, responsible for the ownership, operation and maintenance of areas and amenities for the entire community, including, but not limited to, recreational facilities within the Village Center and the path system; and (ii) a localized homeowners association comprised of homeowners within a specified section or sections, or stage or stages, of Mays Chapel North, responsible for ownership, operation, and maintenance of local open space within the specific section or sections, or stage or stages, including tot lots, small local open spaces, and various other amenities. The master association, and each homeowners association, will have the separate right to levy assessments for the purpose of the ownership, operation, improvement, and maintenance of open space within its jurisdiction. Covenants, conditions and restrictions substantially similar to sample covenants, conditions, and restrictions made part of the Petition will be made effective, from time to time, beginning after initial construction, all under this two-tiered community association system, and will include, but not be limited to, temporary structures, parking, signs, pets, fences, antennas, swimming pools and leasing.

In addition, the master form of covenants, conditions, and restrictions imposed on the entire Mays Chapel North will authorize and empower the Master Association to enforce any term, condition, provision, regulation, restriction or other requirement of the Authorization Plan for Mays Chapel North.

CRG/FDP Review

Review of the CRG/FDP proposed for each section or stage ensures that the detailed site plan reflects the intent of the Authorization Plan and provides an opportunity for County control over the built product. If any CRG/FDP proposed is not in accord with the Authorization Plan, then it will either be modified or denied, or the original Authorization Plan will be amended through the action of the Planning Board and Zoning Commissioner. Because this amendment procedure is lengthy and onerous, it is essential to clearly establish subsequent review procedures and to define those kinds of major changes to the approved Authorization Plan.

Subsequent Stages in the Review Process

The PUD regulations and review process were developed prior to the current CRG plan review process. The County Solicitor has expressed an opinion that these two review processes can be married in a reasonable way that preserves the PUD's incentive value but allows adequate public input. The major steps in the proposed PUD review and approval process are as follows:

The Mays Chapel North Unit Development Petition and Authorization Plan is to be reviewed and approved in accordance with the requirements of Section 430 of the Baltimore County Zoning Regulations. The plan and supporting documents are to be general and flexible and will set out the general intent, character and quality of the proposed development. The approved Petition and Authorization Plan will include the Zoning Commissioner's definition as to what constitutes a "material change" to the plan--these being changes of sufficient magnitude to necessitate a revision to and resubmission of the PUD Petition and Authorization Plan.

Prior to his defining "material change", the Zoning Commissioner shall consult with the Director of Planning and Zoning on this issue. The Zoning Commissioner's decision on the petition and the authorization plan shall include a ruling on the petitioner's applications for variances and special hearings at a conceptual level.

Following approval of the Authorization Plan, individual plans, to be called "CRG Final/Development Plans," will be submitted for each stage of development in accordance with current CRG procedures. The critical steps in the process will be:

CRG/FDP plans will be submitted to the County for review by the County agencies and departments as per CRG procedures.

The Zoning Commissioner at this stage will review the plan and make a finding as to its conformity with the PUD Authorization Plan.

All County comments including the Zoning Commissioner's findings will be presented to the developer at a "Pre-CRG" meeting.

Revised plans, based on "Pre-CRG" comments, will be reviewed at a CRG meeting which will have been "posted" and which will be open to the public. The revised plans will be reviewed in light of County comments and the issues raised by the public as part of the CRG meeting. The CRG/FDP will be revised and/or approved as necessary for all issues except for those identified within the Authorization Plan as requiring Planning Board approval.

The CRG meeting will be continued and the CRG/FDP plan will be referred to the next regular meeting of the Planning Board which shall review only those items previously identified as being within the Board's jurisdiction. The decision of the Planning Board will be referred back to the CRG at its next scheduled meeting, and a final decision on the CRG/FDP will be made.

Following approval of the CRG/FDP, the current process of 'Record Plat' and the Building Permit application will be adhered to. By using the P.U.D. Petition and Authorization Plan to establish the generalities, goals and objectives of the proposed development, and the CRG/FDP to give the site-specific details, it is intended that the necessary flexibility and control can be applied as appropriate for each stage of plan preparation and development.

Future streamlining of the CRG review/approval process adopted by Baltimore County will be applicable to Mays Chapel North P.U.D. submissions.

Definition of Material Change

It is recommended that, subject to the Zoning Commissioner's approval, Material Change be defined in accordance with the following general directives:

Any change to the overall conceptual design of the Authorization Plan approved by the Zoning Commissioner that causes substantial or significant diminution or expansion in the Plan's projected uses, density or neighborhood design characteristics, or which has any impact on adjacent neighborhoods or properties different than that approved by the Zoning Commissioner for the Planned Unit Development.

Examples of what shall be considered a material change and of what shall not be, are:

(i) If development does not proceed in accordance with the following items, as show in the Authorization Plan, the Petitioner shall be considered to have proposed a material change to the Authorization Plan:

- The concept of sensitively arranging building form, height, and density on the project in relation to the surrounding community. This should include constraining intense development to areas indicated for such use on the Authorization Plan Map;
- The concept of a circulation system which promotes smooth-flowing and non-conflicting vehicular and pedestrian traffic. This should include a roadway system which adequately insulates residential areas and allows traffic to move effectively through and within Mays Chapel North. It should also include an open space and path system which links residential and service components and provides buffers between existing and planned residential communities;
- The concept of a Village Center which provides a broad range of services consistent with the neighborhood theme and scale of the development. Commercial uses should be restricted to serve daily needs of residents both in retail as well as office tenancies;

- The concept of a well-planned, diverse and responsive housing program which attends to different housing needs and changing life-styles of County residents, particularly in relation to housing for the elderly;
- The concept of providing buffering and landscaping between clearly different housing types.

(ii) None of the following shall be considered a material change: any change in the timing of construction or delivery of commercial office or residential structures; any change in the exact uses of community buildings; any change in the specific form or location of buildings or roads shown on the illustrative plan; all determined on a reasonable basis by the Zoning Commissioner, with review by appropriate County agencies. Changes which are non-material will not need subsequent approval of the Authorization Plan under any procedure for a Neighborhood Planned Unit Development. Such changes, however, will be reviewed through the CRG/FDP process.

Sale or Lease of Portions of Mays Chapel North

The literature on PUD's emphasizes the reality that their review and approval is always a negotiated process precisely because of their intentional flexibility. An inevitable result of these regulations, if they are successful, is the creation of understanding and trust between the government authority and the developer and a certain mutual predictability about their likely responses to new issues. This trust, of course, could disappear in the event that the approved Authorization Plan becomes a vehicle for land speculation because of the increased unit yield and commercial component. It is therefore important to establish that the basic commitments and responsibilities for key infrastructure essential to the project as a whole be confirmed initially with the project developer and that these commitments not be jeopardized in the event of future land sale or lease. Furthermore, in the event of such future sales or leases, it is important that new developers or builders are made aware of the unique nature of the PUD and of all the conditions and requirements attendant upon the Authorization Plan and its implementation.

Variances and Special Hearings

The Petitioner is requesting a height variance from Section 430.2.C.2 (Bulk Regulations - Height) of the zoning regulations to allow townhouses to be constructed to a height of 45 feet, garden apartment buildings to a height of 50 feet, mid-rise buildings to a height of 65 feet, and senior citizen housing to a height of 85 feet. In addition, the Petitioner has filed for a special hearing to allow for life-care facilities in senior citizen housing and day-care center, all as permitted or accessory uses in the PUD.

(i) Height

Due to the unusual contours of the Mays Chapel North site, the angle of height limitations represents an unreasonable measure and ought not be applicable. The low perimeters of the site render application of the angle of height test a practical difficulty and impose an unreasonable hardship. The angle of height, in fact, runs subterraneously at most of the southern and western boundaries of the property. Consequently, the Petitioner has proposed to apply height restrictions to building units themselves, and place set-back restrictions similarly. This approach to bulk regulation will require review of specific structures when development plans are submitted for approval. Mid- and high-rise structures and their environment are depicted in the Illustrative Plan (Figure 6) and the graphic illustration of the height and setback restrictions in the Design Standards and Guidelines - Townhouses, the Design Standards and Guidelines - Garden and Mid-Rise Units, Village Center Aerial View, and Village Center Perspectives 2 & 3. Building heights are also shown by development areas on the Authorization Plan Map.

(ii) Life-Care and Day-Care

The Petitioner is also requesting approval for life-care and day-care facilities. Both are appropriate uses in a residential zone and are supportive of and accessory to other permitted residential uses. The day-care facilities are also supportive of, and accessory to the permitted retail and office uses. Both proposed uses will also be desirable because they will meet needs already established outside of Mays Chapel North in nearby areas of the County.

Director's Findings on Implementation of the PUD

1. Authorization Plan Map

The details of the Authorization Plan comply with the requirements of Section 430.1.F.2. From a planning point of view, the Authorization Plan has been reviewed elsewhere in this report.

The proposed construction of 43,553 square feet of convenience retail space and 21,776 square feet of office space, as proposed in the Authorization Plan, is acceptable to this office. The PUD regulations call for both maximum and minimum density and dwelling units for the proposed development. The maximum number of density units in Mays Chapel North shall be 2,177 and the minimum number of density units shall be 1,853.

2. Phasing

The preliminary construction and site development phasing is reasonable and an 18-year build-out is probable in light of the nature of the undertaking, and demand for housing in the area.

3. Uses

The non-residential uses allowed under the PUD are reasonable and appropriate for a Village Center. The Petitioner has imposed limitations on the uses proposed for Mays Chapel North which are more stringent than those permitted by the PUD regulations. Thus, automotive service stations, motels and inns, plus other, more onerous types of uses are not to be allowed.

4. Provision for the Handicapped

Reasonable consideration for the handicapped has been given in the design and implementation proposals for the Mays Chapel North P.U.D

5. Design Standards

The design standards and guidelines will be revised to reflect current Baltimore County Zoning and Development Regulations as a minimum. Some flexibility may be allowed as the result of detailed site specific CRG/FDP submissions, subject to the approval of the Zoning Commissioner and appropriate County agencies.

The Authorization Plan provides that materials and general architectural character will be compatible throughout the development with appropriate variation of color and detail to give identify to each group or cluster of buildings. Entrance areas for mid-rise buildings will be clearly articulated by building design and identified by planting and paving. Ends of buildings will be softened by planting masses, and stair and elevator towers will provide appropriate vertical accents.

6. Deeds and Covenants

Planned Unit Developments, characterized by design standards and a mixture of residential and non-residential uses, that are generally uninhibited by the use and area requirements of the Baltimore County Zoning Regulations, must by nature establish their own enforcement procedures.

(a) Master Association and Homeowner Association: In this instance, the developer has satisfactorily established agreements, covenants and restrictions to be imposed on the Mays Chapel North Planned Unit Development. A Master Association and a series of Homeowners Association's will be empowered, either by action at law for damages, or suit in equity to enjoin a breach or violation, or to enforce performance of any term, condition, provision, regulation, restriction or other requirement of the Authorization Plan.

(b) Open Space Maintenance: By deed of declaration, all dwellings and other buildings will be assessed an annual charge for the operation, improvements, care and maintenance of all community recreational areas, park areas and other open space area, etc.

7. Variances and Special Exceptions

This office supports the request for height variances in light of ridge lines and contours of the site, with the exception of the 2 groups of 6-story mid-rise residential buildings proposed for the ridges adjacent to Padonia Farms and Mays Chapel South.

The mid-rise housing for the elderly and the life-care facility proposed for the Village Center are located in a natural bowl in the center of the tract and will be partially screened from adjacent residential areas. The remaining height variances requested are also reasonable and provide for a variety of housing types, while enabling a higher proportion of open space to be provided adjacent to buildings.

This office also supports the request for life-care and daycare facilities, which are both appropriate in residential areas, and are not included as of right only because they were not available in their present form when the PUD regulations were written

VI PUBLIC AND PRIVATE BENEFITS

Although the Mays Chapel North PUD Petition does not specifically evaluate the public and private benefits of the PUD, and the Zoning Regulations do not require such, the Mays Chapel North PUD will provide significant benefits to the County. The anticipated public and private benefits of the proposed PUD are substantial.

1. **Benefits to Baltimore County**

- At least 313 new construction/land development jobs above the CRG;
- At least 312 new retail/office/maintenance jobs above the CRG;
- Approximately $2,612,896 in property tax revenues accrued to Baltimore County per year above the CRG, after the build out, without significant difference in costs to the County; and
- Approximately $325,808 in income tax revenues accrued to Baltimore County per year above the CRG, after the build out, again without significant difference in costs to the County.

In addition to an estimated $3,277,000 in public infrastructure costs, the Petitioner has further agreed, subject to approval of the PUD to:

- Contribute $300,000 to a traffic engineering study for the Padonia Road/I-83 interchange;
- Contribute $1,000,000 to support the County-wide programs of the Department of Community Development as they relate to housing;
- Contribute approximately 92 acres of land to Baltimore County for park and recreational uses and construct an access road to the future community sports facility therein; and
- Contribute approximately 18 acres for the Warren Road intersection ramp;
- Conduct a Sewer Reinforcement Study indicating the location, alignment, and cost of constructing a supplemental line to the Texas Sub-Interceptor, if ever needed.
- Preserve approximately 45% of the Mays Chapel North site for public park and local open space purposes.

- Assist in off-site stream rehabilitation which will help mitigate impacts on the existing trout population in Goodwin Run.
- Comments from the Baltimore County Departments of Police, Fire Protection, Education and Public Works indicate that monitoring programs in place shall provide adequate safeguards for maintaining the public health, safety and well-being. This fact and the benefits outlined above indicates a project which benefits Baltimore County greatly.
- Additional benefits to the County, which may not be immediately evident are:
  (a) The provision of local shopping and employment in a controlled form, which provide a wider range of opportunities and reduces the need for residents of Mays Chapel to travel across I-83 to obtain services.
  (b) A controlled increase in overall density, which enables better use to be made of existing and proposed infrastructure in the area and reduces pressure for residential development in those parts of the County where rural conservation is a priority.
  (c) The benefits of added density and uses, controlled by means of an Authorization Plan, Illustrative Site Plan, and other detailed design studies, all by means of a Planned Unit Development which does not create the precedent which could result from a change in zoning. In addition, granting of the PUD effectively closes out any possibility of re-zoning in the future.
  (d) In the event that the PUD is not approved, the possibility of rezoning the property for more intensive use still remains. In addition, even with existing zoning, the Petitioner may always request a height variance from the Zoning Commissioner, which if approved, could permit 6-8 story buildings.

2. **Benefits to the Petitioner**

- An increase of 634 in permitted number of dwelling units from a CRG maximum of 1,543 to the PUD maximum of 2,177.
- Not more than 43,553 square feet of retail floor space.
- Not more than 21,776 square feet of office space.
- If approved by the Zoning Commissioner, the Petitioner will be permitted increased heights for townhouses, garden apartments, mid-rise buildings and senior citizen housing. In addition, the Petitioner is requesting approval of a special exception to allow life-care facilities in senior housing and for a day-care center.

3. **Petitioners Commitment to Infrastructure**

The Petitioner's commitments to infrastructure are shown in the following table.

MAYS CHAPEL NORTH
INFRASTRUCTURE EXPENDITURES

Public Works Agreement	Petitioner Expenses	County Expenses
1. EXISTING FALLS 5TH WATER TANK PWA 87809	$1,311,998	$ 542,918
2. EXISTING PADONIA ROAD PWA 87810	$ 423,157 Total 211,578 (Mays Chapel North portion)	$ 409,233*
3. EXISTING 20" WATER MAIN, PWA 87704, Sup. Rev.	$ 44,357	$ 21,033
4. EXISTING 16" WATER MAIN, PWA	$ 43,185 Total 21,592 (Mays Chapel North portion)	$ 21,592*
5. PADONIA RD. SANITARY SEWER (Under Contract) PWA 88703	$ 225,392	$ 150,261
6. NEW PADONIA RD., 20" Water Main PWA 88703 (being prepared)	$1,092,185	$ 24,640
TOTAL	$2,907,102	$1,169,677

* Represents total County expenses for projects. The facilities provided by the projects serve a variety of developments in the area. It is not possible to segregate the County expenses attributable to Mays Chapel North from the County expenses attributable to neighboring developments.

In addition, engineering costs (including CRG engineering and PUD engineering) for Items 3, 4, 5 and 6 total $369,459. Legal fees amount to $34,598. This would bring the developer's total expenditures attributable to Mays Chapel North to $3,311,159. These Costs paid or payable by the Petitioner evidence a substantial commitment to the planning and development of this project.

VII SUMMARY OF FINDINGS

The purpose of this report has been to evaluate the Petition submitted by James Keelty and Co., Inc., requesting authorization of the Mays Chapel North Planned Unit Development, in accordance with SectionS 430 and 504 of the Baltimore County Zoning Regulations.

After detailed review by the appropriate County agencies it is found that the proposed Mays Chapel PUD as amended by the recommendations in this report does meet the requirements of the Zoning Regulations and is therefore recommended for approval by the Planning Board; in that

- The proposed development does constitute a Neighborhood as defined by the Zoning Regulations.

- The proposed development is in accordance with the adopted Baltimore County Master Plan.

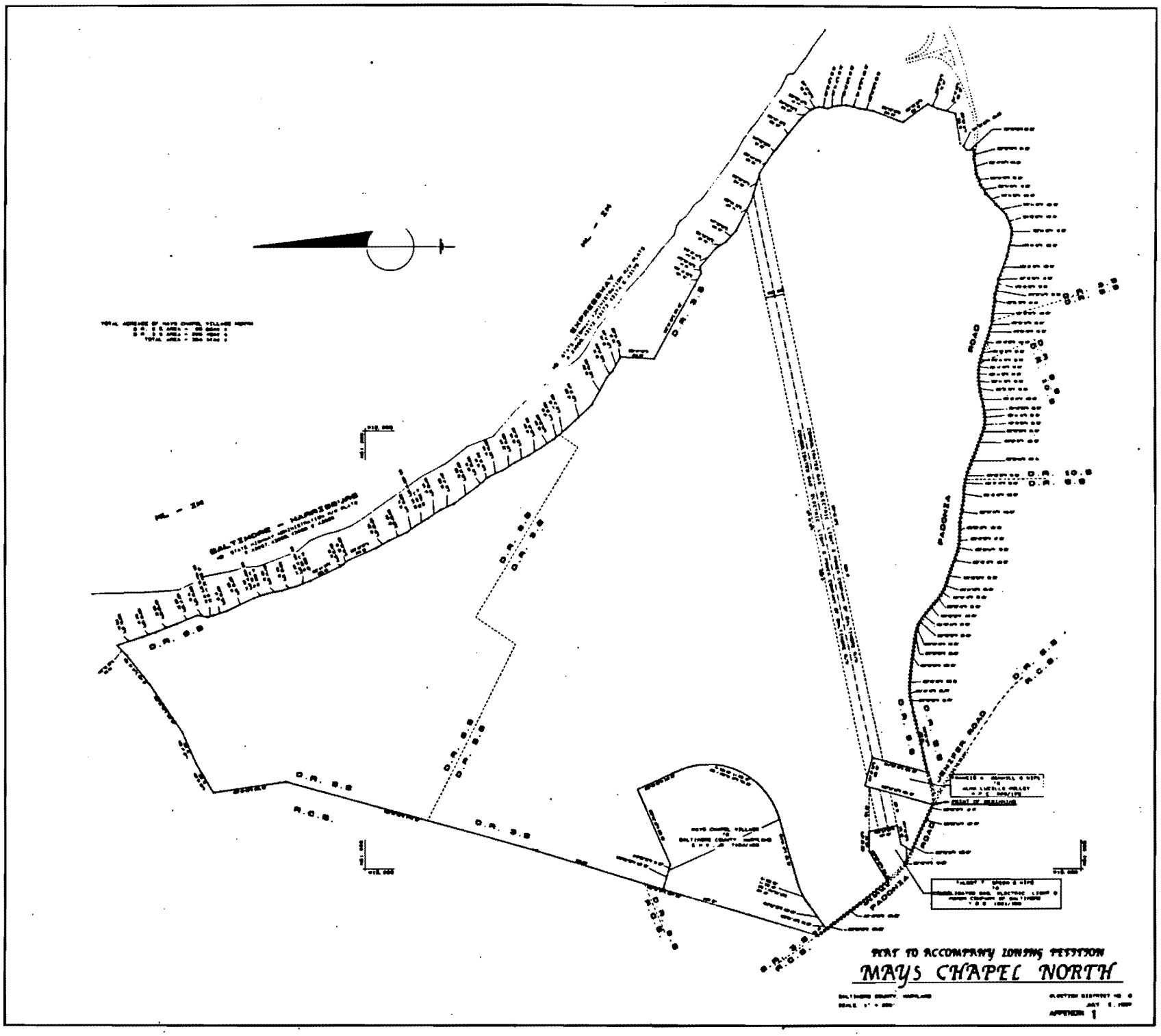
- The proposed development is in conformity with the planning objectives and requirements of subsections 430.1 and 430.2, and Section 504 of the Baltimore County Zoning Regulations.

- The developer, James Keelty and Company, Inc. has developed a solid reputation as a land developer in Baltimore County over a period of 50 plus years. Property values of this Company's development both old and new remain high and in demand, whether they be group homes in Rogers Forge, built years ago or townhouses in Mays Chapel South, built recently. The success of this company leaves little doubt that they have the resources to commit and complete the Mays Chapel North Planned Unit Development in accordance with an approved Authorization Plan.

- The Petition, which is being recommended for approval, consists of the text and exhibits submitted to the Zoning Commissioner on July 30, 1987. The Authorization Plan is the key component of the Petition, but its approval must be viewed together with the text, exhibits and approval conditions contained in this report.

  The proposed development as modified by the report's recommendations will serve the public interest and will have no adverse effects upon the health, safety and general welfare in the vicinal area, the County or the area at large. The impacts of the proposed development on area traffic, utilities, schools, open space, community services and facilities have been examined, and the proposed development, as modified, will not adversely affect their existing or projected functioning.

  The approval of the PUD as recommended in this document will not only allow the James Keelty Company to benefit financially from the increase in density and the modest addition of retail and office floor space, but, unlike changes brought about by a conventional zoning change, the PUD enables the citizens of Baltimore County through negotiations to share in the added value which will result from the project.


PLAT TO ACCOMPANY ZONING PETITION
MAYS CHAPEL NORTH
APPENDIX 1
PADONIA ROAD
JENIFER ROAD
EXPRESSWAY
BALTIMORE - HARRISBURG
D.R. 3.5
D.R. 5.5
D.R. 10.5
R.C.S.

APPENDIX BALTIMORE COUNTY ZONING REGULATIONS

PLANNED UNIT DEVELOPMENTS

Section 430[1]--UNIT DEVELOPMENTS [Bill No. 100, 1970.]

430.1--General Provisions. [Bill No. 100, 1970.]

A. Legislative Statement of Findings and Policy. [Bill No. 100, 1970.]

1. Declaration of Findings. It is found:

a. That procedures and regulations under which land development is permitted as of right necessarily limit development opportunities, inhibit design flexibility, and, often, preclude optimum land-planning solutions to complex development problems; [Bill No. 100, 1970.]

b. That such procedures and regulations do not provide for the full range of nonresidential uses that may be desirable to service residential development in optimum relationship thereto; therefore, modern commercial and other nonresidential facilities in Baltimore County have not typically been well integrated with or most advantageously related to the homes they serve; [Bill No. 100, 1970.]

c. That the aforementioned problems become manifest only as large areas are developed, and would not be solved or substantially mitigated by regulations providing for a broad range of complementary uses unless such regulations are made applicable to large-scale developments exclusively; [Bill No. 100, 1970.]

d. That the creation of diversified, well-planned and -designed large integral developments is of such importance to the public interest[2] that establishment of liberal regulations expecially[2] applicable to such developments is justified if the County retains and exercises special discretionary authority to control such developments, or, for cause, to prohibit any such development not found to meet appropriate objectives; [Bill No. 100, 1970.]

e. That such control can be properly instituted by the establishment of requirements for review and appropriate action by the Planning Board, for review, public hearing, and deciding action by the Zoning Commissioner or the County Council, as

the type of case may require, and for assuring the suitable execution of approved development plans; and [Bill No. 100, 1970.]

f. That large-scale developments of certain types could be so designed and administered as to justify their location in areas where establishment or installation of urban services is not scheduled at the time authorization of such a development is considered. [Bill No. 100, 1970.]

2. Purpose. The regulations of this section are established, pursuant to the legislative findings set forth above: in order to provide for or foster the development of well-designed neighborhoods, communities, and towns as unit developments, by providing for uses and levels of land-use intensity not otherwise permitted in the zones in which such developments would be situated; to encourage, thereby, the assembly of land into tracts suitably large to accommodate such developments; to foster urban growth patterns which afford optimum levels of economy and efficiency and which afford the greatest variety and abundance of group opportunities, by requiring that large-scale developments permitted hereunder be designed as neighborhoods, communities, or towns, whether based upon prototype development forms designed or recognized by the County or designed in alternative forms affording similar or special benefits. Additional administrative procedures, requirements, and authority prescribed herein are intended to be reciprocal to the authorization of uses and levels of land-use intensity not permitted as of right; they are intended to assure that development allowed under the provisions of this section is, in fact, executed in such a manner as to fulfill the objectives hereof, and that such development is consistent with the principles of comprehensive planning or serves to implement adopted plans in the most beneficial manner. [Bill No. 100, 1970.]

B. Classes of Unit Developments Which May Be Authorized and Methods of Authorization in General. [Bill No. 100, 1979.]

1. Classes. Only developments classified as neighborhoods, communities, or towns, as such terms are defined in Section 101, shall be authorized as unit developments. [Bill No. 100, 1970.]

2. Administrative Authorization of Unit Developments. Unit developments to be established within the urban-rural demarcation line may be authorized by special

exception ordered by the Zoning Commissioner, after consideration of a report by the Planning Board on the proposed authorization plan and subject to the provisions hereinafter set forth. [Bill No. 100, 1970.]

3. Legislative Authorization of Unit Developments. Unit developments to be established beyond the urban-rural demarcation line may be authorized by special permit issued by act of the County Council, after consideration of a report by the Planning Board on the proposed authorization plan and subject to the provisions hereinafter set forth. [Bill No. 100, 1970.]

C. Initial Procedural Steps and Requirements [Bill No. 100, 1970]

1. Any petition for authorization of a unit development shall state whether such development is to consist of one or more neighborhoods or communities, or of a town (see Section 101). Further, the petition shall include a proposed authorization plan, as described below in Paragraph F, prepared in accordance with applicable provisions adopted pursuant to the authority of Section 504 and with those of the Baltimore County Subdivision Regulations. [Bill No. 100, 1970.]

2. Any petition for such authorization shall first be submitted to the Zoning Commissioner, in accordance with the provisions of Article 5 of these regulations and in accordance with such reasonable supplementary requirements as may be made under Section 504 or by the Office of Planning and Zoning. The filing date of the petition shall be the date the petition is accepted by the Zoning Commissioner as provided in Paragraph 500.2.a. [Bill No. 100, 1970.]

3. By the end of the fifth regular business day after the filing date, the Zoning Commissioner shall transmit certified copies of the petition to the Director of Planning, the Planning Board, the County Health Officer and the State Department of Health, the Department of Public Works, the Department of Permits and Licenses, the Department of Recreation and Parks, the Department of Education, the Department of Traffic Engineering, the Fire Department, and such other County or State agencies as he may decide upon. [Bill No. 100, 1970.]

4. Within 45 days after the filing date, agencies or officials to whom copies of the petition have been transmitted pursuant to Subparagraph 3, except the

Director of Planning and the Planning Board, shall, upon complete review of those aspects of the petition related to their respective jurisdictions, submit comments thereon to the Director of Planning, the Zoning Commissioner, and the Planning Board. [Bill No. 100, 1970.]

5. Not more than 60 days after the filing date, subject to extension upon written consent of the petitioner, the Director of Planning shall submit a complete report on the petition to the Planning Board. After receipt of the Director's report, the Planning Board shall take action with respect to the petition, as provided below, at the time of the Board's next regularly scheduled meeting. Provided, however, that the Planning Board may delay final action with respect to the petition for not more than 35 days after the time of such meeting, if the Board finds that additional time is required for proper consideration. [Bill No. 100, 1970.]

6. The final actions which may be taken by the Planning Board with respect to the petition shall be limited to a resolution effecting one of the following: [Bill No. 100, 1970.]

   a. Adoption of a favorable report on the proposed authorization plan; [Bill No. 100, 1970.]

   b. Modification of such plan and adoption of a favorable report on the plan as modified; or [Bill No. 100, 1970.]

   c. Adoption of an unfavorable report on the plan. [Bill No. 100, 1970.]

   The report adopted by the Planning Board may be based on the report submitted by the Director of Planning. [Bill No. 100, 1970.]

7. A favorable report on a proposed authorization plan may be adopted only if the Board makes affirmative findings, supported in detail, that: [Bill No. 100, 1970.]

   a. The development as proposed would, in fact, constitute a neighborhood, or an integral and viable portion thereof, a grouping of neighborhoods, a community, or a town, as the case may be; [Bill No. 100, 1970.]

b. The tract is situated in an appropriate location according to adopted or formally proposed master plans; and [Bill No. 100, 1970.]

c. The plan is in accordance with the planning objectives and requirements of this subsection, of relevant Planning Board policies adopted pursuant to the authority of Section 504 or otherwise, and of these Zoning Regulations in general. [Bill No. 100, 1970.]

8. In adopting an unfavorable report on a proposed authorization plan, the Planning Board shall set forth the reasons for its disapproval and explanations as to why any one of the above findings cannot be made. [Bill No. 100, 1970.]

9. The next, regular business day after the Planning Board has taken action as prescribed above, the Director of Planning shall transmit to the Zoning Commissioner copies of the Board's report, together with copies of its resolution whereby the action was taken. [Bill No. 100, 1970.]

10. Upon his receipt from the Planning Board of a resolution which modifies a proposed authorization plan, the Zoning Commissioner shall substitute the modified plan for the original and notify the petitioner of the modification and of the fact that the original proposed authorization plan is no longer part of the petition. [Bill No. 100, 1970.]

D. Remaining Procedural Steps and Review Requirements in Administrative Authorization of Unit Developments. The following provisions apply only to petitions for unit developments subject to administrative authorization. [Bill No. 100, 1970.]

1. Upon his receipt of the Planning Board's resolution and report with respect to a petition for authorization of a unit development within the urban-rural demarcation line, the Zoning Commissioner shall promptly schedule a hearing on the petition (as it may have been amended through modification of the proposed authorization plan by the Planning Board). The date of the hearing shall be not less than 20 and not more than 45 days after the Planning Board's action, subject to such postponement or continuation as circumstances may require, and except that the hearing may be scheduled for a later date if any day in the interval specified falls within

a period for which hearings on zoning reclassification petitions must be scheduled pursuant to Section 22-22 of the Baltimore County Code, 1968 Edition, as amended; but, in this event, the date of the hearing on the unit-development petition shall be not less than 45 days after the end of such period of zoning-reclassification hearings. In any case, the hearing shall be advertised in the same manner as required for other petitions for special exceptions. [Bill No. 100, 1970.]

2. Upon hearing and reviewing the petition as required, the Zoning Commissioner may: [Bill No. 100, 1970.]

a. Grant the petition, with or without certain conditions as provided in Subparagraphs 4 and 5, below; [Bill No. 100, 1970.]

b. Deny the petition; or [Bill No. 100, 1970.]

c. Modify, or further modify, the proposed authorization plan and grant the petition with the plan as modified, with or without conditions as provided in Subparagraphs 4 and 5, but only upon first submitting the proposed modifications to review by the Planning Board; in this case, at the time of its next regular meeting after the proposed modifications have been submitted, or not more than 35 days after such time, the Planning Board shall consider the Zoning Commissioner's proposal and re-affirm, modify, or reverse its previous action in light of findings with respect to such proposal. A record of the Board's findings and action shall be returned to the Zoning Commissioner by the Director of Planning on the next regular business day thereafter. [Bill No. 100, 1970.]

3. The Zoning Commissioner may grant the petition only if he affirmatively finds: [Bill No. 100, 1970.]

a. That the proposed development would serve the public interest and would have no adverse effect upon the health, safety, or general welfare in the vicinal area, the County, or the area at large; [Bill No. 100, 1970.]

b. That, in due consideration of the comments or reports submitted by the Planning Board and all other agencies or officials required to submit to him comments on the petition, the proposed

development would not create conditions as set forth in Paragraphs b, c, d, e, or f of Subsection 502.1; [Bill No. 100, 1970.]

c. That there is a reasonable expectation that the proposed neighborhood, community, or town would be developed to the full extent of and fully in accordance with the authorization plan (including development schedules contained therein), in light of: evidence as to the petitioner's or developer's financial responsibility, in general and with respect to the development proposed; pertinent market data submitted by the petitioner, by County agencies or officials, or by others; development costs; general economic conditions which may be anticipated at the time the development or any phase thereof is to be financed; and all other factors which may reasonably be ascertained and have a bearing on the findings; and [Bill No. 100, 1970.]

d. That the development, as approved, would comply with all applicable provisions of the Zoning Regulations and that the resolution of any conflict between other County laws or technical requirements and the proposed authorization plan is reflected by revisions incorporated within the authorization plan as finally approved. [Bill No. 100, 1970.]

4. The Zoning Commissioner may attach such requirements or conditions to the grant of the petition as he may deem proper, but no such conditions shall be tantamount to a modification of the authorization plan unless such modification is made or reviewed by the Planning Board as provided hereinbefore. [Bill No. 100, 1970.]

5. The Zoning Commissioner's order granting the petition shall include: [Bill No. 100, 1970.]

a. A statement of each of the findings required to be made pursuant to Subparagraph 3, above, supported in detail by an explanation of the finding as related to the particular petition; [Bill No. 100, 1970.]

b. Any additional statements or documentation needed to adequately set forth the basis of the decision; and [Bill No. 100, 1970.]

c. Statements and explanations of any requirements or conditions attached to the grant of the petition. [Bill No. 100, 1970.]

E. Remaining Procedural Steps and Review Requirements in Legislative Authorization of Unit Developments. The following provisions apply only to petitions for unit developments subject to legislative authorization (see Subparagraph B.3). [Bill No. 100, 1970.]

1. Upon his receipt of the Planning Board's resolution and report with respect to a petition for authorization of a unit development to be situated beyond the urban-rural demarcation line, the Zoning Commissioner shall file such report and resolution with the petition and forward copies of the petition and all other documents in the file to the County Council by the end of the fifth regular business day after the Planning Board's action. [Bill No. 100, 1970.]

2. The County Council shall advertise and schedule a hearing on the petition, for a date not less than 30 nor more than 60 days after the Planning Board's action, except that the hearing may be scheduled for a later date if any day in the interval specified falls within the time during which a complete, County-wide zoning map is in preparation or is subject to action pursuant to Section 22-20 or 22-21.1 of the Baltimore County Code, 1968 Edition, as amended.[4] In this event, however, the date of the hearing on the unit-development request shall be not less than 60 days after the zoning map is adopted. [Bill No. 100, 1970.]

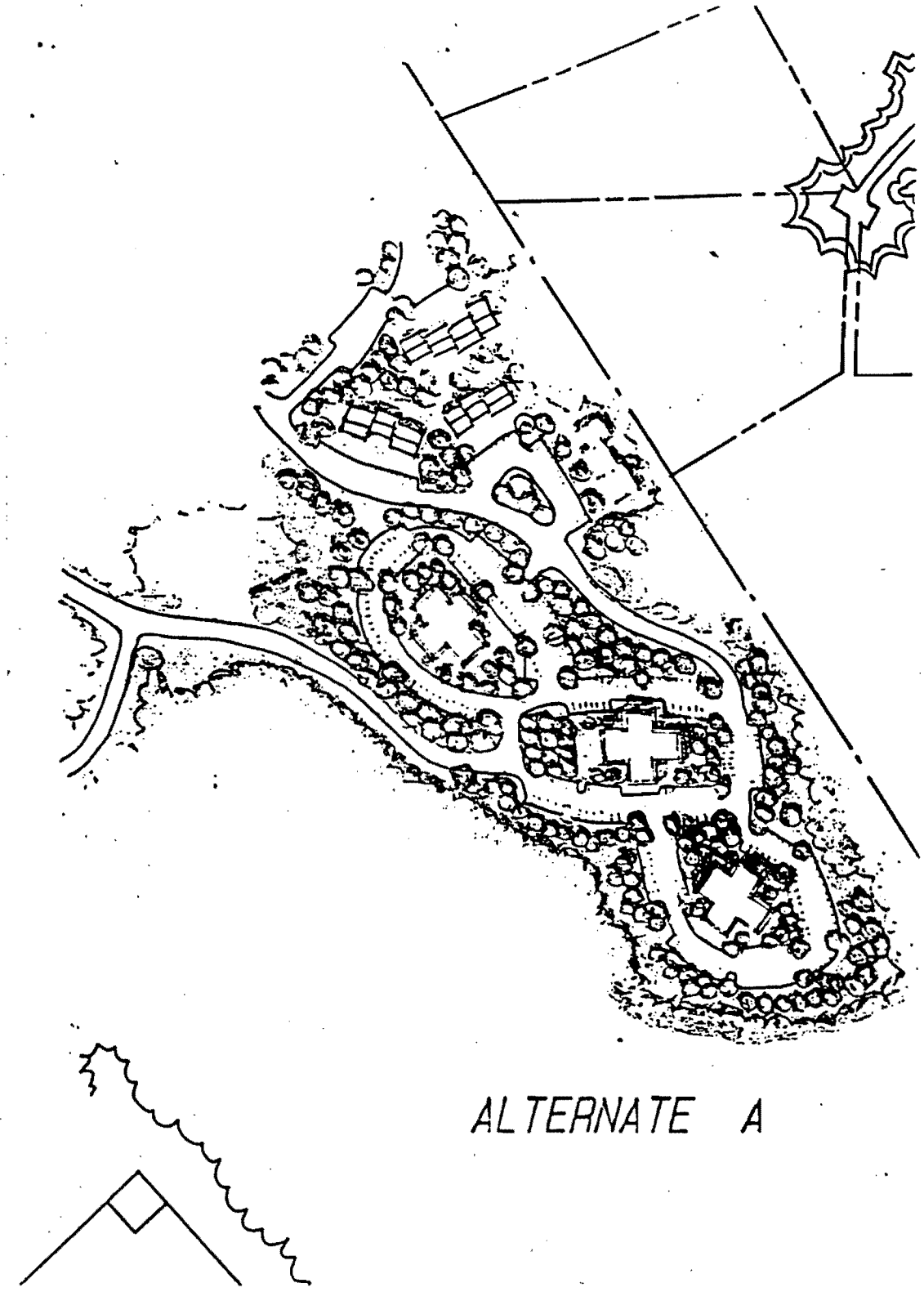
3. After hearing and reviewing the petition as required, the County Council may, by legislative act: [Bill No. 100, 1970.]

a. Grant the petition, with or without certain conditions, and issue a special permit incorporating the authorization plan and any conditions of the grant; [Bill No. 100, 1970.]

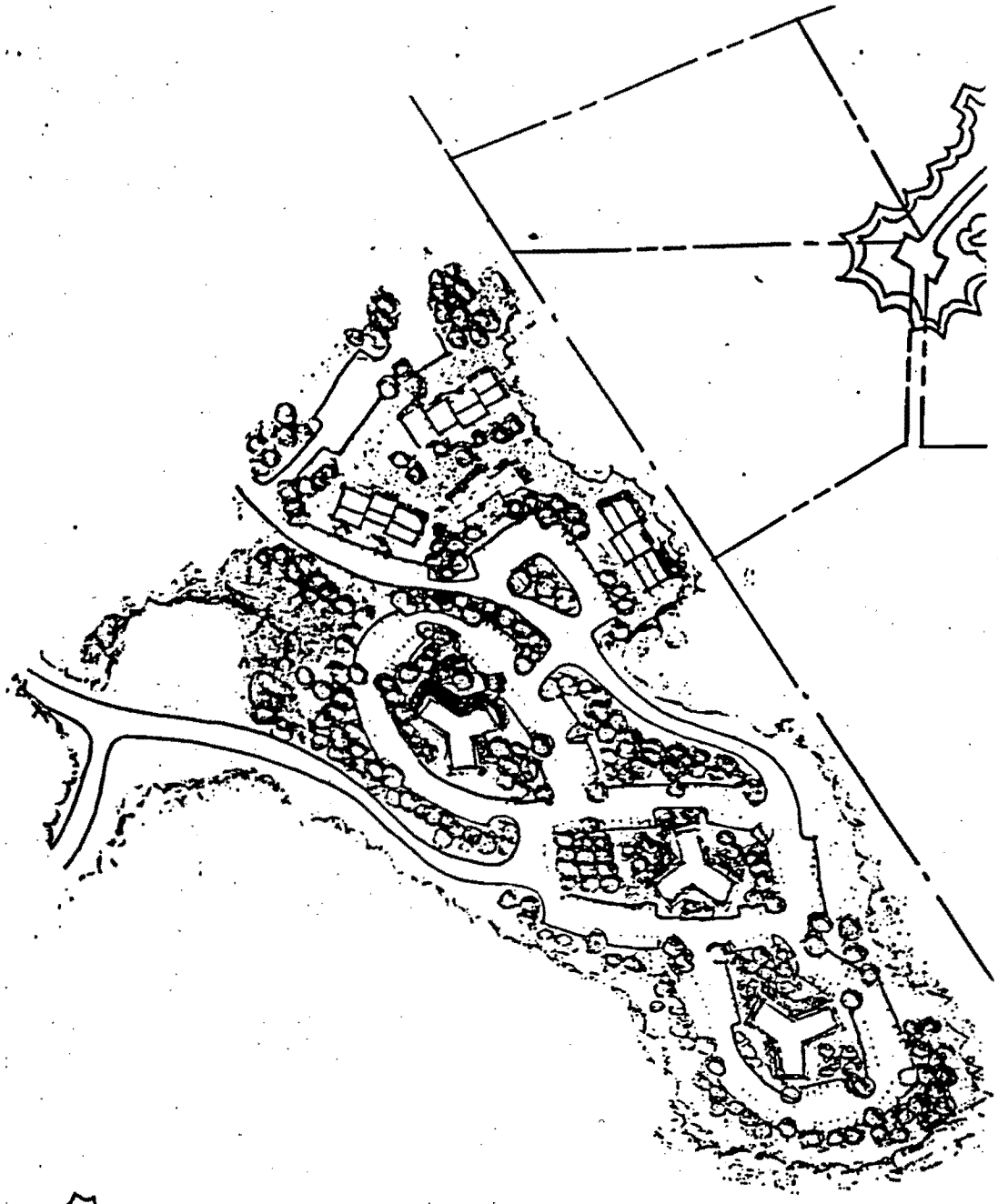
b. Deny the petition; or [Bill No. 100, 1970.]

c. Amend the petition by modifying the proposed authorization plan as provided in Subparagraph 4, and issue an appropriate special permit. [Bill No. 100, 1970.]

4. Any modification of the authorization plan pursuant to Subparagraph 3, above, shall be submitted to the Planning Board for comment before action by the County Council. If, in making such comment, the Planning



ALTERNATE A



ALTERNATE B

Board proposes and comments upon further modification, the County Council may approve the further modification thus proposed without further review by the Planning Board. [Bill No. 100, 1970.]

F. Authorization Plan--Effect, Contents, Form, Project Design, and Review. [Bill No. 100, 1970.]

1. Institution and Effect of Authorization Plan. The grant of a special exception or special permit for a unit development constitutes zoning authorization of the development and, as such, institutes the authorization plan and establishes that the development described therein would be in accordance with zoning policies and criteria for the location in which it is to be situated. No further discretionary zoning action upon the plan shall be required unless the plan is to be amended or to be re-instituted as a result of a lapse of the original authorization. After institution of the plan no use or development within an authorized unit development shall be established except in accordance with the plan, regardless of whether a condition not complying therewith would be permitted under the development and use regulations, standards and controls of this section or under the regulations for the zone in question, it being the intent of this section and these Zoning Regulations that plans for unit developments may establish higher or more specific standards than are prescribed herein for general application. [Bill No. 100, 1970.]

2. Contents. The plan shall cover or include, among other things: [Bill No. 100, 1970.]

a. Existing conditions on, of, and near the site, including: topography; unusual natural formations; water courses, ponds, or lakes; major vegetation; and structures; [Bill No. 100, 1970.]

b. Zones, lot lines, and overall site boundaries; [Bill No. 100, 1970.]

c. Proposed major changes in natural conditions (including major grading) and conditions to remain (including preservation of major vegetation); [Bill No. 100, 1970.]

d. The maximum and minimum numbers of density and dwelling units to be established and the estimated residential and employment populations; [Bill No. 100, 1970.]

e. The general locations, extent, and forms of proposed: uses and development of the various residential, commercial, institutional, or other sites or areas, including indications of the placement of housing according to major differences in housing type and density; common open spaces; and parking areas; [Bill No. 100, 1970.]

f. The general layout and classification of proposed major motorways; general indications of proposed walkways, bicycle paths, etc.; and general descriptions of other transportation routes and modes (including public transit) to the extent feasible[5] with public transportation plans or proposals; [Bill No. 100, 1970.]

g. Service areas and anticipated locations of proposed utilities, public and private; [Bill No. 100, 1970.]

h. Proposed preliminary construction and site-development schedules; [Bill No. 100, 1970.]

i. Descriptions, as applicable, of warranties, methods, standards, regulations, deed restrictions, enforcement provisions, funding, organizations, etc., proposed to be established with respect to: open space and maintenance; approaches to the design of signs, other street graphics, street furniture, and comparable elements of urban environment; and, in general, all other aspects of the plan's implementation and continuance of effect; [Bill No. 100, 1970.]

j. A summary of the plan's objectives; [Bill No. 100, 1970.]

k. Such other items as may be required by the Office of Planning and Zoning or by provisions adopted pursuant to the authority of Section 504. [Bill No. 100, 1970.]

3. Form.

a. The plan shall include text exposition, maps,[6] or plats, charts or tables, and, as necessary, other written or diagrammatic forms needed for a full and clear explanation of the development proposal. [Bill No. 100, 1970.]

b. Forms for proposed authorization plans or parts thereof may be established by the Office of Planning and Zoning or, pursuant to the authority of Section 504, by the Planning Board. Thereafter, all proposed authorization plans filed with the County shall be in accordance with such forms. [Bill No. 100, 1970.]

4. Project Design. The overall conception of the design of any unit development shall be clearly described and shown in the authorization plan and shall either be in accordance with a generally applicable prototype form, such as a neighborhood/community/town development model, which may be thus established by the Planning Board pursuant to the authority of Section 504, or in a form which affords the same benefits or overriding different benefits. Where the development is not to be in an approved prototype form, the plan shall contain a comprehensive explanation and justification of the form projected. [Bill No. 100, 1970.]

5. Review and Modification.

a. Review. In reviewing a proposed authorization plan, the Planning Board shall consider and report upon whether the design of the unit development is in all respects in accordance with the policy set forth in Paragraph A of Subsection 430.1, with the purposes, standards, and requirements specified or clearly implied in other provisions of this section, and with such furthering policies as may be adopted pursuant to the authority of Section 504, and the Board may consider the effect the development would have upon any other matter of or related to the present and future public interest. In subsequent review, such matters shall also be considered by the Zoning Commissioner or the County Council, as the case may be. [Bill No. 100, 1970.]

b. Modification. Through modification of a proposed authorization plan, the Planning board may propose and the Zoning Commissioner or County Council may establish regulations or standards for a particular unit development which extend, increase, or augment the regulations or standards of this section, imposing reasonable restrictions which affect the location, appearance, bulk, use, or any other aspect of the development, and which are greater than provided herein; and greater or additional requirements may be made as to minimum public and private improvements. [Bill No. 100, 1970.]

G. Final Development Plan. No part or phase of any unit development shall begin until a final development plan, particularizing fixed characteristics of the development, has been approved by the Zoning Commissioner as being in accord with the authorization plan, and by the Planning Board as being in accord with standards and policies adopted pursuant to the authority of Section 504. A final development plan may be approved by the Zoning Commissioner and the Planning Board for portions of a unit development for which an authorization plan covering the entire tract or tracts has been instituted. [Bill No. 100 1970.]

430.2--Neighborhood Development and Use Regulations, Standards, and Controls. The provisions of this subsection shall apply to unit developments classified as neighborhoods. [Bill No. 100, 1970.]

A. Tract Area. The minimum gross area of the development tract shall be 250 acres or the area sufficient to accommodate at least 2000 density units under the standards of Subparagraph 1 of Paragraph C, whichever is the lesser area. The maximum gross area of such tract shall be 600 acres. [Bill No. 100, 1970.]

B. Location. The development shall be located within the urban-rural demarcation line. [Bill No. 100, 1970; No. 112, 1986.]

C. Number of Density Units Permitted; Bulk and Open-Space Regulations. [Bill No. 100, 1970.]

1. Determination of Permitted Number of Density Units. The maximum number of density units permitted shall be equal to the product of the gross tract area (including portions to be devoted to non-residential use) times the maximum gross density as prescribed below:

ZONE	MAXIMUM GROSS DENSITY
D.R. 1	1.5 density units per acre
D.R. 2	3.0 density units per acre
D.R. 3.5	5.0 density units per acre
D.R. 5.5	8.0 density units per acre
D.R. 10.5	16.0 density units per acre
D.R. 16	20.0 density units per acre
O.T. (When located more than 3000 feet outside of a town center)	20.0 density units per acre
R.A.E. 1	40.0 density units per acre
R.A.E. 2	80.0 density units per acre
O.T. (When located in a town center or when within 3000 feet of a town center boundary)	80.0 density units per acre

[Bill No. 100, 1970; No. 112, 1986.]

2. Bulk Regulations--Height

a. The maximum height of any building shall be as set forth in the table in Subsubparagraph b, below, wherein: [Bill No. 100, 1970.]

i. The "unrestricted height" is the height to which a building may be constructed, regardless of any lesser height limitation established by the angle of height limitation; [Bill No. 100, 1970.]

ii. The "angle of height limitation" is the angle of all lines sloping inward and upward from the tract boundary, measured from the horizontal plane at the ground intersection on the tract boundary, and any point on such line shall establish the normal maximum height to which a building is restricted at that point; [Bill No. 100, 1970.]

iii. The "perpendicular height limitation" is the maximum height to which a building may be constructed, any greater height established by the angle of height limitation notwithstanding; and [Bill No. 100, 1970.]

iv. The unrestricted height and the perpendicular height limitation of a given building are determined by measuring from any point along the building wall at the normal grade level to the highest point directly above. [Bill No. 100, 1970]

b. Table of Maximum Heights.

ZONE	UNRESTRICTED HEIGHT	ANGLE OF HEIGHT LIMITATION	PERPENDICULAR HEIGHT LIMITATION
D.R. 1	40 Feet	10 Degrees	85 Feet
D.R. 2	40 Feet	10 Degrees	85 Feet
D.R. 3.5	40 Feet	10 Degreee	85 Feet
D.R. 5.5	45 Feet	15 Degrees	85 Feet
D.R. 10.5	50 Feet	20 Degrees	100 Feet
D.R. 16	60 Feet	20 Degrees	120 Feet
O.T. (When located more than 3000 feet outside of a town center)	60 Feet	20 Degrees	120 Feet
R.A.E. 1	85 Feet	20 Degrees	120 Feet
R.A.E. 2	-- NO LIMITATION --		
O.T. (When located in a town center or when within 3000 feet of a town canter boundary)	-- NO LIMITATION --		

[Bill No. 100, 1970; No. 112, 1986.]

3. Open Spaces. A minimum of 20 per cent of the gross area of a tract or tracts comprising a neighborhood unit development shall be allocated[7] to public park, local open space purposes. The design and distribution of such open spaces shall be in accordance with the policies and standards adopted pursuant to the authority of Section 504. [Bill No. 100, 1970.]

D.[8] Uses Which May be Permitted. Uses in the development may be permitted as set forth in this paragraph if specified in the authorization plan (as approved), subject to any limitations set forth therein.

1. Residential uses: dwellings permitted in D.R. or R.A.E. zones.
2. Utilities.
3. Public facilities: elementary school-recreation centers, middle- or junior-high schools, parks, transportation systems: all as may be required under the authorization plan.
4. Institutions: churches; private schools.
5. Retail shops and services--aggregate adjusted gross floor area not to exceed 20 square feet per density unit, based on the number of density units projected:

1. Automobile salesroom and adjacent outdoor sales area
2. Automotive-service stations
3. Barbershops
4. Banks, savings and loan associations, and other, similar chartered financial institutions accepting deposits
5. Beauty shops
6. Drug stores
7. Food stores, general
7.8.[9] Food stores, specialty, such as bakeries, candy stores, and dairy-product stores
9. Laundry, dry-cleaning or clothing-repair or -alteration establishments or stations, including self-service laundries or dry-cleaning facilities
10. Liquor or package stores
11. Restaurants, except drive-in restaurants
12. Shoe-repair shops
13. Stationery or office-supply stores
14. Taverns
15. Antique Shops

APPENDIX 2

JAMES KEELTY & CO., INC.
BUILDERS AND DEVELOPERS
61 EAST PADONIA ROAD
P.O. BOX 528
TIMONIUM, MARYLAND
21093-0528

JAMES KEELTY
1870-1944

TELEPHONE 252-8600

June 14, 1988

RECEIVED
JUN 14 1988
OFFICE OF
PLANNING & ZONING

P. David Fields, Director
Baltimore County Office of
Planning and Zoning
Towson, MD 21204

Dear Mr. Fields:

Enclosed please find two alternate schematic site lay-outs with revised mid-rise designs for Section 11 of Mays Chapel North as developed by Donald B. Ratcliffe, AIA and Associates. The sketch plans illustrate that the length of the buildings have been considerably shortened thereby increasing landscape space between them significantly. We believe this design will address concerns as to building mass in the area adjacent to the Morningside subdivision.

Our intent in these analyses is to break-up the visual mass of the building structures and reduce, as much as possible, the visual impact for long and close views. We believe that by minimizing obstructive building masses we can comply with the concerns raised earlier by your Department while permitting the density necessary to justify the unusual site development costs associated with this location. As you are aware, because of the section's topography, a sewerage pumping facility is required, construction of which must be factored on top of the other development costs of the units. These costs can only be supported, economically, when distributed over the density proposed in our original submission, i.e., approximately 150 units. Otherwise, if the density is reduced to the 100 units proposed by the Office of Planning and Zoning the units would bear the same land development costs, but at a prohibitively higher per dwelling amount. This per dwelling amount cannot be supported by market values for this area or product type. Secondly, in evaluating the option of redistributing density over the balance of the site it becomes apparent that overcrowding will occur. This, we believe, is counter productive to the quality of developed environment our firm and your Department have strived to create in the planning of Mays Chapel North.

We believe the alternate site lay-outs and building designs will provide the means to address issues surrounding unnecessary massing of buildings while preserving the site's development potential. While not clearly indicated on the Sketch Plan, we are now able to achieve a minimum distance from our property line to the alternate mid-rise units of at least 230 +/- feet. We would, therefore, like to submit the revised sketch plans proposed herein for your consideration and for consideration before the Planning Board as part of their recommendations to the Zoning Commissioner.

I will call to discuss these plans and your comments in the up-coming week.

Thank you for your kind attention.

Sincerely,

James Keelty, III

JK,III:adf

ORIGINAL PROPOSAL

BALTIMORE COUNTY MASTER PLAN 1979 - 1990

PETITIONER'S EXHIBIT 6

land use element

1

COUNCIL

Norman W. Lauenstein
Chairman
FIFTH DISTRICT

Ronald B. Hickernell
FIRST DISTRICT

Gary Huddles
SECOND DISTRICT

James T. Smith, Jr.
THIRD DISTRICT

Barbara F. Bachur
FOURTH DISTRICT

Eugene W. Gallagher
SIXTH DISTRICT

John W. O'Rourke
SEVENTH DISTRICT

●

Thomas Toporovich
SECRETARY-ADMINISTRATOR

●

BALTIMORE COUNTY MASTER PLAN

PHYSICAL DEVELOPMENT PLAN

PART I

LAND USE ELEMENT

November 19, 1979

This volume is one of six that were adopted by resolution by the Baltimore County Council November 19, 1979, as the Baltimore County Master Plan . The text of the County Council Resolution adopting the Plan, Resolution No. 71-79, is set out on the following pages.

The six volumes that were adopted as the Baltimore County Master Plan are entitled:

THE PHYSICAL DEVELOPMENT PLAN: PART I LAND USE ELEMENT

THE PHYSICAL DEVELOPMENT PLAN: PART II TRANSPORTATION ELEMENT

THE HOUSING AND COMMUNITY PRESERVATION PLAN

THE PUBLIC FACILITIES PLAN: PART I COMMUNITY SERVICES

THE PUBLIC FACILITIES PLAN: PART II UTILITIES

THE OPEN SPACE AND RECREATION PLAN

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND

Legislative Session 1979, Legislative Day No. 22

RESOLUTION NO. 71-79

Mr. Norman W. Lauenstein, Councilman

By the County Council, November 19, 1979

WHEREAS, by Article XI-A of the Maryland Constitution, the General Assembly is authorized to provide a grant of "express powers" to counties that form a charter government; and

WHEREAS, by Article 25A, Section 5 of the Annotated Code of Maryland, the General Assembly has designated the "express powers" to be granted to charter counties, which powers include the power to enact local laws for the protection and promotion of public health, safety and welfare, relating to planning, zoning and subdivision, and to pass all ordinances, resolutions or bylaws that may be necessary and proper to execute and enforce any of the powers expressly enumerated; and

WHEREAS, the people of Baltimore County in accordance with the Constitution and Laws of the State of Maryland have adopted, ordained and established the Baltimore County Charter; and

WHEREAS, pursuant to provisions of the Charter and of the County Code, the County is responsible for planning for the future growth and development of the County, including the preparation of a Master Plan; and

WHEREAS, pursuant to Section 523 of the Baltimore County Charter, the Master Plan shall be a composite of mapped and written proposals setting forth comprehensive objectives, policies and standards to serve as a guide for the development of the County; and

WHEREAS, the Charter provides that the Office of Planning and Zoning prepare and revise a Master Plan at least every ten years, the previous such revision being accomplished in 1975; and

WHEREAS, pursuant to Section 523 of the Baltimore County Charter, the County Council has the responsibility to accept or modify, and then adopt by resolution, a Master Plan which it receives from the Office of Planning and Zoning; and

WHEREAS, the County Council has caused to be prepared by consultants and staff, at great expense to the taxpayers of Baltimore County, a comprehensive growth management planning study which has been accomplished over the past three years; and

WHEREAS, the elements of said planning study together comprise a Master Plan, containing objectives, policies and standards, and a composite of mapped and written proposals serving as a guide for the physical development of the County; and

WHEREAS, the Planning Board of Baltimore County has held public hearings on the Master Plan and on the elements thereof and has recommended the adoption of certain elements of that Plan; and

WHEREAS, the Office of Planning and Zoning has submitted to the County Council a Master Plan, entitled "Recommended Baltimore County Master Plan 1979-1995", with accompanying map entitled "Baltimore County Master Plan Land Use Plan"; and

WHEREAS, the County Council has held a public hearing on the Master Plan on September 11, 1979.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the Master Plan submitted by the Office of Planning and Zoning and adopted by the Baltimore County Planning Board, including mapped and written proposals, are hereby amended and modified, and as so amended and modified, are hereby adopted and declared to incorporate and be comprised of the following written and mapped components, which will serve as a guide for the development of the County, and which may be subject to such further modifications as deemed advisable by the Baltimore County Council:

"Baltimore County Master Plan 1979-1990" Written Components, maps, errata and addendum thereto, as follows:

SECTION I

Baltimore County Growth Management Program Physical Development Plan, Part I, Land Use Element.

SECTION II

Baltimore County Growth Management Program Physical Development Plan, Part II, Transportation Element.

SECTION III

Baltimore County Growth Management Program Housing and Community Preservation Plan.

SECTION IV

Baltimore County Growth Management Program Open Space and Recreation Plan.

SECTION V

Baltimore County Growth Management Program Public Facilities Plan, Part I, Community Services.

SECTION VI

Baltimore County Growth Management Program Public Facilities Plan, Part II, Utilities.

BE IT FURTHER RESOLVED, that, using the Baltimore County Master Plan 1979-1990 herein adopted as a guide, the County Council intends to proceed with development of an overall growth management program for the implementation of the Master Plan, said program to include revised zoning maps, zoning rules and regulations, subdivision rules and regulations, a capital improvements program, community plans, including but not limited to Owings Mills and Whitemarsh, and such other legislation, regulations, policies and programs as may be necessary; and

BE IT FURTHER RESOLVED, that until said overall growth management program and implementation measures can be adopted, the Office of Planning and Zoning, the Baltimore County Council and all other departments, agencies and officials of the County, in the exercise of any powers, authority, duties or responsibilities related to actions impacting on land use, growth or development, including planning, zoning and subdivision activities, in the County, shall consider the objectives, policies and standards of the Master Plan.

BE IT FURTHER RESOLVED, that all programs and construction projects initiated by the County be in concert with or further the goals and objectives stated in the Master Plan adopted in this resolution, and further that the Director of the Office of Planning and Zoning make such an evaluation of each and every such project and program and forward said evaluation to the County Executive and the County Council for their consideration.

BE IT FURTHER RESOLVED, that supplementary to and in conformity with the Master Plan, the agencies of Baltimore County engage in an ongoing process which includes water, sewer, and solid waste management planning, management of the coastal zone of Baltimore County, designation of areas of critical state concern, specific area plans, and plans devoted to capital improvements and other facilities. It is intended that such plans, upon enactment by the County Council and as amended from time to time shall be incorporated in the Master Plan by reference.

BE IT FURTHER RESOLVED, that the County Council intends to approve a land use map to be part of the Master Plan concurrently with the adoption of the 1980 Comprehensive Zoning maps.

BE IT FURTHER RESOLVED, that the Planning Board forward to the Council, upon completion of the elements governing growth in each of the Growth Areas, a recommendation on the method of ensuring that all development actions made by the public and private sectors are in conformance with the master plan goals, objectives and elements as adopted by the County Council.

AND BE IT FURTHER RESOLVED, that previous Master Plans adopted by the Planning Board and/or the County Council are rescinded to the extent that they are inconsistent with the Baltimore County Master Plan 1979-1990.

PHYSICAL DEVELOPMENT PLAN

PART I

LAND USE ELEMENT

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Assistance provided by:

Wallace, McHarg, Roberts and Todd
Hammer, Siler, George Associates
Tischler, Marcou & Associates, Inc.
Toups and Loiderman
Alan M. Voorhees and Associates, Inc.
Zuchelli, Hunter and Associates, Inc.

INTRODUCTION

One of the most evident expressions of growth in Baltimore County is change in the use of land. Land use policies and incentives and controls to realize those policies are crucial factors in the management of growth in the County.

This report presents recommended land use policies for the County under the County Master Plan through 1990.

The report is organized in the following manner: Summary of Conclusions and Recommendations follows the Introduction.

Chapter I describes State and Regional land use policies and plans that affect Baltimore County.

Chapter II classifies the County in terms of five types of Growth area:

Town and Community Centers
Existing Communities Outside Centers
New Development Areas
Fringe Development Areas; and
Rural and Agricultural Areas and

describes County goals recommended within each of these types of area and major public actions required to realize these goals.

Chapter III identifies major factors that will directly affect land use on a large scale in the County in terms of:

Development Timing and Staging
Natural Resource Protection
Special Development Opportunities
Special Reinforcement or Redevelopment Requirements; and
Land Use Conflict Resolution, and

strategies designed to address these factors.

Chapter IV presents a summary of the applicability of these growth strategies to County communities.

Chapter V presents a discussion of County-wide land use issues and recommendations by land use types.

SUMMARY OF CONCLUSIONS AND RECOMMENDATIONS

Regional General Development Plan and State Land Use Element

The County should assure that Baltimore County land use policies and proposed major transportation improvements that will permit those policies to be carried out are included in the State Land Use Element as they are essentially in the Baltimore Regional General Development Plan.

Growth Areas

It is recommended that County land use policies affecting each of the five types of growth area described in Chapter II of this plan be adopted, with priority placed upon adoption of a series of overlay districts to the Zoning Ordinance, which will not affect the applicability of the underlying zoning districts except to implement the staging and development intensity patterns recommended for each type of growth area.

Growth and Preservation Strategies

In addition to policies specifically applicable to each type of growth area, it is recommended that strategies outlined in this report be undertaken to address each of the following major land use determinants:

Development Staging and Timing

- Accelerated Growth (Unstaged)
- Staged Accelerated Growth
- Moderated Growth

Natural Resource Protection

- Agricultural Preservation
- Groundwater Preservation
- Protection of Stream Valleys, Flood Prone Areas, Wetlands, and Reservoirs
- Chesapeake Bay, Coastal Wetlands, and Intertidal Area Protection
- Air Quality Protection

Special Development Opportunities

- Highway Interchanges
- Mass Transit Stations

Special Reinforcement or Redevelopment

- Improvement of Community Services to Existing Developments
- Reinforcement or Redevelopment of Older Commercial Areas
- Housing Rehabilitation

Land Use Conflict Resolution

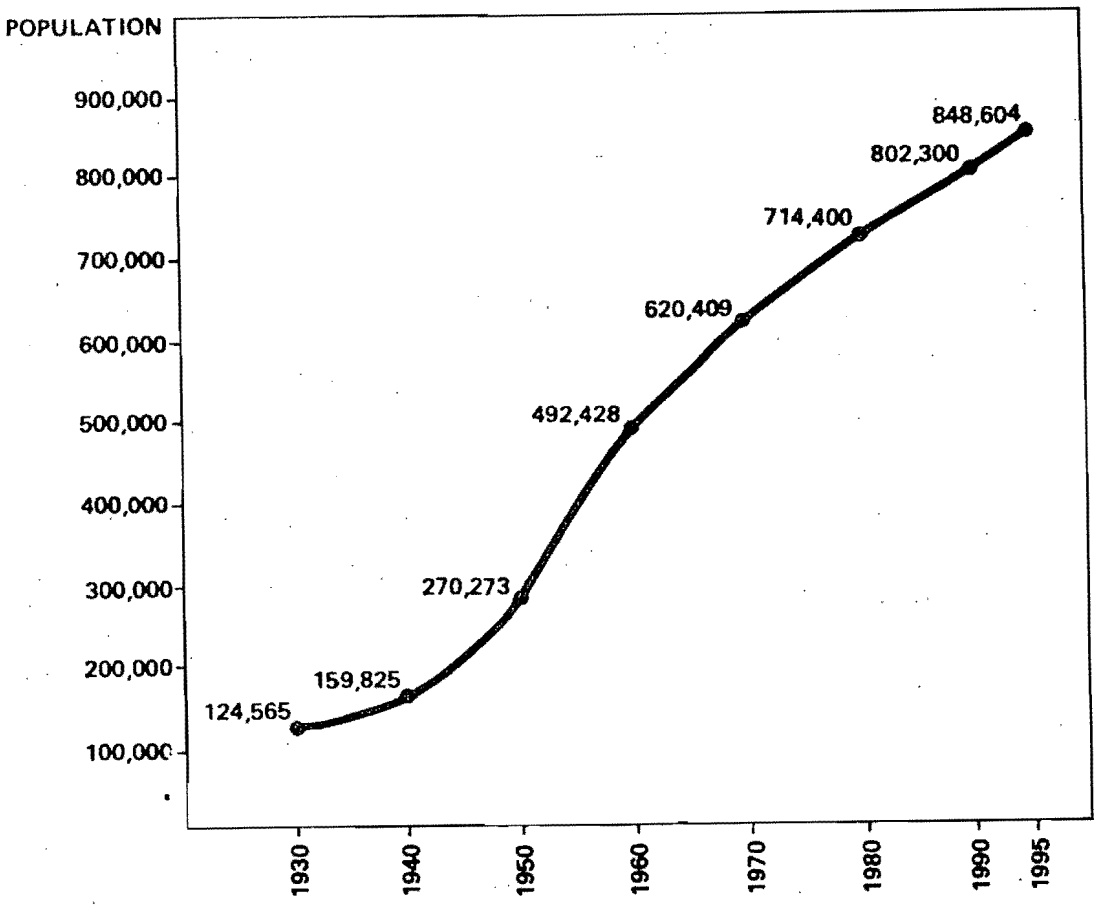
Commerce and Residential Neighborhoods
Manufacturing and Residential Neighborhoods
Quarrying and Agriculture or Residential Neighborhoods

These factors serve as policy bases for the recommended spatial allocation of land uses in the Baltimore County Master Plan.

Projected Growth in the County

The chart below illustrates past trends in population growth in the County and projected future population growth through 1995. It is recommended that the County, as a matter of policy, plan to accommodate projected growth through 1990, but in a manner to better conserve the County's rural and urban resources, through adoption of policies, strategies, incentives, and controls affecting land use, recommended in this report.*

POPULATION GROWTH 1930-1970 and PROJECTED POPULATION GROWTH 1970-1995



Source: U.S. Census 1930, 1940, 1950, 1960, and 1970, and Hammer, Siler, George, Associates

*Projections through 1995 are presented here as a point of reference beyond the Plan Year of 1990 for use in growth monitoring and in future plan updating.

The idea of control of growth is, of course, central to growth management. At present, the County does not have a formalized population growth policy.

Projections of likely future population have been made by the Growth Management consultants.

During the Growth Management studies, it has been determined that:

> County-wide population capacity is not an issue in formulating a population growth policy for the County because the undeveloped part of the County is so large and projected growth is relatively modest;
>
> Considerations of equity suggest that projected population should be accommodated;
>
> The rate and location of population growth will be subject to policy influence by the rate and locations at which the County provides public services, grants zoning changes, and encourages or discourages investment;
>
> Certain areas of the County are particularly well suited for development by their location in relation to major transportation links and utility extensions and by environmental and community structural conditions to development, while other areas are less well-suited, and in some cases require specific preservation measures to limit development.

Based upon these findings, as detailed in the Technical Memoranda setting out Growth Management Background Studies, it is recommended that:

> Population increase and development be encouraged in areas of the County identified during the Growth Management Program as well-suited for development, by means of a variety of incentives;
>
> Population increase and development be reduced in areas of the County identified during the Growth Management Program as unsuited for more than very limited development, by means of a variety of disincentives.[1]
>
> Provisions be made, County-wide, for projected levels of population growth but at a rate and in a manner consistent with the objectives of the Growth Management Program.[2]

[1]Wallace, McHarg, Roberts and Todd, Baltimore County Growth Management Program Technical Memorandum No. 16, Policy Options Summary, November 1978, page 3.

[2]Robert H. Freilich, Legal and Planning Requirements for Implementation of a Growth Management Plan in Baltimore County, Maryland, July, 1976.

I. REGIONAL SETTING

While the responsibility for determining Baltimore County's land-use pattern and other major growth management policies is clearly by law the County's responsibility, and is widely agreed to be best held by "people who are politically accountable to the citizens who must live with these policies"[1], current and proposed State and Federal legislation and regulations point to the necessity for increased cooperation between local governments and the State and Federal governments and among neighboring jurisdictions in making future land-use decisions, particularly as they affect natural resources, and major utility and transportation systems.

The County is empowered by State statute to prepare and adopt plans, ordinances, and regulations governing land use, but the State and the Region have some influence on the manner in which land is developed in the County. The State has the greater potential power, in that the power of land use control is delegated by the State to its component jurisdictions. In addition, the State has potential control of some land uses through Critical Areas legislation, Coastal Wetlands legislation, and Surface Mining and similar legislation. Finally, both the State and the Regional Planning Council have the power and responsibility of A-95 review of all applications by the County for Federal assistance to assure that these applications "shall be consistent with and further the objectives of State, Regional, and Local comprehensive planning.".[2]

A. THE REGIONAL GENERAL DEVELOPMENT PLAN

The Baltimore Regional Planning Council, in the draft General Development Plan published in late 1977, defined three alternative development patterns for the region.

Alternative regional development patterns considered in the Regional General Development Plan include:

a centralized development pattern;
a trend development pattern; and
a decentralized development pattern.

The centralized regional development pattern was selected by the Regional Planning Council on the basis of a comparison of anticipated impacts of each of the alternatives.

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[1] Brussat, W.K., "A-95 Review System: Can Be an Asset", ed. Scott, R.W., and Brower, D.J., Miner, D.D., Management and Control of Growth, Vol. III (Washington D.C., The Urban Land Institute, 1975).

[2] Title IV of the Intergovernmental Cooperation Act of 1968, Section 401(c).

Excerpts from the Regional General Development Plan describe the centralized regional development pattern as follows:

> "The centralized development pattern would reverse recent trends toward decentralization. It emphasizes enhancement, renewal, and revitalization of existing communities. The growth of MetroCenter and nearby employment centers is emphasized more than under the trend alternative. Scattered growth in the rural countryside is virtually halted, and nearly all new development is contained within the planned 10-year service areas.
>
> Development is compact, densities higher, and less residential land is consumed. Baltimore receives a greater share of the region's household and employment growth while the counties receive correspondingly less growth. Major growth centers receive more growth. A corollary to this scenario, however, is that communities are improved as they absorb growth. In this way, well-planned growth, coupled with adequate open space and other community amenities, will result in attractive communities for the future."[1]

The General Development Plan states that, when compared with the decentralized alternative, it was found that the centralized development pattern will:

"Reduce potential septic system failures in new residential subdivisions by 98%.

"Reduce the aggregate stormwater pollutant burden for new residential development by about one-half.

"Reduce the space heating requirements of new residential units by 25%.

"Reduce motor vehicle fuel consumption by traffic due to new growth by 17%."

"Save a cumulative total of about 30 trillion BTU's of energy over the next ten years for residential space heating of newly constructed units and motor vehicle fuel requirements.

"Reduce the aggregate air pollutant emission burden from residential space heating of newly constructed units by 24%.

"Reduce motor vehicle air pollutant emissions attributable to new growth by 10-18%.

"Reduce total residential land requirements of newly constructed units by 62% and reduce land requirements outside the planned 10 year service area by 75% and by 42% inside the service area. Reduce farmland losses by 76%.

"Reduce forest losses by 65%.

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[1] Baltimore Regional Planning Council, General Development Plan for the Baltimore Region, Baltimore, Maryland, 1977, p.2-2.

"Reduce transportation costs for solid waste collection and haulings.

"Result in fewer ground water withdrawals by individuals by individual wells in newly constructed residential subdivisions and less discharges of effluent into ground water from septic systems and seepage pits.

"Increase public transit patronage.

"Reduce traffic as measured in vehicle-miles-of-travel (VMT).

"Reduce highway congestion for most locations in the region.

"Reduce the demand for new public school construction and reduce the pupil transportation costs attributable to new residential growth by 38%.

"Provide more affordable new housing"[1].

After a series of public hearings, the General Development Plan was adopted in December 1977. Changes from the draft were largely minor road changes. The only major change was deletion of a proposed oil refinery in the City of Baltimore, near Anne Arundel County. No changes were made that directly affect Baltimore County.[2]

The proposed development pattern shows the areas of Whitemarsh and Owings Mills staged in general conformance to the County Growth Management Plan.

The adopted Regional General Development Plan summarizes the policy criteria used in A-95 review by the Planning Council of all major local projects requiring Federal funding. It is therefore beneficial to Baltimore County that this General Development Plan support and confirm the County's proposed development staging and the major transportation improvements that can make this development staging work.

B. THE STATE LAND USE ELEMENT

The State of Maryland Planning Agency is presently in the process of developing a State-wide plan. Interviews with staff members outlined the following alternative land use patterns under consideration in the Land Use Element.[3]

The State Land Use Element, which is based on State Year 2000 population projections, examines four alternative land use patterns applicable to urban, suburban and rural development throughout the State as well as to Baltimore County, in addition to a trend-line projection:

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[1] Ibid., p. 2-3.

[2] Telephone Interview with James Rose, Regional Planning Council, January, 1979.

[3] Telephone Interview with Marie Halka, August 1977, and meeting with State Planning Agency Staff, Stoney Fraley and Marie Halka, December 1977.

1. Corridor pattern, current density;
2. Corridor pattern, higher density;
3. Dense center pattern, current density;
4. Dense center pattern, higher density.

As of January 1979, the Draft Land Use Element for the State of Maryland was in final preparation and was planned to be circulated to State, County and City agencies for review within three months. The draft includes examination of all alternatives and does not recommend a specific pattern, although adoption of a pattern other than the trend line pattern is recommended. A Task Force is charged with coordination of the Technical and Public Review of the complete draft Land Use Element. In addition to a review of the alternative land use patterns, the draft will include recommended general policies that are compatible with any pattern other than the trend-line pattern addressing:

Accommodation of Future Growth
Natural Resources
Agriculture
Unique and Scenic Features
Community Facilities
Economic Base
Transportation, and
Energy

It is anticipated that the final plan will represent a combination of different patterns applicable to different counties and cities within the State, as selected by each County or City during the review process. The final plan will be presented to the Governor, who may choose to adopt it as State land use policy. The review and incorporation of the preferred land use pattern for each county and city should assure coordination of State and local land use policy. The only possibility for conflict would arise if a county or city were to select the trend line pattern as its future development pattern.

Other State Plan Elements in early stages of preparation, not yet available for review, are a State Housing Element and a State Human Resources Element. The current State Open Space Plan was completed in draft form by the State Department of Natural Resources in October, 1978.[1]

The State Plan can be useful to Baltimore County to the degree that it incorporates County recommended land use policy. If adopted, and if adopted reflecting County land use policy, the State Plan may help to direct major public investment such as mass transit funds to projects on which the County places a high priority.

In review of the draft State Land Use Element County agencies should assure that all major features of the proposed land use pattern for the County, including:

preservation and reinforcement of existing communities;

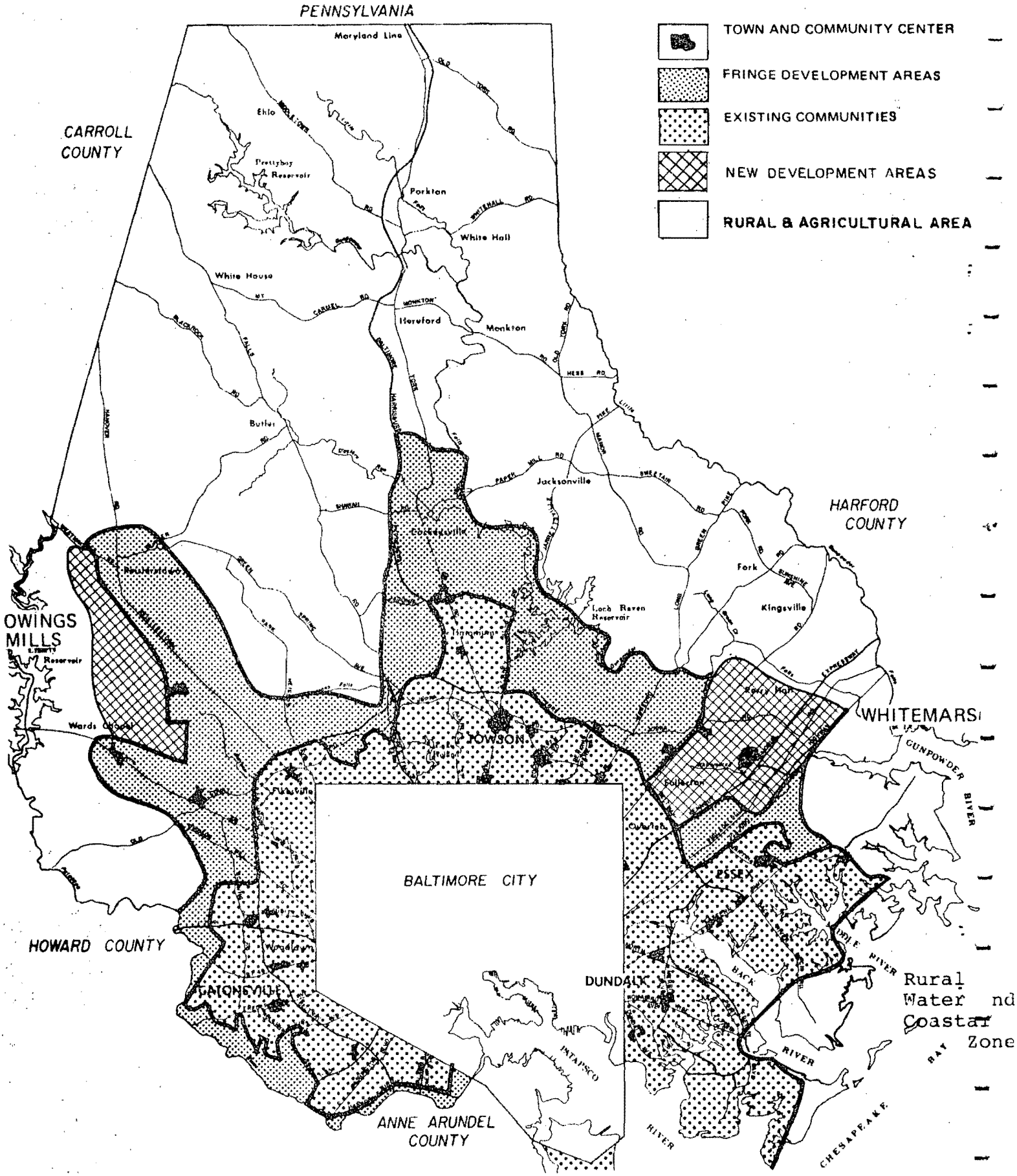
[1] Telephone Interview with Marie Halka, State Planning Agency, January 1979.

staging of New Development Areas and of the major highway and mass transit improvements that will make these areas work; and

rural and agricultural preservation;

are incorporated in the final Land Use Element.

County agencies will be requested to review the draft State Land Use Element sometime soon after March, 1979.



GROWTH AREAS THROUGH 1990

II GROWTH AREAS

A. TOWN AND COMMUNITY CENTERS

Town and Community Centers include areas that have been identified in the 1975 County Comprehensive Plan and in subsequent reviews of that plan as being suited for concentrated commercial and office development, and to serve as commercial, office and community centers for adjacent neighborhoods or communities. While most areas so designated are areas in which there are at present some commercial uses, two Town Centers, Whitemarsh and Owings Mills, represent proposed development.

In delineating these areas on the Growth Management Plan, areas presently delineated as Town Center Core Commercial Districts and Community Core Commercial Districts on the County's zoning maps were examined as a point of departure. These were reviewed against the 1975 Comprehensive Plan and the Growth Management inventory and analysis studies to determine the continuing validity of the designations.

A further expansion of selected Town and Commercial Centers was then delineated based upon the following factors:

> Projected commercial acreage demand by Regional Planning District associated with the proposed future land use pattern under the Growth Management Plan;[1]
>
> Planning criteria for regional and community shopping centers;[2]
>
> Analysis of relative accessibility and suitability for residential intensification of Town and Community Centers;[3]
>
> Vacant and developable lands; and
>
> Existing land use and zoning patterns.

Recommended County goals for Town and Community Centers are:

> To create a favorable climate for commercial and office development or redevelopment within areas designated as Town or Community Centers by adopting a positive government response to the market for such development within areas delineated as Town and Community Centers;

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[1] Hammer, Siler, George Associates, Baltimore County Growth Management Technical Memorandum No. 24, Economic Base Assessment, June, 1978, p. 23.

[2] Urban Land Institute, Community Builder's Handbook, Washington, D.C. 1960, p. 257.

[3] Wallace, McHarg, Roberts and Todd, Baltimore County Growth Management Technical Memorandum No. 24-E, Community Assessment of Alternative Test Plans, June, 1978, p. 33.

To encourage high density residential development within Town and Community Centers identified as well-suited for residential intensification;

To encourage development within Town and Community Centers of those community service centers most efficiently and conveniently located there;

To encourage good design and provision of special amenities in the development or redevelopment of Town and Community Centers; and

To strengthen and augment the economic viability of both existing and proposed Town and Community Centers.

To achieve these goals, it is recommended that the County consider adoption of numerous incentives to private commercial, office and higher density residential development, within the boundaries of designated Town and Community Commercial Centers, including:

Flexible lot coverage
Zero lot lines
Reduction of parking requirements for uses near mass transit stations within centers
Mixed use PUDs
Waiver of selected processing fees
90 day processing of development applications through record plat
Limitation of site review criteria within centers to on-site improvement requirements, and design requirements
Bonuses for provision of additional improvements and special design and amenities

The implementation means discussed above can be incorporated largely in an overlay zoning district. Some specific controls and bonuses can later be adopted for inclusion within underlying zoning districts, or in site review or subdivision ordinances as appropriate.

In addition to these land use control mechanisms, several additional County actions are recommended, as specifically applicable to Town and Community Commercial Centers.

The County should continue to consider the possibility of seeking Urban Renewal powers. Such powers would permit the County to condemn and acquire properties with special problems and potential for development for Commercial Center uses and to write-down land costs or take action to overcome problems and to market such properties for appropriate Commercial Center uses. Such powers would also permit the establishment of special taxing districts with tax increment financing of special improvements within centers so delineated, paid for by tax increases generated by land uses within these centers.

The County Growth overview agency should coordinate Growth Management policies with capital improvements programming by each community service agency to assure that those community service centers best suited for location within Town and Community Commercial Centers acquire appropriate lands within these centers. Such Community service centers as libraries, community and mental health

centers and centers for the elderly would be best suited for location within Town and Community Centers, particularly where located at or near a mass transit station or stop. Bonuses might be structured in the zoning overlay process in return for provision of sites by the developer within the center to community service agencies for specific community service centers required within the area serviced by the center.

B. EXISTING COMMUNITIES

Existing Communities include all areas of the County that are largely urbanized at present, excepting urbanized areas within Town and Community Centers.

These areas are defined on the basis of existing land use, with specific boundaries delineated using major natural or man-made barriers such as rivers or limited access highways or boundaries of existing zoning districts that correspond to the edges of existing development areas.

Recommended County Goals for Existing Communities are:

To limit the pace of development in communities in which existing community service and public facilities are presently substantially inadequate;

To improve community services and facilities in existing communities where these services and facilities are presently inadequate;

To preserve and strengthen the character and identity of existing communities, and to assure that new development in existing communities takes a form that is compatible with the present character of these communities; and

To encourage residential and other development or redevelopment where appropriate to existing community conditions.

To achieve these goals, it is recommended that the County adopt an overlay district applicable to these areas, requiring that any new residential development of more than four dwelling units and any major non-residential development be subject to a special Development Evaluation Review, taking into account:

Negotiation of phasing within proposed developments to correspond to a planned schedule of improvements in the area;

An analysis of the relationship of the proposed development to the surrounding community;

An evaluation of additional demands projected to be placed upon existing utility and transportation facilities and community services in the area as against the present adequacy of these facilities and services.

C. NEW DEVELOPMENT AREAS

New Development Areas include the two geographic areas of the County designated during the Growth Management Study as areas particularly suited as development centers, with higher overall densities than permitted in surrounding areas. The two urban New Development Areas, Whitemarsh and Owings Mills will require public sewering and water and major transportation improvements, and might have acreage gross residential densities of 8-10 dwelling units per acre.

Development of the two urban New Development Areas is recommended to be staged in accordance with the timing of anticipated completion of utilities and major transportation improvements to these areas, with the beginning of development of each of these areas occurring generally as follows: Whitemarsh New Development Area, in the period 1980-1985; and Owings Mills New Development Area, in the period 1985-1990.

Recommended goals for New Development Areas relating to growth are:

To direct a substantial portion of new residential growth into areas in which major transportation improvements and utility extensions either exist or are planned, which are capable of serving major development areas;

To stage development within these New Development Areas in relation to the staging of major transportation and utilities improvements;

To balance incentives, designed to induce development to occur within New Development Areas, against controls, designed to assure a high standard of development and to require provision by the developer of amenities such as landscaping;

To prevent the loss of the urban resources, which these New Development Areas represent through being developed at a lower density than that for which they are suited by their relationship to existing and planned major transportation arteries, by environmental conditions and the character of surrounding development, and by other major public and private investments that has already occurred within or adjacent to the area.

To achieve these goals, it is recommended that the County undertake the following:

The New Development Areas, require preparation by the County Office of Planning and Zoning of detailed New Development Area Plans. While these New Development Area Plans should provide for some degree of flexibility in the locations of various types of land use within them, the plans should include locations and right-of-way width requirements for the minor arterial and collector road systems and of major community service centers and generalized locations of other uses.

Because of the special character of the New Development Areas, a minimum parcel of twenty acres should be required for any other than large lot residential development. Such development proposals must be designed as

Planned Unit Developments. Review and evaluation of a Planned Unit Development submission should take into account the degree to which that PUD would realize plan objectives for the New Development Area and the degree to which the uses and internal streets in the proposed PUD would mesh successfully with the planned land use pattern and circulation system throughout the New Development Area.

Development review in the Growth Area designating New Development Areas should relate the permission of higher density developments to completion of specific major improvements such as the Northwest Expressway and the Northwest rail Mass Transit Line to Owings Mills. Until utilities and major transportation improvements are provided to these areas and on parcels smaller than twenty acres, only single family detached large lot housing will be permitted there. This is intended as a holding action, that does not deprive property owners of use of their land in the interim period. The minimum parcel area requirement is necessary to permit the scale of development intended to occur within the New Development Areas. Owners of smaller parcels in these areas who wish to develop their land as part of a New Development Area should assemble or otherwise negotiate to incorporate their parcel with other adjacent parcels. The County should be prepared to assist in this assemblage process.

D. FRINGE DEVELOPMENT AREAS

Fringe development areas are those areas presently sewered, or planned to be sewered within ten years, that are not developed at present and are not included within the boundaries of any New Development Area or Town or Community Center.

The boundaries of these areas are based upon the recommended extension of public sewering set out in the 1975 County Water and Sewer Plan, as modified by findings of the Growth Management Technical Studies.

In these fringe areas, a relatively low priority has been assigned to provision of new community service and improvements in utilities and the road system.

Recommended County goals for Fringe Development Areas are:

To assure that the pace of development does not exceed the schedule of provision of community services in these areas;

To assure that the form of development is compatible with the character of existing development in these areas; and

To maintain relatively low densities in these areas in comparison to the Town and Community Centers and the proposed New Development Areas.

To achieve these goals, it is recommended that the County consider an overlay district applicable to these areas taking into account:

Negotiation of phasing within proposed developments to correspond to a planned schedule of improvements in the area;

An analysis of the relationship of the proposed development to the surrounding community and its density patterns; and

An evaluation of additional demands projected to be placed upon existing utility and transportation facilities and community services in the area as against the present adequacy of these facilities and services.

E. RURAL AND AGRICULTURAL AREAS

Rural and Agricultural Areas include all areas of the County not presently developed, sewered at present, or planned to be sewered with public sewering under the Growth Management Plan that have soils with high agricultural productivity based upon criteria described in Chapter V of this Report, and related stream valleys.

Recommended County Goals for Rural and Agricultural Areas are:

To preserve farming as an employer and as a continuing economic activity in the County;

To protect the extensive surface and groundwater system in the area which directly affect both existing and potential future public water sources for the County in the form of the three reservoirs and the Cockeysville Marble aquifer; and

To limit development in these areas essentially to agriculture and agriculturally related uses.

To achieve these goals, it is recommended that the County consider an overlay district to the Zoning Ordinance applicable to these areas requiring that any development other than single farm residences on twenty acre parcels be subject to special Development Evaluation review taking into account:

An analysis of the relationship of the proposed development to the surrounding community,

Location on lands suitable for septic tank sewerage disposal treatment;

Location on soils with less than average yield for selected field crops;

Location on lands other than those underlain by the Cockeysville marble aquifer; and

Contiguity or close proximity of existing rural village development.

III. GROWTH AND PRESERVATION STRATEGIES

The Growth Management Technical Memoranda documenting the background studies prepared during the research and analysis stages of the Growth Management Program identify an encylopedic list of facts that are of concern to future growth of the County, and of means of responding to these specific concerns.

In this Land Use Element of the Growth Management Physical Development Plan, growth strategies are described to address those factors that significantly affect the use of the land as growth occurs, and that are not either subsets of other factors or best addressed on a site-by-site basis during development review.

The factors considered here are those factors that have such a significant scale of impact that they require a large scale rather than an incremental response on the part of the County. Several examples will serve to illustrate this distinction.

In the area of natural resource protection, woodlands and wildlife habitats are certainly of critical concern. Because of the very high correlation with other natural protection factors, however, they are recommended to be treated as functional subsets of stream valleys, wetlands, the intertidal bayfront, and the drainage areas of the reservoir.

Another natural resource protection issue, steep slopes, occurs extensively throughout the entire County and is suitably addressed incrementally in the development review process, rather than as a basis for determining use suitabilities at a large scale.

The growth factors that have been identified as affecting land use at a scale that requires a specific growth strategy are grouped for the purposes of the plan into five categories:

1. Development Staging;
2. Natural Resource Protection;
3. Special Development Opportunities;
4. Special Reinforcement Needs; and
5. Land Use Conflict Resolution.

This chapter enumerates the factors within each of these categories, the growth strategy to address each factor, and the growth areas within which each growth strategy is applicable.

The description of these growth strategies is followed by a description of data collection and management tasks necessary to permit effective implementation of these growth management strategies.

GROWTH AND PRESERVATION STRATEGIES BY GROWTH AREA

Growth Strategies	Growth Areas				
	Town and Community Centers	Existing Communities	Fringe Development Areas	New Development Areas	Rural and Agricultural Areas
Development Staging and Timing:					
Accelerated Growth (unstaged)	X	–	–	–	–
Staged Accelerated Growth	–	–	–	X	–
Moderated Growth	–	X	X	–	X
Natural Resource Protection:					
Agricultural Preservation	–	–	–	X	X
Groundwater Protection	X	X	X	X	X
Protection of Stream Valleys, Flood-Prone Areas, Wetlands, and Reservoirs	X	X	X	X	X
Chesapeake Bay, Coastal Wetlands, and Intertidal Area Protection	X	X	X	X	X
Air Quality Protection	X	X	X	–	–
Special Development Opportunities:					
Highway Interchanges	X	X	X	X	–
Mass Transit Stations	X	X	X	X	–
Special Reinforcement or Redevelopment:					
Improvement of Community Services to Existing Development	X	X	X	–	–
Reinforcement or Redevelopment of Older Commercial Areas	X	X	–	–	–
Housing Rehabilitation	–	X	X	X	X
Land Use Conflict Resolution:					
Commerce and Residential Neighborhoods	–	X	X	–	–
Manufacturing and Residential Neighborhoods	–	X	X	–	X
Quarrying and Agriculture or Residential Neighborhoods	–	–	X	X	X

The following Chapter, Chapter IV of this Report, presents a brief recapitulation of the growth strategies recommended in each of the County's sixty-seven communities.

A. GROWTH STRATEGIES BY GROWTH AREA

The accompanying chart indicates the applicability of growth strategies to the five growth areas of the County described in the preceding chapter.

1. DEVELOPMENT STAGING AND TIMING

Development Staging and Timing includes three strategies:

a. Accelerated Growth (unstaged)
b. Staged Accelerated Growth; and
c. Moderated Growth.

These staging and timing strategies are basic to the definition of the five growth areas.

Lands classified as Town and Community Centers are recommended for accelerated growth throughout the entire time period under consideration, that is, through 1990. Accelerated growth implies an increase in growth in these areas in response to changes in the development review process and in public investment patterns recommended as a part of the Master Plan.

Lands classified as Existing Communities, lands classified as Fringe Growth Areas, and lands classified as Rural and Agricultural Areas are recommended for moderated growth. Moderated growth implies a limitation of growth that would occur without changes in land use controls and public investment patterns recommended as a part of the Growth Management Program.

Lands classified as New Development Areas are recommended for staged accelerated growth. Staged accelerated growth implies a limitation of growth until completion of major public improvements designed to facilitate the development of these areas, after which completion, growth is accelerated.

a. Accelerated Growth (Unstaged) Strategy

Accelerated Growth at Town and Community Commercial Centers falls into two categories: acceleration of commercial and office development only, and acceleration of commercial and office development combined with higher intensity residential development. Growth Management background studies have identified those centers well-suited for "residential intensification" in addition to office and commerce, as including:

Towson Town Center
Whitemarsh Town Center
Dundalk Town Center
Owings Mills Town Center
Old Dundalk Community Center

Perry Hall Community Center
Perring Plaza Community Center
Eudowood Community Center
Padonia Community Center
Arbutus Business District

At present there are significant incentives to the private sector to develop and build away from Town and Community Centers on the less costly land at the urban/rural fringe and beyond. The pull of the fringe areas is particularly strong for the residential developer, but these pulls have their influence upon commercial and industrial developers as well.

Town centers and built-up areas often discourage further growth in many ways. For example, land values are typically higher in a town center area. The high land values can be recouped if high density development is built. However, the market may not support such consideration. Some built up areas are experiencing initial evidence of blight and the risks of market rejection of new construction in such an area are too great for many developers.

The Development Approval Process treats all development equally, but since the market and other factors force development at the urban/rural fringe, equal treatment favors fringe development. The County lacks several means (or tools) for dealing with growth in blighted, partially developed areas (e.g., lack of a residential authority, resulting in difficulty in obtaining CD Block Grants).

If the County seriously desires to encourage development at Town and Community Centers rather than trigger dispersal of commerce in the development fringe, it has several options which it can pursue. Strong growth centers, such as Towson may be resistant to further growth simply due to high land values. Density incentives, reduced fees and processing times are mechanisms by which total development costs can be lowered and further development encouraged.

Areas experiencing signs of blight normally require more than cost reduction incentives, because often a viable market no longer exists in the immediate area. For these areas, outright financial subsidies such as low interest loans on land acquisition and clearance/redevelopment techniques might be necessary.

County policy should also be directed at more strongly discouraging fringe growth. Disincentives at the fringe would strengthen the in-town incentives. Disincentives can include increased minimum lot sizes, increased fees for water and sewer lines, and public purchase of prime growth parcels to serve as a barrier to further spread.

b. Staged Accelerated Growth Strategy

Of the two urban New Development Areas, Whitemarsh is proposed for intensive development beginning in 1980 and Owings Mills is proposed for intensive development beginning in 1985.

The previous Chapter of this Report described the proposed detailed planning that should be completed by the County Office of Planning and Zoning for each of these areas before its development begins, and the special zoning provisions and requirements recommended in order to achieve the intensity and pattern of development sought in these areas.

A future major concern in New Development Areas and one that is basic to achieving their development in the intended form is to prevent their premature development at a lower density than intended.

This can best be achieved through zoning these areas, until the major improvements that will permit their staged development to occur, for very low density residential and agricultural use, except where a development can be demonstrated to correspond to the completed New Development Area Plan for the area, and the developer can demonstrate that the development can be completed before completion of the major public improvements for the area without adversely impacting traffic and community service systems in the surrounding area.

c. Moderated Growth Strategy

A moderation of growth is necessitated in two types of Growth Areas.

In the Existing Communities and Fringe Development Growth Areas, the pace at which the County can provide improvements in community services, transportation systems and public sewer and water requires a similar, though not as severe, moderation of the trend growth rate.

Moderation of growth could be achieved, essentially, by changes in the County's Zoning Ordinance, lowering permitted densities in areas not staged for higher intensity use, and of an overlay district development approval system as proposed by Dr. Robert Freilich in his Growth Management Technical Memorandum, Strategy for Plan Implementation and Revised Outline of Permanent Growth Management Legislation, January 5, 1979.

2. NATURAL RESOURCE PROTECTION

Major Natural Resource Protection Strategies include:

a. Agricultural Preservation;
b. Groundwater Preservation;
c. Protection of Stream Valleys, Floodprone Areas, Wetlands and Reservoirs;
d. Chesapeake Bay, Coastal Wetlands and Intertidal Area Protection; and
e. Air Quality Protection.

The factors and conditions that these strategies are designed to address cross the boundaries of the five growth areas described in the preceding chapter.

Agricultural preservation is of concern through 1990 in the Rural and Agricultural Area; in the proposed urban New Development Areas, agricultural preservation is a part of the staging strategy until such time as essential public improvements are in place to permit higher intensity development of these areas to proceed.

Groundwater preservation is of special concern wherever outcrops of Cockeysville Marble occur, and these occur in all Growth areas.

Protection of one or more of the following: stream valleys, floodprone areas, wetlands and reservoirs, is of concern throughout the entire County as every portion of the County is a part of some drainage area, although approximately one third of the County does not drain directly to one of the Reservoirs.

Chesapeake Bay, coastal wetlands and intertidal area protection, although linked to the drainage system, as well as the groundwater system for the entire County, is directly affected by actions in immediate adjacent areas.

Air quality protection as a direct determinant of land use is an issue in the southeasternmost and southwesternmost portions of the County, and affects lands that lie in the Town and Community Centers, Existing Communities, and Fringe Development Growth Areas.

a. Agricultural Preservation Strategy

The Agricultural Preservation Strategy includes the following major components:

Short Range:

Large lot zoning (minimum fifty acres); and

Preferential tax assessment.

Long Range:

Establishment of a non-profit corporation to acquire or accept gifts of agricultural or open space land; and

Modification of capital gains and inheritance taxes to favor continuation of agricultural use when farms change hands.

Large lot zoning and a building permit allocation system are integral parts of the overlay district proposed by Dr. Robert Freilich to be considered for the purpose of growth management, in the County Zoning Ordinance.

First, it could preserve and protect agricultural land and resources. Second, it could limit development in the rural parts of the County to an amount capable of being assimilated without damage to the environment or to natural resources of the County, and without promoting sprawl and leapfrog development which trends indicate would occur without additional controls. The former would be accomplished through very large-lot zoning. The latter might be accomplished through a development allocation system. An allocation system, while it might be administratively cumbersome, could be the most effective way to limit development in these areas. It becomes acceptable because vast development areas are being opened up in the New Development Areas.[1]

An allocation system would give developers not yet ready to develop an opportunity to do so in the future. Without an annual allocation system, the total number of development units suggested in the Plan might occur in the first several years, thereby leaving others with no opportunity to develop later.[2]

The criteria for allocation are recommended to include:

Location on lands suitable for septic tank sewage disposal treatment;

Location on soils with less than average yield for selected field crops;

Location on lands other than those underlain by the Cockeysville marble acquifer; and

Contiguity or close proximity to existing rural village development.

In addition, it is recommended that consideration be given to amending the underlying zoning to specify that permitted uses throughout this area be limited to agricultural and agriculturally related uses unless special permission is granted based upon the criteria outlined above.

The Maryland State Legislature has passed legislation allowing the State to purchase the develoment rights of agricultural land; however, the legislation has not yet been funded. Implementation of development rights purchase program would require establishment of the special staff and funding to administer the program. Funding is the crucial issue since a full-scale program would be quite expensive. Federal and state funds may provide some of the necessary monies, but new local taxes would probably be necessary to ensure a stable funding source. For long range agricultural preservation, this measure must also be considered.

[1] Robert H. Freilich and Associates, Strategy for Plan Implementation and Revised Outline of Permanent Growth Management Legislation, January, 1979, Commentary, p. 4.

[2] Ibid, p. 9.

b. Groundwater Resource Protection Strategy

While there are numerous geologic formations underlying Baltimore County that represent groundwater resources and that require protection in the development review process, one, the Cockeysville Marble, has a yield at a rate and of a quality that suggests that land areas underlain by this formation should be accorded special protection measures. The scarcity of water available to the County at present, difficulties associated with other potential future sources such as the Susquehanna, and the closeness to the land's surface and associated vulnerability of the Cockeysville aquifer reinforce this position.

The Cockeysville formation underlies portions of the Fringe Development Areas, portions of the Rural and Agricultural Growth Area, and small portions of the Owings Mills New Development Area.

Because of the vulnerability of Cockeysville Marble to pollution from on-site sewage disposal systems, it is recommended that if an overlay district is to be considered for the Rural and Agricultural Area, it should give priority to development proposals that occur on lands not underlain by this important groundwater resource.

Development review in the Fringe Development Area and for the Owings Mills New Development Area should require demonstration in development plans of measures to protect the Cockeysville aquifer where proposed development is underlain by it.

Other measures that should be incorporated by County review of all development occurring on lands underlain by this aquifer are:

Stringent erosion controls to protect natural filtration rates;

Prohibition of construction of more than 15% of any site in impervious cover; and

Prohibition of construction of solid waste disposal sites.

c. Protection of Stream Valleys, Floodprone Areas, Wetlands and Reservoirs

The northern two thirds of the County drains to one of the three reservoirs which supply water to the City of Baltimore and to Baltimore County and, through Deer Creek, to the Harford County Water Supply. Throughout this area, except where public sewer and public water are to be supplied a very low density and intensity of use should be permitted in order to limit pollution of the scarce public water supply.

Other protection measures within this area include special requirements in the development approval process, for retention of vegetation on sloped areas and preparation of detailed erosion control plans. In addition, while culverting of streams may be permitted within the more intensive development in other portions of the County, within the drainage basins of the reservoirs it is recommended that stream valley contours be retained as closely as is feasible to their natural form and in their natural vegetative cover. Compliance with this policy will have the effect of preventing any development in the floodprone portions of these drainage areas.

In the southern portion of the County outside of the drainage areas of the Prettyboy, Liberty and Loch Raven Reservoirs, it is recommended that the surface water system be protected by only somewhat less stringent controls in the development review and approval process. Requirements that are recommended to be incorporated in the review process applicable in the areas include prohibition of any development within the 100-year flood plain except for permeable surface uses such as gravel parking areas and compliance with an erosion control plan during development.

In addition to controls upon development as it affects this surface water system, it is recommended that the County proceed with the program, already underway in portions of the County, for acquisition of stream valleys for public open space.

In addition, to supplement this publicly funded stream valley acquisition program, citizens should be encouraged to establish a non-profit corporation to seek and accept gifts of development rights along stream valleys. The development right gift process can be tailored to the tax needs of individuals, with incremental gifts being given over a series of years.

d. Chesapeake Bay, Coastal Wetlands, and Intertidal Area Protection

Since State and Federal departments and agencies regulate activities in coastal waters and intertidal areas and some activities in shoreland areas that affect the Coastal Wetlands and intertidal areas, a major aspect of County efforts will be coordination with these agencies in Coastal Zone management efforts.

Primary County actions affecting these areas should include:

Identification of specific areas where sewage treatment facilities should be planned and constructed, investigation of the feasibility of reducing sewage flows, examination of alternatives to central sewerage systems when studying areas containing failing septic systems, improvement of inspection and control of sewerage facility construction and operation and provision for stricter control of runoff and better management of sediment control programs;

Assurance of adequacy of access to water, and resolution of conflicts between recreational and commercial boating concerns;

Reservation of port-related industrial sites for port-related industry;

Adoption of comprehensive zoning regulations for marinas;

Assignment of acquisition priority on open space with maximum shoreline frontage;

Consideration of retention of coastal agricultural land;

Establishment of buffer zones around wetlands and between water courses and coastal mineral extraction sites; and

Evaluation of all proposed major projects and zoning changes in terms of their relationship to Coastal Zone Management goals.

e. Air Quality Protection

Of the numerous aspects of air quality that are now and will through 1990 be of concern for Baltimore County, one, suspended particles, could be a major determinant of growth patterns in the County.

The concentrations of particulate matter are of concern to the entire Baltimore region. The highest concentrations of particulates are in the southeastern portion of the region in Baltimore City and Baltimore County. The major problem areas in the County are in the vicinity of Dundalk and Essex in the southeast and Lansdowne in the southwest.

Historically, suspended particulates have been a problem in the County. Much of the problem is attributed to fugitive dust from unpaved roadways, open quarries, construction, etc. Concentrations of particulates had begun to decline from the 1972-73 levels until the beginning of 1975 when intensive construction began and the increased levels of fugitive dust became apparent. The County has an abatement program for construction sites which requires watering of the site and of trucks and oiling of roads. In addition, there are inspections at construction sites by County air pollution control officials about three times per week.

The Dundalk-Sparrows Point portion of the County contains most of the industrial sites as well as a major power plant. The exact sources of pollution have not been identified, but studies are proposed to investigate in depth.

The critical aspect of the non-attainment status is that under the Clean Air Act Amendments of 1971, the EP "offset policy" for new or modified major sources of pollutants may be put into effect. Under this policy, new development may be permitted due to decreases from other sources. This may mean the shutting down of an existing facility, or other drastic reductions in pollutant emissions, in order to allow for the introduction of a new activity. This requirement holds because even though the new facility meets the stringent requirements for new source

performance standards by employing the best available control technology, the new facility will not be fully controlled, and therefore, there must be a reduction in pollution emissions from another source in the area. The mechanism for accomplishing this will most probably be a permit and review process, the details of which have to be worked out.

To solve this problem as it affects major development in the southeastern and southwestern protions of the County, the County should consider working with EPA and the State to establish development or redevelopment strategy incorporating one or more of the following incentives:

Emissions fees, which would involve a charge to sources according to the amount of emissions. This would serve as inducement to a source of lower emissions.

Emissions density zoning, which could classify land areas by the amount of pollutant that could be emitted; thus the source could purchase "air rights" to enough land to cover its emissions.

3. SPECIAL DEVELOPMENT OPPORTUNITIES

Major Special Development Opportunity Strategies are designed to address opportunities that occur at:

a. Highway Interchanges; and

b. Mass Transit Stations.

Major highway interchanges and mass transit stations exist or are planned on lands categorized in all types of growth areas except Rural and Agricultural Areas.

a. Special Development Strategy for Lands at Highway Interchanges

While all of the access points to the major limited access highways which traverse the County, linking the County and the region with other major urban areas, provide opportunities for high intensity development on the lands immediately nearby, lands near interchanges of two such highways, or of a limited access highway and one of the County's major radial arterials, are especially well-suited for such development and should be treated as a valuable County resource.

All remaining vacant lands within a half-mile radius of those interchanges should be considered for zoning that permits only manufacturing, office and related uses.

Protection of these lands by means of industrial zoning will not only put the County in a very positive competitive stance for attracting high quality industry, but will also serve as a buffer between the noise and other abrasive features of the highways, and residential and commercial areas.

b. Special Development Strategy for Lands as Mass Transit Stations

The recently published TSADAS study presented detailed recommendations for development of the lands adjacent to the stations on the Northwestern rail mass transit line in the County. Similar detailed studies should be prepared for the station sites along all of the County's proposed rail mass transit lines.

These plans must be supported by three types of actions by the County:

Aggressive efforts to assure that, at a minimum, priority rail mass transit lines are funded and constructed in the County;

Adoption of amended zoning patterns designed to limit the dispersal of development best suited for location near mass transit stations in the Fringe Development Area and to permit and encourage this development at and near mass transit station sites; and

Investment in public improvements near transit station sites, such as improved access that will serve as further inducements to higher intensity development.

4. SPECIAL REINFORCEMENT OR REDEVELOPMENT

Major Special Reinforcement or Redevelopment Strategies include:

a. Improvement of Community Services to Existing Development;

b. Reinforcement or Redevelopment of Older Commercial Areas; and

c. Housing Rehabilitation.

The factors and conditions that these strategies are designed to address occur throughout all five of the types of Growth Areas identified in the preceding chapter, although particular conditions are more prevalent in certain types of areas.

The need for reinforcement or redevelopment of older commercial areas occurs in Town and Community Centers and Existing Community Growth Areas. Clear evidences of a need for improvement in community services to existing development occurs in Town and Community Centers, Existing Community Growth Areas, and Fringe Development Areas. Housing Rehabilitation Needs cross the boundaries of all of the Growth Area Types, except Town and Community Centers.

a. Improvement of Community Services to Existing Development

To achieve improvement of community service to existing development, several County actions are recommended.

First, it is recommended that a specific proportion of each County Capital Improvement budget be allocated for improvement of community

services in existing communities as against extension of community services to newly developing areas.

Second, it is proposed that the Office of Planning and Zoning, as a part of the Management Plan, review Department Plans and Capital Budget Recommendations to assure that these plans and recommendations conform to the policy of balancing improvements of services to existing development with extensions of services to new developments.

b. Reinforcement or Redevelopment of Older Commercial Areas

Reinforcement of older commercial areas can be accomplished in part simply by means of increased amounts of public investment in improvements to the immediate area, through an administrative process described in the immediately preceding section.

Private redevelopment may be somewhat more difficult to achieve, as it requires overcoming market resistance in these areas. Means of inducing private redevelopment in these areas are discussed under the accelerated Growth (Unstaged) Strategy, described above.

These areas can benefit from the kind of revitalization planning underway for Essex, by means of which specific marketing materials can be created for use in attracting private redevelopers.

An essential component to a redevelopment strategy for older commercial areas is cooperation between local merchants associations and government efforts, with substantial public investment in amenities.

This aspect of commercial revitalization is discussed further in Chapter V of this Report, FUTURE LAND USE RECOMMENDATIONS BY LAND USE TYPE, under Commerce.

c. Housing Rehabilitation

This strategy, as it applies to different types of areas in the County, is described at some length in the Growth Management Housing and Community Preservation Plan.

5. LAND USE CONFLICT RESOLUTION

Land-use conflict resolution strategies include strategies to address conflicts between:

a. Commerce and Residential Neighborhoods;
b. Manufacturing and Residential Neighborhoods; and
c. Quarrying and Agriculture or Residential Neighborhoods.

Conflicts between commerce and residential neighborhoods and between manufacturing and residential neighborhoods have largely occurred in the past and are more likely to occur in the future in the Existing Communities and the Fringe Development Growth Areas.

These conflicts have occurred largely as a result of development occurring without sufficient planning and land-use controls affecting the relationship between these land-uses. In Town and Community Centers, the unified nature of the development has prevented such conflicts; in Rural and Agricultural Areas, little commercial or manufacturing development has occurred; in New Development Areas, the degree and detail of planning permits the potential for such conflicts to be foreseen and avoided.

Conflicts between quarrying and agriculture and residential use occur largely in Fringe Development Areas, New Development Areas and Rural and Agricultural Growth Areas, where active quarrying operations are underway and where there is a question as to the appropriate re-use of the quarries.

a. Land Use Conflict Resolution Strategy: Commercial and Residential Neighborhoods

The proposed strategy to achieve a resolution of the land use conflict between commerce and residential uses includes the following County actions:

Complete the evaluation of commercially zoned vacant land throughout the County which has been started during the Growth Management Program to determine which of these lands should be considered for down-zoning;

Begin a process of down-zoning strip commercial areas where it is evident that the supply far exceeds demand for free-standing commerce;

Undertake revitalization programs for older commercial areas, which may in some cases entail redevelopment of some commercial land as other uses; and

Consider adoption of requirements for marginal access streets, more stringent limitation of access, and landscaping and buffering requirements for all free-standing commerce.

b. Land-Use Conflict Resolution Strategy: Manufacturing and Residential Neighborhoods

Conflicts between manufacturing uses and residential neighborhoods take the form of:

Local perception of industrial encroachment on residential areas;

Local perception of increased truck traffic;

Closing of beaches and fishkills because of industrial pollution;

Local perception of other industrial pollution (air, noise).

The recommended strategy to resolve these conflicts includes:

In community renovation and revitalization efforts, encouragement of redevelopment of marginal residential and manufacturing uses for alternative uses;

Elimination of areas of mixed residential and manufacturing uses that are impacted by noise and air pollution from consideration for publicly assisted housing;

Working through the 208 Water Quality Protection Program and the Coastal Zone Management Program to find means to solve industrially-related water pollution problems; and

Working with EPA to develop economic incentives not only for improvement of air quality, but also for mitigation of noise and water pollution associated with industry, by such means as permits, marketing and emission fees.

c. Land-Use Conflict Resolution Strategy: Quarrying and Agriculture or Residential Neighborhoods

Quarrying is an important industry in Baltimore County, particularly quarrying of the clay, sand and gravel found underlying the Coastal Plain.

The two major land-use conflicts associated with quarrying include:

truck traffic on quarry access roads; and

re-use of quarries after completion of quarrying operations.

To resolve these conflicts it is recommended that the County:

consider quarry access in planning and programming major road improvements;

coordinate with State and Federal agencies assuring that quarry owners meet State and Federal requirements for restoring quarries after completion of quarry operations; and

consider adoption of a new zoning district specifically applicable to quarries that permits only quarrying and immediately supportive uses, so that a rezoning is required to permit other uses after the quarrying operations are complete, giving the County full opportunity to determine appropriate re-use at that time.

IV GROWTH AND PRESERVATION STRATEGY

RECOMMENDATIONS BY COMMUNITY

The following tables indicate the applicability of the Growth Strategies described in Chapter III to the sixty-seven proposed census designated places that the County Office of Planning and Zoning has delineated as conforming to the boundaries of the communities that compose the County.

It should be emphasized that the issues and strategies identifed here are those of such a significant magnitude in the area for which they are noted as to be a major determinant of land use in the community in question through 1990. Several examples will serve to illustrate this distinction.

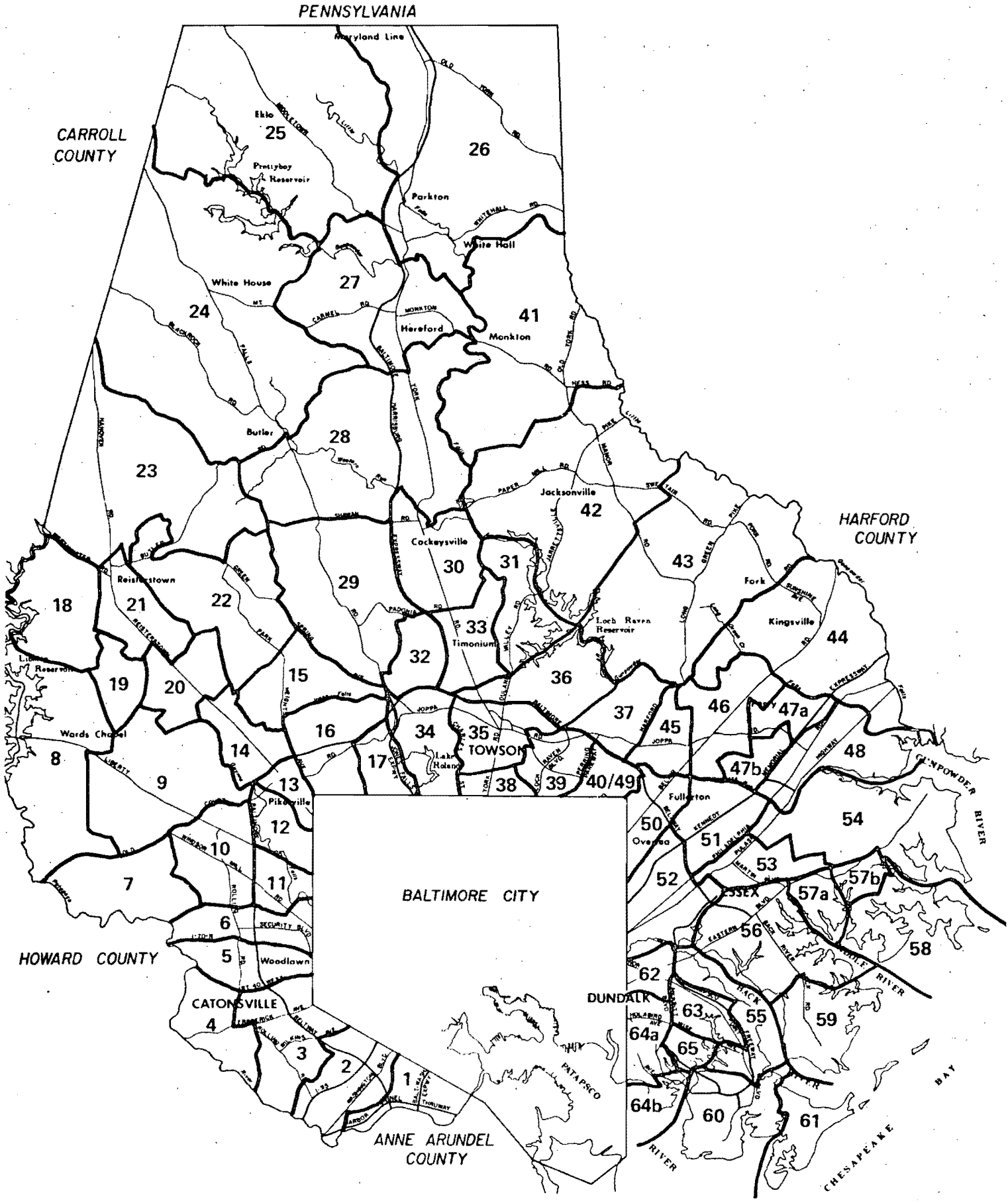
The communities of the coastal plain are underlain by the Patuxent and Patapsco formations, both local groundwater sources. While protection of these groundwater sources, through solving local septic tank system failure, and re-evaluating permission of additional heavy industrial pumping is recommended, these formations are not considered to be of sufficient value as aquifers, to warrant the kind of protection required by the Cockesyville Marble formation, which is both more vulnerable to contamination and a more valuable potential future County water source than the other formations. This identification of major recommended growth strategies applicable by community therefore identifies outcrops of Cockeysville Marble, but not of the other major water-bearing geologic formations in the County.

As another example of differing degrees of importance in determining future land use pattern, in terms of land use conflict resolution, there are numerous land use conflicts that are not considered to be of such a scale as to require major modifications to the County land use pattern. Such conflicts include those between watermen who fish the bay, and marina-owners and recreational power boats, and those between recreational users of the lands abutting the Prettyboy Reservoir, and the residents of nearby farmlands who are disturbed by the noise and picnic remains of the former. While all such conflicts may eventually require some public policy determination, several types of land use conflict have been identified here as major factors in determining the County's future land use pattern. Such conflicts have been identified here as including conflicts between manufacturing and residential areas, conflicts between commerce and residential areas and conflicts between quarrying and residential areas or farming.

It should be noted that many issues, including those discussed above, that are not considered to be of such a scale as to be major determinants of future land use policy are analyzed and considered in the technical memoranda setting out the Background Studies for the Growth Management Program, and should be drawn upon in fine-tuning policy, as the County continues its Growth Management efforts. The map on the following page presents the boundaries of the County's communities for reference in reviewing the recommended Growth Strategies applicable by community.

BALTIMORE COUNTY COMMUNITIES: CENSUS DESIGNATED PLACES, 1980

1. Lansdowne-Baltimore Highlands
2. Arbutus-Halethorpe
3. Catonsville
4. Oella-Thistle
5. Westview
6. Security
7. Granite
8. Ward's Chapel-Hernwood
9. McDonogh- Randallstown
10. Milford-Hebbville
11. Woodmoor-Woodlawn
12. Lochearn
13. Pikesville
14. Garrison
15. Greenspring
16. Stevenson-Dumbarton
17. Rockland-Mt. Washington
18. Gore's Mill
19. Sunnybrook
20. Owings Mills
21. Reisterstown
22. Emory Grove-Worthington
23. Fowblesburg-Dover
24. Beckleysville-Arcadia
25. Middletown
26. Maryland Line-Parkton
27. Hereford
28. Western Run-Sparks
29. Oregon Ridge
30. Cockeysville
31. Pot Spring
32. May's Chapel-Seminary
33. Lutherville-Timonium
34. Ruxton
35. Towson
36. Hampton
37. Cub Hill-Joppa Heights
38. Rodgers Forge-Stoneleigh
39. Loch Raven-Hillendale
40. /49. Parkville
41. Monkton
42. Jacksonville
43. Fork-Glenarm
44. Kingsville
45. Carney
46. Perry Hall
47a. Germantown-Honeygo
47b. Whitemarsh
48. Lorely
50. Fullerton-Overlea
51. Rossville
52. Rosedale-Golden Ring
53. Aero-Victory
54. Bird River-Chase
55. North Point
56. Essex
57a. Middle River
57b. Upper Bowleys Quarters
58. Seneca Park-Bowleys Quarters
59. Back River
60. Edgemere
61. Lodge Forest-Millers Island
62. Eastpoint-Colgate
63. Bear Creek
64a. Dundalk
64b. Turners Station
65. Inverness



CENSUS DESIGNATED PLACES

GROWTH STRATEGIES BY COMMUNITY

	Development Staging and Timing			Natural Resource Protection				
Communities	Accelerated Growth (Unstaged)	Staged Accelerated Growth	Moderated Growth	Agricultural Preservation	Groundwater Protection	Protection of Stream Valleys, Floodprone Areas, Wetlands and Reservoirs	Protection of Chesapeake Bay, Coastal Wetlands, and Intertidal Area	Air Quality Protection
1. Lansdowne-Baltimore Highlands	–	–	until 1990		–	Patapsco & tributaries	–	Exceeds standards for particulates
2. Arbutus-Halethorpe	Reinforce Community Commercial Center	–	until 1990		–	Patapsco & tributaries	–	Exceeds standards for particulates
3. Catonsville	–	–	until 1990	–	–	Patapsco & tributaries	–	–
4. Oella-Thistle	Reinforce Community Commercial Center	–	until 1990	–	–	Patapsco & tributaries	–	–
5. Westview	Reinforce Town Center	–	until 1990	–	–	Patapsco & tributaries	–	–
6. Security	Reinforce Town Center Reinforce Community Commercial Center	–	until 1990	–	–	Patapsco & tributaries	–	–
7. Granite	–		until 1990	until 1990	–	Patapsco & tributaries	–	–

GROWTH STRATEGIES BY COMMUNITY

Special Development Opportunities		Special Reinforcement or Redevelopment			Land Use Conflict Resolution			
Highway Interchanges	Mass Transit Stations	Improvement of Community Services to Existing Development	Reinforcement or Redevelopment of Older Commercial Areas	Housing Rehabilitation	Commerce and Residential Neighborhoods	Manufacturing and Residential Neighborhoods	Quarrying and Agriculture or Residential Neighborhoods	Communities
695 & Harbor Tunnel Thruway; Baltimore-Washington Parkway & Harbor Tunnel Thruway	–	In developed areas	Potential decline of existing commercial areas	6% of housing in need of external repair 1977-1978	–	Truck traffic & industrial encroachment upon residential areas	–	1. Lansdowne-Baltimore Highlands
695 & 95; 695 & 1; 695 & Harbor Tunnel Thruway	–	In developed areas and historic Black settlement	Potential decline of existing commercial areas	–	–	Truck traffic & industrial encroachment upon residential areas	Active quarrying operation	2. Arbutus-Halethorpe
695 & 40	–	In developed areas and historic Black settlement	Potential decline of existing commercial areas	–	–	–	–	3. Catonsville
–	–	In developed areas and historic Black settlement	–	10% of housing in need of external repair 1977-1978	–	–	–	4. Oella-Thistle
695 & 40; 695 & 70	–	In developed areas	Potential decline of existing commercial areas	–	–	–	–	5. Westview
695 & 70	Security	–	–	–	–	–	–	6. Security
–	County Office of Planning & Zoning proposed extension from Security	–	–	9% of housing in need of external repair 1977-1978	–	–	–	7. Granite

GROWTH STRATEGIES BY COMMUNITY

Communities	Development Staging and Timing			Natural Resource Protection				
	Accelerated Growth (Unstaged)	Staged Accelerated Growth	Moderated Growth	Agricultural Preservation	Groundwater Protection	Protection of Stream Valleys, Floodprone Areas, Wetlands and Reservoirs	Protection of Chesapeake Bay, Coastal Wetlands, and Intertidal Area	Air Quality Protection
8. Ward's Chapel-Hernwood	–		Until 1990	Until 1990	–	Liberty Reservoir & tributaries to the Patapsco	–	–
9. McDonogh-Randallstown	Reinforce Community Commercial Center	–	Until 1990	–	–	Patapsco & tributaries	–	–
10. Milford-Hebbville	Reinforce Community Commercial Center	–	Until 1990	–	–	Patapsco & tributaries	–	–
11. Woodmoor-Woodlawn	Reinforce Community Commercial Center	–	Until 1990	–	–	Patapsco & tributaries	–	–
12. Lochearn	–	–	Until 1990	–	–	Patapsco & tributaries	–	–
13. Pikesville	Reinforce Community Commercial Center	–	Until 1990	–	–	Patapsco & tributaries	–	–
14. Garrison	–	After 1985, Owings Mills New Development Area	Until 1985 in New Development Area; until 1990 elsewhere	–	–	Patapsco & tributaries	–	–

GROWTH STRATEGIES BY COMMUNITY

Special Development Opportunities		Special Reinforcement or Redevelopment			Land Use Conflict Resolution			
Highway Interchanges	Mass Transit Stations	Improvement of Community Services to Existing Development	Reinforcement or Redevelopment of Older Commercial Areas	Housing Rehabilitation	Commerce and Residential Neighborhoods	Manufacturing and Residential Neighborhoods	Quarrying and Agriculture or Residential Neighborhoods	Communities
–	–	–	–	5% of housing in need of external repair 1977-1978	Local concern with extension of commercial zoning	–	Active quarrying operation	8. Ward's Chapel-Hernwood
–	–	–	–	–	Commercial encroachment on residential areas	–	–	9. McDonogh-Randallstown
695 & Liberty Road	–	–	–	–	Commercial encroachment on residential areas	–	–	10. Milford-Hebbville
695 & Liberty Road	–	–	Potential decline of existing commercial areas	–	–	–	–	11. Woodmoor-Woodlawn
695 & Liberty Road	Stations on Northwest rapid rail line	–	–	–	–	–	–	12. Lochearn
695 & Reisterstown Road	Stations on Northwest rapid rail line	–	Potential decline of existing commercial areas	–	–	–	–	13. Pikesville
695 & Resitertown Road	–	–	–	–	Commercial encroachment on residential areas	–	–	14. Garrison

GROWTH STRATEGIES BY COMMUNITY

	Development Staging and Timing			Natural Resource Protection				
Communities	Accelerated Growth (Unstaged)	Staged Accelerated Growth	Moderated Growth	Agricultural Preservation	Groundwater Protection	Protection of Stream Valleys, Floodprone Areas, Wetlands and Reservoirs	Protection of Chesapeake Bay, Coastal Wetlands, and Intertidal Area	Air Quality Protection
15. Greenspring	–	–	Until 1990	Until 1990	Outcrops of Cockeysville Marble	Gwynns Falls tributaries	–	–
16. Stevenson-Dumbarton	Reinforce Community Commercial Center	–	Until 1990	–	Outcrops of Cockeysville Marble	Gwynns Falls and tributaries	–	–
17. Rockland-Mt. Washington	–	–	Until 1990	–	–	Jones Falls and tributaries	–	–
18. Gore's Mill	–	–	–	Until 1990	–	Liberty Reservoir and tributaries	–	–
19. Sunnybrook	–	After 1985, Owings Mills New Development Area	Until 1985	Until 1985	–	Gwynns Falls and tributaries	–	–
20. Owings Mills	New Town Center Reinforce Community Commercial Center	After 1985, Owings Mills New Development Area	Until 1985	Until 1985	–	Gwynns Falls and tributaries	–	–
21. Reisterstown	Reinforce Community Commercial Center	–	Until 1990	–	–	Gwynns Falls and tributaries	–	–

GROWTH STRATEGIES BY COMMUNITY

Special Development Opportunities		Special Reinforcement or Redevelopment			Land Use Conflict Resolution			
Highway Interchanges	Mass Transit Stations	Improvement of Community Services to Existing Development	Reinforcement or Redevelopment of Older Commercial Areas	Housing Rehabilitation	Commerce and Residential Neighborhoods	Manufacturing and Residential Neighborhoods	Quarrying and Agriculture or Residential Neighborhoods	Communities
–	–	–	–	–	Commercial encroachment on residential areas	–	–	15. Greenspring
695 & Jones Falls Expressway	–	–	–	–	–	–	Active quarrying operation	16. Stevenson-Dumbarton
695 & Jones Falls Expressway	–	–	–	–	–	–	–	17. Rockland-Mt. Washington
–	–	–	–	–	–	–	–	18. Gore's Mill
–	–	–	–	8% of housing in need of external repair 1977-1978	–	–	Active quarrying operation	19. Sunnyside
–	Terminal station of the Northwest rapid rail line	–	–	–	Local concern with continuing road-frontage commercial development	–	–	20. Owings Mills
–	–	Improved services to historic Black settlement	–	–	–	–	–	21. Reisterstown

GROWTH STRATEGIES BY COMMUNITY

	Development Staging and Timing			Natural Resource Protection				
Communities	Accelerated Growth (Unstaged)	Staged Accelerated Growth	Moderated Growth	Agricultural Preservation	Groundwater Protection	Protection of Stream Valleys, Floodprone Areas, Wetlands and Reservoirs	Protection of Chesapeake Bay, Coastal Wetlands, and Intertidal Area	Air Quality Protection
22. Emory Grove-Worthington	–	–	Until 1990	Until 1990	–	Gwynns Falls & Gunpowder & tributaries; Loch Raven Reservoir	–	–
23. Fowblesburg-Dover	–	–	Until 1990	Until 1990	Outcrops of Cockeysville Marble	Liberty Reservoir; Gunpowder & tributaries; Loch Raven Reservoir	–	–
24. Beckleysville-Arcadia	–	–	Until 1990	Until 1990	Outcrops of Cockeysville Marble	Gunpowder & tributaries; Reservoir	–	–
25. Middletown	–	–	Until 1990	Until 1990	–	Gunpowder & tributaries; Reservoir	–	–
26. Maryland Line-Parkton	–	–	Until 1990	Until 1990	–	Deer Creek; Gunpowder & tributaries; Loch Raven Reservoir	–	–
27. Hereford	–	–	Until 1990	Until 1990	Outcrops of Cockeysville Marble	Gunpowder & tributaries; Loch Raven Reservoir	–	–
28. Western Run-Sparks	–	–	Until 1990	Until 1990	Outcrops of Cockeysville Marble	Gunpowder & tributaries; Loch Raven Reservoir	–	–

GROWTH STRATEGIES BY COMMUNITY

Special Development Opportunities		Special Reinforcement or Redevelopment			Land Use Conflict Resolution			
Highway Interchanges	Mass Transit Stations	Improvement of Community Services to Existing Development	Reinforcement or Redevelopment of Older Commercial Areas	Housing Rehabilitation	Commerce and Residential Neighborhoods	Manufacturing and Residential Neighborhoods	Quarrying and Agriculture or Residential Neighborhoods	Communities
–	–	–	–	–	–	–	–	22. Emory Grove-Worthington
–	–	–	–	5% of existing housing in need of external repair	–	–	–	23. Fowblesburg-Dover
–	–	–	–	12% of existing housing in need of external repair	–	–	–	24. Beckleysville-Arcadia
–	–	–	–	14% of existing housing in need of external repair	–	–	–	25. Middletown
–	–	–	–	10% of existing housing in need of external repair	–	–	–	26. Maryland Line-Parkton
–	–	–	–	10% of existing housing in need of external repair	–	–	–	27. Hereford
–	–	Improved services to historic Black settlement	–	8% of housing in need of external repair	–	–	–	28. Western Run-Sparks

GROWTH STRATEGIES BY COMMUNITY

	Development Staging and Timing			Natural Resource Protection				
Communities	Accelerated Growth (Unstaged)	Staged Accelerated Growth	Moderated Growth	Agricultural Preservation	Groundwater Protection	Protection of Stream Valleys, Floodprone Areas, Wetlands and Reservoirs	Protection of Chesapeake Bay, Coastal Wetlands, and Intertidal Area	Air Quality Protection
29. Oregon Ridge	–	–	Until 1990	Until 1990	Outcrops of Cockeysville Marble	Gunpowder & tributaries; Loch Raven Reservoir	–	–
30. Cockeysville	Reinforce Community Commercial Centers	–	Until 1990	Until 1990	Outcrops of Cockeysville Marble	Gunpowder & tributaries; Loch Raven Reservoir	–	–
31. Pot Spring	–	–	Until 1990	–	Outcrops of Cockeysville Marble	Loch Raven Reservoir	–	–
32. May's Chapel-Seminary	–	–	Until 1990	–	–	Jones Falls & tributaries	–	–
33. Lutherville-Timonium	Reinforce Community Commercial Centers	–	Until 1990	–	Outcrops of Cockeysville Marble	Loch Raven Reservoir; Jones Falls & tributaries	–	–
34. Ruxton	–	–	Until 1990	–	Outcrops of Cockeysville Marble	Jones Falls & tributaries	–	–
35. Towson	Reinforce Towson Town Center & Community Commercial Center	–	Until 1990	–	Outcrops of Cockeysville Marble	Loch Raven Reservoir; Jones Falls & tributaries	–	–

GROWTH STRATEGIES BY COMMUNITY

Special Development Opportunities		Special Reinforcement or Redevelopment			Land Use Conflict Resolution			
Highway Interchanges	Mass Transit Stations	Improvement of Community Services to Existing Development	Reinforcement or Redevelopment of Older Commercial Areas	Housing Rehabilitation	Commerce and Residential Neighborhoods	Manufacturing and Residential Neighborhoods	Quarrying and Agriculture or Residential Neighborhoods	Communities
–	–	–	–	–	–	–	–	29. Oregon Ridge
–	North Central light rail mass transit line	Improved services to historic Black settlement	–	–	–	–	Active quarrying operation	30. Cockeysville
–	–	–	–	–	–	–	–	31. Pot Spring
83 & 695	–	–	–	–	–	–	–	32. May's Chapel-Seminary
83 & 695	Stations on North Central light rail mass transit line	Improved services to historic Black settlement	–	–	Commercial encroachment on residential areas	–	–	33. Lutherville-Timonium
83 & 695	–	–	–	–	–	–	–	34. Ruxton
83 & 695	Stations on North Central light rail mass transit line	Improved services to historic Black settlement	–	–	–	–	–	35. Towson

GROWTH STRATEGIES BY COMMUNITY

	Development Staging and Timing			Natural Resource Protection				
Communities	Accelerated Growth (Unstaged)	Staged Accelerated Growth	Moderated Growth	Agricultural Preservation	Groundwater Protection	Protection of Stream Valleys, Floodprone Areas, Wetlands and Reservoirs	Protection of Chesapeake Bay, Coastal Wetlands, and Intertidal Area	Air Quality Protection
36. Hampton	–	–	Until 1990	–	Outcrops of Cockeysville Marble	Loch Raven Reservoir; Gunpowder	–	–
37. Cub Hill-Joppa Heights	Reinforce Community Commercial Center	–	Until 1990	–	–	Gunpowder tributaries	–	–
38. Rodgers Forge-Stoneleigh	Reinforce Community Commercial Center	–	Until 1990	–	–	Patapsco Drainage Basin	–	–
39. Loch Raven-Hillendale	Reinforce Community Commercial Center	–	Until 1990	–	–	Patapsco Drainage Basin	–	–
40. Parkville	Reinforce Community Commercial Center	–	Until 1990	–	–	Patapsco Drainage Basin	–	–
41. Monkton	–	–	Until 1990	Until 1990	–	Gunpowder & Little Gunpowder; Loch Raven Reservoir	–	–
42. Jacksonville	–	–	Until 1990	Until 1990	Outcrops of Cockeysville Marble	Gunpowder & Little Gunpowder; Loch Raven Reservoir	–	–

GROWTH STRATEGIES BY COMMUNITY

Special Development Opportunities		Special Reinforcement or Redevelopment			Land Use Conflict Resolution			
Highway Interchanges	Mass Transit Stations	Improvement of Community Services to Existing Development	Reinforcement or Redevelopment of Older Commercial Areas	Housing Rehabilitation	Commerce and Residential Neighborhoods	Manufacturing and Residential Neighborhoods	Quarrying and Agriculture or Residential Neighborhoods	Communities
–	–	–	–	–	–	–	–	36. Hampton
695 & Harford Road & other 695 interchanges	–	–	Potential decline of existing commercial areas	–	–	–	Active quarrying operation	37. Cub Hill-Joppa Heights
–	–	–	–	–	Commercial encroachment on residential areas	–	–	38. Rodgers Forge-Stoneleigh
–	–	–	Potential decline on existing commercial areas	–	Commercial encroachment on residential areas	–	–	39. Loch Raven-Hillendale
695 & Harford Road; 695 & Belair Road	–	–	Potential decline of existing commercial areas	–	–	–	–	40/49. Parkville
–	–	–	–	–	–	–	–	41. Monkton
–	–	–	–	–	Commercial encroachment on residential areas	–	–	42. Jacksonville

GROWTH STRATEGIES BY COMMUNITY

	Development Staging and Timing			Natural Resource Protection				
Communities	Accelerated Growth (Unstaged)	Staged Accelerated Growth	Moderated Growth	Agricultural Preservation	Groundwater Protection	Protection of Stream Valleys, Floodprone Areas, Wetlands and Reservoirs	Protection of Chesapeake Bay, Coastal Wetlands, and Intertidal Area	Air Quality Protection
43. Fork-Glenarm	–	–	Until 1990	Until 1990	Outcrops of Cockeysville Marble	Gunpowder & Little Gunpowder; Loch Raven Reservoir	–	–
44. Kingsville	–	–	Until 1990	Until 1990	–	Gunpowder & Little Gunpowder	–	–
45. Carney	Reinforce Community Commercial Center	–	Until 1990	–	–	Gunpowder & Little Gunpowder	–	–
46. Perry Hall	Reinforce Community Commercial Center	1980 Whitemarsh New Development Area	Until 1980	–	–	Whitemarsh Run; Gunpowder & Little Gunpowder	–	–
47a. Germantown-Honeygo	–	1980 Whitemarsh New Development Area	Until 1980	–	–	Gunpowder & Little Gunpowder	–	–
47b. Whitemarsh	Reinforce Community Commercial Center	1980 Whitemarsh New Development Area	Until 1980	–	–	Whitemarsh Run; Gunpowder & Little Gunpowder	–	–
48. Loreley	–	–	Until 1990	–	–	Gunpowder & Little Gunpowder	–	–

GROWTH STRATEGIES BY COMMUNITY

Special Development Opportunities		Special Reinforcement or Redevelopment			Land Use Conflict Resolution			
Highway Interchanges	Mass Transit Stations	Improvement of Community Services to Existing Development	Reinforcement or Redevelopment of Older Commercial Areas	Housing Rehabilitation	Commerce and Residential Neighborhoods	Manufacturing and Residential Neighborhoods	Quarrying and Agriculture or Residential Neighborhoods	Communities
–	–	–	–	–	Commercial encroachment on residential areas	Industrial encroachment upon residential areas	–	43. Fork-Glenarm
–	–	Improved services to historic Black residential settlement	–	–	–	–	–	44. Kingsville
695 & Harford Road	–	–	–	–	–	–	Active quarrying operation	45. Carney
–	County Office of Planning & Zoning proposed rail mass transit line	–	–	–	–	–	Active quarrying operation	46. Perry Hall
–	–	–	–	–	–	–	–	47a. Germantown-Honeygo
95 & proposed Whitemarsh Boulevard	–	–	–	–	–	–	Active quarrying operation	47b. Whitemarsh
95 & proposed Whitemarsh Boulevard	–	Improved community services to historic Black residential settlement	–	10% of housing in need of repair 1977-1978	–	–	Active quarrying operation	48. Loreley

GROWTH STRATEGIES BY COMMUNITY

	Development Staging and Timing			Natural Resource Protection				
Communities	Accelerated Growth (Unstaged)	Staged Accelerated Growth	Moderated Growth	Agricultural Preservation	Groundwater Protection	Protection of Stream Valleys, Floodprone Areas, Wetlands and Reservoirs	Protection of Chesapeake Bay, Coastal Wetlands, and Intertidal Area	Air Quality Protection
50. Fullerton	Reinforce Community Commercial Center	–	Until 1990	–	–	Tributaries of Patapsco	–	–
51. Rossville	New Whitemarsh Town Center	1980 Whitemarsh New Development Area	Until 1980	–	–	Gunpowder & Whitemarsh Run	–	Exceeds standards for particulates
52. Rosedale-Golden Ring	Reinforce Community Commercial Center	1980 Whitemarsh New Development Area	Until 1980	–	–	Back River & tributaries of Patapsco	–	Exceeds standards for particulates
53. Aero-Victory	Reinforce Community Commercial Center	–	Until 1990	–	–	Back River	–	Exceeds standards for particulates
54. Bird River-Chase	–	–	Until 1990	Until 1990	–	Gunpowder & Middle River	Intertidal Area & Bay	–
55. North Point	–	–	Until 1990	Until 1990	–	Back River	Intertidal Area	Exceeds standards for particulates
56. Essex	Reinforce Community Centers	–	Until 1990	–	–	Back River & Middle River	Intertidal Area	Exceeds standards for particulates

GROWTH STRATEGIES BY COMMUNITY

Special Development Opportunities		Special Reinforcement or Redevelopment			Land Use Conflict Resolution			
Highway Interchanges	Mass Transit Stations	Improvement of Community Services to Existing Development	Reinforcement or Redevelopment of Older Commercial Areas	Housing Rehabilitation	Commerce and Residential Neighborhoods	Manufacturing and Residential Neighborhoods	Quarrying and Agriculture or Residential Neighborhoods	Communities
695 & Belair Road	County Office of Planning and Zoning proposed rail mass transit line	–	Potential decline of existing commercial area	–	Local concern with extension of commercial zoning	–	Active quarrying operation	50. Fullerton-Overlea
695 & 95; 95 & proposed Whitemarsh Boulevard	–	–	–	–	Local concern with continuing road frontage commercial zoning	–	Active quarrying operation	51. Rossville
695 & 95; 695 & 40	–	Local perceived need for improved services to existing development	–	–	Local concern with extension of commercial zoning	–	Active quarrying operation	52. Rosedale-Golden Ring
695 & 40	–	Local perceived need for improved services to existing development	–	17% of housing in need of external repair 1977-1978	–	–	Active quarrying operation	53. Aero-Victory
–	–	Pace of recent development perceived to have exceeded additional services	–	10% of housing in need of external repair 1977-1978	–	–	Active quarrying operation	54. Bird River-Chase
–	–	Local perceived need for improved services to existing development	–	5% of housing in need of external repair 1977-1978	–	Truck traffic & industrial encroachment on residential areas	Active quarrying operation	55. North Point
695 & 40; Patapsco Freeway & Southeastern Freeway	–	Improved services to historic Black settlement	Potential decline of existing commercial areas	8% of housing in need of external repair 1977-1978	–	Industrial encroachment on residential areas	–	56. Essex

GROWTH STRATEGIES BY COMMUNITY

	Development Staging and Timing			Natural Resource Protection				
Communities	Accelerated Growth (Unstaged)	Staged Accelerated Growth	Moderated Growth	Agricultural Preservation	Groundwater Protection	Protection of Stream Valleys, Floodprone Areas, Wetlands and Reservoirs	Protection of Chesapeake Bay, Coastal Wetlands, and Intertidal Area	Air Quality Protection
57a. Middle River	–	–	Until 1990	–	–	Middle River	Intertidal Area	–
57b. Upper Bowley's Quarters	Reinforce Community Center	–	Until 1990	–	–	Middle River	Intertidal Area	–
58. Seneca Park-Bowley's Quarters	–	–	Until 1990	Until 1990	–	Middle River	Intertidal Area & Bay	–
59. Back River	–	–	Until 1990	Until 1990	–	Middle River & Back River	Intertidal Area & Bay	Exceeds standards for particulates
60. Edgemere	–	–	Until 1990	–	–	Patapsco River	Intertidal Area & Bay	Exceeds standards for particulates
61. Lodge Forest-Millers Island	Reinforce Community Commercial Center	–	Elsewhere, until 1990	–	–	Back River & Patapsco River	Intertidal Area & Bay	Exceeds standards for particulates
62. Eastpoint-Colgate	Reinforce Town Center	–	Elsewhere, until 1990	–	–	Back Rivar	Intertidal Area	Exceeds standards for particulates

GROWTH STRATEGIES BY COMMUNITY

Special Development Opportunities		Special Reinforcement or Redevelopment			Land Use Conflict Resolution			
Highway Interchanges	Mass Transit Stations	Improvement of Community Services to Existing Development	Reinforcement or Redevelopment of Older Commercial Areas	Housing Rehabilitation	Commerce and Residential Neighborhoods	Manufacturing and Residential Neighborhoods	Quarrying and Agriculture or Residential Neighborhoods	Communities
–	–	–	–	–	Local concern with extension of commercial zoning	–	–	57a. Middle River
–	–	Improved services to historic Black settlement	–	–	–	–	–	57b. Upper Bowley's Quarters
–	–	–	–	–	–	–	–	58. Seneca Park-Bowley's Quarters
–	–	–	–	More than 20% of housing in need of external repair 1977-1978	–	–	–	59. Back River
–	–	Improved services to historic Black residential settlement	–	25% of housing in need of external repair 1977-1978	–	Industrial encroachment on residential areas	–	60. Edgemere
–	–	–	–	More than 40% of housing in need of external repair 1977-1978	–	Industrial encroachment on residential areas	–	61. Lodge Forest-Millers Island
Eastern Boulevard & Patapsco Freeway	–	–	–	–	–	Truck traffic & industrial encroachment on residential areas	–	62. Eastpoint-Colgate

GROWTH STRATEGIES BY COMMUNITY

	Development Staging and Timing			Natural Resource Protection				
Communities	Accelerated Growth (Unstaged)	Staged Accelerated Growth	Moderated Growth	Agricultural Preservation	Groundwater Protection	Protection of Stream Valleys, Floodprone Areas, Wetlands and Reservoirs	Protection of Chesapeake Bay, Coastal Wetlands, and Intertidal Area	Air Quality Protection
63. Bear Creek	Reinforce Community Commercial Center	–	Elsewhere, until 1990	–	–	Back River & Patapsco River	Intertidal Area	Exceeds standards for particulates
64a. Dundalk	Reinforce Town Center & Community Commercial Centers	–	Elsewhere, until 1990	–	–	Patapsco River	Intertidal Area	Exceeds standards for particulates
64b. Turner's Station	–	–	Until 1990	–	–	Patapsco River	Intertidal Area	Exceeds standards for particulates
65. Inverness	–	–	Until 1990	–	–	Patapsco River	Intertidal Area	Exceeds standards for particulates

GROWTH STRATEGIES BY COMMUNITY

Special Development Opportunities		Special Reinforcement or Redevelopment			Land Use Conflict Resolution			
Highway Interchanges	Mass Transit Stations	Improvement of Community Services to Existing Development	Reinforcement or Redevelopment of Older Commercial Areas	Housing Rehabilitation	Commerce and Residential Neighborhoods	Manufacturing and Residential Neighborhoods	Quarrying and Agriculture or Residential Neighborhoods	Communities
–	–	Local perceived need for improved services to developed areas	–	–	–	–	–	63. Bear Creek
–	Mass rail to the area, low priority in the regional system	Local perceived need for improved services to developed areas	–	–	–	Industrial encroachment on residential areas	–	64a. Dundalk
–	–	Improved services to historic Black settlement & local perceived need for improved services to existing development	–	29% of housing in need of external repair 1977-1978	–	Industrial encroachment on residential areas	–	64b. Turners Station
–	–	–	–	–	–	–	–	65. Inverness

V. FUTURE LAND USE RECOMMENDATIONS BY LAND USE TYPE

Chapters II and III of this report categorize geographic sub-areas of the County by growth characteristics and recommend growth strategies for each of these areas designed to stage projected growth, to protect major natural resources, to realize special development opportunities, to meet special redevelopment needs, and to resolve major existing and potential land use conflicts.

This Chapter presents land use recommendations by land use type, examining the particular County-wide issues and opportunities associated with each major land use, and the projected land area that will be required by the major land use type in Baltimore County through 1990.

Land uses considered in this Chapter include:

A. Residential Use
B. Commerce
C. Industry
D. Agriculture

Issues concerning other major land uses such as Open Space, Institutional and Publicly-owned lands are discussed, and associated recommendations presented in the Growth Management Open Space and Recreation Plan and the Growth Management Community Services Plan, respectively.

A. RESIDENTIAL USES

The Growth Management Housing and Community Preservation Plan sets out a detailed projection of the housing types, by number that are forecast, in the private market for Baltimore County through 1995.

B. COMMERCE

Population and income growth will generate demand for significant additions to the County's inventory of commercial space. Changing patterns of residential development will necessitate new establishments in convenient locations. New development will increase the variety of merchandise available to the consumer. However, the improvements in the inventory will not be without costs. Existing commercial centers and establishments will experience declining sales volumes; some stores will close or relocate to new centers. County policies should be designed to minimize the negative effects of new development.

Five additional regional centers are likely to be developed under normal market conditions by 1995*. These large centers with two or four department store tenants will have the greatest impacts on existing centers. The tremendous market advantages of clustered establishments with climate control and easy parking are difficult to match in older commercial districts and centers. While each mall projected for development by 1995* could be supported by new population and income growth alone, it will inevitably have some deleterious effects on the older competition.

*NOTE: These projections extend beyond the plan period, which ends in 1990. For the period 1990-1995, they are included for reference in the plan monitoring.

Ten community centers with an average size of 250,000 square feet are forecast for development by 1995*. These centers typically serve smaller areas with a junior department store or a variety store and personal service establishments. They will generally be developed in areas of new residential growth and should have minimal impact on existing areas, though an occasional store relocation to the center may impact existing areas.

Sixty-two neighborhood centers are forecast for development by 1995* to serve the needs of residents within a small radius of the center. The typical neighborhood center is built around a supermarket as the principal tenant. They serve to minimize necessary transportation time by providing convenience goods outlets near the home. Neighborhood center development should have little effect on existing establishments.

The projected development in centers and on isolated sites will require 1,816 acres of commercially zoned land by 1995*. County zoning policies can direct that development to sites most compatible with overall public policy goals and objectives. However, zoning controls alone will not be sufficient to insure the compatibility of new development and existing establishments. Comprehensive revitalization programs are essential for the long-range viability of the County's older commercial areas. Restriction of competition will not serve the best interests of County consumers.

Zoning controls can be very effective in limiting the proliferation of strip commercial development and preventing major conflicts between commercial development and other land uses. Requirements for provision of sufficient parking space and convenient access routes can minimize traffic impacts on neighboring properties. Reservation of land at intersections of major arteries for commercial use eliminates the flow of commercial traffic through residential areas. Buffers such as earthen berms or tree lines lessen the visual and noise impacts on neighboring properties; landscaping is an integral portion of commercial development zoning controls. These zoning regulations among others alleviate many of the impacts due to the physical configuration of a new center. Zoning is less successful as a tool to limit competition to older major commercial centers from new major commercial centers.

Zoning which prohibits regional center development in areas partially served by existing establishments and centers can have several effects. Lack of competitive pressure discourages improvements to store appearance or merchandise quality. Such investments are often very costly and are therefore avoided by some enterpreneurs until competition makes the improvements necessary. Many existing areas are lacking in the amenities and customer facilities which would make them competitive. Studies already undertaken in several older commercial areas reveal inadequate parking facilities and transportation access, poor merchandise quality and selection, drab or shabby exteriors, and impediments to pedestrian circulation. Zoning against new regional shopping center commercial developments will not alleviate the failure of certain older districts to meet consumer demands.

*NOTE: These projections extend beyond the plan period, which ends in 1990. For the period 1990-1995, they are included for reference in the plan monitoring.

These unmet demands will generate developer interest in alternative projects if regional centers are forbidden. Baltimore County has already experienced a proliferation of discount department stores and lower-quality centers due in part to pent-up demands in certain parts of the County. Strip commercial establishments have expanded to line most of the County's arteries, bringing about extensive traffic control difficulties. Planning officials have less influence over the establishment of individual stores and less opportunity to insure that environmental quality standards are met. Widespread development of small strip commercial centers could be expected to accelerate if zoning controls were imposed against major shopping centers and not against strip or road frontage commerce. Similarly, development of centers might occur in neighboring jursidictions just beyond Baltimore County zoning and taxation powers.

A more fruitful approach to control of future commercial development would be to combine zoning controls with strong revitalization programs for the older commercial districts including Towson, Pikesville and Essex. Revitalization should include physical improvements such as road and sidewalk repairs, storefront rehabilitation, landscaping, creation of pedestrian malls and open space, elimination of garish signs, and creation of off-street parking facilities. When combined with enhanced marketing techniques, these public investments can vastly improve the competitive position of an older shopping district. Similar upgrading of existing centers can alleviate much of the negative impact from a new center.

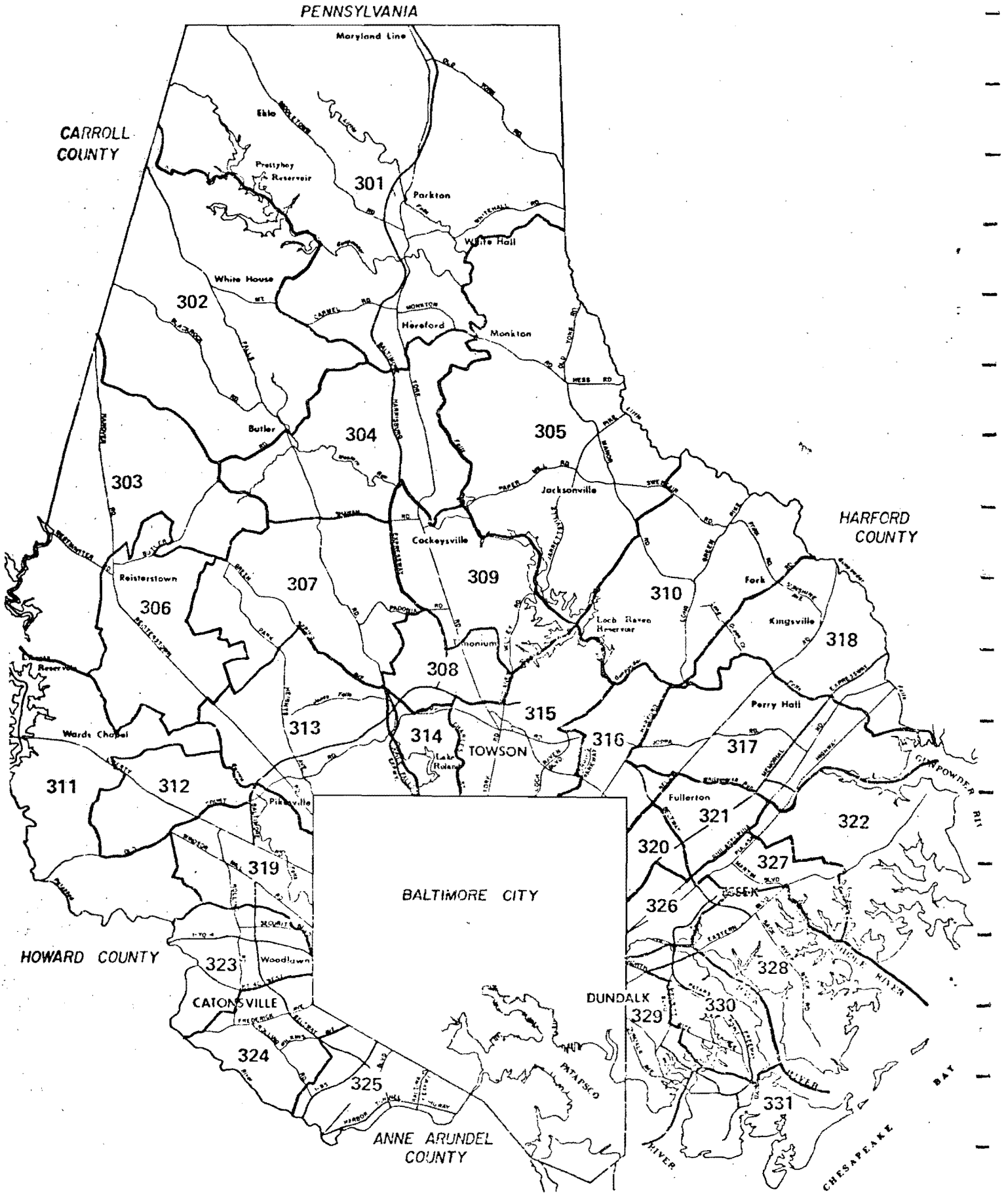
Experience has demonstrated that while some progress can be made toward revitalization by a merchants association, most private groups lack the necessary financial and staff resources for a successful effort. The most successful revitalization programs have been initiated by local merchants and then supported by joint public-private contributions. Baltimore County should undertake detailed studies of older commercial areas which have been identified as vulnerable to competition from new development. Comprehensive, detailed plans should be drawn up for each district in cooperation with local merchants and property owners. County financial and staff support may be required during the early phases of redevelopment. An effective campaign to upgrade existing facilities could satisfy some of the increasing market demands and eliminate the need for selected new shopping centers.

The table on the following page indicates projected commercial land demand in the County by Regional Planning District.

ALLOCATION OF COMMERCIAL LAND DEMAND BY RPD, BALTIMORE COUNTY, 1977-1985

Acres

RPD	Regional	Community	Neighborhood	Other	Total
301				3	3
302				3	3
303				3	3
304				6	6
305			6	6	12
306		21	6	27	54
307				3	3
308			12	12	24
309	74		12	54	140
310				3	3
311			6	9	15
312			12	17	29
313			12	20	32
314				3	3
315			6	11	17
316		21	12	25	58
317	74	21	24	80	199
318				3	3
319			12	18	30
320				3	3
321		21	6	27	54
322			6	6	12
323			6	6	12
324				3	3
325				3	3
326				3	3
327			12	16	28
328			6	10	16
329				3	3
330				3	3
331				3	3
Total	148	84	156	392	780


PENNSYLVANIA
Maryland Line
CARROLL COUNTY
Ebbo
Prettyboy Reservoir
301
Parkton
White Hall
White House
302
Hereford
Monkton
Butler
304
305
303
Jacksonville
HARFORD COUNTY
Cockeysville
Reisterstown
307
309
310
Fork
306
Loch Raven Reservoir
Kingsville
318
Timonium
308
Perry Hall
315
313
314
316
317
Wards Chapel
TOWSON
Lake Roland
311
312
Pikesville
Fullerton
321
322
320
327
319
BALTIMORE CITY
326
HOWARD COUNTY
323
Woodlawn
328
DUNDALK
CATONSVILLE
329
330
324
325
331
PATAPSCO
ANNE ARUNDEL COUNTY
RIVER
CHESAPEAKE BAY

ALLOCATION OF COMMERCIAL LAND DEMAND BY RPD, BALTIMORE COUNTY, 1977-1995*

Acres

RPD	Regional	Community	Neighborhood	Other	Total
301			6	6	12
302				3	3
303			6	8	14
304			12	18	30
305				3	3
306	65		24	65	154
307			6	8	14
308			6	8	14
309			12	16	28
310				3	3
311		18	12	36	66
312		18	18	39	75
313		18	18	40	76
314				3	3
315	65		12	45	122
316				3	3
317		39	30	72	141
318				3	3
319	66		12	48	126
320				3	3
321			12	20	32
322		18	6	23	47
323			12	15	27
324				3	3
325				3	3
326				3	3
327				3	3
328			6	10	16
329				3	3
330				3	3
331				3	3
Total	196	111	210	519	1,036

*NOTE: These projections extend beyond the plan period, which ends in 1990. For the period 1990-1995, they are included for reference in plan monitoring.

C. INDUSTRY

Industrial development is critical to the future of Baltimore County. Attraction of new industry and expansion of existing industry makes significant contributions to the employment opportunities and income of current and future residents. The County's future seems bright; strong job growth is projected. A large reserve of prime land exists to accommodate industrial growth. Several highly competitive industrial parks have been developed in recent years. The strong demand for industrial land will absorb much of the land in existing parks, thus stimulating development of additional areas as industrial parks and sites. A comprehensive policy is necessary to guide county response to the demand.

The locational patterns of industrial development affect the desirability of neighboring areas for housing and commercial use. While industry is critical to the area's economic stability, its needs and impact are not totally compatible with truck traffic, visual aesthetics, noise and other environmental factors. Detailed planning and land use controls can help ensure that industrial development occurs at appropriate locations where adverse effects can be minimized.

To 1995, Baltimore County industry will require 1,314 acres to satisfy demand*. This estimate of future demand from the manufacturing, wholesale and trucking industries is based on employment growth projections presented in Technical Memorandum No. 1, "Demographic and Economic Analysis and Projections". Demand will be greater to 1985. Average annual demand is projected to be 75 acres per year until 1985 and 64 acres per year from 1985 to 1995.*

Manufacturers' needs will account for 21.5 percent of total demand at an average density of 20 employees per acre. The greatest demand will come from light industry including the printing, electrical equipment and instruments manufacturing industries.

Wholesalers will require 465 acres by 1995* with an average density 10 employees per acre. Baltimore County's road system provides many good locations for wholesaling operations serving metropolitan Baltimore markets. Likewise, many County locations are excellent for the trucking industry. Trucking operations typically require large tracts for storage and handling. At an assumed density of five employees per acre, 575 acres will be developed for trucking firms in 1995.*

All of these sectors--manufacturing, wholesaling and trucking -- have particular needs in industrial land. Most important are access to superior transportation systems and availability of utilities. Well-situated industrial parks offer many advantages to manufacturing and wholesalers. All utilities are provided, necessary governmental permits have been solicited and immediate occupancy is possible. Recent industrial activity has demonstrated the strong market appeal of industrial parks. Their competitive advantage is expected to increase over time; the bulk of industrial land to be absorbed in the next 18 years will be in planned industrial parks. Land in existing parks will be supplemented by

*NOTE: These projections extend beyond the plan period, which ends in 1990. For the period 1990-1995, they are included for reference in plan monitoring.

development of additional industrial parks, the location of which will be determined by County policies on utilities and land use.

Demand for prime industrial land focuses on large tracts with highway access. The ideal location from the park developer's perspective is near a major highway interchange in order to minimize user time in transit and to avoid the use of residential area streets. Public policy considerations include the proximity to existing infrastructure and the site's environmental sensitivity. Deliberate provisions to protect industrial land from intrusion by other uses is a critical element in the County's land use policy.

Currently, 9,398 acres of vacant land have been zoned for industrial use -- nearly seven times the amount that will be required to 1995. This reserve is a tremendous asset in the County's economic development efforts. There are three key reasons to maintain a large reserve of industrial land;

1) Need for a variety of sites. Variety is the key to the adequacy of reserve. Different industries have varying requirements as to location, size and amenities. Sites are not always interchangeable, so a large reserve facilitates a match between industry and land to meet its needs. Baltimore County is a logical location for serving several markets, not all of which can be served from one location. Access to particular materials such as gravel or semi-finished goods is a determining factor in some locational decisions. As with the selection of any property, personal preferences influence the location of many firms. Proximity to a golf course is not always a negligible decision factor.

2) Future demand after 1995. Obviously, demand for industrial land will continue far beyond 1995. Prime industrial land is too often lost to less efficient uses because of failure to preserve the land from alternative development. Once homes have been built, it is generally impossible to recover that land for industrial use. The opportunity is lost for decades.

3) Avoidance of future land use conflicts. Only careful long-range planning can ensure minimal conflicts between land uses. New development areas can be planned so as to provide adequate space for industry in locations buffered from conflicting uses. Residential development would then occur with full knowledge of the future locations of industry.

Given these reasons for preserving a large reserve of land for industrial purposes, it is appropriate to evaluate the amount and quality of the current inventory. County officials have the opportunity to review the individual areas previously zoned for industrial use, as to overall suitability.

It is recommended that the County:

Encourage location of industry within organized industrial parks. While there will always be a portion of industrial land demand which can only be satisfied by isolated freestanding sites, many industries can be accommodated within planned industrial parks. Potential for development consistent with community standards is greatest in the planned industrial park. The costs of providing buffers are shared between tenants. Traffic can be better managed with controlled access. Clustered firms can make joint use of industrial support services.

Preserve land at major highway intersections for industrial use. While railroad access is still important to many industries, truck transport of materials and goods has become the predominant transportation mode. Convenient access to major highways is essential to many firms. Close proximity to intersections minimizes the need to use residential streets for industrial traffic. Industrial land use considerations should be incorporated in utility and transportation planning processes.

Preserve land with good port access for industries which utilize water transport. Port-oriented land is a limited asset which should not be squandered on less efficient uses than for port-oriented industry.

Rezone properties in environmentally-sensitive areas. Baltimore County has the advantage of a healthy reserve of industrial land. A detailed evaluation should be conducted to determine the environmental suitability of each potential site. Any sites in areas draining into public water supply reservoirs should be rezoned for alternative use if danger exists that the water supply will be harmed.

Conduct a detailed evaluation of all industrially-zoned areas. Each area should be evaluated with respect to soil characteristics, transportation access, neighboring land uses, availability of utilities and air quality. The Industrial Development Commission should emphasize those sites best-suited for development on the basis of both public and private criteria.

Alleviate constraints of air quality requirements. Air quality standards may prove to be an obstacle to further industrial development in the southwest and southeast portions of the County. Every effort should be made to alleviate the problem.

Prepare a comprehensive economic development strategy.

The table on the following page indicates projected industrial land demand in the County by Regional Planning District.

ALLOCATION OF RECOGNIZED INDUSTRIAL LAND DEMAND BY RPD, BALTIMORE COUNTY,* 1976-1995

RPD	Available Acreage	1976-1980	1980-1985	1985-1990	1990-1995	Total Over Period
304	351	—	30	45	67	142
309	124	70	54	—	—	124
313	154	20	35	50	49	154
317	395	—	50	70	85	205
319	166	70	55	41	—	166
326	129	30	45	45	9	129
327	405	87	77	65	60	289
329	171	20	35	25	25	105
Total	1,895	297	381	341	295	1,314

Source: Hammer, Siler, George Associates

*These locations are approximate; by means of changes in zoning of vacant lands, changes in access to major roads and other public actions, portions of this demand could be attracted to RPD'S other than those indicated in this allocation. It should also be noted that a more aggressive County economic development program could attract more industrial use to the County than is projected here.

D. AGRICULTURE

Since most cities in the United States were originally developed on highly accessible sites along major transportation arteries near the center of prime agricultural lands, and since subsequent urban development has largely occurred as extensions out from these original centers, urbanization in the United States has occurred and continues to occur on prime agricultural lands. This pattern has occurred in the Baltimore Region in Baltimore County, as in the other Counties whose boundaries coincide with those of the City at the Region's center.

Between 1960 and 1970, the total land area of the United States in urban use increased from 27.2 million acres to 34.2 million acres; nearly half of this new urban land came out of the agricultural land inventory.[1]. In-migration to SMSA's has meant that much of the loss occurred within metropolitan areas.

While land used as cropland throughout the country has declined steadily in recent years, crop production increased by 50% between 1960 and 1970 and food production has more than kept pace with population growth.

The Northeastern United States (Maine, New Hampshire, Vermont, Massachusetts, New York, Connecticut, Rhode Island, Pennsylvania, New Jersey, Delaware, and Maryland) differ from the remainder of the country in that in this region only, both farm acres and total agricultural production have declined. This trend is accelerating.[2]

With population increases in the already dense region, suburban and rural land values have risen sharply, and, with higher labor costs, feed prices and transportation costs relative to other regions, farmers in the Northeast have been under increasing pressure to sell their farms.

This pattern has been apparent throughout the State of Maryland, and has occurred at a faster rate in Baltimore County.

In the period 1958-1974, land in agricultural use throughout the State of Maryland decreased 24.7% while land in agricultural use in Baltimore County decreased 30.9%.[3]

During the Growth Management Program, the following County agricultural policy positions were defined:

> The farmlands of Baltimore County are a valuable natural asset requiring County action to preserve them;

[1] Miner, Dallas P. "Agricultural Lands Preservation, A Growing Trend in Open Space Planning" Ed Scott, R.W., Brower, D.J. and Miner, D.D. Management and Control of Growth, Volume III, (Washington, D.C.: The Urban Land Institute, 1975) p. 53.

[2] Ibid, p. 54

[3] U.S. Department of Commerce, Bureau of the Census, 1974 Census of Agriculture, Preliminary Report, Baltimore County, Maryland, December, 1975.

It is appropriate to adopt as a policy the preservation of scarce and disappearing agricultural land in the County so as to retain a long-range option to return to closer markets for various agricultural products, in the face of rising transportation costs;

The dual role of farming as open space and employment makes the use an unusually valuable industry which warrants County actions to preserve it; and

To preserve agriculture as an industry in the region, it will be necessary to provide incentives to economic (sic) farmers to remain in the area.

In order to preserve its agriculture, the County needs improved systems of monitoring trends in agricultural uses, limiting conversion of agricultural lands to suburban or urban uses, and encouraging farmers to retain their lands in agricultural use.

Recommendations concerning agriculture are of three kinds:

Agricultural Management;

Agricultural Data Collection and Analysis; and

Agricultural Preservation.

Agricultural Management and Conservation Practices

An increased emphasis should be placed in the County upon conservation practices designed to preserve the fertility and productivity of the land as well as to monitor environmental impacts of farming and to limit adverse impacts of farming activities.

Specific County actions to promote conservation in farm management practices and to encourage farming practices in harmony with other County policies, goals, and objectives include:

Requirement of an approved Farm Management Plan prepared by the Baltimore County Soil Conservation District for all farms of 10 acres or more located within watersheds of municipal water supply watersheds and on outcrops of the Cockeysville Marble.

Recommendation of approved Farm Management Plans prepared by the Baltimore County Soil Conservation District for all farms of 10 acres or more in all areas of the County.

County investigation of impacts of pesticide, herbicide, and fertilizer use on the quality of surface and groundwater resources to determine the need for appropriate regulations.

Agricultural Data Collection and Analysis

During the course of the Growth Management Program, the Growth Management Consultants have prepared exhibit maps at a scale of 1:48,000 for use by the County in continuing land use policy evaluation and for illustrative use in preliminary reviews of development applications.

Two exhibits have been prepared at the 1:48,000 scale, the scale of the reproducible base map prepared for the County by the Consultants as essential for County reference in reviewing County land use policy and agricultural preservation policy. These exhibits illustrate the location of high productivity soils in the County and the location of existing farming activities in the County.

The Exhibit illustrating High Productivity Soils shows three levels of high yield for selected field crops (corn grain, wheat, soybeans, and alfalfa). This analysis is discussed in some detail in Baltimore County Growth Management Technical Memorandum No. 7, Natural Environment Analysis, pp. 208-213. The data was prepared by the consultants in consultation with the Baltimore County Soil Conservation District. Since all the soils in the Piedmont Region, of which Baltimore County is a part, compare very well in productivity with soils throughout the County, a better than average yielding soil within the Piedmont region is considered to be an important resource.

The Exhibit illustrating Existing Agricultural Uses in the County was developed by the Growth Management staff, working with the staff of the Baltimore County Soil Conservation District and the Maryland Cooperative Extension Service, Baltimore County Agricultural Science Extension Agent, and mapped at the County Exhibit Scale for use by the County in agricultural and land use policy evaluation of proposed projects and activities. Since this information had not been mapped previously, it required compiling of data from records of Conservation District program participants, and from the Farm Bureau and cross-checking with the agricultural practices analysis of the County 208 Water Quality Management Study. A mapping of agricultural uses in the County was not available in the County before the Growth Management Program. This data should be reviewed at regular intervals with the County Soil Conservation District and the County Extension Agent in order to monitor, much more closely than the State Agriculture Census can permit, patterns of agricultural use in the County and the relationship of the various types of farming uses to proposed development and zoning amendments.

An effort is underway by the County Office of Planning and Zoning at present to code the data set out in the Growth Management Exhibits showing agricultural soils and agricultural uses to a computer mapped land use data system for the County composed of a grid of approximately 164,000 cells, each cell covering a 4.6 acre land area.

Completion of this system, which will allow printing of maps correlating agricultural soils and agricultural uses with other land use information including zoning and planned public sewer extensions, is recommended. The computer maps will be able to be printed at the scale as the Growth Management Exhibit Maps for distribution to County agencies and other concerned groups.

Continued refinement of the data incorporated in this system is also recommended.

Agricultural preservation strategies are discussed in Chapter III of this report.

APPENDIX

CONSERVATION AND PROTECTION OF NATURAL RESOURCES

AGRICULTURE

Policies

The 1975 County Master Plan notes that "agriculture is one of the County's basic industries and an essential part of the economic base, since many are agriculture-related."[1]

"The County has many acres of prime or productive agricultural soils which are not yet compromised by urban intrusions and which still contain relatively large family farms. The agricultural soils of Baltimore County are as productive as any soils in this country..."

"In order to preserve the vital resources of productive farm land, Baltimore County should establish agricultural districts under both the Comprehensive Plan and zoning classifications. These districts should be established on the basis of soil productivity, extent of urbanization, degree of public commitment to expenditures for future urbanization and other considerations. In addition, the County should encourage taxation policies, under both the Federal Inheritance Tax and local real estate taxes, which will encourage rather than discourage farming. The County should discourage public capital investments in highways, utilities, and other community facilities which of themselves lead to urbanization."[2]

These policies are recommended to continue, essentially as stated in the 1975 Master Plan. Extensive additional data over and above that set out in the Plan has been compiled and analyzed during the Growth Management Program concerning soil productivities, existing agricultural uses in the County, trends in farm size, and in numbers of farms and acreage in farming use, however, which should provide a stronger basis for the County's instituting considerably more stringent agricultural preservation measures. This data is described in the Growth Management Land Use Plan.

Objectives

To carry out the agricultural preservation policy stated in the 1975 Master Plan, the Plan recommended the following:

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[1] Baltimore County Comprehensive Plan, 1975, p. 6.

[2] Ibid, p. 16.

"An agricultural zoning classification should be adopted to foster and protect agriculture; only agriculture and related uses would be permitted. A sliding scale would determine the allowable number of dwellings per tract of land, such dwellings to be placed on lots of a 1-acre minimum size. The boundaries of this zone would be based on the occurrence of prime or productive agricultural soils and on existing land uses;"[1]

A statewide agricultural land preservation bill was proposed in the 1975 Plan, and has not been enacted. The County should assure that its farms can benefit from the provisions of this legislation.

The agricultural preservation zoning district adopted after completion of the Master Plan resulted in considerably less protection of agricultural land than had been envisioned by the County Office of Planning and Zoning. Statewide agricultural land preservation has in fact, been adopted, but funding to provide for acquisition of agricultural land or development rights has not to date been authorized. Land assessment corresponding more directly to present land use has not yet been instituted.

On the basis of studies prepared under the Growth Management Program, it is recommended that each one of these three essential agricultural preservation activities be carried considerably further.

The County's proposed agricultural preservation objective corresponds to the regional objective that "residential units created in the rural service area through the subdivision process should not exceed 2% of the region's total residential growth by 1980."[2]

WATER SOURCES

Policies

The Master Plan sets out the following policies concerning water sources:

"Baltimore County should maintain the presently high quality of the public water supply by limiting land use in those areas which are critical to the protection of the water quality of the three major impoundments. Development in these watersheds is the greatest of threats to water quality in the impoundments and their tributaries. To this end, the County should restrict and carefully evaluate the extension of public utilities, roads and other facilities which themselves cause, or encourage uses which cause, a deterioration of water quality. The County should maintain at least a minimum level of vegetative cover and limit the amount of impervious cover allowed in the watersheds."

"In addition to protecting watershed areas, Baltimore County should also conserve groundwater reserve areas which are highly susceptible to both pollution and depletion. These are the Coastal Plain areas and areas underlain

[1] Ibid, p. 26.

[2] Baltimore Regional Planning Council, General Development Plan, Land Use, 1977, pp. 2-20.

Cockeysville Marble. The County should continue to evaluate the environmental impact of development activities, particularly septic tanks and wells, and of public and private projects such as sanitary landfills and mineral extractive operations in terms of their effect on both the quality and quantity of the groundwater resources. The County should also maintain continuous records, by monitoring or other suitable means, of the quantitative and qualitative status of the groundwater resource."[1]

Since completion of the Master Plan in 1975, additional studies have been published presenting further data and recommendations concerning public water supply. The State Water Resources Administration has prepared basin plans for major drainage areas in Baltimore County under requirements of Section 303(e) of the Federal Water Pollution Control Act of 1972, and a Draft Water Quality Management Plan for the Region was completed in 1977. The reservoirs and Cockeysville Marble aquifer have been identified as recommended Critical Areas by the County Office of Planning and Zoning under the Critical Areas legislation of 1974.[2]

Objectives

In order to realize the water sources policies delineated in the Master Plan and in subsequent plans including the 208 Water Quality Management Plan, it is recommended that the County implement the following:

Expanded Watershed Protection Controls, particularly in the Deer Creek and Little Gunpowder Falls drainages;

Limitation of development in areas of severely low well yield where public water service is not planned;

Strict regulation of development on steeply sloping lands to assure that permitted development does not result in increases in erosion and stream sedimentation;

Strict regulation of development in floodprone areas;

Strict enforcement of sediment control regulations, particularly on lands adjacent to tributaries of municipal water supplies. Increased monitoring of on-site construction activities should be undertaken;

Adoption of stormwater management policies intended to maximize on-site infiltration of overland flow;

Strict enforcement of individual sewage disposal system regulations and increased monitoring of existing systems and systems under construction;

Permits required for all point sources;

[1] Baltimore County Comprehensive Plan, 1975, p. 16.

[2] Baltimore County Office of Planning and Zoning, Designation of Areas of Critical State Concern within Baltimore County, Draft, 1977, p.43.

Regulation of dumping and littering;

Increased environmental sanitation to reduce urban runoff from impervious surfaces and developed areas;

Improved maintenance of unpaved County and private roads;

Regulation of the storage and handling of toxic and hazardous materials;

Monitoring and evaluation of dredging and aquatic weed removal activities for water quality impacts;

Promotion and/or requirement of Soil Conservation Service Farm Plans for all farms, particularly in municipal water supply watersheds;

Monitoring and regulation of sanitary landfill operations;

Advocation of permanent water conservation measures, such as a model plumbing code;

Restructuring the metered water rate schedule to favor water conservation;

Investigation of augmenting the surface water supply with groundwater supplies;

Recognition of the water-bearing capacity of other rock units in the County in addition to Cockeysville Marble, such as the Patapsco Formation and areas of wells having yields greater than 17 gpm as mapped by the Maryland Geological Survey (Nutter and Otton, 1969);

Promotion of groundwater recharge through stormwater management policies emphasizing on-site recharge;

Utilization of the recharge capacity of highly permeable soils, especially in areas of high groundwater yields, by requiring their recognition in the subdivision review process;

Strict enforcement of erosion control regulations in areas of high groundwater yield, to protect natural infiltration rates;

Strict enforcement of individual sewage disposal system regulations in areas of groundwater recharge, particularly where soils are highly permeable;

Prohibition of construction of solid waste disposal sites on outcrops of important groundwater resources;

Prohibition of construction of large expanses of impervious cover on outcrops of important groundwater resources; and

Adoption of special review procedures for assessing groundwater impacts on all proposed land uses in areas of high groundwater yield.[1]

WETLANDS

Policies

The Master Plan states the following concerning wetlands:

"Wetlands are a natural resource which have only recently been recognized as important for their extremely high potential for food production. They are breeding grounds or nurseries for most of the food derived from the ocean and provide food and habitat for numerous wildlife species. Wetlands also play an important part in flood prevention by catching the silt which flows in various streams, thus reducing the amount of silt drainage into estuary areas. In order to preserve the nearly 3,000 acres of wetlands currently existing in Baltimore County, the County should encourage the State of Maryland to deny applications for wetland permits which would result in the destruction, either total or partial, of wetland areas. The County also should review all public construction, especially highways, in light of their possible adverse effects on wetlands and enact or adopt all land use plans and regulations necessary to maintain the integrity of wetland areas."[2]

During the Growth Management Program, data was collected and mapped concerning tidal and non-tidal wetlands in the County, their ownership and degree of development. Wetlands have been identified as recommended Critical Areas by the County Office of Planning and Zoning under the Critical Areas legislation of 1974.[3]

Vulnerability of wetlands in Baltimore County to land development and upstream activities suggests the need for definitive policies prescribing allowable uses in wetlands and required management strategies in areas draining into wetland systems. Given that the County recognizes the value of tidal wetlands, policies should be considered which recognize all functions performed by marsh systems, focusing on land use activities likely to impact any apsect of that functioning. Existing policies outlined in the Designation of Areas of Critical State Concern within Baltimore County should be strengthened to include restrictions on land use in wetlands and stringent management of land use activities upstream.

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[1] Wallace, McHarg, Roberts and Todd; Baltimore County Growth Management Program, Technical Memorandum No. 7, Natural Environments Analysis, October, 1977, pp. 166-167, 203-204.

[2] Baltimore County Comprehensive Plan, 1975, p. 17.

[3] Baltimore County Office of Planning and Zoning, Designation of Areas of Critical State Concern Within Baltimore County, draft, 1977, p. 24.

Objectives

In order to realize recommended policies concerning wetlands, the County should:

Recognize all wetlands, tidal and non-tidal, as areas of critical concern;

Prohibit all developed land uses in wetlands, either by right or by special exception;

Encourage low intensity recreational, educational/research, and open space uses, returning wetlands in undisturbed conditions;

Discourage the use of wetlands for rights-of-way for public and private utilities, sewer, and water supply lines;

Strictly enforce erosion control regulations in areas adjacent to and directly impacting wetlands;

Encourage on-site recharge in developed areas adjacent to and directly impacting wetlands; and

Require on-site treatment of urban and agricultural runoff in areas adjacent to and directly impacting wetlands.[1]

CHESAPEAKE BAY AND ESTUARIES

Policies

The Master Plan states that "the coastal estuarine areas of Baltimore County function as an important natural resource. They are basic to the vitality of the entire Chesapeake Bay and are a potentially important recreational and open space resource. These valuable natural areas are very susceptible to spoiling by uncontrolled urban growth. Therefore, incompatible development should be prohibited within them so that they may continue to provide a habitat for the propogation of wildlife and be a source of human enjoyment."[2]

The Upper Chesapeake Bay was designated as a critical area recommended for conservation and preservation in the draft Designation of Areas of Critical State Concern Within Baltimore County. This designation included the Bay and its estuaries and tidal wetlands.[3]

In December, 1977, the revised Coastal Zone Management Program of the State Department of Natural Resources was published, presenting a more detailed analysis of conditions of concern along the bay and its estuaries and recommended policies addressing each of these concerns.

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[1] Wallace, McHarg, Roberts and Todd, Baltimore County Growth Management Program, Technical Memorandum No. 7, Natural Environments Analysis, October, 1977, pp. 166-167, 203-204.

[2] Baltimore County Master Plan, 1975, p. 17.

[3] Baltimore County Office of Planning and Zoning, Designation of Areas of Critical State Concern Within Baltimore County, Draft, 1977, p. 19.

The Bay's coastal zone was categorized as coastal waters, intertidal areas, and shoreland areas and policies were delineated for each of these areas.

State and Federal departments and agencies regulate activities in coastal waters and intertidal areas and some activities in shoreland areas. While local government is recommended to coordinate its policies with those of State and Federal departments and agencies in all those areas, local controls are of most direct concern in shoreland areas, and in the portions of the coastal plain that lie inland, because of the lesser degree of State and Federal regulation in these areas.

Objectives

In Baltimore County, the Coastal Zone is defined as consisting of the coastal plain, including the tidal rivers and the entire watersheds up to head of the tide.[1]

To realize recommended policies concerning the Coastal Zone within Baltimore County, the County should:

Continue efforts undertaken under the Baltimore Metropolitan Coastal Area Study to integrate policies of Growth Management Program, Comprehensive Planning, 208 Water Quality Planning and Coastal Zone Management Planning;

Provide recommendations through the Coastal Zone Advisory Committee to the Regional Planning Council on coastal policy and related intergovernmental issues;

Identify specific areas where sewage treatment facilities should be planned and constructed, investigate the feasibility of reducing sewage flows, examine alternatives to central sewerage systems when studying areas containing failing septic systems, improve inspection and control of sewerage facility construction and operation and provide for stricter control of runoff and better management of sediment control programs;

Assure adequacy of access to water, and resolve conflicts between recreation and commercial boating concerns;

Reserve port-related industrial sites for port-related industry;

Consider adoption of comprehensive zoning regulations for marinas;

Place acquisition priority on open space with maximum shoreline frontage;

Consider retention of coastal agricultural land;

Establish buffer zones around wetlands and between water courses and coastal mineral extraction sites; and

[1] Maryland Department of Natural Resources, Energy and Coastal Zone Administration, Maryland Coastal Zone Management Program, December, 1977, p. 268.

Evaluate all proposed major projects and zoning changes in terms of their relationship to Coastal Zone Management goals.[1]

STREAM VALLEYS

Policies

"Stream valleys, consisting of floodplains and adjacent steep slopes of more than 20%," says the Master Plan, "serve as easements to accommodate the overflow from the streams and provide for excess water, reducing downstream and upstream flooding. The floodplain portions of stream valleys are deposition areas for a significant amount of the sediment load in flood water, preventing the sedimentation of downstream surface ponds or other bodies of water. Stream valley parks also serve as important wildlife habitats, allow for continuous walks and paths along the streams, and may link homes with schools, shopping and other destinations. For these reasons, the natural functions of stream valleys should not be impaired in any way by either public or private projects. Baltimore County should make strong recommendations along these lines to the State in regard to all applications which require a State permit to fill or otherwise change the area contained within the 100-year floodplain. The County itself should establish a stream valley or flood protection zoning classification to protect the integrity of these areas and should continue to implement stream-valley parks in suitable areas."[2]

Two concerns are presented here, one relating to hazards associated with floodplains and the other concerning stream valleys as an open space resource. Protection for the 100-year floodplain has not yet been fully incorporated in zoning and subdivision controls. The stream valley park acquisition program continues.

Objectives

To realize stream valley preservation, the County should continue its stream valley park acquisition program and enact stronger controls for floodplains, and steep slopes through zoning, subdivision and development impact statement requirements.

Future increased flooding hazard and associated environmental impacts can be mitigated through strengthening of existing floodplain regulations and adoption of stormwater management policies emphasizing on-site recharge of overland flow. County policies, rules and regulations should be considered which:

- Prohibit structures and impervious surfaces from 100-year floodplains;

- Regulate development to ensure that the aggregate of uses will not cause storm damage and flooding patterns to exceed the capacity of natural floodways or to subject other areas to increased potential for damages by flooding or to pollute natural streams;

[1] Ibid, pp. 263-275.

[2] Baltimore County Comprehensive Plan, 1975, p. 17.

Prohibit alteration of natural stream channel geometry;

Require that total volume and peak discharge rate of stormwater runoff during and after construction be limited to that characteristic of the site in its pre-development condition (based upon a 10-year 24-hour storm of 5 inches of precipitation);

Encourage the use of non-structural stormwater controls for infiltration of stormwater; and

Encourage stabilization of streambanks where severe channel erosion has been documented.[1]

Within the general category, stream valleys, the County Office of Planning and Zoning identified two specific types of critical area: natural and recreational trout streams and significant river gorges.[2] Both of these types of stream valleys should be preserved by the means outlined above. Objectives identified in relation to wetlands and water sources are also applicable to these areas. In addition, public ownership, by the State of Maryland Department of Natural Resources is recommended by the County Office of Planning and Zoning for critical river gorges.[3]

AIR QUALITY

Policies

The Master Plan notes that "the quality of the air is one of the most important natural resources and the one most vulnerable to pollution. In order to protect this vital resource, the County should control emissions from both stationary and mobile uses. One way to accomplish this is by reducing the total miles traveled by automobiles through improving the mass transit systems; revising parking requirements to manage the supply of parking; introducing new incentives to use carpools and mass transit; and providing a system of bikeways and paths to permit bicycle and pedestrian circulation. The County should also make use of zoning regulations and land use policies to control the development of indirect sources of pollution which encourage vehicle activity, such as highways, parking facilities and office buildings. Emissions from stationary sources should continue to be regulated in order to prevent deterioration of the air quality."[4]

Since completion of the 1975 Master Plan, new clean air legislation has been enacted. In the course of carrying out the Growth Management studies, it was

[1] Wallace, McHarg, Roberts and Todd, Baltimore County Growth Management Technical Memorandum No. 7, Natural Environments Analysis, October 1977, p. 158.

[2] Baltimore County Office of Planning and Zoning, Designation of Areas of Critical State Concern Within Baltimore County, Draft, 1977, pp. 8, 39.

[3] Ibid., p. 41.

[4] Baltimore County Comprehensive Plan, 1975 p. 18.

determined that the requirements on the Clean Air Act Amendments of 1977 and the resultant State Implementation Plan (SIP) for the Baltimore Intrastate Air Quality Control Region, may be one of the leading factors to shape County growth in the near future.

The Act sets forth requirements for attaining the National Ambient Air Quality Standards by 1982 in most cases, and by 1987 at the latest under certain circumstances. Also, the Act requires that existing clean air areas not be allowed to deteriorate. The State has the primary responsibility for preparing a plan and implementing it. The effects of the requirements for controlling new development and the amount of vehicular pollution in the "nonattainment" areas, could be profound. There is also a potential growth control tool to be implemented through the requirement for prevention of significant deterioration (PSD).[1]

Objectives

In order to realize air quality improvement, the County should:

Participate actively in the preparation of a State Implementation Plan for the Baltimore Intrastate Air Quality Control Region;

Anticipate a policy for development which is consistent with the offset policy for non-attainment areas;

Adopt additional local ordinances such as fugitive dust controls;

Exercise care that new development does not create hot spots of carbon monoxide concentrations; and

Continue efforts to reduce pollution.[2]

The Land Use Chapter of the Growth Management Physical Development Plan identifies areas of the County where Primary and Secondary NAAQS standards are not met at present and where additional development may be severely limited.

MINERAL RESOURCES

Policies

As stated in the Master Plan, "Baltimore County contains a number of economically valuable mineral resources, such as sand and gravel deposits and the serpentine and Cockeysville marble formations, which provide the aggregates basic to the construction industry. While such geologic formations are extensive in nature, only specific locations are suitable for actual extraction, from a practical standpoint. These locations in particular must be preserved, especially since the cost of transporting such materials from outside the County or region is extremely high. They should be protected from urban encroachment

[1] Voorhees, A.M., Baltimore County Growth Management Program, Technical Memorandum 24b, Air Quality, Noise and Energy, June, 1978, p.1.

[2] Baltimore County Growth Management Program Technical Report 3, Policy Options to Trend Growth, March, 1978, pp. 117-118.

through the planning process, and the land use element of the Comprehensive Plan should reflect areas of commercially important mineral resources."[1]

During the Growth Management Program, it was determined that markedly different conditions are applicable to mineral resources of the Piedmont Plateau and to mineral resources of the Coastal Plain. Little remains today of the mining industry in the Piedmont Plateau and few new mines are expected due to the cost of setting up new operations. In addition, serpentine quarries may face problems in the future due to asbestos in fugitive dust escaping from extraction operations. In the Coastal Plain, by contrast, extensive extraction of clay, sand and gravel continue. It was determined, however, that it is very difficult to locate potential resources without specific field investigations, except in areas contiguous to existing or past operations.[2]

Objectives

To realize a mineral resource development policy for the resources of the Coastal Plain, the County should assure that zoning permitting quarrying is mapped to correspond to potential mineral resource areas being mapped by the Maryland Geological Survey.

SCENIC AND RECREATIONAL RESOURCES

Policies

As stated in the Master Plan, "Baltimore County should create a system of activity areas close to where people live, where the natural features offer opportunities to relate to natural life processes and accommodate a wide variety of recreation activities, including a system of trails and bikeways which could serve as an important adjunct of the overall County transportation system. The County also should provide a neighborhood facilities for education and recreation and local open space network in residential areas. Baltimore County should acquire public access points and activity areas on the Chesapeake Bay and impoundment areas along stream valleys for multiple use, including water supply and water oriented recreational activities."[3]

Objectives

The primary objective of the County recreational policy is to create a system of active recreational areas close to where people live, forming a significant part of the urban environment in urbanizing areas. Such networks will contribute to the control of urban sprawl, provide green buffers and belts to separate adverse mixes of land use, and enhance the effective use of the individual spaces through the systematic linking of them by pathways.

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[1] Baltimore County Comprehensive Plan, 1975, p. 18.

[2] WMRT, Baltimore County Growth Management Program, Technical Memorandum No. 7, Natural Environments Analysis, October, 1977, p. 69.

[3] Baltimore County Comprehensive Plan, 1975, p. 18.

The policies and objectives concerning scenic and recreational resources remain essentially constant, while mapping of resources carried out during the program indicate requirements of existing and planned development for additional recreation facilities and natural resources of particular scenic value.

Policies concerning Parks and Recreation as community services are discussed in detail in the Growth Management Open Space and Recreation Plan.

WILDLIFE

Policies

Although the 1975 Comprehensive Plan did not set out specific policies concerning wildlife, the Draft Designation of Areas of Critical State Concern Within Baltimore County prepared by the County Office of Planning and Zoning in 1977 identified the Bog Turtle as an endangered species. This study recommended that the Soil Conservation District indicate when land use activities will disrupt an identified habitat and that attempts be made to have the developer alter his plans or have the colony moved before habitat destruction.[1]

During the Growth Management Program inventory phase, the Natural Environments Analysis identified further concerns associated with wildlife habitats in Baltimore County.

Recognition and preservation of important wildlife habitats were identified as being of critical importance to preserving the diversity and abundance of existing and natural wildlife populations in developing areas. Resource space providing suitable food supplies and breeding sites must be protected to ensure continued presence of wildlife and the many frequently unquantified amenities associated with it. In Baltimore County where there is a vast diversity of bird, mammal, finfish, and shellfish population so close to a heavily developed metropolitan area, recognition of prime wildlife areas was found to be of critical concern. Estuarine areas of the Upper Chesapeake Bay and adjacent inland areas of the Upper Chesapeake Bay are located within the Atlantic Flyway, offering food and shelter to thousands of migratory birds. Undeveloped areas adjacent to many streams of the Piedmont provide resources to diverse mammal, amphibian, and bird populations. Trout streams in the County are recognized as the best natural trout waters in the State. Anadromous fish documentations have been made in all the County's estuarine systems and in many of the inland fresh water streams. It was found that only a few natural oyster and clam bottoms remain in County waters of the Chesapeake Bay.[2]

Objectives

The Natural Environments Anaylsis of the Growth Management Program recommends that to achieve wildlife preservation, the County:

[1] Baltimore County Office of Planning and Zoning, Designation of Areas of Critical State Concern Within Baltimore County, 1977, p. 28.

[2] Wallace, McHarg, Roberts and Todd, Baltimore County Growth Management Program Technical Memorandum No. 7, Natural Environments Anaylsis, October, 1977, p 234.

Recognize areas of prime wildlife habitat throughout the County;

Protect the quality of existing streams and estuaries;

Prevent the dredging, filling, or polluting of tidal and non-tidal wetlands;

Limit clearing of vegetation by encouraging actions which:

- retain as much existing vegetation as possible
- prevent fragmentation of preserved vegetation
- maintain wildlife corridors between major wooded areas.[1]

FOREST COVER

Policies

While forest cover was not addressed specifically in the 1975 Comprehensive Plan, it was identified during the course of the Growth Management Natural Environment Anaylsis as requiring special County protection. Specifically, it was recommended that the amount, location and use of existing forest resources should be considered in making planning decisions and should be an integral part of the development review process.[2]

One wooded area, Lee Woods was designated by the County Office of Planning and Zoning as a natural environment area of special public concern in the Draft Designation of Areas of Critical State Concern Within Baltimore County.[3]

Objectives

In order to recognize and preserve the values and amenities associated with forested lands in the County, the Growth Management background studies recommend:

Serious consideration of a detailed study of the means by which the County's forests could be improved and managed economically to produce a variety of forest products and assure a long-term future for forest land. Such a study should include an investigation of the feasibility of establishing a cooperative forest management program involving the participation of many owners of forest land and which would possibly be administered by a corporation established especially for that purpose;

[1] Ibid, p. 240.

[2] Wallace, McHarg, Roberts and Todd, Baltimore County Growth Management Program Technical Report No. 7, Natural Environments Analysis, October, 1977, p. 228.

[3] Baltimore County Office of Planning and Zoning, Draft Designation of Areas of Critical Concern Within Baltimore County, August 1977, p. 55.

Designation of an open space and conservation areas network, both forested and unforested, using soil capability, slope, surface water, and existing vegetation data as criteria;

Requirement of an on-site conservation and management plan for all development proposals which include open space and conservation areas;

Retention of forest cover in its present form where occurring adjacent to watercourses on slopes in excess of 8%; and

Preservation of unique plant communities.[1]

NOISE

Policies and Objectives

While Noise was not specifically addressed as a concern in the 1975 Comprehensive Plan, federal and state legislation have brought the issue increasingly to the attention of local governments.

The U.S. Environmental Protection Agency (EPA) has taken an active interest in reducing community noise levels and in assisting local governments to establish noise abatement procedures.

The State Bureau of Air Quality and Noise Control (BAQNC) has received funding from EPA and is assisting various jurisdictions in developing noise control programs. It is planned that a staff position be assigned for 40 percent of the time to assist Baltimore County in a noise program.

While initially the objective will be aimed at enforcement, the higher goal is to develop and implement a positive noise abatement program. This could result in definitive noise impact districts through the zoning process. Reviews of noise impacts could then be conducted in the Adequate Facilities review process, if that is adopted.

In any case, plans for mitigating measures for localizing noise impacts should be required in the review of any major development proposed.[2]

---

1 Wallace, McHarg, Roberts and Todd, Growth Management Program Technical Memorandum No. 7, Natural Environments Analysis, p. 233.

2 A.M. Voorhees and Associates, Inc. Baltimore County Growth Management Program Technical Memorandum No. 24B, Air Quality Noise, and Energy Assessment, p. 17.

CONSERVATION AND PROTECTION OF URBAN RESOURCES

PATTERN OF URBAN GROWTH

Policies

"Policies should be designed to make it easy for people to get together socially."

"Development policies also should help give identity to separate residential areas by establishing limits to neighborhoods, communities and towns, in the form...of open space or arterial highways."[1]

The land use controls presently in effect in the County, and particularly existing zoning controls, do not adequately serve to implement the policies set out above. The relatively small lots permitted in the existing conservation zoning districts do not serve as an effective control upon scatteration and leapfrogging of residential development, which disperse households away from centers and obliterate community boundaries.

Objectives

To realize the policies of defining and maintaining centers and edges to communities in the pattern of growth, the County should:

> Adopt more stringent agricultural and other natural resource preservation zoning; and
>
> Establish incentives for development in New Development Areas and near Town and Community Centers where growth can be effectively accommodated.[2]

These management mechanisms are discussed in the Physical Development Plan and the Management Plan.

NEW AREAS

Policies

"The overall design approach to the development of 'new areas' is to encourage the maximum densities that the market will support. In line with this approach, the highest densities should be close to the central facilities. This will permit the largest number of people to move on foot. The neighborhood, the smallest social service unit, particularly should be oriented to the highest possible degree of pedestrian and bicycle circulation. Very high residential densities should be grouped with other service-unit levels -- community and town centers. The result of this approach to the 'new areas', with their

[1] Baltimore County Comprehensive Plan, 1975, p. 28.

[2] Zuchelli, Hunter Associates, Growth Management Technical Memorandum 24G, Management Tools Assessment of Alternative Test Plans, June, 1978, pp. 10-21.

comparatively low overall densities and pedestrian organization, will be a pattern of scattered centers, each local center nested within the area of the next higher service unit."[1]

The accompanying table summarizes the major land uses in neighborhoods, communities, and towns and the acreage associated with those uses, as proposed in the 1975 Comprehensive Plan.

This policy is difficult to implement under present County land use controls, and particularly with the lot size and densities permitted in the conservation zoning districts.

Objectives

In order to realize a development pattern structured in the manner outlined on the accompanying table, the County should:

Limit densities in rural conservation areas;

Improve the coordination of subdivision review with locational planning goals for community facilities and the collector and minor arterial road systems so that appropriate sites and rights-of-way are set aside during the development review process for Neighborhood and Community Centers as well as Town Centers;

Coordinate zoning density patterns and density bonus patterns to achieve concentration of residential development near sites identified as well-suited for Neighborhood, Community, and Town Centers;

Further limit and down-zone community zoned areas that encourage extensive dispersal of future commercial development and high density residential development outside planned centers, based upon a detailed anaylsis of the location and quantity of vacant commercially zoned land in the County;

Place a priority upon construction of a series of supporting circumferential collectors to achieve community structure objectives;

Undertake design studies to achieve the goals of:

defining a pattern for new development in areas lacking community identity; and

making new development emphasize rather than detract from the existing pattern in areas with strong village, neighborhood or community identities.[2]

[1] Baltimore County, Comprehensive Plan, 1975, p. 28.

[2] Wallace, McHarg, Roberts and Todd, Baltimore County Growth Management Technical Memorandum No. 15, Community Assessment, May, 1978, pp. 5-8, 16.

Recommendations for implementation of these policies and objectives are set out in the Physical Development Plan and the Management Plan.

AREAS WITH EXISTING DEVELOPMENT

Policies

(1) "The existing pattern of urban uses in the developed areas is haphazard and wasteful" says the 1975 Master Plan, "based as it is on the speculative judgment of private developers.... One of the major concerns regarding partly developed areas is the full utilization of land which is already served by public facilities.... By 1985, there can be a total of 47,395.2 acres of land sewered and available for development..."

(2) "The County should require commercial facilities be located, as far as possible, so as to encourage pedestrian circulation and promote the neighborhood community and town hierarchy of streets and roads. New commercial centers at more advantageous locations in relation to new highways and mass transit facilities than older centers should not be constructed if they will take over the functions and thereby destroy the economic viability of the established centers..."

(3) "In both fully and partly developed areas the provision of public facilities should conform to standards established by adequate public facilities legislation..."

(4) "New housing in developed or partially developed areas should be compatible with both type and intensity of existing residential use..."

(5) "In addition, major rebuilding, such as that presently occurring in central Towson, should be required to conform to the County's detailed area plans..."

(6) "In order to preserve the integrity of existing neighborhoods, road patterns should be routed, whenever possible, so that motorways carrying high traffic volumes will not split neighborhoods..."

7) "The accomplishment of these substantial goals requires that close contact be maintained between County agencies and local community groups. Some of the ways in which these agencies and groups have cooperated in the framing of the Comprehensive Plan should become a formal part of the County's overall political structure. By this means, the public and local organizations could continue to work together to monitor the progressive development of older areas and the provision of new community facilities."[1]

The 1975 land development policies have not yet been translated into zoning and subdivision ordinances, and are difficult to implement under present controls.

In addition, several of these policies are recommended to be modified somewhat on the basis of the findings of the Growth Management studies.

[1] Baltimore County Comprehensive Plan, 1975, pp. 34-35.

The first of these policies, suggesting utilization of land already served by public facilities, should be tempered by two considerations:

first, the requirement of many developed areas for additional open space in order to preserve their present character; this requirement suggests that it may be appropriate to decrease densities on some of these vacant lands and to acquire others for publicly-owned open space; and

second, the unsuitability of some remaining lands for many types of development; many undeveloped parcels have not been developed because of special site problems or environmental concerns; incentives for development of such sites could be counterproductive for both the sites and the surrounding neighborhoods and communities.

Based upon these considerations, a detailed evaluation should be undertaken of all major vacant sites to determine their suitability for development, and the types of incentives that would be required in order to induce development there.

The second policy requiring some modification as a result of Growth Management studies, concerns limitation of additional major commercial development where such development could erode the economic viability of existing centers. While it is considered important to limit commercial zoning to areas best suited in terms of accessibility, and relationship to surrounding uses and to place some limitation upon the quantity of land within the County zoned for commercial use, it should be emphasized that inordinate restriction of competition will not serve the best interests of County consumers, as lack of competitive pressure discourages improvements to store appearance and merchandise quality.

Based upon a complete inventory of commercially zoned vacant land throughout the County, a detailed study should be undertaken of how much of this commercially zoned vacant land should remain commercially zoned and at what locations. The land use chapter of the Growth Management Physical Development Plan discusses specific areas of the County in which it has become apparent during the Growth Management studies that a down-zoning of presently commercially zoned areas should be considered.

The third policy requiring some modification as a result of the Growth Management analysis refers to adequate public facilities standards and controls. While it is appropriate for the County to adopt adequate facilities controls at this time, it is equally important that better information be obtained concerning adequacy of many existing facilities in the County. A major example of facilities for which insufficient information is available at present is the collector and local road system. While a road rating study is underway at present in the County this study will only consider approximately 40 of the County's numerous collector and local roads.

Objectives

To realize policies for existing development (including rural as well as urban development), the County should:

Undertake a detailed study of the suitability of remaining vacant parcels of five acres or more that are already served by public facilities for development, and of incentives required to achieve development of those parcels suited to development;

Complete the evaluation of commercially zoned vacant land throughout the County which has been started during the Growth Management Program to determine which of these lands should be considered for down-zoning;

Adopt land use controls designed to assure the adequacy of community services to serve new development; such controls would include in addition to specific adequate public facilities requirements, requirement for preparation of development impact statements, addressing the effect of the development upon the environment and upon community services in the immediate area of the development and the surrounding community;

Continue detailed inventories of the sufficiency of the County's existing community services, transportation system and utilities to permit refinement of capital improvement programming by local area of the County of adequate public facilities requirements, and of requirements for preparation of development impact statements;

Continue preparation of detailed area plans for specific areas of the County; and

Simplify and improve the administration and management of the development review process as outlined in the Management Plan.

Recommendations for the implementation of these policies and objectives are set out in the Physical Development Plan and the Management Plan.

HAZARDOUS SUBSTANCES AND WASTES

The subject of hazardous substances and waste has been recognized nationally as a critical environmental concern. The spread of such substances and waste has jeopardized the health of citizens and the resources of this area and nation. Therefore, the circulation, deposit, discharge, and/or disposal of hazardous substances and waste in Baltimore County on the land, in the air, and in the waters of Baltimore County is prohibited, and any incident thereof shall be considered a violation of this plan. If, as a result of any superior law, it is found not possible to prohibit the circulation, deposit, discharge, and/or disposal of hazardous substances and waste in the County, then such activity shall be minimized to the extent possible under law. The purpose herein is to preserve the natural resources and health, safety and welfare of the citizens of Baltimore County and to mandate protection of the environment and the elimination, prevention and limitation of danger to them arising from hazardous substances and waste.

BALTIMORE COUNTY, MARYLAND

COUNTY EXECUTIVE: Donald P. Hutchinson

COUNTY ADMINISTRATIVE OFFICER: B. Melvin Cole

BALTIMORE COUNTY PLANNING BOARD:

William Kirwin, Chairman
Penelope Johnson, Vice Chairman
Dale Balfour
Jeanne Beck
Benjamin Bronstein
John Disney
Kenneth Dryden
Rev. Frederick Hanna
Lewis M. Hess
Linda Martinak
Leo Mason
Dr. Stephen K. Padussis
Dr. Theodore Patterson
Cynthia Wagner

DIRECTOR OF PLANNING AND ZONING: John D. Seyffert

JAMES KEELTY & CO., INC.
BUILDERS AND DEVELOPERS
61 EAST PADONIA ROAD
P.O. BOX 528
TIMONIUM, MARYLAND
21093-0528

JAMES KEELTY
1870-1944

TELEPHONE 252-8600

BUILDING SET-BACKS FOR MID-RISE UNITS IN MAYS CHAPEL NORTH

ASSUMPTION: FLAT SITE TOPOGRAPHY

BUILDABLE AREA NO.	PROPOSED BUILDING HEIGHT	MINIMUM PROPOSED SET-BACK	ANGLE OF HEIGHT LIMITATION	PROPOSED ANGLE OF HEIGHT	ACTUAL SET-BACK REQUIRED TO COMPLY
5	50'	300'	10°	9.46°	284'
6	65'	600'	10°	6.18°	369'
7	85'	600'	10°	8.06°	482'
11	65'	230'	15°	15.78°	243'

EXISTING SITE INFORMATION

MAYS CHAPEL NORTH:

LOWEST BUILDABLE AREA ELEVATION : 540'

BG&E TOWER HEIGHT AT SUSPENSION : 50' - 70'

SUSPENSION HEIGHT OF POWER WIRES : 33' - 35'

MAYS CHAPEL SOUTH:

WATER TOWER HEIGHT : 167'

PETITIONER'S EXHIBIT 7

EDMUND F. HAILE

Education: BE, 1955 The Johns Hopkins University
Postgraduate Studies, University of Maryland and Towson State College

Registration: P.E. - Pennsylvania 1960
Maryland

L.S. - Maryland 1974
Delaware
Virginia
Pennsylvania

Professional Associations: American Society of Civil Engineers
Tau Beta Pi - National Honorary Engineering Fraternity

Experience:

1981 - Present — Senior Vice President, Daft-McCune-Walker, Inc.
In charge of operations. Responsible for governmental relations. Project manager on major efforts with educational institutions, commercial and industrial clients.

1968 - 1981 — President, Kidde Consultants, Inc.
Baltimore, Maryland

Chief executive officer of 500-man consulting, engineering and architectural firm with main offices in Baltimore, Minneapolis, New Orleans and overseas operations in Cairo, Egypt and Tehran, Iran.

Executive Vice-President - Responsible for overall operation of an engineering consulting firm division employing over 300 persons in the eastern United States and overseas.

Vice-President - Responsible for operational direction of firm. Duties included general policy derivation, coordination of sales, development of management systems, and management of day-to-day operations. Specialization in contract derivation and overall project management and coordination.

PETITIONER'S
EXHIBIT 8

1960 - 1968	Chief, Division of Utility Construction, Baltimore County, Maryland, Department of Public Works - Responsible for the supervision of contract water, sewer, storm drain, and public building construction in Baltimore County. This involved technical and financial liaison with contracting organizations doing the work in addition to the supervision of a staff of approximately fifty clerical and quality control inspection employees.
	Chief, Street, Road, and Bridge Design Group - Responsible for the preparation of engineering drawings and Special Provisions for Capital Improvement highway projects. Also acted as engineering representative in overall planning and location of new routes consonant with existing or proposed land use configurations.
1957 - 1960	Assistant Supervisor of Track, The Pennsylvania Railroad Company, Philadelphia, Pennsylvania - Responsible for the construction and maintenance of main line and yard track facilities at various locations on the Pennsylvania System. In direct charge of all subdivision maintenance-of-way forces numbering from one to two hundred employees. Assigned to Baltimore, Maryland, Washington, D.C.; Enola, Pennsylvania; and Perryville, Maryland.
1955 - 1957	Corps of Engineers, U.S. Army, Ft. Belvoir, Virginia - First lieutenant in charge of railroad course development and teaching at the Engineer School.

Other
Activities:

Baltimore County Chamber of Commerce - President 1978 - 1979
Maryland Society of Surveyors Director 1977 - 1981
Goucher College - Trustee 1978 - Present
Franklin Square Hospital Trustee 1978 - Present Chairman 1986 - 1988
Baltimore County Industrial Development Commission 1979 - 1987
Metropolitan Manpower Consortium Private Industry Council - Chairman 1979 - 1981
Old St. Paul's Episcopal Church Vestry - 1980 - Present
Maryland Chamber of Commerce - Vice President and Director - 1980 - 1981
Baltimore Symphony Orchestra - Director - 1980 - 1982
Johns Hopkins University - Engineering School Advisory Committee - 1980 - 1984

John W. "Wes" Guckert

Wes Guckert is a recognized expert in the areas of traffic engineering, impact analyses, traffic signal design, circulation and access studies and transportation planning. He has designed dozens of traffic signal projects including major signal systems throughout the State of Maryland. Mr. Guckert has played a major role in transportation planning studies for urban and suburban areas throughout the Baltimore-Washington Metropolitan corridor.

Mr. Guckert served as the Project Manager for several public agency projects including the Maryland 210 Bus Stop Study, the Capital Centre (Largo) Access Study and the University of Maryland (College Park) Access Study. He has served as the principal traffic engineer responsible for the conduct of over 30 Traffic Safety Studies for numerous municipalities throughout Maryland. He has directed the design and implementation of traffic access systems for several regional mixed use projects including the PortAmerica Complex, the 1,000,000 sq. ft. Towsontown Centre - Dulaney Centre Project, the Bowie New Town Centre, and the Presidential Corporate Centre. This is just a sample of the projects Mr. Guckert has undertaken while practicing as a consultant since 1977. Prior to providing private consultations, Mr. Guckert served for five years with the Maryland State Highway Administration Traffic Division.

Mr. Guckert is qualified and has been accepted as an expert in the field of traffic engineering and transportation planning before numerous County and Municipal Planning and Zoning Boards in Maryland, Virginia and Pennsylvania as well as the Baltimore County Circuit Court.

1977-present

Consultant

1972-1977

Maryland State Highway Administration - Traffic Division
Assistant Regional Traffic Engineer

Educational Background

Civil Engineering Preparation: Johns Hopkins University, Towson State University, and Essex Community College
Traffic Engineering Courses: Northwestern University Traffic Institute, University of Tennessee Transportation Center, University of Maryland

Affiliations

Institute of Transportation Engineers
Urban Land Institute (U.L.I.)
American Planning Association (A.P.A.)

I.T.E. Professional Committees

Traffic Considerations for Special Events
Parking Facilities for Industrial Plants
Internal Transportation Systems for Major Activity Centers

Places Where Mr. Guckert Has Qualified as an Expert Witness

Maryland

Planning Board, Allegheny County
Zoning Hearing Examiner and Board of Appeals, Anne Arundel County
Planning Commission and City Council, City of Annapolis
City Council, Baltimore
Board of Appeals, Circuit Court, Planning Board, Zoning Hearing Examiner, Baltimore County
Planning Board, Town Commissioners Town of Bel Air
Planning Board and Board of Appeals, Carroll County
Planning Board and Board of Appeals, Charles County
Planning Commission, City of Frederick
Planning Board, Frederick County
Zoning Hearing Examiner, Harford County
Planning Board and Zoning Board, Howard County
Zoning Hearing Examiner, Montgomery County
Board of Appeals, Montgomery County
Park and Planning Commission, Montgomery County
Planning Board, Zoning Hearing Examiner, Prince Georges County
Park and Planning Commission, Prince Georges County
Planning Board, St. Mary's County

New Jersey

Holmdel Township Planning Board

Virginia

Arlington County Board of Supervisors
Loudoun County Planning Board
Prince William County Planning Board and Board of Supervisors

Pennsylvania

West Whiteland Township Planning Board, Town Council

PETITIONER'S EXHIBIT 9

THE TRAFFIC GROUP, INC.
Suite 220
Greenspring Station
2360 W. Joppa Road
Lutherville, Maryland 21093
(301) 583-8405

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. P. David Fields, Director
Office of Planning & Zoning Date April 7, 1988

FROM C. Richard Moore, Bureau Chief, Bureau of Traffic Engineering

SUBJECT PUD - Mays Chapel Road

In a March 2, 1988 memo to you, which is attached, I indicated that the overall traffic impact upon the road system is essentially the same for the PUD plan as for the CRG plan. In addition, the road improvements that will be needed for this area will be the same regardless of which plan is ultimately selected for the development of this site.

There are a number of reasons why the overall traffic impact is essentially the same for both plans even though the PUD plan represents a more intense development. Most of these reasons however relate to the basic concept of a PUD as being a more or less self-contained development where the various types of development are all inter-related, so that the residents will have many services immediately available to them in their own neighborhood without having to travel outside their neighborhood.

Some of the specific reasons why the traffic impact is basically similar for both plans are as follows:

1) The higher density residential development in a PUD generates fewer trips per unit. For example, in the PUD plan there are fewer townhouse units and more mid-rise units than with the CRG plan, and townhouse units have a 36% higher traffic impact in the peak hour than the proposed mid-rise units.

2) A relatively large portion of the PUD plan is comprised of elderly units which have a very low trip generation rate compared to the townhouses they serve to replace. A townhouse would generate 130% more traffic than an elderly unit in the evening peak and 330% more traffic than an elderly unit in the morning peak.

In addition, the traffic that is generated by elderly units tends to be in a different direction from the traffic generated by other residential units, and there is generally excess capacity available for this traffic traveling in these different directions than the peak direction flow. The peaking characteristics for elderly units are also different from other residential units and because they occur at different times, elderly units generate peak demands when excess capacity is available. For example, the outbound traffic in the morning, which causes the capacity constraints, is 9 times higher for a townhouse than an elderly unit.

PETITIONER'S EXHIBIT 10

CPS-008

3) Many of the trips generated by residential development are retail, office, recreational and school destinations. These uses would be provided within the PUD community, and thus many of the projected PUD trips would only be internal and not impact the external road network. The traffic study actually made a worst case assumption and assumed that all PUD trips would be on the external roads, but this is not the case at all, and therefore if anything, the traffic impact for the PUD would be overstated.

4) The retail area proposed is relatively small and intended for local residents from the neighborhood. Any traffic from outside the PUD utilizing the retail area would likely be from other developments in the immediate area such as Mays Chapel south and Chapelgate, which would further reduce the PUD traffic impact outside the immediate area. Without the PUD, these local convenience shopping trips would only add to the congestion on Padonia Road between I-83 and York Road. Again, the traffic study made a worst case assumption that all these local shopping trips would be outside the immediate PUD area.

5) The office development that is proposed as part of the PUD is also intended to serve the PUD in order to create a self-contained community as much as possible. Without the PUD office space, all work trips would have to be outside the PUD and added to the surrounding road system. Of course, there would be some office trips from outside the PUD but, again, some of these trips would be from sub-divisions in the immediate area, which would divert trips away from more congested parts of the road system. In addition to this, any office trips from outside the immediate area would have a different peak period of traffic than the rest of the traffic in the PUD. Selecting uses with different peaks is a recommended way to mitigate traffic impact for many large projects.

In addition to the different peaks, any office trips from outside the immediate area would have the opposite peak flow direction than the residential traffic. This also serves to minimize traffic impact because any capacity constraint is generally one direction only.

If you have any further questions, please do not hesitate to contact me.

C. Richard Moore, Bureau Chief
Bureau of Traffic Engineering

CRM:GMJ:bza

cc - Mr. James Markle, Bureau of Public Services
Mr. Bob Bowling

frederick p. klaus & co.
realtors - appraisers - consultants

31 allegheny avenue
towson, maryland 21204
(301) 825-4377

QUALIFICATIONS OF APPRAISER - FREDERICK P. KLAUS

Member:

Greater Baltimore Real Estate Board since 1954
National Association of Real Estate Boards
Charter Member of Baltimore County Real Estate Board
Maryland Association of Realtors
Brokers Round Table
Baltimore County Appraisers Society
American Chapter, International Realtors
*Board of Directors, Euromart Investments Ltd.
(International real estate consulting firm)
*Institute of Valuers (SCV) Senior Certified Valuer
International Organization of Real Estate Appraisers

Educational Background:

International Law, Economics
University of Neuchatel, Switzerland
University of Innsbruck, Austria
University of Vienna, Austria
Appraisal Course, McCoy College
Johns Hopkins University, Baltimore
Attended, many regional conferences and seminars in field of appraising
Guest lecturer on matters of real estate, consulting and appraisals

Recognized Expert:

Zoning Commissioner of Baltimore County
Board of Appeals of Baltimore County
Tax Courts of Baltimore County
Zoning Commissioner of Harford County
Zoning Commissioner of Howard County
Board of Appeals of Baltimore City
County Council of Howard County
Circuit Court of Baltimore County
Circuit Court of Harford County
Circuit Court of Howard County
Circuit Court of Anne Arundel County

COMMISSIONER'S EXHIBIT 11

Recognized Expert (cont'd):

Supreme Bench of Baltimore City
Federal Courts of Maryland
Liquor Board of Baltimore County
Federal Tax Court

Have made appraisals for:

Governmental Agencies:

Baltimore County School Board
Baltimore County Office of Law
Baltimore County Department of Recreation and Parks
State Roads Commission (New Department of Transportation)
Prior Entry Appraisals, Baltimore County Circuit Court
Federal Government

Attorneys:

John Armiger
Harrison & Harrison
Weinberg & Green
Cook, Howard, Downes & Tracy
Nolan, Plumhoff & Williams
Askew, Wilson & DiCicco
Bregel & Bregel
Brooks & Turnbull
Cable, McDaniel, Bowie & Bond
Fleishman, Needle, Ehudin & Schwarz
Melvin Steinberg
Thomas E. Hennessey
Israelson & Jackson
Melnicove, Kaufman & Weiner
Miles & Stockbridge
O'Connor, Preston & Glen
Piper & Marbury
John O. Seiland
Sybert, Sybert & Nippard
Venable, Baetjer & Howard
Walsh, Fisher & Gilmore
Whiteford, Taylor, Preston, Trimble & Johnson
Wright & Parks
John Farley
August Hennegan
John Warfield Armiger
Samuel F. Kenney
James A. Gede
Robert Dougherty
John Mudd

Have made appraisals for (cont'd):

Attorneys

Michael Crocker
Franklin Tyng
Mitchel Austin
William Baldwin
Fred Waldrop
Warren Mix
John Grason Turnbull
A. Gordon Boone II
Bruce Alderman
and others

Gas Companies:

Atlantic Richfield
Texaco
Sunoco
Savon
Amoco
Exxon
Shell
B.P.

Developers:

The James Keelty Company
The Meyerberg Enterprises
The Robert Meyerhoff Company
The Joseph Meyerhoff Company
The James Dornmant Company
The Ralph DiChiarro Enterprises
The McCormick Tea Company
The Maryland Properties
The Victor Posner Enterprises
The Nathan Posner Company
The Kilmarnack Industrial Park
The Industrial Estates, Inc.
The American Yeast Company
The Robert Morrow Associates
The Excavation Contractors, Inc.
The Colonial Pipelines, Inc.
The Leonard Stulman Enterprises
The Kishter Enterprises
The Knott Company
The Rouse Company
The William F. Chew Company
and others

Have testified in numerous condemnation proceedings for governmental and private individuals. Have acted as a consultant to many developers in land development, zoning procedures, shopping centers, Industrial Parks sub-divisions.

Ownership and Developments:

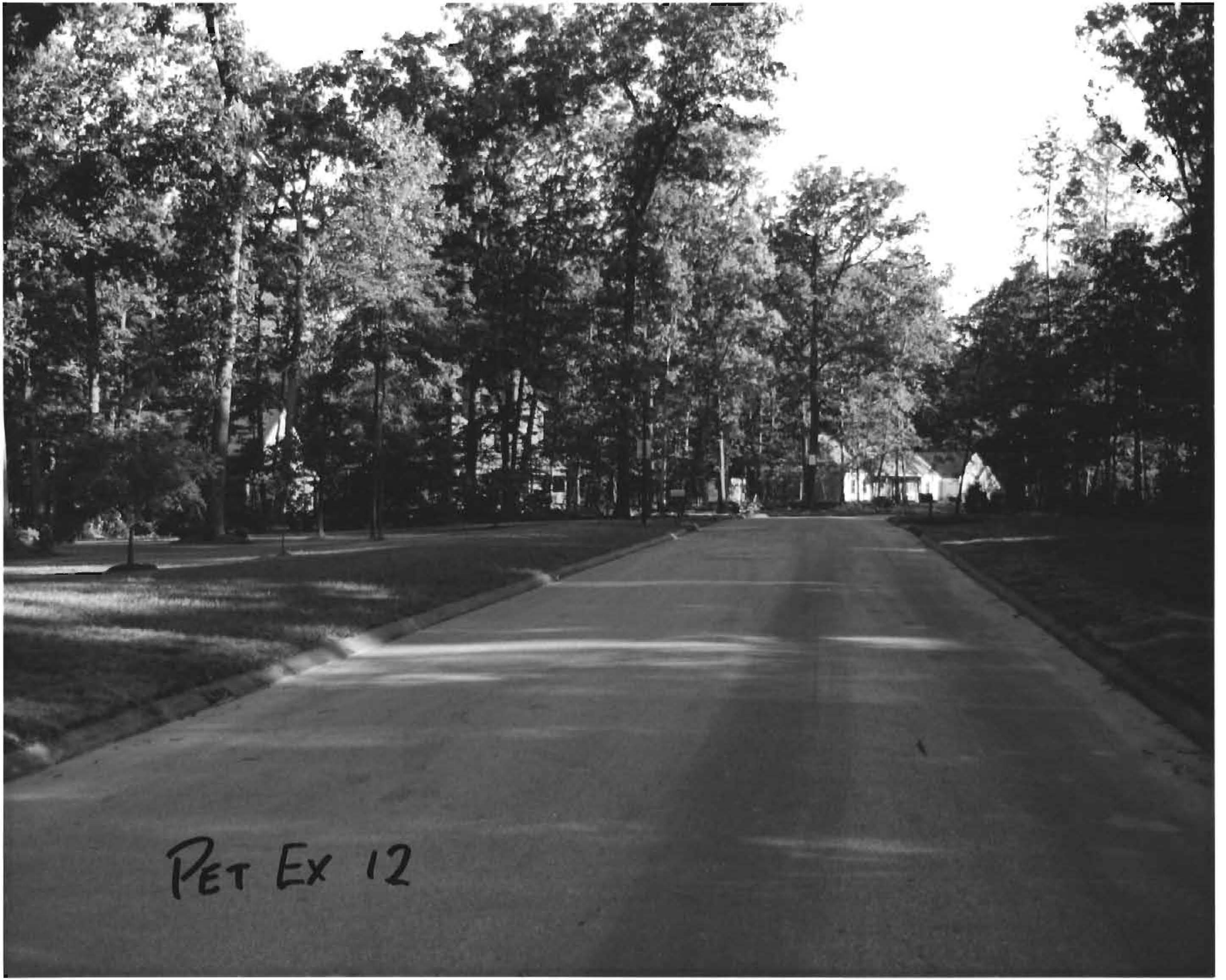
Owings Mills Partnership
Kilmarnack Industrial Park
Riderwood Industrial Park
Industrial Estates, Inc.
Dulaney Valley Memorial Gardens
Industrial Properties, Inc.
Many Apartment projects

Have appraised for many private individuals for estates, financing, etc.

*Euromart Investment Ltd. - International firm of real estate consultants with offices in Europe, sub-offices, South America, South Africa, offices in New York. Consultants in land usage, financing, traffic and development. World wide clients and portfolio.

Respectfully submitted,

FREDERICK P. KLAUS


PET EX 12

AUG 2 1988

PETITIONER'S
EXHIBIT 12


Pet Ex 13

PETITIONER'S
EXHIBIT 13


Pet Ex 14

AUG 2 1988

PETITIONER'S
EXHIBIT 14


PET EX 15

PETITIONER'S
EXHIBIT 15

AUG 2 7 1988

(7)

PROTESTANT'S EXHIBIT

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AND

19910144 "A"

supplemental

7 OF 27

August 31, 1988

STATEMENT OF NANCY E. MERRITT

IN OPPOSITION TO THE

PETITION FOR SPECIAL EXCEPTION - MAYS CHAPEL NORTH

My name is Nancy Merritt. I live on Cleghorn Road west of the proposed Mays Chapel North Planned Unit Development. I am opposed to the Petition for Special Exception filed by Mays Chapel Village Partnership particularly with respect to the requested increased density, the commercial and office development, the life-care and day-care facilities, and the construction of six-and eight-story buildings.

If the development is approved with the increased density over the present zoning, serious traffic problems on the roads in the area must be a major concern. A wide road through the development has been planned which, to the west, would lead into the two-lane, rural Padonia Road. It is unrealistic for the Traffic Engineering Bureau to assume that most of the residents of and visitors to Mays Chapel North would ingress and egress east and south to I-83 and the Beltway. The Director of Traffic Engineering, Mr. Richard Moore, has stated himself that the Beltway will not be able to handle any more cars in 10 years, and traffic planners have noted that drivers will use secondary roads to get around the county. Padonia, Jenifer and Falls Roads were not designed to handle increased traffic, nor do we want to see them improved since this would only attract requests for more dense development in an area that has not been planned for such use.

PROTESTANT'S EXHIBIT 1

Under Baltimore County's Growth Management Plan, I-83 was designated as an urban-rural demarcation line. The area was planned and zoned so that the Interstate would act as a natural barrier, confining growth to the east side while the west would retain its rural character. It should be noted that there is presently no commercial or office development west of I-83. There are more than enough office buildings and retail stores in the Timonium/Cockeysville area; for example, the three office buildings under construction at Timonium Corporate Center on Deereco Road containing 450,000 square feet of office space, several office buildings along York Road and office buildings in the Falls Road/Joppa Road area. The additional traffic to stores and offices in the Mays Chapel North community would only contribute to the already-recognized problem of overloading Padonia, Jenifer and Falls Roads.

The proposed life-care and day-care facilities are certainly not appropriate in a residential area. These facilities would require delivery trucks and employees coming in and out of the community 24 hours a day and would have an adverse impact on the safety, welfare and quality of life of residents in the area.

In addition, the appearance of six- and eight-story buildings in a residential area is out of place. When citizens moved into this area, they understood the existing zoning for the development as approved by the County Review Group in July of 1986. The county should not now permit such a major change in zoning after citizens have made this investment in their homes in a semi-rural area.

This plan is not compatible with the surrounding communities. The Zoning Board should have serious concerns about the proposed

PUD on a site that was planned, zoned and intended for housing. The developer's proposal would place intensive development in an area that is now single-family homes. This is certainly too much development on the "wall" of the rural-like communities in the area. The plan includes development at a much higher density than any of the surrounding communities.

Throughout the county and state, government officials have rejected development because of the impact on surrounding residents. For example, the Secretary of the State Department of Natural Resources in January of this year rejected a plan to construct an outdoor amphitheater near Ocean City because "the vast majority of people around there didn't want it." I'd like to find that Baltimore County has the same consideration for its citizens.

In conclusion, I would ask that the Zoning Board deny the Petition for Special Exception filed by Mays Chapel Village Partnership for Mays Chapel North on the grounds that the health, safety and general welfare of the surrounding communites would be adversely affected and the proposal would not be in harmony with the spirit and intent of the Zoning Regulations.

Thank you for your consideration.

Nancy E. Merritt

Nancy E. Merritt
12214 Cleghorn Road
Cockeysville, MD 21030
252-3456

MAYS CHAPEL NORTH

APPROVED ZONING REGULATIONS

8 OF 27

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supplemental

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217471:DS13:4nsv_4

TENTH REVISED*
ZONING REGULATIONS APPLICABLE
TO
MAYS CHAPEL NORTH
NEIGHBORHOOD UNIT DEVELOPMENT

Eighth Election District
of
Baltimore County, Maryland

APPROVED, April 5, 1999

Arnold Jablon, Director
Department of Permits
and Development Management

* See page viii for key to revisions

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ZONING REGULATIONS APPLICABLE

TO

MAYS CHAPEL NORTH UNIT DEVELOPMENT

(Through September 1998 Additions to Regulations)

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REVISIONS AND AMENDMENTS OF ZONING REGULATIONS APPLICABLE TO MAYS CHAPEL NORTH UNIT DEVELOPMENT MADE AFTER JULY 14, 1989

1. Revisions* approved on October 3, 1989, are found on pages 8 and 10(Definition of Building Development Areas), page 36 Density Table), and page 72(Density - Section Two).

2. Revisions* approved on November 30, 1990, are found on page 26(Definition of Zoning Regulator), pages 75 and 76 (Open Space Required in Section Two), and page 77 (Other Requirements Applicable to Section Two - Subsection c).

3. Zoning Regulations applicable only to Section Three of the Unit Development, added and approved on November 30, 1990, are found on pages 78-85, inclusive.

4. Revisions* approved on March 11, 1992, are found on page 8 (Definition of Building Development Areas), page 25 (Definition of Wetland), page 36 (Density Table), pages 41, 49, 75 and 82 (Code References only, in Article II Section 5.e.iv, and Section 7.g.iii, and Articles III and IV, Section 4), and pages 72 and 79 (Zoning Book Reference, in Articles III and IV, Section 2.b).

5. Revisions* approved on August 25, 1993, are found on page 8 (Definition of Building Development Areas) and page 36 (Density Table).

6. Zoning Regulations applicable only to Section Four of the Unit Development, added and approved on August 25, 1993, are found on pages 85 - 91, inclusive.

7. Zoning Regulations applicable only to Section Five of the Unit Development, added and approved on March 11, 1992, are found on pages 92 - 97, inclusive.

8. Revisions* approved on April 12, 1995, are found on pages 8 and 9 (Definition of Building Development Areas), page 36 (Density Table), pages 87-88 and 89 (Other Bulk and Area Standards Relating to Townhouses in Section Four - Subsections c.(iii) and (vi) added), and general repagination without change in content.

9. Zoning Regulations applicable only to Section Six of the Unit Development, added and approved on April 12, 1995, are found on pages 98 - 104, inclusive.

10. Revisions* approved on August 22, 1995, are found on pages 8 and 9 (Definition of Building Development Areas), and page 36 (Density Table).

11. Zoning Regulations applicable only to Section Seven, Development Area A of the Unit Development, added and approved on August 22, 1995, are found on pages 105-112, inclusive.

12. Revisions* approved on June 4, 1997, are found on pages 31, 36 (Proposed Density Table), 37 (Approved Density Table), and 112, 124, 132, 140 (all reserved for future Sections).

13. Zoning Regulations applicable only to Section Eleven of the Unit Development, added and approved on June 4, 1997, are found on pages 148-153 inclusive.

14. Revisions* approved on April 17, 1998, are found on pages 6, 31, 33, 36, 37, 37 (Approved Density Table), 45, 46 and 105.

15. Zoning Regulations applicable only to Section Seven, Development Area B of the Unit Development, added and approved on April 17, 1998, are found on pages 113-123 inclusive.

16. Revisions* approved on September 3, 1998, are found on pages 9, 36, 37, and 37(Approved Density Table).

17. Zoning Regulations applicable only to Section/Phase Eight of the Unit Development, added and approved on September 3, 1998 are found on pages 124-131 inclusive.

18. Revisions* approved on _____, 1999, are found on pages 9, 36, 37 and 37 (Approved Density Table).

19. Zoning Regulations applicable only to Section/Phase Ten of the Unit Development, added and approved on _____, 1999, are found on pages 140-147 inclusive.

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* Revisions highlighted as follows: Brackets indicate matter deleted from, and underlining indicates matter added to, the Eighth Revised Zoning Regulations approved on April 17, 1998, except as follows: repagination and each entirely new Article added without underlining and cumulative deletions and additions discontinued. Cumulative changes to the July 14, 1989 Zoning Regulations are shown in the Eighth Revised Zoning Regulations.

ZONING REGULATIONS APPLICABLE

TO

MAYS CHAPEL NORTH NEIGHBORHOOD UNIT DEVELOPMENT

Article I.

Background

This background statement of facts is not merely introductory but is expressly made a part of the instant codification of the zoning regulations applicable to the Mays Chapel North Neighborhood Unit Development.

Mays Chapel North, described in Exhibit A hereof, entitled "Mays Chapel North Land", is a Neighborhood Unit Development (PUD) authorized by the November 4, 1988 Order entered in Case No. 88-536-Auth ASPHX (zoning case) of the Zoning Office of Baltimore County, copy of which, marked "Exhibit B", is attached hereto and made part hereof. As appears from the zoning order, the Deputy Zoning Commissioner of Baltimore County granted a special exception to develop and use the Mays Chapel North Land for a Neighborhood Unit Development, approved life care facilities in senior citizen housing and a Group Child Care Center, Class B, hereinafter called "Group Child Care Center", as accessory to permitted uses in the Unit Development, and granted variances to permit townhouses to a height of 45 feet, garden apartment buildings to a height of 50

feet, mid-rise buildings outside the village center to a height of 65 feet, and mid-rise buildings and senior citizen housing in the village center to a height of 85 feet, all in accordance with the Authorization Plan Binder, Exhibit 3 in the zoning case, as modified by Exhibit 1 in the zoning case, including revised Figures 5, 6, 8, 9, 11, 12 and 15 attached thereto, subject however, to the restrictions contained in the zoning order.

Among the restrictions included in the November 4, 1988 zoning order authorizing the Neighborhood Unit Development, with the accessory uses and variances mentioned, was the following:

> "At the time of submission of sectional detailed plans to the CRG, the Petitioner shall submit to the Deputy Zoning Commissioner and/or Zoning Commissioner for approval, as a prior condition of Zoning approval of the plan, zoning regulations applicable to the particular section for inclusion within the overall authorization plan.
>
> "The Petitioner shall ensure that the regulations applicable to each section shall not be in contradiction, but in conjunction with each section. When preparing the regulations, the developer shall anticipate the necessary use and bulk guidelines with enough foresight to govern after the initial construction. After initial approval amendments to the PUD zoning regulations should be submitted to the Deputy Zoning Commissioner and/or Zoning Commissioner for approval and, upon approval, included in the permanent case file. Upon final development of the PUD, these regulations shall be indexed to reflect regulations common to the entire PUD and those applicable to each section. The interpretation, administration, and enforcement of said regulations shall be the responsibility of the Petitioner or its assignees. The Baltimore County Zoning Regulations shall be utilized as a guide for preparation of the applicable PUD zoning regulations."

The zoning regulations set forth in this binder, entitled "Zoning Regulations Applicable to Mays Chapel North Neighborhood Unit Development", are provided by the Petitioners in the zoning

case, James Keelty & Co., Inc. and Mays Chapel Village, for the express purpose of complying with the Deputy Zoning Commissioner's restrictions made conditions precedent to the relief granted by the zoning order entered in the zoning case. The instant zoning regulations are divided into three Articles. The first Article contains background information; the second Article contains the general PUD zoning regulations applicable to the entire Mays Chapel North PUD (PUD - General Zoning Regulations); and the third Article contains the PUD zoning regulations applicable only to Section Two of the Mays Chapel North PUD (PUD-Section Two Zoning Regulations).

As additional sectional detailed plans are submitted to the County Review Group process (CRG) preparatory to development of each of the remaining sections of the PUD, in a series, additional zoning regulations applicable only to the particular section or sections then involved will be submitted to the Deputy Zoning Commissioner and/or Zoning Commissioner for approval. When approved, these additional zoning regulations will be added to this Binder, or a Supplemental Binder, as an additional Article or additional Articles containing zoning regulations applicable to some specific section or sections of the Mays Chapel North PUD. Such additions to the zoning regulations for the Mays Chapel North PUD will continue to be made until regulations have been submitted for all sections of the PUD and the regulations have been approved by the Deputy Zoning Commissioner and/or Zoning Commissioner.

In light of the foregoing, the county zoning regulations, as hereinafter defined, do not apply, per se, to the Mays Chapel North PUD. Instead, the PUD - General Zoning Regulations, and the PUD Zoning Regulations applicable to each section of Mays Chapel North, control when and as contained in, or added to this Binder, or to a Supplemental Binder, following approval by the Deputy Zoning Commissioner and/or Zoning Commissioner of Baltimore County. For example, and only for the purpose of illustration, and not limitation: (i) There is no delineation of zoning classifications or districts within Mays Chapel North; (ii) county zoning regulations, standards and controls for Density Residential Zones have no significance; (iii) There are no residential transition areas or uses within the Mays Chapel North PUD; and (iv) there is no requirement to cover or otherwise include in the development plan process, any land or use within 300 feet of the land to be developed under the plan then presented for processing.

Article II.

PUD - General Zoning Regulations

(Regulations Applicable to Entire Mays Chapel North PUD)

The use, density, bulk, open space, parking, signs and other zoning regulations expressly made applicable to the entire Mays Chapel North PUD, are as follows:

Section 1.

Definitions

Words used in the present tense include the future; words in the singular number include the plural number, and words in the plural number include the singular number; the word "shall" is mandatory. For the purposes of these zoning regulations, certain terms and words are defined below:

Any word or term not defined in this section shall have the ordinarily accepted definition as set forth in the most recent edition of Websters Third New International Dictionary of the English Language, Unabridged.

Accessory Building. One which is subordinate and customarily incidental to and on the same lot with a main building. A trailer shall not be considered an accessory building. A structure connected to a principal building by a covered passageway or with one wall in common shall not be considered an accessory building.

Accessory Use or Structure. A use or structure which (a) is customarily incident and subordinate to and serves a prin- cipal use or structure; (b) is subordinate in area, extent, or purpose to the principal use or structure; (c) is located on the same lot as the principal use or structure served; and (d) contributes to the comfort, convenience, or necessity of occupants or business,

including office use, in the principal use or structure served; except that, where specifically provided in the applicable regulations, accessory off-street parking need not be located on the same lot. An accessory building, as defined above, shall be considered an accessory structure. An ancillary use shall be considered as an accessory use.

Adult Day Care Center. A nonresidential center that serves the elderly, medically handicapped adults, or victims of Alzheimer's Disease and related disorders and is licensed by the appropriate Baltimore County and/or State of Maryland department or agency.

Alley, Public. A right-of-way 20 feet or less in width, designated as an alley on a recorded plat or dedicated as such by deed, which provides service access for vehicles to the side or rear of abutting property.

Amenity Open Space. The available open space on a lot minus the area used for vehicular traffic, maneuvering, and parking.

Apartment Building. A dwelling containing three or more apartments, which may be for rent, or for sale as condominiums or for some combination of the foregoing.

Apartment, Group-house. A dwelling unit which differs from a group house only in that it is situated on the same lot as the other dwelling units in the row, which dwelling units may be for rent, or for sale as condominiums, or for some combination of the foregoing.

Area, Net. Land area not including area of land in public streets, highways or other fee simple public rights of way.

Area, Gross. Land area including one-half the area of land, not to exceed 30 feet, in abutting public streets, highways or public rights-of-way to which the subdivision has access.

Assisted Living Facility. A building or section that provides a residential living environment assisted by congregate meals, housekeeping, and personal services, for persons 60 years of age or older, who have temporary or periodic difficulties with one or more essential activities of daily living, such as feeding, bathing, dressing or mobility, and for any person, regardless of age, who has a physical or developmental disability. Density for such facilities shall be calculated at .25 density unit for each bed.

Any such facility which is not covered by another chapter of the National Fire Protection Association Life Safety Code, 1985 Edition, shall comply with Chapter 21 of said Code, entitled Residential Board and Care Occupancies. However, a facility with less than four persons who are capable of self-preservation and prompt evacuation is exempt.

Bank. The term "bank" includes bank station, building and loan association, savings and loan association, credit union, and similar chartered financial institutions.

Basement. That portion of a building below the first floor, the floor of which is less than one-half of the height of the room

below the average grade of the adjoining ground. (See definitions of Cellar and Story)

Bedroom. The term "bedroom" includes a bedroom, any other room used principally for sleeping purposes, an "all-purpose room", a study, or a den, provided that no room having less than 100 square feet of floor area shall be considered a bedroom.

Building. A structure enclosed within exterior walls or firewalls for the shelter, support, or enclosure of persons, animals, or property of any kind.

Building Development Areas. Building development areas means and includes all the land and premises in those areas designated on the Authorization Plan Map (Revised Figure 12) attached to Exhibit 1 in the zoning case, or on the Ninth Amended Overall Authorization Plan approved by the Director of Planning and Zoning and the Zoning Commissioner, as follows: (1) The area of relocated Padonia Road (Section One); (2) Approximately 38.7 acres of land designed for townhouses or garden units, four story maximum (Section Two), (3) Approximately 27.0 acres of land designed for townhouses, gardens or mid-rise units, four story maximum (Section Three); (4) Approximately 22.8 acres of land designed for townhouses, gardens or mid-rise, four story maximum (Section Four); (5) Approximately 17.9 acres of land designed for garden units, four story maximum, and mid-rise housing, four story maximum (Section Five); (6) Approximately 24.7 acres of land designed for

townhouses, gardens or mid-rise units, six story maximum (Section Six); (7) Approximately 33 acres of land designed as the village center for convenience retail/offices, day care, community space, recreation, senior housing/life care (eight story, 85' maximum), mid-rise housing, six story, 65' maximum (Section Seven); (8) Approximately 12.2 acres of land designed for townhouses, gardens or mid-rise units, five stories maximum (Section/Phase Eight); (9) Approximately 17.6 acres of land designed for townhouses three story maximum (Section Nine); (10) Approximately [13.1] 28.6 acres of land designed for townhouses, gardens or mid-rise units, [three] five story maximum (Section Ten); and (11) Approximately 20.3 acres of land designed for townhouses or garden units, three story maximum, and mid-rise housing, six story maximum (Section Eleven).

Each particular building development area is referred to by the section number hereinabove assigned to it, followed by the words "of Mays Chapel North", e.g. Section Two of Mays Chapel North, Section Five of Mays Chapel North, etc. It is understood that: (i) the specified acreage of each building development area is approximate, with a 20% tolerance allowed, Section Two of Mays Chapel North already having been expanded; and (ii) in subdividing each particular building development area, additional land may be included within the subdivision then involved, although such land

is not within the building development area, but within a nearby open space area. For example, the subdivision of Section Two of the Mays Chapel North PUD may include 38.68 acres of land, more or less, comprised of the approximately 32.7 acres of building development area, plus an additional approximately 6 acres of open space. Similarly, the subdivision of Section Three of the Mays Chapel North PUD may include 27.0 acres of land, more or less, comprised of the approximately 21.8 acres of building development area, plus an additional approximately 5.2 acres of open space.

Building Height. The vertical distance measured from any point along the building wall at the normal grade level to the highest point directly above.

Building Line. The line established by these zoning regulations beyond which a building shall not extend.

Cellar. That portion of a building below the first floor, the floor of which is more than one-half the height of the room below the average grade of the adjoining ground. (See definition of Basement)

Continuing Care Facility. A building or group of buildings that contains dwellings facilities for assisted living and facilities for convalescent or nursing care on the same site, where occupancy of the facility is restricted to persons 60 years of age

or older or couples where either the husband or wife is 60 years of age or older.

County Development Policies. County development policies refers to all those policies and regulations adopted by the Planning Board of Baltimore County under the authority of Subsection 504.1 of the county zoning regulations, and included in the Comprehensive Manual of Development Policies compiled and codified in accordance with Subsection 504.2 of the county zoning regulations, as said Manual, dated September 21, 1972, is amended to December 31, 1988.

County Zoning Regulations. County zoning regulations means and refers to the Baltimore County Zoning Regulations, 1987 Edition, as amended to December 31, 1988.

Density Unit. An expression of extent or density of dwelling use as related to number of rooms in, or type of, dwelling unit, so that:

Each efficiency apartment is equivalent to 0.50 density unit;

Each 1-bedroom dwelling unit is equivalent to 0.75 density unit;

Each 2-bedroom dwelling unit is equivalent to 1.00 density unit;

Each dwelling unit with 3 or more bedrooms is equivalent to 1.50 density units. (See definition of bedroom)

Developer of the PUD. Developer of the PUD means James Keelty & Co., Inc., or assigns, to the extent that the right of James Keelty & Co., Inc. to develop the Mays Chapel North PUD is expressly assigned, with the approval of the Zoning Commissioner and/or Deputy Zoning Commissioner of Baltimore County.

Durable and Dustless Surface. A surface adequately covered in accordance with good practice with bituminous surface treatment, concrete, bituminous concrete, or equivalent paving material, and maintained in good condition at all times. The words "equivalent paving material", as used herein, means any alternative paving material that, in the judgment of the Developer of the PUD, will, in the case of a particular property or use, allow for equal or better results in preventing dust, erosion, or other undesirable conditions.

Dwelling. A building or portion thereof which provides living facilities for one or more families.

Elderly Housing Facility or Senior Citizen Housing, which terms shall be deemed synonymous. The term elderly housing facility or senior citizen housing includes an assisted living facility, a continuing care facility, or a housing for the elderly facility or senior citizen housing, if located within the village

center. The term elderly housing facility or senior citizen housing does not include an assisted living facility or continuing care facility, if located outside the village center.

Excavations, Uncontrolled. The digging of soil, sand, gravel, rock, minerals, clay or other earthen material from a land surface for any of the following purposes:

1. When incidental to the operation of a permitted residential or business use located on the same property, but excluding any digging of material for sale, ex- change, processing or manufacture;
2. For grading or other purposes incidental to improvement of the land;
3. When incidental to the development of land or to grading or digging for public improvements.

Family. Any number of individuals lawfully living together as a single housekeeping unit and doing their cooking on the premises, as distinguished from a group occupying a boarding or rooming house or hotel.

Floodplain, 100-year. The 100-year floodplain includes all of the land that is adjacent to a watercourse and that would be inundated by a flood whose severity is such that the probability of its occurring once during a given year is considered to be 1%.

Floor Area, Adjusted Gross. The sum of the gross floor areas of the several floors of a building or buildings on a lot, measured from the exterior faces of exterior walls. In particular, adjusted gross floor area includes: a) basement space, unless used excessively for storage or unless it is otherwise specifically excluded under another provision of these definitions; b) attic space (whether or not a floor is laid) with structural headroom of seven feet or more; c) floor space of interior balconies or mezzanines; d) any other floor space not specifically excluded. The adjusted gross floor area of a building shall not include: a) water tanks, cooling towers, or elevator or stair bulkheads, shafts, or wells; b) uncovered steps; c) attic space with structural headroom of less than seven feet; d) floor space on exterior unenclosed balconies, terraces, or other open areas; e) below grade floor space upon which are situated accessory heating or air conditioning plants or other accessory mechanical or electrical utility equipment; f) floor space used for accessory off-street parking.

Floor Area, Gross. The sum of the gross horizontal areas of all floors of a building, measured from the exterior faces of exterior walls and from the center line of walls separating two or more buildings, but not including floor space used for off-street parking, or any space where the floor-to-ceiling height is less than six feet. This term does not include any floor space in a

basement or cellar which is used exclusively for storage or upon which are situated accessory heating or air conditioning equipment or other accessory mechanical or electrical utility equipment, nor does it include any floor space in an atrium, lobby, walkway or other public or common area which is not leasable to or occupied by individual tenants.

Floor Area Ratio. The total adjusted gross floor area of buildings on a site divided by the gross area of the site.

Garage, Community. A structure or series of structures for the storage of automobiles of residents of the neighborhood, and not used for making repairs.

Garage, Residential. An accessory building, portion of a main building, or building attached thereto, used for storage of private motor vehicles.

Gross Leasable Area. The total floor area of a building for which the tenant pays rent and which is designed for the tenant's occupancy and exclusive use. Gross leasable area does not include public or common areas which are not leasable to individual tenants (e.g., enclosed pedestrian concourses).

Group Child Care Center. A building or structure wherein care, protection and supervision is provided for part or all of a day, on a regular schedule, at least twice a week, to more than twelve (12) children.

Hereafter. After the effective date of the provision (in which the word occurs).

Home Occupation. Any use conducted entirely within a dwelling which is incidental to the main use of the building for dwelling purposes and does not have any exterior evidence, other than a permitted sign, to indicate that the building is being utilized for any purpose other than that of a dwelling; and in connection with which no commodity is kept for sale on the premises, not more than one person is employed on the premises other than domestic servants or members of the immediate family, and no mechanical equipment is used except such as may be used for domestic purposes. A "Home Occupation" does not include fortune-telling.

Housing for the Elderly or Senior Citizen Housing. A building, a section of a building, or a group of buildings that contains dwellings where the occupancy of the dwellings is restricted to per- sons 60 years of age or older or to couples where either the husband or wife is 60 years of age or older, and to any person, regardless of age, who has a physical or developmental disability.

Inoperative Motor Vehicle. Any motor vehicle that cannot be operated in its existing condition because the parts necessary for operation, including but not limited to tires, windshield, engine,

drive train, driver's seat, steering wheel or column, or gas or brake pedals are removed, destroyed, damaged, or deteriorated.

Life Care Facility. A Life Care Facility is an assisted living facility and/or a continuing care facility, as hereinabove defined. Additionally, a life care or continuing care facility may be for occupancy by individuals 60 years of age or older not related by blood or marriage to the provider for a period in excess of one year, under a written agreement that requires a transfer of assets or an entrance fee notwithstanding periodic charges, and contain medical and nursing facilities which meet the requirements of, and having a certificate of registration as required by Article 70B, Section 9 of the Annotated Code of Maryland, 1988 Replacement Volume, as amended. Accessory facilities such as dining rooms, recreational facilities and retail shops serving residents and guests of the residents may also be included if there is no exterior announcement or other advertisement of retail facilities.

Lot. A parcel of land with boundaries shown on a subdivision plat recorded among the Land Records of Baltimore County.

Lot, Corner. A lot abutting on and at the intersection of two or more streets.

Lot, Interior. A lot other than a corner or through lot.

Lot, Through. A lot having its front and rear yards each abutting on a street.

Lot Depth. The mean horizontal distance between the front and rear lot lines.

Mays Chapel North Land. The Mays Chapel North Land is comprised of the 384.14 acres of land, more less, described in "Exhibit A" of these zoning regulations, entitled "Mays Chapel North Land".

Mays Chapel North PUD. The Mays Chapel North PUD is the neighborhood unit development authorized by the November 4, 1988 order of the Deputy Zoning Commissioner, entered in Case No. 88-536-Auth ASPHX (zoning case) of the zoning office of Baltimore County, copy of which order, marked "Exhibit B", is attached to these zoning regulations.

Medical Office. A place of the treatment of outpatients by one or more medical practitioners. This term does not include a veterinarian's office.

Medical Practitioner. A physician, dentist, optometrist, chiropractor, podiatrist, psychologist, physical therapist, nurse, or other similar health professional licensed by the state.

Nonconforming Use. A legal use that does not conform to the use regulations for the area in which the use is located, or does not conform to a special regulation applicable to such a use. A specifically named use described by the adjective "nonconforming" is a nonconforming use.

Nursery School. A school or a level within a school providing educational instruction for children between two and five years old.

Office. The term "office" does not include a bank, a post office, a veterinarian's office, nor an establishment where merchandise is stored on or sold from the premises. The term does include a medical office.

Open Space Areas. The open space areas include all common open space, all local open space, and all other open space.

Open Space, Common. (Common open space): Local open space (open space, local), public parks, or other park like open space reserved for the public use and enjoyment, whether privately owned or owned by the County, State or Federal government or other agencies. Space that lies within the boundaries of an area designated as common open space and is devoted to such recreational facilities as are customarily found in public parks is considered part of the common open space. Amenity open space (as defined elsewhere in this section) is not common open space unless it is so designated by the developer of the tract on which the space is located. Nontidal streams and other nontidal watercourses or bodies of water lying within, lying partially within, or abutting common-open-space land areas are to be considered part of the common-open-space. Storm-drainage-reservation strips and

floodplains may be designated common open space, but fenced portions of storm-water-management facilities do not constitute common open space, although included within the term "open space areas".

Open Space, Local. (Local open space): Land provided in residential subdivisions and necessary and desirable for the local recreational needs of residents of such subdivisions for such recreation types of spaces as play lots, local play areas, small parks, stream valley parks, natural woods, areas of unusual natural scenic beauty, recreational walkways and pathways, and special street center islands. Local open space includes all land more than 35' distant from a garden or mid-rise type apartment structure (6 or 8-story maximum), whether containing units for rent or for sale as condominiums. The term "local open space" shall not include the larger open space park and playfield areas of the type which serve larger than local needs.

Or. The word "or" shall mean "and/or" unless modified by use of the word "either", or unless the context otherwise clearly indicates another meaning.

Parking Space, Off-Street. A parking space of such dimensions as may be prescribed by these zoning regulations and located on a lot or in a parking bay on a street. As used in this definition, a "parking bay on a street" is a length of paving which

is laid out next to and along the paved traveled way of a street, and which serves as a parking facility for a residential use; it is not a parking lane.

Principal Use. A main use of land, as distinguished from an accessory use.

Recreational Vehicle. A vehicular type unit which is primarily designed for recreation, camping or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. The following shall be considered recreational vehicles:

Motorhome: A vehicular unit built on a self-propelled motor vehicle chassis.

Travel trailer: A vehicular portable unit mounted on wheels, designed to be towed by a passenger automobile or pick-up truck.

Fifth wheel trailer: A vehicular portable unit mounted on wheels, designed and constructed to be towed by a passenger automobile or pick-up truck fitted with a fifth-wheel hitch.

Truck camper: A portable unit designed to be loaded onto, or affixed to, the bed or chassis of a truck or automobile.

Camping trailer: A vehicular portable unit mounted on wheels and constructed with collapsible side walls which

fold down for towing by another vehicle and unfold at campsite to provide temporary living quarters.

Trailered boat: A recreational boat and trailer in combination normally towed by a vehicle.

Restricted Parking Space. A parking space in any parking facility which is designated by the owner or operator of the parking facility as being reserved or restricted for the exclusive use of any person or class of persons at all times or during any designated time periods, and is clearly identified by a sign, located on an immediately adjacent wall or post, or by painting on the immediately adjacent wall or on the pavement within the parking space.

Satellite Receiving Dish. A device used or designed to receive electromagnetic signals from earth-orbiting satellites and other extraterrestrial sources and is external to or is attached to the exterior of any building. The term satellite receiving dish includes satellite earth station, satellite television antenna, satellite dish antenna, or any other device designed to receive signals from satellites in the manner described above. For the purposes of these regulations, accessory satellite receiving dishes shall not be considered as wireless transmitting and receiving structures, rigid-structure antennas, or long-wire antennas.

Setback. The required minimum horizontal distance between the building line and the related front, side, or rear property line.

Shopping Center. A group of three or more commercial uses permitted in the village center which (a) are designed as a single commercial group, (b) are under common ownership or control, (c) are connected by party walls, partitions, canopies, or other structural members to form one continuous structure, or, if located in separate buildings, are interconnected by walkways designed to facilitate customer interchange between the uses, (d) share a common parking area, and (e) otherwise present the appearance of one continuous commercial area.

Sign. That part of any structure, or device attached thereto, or painted or represented thereon, which displays or includes any numeral, letter, word, model, banner, emblem, insignia, device, trademark, or other representation used as, or in nature of, an announcement, advertisement, direction, warning, or designation or identification of any person, firm, group, organization, place, commodity, product, service, business, profession or enterprises, which is located upon any land, on any building, or on the outside of a window. The flag, emblem, or insignia of a nation, political unit, or educational, charitable or religious group, shall not be included in this definition.

Sign, Business. A sign which calls attention to a business, office, service, or other activity lawfully conducted on the premises upon which the sign is located.

Sign, Outdoor Advertising. A sign which calls attention to a business, commodity, service, or other activity, conducted, sold, or offered elsewhere than on the premises upon which the sign is located.

Story. That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, the space between such floor and the ceiling above it. A basement shall be counted as a story if its ceiling is over six feet above the average level of the finished ground surface adjoining the exterior walls of such story and if it is used for dwelling or business purposes.

Street Line. A line which divides the right of way of a street from other property: a street right-of-way line. The term "street" as used herein and elsewhere in these zoning regulations means a public street.

Subdivision. The division of any tract or parcel of land, including frontage along an existing street, into two or more lots, plots, or other divisions of land for the purpose, whether immediate or future, of building development for rental or sale, and including all changes in street or lot lines.

Unlicensed Motor Vehicle. Any motor vehicle which does not have its current and valid registration plate or plates and validation tab or tabs attached to and displayed on the vehicle for the then current registration period.

Village Center. The village center consists of, and is Section Seven of Mays Chapel North. (See definition of building development areas)

Wetland. A private wetland or a state wetland as defined in Section 9-101 of the Natural Resources Article of the Annotated Code of Maryland, 1990 Replacement Volume, as amended, and, if a private wetland, as delineated under Section 9-301 of that Article, as amended.

Window Facing a Property Line. A window that faces the vertical projection of the property line so that the projection of the window surface is either parallel in the horizontal plane to such property-line projection or forms an acute angle in the horizontal plan of less than 75 degrees with it.

Window, Facing. Two windows in different dwellings/buildings that face each other to the extent that one is visible through the other and that the projections of the planes of the window surfaces are either parallel in the horizontal plane or form an acute angle of less than 75 degrees in the horizontal plane.

Yard. Any open space located on the same lot with a building, unoccupied and unobstructed from the ground up, except for accessory buildings such as a garage, or such projections as are expressly permitted under these zoning regulations. The minimum depth or width of a yard shall consist of the horizontal distance between the lot line and the nearest point of the foundation wall of the main building.

Yard, Front. A yard extending across the full width of the lot, between the front lot line and the front foundation wall of the main building.

Yard, Rear. A yard extending across the full width of the lot, between the rear lot line and the rear foundation of the main building.

Yard, Side. A yard extending from the front yard to the rear yard, between the side lot line and the side foundation wall of the main building.

Zoning Regulator of the PUD. The term "zoning regulator of the PUD" refers to The Planned Unit Company, a Maryland corporation, and Mays Chapel North, Inc., a Maryland corporation, having jurisdiction over the Mays Chapel North Land, and the entire Mays Chapel North PUD, to the extent that The Planned Unit Company assigns to Mays Chapel North, Inc. the responsibility of interpretation, administration and enforcement of these zoning

regulations, and the said Mays Chapel North, Inc. accept the responsibility for interpretation, administration and enforcement of these zoning regulations.

Section 2.

General Requirements

a. No land shall be used or occupied, and no building or structure shall be erected, altered, located, or used, except in conformity with these zoning regulations; and this shall include any extension of a lawful nonconforming use.

b. No yard space or minimum area required for a building or use shall be considered as any part of the yard space or minimum area required for another building or use.

c. No portion of any public alley shall be considered as any part of a side or rear yard.

d. No dwelling shall be built on a lot containing less than 20,000 square feet which does not abut on a right-of-way at least 30 feet wide over which the public has an easement of travel.

e. On a corner lot, no planting, fence, wall, building or other obstruction to vision more than 3 feet in height shall be placed or maintained within the triangular area bounded on two sides by the front and side street property lines, or by projections of said lines to their point of intersection, and on the third side by a straight line connecting points on said lot

lines (or their projections), each of which points is 25 feet distant from the point of intersection. At the intersection of a street and a public alley, the dimension corresponding to the 25 feet noted above shall be 15 feet, and at the intersection of two public alleys, the dimension corresponding to the 25 feet noted above shall be 10 feet. Poles, posts, and guys for street lights and for other utility services, and permitted identification signs, shall not be considered obstructions to vision within the meaning of this subsection.

Section 3.

Uses Permitted

The uses permitted in the entire PUD are as follows:

a. In all areas, including building development areas and open space areas, the following uses are permitted:

(i) Excavation, uncontrolled;

(ii) Open space, including common open space, local open and all other open space, such as, but not limited to, open space allocated to public park and all local open space purposes, including common areas, recreational areas, private parks, and other open space areas, all with improvements deemed desirable for community use, including space for parking;

(iii) Signs, except business signs;

(iv) Utilities, including particularly, but not by way of limitation: underground water, sewer, storm drain, gas, electric, telephone and television lines, cables and other conduits; and other public and quasi-public utility uses, including, but not limited to: storm water management areas and facilities required or deemed advisable by Baltimore County, Maryland (County), or the developer of the PUD, such as, but not limited to, detention, infiltration, retention and stabilization structures and any other thing needed for sediment or storm water control; and repeater, booster or transformer stations, and the like, required by any utility company to service the PUD or any part thereof (easements for such utilities to be established on a record plat, right-of-way plat or other document recorded among the County Land Records);

(v) Construction, sales, rental and management offices, trailers and signs may be erected, maintained and operated on any land or in any building or structure, provided each such office, trailer or sign, in accordance with these zoning regulations, is used and operated only in connection with the development, construction, marketing (including sales and rentals) or management of any of the dwelling units, or any church or school, or any commercial or office space, or any other buildings or facilities permitted in the PUD. Notwithstanding

the foregoing, no part of the Mays Chapel North Land, nor any improvement erected on any land therein, shall be used for any real estate sales, rental, management or construction office, trailer or sign, without the written consent and approval of the developer of the PUD. Nothing in this subsection (v) applies to the sale of any single family dwelling by the owner thereof, who shall have the right to erect a temporary real estate sign advertising the sale of the premises on which the sign is displayed, as hereinafter provided for; and

(vi) In addition to the foregoing, accessory uses, structures and buildings are allowed in all areas, so long as subordinate to and serving the particular principal use, structure or building allowed in the particular area.

b. In all building development areas, including the village center, the following additional uses are permitted:

(i) Dwellings, including, but not limited to one-family semi-detached houses; one-family group houses or townhouses, patio houses, back-to-back attached houses or side-and-back attached houses; group house or townhouse apartment or condominium buildings; two family houses; garden apartment or condominium buildings; elevator apartment or condominium buildings; and other type dwellings, such as senior citizen housing or housing for the elderly, including condominiums, without

life-care or continuing care facilities. The term "dwellings" includes in fee or leasehold, lotted or condominium type, and whether for sale or rent.

The location of types of dwellings (townhouses 3-story maximum; garden apartments 4-story maximum; mid-rise housing 6-story maximum; mid-rise housing 8-story maximum; and senior citizen housing or housing for the elderly 8-story maximum) is limited to areas designated therefor on the Authorization Plan Map filed in the zoning case, or the permitted expansion thereof, not exceeding 20%. Wherever used in the Authorization Plan, and wherever used in the Binder deemed part thereof, and wherever used herein, the term "townhouses" shall be deemed to mean and include all types of single family dwellings which do not exceed three stories in height, exclusive of basement, such as one family semi-detached houses, one family group houses, one family patio houses, one family side-and-back attached houses, or back-to-back attached houses, and any other type of single family houses, except one-family detached houses. The terms "townhouses", "garden apartments", "mid-rise housing", "6-story and 8-story maximums," "senior citizen housing", and "other dwellings", include, respectively, townhouse type condominiums, garden type condominiums, mid-rise housing (6-story and 8-story maximums) type condominiums, senior citizen housing type

condominiums and other dwelling type condominiums, so long as within the character of a building hereinabove mentioned;

(ii) Churches and other buildings for religious worship; and private schools, except business or trade schools, nursery schools, dancing schools, and colleges. In no event will any dormitory or fraternity or sorority house be permitted;

(iii) Parking, whether on any off-street space, or garage parking, provided that, except in the village center, no parking space will be provided for uses other than dwellings, or other than as accessory to church or school use; and

(iv) Accessory uses, as above provided for, here including particularly, but not limited to the following: home occupations, parking spaces, including accessory garage spaces, and the conduct of a business incidental to the rental, operation, service and maintenance of any apartment or condominium building.

Notwithstanding the foregoing, no recreational vehicle, and no satellite receiving dish or wireless transmitting and/or receiving antenna or structure outside any building, is permitted as an accessory use or otherwise. Further, no inoperative motor vehicle or unlicensed motor vehicle may be parked, stored, or otherwise allowed to stand on any lot or parcel of ground, including in any garage or on any off-street parking space, within

the Mays Chapel North PUD.

c. In the village center, the following additional uses are permitted:

(i) Senior citizen housing or housing for the elderly, which do not exceed 8-stories in height, with life-care or continuing care facilities;

(ii) Group child care center and adult day care center;

(iii) Community building; and swimming pool, tennis courts and other similar civic, social, recreational or educational uses and improvements;

(iv) Business uses designed for the shopping convenience of persons residing in nearby areas, restricted generally to those uses satisfying daily basic shopping needs, not to exceed, in the aggregate, a maximum gross floor area of 43,553 square feet (floor area, gross), all to the end and intent that business establishments will be retail or service establishments dealing directly with consumers, and same will be limited to the following: barber shop; bank, savings and loan association or other similar chartered financial institution accepting deposits; beauty shop; drug store; general food store; specialty food store, such as bakery, candy store or dairy products store; laundry, dry cleaning, clothing repair or alteration shop, with no on-site dry cleaning; restaurant, except

drive-in restaurant; shoe repair shop; general clothing and clothing accessory shop; specialty clothing and clothing accessory store, such as dress shop, millinery shop, haberdashery, shoe store and the like; florist shop; garden shop; hardware store; book store; or sporting-goods store; or any combination of the foregoing; each with allowable identification signs;

(v) Business and professional offices, excluding sales and storage of merchandise, not to exceed, in the aggregate, a maximum gross floor area of 21,776 square feet (floor area, gross);

(vi) Off-street parking, whether or not on the same lot as the principal use served, and loading, including a means of access and interior circulation, all to be for any use allowed in the village center; and

(vii) Accessory uses, as above provided for, here including particularly, but not limited to the following: photo-copying establishment and personal care establishment, such as hair care, facial treatment, manicuring and shoe shining, in any office building, senior citizen housing, or mid-rise housing, 6 story or 8 story maximum, provided that no more than 7.5% of the adjusted gross floor area of the building occupied be devoted to these particular accessory uses.

Section 4.

Nonconforming Uses

A nonconforming use (as defined in Section 1, Article II of these zoning regulations) may continue except as otherwise specific- ally provided in these regulations; provided that upon any change from such nonconforming use to any permitted use whatsoever, or any abandonment or discontinuance of such nonconforming use for a period of one year or more, or in case any nonconforming structure shall be damaged by fire or other casualty to the extent of fifty (50) percent of its replacement cost at the time of such loss, and repair, replacement or reconstruction thereof shall not have commenced within a period of twenty-four (24) calendar months, accounting from the time of such damage or loss, the right to continue or resume such nonconforming use shall terminate. No nonconforming building or structure and no nonconforming use of a building, structure, or parcel of land shall hereafter be extended more than 25% of the ground floor area of buildings so used, or the land so used.

Notwithstanding the foregoing, in case of complete or partial casualty loss by fire, windstorm, flood, or otherwise of any existing dwelling that does not comply with height and/or area requirements of these zoning regulations, such dwelling may be restored provided area and/or height deficiencies of the dwelling before the casualty are not increased in any respect.

Section 5.

General Density and Bulk Regulations

a. Density. The maximum densities permitted in the PUD are 2177 density units and 2177 dwelling units, neither of which shall be exceeded, distributable over the entire tract by allocation to each of the building development areas, Section 2 through Section 11 of Mays Chapel North, as shown in the table hereinafter set forth for each such area. The number of density units is subject to increases, by not more than twenty (20%) percent, so long as there is no excess above the aforesaid overall maximum of 2177 density units. [or 2177 dwelling units, whichever is the greater.]

MAYS CHAPEL NORTH
PROPOSED BUILDING DEVELOPMENT AREA DENSITIES

Building Development Area		Acreage	Density Per Acre*	Proposed Density	Proposed Dwelling Units
1		9.7	0	0	0
2		38.7	5.89	228	226
3		27.0	8.15	220	234
4		22.8	7.89	180	182
5		17.9	7.15	128	128
6		24.7	7.57	187	178
7		33.3	21.77	725	810
8		12.2	9.88	101	76
9		17.6	8.18	144	101
10	[13.1]	28.6	7.94	104	82
11		20.5	7.80	192	184
Total	[237.5]	235.48	[10.32] 9.17	2,177**	2,177**

* All subject to increase in density, not to exceed 20% in any given area, as above set forth. To date, the Ninth Amended Overall Authorization Plan of Mays Chapel North conforms with this table. Actual Densities and Dwelling Units in each Building Development Area, as formally approved to date, subject to possible future change made under, and in accordance with these Zoning Regulations, are herein set forth for informational purposes only, as follows:

** The overall maximum of 2,177 density units or 2,177 dwelling units will not be exceeded. The future approvals of the plan[s] for Section[s] 9 [and 10] will bring the actual number of units into conformity with these limitations.

MAYS CHAPEL NORTH
BUILDING DEVELOPMENT AREA DENSITIES
SHOWN ON "COUNTY REVIEW GROUP/LOCAL
DEVELOPMENT PLANS" APPROVED THROUGH MAY, 1998

Building Development Area	Acreage	Density Per Acre	Density	Dwelling Units
1	9.7	0	0	0
2	38.7	5.97	231	212
3	27.0	9.67	261	266
4	22.8	8.46	193	182
5	17.9	7.60	136	128
6	24.7	8.06	199	190
7	33.3	16.22	540	600
8	12.2	9.88	121	121
10	28.6	4.2	120	120
11	20.5	9.37	192	184
Total	225.7	9.50	1,993	2,003

The foregoing Table will be supplemented and completed as "County Review Group/Local Development Plans" are from time to time modified, or approved for each Building Development Area.

b. Building Height. The perpendicular height limitations of particular buildings, are as follows: townhouses-45 feet; garden apartment buildings-50 feet; mid-rise buildings outside the village center-65 feet; and mid-rise and senior citizen housing buildings inside the village center-85 feet. The perpendicular height limitation of any commercial, business or office building, or any group child care center or community building is 40 feet.

c. Setback. Except along or across from the county school site and other publicly owned property, a minimum distance of 100 feet shall be maintained between the boundary line of the Mays Chapel North Land and any principal building located thereon, with an undisturbed wooded buffer area, 100 feet wide, running along the R.C. 5 Rural-Residential development to the north. No uses are permitted within the undisturbed 100 foot wooded buffer area.

All streams are to be protected on each side by a minimum 50 foot buffer measured from the center line of the stream. Wetlands and stream buffers will remain undisturbed except for clearing and grading necessary for the construction of Padonia Road and the relocation of Mays Chapel Road. Development impact adjacent to these areas will be minimized by providing an additional buffer of 20 feet for all wetlands and stream buffers. Wetland or stream buffer areas, if at all disturbed will be replanted with 2 1/2" caliper deciduous trees.

d. Other Bulk and Area Standards. Design standards and guidelines governing the location and relationship of the different residential unit types proposed for the Mays Chapel North PUD will be developed in accordance with the relevant policies and objectives

of the county zoning regulations and county development policies. Architectural and site planning controls will comply with standards set forth in these county zoning regulations and county development policies, with allowance for some flexibility in the development of specific standards and guidelines, which flexibility shall not exceed a ten percent (10%) variation from the county zoning regulations or county development policies. As residential structures are planned for each building development area, the Developer of the PUD will begin to focus on specific bulk and area requirements for that development area. At that time, the Developer of the PUD will devise specific bulk and area standards and guidelines relating the building development area then involved, which will be binding on the Mays Chapel North PUD.

The Developer of the PUD will submit these bulk and area standards and guidelines to the Office of Planning and Zoning for approval at or about the time of submission of the CRG/FDP (County Review Group/Final Development Plan) for the building development area. Upon approval, these bulk and area standards and guidelines will become and be part of these zoning regulations and be binding on development of the Mays Chapel North Land. In that the PUD organizes development into clusters of similar types, the Developer of the PUD will incorporate bulk and area standards and guidelines which will focus more closely on the housing types to be constructed, all as technology and market needs evolve. All such bulk and area standards and guidelines will become and be part of these zoning regulations after approval by the Deputy Zoning Commissioner and/or Zoning Commissioner.

Design Standards and Guidelines-Townhouses, and Design Standards and Guidelines-Garden and Mid-Rise Units are graphic representations of the standards and guidelines specified in the Design Standards and Guidelines subsection of the Authorization Plan. They will serve to illustrate the written standards and guidelines as established under that subsection.

However, notwithstanding anything to the contrary elsewhere provided in these zoning regulations, minimum lot area regulations shall not apply to minor public utility structures, such as repeater, booster, or transformer stations, or small community dial offices.

e. Projections into yards. Projections into yards are allowed, as follows:

(i) An open deck, at grade or elevated, may extend into any required rear or side yard;

(ii) If attached to the main building, a carport or a one-story open porch with a roof may extend into any required yard not more than 25% of the minimum required depth of a front or rear yard or of the minimum required width of a side yard. Any carport so extended must be open on at least three sides;

(iii) Projections such as bay windows, chimneys, entrances, vestibules, balconies, eaves and leaders may extend into any required yard not more than 6 feet provided that such projections (excepting eaves) are not over 10 feet in length; and

(iv) A residential occupancy fence may be erected only in the rear or side yard of a lot and there only if the

height of the fence does not exceed 42 inches, except as follows: a fence, generally known as a "privacy fence", not exceeding 72 inches in height, may be erected (a) along the side lot line of dwellings with a common party wall, so long as straddling the side interior property line, or (b) along the projection of the end wall of an end-of-group dwelling, in each case, running from the rear foundation of the main building, toward the rear lot line, for a distance of not more than 12 feet. This height limitation does not apply to a fence required by Section 20-5 of the Baltimore County Code 1988 to be constructed in order to screen a swimming pool.

f. Accessory Buildings Outside the Village Center. Accessory buildings outside the village center shall be subject to the following limitations:

(i) Such buildings shall be located only in the rear yard and shall occupy not more than 40% thereof. On corner lots they shall be located in that half of the rear yard farthest removed from any street and shall occupy not more than 50% of such half. In no case shall they be located less than 2 1/2 feet from any side or rear lot lines, except that: any private garage constructed by the Developer of the PUD may be located anywhere in the yard; and two private garages may be built with a common party wall straddling a side interior property line if all other requirements are met. The limitations imposed by this paragraph shall not apply to a structure which is attached to the principal building by a covered passageway or which has one wall or part of one wall

in common with it. Such structure shall be considered part of the principal building and shall be subject to the yard requirements for such a building;

(ii) Such buildings shall be set back not less than 15 feet from the center line of any public alley on which the lot abuts; and

(iii) The height of accessory buildings or structures shall not exceed 15 feet, except that a flag pole or flagstaff may be 25 feet in height.

g. Content of Plans. Each final development plan for each Section of Mays Chapel North particularizing fixed characteristics of the development, called for by Section 430.1G of the county zoning regulations, may be submitted individually for review and approval as development plan(s). Such development plan(s) must show at least the following:

(i) Running quantity totals of density housing types, and uses of any commercial and office areas, compared to those authorized under the original Authorization Plan;

(ii) Types of all proposed structures, with the approximate location of all structures, both proposed and existing structures to be retained, indicated both by word description and graphically, as follows: The area within which structures are to be located shall be indicated by broken lines (- - - -), except in the case of the plans for Section Two of Mays Chapel North, where the approximate

location of principal structures may be indicated by shading of the area of the lot or other site where the structure is to be located. The area thus shown shall also be designated by approximate dimensions and approximate setbacks from property lines and street right-of-way lines;

(iii) General description of townhouse type dwellings by major room count, and general description of apartment or condominium type dwellings by bedroom count, except for an efficiency unit, which shall merely be so designated;

(iv) Layout of streets, paths and parking facilities;

(v) Streams, existing topography and major vegetation, and proposed grading;

(vi) Open space, including local open space; and

(vii) Such other information, and in a size, 1 inch = 50 feet or 1 inch = 100 feet, that may be: (a) required under the county development policies; or (b) deemed necessary by the Zoning Commissioner and the Director of Planning to ascertain whether the project or phase of the project will comply with the Authorization Plan, as from time to time amended.

Section 6.

Open Space

A minimum of approximately 44.25% of the gross area of the Mays Chapel North Land, or approximately 170 acres of land, shall be allocated to public park and local and other open space purposes, the design and distribution of which shall be in accordance with the county development policies, except as follows: Approximately between 90 and 120 acres of land included in the open space may be conveyed to Baltimore County, Maryland for the use of the Department of Parks and Recreation, as it may deem fit; and approximately between 15 and 25 acres of land included in the open space may be conveyed to the State of Maryland for the use of the State Roads Commission or Department of Transportation in providing an interchange between Warren Road and the Baltimore-Harrisburg Expressway.

Section 7.

Parking

Parking and loading spaces shall be provided, as follows:

a. In general, each off-street parking space will be not less than 8.5 feet wide by 18 feet long for angled parking, and not less than 7.5 feet wide by 21 feet long for parallel parking, or,

if a small car space, then not less than 7.5 feet wide by 16 feet long, for angled parking, and not less than 7.5 feet wide by 18 feet long for parallel parking. Small car spaces, which shall be permitted only in the village center to accommodate business, office, recreational and other non-residential uses, shall be designated as such and clearly marked to indicated the intended use. In no event shall more than 40 per cent of the number of spaces required, be designated as small car spaces.

b. Residential off-street parking spaces will be provided, as follows: Not less than 2 parking spaces for each dwelling unit, except for: (i) efficiency dwelling units, where not less than 1.25 parking spaces will be provided for each dwelling unit; [and] (ii) senior citizen housing or housing for the elderly dwelling units, where not less than 0.75 parking spaces will be provided for each such dwelling unit; and (iii) apartments and condominiums in the Village Center, where not less than 1.5 parking spaces will be provided for each such dwelling unit.

c. Business or office off-street parking spaces will be provided, as follows: not less than 1 parking space for each 200 square feet of retail store or shop floor area; not less than 1 parking space for each 50 square feet of restaurant floor area; and not less than 1 parking space for each 300 square feet of office floor area, except in the case of a medical office, for which 1

parking space for each 225 square feet of office floor area will be provided.

d. Group child care center, adult day care center and recreational and community building and facilities, including swimming pools and tennis courts, off-street parking spaces will be provided, as follows: Not less than 1 parking space for each employee on the largest shift, but in no case less than 2, at a group child care center or an adult day care center; not less than 1 parking space for each 300 square feet of floor area of any recreational or community building; not less than 1 parking space for each 250 square feet of the actual area of any swimming pool (exclusive of any wading or like children's pool, and surrounding land and facilities), or 1 parking space for each 4 persons permitted in the pool at one time by the Department of Health, whichever number of parking spaces is the greater; and not less than 3 parking spaces for each tennis court.

e. Church and school off-street parking spaces will be provided as follows: Not less than one parking space for each four seats in the church or other principal place of worship; and not less than one parking space for each employee at the school, plus four parking spaces for visitors.

f. Loading space. At least two loading spaces, each not less than approximately 18 feet wide by 25 feet long, will be provided for the retail store space in the village center. In all events, the off-street space to accommodate loading and unloading shall be consistent with the size and proposed use of the building or buildings involved, and shall be located and designed so that no loading or unloading vehicle projects into any public street or sidewalk.

g. In general, parking shall conform with the following as to access to parking spaces, location of parking, design standards, and provisions for the physically handicapped:

(i) Access to Parking Spaces. Vehicular travelways in off-street parking facilities where the parking spaces are located in parking bays or parking lanes shall be divided into driveways, with no direct access to parking spaces, and aisles, providing direct access to adjoining parking spaces.

A. Driveways shall be at least 12 feet in width for one-way movements and at least 20 feet in width for two-way movements.

B. All parking spaces shall adjoin and have direct access to an aisle, except in the following cases:

1. In cases where vehicles will be parked by an attendant, the zoning regulator of the PUD may approve a parking facility in which up to 50% of all parking spaces do not adjoin and have direct access to an aisle.

2. In office buildings less than 5000 square feet, the zoning regulator of the PUD may approve a plan in which spaces designated for employee use only do not have direct access to an aisle.

C. The permitted parking angles and the minimum required widths of aisles shall be as specified below. Parking angles and aisle widths which vary from those specified below may be approved by the zoning regulator of the PUD for any parking facility based upon the written findings of the Director of Public Works that the design of the particular parking facility involved will provide for the safe and efficient circulation and maneuvering of vehicles.

Parking Angle	One-Way Aisles	Two-Way Aisles
90 Degrees	22'	22'
75 "	18'	20'
60 "	16'	20'
45 "	14'	20'
30 "	14'	20'
0 "	14'	20'

(ii) Location of Parking. All required off-street parking spaces shall be located either on the same lot as the structure or use to which they are accessory or off-site as provided for below;

A. Off-site parking spaces for residential uses shall be located within 300 feet walking distance of a building entrance to the use that such spaces serve.

B. Off-site parking spaces for uses other than residential shall be located within 500 feet walking distance of a building entrance to the use that such spaces serve.

(iii) Design Standards. All off-street parking facilities shall be subject to the following requirements;

1. Design, screening and landscaping shall be provided in accordance with the landscape manual and all other manuals adopted pursuant to Section 26-283 of the Baltimore County Code 1988.

2. A durable and dustless surface shall be provided and shall be properly drained so as not to create any undesirable conditions.

3. Any fixture used to illuminate any parking facility shall be so arranged as to reflect the light away from residential lots and public streets. Light standards shall be protected from vehicular traffic by curbing or landscaping.

4. No parking space in a surface parking facility for a nonresidential use shall be closer than 8 feet to the right-of-way line of a public street, excluding vehicle overhang.

5. All dead end aisles shall be designed to provide sufficient back-up area for the end parking spaces.

6. All parking spaces for a nonresidential use must be striped. Striping shall be maintained so as to remain visible.

7. Parking bays on a street are subject to the following requirements and all applicable requirements of the Department of Public Works:

The length of any parking bay (measured along the right-of-way) shall not exceed 180 feet. All bays must be separated by a divider which is at least 10 feet in width; and

Parking bays may not be located on any street where the average traffic exceeds 1000 vehicles.

(iv) Provisions for the Physically Handicapped. Parking spaces for handicapped persons shall be provided in accordance with the standards specified in the Maryland Building Code for the Handicapped, as contained in the Code of Maryland Regulations 05.01.07.

(v) Inapplicable to County Property. Nothing contained in this Section 7 shall apply to any land or premises owned by Baltimore County, Maryland, or to any community sports field or other facility located thereon, or to any road or driveway leading to, or designed to lead to any county property or facility.

Section 8.

Signs

a. The following signs are permitted in all areas of the PUD, subject to the restrictions hereinafter expressly set forth:

(i) A sign indicating the name or number of the owner and/or premises or the accessory use of a dwelling for a home

occupation, provided that such sign shall not exceed one square foot in area;

(ii) One bulletin board on church or school property, not over 30 square feet in area;

(iii) A temporary real estate sign, not exceeding six square feet in area, advertising sale or lease only of the premises on which such sign is displayed; provided that where parcels of land are offered for sale or lease, having a road frontage of 500 feet or more, a sign or signs totaling not more than 50 square feet in area for each 500 feet of frontage may be posted. The sign shall be removed from the premises within thirty days after the sale or rental thereof;

(iv) A temporary real estate sign, not exceeding 100 square feet in area, advertising the opening of a new subdivision within which such sign is located. One additional sign may be erected for each 500 feet of frontage in the same ownership, except that if V-shaped signs are used the distance between signs shall be not less than 1,000 feet. A V-shaped or double-faced sign shall be considered as one sign. The sign shall be set back from every street property line not less than 15 feet, but under no circumstances may such sign be located within 100 feet of any

existing principal building on adjoining premises on the same side of the street. The sign shall be removed not later than one year after its date of erection;

(v) Building contractor's and professional persons' temporary signs on buildings under construction, limited to a total area for all such signs of 150 square feet.

(vi) One non-illuminated, double faced, V-shaped sign (tract sign), neither face of the sign to exceed 125 square feet, to be located at or about the mid-point of the one mile of frontage of the Mays Chapel North Land along the Baltimore-Harrisburg Expressway, but not within 50 feet of the right-of-way of that Expressway, identifying the entire Mays Chapel North PUD, and containing the logo of the PUD and of the developer of the PUD. Such sign shall be removed not later than ten years after its date of erection;

(vii) Not more than two signs identifying the entire Mays Chapel North PUD, and the developer thereof, neither to exceed 100 square feet, to be located at the major entrance ways to the PUD, that is, at or about the intersections of new Padonia and Mays Chapel Roads, and new Padonia and Jenifer (old Padonia) Roads;

(viii) Not more than six major directory signs, none to exceed 65 square feet, each listing the name and showing the location of housing clusters, apartment and condominium buildings, churches, private schools and the village center, to be located at or about major entry points to subdivisions of the PUD, or within the village center; and

(ix) Not more than two signs identifying housing clusters, and not more than two signs identifying each apartment or condominium project, within a subdivision of the PUD, no such sign to exceed 40 square feet, to be located at or about entry points to the subdivision or at or about the housing cluster, apartments or condominiums identified.

b. Business signs are permitted only in the village center when and where accessory, or relating to a business or office use within the Mays Chapel North PUD, as follows:

(i) A sign affixed parallel to a wall of a building shall not exceed in square feet four times the length of the wall to which it is affixed, and if it adjoins the eave of the roof, shall not extend more than four feet in height above such eave;

(ii) A sign affixed to any part of a building shall not extend more than 16 feet in height above any part of the roof or

parapet and shall not exceed in square feet four times the length of the front building wall;

(iii) A sign attached to the building and projecting approximately at right angles to it shall not exceed a total area of two square feet for every foot of height of the wall to which it is attached;

(iv) The various type signs described in subparagraphs (i), (ii) and (iii) hereof are limited as follows: not more than one type of sign, (i), (ii), or (iii), shall be allowed for any building devoted to business uses or for any building devoted to office uses, and no such sign shall project more than 42 inches from the building to which affixed or attached;

(v) Specifically allowed are: one identification sign for all the business uses, not exceeding 100 square feet in area, and one tenant directory sign for all the business tenants, not exceeding 18 square feet in area; and one identification sign for all the office uses, not exceeding 100 square feet in area, and one tenant directory sign for all the office tenants, not exceeding 12 square feet in area. If the business center has access from more than one street, one such identification sign may be allowed for each street;

(vi) Other free-standing business signs (not exceeding three for all land and buildings devoted to business uses, including accessory parking, and not exceeding three for all land and buildings devoted to office uses, including accessory parking) may be used if limited to a total area of 100 square feet; and

(vii) No sign erected on ground elevated above the level of the street which it abuts shall exceed 25 feet in height. No sign erected on ground below the level of the street which it abuts shall extend more than 25 feet above the level of the street which it abuts, except that in no case shall the total height of the structure exceed 35 feet.

c. In all cases, business and other signs shall be subject to the following conditions:

(i) Multiple faced signs (front and back only) shall be considered as one sign, to the end and intent that the areas of the front face and rear face of the sign shall not be combined, but only the area of the front face or the rear face of the sign, which ever is the larger, shall be considered in computing the area of the sign;

(ii) The surface area of any sign shall include the entire face of the sign, or if multiple faced, the entire larger face of the sign, front or back, as the case may be, and if the sign is composed of individual letters, figures, or designs, the space between and around such letters, figures or designs;

(iii) No sign shall be placed within or project into the street right-of-way;

(iv) Any free-standing or projecting sign within 25 feet of a street right-of-way line shall be so placed as to allow clear and ample visual sight lines for driveways leading into a street, and at intersecting streets and alleys; and

(v) A sign may be illuminated, subject, however, to the following: All illumination will be indirect and contain no color, and will be limited to the surface of the sign itself, or the face of wall on which erected; all sign lighting will be so arranged as to avoid glare or reflection upon any street, into the path of oncoming vehicles, or onto adjoining property of others; and no sign will have or consist of any moving, rotating or otherwise animated part, or any flashing, blinking, fluctuating or otherwise animated light.

d. The following guidelines for project identification, informational and directional signs apply:

(i) Signs will be designed within the context of a common community-wide theme promoting the identity of the Mays Chapel North PUD, illustrated by the Mays Chapel North Graphics Package, marked "Exhibit C", attached hereto and made part hereof;

(ii) Subject to the specific limitations hereinabove provided, signs will be of a size and character relevant and appropriate to the building, use, or activity identified;

(iii) The structural design and construction of signs, including supports, will be in accordance with the applicable requirements of the Building Code of the County;

(iv) Identification, informational and directional signs will follow a common theme, and will be allowed at vehicular and pedestrian access points to housing clusters and to the village center, subject to the following: No sign will be erected at the intersection of any streets in such a manner as to obstruct free and clear vision, or at any location where, by reason of its position, shape or color, it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device;

(v) Signs identifying component housing clusters within the Mays Chapel North PUD will be permitted, provided: Their scale and character will be appropriate to the residential area identified; materials will follow common themes; signs will be low and will be enhanced by landscaping;

(vi) Business signs, limited to the village center, will follow a common theme and will be compatible with the architecture of the village center; and

(vii) Traffic control signs will comply with all legal requirements and standards governing such signs and will be approved and located by Baltimore County.

e. Miscellaneous temporary signs such as seasonal streamers, banners, and portable signs are permitted subject to the following conditions:

(i) No business shall display such signs for more than 30 continuous days nor more than a total of 60 days in any one year;

(ii) No such sign shall be displayed unless a use permit therefor has been approved by the zoning regulator of the PUD; and

(iii) Such signs are not permitted except in the village center.

Section 9.

Provision for the Handicapped

Development of the Mays Chapel North Land, and the Mays Chapel North PUD, will comply with all federal, state and county laws and regulations relating to the handicapped, and, in addition, the following will apply:

a. Residential alternatives for the handicapped, such as apartments, townhouses, alternative living units ("ALUs") or group homes, licensed or certified by the State, are permitted as a matter of right, and may not be prohibited under any of developer's covenants.

b. Blueprints for accessible housing will be available to prospective home buyers, should someone with a handicapped condition request them.

c. Attention will be given to staggering curb-cuts at periodic intervals, consistent with the pedestrian system, so that they are not placed solely at the ends of sidewalks.

Section 10.

Variances

The zoning regulator of the PUD shall have the right, authority, and power to grant variances from height and area

regulations, from offstreet parking regulations and from sign regulations, only in cases where strict compliance with these zoning regulations for the Mays Chapel North PUD would result in practical difficulty or unreasonable hardship. However, no increase in residential density beyond that otherwise allowable by these zoning regulations shall be permitted as a result of any such grant of a variance from height or area regulations; and the grant of any variance for the relocation, increase in size, or any other matter or thing in any way related to the signs permitted under Sections 8 a (vi) and 8 a (vii) hereof shall have no force or effect until first approved by the Deputy Zoning Commission and/or Zoning Commissioner. Further, any such variance shall be granted only if in strict harmony with the spirit and intent of: (i) said height, area, offstreet parking, or sign regulations; and (ii) the Authorization Plan; only in such manner as to grant relief without substantial injury to public health, safety, and general welfare. The zoning regulator of the PUD shall have no authority, right or power to grant any other variances. Before granting any variance, the zoning regulator shall require public notice to be given and shall hold a public hearing upon any application for variance. The public notice shall be given by posting of the premises involved for 15 days prior to the date of the hearing, giving notice of the

variance sought and of the time, date and place of the hearing. Any order by the zoning regulator of the PUD shall contain a finding of fact setting forth and specifying the reason or reasons for granting such variance. An application for a variance shall be filed with the zoning regulator of the PUD on a form prescribed by it. The application shall be accompanied by such plans and data as may be required by the zoning regulator and shall include a statement in writing by the applicant, and adequate evidence, showing that the proposed variance is required because strict compliance with these zoning regulations would result in practical difficulty or unreasonable hardship.

If a variance has been denied, the zoning regulator of the PUD may not accept for filing any other application for a variance with respect to the same property, on the same subject matter, until at least 24 months have passed from the date of any order relating to the previous application.

The fee for any application for any variance shall be $75.00, plus all costs and expenses incurred or to be incurred for posting. However, such fee may be changed from time to time by the zoning regulator of the PUD in order to cover outlays and expenses of the regulator over and above the $75.00 fee herein established. All

costs and fees shall be paid to the zoning regulator of the PUD when the application for variance is submitted to it.

Hearings before the zoning regulator of the PUD shall be held at the call of the president or any vice-president thereof, and at such other times as the board of directors of the zoning regulator may determine, within ninety (90) days after the filing of the application for variance. The president of the zoning regulator, or in his or her absence, any vice-president thereof, may conduct the hearing. Minutes shall be kept by the zoning regulator of the PUD of all proceedings on variances, showing those officers and members present and their vote or, if absent or failing to vote, indicating such fact on each variance. A minimum of three officers or members of the zoning regulator of the PUD shall constitute a quorum and the concurring vote of a majority of officers or members in attendance at any hearing on any zoning variance shall be required to decide upon the application for variance.

Section 11.

Interpretation, Administration

and Enforcement of PUD Zoning Regulations

The zoning regulator of the PUD is charged with the responsibility of interpretation, administration and enforcement of

the zoning regulations applicable to the Mays Chapel North PUD, including those applicable to the entire Mays Chapel North PUD (PUD-General Zoning Regulations) and those applicable to each section of the PUD (e.g. PUD-Section Two Zoning Regulations), all hereinafter called "subject zoning regulations".

a. Building or Use Permits; Certificates of Compliance.

(i) Any application to the Buildings Engineer, the Director of Permits and Licenses, or the Department of Permits and Licenses of Baltimore County, or any successor of the foregoing, for any permit for the erection, construction, repair, alteration, remodeling, removal, or demolition of any building or structure, or part thereof or addition thereto, including but not limited to any accessory structure such as a fence, or any permit for the use of any building or structure, or part thereof or addition thereto, all hereinafter referred to as "county building or use permit", required to be submitted to the Zoning Commissioner for approval by him as to zoning, shall be accompanied by a certificate of compliance issued by the zoning regulator of the PUD. The certificate of compliance issued by the zoning regulator shall certify that the erection, construction, repair, alteration, remodeling, removal, or

demolition of the building or structure, or part thereof or addition thereto, or the use of the foregoing, for which the county building or use permit is sought, complies in all respects with the subject zoning regulations.

(ii) The zoning regulator of the PUD shall provide forms for the application for a certificate of compliance, which forms shall contain such requests for information as the zoning regulator may determine to be necessary, including the submittal of plans and specifications showing the nature and character of the work to be done and the building or structure, or part thereof or addition thereto, to be erected, constructed, repaired, altered, remodeled, removed, or demolished, or used. Whenever the zoning regulator of the PUD shall deny any application for a certificate of compliance, it shall certify its reasons therefore in writing to the applicant.

(iii) For the purposes of this subsection, an application for an occupancy certificate shall be deemed an application for a building permit, so that same shall be accompanied by a certificate of compliance issued by the zoning regulator of the PUD at the time of its submittal to the Building

Engineer, the Director of Permits and Licenses, or the Department of Permits, or any successor of the foregoing.

b. Zoning Violations. Whenever the zoning regulator of the PUD finds a violation of the subject zoning regulations, it shall at once serve written notice on the person or persons responsible (owner), specifying the nature of the violation, the provisions of the subject zoning regulations violated and the action required to correct the violation.

(i) In finding a violation of the subject zoning regulations, the zoning regulator of the PUD may accept, as sufficient documentation thereof, separate written, signed statements of two or more landowners, holding title to different lots or parcels of land in the Mays Chapel North PUD, describing the activity, use, or condition which has occurred or is occurring, but not permitted under the subject zoning regulations. On receipt of such written statements, which shall also include information about the date and location of the occurrence of the violation, or upon any other finding of any violation of the subject zoning regulations, the zoning regulator of the PUD shall undertake enforcement of the subject zoning regulations, as hereinafter provided.

(ii) The person or persons responsible for any violation of the subject zoning regulations shall be the owner of the premises involved. The term "owner", which includes all owners, means any person, firm, corporation, guardian, conservator, receiver, trustee, executor, or other judicial officer, who, alone, or jointly or severally with others, owns, holds, or controls the whole, or any part, of the freehold or leasehold title to the premises in violation, with or without accompanying actual possession thereof, and shall include, in addition to the holder of the legal title, any vender in possession thereof, but shall not include a mortgagee or an owner of a reversionary interest under a ground rent lease. The notice of zoning violation shall be deem to be properly served on the owner responsible for any violation of the subject zoning regulations, if sent by registered or certified mail, return receipt requested, or personally delivered, to said owner at the address appearing for the owner on the records of the zoning regulator of the PUD, kept for assessment purposes. If service cannot be obtained by mail or in person, then the written notice may be conspicuously posted upon the premises in violation, all by a duly authorized agent or employee of the zoning regulator of

the PUD, so that the notice shall be visible to the general public, and such posting shall be deemed adequate and sufficient notice to the owner responsible for the violation.

(iii) Promptly upon receipt of any notice of violation of the subject zoning regulations, the owner upon whom served shall at once take appropriate steps to correct the violation specified in the notice. In case of the failure by such owner to correct the violation within a reasonable time, the zoning regulator of the PUD shall initiate such action in the Circuit Court for Baltimore County as may be appropriate to secure compliance with the subject zoning regulations, including, but not limited to, an action for injunction enjoining the erection, construction, reconstruction, alteration, repair, maintenance, or use of any building, structure or land in violation of the subject zoning regulations, or mandating compliance with such zoning regulations.

(iv) It is understood that after any final decision or judgment by the Circuit Court, there is a right of appeal by either side to the Court of Special Appeals of Maryland and, possibly, review by the Court of Appeal of Maryland under a writ of certiorari. Accordingly, the zoning regulator of the PUD, in

carrying out its undertaking to enforce the subject zoning regulations, shall prosecute any action instituted by it, or defend any appeal by any owner from any order entered in such action, throughout all forums of appeal, as diligently as possible, unless the zoning regulator of the PUD, in its sole discretion, determines that any appeal or further appeal is not judicious.

(v) All costs and expenses incurred by the zoning regulator of the PUD in its enforcement of the subject zoning regulations, including inspection charges, whether incurred by an agent or employee of the zoning regulator of the PUD, or for or by an architect, engineer, or zoning expert engaged by it, cost of expert testimony and other witness fees, court costs and reasonable counsel fees, shall be paid by the owner responsible for the violation of the subject zoning regulations. After notice and demand for the payment due, given by the zoning regulator of the PUD to the owner liable for such payment, and the failure of the owner to pay the full sum due within thirty (30) days from the date of demand therefor, the amount due by the owner to the zoning regulator of the PUD shall become and be a lien against all land and other property owned by such owner in

the PUD, all as fully, and to the same extent, as the annual or special charges or assessments levied by the zoning regulator of the PUD against such owner are a lien against such property, subject to foreclosure in the same manner, and to the same extent, as a lien for nonpayment of any annual or special charges or assessments is subject to foreclosure.

c. Nothing contained herein shall in any way affect any right or duty of Baltimore County, Maryland, or any agency or subdivision thereof, in or about any governmental function, including the exercise of rights granted, or the carrying out of duties imposed, by any law or regulation dealing with the administration or enforcement of zoning regulations. Further, nothing contained herein shall operate to bar or otherwise impede anyone whose property is affected by any violation of the subject zoning regulations, including abutting and adjacent landowners, from maintaining any action in an appropriate court for an injunction enjoining the erection, construction, reconstruction, alteration, repair, maintenance, or use of any building, structure or land in violation of any of the zoning regulations applicable to the PUD, or any part thereof.

Article III.

PUD Zoning Regulations Applicable Only to Section Two of Mays Chapel North

(PUD-Section Two Zoning Regulations)

Section 1.

PUD-General Zoning Regulations Applicable

The PUD-General Zoning Regulations apply to Section Two of Mays Chapel North, subject to the limitations and specific requirements set forth in Sections 2, 3, 4 and 5 of this Article III, expressly made applicable only to Section Two of Mays Chapel North.

Section 2.

Uses Permitted in Section Two of Mays Chapel North

The uses permitted in Section Two of Mays Chapel North are as follows:

a. The uses permitted in all areas of Mays Chapel North, including building development areas and open-space areas, under the PUD-General Zoning Regulations;

b. Townhouses and townhouse type dwellings, as defined in paragraph b (i) of Section 3 of Article II of these zoning regulations, and garden apartment or condominium buildings--4 story maximum, exclusive of basement; and

c. Parking, signs and accessory uses, structures and buildings, subject to the limitations contained in the PUD-General Zoning Regulations.

Section 3.

General Density Limitation and Height and Bulk Regulations for Section Two of Mays Chapel North

a. Density. The maximum densities permitted in Section Two of Mays Chapel North are 250 density units and 248 dwelling units, 6.5 density units and 6.4 dwelling units per acre, provided there be no increase in the maximum total densities of 2177 density units or 2177 dwelling units allowed in the entire Mays Chapel North PUD.

b. Height. The perpendicular height limitations are those set forth in the PUD-General Zoning Regulations applicable to the entire Mays Chapel North PUD.

c. Other Bulk and Area Standards. Bulk, building-separation and other area standards and regulations applicable to Section Two of Mays Chapel North are as follows:

(i) The maximum width of any elevation of a detached building or group of attached buildings shall be 250 feet;

(ii) The minimum horizontal distance from any point on a detached building or group of attached buildings to the vertical projection of any point on another detached building or group of attached buildings, exclusive of enclosed entrance ways, shall be (i) 40 feet for groups of attached townhouses, and (ii) 40 feet for garden apartment or condominium buildings, unless any of such buildings involved in the setback measurement exceed 40 feet in height, in which case the minimum horizontal distance between buildings shall be 60 feet;

(iii) The minimum distance between any townhouse with perpendicular parking and the center line of any street shall be 53 feet, and the minimum distance between any townhouse with a garage and the center line of any street shall be 47 feet, if the 500 square feet of private yard space is provided in the rear yard of the unit as required by sub-paragraph (vi) hereof, subject to the following: For groups of townhouses with mixed

garage and non-garage units, a distance of 47 feet shall be maintained between the dwelling unit with a garage and the center line of the street, if the 500 square feet of private yard space is provided in the rear yard of the unit, as required by sub-paragraph (vi) hereof, and a distance of 53 feet shall be maintained between the dwelling unit with perpendicular parking and the center line of the street;

(iv) The minimum distance between any garden apartment or condominium building and the center line of any street shall be 50 feet, and the minimum distance between any such building and the street right-of-way shall be 25 feet;

(v) The minimum distance between any dwelling unit window or window-door and the property line shall be 15 feet; and the minimum distance between the centers of facing windows of different dwelling units in the PUD shall be 40 feet. The window to property line and window to window distance requirements shall not apply where there is: a door with less than 30% of the door area in glass; a high window with the sill five feet above the finished floor; a cellar or basement window two feet or less in height; architectural techniques such as clearstory or glass brick windows; or a limitation of the view by topography; and

(vi) A minimum private yard space of 500 square feet is required for each townhouse. The 500 square feet must be in one contiguous area with a minimum depth of 15 feet. For a townhouse with a garage unit, this area must be located to the rear of the townhouse. Covered areas such as porches that could possibly be enclosed at a later date cannot be calculated in this minimum space. An open deck, at grade or elevated, may be included in the calculation of the minimum space.

Section 4.

Open Space Required in Section Two of Mays Chapel North

A minimum of 30% of the gross area of Section Two of Mays Chapel North shall be allocated to local and other open space purposes, to be designated, established and maintained in accordance with the standards, guidelines and procedures set forth in the Baltimore County Subdivision Regulations and the Local Open Space Manual approved by the Planning Board and the Board of Recreation and Parks pursuant to Section 26-283 of the Baltimore County Code 1988. Not less than ten percent (10%) of the gross area of Section Two of Mays Chapel North, same being part of the total local and other open space, shall be designated H.O.A. open space,

to be conveyed to, and owned and maintained by a homeowners association or similar entity; and the remaining local and other open space shall be conveyed to, and owned and maintained by: the developer of the PUD or one or more assignees of the developer, or a corporation whose members are comprised of a group of individuals, or a condominium association, or Baltimore County, all as the developer of the PUD may determine, and the County agree, if any open space is to be conveyed to it.

Section 5.

Parking Regulations for Section Two of Mays Chapel North

Parking spaces shall be provided, as follows:

a. Minimum off-street parking space dimensions will be not less than 8.5 feet wide by 18 feet long for angled parking and not less than 7.5 feet wide by 21 feet long for parallel parking.

b. Residential off-street parking spaces will be provided as follows: Not less than 2 parking spaces for each dwelling unit, except for (i) efficiency dwelling units, where not less than 1.25 parking spaces will be provided for each such dwelling unit; and (ii) senior citizen housing or housing for the elderly dwelling units, where not less than 1.5 parking space will be provided for each such dwelling unit.

c. The location and design standards for parking shall be as required under Section 7 of Article II of these zoning regulations.

Section 6.

Other Requirements Applicable to

Section Two of Mays Chapel North

The following requirements shall apply to development in Section Two of Mays Chapel North:

a. The maximum height of any private lighting fixture is 16 feet. The lighting fixture shall be designed and placed so as to prevent the spillage of light into any adjacent dwelling or lot. The intensity of any lighting fixture shall also be limited in order to accomplish this purpose.

b. Mutually attached townhouses shall be offset to break the building mass, and the facade of townhouses in the group shall vary in detail treatment so that all units in the group are not identical, while basic materials and character remain consistent.

c. Garden apartment or condominium buildings will be offset in plan or stepped in elevation to follow grade changes, if any.

d. The final development plan required for the PUD under Section 430.1G of the county zoning regulations, including the final development plan for a portion of Mays Chapel North, shall be prepared and submitted in accordance with, and contain all information and data required under paragraph (g) of Section 5 of Article II of these zoning regulations, all for the purpose of showing that the development of Section Two of Mays Chapel North complies with the Authorization Plan and with the county development policies.

Article IV.

PUD Zoning Regulations Applicable Only to Section Three of Mays Chapel North

(PUD-Section Three Zoning Regulations)

Section 1.

PUD-General Zoning Regulations Applicable

The PUD-General Zoning Regulations apply to Section Three of Mays Chapel North, subject to the limitations and specific requirements set forth in Sections 2, 3, 4 and 5 of this Article IV, expressly made applicable only to Section Three of Mays Chapel North.

Section 2.

Uses Permitted in Section Three of Mays Chapel North

The uses permitted in Section Three of Mays Chapel North are as follows:

a. The uses permitted in all areas of Mays Chapel North, including building development areas and open-space areas, under the PUD-General Zoning Regulations;

b. Townhouses and townhouse type dwellings, as defined in paragraph b (i) of Section 3 of Article II of these zoning regulations, and garden apartment or condominium buildings-4 story maximum, exclusive of basement; and

c. Parking, signs and accessory uses, structures and buildings, subject to the limitations contained in the PUD-General Zoning Regulations.

Section 3.

General Density Limitation and Height and Bulk Regulations for Section Three of Mays Chapel North

a. Density. The maximum densities permitted in Section Three of Mays Chapel North are 264 density units and 270 dwelling units, 9.8 density units and 10 dwelling units per acre, provided there be no increase in the maximum total densities of 2177 density

units or 2177 dwelling units allowed in the entire Mays Chapel North PUD.

b. Height. The perpendicular height limitations are those set forth in the PUD-General Zoning Regulations applicable to the entire Mays Chapel North PUD.

c. Other Bulk and Area Standards. Bulk, building-separation and other area standards and regulations applicable to Section Three of Mays Chapel North are as follows:

(i) The maximum width of any elevation of a detached building or group of attached buildings shall be 260 feet;

(ii) The minimum horizontal distance from any point on a detached building or group of attached buildings to the vertical projection of any point on another detached building or group of attached buildings, exclusive of enclosed entrance ways, shall be (i) 40 feet for groups of attached townhouses, and (ii) 40 feet for garden apartment or condominium buildings, unless any of such buildings involved in the setback measurement exceed 44 feet in height, in which case the minimum horizontal distance between buildings shall be 60 feet;

(iii) The minimum distance between any townhouse with perpendicular parking and the center line of any street shall be 53 feet, and the minimum distance between any townhouse with a

garage and the center line of any street shall be 47 feet, if the 500 square feet of private yard space is provided in the rear yard of the unit as required by sub-paragraph (vi) hereof, subject to the following: For groups of townhouses with mixed garage and non-garage units, a distance of 47 feet shall be maintained between the dwelling unit with a garage and the center line of the street, if the 500 square feet of private yard space is provided in the rear yard of the unit, as required by sub-paragraph (vi) hereof, and a distance of 53 feet shall be maintained between the dwelling unit with perpendicular parking and the center line of the street;

(iv) The minimum distance between any garden apartment or condominium building and the center line of any street shall be 50 feet, and the minimum distance between any such building and the street right-of-way shall be 25 feet;

(v) The minimum distance between any dwelling unit window or window-door and the property line shall be 15 feet; and the minimum distance between the centers of facing windows of different dwelling units in the PUD shall be 40 feet. The window to property line and window to window distance requirements shall not apply where there is: a door with less than 30% of the door area in glass; a high window with the sill five feet above the

finished floor; a cellar or basement window two feet or less in height; architectural techniques such as clearstory or glass brick windows; or a limitation of the view by topography; and

(vi) A minimum private yard space of 500 square feet is required for each townhouse. The 500 square feet must be in one contiguous area with a minimum depth of 15 feet. For a townhouse with a garage unit, this area must be located to the rear of the townhouse. Covered areas such as porches that could possibly be enclosed at a later date cannot be calculated in this minimum space. An open deck, at grade or elevated, may be included in the calculation of the minimum space.

Section 4.

Open Space Required in Section Three of Mays Chapel North

A minimum of 25% of the gross area of Section Three of Mays Chapel North shall be allocated to local and other open space purposes, to be designated, established and maintained in accordance with the standards, guidelines and procedures set forth in the Baltimore County Subdivision Regulations and the Local Open Space Manual approved by the Planning Board and the Board of Recreation and Parks pursuant to Section 26-283 of the Baltimore County Code 1988. If any townhouse or townhouse type dwelling is erected in

Section Three of Mays Chapel North, then not less than ten percent (10%) of the gross area of all lots devoted to such townhouse or townhouse type dwelling usage, same being part of the total local and other open space, shall be designated H.O.A. open space, to be conveyed to, and owned and maintained by a homeowners association or similar entity for the use of the owners of the townhouses or townhouse type dwellings. The remaining local and other open space in Section Three of Mays Chapel North shall be conveyed to, and owned and maintained by: the developer of the PUD or one or more assignees of the developer, or a corporation whose members are comprised of a group of individuals, or a condominium association, or Baltimore County, all as the developer of the PUD may determine, and the County agree, if any open space is to be conveyed to it.

Section 5.

Parking Regulations for Section Three of Mays Chapel North

Parking spaces shall be provided, as follows:

a. Minimum off-street parking space dimensions will be not less than 8.5 feet wide by 18 feet long for angled parking and not less than 7.5 feet wide by 21 feet long for parallel parking.

b. Residential off-street parking spaces will be provided as follows: Not less than 2 parking spaces for each dwelling unit, except for (i) efficiency dwelling units, where not less than 1.25 parking spaces will be provided for each such dwelling unit; and (ii) senior citizen housing or housing for the elderly dwelling units, where not less than 1.5 parking space will be provided for each such dwelling unit.

c. The location and design standards for parking shall be as required under Section 7 of Article II of these zoning regulations.

Section 6.

Other Requirements Applicable to

Section Three of Mays Chapel North

The following requirements shall apply to development in Section Three of Mays Chapel North:

a. The maximum height of any private lighting fixture is 16 feet. The lighting fixture shall be designed and placed so as to prevent the spillage of light into any adjacent dwelling or lot. The intensity of any lighting fixture shall also be limited in order to accomplish this purpose.

b. Mutually attached townhouses shall be offset to break the building mass, and the facade of townhouses in the group shall

vary in detail treatment so that all units in the group are not identical, while basic materials and character remain consistent.

c. Garden apartment or condominium buildings will be offset in plan or stepped in elevation to follow grade changes, if any.

d. The final development plan required for the PUD under Section 430.1G of the county zoning regulations, including the final development plan for a portion of Mays Chapel North, shall be prepared and submitted in accordance with, and contain all information and data required under paragraph (g) of Section 5 of Article II of these zoning regulations, all for the purpose of showing that the development of Section Three of Mays Chapel North complies with the Authorization Plan and with the county development policies.

Article V.

PUD Zoning Regulations Applicable Only to Section Four of Mays Chapel North

(PUD-Section Four Zoning Regulations)

Section 1.

PUD-General Zoning Regulations Applicable

The PUD-General Zoning Regulations apply to Section Four of Mays Chapel North, subject to the limitations and specific requirements set forth in Sections 2, 3, 4 and 5 of this Article V, expressly made applicable only to Section Four of Mays Chapel North.

Section 2.

Uses Permitted in Section Four of Mays Chapel North

The uses permitted in Section Four of Mays Chapel North are as follows:

a. The uses permitted in all areas of Mays Chapel North, including building development areas and open-space areas, under the PUD-General Zoning Regulations;

b. Townhouses and townhouse type dwellings, as defined in paragraph b(i) of Section 3 of Article II of these zoning regulations, and multi-family dwellings and housing, including only garden and mid-rise apartment or condominium buildings--4 story maximum, exclusive of basement; and

c. Parking, signs and accessory uses, structures and buildings, subject to the limitations contained in the PUD-General Zoning Regulations.

Section 3.

General Density Limitation and Height and Bulk Regulations for Section Four of Mays Chapel North

a. Density. The maximum densities permitted in Section Four of Mays Chapel North are 198 density units and 200 dwelling units, 8.7 density units and 8.8 dwelling units per acre, provided there be no increase in the maximum total densities of 2177 density units or 2177 dwelling units allowed in the entire Mays Chapel North PUD. The aforesaid maximum density (198 units) represents 110% of

the proposed or mean density, and the maximum dwelling units (200 units) represents 110% of the proposed or mean number of dwelling units, allowed under Section 5.a of Article II of these regulations, each being within the 20% variance permitted.

b. Height. The perpendicular height limitations are those set forth in the PUD-General Zoning Regulations applicable to the entire Mays Chapel North PUD.

c. Other Bulk and Area Standards. Bulk, building-separation and other area standards and regulations applicable to Section Four of Mays Chapel North are as follows:

(i) The maximum width of any elevation of a detached building or group of attached buildings shall be 260 feet;

(ii) The minimum horizontal distance from any point on a detached building or group of attached buildings to the vertical projection of any point on another detached building or group of attached buildings, exclusive of enclosed entrance ways, shall be 40 feet, unless any of such buildings involved in the setback measurement exceed 44 feet in height, in which case the minimum horizontal distance between buildings shall be 60 feet;

(iii) The minimum distance between any townhouse with perpendicular parking and the center line of any street shall be 53 feet, and the minimum distance between any townhouse with a garage and the center line of any street shall be 44 feet, if the 500 square feet of private yard space is provided in the rear yard

of the unit as required by sub-paragraph (vi) hereof, subject to the following: For groups of townhouses with mixed garage and non-garage units, a distance of 44 feet shall be maintained between the dwelling unit with a garage and the center line of the street, if the 500 square feet of private yard space is provided in the rear yard of the unit, as required by subparagraph (vi) hereof, and a distance of 53 feet shall be maintained between the dwelling unit with perpendicular parking and the center line of the street;

(iv) The minimum distance between any garden or mid-rise apartment or condominium building and the center line of any street shall be 50 feet, and the minimum distance between any such building and the street right-of-way shall be 25 feet;

(v) The minimum distance between any dwelling unit window or window-door and the property line shall be 15 feet; and the minimum distance between the centers of facing windows of different dwelling units in the PUD shall be 40 feet. The window to property line and window to window distance requirements shall not apply where there is: a door with less than 30% of the door area in glass; a high window with the sill five feet above the finished floor; a cellar or basement window two feet or less in height;

architectural techniques such as clearstory or glass brick windows; or a limitation of the view by topography; and

(vi) A minimum private yard space of 500 square feet is required for each townhouse. The 500 square feet must be in one contiguous area with a minimum depth of 15 feet. For a townhouse with a garage unit, this area must be located to the rear of the townhouse. Covered areas such as porches that could possibly be enclosed at a later date cannot be calculated in this minimum space. An open deck, at grade or elevated, may be included in the calculation of the minimum space.

Section 4.

Open Space Required in Section Four of Mays Chapel North

A minimum of 20% of the gross area of Section Four of Mays Chapel North shall be allocated to local and other open space purposes, to be designated, established and maintained in accordance with the standards, guidelines and procedures set forth in the Baltimore County Subdivision Regulations and the Local Open Space Manual approved by the Planning Board and the Board of Recreation and Parks pursuant to Section 26-283 of the Baltimore County Code 1988. The local and other open space in Section Four of Mays Chapel North shall be conveyed to, and owned and maintained by: the

developer of the PUD or one or more assignees of the developer, or a corporation whose members are comprised of a group of individuals, or a condominium association, or Baltimore County, all as the developer of the PUD may determine, and the County agree, if any open space is to be conveyed to it.

Section 5.

Parking Regulations for Section Four of Mays Chapel North

Parking spaces shall be provided, as follows:

a. Minimum off-street parking space dimensions will be not less than 8.5 feet wide by 18 feet long for angled parking and not less than 7.5 feet wide by 21 feet long for parallel parking.

b. Residential off-street parking spaces will be provided as follows: Not less than 2 parking spaces for each dwelling unit, except for (i) efficiency dwelling units, where not less than 1.25 parking spaces will be provided for each such dwelling unit; and (ii) senior citizen housing or housing for the elderly dwelling units, where not less than 1.5 parking space will be provided for each such dwelling unit.

c. The location and design standards for parking shall be as required under Section 7 of Article II of these zoning regulations.

Section 6.

Other Requirements Applicable to

Section Four of Mays Chapel North

The following requirements shall apply to development in Section Four of Mays Chapel North:

a. The maximum height of any private lighting fixture is 16 feet. The lighting fixture shall be designed and placed so as to prevent the spillage of light into any adjacent dwelling or lot. The intensity of any lighting fixture shall also be limited in order to accomplish this purpose.

b. Garden and mid-rise apartment or condominium buildings will be offset in plan or stepped in elevation to follow grade changes, if any.

c. The final development plan required for the PUD under Section 430.1G of the county zoning regulations, including the final development plan for a portion of Mays Chapel North, shall be prepared and submitted in accordance with, and contain all information and data required under paragraph (g) of Section 5 of Article II of these zoning regulations, all for the purpose of showing that the development of Section Four of Mays Chapel North complies with the Authorization Plan and with the county development policies.

Article VI.

PUD Zoning Regulations Applicable Only to Section Five of Mays Chapel North

(PUD-Section Five Zoning Regulations)

Section 1.

PUD-General Zoning Regulations Applicable

The PUD-General Zoning Regulations apply to Section Five of Mays Chapel North, subject to the limitations and specific requirements set forth in Sections 2, 3, 4 and 5 of this Article VI, expressly made applicable only to Section Five of Mays Chapel North.

Section 2.

Uses Permitted in Section Five of Mays Chapel North

The uses permitted in Section Five of Mays Chapel North are as follows:

a. The uses permitted in all areas of Mays Chapel North, including building development areas and open-space areas, under the PUD-General Zoning Regulations;

b. Multi-family dwellings and housing, including only garden and mid-rise apartment or condominium buildings--4 story maximum, exclusive of basement; and

c. Parking, signs and accessory uses, structures and buildings, subject to the limitations contained in the PUD-General Zoning Regulations.

Section 3.

General Density Limitation and Height and Bulk Regulations for Section Five of Mays Chapel North

a. Density. The maximum densities permitted in Section Five of Mays Chapel North are 148 density units and 148 dwelling units, 8.3 density units and 8.3 dwelling units per acre, provided there be no increase in the maximum total densities of 2177 density units or 2177 dwelling units allowed in the entire Mays Chapel North PUD. The aforesaid maximum density (148 units) represents 115.6% of the proposed or mean density, and the maximum dwelling units (148 units) represents 115.6% of the proposed or mean number of dwelling units, allowed under Section 5.a of Article II of these regulations, each being within the 20% variance permitted.

b. Height. The perpendicular height limitations are those set forth in the PUD-General Zoning Regulations applicable to the entire Mays Chapel North PUD.

c. Other Bulk and Area Standards. Bulk, building-separation and other area standards and regulations applicable to Section Five of Mays Chapel North are as follows:

(i) The maximum width of any elevation of a detached building or group of attached buildings shall be 260 feet;

(ii) The minimum horizontal distance from any point on a detached building or group of attached buildings to the vertical projection of any point on another detached building or group of attached buildings, exclusive of enclosed entrance ways, shall be 40 feet, unless any of such buildings involved in the setback measurement exceed 44 feet in height, in which case the minimum horizontal distance between buildings shall be 60 feet;

(iii) The minimum distance between any garden or mid-rise apartment or condominium building and the center line of any street shall be 50 feet, and the minimum distance between any such building and the street right-of-way shall be 25 feet; and

(iv) The minimum distance between any dwelling unit window or window-door and the property line shall be 15 feet; and

the minimum distance between the centers of facing windows of different dwelling units in the PUD shall be 40 feet. The window to property line and window to window distance requirements shall not apply where there is: a door with less than 30% of the door area in glass; a high window with the sill five feet above the finished floor; a cellar or basement window two feet or less in height; architectural techniques such as clearstory or glass brick windows; or a limitation of the view by topography.

Section 4.

Open Space Required in Section Five of Mays Chapel North

A minimum of 25% of the gross area of Section Five of Mays Chapel North shall be allocated to local and other open space purposes, to be designated, established and maintained in accordance with the standards, guidelines and procedures set forth in the Baltimore County Subdivision Regulations and the Local Open Space Manual approved by the Planning Board and the Board of Recreation and Parks pursuant to Section 26-283 of the Baltimore County Code 1988. The local and other open space in Section Five of Mays Chapel North shall be conveyed to, and owned and maintained by: the developer of the PUD or one or more assignees of the developer, or a corporation whose members are comprised of a group of individuals,

or a condominium association, or Baltimore County, all as the developer of the PUD may determine, and the County agree, if any open space is to be conveyed to it.

Section 5.

Parking Regulations for Section Five of Mays Chapel North

Parking spaces shall be provided, as follows:

a. Minimum off-street parking space dimensions will be not less than 8.5 feet wide by 18 feet long for angled parking and not less than 7.5 feet wide by 21 feet long for parallel parking.

b. Residential off-street parking spaces will be provided as follows: Not less than 2 parking spaces for each dwelling unit, except for (i) efficiency dwelling units, where not less than 1.25 parking spaces will be provided for each such dwelling unit; and (ii) senior citizen housing or housing for the elderly dwelling units, where not less than 1.5 parking space will be provided for each such dwelling unit.

c. The location and design standards for parking shall be as required under Section 7 of Article II of these zoning regulations.

Section 6.

Other Requirements Applicable to

Section Five of Mays Chapel North

The following requirements shall apply to development in Section Five of Mays Chapel North:

a. The maximum height of any private lighting fixture is 16 feet. The lighting fixture shall be designed and placed so as to prevent the spillage of light into any adjacent dwelling or lot. The intensity of any lighting fixture shall also be limited in order to accomplish this purpose.

b. Garden and mid-rise apartment or condominium buildings will be offset in plan or stepped in elevation to follow grade changes, if any.

c. The final development plan required for the PUD under Section 430.1G of the county zoning regulations, including the final development plan for a portion of Mays Chapel North, shall be prepared and submitted in accordance with, and contain all information and data required under paragraph (g) of Section 5 of Article II of these zoning regulations, all for the purpose of showing that the development of Section Five of Mays Chapel North complies with the Authorization Plan and with the county development policies.

Article VII.

PUD Zoning Regulations Applicable Only to Section Six

of Mays Chapel North

(PUD-Section Six Zoning Regulations)

Section 1.

PUD-General Zoning Regulations Applicable

The PUD-General Zoning Regulations apply to Section Six of Mays Chapel North, subject to the limitations and specific requirements set forth in Sections 2, 3, 4, 5 and 6 of this Article VII, expressly made applicable only to Section Six of Mays Chapel North.

Section 2.

Uses Permitted in Section Six of Mays Chapel North

The uses permitted in Section Six of Mays Chapel North are as follows:

a. The uses permitted in all areas of Mays Chapel North, including building development areas and open-space areas, under the PUD-General Zoning Regulations;

b. Townhouses and townhouse type dwellings, as defined in paragraph b(i) of Section 3 of Article II of these zoning regulations, and multi-family dwellings and housing, including only

garden and mid-rise apartment or condominium buildings--4 story maximum, exclusive of basement; and

c. Parking, signs and accessory uses, structures and buildings, subject to the limitations contained in the PUD-General Zoning Regulations.

Section 3.

General Density Limitation and Height and Bulk Regulations for Section Six of Mays Chapel North

a. Density. The maximum densities permitted in Section Six of Mays Chapel North are 210 density units and 200 dwelling units, 8.51 density units and 8.11 dwelling units per acre, provided there be no increase in the maximum total densities of 2177 density units or 2177 dwelling units allowed in the entire Mays Chapel North PUD. The aforesaid maximum density (210 units) represents 112% of the proposed or mean density, and the maximum dwelling units (200 units) represents 112% of the proposed or mean number of dwelling units, allowed under Section 5.a of Article II of these regulations, each being within the 20% variance permitted.

b. Height. The perpendicular height limitations are those set forth in the PUD-General Zoning Regulations applicable to the entire Mays Chapel North PUD.

c. Other Bulk and Area Standards. Bulk, building-separation and other area standards and regulations applicable to Section Six of Mays Chapel North are as follows:

(i) The maximum width of any elevation of a detached building or group of attached buildings shall be 260 feet;

(ii) The minimum horizontal distance from any point on a detached building or group of attached buildings to the vertical projection of any point on another detached building or group of attached buildings, exclusive of enclosed entrance ways, shall be 40 feet, unless any of such buildings involved in the setback measurement exceed 45 feet in height, in which case the minimum horizontal distance between buildings shall be 60 feet;

(iii) The minimum distance between any townhouse with perpendicular parking and the center line of any street shall be 53 feet, and the minimum distance between any townhouse with a garage and the center line of any street shall be 44 feet, if the 500 square feet of private yard space is provided in the rear yard of the unit as required by sub-paragraph (vi) hereof, subject to the following: For groups of townhouses with mixed garage and non-garage units, a distance of 44 feet shall be maintained between the dwelling unit with a garage and the center line of the street, if the 500 square feet of private yard space is provided in the rear

yard of the unit, as required by sub-paragraph (vi) hereof, and a distance of 53 feet shall be maintained between the dwelling unit with perpendicular parking and the center line of the street;

(iv) The minimum distance between any garden or mid-rise apartment or condominium building and the center line of any street shall be 50 feet, and the minimum distance between any such building and the street right-of-way shall be 25 feet;

(v) The minimum distance between any dwelling unit window or window-door and the property line shall be 15 feet; and the minimum distance between the centers of facing windows of different dwelling units in the PUD shall be 40 feet. The window to property line and window to window distance requirements shall not apply where there is: a door with less than 30% of the door area in glass; a high window with the sill five feet above the finished floor; a cellar or basement window two feet or less in height; architectural techniques such as clearstory or glass brick windows; or a limitation of the view by topography.

(vi) A minimum private yard space of 500 square feet is required for each townhouse. The 500 square feet must be in one contiguous area with a minimum depth of 15 feet. For a townhouse with a garage unit, this area must be located to the rear of the townhouse. Covered areas such as porches that could possibly be enclosed at a

later date cannot be calculated in this minimum space. An open deck, at grade or elevated, may be included in the calculation of the minimum space.

Section 4.

Open Space Required in Section Six of Mays Chapel North

A minimum of 30% of the gross area of Section Six of Mays Chapel North shall be allocated to local and other open space purposes, to be designated, established and maintained in accordance with the standards, guidelines and procedures set forth in the Baltimore County Subdivision Regulations and the Local Open Space Manual approved by the Planning Board and the Board of Recreation and Parks pursuant to Section 26-283 of the Baltimore County Code 1988. The local and other open space in Section Six of Mays Chapel North shall be conveyed to, and owned and maintained by: the developer of the PUD or one or more assignees of the developer, or a corporation whose members are comprised of a group of individuals, or a condominium association, or Baltimore County, all as the developer of the PUD may determine, and the County agree, if any open space is to be conveyed to it.

Section 5.

Parking Regulations for Section Six of Mays Chapel North

Parking spaces shall be provided, as follows:

a. Minimum off-street parking space dimensions will be not less than 8.5 feet wide by 18 feet long for angled parking and not less than 7.5 feet wide by 21 feet long for parallel parking.

b. Residential off-street parking spaces will be provided as follows: Not less than 2 parking spaces for each dwelling unit, except for (i) efficiency dwelling units, where not less than 1.25 parking spaces will be provided for each such dwelling unit; and (ii) senior citizen housing or housing for the elderly dwelling units, where not less than 1.5 parking space will be provided for each such dwelling unit.

c. The location and design standards for parking shall be as required under Section 7 of Article II of these zoning regulations.

Section 6.

Other Requirements Applicable to

Section Six of Mays Chapel North

The following requirements shall apply to development in Section Six of Mays Chapel North:

a. The maximum height of any private lighting fixture is 16 feet. The lighting fixture shall be designed and placed so as to prevent the spillage of light into any adjacent dwelling or lot. The intensity of any lighting fixture shall also be limited in order to accomplish this purpose.

b. Mutually attached townhouses shall be offset to break the building mass, and the facade of townhouses in the group shall vary in detail treatment so that all units in the group are not identical, while basic materials and character remain consistent.

c. Garden and mid-rise apartment or condominium buildings will be offset in plan or stepped in elevation to follow grade changes, if any.

d. The final development plan required for the PUD under Section 430.1G of the county zoning regulations, including the final development plan for a portion of Mays Chapel North, shall be prepared and submitted in accordance with, and contain all information and data required under paragraph (g) of Section 5 of Article II of these zoning regulations, all for the purpose of showing that the development of Section Six of Mays Chapel North complies with the Authorization Plan and with the county development policies.

ARTICLE VIII

PUD Zoning Regulations Applicable Only to Section Seven

of Mays Chapel North

(PUD-Section Seven Zoning Regulations)

Background.

Section Seven of Mays Chapel North contains approximately 33.30 acres of land, known as the Village Center, divided into two separate and distinct tracts: one designated "Section Seven, Development Area A", containing approximately 11.51 acres of land devoted to (i) business uses designed for the shopping convenience of persons residing in nearby areas, (ii) business and professional offices, and (iii) off-street parking for each use; and the other designated "Section Seven, Development Area B", containing approximately 21.79 acres of land devoted to (i) residential uses, including, but not limited to senior housing/life care, eight story, 85' maximum, and mid-rise housing, six story, 65' maximum, (ii) group day care, adult day care, community and recreational uses, buildings and facilities, (iii) off-street parking for the uses involved; and (iv) open space. The PUD-General Zoning Regulations apply to Section Seven of Mays Chapel North, subject to the limitations and specific requirements set forth in this Article VIII designed to apply only to Section Seven, Development Area A, or Section Seven, Development Area B, of Mays Chapel North, as the case may be.

Part A of Article VIII

PUD Zoning Regulation Applicable Only to Section Seven, Development Area A, of Mays Chapel North

(PUD-Section Seven, Development Area A, Zoning Regulations)

Section 1.

PUD-General Zoning Regulations Applicable

The PUD-General Zoning Regulations apply to Section Seven, Development Area A, of Mays Chapel North, subject to the limitations and specific requirements set forth in Sections 2, 3, 4, 5, 6 and 7 of Part A of this Article VIII, expressly made applicable only to Section Seven, Development Area A, of Mays Chapel North.

Section 2.

Uses Permitted in Section Seven, Development Area A, of Mays Chapel North,

The uses permitted in Section Seven, Development Area A, of Mays Chapel North, are as follows:

a. The uses permitted in all areas of Mays Chapel North, including building development areas and open-space areas, under the PUD-General Zoning Regulations;

b. Business uses designed for the shopping convenience of persons residing in nearby areas, restricted generally to those uses satisfying daily basic shopping needs, not to exceed, in the aggregate, a maximum gross floor area of 43,553 square feet (floor area, gross), all to the end and intent that business establishments will be retail or service establishments dealing directly with consumers, and same will be limited to the following: barber shop; bank, savings and loan association or other similar chartered financial institution accepting deposits; beauty shop; drug store; general food store; specialty food store, such as bakery, candy store or dairy products store; laundry, dry cleaning, clothing repair or alteration shop, with no on-site dry cleaning; liquor or package store; restaurant, except drive-in restaurant; shoe repair shop; general clothing and clothing accessory shop; specialty clothing and clothing accessory store, such as dress shop, millinery shop, haberdashery, shoe store and the like; florist shop; garden shop; hardware store; book store; or sporting-goods store; or any combination of the foregoing; each with allowable identification signs;

c. Business and professional offices, excluding sales and storage of merchandise, not to exceed, in the aggregate, a maximum

gross floor area of 21,776 square feet (floor area, gross); and

d. Off-street parking, loading, signs and accessory uses, structures and buildings, subject to the limitations contained in the PUD-General Zoning Regulations.

Section 3.

General Height and Bulk Regulations for Section Seven, Development Area A, of Mays Chapel North

a. Height. The perpendicular height limitation of any commercial, business, or office building is 40 feet.

b. Other Bulk and Area Standards. Bulk, building-separation and other area standards and regulations applicable to Section Seven, Development Area A, of Mays Chapel North are as follows:

(i) The maximum width of any elevation of a detached building or group of attached buildings shall be 500 feet;

(ii) The minimum horizontal distance from any point on a detached building or group of attached buildings to the vertical projection of any point on another detached building or group of attached buildings, exclusive of enclosed entrance ways, shall be 50 feet; and

(iii) The minimum distance between any building and the center line of any street shall be 50 feet, and the minimum distance between any building and the street right-of-way shall be 25 feet.

Section 4.

Open Space Required in Section Seven,

Development Area A, of Mays Chapel North

No open space is required in Section Seven, Development Area A. Instead, openness is to be attained by the restriction of business uses to a maximum gross floor area of 43,553 square feet, and by the restriction of business and professional office uses to a maximum gross floor area of 21,776 square feet of the total land area (501,375 square feet) of Section Seven, Development Area A, of Mays Chapel North.

Section 5.

Parking and Loading Regulations for Section Seven,

Development Area A, of Mays Chapel North

a. Parking spaces shall be provided as follows:

(i) Minimum off-street parking space dimensions will be not less than 8.5 feet wide by 18 feet long for angled parking and not less than 7.5 feet wide by 21 feet long for parallel parking, or, if

a designated and clearly marked small car space, then not less than 7.5 feet wide by 16 feet long for angled parking and not less than 7.5 feet wide by 18 feet long for parallel parking; and

(ii) Business and office off-street parking spaces shall be as required by paragraph c of Section 7 of Article II of these zoning regulations. However, in no event shall more than 40 per cent of the number of spaces required be designated as small car spaces.

b. Loading spaces shall be provided as follows:

At least two loading spaces, each not less than 18 feet wide by 25 feet long, shall be provided for the retail store space, or as otherwise required by paragraph f of Section 7 of Article II of these zoning regulations.

c. The design standards for parking and loading spaces, including access, shall be as required by paragraph g of Section 7 of Article II of these zoning regulations.

Section 6.

Signs Permitted in Section Seven,

Development Area A, of Mays Chapel North

The signs permitted in Section Seven, Development Area A, of Mays Chapel North, are as follows:

a. The signs permitted in all areas of Mays Chapel North under the PUD-General Zoning Regulations;

b. The signs as described and limited in paragraphs b, c and e of Section 8 of Article II of these zoning regulations; and

c. Business sign shall follow a common theme and shall be compatible with the architecture of the buildings in the subject area.

Section 7.

Other Requirements Applicable to Section Seven,

Development Area A, of Mays Chapel North

The following requirements shall apply to development in Section Seven, Development Area A, of Mays Chapel North:

a. The maximum height of any private lighting fixture is 20 feet. The lighting fixture shall be designed and placed so as to prevent the spillage of light into any adjacent dwelling or lot. The intensity of any lighting fixture shall also be limited in order to accomplish this purpose.

b. The final development plan required for the PUD under Section 430.1G of the county zoning regulations, including the final development plan for a portion of Mays Chapel North, shall be prepared and submitted in accordance with, and contain all information and data required under paragraph (g) of Section 5 of Article II of these zoning regulations, all for the purpose of showing that the development of Section Seven, Development Area A, of Mays Chapel North

complies with the Authorization Plan and with the county development policies.

PART B OF ARTICLE VIII

PUD Zoning Regulations Applicable Only to Section Seven, Development Area B, of Mays Chapel North

(PUD-Section Seven, Development Area B, Zoning Regulations)

Section 1.

PUD-General Zoning Regulations Applicable

The PUD-General Zoning Regulations apply to Section Seven, Development Area B, of Mays Chapel North, subject to the limitations and specific requirements set forth in Sections 2, 3, 4, 5 and 6 of

Part B of this Article VIII, expressly made applicable only to Section Seven, Development Area B of Mays Chapel North.

Section 2.

Uses Permitted in Section Seven,

Development Area B of Mays Chapel North

The uses permitted in Section Seven, Development Area B, of Mays Chapel North, are as follows:

a. The uses permitted in all areas of Mays Chapel North, including building development areas and open-space areas, under the PUD-General Zoning Regulations;

b. Senior Housing or Housing for the Elderly for either independent living and/or Assisted Living Facilities, multi-family dwellings or mid-rise apartment or condominium buildings--8 story maximum, exclusive of basement;

c. Adult day care center, Recreational facilities consisting of a Club House, Swimming Pool and Tennis Courts; and

d. Parking, signs and accessory uses, structures and buildings, subject to the limitations contained in the PUD-General Zoning Regulations.

Section 3.

General Density limitation and Height and Bulk Regulations

for Section Seven, Development Area B of Mays Chapel North

a. Density. The maximum densities permitted in Section Seven, Development Area B of Mays Chapel North are 870 density units and 972 dwelling units, 26.13 density units and 29.19 dwelling units per acre, provided there be no increase in the maximum total densities of 2177 density units or 2177 dwelling units allowed in the entire Mays Chapel North PUD. The aforesaid maximum density (870 units) represents 120% of the proposed or mean density, and the maximum dwelling units (972 units) represents 120% of the proposed or mean number of dwelling units, allowed under Section 5.a of Article II of these regulations, each being within the 20% variance permitted.

b. Height. The perpendicular height limitations are those set forth in the PUD-General Zoning Regulations applicable to the entire Mays Chapel North PUD.

c. Other Bulk and Area Standards. Bulk, building separation and other area standards and regulations applicable to Section Seven, Development Area B of Mays Chapel North are as follows:

(i) The maximum width of any elevation of a detached building or group of attached buildings shall be 500 feet;

(ii) The minimum horizontal distance from any point on a detached building or group of attached buildings to the vertical projection of any point on another detached building or group of attached buildings, exclusive of enclosed entrance ways, shall be 40 feet, unless any of such buildings involved in the setback measurement

exceed 45 feet in height, in which case the minimum horizontal distance between buildings shall be 60 feet;

(iii) The minimum distance between any Senior Citizens Housing and mid-rise apartment or condominium building and the center line of any street shall be 50 feet, and the minimum distance between any such building and the street right-of-way shall be 25 feet;

(iv) The minimum distance between any dwelling unit window or window-door and the property line shall be 15 feet; and the minimum distance between the centers of facing windows of different dwelling units in a separate building in the PUD shall be 40 feet. The window to property line and window to window distance requirements shall not apply where there is: a door with less than 30% of the door area in glass; a high window with the sill five feet above the finished floor; a cellar or basement window two feet or less in height; architectural techniques such as clearstory or glass brick windows; a limitation of the view by topography; or to windows in the same building.

Section 4.

Open Space Required in Section Seven,

Development Area B of Mays Chapel North

A minimum of 30% of the gross area of Section Seven, Development Area B Mays Chapel North shall be allocated to open space

purposes, to be designated, established and maintained in accordance with the standards, guidelines and procedures set forth in the Baltimore County Subdivision Regulations and the Local Open Space Manual approved by the Planning Board and the Board of Recreation and Parks pursuant to Section 26-283 of the Baltimore County Code 1988. The open space in Section Seven, Development Area B of Mays Chapel North shall be conveyed to, and owned and maintained by: the developer of the PUD or one or more assignees of the developer, or a corporation whose members are comprised of a group of individuals, or a condominium association, all as the developer of the PUD may determine.

Section 5.

Parking Regulations for Section Seven,

Development Area B of Mays Chapel North

Parking spaces shall be provided, as follows:

a. Minimum off-street parking space dimensions will be not less than 8.5 feet wide by 18 feet long for angled parking and not less than 7.5 feet wide by 21 feet long for parallel parking.

b. Residential off-street parking spaces will be provided as follows: (i) senior citizen housing or housing for the elderly dwelling units, where not less than 0.75 parking spaces will be provided for each such dwelling unit; and (ii) apartments and

condominiums in the Village Center, where not less than 1.5 parking spaces will be provided for each such dwelling unit.

c. Recreational off-street parking spaces will be provided as follows: Not less than 1 parking space for each 300 square feet of floor area of any recreational or community building; not less than 1 parking space for each 250 square feet of the actual area of any swimming pool (exclusive of any wading or like children's pool, and surrounding land and facilities), or 1 parking space for each 7 persons permitted in the pool at one time by the Department of Health, whichever number of parking spaces is the greater; and not less than 3 parking spaces for each tennis court.

d. Adult day care center parking will be provided, as follows: not less than 1 space per employee on the largest shift, but in no case less than 2.

e. The location and design standards for parking shall be as required under Section 7 of Article II of these zoning regulations.

Section 6.

Other Requirements Applicable to

Section Seven, Development Area B of Mays Chapel North

The following requirements shall apply to development in Section Seven, Development Area B of Mays Chapel North:

a. The maximum height of any private lighting fixture is 18 feet. The lighting fixture shall be designed and placed so as to prevent the spillage of light into any adjacent dwelling or lot. The intensity of any lighting fixture shall also be limited in order to accomplish this purpose.

b. Senior Citizen Housing and mid-rise apartment or condominium buildings will be offset in plan or stepped in elevation to follow grade changes, if any.

c. The final development plan required for the PUD under Section 430.1G of the county zoning regulations, including the final development plan for a portion of Mays Chapel North, shall be prepared and submitted in accordance with, and contain all information and data required under paragraph (g) of Section 5 of Article II of these zoning regulations, all for the purpose of showing that the development of Section Seven, Development Area B of Mays Chapel North complies with the Authorization Plan and with the county development policies.

RESERVED

(pages 119-123, inclusive)

Article IX.

PUD Zoning Regulations Applicable Only to Section/Phase Eight of Mays Chapel North

(PUD-Section/Phase Eight Zoning Regulations)

Section 1.

PUD-General Zoning Regulations Applicable

The PUD-General Zoning Regulations apply to Section/Phase Eight of Mays Chapel North, subject to the limitations and specific requirements set forth in Sections 2, 3, 4, 5 and 6 of this Article IX, expressly made applicable only to Section/Phase Eight of Mays Chapel North.

Section 2.

Uses Permitted in Section/Phase Eight of Mays Chapel North

The uses permitted in Section/Phase Eight of Mays Chapel North are as follows:

a. The uses permitted in all areas of Mays Chapel North, including building development areas and open-space areas, under the PUD-General Zoning Regulations;

b. Townhouses and townhouse type dwellings, as defined in paragraph b(i) of Section 3 of Article II of these zoning regulations, and multi-family dwellings and housing, including only

garden and mid-rise apartment or condominium buildings--5 story maximum, exclusive of basement; and

c. Parking, signs and accessory uses, structures and buildings, subject to the limitations contained in the PUD-General Zoning Regulations.

Section 3.

General Density Limitation and Height and Bulk Regulations for Section/Phase Eight of Mays Chapel North

a. Density. The maximum densities permitted in Section/Phase Eight of Mays Chapel North are 121 density units, 9.88 density units per acre, provided there be no increase in the maximum total density of 2177 density units allowed in the entire Mays Chapel North PUD. The aforesaid 121 maximum density units (121 units) represents 120% of the proposed or mean number of density units, allowed under Section 5.a of Article II of these regulations, being within the 20% variance permitted.

b. Height. The perpendicular height limitations are those set forth in the PUD-General Zoning Regulations applicable to the entire Mays Chapel North PUD.

c. Other Bulk and Area Standards. Bulk, building-separation and other area standards and regulations applicable to Section/Phase Eight of Mays Chapel North are as follows:

(i) The maximum width of any elevation of a detached building or group of attached buildings shall be 260 feet;

(ii) The minimum horizontal distance from any point on a detached building or group of attached buildings to the vertical projection of any point on another detached building or group of attached buildings, exclusive of enclosed entrance ways, shall be 40 feet, unless any of such buildings involved in the setback measurement exceed 45 feet in height, in which case the minimum horizontal distance between buildings shall be 60 feet;

(iii) The minimum distance between any townhouse with perpendicular parking and the center line of any street shall be 53 feet, and the minimum distance between any townhouse with a garage and the center line of any street shall be 44 feet, if the 500 square feet of private yard space is provided in the rear yard of the unit as required by sub-paragraph (vi) hereof, subject to the following: For groups of townhouses with mixed garage and non-garage units, a distance of 44 feet shall be maintained between the dwelling unit with a garage and the center line of the street, if the 500 square feet of private yard space is provided in the rear

yard of the unit, as required by sub-paragraph (vi) hereof, and a distance of 53 feet shall be maintained between the dwelling unit with perpendicular parking and the center line of the street;

(iv) The minimum distance between any garden or mid-rise apartment or condominium building and the center line of any street shall be 50 feet, and the minimum distance between any such building and the street right-of-way shall be 25 feet;

(v) The minimum distance between any dwelling unit window or window-door and the property line shall be 15 feet; and the minimum distance between the centers of facing windows of different dwelling units in the PUD shall be 40 feet. The window to property line and window to window distance requirements shall not apply where there is: a door with less than 30% of the door area in glass; a high window with the sill five feet above the finished floor; a cellar or basement window two feet or less in height; architectural techniques such as clearstory or glass brick windows; or a limitation of the view by topography.

(vi) A minimum private yard space of 500 square feet is required for each townhouse. The 500 square feet must be in one contiguous area with a minimum depth of 15 feet. For a townhouse with a garage unit, this area must be located to the rear of the townhouse. Covered areas such as porches that could possibly be enclosed at a

later date cannot be calculated in this minimum space. An open deck, at grade or elevated, may be included in the calculation of the minimum space.

Section 4.

Open Space Required in Section/Phase Eight of Mays Chapel North

A minimum of 25% of the gross area of Section/Phase Eight of Mays Chapel North shall be allocated to local and other open space purposes, to be designated, established and maintained in accordance with the standards, guidelines and procedures set forth in the Baltimore County Subdivision Regulations and the Local Open Space Manual approved by the Planning Board and the Board of Recreation and Parks pursuant to Section 26-283 of the Baltimore County Code 1988. The local and other open space in Section/Phase Eight of Mays Chapel North shall be conveyed to, and owned and maintained by: the developer of the PUD or one or more assignees of the developer, or a corporation whose members are comprised of a group of individuals, or a condominium association, or Baltimore County, all as the developer of the PUD may determine, and the County agree, if any open space is to be conveyed to it.

Section 5.

Parking Regulations for Section/Phase Eight of Mays Chapel North

Parking spaces shall be provided, as follows:

a. Minimum off-street parking space dimensions will be not less than 8.5 feet wide by 18 feet long for angled parking and not less than 7.5 feet wide by 21 feet long for parallel parking.

b. Residential off-street parking spaces will be provided as follows: Not less than 2 parking spaces for each dwelling unit, except for (i) efficiency dwelling units, where not less than 1.25 parking spaces will be provided for each such dwelling unit; and (ii) senior citizen housing or housing for the elderly dwelling units, where not less than 0.75 parking space will be provided for each such dwelling unit.

c. The location and design standards for parking shall be as required under Section 7 of Article II of these zoning regulations.

Section 6.

Other Requirements Applicable to

Section/Phase Eight of Mays Chapel North

The following requirements shall apply to development in Section/Phase Eight of Mays Chapel North:

a. The maximum height of any private lighting fixture is 16 feet. The lighting fixture shall be designed and placed so as to prevent the spillage of light into any adjacent dwelling or lot. The intensity of any lighting fixture shall also be limited in order to accomplish this purpose.

b. Mutually attached townhouses shall be offset to break the building mass, and the facade of townhouses in the group shall vary in detail treatment so that all units in the group are not identical, while basic materials and character remain consistent.

c. Garden and mid-rise apartment or condominium buildings will be offset in plan or stepped in elevation to follow grade changes, if any.

d. The final development plan required for the PUD under Section 430.1G of the county zoning regulations, including the final development plan for a portion of Mays Chapel North, shall be prepared and submitted in accordance with, and contain all information and data required under paragraph (g) of Section 5 of Article II of these zoning regulations, all for the purpose of showing that the development of Section/Phase Eight of Mays Chapel North complies with the Authorization Plan and with the county development policies.

RESERVED

(page 131)

Article X

PUD Zoning Regulations Applicable Only to Section Nine

of Mays Chapel North

(PUD)-Section Nine Zoning Regulations)

RESERVED

(pages 132-139, inclusive)

Article XI

PUD Zoning Regulations Applicable Only to Section/Phase Ten of Mays Chapel North

(PUD-Section/Phase Ten Zoning Regulations)

Section 1.

PUD-General Zoning Regulations Applicable

The PUD-General Zoning Regulations apply to Section/Phase Ten of Mays Chapel North, subject to the limitations and specific requirements set forth in Sections 2, 3, 4, 5 and 6 of this Article XI, expressly made applicable only to Section/Phase Ten of Mays Chapel North.

Section 2.

Uses Permitted in Section/Phase Ten of Mays Chapel North

The uses permitted in Section/Phase Ten of Mays Chapel North are as follows:

a. The uses permitted in all areas of Mays Chapel North, including building development areas and open-space areas, under the PUD-General Zoning Regulations;

b. Townhouses and townhouse type dwellings, as defined

in paragraph b(i) of Section 3 of Article II of these zoning regulations, and multi-family dwellings and housing, including only garden and mid-rise apartment or condominium buildings--5 story maximum, exclusive of basement; and

c. Parking, signs and accessory uses, structures and buildings, subject to the limitations contained in the PUD-General Zoning Regulations.

Section 3.

General Density Limitation and Height and Bulk Regulations for Section/Phase Ten of Mays Chapel North

a. Density. The maximum densities permitted in Section/Phase Ten of Mays Chapel North are 120 density units, 4.20 density units per acre, provided there be no increase in the maximum total density of 2177 density units allowed in the entire Mays Chapel North PUD. The aforesaid 120 maximum density units (120 units) represents 120% of the proposed or mean number of density units, allowed under Section 5.a of Article II of these regulations, being within the 20% variance permitted.

b. Height. The perpendicular height limitations are those set forth in the PUD-General Zoning Regulations applicable to the entire Mays Chapel North PUD.

c. Other Bulk and Area Standards. Bulk, building-separation and other area standards and regulations applicable to Section/Phase Ten of Mays Chapel North are as follows:

(i) The maximum width of any elevation of a detached building or group of attached buildings shall be 260 feet;

(ii) The minimum horizontal distance from any point on a detached building or group of attached buildings to the vertical projection of any point on another detached building or group of attached buildings, exclusive of enclosed entrance ways, shall be 40 feet, unless any of such buildings involved in the setback measurement exceed 45 feet in height, in which case the minimum horizontal distance between buildings shall be 60 feet;

(iii) The minimum distance between any townhouse with perpendicular parking and the center line of any street shall be 53 feet, and the minimum distance between any townhouse with a garage and the center line of any street shall be 44 feet, if the 500 square feet of private yard space is provided in the rear yard of the unit as required by sub-paragraph (vi) hereof, subject to the following: For groups of townhouses with mixed garage and non-garage units, a distance of 44 feet shall be maintained between the dwelling unit with a garage and the center line of the street, if the 500 square feet of private yard space is provided in the rear

yard of the unit, as required by sub-paragraph (vi) hereof, and a distance of 53 feet shall be maintained between the dwelling unit with perpendicular parking and the center line of the street;

(iv) The minimum distance between any garden or mid-rise apartment or condominium building and the center line of any street shall be 50 feet, and the minimum distance between any such building and the street right-of-way shall be 25 feet;

(v) The minimum distance between any dwelling unit window or window-door and the property line shall be 15 feet; and the minimum distance between the centers of facing windows of different dwelling units in the PUD shall be 40 feet. The window to property line and window to window distance requirements shall not apply where there is: a door with less than 30% of the door area in glass; a high window with the sill five feet above the finished floor; a cellar or basement window two feet or less in height; architectural techniques such as clearstory or glass brick windows; or a limitation of the view by topography.

(vi) A minimum private yard space of 500 square feet is required for each townhouse. The 500 square feet must be in one contiguous area with a minimum depth of 15 feet. For a townhouse with a garage unit, this area must be located to the rear of the townhouse. Covered areas such as porches that could possibly be enclosed at a

later date cannot be calculated in this minimum space. An open deck, at grade or elevated, may be included in the calculation of the minimum space.

Section 4.

Open Space Required in Section/Phase Ten of Mays Chapel North

A minimum of 25% of the gross area of Section/Phase Ten of Mays Chapel North shall be allocated to local and other open space purposes, to be designated, established and maintained in accordance with the standards, guidelines and procedures set forth in the Baltimore County Subdivision Regulations and the Local Open Space Manual approved by the Planning Board and the Board of Recreation and Parks pursuant to Section 26-283 of the Baltimore County Code 1988. The local and other open space in Section/Phase Ten of Mays Chapel North shall be conveyed to, and owned and maintained by: the developer of the PUD or one or more assignees of the developer, or a corporation whose members are comprised of a group of individuals, or a condominium association, or Baltimore County, all as the developer of the PUD may determine, and the County agree, if any open space is to be conveyed to it.

Section 5.

Parking Regulations for Section/Phase Ten of Mays Chapel North

Parking spaces shall be provided, as follows:

a. Minimum off-street parking space dimensions will be not less than 8.5 feet wide by 18 feet long for angled parking and not less than 7.5 feet wide by 21 feet long for parallel parking.

b. Residential off-street parking spaces will be provided as follows: Not less than 2 parking spaces for each dwelling unit, except for (i) efficiency dwelling units, where not less than 1.25 parking spaces will be provided for each such dwelling unit; and (ii) senior citizen housing or housing for the elderly dwelling units, where not less than 0.75 parking space will be provided for each such dwelling unit.

c. The location and design standards for parking shall be as required under Section 7 of Article II of these zoning regulations.

Section 6.

Other Requirements Applicable to

Section/Phase Ten of Mays Chapel North

The following requirements shall apply to development in Section/Phase Ten of Mays Chapel North:

a. The maximum height of any private lighting fixture is 16 feet. The lighting fixture shall be designed and placed so as to prevent the spillage of light into any adjacent dwelling or lot. The intensity of any lighting fixture shall also be limited in order to accomplish this purpose.

b. Mutually attached townhouses shall be offset to break the building mass, and the facade of townhouses in the group shall vary in detail treatment so that all units in the group are not identical, while basic materials and character remain consistent.

c. Garden and mid-rise apartment or condominium buildings will be offset in plan or stepped in elevation to follow grade changes, if any.

d. The final development plan required for the PUD under Section 430.1G of the county zoning regulations, including the final development plan for a portion of Mays Chapel North, shall be prepared and submitted in accordance with, and contain all information and data required under paragraph (g) of Section 5 of Article II of these zoning regulations, all for the purpose of showing that the development of Section/Phase Ten of Mays Chapel North complies with the Authorization Plan and with the county development policies.

RESERVED

(page 147)

Article XII

PUD Zoning Regulations Applicable Only to Section Eleven of Mays Chapel North

(PUD-Section Eleven Zoning Regulations)

Section 1.

PUD-General Zoning Regulations Applicable

The PUD-General Zoning Regulations apply to Section Eleven of Mays Chapel North, subject to the limitations and specific requirements set forth in Sections 2, 3, 4, 5 and 6 of this Article XII, expressly made applicable only to Section Eleven of Mays Chapel North.

Section 2.

Uses Permitted in Section Eleven of Mays Chapel North

The uses permitted in Section Eleven of Mays Chapel North are as follows:

a. The uses permitted in all areas of Mays Chapel North, including building development areas and open-space areas, under the PUD-General Zoning Regulations;

b. Multi-family dwellings and housing, including only garden and mid-rise apartment or condominium buildings--6 story maximum, exclusive of basement; and

c. Parking, signs and accessory uses, structures and buildings, subject to the limitations contained in the PUD-General Zoning Regulations.

Section 3.

General Density Limitation and Height and Bulk Regulations for Section Eleven of Mays Chapel North

a. Density. The maximum densities permitted in Section Eleven of Mays Chapel North are 192 density units and 192 dwelling units, 9.37 density units and 9.37 dwelling units per acre, provided there be no increase in the maximum total densities of 2177 density units or 2177 dwelling units allowed in the entire Mays Chapel North PUD. The aforesaid maximum density (192 units) represents 1.2% of the proposed or mean density, and the maximum dwelling units (192 units) represents 1.2% of the proposed or mean number of dwelling units, allowed under Section 5.a of Article II of these regulations, each being within the 20% variance permitted.

b. Height. The perpendicular height limitations are those set forth in the PUD-General Zoning Regulations applicable to the entire Mays Chapel North PUD.

c. Other Bulk and Area Standards. Bulk, building-separation and other area standards and regulations applicable to Section Eleven of Mays Chapel North are as follows:

(i) The maximum width of any elevation of a detached building or group of attached buildings shall be 260 feet;

(ii) The minimum horizontal distance from any point on a detached building or group of attached buildings to the vertical projection of any point on another detached building or group of attached buildings, exclusive of enclosed entrance ways, shall be 40 feet, unless any of such buildings involved in the setback measurement exceed 45 feet in height, in which case the minimum horizontal distance between buildings shall be 60 feet;

(iii) The minimum distance between any garden or mid-rise apartment or condominium building and the center line of any street shall be 50 feet, and the minimum distance between any such building and the street right-of-way shall be 25 feet;

(iv) The minimum distance between any dwelling unit window or window-door and the property line shall be 15 feet; and the minimum distance between the centers of facing windows of different dwelling units in the PUD shall be 40 feet. The window to property line and window to window distance requirements shall not apply where there is: a door with less than 30% of the door area in glass; a high window

with the sill five feet above the finished floor; a cellar or basement window two feet or less in height; architectural techniques such as clearstory or glass brick windows; or a limitation of the view by topography.

Section 4.

Open Space Required in Section Eleven of Mays Chapel North

A minimum of 30% of the gross area of Section Eleven of Mays Chapel North shall be allocated to local and other open space purposes, to be designated, established and maintained in accordance with the standards, guidelines and procedures set forth in the Baltimore County Subdivision Regulations and the Local Open Space Manual approved by the Planning Board and the Board of Recreation and Parks pursuant to Section 26-283 of the Baltimore County Code 1988. The local and other open space in Section Eleven of Mays Chapel North shall be conveyed to, and owned and maintained by: the developer of the PUD or one or more assignees of the developer, or a corporation whose members are comprised of a group of individuals, or a condominium association, or Baltimore County, all as the developer of the PUD may determine, and the County agree, if any open space is to be conveyed to it.

Section 5.

Parking Regulations for Section Eleven of Mays Chapel North

Parking spaces shall be provided, as follows:

a. Minimum off-street parking space dimensions will be not less than 8.5 feet wide by 18 feet long for angled parking and not less than 7.5 feet wide by 21 feet long for parallel parking.

b. Residential off-street parking spaces will be provided as follows: Not less than 2 parking spaces for each dwelling unit, except for (i) efficiency dwelling units, where not less than 1.25 parking spaces will be provided for each such dwelling unit; and (ii) senior citizen housing or housing for the elderly dwelling units, where not less than 1.5 parking space will be provided for each such dwelling unit.

c. The location and design standards for parking shall be as required under Section 7 of Article II of these zoning regulations.

Section 6.

Other Requirements Applicable to

Section Eleven of Mays Chapel North

The following requirements shall apply to development in Section Eleven of Mays Chapel North:

a. The maximum height of any private lighting fixture is 18 feet. The lighting fixture shall be designed and placed so as to prevent the spillage of light into any adjacent dwelling or lot. The intensity of any lighting fixture shall also be limited in order to accomplish this purpose.

b. Garden and mid-rise apartment or condominium buildings will be offset in plan or stepped in elevation to follow grade changes, if any.

c. The final development plan required for the PUD under Section 430.1G of the county zoning regulations, including the final development plan for a portion of Mays Chapel North, shall be prepared and submitted in accordance with, and contain all information and data required under paragraph (g) of Section 5 of Article II of these zoning regulations, all for the purpose of showing that the development of Section Eleven of Mays Chapel North complies with the Authorization Plan and with the county development policies.

EXHIBIT A

MAYS CHAPEL NORTH LAND

BEGINNING for the same at a point in the center of the paving of Padonia Road where it intersects with the center of the paving of Jenifer Road. said point of beginning being also the end of the fifth line of a parcel of land described in a deed from Francis A. Gemmill and wife to Alma Lucille Kelley, dated December 10,1924 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 609, Folio 109, running thence and binding on or near the centerline of said Padonia Road, as it now exists, and also binding on the outline at a point being the beginning of the sixty-seventh line of a parcel of land described in a deed from James Keelty, Jr. and Joseph S. Keelty trading as Padonia Land Company and Louise H. Keelty, also a Co-Partner in Paconia Land Company to James Keelty,Jr., Joseph S. Keelty and Louise H. Keelty, Co-Partners, trading as Mays Chapel Village, a General Partnership, dated June 19,1972 and recorded among the Land Records of Baltimore County in Liber E.H.K.,Jr. No. 5281, Folio 326, the three following courses and distances, as surveyed: 1.) N 68 05'50" W 48.12 feet; 2.) N 63 55'10" W 137.00 feet; 3.) N 65 13'14" W 165.92 feet, thence leaving said Padonia Road and running with and binding on all of the first through the fifth lines of that parcel of land described in a deed from Talbot T. Speer and wife to Consolidated Gas, Electric, Light and Power Company of Baltimore, dated October 31,1950, and recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1901, Folio 300 the five following courses and distances, as surveyed: 4.) N 31 40'10" E and passing over a concrete monument near the northeast side of said Padonia Road 89.65 feet; 5.) N 77 45'10" E 130.88 feet to a concrete monument; 6.) N 12 14'50" W 197.89 feet; 7.) S 89 59'10" W 135.04 feet to a concrete monument; 8.) S 58 58'10" W and passing over a concrete monument near the northeast side of said Padonia Road 241.25 feet to the center of said Padonia Road, running thence and binding on or near the centerline of paving of said Padonia Road, as it now exists, and also binding on all of the seventy-fifth, seventy-sixth and part of the seventy-seventh lines of the abovementioned deed of Padonia Land Company to Mays Chapel Village, the three following courses and distances, as surveyed: 9.) N 39 51'09" W 241.16 feet; 10.) N 37 18'20" W 170.00 feet; 11.) N 35 58'20" W 126.20 feet to the end of the seventh line of a parcel of land described in a deed by and between Baltimore County, Maryland, a body corporate and politic, and James Keelty, Jr., Joseph S. Keelty and Louise H. Keelty, Co-partners, T/A Mays Chapel Village, a General Partnership, dated April 25,1986 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. 7164, Folio 408, thence leaving said centerline of paving of Padonia Road and binding reversely on the seventh, sixth, fifth and fourth lines as described in the abovementioned deed of Baltimore County, Maryland and Mays Chapel Village the four following courses and distances:
12.) N 54 01'40" E 40.00 feet; 13.) N 54 01'40" E 163.02 feet; 14.) by a line curving to the right with a radius of 580.00 feet for a distance of 202.46 feet, said curve being subtended by a chord bearing N 64 01'40" E 201.43 feet; 15.) N74 01'40" E 430.32 feet to the end of the fourth line as described in the

EXHIBIT B

IN RE:	PETITIONS FOR SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCES - NW/Corner I-83 and Padonia Road 8th Election District 3rd Councilmanic District	* BEFORE THE * DEPUTY ZONING COMMISSIONER * OF BALTIMORE COUNTY
		* Case No. 88-536-Auth-ASPHX
	Mays Chapel Village Part. Petitioner	*

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception to develop and use the subject property for a Neighborhood Unit Development; a special hearing to approve life-care facilities in senior citizen housing and a Day Care Center, Class B Group Child Care Center, in accordance with the special exception request or approved as an accessory to permitted uses in a Planned Unit Development; and variances to permit townhouses to a height of 45 feet, garden apartment buildings to a height of 50 feet, mid-rise buildings to a height of 65 feet and other mid-rise buildings and senior citizen housing to a height of 85 feet, in lieu of the maximum permitted 40 feet in the D.R. 3.5 zone and 45 feet in the D.R. 5.5 zone, all as more particularly described in the Authorization Plan Binder, except as modified and superceded in Petitioner's Exhibit 1, Figures 5, 6, 8, 9, 11, 12, and 15.

The Petitioners, Mays Chapel Village and James Keelty Company, Inc., by James Keelty, III appeared, testified and were represented by Eugene P. Smith, Esquire. Also appearing on behalf of the Petition were Frank Hodgetts and George S. Badders of James Keelty Company, Inc., George E. Gavrelis and Edmund F. Haile with Daft-McCune-Walker, Inc., Wes Guckert of The Traffic Group, Inc., Frederick P. Klaus, Real Estate Appraiser, C. Richard Moore, Director, Department of Traffic Engineering, and P. David

UNIT DEVELOPMENT PLAN
MAYS CHAPEL NORTH
AS REVISED BY BALTIMORE COUNTY PLANNING BOARD

Notwithstanding anything to the contrary contained in the Binder accompanying and made part of the Petition for Special Exception filed in the instant case (No. 88-536-ASPHX), including particularly the Authorization Plan, the following shall apply and control the Unit Development:

1. Attached hereto are revised drawings (Figure 5-Concept Plan, Figure 6-Illustrative Plan, Figure 6-Revised Illustrative Plan, Figure 8-Road Hierarchy Plan, Figure 9-Pedestrian/Open Space Systems Plan, Figure 11-Water & Sewer Plan, Figure 12-Revised Authorization Plan Map and Figure 15-Perspective Views Location Plan), each indicating modifications made by the Planning Board. The attached drawings supersede Figures 5, 6, 8, 9, 11, 12 and 15 originally submitted.

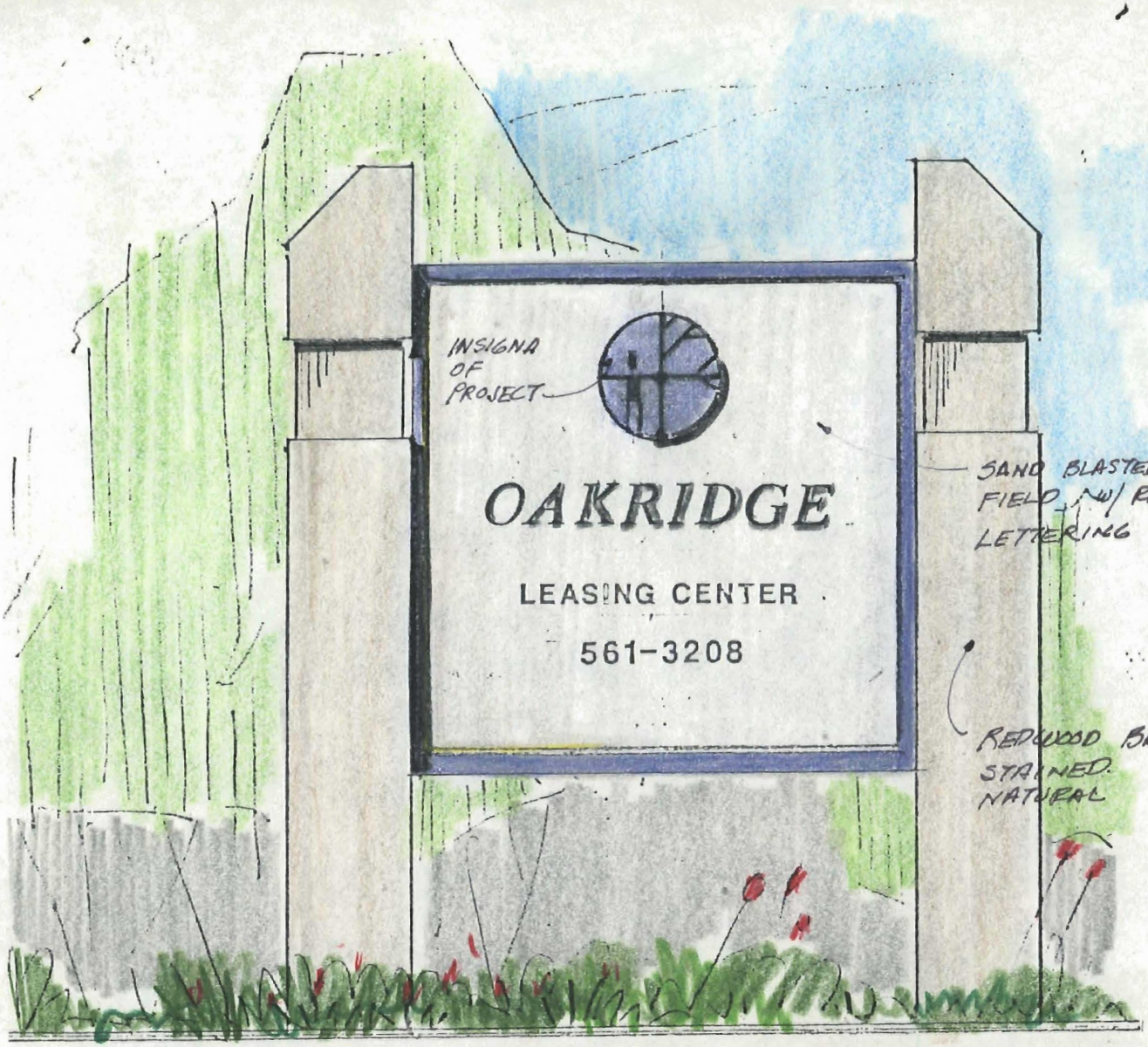
2. Attached hereto is a Plat entitled "Mays Chapel North - Parcel Along Interstate 83", hereby made part of the Authorization Plan. This Plat identifies: (i) the area, containing approximately 16.260 acres of land, in and about which the interchange between the Baltimore-Harrisburg Expressway (I-83) and Warren Road is to be located;and (ii) the 17.037 acre buffer strip requested by the Petitioner along the easternmost portion of the development area of the site, with the stormwater management areas shown separate from the open space. The approximate 16.260 acres of land is reserved for the I-83 - Warren Road interchange, but the acreage may be increased or decreased all as may be required by the State Roads Commission of the State Highway Administration for the use of the State of Maryland. The 17.037 acres of land is reserved for conveyance to the Department of Recreation and Parks, to the extent not required in connection with the buildable area, or for stormwater management.

3. All streams are to be protected by a minimum 50 foot buffer measured from the center line of the stream. Wetlands and stream buffers will remain undisturbed except for clearing and grading necessary for the construction of Padonia Road and the relocation of Mays Chapel Road. Development impact adjacent to these areas will be minimized by providing an additional buffer of 20 feet for all wetlands and stream buffers. Wetland or stream buffer areas, if at all disturbed will be replanted with 2 1/2" caliper deciduous trees.

4. The following "mitigative measures" will be incorporated into the water quality and stormwater management plan:

a. Runoff from all impervious areas will be controlled for water quality.

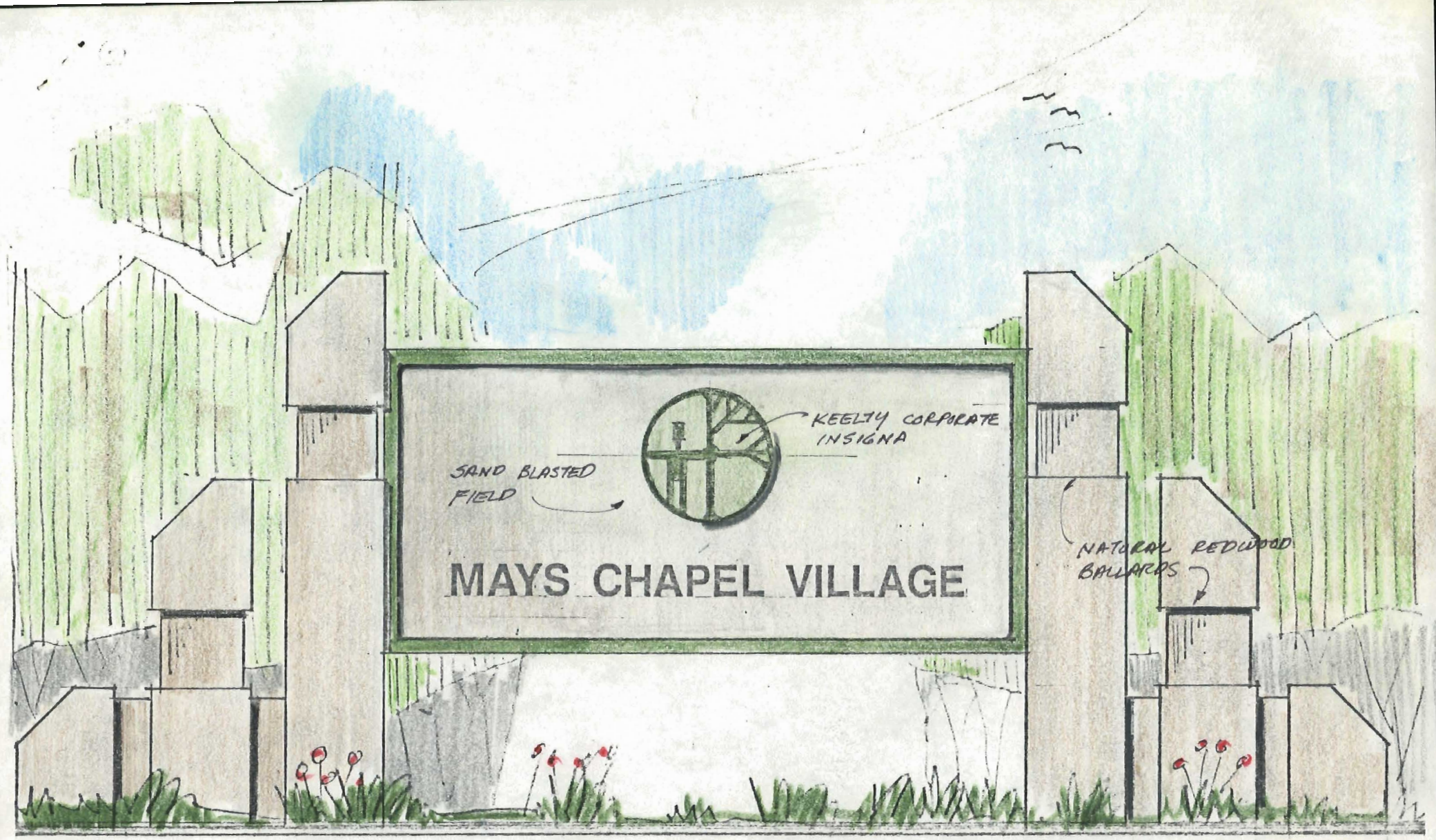
PETITIONER'S EXHIBIT 1



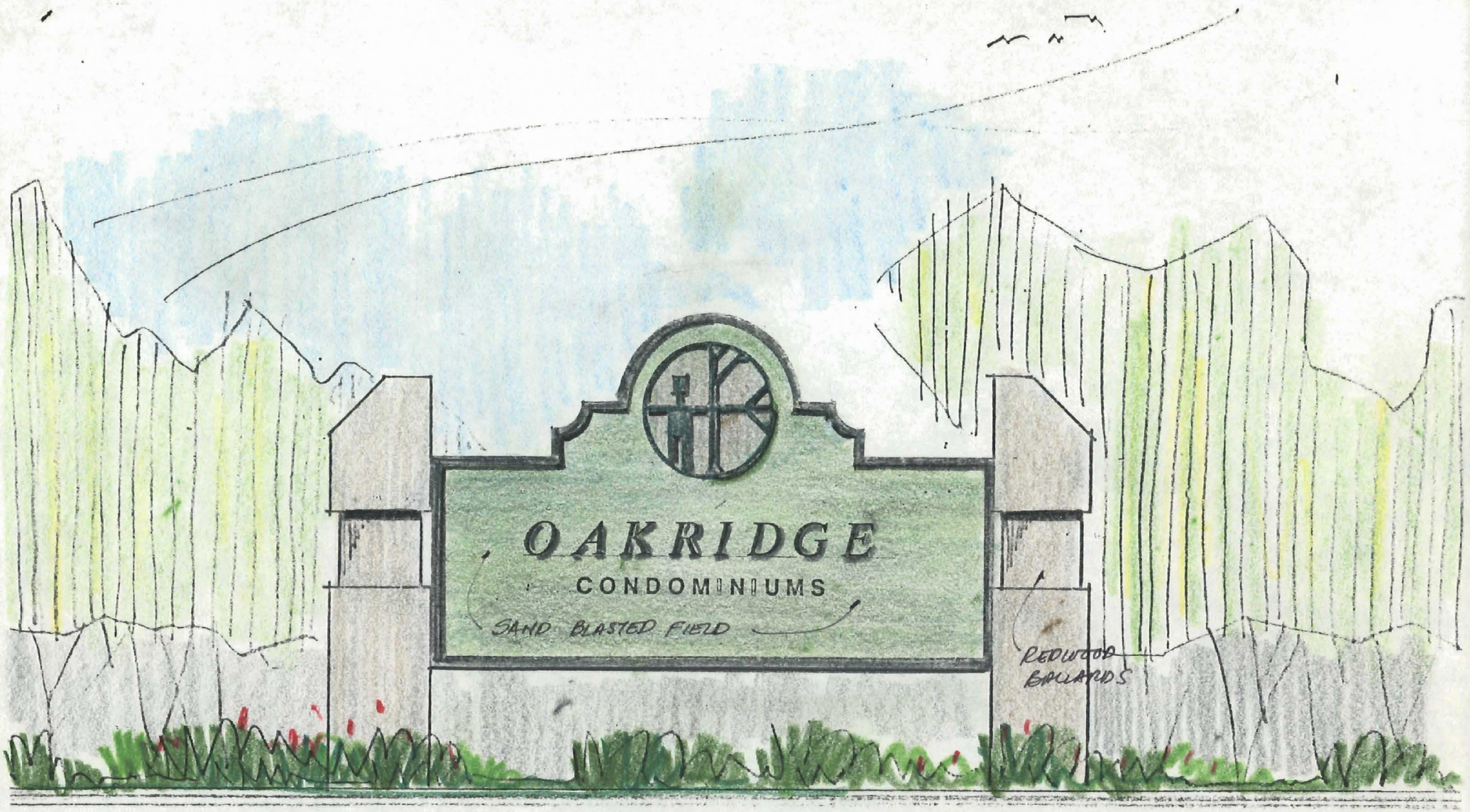
LEASING SIGN



DIRECTIONAL SIGN



ENTRANCE SIGN


OAKRIDGE
CONDOMINIUMS
SAND BLASTED FIELD
REDWOOD
BALLARDS

GROUP SIGN

(9)

MAYS CHAPEL NORTH

PRIOR APPROVED ZONING REGULATIONS

(SUPERCEDED BY CURRENT APPROVED ZONING REGULATIONS)

B695180 NR

19880536

AND

19910144 "A"

supplemental

21:06/10/98
204541:DS13:4dtp_21

FULL TEXT OF THIS DOCUMENT HAS BEEN ARCHIVED

NINTH REVISED*
ZONING REGULATIONS APPLICABLE
TO
MAYS CHAPEL NORTH
NEIGHBORHOOD UNIT DEVELOPMENT

Eighth Election District
of
Baltimore County, Maryland

APPROVED, Sept 3, 1998

Arnold Jablon, Director
Department of Permits
and Development Management

* See page vii for key to revisions

FULL TEXT OF THIS DOCUMENT

0081:03/19/98
184882:DS13:3ynm_14

HAS BEEN ARCHIVED

EIGHTH REVISED*
ZONING REGULATIONS APPLICABLE
TO
MAYS CHAPEL NORTH
NEIGHBORHOOD UNIT DEVELOPMENT

Eighth Election District
of
Baltimore County, Maryland

APPROVED, April 17, 1998

Arnold Jablon, Director
Department of Permits
and Development Management

* See page vi for key to revisions

FULL TEXT OF THIS DOCUMENT HAS BEEN ARCHIVED

0081:03/04/97
184882:DS13:3ynm_1

SEVENTH REVISED*
ZONING REGULATIONS APPLICABLE
TO
MAYS CHAPEL NORTH
NEIGHBORHOOD UNIT DEVELOPMENT

Eighth Election District
of
Baltimore County, Maryland

APPROVED, ~~April~~ June 4, 1997

Arnold Jablon, Director
Department of Permits
and Development Management

* See page vi for key to revisions

0119:07/21/95
18440:DS13:e88_1

FULL TEXT OF THIS DOCUMENT HAS BEEN ARCHIVED

SIXTH REVISED*
ZONING REGULATIONS APPLICABLE
TO
MAYS CHAPEL NORTH
NEIGHBORHOOD UNIT DEVELOPMENT

Eighth Election District
of
Baltimore County, Maryland

APPROVED, ~~July~~ August 22, 1995

WCR

Arnold Jablon, Director
Department of Permits
and Development Management

* See page vi for key to revisions

FULL TEXT OF THIS DOCUMENT

HAS BEEN ARCHIVED

0119:03/06/95
18440:DS13:e88_1

FIFTH REVISED*
ZONING REGULATIONS APPLICABLE
TO
MAYS CHAPEL NORTH
NEIGHBORHOOD UNIT DEVELOPMENT

Eighth Election District
of
Baltimore County, Maryland

APPROVED, ~~March~~ APRIL 12, 1995

Arnold Jablon, Director
Office of Zoning Administration
and Development Management

* See page iv for key to revisions

FULL TEXT OF THIS DOCUMENT

HAS BEEN ARCHIVED

FOURTH REVISED*
ZONING REGULATIONS APPLICABLE
TO
MAYS CHAPEL NORTH
NEIGHBORHOOD UNIT DEVELOPMENT

Eighth Election District
of
Baltimore County, Maryland

APPROVED, August 25, 1993

Arnold Jablon, Director
Office of Zoning Administration
and Development Management

* See page iii for key to revisions

FULL TEXT OF THIS DOCUMENT HAS BEEN ARCHIVED

THIRD REVISED*
ZONING REGULATIONS APPLICABLE
TO
MAYS CHAPEL NORTH
NEIGHBORHOOD UNIT DEVELOPMENT

Eighth Election District
of
Baltimore County, Maryland

APPROVED, March 11, 1992

Arnold Jablon, Director
Office of Zoning Administration
and Development Management

* See page iii for key to revisions

Carl Richards

FULL TEXT OF THIS DOCUMENT

HAS BEEN ARCHIVED

SECOND REVISED*
ZONING REGULATIONS APPLICABLE
TO
MAYS CHAPEL NORTH
NEIGHBORHOOD UNIT DEVELOPMENT

Eighth Election District
of
Baltimore County, Maryland

APPROVED, NOVEMBER 30, 1990

C M Nevins
Deputy Zoning Commissioner

*See page ii for key to revisions

APPROVED NOV 30 1990

FULL TEXT OF THIS DOCUMENT

HAS BEEN ARCHIVED

REVISED*
ZONING REGULATIONS APPLICABLE
TO
MAYS CHAPEL NORTH
NEIGHBORHOOD UNIT DEVELOPMENT
AND
SECTION TWO OF UNIT DEVELOPMENT

Eighth Election District
of
Baltimore County, Maryland

APPROVED, OCTOBER 3, 1989

Ann M. Nastarowicz
Deputy Zoning Commissioner

*See page 64 for key to revisions.

FULL TEXT OF THIS DOCUMENT HAS BEEN ARCHIVED

ZONING REGULATIONS APPLICABLE TO MAYS CHAPEL NORTH NEIGHBORHOOD UNIT DEVELOPMENT AND SECTION TWO OF UNIT DEVELOPMENT

Eighth Election District
of
Baltimore County, Maryland

APPROVED, JULY 14, 1989;

Deputy Zoning Commissioner

(10)

Mays Chapel North
11th Amended Overall
Authorization Plan
PUD

10 of 27

19880536
AND
19910144 "A"
supplemental

B604842C

Alexander S. Cochran, FAIA
(1913-1989)
James H. Stephenson, AIA
(1918-1989)

Richard C. Donkervoet, FAIA
Michael E. Bolinger, FAIA
Glen A. Tipton, AIA
Thomas P. Spies, AIA
José L. Galvez, III, AIA
Richard T. Weatherby, AIA, FCSI
Curtis D. Wilson, AIA
Neal I. Kitt, AIA
Beverly L. Brandon, AIA
Walter S. Kunz, Jr., AIA
David J. Segmiller, AIA

Jeffrey A. Kreshtool, AIA
Diane M. DiFerdinando
Douglas J. Strout, AIA
Michael L. Miller, AIA
William W.P. Chan, AIA
Thomas McD. Casey, AIA
Julie D. Wilson, AIA

Cochran,
Stephenson
& Donkervoet
Incorporated

Architects/Interior Designers
The Warehouse at Camden Yards
323 West Camden Street, Suite 700
Baltimore, Maryland 21201-2435
410.539.2080
Fax 410.752.5263
E-mail csd@csdarch.com

MEETING MINUTES

PROJECT: **Constellation-Mays Chapel**
CS&D Project No. 9879

MEETING: Site plan meeting at Baltimore County Dept. of Planning and Zoning
DATE: December 22, 1998

ATTENDEES:		
	John Tansey	Constellation Senior Services Inc. (CSSI)
	Mark Buda	The Keelty Company (TKC)
	Michael Keelty	The Keelty Company (TKC)
	Tom Repsher	Daft McCune Wakler Inc. (DMW)
	Bill Chan	Cochran Stephenson & Donkervoet, Inc. (CS&D)
	Mitch Kellman	Baltimore County Planning & ZoningDept (DPZ)
	Bill Hughey	Baltimore County Planning & ZoningDept (DPZ)
	Carol McEvoy	Baltimore County Planning & ZoningDept (DPZ)
	Carl Richards	Baltimore County Planning & ZoningDept (DPZ)

COPY:	Attendees	
	Bill Brown	(CSSI)
	Keith Tunell	(CSSI)
	Glen Tipton	(CS&D)

ACTION	**ITEM**	
,DMW,CS&D	1	Mark Buda presented the approved PUD plan and introduce CSSI as a future tenant to develop land for assisted living facility. John Tansey did an in-depth presentation of assisted living as a building type on the site with emphasis on the uniqueness of assisted living differentiated it from CCRC or nursing. The project is to be a two phase project with two identical buildings each consists of 72 assisted living units and 15 Alzheimer's units. He pointed out that the buildings proposed are each 5 storeys with partial basement. The original PUD plan assumed an 8 storeys building with below grade parking. CSSI's intention was to maintain the right to original density of 184 units eventhough our buildings have less density so that in the future renovation can take place if more rooms were to be added.
CS&D	2	Parking required based on the new zoning regulations would be based on 1 space per 3 beds. Therefore the 72 parking spaces on the site plan would meet that requirement

CS&D	3	Mark Buda, John Tansey and Tom Repsher would meet with Mr. Rosen of the County's Dept. of Public Works on the planned entrance off Tallenmore Road.
	4	When the design of the project is well underway, the Dept. of Planning and Zoning will receive elevations of the building. Such document would serve as ammendment to the original PUD submission. Tom Repsher brought to the attention of the planning officials that the new plan keeps the gazebo and the proposed pedestrian walkway to the shopping area.
	5	It was agreed that the two buildings need not be structurally connected because the original PUD plan made no mention of number of buildings on the parcels.
	6	It was agreed that Keelty Company can proceed to file plan as ammendment to DRC and no extra plan would be needed. DRC meets every Monday.

The foregoing is our summary of matters discussed and conclusions reached at this meeting. Concurrence is presumed. Unless prompt notice of additions or corrections is received by this office, these minutes will become part of the project record and are the basis on which the project will proceed.

Respectfully submitted,

CS&D, Incorporated

William W.P. Chan, AIA
Senior Associate
wpc\min12-22

Cochran, Stephens & Donkervoet Incorporated

9/3/98
WCR

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director - Department of Permits & Development Management

FROM: Arnold F. 'Pat' Keller, III, Director - Office of Planning

DATE: September 1, 1998

SUBJECT: Mays Chapel North PUD
Padonia Road Improvements

PROJECT NUMBER: VIII-564

The PUD authorization for Mays Chapel North included a $300,000 contribution by the developer toward the redesign of the I-83 Padonia Road interchange. The interchange improvement was dropped from the State's Capital Program. The redesign remains in the SHA Highway Needs Inventory and is listed as a non-programmed project in the Master Plan. The probability of executing this agreement within the build-out period of the PUD is minimal. The buying power of the fixed-dollar contribution has eroded in the past ten years due to inflation and will certainly continue to decrease.

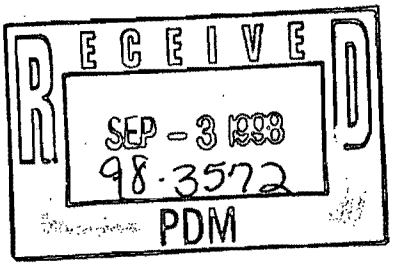
The Director of Public Works, Bob Olsen, requested (see attachment) that this monetary obligation be reapplied to Padonia Road design and improvements, including a traffic signal. This use of the developer's contribution will benefit interchange users and residents of the PUD. This request is considered to be an appropriate amendment to the PUD Authorization Plan.

Material change is defined in Section 6 (b) of the Deputy Zoning Commissioner's order dated November 4, 1988. The change to Section 8 does not represent a material change because:

- "The relocation of density/housing or changes in roads/pathways shall not, by themselves be material changes." [Sec 6 (b)(i)]

The Planning Board report to the Zoning Commissioner (Petitioner's Exhibit 1) further clarifies the determination of material change:

- Not proceeding with "the concept of a circulation system which promotes smooth flowing and non-conflicting vehicular and pedestrian traffic. This should include a roadway system which adequately insulates residential areas and allows traffic to move effectively through and within Mays Chapel North".
- "None of the following shall be considered a material change: ...any change in the specific form or location of buildings or roads shown on the illustrative plan; ..."



The Deputy Zoning Commissioner's order (dated November 4, 1988) approved the Mays Chapel PUD. Section 6 (a)(ii) of the order requires that recommendation of non-material change to the Authorization Plan by the Director of the Office of Planning be forwarded to the Zoning Commissioner's Office for concurrence, with copies forwarded to People's Counsel.

Since the organization of the Zoning Commissioner's Office was changed legislatively after the order was issued in 1988, the recommendation of non-material change is forwarded to your attention as the Director of Permits and Development Management, responsible for administrative decisions in zoning matters.

It is the recommendation of the Office of Planning that the change requested by Mr. Olsen is within the spirit of the PUD approval and does not constitute a material change in the Authorization Plan.

Pat Keller

Arnold F. 'Pat' Keller, III

AFK:CM:kma

Attachments

cc: James Keelty, III
Mark Buda
Charles R "Bob" Olsen
Darrell Wiles
Lawrence Schmidt
Peter Max Zimmerman, People's Counsel
CRG File

88-536-AUTH-ASPHX

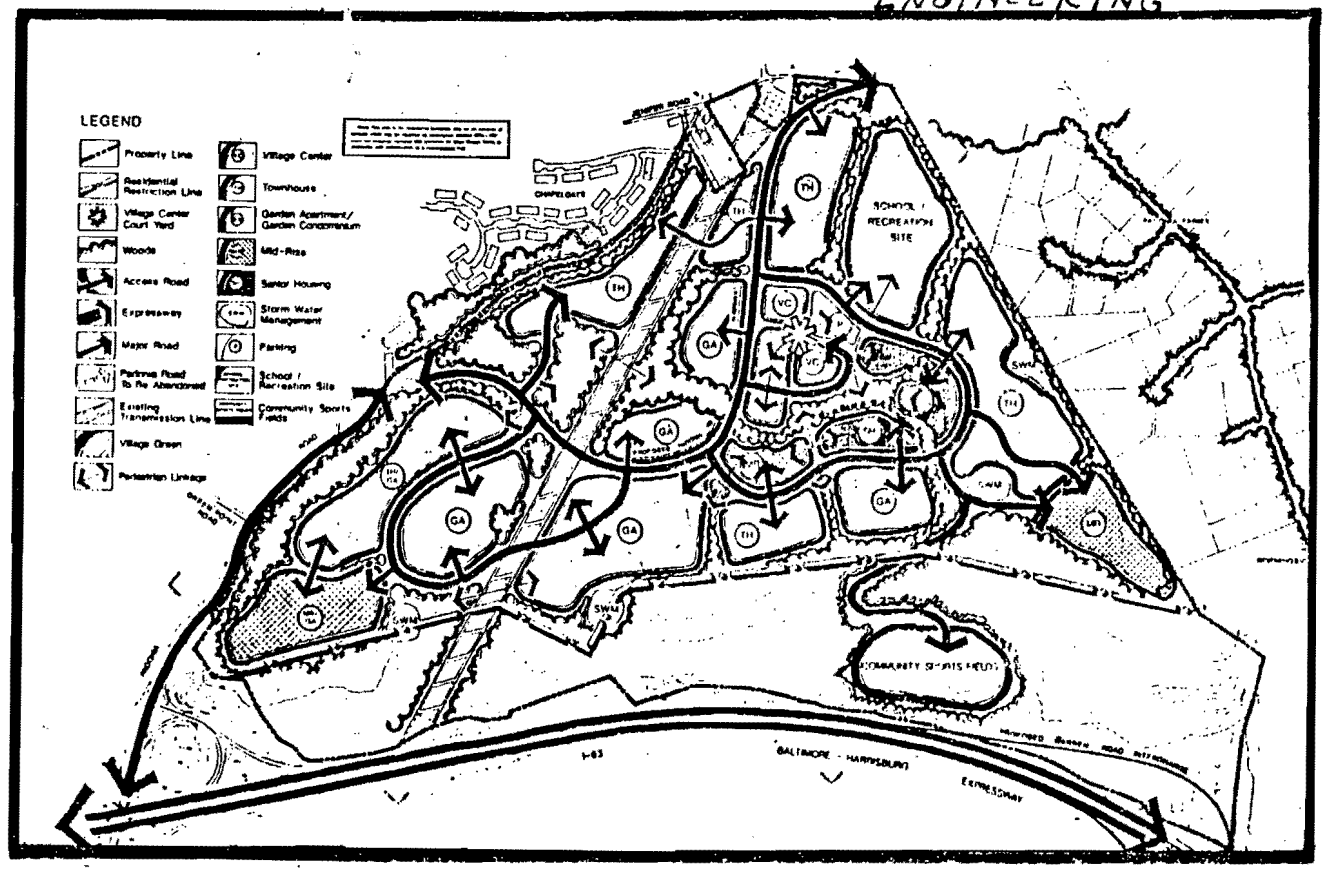
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special exception, special hearing and variances should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 4th day of November, 1988 that the special exception to develop and use the subject property for a Neighborhood Unit Development: a special hearing to approve life-care facilities in senior citizen housing and Day Care Center, Class B Group Child Care Center in accordance with the special exception request as an accessory to permitted uses in the Unit Development; and variances to permit townhouses to a height of 45 feet, garden apartment buildings to a height of 50 feet, mid-rise buildings to a height of 65 feet and other mid-rise buildings and senior citizen housing to a height of 85 feet, in lieu of the maximum permitted 40 feet in the D.R. 3.5 zone and 45 feet in the D.R. 5.5 zone, in accordance with Petitioner's Authorization Plan Binders marked Petitioner's Exhibit 3, except as modified in Petitioner's Exhibit 1 and Figures 5, 6, 8, 9, 11, 12, and 15, be approved, and as such, the Petitions for Special Exception, Special Hearing and Zoning Variances be and are hereby GRANTED, subject, however, to the following restrictions, which are conditions precedent to the relief granted herein:

1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2) Section 11 for the proposed three six-story mid-rise housing units shall be the last area where construction is commenced. No more than three (3) six-story buildings shall be developed in Section 11.

ENGINEERING



MAYS CHAPEL NORTH PLANNED UNIT DEVELOPMENT

Report by the Baltimore County Planning Board
to the Zoning Commissioner
on the Petition submitted by
James Keelty & Co., Inc.

ZONING ORDER NUMBER
11/3/88

Dennis F. Rasmussen, County Executive
Baltimore County, Maryland
June 16, 1988

9/14/98
&
WCR
File

Inter-Office Memo
Baltimore County, Maryland

TO: Arnold F. "Pat" Keller
Director of Planning

DATE: August 10, 1998

FROM: Charles R. "Bob" Olsen
Director of Public Works

Signed by Charles R. Olsen

RECEIVED
AUG 12 1998
98-3260

SUBJECT: Mays Chapel North --
Padonia Road Improvements

As build out of the Mays Chapel North P.U.D. continues at a brisk pace, it has become apparent to the Department of Public Works that some improvements are warranted on Padonia Road to assist the operational and safety aspects at several locations. We are talking about signalization in the area of commercial activity and additional pavement between I-83 and Greenpoint Road.

We have met with Mr. James Keelty, III of the Keelty Company and they are in support of both actions and are also willing to assist the County in funding the projects. Both the Department of Public Works and the Keelty Company feel that any cost contribution by the Developer should be allotted to the $300,000.00 obligation which is part of the P.U.D. authorization for Mays Chapel North.

The Planning Board, by resolution of June 16, 1988, adopted the P.U.D. as modified by the staff report. On November 4, 1988, the Deputy Zoning Commissioner's order included the provisions contained in the Planning Board Report. Excerpts from both are attached.

The Planning Board Report to the Zoning Commissioner in 1988 envisioned an interchange at Warren Road and I-83, construction of Beaver Dam Road, and upgrading of Padonia Road east of I-83 as system improvements which would support development of Mays Chapel North. Both the interchange at Warren Road and the construction of Beaver Dam Road to Padonia Road have been completed including the additional lanes on Padonia Road between I-83 and Beaver Dam Road. The Developer was responsible for the relocation and improvement of Padonia Road from west of I-83 to Jenifer Road. Long term action contemplated re-construction of the I-83/Padonia Road Intersection and the Keelty Company agreed to contribute $300,000 toward the planning and engineering of any future modifications of the interchange that might be required by the State Highway Administration.

Starting in the first half of 1990, Tom Hamer, DPW Deputy Director, and Neil Pederson, State Highway Administration Planning Director, worked together to formulate an agreement between Baltimore County, the State Highway Administration and the

Keelty Company which would satisfy the P.U.D. requirements for Keelty's $300,000 contribution to a study of the future needs of the I-83/Padonia Road interchange. The developer made a sincere effort to comply with the P.U.D. approval and even signed several draft agreements, at least one of which was authorized by Mr. Pederson only to have all rejected by the Administrator, Mr. Hal Kassoff. Mr. Kassoff refused to have any language in the agreement relative to future action by the State Highway Administration should the feasibility study identify a need for modifications or improvements to the interchange.

Negotiations for an agreement ceased in 1991. Nevertheless, the State Highway Administration proceeded with arrangements to form an interdisciplinary team of State personnel and a few County representatives to carry out the study of the I-83/Padonia Road Interchange. After over a year of drafting study objectives and procedures the study had its first official meeting in the Spring of 1993. It quickly became obvious that the complexity of issues involved could not be resolved by the assembled group at any time in the near future and the effort was immediately abandoned with Mr. Pederson declaring for SHA that there was no "purpose and need" to do the study.

The Developer of Mays Chapel North is still ready and willing to meet its obligation under the approved P.U.D., however we see no need in the foreseeable future to expend $300,000.00 for planning for improvements to the I-83/Padonia Road interchange. The Department of Public Works firmly believes that expenditures by the Developer for improvements to Padonia Road which serves the residents of Mays Chapel and Mays Chapel North would be of great benefit to the citizens of these areas of Baltimore County and would be in keeping with the P.U.D. approval.

We are seeking your guidance and approval to work with the Developer of Mays Chapel North for the design of construction of improvements to Padonia Road to include a traffic signal located near the commercial area and roadway improvements between Greenpoint and I-83 to facilitate turning movements into and out of Greenpoint Road. The Developer has requested that any monetary contributions on his part be credited against the $300,000 commitment in the P.U.D. authorization.

Your cooperation and assistance in bringing this matter to a successful conclusion will be greatly appreciated.

CRO/THH/tmm

Enclosures

c: Arnold Jablon
Lawrence Schmidt
James Keelty, III
Darrell Wiles

1st Internal Variance - Granted 9/52-92

JAMES KEELTY & CO., INC.
REALTORS® & PROPERTY MANAGEMENT
P.O. BOX 528, TIMONIUM, MD 21094-0528

JAMES KEELTY
1870-1944
PHONE: (410) 252-8600
FAX: (410) 666-8806

12/1/92 Y To work

RECEIVED
DEC 1 1992
By scj

November 24, 1992

Mr. Arnold Jablon
Office of Zoning Administration
and Development Management
111 West Chesapeake Ave.
Towson, MD 21204

Re: Mays Chapel North

Dear Mr. Jablon:

Enclosed is a copy of the Zoning Order for a sign variance on the referenced project. In addition, the following information is enclosed for your files:

1. Variance application.
2. Copy of plan as presented at the public hearing.
3. Picture of the sign which was posted on 11/02/92.
4. Copy of the sign-up sheet.

Should you have any questions or require additional information, please contact our office.

Sincerely,

Mark Buda

MEB:lam
cc: James Keelty, III

RECEIVED
NOV 27 1992
ZONING OFFICE

POSTED SIGN 11/2/92 PM

Sales by
James Keelty & Co., Inc.
P.O. Box 528
Timonium, Maryland
21093-0528
301-252-3797

Zoning Variance

1. **Name of Applicant:** James Keelty & Co., Inc.

   Address: 61 E. Padonia Road
   Timonium, MD 21093

2. **Nature of Variance:** Construct a sign identifying the entire Mays Chapel North Development at the intersection of Longstone and Padonia Roads.

3. **Justification:** Unreasonable hardship because this location is the entrance to Sections 2, 3, and 5 with over 630 units and no signage identifying the Mays Chapel North Development is permitted.

For Office Use Only

Zoning Regulator's Recommendation: ✓ **Recommended**

____ **Not Recommended**

PUD Board Action: ✓ **Approved**

Date: 11/20/92

____ **Amended**

____ **Denied**

ZONING ORDER

MAYS CHAPEL NORTH

Finding of Fact:

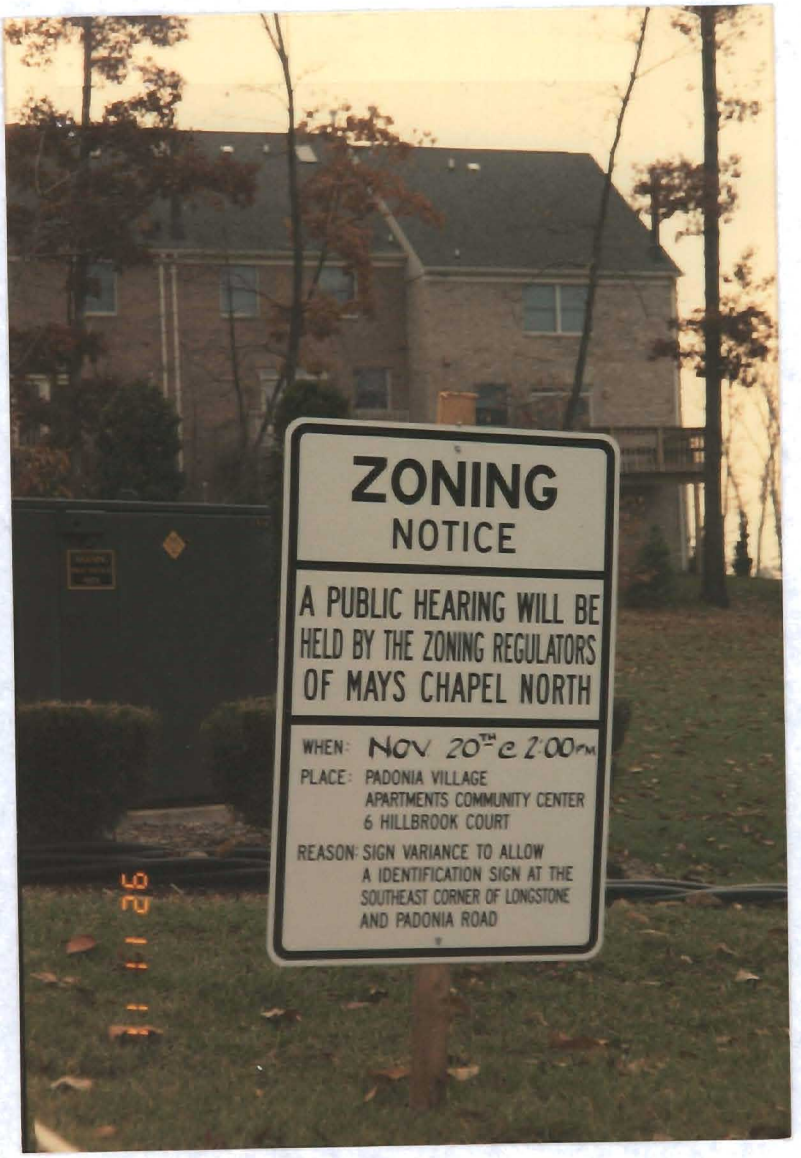
A public hearing was held on November 20th, 1992, at 2:00 by the P.U.D. Board Members. The meeting was required in accordance with Section 10 of the Third Revised Zoning Regulation approved March 11, 1992. The meeting was chaired by Steve James, President of the P.U.D. Board. The P.U.D. Board Members and the Zoning Regulator introduced themselves and the meeting was called to order. Steve James explained the zoning process and then asked the applicant to present the variance. The applicant presented the variance and questions were asked by the public and Board Members. The questions were addressed by the applicant and a vote of the P.U.D. Board Members was taken. Seven out of nine Board Members were present and all seven voted for the variance. The meeting was then adjourned.

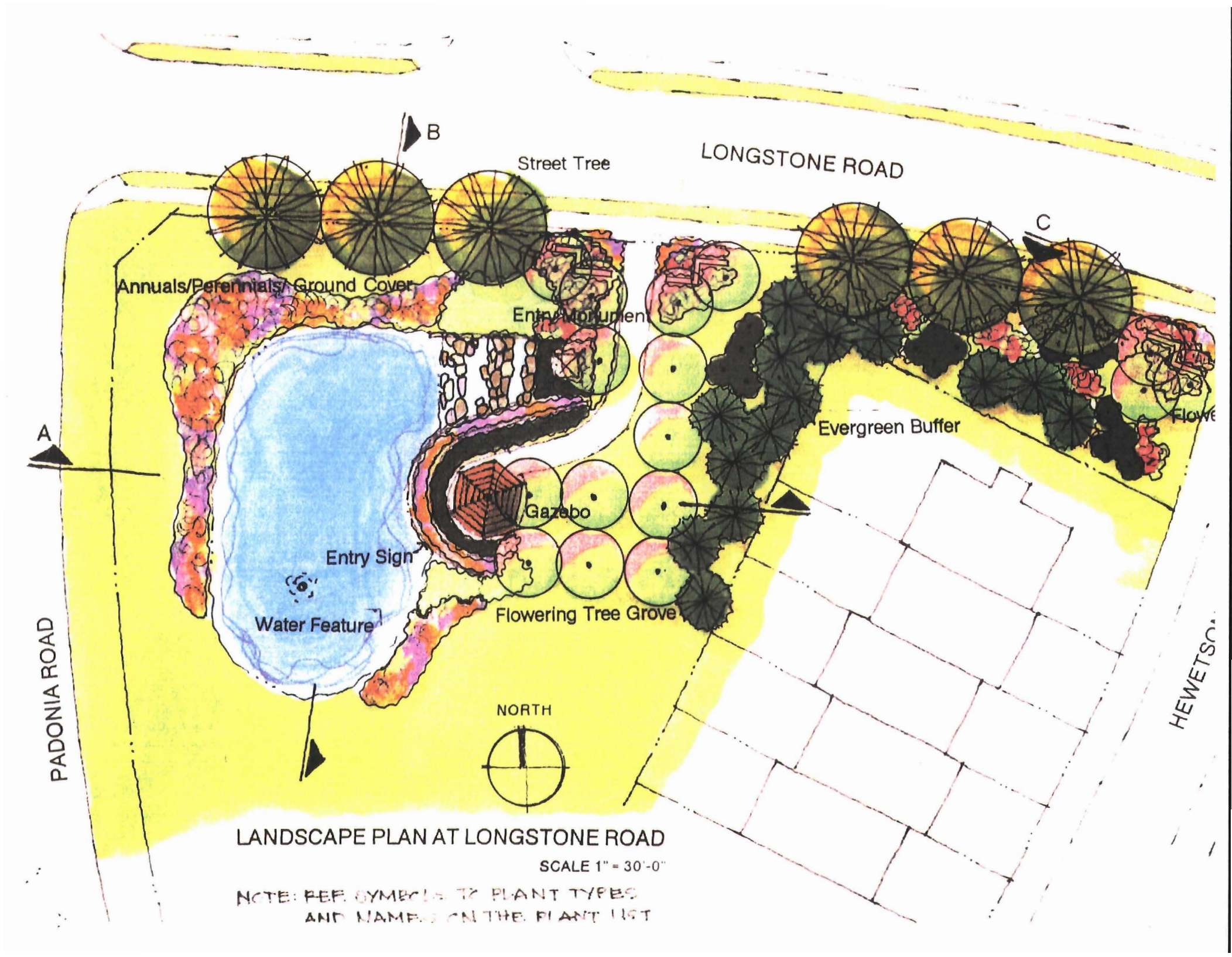
Based upon the justification presented, support shown from the public and P.U.D. Board Members, I hereby grant James Keelty and Co. a sign variance to construct a sign identifying the entire Mays Chapel North Development at the south east intersection of Padonia and Longstone Roads (see exhibit A).

James Keelty, III
Zoning Regulator

11/25/92
Date

JKIII\MEB:lam


ZONING
NOTICE
A PUBLIC HEARING WILL BE HELD BY THE ZONING REGULATORS OF MAYS CHAPEL NORTH
WHEN: Nov. 20TH @ 7:00PM
PLACE: PADONIA VILLAGE APARTMENTS COMMUNITY CENTER 6 HILLBROOK COURT
REASON: SIGN VARIANCE TO ALLOW A IDENTIFICATION SIGN AT THE SOUTHEAST CORNER OF LONGSTONE AND PADONIA ROAD
11 11 26


B
Street Tree
LONGSTONE ROAD
C
Annuals/Perennials/ Ground Cover
Entry Monument
A
Evergreen Buffer
Gazebo
Entry Sign
Water Feature
Flowering Tree Grove
PADONIA ROAD
NORTH
HEWETSO
LANDSCAPE PLAN AT LONGSTONE ROAD
SCALE 1" = 30'-0"
NOTE: REF. SYMBOLS TO PLANT TYPES
AND NAMES ON THE PLANT LIST

MAYS CHAPEL NORTH

P.O. BOX 528
TIMONIUM, MD 21093

ZONING VARIANCE
SIGN UP SHEET
November 20, 1992

ALL P.U.D. BOARD MEMBERS PLEASE SIGN IN. ANY PERSON WHO WOULD LIKE TO SPEAK, PLEASE SIGN IN.

	Name	Address	
FOR	Anthony J. Tampieri	2 BANDON CT. UNIT #102	PUD BOARD
	MARK BUDA	J.K. & CO. APPLICANT	
	[illegible]	"	
FOR	Catherine Hever	"	PUD BOARD
	Sari Spiral	Wallace Campbell Co.	
FOR	George S. Badders	J.K. & Co.	PUD BOARD
FOR	[illegible]	J.K.K. Co.	PUD BOARD
FOR	[illegible]	PUD BOARD	
FOR	Diane E. Nydingo	P.U.D. BOARD	
FOR	[illegible]	P.U.D Board	

7 YES
0 NO
PUD BOARD

VARIANCE GRANTED.

11/17/92 9000-92
of

JAMES KEELTY & CO., INC.
REALTORS® & PROPERTY MANAGEMENT
P.O. BOX 528, TIMONIUM, MD 21094-0528

JAMES KEELTY
1870-1944

PHONE: (410) 252-8600
FAX: (410) 666-8806

November 16, 1992

TO: MJK 11-18-92

RECEIVED
NOV 17 1992
By scj

Mr. Arnold Jablon, Director
Baltimore County
Office of Zoning Administration
And Development Management
111 West Chesapeake Ave.
Towson, MD 21204

Re: Mays Chapel North

Dear Mr. Jablon:

We are completing the final design of our entry feature at the intersection of Longstone and Padonia Roads. The signage previously submitted, under a variance request, has been revised (see sketch attached). We are requesting approval to construct this sign in lieu of the previous approved by your office.

Please review this request and if approved, please sign below and return to our office.

Sincerely,

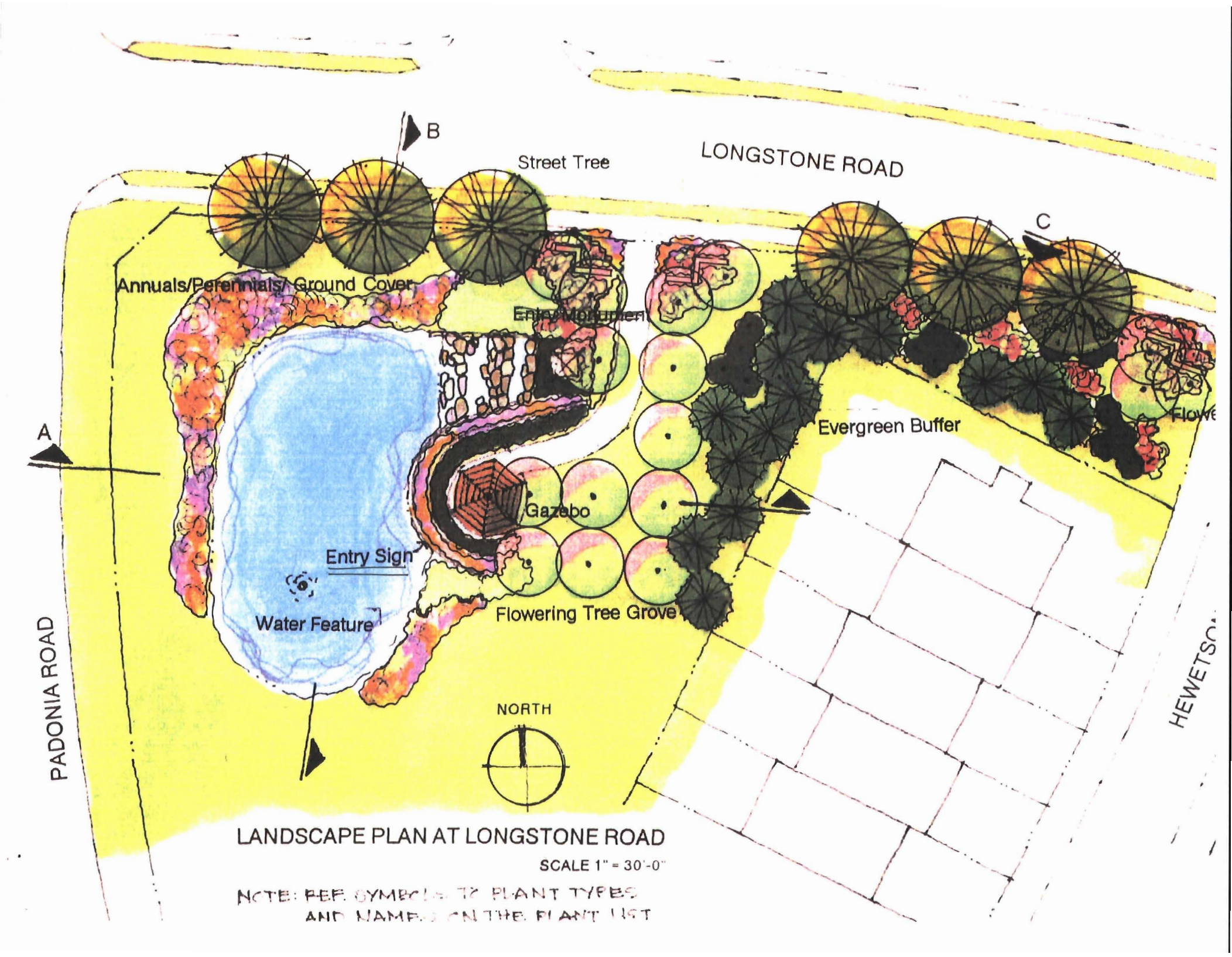
James Keelty, III

Approved:

for Arnold Jablon, Director
Office of Zoning Administration
And Development Management

RECEIVED
NOV 17 1992
ZONING OFFICE

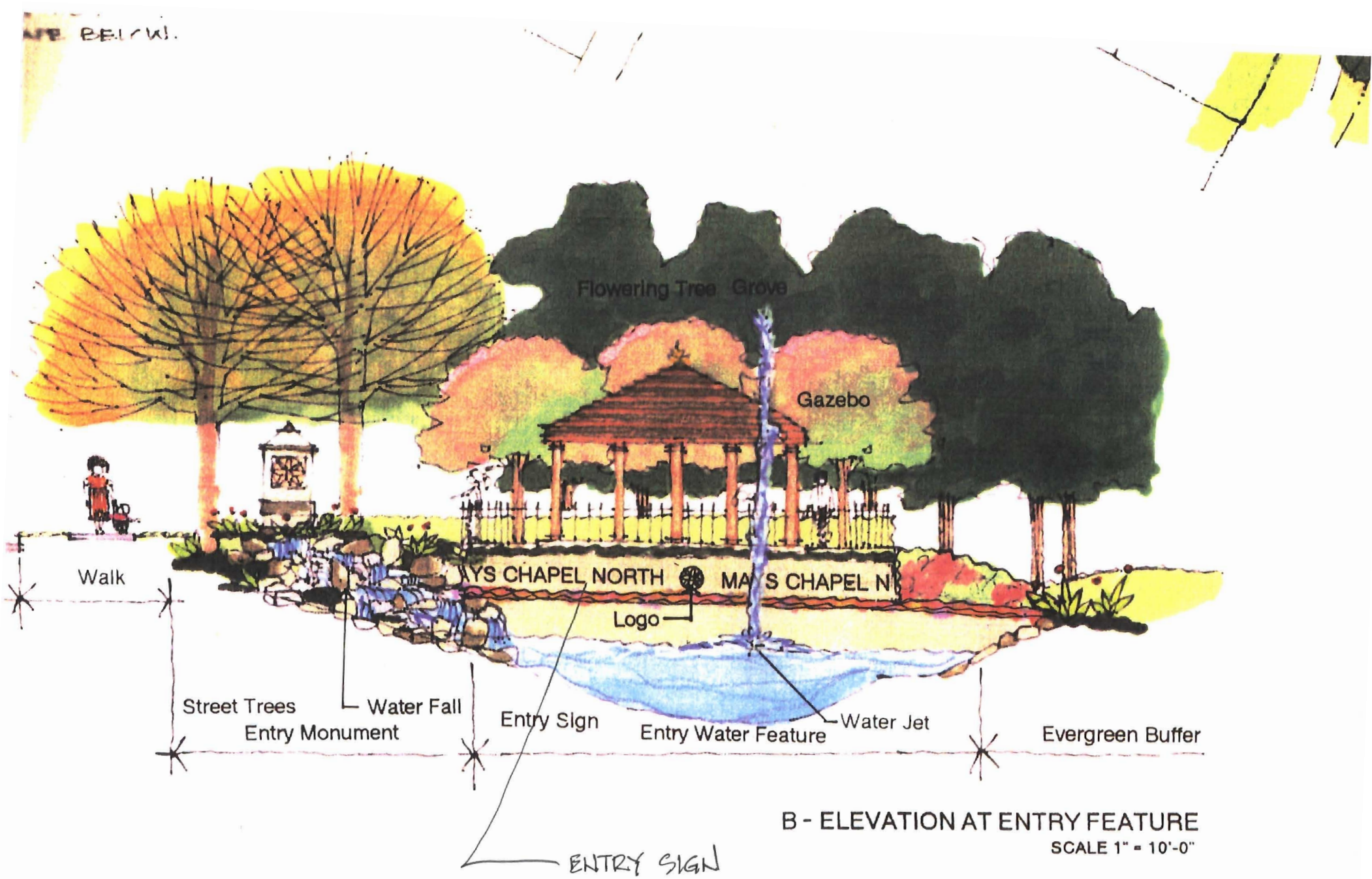
JKIII/MEB:lam
attach.



LANDSCAPE PLAN AT LONGSTONE ROAD

SCALE 1" = 30'-0"

NOTE: REF. SYMBOLS = 72 PLANT TYPES AND NAMES ON THE PLANT LIST



B - ELEVATION AT ENTRY FEATURE

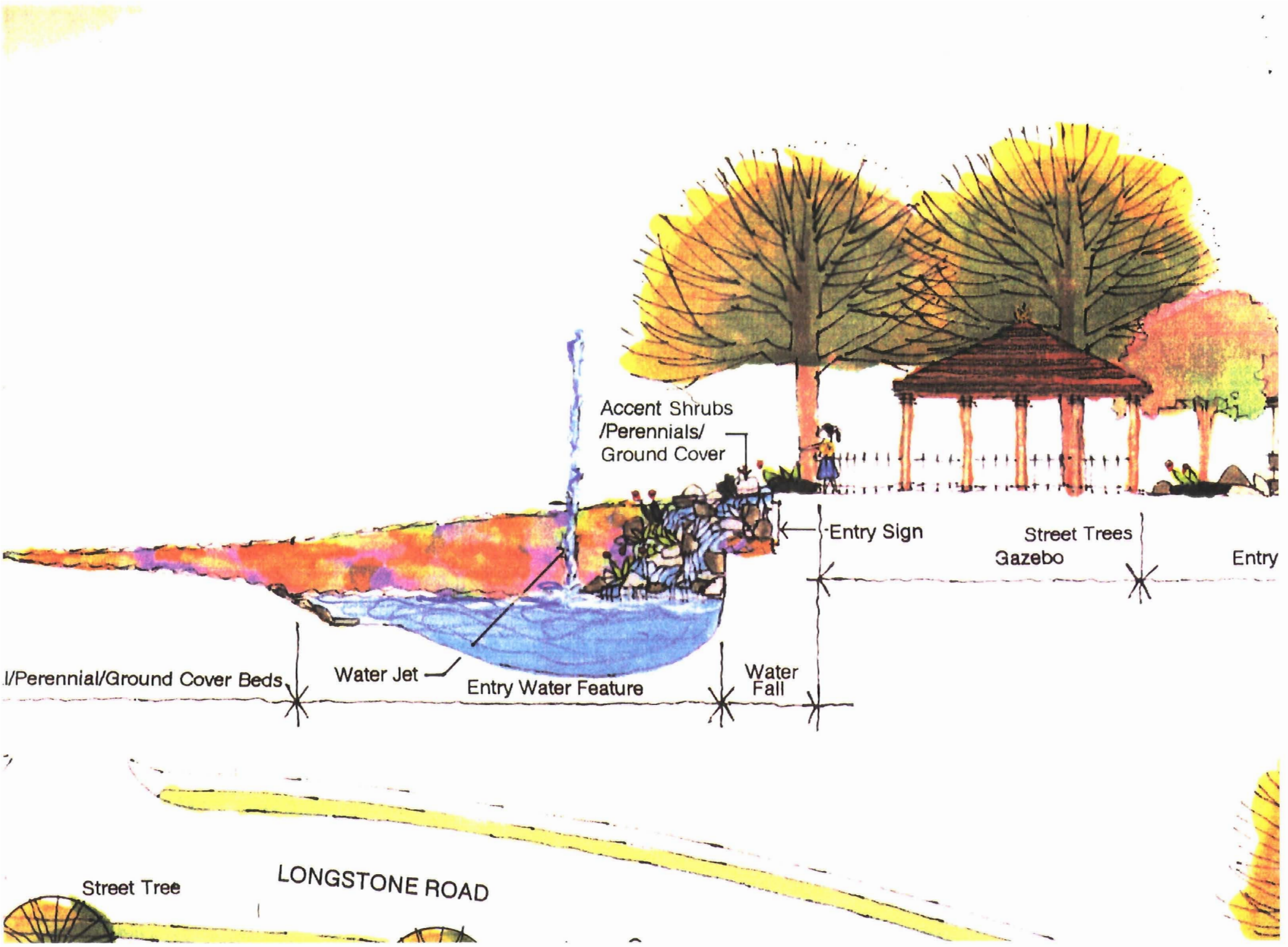
SCALE 1" = 10'-0"

TSCAPE

Pinus Strobus

Picea abies

Walk


Accent Shrubs
/Perennials/
Ground Cover
Entry Sign
Street Trees
Gazebo
Entry
l/Perennial/Ground Cover Beds
Water Jet
Entry Water Feature
Water
Fall
Street Tree
LONGSTONE ROAD

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150

Number

Date

10/19/92

ZONING VERIFICATION (#710) ----------$40.00

North Ridge Apartments
N/S Longstone Road, E of Padonia Road
Mays Chapel North

Requested by: Eugene P. Smith
Weinberg and Green

04A04#0085MICHRC $40.00
BA C009:45AM10-22-92

Please Make Checks Payable To: Baltimore County

Cashier Validation

File 10/8/92 8325-92

JAMES KEELTY & CO., INC.
REALTORS® & PROPERTY MANAGEMENT
P.O. BOX 528, TIMONIUM, MD 21094-0528

JAMES KEELTY
1870-1944
PHONE: (410) 252-8600
FAX: (410) 666-8806

RECEIVED
OCT 9 1992
By sci

October 7, 1992

Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management
111 West Chesapeake Ave.
Towson, MD 21204

Re: Mays Chapel North

Dear Mr. Jablon:

We are hereby requesting approval to grant Mays Chapel North a sign variance from Section 8, Paragraph 9 (vii) of the Third Revised Zoning Regulation Applicable to Mays Chapel North, approved March 11, 1992. Mays Chapel North is proposing to upgrade their entrance feature at the intersection of Longstone Road and Padonia Road (see exhibit A) and would like to construct a sign identifying the entire development (see exhibit B). The plan is still being designed and such features as a water garden, perennial garden, gazebo and fences are being considered. We feel Section 8 paragraph 9 (vii) is a unreasonable hardship because this location is the entrance to sections 2, 3 and 5 with over 630 units and no signage identifying the Mays Chapel North development is permitted.

Please review this request and if approved, we will proceed with the requirements of public notice, under Section 10 of the regulations.

Sincerely,

James Keelty, III
Zoning Regulator
Mays Chapel North

Approved:

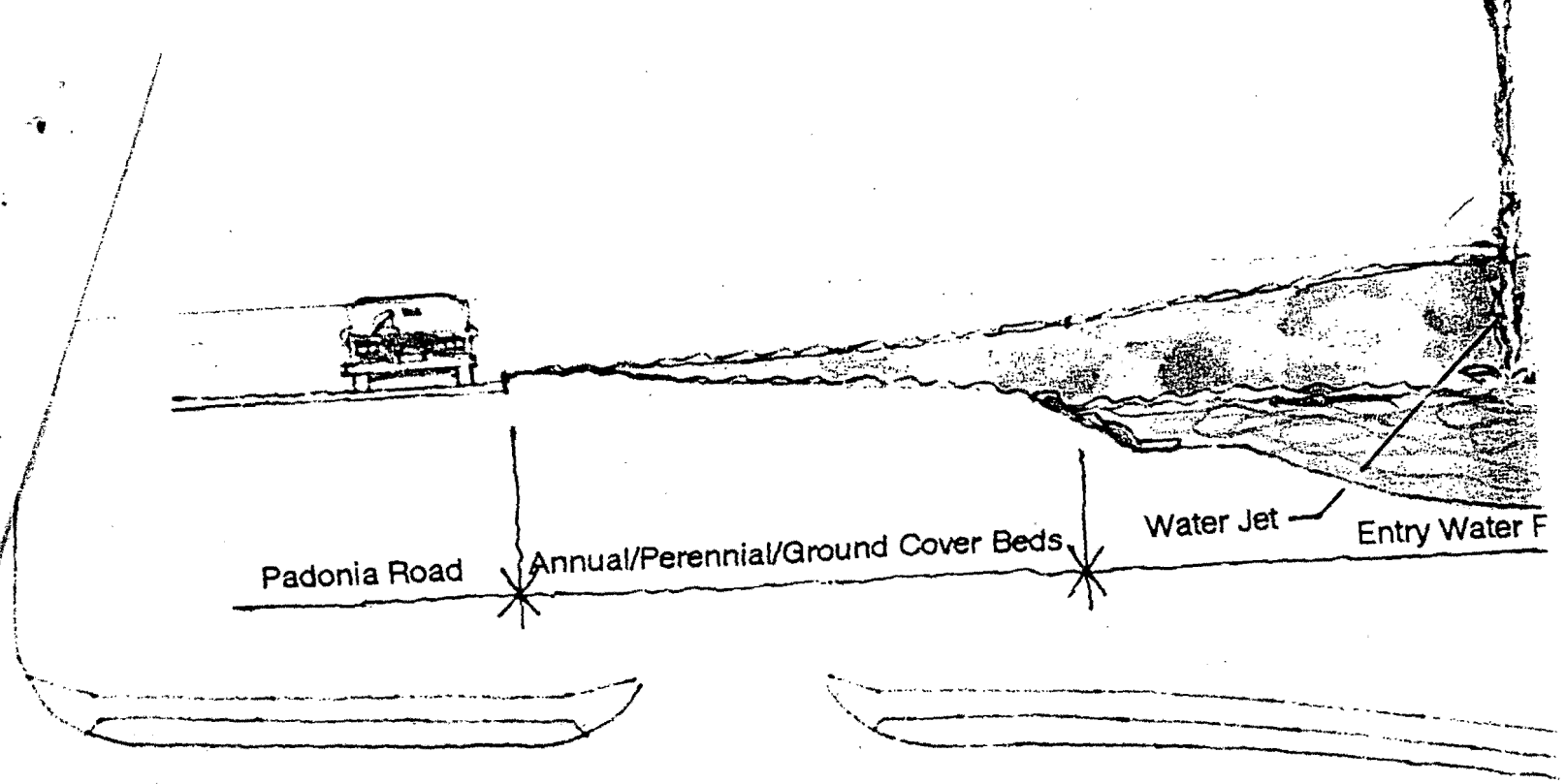
10/8/92

Arnold Jablon, Director
Office of Zoning Administration
and Development Management

Date

JKIII:lam
cc: Mark Buda

RECEIVED
OCT 8 1992
ZONING OFFICE



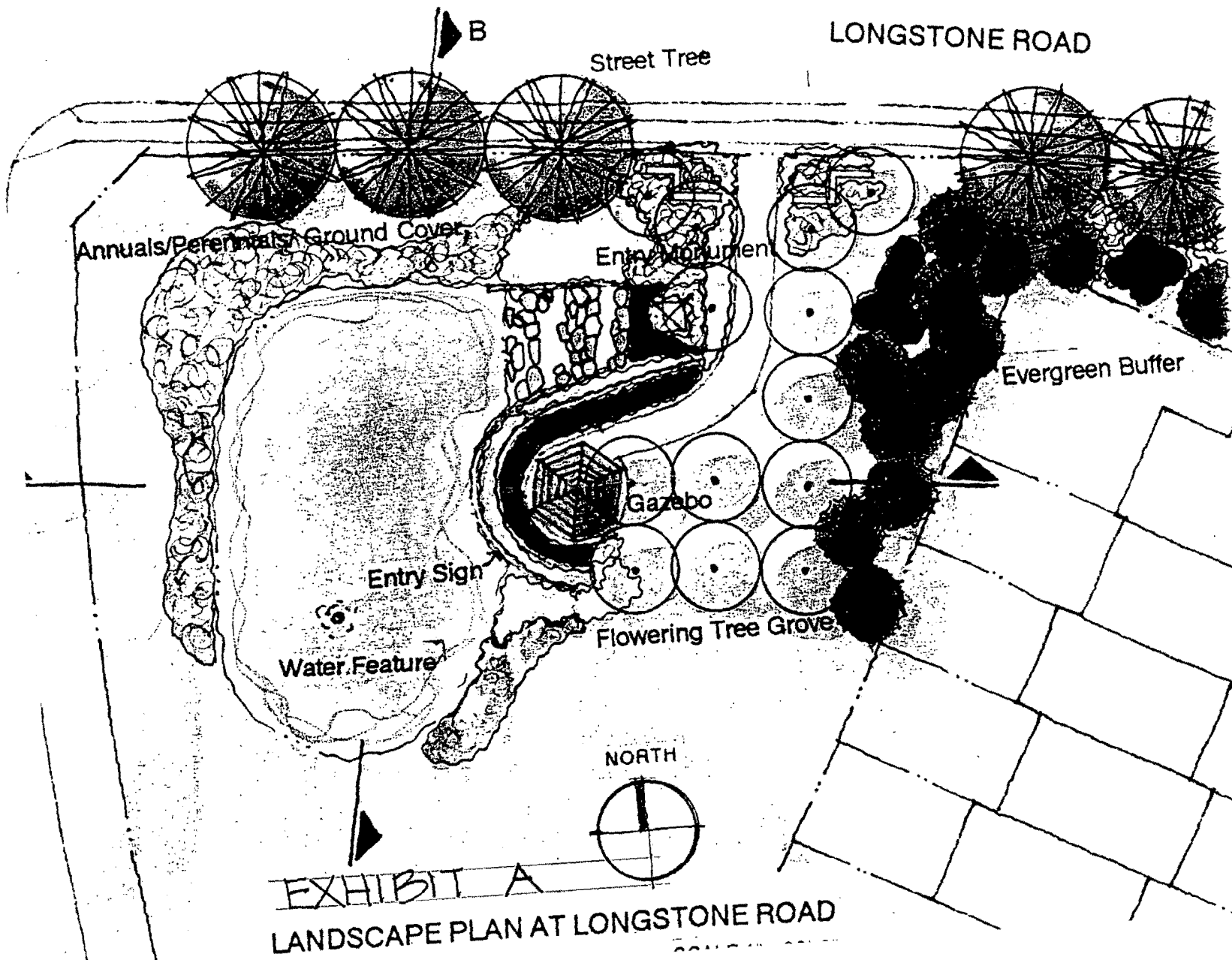


EXHIBIT A

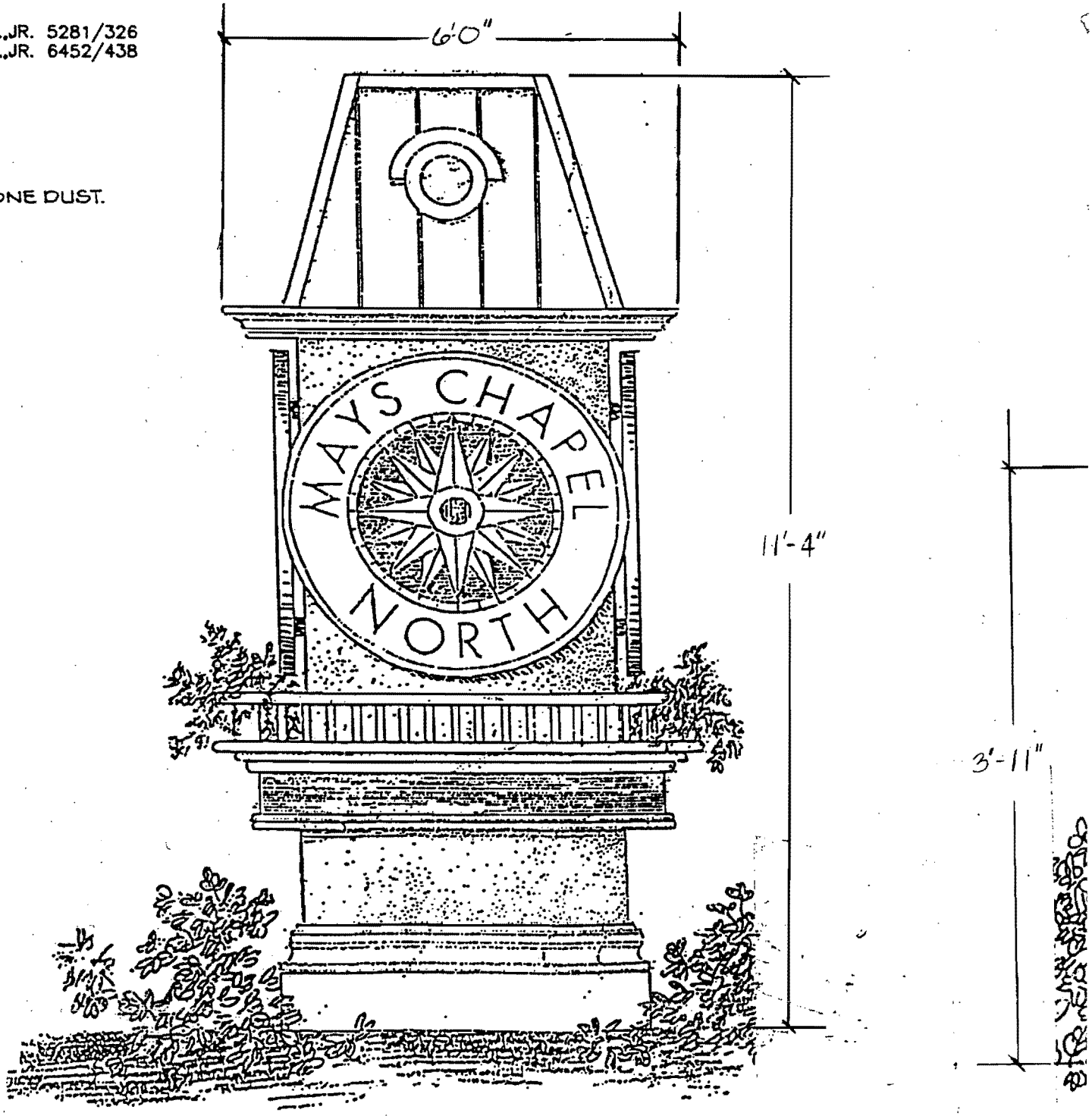
LANDSCAPE PLAN AT LONGSTONE ROAD

GE NOTED. PROPOSED ROADS AND PARKING AREAS TO URB AND GUTTER.

NUMBERS:

FERENCE E.H.K.,JR. 5281/326
FERENCE E.H.K.,JR. 6452/438

CTED OF STONE DUST.



TYPICAL ENTRANCE SIGN
TYPE 1

E NO TYPE 1 SIGNS PROPOSED FOR SECTION THREE.

OWNER AND DEVELOPER

JAMES KEELTY & CO.,INC.

P.O. BOX 528

EXHIBIT B

*1ST Internal Variance 10/8/92 8325-92

JAMES KEELTY & CO., INC.
REALTORS® & PROPERTY MANAGEMENT
P.O. BOX 528, TIMONIUM, MD 21094-0528

JAMES KEELTY
1870-1944
PHONE: (410) 252-8600
FAX: (410) 666-8806

CARL RICHARDS
F/Y/I

October 7, 1992

Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management
111 West Chesapeake Ave.
Towson, MD 21204

Re: Mays Chapel North

MB

Dear Mr. Jablon:

We are hereby requesting approval to grant Mays Chapel North a sign variance from Section 8, Paragraph 9 (vii) of the Third Revised Zoning Regulation Applicable to Mays Chapel North, approved March 11, 1992. Mays Chapel North is proposing to upgrade their entrance feature at the intersection of Longstone Road and Padonia Road (see exhibit A) and would like to construct a sign identifying the entire development (see exhibit B). The plan is still being designed and such features as a water garden, perennial garden, gazebo and fences are being considered. We feel Section 8 paragraph 9 (vii) is a unreasonable hardship because this location is the entrance to sections 2, 3 and 5 with over 630 units and no signage identifying the Mays Chapel North development is permitted.

Please review this request and if approved, we will proceed with the requirements of public notice, under Section 10 of the regulations.

Sincerely,

James Keelty, III
Zoning Regulator
Mays Chapel North

Approved:

10/8/92

Arnold Jablon, Director
Office of Zoning Administration
and Development Management

Date

RECEIVED
OCT 8 1992
ZONING OFFICE

JKIII:lam
cc: Mark Buda

Baltimore County Government
Department of Recreation and Parks

301 Washington Avenue
Towson, MD 21204

(410) 887-3817
Fax (410) 825-3305
Deaf/TDD (410) 887-5319

October 5, 1992

James Keelty & Co., Inc.
P.O. Box 528
Timonium, MD 21094-0528

Attn: Mr. Mark Buda

Re: Local Open Space
Mays Chapel North, Plat One, Section Two

Dear Mark:

Thank you for your letter dated September 28, 1992 requesting a change from Local Open Space to Homeowners' Association Open Space on part of the referenced project.

As we have discussed, the Department of Recreation and Parks will have no objection to the concept of renaming a portion of the Local Open Space as Homeowners' Association Open Space for the purpose of developing an entrance feature for the project.

As required by the Bureau of Land Acquisition, an amended plat or partial amended plat for this section of the project must be prepared and circulated through the normal channels of review. The amended plat or partial amended plat must contain a note detailing the reason for the amendment.

Prior to submission of the aforementioned amendment, a final plan for the proposed improvements to the Open Space, including: grading, signage and amenities shall be submitted to this Office for review and approval.

If you have any questions on the above, please call me at 887-3824.

Sincerely,

W. Pat Kincer

Walter P. Kincer Mgr

WPK:mft

Printed on Recycled Paper

JAMES KEELTY & CO., INC.
REALTORS® & PROPERTY MANAGEMENT
P.O. BOX 528, TIMONIUM, MD 21094-0528

JAMES KEELTY
1870-1944

PHONE : (410) 252-8600
FAX : (410) 666-8806

September 28, 1992

Mr. Pat Kincer
Baltimore County
Department of Recreation and Parks
301 Washington Ave.
Towson, MD 21204

Re: Mays Chapel North
Plat One Section Two

Dear Pat:

Per our meeting on September 22, 1992, your Department will allow approximately 0.5-1.0 AC of Local Open Space at the southeast intersection of Longstone and Padonia Roads, to remain as Homeowner's Open Space. We will be responsible for preparing or amending any plans or documents for this revision, in accordance with the Mays Chapel North Zoning Regulations. The 0.5-1.0 AC of Homeowner's Open Space will be used for an entry feature and will be maintained by the P.U.D. Association.

Please respond in writing with your acknowledgement to this matter.

Thank you in advance our cooperation.

Sincerely,

Mark Buda

MEB:lam
cc: James Keelty, III

8-15-5- JED

WEINBERG AND GREEN

ATTORNEYS AT LAW
100 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-2773
(301) 332-8600
WASHINGTON AREA: 470-7400

FACSIMILES
(301) 332-8862
(301) 332-8863

10480 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044-3506
(301) 740-8500

14 WEST PATRICK STREET
FREDERICK, MARYLAND 21701-5512
(301) 695-9200

WRITER'S DIRECT DIAL NUMBER

(301) 332-8858

FILE NUMBER

15074.56

August 14, 1990

RECEIVED
AUG 15 1990
ZONING OFFICE

Mr. James Dyer
Zoning Supervisor
Office of the Baltimore County
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Mays Chapel North

Dear Jim:

Enclosed for your review are red-lined copies of revised drafts of the Articles of Incorporation and PUD Association Declaration relating to Mays Chapel North. They include the changes you requested from the last draft. We would like to have your comments, if any, on these documents as soon as possible so that we may proceed with the sale of the units.

Thank you for your assistance.

Sincerely yours,

Dick

Richard A. Ransom

0315p/0170/bjw
Enclosures
cc: Mr. James Keelty, III

8/30/89
OK to be submitted to DAVE Fields for Approval New 2nd Amended Plat New Zoning Regulations showing change AMN

WEINBERG AND GREEN

ATTORNEYS AT LAW
100 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-2773
(301) 332-8600
WASHINGTON AREA: 470-7400

TELECOPIERS
(301) 332-8862
(301) 332-8863

10480 LITTLE PATUXENT PARKWAY
SUITE 950
COLUMBIA, MARYLAND 21044-3506
(301) 740-8500

129-12 WEST PATRICK STREET
FREDERICK, MARYLAND 21701-5513
(301) 695-9200
ROCKVILLE (301) 831-4203

WRITER'S DIRECT DIAL NUMBER
(301) 332-8713

FILE NUMBER
15074.55

August 14, 1989

RECEIVED
AUG 14 1989
ZONING OFFICE

HAND DELIVERED

Hon. Ann M. Nastarowicz
Deputy Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Mays Chapel North
Neighborhood Unit Development
Zoning Regulations

Dear Ms. Nastarowicz:

I hand deliver to you this request for modification of the Zoning Regulations Applicable to Mays Chapel North Neighborhood Unit Development, filed within 30 days from the date of your approval of those Regulations on July 14, 1989, allowing for the thirtieth day falling yesterday, on a Sunday. The request for modification is as follows:

1. On page 31 of the Zoning Book, containing the Table for "Proposed Building Development Area Densities": increase the Acreage of Building Development Area 3, from 21.8 acres to 27 acres; reduce the Proposed Density of Building Development Area 2, from 273 to 228; and then compensate by increasing the Proposed Density of Building Development Area 3, from 175 to 220, all without change in the Proposed Dwelling Units. The change requested would then mathematically call for: a decrease in the Density Per Acre of Building Development Area 2, from 7.05 to 5.89; an increase in the Density Per Acre of Building Development Area 3, from 8.03 to 8.15; an increase in the overall acreage, from 210.90 to 216.10; and a decrease in the overall Density Per Acre from 10.32 to 10.07. So that the foregoing are more readily apparent, I enclose copy of page 31 of the Zoning Book and a copy of the same page showing each change, underlined for identification.

2. On page 59 of the Zoning Book, change the maximum densities permitted in Section Two of Mays Chapel North, from 273 density units and 226 dwelling units to 250 density units and 248 dwelling units, representing a maximum allowable equal to 110% of the figures set forth in the table on page 31 of the Zoning Book, after effecting the revision set forth in item 1 of this letter. Such change would then mathematically call for a further change in density units per acre and dwelling units per acre, from 7.1 density units to 6.5 density units, and from 5.8 dwelling units to 6.4 dwelling units all per acre. Original and revised copy of page 59 of the Zoning Book is enclosed to show the original and each change, underlined for identification.

3. Beginning on page 7 of the Zoning Book, change, within the definition of "Building Development Areas", the acreage set forth for Section Three, from 21.8 acres to 27.0 acres, and in the top paragraph on page 9 of the Zoning Book, add a new sentence at the end of that paragraph to state: "Similarly, the subdivision of Section Three of the Mays Chapel North PUD may include 27 acres of land, more or less, comprised of the approximately 21.8 acres of Building Development Area, plus an additional approximately 5.2 acres of open space". Original and revised pages 7, 8 and 9 of the Zoning Book are enclosed showing the foregoing, with the changes underlined for identification.

The modifications sought do no more than decrease the density allowance for Building Development Area 2 by 45 density units and increase the density allowance for Building Development Area 3 by 45 density units, required because of the detailed study of Area 3, now virtually complete. A rough outline of Building Development Area 3 is enclosed for your review, showing the acreage to be included and the approximate location of the buildings, roads and other features. I cannot pinpoint the basis for the error in original submission of the 175 density units for Building Development Area 3. It may have been partially attributable to: including in Section Two, the area (.76 acres) of the main road through Section Three; the need for some expansion of the storm water management areas, required because of recent county policies; or failing to transfer density in order to accommodate for the reduction in actual density made in Section Two (from 273 to 231 density units). Twenty percent (20%) of a large number will never equal twenty percent (20%) of a small number, overlooked in original computations. Whatever the reason, the probabilities are that the need for further change will not recur elsewhere. You will note from the table on page 31 of the Zoning Book that the relationship between most of the densities and dwelling units in the various Building Development Areas are very close, except in the Village Center (Building Development Area 7), where are located the greater number of one-bedroom units in the high rise buildings for the elderly.

I would appreciate your reviewing the instant request and, if you are in accord, will then discuss with you a procedure for effecting the change, whether merely by substitution of pages, or by amendments to be included as a supplement to the Zoning Book.

Thanking you for your courtesy and consideration, I am

Yours very truly,

Eugene P. Smith

119/dfr
4613M
Enclosures

cc: Phyllis C. Friedman
People's Counsel
County Office Building, Room 304
Towson, Maryland 21204

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

May 26, 1989

Dennis F. Rasmussen
County Executive

Robert W. Cannon, Esquire
Weinberg and Green
100 South Charles Street
Baltimore, Maryland 21201-2773

RE: Mays Chapel North PUD Regulations

Dear Mr. Cannon:

You have requested that your client be given final signatures on the Authorization Plan Map, the First Amended Overall Authorization Plan, the Final Development Plan, including the Second Revised CRG for Section II, and on the record plats relating to Sections I and II which were approved pending finalization of the zoning regulations. Such approval would permit the project to proceed through the following stages of development:

1) Apply for grading permits. This application would start the review and approval process of the grading, sediment control, storm water management, etc.

2) Putting utilities out to bid.

3) Apply for building permits.

A good revised draft of the zoning regulations applicable to the Mays Chapel North Neighborhood Unit Development has been submitted; however, additional revisions are necessary. Pursuant to our discussions, it seems appropriate to permit your clients to proceed as limited above prior to finalization of the regulations and I will sign the Plans submitted for CRG and Planning Board Approval provided the following terms and conditions are met and agreed upon:

1) No building permits will be authorized by the Zoning Office until finalized zoning regulations have been submitted and approved by me, and/or the Zoning Commissioner in my absence, who in our sole discretion shall determine their appropriateness.

2) The zoning regulations shall make provisions for the PUD regulator to issue a Certificate of Compliance with the PUD Zoning Regulations for submission to the County prior to any property owner, lessee, tenant, etc. requesting the issuance of any permits from Baltimore County.

3) The regulations and covenants shall be recorded prior to any sales and referenced in all deeds. All Buyers shall be afforded an opportunity to review the plan and the regulations. Further, the regulations shall reference where the plans can be reviewed by potential buyers.

4) James Keelty and Company, Inc. and Mays Chapel Village irrevocably consent to the conditions set forth in this letter and acknowledge same by their signatures below.

Should you have any further questions concerning the above, please do not hesitate to contact me at 887-3391.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Supervisor
for Baltimore County

AMN:bjs

READ AND APPROVED:

JAMES KEELTY AND COMPANY, INC.

BY: _____

James Keelty, III President
(Print Name & Title)

MAYS CHAPEL VILLAGE PARTNERSHIP

BY: _____

Joseph S. Keelty General Partner
(Print Name & Title)

cc: J. Robert Haines
James E. Dyer
W. Carl Richards
James H. Thompson
Files

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

May 2, 1989

Dennis F. Rasmussen
County Executive

Robert W. Cannon, Esquire
Weinberg and Green
100 South Charles Street
Baltimore, Maryland 21201-2773

RE: Mays Chapel North PUD Regulations

Dear Mr. Cannon:

Your letter dated April 19, 1989 to Ann M. Nastarowicz, the Deputy Zoning Commissioner, has been referred to me for reply. You have requested that your client be given full and final signatures on the Final Development Plan, including the Second Revised CRG for Section II, and on the record plats relating to the section which was approved. Such approval would permit the project to proceed through the following stages of development:

1) Apply for grading permits. This application would start the review and approval process of the grading, sediment control, storm water management, etc.

2) Putting utilities out to bid.

3) Apply for building permits.

As has been previously indicated, this office is more than a little concerned by the continued absence of the bulk regulations that were required as a condition of the granting of the authorization plan by the Deputy Zoning Commissioner in Case No. 88-536-Auth-ASPHX. Approval of this request would result in the grading for roads, utilities, storm water facilities, and application for building permits. Notwithstanding the known credibility of the Keelty organization and the unforeseen serious illness of Eugene P. Smith, Esquire, who has to date almost single-handedly prepared drafts of the regulations in question, we cannot uphold the integrity of the Zoning Office if we allow your client's project to proceed as now requested without a substantial guarantee of compliance, such as a bond, or other more solid degree of commitment.

Our Office will sign the Plans submitted for CRG and Planning Board Approval provided the above conditions are met as well as the following conditions:

1) The comments set forth in the attached inter-office correspondence dated May 2, 1989 are complied with and incorporated into the Plans for signature.

2) The development plan for Section II shall be amended to include references as to where the applicable zoning regulations and covenants can be located and that said documents are enforceable only by the developer and/or his assignees. The regulations and covenants shall be recorded prior to settlement and referenced in all deeds. All Buyers shall be afforded an opportunity to review the plan and the regulations shall reference where the plan can be reviewed by potential buyers.

The approval of the first and second sections would be forthcoming only with the understanding that Section I of Mays Chapel North consists solely of the right-of-way of Padonia Road Relocated and that Section II in fact represents the first section of development for homes. Our approval would be further subject to the following conditions:

1) The sign sizes as proposed in the first draft prepared by Mr. Smith must be reduced so as to be no larger than those permitted by the Baltimore County Zoning Regulations (B.C.Z.R.) with the possible exception of the development sign to be placed adjacent to I-83. Said sign may be approved larger than presently permitted by the zoning regulations.

2) Other changes required as a result of our April 11, 1989 comments and any additional amendments resulting from a meeting scheduled for next Tuesday with Eugene Smith and Zoning personnel.

3) No building permits will be authorized by the Zoning Office until the bulk regulations have been submitted and approved by the Deputy Zoning Commissioner.

4) James Keelty and Company, Inc. and Mays Chapel Village irrevocably consent to the conditions set forth in this letter.

Should you have any further questions concerning the above, please do not hesitate to contact me at 887-3391.

Very truly yours,

JAMES E. DYER
Zoning Supervisor

JED:bjs

READ AND APPROVED:

JAMES KEELTY AND COMPANY, INC.

BY: _____

_____
(Print Name & Title)

MAYS CHAPEL VILLAGE PARTNERSHIP

BY: _____

_____
(Print Name & Title)

cc: Ann M. Nastarowicz
J. Robert Haines
W. Carl Richards
James H. Thompson
Files

3-29-1(360)

JAMES KEELTY & CO., INC.
BUILDERS AND DEVELOPERS
61 EAST PADONIA ROAD
P.O. BOX 528
TIMONIUM, MARYLAND
21093-0528

JAMES KEELTY
1870-1944

TELEPHONE 252-8600

March 27, 1989

Mr. James E. Dyer
Zoning Supervisor
Baltimore County Office of Zoning
Towson, MD 21204

Dear Jim:

This will serve to confirm my telephone discussion with Mr. Harry Grace on March 23, 1989, that the Planning Board Meeting for Mays Chapel North has been changed from April 20, 1989 to April 13, 1989.

Sincerely,

George S. Badders

George S. Badders

GSB:adf

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

Eugene P. Smith, Esquire
Weinberg & Green
100 S. Charles Street
Baltimore, Maryland 21201

RE: Review of Mays Chapel North PUD Regulations

Dear Mr. Smith:

Please be advised that the Zoning Office has reviewed at least a portion of the Mays Chapel North PUD regulations and offers the following comments relative to the March 21, 1989 draft thereof:

Page 2

Regarding the Deputy Zoning Commissioner's restrictions in paragraph 2, remove the word "initial" immediately preceding responsibility in the third line from the bottom of said paragraph. Also remove all other references to initial; i.e., page 19, "section" 6. It should be clearly understood that the developer/petitioner is responsible for providing and complying with the requirements of the Section 430.1.F2i. This requirement was also made clear in the restrictions of the Zoning Commissioner's Order. In the absence of an appeal, it is assumed that the petitioner agrees and understands his responsibility.

The following wording is suggested in order to simplify and clarify the intent of the language in the third paragraph:

"The regulations hereinafter set forth in this binder entitled Zoning Regulations Applicable to Mays Chapel North are herewith provided by the Petitioners in the aforementioned Case No. 88-536-AUTH-ASPHX. Said regulations are expressly intended for the purpose of complying with the Deputy Zoning Commissioner's restrictions made subject to the granting of the aforementioned Order. Said regulations are divided into three divisions; the first division being background information, of which this statement is a part; the second division being general PUD zoning regulations applicable to the entire Mays Chapel North PUD; and division three will be zoning regulations applicable only to Section II of Mays Chapel North PUD (PUD-Section II-Zoning Regulations). As additional Sections of the overall PUD are submitted to the County for approval, additional divisions with regulations pertaining to each Section will be provided."

Page 3

Under "Division II, General PUD Zoning Regulations Applicable to the Entire Mays Chapel North PUD," delete paragraph A and replace with those specific sections or regulations that will be applicable to the entire Mays Chapel North PUD.

Paragraph B under Division II deals with those uses that are permitted in addition to the uses in paragraph A. These uses should be integrated with the permitted uses under paragraph A since we are now listing only those uses that are permitted in the entire PUD.

References are made to "Mays Chapel North Land" and the entire Mays Chapel North PUD. Please define the difference between the two, if there is a difference. If there is not a difference, please clarify why two separate descriptions are used to define the entire Mays Chapel North PUD.

Page 4

Note: The caption "I. Uses Permitted, including Signage" is referred to herein as Section I. Under Section I please indicate or reference the limitations or minimum sizes and/or areas as they relate to various uses listed. These uses would include open space signage, etc.

Page 5

Again some limitations with regard to the height, area and numbers of signs should be included in these permitted uses.

Paragraph (v) should clearly indicate that a homeowner can resell his premises without approval of the developer.

Unless the developer intends to enforce the regulations after sales have been completed in this particular section, there should be some provisions for the Association to either enforce these or other regulations that you may decide are more applicable after your sales and construction are completed.

Page 6

In the last sentence of the second paragraph, what is the meaning of "so long as within the character of the building mentioned"?

Page 8

Paragraph (iv) mentions allowable identification signs. This statement should indicate limitations to size or reference that section of the regulations which relates to the sign area permitted. Please indicate the number of parking spaces to be required for both retail and office uses. If the B.C.Z.R. are to be used, reference which regulations are applicable and where they may be found in this binder.

Page 10

Paragraph (e), after County Zoning regulations, remove "applicable to the Mays Chapel North land and the entire Mays Chapel North PUD" and add instead "as have been made part of these regulations, except that hereinafter designated signs are expressly permitted"; remove the remainder of this paragraph.

Paragraph (e)(I) - Indicate the distance that this sign will be setback from the Baltimore-Harrisburg Expressway. The size of the sign is excessive and should be reduced in area depending on setback distance from the Expressway. Remove "beader reflector type." Sign must be maintained in good condition and must be removed or be reapproved by the Zoning Commissioner and/or Deputy Zoning Commissioner after 10 years.

Page 11

Paragraph (vi) on Page 9 appears to conflict with Paragraph (v) on Page 11 in that it simply states that business signs will be limited to the building's center with the specific individual or individual use being identified. Paragraph (v) permits signs to the extent that they are permitted under the B.C.Z.R., Section 413, plus additional signs not to exceed 100 sq.ft. in area, one tenant directional sign not to exceed 18 sq.ft. in area; and for the office area, one identification sign not to exceed 100 sq.ft. and one tenant directory sign not to exceed 12 sq.ft. in area. These two paragraphs need clarification with regard to the exact number of signs intended inclusive of their size and type; i.e., whether they are freestanding signs or wall-mounted.

It is suggested, and/or recommended, that the last paragraph of (v) be revised to read as follows: "In all cases except the tract sign (ii), (iii), (iv), and (v), signs shall be limited to two faces only (front and back). Notwithstanding Section 413.5(a) of the County regulations, the total surface area of any such signs permitted shall be determined by computing the one largest side of the sign. The excessive size of the signs and their impact on the community are a concern and need to be addressed further.

Paragraph (f) should be amended to separate commercial accessory structures and residential accessory structures. It should be noted that commercial accessory structures are not required to be in the rear yard, but must meet setbacks as required for principal structures. It should also be noted that only permanent buildings shall be utilized as accessory structures in the commercial zones and specifically that trucks and truck bodies such as tractor trailers will not be permitted. With regard to the residential structures, it should be noted that the structures must be placed in the rear yard and must comply with setbacks of 2.5 feet from the side and rear property lines. It should also be noted that these accessory structures must be compatible with the dwelling units insofar as character of design is concerned; i.e. shipping containers and boxes will not be permitted. In the event that the developer chooses to insert and utilize County Zoning Regulations it is requested that the section of same be specifically referred to and that in addition thereto, guidelines as to

the type of structure that will be approved similar to the above also be inserted to eliminate future problems.

Pages 11 and 12

Paragraph (g) should be omitted inasmuch as only those parts of the regulations that apply will be inserted in this binder. It is not necessary to list those regulations that do not apply. To list the residential transition area as not applicable would be paramount to listing all other uses that do not apply.

Page 12

Section II, "General Density and Bulk Regulations", Paragraph a, (Density): Revise the second line to read 2177 density units or 2177 dwelling units, whichever is larger. It is assumed that the statement "within the range shown on the plan for each such area" makes reference to the plus or minus acreage shown for each section. This assumption is based upon the fact that there is no other indication within the sections with which to gauge the 20% fluxuation. Revise the last line to read "maximum of 2177 density units or 2177 dwelling units, whichever is greater."

Page 13

Paragraph (c), the second paragraph thereof: Clarify the total width of the buffer as measured from the centerline of the stream; i.e., 25 feet from the centerline in both directions or 50 feet from the centerline in both directions for a total buffer of 100 feet.

Pages 13 and 14

Paragraph (d) "Other Bulk and Area Standards": This paragraph or section is no longer applicable and must be rewritten and/or replaced with the specific regulations, standards, and guidelines referred to therein. Based upon past discussions with the developers it is assumed that many of the standards and guidelines to be utilized will consist of existing sections of the County regulations. If this is the case, as previously stated, it will be necessary to insert only those parts of the regulations that are intended to apply to the PUD. Upon receipt of an amended binder which includes the specific standards and guidelines, this office will re-review said standards to determine their completeness with regard to development regulations for this PUD.

Page 15

Paragraph (e) "Content of Plans"; Paragraph (ii) should be reworded as follows: "Types of all proposed structures indicated both graphically and by word description. The approximate location of all structures shall be defined by a dotted line which encompasses the area within which the actual structure will be located. Said dotted line shall be referred to hereinafter as envelope and shall be further defined by dimensions and setbacks from property lines, street right-of-way lines, and distances between (the shading of these areas makes it very difficult

to read the information shown thereon and shall be omitted from all future plans). The location, dimension and setbacks of all existing structures to be retained.

Page 17

Paragraph (b) "Residential Off-Street Parking Spaces": Amend Paragraph (ii) of this paragraph entitled "Senior Citizens Housing" or "Housing for the Elderly" to require 1.75 parking spaces for each such dwelling unit.

Page 18

Amend Paragraph (f) as follows: On the second line after County Zoning Regulations, add "as herein included in this binder,".

Page 19

In Section VI, as previously stated, the word "initial" should be removed from this title and any other reference made to "initial" throughout this section.

Page 21

Add the following comment to the last sentence on this page: "In making such a decision, the Association must use sound and reasonable judgment that reflects the best interests of the overall enforcement of these regulations and those who live in Mays Chapel North."

In order to control and/or alleviate violations of these regulations, it will be necessary to establish a procedure whereby all additions, and uses are approved by the developer, MCN, Inc., and/or any subsequent designee as being in full compliance with these regulations. Said documentation must be submitted and approved by either of the above-named parties assigned prior to submission for approval of permits by any of the County agencies, including but not limited to the Zoning Office. Requests for permits must be submitted by either the developer, MCN, Inc., or its designee.

Page 22

Remove all references to an alternative by the Association to lodge a complaint with the Office of Planning and Zoning about a violation of their zoning regulations.

Page 23

Amend the last paragraph, beginning after the words "dealing with the enforcement of the zoning regulations" as follows: Insert "as they relate to this PUD authorization plan and the restrictions contained in the Deputy Zoning Commissioner's Order." Also amend the last two lines of the same paragraph so as to read as follows: "of any building, structure or land in violation of this PUD authorization plan and the herein zoning regulations applicable thereto."

As previously stated, this Office has not completed its review of the binder as presented to us on March 21, 1989. The bulk and format of the binder coupled with the demands on our staff and our responsibility to others who seek the services of this Office have made a complete review impossible at this time. It is our sincere hope that these comments will be of great service to you in establishing a format and/or regulations that we feel are necessary to comply with the spirit and intent of the PUD regulations in general. Notwithstanding this Office's willingness to assist you, it should be understood that the responsibility for drafting the regulations for the PUD is that of the Petitioner. This requirement was also made clear in the restrictions of the Deputy Zoning Commissioner's Order. In the absence of any appeal, it is assumed that the Petitioner agrees and understands his responsibility.

Sincerely,

JAMES E. DYER
Zoning Supervisor

JED:bjs

3-1-1 → RED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: February 27, 1989

TO: Robert Sheesley, Director, DEPRM
Leslie Pittler, Director, Dept. of Community Development
Gene Neff, Director, Dept. of Public Works

FROM: P. David Fields, Director
Office of Planning and Zoning

SUBJECT: Mays Chapel P.U.D.

The final approval of the Mays Chapel P.U.D. by the Zoning Commissioner is contingent upon approval of the revised plans submission by all relevant County agencies. In order to close out the special exception of the P.U.D., I would appreciate receiving the comments of your agency on the package of plans sent to you earlier this year.

Your prompt attention to this matter is greatly appreciated.

Dave Fields

P. David Fields
Director

PDF:pat

cc: J. Timothy Fagan, Deputy Admin. Officer
J. Robert Haines, Zoning Commissioner
Jim Dyer, Zoning Supervisor

RECEIVED
FEB 28 1989
ZONING OFFICE

FILE - MAYS CHAPEL P.U.D.

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

Neff Meeting 1/19 1:30

TO: James Dyer December 27, 1988

FROM: Carl Richards

SUBJECT: Mays Chapel Pud
Final Approved Authorization Plan
#88-536-Auth. ASPHX

I can't recall all of the dates and meetings before and after we made our original comments but as you may recall in '87 and early '88 we had meetings with F. Hodgetts and George about the extensive comments for this office - it was discussed that all comments could not be addressed up front because of prohibitive Eng. costs that were already strained because of other problems with D.E.P.R.M., etc. In early '88 Dave Fields questioned the design and setback standards that when combined were unacceptable. Eventually it was agreed that the text be revised to reflect the concerns and it was finally agreed in March that the B.C.Z.R. and the C.M.D.P. would be used as a base minimum for design and setback standards - also that a 10% variance to the existing standards would be allowed provided that these specifics were reviewed and approved by the Zoning Commissioner and included with the Auth. plan after approval. The binder pages were revised, a supplemental density chart (2 pages) was submitted. At the meetings they (Keelty) said that specific graphics showing design alternates and slight flexibility would be submitted. The only graphics that I remember seeing after that were planning profiles shown cross sections with neighboring houses. I believe the problem was cost again. We always wanted more information on signs (graphics). I also asked Frank Hodgetts for an itemized list of all revisions to the text. He underlined a copy of the revision pages but no separate list was included that I could locate.

Briefly, to the best of my knowledge, the requests that we made that have not been resolved are:

1. Graphics of design alternates as revised for the different housing types with desired flexibility.

2. Sign details and profiles.

3. Itemized list of text revisions.

4. Compliance with original comments (9/87)
   A.1 B.8
   B.12
   B.14
   B.17
   B.18

If you want to go over this this week - let me know

Additional updated comments that I have:

1. Revise Fig. #12 and include 2nd sheet to Auth. plan map including: supplemental density chart, housing mix, and sub area quantity totals, developer's commitments and complete zoning hearing references including exactly what was granted, date and listing all restrictions.

2. Comply with original comment A.1 on Fig. #12 (plan map).

3. Title "Final Authorization Plan" and signature block for Planning Director, Zoning Commissioner, P.B. and date all on Fig. #12 (plan map).

If the engineering budget has increased by the granting of the P.U.D., maybe we can request these additional revisions and graphics that were "generally" referred to but many never materialized as specifics. Many of our comments would hopefully be addressed in the required Zoning Regulations (Restriction #4). If they continue to have budget constraints and we cannot have comments addressed, then our big question "How will you regulate" will not be specifically addressed until piecemeal C.R.G.'s are submitted. I feel that if we can possibly resolve these points that I have covered, that the result would establish a good "Final P.U.D. Authorization Plan" to be included in the case file and used as a basis for future amendments.

WCR:scj

MAYS CHAPEL NORTH
SUPPLEMENTAL DENSITY CHART

I. BULK CALCULATIONS

Retail Space 2,177.68 DNU x 20 sq.ft.= 43.553 sq.ft.
Office Space 2,177.68 DNU x 10 sq.ft.= 21.776 sq.ft.

Open Space Required: .20 x 384.14 = 76.828 acres

Open Space Proposed: .44 x 384.14 = 170 +/- acres

ZONE	ACRES	UNRESTRICTED HEIGHT	ANGLE OF HEIGHT LIMITATION	PERPENDICULAR HEIGHT LIMITATION
DR 3.5	298.48	40'	10°	85'
DR 5.5	85.66	45'	15°	85'

II. PROPOSED PRELIMINARY HOUSING MIX

HOUSING TYPE	DNU	% OF TOTAL	DU	% OF TOTAL
Senior Housing				
Studio	100	4.5%	200	9.2%
1 Bedroom	165	7.5%	220	10.0%
2 Bedroom	205	9.4%	205	9.4%
Mid-Rise Apartments				
2 Bedroom	200	9.2%	200	9.2%
Mid-Rise Condominiums				
Studio	25	1.1%	50	2.3%
2 Bedroom	205	9.4%	205	9.4%
Garden Apartments				
1 Bedroom	78	3.5%	104	4.7%
2 Bedroom	200	9.2%	200	9.2%
3 Bedroom	15	.6%	10	.4%
Garden Condominiums				
Studio	20	.9%	40	.2%
2 Bedroom	300	13.7%	300	13.7%
Townhouses				
3 Bedroom	664.5	30.5%	443	20.0%
	2,177.5	100.0%	2,177	100.0%

III. SUB-AREA PROFILES

Buildable Area	Acres	Year	Height Maximum	DU/AC Max.	DU/AC Min.
2 Townhouse/ Garden Units	32.7	1991	50'	12.0	3.5
3 Townhouse/ Garden Units	21.8	1992	50'	12.0	3.5
4 Townhouse/ Garden Units	20.9	1994	50'	12.0	3.5
5 Mid-Rise/ Garden Units	15.3	1998	65'	16.0	7.5
6 Townhouse/ Garden Units	19.8	1999	50'	12.0	3.5
7 Village Center	29.0	2002	85'	40.0	8.0
8 Townhouses	12.4	2003	45'	8.0	3.5
9 Townhouses	17.6	2005	45'	8.0	3.5
10 Townhouses	13.1	2007	45'	8.0	3.5
11 Mid-Rise/ Townhouses	20.3	2008	65'	16.0	3.5

NOTE: All buildable areas are within DR 3.5 base density zoned land except for the mid-rise section of buildable area 11 which is DR 5.5.

cc: Jim Dyer

Baltimore County
Office of Planning & Zoning
County Courts Building, Suite 406
401 Bosley Avenue
Towson, Maryland 21204
(301) 887-3211

P. David Fields
Director

December 22, 1988

Dennis F. Rasmussen
County Executive

Mr. Gene Neff, Director
Dept. of Public Works
111 W. Chesapeake Avenue
Towson, Maryland 21204

RECEIVED
DEC 29 1988
ZONING OFFICE

Re: MAYS CHAPEL P.U.D.

Dear Gene,

As you are no doubt aware, the Zoning Commissioner has granted a Special Exception approving the Mays Chapel P.U.D.

What is now needed is a "final" approved P.U.D. Authorization Plan which meets all County requirements. To that end, I am sending you a set of P.U.D. plans for your review and approval. Would you please ensure that the plans conform to the comments of your Office included in the Mays Chapel P.U.D. report to the Planning Board and confirm to me in writing that this is the case. I shall consolidate County comments for submission to the Zoning Commissioner after first checking with each agency one last time.

Thank you for your cooperation in this matter. Your prompt attention will be appreciated.

Sincerely,

P. David Fields
Director

PDF:pat
Enclosures

cc: James Keelty, James Keelty & Co., Inc.
J. Timothy Fagan, Deputy Admin. Officer
J. Robert Haines, Zoning Commissioner

P.S. I have already given one set of the drawings directly to Dick Moore for review.

cc: Carl Richard

Baltimore County
Office of Planning & Zoning
County Courts Building, Suite 406
401 Bosley Avenue
Towson, Maryland 21204
(301) 887-3211

P. David Fields
Director

December 22, 1988

Dennis F. Rasmussen
County Executive

RECEIVED
DEC 29 1988
ZONING OFFICE

Mr. Robert W. Sheesley, Director
Dept. of Environmental Protection and
Resource Management
Suite 416, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

Re: MAYS CHAPEL P.U.D.

Dear Bob,

As you are no doubt aware, the Zoning Commissioner has granted a Special Exception approving the Mays Chapel P.U.D.

What is now needed is a "final" approved P.U.D. Authorization Plan which meets all County requirements. To that end, I am sending you a set of P.U.D. plans for your review and approval. Would you please ensure that the plans conform to the comments of your Office included in the Mays Chapel P.U.D. report to the Planning Board and confirm to me in writing that this is the case. I shall consolidate County comments for submission to the Zoning Commissioner after first checking with each agency one last time.

Thank you for your cooperation in this matter. Your prompt attention will be appreciated.

Sincerely,

P. David Fields
Director

PDF:pat
Enclosures

cc: James Keelty, James Keelty & Co., Inc.
J. Timothy Fagan, Deputy Admin. Officer
J. Robert Haines, Zoning Commissioner

Baltimore County
Office of Planning & Zoning
County Courts Building, Suite 406
401 Bosley Avenue
Towson, Maryland 21204
(301) 887-3211

P. David Fields
Director

December 22, 1988

Dennis F. Rasmussen
County Executive

Mr. James Dyer, Zoning Supervisor
Office of Planning Zoning
Room 113, County Office Building
Towson, Maryland 21204

Re: MAYS CHAPEL P.U.D.

Dear Jim,

As you are no doubt aware, the Zoning Commissioner has granted a Special Exception approving the Mays Chapel P.U.D.

What is now needed is a "final" approved P.U.D. Authorization Plan which meets all County requirements. To that end, I am sending you a set of P.U.D. plans for your review and approval. Would you please ensure that the plans conform to the comments of your Office included in the Mays Chapel P.U.D. report to the Planning Board and confirm to me in writing that this is the case. I shall consolidate County comments for submission to the Zoning Commissioner after first checking with each agency one last time.

Thank you for your cooperation in this matter. Your prompt attention will be appreciated.

Sincerely,

P. David Fields
Director

PDF:pat
Enclosures

cc: James Keelty, James Keelty & Co., Inc.
J. Timothy Fagan, Deputy Admin. Officer
J. Robert Haines, Zoning Commissioner

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

November 30, 1988

Dennis F. Rasmussen
County Executive

Mr. Ronald T. Sorrow
12218 Cleghorn Road
Cockeysville, Maryland 21030

RE: Petitions for Special Hearing, Special Exception and Zoning Variances - NW/Corner I-83 and Padonia Road
8th Election District - 3rd Councilmanic District
Mays Chapel Village Partnership - Petitioners
Case No. 88-536-ASPHX

Dear Mr. Sorrow:

In response to your letter dated November 21, 1988 on the above-captioned matter, a public hearing was held on August 31, 1988 and a decision rendered on November 4, 1988. For your convenience, enclosed is a copy of the Opinion.

In the event you are disatisfied with the decision rendered, you have the option of filing an appeal to the County Board of Appeals. Said appeal must be filed within thirty (30) days of the date of the Order. For further information, you may contact Ms. Charlotte Radcliffe of this Office at 887-3391.

Thank you for sharing your concerns with me in this matter.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs
Enclosure
cc: Case File

RECEIVED
NOV 23 1988
ZONING OFFICE

12218 Cleghorn Road
Cockeysville, MD 21030
(301) 584-0149

November 21, 1988

Ms. Anne M. Nastarowicz, Esquire
Deputy Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

Dear Ms. Nastarowicz:

I am writing you to voice my strong opposition to the Petition for Special Exception filed by Mays Chapel Village Partnership regarding the proposed Mays Chapel North planned unit development.

My opposition, specifically, is to the exception which would allow increased density, commercial and office development, life care and day care facilities, and construction of six and eight story mid-rise buildings.

My family and I recently relocated to Baltimore County and purchased our home at 12218 Cleghorn Road which is adjacent to the proposed development. We invested a significant amount of our personal savings in this purchase and did so with the expectation that the single family, rural lifestyle previously defined under Baltimore County's Growth Management Plan would be preserved for this area. This plan, as you know, clearly established I-83 as the urban - rural demarcation line providing a natural and logical barrier which allowed commercial and continued development East of I-83, while the area West of I-83 would retain its rural character.

One has only to travel this area to understand the wisdom of that decision.

There is no question that families such as mine and individuals who have purchased homes in our area will suffer great financial damages if you grant the exceptions requested by the Mays Chapel Village Partnership.

It disturbs me greatly that the Partnership's exploitation for profit would permanently alter and ruin one of the most beautiful and attractive settings in Baltimore County.

Additionally, based on the latest Mays Chapel North Plan, the high rise commercial village center project and mid-rise housing units are situated on the Northern side of the new Padonia Road currently under construction. Under no circumstances should this proposed location be allowed even if the overall project is ultimately approved. These should be restricted to South of Padonia where the new road could provide some natural barrier to the single family housing areas located to the North.

Traffic congestion, concentrations of commercial traffic, and unsafe road conditions for the current and future residents will result. The area and its roadways cannot now and should not in the future be altered to support projects like the ones proposed.

We appeal to you for your help in having the Zoning Board reject the proposed exceptions. Our county needs to preserve the delicate blend between single family, multi-family, and commercial/business development which has created a special, unique life for all citizens of Baltimore County.

I appreciate your consideration and support of our position.

Sincerely,

Ronald T. Sorrow

MAYS CHAPEL NORTH
PLANNED UNIT DEVELOPMENT DATA

TRACT SIZE AND DENSITY PERMITTED

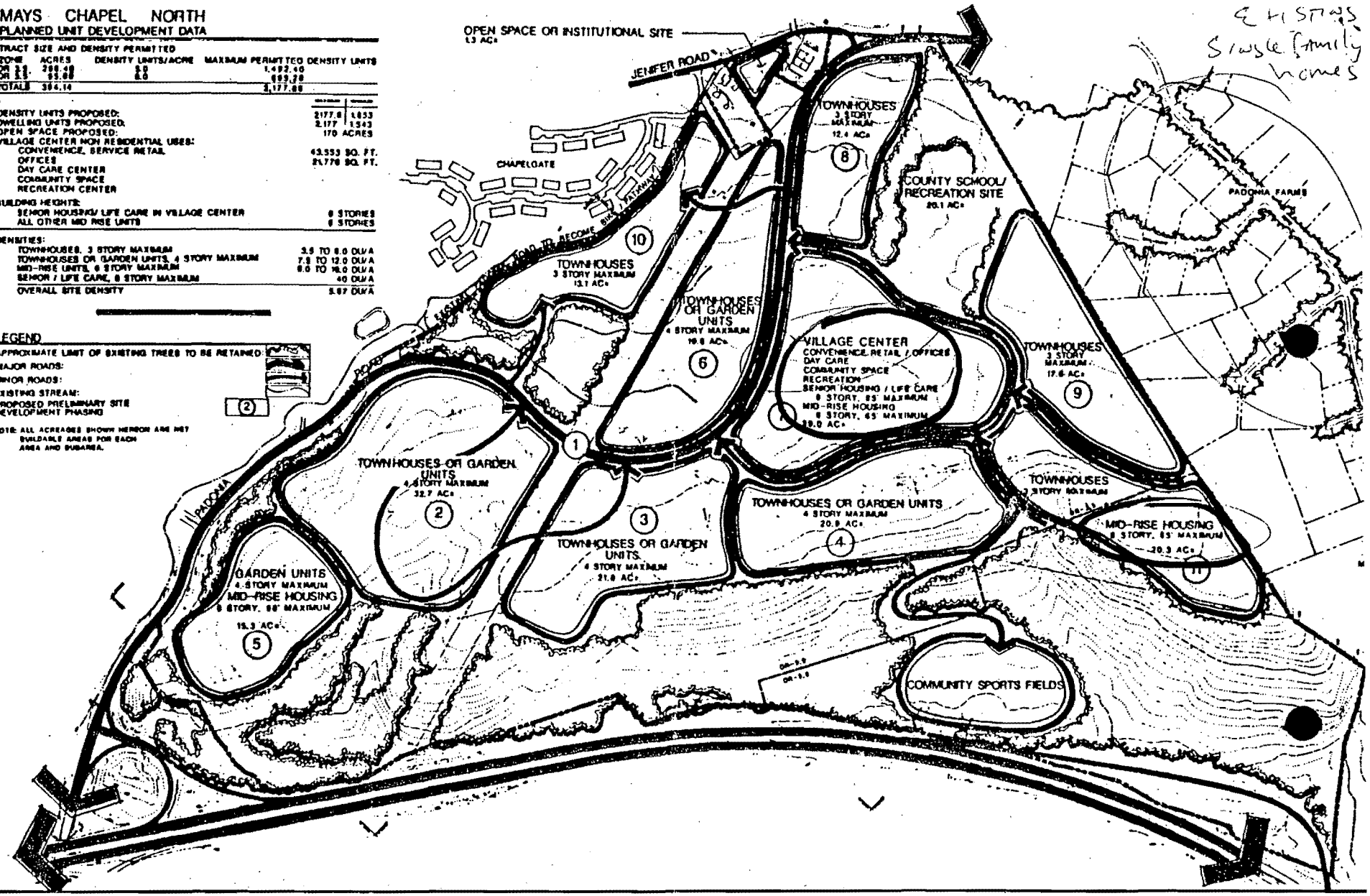
ZONE	ACRES	DENSITY UNITS/ACRE	MAXIMUM PERMITTED DENSITY UNITS
DR 3.5	298.48	3.5	1,492.40
DR 5.5	85.66	5.5	699.38
TOTALS	384.14		2,177.80

DENSITY UNITS PROPOSED:	2177.8 / 1853
DWELLING UNITS PROPOSED:	2,177 / 1,543
OPEN SPACE PROPOSED:	170 ACRES
VILLAGE CENTER NON RESIDENTIAL USES:	
CONVENIENCE, SERVICE RETAIL	43,333 SQ. FT.
OFFICES	21,778 SQ. FT.
DAY CARE CENTER	
COMMUNITY SPACE	
RECREATION CENTER	
BUILDING HEIGHTS:	
SENIOR HOUSING/ LIFE CARE IN VILLAGE CENTER	8 STORIES
ALL OTHER MID RISE UNITS	8 STORIES
DENSITIES:	
TOWNHOUSES, 3 STORY MAXIMUM	3.5 TO 8.0 DU/A
TOWNHOUSES OR GARDEN UNITS, 4 STORY MAXIMUM	7.5 TO 12.0 DU/A
MID-RISE UNITS, 8 STORY MAXIMUM	8.0 TO 16.0 DU/A
SENIOR / LIFE CARE, 8 STORY MAXIMUM	40 DU/A
OVERALL SITE DENSITY	5.67 DU/A

LEGEND

APPROXIMATE LIMIT OF EXISTING TREES TO BE RETAINED:
MAJOR ROADS:
MINOR ROADS:
EXISTING STREAM:
PROPOSED PRELIMINARY SITE DEVELOPMENT PHASING (2)

NOTE: ALL ACREAGES SHOWN HEREON ARE NET BUILDABLE AREAS FOR EACH AREA AND SUBAREA.



EXISTING Single family homes

Mays Chapel North

AUTHORIZATION PLAN MAP

TRUE COPY - TEST:
Lucr 7/30/87
ZONING COMMISSIONER OF BALTO. CO.

AUTHORIZATION PLAN
MAYS CHAPEL NOI
Planned Unit Developmen
JAMES KEELTY & CO. INC.

Prepared For: JAMES KEELTY & CO, INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

REVISIONS DATE
PAGE 87 JULY 30, 1987

WEINBERG AND GREEN

ATTORNEYS AT LAW
100 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-2773

BALTIMORE: (301) 332-8600
WASHINGTON AREA: 470-7400

TELECOPIERS
(301) 332-8862
(301) 332-8863

WRITER'S DIRECT DIAL NUMBER

10480 LITTLE PATUXENT PARKWAY
SUITE 950
COLUMBIA, MARYLAND 21044-3506
(301) 740-8500

FILE NUMBER

October 3, 1988

(301) 332-8713

15076.13

Hon. Ann M. Nastarowicz
Deputy Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Mays Chapel North
89-536-ASPHX

Dear Ms. Nastarowicz:

I understand that my letters of September 1, 1988 to Arnold Jablon, about Padonia Road, and David P. Fields, about the unit plan approved by the Planning Board, have been answered directly to you, so that there is nothing further required on my part. If I am mistaken about this, please advise.

Respectfully yours,

Eugene P. Smith

119/hlb

c.c. Ms. Phillis C. Friedman
People's Counsel

RECEIVED
OCT 4 1988
ZONING OFFICE

88-536-ASPHX

INTER-OFFICE CORRESPONDENCE

TO: Shirley Murphy, Acting Chief
Bureau of Land Acquisition

DATE: September 29, 1988

FROM: Stanley J. Schapiro,
Deputy County Attorney

RE: Planned Unit Development - Mays Chapel North

Enclosed is a letter from the attorney representing James Keelty & Company, Inc. in respect to the above development.

I recommend that Baltimore County prepare a Deed for the new Padonia Road accepting title to the 70 foot right-of-way with the condition that before the County ever widens the paved portion of Padonia Road, the Director of Public Works will hold one or more public hearings to determine the public need for such widening.

I am sending a copy of this letter to the Deputy Zoning Commissioner and the attorney for Keelty so that we may get some input on this recommendation.

Stanley J. Schapiro,
Deputy County Attorney

SJS:gh

cc: Ann Nastarowicz, Deputy Zoning Commissioner
Eugene P. Smith, Esquire

RECEIVED
SEP 30 1988
ZONING OFFICE

WEINBERG AND GREEN

ATTORNEYS AT LAW
100 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-2773

BALTIMORE: (301) 332-8600
WASHINGTON AREA: 470-7400

TELECOPIERS
(301) 332-8862
(301) 332-8863

WRITER'S DIRECT DIAL NUMBER

10480 LITTLE PATUXENT PARKWAY
SUITE 950
COLUMBIA, MARYLAND 21044-3506
(301) 740-8500

FILE NUMBER

September 1, 1988

(301) 332-8713

15076.13

Hon. Ann M. Nastarowicz
Deputy Zoning Commissioner
City Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RECEIVED ZONING OFFICE
DATE: 9/2/88

Re: Mays Chapel North

88-536-ASPHX

Dear Ms. Nastarowicz:

Enclosed herewith are:

1. Copy of my hand delivered letter of even date, to P. David Fields, the Director of the Office of Planning and Zoning, which I believe complies with your request; and

2. Copy of my hand delivered letter of even date to Arnold Jablon, County Attorney, sent in an effort to resolve restriction of the County on the widening of Padonia Road.

As to other matters, we have no objection to including in any order entered in the instant case, paragraph numbered 1, 2 and 4 of the restrictions included in the Lakeside order, subject to changes in references, see hand written modification enclosed. As to paragraph 3 of these restrictions, we are concerned only with day care. Life care is now permitted as a matter of right in the senior housing, which is all we are asking for. As to day care, it is our proposal that the day care facilities be primarily for residents of Mays Chapel North. If there is not sufficient utilization by these residents to sustain the day care facility, then it would be opened up to outsiders. We see no reason why the Mays Chapel North residents would not sufficiently utilize the day care facility, but are not seers, so cannot actually look into the future to determine what is going to happen. Certainly, the Keelty people, above everyone else, wants to maintain the quality of Mays Chapel North and do nothing to limit its market potential as a high quality development. If you have any problem with this, I would be glad to meet with you, along with Phyllis Friedman, to attempt some solution.

I wanted to point out to you yesterday, but in the confusion and rush to complete the matter within a reasonable time, overlooked same, that the Plan for the Valleys, adopted by the Greenspring and Worthington Valley Planning Council, Inc., shows as locations for "high-rise", meaning at least 6 to 8 stories, both the northeast and southeast corners of Mays Chapel North. Copy of their plat on this, entitled "Optimum Land Use" is enclosed.

If anything further is required, please advise.

Very truly yours,

Eugene P. Smith

119/iyw

Enclosure

c.c. Ms. Phyllis C. Friedman
People's Counsel

WEINBERG AND GREEN
ATTORNEYS AT LAW
100 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-2773

BALTIMORE: (301) 332-8600
WASHINGTON AREA: 470-7400

TELECOPIERS
(301) 332-8862
(301) 332-8863

WRITER'S DIRECT DIAL NUMBER

10480 LITTLE PATUXENT PARKWAY
SUITE 950
COLUMBIA, MARYLAND 21044-3506
(301) 740-8500

FILE NUMBER

September 1, 1988

(301) 332-7813

P. David Fields, Director
Office of Planning and Zoning
406 County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

Re: Mays Chapel North

Dear Mr. Fields:

I enclose herewith, at the request of the Deputy Zoning Commissioner, Ann M. Nastarowicz, copy of the following:

1. Six page letter-sized paper capitoned "Unit Development Plan - Mays Chapel North, As Revised by Baltimore County Planning Board.

2. The revised drawings referred to in paragraph 1 of the paper mentioned in item 1 hereof.

3. The plat entitled "Mays Chapel North - Parcel Along Interestate 83" referred to in paragraph 2 of the papermentioned in item 1 hereof.

4. The restrictive covenants of the Flintkote Company referred to in paragraph 7 of the papers mentioned in item 1 hereof, with the Genstar letter agreeing to the modification of those restrictions to allow the playfields shown on the Authorization Plan Map.

Ms. Nastarowicz asked that you, or someone in your office, review the enclosed and advise her if the Authorization Plan as modified by the enclosed papers and plats now conforms to the plan approved by the Planning Board. If anything further is required of me on this, please advise.

Thanking you for your courtesy and consideration, I am

Yours very truly,

Eugene P. Smith

119/iyw

Enclosures

c.c. Hon. Ann M. Nastarowicz
Deputy Zoning Commissioner

Ms. Phillis C. Friedman
People's Counsel

WEINBERG AND GREEN

ATTORNEYS AT LAW
100 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-2773

BALTIMORE: (301) 332-8600
WASHINGTON AREA: 470-7400

TELECOPIERS
(301) 332-8862
(301) 332-8863

WRITER'S DIRECT DIAL NUMBER

10480 LITTLE PATUXENT PARKWAY
SUITE 950
COLUMBIA, MARYLAND 21044-3506
(301) 740-8500

FILE NUMBER

September 1, 1988

(301) 332-8713

Hon. Arnold Jablon
County Attorney
Court House
Towson, Maryland 21204

Re: Mays Chapel North

Dear Mr. Jablon:

On June 16, 1988, the Baltimore County Planning Board approved the planned unit development for Mays Chapel North, located on the west side of the Baltimore/Harrisburg Expressway (I-83), and north of Padonia Road, in Baltimore County, Maryland, all subject to modifications made and referred to in the Planning Board Resolution, copy of which is enclosed herewith. On the reverse side of the Resolution is a modification made (Item 2) relating to construction of new Padonia Road and the widths allowed for paving. There is no change in the right of way which remains at 70 feet.

The residents to the north and west of Mays Chapel North, and along Falls Road, fear that if the County is granted the 70 foot right of way, it cannot be bound by the limitation of 30 feet of paving, or 24 feet of paving, or any other limitation, so that in the future the County may determine to widen Padonia Road, within the granted 70 foot right of way. At the hearing before the Deputy Zoning Commissioner, Ann M. Nastarowicz, she indicated a desire legally to limit the County's right to widen the paving without the public hearing called for in the last sentence of item 2 of the Planning Board Resolution. My suggestion is: In the grant of the right of way to the County, the resolution of the Planning Board be recited. The County must then sign the deed accepting title to the 70 foot right of way, with the limitation imposed on it. The County would seemingly then be bound not to widen the road without the public hearing called for.

I cannot speak for the County, nor can the Deputy Zoning Commissioner, on this point. We ask therefore, that you render an opinion as to how we might handle the matter so that the people to the north and west of the Mays Chapel North PUD are protected on the subject issue.

I would appreciate an early consideration and response to Ms. Nastarowicz, and thank you for your courtesy and consideration on this.

Yours very truly,

Eugene P. Smith

119/iyw

cc: Hon. Ann M. Nastarowicz
Deputy Zoning Commissioner

Ms. Phillis C. Friedman
People's Counsel

119:08/18/88
AHB47

Petitions for Zoning Variance, Special Hearing and Special Exception NW Corner I-83 and Padonia Road 8th Election District 3rd Councilmanic District	*	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Petitioners: James Keelty & Co. Inc. and Mays Chapel Village	*	CASE NUMBER: 88-536-ASPHX

* *

SUBPOENA

TO: C. Richard Moore, Bureau Chief
Bureau of Traffic Engineering
Department of Public Works
405 County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

You are hereby commanded personally to appear before the Zoning Commissioner of Baltimore County, at Room 106 in the County Office Building, located at 111 West Chesapeake Avenue, in Towson, Maryland 21204, on Wednesday, August 31, 1988, at 9:00 a.m., to testify for the Petitioners in the above entitled case, there and then pending before the Zoning Commissioner of Baltimore County, this Subpoena to remain in effect until you are granted leave to depart by the Zoning Commissioner, or by someone acting on his behalf..

Issued by the Hon. J. Robert Haines, Zoning Commissioner of Baltimore County, this 22nd day of August, 1988.

J. Robert Haines

J. Robert Haines
Zoning Commissioner of Baltimore County

I HEREBY CERTIFY THAT THIS FOREGOING SUBPOENA WAS SERVED ON C. RICHARD MOORE THIS 22ND DAY OF AUGUST, 1988.

119:08/18/88
AHB47

Petitions for Zoning Variance, Special Hearing and Special Exception NW Corner I-83 and Padonia Road 8th Election District 3rd Councilmanic District	*	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Petitioners: James Keelty & Co. Inc. and Mays Chapel Village	*	CASE NUMBER: 88-536-ASPHX

* *

SUBPOENA

TO: P. David Fields, Director
Office of Planning and Zoning
406 County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

You are hereby commanded personally to appear before the Zoning Commissioner of Baltimore County, at Room 106 in the County Office Building, located at 111 West Chesapeake Avenue, in Towson, Maryland 21204, on Wednesday, August 31, 1988, at 9:00 a.m., to testify for the Petitioners in the above entitled case, there and then pending before the Zoning Commissioner of Baltimore County, this Subpoena to remain in effect until you are granted leave to depart by the Zoning Commissioner, or by someone acting on his behalf.

Issued by the Hon. J. Robert Haines, Zoning Commissioner of Baltimore County, this 22nd day of August, 1988.

RECEIVED
BALTIMORE COUNTY
AUG 22 1988
OFFICE OF PLANNING AND ZONING

J. Robert Haines

J. Robert Haines
Zoning Commissioner of Baltimore County

I HEREBY CERTIFY THAT I SERVED THE FOREGOING SUBPOENA ON P. DAVID FIELDS THIS 22 DAY OF 8.22.88

119:08/18/88
AHB47

Petitions for Zoning Variance, Special Hearing and Special Exception NW Corner I-83 and Padonia Road 8th Election District 3rd Councilmanic District	*	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Petitioners: James Keelty & Co. Inc. and Mays Chapel Village	*	CASE NUMBER: 88-536-ASPHX

* *

SUBPOENA

TO: C. Richard Moore, Bureau Chief
Bureau of Traffic Engineering
Department of Public Works
405 County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

You are hereby commanded personally to appear before the Zoning Commissioner of Baltimore County, at Room 106 in the County Office Building, located at 111 West Chesapeake Avenue, in Towson, Maryland 21204, on Wednesday, August 31, 1988, at 9:00 a.m., to testify for the Petitioners in the above entitled case, there and then pending before the Zoning Commissioner of Baltimore County, this Subpoena to remain in effect until you are granted leave to depart by the Zoning Commissioner, or by someone acting on his behalf..

Issued by the Hon. J. Robert Haines, Zoning Commissioner of Baltimore County, this 22nd day of August, 1988.

J. Robert Haines

J. Robert Haines
Zoning Commissioner of Baltimore County

TO THE ZONING COMMISSIONER
OF BALTIMORE COUNTY:

I hereby certify that I served the foregoing Subpoena on C. Richard Moore this day of August, 1988.

119:08/18/88
AHB47

Petitions for Zoning Variance, Special Hearing and Special Exception NW Corner I-83 and Padonia Road 8th Election District 3rd Councilmanic District	*	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Petitioners: James Keelty & Co. Inc. and Mays Chapel Village	*	CASE NUMBER: 88-536-ASPHX

* *

SUBPOENA

TO: P. David Fields, Director
Office of Planning and Zoning
406 County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

You are hereby commanded personally to appear before the Zoning Commissioner of Baltimore County, at Room 106 in the County Office Building, located at 111 West Chesapeake Avenue, in Towson, Maryland 21204, on Wednesday, August 31, 1988, at 9:00 a.m., to testify for the Petitioners in the above entitled case, there and then pending before the Zoning Commissioner of Baltimore County, this Subpoena to remain in effect until you are granted leave to depart by the Zoning Commissioner, or by someone acting on his behalf.

Issued by the Hon. J. Robert Haines, Zoning Commissioner of Baltimore County, this 22nd day of August, 1988.

J. Robert Haines

J. Robert Haines
Zoning Commissioner of Baltimore County

TO THE ZONING COMMISSIONER
OF BALTIMORE COUNTY:

I hereby certify that I served the foregoing Subpoena on P. David Fields this day of August, 1988.

_____

WEINBERG AND GREEN

ATTORNEYS AT LAW
100 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-2773

BALTIMORE: (301) 332-8600
WASHINGTON AREA: 470-7400

TELECOPIERS
(301) 332-8862
(301) 332-8863

WRITER'S DIRECT DIAL NUMBER

10480 LITTLE PATUXENT PARKWAY
SUITE 950
COLUMBIA, MARYLAND 21044-3506
(301) 740-8500

FILE NUMBER

August 18, 1988

(301) 332-8713

15076.13

RECEIVED
AUG 19 1988
ZONING OFFICE

HAND DELIVERED

Hon. J. Robert Haines,
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Petition for Special Exception for Neighborhood Unit Development, Petition for Zoning Variance, and Petition for Special Hearing, filed by James Keelty & Co., Inc. and Mays Chapel Village

* * * * * * *

Case Number: 88-536-ASPHX
NW Corner I-83 and Padonia Road

Dear Mr. Haines:

Please issue a Subpoena for each of the following designated witnesses:

P. David Fields, Director
Office of Planning and Zoning
406 County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

and

C. Richard Moore, Bureau Chief
Bureau of Traffic Engineering
Department of Public Works
405 County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

and make the same returnable to the Zoning Commissioner of Baltimore County, each of said witnesses to appear before the

Zoning Commissioner of Baltimore County, Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204, at 9:00 a.m. on Wednesday, August 31, 1988, to testify for the Petitioners at the public hearing there and then scheduled in the above entitled case.

Respectfully yours,

Eugene P. Smith

Attorney for Petitioners
James Keelty & Co., Inc. and
Mays Chapel Village

RE: PETITION FOR SPECIAL EXCEPTION, SPECIAL HEARING & VARIANCES
NW Corner I-83 & Padonia Rd., 8th Election District - 3rd Councilmanic District
MAYS CHAPEL VILLAGE PARTNERSHIP, Petitioner

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 88-536-ASPHX

: : : : : : :

RECEIVED
JUL 25 1988
ZONING OFFICE

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 25th day of July, 1988, a copy of the foregoing Entry of Appearance was mailed to Eugene P. Smith, Esquire, 1400 Equitable Bank Center, 100 S. Charles St., Baltimore, MD 21201, Attorney for Petitioner.

Peter Max Zimmerman

WEINBERG AND GREEN

ATTORNEYS AT LAW
100 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-2773

BALTIMORE: (301) 332-8600
WASHINGTON AREA: 470-7400

TELECOPIERS
(301) 332-8862
(301) 332-8863

WRITER'S DIRECT DIAL NUMBER

10480 LITTLE PATUXENT PARKWAY
SUITE 950
COLUMBIA, MARYLAND 21044-3506
(301) 740-8500

FILE NUMBER

June 23, 1988

(301) 332-8713

15076.13

Hon. J. Robert Haines,
Zoning Commissioner
County Office Building
Towson, Maryland 21204

HAND DELIVERED

Re: Petition for Special Exception for Neighborhood Unit Development, Petition for Zoning Variance, and Petition for Special Hearing filed by James Keelty & Co., Inc. and Mays Chapel Village

Dear Mr. Haines:

The Baltimore County Planning Board has now transmitted to you its resolution adopting a favorable report for the Mays Chapel North Planned Unit Development, as revised by the report submitted by the Director of the Office of Planning and Zoning, subject to two modifications, one permitting three 6-story residential buildings on Parcel 11, in the northeast corner of the tract, and the other relating to the telescoping of the paving of Padonia Road from 44 feet to 30 feet to 24 feet in width, all as set forth in the June 16, 1988 Resolution of the Planning Board, copy of which is attached hereto for your convenient reference. Under Section 430.1D, paragraph 1, of the Baltimore County Zoning Regulations, the date of the hearing before you is to be set not less than 20, nor more than 45 days after your receipt of notice of the action of the Planning Board. So that we may adjust our time schedule, I respectfully ask that you advise as soon as possible as to the exact date on which you propose to set the subject matter for the hearing before you.

Thanking you for your courtesy and consideration, I am

Yours very truly,

Eugene P. Smith

RECEIVED
JUN 24 1988
ZONING OFFICE

119/hlb

Enclosure

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO J. Robert Haines
Zoning Commissioner Date June 22, 1988

FROM P. David Fields, Director
Office of Planning and Zoning

SUBJECT Mays Chapel North Planned Unit Development

Please find attached a resolution of the Baltimore County Planning Board approving the proposed Planned Unit Development for Mays Chapel North, submitted by James Keelty and Co., Inc., as amended by County Staff and the Planning Board.

A report to you from the Board which consolidates staff and Board amendments, is currently being printed and copies will be forwarded to you as soon as they are available.

Please feel free to contact me if you have any questions regarding this project or if you need any assistance with respect to your hearing for a Special Exception for the P.U.D.

Dave Fields.
P. David Fields, Director

PDF/sf

Attachment

cc: Mr. James K. Keelty, James Keelty & Co., Inc.
Mr. Frank C. Robey, Jr., County Administrative Officer
Mr. J. Timothy Fagan, Deputy County Administrative Officer
Mr. Harold Gibbs Reid, Acting Chairman, Baltimore County Planning Board

CPS-008

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO J. Robert Haines
Zoning Commissioner

Date July 1, 1988

FROM P. David Fields, Director
Office of Planning and Zoning

SUBJECT Planning Board Report on the Proposed Planned Unit Development for Mays Chapel North

Please find enclosed five copies of the above mentioned report dated June 16, 1988 as promised in my letter to you of June 21st.

Please call me directly if you require any additional information for your Special Hearing on this matter.

P. David Fields
Director

PDF:pat

Enclosures

cc: Mr. James Keelty
Mr. Frank C. Robey, Jr.
Mr. J. Timothy Fagan

RECEIVED
JUL 6 1988
ZONING OFFICE

CPS-008

Baltimore County
Planning Board
Towson, Maryland 21204
494-3211

BALTIMORE COUNTY PLANNING BOARD

RESOLUTION

JUNE 16, 1988

Dennis F. Rasmussen
County Executive

WHEREAS, Pursuant to Section 430 - Unit Development of the Baltimore County Zoning Regulations the Baltimore County Planning Board has reviewed the proposed Mays Chapel North Development submitted by James Keelty & Co., Inc.; and

WHEREAS, The Planning Board has reviewed the complete submittal by the petitioner, the Report of the Director of Planning and Zoning, all of the written agency comments and the pertinent sections of the Zoning Regulations; and

WHEREAS, The Planning Board finds in the affirmative that the petitioner's Authorization Plan, as modified by the attached report and comments is in conformance with said regulations in that:

a. The development as proposed would, in fact, constitute a neighborhood, or an integral and viable portion thereof;

b. The tract is situated in an appropriate location according to adopted or formally proposed master plans; and

c. The plan is in accordance with the planning objectives and requirements of the pertinent subsections of the Unit Development regulations, of relevant Planning Board policies adopted pursuant to the authority of Section 504 or otherwise, and of the Zoning Regulations in general;

therefore be it

RESOLVED, That the Baltimore County Planning Board hereby adopts a favorable report for the Mays Chapel North Planned Unit Development, as revised by the report submitted by

the Director of the Office of Planning and Zoning dated April 1988 and subject to the following:-

1. The development of parcel 11 which is located at the north east extremity of the proposed "built area" of the site adjacent to Padonia Farms is to permit three 6 storey residential buildings in accordance with revised submission by proponent, as set out in this report Appendix 2; and

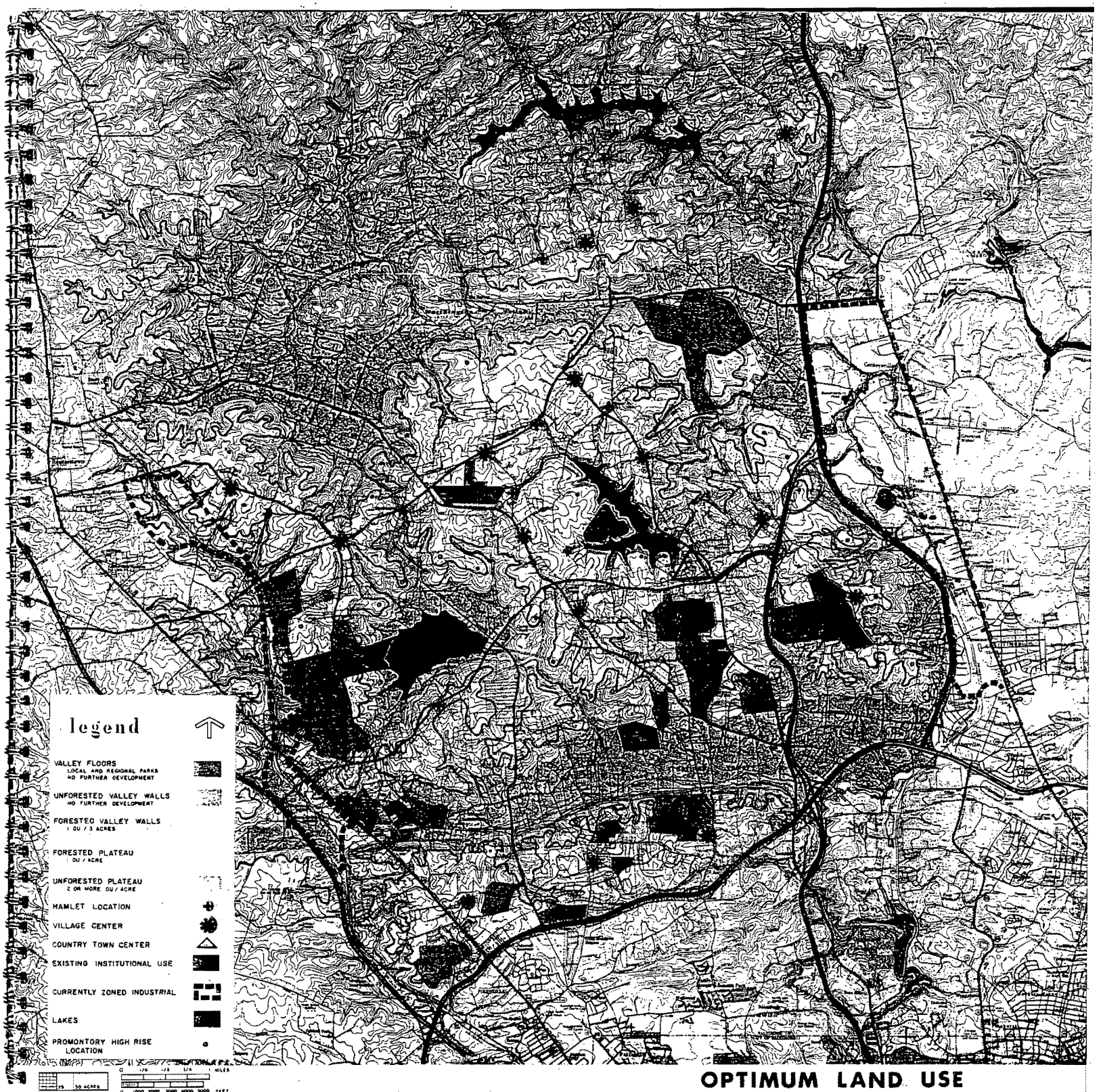
2. The construction of the new Padonia Road is to conform to the following paving widths, within the approved 70' right of way:- A 44 foot width up to the western most intersection of Roundwood and Padonia Roads. It will then be tapered to a 30 foot width of paving from that point to a point 800 feet west along Padonia Road, and will be further tapered from that point to the intersection with existing Padonia Road; a width of 24 feet and a distance of approximately 850 feet. Any future increase in paving width within the reserved right of way will constitute an amendment to the approved Authorization Plan for Mays Chapel North and will require approval by the Planning Board and the Zoning Commissioner.

I HEREBY CERTIFY that the above resolution was duly adopted by the Baltimore County Planning Board at its meeting in Towson, Maryland on June 16, 1988.

June 17, 1988

Dave Fields

P. David Fields
Secretary to the Baltimore
County Planning Board



OPTIMUM LAND USE

4-26-88-4

Call attended

BALTIMORE COUNTY, MARYLAND

Inter-office Correspondence

TO: Mr. J. Robert Haines
Zoning Commissioner

DATE: April 20, 1988

FROM: P. David Fields, Director
Office of Planning and Zoning

RE: Planning Board Public Hearing
Mays Chapel P.U.D.

The proposed Mays Chapel P.U.D. will be the subject of a public hearing before the Planning Board on Thursday, May 19, 1988, in Room 106, County Office Building, at 6:00 p.m.

It would be most helpful if you and/or members of your staff conversant with the project attend to answer questions from the Board and interested citizens and community groups.

A copy of the report to the Board is attached for your information. Additional copies may be obtained from this office.

Thank you for your cooperation.

PDF

P. David Fields
Director

PDF:pat
Attachment
cc: Mr. Frank C. Robey, Administrative Officer
Mr. J. Timothy Fagan, Deputy Administrative Officer
Mr. Stanley Guild, Deputy Administrative Officer

RECEIVED
APR 25 1988
ZONING OFFICE

GENSTAR

Genstar Stone Products Company
Executive Plaza IV
Hunt Valley, Maryland 21031
Telephone (301) 628-4000

April 8, 1988

Mr. Pat Kincer
Baltimore County Parks & Recreation
301 Washington Street
Towson, Maryland 21204

Dear Mr. Kincer:

I have recently had an opportunity to review the James Keelty & Co. plans for Mays Chapel North, specifically, the illustrative plan of the planned unit development, a copy of which is enclosed.

It is my understanding that you have requested Genstar's consent with regard to the placement of the two lighted ballfields located within the area on which Genstar had placed certain development restrictions. These restrictions are enumerated in the land records of Baltimore County, in Liber 6452, on pages 406 through 437. Specifically, item number two allows for the construction of playfields servicing local needs. It is my understanding that the fields shown on the illustrative plan would certainly be available to any and all potential users but that the area will not be developed as a regional recreation center.

Genstar recognizes the need for facilities of the type shown on the plan and as such, approves the concept for development. We do, however, request that any alterations to the plan be submitted to Genstar for review and approval.

The plans show a significant vegetative buffer between I-83 and the ballfields. This buffer will aid in visually screening our operations to the east of I-83. We condition our approval of the construction on the maintenance of this buffer.

Very truly yours,

John H. Gease III
Manager
Land Management Department

JHG/sms
Enclosure

cc: Mr. J. R. Cowans
Mr. B. L. Grove
Mr. George Badders
James Keelty Co.

Meeting Notes — March 17, 1988
Baltimore County Zoning Office — 9:00 a.m.-11:00 a.m.

David Fields, James Dyer, Carl Richards, Frank Hodgetts

1. The purpose of the meeting was to discuss modifications proposed to the Mays Chapel North PUD Design Standards and procedures to notify Baltimore County Departments thereof.

2. It was determined subject to comment by the Zoning Commissioner that:

   * Using current Baltimore County Zoning Regulations and Zoning Policy Manual as a base minimum, Design Standards and Guidelines for Mays Chapel North will be developed by James Keelty & Co., Inc. subject to comment and approval from Baltimore County Zoning Commissioner. These standards and guidelines will be submitted by the Developer prior to CRG/FDP review.

   * As subsequent CRG/FDP sections are submitted to Baltimore County a ten percent (10%) variance from existing Baltimore County Standards will be allowed to develop site and unit type specific regulations after approval of the proposed Authorization Plan. These will be cooperatively developed with the Zoning Commissioner's Office and incorporated into the body of approved location, use, area and bulk guidelines governing development in Mays Chapel North.

   * All departments reviewing the Mays Chapel North PUD proposal will receive revised Design Standards sections reflecting these changes to insert in their copies of the Petition.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO P. David Fields, Director
Office of Planning and Zoning Date March 10, 1988

FROM James E. Dyer, Zoning Supervisor

SUBJECT MAYS CHAPEL PUD
Report to the Planning Board

The agency comments requested by your memo of February 25, 1988 are as follows:

DEED COVENANTS/ENFORCEMENT

COMMENTARY

Planned Unit Developments, characterized by design standards and a mixture of residential and non-residential uses, that are generally uninhibited by the use and area requirements of the Baltimore County Zoning Regulations, must by nature establish their own enforcement procedures.

(a) Master Association and Homeowner Association: In this instance, the developer has satisfactorily established agreements, covenants and restrictions to be imposed on the Mays Chapel North Planned Unit Development. A Master Association and a series of Homeowners Association's will be empowered, either by action at law for damages, or suit in equity to enjoin a breach or violation, or to enforce performance of any term, condition, provision, regulation, restriction or other requirement of the Authorization Plan.

(b) Open Space Maintenance: By deed of declaration, all dwellings and other buildings will be assessed an annual charge for the operation, improvements, care and maintenance of all community recreational areas, park areas and other open space area, etc.

DESIGN STANDARDS AND GUIDELINES

ARCHITECTUAL CHARACTER

The Authorization Plan provides that materials and general architectural character will be compatible throughout the development with appropriate variation of color and detail to give identify to each group or cluster of buildings. Entrance areas for mid-rise buildings will be clearly articulated by building design and identified by planting and paving. Ends of buildings will be softened by planting masses, and stair and elevator towers will provide appropriate vertical accents.

SITE DESIGNS

The concept plan is organized around site constraints placing development in areas suitable for building, using retained open and forested areas to form an integrated open space pattern. The Village center is designed within and as an internal element to provide a vocal point for open space, recreation, covenience shopping, offices and related services. The plan also provides for

two mid-rise locations adjacent to I-83 and arranges townhouse and garden units on the balance of the site using retained green space to define and enhance the dwelling units. Additionally the plan provides for intensive recreational use as illustrated in the undeveloped area adjacent to I-83 expressway.

STANDARDS

Minimum design standards proposed by the developer do not adequately provide for yard area, setbacks, building height limitations, etc. As such the standards are unacceptable and it is recommended that the Authorization Plan be modified in this area. It is also suggested that the Baltimore County Zoning Regulations be utilized as a guide when establishing modified minor and maximum standards. Built in provisions for some variation of the modified design standards based future conditions may be acceptable subject to review and comment.

DEVELOPER'S COMMITMENT

James Keelty and Company Inc. has developed a solid reputation as a land developer in Baltimore County over a period of 50 plus years. Property values of this Company's development both old and new remain high and in demand, whether they be group homes in Rogers Forge, built years ago or townhouses in Mays Chapel South, built recently. The success of this company leaves little doubt that they have the resources to commit and complete the Mays Chapel North Planned Unit Development in accordance with an approved Authorization Plan.

/kkb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO ADDRESSEES LISTED BELOW **Date** March 10, 1988

FROM P. David Fields, Director
Office of Planning and Zoning

SUBJECT MAYS CHAPEL PUD

Please find attached minutes of the meeting held in this Office on February 17, 1988 to discuss the Mays Chapel PUD. Please forward any comments,questions, etc. to me as soon as possible. Thanks.

Dave Fields

P. David Fields
Director

PDF:pat

Attachment

cc: J. Timothy Fagan
Kenneth D. Dryden
Robert Sheesley
Leslie Pittler

ADDRESSEES: Robert Haines
James Dyer
Gene Neff
James Markle
C. Richard Moore
Robert Staab
Pat Kincer

RECEIVED
MAR 14 1988
ZONING OFFICE

HOLD
FOR MEETING
3-17-88

CPS-008

Meeting Notes — February 17, 1988
Office of Planning and Zoning — 9:15 a.m.-12:15 p.m.

David Fields, James Keelty, III, George Badders, Robert Haines, James Dyer, Carl Richards, Frank Hodgetts

ZONING:

1. Zoning Office will review the Uses Permitted, Design Standards and Deed Covenants, Conditions and Restrictions sections of the Petition and distribute said sections as modified by the Developer to County Departments.

2. Zoning and Planning with the Developer will revise the Design Standards section of the Petition.

3. Zoning Commissioner indicated that the legal timetable on reviewing the Petition should be reinitiated once the Director of Planning submitted his report to the Planning Board.

4. Still unresolved is Planning Board role in review of CRG/FDP plans once Authorization Plan is approved.

PLANNING:

1. Planning and Developer agreed to reduce the four (4) northerly mid-rise buildings to four (4) stories and maintain a 100' buffer between buildings and R.C. boundary.

2. Planning and Developer agreed to reduce the two (2) southernmost mid-rise buildings to four (4) stories and in exchange to modify building development sections # 3, 4 and 6 of the Authorization Plan to include mid-rise buildings up to four (4) stories.

3. Changes in building heights causes a loss of 150-200 units leaving approximately 2,000 total units for development in The PUD.

4. Developer will adjust bonuses to County based on the 2,000 total units in the PUD instead of the 2,177 units in the PUD.

5. All plans accompanying The Petition, except for The Authorization Plan Map are for illustrative purposes as an example of concept which, in detail only, may be modified as subsequent CRG/FDP plans are prepared, reviewed and approved for Mays Chapel North, in conformity with authorization of a Neighborhood PUD.

MEETING OF 3/8/88 DAVE FIELDS OFF.

6. Key parts of the pedestrian path system will be accessible to the handicapped.

7. The dwelling units per acre figures on the Authorization Plan will be adjusted.

8. No height balloons will be required.

Meeting Notes — February 17, 1988
Department of Public Works — 1:10 p.m.- 2:45 p.m.

David Fields, James Keelty, III, George Badders, Gene Neff, Dick Moore, James Markle, Frank Hodgetts

1. Developer will provide an alignment study for the Texas Sub-interceptor reinforcement once Occupancy Permits have been obtained for the first units in the first section of the Mays Chapel North PUD.

2. Developer will monitor the sewer flows of the Mays Chapel North PUD. Baltimore County will monitor the sewer flows of the Texas Sub-interceptor and will place any necessary improvements into the Capital Improvement Budget accordingly.

3. Baltimore County will exempt Mays Chapel North PUD under the Grandfathering provisions of the Basic Services Legislation for traffic, water and sewer once the grading, clearing and construction of realigned Padonia Road is substantially completed.

4. Baltimore County will participate in the paving of the realigned Padonia Road to the offset amount caused by the reduction of residential units (see Planning Board notes, #4).

5. Developer will provide $300,000 to Baltimore County for the preliminary engineering study and/or engineering study on the Padonia Road/I-83 interchange. This will be provided within the time frame determined by the County after final authorization of the PUD. The improvements of I-83/Padonia Road Interchange coordinated between County, State and Federal authorities are to be handled as a priority project.

6. Baltimore County indicated that final comments from SHA were received and had approved PUD.

Meeting Notes — February 17, 1988
Department of Recreation and Parks — 2:45 p.m.-5:15 p.m.

David Fields, James Keelty, III, George Badders, Robert Staab, Patrick Kincer, Al Noise, Frank Hodgetts

1. The Developer's attorney with the County Solicitor and Zoning Commissioner will determine if adequate safeguards can be developed to protect against loss of density in incremental dedication of land.

2. Baltimore County will not require tennis courts to be constructed on the School-Recreation site.

3. Baltimore County will accept the Developer's retention of the 17 +/- acre buffer strip for construction purposes. Same buffer area shall be deeded incrementally, once construction is completed as necessary.

4. If incremental deeding can be effected as per Item #1 above, at the time building development area #4 of Authorization Plan is ready for construction, the Developer will bid on plans for construction of lighted ballfields, built to Baltimore County specifications, in buildable area E indicated on the Summary Analysis Plan. The design of the ballfields will be done by Baltimore County.

5. The Developer shall submit reverter language to Baltimore County for review in regard to items #1 and #4 above.

JAMES KEELTY & CO., INC.
BUILDERS AND DEVELOPERS
61 EAST PADONIA ROAD
P.O. BOX 528
TIMONIUM, MARYLAND
21093-0528

JAMES KEELTY
1870-1944

TELEPHONE 252-8600

December 4, 1987

Mr. James E. Dyer, Zoning Supervisor
Baltimore County
Office of Zoning
Towson, MD 21204

Dear Mr. Dyer:

This letter is to inform you of the agreements reached to date between James Keelty & Co., Inc. and Baltimore County representatives in regards to the Mays Chapel North PUD Petition. Discussions with the County have identified four major areas of concern which the Developer has proposed to address in the following ways:

1. TRANSPORTATION James Keelty & Co., Inc. has proposed to contribute $300,000 toward the initiation of a traffic engineering study for improving the I-83/Padonia Road Interchange and/or toward funding improvements in that same intersection.

2. RECREATION James Keelty & Co., Inc. has proposed to make available to Baltimore County the lower tract area of the Mays Chapel North site which is comprised of 92 +/- acres for passive recreational purposes. The entire tract will be conveyed to Baltimore County when density has adequately been transferred. In addition, a smaller area within the 92 +/-acre tract shall be used as a community sports facility and be improved by the Developer with a 1,500' access road, 18' wide, built to Baltimore County standards.

3. SEWER CAPACITY James Keelty & Co., Inc. has agreed to monitor the sewage flows within Mays Chapel North in order to ensure compliance with Baltimore County theoretical flow capacities for the Texas Sub-Interceptor Sewershed. In addition, the Developer will provide the County with a Sewer Reinforcement Study indicating the location, alignment, grades and cost of constructing a supplemental line to the Interceptor.

4. COMMUNITY DEVELOPMENT James Keelty & Co., Inc. has proposed to support the county-wide housing objectives of the Department of Community Development by contributing $1,000,000. A substantial portion of the contribution will be conveyed at the time of PUD approval, initial CRG/FDP approval and when permits are issued for new Padonia Road construction. The balance will be levied in the form of surcharges as building permits are taken out.

Finally, in addition to the exemplary site planning, the improved design standards, the appropriate mix of housing and the responsiveness of the project to changing County demographics, James Keelty & Co., Inc. has proposed to provide space within the Village Center for a day care facility. This Center will be independently operated by a staff of licensed day-care providers and shall provide service to the families of the surrounding community.

It is our intent to develop Mays Chapel North as one of the finest examples of land-use planning in the area, one which both James Keelty & Co., Inc. and the County can be proud. The initiatives discussed above will hopefully, respond to the concerns' of Baltimore County and allow all parties to reach their respective goals.

If you should have any further questions, please do not hesitate to call.

Sincerely,

James Keelty, III

JK,III:adf

JAMES KEELTY & CO., INC.
BUILDERS AND DEVELOPERS
61 EAST PADONIA ROAD
P.O. BOX 528
TIMONIUM, MARYLAND
21093-0528

JAMES KEELTY
1870-1944

TELEPHONE 252-8600

November 12, 1987

Mr. Eugene L. Neff, P.E. Director
Baltimore County
Department of Public Works
Towson, MD 21204

Dear Mr. Neff:

This letter is submitted to serve as a memorandum of understanding between James Keelty & Co., Inc. and Baltimore County Department of Public Works in regard to the Mays Chapel North PUD. It is intended to reflect the results of discussions to date and the proposed resolutions to concerns raised through your department.

1. Transportation. In view of the importance of traffic safety within and to the project development area, James Keelty & Co., Inc. has proposed to contribute $300,000 toward the initiation of a traffic engineering study of the I-83/Padonia Road interchange. Other appropriate uses for the above contribution shall include and be limited to transportation related improvements or projects directly impacting the Mays Chapel North PUD.

2. Sewer Capacity. In assistance to the evaluation and monitoring program of Baltimore County Bureau of Utilities for the Texas Sub-interceptor sewer, James Keelty & Co., Inc. will monitor the sewage flows of Mays Chapel North. This shall be supplemental to the on-going Baltimore county monitoring of the Texas Sub-interceptor system. In view of the tremendous amount of on-going conversions of warehouse space to high-rise hotels, motels and office buildings and because the Sub-interceptor is critical to the continued growth of the Timonium-Cockeysville area the above mentioned monitoring program should, at this time, be budgeted into the Capital Improvement Project of Baltimore County. Therefore, to effectively

aid in, and contingent upon, the County's initiating the Capital Improvement Project planning of the Texas Sub-interceptor supplementation, James Keelty & Co., Inc. will provide a feasibility study indicating alignment, location and cost. This is in order to ensure that the extension of public services can be planned within an adequate time frame and coincide with the pace of area wide development.

It is my hope that the views expressed in this letter are consistent with the understanding and objectives of your Department. I look forward to hearing from you shortly and I remain,

Sincerely,

James Keelty, III

JK,III:adf

JAMES KEELTY & CO., INC.
BUILDERS AND DEVELOPERS
51 EAST PADONIA ROAD
P.O. BOX 523
TIMONIUM, MARYLAND
21093-0523

JAMES KEELTY
1870-1944

TELEPHONE 252-8600

November 12, 1987

Leslie M. Pittler, Director
Department of Community Development
Courthouse Mezzanine
Towson, MD 21204

RE: Mays Chapel North - Unit Development

Dear Mr. Pittler:

James Keelty & Co., Inc. (Keelty Company) submitted to the Zoning Commissioner of Baltimore County, its Petition for authorization of a neighborhood unit development (PUD) at the property known as Mays Chapel North, comprised of approximately 384 acres of land located on the north side of Padonia Road, west of the Baltimore-Harrisburg Expressway (I-83), in the Eighth Election District of Baltimore County, Maryland. The PUD authorization sought for Mays Chapel North allows a maximum of 2,177 dwelling units and 2,177.68 density units, with approximately 43,553 square feet of floor space for retail shopping and 21,776 square feet of office space.

In furtherance of its development, the Keelty Company desires to assist your Department in the promotion of the initiatives established for it by the Dennis F. Rasmussen administration, insofar as same relate to housing. Some of the charges of your Department under these initiatives are to seek affordable housing for the citizens of the County and address the problems of neighborhood deterioration. As we see it, in the area of housing, these charges entail, among other things, coordination of local, regional and Rehabilitation Section 8 Administrative Programs and responsibility for inter-governmental financial assistance and inter-group relations in areas of housing and public accommodations. In this regard, it is the primary intent of your Department to seek affordable housing for all citizens of the County, improve the quality of housing stock and provide emergency shelter for the County's homeless. Specifically, the Housing Division of your Department is responsible for the management of the County's federal, state, and local housing resources, including Housing Rehabilitation, the H.U.D. Housing

Subsidies Program, the H.U.D. Rental Rehabilitation Program, the Maryland Mortgage Assistance Program, and Section 8, including the Homesharing and Housing Resource Center.

At this early date, it is not possible to delineate any particular program which may be desirable in the housing field at Mays Chapel North. The aim of the Keelty Company is, and always has been, to provide affordable housing and improve the quality of housing stock, and the Company believes its Mays Chapel North PUD Plan will do this. While the Keelty Company cannot now foresee what may be involved at Mays Chapel North in your Department's management of the County's federal, state and local housing resources, still the Company desires to promote the housing assistance programs of your Department wherever help may be needed, at Mays Chapel North, or elsewhere. Because of the indefinite needs at Mays Chapel North, it seems best to support your Department by a funding program.

Accordingly, the Keelty Company agrees to help fund the Housing Programs of your Department by paying to Baltimore County, Maryland (County) for the use of the Housing Division of your Department, at Mays Chapel North, or anywhere else in the County, the following:

1. The sum of $150,000.00 payable within 60 days after: (i) approval of the final development plan (FDP) for the first section of the Mays Chapel North PUD selected by the Keelty Company for development, by the Zoning Commissioner, as being in accord with the authorization plan, and by the Planning Board, as being in accord with the standards and policies adopted pursuant to the authority of Section 504 of the County Zoning Regulations (zoning regulations), all as called for by Section 430.1.G. of the zoning regulations; (ii) approval of the plan by the County Review Group (CRG), to the extent required under Article IV (Development Regulations of Baltimore County) of Title 22 of the County Code; (iii) approval by the Directors of the Department of Public Works, the Department of Health and the Department of Planning and Zoning, or their authorized representatives, of the plat for the first segment of the plan approved in the FDP and CRG process, for the purpose of recordation of the plat among the Land Records of Baltimore County; and (iv)

issuance of all permits required by federal, state and county agencies for the improvement or installation of Padonia Road wherever to be located or relocated, from Greenpoint Road to Jenifer Road, and for the relocation and improvement of Mays Chapel Road, as required by the County and immediately after the first one hundred residential building permits are issued by Baltimore County for the Keelty Company for the Mays Chapel North PUD; and

2. Thereafter, the sum of $850,000.00, payable in installments on the following basis: first, $750.00 per dwelling unit, to be paid upon the issuance of each permit for construction of any dwelling unit or dwelling units in the Mays Chapel North PUD, until permits for construction of the first 500 dwelling units have been issued; then $500.00 per dwelling unit, to be paid upon the issuance of each permit for construction of any dwelling unit or dwelling units in the Mays Chapel North PUD, until permits for construction of an additional 500 dwelling units have been issued; and finally, $250.00 per dwelling unit, to be paid upon the issuance of each permit for the construction of any dwelling unit or dwelling units in the Mays Chapel North PUD, until permits for construction of the next 900 dwelling units have been issued, and the full $850,000.00 has been paid. The Keelty Company shall have the right, at its election, to accelerate any or all installment payments by the prepayment of any amount it may desire, any prepayment to be credited against the next succeeding installment or installments called for hereunder.

It is understood that the instant agreement of the Keelty Company shall be binding upon it, its successors and assigns, in consideration of your grant to the Company of the right to call upon your Department for advice and guidance about housing matters, including financing, which may be available under federal, state and county programs, all in connection with carrying out the Mays Chapel North PUD. However, the agreement of the Keelty Company contained herein shall have no force or effect unless and until final grant of the Petition of the Keelty Company for authorization of the PUD at Mays Chapel North, as requested, and without any condition or conditions except those acceptable to

the Keelty Company. If the Petition for the PUD authorization is denied, the agreement contained in this letter shall become and be null and void, and of no further force or effect.

Any grant of the Petition for the Mays Chapel North PUD shall not be deemed final or effective until after the expiration of 35 days from the date of the Order of the Zoning Commissioner, County Board of Appeals, Circuit Court for Baltimore County, or any appellate court, without any appeal having been entered from the Order. The parties recognize that after the initial decision by the Zoning Commissioner there is a right of appeal by either side in a zoning case in Baltimore County, successively to the County Board of Appeals, Circuit Court for Baltimore County, Court of Special Appeals of Maryland, and, by Writ of Certiorari, to the Court of Appeals of Maryland. It is, therefore, the intention of the parties that this agreement of the Keelty Company shall not take effect until the 35th day following entry of a final, non-appealable Order or Decree, effectively and finally granting the Petition for the Mays Chapel North PUD. Nothing in this paragraph shall be deemed to obligate the Keelty Company to enter any appeal from any Order denying the Petition for the Mays Chapel North PUD, or otherwise unacceptable to the Company, although the Company shall have the right to enter any such appeal, exercisable within its sole discretion.

Very truly yours,

JAMES KEELTY & CO., INC.

James Keelty, III

JK,III:adf

MINUTES
MAYS CHAPEL NORTH PUD
MEETING, THURSDAY, NOVEMBER 12, 1987
COUNTY EXECUTIVE CONFERENCE ROOM

Staff in Attendance: Messers: E. Bober, K. Dryden, C. Fisher, J. Haines, A. Jablon, P. Kincer, J. Markle, R. Moore, G. Neff, A. Noyes, L. Pittler, R. Powell, S. Shapiro, R. Sheesley, R. Staab

The following is a summary of the issues to be resolved before the PUD can be forwarded to the Planning Board and Zoning Commissioner for approval: Issues are listed by agency.

OFFICE OF PLANNING AND ZONING

1. The Planning Board can not consider the authorization plan until January 21, 1988 at the earliest.

2. The developer has requested authorization in the four year zoning cycle for approximately 400 additional dwelling units. This request is distinct from the PUD and does not directly effect the PUD application.

3. Location and height of the mid-rise apartment buildings have not been settled. The developer will be requested to tether weather balloons to the site of the mid-risers, in order to show the location and height. This request comes from Mr. Kitting, President of the Holly Hill Condo Association.

4. A buffer will be needed at the northern edge of the site adjacent to the rural land.

5. In a letter dated October 26, 1987, the developer has requested grandfathering protection from potential restrictions of the Basic Services Legislation. Mr. Markle expects to complete Public Works' review of the developer's claim in one week. Following Public Works' review, Planning and Public Works will formulate a recommendation. This grandfathering request is different from the original request, is made under the existing Basic Services Legislation, and will not require changes in the law.

6. The proposed life care facility will require more detail.

ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

7. Kylemara Court construction impinges on a wetland and its location must be resolved.

8. The location of Padonia Road with regard to the location of the wetlands must be resolved. The developer forwarded plans to the Environmental Protection & Resource Management Department on Tuesday, November 10, 1987, which detailed the affect on the wetlands. Their departmental review will be completed sometime in the week of November 16, 1987.

9. The department is hosting a meeting of State and Federal environmental agencies on November 19, 1987, to resolve the outstanding storm water management and wetland issues regarding this site. The developer will not be in attendance.

10. The developer desires to move forward with the first 200 units of the approved CRG Plan prior to the approval of the authorization plan for the PUD. Mr. Jablon advised that the developer should be notified in writing that if he proceeds under the CRG Plan, there is no express or implied approval, or vesting of the PUD.

11. Keelty will not be permitted to begin work on the first 200 units until Environmental Protection and Resource Management Department concerns can be satisfied.

PUBLIC WORKS

12. Sewer - Keelty now agrees, as of a letter dated November 12, 1987, to pay for a study to determine an alternative alignment for the Texas Interceptor.

13. Traffic - Comments from the State Highway Administration differ from the consultant's and County Traffic Engineer's analysis, dated September 9, 1987. Mr. Moore will work with the SHA to revise and comment regarding the developers traffic study.

14. Public Works and SHA will decide shortly on whether it would be more effective to use Keelty's proposed $300 thousand dollars donation to widen the existing north-bound off-ramp and installation of a traffic signal at that location, or to pay for engineering feasibility study for a new ramp and to address other traffic issues along Padonia Road between York Road and I-83.

HOUSING

15. Mr. Pittler indicated that he and the County Executive have agreed to accept the developers donation of $1 million dollars for a housing fund.

16. Mr. Pittler also indicated that the details of the developers contribution will not be made available to the appropriate County staff until he and the County Executive are persuaded that the Mays Chapel PUD will be approved.

17. Keelty's letter, dated November 12, 1987, proposes to pay for housing programs for the use at Mays Chapel North or anywhere else in the County under the following schedule over approximately the next 10-years.

    a. $150 thousand dollars within 60 days of approval of the first plat;

    b. the remaining $850,000 will be payable in installments of $750 per dwelling unit for the first 500 dwelling units;

    c. $500 per dwelling unit for the next 500 dwelling units; and

    d. $250 per dwelling unit for the next 900 dwelling units.

ZONING

18. The Zoning Office has received no response from the developer to Jim Dyer's comments regarding the authorization plan.

RECREATION AND PARKS

19. There has been no further negotiations with the developer since October 23, 1987. In a letter of October 10, 1987, the developer has outlined conditions for his grant of 120 acre/park land to retain title in order to protect densities, and to provide a reverter clause. Mr. Jablon feels it is possible to accommodate the developer, but not in a manner suggested by the developer.

20. Other issues of concern are the 120 acres, availability of the site prior to 1996, the limitations of hours of operation, the use of the buffer zone and the availability of the 20-acres in the area generally identified as acquiring for the Warren Road Interchange.

21. Recreation and Parks wishes to negotiate a financing method for the construction of ball fields, whereby the County can take advantage of Program Open Space funds.

A follow-up meeting has been scheduled for November 23, 1987 at 10 a.m. in the County Executive's Conference Room.

Carl — Follow up
AH 10-16-87
Item #45

Merrion Court
Homeowners Association INC.
P.O. Box 382 Timonium, MD 21093

October 8, 1987

Mr. Robert Haynes
Zoning Commissioner
Baltimore County Zoning Commission
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Haynes:

We are writing to express serious concern and strong opposition to the James Keelty & Company, Inc. plans for expansion of the proposed Mays Chapel North development. As homeowners in the Mays Chapel Village development, we are opposed to these changes in the development plan for the following reasons:

1) The west side of I-83 has traditionally been a relatively low-density residential area, that still retains a rural atmosphere. A high density development, including more than 2100 units, mid-rise buildings, with office and retail space, would rob the area of its present character.

2) Such a development would create massive traffic congestion along Padonia and Jennifer Roads, that could only be remedied by further spoiling of the area. Additionally, at the developer's public meeting for members of this community, the transportation planner from Baltimore County failed to convince us that an adequate plan has been developed to deal with the traffic problems that would ensue, should this plan be realized. In fact, much dissatisfaction was expressed at that meeting about the current problems generated by the development that has already taken place, or is currently underway.

3) The proposed construction of 21,776 square feet of office space and 43,533 square feet of retail shops would permanently and harmfully change the character of the neighborhood, and negatively affect the value of our properties.

We believe that James Keelty & Company, Inc. should pursue the originally approved plan to build 1,543 units on this site. Such a plan would be a far more acceptable extension of the family-oriented community that has made Mays Chapel Village a success, as well as a desirable community in which to live.

Sincerely,

Merrion Court Homeowners Association, Inc.

cc: Mr. Rasmussen
Mr. "Dutch" Ruppersberger

The James A. Keelty & Company, Inc.

encl.: Signatures of Homeowners

RECEIVED
OCT 13 1987
ZONING OFFICE

Signatures of Merrion Court Homeowners opposed to James Keelty and Companies proposed P.U.D. in the Mays Chapel North development.

NAME	ADDRESS
A. A. Brooker MD	4 Merrion Ct.
Dr. & Mrs. Alemi	6 Merrion Court
Beverly W. Peterson	10 Ballyhean Ct
Lois M. Sichau	8 Ballyhean Ct.
Sumner C. Neuman	5 Ballyhean Ct.
Robin J. Neuman	3 Ballyhean Ct.
Mary Ellen Whitty	7. Ballyhean Ct
Diane Federice	15 Ballyhean Ct
Patricia H. Wiladarczyk	14 Merrion Ct.
Margery Heymann	22 Merrion Ct.
Ilein Pearce	28 Merrion Ct.
Charles R Pearce Jr	28 Merrion CT
Julie Schwab	30 Merrion Ct.
Shara McSheene	32 Merrion Ct.
D. Steven Daniel	42 Merrion Ct.
Pat DiMarco	46 Merrion Ct
Toni DiMarco	46 Merrion Ct.
Raymond M. Cunningham	48 Merrion Ct.
Margaret R. Cunningham	48 Merrion Ct.

Signatures of Merrion Court Homeowners opposed to James Keelty and Companies proposed P.U.D. in the Mays Chapel North Development

Robert B. DuVal, Jr.	47 Merrion Court
Denise J. Mauro	43 Merrion Court
Jane Hughes	44 Merrion Ct
Janice Baquol	41 Merrion Ct
Donald Baquol	41 Merrion Ct
Mindi Phillips	17 Ballyhean Ct.
Thomas C. Phipps	24 Merrion Ct.
J Dunber	16 Ballyhean Ct.
Jean Belt	13 Ballyhean Court
Raymond T. Beet	13 Ballyhean Court
Carol J. Wicker	10 Merrion Court
Sothia J. Belt	8 Merrion Court
Elizabeth P. McEvoy	12 Ballyhean Ct
Gerard P. McEvoy	12 Ballyhean Ct

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Norman E. Gerber, Director of Planning **Date** September 21, 1987
J. Robert Haines, Zoning Commissioner

FROM James E. Dyer
Zoning Supervisor

SUBJECT Mays Chapel North P.U.D. Comments

The following Zoning comments on the Mays Chapel North P.U.D. primarily concern the Authorization Plan Map, the plan text, and variances. Of primary importance to this office are the regulations that govern, first, the initial building, use and development, and second, the routine changes, improvements, additions, building and use after the sale or initial construction. There are references to the zoning regulations, Section 430 (P.U.D. provisions), and Section 504 (supplemental bulk regulations in the text; however, further clarification is needed concerning the regulations themselves, the initial building, use, and continuing administration, application and enforcement of those regulations. The HUD/FHA guidelines, the Mays Chapel Association, Inc., and the Mays Chapel Homeowners' Corporation Articles included as an exhibit, provide the legal framework for the inclusion of the "adopted regulations" as a part of the covenants similar to the architectural control provisions. The developer's intent in the Authorization Plan concerning comprehensive zoning regulations should be clear and should answer the following question without a doubt. How will you regulate?

THE AUTHORIZATION PLAN MAP AND TEXT

The Authorization Plan Map (Figure 12) and Text are the principal exhibits and approval documents that should include quantity totals, averages, calculations and use groups as a general explanation of the entire development. As the principal or key approval document, it is suggested that the plan map should include by reference or key other documents or sections presented for review for a complete and full explanation of the development. Notwithstanding the developer's disclaimer concerning all of the graphics and material on Page 86, and considering in review that specified graphic alternatives, minimums, maximums, use groupings and averages would not usurp the inherent plan flexibility, the following information (some already included in the large text) is requested to be brought forward or included on the map and in the text to better illustrate and comply with the content and form required for the authorization plan before the Zoning Commissioner for approval:

A) THE AUTHORIZATION PLAN MAP

1) As indicated in the text, the proposed development should be referred to as a "NEIGHBORHOOD PLANNED UNIT DEVELOPMENT" in the title block of the Authorization Plan Map and all other supportive plans by reference. (See S.430.1.B). The General Administrative Authorization Schedule should also be included. (See S.430.1.B.2, 430.1.c).

2) The Overall Density Calculations should be supplemented, possibly by a chart, that would include the maximum and minimum number and percent of each separate dwelling type anticipated and the total maximum number of units in each section. These totals and percentages could also be included on each separate sub-area, if space allows.

3) The quantity and bulk totals should include the allowed square footage calculations (i.e., as allowed for the office and commercial areas) and the allowed heights (unrestricted) by zone next to the proposed heights by zone and sub-area. The allowed, unrestricted, heights should also include a statement or reference to the possibility of greater heights as possibly further explained on the "variance profile plan," or in the text (see comment on Variances). Additional supportive profile locations could also be identified as further explained under "Variances Comment". Also, if the land contours and building height profiles are not available at this time, and cannot be submitted as suggested under "Variances," then the maximum heights in feet and the minimum distance to the tract boundary should be indicated on each section. If floating variances are necessary, the degree of location flexibility should be indicated on the plan map. The required open space calculations should also be included.

4) If natural features, open space areas, or proposed roads would have influenced the boundaries of the sub-areas as illustrated on the plan, these plan features should be identified on Figure 12 as they generally define the anticipated areas.

5) If any commercial, accessory commercial, service, or low intensity commercial uses are anticipated in the village center or any other locations that are not enumerated in S.430.2.D, they should be included on the plan map and on the Petition for Special Hearing. Category examples -- gift shop, drive-in bank or automatic devices at various satellite locations, additional personal care establishments; travel agencies; theatre; and any animal or pet-related uses. The developer should also indicate any possible institutional uses anticipated that are not included in Section 430.2.D for the 1.3 Acre site.

6) If any home office, home occupations, or cottage businesses are anticipated, they should be identified on the plan map and listed in the Petition for Special Hearing. They should also be defined in the text with the other uses. If none of these uses are anticipated in the development, that, too, should be noted on the plan map.

7) It should be noted on the plan map and clarified that community buildings, swimming pools, tennis and other recreation uses accessory to residential developments would be provided for the use of the residents only. If commercial recreation facilities such as physical training, health, fitness, and racquetball uses are anticipated, they should be enumerated on the plan map and included in the Petition for Special Hearing. If no commercial recreation facilities are planned, it should be so noted on the plan map.

8) There should be a clear indication, by references, on the plan map concerning the routine application of standards other than the Authorization Plan itself. There should be an indication of jurisdiction: Who will administer; Who will enforce; and What will be enforced? If the Zoning Regulations, CMDP, and Zoning Policy Manual as amended (and excluding contrary provisions in the Petition binder) will be adopted, recorded by reference, administered and enforced by the master association or homeowners' association, this note should be included on the plan map and further explained in the text.

9) As referred to on Page 122, the developer's major commitments to Baltimore County as offered and negotiated should be titled on the plan map; construction, maintenance, and what will be deeded to Baltimore County, as an example.

10) The developer's statement regarding residential transition areas and provisory sections on Page 100 should be briefly stated on the plan map.

B) THE AUTHORIZATION PLAN TEXT

1) Access, Drainage and Utility Easements: The provisions for access, drainage and utility easements, especially in the townhouse areas, should be addressed in the text and graphically included on typical sections. When the standards 8.A.d and 8.E are combined, there would only be 5' uncovered yard area between a permitted deck and the property line. Would fences, accessory buildings and projections be allowed in these easements, and if allowed, at what risk? Will these easements be maintained and co-exist with the landscaping provisions of 8.F in the text?

2) Accessory Structures and Uses: Notwithstanding the general statement 6.d on Page 99, will a list of permitted accessory structures and uses with setbacks, height, coverage and required locations be included?

3) Additions: Will additions be regulated with regard to size, location, setbacks, second story permitted on residential, commercial, or office buildings?

4) Animals/Pets: Will animals and pets be regulated on private and common property as to the number permitted in each dwelling type, dog runs, etc?

5) ALU (Group Homes): Will the Zoning Commissioner's policies concerning unrelated people living together be adopted? This involves the definition of a "family" and concerns developmentally disabled persons -- State Law -- Md. Ann. Code Art. 59A S.20C (supp. 1978).

6) Boats and Recreational Vehicles: Will recreational vehicles including trailers, campers, motor homes, boats and boat trailers be regulated as to number, type, location and frequency on private or common property?

7) Certification of Compliance: Will owners of property be issued a compliance certificate from the approving authority when home improvements are proposed and County permits are required? Will there be a follow-up check or inspection to verify permit application and compliance with regulations?

8) Complaints: Will complaints be investigated and resolved by the approving authority? When improvements involving County permits are required, will resolution of complaints be contingent upon following County Permit Procedures?

9) Conversions: Will conversions to additional living quarters be permitted? What would constitute an additional living unit?

10) Day Care: Will day care be allowed outside of the village center and would there be limitations concerning the number of children, ages, hours and limitations by dwelling type, section and residence?

11) Fences: Will fences be regulated as to height, location, material and permanency? If no County permits are required, who will enforce the standards?

12) Height Determination: Will height determination graphics be provided both for initial construction and later improvements by owner or developer? There is a possible conflict in the submitted Design Standards. The height is determined to the top of the roof on Pages 105 and 106 and to the top of the parapet wall on Page 107.

13) Home Occupations: Home occupations, home offices, and any permitted cottage businesses should be defined in the text. Also, if there would be approval guidelines, categories of professions, public notification, and any exceptions made for handicapped or disabled persons, they should also be included. If permitted, would the signs be limited to one (1) square foot as in Section 6.B. (iv) on Page 97?

14) Notification of Buyer: Notwithstanding the developer's statement concerning Section 1B01.3 (BCZR) on Page 100, and the F.H.A. "Information Brochure" requirement on Page iii, 2nd Exhibit, will there be any automatic or offered disclosure to prospective residents concerning the regulations adopted, approving authority, surrounding development and his rights in general?

15) Private Space and Passageway Width: Would there be a required formula or minimum open private space required for townhouses? Are minimum yard areas and widths proposed? If all of the minimums were utilized in the design standards there would be very little open space (perhaps 5 - 10 feet) remaining in the rear yard areas of the townhouses? Would passageways have a minimum width?

16) Projections: S.8.E (Page 109) has been included to regulate projections (open and enclosed). What would be the maximum length or width for an enclosed projection of 6 feet? Would 0-foot lot line decks, porches, or car ports be allowed?

17) Signs, As Included in Section 6 (Uses Permitted), Page 93:

a) In All Areas - 30 sq.ft. primarily directional; 100 sq.ft. real estate and construction.

b) In all Building Development Areas, including Village Center - 1 sq.ft. for dwelling; 25 sq.ft. for Apartment or Condo Building; 30 sq.ft. for Directional, Informational or Warning; 6 sq.ft. for Dwelling (Real Estate Sign).

c) In the Village Center - 100 sq.ft. for Commercial Area (1) I.D.; 40 sq.ft. for Office Area (1) I.D.; 25 sq.ft. for Business, Owner, Shop, Day Care, Community, and Recreation facilities.

The wording of this Section would indicate that all signs would be unlimited as to frequency or number, with the exception of the Commercial and Office Area I.D. signs. If limits are anticipated, they should be indicated. Also, would any additional temporary, or permanent I.D. signs be allowed? Would a certificate of compliance be included with any permit applications? An example of each sign grouping should be included in the graphic design standards, incorporating the guidelines of 8.G on Page 111 and including any height limitations.

18) Variances: Will there be any administrative, or advertised variances to the proscribed and adopted regulations? Would there be public notice? Would the association or administrator be allowed a margin of disgression or would the regulations be absolute? Would there be provisions for appeal after denial or granting permission? Would objections from neighbors be considered in original decision, or, if allowed, on appeal?

19) In addition to the above uses and topics, would there be any design provisions, or regulations for Satellite Dish Antennas, unlicensed/inoperable motor vehicles, home tutoring, yard sales, and sidewalk sales with outside display of merchandise?

20) Design Provisions, Graphics and Conflicts: Notwithstanding the developer's disclaimer on Page 86, certain anticipated, inevitable building, parking, shadow and property relationships, both residential and commercial, will occur during the planning and development process. It is requested that these anticipated relationships be graphically shown as specific design alternates for flexibility. They should be correlated with the design guidelines in the text so as not to conflict. They should also be drawn so as not to conflict with the adopted regulations. If any adopted regulations would conflict with the design guidelines as outlined in the text, these areas of conflict, especially, should be identified in the text and shown in the graphics with enough detail to clarify the conflict. If the BCZR and CMDP have been used as a guide, and will be adopted and followed as referred to on Pages 4, 10, 12 and 21, then the points of disagreement or change should be clarified in the text and graphically shown as exception examples.

VARIANCES

The variances requested to S.430.2./C.2 (BCZR) should be enumerated on the authorization plan (Plat #12) with the allowed and proposed building heights indicated. The list of locations should be keyed to the plan if possible and to a new plan showing the profiles. This additional supportive plan could include:

1) Schematic profiles showing the scaled contour of the land with the "angle of height limitation" as required in S.430.2.C.2.ii. If the exact locations of the variances cannot be localized or limited to a specific location, then various limited areas on the authorization plan could be keyed to the profiles plan.

2) The Height determination on the profiles should take into account various building types, roof designs, elevation extremes, and should clearly indicate the method of determining the maximum height permitted and proposed with regard to:

a) the "Tract boundary angle limitations" by zone;
b) the permitted "height exclusion limits" by zone; and
c) the maximum allowed "perpendicular height" by zone.

3) If the contour of the land creates such an extreme hardship (as indicated in the petition) that most of the P.U.D. is to be built well above all of the height allowances; the profiles should indicate the distance to the tract boundary as projected, as if the building was constructed horizontal to the tract boundary. The height of the building at the anticipated distance to the vertically projected tract boundary should also be shown.

The methods of presentation suggested would graphically show the impact of an anticipated building height to surrounding properties. If the variance requested to the unrestricted height is granted without regard to location or setback, then the varianced building could be built on the tract boundary.

JAMES E. DYER
Zoning Supervisor

JED:WCR,Jr:bjs

cc: File

JAMES KEELTY & CO., INC.
BUILDERS AND DEVELOPERS
61 EAST PADONIA ROAD
P.O. BOX 528
TIMONIUM, MARYLAND
21093-0528

JAMES KEELTY
1870-1944

TELEPHONE 252-8600

September 18, 1987

Robert R. Staab, Director
Department of Recreation and Parks
301 Washington Avenue
Towson, MD 21204

RE: Mays Chapel North - Unit Development

Dear Mr. Staab:

James Keelty & Co., Inc. (Keelty Company) submitted to the Zoning Commissioner of Baltimore County, its Petition for authorization of neighborhood unit development (PUD) at the property known as Mays Chapel North, comprised of approximately 384 acres of land, located on the north side of Padonia Road, west of the Baltimore-Harrisburg Expressway (I-83), in the Eighth Election District of Baltimore County, Maryland. The PUD authorization sought for Mays Chapel North allows a maximum of 2,177 dwelling units and 2,177.68 density units, with approximately 43,553 square feet of floor space for retail shopping and 21,776 square feet of office space.

In furtherance of its development, the Keelty Company desires to provide a recreational site for the local community, in addition to the 20 acres abutting the site, presently owned by the County and reserved for a future school and recreation center. The Company proposes to dedicate to Baltimore County, Maryland (County), for this purpose, approximately 90 acres of land running along the east side of the 384 area tract (park land) and provide access through it, down to the area of the community sports fields shown on the authorization plan for the PUD, all for the purpose of serving a larger number of people between the 90 acre site and the existing school site on the west side of the tract.

The Keelty Company agrees first to grant to the County, the right of user of the park land for park and recreational purposes, as part of the open space provided in the Mays Chapel North PUD. It is understood that the maximum gross residential density permitted on the entire 384 acre Mays Chapel North tract under the PUD plan (2,177.68 density units), including

that attributable to the park land, will be located within the building development areas shown on the authorized plan for the PUD. In other words, no dwelling will be permitted on the park land, but the entire residential density of 2,177.68 allowed under the PUD plan on the entire 384 acres in Mays Chapel North will be concentrated on the building development areas shown on the authorization plan. Only after the transfer of density from the park area to the building development areas shown on the authorization plan is finally, legally effected, will the Keelty Company convey the park land to the County, in fee simple, subject to the right of limited uses and with a reverter to the Keelty Company should those uses fail.

The Keelty Company will convey to the County the right to use the park land, upon demand of your Department, made at any time after: (i) approval of the final development plan (FDP) for the first section of the Mays Chapel North PUD selected by the Keelty Company for development, by the Zoning Commissioner, as being in accord with the authorization plan, and by the Planning Board, as being in accord with the standards and policies adopted pursuant to the authority of Section 504 of the County Zoning Regulations (zoning regulations), all as called for by Section 430.1.G of the zoning regulations; (ii) approval of the plan by the County Review Group (CRG), to the extent required under Article IV (Development Regulations of Baltimore County) of Title 22 of the County Code; (iii) approval by the Directors of the Department of Public Works, the Department of Health and the Department of Planning and Zoning, or their authorized representatives, of the plat for the first segment of the plan approved in the FDP and CRG process, for the purpose of recordation of the plat among the Land Records of Baltimore County; and (iv) issuance of all permits required by federal, state and county agencies for the improvement or installation of Padonia Road wherever to be located or relocated, from Greenpoint Road to Jenifer Road, and for the relocation and improvement of Mays Chapel Road, as required by the County. As above set forth, the Keelty Company will convey the park land to the County, in fee simple, after the transfer of the density from that land to the building development areas shown on the authorization plan has been finally and legally effected.

Additionally, the Keelty Company agrees to design and install, at its expense, in a location agreed upon by the County and the Company, a paved access road, 18 feet wide, including shoulders, running approximately 1,500 lineal feet in length, from the unnamed road mentioned in the following paragraph down to the site of the community sports field shown on the authorization plan for the Mays Chapel North PUD. This access road will

be located so that the users of the community sports filed on the park land will not cause substantial through traffic within the PUD's residential areas and clusters. The County may construct within the area of the community sports fields shown on the authorization plan, a lighted ball field and soccer field, along with such other facilities as it may deem desirable, provided that no recreational activity be permitted at the site after 8:30 p.m. in January, February, March, April, October, November and December, or after 10:00 p.m. in May, June, July August or September of any year.

The access road will be installed by the Keelty Company immediately after installation of the major road system needed to service development within the PUD, that is (i) Padonia Road, in its entirety, (ii) Roundwood Road, running from Padonia Road, in a general north-south direction, between building development areas 3 and 7, and areas 4 and 7 and (iii) the unnamed road, running from Roundwood Road, in a general east-west direction, between building development areas 4 and 11, as the designated building development areas are shown on the authorization plan for Mays Chapel North PUD. It is estimated by the Keelty Company that these major roads will be installed before the end of 1995. However, the Company proposes to install all these roads when and as residential development occurs and cannot at this time guarantee that date of the installation of any road, although it will exert its best efforts to install them before January 1, 1996.

It is understood that the instant agreement of the Keelty Company will be binding upon it, its successors and assigns, in consideration of your maintenance of the park land for the purpose for which intended. However, the agreement of the Company contained herein will have no force or effect unless and until final grant of the Petition of the Keelty Company for authorization of the PUD at Mays Chapel North, as requested, and without any condition or conditions except those acceptable to the Keelty Company. If the Petition for the PUD authorization is denied, the agreement contained in this letter will become and be null and void, and of no further force or effect.

Any grant of the Petition for the Mays Chapel North PUD will not be deemed final or effective until after the expiration of 35 days from the date of the Order of the Zoning Commissioner, County Board of Appeals, Circuit Court for Baltimore County, or any appellate court, without any appeal having been entered from the Order. The parties recognize that after the initial decision by the Zoning Commissioner there is a right of appeal by either side in a zoning case in Baltimore County, successively to the County Board of Appeals, Circuit Court for Balti-

more County, Court of Special Appeals of Maryland, and, by Writ of Certiorari, to the Court of Appeals of Maryland. It is, therefore, the intention of the parties that this agreement of the Keelty Company will not take effect until the 35th day following entry of a final, non-appealable Order or Decree, effectively and finally granting the Petition for the Mays Chapel North PUD. Nothing in this paragraph shall be deemed to obligate the Keelty Company to enter any appeal from any Order denying the Petition for the Mays Chapel North PUD, or otherwise unacceptable to the Company, although the Company will have the right to enter any such appeal, exercisable within its sole discretion.

Very truly yours,

JAMES KEELTY & CO., INC.

James Keelty, III
Executive Vice-President

Baltimore County
Office of Planning & Zoning
Towson, Maryland 21204
494-3211

Norman E. Gerber
Director

September 15, 1987

Dennis F. Rasmussen
County Executive

Mr. Frank Hodgetts
James Keelty & Co., Inc.
61 East Padonia Road
P.O. Box 528
Timonium, Maryland 21093-5028

Re: Mays Chapel North
PUD Applications

Dear Frank:

Thank you for your letter of September 11, 1987, in which you waived the time limit for County review of your proposal, because several issues have not been finalized. As I mentioned to you, we will make every effort to accommodate you and schedule the PUD for the October 15, 1987, Planning Board Meeting. However, as you are no doubt aware, we wish to submit a complete report to the Planning Board. In order to favorably reach the Planning Board in October, the following points should be expeditiously resolved:

1) You have asked Baltimore County to draft an agreement which will specify the developers committments to the County. This document will deal with the form, substance and timing of the developers financial contribution of a) $300,000 for transportation related work at the interchange of I-83 and Padonia Road; b) One million dollars for affordable housing fund; c) a study of the Texas Sewer Interceptor and d) dedication of the 120-acre park site and construction of its access road.

2) You have requested the County to devise a method to grandfather you in the event of future traffic or sewer limitations. The issue of safe harbor and exemption from basic services was discussed at our meeting with Gene Neff on September 10, 1987. Mr. Neff and I agreed as I already explained to you that it is impossible to give you preferred standing with regard to sewer capacity. We will examine the possibility of exempting you from basic services legislation with regard to transportation. However, this is a very delicate issue which we would reluctanly embrace.

3) You wish to move forward now with your first 200 dwelling units. You will submit plans shortly, and we will review those plans this Friday.

4) You will be submitting additional information that was requested by both the Planning Office and the Environment Protection Department at the end of August. The information was requested in minutes of the in-house County meeting of August 19, 1987 which was given to you on August 27, as well as information that the Environmental Protection Department requested from Daft, McCune & Walker on August 20, 1987. I understand the Daft, McCune & Walker material will not be available until the end of this month. This should delay the timely review of the Department of Environmental Protection.

5) The State Highway Administration comments concerning Wes Guckerts traffic study must be resolved. Please let me know as soon as you have scheduled a meeting with the State. Dick Moore and I will be happy to attend.

I am looking forward to meeting with you on Friday the 18th at 11:00 a.m. in our office.

Sincerely yours,

Gene

Eugene Bober

EB:sb
cc: Norman Gerber
James Keelty
Gene Neff
Leslie Pittler
Robert Staab
Robert Sheesley

BALTIMORE COUNTY, MARYLAND

Carl.

INTER-OFFICE CORRESPONDENCE

TO Messrs: C. Behan, T. Fagan, G. Neff, L. Pittler, P. Reincke, R. Sheesley, and R. Staab **Date** August 27, 1987

FROM Mr. Norman E. Gerber, AICP, Director
Office of Planning and Zoning

SUBJECT Mays Chapel North PUD

The deadline for your comments is September 14, 1987. If you intend to ask the developer to amend the Authorization Plan, I suggest you let us know as soon as possible. Negotiations with the developer should be complete in advance of this date.

If we have not heard from you by the deadline, we will assume that you are satisfied with the proposal.

Norman E. Gerber

Norman E. Gerber, AICP, Director
Office of Planning and Zoning

NEG/EB/jat
cc: G. Bober
S. Carrell
M. Cole
H. Coulter
J. Deiter
T. Dugan
J. Dyer
P. Fields
F. Fisher
Capt. Kelly
G. Kerns
O. Keys
J. Maranto
J. Markel
C. Moore
D. Morrison
M. Neifeld
J. Pedak
R. Powell
H. Richman
C. Streett
T. Vidmar

CPS-008

87-0582

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

August 24, 1987

Towson, Maryland – 21204

Mr. James Robert Haines
Zoning Commissioner
Courts Building (M.S. 3402)
Towson, Maryland 21204

Re: Proposed Mays Chapel North Planned Unit Development (PUD)

Dear Mr. Haines:

Per your request, we have reviewed the materials delivered to us concerning the Mays Chapel Planned Unit Development (PUD) and have compared this new proposal with the previous plan, which was approved last year by the County Review Group (CRG).

On July 16, 1986, in accordance with our procedures, we provided the CRG with expectant pupil yields from the original plan for Mays Chapel North consisting of 1,543 dwelling units. A summary of the information provided is as follows:

Mays Chapel North Development - Original Plan

Receiving Schools	Enrollment 9/85	Capacity	Over/Under Capacity
Padonia Elementary	330	394	- 64
Ridgely Middle	750	1,294	-544
Dulaney High	1,715	1,645	+ 70

Estimated Pupil Yields - 1,543 Dwelling Units

Elementary	= 125
Middle	= 77
High	= 127

We have developed, over the years, pupil yield factors by housing type, for each Election District in Baltimore County. The proposed Mays Chapel North PUD falls within the Eighth Election District, and we have confidence in our pupil yield factors for townhouses for sale and rent, individual homes, and apartments. We do not have any experience with estimating pupil yields from mid-rise condominiums, of which 255 units have been proposed for Mays Chapel North, and will, therefore, closely monitor these units.

The housing mix finally selected will obviously have an impact on our estimated pupil yields. Since the Mays Chapel North PUD housing mix places a greater emphasis on housing for the elderly, we do not feel required to alter our original estimated pupil yields. Subsequent to the CRG approval, representatives from the James K. Keelty Corporation initiated telephone conversations concerning our pupil yield formulas, and we assume they have utilized that information to provide the data found on page 25 of their petition.

The estimated timetable of 18 years to complete this development affords us the opportunity to develop plans to accommodate anticipated youngsters. The Mays Chapel Elementary School-Recreation Site, consisting of 20.0 acres, is included in the study area and could be developed in the future, if student population pressures warrant a new facility. The school-recreation site was relocated and approved by the Board of Education in January, 1986 after consultation with the developer. This site meets all educational requirements.

The following statistics, concerning the receiving schools for the Mays Chapel North PUD are provided for your review:

		Past Enrollments			Projections		
School	Capacity	1984	1985	1986	1987	1988	1989
Padonia Elementary	394	339	330	300	337	352	381
Ridgely Middle	1,294	836	750	730	700	715	746
Dulaney High	1,645*	1,735	1,715	1,847*	1,740	1,663	1,607

* The capacity of Dulaney High School does not include 6 relocatable classrooms.

** In September, 1986, Dulaney High received 9th graders for the first time from Cockeysville Middle School.

We appreciate having the opportunity to review the petition to develop Mays Chapel North as a Planned Unit Development and hope that our comments are helpful to you as you deliberate this request. If you have any questions, please do not hesitate to contact Baltimore County Public Schools - Department of Planning (494-4215) and we will be happy to speak with you.

Sincerely,

James E. Kraft, Manager
Department of Planning

JEK/cgs

cc: Dr. Dubel
Mr. Kelly
Ms. Sanner
Mrs. Pickelsimer

RECEIVED
AUG 27 1987
ZONING OFFICE

MAYS CHAPEL NORTH
PLANNED UNIT DEVELOPMENT DATA

TRACT SIZE AND DENSITY PERMITTED

ZONE	ACRES	DENSITY UNITS/ACRE	MAXIMUM PERMITTED DENSITY UNITS
DR 3.5	298.48	5.0	1,492.40
DR 5.5	85.66	8.0	685.28
TOTALS	384.14		2,177.68

	MAXIMUM	MINIMUM
DENSITY UNITS PROPOSED:	2177.6	1,853
DWELLING UNITS PROPOSED.	2,177	1,543
OPEN SPACE PROPOSED:	170 ACRES	
VILLAGE CENTER NON RESIDENTIAL USES:		
CONVENIENCE, SERVICE RETAIL	43,553 SQ. FT.	
OFFICES	21,776 SQ. FT.	
DAY CARE CENTER		
COMMUNITY SPACE		
RECREATION CENTER		
BUILDING HEIGHTS:		
SENIOR HOUSING/ LIFE CARE IN VILLAGE CENTER	8 STORIES	
ALL OTHER MID-RISE UNITS	4 OR 6 STORIES	
DENSITIES:		
TOWNHOUSES, 3 STORY MAXIMUM	3.5 TO 12.0 DU/A	
TOWNHOUSES OR GARDEN UNITS, 4 STORY MAXIMUM	6.0 TO 16.0 DU/A	
MID-RISE UNITS, 6 STORY MAXIMUM	8.0 TO 24.0 DU/A	
SENIOR / LIFE CARE, 8 STORY MAXIMUM	40 DU/A	
OVERALL SITE DENSITY	5.67 DU/A	

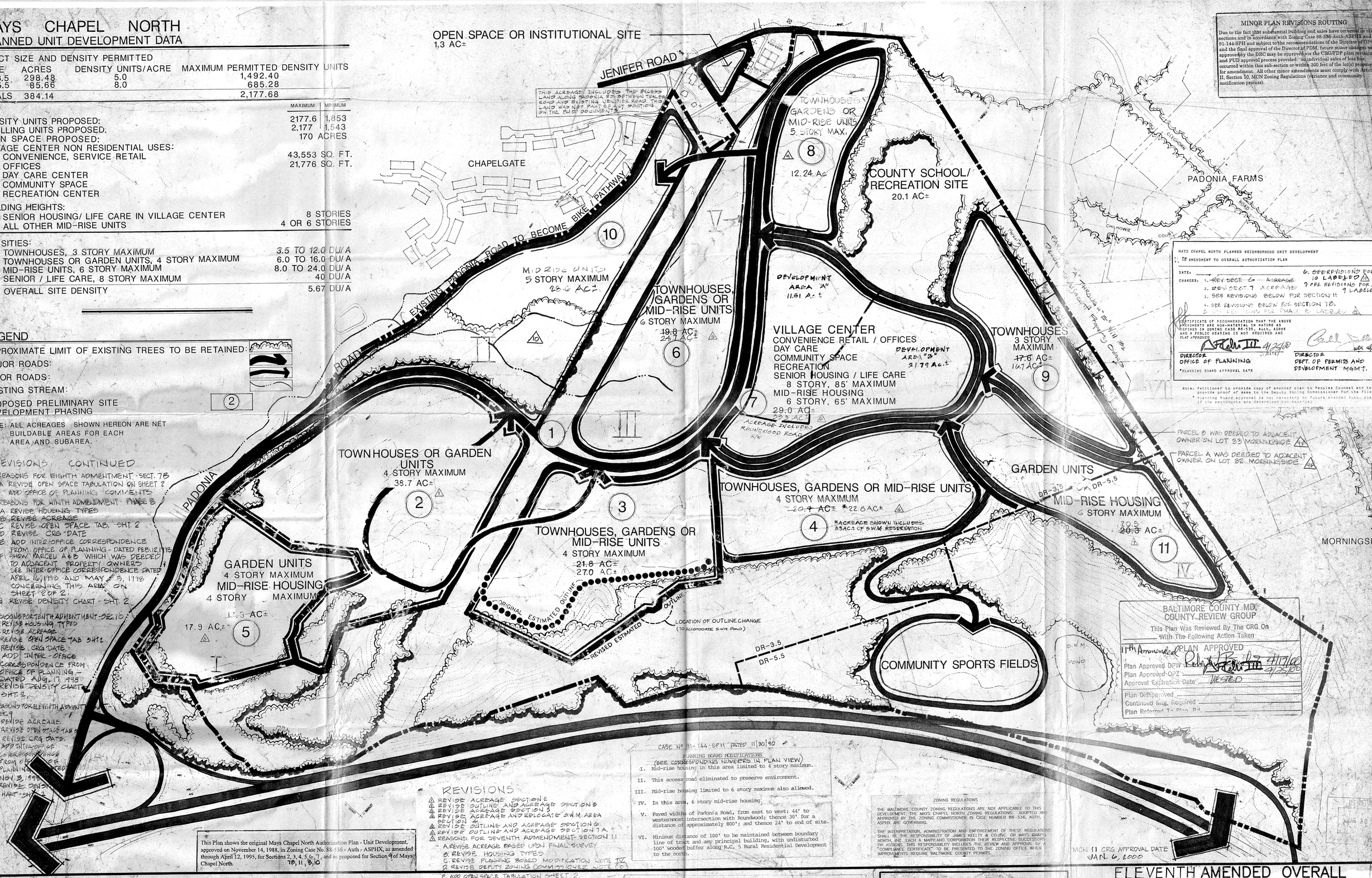
LEGEND

APPROXIMATE LIMIT OF EXISTING TREES TO BE RETAINED:
MAJOR ROADS:
MINOR ROADS:
EXISTING STREAM:
PROPOSED PRELIMINARY SITE DEVELOPMENT PHASING (2)

NOTE: ALL ACREAGES SHOWN HEREON ARE NET BUILDABLE AREAS FOR EACH AREA AND SUBAREA.

REVISIONS CONTINUED

⚠ REASONS FOR EIGHTH ADMENDMENT - SECT. 7B
A. REVISE OPEN SPACE TABULATION ON SHEET 2
ADD OFFICE OF PLANNING COMMENTS
⚠ REASONS FOR NINTH ADMENDMENT - PHASE 8
A. REVISE HOUSING TYPES
B. REVISE ACREAGE
C. REVISE OPEN SPACE TAB. SHT. 2
D. REVISE CRG DATE
E. ADD INTER-OFFICE CORRESPONDENCE FROM OFFICE OF PLANNING - DATED FEB. 12, 1998
F. SHOW PARCEL A & B WHICH WAS DEEDED TO ADJACENT PROPERTY OWNERS SEE INTER-OFFICE CORRESPONDENCE DATED APRIL 16, 1998 AND MAY 5, 1998 CONCERNING THIS AREA ON SHEET 2 OF 2.
G. REVISE DENSITY CHART - SHT. 2
⚠ REASONS FOR TENTH ADMENDMENT - SEC. 10
A. REVISE HOUSING TYPES
B. REVISE ACREAGE
C. REVISE OPEN SPACE TAB SHT 2
D. REVISE CRG DATE
E. ADD INTER-OFFICE CORRESPONDENCE FROM OFFICE OF PLANNING - DATED AUG. 17 1998
F. REVISE DENSITY CHART SHT. 2.
⚠ REASONS FOR ELEVENTH ADMENDMENT - SEC. 9
A. REVISE ACREAGE
B. REVISE OPEN SPACE TAB
C. REVISE CRG DATE
D. ADD INTER-OFFICE CORRESPONDENCE FROM OFFICE OF PLANNING - DATED NOV. 3, 1999
E. REVISE DENSITY CHART - SHT. 2



MINOR PLAN REVISIONS ROUTING

Due to the fact that substantial building and sales have occurred in many sections and in accordance with Zoning Case 88-536-Auth-ASPHX and 91-144-SPH and subject to the recommendations of the Director of OPCC and the final approval of the Director of PDM, future minor changes were approved by the DRC may be approved via the CRG/PDP plan revision and PUD approval process provided: no individual sales of lots has occurred within this sub-section or within 300 feet of the lot(s) proposed for amendment. All other minor amendments must comply with Article II, Section 10, MCN Zoning Regulations (variance and community notification process).

MAYS CHAPEL NORTH PLANNED NEIGHBORHOOD UNIT DEVELOPMENT
1TH AMENDMENT TO OVERALL AUTHORIZATION PLAN
DATE: _____
CHANGES: 1. REV SECT 6 ACREAGE
2. REV SECT 7 ACREAGE
3. SEE REVISIONS BELOW FOR SECTION 11
4. SEE REVISIONS BELOW FOR SECTION 10.
5. SEE REVISIONS FOR PHASE 8, LABELED ⚠
6. SEE REVISIONS FOR SEC 10 LABELED ⚠
7. SEE REVISIONS FOR SEC 9 LABELED ⚠
CERTIFICATE OF RECOMMENDATION THAT THE ABOVE AMENDMENTS ARE NON-MATERIAL IN NATURE AS DEFINED IN ZONING CASE 88-536, Auth. ASPHX AND A PUBLIC HEARING IS NOT REQUIRED AND PLAT APPROVED
DIRECTOR OFFICE OF PLANNING — DATE
DIRECTOR DEPT. OF PERMITS AND DEVELOPMENT MGMT. — DATE
*PLANNING BOARD APPROVAL DATE
Note: Petitioner to provide copy of amended plan to Peoples Counsel and to provide proof of same to the Deputy Zoning Commissioner for the files.
* Planning Board approval is not necessary on future amended Auth. plans if the amendments are determined non-material.

BALTIMORE COUNTY MD. COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On _____
With The Following Action Taken
11th Ammended PLAN APPROVED
Plan Approved DPW
Plan Approved OPZ
Approval Expiration Date: VESTED
Plan Disapproved
Continued Mtg. Required
Plan Referred To Plan. Bd.

MCN 11 CRG APPROVAL DATE JAN. 6, 2000

This Plan shows the original Mays Chapel North Authorization Plan - Unit Development, approved on November 14, 1988, in Zoning Case No. 88-536 - Auth - ASPHX, as amended through April 12, 1995, for Sections 2, 3, 4, 5 & 7, and as proposed for Section 9 of Mays Chapel North. 7B, 11, 8, 10

REVISIONS
⚠ REVISE ACREAGE SECTION 2
⚠ REVISE OUTLINE AND ACREAGE SECTION 3
⚠ REVISE ACREAGE SECTION 4
⚠ REVISE ACREAGE AND RELOCATE S.W.M. AREA SECTION 5
⚠ REVISE OUTLINE AND ACREAGE SECTION 6
⚠ REVISE OUTLINE AND ACREAGE SECTION 7A
⚠ REASONS FOR SEVENTH AMENDMENT - SECTION 11
A. REVISE ACREAGE BASED UPON FINAL SURVEY
B. REVISE HOUSING TYPES
C. REVISE PLANNING BOARD MODIFICATION NOTE IV
D. REVISE DEPUTY ZONING COMMISSIONER NOTE III
E. ADD OPEN SPACE TABULATION SHEET 2
F. ADD CORRESPONDENCE DATED 2/12/97 SHEET 2
G. ADD ROUTING NOTE THIS SHEET
H. ADD CRG APPROVAL DATE

CASE № 91-144-SPH DATED 11/30/90
PLANNING BOARD MODIFICATIONS (SEE CORRESPONDING NUMERALS IN PLAN VIEW)
I. Mid-rise housing in this area limited to 4 story maximum.
II. This access road eliminated to preserve environment.
III. Mid-rise housing limited to 6 story maximum also allowed.
IV. In this area, 6 story mid-rise housing
V. Paved widths of Padonia Road, from east to west: 44' to westernmost intersection with Roundwood; thence 30' for a distance of approximately 800'; and thence 24' to end of site.
VI. Minimum distance of 100' to be maintained between boundary line of tract and any principal building, with undisturbed 100' wooded buffer along R.C. 5 Rural Residential Development to the north.

ZONING REGULATIONS
THE BALTIMORE COUNTY ZONING REGULATIONS ARE NOT APPLICABLE TO THIS DEVELOPMENT. THE MAYS CHAPEL NORTH ZONING REGULATIONS: ADOPTED AND APPROVED BY THE ZONING COMMISSIONER IN CASE NUMBER 88-536, AUTH. ASPHX ARE GOVERNING.
THE INTERPRETATION, ADMINISTRATION AND ENFORCEMENT OF THESE REGULATIONS SHALL BE THE RESPONSIBILITY OF JAMES KEELTY & CO.INC. OR MAYS CHAPEL NORTH, INC. EACH A MARYLAND CORPORATION THEIR RESPECTIVE SUCCESSORS OR ASSIGNS. THIS RESPONSIBILITY INCLUDES THE REVIEW AND APPROVAL OF A "COMPLIANCE CERTIFICATE" TO BE PRESENTED TO THE ZONING OFFICE WHEN IMPROVEMENTS REQUIRE BALTIMORE COUNTY PERMITS.

Deputy Zoning Commissioner Refinements:
(a) Unit Development Plan (Authorization Plan) approved as revised by the Baltimore County Planning Board;
(b) In Area 11, referred to in Planning Board Modification Item IV, not more than three (3) six-story buildings shall be developed, the number of buildings shown on the Illustrative Plan filed in the zoning case.
(c) Commencement of commercial and office portions of the Village Center (Area 7) shall be no sooner than completion of at least five of the proposed Areas or Sections.

Norman Gordon Sacks 7/23/89
NORMAN G. SACKS ASSOCIATES, INC. REG. #9698 DATE

Mays Chapel North
AUTHORIZATION PLAN — UNIT DEVELOPMENT

ELEVENTH AMENDED OVERALL AUTHORIZATION PLAN
MAYS CHAPEL NORTH
PLANNED UNIT DEVELOPMENT

Prepared For: JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

Scale: 1"-200' 0 100' 200' 400' 800'

JOB # 86022

REVISIONS						
3/8/89	5/10/89	1ST AMENDED		1/19/95	5TH AMENDED	
3/14/90	9/4/90	2ND AMENDED		6/5/95	6TH AMENDED	2/11/00 11TH AMEND
8/8/90	8/29/90	3RD AMENDED				5/27/98 9TH AMEND
11/4/90	5/8/95	4TH AMENDED		1/15/96	7TH AMENDED	2/19/99 10TH AMEND

DATE JULY 30, 1990

SHEET 1 OF 2

JAN 20 2000

TO: Arnold Jablon, Director - Department of Permits & Development Management

FROM: Arnold F. 'Pat' Keller, III, Director - Office of Planning

DATE: May 5, 1998

SUBJECT: Mays Chapel North PUD Section 11

PROJECT NUMBER: VIII-564

As stated in the memo dated April 16, 1998 the Authorization Plan for the Mays Chapel North PUD will have to be revised to allow limited disturbance to the buffer on a case by case basis as approved by the Office of Planning. Disturbance which has an impact on adjacent neighborhoods or properties different than that approved by the Zoning Commissioner for the Planned Unit Development will not be approved.

Three copies of a plan by Friedman associates for a sports court in Parcel A were provided to the Office of Planning on April 30, 1998. The screening shown on the plan will be sufficient to screen the court from adjacent properties and screen the view of the proposed units in Section 11 from the adjacent community. Please add the enclosed plans to the file.

D. GENERAL DENSITY AND BULK REGULATIONS

PHASE	ACREAGE USED	ACREAGE REMAINING	DENSITY USED	DENSITY REMAINING	DWELLING UNITS	DWELLING UNITS REMAINING
ONE	8.74 Ac.	374.40 Ac.	0	2177 D.U.	0	2177 D.U.
TWO	38.72 Ac.	326.70 Ac.	221 D.U.	1946 D.U.	212 D.U.	1965 D.U.
THREE	27.00 Ac.	308.70 Ac.	281 D.U.	1665 D.U.	266 D.U.	1699 D.U.
FIVE	17.94 Ac.	290.76 Ac.	156 D.U.	1509 D.U.	125 D.U.	1574 D.U.
FOUR	22.82 Ac.	267.94 Ac.	185 D.U.	1356 D.U.	182 D.U.	1392 D.U.
SIX	24.97 Ac.	242.97 Ac.	206 D.U.	1150 D.U.	190 D.U.	1202 D.U.
ELEVEN	20.50 Ac.	222.77 Ac.	192 D.U.	958 D.U.	184 D.U.	1018 D.U.
SEVEN	15.27 Ac.	207.50 Ac.	542 D.U.	416 D.U.	502 D.U.	516 D.U.
EIGHT	9.24 Ac.	198.26 Ac.	132 D.U.	284 D.U.	132 D.U.	384 D.U.
TEN	28.80 Ac.	149.56 Ac.	110 D.U.	174 D.U.	120 D.U.	174 D.U.
NINE	16.68 Ac.	131.88 Ac.	101 D.U.	83 D.U.	67 D.U.	107 D.U.
TOTAL	252.16 Ac.	131.88 Ac.	2084 D.U.	83 D.U.	2070 D.U.	107 D.U.

Note: Original acreage was revised based on final survey.

TO: Arnold Jablon, Director — Department of Permits & Development Management
FROM: Arnold F. 'Pat' Keller, III, Director — Office of Planning
DATE: February 10, 1998
SUBJECT: Mays Chapel North PUD Section 9
PROJECT NUMBER: VIII-564

As required by Section 6 (a)(ii) of the Deputy Zoning Commissioner's order dated November 4, 1988 approving the Mays Chapel PUD, the recommendation of the Planning Director of a non-material change to the Authorization Plan shall be forwarded to the Zoning Commissioner's Office for concurrence, with copies forwarded to People's Counsel.

Since the organization of the Zoning Commissioner's Office was changed legislatively after the order was issued in 1988, the recommendation of non-material change is forwarded to your attention as the Director of PDM responsible for administrative decisions in zoning matters.

The recommendation of nonmaterial change in the Authorization Plan detailed below was made in the CRG comments dated February 5, 1997 by the Office of Planning:

1. The Sixth Amended Overall Authorization Plan states in Note (b) of the Deputy Zoning Commissioner's Refinement that Section Eleven (11) shall be the last area where construction is commenced.

   This condition was placed in the Authorization Plan in order to ensure that 1) a mix of housing units were provided on site; and 2) that the Developer would not simply build on the choice sections and then leave the less desirable sections untouched. To date, the Developer has provided a wide mix of housing in the PUD. Multi-family, condominium, and town house have been constructed to the PUD. The mix of housing (multi-family, condominium, town house) also has wide price ranges with a each of the housing types. In addition, the commercial section is nearing completion. The mid-rise, elevator buildings with underground parking of a building type that has been most successfully in Section Five (5). This building type provides a high quality housing opportunity not commonly found in Baltimore County. This housing type provides the owner with underground parking, elevator access and increased security.

2. It appears that Building No. 1 in located in the part of Section Eleven (11) which was designated on the Authorization Plan as an area where building heights are limited to 3-story maximum and building types are limited to town houses or garden units. A large stone veneer management facility was also shown in this general area. Building No. 1 is a 5-story mid-rise structure.

   The Applicant's amendment represents a non-material change to the Authorization Plan. The increase in height in one building internal to the existing site adjacent to the recreation (smaller heights, width, and length) in three buildings were viable to the adjoining residential properties. The remainder of Section Eleven (11) proposes two, 3-story buildings and three 5-story buildings. This represents a decrease in height from the three, 6-story buildings allowed in the Authorization Plan.

In summary, in accordance with Mays Chapel PUD, as approved and amended, please notify this Office of your decision regarding concurrence with this recommendation that 1) the CRG/FDP for Section 11 does not constitute a material change to the Authorization Plan, 2) the proposed timing of the development does not constitute a material change to the Authorization, and 3) determination that the site plan for Section 11 of the Mays Chapel North PUD is within the spirit and intent of the Authorization Plan and there are no issues requiring referral to the Planning Board.

Arnold F. 'Pat' Keller, III
Director, Office of Planning

The undersigned concurs with the above statement.

Arnold Jablon — 4/16/98
Director, Department of Permits and Development Management

Arnold F. 'Pat' Keller, III
Director, Office of Planning

PK: CMcE:

cc: Mark Dodd
People's Counsel
CRG File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

STAFF COMMENTS FOR CRG

Meeting January 8, 1998

TO: County Review Group
FROM: Office of Planning
DATE: January 8, 1998
SUBJECT: *Mays Chapel North Section 7*
CRG NO: VIII-564
PROJECT PLANNER: Carol McEvoy

GENERAL

1. The 7th amended Authorization Plan for Mays Chapel North lists approved uses in Section 7. The residential uses are Senior Housing / Life Care 8 story maximum and Mid-rise Housing 6 story maximum. The Plan shows one 8 story building for Senior Housing and five 8 story Mid-rise buildings for apartments and condominiums. Senior housing is provided on a portion of each building, meeting the definition of housing for the elderly on page 16 of the Seventh Revised Zoning Regulations For Mays Chapel North.

2. According to the Seventh Revised Zoning Regulations For Mays Chapel North, page 36, the density for this section is 725 density units and may vary up or down by 20%. The minimum density units allowed are 580. The density proposed is 540 density units which is 25.5% less. The revised plan notes that the Zoning regulations for Section Seven will be revised to allow this decrease in density.

PARKING

The number of parking spaces required has been revised to comply with current Baltimore County parking requirements. This does not constitute a change to the authorization plan. The Zoning regulations for Mays Chapel North (pg 45) should be revised accordingly and the change should be reflected in the parking regulations for section 7.

OPEN SPACE TABULATION

PHASE	LOCAL OPEN SPACE	HOA OPEN SPACE	COA OPEN SPACE	TOTAL OPEN SPACE
2	9.61	-	2.91	1.72	14.04
3	2.27	-	5.66	7.35	15.28
4	3.11	1.16	5.15	3.42	12.84
5	8.17	-	5.92	14.09
6	8.29	-	8.85	14.12
7A	-	2.41	-	2.41
7B	-	-	8.06	8.06
8	-	0.7	3.00	3.70
10	11.74	-	9.65	21.39
11	3.92	1.16	4.68	9.60
9	1.28	-	1.16	2.44
TOTAL	48.01	5.48	55.83	106.2

Notes:
A. Total open space shown represents approximately 42.0% of acreage used to date.

TO: Arnold Jablon, Director — Department of Permits & Development Management
FROM: Arnold F. 'Pat' Keller, III, Director — Office of Planning
DATE: April 16, 1998
SUBJECT: Mays Chapel North PUD Section 11
PROJECT NUMBER: VIII-564

The applicant has submitted a request for determination of a non-material change to the Authorization Plan for the Mays Chapel North PUD.

An undisturbed wooded buffer was required in the 100' setback between any principal building and the boundary line of the tract along the RC 5 Rural Residential development to the north. The buffer was shown as Parcels A and B on the CRG/FDP for Section 11 and was conveyed to the adjacent property owners as described in the attached letter. The owner of Parcel A proposes a lighted pervious surface sports court within the Parcel.

Material change is defined in Section 6 (b) of the Deputy Zoning Commissioner's order dated November 4, 1988. The transfer of ownership does not represent a material change because:

- It does not "...cause substantial or significant diminution of the plan's projected uses, density, or neighborhood design characteristics." [See 6 (b)]

The Planning Board report to the Zoning Commissioner (Petitioner's Exhibit 1) further clarifies the determination of material change.

- Having "impact on adjacent neighborhoods or properties different than that approved by the Zoning Commissioner for the Planned Unit Development."

The purpose of the wooded buffer, as discussed in the Zoning Commissioner's Order (pages 3-4), was to screen the view of the proposed units from the adjacent community. Extensive supplemental evergreen plantings have been added to the buffer by the Mays Chapel PUD. The maturity and height of the plantings provide a year round visual screen which exceeds that provided by the woods as originally approved.

As required by Section 6 (a)(ii) of the Deputy Zoning Commissioner's order dated November 4, 1988 approving the Mays Chapel PUD, the recommendation of the Planning Director of a non-material change to the Authorization Plan should be forwarded to the Zoning Commissioner's Office for concurrence, with copies forwarded to People's Counsel.

Since the organization of the Zoning Commissioner's Office was changed legislatively after the order was issued in 1988, the recommendation of non-material change is forwarded to your attention as the Director of PDM who is responsible for administrative decisions in zoning matters.

It is the recommendation of the Director, Office of Planning that the changes described in the attached do not constitute a material change in the Authorization Plan.

The authorization plan will have to be revised to allow limited disturbance to the buffer on a case by case basis as approved by the Office of Planning. Disturbance which has an impact on adjacent neighborhoods or properties different than that approved by the Zoning Commissioner for the Planned Unit Development will not be approved.

Arnold F. 'Pat' Keller, III

TO: Arnold Jablon, Director — DATE: August 17, 1998
Department of Permits & Development Management
FROM: Arnold F. 'Pat' Keller, III, Director, Office of Planning
SUBJECT: Mays Chapel North PUD Section 10
PROJECT NUMBER: VIII-564

At a meeting on July 23, 1998, the developer of Mays Chapel North PUD presented a preliminary site plan for Section 10 which proposes two 4-story and three 5-story condominiums which total 120 units.

Section 10 was designated on the Authorization Plan as an area where building types are limited to town houses. As described in the attached letter, the applicant's amendment represents a non-material change to the Authorization Plan.

Material change is defined in Section 6 (b) of the Deputy Zoning Commissioner's order dated November 4, 1988. The change to Section 8 does not represent a material change because:

- It does not "...cause substantial or significant diminution of the plan's projected uses, density, or neighborhood design characteristics." [See 6 (b)]
- The relocation of density/housing or changes in roads/pathways shall not, by themselves be material changes." [See 6 (b)(ii)]
- The proposed change does not cause "[a]n increase of 20% or more in the number of density units in any one area as shown on the Authorization Plan ..." [See 6 (b)(iii)]

The Planning Board's report to the Zoning Commissioner (Petitioner's Exhibit 1) further clarifies the determination of material change:

- Having "impact on adjacent neighborhoods or properties different than that approved by the Zoning Commissioner for the Planned Unit Development."
- Not proceeding with "[t]he concept of sensitively arranging building form, height, and density on the project in relation to the surrounding community."
- "None of the following shall be considered a material change: ...any change in the specific form or location of buildings or roads shown on the illustrative plan; ..."

The clustered site layout with gradual reduction in scale and mass adjacent to neighboring town homes, and provision of a wooded buffer lessens the impact in the surrounding community.

The total of 126 DU does not exceed the proposed density by 20%.

As required by Section 6 (a)(ii) of the Deputy Zoning Commissioner's order (dated November 4, 1988) approving the Mays Chapel PUD, the recommendation of the Planning Director of a non-material change to the Authorization Plan should be forwarded to the Zoning Commissioner's Office for concurrence, with copies forwarded to People's Counsel.

Since the organization of the Zoning Commissioner's Office was changed legislatively after the order was issued in 1988, the recommendation of non-material change is forwarded to your attention as the Director of PDM who is responsible for administrative decisions in zoning matters.

It is the recommendation of the Director, Office of Planning that this change does not constitute a material change in the Authorization Plan.

If you concur with this recommendation, please advise the applicant that he may proceed with CRG scheduling.

Arnold F. 'Pat' Keller, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director - Department of Permits & Development Management
FROM: Arnold F. 'Pat' Keller, III, Director - Office of Planning
DATE: February 10, 1998
SUBJECT: Mays Chapel North PUD Section 8
PROJECT NUMBER: VIII-564

The applicant has submitted a preliminary site plan for Section 8 of Mays Chapel North which portrays a mix of mid-rise condominiums and town house units.

Section 8 was designated on the Authorization Plan as an area where building heights are limited to 3-story maximum and building types are limited to town houses. The Applicant's amendment represents a non-material change to the Authorization Plan.

Material changes is defined in Section 6 (b) of the Deputy Zoning Commissioner's order dated November 4, 1988. The change to Section 8 does not represent a material change because:

- It does not "...cause substantial or significant diminution of the plan's projected uses, density, or neighborhood design characteristics." [See 6 (b)]
- "The relocation of density/housing or changes in roads/pathways shall not, by themselves be material changes." [See 6 (b)(ii)]
- The proposed change does not cause "An increase of 20% or more in the number of density units in any one area as shown on the Authorization Plan ..." [See 6 (b)(iii)]

The Planning Board report to the Zoning Commissioner (Petitioner's Exhibit 1) further clarifies the determination of material change.

- Having "impact on adjacent neighborhoods or properties different than that approved by the Zoning Commissioner for the Planned Unit Development."
- Not proceeding with "[t]he concept of sensitively arranging building form, height, and density on the project in relation to the surrounding community."
- "None of the following shall be considered a material change: ...any change in the specific form or location of buildings or roads shown on the illustrative plan; ..."

Building No. 1 is a 5-story mid-rise structure with 20 units. This building is located on the north east portion of Section 8 adjacent to the Mays Chapel Elementary school site and near the commercial village core and elderly mid-rise housing. Buildings 2, and 3 are 4-story mid-rise structures with 24 units each. Buildings 2, and 3 are located adjacent to the Mays Chapel Elementary school site west of Building 1. Buildings 4, and 5 are 4-story mid-rise structures with 16 units each and are located between Buildings 1, 2, and 3 and Padonia Road. Buildings 4, and 5 are screened with the stonework facade facing Padonia Road. Eleven town house units are arranged in a five and six pack at the west end of Section 8. The site layout provides a gradual reduction in building scale, mass, and density from west to east.

The density proposed in this plan is 110 density units (Du) for condo units and 11 Du for town houses. The proposed density for Section 8 in the Seventh Revised Zoning Regulations Applicable to Mays Chapel North Unit Developments (pg 36) is 161 Du The total of 121 Du does not exceed the proposed density by 20%.

As required by Section 6 (a)(ii) of the Deputy Zoning Commissioner's order dated November 4, 1988 approving the Mays Chapel PUD, the recommendation of the Planning Director of a non-material change to the Authorization Plan should be forwarded to the Zoning Commissioner's Office for concurrence, with copies forwarded to People's Counsel.

Since the organization of the Zoning Commissioner's Office was changed legislatively after the order was issued in 1988, the recommendation of non-material change is forwarded to your attention as the Director of PDM is responsible for administrative decisions in zoning matters.

It is the recommendation of the Director, Office of Planning that this change does not constitute a material change in the Authorization Plan.

The undersigned concurs with the above statement.

Arnold Jablon — Date
Director, Department of Permits and Development Management

Arnold F. 'Pat' Keller, III
Director, Office of Planning

PK: CMcE:

cc: Mark Dodd
People's Counsel
CRG File

ZONING REGULATIONS

THE BALTIMORE COUNTY ZONING REGULATIONS ARE NOT APPLICABLE TO THIS DEVELOPMENT. THE MAYS CHAPEL NORTH ZONING REGULATIONS, ADOPTED AND APPROVED BY THE ZONING COMMISSIONER IN CASE NUMBER 88-536, AUTH, ASPHX ARE GOVERNING.

THE INTERPRETATION, ADMINISTRATION AND ENFORCEMENT OF THESE REGULATIONS SHALL BE THE RESPONSIBILITY OF JAMES KEELTY & CO.,INC. OR MAYS CHAPEL NORTH, INC. EACH A MARYLAND CORPORATION, OR THEIR RESPECTIVE SUCCESSORS OR ASSIGNS. THIS RESPONSIBILITY INCLUDES THE REVIEW AND APPROVAL OF A "COMPLIANCE CERTIFICATE" TO BE PRESENTED TO THE ZONING OFFICE WHEN IMPROVEMENTS REQUIRE BALTIMORE COUNTY PERMITS.

MAYS CHAPEL NORTH PLANNED NEIGHBORHOOD UNIT DEVELOPMENT
11TH AMENDMENT TO OVERALL AUTHORIZATION PLAN
DATE: 6/19/98
CHANGES: 1. CHANGED ACREAGE AND ADDED CRG COMMENTS.
2. REVISE OPEN SPACE TABULATION
3. REVISE GENERAL DENSITY AND BULK REGULATIONS.
4. REVISE SH. 1 OF 2, 2 OF 2 DESIGNATED (A)
5. REVISE SH. 1 OF 2, 2 OF 2 DESIGNATED (11)

CERTIFICATE OF RECOGNITION THAT THE ABOVE AMENDMENTS ARE NON-MATERIAL IN NATURE AS DEFINED IN ZONING CASE 88-536, Auth, ASPHX AND A PUBLIC HEARING IS NOT REQUIRED AND PLAT APPROVED.

Arnold F. 'Pat' Keller, III — 6/23/98 DATE
DIRECTOR, OFFICE OF PLANNING

DIRECTOR, DEPT. OF PERMITS AND DEVELOPMENT MGMT. — 6/23/98 DATE

Note: Petitioner to provide copy of amended plan to Peoples Counsel and to provide proof of same to the Zoning Commissioner for the files.
* Planning Board approval is not necessary on future amended Auth. plans if the amendments are determined non-material

REVISE ACREAGE SECTION 2
REVISE OUTLINE AND ACREAGE SECTION 3
REVISE ACREAGE SECTION 5
REVISE ACREAGE AND RELOCATE S.W.M. AREA SECTION 4
REVISE OUTLINE AND ACREAGE SECTION 6
REVISE OUTLINE AND ACREAGE SECTION 7
REVISE ACREAGE AND CRG COMMENTS SECTION 11
REVISE OPEN SPACE TABULATION, ADD INTER-OFFICE CORRESPONDENCE DATED FEB. 12, 1998, REVISE DENSITY CHART

REASONS FOR TENTH AMENDMENT - SECTION 10
A. REVISE HOUSING TYPES
B. REVISE ACREAGE
C. REVISE OPEN SPACE TAB. SHT 2
D. REVISE CRG DATE
E. ADD INTER-OFFICE CORRESPONDENCE FROM OFFICE OF PLANNING - DATED AUG. 17, 1998
F. REVISE DENSITY CHART - SHT. 2

REASONS FOR ELEVENTH AMENDMENT - SECTION 9
A. REVISE ACREAGE
B. REVISE OPEN SPACE TAB. SHT 2
C. REVISE CRG DATE
D. ADD INTER-OFFICE CORRESPONDENCE FROM OFFICE OF PLANNING - DATED NOV. 5, 1998
E. REVISE DENSITY CHART - SHT. 2

ELEVENTH AMENDED OUTLINE AND SECTIONS
FOR
NEIGHBORHOOD UNIT DEVELOPMENT
KNOWN AS
MAYS CHAPEL NORTH
C.R.G. & F.D.P.
SUBMITTAL FOR SECTIONS

BALTIMORE COUNTY, MARYLAND
SCALE 1" = 200'

ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT
JANUARY 19, 1998

OWNER & DEVELOPER
JAMES KEELTY & CO., INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

PLAT PREPARED BY:
JAMES KEELTY & CO., INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

TOTAL GROSS ACREAGE 384.14

NOTE: SECTION ONE INCLUDES R/W OF PADONIA ROAD

ACREAGE INCLUDES ROUNDWOOD ROAD R/W

MAYS CHAPEL VILLAGE
TO
BALTIMORE COUNTY, MARYLAND
E.H.K., JR. 7164/408

TALBOT T. SPEER & WIFE
TO
CONSOLIDATED GAS, ELECTRIC, LIGHT & POWER COMPANY OF BALTIMORE
T.B.S. 1901/300

FRANCIS A. GEMMILL & WIFE
TO
ALMA LUCILLE KELLEY
1502

The 384.14 acre tract known as Mays Chapel North Neighborhood Unit Development - Special Exception to develop and use the property for a Neighborhood Unit Development granted on November 14, 1988, in Zoning Case No. 88-536 - Auth - ASPHX, clarified and amended by November 30, 1990 Order entered in Zoning Case No. 91-144-SPH. The Baltimore County Zoning Regulation, as such, are not applicable to the property but the zoning regulations adopted and approved by the Zoning Commissioner or Deputy Zoning Commissioner are governing.

NORMAN G. SACHS, REG. #9698 — 1/23/98 DATE
ASSOCIATES, INC.

SHEET 2 OF 2

MAYS CHAPEL NORTH

SECTION 1

CORRESPONDENCE &

PLANS

11 OF 27

19880536

AND

19910144 "A"

supplemental

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

May 26, 1989

Dennis F. Rasmussen
County Executive

Robert W. Cannon, Esquire
Weinberg and Green
100 South Charles Street
Baltimore, Maryland 21201-2773

RE: Mays Chapel North PUD Regulations

Dear Mr. Cannon:

You have requested that your client be given final signatures on the Authorization Plan Map, the First Amended Overall Authorization Plan, the Final Development Plan, including the Second Revised CRG for Section II, and on the record plats relating to Sections I and II which were approved pending finalization of the zoning regulations. Such approval would permit the project to proceed through the following stages of development:

1) Apply for grading permits. This application would start the review and approval process of the grading, sediment control, storm water management, etc.

2) Putting utilities out to bid.

3) Apply for building permits.

A good revised draft of the zoning regulations applicable to the Mays Chapel North Neighborhood Unit Development has been submitted; however, additional revisions are necessary. Pursuant to our discussions, it seems appropriate to permit your clients to proceed as limited above prior to finalization of the regulations and I will sign the Plans submitted for CRG and Planning Board Approval provided the following terms and conditions are met and agreed upon:

1) No building permits will be authorized by the Zoning Office until finalized zoning regulations have been submitted and approved by me, and/or the Zoning Commissioner in my absence, who in our sole discretion shall determine their appropriateness.

2) The zoning regulations shall make provisions for the PUD regulator to issue a Certificate of Compliance with the PUD Zoning Regulations for submission to the County prior to any property owner, lessee, tenant, etc. requesting the issuance of any permits from Baltimore County.

3) The regulations and covenants shall be recorded prior to any sales and referenced in all deeds. All Buyers shall be afforded an opportunity to review the plan and the regulations. Further, the regulations shall reference where the plans can be reviewed by potential buyers.

4) James Keelty and Company, Inc. and Mays Chapel Village irrevocably consent to the conditions set forth in this letter and acknowledge same by their signatures below.

Should you have any further questions concerning the above, please do not hesitate to contact me at 887-3391.

Very truly yours,

Ann M Nastarowicz

ANN M. NASTAROWICZ
Deputy Zoning Supervisor
for Baltimore County

AMN:bjs

READ AND APPROVED:

JAMES KEELTY AND COMPANY, INC.

BY: James Keelty

James Keelty, III President
(Print Name & Title)

MAYS CHAPEL VILLAGE PARTNERSHIP

BY: Joseph S. Keelty

Joseph S. Keelty General Partner
(Print Name & Title)

cc: J. Robert Haines
James E. Dyer
W. Carl Richards
James H. Thompson
Files

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

May 2, 1989

Dennis F. Rasmussen
County Executive

Robert W. Cannon, Esquire
Weinberg and Green
100 South Charles Street
Baltimore, Maryland 21201-2773

RE: Mays Chapel North PUD Regulations

Dear Mr. Cannon:

Your letter dated April 19, 1989 to Ann M. Nastarowicz, the Deputy Zoning Commissioner, has been referred to me for reply. You have requested that your client be given full and final signatures on the Final Development Plan, including the Second Revised CRG for Section II, and on the record plats relating to the section which was approved. Such approval would permit the project to proceed through the following stages of development:

1) Apply for grading permits. This application would start the review and approval process of the grading, sediment control, storm water management, etc.

2) Putting utilities out to bid.

3) Apply for building permits.

As has been previously indicated, this office is more than a little concerned by the continued absence of the bulk regulations that were required as a condition of the granting of the authorization plan by the Deputy Zoning Commissioner in Case No. 88-536-Auth-ASPHX. Approval of this request would result in the grading for roads, utilities, storm water facilities, and application for building permits. Notwithstanding the known credibility of the Keelty organization and the unforeseen serious illness of Eugene P. Smith, Esquire, who has to date almost single-handedly prepared drafts of the regulations in question, we cannot uphold the integrity of the Zoning Office if we allow your client's project to proceed as now requested without a substantial guarantee of compliance, such as a bond, or other more solid degree of commitment.

Our Office will sign the Plans submitted for CRG and Planning Board Approval provided the above conditions are met as well as the following conditions:

1) The comments set forth in the attached inter-office correspondence dated May 2, 1989 are complied with and incorporated into the Plans for signature.

2) The development plan for Section II shall be amended to include references as to where the applicable zoning regulations and covenants can be located and that said documents are enforceable only by the developer and/or his assignees. The regulations and covenants shall be recorded prior to settlement and referenced in all deeds. All Buyers shall be afforded an opportunity to review the plan and the regulations shall reference where the plan can be reviewed by potential buyers.

The approval of the first and second sections would be forthcoming only with the understanding that Section I of Mays Chapel North consists solely of the right-of-way of Padonia Road Relocated and that Section II in fact represents the first section of development for homes. Our approval would be further subject to the following conditions:

1) The sign sizes as proposed in the first draft prepared by Mr. Smith must be reduced so as to be no larger than those permitted by the Baltimore County Zoning Regulations (B.C.Z.R.) with the possible exception of the development sign to be placed adjacent to I-83. Said sign may be approved larger than presently permitted by the zoning regulations.

2) Other changes required as a result of our April 11, 1989 comments and any additional amendments resulting from a meeting scheduled for next Tuesday with Eugene Smith and Zoning personnel.

Zoning Deputy No building permits will be authorized by the Zoning Office until the bulk regulations have been submitted and approved by the Deputy Zoning Commissioner.

4) James Keelty and Company, Inc. and Mays Chapel Village irrevocably consent to the conditions set forth in this letter.

Should you have any further questions concerning the above, please do not hesitate to contact me at 887-3391.

Very truly yours,

JAMES E. DYER
Zoning Supervisor

JED:bjs

READ AND APPROVED:

JAMES KEELTY AND COMPANY, INC.	MAYS CHAPEL VILLAGE PARTNERSHIP
BY: _____	BY: _____
_____	_____
(Print Name & Title)	(Print Name & Title)

cc: Ann M. Nastarowicz
J. Robert Haines
W. Carl Richards
James H. Thompson
Files

B A L T I M O R E C O U N T Y , M A R Y L A N D

DATE: May 2, 1989

SUBJECT: Supplementary Zoning Comments and Documented Plan Procedure for Mays Chapel North Final and 1st Amended P.U.D. Authorization Plan and combined CRG and Final Development Plan for Sections One and Two.

A. GENERAL PROCEDURE:

In accordance with restriction 6 (a) (iii) and for future reference, to distinguish the original final P.U.D. authorization plan from the 1st Amended plan containing nonmaterial amendments the original, and the approval of Sectional CRG/FDP plans, the following sequential procedure must be followed and documented within the zoning case files:

1. The first approval action and approval document must be a final overall authorization plan (figure #12) in accordance with the Planning Board Modifications and the final order by the Deputy Zoning Commissioner on November 4, 1988. This plan should also include the supplemental density chart by section, housing mix and sub area profiles as originally submitted on December 4, 1987. The following signature block should be included:

FINAL OVERALL AUTHORIZATION PLAN FOR MAYS CHAPEL NORTH PLANNED UNIT DEVELOPMENT IN ACCORDANCE WITH THE DEPUTY ZONING COMMISSIONER'S ORDER DATED 11/4/88.

DIRECTOR OF PLANNING AND ZONING DATE

ZONING COMMISSIONER DATE

over

2. The Final Authorization Plan Map Figure #12 must be amended with the new boundary of Section 2 and Section 5, amended acreages of sections, and unit totals for Section 2. Title Plan - 1st Amended Overall Authorization Plan - Mays Chapel North Neighborhood Planned Unit Development - and include the following signature block:

MAYS CHAPEL NORTH PLANNED NEIGHBORHOOD UNIT DEVELOPMENT

1ST AMENDMENT TO OVERALL AUTHORIZATION PLAN

DATE: _____

CHANGES: 1.

2.

3.

4.

CERTIFICATE OF RECOMMENDATION THAT THE ABOVE AMENDMENTS ARE NON-MATERIAL IN NATURE AS DEFINED IN ZONING CASE 88-539, Auth, ASPHX AND A PUBLIC HEARING IS NOT REQUIRED

DIRECTOR OF PLANNING & ZONING, DATE

ZONING COMMISSIONER, DATE
CONCURRENCE

*PLANNING BOARD APPROVAL DATE

Note: Petitioner to provide copy of amended plan to Peoples Counsel and to provide proof of same to the Deputy Zoning Commissioner for the files.

* Planning Board approval is not necessary on future amended Auth. plans if the amendments are determined non-material

3. Signature block for each sectional C.R.G./F.D.P. to be included on all pages.

SECTIONAL OR INDIVIDUAL CRG/FDP FOR

MAYS CHAPEL NORTH NEIGHBORHOOD PLANNED UNIT DEVELOPMENT
Phase _____ SECTION _____

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON _____

DIRECTOR OF PLANNING AND ZONING DATE

ZONING COMMISSIONER DATE

over

B. SUPPLEMENTAL COMMENTS FOR PLANS:

1. Remove similar wording and include conspicuously on all plans the following paragraph:

ZONING REGULATIONS

THE BALTIMORE COUNTY ZONING REGULATIONS ARE NOT APPLICABLE TO THIS DEVELOPMENT. THE MAYS CHAPEL NORTH ZONING REGULATIONS ADOPTED AND APPROVED BY THE ZONING COMMISSIONER IN ZONING CASE NUMBER 88-539, AUTH, ASPHX ARE GOVERNING.

THE INTERPRETATION, ADMINISTRATION AND ENFORCEMENT OF THESE REGULATIONS SHALL BE THE RESPONSIBILITY OF THE MCN ASSOCIATION, INC. (ASSOCIATION) A MARYLAND CORPORATION THEIR RESPECTIVE SUCCESSORS OR ASSIGNS. THIS RESPONSIBILITY INCLUDES THE REVIEW AND APPROVAL OF A "COMPLIANCE CERTIFICATE" TO BE PRESENTED TO THE ZONING OFFICE WHEN INDIVIDUAL OWNERS IMPROVEMENTS REQUIRE BALTIMORE COUNTY PERMITS.

2. Sheet 4 of 4 (CRG/FDP - Section 2)

   a. Remove all references to "Baltimore County Zoning Regulations" and replace with "Mays Chapel North Zoning Regulations".

   b. Clarify if the "LARGE DEN" over 100 square feet is counted as a bedroom in the density calculations.

   c. The scale of plan print should be at least 1 inch = 50 ft twice the size of the 100 scale print. If this scale is used larger scale typical street sections and typical lots should be included on the plan for each housing type; standard townhouses, garage townhouses and Condos. These typicals should be keyed with unit or lot numbers not to conflict with the 100 scale plan print.

   d. Clarify the street setback for unit number 62.

   e. Remove shaded building areas and any references to building envelopes. Also, including wording in notes for flexibility in final building locations. (Reference comment by James E. Dyer on April 11, 1989 under "Page 15" title.)

MAYS CHAPEL NORTH
SUPPLEMENTAL DENSITY CHART

I. BULK CALCULATIONS

Retail Space 2,177.68 DNU x 20 sq.ft.= 43.553 sq.ft.
Office Space 2,177.68 DNU x 10 sq.ft.= 21.776 sq.ft.

Open Space Required: .20 x 384.14 = 76.828 acres

Open Space Proposed: .44 x 384.14 = 170 +/- acres

ZONE	ACRES	UNRESTRICTED HEIGHT	ANGLE OF HEIGHT LIMITATION	PERPENDICULAR HEIGHT LIMITATION
DR 3.5	298.48	40'	10°	85'
DR 5.5	85.66	45'	15°	85'

II. PROPOSED PRELIMINARY HOUSING MIX

HOUSING TYPE	DNU	% OF TOTAL	DU	% OF TOTAL
Senior Housing				
Studio	100	4.5%	200	9.2%
1 Bedroom	165	7.5%	220	10.0%
2 Bedroom	205	9.4%	205	9.4%
Mid-Rise Apartments				
2 Bedroom	200	9.2%	200	9.2%
Mid-Rise Condominiums				
Studio	25	1.1%	50	2.3%
2 Bedroom	205	9.4%	205	9.4%
Garden Apartments				
1 Bedroom	78	3.5%	104	4.7%
2 Bedroom	200	9.2%	200	9.2%
3 Bedroom	15	.6%	10	.4%
Garden Condominiums				
Studio	20	.9%	40	.2%
2 Bedroom	300	13.7%	300	13.7%
Townhouses				
3 Bedroom	664.5	30.5%	443	20.0%
	2,177.5	100.0%	2,177	100.0%

III. SUB-AREA PROFILES

Buildable Area	Acres	Year	Height Maximum	DU/AC Max.	DU/AC Min.
2 Townhouse/ Garden Units	32.7	1991	50'	12.0	3.5
3 Townhouse/ Garden Units	21.8	1992	50'	12.0	3.5
4 Townhouse/ Garden Units	20.9	1994	50'	12.0	3.5
5 Mid-Rise/ Garden Units	15.3	1998	65'	16.0	7.5
6 Townhouse/ Garden Units	19.8	1999	50'	12.0	3.5
7 Village Center	29.0	2002	85'	40.0	8.0
8 Townhouses	12.4	2003	45'	8.0	3.5
9 Townhouses	17.6	2005	45'	8.0	3.5
10 Townhouses	13.1	2007	45'	8.0	3.5
11 Mid-Rise/ Townhouses	20.3	2008	65'	16.0	3.5

NOTE: All buildable areas are within DR 3.5 base density zoned land except for the mid-rise section of buildable area 11 which is DR 5.5.

MAYS CHAPEL VILLAGE
TO
BALTIMORE COUNTY, MARYLAND
E.H.K. JR., 7164/408

W 15000
N 58000

MAYS CHAPEL VILLAGE
E.H.K. JR., 5281/326

EXISTING
PADONIA ROAD

RELOCATED PADONIA ROAD

FUTURE
ROUNDWOOD ROAD

MAYS CHAPEL VILLAGE
E.H.K. JR., 5281/326

TALBOT T. SPEER & WIFE
TO
CONSOLIDATED GAS, ELECTRIC, LIGHT & POWER COMPANY OF BALTIMORE
T.B.S. 1901/300

MAYS CHAPEL VILLAGE
E.H.K. JR., 5281/326

FRANCIS A. CEDRIHILL & WIFE
TO
ALMA LUCILE KELLEY
W.G.C. 6597/107

CONSOLIDATED GAS, ELECTRIC, LIGHT & POWER COMPANY OF BALTIMORE R/W

CONSOLIDATED GAS, ELECTRIC, LIGHT & POWER COMPANY OF BALTIMORE R/W

MAYS CHAPEL VILLAGE
E.H.K. JR., 5281/326

FUTURE
ROUNDWOOD ROAD

MAYS CHAPEL VILLAGE
E.H.K. JR., 5281/326

N 58500
W 12000

LONGSTONE ROAD

W 15000
N 56500

PADONIA ROAD

JENIFER ROAD

CHAPEL ASSOCIATES
E.H.K. JR., 5957/697

EXISTING
PADONIA ROAD

MAYS CHAPEL VILLAGE
E.H.K. JR., 5281/326

LONGSTONE ROAD

MAYS CHAPEL VILLAGE
E.H.K. JR., 6452/455

CHAPEL ASSOCIATES
E.H.K. JR., 5957/697

MAYS CHAPEL VILLAGE
E.H.K. JR., 5281/326

RELOCATED MAYS CHAPEL ROAD

RELOCATED PADONIA ROAD

CHAPEL ASSOCIATES
E.H.K. JR., 5957/697

EXISTING
MAYS CHAPEL ROAD

MAYS CHAPEL VILLAGE
E.H.K. JR., 6452/455

N 57000
W 10500

LAWRENCE B. HOLMES &
JOYCE D. HOLMES
E.H.K. JR., 7274/372

GALWAY, INC.
E.H.K. JR., 5683/108

GREENPOINT ROAD

Note The deed conveying to Baltimore County, Maryland, the 70 foot right-of-way shown on this plat, for the installation of Padonia Road, shall specifically provide that title to the property will revert to the grantor, and/or its successors or assigns in intrest, in the event the county widens the paved portion of the road without a public hearing, other than as follows: (i) A 44 foot paved width running up to the westernmost intersection of Roundwood and Padonia Roads; (ii) tapered from that point to a 30 foot paved width up to a point 850 feet west, measured along Padonia Road; and (iii) tapered from that point to a 24 foot paved width running a distance of aproximately 850 feet to its intersection with existing old Padonia Road. Any future increase in paving width within the reserved right-of-way will constitute an amendment to the approved Authorization Plan for Mays Chapel North and will require approval of the Planning Board and Zoning Commissioner. Such approval shall not be granted by the Zoning Commissioner until a public hearing has been held as required by the zoning law for a substantial change or modification in the Authorization Plan.

OFFICE OF PLANNING AND ZONING
APPROVED BY:

ZONING COMMISSIONER DATE

DIRECTOR OF PLANNING DATE

OWNER & DEVELOPER
JAMES KEELTY & CO., INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

PLAT PREPARED BY:
JAMES KEELTY & CO., INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

SECTION ONE

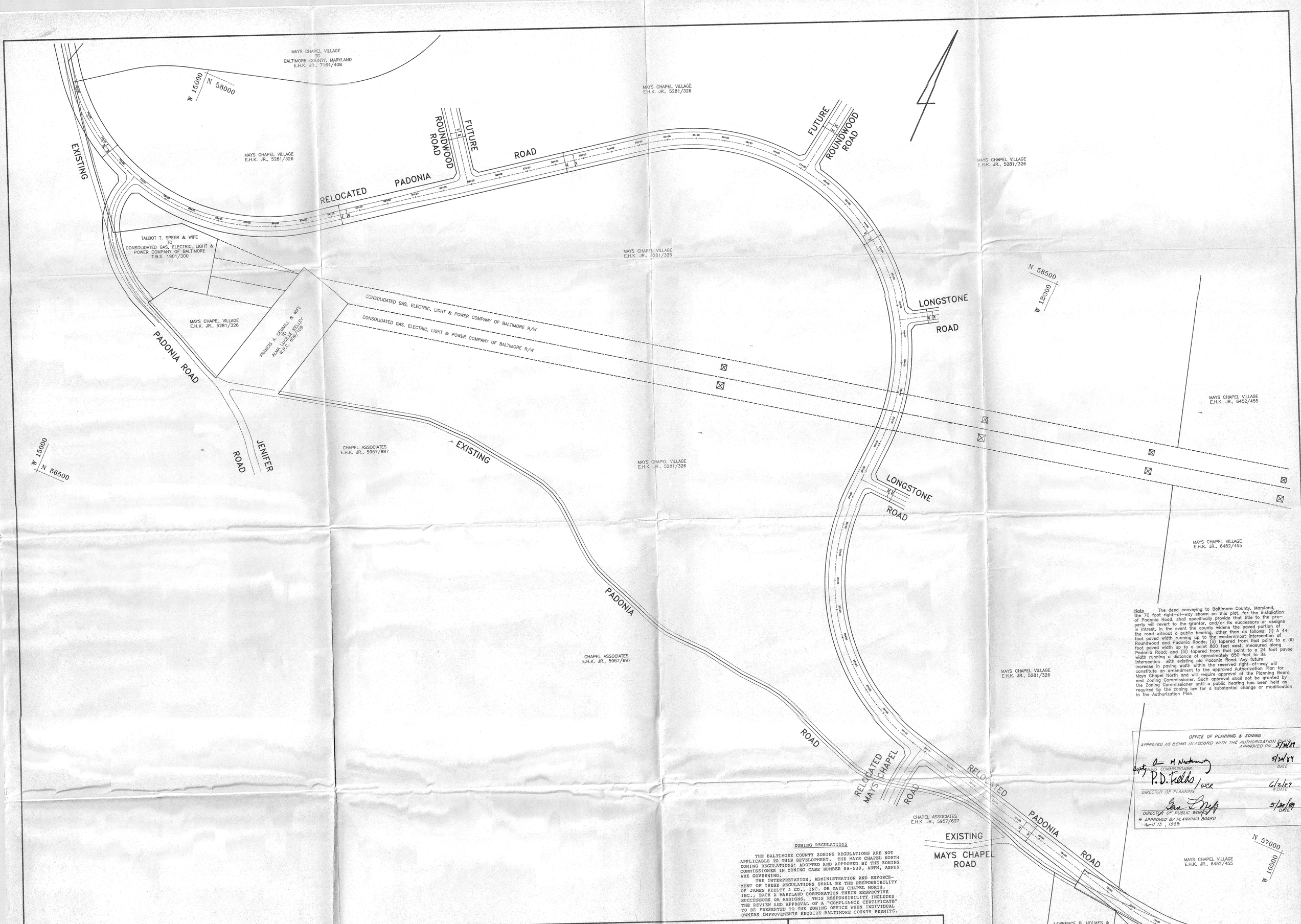
MAYS CHAPEL NORTH PUD

Part of CRG and FDP Submittal

BALTIMORE COUNTY, MARYLAND
SCALE 1" = 100'

ELECTION DISTRICT No. 8
JANUARY 13, 1989

NORMAN G. SACKS ASSOCIATES, INC. DATE
REG. #9698



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OFFICE OF PLANNING & ZONING
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN
APPROVED ON 5/30/89

Deputy Zoning Commissioner — 5/30/89 DATE

P.D. Fields / WCR — DIRECTOR OF PLANNING — 6/2/89 * DATE

Gene L. Neff — DIRECTOR OF PUBLIC WORKS — 5/30/89 DATE

* APPROVED BY PLANNING BOARD April 13, 1989

ZONING REGULATIONS

THE BALTIMORE COUNTY ZONING REGULATIONS ARE NOT APPLICABLE TO THIS DEVELOPMENT. THE MAYS CHAPEL NORTH ZONING REGULATIONS: ADOPTED AND APPROVED BY THE ZONING COMMISSIONER IN ZONING CASE NUMBER 88-539, AUTH, ASPHX ARE GOVERNING.

THE INTERPRETATION, ADMINISTRATION AND ENFORCEMENT OF THESE REGULATIONS SHALL BE THE RESPONSIBILITY OF JAMES KEELTY & CO., INC. OR MAYS CHAPEL NORTH, INC., EACH A MARYLAND CORPORATION THEIR RESPECTIVE SUCCESSORS OR ASSIGNS. THIS RESPONSIBILITY INCLUDES THE REVIEW AND APPROVAL OF A "COMPLIANCE CERTIFICATE" TO BE PRESENTED TO THE ZONING OFFICE WHEN INDIVIDUAL OWNERS IMPROVEMENTS REQUIRE BALTIMORE COUNTY PERMITS.

OWNER & DEVELOPER
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PHONE NUMBER (301) 252-8600

PLAT PREPARED BY:
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P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

SECTION ONE
CONSISTS OF PADONIA ROAD R/W

MAYS CHAPEL NORTH PUD

Part of CRG and FDP Submittal

BALTIMORE COUNTY, MARYLAND
SCALE 1" = 100'

ELECTION DISTRICT No. 8
JANUARY 13, 1989

Norman Gordon Sacks 1/23/89
NORMAN G. SACKS ASSOCIATES, INC. DATE
REG. #9698

SHEET 1 OF 2

MAYS CHAPEL VILLAGE
TO
BALTIMORE COUNTY, MARYLAND
E.H.K. JR., 7164/408

N 58000
W 15000

MAYS CHAPEL VILLAGE
E.H.K. JR., 5281/326

EXISTING
PADONIA
ROAD

RELOCATED PADONIA ROAD

FUTURE
ROUNDWOOD
ROAD

TALBOT T. SPEER & WIFE
TO
CONSOLIDATED GAS, ELECTRIC, LIGHT & POWER COMPANY OF BALTIMORE
T.B.S. 1901/300

FRANCIS A. GEMMILL & WIFE
TO
ALMA LUCILE KELLEY
W.P.C. 609/108

CONSOLIDATED GAS, ELECTRIC, LIGHT & POWER COMPANY OF BALTIMORE R/W

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E.H.K. JR., 6452/455

N 56500
W 15000

JENIFER
ROAD

CHAPEL ASSOCIATES
E.H.K. JR., 5957/697

EXISTING
PADONIA
ROAD

RELOCATED MAYS CHAPEL ROAD

LONGSTONE
ROAD

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OFFICE OF PLANNING & ZONING
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN
APPROVED ON 5/30/89

ZONING COMMISSIONER — 5/30/89 DATE

P.D. Fields — 6/2/89 DATE
DIRECTOR OF PLANNING

DIRECTOR OF PUBLIC WORKS — 5/30/89 DATE

* APPROVED BY PLANNING BOARD
April 13, 1989

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LAWRENCE B. HOLMES &
JOYCE D. HOLMES
E.H.K. JR., 7274/372

GALWAY, INC.
E.H.K. JR., 5683/108

GREENPOINT
ROAD

SHEET 1 OF 2

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SECTION ONE
CONSISTS OF PADONIA ROAD R/W

MAYS CHAPEL NORTH PUD

Part of CRG and FDP Submittal

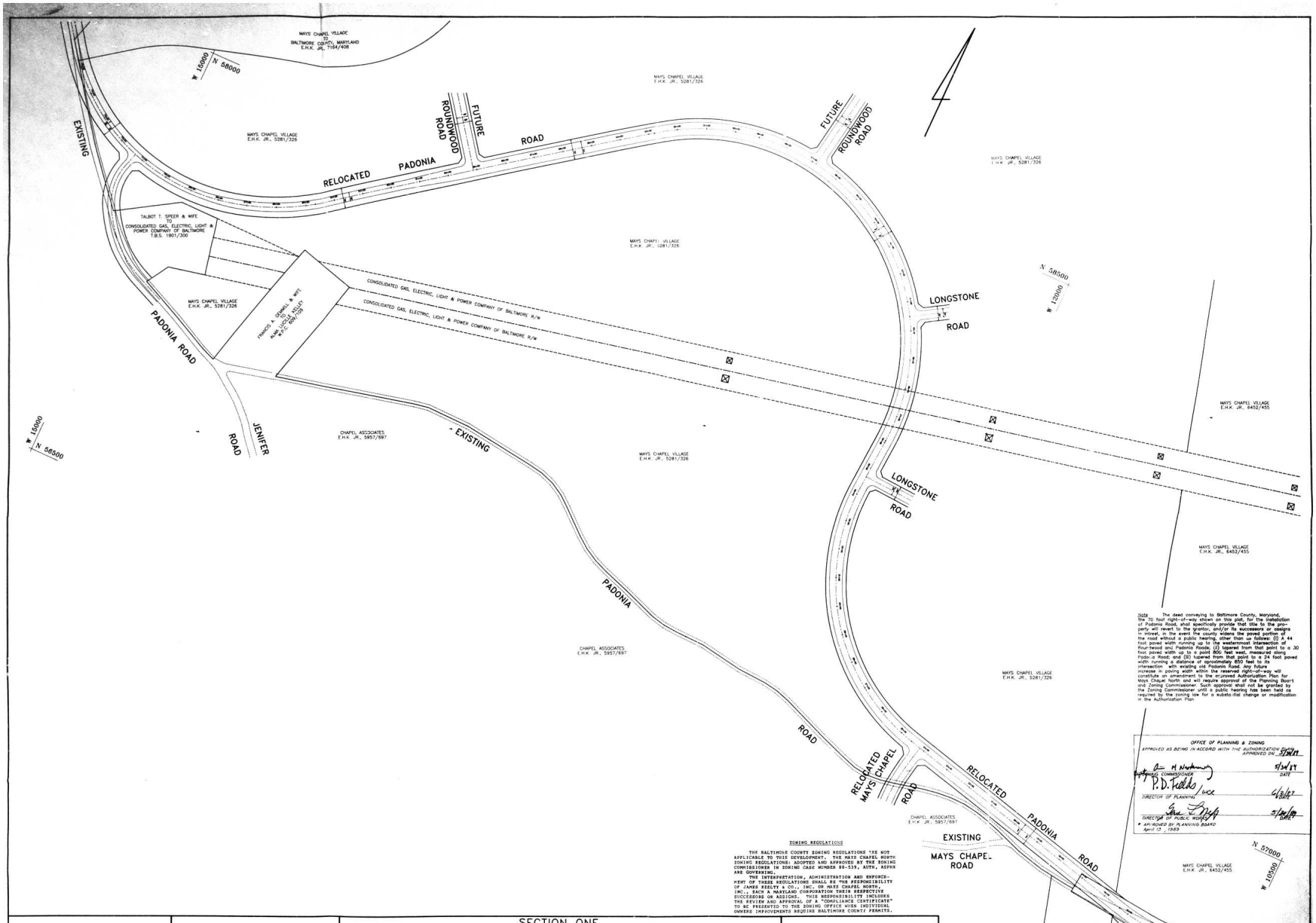
BALTIMORE COUNTY, MARYLAND
SCALE 1" = 100'

ELECTION DISTRICT No. 8
JANUARY 13, 1989 5/9/89

PLAN UNIT DEVELOPMENT - SEE ZONING ORDER 88-536-ASPHX

NORMAN G. SACKS ASSOCIATES, INC.
REG. #9698

Norman Gordon Sacks 4/25/89
DATE



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OFFICE OF PLANNING & ZONING
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN
APPROVED ON 5/30/89

[signature] M Nachman 5/30/89
ZONING COMMISSIONER DATE

P.D. Fields / WCR 6/8/89
DIRECTOR OF PLANNING DATE

[signature] 5/30/89
DIRECTOR OF PUBLIC WORKS DATE

* APPROVED BY PLANNING BOARD April 13, 1989

ZONING REGULATIONS

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OWNER & DEVELOPER
JAMES KEELTY & CO., INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

PLAT PREPARED BY:
JAMES KEELTY & CO., INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 2 093
PHONE NUMBER (301) 252-8600

SECTION ONE
CONSISTS OF PADONIA ROAD R/W

MAYS CHAPEL NORTH PUD

Part of CRG and FDP Submittal

BALTIMORE COUNTY, MARYLAND
SCALE 1" = 100'

ELECTION DISTRICT No. 8
JANUARY 13, 1989
5/9/89

Norman Gordon Sacks 1/21/89
NORMAN G. SACKS ASSOCIATES, INC. DATE
REG. #9698

PLAN UNIT DEVELOPMENT - SEE ZONING ORDER 88-536-ASPHX

SHEET 1 OF 2

MAYS CHAPEL NORTH
PLANNED UNIT DEVELOPMENT DATA

TRACT SIZE AND DENSITY PERMITTED

ZONE	ACRES	DENSITY UNITS/ACRE	MAXIMUM PERMITTED DENSITY UNITS
DR 3.5	298.48	5.0	1,492.40
DR 5.5	85.66	8.0	685.28
TOTALS	384.14		2,177.68

	MAXIMUM	MINIMUM
DENSITY UNITS PROPOSED:	2177.6	1,853
DWELLING UNITS PROPOSED:	2,177	1,543
OPEN SPACE PROPOSED:	170 ACRES	
VILLAGE CENTER NON RESIDENTIAL USES:		
CONVENIENCE, SERVICE RETAIL	43,553 SQ. FT.	
OFFICES	21,776 SQ. FT.	
DAY CARE CENTER		
COMMUNITY SPACE		
RECREATION CENTER		
BUILDING HEIGHTS:		
SENIOR HOUSING/ LIFE CARE IN VILLAGE CENTER	8 STORIES	
ALL OTHER MID-RISE UNITS	4 OR 6 STORIES	
DENSITIES:		
TOWNHOUSES, 3 STORY MAXIMUM	3.5 TO 12.0 DU/A	
TOWNHOUSES OR GARDEN UNITS, 4 STORY MAXIMUM	6.0 TO 16.0 DU/A	
MID-RISE UNITS, 6 STORY MAXIMUM	8.0 TO 24.0 DU/A	
SENIOR / LIFE CARE, 8 STORY MAXIMUM	40 DU/A	
OVERALL SITE DENSITY	5.67 DU/A	

LEGEND

APPROXIMATE LIMIT OF EXISTING TREES TO BE RETAINED:

MAJOR ROADS:

MINOR ROADS:

EXISTING STREAM:

PROPOSED PRELIMINARY SITE DEVELOPMENT PHASING (2)

NOTE: ALL ACREAGES SHOWN HEREON ARE NET BUILDABLE AREAS FOR EACH AREA AND SUBAREA.

OPEN SPACE OR INSTITUTIONAL SITE
1.3 AC±

JENIFER ROAD

CHAPELGATE

EXISTING ROAD TO BECOME SINK PATHWAY

TOWNHOUSES
3 STORY MAXIMUM
12.4 AC± (8)

COUNTY SCHOOL/ RECREATION SITE
20.1 AC±

PADONIA FARMS

TOWNHOUSES
3 STORY MAXIMUM
13.1 AC ± (10)

TOWNHOUSES, GARDENS OR MID-RISE UNITS
6 STORY MAXIMUM
19.8 AC± (6)

VILLAGE CENTER
CONVENIENCE RETAIL / OFFICES
DAY CARE
COMMUNITY SPACE
RECREATION
SENIOR HOUSING / LIFE CARE
8 STORY, 85' MAXIMUM
MID-RISE HOUSING
6 STORY, 65' MAXIMUM
29.0 AC± (7)

TOWNHOUSES
3 STORY MAXIMUM
17.6 AC± (9)

TOWNHOUSES OR GARDEN UNITS
4 STORY MAXIMUM
38.7 AC± (2)

TOWNHOUSES, GARDENS OR MID-RISE UNITS
4 STORY MAXIMUM
20.9 AC± (4)

TOWNHOUSES OR GARDEN UNITS
4 STORY MAXIMUM
DR-5.5

MID-RISE HOUSING
6 STORY MAXIMUM
20.3 AC± (11)

MORNINGSIDE

TOWNHOUSES, GARDENS OR MID-RISE UNITS
4 STORY MAXIMUM
21.8 AC± (3)

GARDEN UNITS
4 STORY MAXIMUM
MID-RISE HOUSING
4 STORY MAXIMUM
17.3 AC± (5)

DR-3.5
DR-5.5

COMMUNITY SPORTS FIELDS

I II III IV V VI

PADONIA ROAD

PLANNING BOARD REQUIREMENTS

I. Mid-rise housing in this area limited to 4 story maximum.

II. This access road eliminated to preserve environment.

III Mid-rise housing limited to a 4 story maximum also allowed.

IV. In this area, 6 story mid-rise housing in shape of a or Y.

V. Paved width of Padonia Road, from east to west: 44' to westernmost intersection with Meadowell; thence 30' for a distance of approximately 800'; and thence 24' to end of site.

VI. Minimum distance of 100' to be maintained between boundary line of tract and any principal building, with undisturbed 100' wooded buffer along R.C. 5 Rural Residential Development to the north.

ZONING REGULATIONS

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Deputy Zoning Commissioner Refinements:

(a) Unit Development Plan (Authorization Plan) approved as revised by the Baltimore County Planning Board.

(b) In Area II, referred to in Planning Board Modification (2a) (iii) above, no more than seven (7) six-story buildings shall be developed, the number of buildings shown on the Illustrative Plan filed in the zoning case in Area II shall be the last Area where construction is commenced;

(c) Commencement of commercial and office portions of the Village Center (Area 7) shall be no sooner than completion of at least five of the proposed Areas or Sections.

NORMAN G. SACKS ASSOCIATES, INC. — DATE 11/15/89

REC. 90008

FIRST AMENDED OVERALL AUTHORIZATION PLAN
MAYS CHAPEL NORTH
PLANNED UNIT DEVELOPMENT
JAMES KEELTY & CO., INC.
BUILDERS AND DEVELOPERS

Mays Chapel North
AUTHORIZATION PLAN – UNIT DEVELOPMENT

Prepared For: JAMES KEELTY & CO, INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT·McCUNE·WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

Scale: 1"=200' JOB # 88022

0 100' 200' 400' 800'

REVISIONS	DATE
3/8/88 6/8/88 3/14/88 11/4/88	JULY 30, 1987

SHEET 1 OF 2

MAYS CHAPEL NORTH
PLANNED UNIT DEVELOPMENT DATA

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OPEN SPACE PROPOSED:	170 ACRES	
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CONVENIENCE, SERVICE RETAIL	43,553 SQ. FT.	
OFFICES	21,776 SQ. FT.	
DAY CARE CENTER		
COMMUNITY SPACE		
RECREATION CENTER		
BUILDING HEIGHTS:		
SENIOR HOUSING/ LIFE CARE IN VILLAGE CENTER	8 STORIES	
ALL OTHER MID-RISE UNITS	4 OR 6 STORIES	

DENSITIES:

TOWNHOUSES, 3 STORY MAXIMUM	3.5 TO 12.0 DU/A
TOWNHOUSES OR GARDEN UNITS, 4 STORY MAXIMUM	6.0 TO 16.0 DU/A
MID-RISE UNITS, 6 STORY MAXIMUM	8.0 TO 24.0 DU/A
SENIOR / LIFE CARE, 8 STORY MAXIMUM	40 DU/A
OVERALL SITE DENSITY	5.67 DU/A

LEGEND

APPROXIMATE LIMIT OF EXISTING TREES TO BE RETAINED:
MAJOR ROADS:
MINOR ROADS:
EXISTING STREAM:
PROPOSED PRELIMINARY SITE DEVELOPMENT PHASING (2)

NOTE: ALL ACREAGES SHOWN HEREON ARE NET BUILDABLE AREAS FOR EACH AREA AND SUBAREA.

OPEN SPACE OR INSTITUTIONAL SITE
1.3 AC±

JENIFER ROAD

CHAPELGATE

ROAD TO BECOME BIKE / PATHWAY

TOWNHOUSES
3 STORY MAXIMUM
12.4 AC±
8

COUNTY SCHOOL/ RECREATION SITE
20.1 AC±

PADONIA FARMS

TOWNHOUSES
3 STORY MAXIMUM
13.1 AC ±
10

TOWNHOUSES, GARDENS OR MID-RISE UNITS
6 STORY MAXIMUM
19.8 AC±
6

VILLAGE CENTER
CONVENIENCE RETAIL / OFFICES
DAY CARE
COMMUNITY SPACE
RECREATION
SENIOR HOUSING / LIFE CARE
8 STORY, 85' MAXIMUM
MID-RISE HOUSING
6 STORY, 65' MAXIMUM
29.0 AC±
7

TOWNHOUSES
3 STORY MAXIMUM
17.0 AC±
9

TOWNHOUSES OR GARDEN UNITS
4 STORY MAXIMUM
32.7 AC±
2

TOWNHOUSES, GARDENS OR MID-RISE UNITS
4 STORY MAXIMUM
20.9 AC±
4

TOWNHOUSES OR GARDEN UNITS
4 STORY MAXIMUM
DR=5.5

MID-RISE HOUSING
6 STORY MAXIMUM
20.3 AC±
11

TOWNHOUSES, GARDENS OR MID-RISE UNITS
4 STORY MAXIMUM
21.8 AC±
3

GARDEN UNITS
4 STORY MAXIMUM
MID-RISE HOUSING
4 STORY MAXIMUM
15.3 AC±
5

PADONIA

MORNINGSIDE

DR=3.5
DR=5.5

COMMUNITY SPORTS FIELDS

I
II
III
IV
V
VI

PLANNING BOARD MODIFICATIONS

I. Mid-rise housing in this area limited to 4 story maximum.

II. The access road eliminated to preserve environment.

III. Mid-rise housing limited to 6 story maximum also allowed.

IV. In this area, 4 story mid-rise housing in shape of + or T.

V. Paved widths of Padonia Road, from east to west: 44' to commencement of intersection with Roundabout; thence 30' for a distance of approximately 800'; and thence 24' to end of site.

VI. Minimum distance of 100' to be maintained between boundary line of tract and any principal building, with undisturbed 100' wooded buffer along R.C. 5 Rural Residential Development to the north.

FINAL OVERALL AUTHORIZATION PLAN FOR MAYS CHAPEL NORTH PLANNED UNIT DEVELOPMENT IN ACCORDANCE WITH THE DEPUTY ZONING COMMISSIONER'S ORDER DATED 11/4/88.

P.D. Fields 4/6/89
DIRECTOR OF PLANNING AND ZONING DATE

DEPUTY ZONING COMMISSIONER DATE

Deputy Zoning Commissioner Refinements:

(a) Unit Development Plan (Authorization Plan) approved as revised by the Baltimore County Planning Board.

(b) In Area II, referred to in Planning Board Modification Item IV, not more than three (3) six-story buildings shall be developed, the number of buildings shown on the illustrative Plan filed in the zoning case. Area II shall be the last Area where construction is commenced.

(c) Commencement of commercial and office portions of the Village Center (Area 7) shall be no sooner than completion of at least five of the proposed Areas or Sections.

Mays Chapel North
AUTHORIZATION PLAN MAP

Prepared For: JAMES KEELTY & CO, INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT·McCUNE·WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

Scale: 1"=200' JOB # 86072
0 100' 200' 400' 800'

AUTHORIZATION PLAN MAP
MAYS CHAPEL NORTH
Planned Unit Development
JAMES KEELTY & CO. INC.
BUILDERS AND DEVELOPERS

REVISIONS	DATE	FIGURE
3/8/88 8/8/88 3/14/88 11/4/88	JULY 30, 1987	12

MAYS CHAPEL NORTH
PLANNED UNIT DEVELOPMENT DATA

TRACT SIZE AND DENSITY PERMITTED

ZONE	ACRES	DENSITY UNITS/ACRE	MAXIMUM PERMITTED DENSITY UNITS
DR 3.5	298.48	5.0	1,492.40
DR 5.5	85.66	8.0	685.28
TOTALS	384.14		2,177.68

	MAXIMUM	MINIMUM
DENSITY UNITS PROPOSED:	2177.6	1,853
DWELLING UNITS PROPOSED.	2,177	1,543
OPEN SPACE PROPOSED:	170 ACRES	
VILLAGE CENTER NON RESIDENTIAL USES:		
CONVENIENCE, SERVICE RETAIL	43,553 SQ. FT.	
OFFICES	21,776 SQ. FT.	
DAY CARE CENTER		
COMMUNITY SPACE		
RECREATION CENTER		
BUILDING HEIGHTS:		
SENIOR HOUSING/ LIFE CARE IN VILLAGE CENTER	8 STORIES	
ALL OTHER MID-RISE UNITS	4 OR 6 STORIES	
DENSITIES:		
TOWNHOUSES, 3 STORY MAXIMUM	3.5 TO 12.0 DU/A	
TOWNHOUSES OR GARDEN UNITS, 4 STORY MAXIMUM	6.0 TO 16.0 DU/A	
MID-RISE UNITS, 6 STORY MAXIMUM	8.0 TO 24.0 DU/A	
SENIOR / LIFE CARE, 8 STORY MAXIMUM	40 DU/A	
OVERALL SITE DENSITY	5.67 DU/A	

LEGEND

APPROXIMATE LIMIT OF EXISTING TREES TO BE RETAINED:

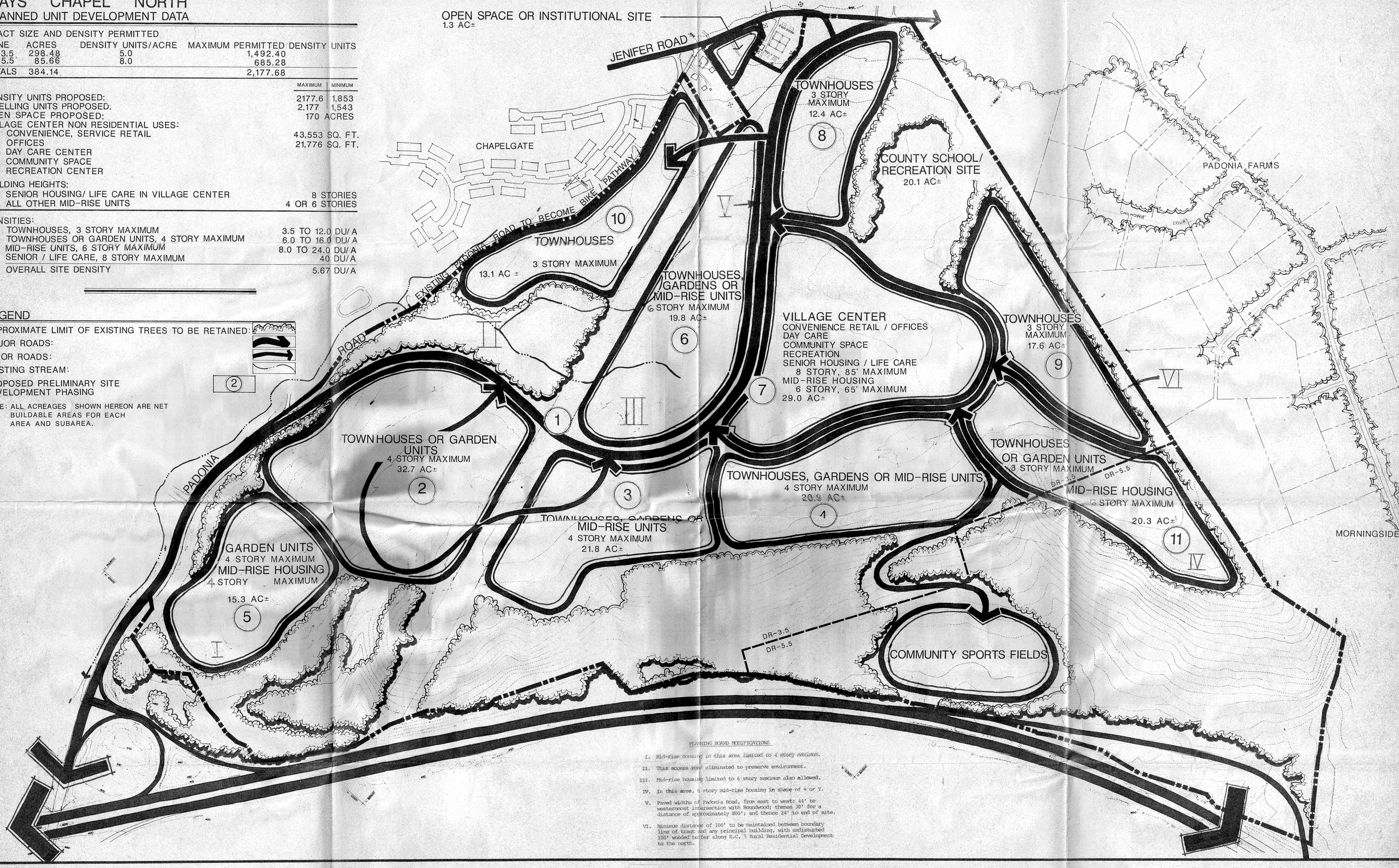
MAJOR ROADS:

MINOR ROADS:

EXISTING STREAM:

PROPOSED PRELIMINARY SITE DEVELOPMENT PHASING (2)

NOTE: ALL ACREAGES SHOWN HEREON ARE NET BUILDABLE AREAS FOR EACH AREA AND SUBAREA.



PLANNING BOARD MODIFICATIONS

I. Mid-rise housing in this area limited to 4 story maximum.

II. This access road eliminated to preserve environment.

III. Mid-rise housing limited to 6 story maximum also allowed.

IV. In this area, 4 story mid-rise housing in shape of + or Y.

V. Paved widths of Padonia Road, from east to west: 44' to westernmost intersection with Roundwood; thence 30' for a distance of approximately 800'; and thence 24' to end of site.

VI. Minimum distance of 100' to be maintained between boundary line of tract and any principal building, with undisturbed 100' wooded buffer along R.C. 5 Rural Residential Development to the north.

Deputy Zoning Commissioner Refinements:

(a) Unit Development Plan (Authorization Plan) approved as revised by the Baltimore County Planning Board;

(b) In Area II, referred to in Planning Board Modification Item IV, not more than three (3) six-story buildings shall be developed; the number of buildings shown on the Illustrative Plan filed in the zoning case. Area II shall be the last Area where construction is commenced;

(c) Commencement of commercial and office portions of the Village Center (Area 7) shall be no sooner than completion of at least five of the proposed Areas or Sections.

Mays Chapel North

AUTHORIZATION PLAN — UNIT DEVELOPMENT

Prepared For: JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

Scale: 1"-200' JOB # 86022

0 100' 200' 400' 800'

AUTHORIZATION PLAN

MAYS CHAPEL NORTH

PART OF CRG & FDP SUBMITTAL FOR SECTION ONE & TWO

JAMES KEELTY & CO., INC. BUILDERS AND DEVELOPERS

REVISIONS	DATE
3/8/88	JULY 30, 1987
3/14/88	
11/4/88	

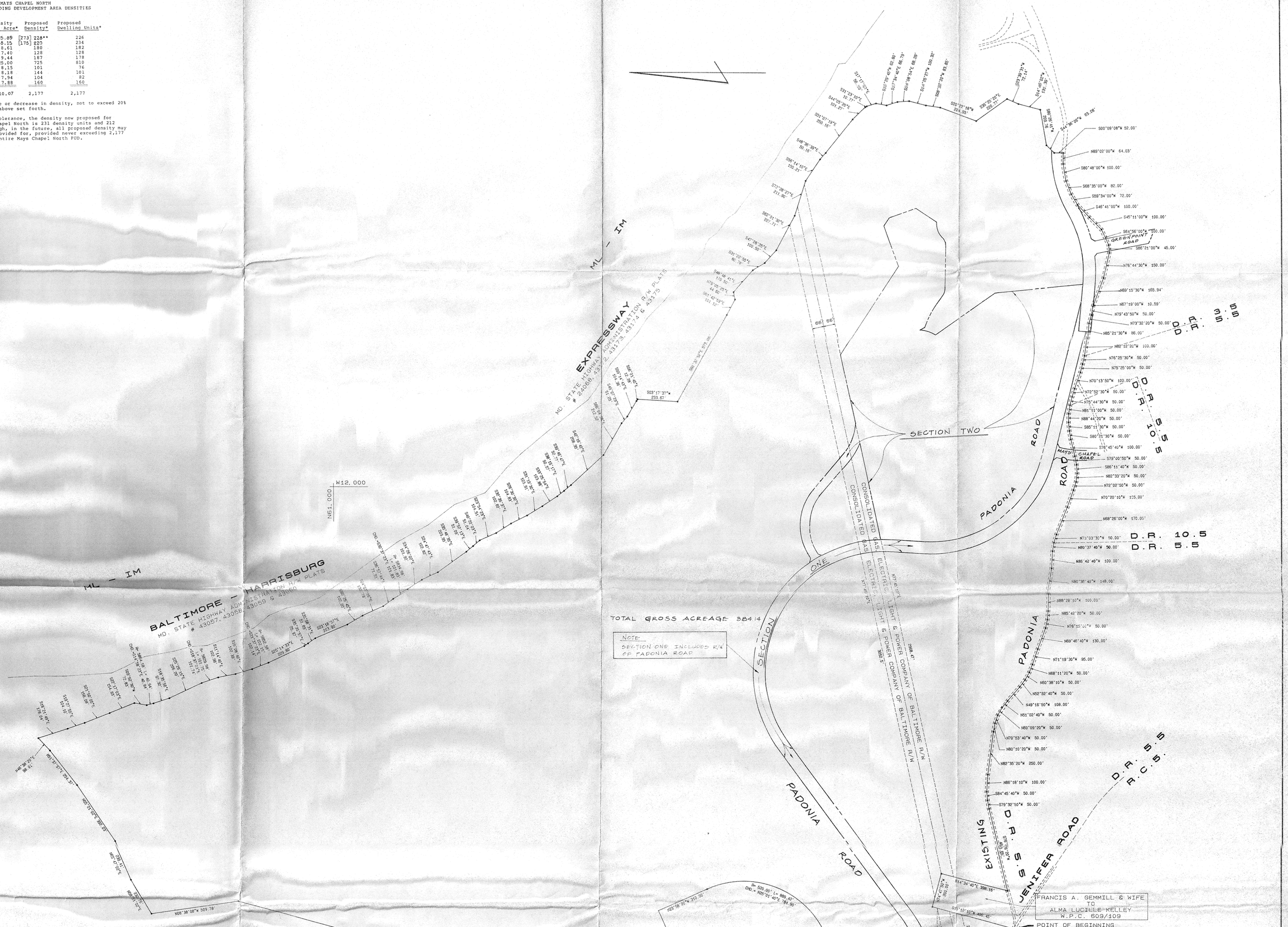
SHEET 2 OF 4

MAYS CHAPEL NORTH
PROPOSED BUILDING DEVELOPMENT AREA DENSITIES

Building Development Area	Acreage	Density Per Acre*	Proposed Density*	Proposed Dwelling Units*
2	38.7	[7.05] 5.89	[273] 228**	226
3	[21.8] 27.0	[8.03] 8.15	[175] 220	234
4	20.9	8.61	180	182
5	17.3	7.40	128	128
6	19.8	9.44	187	178
7	29.0	25.00	725	810
8	12.4	8.15	101	76
9	17.6	8.18	144	101
10	13.1	7.94	104	82
11	20.3	7.88	160	160
TOTAL	[210.9] 216.1	[10.32] 10.07	2,177	2,177

* All subject to increase or decrease in density, not to exceed 20% in any given area, as above set forth.

** Within the aforesaid tolerance, the density now proposed for Section Two of Mays Chapel North is 231 density units and 212 dwelling units, although, in the future, all proposed density may fluctuate, as above provided for, provided never exceeding 2,177 density units in the entire Mays Chapel North PUD.



ZONING REGULATIONS

THE BALTIMORE COUNTY ZONING REGULATIONS ARE NOT APPLICABLE TO THIS DEVELOPMENT. THE MAYS CHAPEL NORTH ZONING REGULATIONS: ADOPTED AND APPROVED BY THE ZONING COMMISSIONER IN ZONING CASE NUMBER 88-539, AUTH, ASPHX ARE GOVERNING.

THE INTERPRETATION, ADMINISTRATION AND ENFORCEMENT OF THESE REGULATIONS SHALL BE THE RESPONSIBILITY OF JAMES KEELTY & CO., INC. OR MAYS CHAPEL NORTH, INC., EACH A MARYLAND CORPORATION THEIR RESPECTIVE SUCCESSORS OR ASSIGNS. THIS RESPONSIBILITY INCLUDES THE REVIEW AND APPROVAL OF A "COMPLIANCE CERTIFICATE" TO BE PRESENTED TO THE ZONING OFFICE WHEN INDIVIDUAL OWNERS IMPROVEMENTS REQUIRE BALTIMORE COUNTY PERMITS.

MAYS CHAPEL NORTH PLANNED NEIGHBORHOOD UNIT DEVELOPMENT
Z AMENDMENT TO OVERALL AUTHORIZATION PLAN

DATE: MAY 9, 1989

CHANGES: 1. OUTLINE FOR SECTIONS 2 & 5. REVISED DUE TO COUNTY CHANGES.
2. ACREAGE REVISED DUE TO COUNTY CHANGES.
3.
4.

CERTIFICATE OF RECOMMENDATION THAT THE ABOVE AMENDMENTS ARE NON-MATERIAL IN NATURE AS DEFINED IN ZONING CASE 88-539, Auth, ASPHX AND A PUBLIC HEARING IS NOT REQUIRED AND PLAT APPROVED.

P. Fields 11 Oct 89 — DIRECTOR OF PLANNING & ZONING, DATE
Apply — ZONING COMMISSIONER, CONCURRENCE — 10/4/89 DATE

*PLANNING BOARD APPROVAL DATE APRIL 13, 1989

Note: Petitioner to provide copy of amended plan to People's Counsel and to provide proof of same to the Deputy Zoning Commissioner for the files.
* Planning Board approval is not necessary on future amended Auth. plans if the amendments are determined non-material

SECOND AMENDED OUTLINE AND SECTIONS FOR NEIGHBORHOOD UNIT DEVELOPMENT KNOWN AS MAYS CHAPEL NORTH

C.R.G. & F.D.P.
SUBMITTAL FOR SECTIONS ONE & TWO

BALTIMORE COUNTY, MARYLAND
SCALE 1" = 200'

ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT
JANUARY 13, 1989
SEPTEMBER 6, 1989

OWNER & DEVELOPER
JAMES KEELTY & CO., INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

PLAT PREPARED BY:
JAMES KEELTY & CO., INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

5/9/89

Norman Gordon Sacks 1/23/89
NORMAN G. SACKS ASSOCIATES, INC. DATE
REG. #9698

SHEET 2 OF 2

MAYS CHAPEL NORTH
PROPOSED BUILDING DEVELOPMENT AREA DENSITIES

Building Development Area	Acreage	Density Per Acre*	Proposed Density*	Proposed Dwelling Units*
2	38.7	7.05	273**	226
3	21.8	8.03	175	234
4	20.9	8.61	180	182
5	17.3	7.40	128	128
6	19.8	9.44	187	178
7	29.0	25.00	725	810
8	12.4	8.15	101	76
9	17.6	8.18	144	101
10	13.1	7.94	104	82
11	20.3	7.88	160	160
TOTAL	210.9	10.32	2,177	2,177

* All subject to increase or decrease in density, not to exceed 20% in any given area, as above set forth.

** Within the aforesaid tolerance, the density now proposed for Section Two of Mays Chapel North is 231 density units and 212 dwelling units, although, in the future, all proposed density may fluctuate, as above provided for, provided never exceeding 2,177 density units in the entire Mays Chapel North PUD.

ML - IM

MD. STATE HIGHWAY ADMINISTRATION R/W PLATS # 24068, 43172, 43179, 43174 & 43175

EXPRESSWAY

ML - IM

BALTIMORE - HARRISBURG
MD. STATE HIGHWAY ADMINISTRATION R/W PLATS # 43057, 43058, 43059 & 43060

TOTAL GROSS ACREAGE 384.14

NOTE:
SECTION ONE INCLUDES R/W OF PADONIA ROAD

SECTION ONE

SECTION TWO

PADONIA ROAD

MAYS CHAPEL ROAD

GREEN POINT ROAD

EXISTING JENIFER ROAD

CONSOLIDATED GAS, ELECTRIC, LIGHT & POWER COMPANY OF BALTIMORE R/W

D.R. 10.5

D.R. 5.5

R.C.S.

R.C.5.

D.R. 3.5

R.C.O.

MAYS CHAPEL VILLAGE
TO
BALTIMORE COUNTY, MARYLAND
E.H.K., JR. 7164/408

FRANCIS A. GEMMILL & WIFE
TO
ALMA LUCILLE KELLEY
W.P.C. 609/109

TALBOT T. SPEER & WIFE
TO
CONSOLIDATED GAS, ELECTRIC, LIGHT & POWER COMPANY OF BALTIMORE
T.B.S. 1901/300

POINT OF BEGINNING

N61.000 W12.000

N61.000 W15.000

N56.000 W15.000

ZONING REGULATIONS

THE BALTIMORE COUNTY ZONING REGULATIONS ARE NOT APPLICABLE TO THIS DEVELOPMENT. THE MAYS CHAPEL NORTH ZONING REGULATIONS: ADOPTED AND APPROVED BY THE ZONING COMMISSIONER IN ZONING CASE NUMBER 88-539, AUTH, ASPHX ARE GOVERNING.

THE INTERPRETATION, ADMINISTRATION AND ENFORCEMENT OF THESE REGULATIONS SHALL BE THE RESPONSIBILITY OF JAMES KEELTY & CO., INC. OR MAYS CHAPEL NORTH, INC., EACH A MARYLAND CORPORATION THEIR RESPECTIVE SUCCESSORS OR ASSIGNS. THIS RESPONSIBILITY INCLUDES THE REVIEW AND APPROVAL OF A "COMPLIANCE CERTIFICATE" TO BE PRESENTED TO THE ZONING OFFICE WHEN INDIVIDUAL OWNERS IMPROVEMENTS REQUIRE BALTIMORE COUNTY PERMITS.

MAYS CHAPEL NORTH PLANNED NEIGHBORHOOD UNIT DEVELOPMENT
1ST AMENDMENT TO OVERALL AUTHORIZATION PLAN

DATE: MAY 9, 1989

CHANGES: 1. OUTLINE FOR SECTIONS 2 & 5 REVISED DUE TO COUNTY CHANGES.
2. ACREAGE REVISED DUE TO COUNTY CHANGES.
3.
4.

CERTIFICATE OF RECOMMENDATION THAT THE ABOVE AMENDMENTS ARE NON-MATERIAL IN NATURE AS DEFINED IN ZONING CASE 88-539, Auth, ASPHX AND PUBLIC HEARING IS NOT REQUIRED AND PLAT APPROVED.

P.D. Kelly/NCR 6/2/89
DIRECTOR OF PLANNING & ZONING, DATE

Deputy Zoning Commissioner 5/24/89
ZONING COMMISSIONER'S CONCURRENCE, DATE

*PLANNING BOARD APPROVAL DATE APRIL 13, 1989

Note: Petitioner to provide copy of amended plan to Peoples Counsel and to provide proof of same to the Deputy Zoning Commissioner for the file.

* Planning Board approval is not necessary on future amended Auth. plans if the amendments are determined non-material

FIRST AMENDED OUTLINE AND SECTIONS FOR NEIGHBORHOOD UNIT DEVELOPMENT KNOWN AS MAYS CHAPEL NORTH

C.R.G. & F.D.P.
SUBMITTAL FOR SECTIONS
ONE & TWO

BALTIMORE COUNTY, MARYLAND
SCALE 1" = 200'

ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT
JANUARY 13, 1989

OWNER & DEVELOPER
JAMES KEELTY & CO., INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

PLAT PREPARED BY:
JAMES KEELTY & CO., INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

5/9/89

Norman G. Sacks 1/25/89
NORMAN G. SACKS ASSOCIATES, INC. DATE
REG. #9698

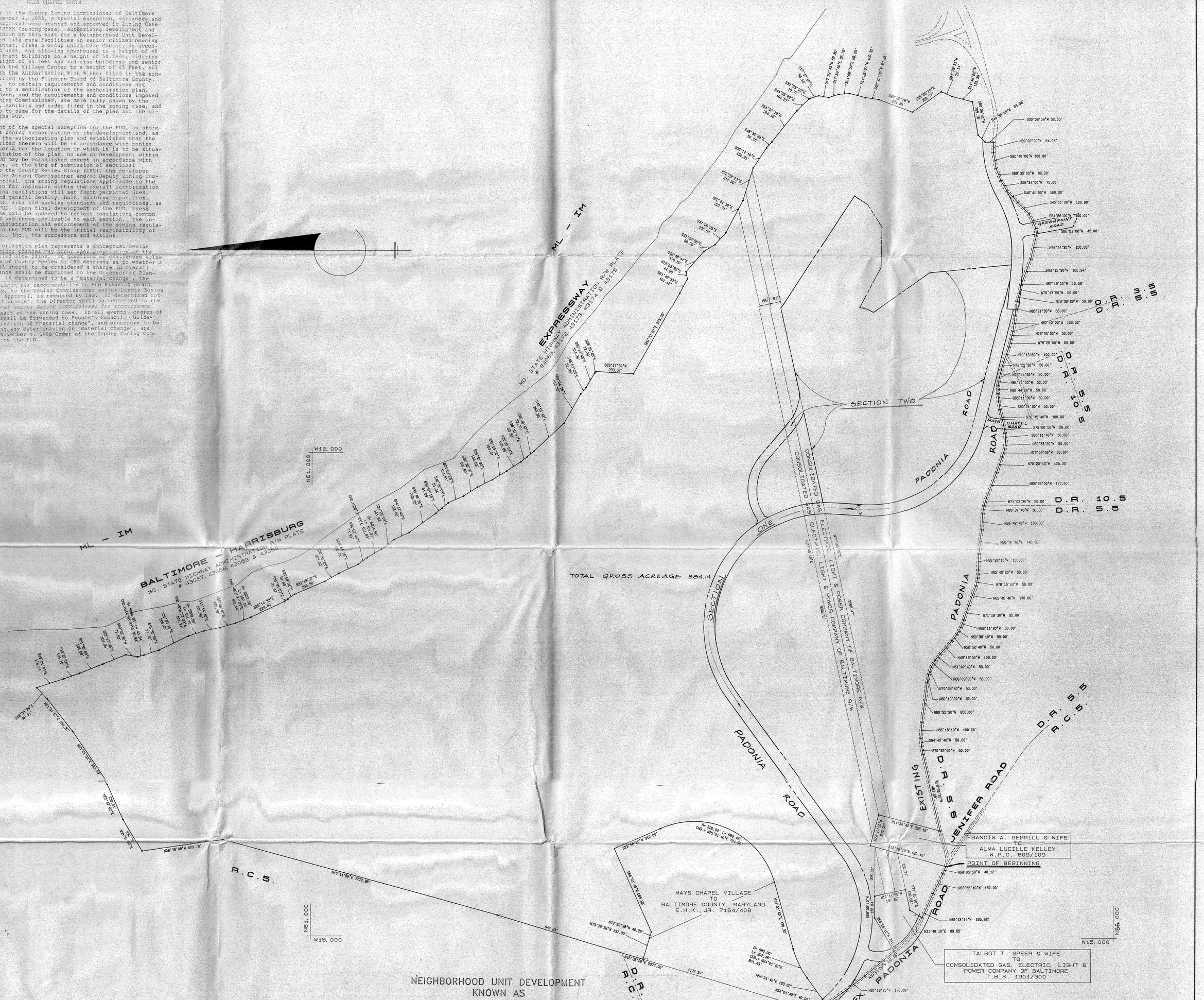
SHEET 2 OF 2

MAYS CHAPEL NORTH

By Order of the Deputy Zoning Commissioner of Baltimore County, dated November 4, 1988, a special exception, variances and special hearing approval were granted and approved in Zoning Case No. 88-536-AUTH-ASPHX (zoning case), authorizing development and use of the land shown on this plat for a Neighborhood Unit Development (PUD), with life care facilities in senior citizen housing and a Day Care Center, Class B Group Child Care Center, as accessory to permitted uses, and allowing townhouses to a height of 45 feet, garden apartment buildings to a height of 50 feet, mid-rise buildings to a height of 65 feet and mid-rise buildings and senior citizen housing in the Village Center to a height of 85 feet, all in accordance with the Authorization Plan Binder filed in the zoning case, as modified by the Planning Board of Baltimore County, subject, however, to certain requirements and conditions not deemed tantamount to a modification of the authorization plan. The PUD, as approved, and the requirements and conditions imposed by the Deputy Zoning Commissioner, are more fully shown by the papers, drawings, exhibits and order filed in the zoning case, and reference is made to same for the details of the plan and the order authorizing the PUD.

The grant of the special exception for the PUD, as aforesaid, constitutes zoning authorization of the development and, as such, institutes the authorization plan and establishes that the development described therein will be in accordance with zoning policies and criteria for the location in which it is to be situated. After institution of the plan, no use or development within the authorized PUD may be established except in accordance with the plan. However, at the time of submission of sectional detailed plans to the County Review Group (CRG), the developer shall submit to the Zoning Commissioner and/or Deputy Zoning Commissioner for approval, the zoning regulations applicable to the particular section for inclusion within the overall authorization plan. These zoning regulations will set forth permitted uses, dwelling type, and general density, bulk, building-separation, open space, height, area and parking standards and regulations, as included in the PUD. Upon final development of the PUD, these zoning regulations will be indexed to reflect regulations common to the entire PUD and those applicable to each section. The interpretation, administration and enforcement of the zoning regulation applicable to the PUD will be the initial responsibility of James Keelty & Co., Inc., its successors and assigns.

The authorization plan represents a conceptual design and, therefore, minor changes may occur upon preparation of the engineering detailed site plans. If questions or challenges arise during the course of County Review or CRG meetings as to whether a change is material enough to be considered a change in overall concept, said change shall be submitted to the Director of Planning for review. If determined to be a "material change", the Director shall submit his recommendation to the Planning Board, and, subsequently, to the Zoning Commissioner and/or Deputy Zoning Commissioner for approval, as required by law. If determined not to be a "material change", the Director shall so recommend to the Zoning Commissioner and/or Deputy Commissioner for concurrence, same to be made part of the zoning case. In all events, copies of recommendations shall be forwarded to People's Council. Guidelines for determination of "material change", and procedure to be followed in making any determination on "material change", are included in the November 4, 1988 Order of the Deputy Zoning Commissioner approving the PUD.



NEIGHBORHOOD UNIT DEVELOPMENT
KNOWN AS
MAYS CHAPEL NORTH
C.R.G. & F.D.P.
SUBMITTAL FOR SECTIONS
ONE & TWO

BALTIMORE COUNTY, MARYLAND
SCALE 1" = 200'

ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT
JANUARY 13, 1989

OWNER & DEVELOPER
JAMES KEELTY & CO., INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

PLAT PREPARED BY:
JAMES KEELTY & CO., INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

NORMAN G. SACKS ASSOCIATES, INC. DATE
REG. #9698

OFFICE OF PLANNING AND ZONING
APPROVED BY:

ZONING COMMISSIONER DATE

DIRECTOR OF PLANNING DATE

SHEET 1 OF 4

MAYS CHAPEL NORTH
PROPOSED BUILDING DEVELOPMENT AREA DENSITIES

Building Development Area	Acreage	Density - Per Acre*	Proposed Density**	Proposed Dwelling Units*
2	38.7	7.05	273**	226
3	21.9	8.03	175	236
4	20.7	9.61	198	182
5	17.3	7.48	130	122
6	18.3	9.44	167	178
7	29.8	25.06	728	810
8	12.4	8.15	101	74
9	17.6	8.18	144	101
10	13.1	7.94	104	93
11	20.1	7.98	160	165
TOTAL	210.9	10.32	3,177	3,177

* All subject to increase or decrease in density, not to exceed 20% in any given area, as above set forth.

** Within the aforesaid tolerance, the density now proposed for Section Two of Mays Chapel North is 231 density units and 212 dwelling units, although, in the future, all proposed density may if'necessary, as above provided for, provided never exceeding 3,177 density units in the entire Mays Chapel North PDD.

ML - IM

MD. STATE HIGHWAY ADMINISTRATION R/W PLATS # 2406B, 43172, 43173, 43174 & 43175

EXPRESSWAY

ML - IM

BALTIMORE - HARRISBURG
MD. STATE HIGHWAY ADMINISTRATION R/W PLATS # 43057, 43058, 43059 & 43060

N61,000 W12,000

N61,000 W15,000

N56,000 W15,000

R.C.S.

SECTION TWO

SECTION ONE

PADONIA ROAD

EX PADONIA ROAD

EXISTING JENIFER ROAD

GARDEN POINT ROAD

CHAPEL ROAD

CONSOLIDATED GAS, ELECTRIC, LIGHT & POWER COMPANY OF BALTIMORE R/W

D.R. 3.5

D.R. 5.5

D.R. 10.5

D.R. 5.5 R.C.S.

TOTAL GROSS ACREAGE 384.14

NOTE
SECTION ONE INCLUDES R/W OF PADONIA ROAD

MAYS CHAPEL VILLAGE
TO
BALTIMORE COUNTY, MARYLAND
E.H.K., JR. 7164/408

FRANCIS A. GEMMILL & WIFE
TO
ALMA LUCILLE KELLEY
W.P.C. 609/109

POINT OF BEGINNING

TALBOT T. SPEER & WIFE
TO
CONSOLIDATED GAS, ELECTRIC, LIGHT & POWER COMPANY OF BALTIMORE
T.B.S. 1901/300

ZONING REGULATIONS

THE BALTIMORE COUNTY ZONING REGULATIONS ARE NOT APPLICABLE TO THIS DEVELOPMENT. THE MAYS CHAPEL NORTH ZONING REGULATIONS: ADOPTED AND APPROVED BY THE ZONING COMMISSIONER IN ZONING CASE NUMBER 88-539, AUTH, ASPHX ARE GOVERNING.

THE INTERPRETATION, ADMINISTRATION AND ENFORCEMENT OF THESE REGULATIONS SHALL BE THE RESPONSIBILITY OF JAMES KEELTY & CO., INC. OR MAYS CHAPEL NORTH, INC., EACH A MARYLAND CORPORATION THEIR RESPECTIVE SUCCESSORS OR ASSIGNS. THIS RESPONSIBILITY INCLUDES THE REVIEW AND APPROVAL OF A "COMPLIANCE CERTIFICATE" TO BE PRESENTED TO THE ZONING OFFICE WHEN INDIVIDUAL OWNERS IMPROVEMENTS REQUIRE BALTIMORE COUNTY PERMITS.

MAYS CHAPEL NORTH PLANNED NEIGHBORHOOD UNIT DEVELOPMENT
1ST AMENDMENT TO OVERALL AUTHORIZATION PLAN

DATE: MAY 3, 1989

CHANGES: 1. OUTLINE FOR SECTIONS 2 & 5. REVISED DUE TO COUNTY CHANGES.
2. ACREAGE REVISED DUE TO COUNTY CHANGES.
3.
4.

CERTIFICATE OF RECOMMENDATION THAT THE ABOVE AMENDMENTS ARE NON-MATERIAL IN NATURE AS DEFINED IN ZONING CASE 88-539, AUTH., ASPHX AND THEREFORE PLANNING BOARD IS NOT REQUIRED AND PLANNING BOARD APPROVAL IS NOT REQUIRED.

J.D. Fields 6/2/89
DIRECTOR OF PLANNING & ZONING DATE

[illegible] 5/31/89
COUNTY COMMISSIONERS, CONCURRENCE DATE

*PLANNING BOARD APPROVAL DATE APRIL 15, 1989

Note: Petitioner to provide copy of approved plan to Peoples Counsel and to provide proof of same to the Deputy Zoning Commissioner for the files.
Planning Board approval is not necessary on future amended Auth. plans if 20% amendments are determined non-material.

FIRST AMENDED OUTLINE AND SECTIONS FOR NEIGHBORHOOD UNIT DEVELOPMENT KNOWN AS MAYS CHAPEL NORTH

C.R.G. & F.D.P. SUBMITTAL FOR SECTIONS ONE & TWO

BALTIMORE COUNTY, MARYLAND
SCALE 1" = 200'

ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT
JANUARY 13, 1989

OWNER & DEVELOPER
JAMES KEELTY & CO., INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

PLAT PREPARED BY:
JAMES KEELTY & CO., INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

5/31/89

Norman Gerber Sacks 5/30/89
NORMAN G. SACKS ASSOCIATES, INC. DATE
REG. #9698

SHEET 2 OF 2

MAYS CHAPEL NORTH
PROPOSED BUILDING DEVELOPMENT AREA DENSITIES

Building Development Area	Acreage	Density Per Acre*	Proposed Density*	Proposed Dwelling Units*
1	20.3	7.05	7.70+	156
2	26.9	6.83	7.70	206
3	25.9	5.61	7.70	183
4	17.3	7.00	7.70	128
5	15.8	6.45	7.70	118
6	13.4	7.00	7.70	919
7	13.8	5.15	7.70	76
8	17.6	5.13	7.70	101
9	13.1	7.94	7.70	92
11	20.5	7.93	7.70	105
TOTAL	210.9	10.53	7.177	2,177

* All subject to increase or decrease in density, not to exceed 20% in any given area, as above set forth.

** Within the aforesaid tolerance, the density now proposed for Section Two of Mays Chapel North is 231 dwelling units and 312 dwelling units, although, in the future, all proposed density may fluctuate, as above provided for, according to exceeding 2,177 dwelling units in the entire Mays Chapel North PUD.

ML - IM

BALTIMORE - HARRISBURG
MD. STATE HIGHWAY CONTINUATION R/W PLATS
MD. STATE # 23057-23058, 23059 & 23060

EXPRESSWAY
MD. STATE HIGHWAY CONTINUATION R/W PLATS
#23055-23056, 23073-23074 & 23075

W12.000

W15.000

TOTAL GROSS ACREAGE 384.14

Note:
SECTION ONE & TWO ADDED R/W TO PADONIA ROAD

SECTION TWO

SECTION ONE

DEDICATED TO BALTIMORE COUNTY

ELECTRIC LIGHT & POWER COMPANY OF BALTIMORE R/W

PADONIA ROAD

EXISTING JENIFER ROAD

D.R. 5.5

D.R. 10.5

D.R. 5.5

R.C.S.

FRANCIS A. GEHMILL & WIFE TO ALMA LUCILLE KELLEY W.P.C. 609/109

POINT OF BEGINNING

MAYS CHAPEL VILLAGE TO BALTIMORE COUNTY, MARYLAND E.H.K., JR. 7164/408

TALBOT T. SPEER & WIFE TO CONSOLIDATED GAS, ELECTRIC, LIGHT & POWER COMPANY OF BALTIMORE T.B.S. 1901/300

ZONING REGULATIONS

THE BALTIMORE COUNTY ZONING REGULATIONS ARE NOT APPLICABLE TO THIS DEVELOPMENT. THE MAYS CHAPEL NORTH ZONING REGULATIONS: ADOPTED AND APPROVED BY THE ZONING COMMISSIONER IN ZONING CASE NUMBER 88-539, AUTH, ASPRX ARE GOVERNING.

THE INTERPRETATION, ADMINISTRATION AND ENFORCEMENT OF THESE REGULATIONS SHALL BE THE RESPONSIBILITY OF JAMES KEELTY & CO., INC, OR MAYS CHAPEL NORTH, INC., EACH A MARYLAND CORPORATION THEIR RESPECTIVE SUCCESSORS OR ASSIGNS. THIS RESPONSIBILITY INCLUDES THE ISSUANCE AND APPROVAL OF A "COMPLIANCE CERTIFICATE" TO BE FURNISHED TO THE ZONING OFFICE WHEN INDIVIDUAL OWNERS IMPROVEMENTS REQUIRE BALTIMORE COUNTY PERMITS.

MAYS CHAPEL NORTH PLANNED NEIGHBORHOOD UNIT DEVELOPMENT
1ST AMENDMENT TO OVERALL AUTHORIZATION PLAN

DATE: MAY 3, 1989

CHANGES: 1. OUTLINE FOR SECTIONS 2 & 5 REVISED DUE TO COUNTY CHANGES
2. ACREAGE REVISED DUE TO COUNTY CHANGES
3.

CERTIFICATE OF RECOMMENDATION THAT THE ABOVE AMENDMENTS ARE AND PATTERN, IN ACCORD AS APPROVED IN ZONING CASE 88-539, AUTH, ASPRX AND THAT SAID PLAN IS NOT REVISED AND APPROVED.

T.D. Kelley 4/6/89
DIRECTOR OF PLANNING & ZONING DATE

[illegible] 4/6/89
REGISTERED PROFESSIONAL ENGINEER DATE

PLANNING BOARD APPROVAL DATE APRIL 2, 1953

Note: Petitioner to provide copy of approved plan to Permits Counter and to provide proof of item to Lee Beauty Sett & Commissioner for the files. If Planning Board approval is not necessary or future amends both, please if the improvements are determined non-material.

FIRST AMENDED OUTLINE AND SECTIONS
FOR
NEIGHBORHOOD UNIT DEVELOPMENT
KNOWN AS
MAYS CHAPEL NORTH
C.R.G. & F.D.P.
SUBMITTAL FOR SECTIONS
ONE & TWO

BALTIMORE COUNTY, MARYLAND
SCALE 1" = 200'

ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT
JANUARY 13, 1989

OWNER & DEVELOPER
JAMES KEELTY & CO., INC.
P.O. BOX 439
61 E. PADONIA ROAD, TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

PLAT PREPARED BY:
JAMES KEELTY & CO., INC.
P.O. BOX 439
61 E. PADONIA ROAD, TIMONIUM, MARYLAND 21[illegible]
PHONE NUMBER (301) 252-8600

4/6/89

Norman Gerber Sachs 1/26/89
NORMAN G. SACHS ASSOCIATES, INC. DATE
REG. #9998

SHEET 2 OF 2

(12)

B687663 RA

Mays Chapel North

Section 2

Correspondence & Plans

12 of 27

19880536

AND

19910144 "A"

supplemental

WEINBERG AND GREEN

ATTORNEYS AT LAW

100 SOUTH CHARLES STREET

BALTIMORE, MARYLAND 21201-2773

(410) 332-8600

WASHINGTON AREA: 470-7400

FACSIMILES

(410) 332-8862

10480 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044-3506
(410) 740-8500

14 WEST PATRICK STREET
FREDERICK, MARYLAND 21701-5512
(301) 695-9200

WRITER'S DIRECT DIAL NUMBER

(410) 332-8858

FILE NUMBER

October 19, 1992

Mr. Mark Buda
Culmore, Inc.
P. O. Box 528
Timonium, Maryland 21094-0528

RE: Local Open Space
Plat One, Section Two
Mays Chapel North

Dear Mark:

Culmore, Inc. owns, and is constructing townhouses upon, the land shown on the plats entitled "Plat One, Section Two, Mays Chapel North", "Plat Two, Section Two, Mays Chapel North", "Plat Three, Section Two, Mays Chapel North", and "Plat Five, Section Two, Mays Chapel North", which plats were recorded among the Land Records of Baltimore County in Plat Book S.M. No. 60, Folios 143, 144, 145 and 147, comprising 28.45± acres in the aggregate (the "Section Two Townhome Property"). All of the lots, H.O.A. Open Space parcels and H.O.A. Open Area parcels within the Section Two Townhome Property have been subjected to a homeowners association regime pursuant to the Townhome Association Declaration dated December 28, 1990 and recorded among the aforesaid Land Records in Liber S.M. No. 8683, folio 826, et seq.

It is our understanding that Culmore, Inc. intends to construct an entrance feature in the northwest corner of the Section Two Townhome Property near the intersection of Padonia Road and Longstone Road. Such land is part of a 3.80± acre parcel designated as "Local Open Space" on the plat entitled "Plat One, Section Two, Mays Chapel North" and recorded among the aforesaid Land Records at Liber S.M. No. 60, folio 143 (the "Subdivision Plat")

You have requested our advice as to whether it is necessary to redesignate the portion of the "Local Open Space" upon which the entrance feature will be located (the "Entrance Feature Site") as "H.O.A. Open Space" before conveying the entrance feature to Mays Chapel North, Inc. (the "PUD Association"), which serves as the master association of Mays Chapel North. We do not believe such a redesignation is necessary.

The Subdivision Plat does not specify who is to own and maintain the Local Open Space which is shown on the Subdivision Plat. The Subdivision Plat does provide as follows, however:

> THE BALTIMORE COUNTY ZONING REGULATIONS ARE NOT APPLICABLE TO THIS DEVELOPMENT. THE MAYS CHAPEL NORTH ZONING REGULATIONS: ADOPTED AND APPROVED BY THE ZONING COMMISSIONER IN ZONING CASE NO. 88-536, AUTH, ASPHX, ARE GOVERNING.

The Mays Chapel North Zoning Regulations referred to by the Subdivision Plat currently consist of the Third Revised Zoning Regulations Applicable To Mays Chapel North Neighborhood Unit Development, which were approved on March 11, 1992 by Arnold Jablon, Director, Office of Zoning Administration and Development Management (the "Mays Chapel North Zoning Regulations"). The use of the Local Open Space in Section Two of Mays Chapel North is governed by Section 4 of Article III of the Mays Chapel North Zoning Regulations, which provides as follows:

> Open Space Required in Section Two of Mays Chapel North
>
> A minimum of 30% of the gross area of Section Two of Mays Chapel North shall be allocated to local and other open space purposes, to be designated, established and maintained in accordance with the standards, guidelines and procedures set forth in the Baltimore County Subdivision Regulations and the Local Open Space Manual approved by the Planning Board and the Board of Recreation and Parks pursuant to Section [22-105] 26-283 of the Baltimore County Code [(1978 Ed.; 1987 Cum. Sup.)] 1988. Not less than ten percent (10%) of the gross area of Section Two of Mays Chapel North, same being part of the total local and other open space, shall be designated H.O.A. open space, to be conveyed to, and owned and maintained by a homeowners association or similar entity; and the remaining local and other open space shall be conveyed to, and owned and maintained by: the developer of the PUD or one or more assignees of the developer, or a corporation whose members are comprised of a group of individuals, or a condominium association, or Baltimore County, all as the developer of the PUD may determine, and the County agree, if any open space is to be conveyed to it.

This provision of the Mays Chapel North Zoning Regulations divides the open space in Section Two into two categories. The first category is "H.O.A. Open Space". The second category is "the remaining local and other open space". The Local Open Space shown on the Subdivision Plat fits into the latter category.

As provided above, such Local Open Space may be conveyed to the Developer of the PUD or one or more assignees of the Developer. Section 1 of Article II of the Mays Chapel North Zoning Regulations provides that the Developer of the PUD "means James Keelty & Co., Inc., or assigns, to the extent that the right of James Keelty & Co., Inc. to develop the Mays Chapel North PUD is expressly assigned, with the approval of the Zoning Commissioner and/or Deputy Zoning Commissioner of Baltimore County." The right of James Keelty & Co., Inc. to develop the PUD is established in the November 4, 1988 order of the Deputy Zoning Commissioner of Baltimore County in Zoning Case No. 88 536-auth-ASPHX, as such zoning order has been amended from time to time (the "Zoning Order").

James Keelty & Co., Inc. assigned to Galway, Inc. the right under the Zoning Order to develop the Section Two Townhome Property. This assignment was approved by The Honorable Ann M. Nastarowitz, Deputy Zoning Commissioner for Baltimore County, by her countersignature on the enclosed letter dated October 2, 1989 from James Keelty & Co., Inc., Galway, Inc. and Tintern, Inc. to her. In turn, Galway, Inc. assigned to Culmore, Inc. the right to develop the Section Two Townhome Property. The latter assignment was permitted pursuant to the enclosed November 30, 1990 order of the Deputy Zoning Commissioner of Baltimore County in Zoning Case No. 91-144-SPH. Thus, Culmore, Inc. now constitutes the "Developer of the PUD" within the meaning of the Mays Chapel North Zoning Regulations with respect to the Section Two Townhome Property, including the Entrance Feature Site.

Since the above-quoted Section 4 of Article III of the Mays Chapel North Zoning Regulations permits Local Open Space to be conveyed to one or more assignees of the Developer of the PUD, Culmore, Inc. has the right to convey the Entrance Feature Site to its assignee, Mays Chapel North, Inc. (the PUD Association), without first redesignating the Entrance Feature Site as "H.O.A. Open Space". Such conveyance will be subject to the requirements of Section 5.01 of the enclosed PUD Association Declaration dated October 22, 1990 and recorded among the aforesaid Land Records in Liber S.M. No. 8639, folio 398, et seq. Subsection 5.01(c) of the PUD Association Declaration provides that, following such conveyance, "the PUD Association shall be responsible for the operation, maintenance, repair and replacement of [such Parcel]. . . ."

If you have any further questions concerning this matter, please call.

Sincerely yours,

Richard A. Ransom

CLE01:7792I:0170:bjw

0172:04/19/94
DBP16:2576H

010538.272

DEED

THIS DEED is made on and as of this 25th day of April, 1994 by and between CULMORE, INC., a Maryland corporation, Grantor and party of the first part, and MAYS CHAPEL NORTH, INC., a Maryland corporation, Grantee and party of the second part.

WITNESSETH: that for NO CONSIDERATION, the said Grantor and party of the first part does hereby grant and convey unto the said Grantee and party of the second part, its successors and assigns, in fee simple, all of those two (2) parcels of ground situate in the Eighth Election District of Baltimore County, Maryland more particularly described by metes and bounds in Schedule 1 and Schedule 2 attached hereto and made a part hereof and on the plats marked Exhibit A and Exhibit B attached hereto and made a part hereof.

TOGETHER with all of the buildings and improvements thereupon erected, made or being, and all of the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or anywise appertaining.

TO HAVE AND TO HOLD the said parcels of ground and premises above described and mentioned and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the proper use and benefit of the said Grantee and party of the second part, its successors and assigns, in fee simple.

AND the said Grantor and party of the first part hereby certifies through James Keelty, III, its President, executing these presents for and on behalf of said corporate Grantor and party of the first part, that the instant grant of said parcels of ground and premises above described and mentioned and hereby intended to be conveyed is not part of a transaction in which there is a sale, lease, exchange or other transfer of all or substantially all of the property and assets of said corporate Grantor and party of the first part.

WITNESS the name and corporate seal of the Grantor and party of the first part by the signature of James Keelty, III, the President of the said Grantor and party of the first part.

WITNESS/ATTEST:

CULMORE, INC.

By: _____ (SEAL)
James Keelty, III, President

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

By _____ Date

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE _____ DATE _____

0172:04/19/94
D8P16:2576H

010538.273

CERTIFICATION

The undersigned, James Keelty, III, President of CULMORE, INC., the said Grantor and party of the first part named in the foregoing Deed, hereby certifies that the grant of the property described in said Deed, under and by virtue of said Deed, is not part of a transaction in which there is a sale, lease, exchange or other transfer of all or substantially all of the property and assets of CULMORE, INC.

James Keelty, III
President of CULMORE, INC.

STATE OF MARYLAND)
) to wit:
COUNTY OF Baltimore)

I HEREBY CERTIFY that on the 25th day of April, 1994, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared James Keelty, III, who acknowledged himself to be the President of CULMORE, INC., a Maryland corporation, and that he, as the President of CULMORE, INC., being authorized to do so, executed this Deed for the purposes contained in the document, by signing the name of the corporation by himself as President.

IN WITNESS WHEREOF, I set my hand and official seal.

[NOTARY SEAL]

CAROL ANN WOODFORD NOTARY PUBLIC BALTIMORE COUNTY, MD.

Carol Ann Woodford
Notary Public

CAROL ANN WOODFORD
Printed Name of Notary Public

My Commission Expires: 11-21-95

This is to certify that the within document has been prepared by or under the supervision of the undersigned Maryland attorney, or by the undersigned party to this document.

Howard R. Majev

SCHEDULE 1

DESCRIPTION OF PARCEL A

Beginning for the same at a point on the south side of Longstone Road, said point being 50.42 feet northwest of a point designated as "2076", as shown on a plat entitled "Plat One, Section Two, Mays Chapel North" and recorded among the land records of Baltimore County, Maryland in Plat Book S.M. 60, Folio 143; thence leaving Longstone Road and running for lines of division the two following courses and distances: (1) S03° 29'01"W 105.00 feet; (2) N86° 30'59"W 84.00 feet to intersect the east side of Padonia Road; running thence and binding on the east side of Padonia Road the three following courses and distances: (3) by a line curving to the right having a radius of 665.00 feet for a distance of 86.25 feet, said curve being subtended by a chord bearing N00° 13'43"W 86.18 feet; (4) N03° 29'01"E 4.00 feet; (5) N48° 29'01"E 21.21 feet to intersect the south side of Longstone Road; thence binding on the south side of Longstone Road the following course and distance: (6) S86° 30'59"E 74.58 feet to the point of beginning, containing 0.210 acres of land more or less, being the property shown and designated as "Parcel A Open Space" on a plat entitled "Exhibit A Parcel A Mays Chapel North Section Two", and to be recorded along herewith.

Subject to a portion of the easement as shown and indicated "Drainage & Utility Easement" on the Baltimore County Bureau of Land Acquisition Drawing No. R/W 89-018-3.

SCHEDULE 2

DESCRIPTION OF PARCEL B

Beginning for the same at a point on the north side of Padonia Road, said point being designated "328" as shown on a plat entitled "Plat One, Section Two, Mays Chapel North" and recorded among the land records of Baltimore County, Maryland in Plat Book S.M. 60, Folio 143; running thence and binding on the north side of Padonia Road the following course and distance: (1) by a line curving to the right having a radius of 665.00 feet for a distance of 14.00 feet, said curve being subtended by a chord bearing N75° 14'58"W 14.00 feet; thence leaving the north side of Padonia Road and running for lines of division the three following course and distances: (2) N14° 08'47"E 55.85 feet; (3) S75° 51'13"E 58.00 feet; (4) S14° 08'47"W 56.00 feet to intersect the north side of Padonia Road; running thence and binding on the north side of Padonia Road the following course and distance: (5) N75° 51'13"W 44.00 feet to the point of beginning, containing 0.075 acres of land more or less, being the property shown and designated as "Parcel B Open Space" on a plat entitled "Exhibit B Parcel B Mays Chapel North Section Two" and to be recorded along herewith.

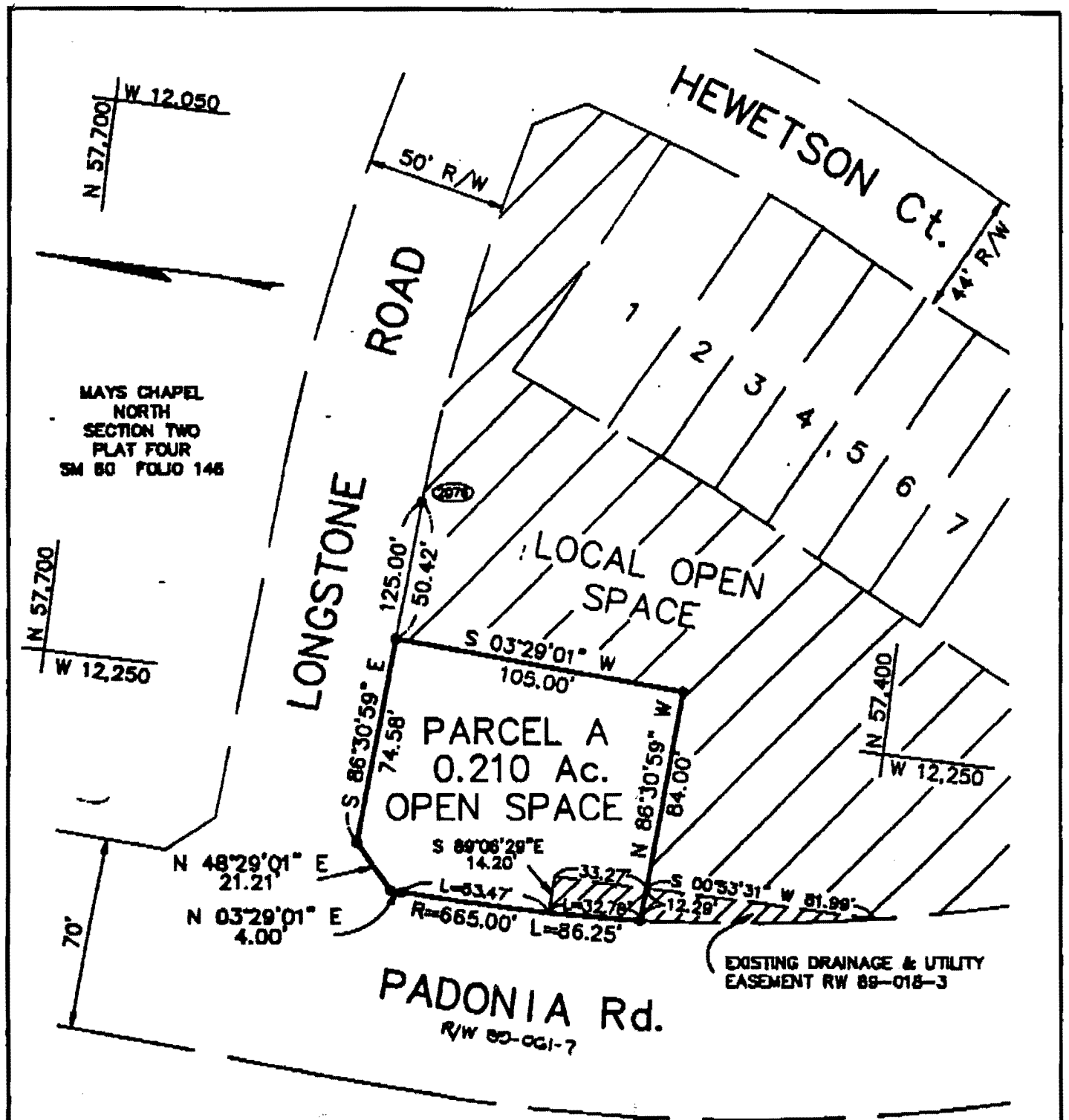


EXHIBIT A

PARCEL A

MAYS CHAPEL NORTH
SECTION 2

ELECTION DISTRICT 8 BALTIMORE Co. MARYLAND

SCALE 1"=50' MARCH 25, 1994

REFERENCE

MAYS CHAPEL NORTH
SECTION TWO
PLAT 1
SM 60 / FOLIO 143

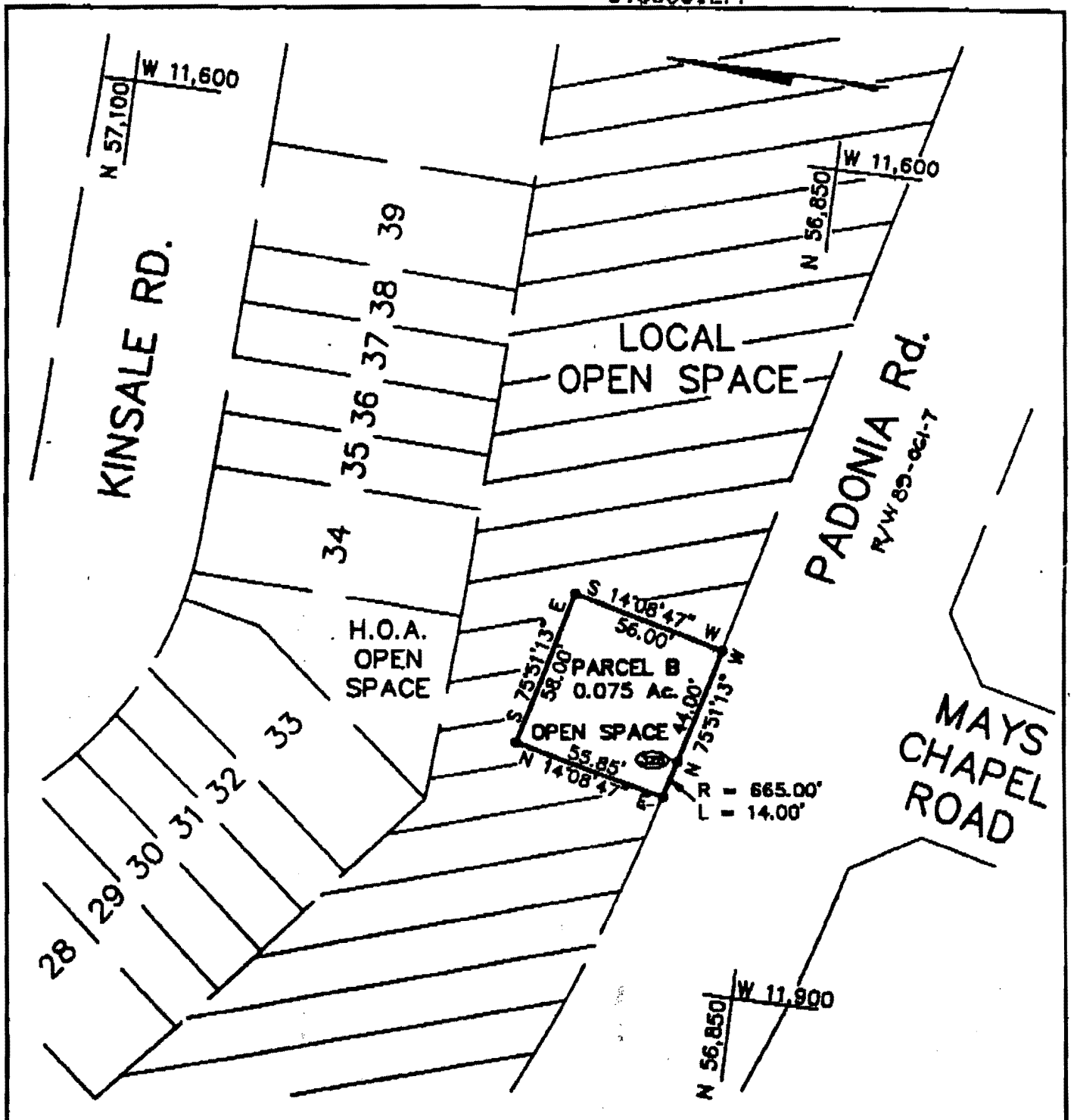


EXHIBIT B

PARCEL B

MAYS CHAPEL NORTH
SECTION 2

ELECTION DISTRICT 8 BALTIMORE Co. MARYLAND

SCALE 1"=50' MARCH 25, 1994

REFERENCE

MAYS CHAPEL NORTH
SECTION TWO
PLAT 1
SM 80 / FOLIO 143

Baltimore County, Maryland
Land Instrument Intake Sheet

(Type or print in black ink only—all copies must be legible)

In compliance with Baltimore County Code, 1978, Title 33, Taxation, Article III, §33-126 through 33-140, as amended, and the Annotated Code of Maryland, Tax-Property Article, §12-101 through 12-113, as amended, and Tax-Property Article, §13-101 through 13-408, as amended, it is certified that an instrument of writing dated _____ conveying title to, or creating liens or encumbrances upon, real or personal property is offered for record in the County Clerk's Office. The property conveyed, or on which a lien or encumbrance is created, is identified as follows: 1ARO CUC 08

Recording Validation — Circuit Court Clerk — Space Reserved for Circuit Court Clerk

E RCPT 26.00
SC TAX 5.00
RECD # [illegible]
CIR CLERK 31.00
[illegible]

05/19/94

1 Description of Property (Check box(es) for item(s) to be indexed in land records)

Property Tax ID No.	Lot/Block	Map/Grid/Parcel No.
2200-0023337		
Subdivision/Tract	**Lot Acreage**	**Prior Deed Ref.**	**VAR. L.O.C.**
[redacted]			☐
Street Address (or description if partial conveyance)			
MAYS CHAPEL NORTH			
.210 Ac ± .075 Ac			

2 Transferred From

Grantor(s) (☐ check box if additional sheets are attached)
Culmore Inc

Owner of record (if different from grantor)

3 Transferred To

Grantee(s) (☐ check box if additional sheets are attached)
Mays Chapel North, Inc. [illegible]

4 Type of Instrument

✓ Deed	☐ Assignment of Mtg/DOT	☐ Financing Statement
☐ Deed of Trust	☐ Contract	☐ Other (Specify) _____
☐ Mortgage	☐ Land Installment Cont.	
☐ Lease	☐ Power of Attorney	

5 Exemptions (Cite authority or explain briefly)

Baltimore County Exempt Status Claimed:	To Homeowners Association
Recordation Tax Exempt Status Claimed:	
State Exempt Status Claimed:	

6 Consideration and Tax Calculations

Make check payable to Baltimore County, MD (410) 887-2416

Consideration Amount		County Taxes to be Paid	
Purchase Price/Consideration (including any new mortgage)	$ 0	Transfer Tax Consideration	
Real Property		$ ✓ x 1.6% =	$ ✓
Personal Property			
Balance of Assumed Mortgage		Office of Finance Use Only	
Other		Agent: [signature]	Tax Bill: [signature]
Total Consideration	$	C.B. Credit: ✓	Ag. Tax/Other: ✓
or Assessed Factor	$		

7 Fees and Recording Instructions

Make check payable to Clerk of the Circuit Court (410) 887-2650

Recordation Fees		Special Recording Instructions (if any)
Recording Charges	$ 26.00	
State Transfer Tax	—	
County Recordation Tax	—	
Surcharge	5.00	
Other		
Total	$ 31.00	

8 Contact/Mail Information

Instrument Prepared By	Return Instrument To	Mailing Address for Tax Bill
Name: Howard Majer, Esq	Name: Weinberg and Green	Name: James Kelly, III
Firm: Weinberg and Green	Howard Majer, Esq	[illegible]
Address: 100 S Charles St	Address: 100 S Charles St	Address: 61 E. Pr. Eonia Rd
Baltimore MD 21201	[illegible]	Brithane, MD 21093
Phone: 332-8600	Balt, MD 21201	

9 Certification

I hereby certify under the penalties of perjury that the information given above is true to the best of my personal knowledge and belief.

Signature: Susan E. Klonowski *Date:* 4/28/94

10 Assessment Information (410) 321-2299

IMPORTANT: *BOTH* THE ORIGINAL DEED *AND* A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

- ___ Yes ✓ No Will grantee be living at property conveyed?
- ___ Yes ✓ No Is grantor currently receiving a homeowners' tax credit?
- ___ Yes ✓ No Is property conveyed subject to agricultural transfer tax? If yes, enter amount: _____
- ___ Yes ✓ No If agricultural assessment on conveyance is to continue, have you attached a letter of intent?
- ✓ Yes ___ No Partial conveyance? If yes, amount of acreage transferred: _____
- List improvements conveyed: NA
- If subdivision occurred after July 1, indicate former property tax ID number: _____

Optional Expediting Information A delay in processing may be incurred if a conveyance deed is not accompanied by an adequate property description, preferably a survey or area calculation. A partial conveyance may require additional processing time.

___ Yes ___ No Was property surveyed? If yes, attach copy of survey. If partial conveyance, balance of acreage:

Complete description of property conveyed (subdivision, lot, block, section, plat ref., acreage):

Location and improvement address:

Space Reserved for County Transfer Tax

TRANSFER TAX NOT REQUIRED
BALTIMORE COUNTY, MARYLAND
Director of Finance
Authorized Signature
Date 5/19/94 Sec. 33-132 (4)

Assessment Use Only - Do Not Write Below This Line

Terminal Verification	Deed Plotter
Agricultural Verification	Deed Reference
Tran. Process Verification	Assigned Property No
Whole ___ Desc. ___ Part	

Distribution: White - Clerk's Office · Canary - Office of Finance · Pink - SDAT · Goldenrod - Preparer

AOC-CC-100

File - MCM 96-5458
10/10/96
CG

WEINBERG & GREEN LLC

ATTORNEYS AT LAW
100 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-2773

TELEPHONE 410/332 8600
WASHINGTON AREA 301/470 7400
FACSIMILE 410/332 8862

10480 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044-3506
410/740 8500

EUGENE P. SMITH
410/332 8713
MCI Mail: SMITHEP.W&G
Internet: SMITHEP.W&G@mcimail.com

FILE NUMBER

October 9, 1996

Mr. Carl Richards
Zoning Review Bureau
Department of Permits and
Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Richards:

The plat referred to in the October 19, 1992 letter from Richard A. Ransom to Mr. Mark Buda, copy of which is enclosed for your convenient reference, relates only to a small site (Parcel A 0.210 acres and Parcel B 0.075 acres) conveyed by Culmore, Inc. to Mays Chapel North, Inc., the Master PUD Association in Mays Chapel North. Conveyance was by deed dated April 25, 1994, and recorded among the Land Records of Baltimore County in Liber S.M. No. 10538, folio 272, copy of which deed is enclosed for your records. As is apparent from a view of the land conveyed by the above mentioned deed, same is on the south side of Section 2 of Mays Chapel North, while all land reserved for conveyance to Baltimore County, Maryland, is on the north side, between I-83 and the platted land. Accordingly, none of the land conveyed by the April 25, 1994 deed to Mays Chapel North, Inc. in any way relates to land reserved for conveyance to the County. The open space in Section 2 of Mays Chapel North was either to be in the HOA (home owner's association) or conveyed to the Master PUD Association, as was done.

I trust I answered your questions, but if you need any other or further information, please advise and I will promptly respond.

Yours very truly,

Eugene P. Smith

177498:DS13:3syi_1/0119/dfr

RECEIVED
OCT 10 1996

JAMES KEELTY & CO., INC.
BUILDERS AND DEVELOPERS
61 EAST PADONIA ROAD
P.O. BOX 528
TIMONIUM, MARYLAND
21093-0528

JAMES KEELTY
1870-1944

TELEPHONE 252-8600
FAX 666-8806

October 2, 1989

The Honorable Ann M. Nastarowicz
Deputy Zoning Commissioner for
Baltimore County
Office of Planning and Zoning
County Office Building
Towson, MD 21204

RE: Section Two of Mays Chapel North PUD

Dear Ms. Nastarowicz:

James Keelty & Co., Inc., as co-petitioner, proposes to assign its rights under the Order of the Deputy Zoning Commissioner of Baltimore County, dated November 4, 1988 (the "Zoning Order") in Zoning Case No. 88-536-AUTH-ASPHX (a) to Galway, Inc., with respect to the development of a 90 lot homeowners association project on the land shown on Plats One, Two, Three and Five of the Section Two record plat, and (b) to Tintern, Inc. with respect to development of a 122 unit condominium project on the land shown on Plat Four of the Section Two record plat, copies of which record plats are enclosed. James Keelty & Co., Inc., Galway, Inc. and Tintern, Inc. are each wholly owned subsidiaries of The Keelty Company.

Pursuant to these assignments, Galway, Inc. will assume all the obligations of James Keelty & Co., Inc. under the Zoning Order with respect to the development of such homeowners association project, and Tintern, Inc. will assume all of the obligations of James Keelty & Co., Inc. under the Zoning Order with respect to the development of such condominium project. Notwithstanding these assignments of rights and assumptions of obligations, James Keelty & Co., Inc. will remain fully liable under the Zoning Order with respect to the development of the homeowners association and condominium projects in Section Two.

In that James Keelty & Co., Inc. will remain fully liable under the Zoning Order, the requirements of Section 430.1.D.3C of the Baltimore County Zoning Regulations will continue to be met, and the above described assignments will not require a special hearing pursuant to Paragraph 9 of the Zoning Order.

Please indicate your approval of the above described assignments by executing this letter in the space provided below for your signature.

Yours truly,

JAMES KEELTY & CO., INC.

By: _____
James Keelty, III, President

GALWAY, INC.

By: _____
James Keelty, III, President

TINTERN, INC.

By: _____
James Keelty, III, President

JK,III:adf

APPROVED BY:

A. M. Nastarowicz 10/3/89
ANN M. NASTAROWICZ
Deputy Zoning Commissioner for
Baltimore County

File MCN

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: W. Carl Richards, Jr. DATE: September 20, 1996
Supervisor, Zoning Review
Dept. of Permits and Development Mgt.

FROM: Eric Rockel, Supervisor
Contact, Negotiations and Records
Bureau of Land Acquisition

SUBJECT: Mays Chapel North
RW 94-077
J.O.: 5-1-6385

We have been requested by David Flowers to obtain the Local Open Space within Section 2 of Mays Chapel North. The developer previously conveyed two areas within this open space to Mays Chapel North, Inc. (PUD Association). These out conveyances reportedly are for an entrance sign and gazebo. When this came to our attention, we notified Mike Grossman of the Department of Recreation and Parks, and Mr. Grossman's verbal reaction was that the developer will need to re-record the subdivision plat. As of this date, Mr. Grossman has not put those remarks in writing to us. When I relayed this information to Mark Buda of Keelty and Company, Mark Buda sent me a copy of a legal opinion from Richard Ransom of Weinberg and Green. A copy of that opinion is attached. In essence, the opinion states that the PUD zoning regulations allow flexibility in the transfer of the open space, and one could infer that Mr. Grossman's remarks about the need to re-record the subdivision plat are incorrect. This legal opinion argues that the developer has flexibility as to whom the open space is transferred. Please review the legal opinion and advise if you concur with it.

Eric Rockel called about this - wanted to know if it was done. Told him you'd be back Friday. Told him if he needed it before then, let me know.

9/24/96

JAMES KEELTY & CO., INC.
BUILDERS AND DEVELOPERS
61 EAST PADONIA ROAD
P.O. BOX 528
TIMONIUM, MARYLAND
21093-0528

JAMES KEELTY
1870-1944

TELEPHONE 252-8600
FAX 666-8806

September 13, 1990

RECEIVED
SEP 14 1990
ZONING OFFICE

The Honorable Ann M. Nastarowicz
Deputy Zoning Commissioner for
Baltimore County
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

RE: Section Two of Mays Chapel North PUD

Dear Ms. Nastarowicz:

James Keelty & Co., Inc. has assigned to Galway, Inc. its rights under the Order of the Deputy Zoning Commissioner of Baltimore County, dated November 4, 1988 (the "Zoning Order") in Zoning Case No. 88-536-AUTH-ASPHX with respect to the development of a 90 lot homeowners association project on the land shown on Plats One, Two, Three and Five of the Section Two record plat, copies of which plats are enclosed. (James Keelty & Co., Inc. and Galway, Inc. are both wholly owned subsidiaries of The Keelty Company.) You have already approved that assignment, as your countersignature on the enclosed letter indicates.

Galway, Inc. now proposes to assign such rights to Culmore, Inc., which is a wholly owned subsidiary of Galway, Inc. Pursuant to this assignment, Culmore, Inc. will assume all of the obligations of Galway, Inc. (and thus, indirectly, all of the obligations of James Keelty & Co., Inc.) under the Zoning Order with respect to the development of such homeowners association project. Notwithstanding this assignment of rights and assumption of obligations, James Keelty & Co., Inc. will remain fully liable under the Zoning Order with respect to the development of the homeowners association project in Section Two.

In that James Keelty & Co., Inc. will remain fully liable under the Zoning Order, the requirements of Section 430.1.D.3C of the Baltimore County Zoning Regulations will continue to be met, and the above described assignment will not require a special hearing pursuant to Paragraph 9 of the Zoning Order.

Please indicate your approval of the above described assignment by executing this letter in the space provided below for your signature.

Yours truly,

JAMES KEELTY & CO., INC.

By: _____
James Keelty, III, President

GALWAY, INC.

By: _____
James Keelty, III, President

CULMORE, INC.

By: _____
James Keelty, III, President

APPROVED BY:

_____
ANN M. NASTAROWICZ
Deputy Zoning Commissioner for
Baltimore County

Date: _____

JKIII:maf

File 88-536

WEINBERG AND GREEN

ATTORNEYS AT LAW
100 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-2773

10480 LITTLE PATUXENT PARKWAY
SUITE 950
COLUMBIA, MARYLAND 21044-3506
(301) 740-8500

(301) 332-8600
WASHINGTON AREA: 470-7400

TELECOPIERS
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(301) 332-8863

129-12 WEST PATRICK STREET
FREDERICK, MARYLAND 21701-5513
(301) 695-9200
ROCKVILLE (301) 831-4203

WRITER'S DIRECT DIAL NUMBER

(301) 332-8713

FILE NUMBER

15074.55

September 11, 1989

RECEIVED
SEP 12 1989
ZONING OFFICE

Hon. Ann M. Nastarowicz
Deputy Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Mays Chapel North
Neighborhood Unit Development
Zoning Regulations

Dear Ms. Nastarowicz:

To carry out the revisions proposed in my August 14, 1989 letter to you, heretofore approved by P. David Fields, Director of Office of Planning and Zoning, I suggest the following. We submit to you a new book entitled, "Revised Zoning Regulations Applicable to Mays Chapel North Neighborhood Unit Development and Section Two of Unit Development". This revised book will be in the exact form, with the exact content, as the book approved on July 14, 1989, except for the pages herein designated, which will be in the exact form, with the exact content, shown by the enclosed, for your prior review. The enclosed revised pages are: pages i (Table of Contents), 7 and 9 (Definition of Building Development Areas), 31 (Density Table), and 59 Density - Section Two). Additionally, an "Explanatory Note", will be included, to be contained on page 64 of the Revised Regulations.

In addition to the aforegoing, we are submitting:

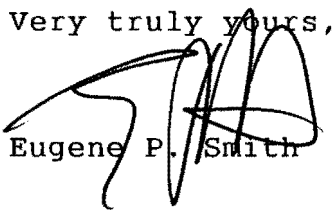
1. A Second Amended Overall Authorization Plan, revised only to show the 27 acres in Section Three instead of 21.8 acres in Section Three; and

2. Plat entitled "Second Amended Outline and Sections for Neighborhood Unit Development", revised only to show in the upper left-hand corner, the Density Table conforming to the Density Table in the Revised Zoning Regulations.

After you have the opportunity of reviewing the foregoing, please advise when I may meet with you to carry out the plan, with any change you may want.

Thanking you for your consideration, I am

Very truly yours,



Eugene P. Smith

AUR30/4658M/119/dfr

Enclosure

WEINBERG AND GREEN

ATTORNEYS AT LAW

100 SOUTH CHARLES STREET

BALTIMORE, MARYLAND 21201-2773

10480 LITTLE PATUXENT PARKWAY
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WRITER'S DIRECT DIAL NUMBER

(301) 332-8713

FILE NUMBER

15074.55

September 11, 1989

RECEIVED
SEP 12 1989
ZONING OFFICE

Phyllis C. Friedman
People's Counsel
County Office Building, Room 304
Towson, Maryland, 21204

Dear Ms. Friedman:

Enclosed herewith is copy of the August 14, 1989 letter with approval of the revisions requested, by P. David Fields, Director of the Office of Planning and Zoning, for your file. Ms. Nastarowicz, the Deputy Zoning Commissioner, also verbally approved the requested revisions, and a copy of my letter of even date to her, with copy of our proposal for carrying out the revisions ~~are~~ is enclosed.

Very truly yours,

Eugene P. Smith

0030p/119/dfr

Enclosure

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

September 6, 1989

Dennis F. Rasmussen
County Executive

Mr. James Keelty, III
James Keelty & Company, Inc.
61 East Padonia Road
Timonium, Maryland 21093

RE: Mays Chapel North PUD
Section II

Dear Mr. Keelty:

In response to your letter dated August 30, 1989 on the above-captioned matter the following comments are offered.

Your letter requests approval of the proposed assignment of development rights to Galway, Inc. and Tintern, Inc. by James Keelty & Company, Inc., with the understanding that James Keelty & Company, Inc. will remain fully liable under the zoning order issued in Case No. 88-536-AuthSPHXA and that Galway, Inc. and Tintern, Inc. are each wholly owned subsidiaries of The Keelty Company. Please be advised that, in this instance, a special hearing is not required pursuant to Restriction No. 9 of said Order. A copy of this letter and your letter dated August 30, 1989 with the enclosed draft letter of approval is being forwarded to Phyllis Friedman, Esquire, People's Counsel for Baltimore County, P. David Fields, Director of Planning, and Arnold Jablon, County Attorney, to advise them of your request and my conclusion.

Finally, pursuant to your inquiry, I am scheduled to be in the office the week of October 2, 1989 and will be available to confirm your request in writing.

If you should have any further questions on the subject, please do not hesitate to have your attorney contact me. Thank you for your consideration in this matter.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: Phyllis Friedman, Esquire
Arnold Jablon, Esquire
P. David Fields
Eugene Smith, Esquire
Richard A. Ransone, Esquire
Case File

DRAFT

[LETTERHEAD OF JAMES KEELTY & CO., INC.]

October 2, 1989

The Honorable Ann M. Nastarowicz
Deputy Zoning Commissioner for
Baltimore County
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

RE: Section Two of Mays Chapel North PUD

Dear Ms. Nastarowicz:

James Keelty & Co., Inc., as co-petitioner, proposes to assign its rights under the Order of the Deputy Zoning Commissioner of Baltimore County, dated November 4, 1988 (the "Zoning Order") in Zoning Case No. 88-536-AUTH-ASPHX (a) to Galway, Inc., with respect to the development of a 90 lot homeowners association project on the land shown on Plats One, Two, Three and Five of the Section Two record plat, and (b) to Tintern, Inc. with respect to development of a 122 unit condominium project on the land shown on Plat Four of the Section Two record plat, copies of which record plats are enclosed. James Keelty & Co., Inc., Galway, Inc. and Tintern, Inc. are each wholly owned subsidiaries of The Keelty Company.

Pursuant to these assignments, Galway, Inc. will assume all the obligations of James Keelty & Co., Inc. under the Zoning Order with respect to the development of such homeowners association project, and Tintern, Inc. will assume all of the obligations of James Keelty & Co., Inc. under the Zoning Order with respect to the development of such condominium project. Notwithstanding these assignments of rights and assumptions of obligations, James Keelty & Co., Inc. will remain fully liable under the Zoning Order with respect to the development of the homeowners association and condominium projects in Section Two.

In that James Keelty & Co., Inc. will remain fully liable under the Zoning Order, the requirements of Section 430.1.D.3C of the Baltimore County Zoning Regulations will continue to be met, and the above described assignments will not require a special hearing pursuant to Paragraph 9 of the Zoning Order.

DRAFT

Please indicate your approval of the above described assignments by executing this letter in the space provided below for your signature.

Yours truly,

JAMES KEELTY & CO., INC.

By: _____
James Keelty, III, President

GALWAY, INC.

By: _____
James Keelty, III, President

TINTERN, INC.

By: _____
James Keelty, III, President

170/bjr
Enclosures
ATM89:5079I

APPROVED BY:

_____
ANN M. NASTAROWICZ
Deputy Zoning Commissioner for
Baltimore County

JAMES KEELTY & CO., INC.
BUILDERS AND DEVELOPERS
61 EAST PADONIA ROAD
P.O. BOX 528
TIMONIUM, MARYLAND
21093-0528

JAMES KEELTY
1870-1944

TELEPHONE 252-8600
FAX 666-8806

August 30, 1989

RECEIVED
AUG 31 1989
ZONING OFFICE

The Honorable Ann M. Nastarowicz
Deputy Zoning Commissioner for
Baltimore County
Office of Planning and Zoning
County Office Building
Towson, MD 21204

RE: Section Two of Mays Chapel North PUD

Dear Ms. Nastarowicz:

Please review the enclosed draft of a letter to you, and give us any comments you may have concerning that letter within the next couple of weeks. The enclosed letter explains that James Keelty & Co., Inc. will be assigning its rights (with respect to the development of Section Two) under the PUD Zoning Order to Galway, Inc. and Tintern, Inc., each wholly owned subsidiaries of The Keelty Company. The assignee corporations will develop a 90 lot homeowners association project and a 122 unit condominium project, respectively, in Section Two. The purpose of the enclosed letter is for us to obtain your approval of those assignments. I have not yet signed the enclosed letter, because it assumes certain facts that will not become true until our corporate restructuring is completed on September 30, 1989.

We will send you the signed original of the enclosed letter on Monday, October 2, 1989. We would appreciate your counter signing the letter as soon as you receive it (or at least within a day or two thereafter), and promptly returning it to us. This is necessary so that we can convey title to the Section Two properties to Galway, Inc. and tintern, Inc. at a real estate closing scheduled for Friday, October 6, 1989. If you will be out of the office that week, or if you cannot meet the proposed schedule for any other reason, please let us know immediately, so that we can make alternative arrangements.

Thank you for your cooperation in this matter. We look forward to receiving your comments concerning the enclosed letter.

Sincerely yours,

James Keelty, III

CC: Richard A. Ransom, Esquire

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

May 26, 1989

Dennis F. Rasmussen
County Executive

Robert W. Cannon, Esquire
Weinberg and Green
100 South Charles Street
Baltimore, Maryland 21201-2773

RE: Mays Chapel North PUD Regulations

Dear Mr. Cannon:

You have requested that your client be given final signatures on the Authorization Plan Map, the First Amended Overall Authorization Plan, the Final Development Plan, including the Second Revised CRG for Section II, and on the record plats relating to Sections I and II which were approved pending finalization of the zoning regulations. Such approval would permit the project to proceed through the following stages of development:

1) Apply for grading permits. This application would start the review and approval process of the grading, sediment control, storm water management, etc.

2) Putting utilities out to bid.

3) Apply for building permits.

A good revised draft of the zoning regulations applicable to the Mays Chapel North Neighborhood Unit Development has been submitted; however, additional revisions are necessary. Pursuant to our discussions, it seems appropriate to permit your clients to proceed as limited above prior to finalization of the regulations and I will sign the Plans submitted for CRG and Planning Board Approval provided the following terms and conditions are met and agreed upon:

1) No building permits will be authorized by the Zoning Office until finalized zoning regulations have been submitted and approved by me, and/or the Zoning Commissioner in my absence, who in our sole discretion shall determine their appropriateness.

2) The zoning regulations shall make provisions for the PUD regulator to issue a Certificate of Compliance with the PUD Zoning Regulations for submission to the County prior to any property owner, lessee, tenant, etc. requesting the issuance of any permits from Baltimore County.

3) The regulations and covenants shall be recorded prior to any sales and referenced in all deeds. All Buyers shall be afforded an opportunity to review the plan and the regulations. Further, the regulations shall reference where the plans can be reviewed by potential buyers.

4) James Keelty and Company, Inc. and Mays Chapel Village irrevocably consent to the conditions set forth in this letter and acknowledge same by their signatures below.

Should you have any further questions concerning the above, please do not hesitate to contact me at 887-3391.

Very truly yours,

Ann M Nastarowicz

ANN M. NASTAROWICZ
Deputy Zoning Supervisor
for Baltimore County

AMN:bjs

READ AND APPROVED:

JAMES KEELTY AND COMPANY, INC.

BY: _____

James Keelty, III President
(Print Name & Title)

MAYS CHAPEL VILLAGE PARTNERSHIP

BY: _____

Joseph S. Keelty General Partner
(Print Name & Title)

cc: J. Robert Haines
James E. Dyer
W. Carl Richards
James H. Thompson
Files

File

WEINBERG AND GREEN

ATTORNEYS AT LAW
100 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-2773

10480 LITTLE PATUXENT PARKWAY
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(301) 695-9200
ROCKVILLE (301) 831-4203

WRITER'S DIRECT DIAL NUMBER

(301) 332-8713

FILE NUMBER

15074.55

May 18, 1989

RECEIVED
MAY 19 1989
ZONING OFFICE

Hon. Ann M. Nastarowicz
Deputy Zoning Commissioner
for Baltimore County
Office of Planning & Zoning
Towson, Maryland 21204

Re: Petitions for Special Hearing,
Special Exception and Variances
NW/Corner I-83 and Padonia Road
8th Election District
3rd Councilmanic District
Mays Chapel Village Partnership - Petitioners
Case No. 88-536-ASPHX

Dear Ms. Nastarowicz:

This will serve as my certification that I, this date, hand delivered to the People's Counsel of Baltimore County the following:

1. The Authorization Plan Map of Mays Chapel North (Figure 12), Revised through November 4, 1988, the date of the Order of the Deputy Zoning Commissioner authorizing the Neighborhood Unit Development of Mays Chapel North;

2. First Amended Overall Authorization Plan for the Mays Chapel North PUD, changed to increase the size of Section Two and Five to accommodate County requests.

3. The Overall Outline of the Mays Chapel North Tract, with notes and density tabulations included as requested by the Deputy Zoning Commissioner, designated "First Amended Outline and Sections for Neighborhood Unit Development, known as Mays Chapel North", and designated Sheet 2 of 2, to go with the plat mentioned in item 2 of this letter;

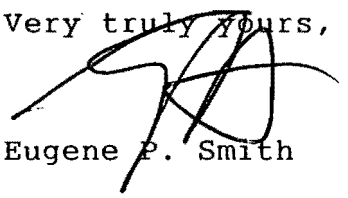
4. Plat designated Section One of Mays Chapel North PUD, consisting only of relocated Padonia Road, and showing by way of notes the zoning regulations applicable and the need for tapering the width of the road as required by the Office of Planning and Zoning. This plat is designated Sheet 1 of 2 of the Combined C.R.G./Final Development Plan;

5. Plat designated Final Development Plan and Second Revised C.R.G. of Section Two of Mays Chapel North, showing by way of notes, the zoning regulations applicable, and other matters called for by the Office of Planning and Zoning. This plat shows Section Two of Mays Chapel North, which is Building Development Area 2 on the Authorization Plan; and

6. The Zoning Regulations Applicable to Mays Chapel North Neighborhood Unit Development, and Section Two thereof.

This delivery is confirmed by receipt set forth at the bottom of my May 18, 1989 letter to Phyllis C. Friedman, enclosed herewith for your records.

Very truly yours,



Eugene P. Smith

119/dfr
0878p

File

WEINBERG AND GREEN

ATTORNEYS AT LAW
100 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-2773

10480 LITTLE PATUXENT PARKWAY
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(301) 332-8600
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(301) 695-9200
ROCKVILLE (301) 831-4203

WRITER'S DIRECT DIAL NUMBER

(301) 332-8713

FILE NUMBER

15074.55

May 18, 1989

RECEIVED
MAY 19 1989
ZONING OFFICE

Phyllis C. Friedman
People's Counsel
County Office Building, Room 304
Towson, Maryland 21204

Re: Mays Chapel North Planned Unit Development

Dear Ms. Friedman:

I this day hand deliver to you the following:

1. The Authorization Plan Map of Mays Chapel North (Figure 12), Revised through November 4, 1988, the date of the Order of the Deputy Zoning Commissioner authorizing the Neighborhood Unit Development of Mays Chapel North;

2. First Amended Overall Authorization Plan for the Mays Chapel North PUD, changed to increase the size of Section Two and Five to accommodate County requests. Actually, the building area is not increased, but open space has been added and the acreage shown for Section Two is that being processed for subdivision. This Plat is designated Sheet 1 of 2, relating to the Authorization Plan;

3. The Overall Outline of the Mays Chapel North Tract, with notes and density tabulations included as requested by the Deputy Zoning Commissioner, designated "First Amended Outline and Sections for Neighborhood Unit Development, known as Mays Chapel North", and designated Sheet 2 of 2, to go with the plat mentioned in item 2 of this letter;

4. Plat designated Section One of Mays Chapel North PUD, consisting only of relocated Padonia Road, and showing by way of notes the zoning regulations applicable and the need for tapering the width of the road as required by the Office of Planning and Zoning. This plat is designated Sheet 1 of 2 of the Combined C.R.G./Final Development Plan;

5. Plat designated Final Development Plan and Second Revised C.R.G. of Section Two of Mays Chapel North, showing by way of notes, the zoning regulations applicable, and other matters called for by the Office of Planning and Zoning. This plat shows Section Two of Mays Chapel North, which is Building Development Area 2 on the Authorization Plan; and

6. The Zoning Regulations Applicable to Mays Chapel North Neighborhood Unit Development, and Section Two thereof.

If any changes are made in the foregoing before signature of the Office of Planning and Zoning, the Deputy Zoning Commissioner and the Department of Public Works, revisions will be sent to you.

I would appreciate your acknowledgment of the enclosures, for filing in the zoning case.

Very truly yours,

Eugene F. Smith

119/dfr
0728p

Office of People's Counsel
acknowledges receipt of the
items mentioned in the foregoing
letter, this 18th day of
May, 1989.

Shirley M. Hess
Legal Assistant

Fish

WEINBERG AND GREEN

ATTORNEYS AT LAW
100 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-2773

10480 LITTLE PATUXENT PARKWAY
SUITE 950
COLUMBIA, MARYLAND 21044-3506
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(301) 695-9200
ROCKVILLE (301) 831-4203

WRITER'S DIRECT DIAL NUMBER

(301) 332-8713

FILE NUMBER

15074.55

May 17, 1989

Hon. Ann M. Nastarowicz
Deputy Zoning Commissioner
for Baltimore County
Office of Planning & Zoning
Towson, Maryland 21204

Re: Petitions for Special Hearing,
Special Exception and Variances
NW/Corner I-83 and Padonia Road
8th Election District
3rd Councilmanic District
Mays Chapel Village Partnership - Petitioners
Case No. 88-536-ASPHX

Dear Ms. Nastarowicz:

This will serve to confirm that two copies of the Zoning Regulations for the entire Mays Chapel North Neighborhood Unit Development, and for Section Two of that Unit Development, along with Authorization Plan, Amended Authorization Plan, Entire Tract Outline and Development Plans for Section One (Padonia Road) and Section Two of Mays Chapel North were hand delivered to your office early this morning. I appreciate your helpfulness throughout this matter and now ask that you expedite review of the papers and plats delivered to you so that permits may be obtained for development of Section Two. Copies of the regulations and plats will be delivered to people's counsel tomorrow, May 18, 1989.

Through no fault of yours, we have been delivering regulations to the staff since January, 1989, without ever really resolving much of anything, until your intervention at our last meeting about five or six weeks ago. The ensuing delay was caused by my recent illness.

Thanking your for your courtesy and consideration, I am

Respecfully yours,

Eugene P. Smith

119/dfr
0643p

5/15/92
TO LOCAL
OK-

Sales by
James Keelty & Co., Inc.
P.O. Box 528
Timonium, Maryland
21093-0528
301-252-3797

May 15, 1992

Mr. David Fields
Baltimore County
Office of Planning and Zoning
Courts Building
401 Bosley Ave.
Towson, MD 21204

Re: Mays Chapel North
Section 2

Dear Mr. Fields:

This letter is a follow-up to our meeting yesterday concerning a non-material change on the referenced project. Changing from a 22 foot garage unit to a 20 foot non-garage unit on lots 18 thru 23 Kinsale Road and lots 67 through 75 Boyne Court is considered a non-material change and is within the scope of the Mays Chapel North Zoning Regulations. We are only revising interior lot lines which does not change open space areas, parking, right-of-ways, etc. We will provide 2 offstreet parking spaces for each unit. We can proceed directly with a plat correction without having to amend the previously approved CRG/FDP.

Please confirm this letter by signing below and I will forward a copy to Mr. Arnold Jablon, Director Office of Zoning Administration and Development Management.

Thank you in advance for your cooperation.

Sincerely,

Mark Buda

MEB:lam

Dave Fields

David Fields, Director
Office of Planning and Zoning

15th May 92
Date

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

May 2, 1989

Dennis F. Rasmussen
County Executive

Robert W. Cannon, Esquire
Weinberg and Green
100 South Charles Street
Baltimore, Maryland 21201-2773

RE: Mays Chapel North PUD Regulations

Dear Mr. Cannon:

Your letter dated April 19, 1989 to Ann M. Nastarowicz, the Deputy Zoning Commissioner, has been referred to me for reply. You have requested that your client be given full and final signatures on the Final Development Plan, including the Second Revised CRG for Section II, and on the record plats relating to the section which was approved. Such approval would permit the project to proceed through the following stages of development:

1) Apply for grading permits. This application would start the review and approval process of the grading, sediment control, storm water management, etc.

2) Putting utilities out to bid.

3) Apply for building permits.

As has been previously indicated, this office is more than a little concerned by the continued absence of the bulk regulations that were required as a condition of the granting of the authorization plan by the Deputy Zoning Commissioner in Case No. 88-536-Auth-ASPHX. Approval of this request would result in the grading for roads, utilities, storm water facilities, and application for building permits. Notwithstanding the known credibility of the Keelty organization and the unforeseen serious illness of Eugene P. Smith, Esquire, who has to date almost single-handedly prepared drafts of the regulations in question, we cannot uphold the integrity of the Zoning Office if we allow your client's project to proceed as now requested without a substantial guarantee of compliance, such as a bond, or other more solid degree of commitment.

Our Office will sign the Plans submitted for CRG and Planning Board Approval provided the above conditions are met as well as the following conditions:

1) The comments set forth in the attached inter-office correspondence dated May 2, 1989 are complied with and incorporated into the Plans for signature.

2) The development plan for Section II shall be amended to include references as to where the applicable zoning regulations and covenants can be located and that said documents are enforceable only by the developer and/or his assignees. The regulations and covenants shall be recorded prior to settlement and referenced in all deeds. All Buyers shall be afforded an opportunity to review the plan and the regulations shall reference where the plan can be reviewed by potential buyers.

The approval of the first and second sections would be forthcoming only with the understanding that Section I of Mays Chapel North consists solely of the right-of-way of Padonia Road Relocated and that Section II in fact represents the first section of development for homes. Our approval would be further subject to the following conditions:

1) The sign sizes as proposed in the first draft prepared by Mr. Smith must be reduced so as to be no larger than those permitted by the Baltimore County Zoning Regulations (B.C.Z.R.) with the possible exception of the development sign to be placed adjacent to I-83. Said sign may be approved larger than presently permitted by the zoning regulations.

2) Other changes required as a result of our April 11, 1989 comments and any additional amendments resulting from a meeting scheduled for next Tuesday with Eugene Smith and Zoning personnel.

3) No building permits will be authorized by the Zoning Office until the bulk regulations have been submitted and approved by the Deputy Zoning Commissioner.

4) James Keelty and Company, Inc. and Mays Chapel Village irrevocably consent to the conditions set forth in this letter.

Should you have any further questions concerning the above, please do not hesitate to contact me at 887-3391.

Very truly yours,

JAMES E. DYER
Zoning Supervisor

JED:bjs

READ AND APPROVED:

JAMES KEELTY AND COMPANY, INC.

BY: _____

_____
(Print Name & Title)

MAYS CHAPEL VILLAGE PARTNERSHIP

BY: _____

_____
(Print Name & Title)

cc: Ann M. Nastarowicz
J. Robert Haines
W. Carl Richards
James H. Thompson
Files

B A L T I M O R E C O U N T Y , M A R Y L A N D

DATE: May 2, 1989

SUBJECT: Supplementary Zoning Comments and Documented Plan Procedure for Mays Chapel North Final and 1st Amended P.U.D. Authorization Plan and combined CRG and Final Development Plan for Sections One and Two.

A. GENERAL PROCEDURE:

In accordance with restriction 6 (a) (iii) and for future reference, to distinguish the original final P.U.D. authorization plan from the 1st Amended plan containing nonmaterial amendments the original, and the approval of Sectional CRG/FDP plans, the following sequential procedure must be followed and documented within the zoning case files:

1. The first approval action and approval document must be a final overall authorization plan (figure #12) in accordance with the Planning Board Modifications and the final order by the Deputy Zoning Commissioner on November 4, 1988. This plan should also include the supplemental density chart by section, housing mix and sub area profiles as originally submitted on December 4, 1987. The following signature block should be included:

FINAL OVERALL AUTHORIZATION PLAN FOR MAYS CHAPEL NORTH PLANNED UNIT DEVELOPMENT IN ACCORDANCE WITH THE DEPUTY ZONING COMMISSIONER'S ORDER DATED 11/4/88.

DIRECTOR OF PLANNING AND ZONING DATE

ZONING COMMISSIONER DATE

over

2. The Final Authorization Plan Map Figure #12 must be amended with the new boundary of Section 2 and Section 5, amended acreages of sections, and unit totals for Section 2. Title Plan - 1st Amended Overall Authorization Plan - Mays Chapel North Neighborhood Planned Unit Development - and include the following signature block:

MAYS CHAPEL NORTH PLANNED NEIGHBORHOOD UNIT DEVELOPMENT

1ST AMENDMENT TO OVERALL AUTHORIZATION PLAN

DATE: _____

CHANGES: 1.

2.

3.

4.

CERTIFICATE OF RECOMMENDATION THAT THE ABOVE AMENDMENTS ARE NON-MATERIAL IN NATURE AS DEFINED IN ZONING CASE 88-539, Auth, ASPHX AND A PUBLIC HEARING IS NOT REQUIRED

_____ DIRECTOR OF PLANNING & ZONING, DATE

_____ ZONING COMMISSIONER, DATE CONCURRENCE

*PLANNING BOARD APPROVAL DATE

Note: Petitioner to provide copy of amended plan to Peoples Counsel and to provide proof of same to the Deputy Zoning Commissioner for the files.

* Planning Board approval is not necessary on future amended Auth. plans if the amendments are determined non-material

3. Signature block for each sectional C.R.G./F.D.P. to be included on all pages.

SECTIONAL OR INDIVIDUAL CRG/FDP FOR

MAYS CHAPEL NORTH NEIGHBORHOOD PLANNED UNIT DEVELOPMENT

Phase _____ SECTION _____

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON _____

_____ DIRECTOR OF PLANNING AND ZONING DATE

_____ ZONING COMMISSIONER DATE

over

B. SUPPLEMENTAL COMMENTS FOR PLANS:

1. Remove similar wording and include conspicuously on all plans the following paragraph:

ZONING REGULATIONS

THE BALTIMORE COUNTY ZONING REGULATIONS ARE NOT APPLICABLE TO THIS DEVELOPMENT. THE MAYS CHAPEL NORTH ZONING REGULATIONS ADOPTED AND APPROVED BY THE ZONING COMMISSIONER IN ZONING CASE NUMBER 88-539, AUTH, ASPHX ARE GOVERNING.

THE INTERPRETATION, ADMINISTRATION AND ENFORCEMENT OF THESE REGULATIONS SHALL BE THE RESPONSIBILITY OF THE MCN ASSOCIATION, INC. (ASSOCIATION) A MARYLAND CORPORATION THEIR RESPECTIVE SUCCESSORS OR ASSIGNS. THIS RESPONSIBILITY INCLUDES THE REVIEW AND APPROVAL OF A "COMPLIANCE CERTIFICATE" TO BE PRESENTED TO THE ZONING OFFICE WHEN INDIVIDUAL OWNERS IMPROVEMENTS REQUIRE BALTIMORE COUNTY PERMITS.

2. Sheet 4 of 4 (CRG/FDP - Section 2)

   a. Remove all references to "Baltimore County Zoning Regulations" and replace with "Mays Chapel North Zoning Regulations".

   b. Clarify if the "LARGE DEN" over 100 square feet is counted as a bedroom in the density calculations.

   c. The scale of plan print should be at least 1 inch = 50 ft twice the size of the 100 scale print. If this scale is used larger scale typical street sections and typical lots should be included on the plan for each housing type; standard townhouses, garage townhouses and Condos. These typicals should be keyed with unit or lot numbers not to conflict with the 100 scale plan print.

   d. Clarify the street setback for unit number 62.

   e. Remove shaded building areas and any references to building envelopes. Also, including wording in notes for flexibility in final building locations. (Reference comment by James E. Dyer on April 11, 1989 under "Page 15" title.)

MAYS CHAPEL NORTH
SUPPLEMENTAL DENSITY CHART

I. BULK CALCULATIONS

Retail Space 2,177.68 DNU x 20 sq.ft.= 43.553 sq.ft.
Office Space 2,177.68 DNU x 10 sq.ft.= 21.776 sq.ft.

Open Space Required: .20 x 384.14 = 76.828 acres

Open Space Proposed: .44 x 384.14 = 170 +/- acres

ZONE	ACRES	UNRESTRICTED HEIGHT	ANGLE OF HEIGHT LIMITATION	PERPENDICULAR HEIGHT LIMITATION
DR 3.5	298.48	40'	10°	85'
DR 5.5	85.66	45'	15°	85'

II. PROPOSED PRELIMINARY HOUSING MIX

HOUSING TYPE	DNU	% OF TOTAL	DU	% OF TOTAL
Senior Housing				
Studio	100	4.5%	200	9.2%
1 Bedroom	165	7.5%	220	10.0%
2 Bedroom	205	9.4%	205	9.4%
Mid-Rise Apartments				
2 Bedroom	200	9.2%	200	9.2%
Mid-Rise Condominiums				
Studio	25	1.1%	50	2.3%
2 Bedroom	205	9.4%	205	9.4%
Garden Apartments				
1 Bedroom	78	3.5%	104	4.7%
2 Bedroom	200	9.2%	200	9.2%
3 Bedroom	15	.6%	10	.4%
Garden Condominiums				
Studio	20	.9%	40	.2%
2 Bedroom	300	13.7%	300	13.7%
Townhouses				
3 Bedroom	664.5	30.5%	443	20.0%
	2,177.5	100.0%	2,177	100.0%

III. SUB-AREA PROFILES

Buildable Area	Acres	Year	Height Maximum	DU/AC Max.	DU/AC Min.
2 Townhouse/ Garden Units	32.7	1991	50'	12.0	3.5
3 Townhouse/ Garden Units	21.8	1992	50'	12.0	3.5
4 Townhouse/ Garden Units	20.9	1994	50'	12.0	3.5
5 Mid-Rise/ Garden Units	15.3	1998	65'	16.0	7.5
6 Townhouse/ Garden Units	19.8	1999	50'	12.0	3.5
7 Village Center	29.0	2002	85'	40.0	8.0
8 Townhouses	12.4	2003	45'	8.0	3.5
9 Townhouses	17.6	2005	45'	8.0	3.5
10 Townhouses	13.1	2007	45'	8.0	3.5
11 Mid-Rise/ Townhouses	20.3	2008	65'	16.0	3.5

NOTE: All buildable areas are within DR 3.5 base density zoned land except for the mid-rise section of buildable area 11 which is DR 5.5.

MEETING 3/16/89

GEAN SMITH FRANK HOG GEO. BATTERS, CARL RICHARDS & JIM DYER

DENSITY: PER ZONING ORDER AND INCREASE OF 20% OR MORE IN NUMBER OF DENSITY UNITS AS SHOWN ON AUTH. PLAN SHALL BE CONSIDERED MATERIAL CHANGE.

SECTION 2 AREA ON AUTH. PLAN, HAS FOLLOWING INFO.. "TOWNHOUSE OR GARDEN UNIT" "4 STO MAX" "32.7 ACRES"

ZONING COMMENT: NUMBER OF UNITS IN SECTION IS COMPUTED ON BASIS OF DENSITY DR 3.5 X 32.7 AC. = 163 + 20% = 195 MAX. SECTION 2 AS SUBMITTED FOR APPROVAL PROPOSES 231 DENSITY UNITS, 36 DU's OVER MAX. PERMITTED.

231
195
36

DEV. COMMENT. TOTAL DENSITY PERMITTED IS BASED UPON TOTAL TRACT AREA i.e 298.48 ACRES ZONED DR 3.5 = (5.0 PUD UNITS) X 298.48 = 1492.4 DU's — 85.66 ACRES ZONED DR 5.5 (8.0 PUD UNITS) X 85.66 = 685.28 — 1492.4 + 685.28 = 2177.68 DU's = TOTAL UNITS PERMITTED SECTIONS 2 THRU 5 ARE SHOWN ON THE AUTH. PLAN FOR THE PURPOSE OF (1) IDENTIFING BUILDABLE AREAS (SP) (2) IDENTIFING THE TYPE OF DEVELOPMENT TO OCCUR IN EACH SECTION (3) TO INDICATE APPROX SIZE OF EACH STAGE. i.e. THE ACREAGE INDICATED ON EACH SECTION IS NOT INTENDED TO RELATE TO DENSITY UNITS — DENSITY UNITS ARE COMPUTED ON TRACT WIDE BASIS AS WAS AGREED TO BY DAVE F.

ZONING COMMENT: THE DEVELOPER DOES NOT ESTABLISH GUIDELINES FOR STAGED DENSITY DEVELOPMENT — COMPLETE PUD COULD BE BUILT OUT BEFORE ALL SECTIONS ARE DEVELOPED — IF THIS HAPPENS A HEARING WILL BE REQUIRED FOR A MATERIAL CHANGE.

SIGNS:

ZONING COMMENT; DEVELOPERS SIGN REGULATIONS APPEAR TO BE OVERLY GENEROUS, TWO MANY, TOO LARGE. — GRAPHICS WOULD HELP. —

DEV. COMMENT; SIGNS AS PROPOSED ARE SUFFICIENT TO TAKE CARE OF ALL TYPES OF DEV. IN MAYS CHAPLE NORTH. ADDITIONALLY MULTI FACED SIGNS AS USED IN THEIR REGULATIONS IS INTENDED TO BE INTERPRETED TO PERMIT A SIGN LIMITED TO 100 Sq' TO HAVE A 100 Sq' SIGN ON EACH FACE OF ANY GIVEN SIGN.

AFTER DISCUSSION DEV. AGREED TO REVIEW PUD SIGN REG. AND REDUCE WHERE POSSIBLE THEY WILL ALSO INCLUDE SIGN GRAPHICS INDICATING MATERIAL DESIGN AND SIZE.

ENFORCEMENT:

ZONING COMMENT; THE DEV. Z.R ARE INTENDED TO UTILIZED BCZR EXCEPT FOR CERTAIN AREAS THEIR OF THAT ARE EXCLUDED AND REWRITTEN SUCH AS DR ZONES AND SIGN REGULATIONS. THESE REG'S ARE INTENDED TO CONTROL DEV. IN THE MAYS CHAPLE NORTH (PUD) FOR THE NEXT 20 YEARS UNLESS THE APPLICABLE REG ARE LIFTED AN PLACE IN A SEPARATE BOOK, CHANGES THAT WILL OCCURE TO THE BCZR DURING THAT PERIOD WILL MAKE IT IMPOSSIABLE.

areas of concern:

Density: Based on each ~~unit~~ Section or as stated on the notes on Auth Plan.
notes are ~~broade~~ broad do not seem to regulate due permit as it goes proceeds

Signs: were approved in overall Pud
But they will consider changes

enforcement: provide that county will be backup for enforcement Developer/ Asso will be

Parking

Def Townhouse

Notes on sheet 4 of 4 relate to regulation

envelope for Lumbing.

Comple Z.R. IN ONE BOOKLET INCLUDING REG. TO BE USE FROM B.C.Z.R.

Studio in Bldg one or two

JUN

10 1078

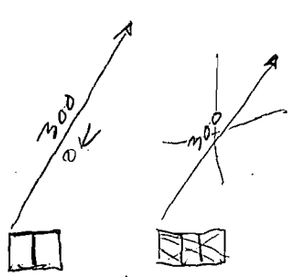
Section

No

5 - 76.5
2 - 163
3 - 109 20% 21.8
4 - 109.5
6 - 99
7 - 174
8 - 62
9 - 88
10 - 65.5
11 - 45
- 91.2
1078

2177
1078

7



3 or more
fewer than 3

DIVISION 3 - OUTLINE OF ZONING REGULATIONS
APPLICABLE ONLY TO SECTION TWO
OF MAYS CHAPEL NORTH PUD

*The zoning regulations applicable to the entire Mays Chapel North PUD apply to Section Two of the PUD, subject to the limitations and specific requirements set forth in Section B hereof.

*Specific use, density, bulk, open-space, parking and other requirements expressly made applicable only to Section Two of the PUD, are as follows:

ARTICLE I - USES PERMITTED IN SECTION TWO OF PUD

A. The uses permitted in all areas of the PUD, including building development areas and open-space areas, under Part II of these zoning regulations applicable to the entire PUD.
B. Townhouses and townhouse type dwellings, as defined in Part II of these zoning regulations, and garden apartment or condominium buildings-4 story maximum, exclusive of basement.
C. Parking, signs and accessory uses, structures and buildings, subject to the limitations contained in Part II of these zoning regulations applicable to the entire PUD.

ARTICLE II - GENERAL DENSITY LIMITATION AND HEIGHT AND BULK REGULATIONS FOR SECTION TWO OF PUD

A. Density. The maximum densities permitted in Section Two of the PUD are 275 density units and 225 dwelling units, 7 density units and 5.7 dwelling units per acre, provided there be no increase in the maximum total densities of 2177 density units and 2177 dwelling units allowed in the entire PUD.
B. Height. The perpendicular height limitations are those set forth in Part II of these zoning regulations applicable to the entire PUD.
C. Other Bulk and Area Standards. Bulk, building-separation and other area standards and regulations applicable to Section Two of the PUD are as follows:
    1. The maximum width of any elevation of a detached building or group of attached buildings shall be 250 feet;
    2. The minimum horizontal distance between facing elevations of detached buildings:
        a. 40 ft. - for groups of attached townhouses, garden apartment, or condominium buildings
        b. 60 ft. - for the above if any buildings exceed 40 ft. height
    3. Minimum street centerline setbacks:
        a. 53 ft. - for standard townhouse with perpendicular parking and for the standard townhouse portion of mixed garage and standard townhouses with perpendicular parking.
        b. 47 ft. - for garage townhouses if the 500 sq. ft. private yard space is provided in the rear yard.
        c. 50 ft. - for garden apartment or condominium building provided that 25 ft. is maintained to the street R/W.
    4. Window setbacks:
        a. 15 ft. - window or window-door to property line
        b. 40 ft. - between the centers of facing windows
    5. Private yard space - 500 sq. ft. is required for each townhouse and the 500 sq. ft. must be located in the rear yard of a garage townhouse. Covered areas such as porches may not be calculated in the 500 sq. ft. but open decks at grade or elevated may be calculated in the required 500 sq. ft. area.

ARTICLE III - OPEN SPACE REQUIRED IN SECTION TWO OF THE PUD

A minimum of 40% of the gross area of Section Two of the PUD shall be allocated to local and other open space purposes, to be designated, established and maintained in accordance with the standards, guidelines and procedures set forth in the Baltimore County Subdivision Regulations and the Local Open Space Manual approved by the Planning Board and the Board of Recreation and Parks pursuant to Section 22-105 of the Baltimore County Code (1978 Ed.; 1987 Cum. Sup.). Not less than 10% of the gross area of Section Two of the PUD, same being part of the total local and other open space, shall be designated H.O.A. open space, to be conveyed to, and owned and maintained by a homeowners association or similar entity; and the remaining local and other open space shall be conveyed to, and owned and maintained by: the developer, or a corporation whose members are comprised of a group of individuals, or a condominium association, or Baltimore County, all as the developer may determine, and the County agree, if any open space is to be conveyed to it.

MAGS CHAPLE PUD

CALL

I JUST RAN OUT OF TIME, THE ONE BIG THING THAT I NEEDED TO DO WAS REVIEW KEELTY'S MAGS C. PUD REGULATIONS. I JUST HAVE THIS FEELING THAT THEY CANNOT USE OUR REGULATIONS AS COMPLETELY IN CONTEXT AS THEY HAVE - I NEEDED A COUPLE HOURS OF QUITE TIME AND I NEVER GOT IT.

PLEASE LOOK AT THE NOTES ON THE DEV. PLAN SOME SEEM TO BE DEPETES ALSO READ THE TEXT OF THEIR REGS IF YOU HAVE NOT.

I MET WITH GEAN SMITH & G. BUTTERS AND FORMULATED NOTES TO GO TO THE DEV. PLAN. I WILL ATTACH IF I CAN FIND MY NOTES. - THEY WERE SUPPOSED TO FILE NEW DEV. PLANS THAT WOULD DOUBLE AS APPROVAL FOR REVISED CRG DAVID FIELDS AND GEAN HEFT DID NOT WANT TO SEE IT AT CRG AGAIN. GEAN SMITH WAS NOT TO FILE HE TOLD GEO. B. TO FILE NEXT DAY - IF HE DID I HAVE NOT SEEN PLEASE LOOK FOR IT AND REVIEW.

FINAL DEV. PLAN
AND
REVISED CRG

SECTION TWO
MAGS CHAPLE NORTH

NOTE
THIS FINAL DEVELOPMENT PLAN ALSO SERVES AS AN AMMENDMENT (2ND REVISED) TO THE DEV. CRG PLAN DATED ___ ___. SAID AMMENDMENTS CONSIST OF: THE REALIGNMENT OF LONGSTONE ROAD IN THE VICINITY OF TINTERN, AND BANDON CTS., AND THE ELIMATION OF ONE GARDEN APT TYPE BUILDING ON THE NORTH SIDE OF THE BG&E R/W. SAID AMMENDMENTS ARE NON MATERIAL IN NATURE.

COORDINATES		
NO.	NORTH	WEST
304	N 56644.26	W 10831.61
327	N 56854.52	W 10928.58
2016	N 57323.94	W 11436.40
2017	N 57310.20	W 11419.18
2018	N 57333.68	W 11368.33
2019	N 57271.05	W 11413.32
2020	N 57421.47	W 11197.02
2021	N 57448.57	W 11148.72
2022	N 57471.20	W 11148.45
2050	N 57173.39	W 11374.30
2051	N 57151.48	W 11375.98
2055	N 57487.29	W 11203.41
2057	N 57096.90	W 11344.65
2058	N 57098.21	W 11320.08
2061	N 57313.06	W 11364.39
2062	N 57404.92	W 11182.29
2066	N 57140.92	W 11269.54
2067	N 57085.18	W 11298.71
2068	N 57105.87	W 11197.63
2069	N 57050.13	W 11224.79
2070	N 57066.52	W 11067.95
2071	N 57118.90	W 11103.52
2073	N 57238.54	W 10956.46
2077	N 57500.34	W 11127.75
2081	N 57293.27	W 11364.44
2082	N 57279.91	W 11351.15
2083	N 57415.24	W 11112.56
2084	N 57182.83	W 11094.29
2085	N 56765.49	W 11368.87
2086	N 56965.00	W 11313.47
2088	N 57377.39	W 11439.37
2090	N 57132.90	W 10998.05
2091	N 57181.58	W 1098 1.10
2094	N 57142.90	W 10883.22
2095	N 57209.80	W 10922.67
2074	N 57162.43	W 10916.64
2097	N 57533.56	W 11172.85

EASEMENT COORDINATES		
NO.	NORTH	WEST
DR-14	N 56676.05	W 11014.01
DR-15	N 57040.67	W 11113.47
DR-18	N 57203.93	W 11187.42
DR-19	N 57182.83	W 11230.51
DR-21	N 57158.98	W 11310.45
DR-23	N 57236.49	W 11149.54
DR-24	N 57343.86	W 11024.65
DR-26	N 57240.80	W 10982.84
DR-17	N 57108.51	W 11203.09
DR-22	N 57231.41	W 11222.55
DR-25	N 57149.09	W 11130.74
DR-27	N 57147.52	W 10987.62
DR-28	N 56644.79	W 10838.89

CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
2018 TO 2020	397.00'	194.43'	99.21'	192.49'	N 62°51'49" E	28°03'36"
2019 TO 2055	226.00'	105.57'	53.77'	104.61'	S 21°53'54" E	26°45'51"
2022 TO 2077	397.00'	35.11'	17.57'	35.10'	N 36°05'12" E	5°04'00"
2055 TO 2088	358.80'	266.29'	139.61'	260.22'	N 65°03'56" E	42°31'21"
2058 TO 2067	244.00'	26.77'	13.40'	26.76'	S 60°52'22" E	6°17'14"
2061 TO 2062	393.00'	206.18'	105.52'	203.82'	N 63°18'25" E	30°03'33"
2069 TO 2071	93.00'	99.12'	54.85'	94.49'	S 85°31'00" E	61°03'59"
2069 TO 2070	155.00'	165.02'	91.30'	157.34'	S 85°29'01" E	61°00'00"
2081 TO 2066	182.00'	151.39'	80.39'	147.07'	S 40°11'16" E	47°39'39"
2082 TO 2083	437.00'	284.82'	147.68'	279.81'	N 59°22'40" E	37°20'36"
2055 TO 2097	176.90'	53.17'	26.79'	52.97'	N 38°10'27" E	17°13'38"

1) RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.

2) THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22-88 OF THE BALTIMORE COUNTY CODE.

3) RECORDING OF THIS PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.

4) THE INFORMATION SHOWN MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.

5) ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.

SEWER DRAINAGE AREA – GUNPOWDER
PUMPED BY – TEXAS PUMPING STATION

SUMMARY

A. Density and Dwelling Units, by Type.

Density	Dwelling	Units contained in Section Two (38.70 acres) comprised of: Townhouses (90 dwelling units and 111 density units) and Condominium or Apartment Units (122 dwelling units and 120 density units)*
1946	1965	Units allowed in future Sections (345.44 acres), all types.
2177	2177	Units allowed in PUD (384.14 acres) all types.

B. Other Uses Allowed

Retail Shop and Service Area in PUD – 43,553 S.F.
none contained in Section Two;

Office Area in PUD – 21,776 S.F.,
none contained in Section Two;

Senior Citizens Housing with life care facilities,
none contained in Section Two;

Day Care Center;
none contained in Section Two.

DENSITY AND DWELLING UNIT TABULATIONS

SECTION	ACREAGE USED	ACREAGE REMAINING	DENSITY USED	DENSITY REMAINING	DWELLING UNITS	DWELLING UNITS REMAINING
TWO	38.70 Ac.	345.44 Ac.	231 De.U.	**	212 D.U.**	
TOTAL	38.70 Ac.	345.44 Ac.	231 De.U.	1946 De.U.	212 D.U.	1965 D.U.

* Same as type of density and dwelling units shown on Authorization Plan.

** Total of 5.9 density and 5.4 dwelling units per acre, within the range shown on the Authorization Plan.

De.U = DENSITY UNITS
D.U. = DWELLING UNITS

OPEN SPACE TABULATION

SECTION 2	OPEN SPACE REQUIRED	LOCAL OPEN SPACE SHOWN	H.O.A. OPEN SPACE SHOWN	C.A. OPEN SPACE SHOWN	TOTAL COMBINED SHOWN
PLAT 1	3.76 Ac.	3.80 Ac	2.00 Ac.	0.00 Ac.	5.80 Ac.
PLAT 2	2.36 Ac.	3.44 Ac.	0.81 Ac.	0.00 Ac.	4.35 Ac.
PLAT 3	0.63 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.
PLAT 4	3.08 Ac.	0.00 Ac.	0.00 Ac.	1.72 Ac.	1.72 Ac.
PLAT 5	1.76 Ac.	2.17 Ac.	0.00 Ac.	0.00 Ac.	2.17 Ac.
TOTAL SECTION 2	11.61 Ac.	9.41 Ac.	2.91 Ac.	1.72 Ac.	14.04 Ac.

LEGEND

OUTLINE OF PLAT SHOWN THUS: ———
BOUNDARY OF ROADS SHOWN THUS: ———
LOT LINES SHOWN THUS: ———
HOUSE NUMBERS SHOWN THUS: #31
LOT NUMBERS SHOWN THUS: 12
BUILDING SETBACKS SHOWN THUS: ———
COORDINATE NUMBERS SHOWN THUS: 2028 (CORNER)
LOCAL OPEN SPACE SHOWN THUS:
DRAINAGE & UTILITY EASEMENT SHOWN THUS: (S.D.E. DRAINAGE & UTILITY EASMT)

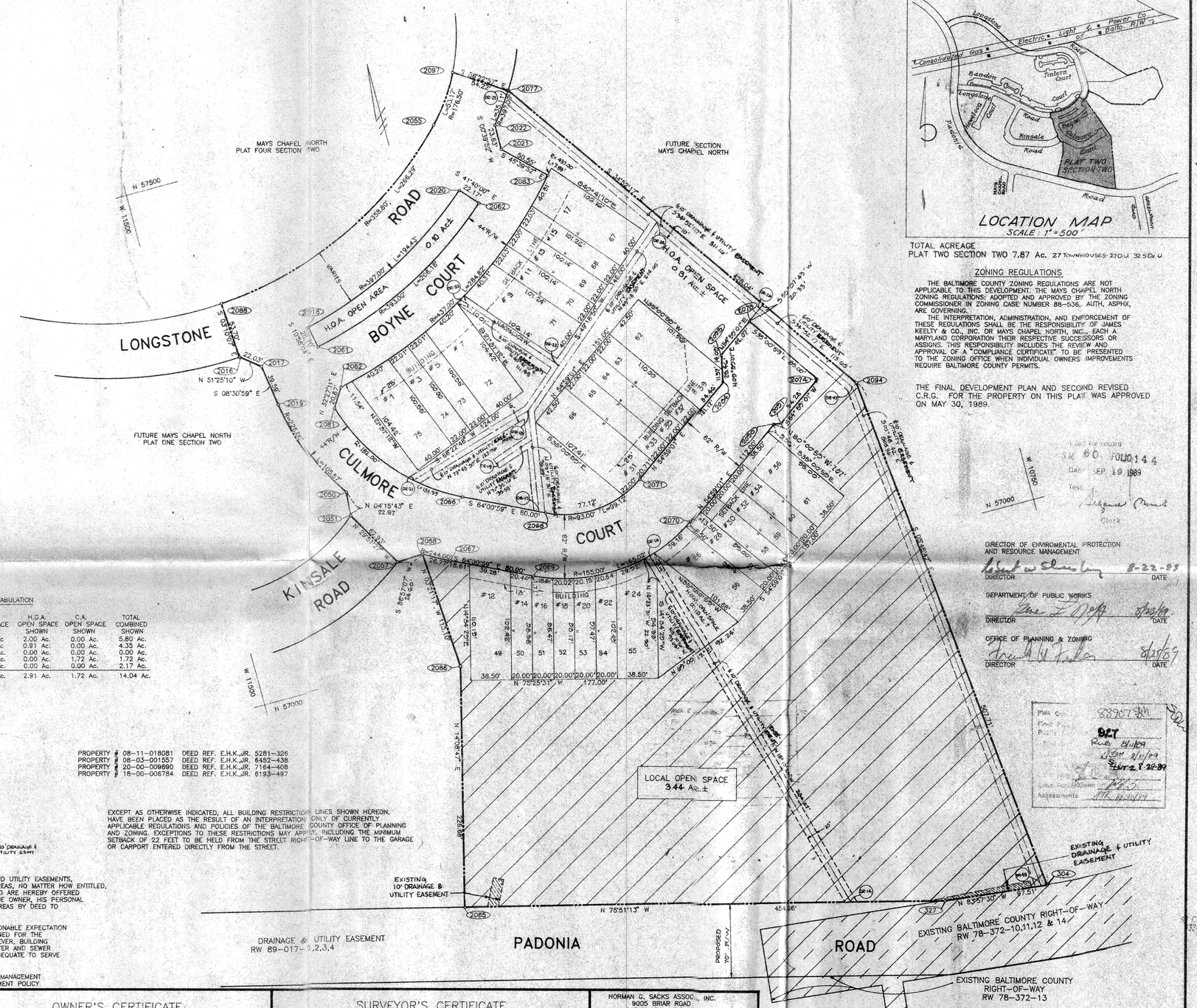
NOTE:
HIGHWAY AND HIGHWAY WIDENING, SLOPE, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS AND STORMWATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON ARE RESERVED UNTO THE OWNER, AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND, AT NO COST.

THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE WHICH IS PLANNED FOR THE DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE DEVELOPMENT.

THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES CONTAINED IN THE WATER QUALITY MANAGEMENT POLICY.

PROPERTY # 08-11-018081 DEED REF. E.H.K.,JR. 5281-326
PROPERTY # 08-03-001557 DEED REF. E.H.K.,JR. 5452-438
PROPERTY # 20-00-009690 DEED REF. E.H.K.,JR. 7164-408
PROPERTY # 18-00-006784 DEED REF. E.H.K.,JR. 6193-497

EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON, HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY, INCLUDING THE MINIMUM SETBACK OF 22 FEET TO BE HELD FROM THE STREET RIGHT-OF-WAY LINE TO THE GARAGE OR CARPORT ENTERED DIRECTLY FROM THE STREET.



TOTAL ACREAGE
PLAT TWO SECTION TWO 7.87 Ac. 27 TOWNHOUSES: 27DU 3.50 DU

ZONING REGULATIONS

THE BALTIMORE COUNTY ZONING REGULATIONS ARE NOT APPLICABLE TO THIS DEVELOPMENT. THE MAYS CHAPEL NORTH ZONING REGULATIONS: ADOPTED AND APPROVED BY THE ZONING COMMISSIONER IN ZONING CASE NUMBER 88-536, AUTH, ASPHX, ARE GOVERNING.

THE INTERPRETATION, ADMINISTRATION, AND ENFORCEMENT OF THESE REGULATIONS SHALL BE THE RESPONSIBILITY OF JAMES KEELTY & CO., INC. OR MAYS CHAPEL NORTH, INC., EACH A MARYLAND CORPORATION THEIR RESPECTIVE SUCCESSORS OR ASSIGNS. THIS RESPONSIBILITY INCLUDES THE REVIEW AND APPROVAL OF A "COMPLIANCE CERTIFICATE" TO BE PRESENTED TO THE ZONING OFFICE WHEN INDIVIDUAL OWNERS IMPROVEMENTS REQUIRE BALTIMORE COUNTY PERMITS.

THE FINAL DEVELOPMENT PLAN AND SECOND REVISED C.R.G. FOR THE PROPERTY ON THIS PLAT WAS APPROVED ON MAY 30, 1989.

Land Records
SM 60 FOLIO 144
Date SEP 19 1989
Test
Clerk

DIRECTOR OF ENVIROMENTAL PROTECTION AND RESOURCE MANAGEMENT
DIRECTOR 8-22-89 DATE

DEPARTMENT OF PUBLIC WORKS
DIRECTOR 8/23/89 DATE

OFFICE OF PLANNING & ZONING
DIRECTOR 8/25/89 DATE

PWA C 88207-SM
Final P
Public
Rec'd 8/1/89
Rev'd 9/1/89
Sht 2 of 2 sht
Land Acquisitions
Assessments

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:

X-5250 N 57029.83 W 14532.18
X-5251 N 56535.77 W 13812.55

THE STREETS AND OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED THEIR HEIRS AND ASSIGNS.

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

OWNER : MAYS CHAPEL VILLAGE DATE

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THE PLAT HAS BEEN LAID OUT, AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

Norman Gordon Sacks 5/31/89
NORMAN GORDON SACKS DATE
REG.#9698

NORMAN G. SACKS ASSOC., INC.
9005 BRIAR ROAD
PARKVILLE, MARYLAND
21234

PLAT TWO SECTION TWO
MAYS CHAPEL NORTH

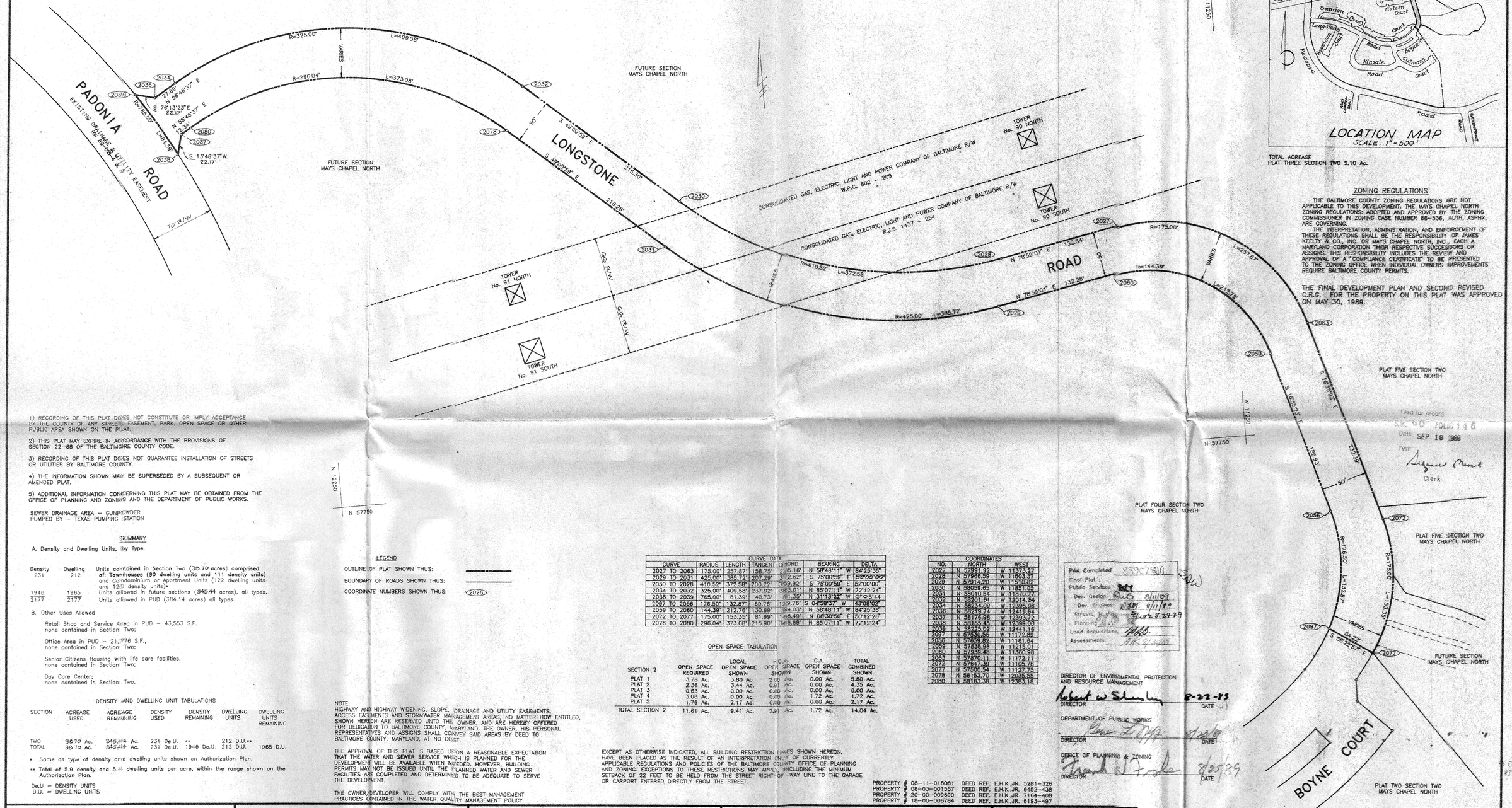
BALTIMORE COUNTY, MARYLAND
SCALE 1" = 50'
ELECTION DISTRICT No.8
MAY 30, 1989

OWNER
MAYS CHAPEL VILLAGE
P.O. BOX 525
61 E. PADONIA ROAD
TIMONIUM, MARYLAND 21093-0525

DEVELOPER
JAMES KEELTY & CO. INC.
P.O. BOX 525
61 E. PADONIA ROAD
TIMONIUM, MARYLAND 21093-0525

D PLAT 15
CLERK 32499 0002 R02 T1 09/19

60 1144



TOTAL ACREAGE
PLAT THREE SECTION TWO 2.10 Ac.

ZONING REGULATIONS

THE BALTIMORE COUNTY ZONING REGULATIONS AIRE NOT APPLICABLE TO THIS DEVELOPMENT. THE MAYS CHAPEL NORTH ZONING REGULATIONS ADOPTED AND APPROVED BY THE ZONING COMMISSIONER IN ZONING CASE NUMBER 88-536, AUTH. ASPHX, ARE GOVERNING.

THE INTERPRETATION, ADMINISTRATION, AND ENFORCEMENT OF THESE REGULATIONS SHALL BE THE RESPONSIBILITY OF JAMES KEELTY & CO., INC. OR MAYS CHAPEL NORTH, INC., EACH A MARYLAND CORPORATION THEIR RESPECTIVE SUCCESSORS OR ASSIGNS. THIS RESPONSIBILITY INCLUDES THE REVIEW AND APPROVAL OF A "COMPLIANCE CERTIFICATE" TO BE PRESENTED TO THE ZONING OFFICE WHEN INDIVIDUAL OWNERS IMPROVEMENTS REQUIRE BALTIMORE COUNTY PERMITS.

THE FINAL DEVELOPMENT PLAN AND SECOND REVISED C.R.G. FOR THE PROPERTY ON THIS PLAT WAS APPROVED ON MAY 30, 1989.

Filed for record
S.M. 60 FOLIO 146
Date SEP 19 1990
Test
Clerk

PWA Completed 8/29/89
Final Plat
Public Services
Dev. Design 8/11/89
Dev. Engineer 8/31 9/11/89
Streets, Highways and Bridges 8/29/89
Planning
Land Acquisition 1166
Assessments

DIRECTOR OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
DIRECTOR — DATE 8-22-89

DEPARTMENT OF PUBLIC WORKS
DIRECTOR — DATE 8/29/89

OFFICE OF PLANNING & ZONING
DIRECTOR — DATE 8/25/89

1) RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.

2) THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22-88 OF THE BALTIMORE COUNTY CODE.

3) RECORDING OF THIS PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.

4) THE INFORMATION SHOWN MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.

5) ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.

SEWER DRAINAGE AREA -- GUNPOWDER
PUMPED BY -- TEXAS PUMPING STATION

SUMMARY

A. Density and Dwelling Units, by Type.

Density	Dwelling	Units contained in Section Two (38.70 acres) comprised of: Townhouses (90 dwelling units and 111 density units) and Condominium or Apartment Units (122 dwelling units and 120 density units)*
1946	1965	Units allowed in future sections (345.44 acres), all types.
2177	2177	Units allowed in PUD (384.14 acres) all types.

B. Other Uses Allowed

Retail Shop and Service Area in PUD - 43,553 S.F. none contained in Section Two;

Office Area in PUD - 21,776 S.F., none contained in Section Two;

Senior Citizens Housing with life care facilities, none contained in Section Two;

Day Care Center; none contained in Section Two.

DENSITY AND DWELLING UNIT TABULATIONS

SECTION	ACREAGE USED	ACREAGE REMAINING	DENSITY USED	DENSITY REMAINING	DWELLING UNITS	DWELLING UNITS REMAINING
TWO	38.70 Ac.	345.44 Ac.	231 De.U. **		212 D.U.**	
TOTAL	38.70 Ac.	345.44 Ac.	231 De.U.	1946 De.U.	212 D.U.	1965 D.U.

* Same as type of density and dwelling units shown on Authorization Plan.

** Total of 5.9 density and 5.4 dwelling units per acre, within the range shown on the Authorization Plan.

De.U = DENSITY UNITS
D.U. = DWELLING UNITS

LEGEND

OUTLINE OF PLAT SHOWN THUS: ———

BOUNDARY OF ROADS SHOWN THUS: ———

COORDINATE NUMBERS SHOWN THUS: 2026

CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
2027 TO 2063	175.00'	257.87'	158.75'	235.16'	N 58°48'11" W	84°25'36"
2029 TO 2031	425.00'	385.72'	207.29'	372.62'	S 75°00'59" E	52°00'00"
2030 TO 2028	410.52'	372.58'	200.22'	359.92'	S 75°00'59" E	52°00'00"
2034 TO 2032	325.00'	409.58'	237.02'	383.01'	N 85°07'11" W	72°12'24"
2038 TO 2039	765.00'	81.39'	40.73'	81.35'	N 31°13'22" W	6°05'44"
2097 TO 2056	176.50'	132.87'	69.76'	129.76'	S 04°58'37" W	43°08'02"
2059 TO 2060	144.39'	212.76'	130.99'	194.03'	N 58°48'11" W	84°25'36"
2072 TO 2077	175.00'	153.35'	81.99'	148.49'	N 08°30'50" E	50°12'26"
2078 TO 2080	296.04'	373.08'	215.90'	348.88'	N 85°07'11" W	72°12'24"

COORDINATES		
NO.	NORTH	WEST
2027	N 57991.92	W 11479.47
2028	N 57956.89	W 11503.37
2029	N 57914.20	W 11510.82
2030	N 58058.65	W 11851.05
2031	N 58010.54	W 11976.77
2032	N 58201.84	W 12014.34
2034	N 58314.09	W 12385.86
2036	N 58218.74	W 12419.64
2037	N 58176.98	W 12397.72
2038	N 58155.45	W 12398.00
2039	N 58225.04	W 12441.18
2097	N 57930.56	W 11172.89
2056	N 57939.82	W 11161.52
2059	N 57838.98	W 11215.01
2060	N 57939.48	W 11380.98
2063	N 57870.11	W 11372.11
2072	N 57847.39	W 11105.76
2077	N 57500.54	W 11127.75
2078	N 58153.75	W 12035.55
2080	N 58183.36	W 12383.18

OPEN SPACE TABULATION

SECTION 2	LOCAL OPEN SPACE REQUIRED	LOCAL OPEN SPACE SHOWN	H.O.A. OPEN SPACE SHOWN	C.A. OPEN SPACE SHOWN	TOTAL COMBINED SHOWN
PLAT 1	3.78 Ac.	3.80 Ac.	2.00 Ac.	0.00 Ac.	5.80 Ac.
PLAT 2	2.36 Ac.	3.44 Ac.	0.91 Ac.	0.00 Ac.	4.35 Ac.
PLAT 3	0.83 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.
PLAT 4	3.08 Ac.	0.00 Ac.	0.00 Ac.	1.72 Ac.	1.72 Ac.
PLAT 5	1.76 Ac.	2.17 Ac.	0.00 Ac.	0.00 Ac.	2.17 Ac.
TOTAL SECTION 2	11.61 Ac.	9.41 Ac.	2.91 Ac.	1.72 Ac.	14.04 Ac.

NOTE:
HIGHWAY AND HIGHWAY WIDENING, SLOPE, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS AND STORMWATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON ARE RESERVED UNTO THE OWNER, AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND, THE OWNER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND, AT NO COST.

THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE WHICH IS PLANNED FOR THE DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE DEVELOPMENT.

THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES CONTAINED IN THE WATER QUALITY MANAGEMENT POLICY.

EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON, HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY, INCLUDING THE MINIMUM SETBACK OF 22 FEET TO BE HELD FROM THE STREET RIGHT-OF-WAY LINE TO THE GARAGE OR CARPORT ENTERED DIRECTLY FROM THE STREET.

PROPERTY # 08-11-018087 DEED REF. E.H.K.,JR. 5281-326
PROPERTY # 08-03-001557 DEED REF. E.H.K.,JR. 6452-438
PROPERTY # 20-00-009690 DEED REF. E.H.K.,JR. 7164-408
PROPERTY # 18-00-006784 DEED REF. E.H.K.,JR. 6193-497

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:

X-5250 N 57029.83 W 14532.18
X-5251 N 56535.77 W 13812.55

THE STREETS AND OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED THEIR HEIRS AND ASSIGNS.

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

OWNER : MAYS CHAPEL VILLAGE — DATE 6/1/89

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THE PLAT HAS BEEN LAID OUT, AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

NORMAN GORDON SACKS — DATE 5/31/89
REG. #9698

NORMAN G. SACKS ASSOC., INC.
9005 BRIAR ROAD
PARKVILLE, MARYLAND
21234

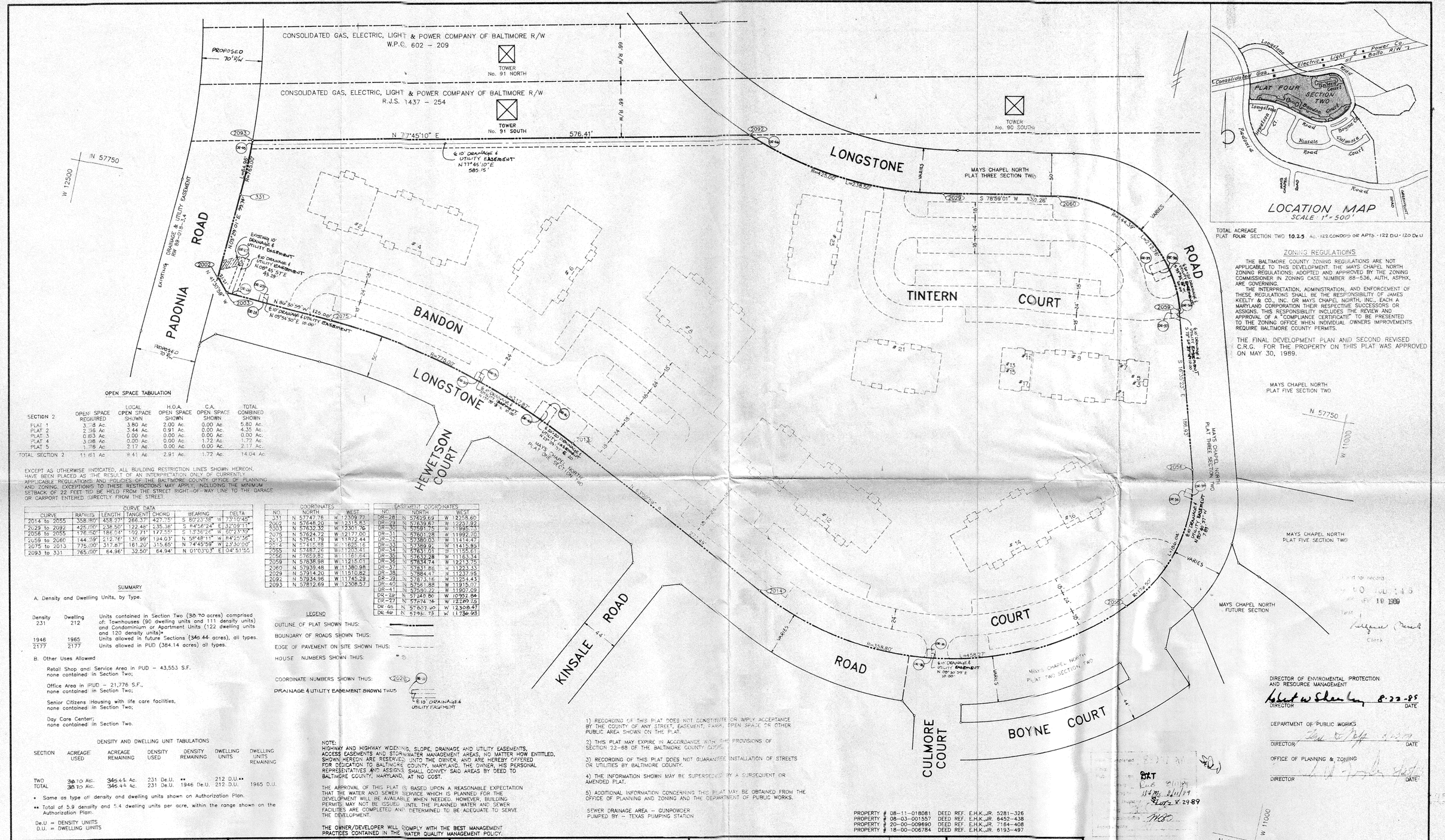
PLAT THREE SECTION TWO
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE 1" = 50'
ELECTION DISTRICT No.8
MAY 30, 1989

OWNER
MAYS CHAPEL VILLAGE
P.O. BOX 528
61 E. PADONIA ROAD
TIMONIUM, MARYLAND 21093-0528

DEVELOPER
JAMES KEELTY & CO., INC.
P.O. BOX 528
61 E. PADONIA ROAD
TIMONIUM, MARYLAND 21093-0528

D PLAT 15.00
CLERK 15.00
837897 ONE POD TITLE 09/19/90



TOTAL ACREAGE
PLAT FOUR SECTION TWO **10.25** Ac. - 122 CONDOS OR APTS - 122 D.U. - 12.0 D.U.

ZONING REGULATIONS

THE BALTIMORE COUNTY ZONING REGULATIONS ARE NOT APPLICABLE TO THIS DEVELOPMENT. THE MAYS CHAPEL NORTH ZONING REGULATIONS ADOPTED AND APPROVED BY THE ZONING COMMISSIONER IN ZONING CASE NUMBER 88-536, AUTH, ASPHX, ARE GOVERNING.

THE INTERPRETATION, ADMINISTRATION, AND ENFORCEMENT OF THESE REGULATIONS SHALL BE THE RESPONSIBILITY OF JAMES KEELTY & CO., INC. OR MAYS CHAPEL NORTH, INC., EACH A MARYLAND CORPORATION THEIR RESPECTIVE SUCCESSORS OR ASSIGNS. THIS RESPONSIBILITY INCLUDES THE REVIEW AND APPROVAL OF A "COMPLIANCE CERTIFICATE" TO BE PRESENTED TO THE ZONING OFFICE WHEN INDIVIDUAL OWNERS IMPROVEMENTS REQUIRE BALTIMORE COUNTY PERMITS.

THE FINAL DEVELOPMENT PLAN AND SECOND REVISED C.R.G. FOR THE PROPERTY ON THIS PLAT WAS APPROVED ON MAY 30, 1989.

MAYS CHAPEL NORTH
PLAT FIVE SECTION TWO

OPEN SPACE TABULATION

SECTION 2	OPEN SPACE REQUIRED	LOCAL OPEN SPACE SHOWN	H.O.A. OPEN SPACE SHOWN	C.A. OPEN SPACE SHOWN	TOTAL COMBINED SHOWN
PLAT 1	3.78 Ac.	3.80 Ac.	2.00 Ac.	0.00 Ac.	5.80 Ac.
PLAT 2	2.36 Ac.	3.44 Ac.	0.91 Ac.	0.00 Ac.	4.35 Ac.
PLAT 3	0.83 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.
PLAT 4	3.08 Ac.	0.00 Ac.	0.00 Ac.	1.72 Ac.	1.72 Ac.
PLAT 5	1.76 Ac.	2.17 Ac.	0.00 Ac.	0.00 Ac.	2.17 Ac.
TOTAL SECTION 2	11.81 Ac.	9.41 Ac.	2.91 Ac.	1.72 Ac.	14.04 Ac.

EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY, INCLUDING THE MINIMUM SETBACK OF 22 FEET TO BE HELD FROM THE STREET RIGHT-OF-WAY LINE TO THE GARAGE OR CARPORT ENTERED DIRECTLY FROM THE STREET.

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
2014 to 2055	358.80'	458.27'	286.37'	427.75'	S 80°23'38" W	73°10'45"
2029 to 2092	425.00'	238.50'	122.48'	235.38'	S 84°56'24" E	32°09'11"
2056 to 2055	178.00'	186.54'	102.71'	177.55'	S 13°58'22" W	60°03'10"
2059 to 2060	144.39'	212.76'	130.99'	194.03'	N 58°48'11" W	84°25'36"
2075 to 2013	775.00'	317.87'	161.20'	315.65'	N 74°45'59" W	23°30'00"
2093 to 331	765.00'	64.96'	32.50'	64.94'	N 01°03'03" E	04°51'55"

COORDINATES

NO.	NORTH	WEST
331	N 57747.76	W 12309.77
2002	N 57648.20	W 12315.63
2003	N 57632.32	W 12301.76
2075	N 57624.72	W 12177.00
2013	N 57541.79	W 11822.44
2014	N 57415.88	W 11655.16
2055	N 57487.26	W 11203.41
2056	N 57653.82	W 11161.64
2059	N 57838.98	W 11215.61
2060	N 57939.48	W 11380.98
2029	N 57914.20	W 11510.82
2092	N 57934.96	W 11745.29
2093	N 57812.69	W 12308.57

EASEMENT COORDINATES

NO.	NORTH	WEST
DR-28	N 57629.69	W 12258.60
DR-29	N 57539.67	W 12257.92
DR-30	N 57581.75	W 11995.73
DR-31	N 57801.28	W 11992.70
DR-32	N 57380.00	W 11414.47
DR-33	N 57389.92	W 11415.95
DR-34	N 57831.01	W 11155.61
DR-35	N 57637.28	W 11163.34
DR-36	N 57834.74	W 12213.75
DR-37	N 57831.86	W 11223.33
DR-38	N 57884.47	W 11237.95
DR-39	N 57873.16	W 11254.43
DR-40	N 57561.88	W 11915.07
DR-41	N 57580.22	W 11907.09
DR-26	N 57240.80	W 10952.84
DR-27	N 57874.14	W 12209.75
DR-45	N 57807.40	W 12308.47
DR-46	N 57931.73	W 11736.93

SUMMARY

A. Density and Dwelling Units, by Type.

Density	Dwelling	
231	212	Units contained in Section Two (30.70 acres) comprised of: Townhouses (90 dwelling units and 111 density units) and Condominium or Apartment Units (122 dwelling units and 120 density units)+
1946	1965	Units allowed in future Sections (345.44 acres), all types.
2177	2177	Units allowed in PUD (384.14 acres) all types.

B. Other Uses Allowed

Retail Shop and Service Area in PUD – 43,553 S.F.
none contained in Section Two;

Office Area in PUD – 21,776 S.F.,
none contained in Section Two;

Senior Citizens Housing with life care facilities,
none contained in Section Two;

Day Care Center;
none contained in Section Two.

DENSITY AND DWELLING UNIT TABULATIONS

SECTION	ACREAGE USED	ACREAGE REMAINING	DENSITY USED	DENSITY REMAINING	DWELLING UNITS	DWELLING UNITS REMAINING
TWO	30.70 Ac.	345.44 Ac.	231 De.U. **		212 D.U.**	
TOTAL	30.70 Ac.	345.44 Ac.	231 De.U.	1946 De.U.	212 D.U.	1965 D.U.

* Same as type of density and dwelling units shown on Authorization Plan.

** Total of 5.9 density and 5.4 dwelling units per acre, within the range shown on the Authorization Plan.

De.U = DENSITY UNITS
D.U. = DWELLING UNITS

LEGEND

OUTLINE OF PLAT SHOWN THUS: ——————

BOUNDARY OF ROADS SHOWN THUS: ——————

EDGE OF PAVEMENT ON SITE SHOWN THUS: – – – – –

HOUSE NUMBERS SHOWN THUS: #9

COORDINATE NUMBERS SHOWN THUS: 2028 DR-11

DRAINAGE & UTILITY EASEMENT SHOWN THUS: E 10' DRAINAGE & UTILITY EASEMENT

NOTE:
HIGHWAY AND HIGHWAY WIDENING, SLOPE, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS AND STORMWATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON ARE RESERVED UNTO THE OWNER, AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND, THE OWNER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND, AT NO COST.

THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE WHICH IS PLANNED FOR THE DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE DEVELOPMENT.

THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES CONTAINED IN THE WATER QUALITY MANAGEMENT POLICY.

1) RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.

2) THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22-68 OF THE BALTIMORE COUNTY CODE.

3) RECORDING OF THIS PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.

4) THE INFORMATION SHOWN MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.

5) ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.

SEWER DRAINAGE AREA – GUNPOWDER
PUMPED BY – TEXAS PUMPING STATION

PROPERTY # 08-11-018081 DEED REF. E.H.K.,JR. 5281-326
PROPERTY # 08-03-001557 DEED REF. E.H.K.,JR. 6452-438
PROPERTY # 20-00-009690 DEED REF. E.H.K.,JR. 7164-408
PROPERTY # 18-00-006784 DEED REF. E.H.K.,JR. 6193-497

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:

X-5250 N 57029.83 W 14532.18
X-5251 N 56535.77 W 13812.55

THE STREETS AND OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED THEIR HEIRS AND ASSIGNS.

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

OWNER : MAYS CHAPEL VILLAGE 5/31/89
DATE

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THE PLAT HAS BEEN LAID OUT, AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

NORMAN GORDON SACKS 5/31/89
REG.#9698 DATE

NORMAN G. SACKS ASSOC., INC.
9005 BRIAR ROAD
PARKVILLE, MARYLAND
21234

Recorded for record
Liber 10 Folio 146
this 10 day of Oct 1989
Test
Clerk

DIRECTOR OF ENVIROMENTAL PROTECTION AND RESOURCE MANAGEMENT
DIRECTOR 8-22-89 DATE

DEPARTMENT OF PUBLIC WORKS
DIRECTOR DATE

OFFICE OF PLANNING & ZONING
DIRECTOR DATE

DRT
Rec'd 8/11/89
Ent. 8/11/89
Plat 2 of 29-89

PLAT FOUR SECTION TWO
MAYS CHAPEL NORTH

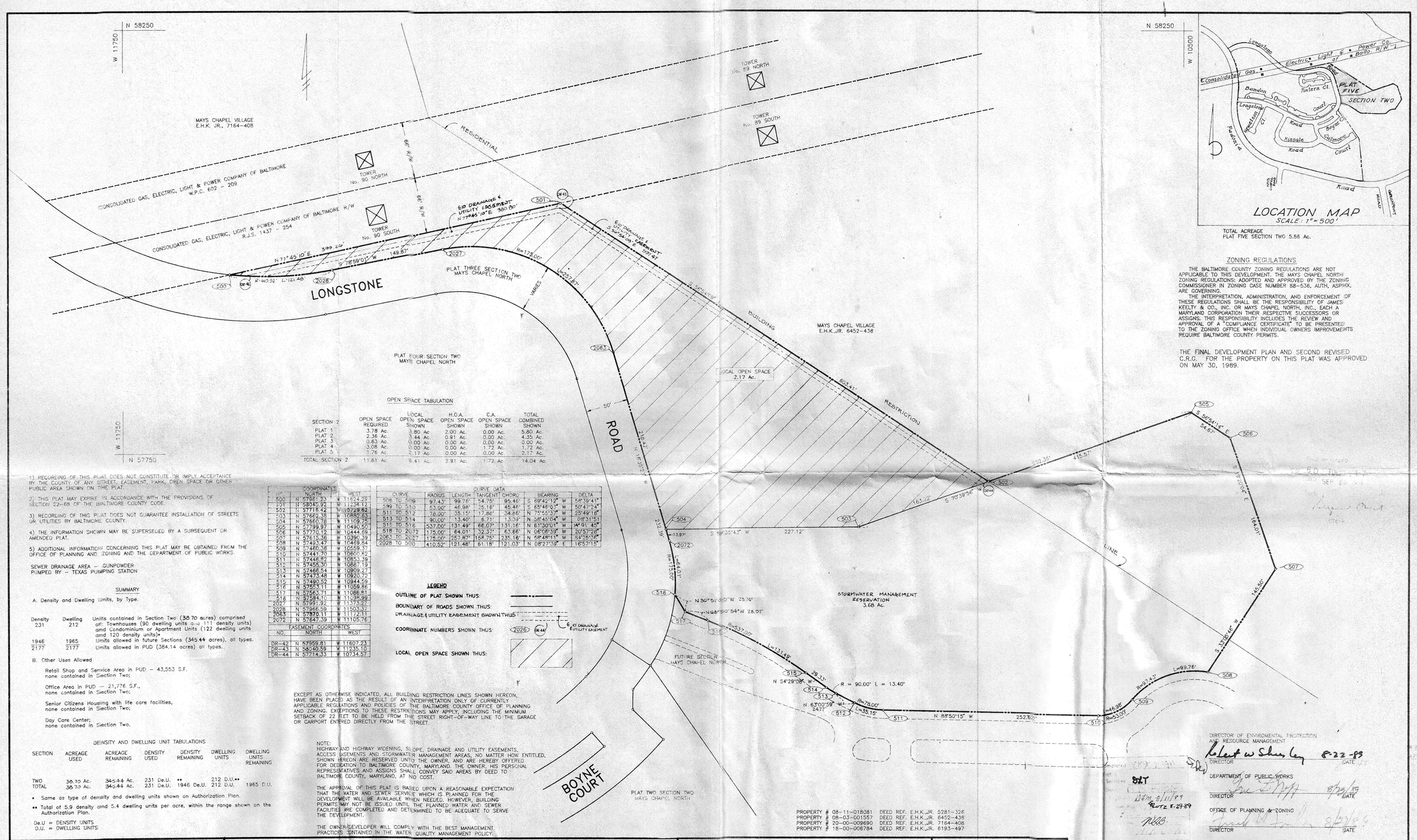
BALTIMORE COUNTY, MARYLAND
SCALE 1" = 50'

ELECTION DISTRICT No.8
MAY 30, 1989

OWNER
MAYS CHAPEL VILLAGE
P.O. BOX 528
GI E. PADONIA ROAD
TIMONIUM, MARYLAND 21093-0528

DEVELOPER
JAMES KEELTY & CO INC.
P.O. BOX 528
GI E. PADONIA ROAD
TIMONIUM, MARYLAND 21093-0528

60 146



TOTAL ACREAGE
PLAT FIVE SECTION TWO 5.86 Ac.

ZONING REGULATIONS

THE BALTIMORE COUNTY ZONING REGULATIONS ARE NOT APPLICABLE TO THIS DEVELOPMENT. THE MAYS CHAPEL NORTH ZONING REGULATIONS ADOPTED AND APPROVED BY THE ZONING COMMISSIONER IN ZONING CASE NUMBER 88-536-A, ITEM, ASPMX, ARE GOVERNING.

THE INTERPRETATION, ADMINISTRATION, AND ENFORCEMENT OF THESE REGULATIONS SHALL BE THE RESPONSIBILITY OF JAMES KEELTY & CO., INC. OR MAYS CHAPEL NORTH, INC., EACH A MARYLAND CORPORATION THEIR RESPECTIVE SUCCESSORS OR ASSIGNS. THIS RESPONSIBILITY INCLUDES THE REVIEW AND APPROVAL OF A "COMPLIANCE CERTIFICATE" TO BE PRESENTED TO THE ZONING OFFICE WHEN INDIVIDUAL OWNERS IMPROVEMENTS REQUIRE BALTIMORE COUNTY PERMITS.

THE FINAL DEVELOPMENT PLAN AND SECOND REVISED C.R.G. FOR THE PROPERTY ON THIS PLAT WAS APPROVED ON MAY 30, 1989.

OPEN SPACE TABULATION

SECTION 2	OPEN SPACE REQUIRED	LOCAL OPEN SPACE SHOWN	H.O.A. OPEN SPACE SHOWN	C.A. OPEN SPACE SHOWN	TOTAL COMBINED SHOWN
PLAT 1	3.78 Ac.	3.80 Ac.	2.00 Ac.	0.00 Ac.	5.80 Ac.
PLAT 2	2.36 Ac.	3.44 Ac.	0.91 Ac.	0.00 Ac.	4.35 Ac.
PLAT 3	0.63 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.
PLAT 4	3.08 Ac.	0.00 Ac.	0.00 Ac.	1.72 Ac.	1.72 Ac.
PLAT 5	1.76 Ac.	0.17 Ac.	0.00 Ac.	0.00 Ac.	2.17 Ac.
TOTAL SECTION 2	11.61 Ac.	9.41 Ac.	2.91 Ac.	1.72 Ac.	14.04 Ac.

1) RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.

2) THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22-68 OF THE BALTIMORE COUNTY CODE.

3) RECORDING OF THIS PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.

4) THE INFORMATION SHOWN MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.

5) ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.

SEWER DRAINAGE AREA - GUNPOWDER
PUMPED BY - TEXAS PUMPING STATION

SUMMARY

A. Density and Dwelling Units, by Type:

Density	Dwelling	
231	212	Units contained in Section Two (38.70 acres) comprised of: Townhouses (90 dwelling units and 111 density units) and Condominium or Apartment Units (122 dwelling units and 120 density units)*
1946	1965	Units allowed in future Sections (345.44 acres), all types.
2177	2177	Units allowed in PUD (384.14 acres) all types.

B. Other Uses Allowed

Retail Shop and Service Area in PUD - 43,553 S.F.
none contained in Section Two;

Office Area in PUD - 21,776 S.F.,
none contained in Section Two;

Senior Citizens Housing with life care facilities,
none contained in Section Two;

Day Care Center;
none contained in Section Two.

DEINSITY AND DWELLING UNIT TABULATIONS

SECTION	ACREAGE USED	ACREAGE REMAINING	DENSITY USED	DENSITY REMAINING	DWELLING UNITS	DWELLING UNITS REMAINING
TWO	38.70 Ac.	345.44 Ac.	231 De.U. ••		212 D.U.••	
TOTAL	38.70 Ac.	345.44 Ac.	231 De.U.	1946 De.U.	212 D.U.	1965 D.U.

• Same as type of density and dwelling units shown on Authorization Plan.

•• Total of 5.9 density and 5.4 dwelling units per acre, within the range shown on the Authorization Plan.

De.U = DENSITY UNITS
D.U. = DWELLING UNITS

COORDINATES		
NO.	NORTH	WEST
500	N 57981.23	W 11624.29
501	N 58045.92	W 11234.12
502	N 57716.42	W 10728.62
503	N 57662.38	W 10887.63
504	N 57660.76	W 11109.76
505	N 57799.97	W 10490.56
506	N 57770.12	W 10444.69
507	N 57615.36	W 10396.39
508	N 57435.47	W 10469.84
509	N 57460.36	W 10559.37
510	N 57441.70	W 10800.82
511	N 57448.85	W 10853.39
512	N 57455.30	W 10887.19
513	N 57466.54	W 10909.27
514	N 57475.48	W 10920.72
515	N 57490.52	W 10944.59
516	N 57553.11	W 11059.86
517	N 57563.71	W 11086.81
518	N 57584.10	W 11099.99
2027	N 57991.92	W 11373.27
2028	N 57966.59	W 11503.37
2063	N 57870.11	W 11172.11
2072	N 57647.39	W 11105.76

EASEMENT COORDINATES		
NO.	NORTH	WEST
DR-42	N 57959.81	W 11607.23
DR-43	N 58040.59	W 11235.10
DR-44	N 57714.33	W 10734.57

CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
508 TO 509	97.42'	99.76'	54.75'	95.46'	S 69°42'12" W	58°39'41"
509 TO 510	53.00'	46.98'	25.16'	45.46'	S 65°46'03" W	50°47'24"
511 TO 512	78.00'	35.15'	17.86'	34.86'	N 75°55'37" W	25°49'16"
513 TO 514	90.00'	13.40'	6.71'	13.39'	N 58°45'04" W	08°31'5"
515 TO 516	537.00'	131.49'	66.07'	131.16'	N 61°30'01" W	14°01'45"
518 TO 2072	175.00'	64.01'	32.37'	63.66'	N 06°06'39" W	20°57'28"
2063 TO 2027	175.00'	257.87'	158.75'	235.16'	N 58°48'11" W	84°26'56"
2028 TO 500	410.52'	121.48'	61.18'	121.03'	N 08°27'39" E	16°57'15"

LEGEND

OUTLINE OF PLAT SHOWN THUS: ——•——

BOUNDARY OF ROADS SHOWN THUS: ————

DRAINAGE & UTILITY EASEMENT SHOWN THUS: - - - - -

COORDINATE NUMBERS SHOWN THUS: 2026 (DR-44)

LOCAL OPEN SPACE SHOWN THUS:

S.D. DRAINAGE & UTILITY EASEMENT

EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON, HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY, INCLUDING THE MINIMUM SETBACK OF 22 FEET TO BE HELD FROM THE STREET RIGHT-OF-WAY LINE TO THE GARAGE OR CARPORT ENTERED DIRECTLY FROM THE STREET.

NOTE:
HIGHWAY AND HIGHWAY WIDENING, SLOPE, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS AND STORMWATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON ARE RESERVED UNTO THE OWNER, AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND, THE OWNER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND, AT NO COST.

THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE WHICH IS PLANNED FOR THE DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE DEVELOPMENT.

THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES CONTAINED IN THE WATER QUALITY MANAGEMENT POLICY.

PROPERTY # 08-11-018081 DEED REF. E.H.K.,JR. 5281-326
PROPERTY # 08-03-001557 DEED REF. E.H.K.,JR. 6452-438
PROPERTY # 20-00-009690 DEED REF. E.H.K.,JR. 7164-408
PROPERTY # 18-00-006784 DEED REF. E.H.K.,JR. 6193-497

DIRECTOR OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
Robert W Sheesley 8-22-89
DIRECTOR DATE

DEPARTMENT OF PUBLIC WORKS
DIRECTOR DATE

OFFICE OF PLANNING & ZONING
DIRECTOR DATE

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:

X-5250 N 57029.83 W 14532.18
X-5251 N 56535.77 W 13812.55

THE STREETS AND OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED THEIR HEIRS AND ASSIGNS.

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

OWNER : MAYS CHAPEL VILLAGE — DATE

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THE PLAT HAS BEEN LAID OUT, AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

Norman Gordon Sacks 5/31/89
NORMAN GORDON SACKS — DATE
REG. #9698

NORMAN G. SACKS ASSOC., INC.
9005 BRIAR ROAD
PARKVILLE, MARYLAND
21234

PLAT FIVE SECTION TWO
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE 1" = 50'

OWNER
MAYS CHAPEL VILLAGE
P.O. BOX 528
GI E. PADONIA ROAD
TIMONIUM, MARYLAND 21093-0528

ELECTION DISTRICT No. 8
MAY 30, 1989

DEVELOPER
JAMES KEELTY & CO. INC.
P.O. BOX 528
GI E. PADONIA ROAD
TIMONIUM, MARYLAND 21093-0528

NOTES

GENERAL NOTES:

1. Envelopes shown hereon are for the location of all dwelling units only. Subject to the requirement for private yard space, accessory structures, fences and projections into yards may be constructed outside of the envelope, or within the envelope, if in the rear or side yard, but must comply with Sections 400 and 301 of the Baltimore County Zoning Regulations made applicable to the PUD. (Subject to covenants and applicable building permits.)
2. Accessory structures, fences and projections into yards cannot be located in flood plain areas or hydric soils.
3. This development plan is approved by the Zoning Commissioner based on his or her determination that it is in accord with the authorization plan approved in the zoning case. Any part of this tract that has been utilized for density to support dwellings shown thereon shall not be further divided, subdivided, or developed for additional dwellings, or any purpose other than indicated presently on this plan. Utilization will have occurred when a dwelling is constructed and transferred for the purpose of occupancy.
4. This development plan complies with the C.R.G. plan and C.R.G. comments.
5. A minimum contiguous area of 500 sq. ft. (private yard space) belonging to that townhouse dwelling unit is required. The minimum depth of this contiguous area is 15 feet. For group housing or townhouses with garage units, this area must be located to the rear of the unit. Covered areas such as porches cannot be calculated in this minimum space. An open deck, at grade or elevated, may be included in this calculation of the minimum space.
6. The exact location of curb cuts for driveway or parking pad entrances is to be determined by owner when exact building models become available but prior to installation of street curbs.
7. If drainage, utility and walkway easements are fenced, then at least 5 feet must remain open for maintenance access.
8. A small deck or other open projection may be added to an existing dwelling, and may extend into any required rear or side yard no more than 4 feet, provided that such projection, excepting eaves, are not over 10 feet in length.
9. Landscaping and screening shall conform to the standards contained in the Baltimore County Landscape Manual. A landscape plan must be approved by the office of planning prior to the issuance of a building permit.
10. Areas not wooded are stabilized with grass, weeds, honeysuckle, etc.
11. Central location of mail collection to be determined by the Post Office.
12. Certain lots on this plan may contain only 500 s.f. of private yard space, as described in item 5 of these notes.

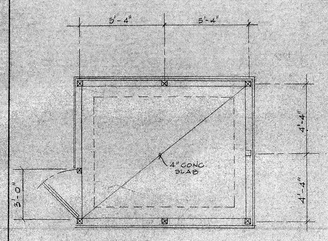
NOTES FOR TOWNHOUSES

1. Townhouse units proposed for sale by owner-developer.
2. Landscaping to be done by individual lot owners.
3. Trash removal to be by Baltimore County, at its election, at curb in front of townhouses.
4. All street lights to conform to Baltimore County Guidelines for Street Lights in New Subdivisions.
5. Paving for roads to be bituminous concrete.
6. Longstone Road to be a 30 foot paving section on a 50 foot R/W maintained by Baltimore County.
7. Hewetson Court, Kinsale Road, Culmore and Boyne Courts to be a 24 foot paving section on a 44 foot R/W (in part, Kinsale and Culmore are 42 foot R/W.), all maintained by Baltimore County.
8. Public Street Lighting shown thus: ⊕
9. Typical parking spaces 9' x 18'.

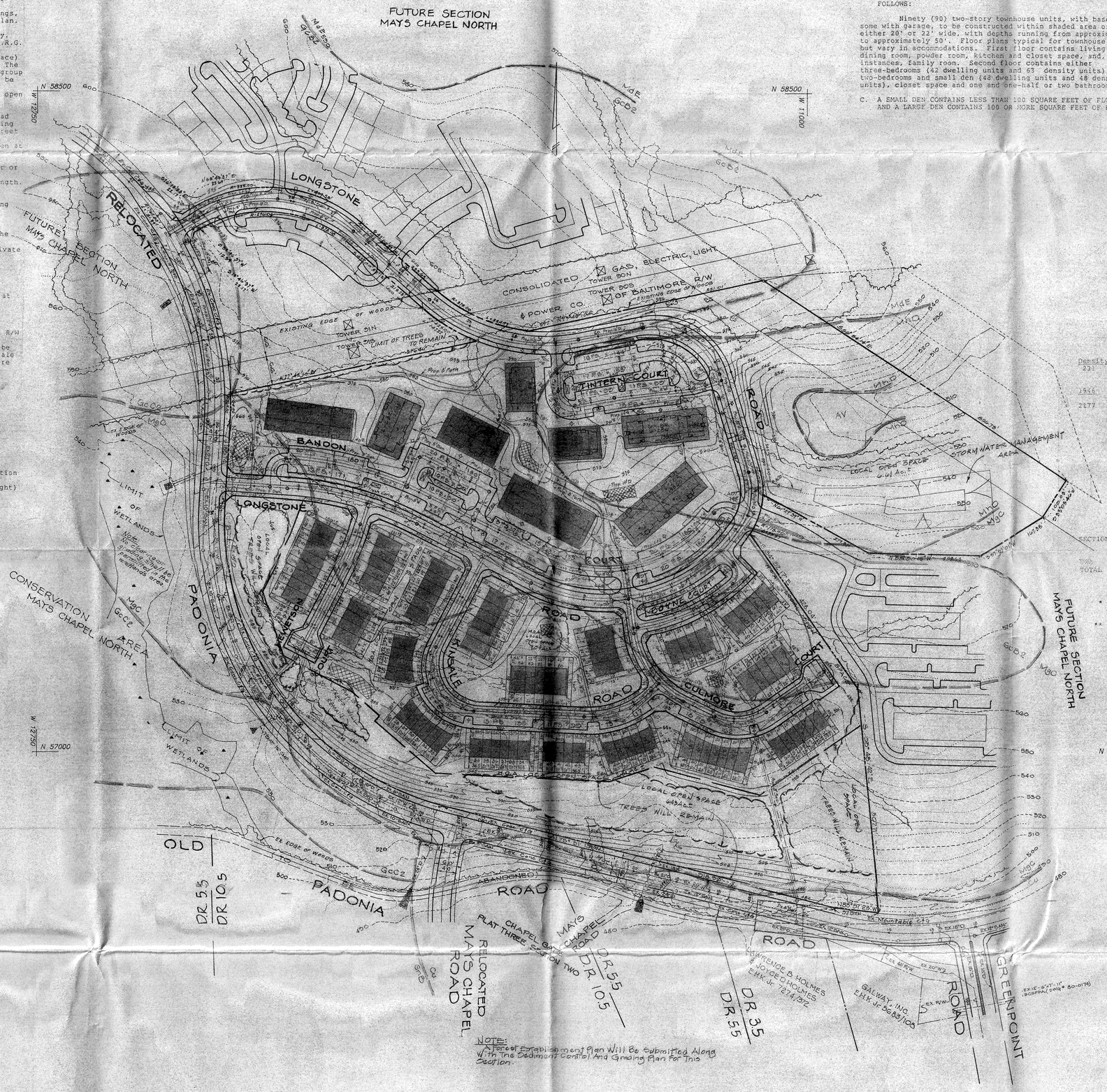
NOTES FOR CONDOMINIUMS AND APARTMENTS

1. Condominium or apartment units proposed for sale or rent by owner-developer.
2. Landscaping to be done by owner-developer.
3. Trash Collection subject to Baltimore County Approval.
4. All Street Lights to conform to Baltimore County Guidelines for Street Lights in New Subdivisions.
5. Paving for roads to be Bituminous concrete.
6. All interior streets in condominium or apartment area private, owned and maintained by the Condominium Association or owner of the apartment project.
7. Public street lighting shown thus: ⊕ (Not to exceed 12'height)
8. Typical parking spaces 9' x 18'
9. Trash corrals shown thus: (See detail this sheet)

* Infiltration Areas Shown Thus ▨



TRASH CORRAL DETAIL
SCALE: 1/4" = 1'-0"



NOTE: A Forest Establishment Plan Will Be Submitted Along With The Sediment Control And Grading Plan For This Section.

NOTE

A. APARTMENT OR CONDOMINIUM UNITS-122 DWELLING UNITS AND 120 DENSITY UNITS, AS FOLLOWS:

(a) Eight (8) one-bedroom units;

(b) Eighteen (18) one-bedroom units, with small den;

(c) Forty-eight (48) two-bedroom units;

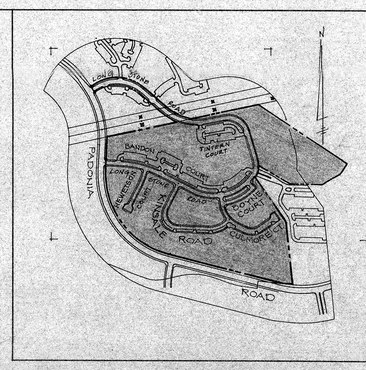
(d) Thirty-nine (39) two-bedroom units, with small den;

(e) Nine (9) two-bedroom units, with large den.

B. TOWNHOUSE UNITS-90 DWELLING UNITS AND 111 DENSITY UNITS, AS FOLLOWS:

Ninety (90) two-story townhouse units, with basement, some with garage, to be constructed within shaded area of the lot, either 20' or 22' wide, with depths running from approximately 37' to approximately 50'. Floor plans typical for townhouse units, but vary in accommodations. First floor contains living room, dining room, powder room, kitchen and closet space, and, in some instances, family room. Second floor contains either three-bedrooms (42 dwelling units and 63 density units) or two-bedrooms and small den (42 dwelling units and 48 density units), closet space and one and one-half or two bathrooms.

C. A SMALL DEN CONTAINS LESS THAN 100 SQUARE FEET OF FLOOR AREA; AND A LARGE DEN CONTAINS 100 OR MORE SQUARE FEET OF FLOOR AREA.



VICINITY MAP
SCALE: 1"=500'

BENCH MARK: X-8255 ELEVATION 402.38
GALV. SPIKE IN MACADAM (IN. OF S. EDGE) PADONIA ROAD W. OF HARRISBURG EXPRESSWAY OVERPASS.

NOTE:
The Area Shown On This Plat Is Part Of The Neighborhood Unit Development Authorized In Case No 88-586-A & PHX Of The Zoning Commissioner Of Baltimore County (Zoning Case). Accordingly The Regulations, Standards And Controls For Uses, Density, Bulk (Height, Width And Length, And Setbacks And Separations, Of Buildings), Open Space And Parking Approved In That Zoning Case Govern In All Respects, Instead Of The Zoning Regulations Of Baltimore County. The Interpretation, Administration, And Enforcement Of The Applicable Regulations, Standards And Controls Are The Responsibility Of The Petitioners In The Zoning Case, Their Respective Successors Or Assigns.

SUMMARY

A. Density and Dwelling Units, by Type

Density	Dwelling	
231	212	Units contained in Section Two (39.42 acres) comprised of: Townhouses (90 dwelling units and 111 density units) and Condominium or Apartment Units (122 dwelling units and 120 density units)*
1946	1965	Units allowed in future Sections (344.72 acres), all types.
2177	2177	Units allowed in PUD (384.14 acres), all types.

B. Other Uses Allowed

Retail Shop and Service Area in PUD - 43,553 S.F., none contained in Section Two;

Office Area in PUD - 21,776 S.F., none contained in Section Two;

Senior Citizen Housing with life care facilities, none contained in Section Two;

Day Care Center, none contained in Section Two.

DENSITY AND DWELLING UNIT TABULATIONS

SECTION	ACREAGE USED	ACREAGE REMAINING	DENSITY USED	DENSITY REMAINING	DWELLING UNITS	DWELLINGS REMAINING
TWO	39.42 Ac.	344.72 Ac.	231 De.U. **		212 D.U.**	
TOTAL	39.42 Ac.	344.72 Ac.	231 De.U.	1946 De.U.	212 D.U.	1965 D.U.

* Same as type of density and dwelling units shown on Authorization Plan.

** Total of 5.9 density units and 5.4 dwelling units per acre, within the range shown on the Authorization Plan.

CENSUS TRACT - 4038

WATERSHED - 11

SUBSEWER SHED - 32 & 36

WATER ZONE - FALLS FIFTH

SEWER DRAINAGE AREA - GUNPOWDER
PUMPED BY - TEXAS PUMPING STATION

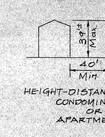
CONDOMINIUM OR APARTMENT OPEN SPACE

All areas located 35' outside of building perimeters not covered by roads or buildings will be open space, owned and maintained by the Condominium Association Management or owner of the apartment project.

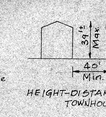
LOCAL OPEN SPACE SHOWN	13.04 Ac.*
HOA LOCAL OPEN SPACE	3.95 Ac.*

* TO BE CONVEYED TO BALTIMORE COUNTY, MARYLAND OR MASTER HOA ASSOCIATION.

PARKING REQUIREMENTS			
Dwelling Units	PARKING PER UNIT	REQUIRED	SHOWN
212	2 1/2 x 2	424	437



HEIGHT-DISTANCE FACTOR CONDOMINIUMS OR APARTMENTS



HEIGHT-DISTANCE FACTOR TOWNHOUSES

COMBINED SECOND REVISED C.R.G. & F.D.P. SECTION TWO

MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND

SCALE : 1"= 100'

ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT
JANUARY 6, 1989

OWNER & DEVELOPER
JAMES KEELTY & CO., INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

PLAT PREPARED BY:
JAMES KEELTY & CO., INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

OFFICE OF PLANNING & ZONING

APPROVED BY:

ZONING COMMISSIONER DATE

DIRECTOR OF PLANNING DATE

NORMAN C. SACKS ASSOCIATES, INC. DATE
REG.#9698

NOTES

GENERAL NOTES:

1. Envelopes shown hereon are for the location of all dwelling units only. Subject to the requirement for private yard space, accessory structures, fences and projections into yards may be constructed outside of the envelope, or within the envelope, if in the rear or side yard, but must comply with the Mays Chapel North Zoning Regulations made applicable to the PUD. (Subject to covenants and applicable building permits.)
2. Accessory structures, fences and projections into yards cannot be located in flood plain areas or hydric soils.
3. This development plan is approved by the Zoning Commissioner based on his or her determination that it is in accord with the First Amended Overall Authorization plan approved in the zoning case.
4. This development plan complies with the C.R.G. plan and C.R.G. comments.
5. A minimum contiguous area of 500 sq. ft. (private yard space) belonging to that townhouse dwelling unit is required. The minimum depth of this contiguous area is 15 feet. For group housing or townhouses with garage units, this area must be located to the rear of the unit. Covered areas such as porches cannot be calculated in this minimum space. An open deck, at grade or elevated, may be included in this calculation of the minimum space.
6. The exact location of curb cuts for driveway or parking pad entrances is to be determined by owner when exact building models become available.
7. If drainage, utility and walkway easements are fenced, then at least 5-foot width remain open for pedestrian access.
8. A small deck or other open projection may be added to an existing dwelling, and may extend into any required rear or side yard no more than 4 feet, provided that such projection, excepting eaves, are not over 10 feet in length.
9. Landscaping and screening shall conform to the standards contained in the Baltimore County Landscape Manual. A landscape plan must be approved by the office of planning prior to the issuance of a building permit.
10. Areas not wooded are stabilized with grass, weeds, honeysuckle, etc.
11. Central location of mail collection to be determined by the Post Office.

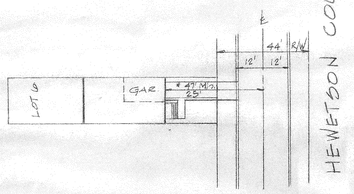
NOTES FOR TOWNHOUSES

1. Townhouse units proposed for sale by owner-developer.
2. Landscaping to be done by individual lot owners.
3. Trash removal to be by Baltimore County, at its election, at curb in front of townhouses.
4. All street lights to conform to Baltimore County Guidelines for Street Lights in New Subdivisions.
5. Paving for roads to be bituminous concrete.
6. Longstone Road to be a 30 foot paving section on a 50 foot R/W maintained by Baltimore County.
7. Hewetson Court, Kinsale Road, Culmore and Boyne Courts to be a 24 foot paving section on a 44 foot R/W (in part, Kinsale and Culmore are 62 foot R/W.), all maintained by Baltimore County.
8. Public Street Lighting shown thus: ✧
9. Typical parking spaces 9' x 18'.

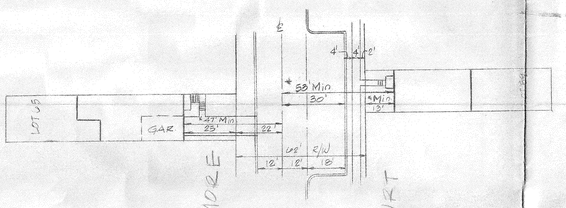
NOTES FOR CONDOMINIUMS AND APARTMENTS

1. Condominium or apartment units proposed for sale or rent by owner-developer.
2. Landscaping to be done by owner-developer.
3. Trash Collection subject to Baltimore County Approval.
4. All Street Lights to conform to Baltimore County Guidelines for Street Lights in New Subdivisions.
5. Paving for roads to be bituminous concrete.
6. All interior streets in condominium or apartment area private, owned and maintained by the Condominium Association or owner of the apartment project.
7. Public street lighting shown thus: ✧ (Not to exceed 12'height)
8. Typical parking spaces 9' x 18'.

* Infiltration Areas Shown Thus



* TYPICAL MINIMUM SETBACK





NOTE: A Forest Establishment Plan Will Be Submitted Along With The Sediment Control And Grading Plan For This Section.

NOTE: Reestablishment of forest areas shown thus:

NOTE

A. APARTMENT OR CONDOMINIUM UNITS-122 DWELLING UNITS AND 120 DENSITY UNITS, AS FOLLOWS:

(a) Eight (8) one-bedroom units;

(b) Eighteen (18) one-bedroom units, with small den;

(c) Forty-eight (48) two-bedroom units;

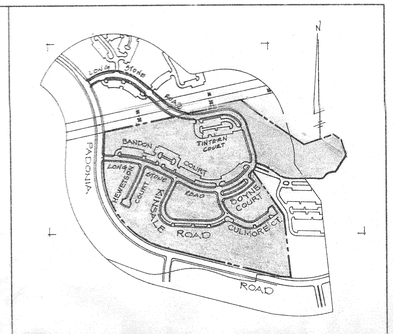
(d) Thirty-nine (39) two-bedroom units, with small den;

(e) Nine (9) two-bedroom units, with large den.

B. TOWNHOUSE UNITS-90 DWELLING UNITS AND 111 DENSITY UNITS, AS FOLLOWS:

Ninety (90) two-story townhouse units, with basement, some with garage, to be constructed within shaded area of the lot, either 20' or 22' wide, with depths running from approximately 37' to approximately 50'. Floor plans typical for townhouse units, but vary in accommodations. First floor contains living room, dining room, powder room, kitchen and closet space, and, in some instances, family room. Second floor contains either three-bedrooms (42 dwelling units and 63 density units) or two-bedrooms and small den (48 dwelling units and 48 density units), closet space and one and one-half or two bathrooms.

C. A SMALL DEN CONTAINS LESS THAN 100 SQUARE FEET OF FLOOR AREA; AND A LARGE DEN CONTAINS 100 OR MORE SQUARE FEET OF FLOOR AREA. A LARGE DEN WILL BE CALCULATED AS A BEDROOM



VICINITY MAP
SCALE: 1"=500'

BENCH MARK: X-8255 ELEVATION 402.08
GALV. SPIKE IN MACADAM (N. OF S. EDGE) PADONIA ROAD W. OF HARRISBURG EXPRESSWAY OVERPASS.

ZONING REGULATIONS

THE BALTIMORE COUNTY ZONING REGULATIONS ARE NOT APPLICABLE TO THIS DEVELOPMENT. THE MAYS CHAPEL NORTH ZONING REGULATIONS: ADOPTED AND APPROVED BY THE ZONING COMMISSIONER IN ZONING CASE NUMBER 88-539, AUTH, ASPHX ARE GOVERNING.

THE INTERPRETATION, ADMINISTRATION AND ENFORCEMENT OF THESE REGULATIONS SHALL BE THE RESPONSIBILITY OF JAMES KEELTY & CO., INC. OR MAYS CHAPEL NORTH, INC., EACH A MARYLAND CORPORATION THEIR RESPECTIVE SUCCESSORS OR ASSIGNS. THIS RESPONSIBILITY INCLUDES THE REVIEW AND APPROVAL OF A "COMPLIANCE CERTIFICATE" TO BE PRESENTED TO THE ZONING OFFICE WHEN INDIVIDUAL OWNERS IMPROVEMENTS REQUIRE BALTIMORE COUNTY PERMITS.

SUMMARY

A. Density and Dwelling Units, by Type

Density	Dwelling	
231	212	Units contained in Section Two (38.68 acres) comprised of: Townhouses (90 dwelling units and 111 density units) and Condominium or Apartment Units (122 dwelling units and 120 density units)*
1946	1965	Units allowed in future Sections (345.46 acres), all types.
2177	2177	Units allowed in PUD (384.14 acres), all types.

B. Other Uses Allowed

Retail Shop and Service Area in PUD - 43,553 S.F., none contained in Section Two;

Office Area in PUD - 21,776 S.F., none contained in Section Two;

Senior Citizen Housing with life care facilities, none contained in Section Two;

Day Care Center, none contained in Section Two.

DENSITY AND DWELLING UNIT TABULATIONS

SECTION	ACREAGE USED	ACREAGE REMAINING	DENSITY USED	DENSITY REMAINING	DWELLING UNITS	DWELLINGS REMAINING
TWO	38.68 Ac.	345.46 Ac.	231 De.U. **		212 D.U.**	
TOTAL	38.68 Ac.	345.46 Ac.	231 De.U.	1946 De.U.	212 D.U.	1965 D.U.

* Same as type of density and dwelling units shown on Authorization Plan

** Total of 5.9 density units and 5.4 dwelling units per acre, within the range shown in the Authorization Plan.

CENSUS TRACT - 4038

WATERSHED - 11

SUBSEWER SHED - 32 & 36

WATER ZONE - FALLS FIFTH

SEWER DRAINAGE AREA - GUNPOWDER
PUMPED BY - TEXAS PUMPING STATION

SECTION TWO - OPEN SPACE, PARKING, BULK

CONDOMINIUM OR APARTMENT OPEN SPACE

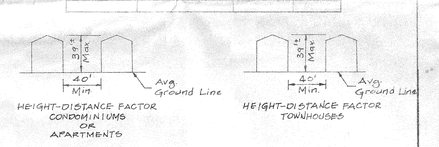
All areas located 35' outside of building perimeters not covered by roads or buildings will be open space, owned and maintained by the Condominium Association Management or owner of the apartment project.

LOCAL OPEN SPACE SHOWN	8.40 Ac.± *
HOA OPEN SPACE SHOWN	4.15 Ac.±

* TO BE CONVEYED TO BALTIMORE COUNTY, MARYLAND OR MAYS PUD ASSOCIATION.

PARKING REQUIREMENTS

Dwelling Units	PARKING PER UNIT REQUIRED	SHOWN



NOTE

This plan also serves as an amendment (second revised) of the Revised CRG Plan dated August 2, 1988. Reason for Amendment: To re-align Longstone Road in the vicinity of Bandon and Tintern Courts and to eliminate garden apartment type building north of B.G. & E. R/W, as non-material in nature.

FINAL DEVELOPMENT PLAN
AND
SECOND REVISED C.R.G.
FOR
SECTION TWO
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE : 1"= 100'

ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT
JANUARY 3, 1989

OWNER & DEVELOPER
JAMES KEELTY & CO., INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

PLAT PREPARED BY:
JAMES KEELTY & CO., INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

5/31/89

PLAN UNIT DEVELOPMENT - SEE ZONING ORDER 88-536-ASPHX

OFFICE OF PLANNING & ZONING
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN
ZONING COMMISSIONER — APPROVED ON 5/30/89 — DATE 5/30/89

P.D. Fields / WCR — DIRECTOR OF PLANNING — 6/2/89 * DATE

DIRECTOR OF PUBLIC WORKS — 5/30/89 DATE

* APPROVED BY PLANNING BOARD April 13, 1989

Norman Gordon Sacks — 1/23/89 DATE
NORMAN G. SACKS ASSOCIATES, INC.
REG.#9698

SHEET 2 OF 2

NOTES

GENERAL NOTES:

1. En slopes shown hereon are for the location of all dwelling units only. Subject to the requirement for private yard space, accessory structures, fences and projections into yards may be constructed outside of the envelope, or within the envelope, if in the rear or side yard, but must comply with the Mays Chapel North Zoning.
2. Accessory structures, fences and projections into yards cannot be located in flood plain areas or hydric soils.
3. This development plan is approved by the Zoning Commissioner based on his or her determination that it is in accord with the First Amended Overall Authorization plan approved in the zoning case.
4. This development plan complies with the C.R.G. plan and C.R.G. comments.
5. A minimum contiguous area of 500 sq. ft. (private yard space) belonging to that townhouse dwelling unit is required. The minimum depth of this contiguous area is 15 feet. For group housing or townhouses with garage units, this area must be located to the rear of the unit. Covered areas such as porches cannot be calculated in this minimum space. An open deck, at grade or elevated, may be included in this calculation of the minimum space.
6. The exact location of curb cuts for driveway or parking pad entrances is to be determined by owner when exact building models become available.
7. If drainage, utility and walkway easements are fenced, then at least 5 feet must remain open for pedestrian access.
8. A small deck or other open projection may be added to an existing dwelling, and may extend into any required rear or side yard no more than 4 feet, provided that such projection, excepting eaves, are not over 10 feet in length.
9. Landscaping and screening shall conform to the standards contained in the Baltimore County Landscape Manual. A landscape plan must be approved by the office of planning prior to the issuance of a building permit.
10. Areas disturbed are stabilized with grass, weeds, mulch, etc.
11. Central location of mail collection to be determined by the Post Office.

NOTES FOR TOWNHOUSES

1. Townhouse units proposed for sale by owner-developer.
2. Landscaping to be done by individual lot owners.
3. Trash removal to be by Baltimore County, at its election, at curb in front of townhouses.
4. All street lights to conform to Baltimore County Guidelines for Street Lights in New Subdivisions.
5. Paving for roads to be bituminous concrete.
6. Landscaping for the 4 foot paving section on a 50 foot R/W maintained by Fall Lake Court.
7. Hewetson Court, Kinsale Road, Cairnore and Boyne Courts to be a 24 foot paving section on a 44 foot R/W (in part, Kinsale and Cairnore are 42 foot R/W.), all maintained by Baltimore County.
8. Public Street Lighting shown thus: ✣
9. Typical parking spaces 9' x 18'.

NOTES FOR CONDOMINIUMS AND APARTMENTS

1. Condominium or apartment units proposed for sale or rent by owner-developer.
2. Landscaping to be done by owner-developer.
3. Trash Collection subject to Baltimore County Approval.
4. All Street Lights to conform to Baltimore County Guidelines for Street Lights in New Subdivisions.
5. Paving for roads to be bituminous concrete.
6. All interior streets in condominium or apartment area private, owned and maintained by the Condominium Association or owner of the apartment project.
7. Public street lighting shown thus: ✣ (Not to exceed 12'height)
8. Typical parking spaces 9' x 18'.

NOTE

A. APARTMENT OR CONDOMINIUM UNITS--22 DWELLING UNITS AND 123 DENSITY UNITS, AS FOLLOWS:

(a) Eight (8) one-bedroom units;

(b) Eighteen (18) one-bedroom units, with small den;

(c) Forty-eight (48) two-bedroom units;

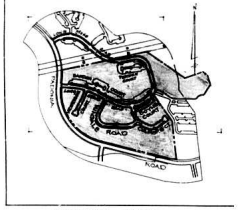
(d) Thirty-nine (39) two-bedroom units, with small den;

(e) Nine (9) two-bedroom units, with large den.

B. TOWNHOUSE UNITS--99 DWELLING UNITS AND 111 DENSITY UNITS, AS FOLLOWS:

Ninety (90) two-story townhouse units, with basement, some with garage; to be constructed within shaded area if the lot, either 20' or 22' wide, with depth running from approximately 37' to approximately 50'. Floor plans typical for townhouse units, but vary in several details. First floor contains living room, dining room, powder room, kitchen and closet space, and, in some instances, family room designated as den; second floor contains two bedrooms (two dwelling units and 22 density units) or two-bedrooms and small den (99 dwelling units and 44 density units), closet space and hall area and storage or two bathrooms.

C. A SMALL DEN CONTAINS LESS THAN 100 SQUARE FEET OF FLOOR AREA; AND A LARGE DEN CONTAINS 100 OR MORE SQUARE FEET OF FLOOR AREA. A LARGE DEN WILL BE CALCULATED AS A BEDROOM



VICINITY MAP
SCALE 1"=500'

BENCH MARK: X-8256 ELEVATION 420.06
SPIKE IN PINE, 14 INCHES DIAMETER, 11 FEET SOUTH OF PADONIA ROAD, 11' W OF HARRIS HILL'S EXPRESSWAY OVERPASS

ZONING REGULATIONS

THE BALTIMORE COUNTY ZONING REGULATIONS ARE NOT APPLICABLE TO THIS DEVELOPMENT. THE MAYS CHAPEL NORTH ZONING REGULATIONS ADOPTED AND APPROVED BY THE ZONING COMMISSIONER IN ZONING CASE NUMBER 88-539-A, ASPHX, ARE GOVERNING.

THE INTERPRETATION, ADMINISTRATION AND ENFORCEMENT OF THESE REGULATIONS SHALL BE THE RESPONSIBILITY OF THE OFFICE OF PLANNING AND ZONING OF BALTIMORE COUNTY, OR SUCH OTHER AGENCY AS MAY BE DESIGNATED BY LAW FROM TIME TO TIME, OR ITS SUCCESSORS OR ASSIGNS. THIS RESPONSIBILITY INCLUDES THE REVIEW AND APPROVAL OF A "COMPLIANCE CERTIFICATE" TO BE PRESENTED TO THE ZONING OFFICE WHEN INDIVIDUAL OWNERS IMPROVEMENTS REQUIRE BALTIMORE COUNTY PERMITS.

SUMMARY

A. Density and Dwelling Units, by Type

Density	Dwelling	Units contained in Section Two (38.46 acres) comprised
231	212	of Townhouses (90 dwelling units and 111 density units) and Apartments or Condominiums (122 dwelling units and 120 density units)
1926	1965	Units contained in Other Sections (345.64 acres), all types.
2157	2177	Units Allowed in PUD (384.10 acres), all types.

B. Other Uses Allowed

Retail Shop and Service Area in PUD - 43,553 S.F., none contained in Section Two;

Office Area in PUD - 21,776 S.F., none contained in Section Two;

Senior Citizen Housing with life care facilities, none contained in Section Two;

Day Care Center, none contained in Section Two.

DENSITY AND DWELLING UNIT TABULATIONS

SECTION	ACREAGE USED	ACREAGE REMAINING	DENSITY MINIMUM*	DENSITY REMAINING	DWELLING UNITS	DWELLINGS REMAINING
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

* Same as type of density and dwelling units shown on Authorization Plan

** Total of 5.5 density units and 5.4 dwelling units per acre, within the range shown in the Authorization Plan.

CENSUS TRACT - 4038

WATERSHED - 11

ZONING MAP - 32 & 36

WATER ZONE - FALLS FIFTH

SEWER PERMANENT AREA - GUNPOWDER
PUMPED BY - TEXAS PUMPING STATION

SECTION TWO - OPEN SPACE, PARKING, BULK

CONDOMINIUM OR APARTMENT OPEN SPACE

All space located 35' outside of building perimeters not covered by roads or buildings will be open space, owned and maintained by the Condominium Association or owner of the apartment project.

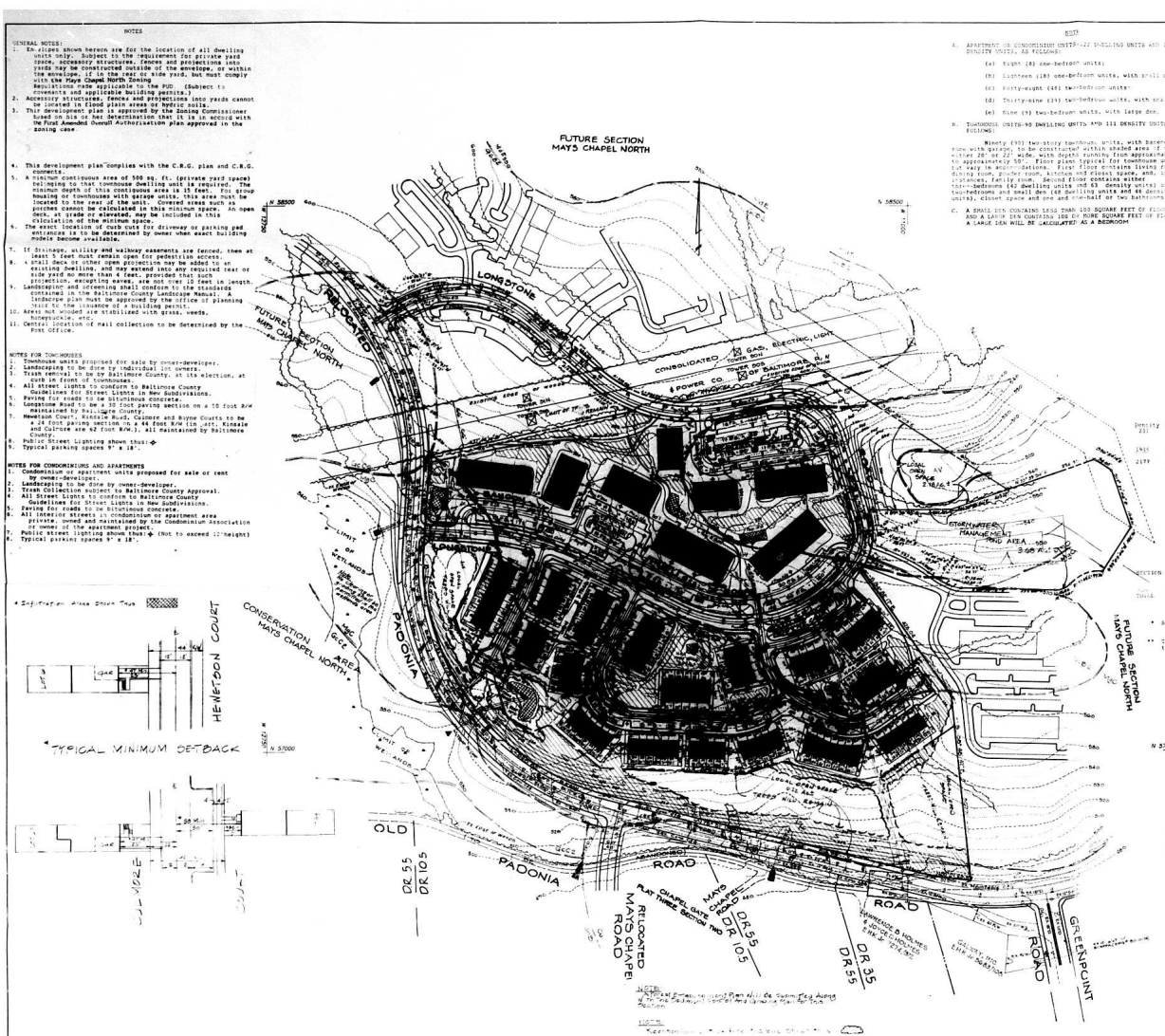
LOCAL OPEN SPACE SHOWN	8.40 Acs*
HOA OPEN SPACE SHOWN	4.15 Acs

* TO BE CONVEYED TO BALTIMORE COUNTY, MARYLAND AND/OR THE ASSOCIATION

PARKING REQUIREMENTS

Dwelling Unit	PARKING FTE. UNIT	REQUIRED	SHOWN





SCALE: 1" = 100'

NOTE

This plan also serves as an amendment (second revision) of the Revised CRG Plan dated August 2, 1988, Reason for Amendment: To re-align temporary loop in the vicinity of Sanders and Dickens Court, and to eliminate garden apartment type building with 6 of 8 u. e. D/U, as non-material in nature.

FINAL DEVELOPMENT PLAN
AND
SECOND REVISED C.R.G.
FOR
SECTION TWO
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE : 1"= 100'

ELECTION DISTRICT No. 8
5TH COUNCILMANIC DISTRICT
JANUARY 3, 1989

OWNER & DEVELOPER
JAMES KEELTY & CO., INC.
P.O. BOX 539
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

PLAT PREPARED BY
JAMES KEELTY & CO., INC.
P.O. BOX 539
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

PLAN UNIT DEVELOPMENT - SEE ZONING ORDER 88-536-ASPHX

OFFICE OF PLANNING & ZONING
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN
APPROVED ON 3/20/89

ZONING COMMISSIONER — DATE

P.D. Fields — 4/6/89
DIRECTOR OF PLANNING — DATE

DIRECTOR OF PUBLIC WORKS — DATE
* APPROVED BY PLANNING BOARD April 13, 1989

Norman Gerber Fields, AICP — 4/6/89
NORMAN GERBER FIELDS ASSOCIATES, INC. — DATE
REG. #0008

SHEET 2 OF 2

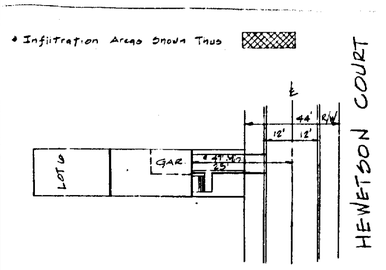
NOTES

GENERAL NOTES:
1. Envelopes shown hereon are for the location of all dwelling units only. Subject to the requirement for private yard space, accessory structures, fences and projections into yards may be constructed outside of the envelope, or within the envelope, if in the rear or side yard, but must comply with the Mays Chapel North Zoning Regulations made applicable to the PUD. (Subject to covenants and applicable building permits.)
2. Accessory structures, fences and projections into yards cannot be located in flood plain areas or hydric soils.
3. This development plan is approved by the Zoning Commissioner based on his or her determination that it is in accord with the First Amended Overall Authorization plan approved in the zoning case.
4. This development plan complies with the C.R.G. plan and C.R.G. comments.
5. A minimum contiguous area of 500 sq. ft. (private yard space) belonging to that townhouse dwelling unit is required. The minimum depth of this contiguous area is 15 feet. For group housing or townhouses with garage units, this area must be located to the rear of the unit. Covered areas such as porches cannot be calculated in this minimum space. An open deck, at grade or elevated, may be included in this calculation of the minimum space.
6. The exact location of curb cuts for driveway or parking pad entrances is to be determined by owner when exact building models become available.
7. If drainage, utility and walkway easements are fenced, then at least 5 feet must remain open for pedestrian access.
8. A small deck or other open projection may be added to an existing dwelling, and may extend into any required rear or side yard no more than 4 feet, provided that such projection, excepting eaves, are not over 10 feet in length.
9. Landscaping and screening shall conform to the standards contained in the Baltimore County Landscape Manual. A landscape plan must be approved by the office of planning prior to the issuance of a building permit.
10. Areas not wooded are stabilized with grass, weeds, honeysuckle, etc.
11. Central location of mail collection to be determined by the Post Office.

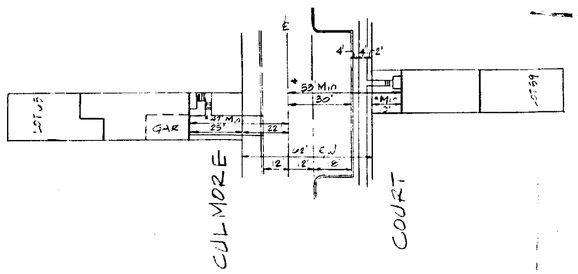
NOTES FOR TOWNHOUSES
1. Townhouse units proposed for sale by owner-developer.
2. Landscaping to be done by individual lot owners.
3. Trash removal to be by Baltimore County, at its election, at curb in front of townhouses.
4. All street lights to conform to Baltimore County Guidelines for Street Lights in New Subdivisions.
5. Paving for roads to be bituminous concrete.
6. Longstone Road to be a 30 foot paving section on a 50 foot R/W maintained by Baltimore County.
7. Hewetson Court, Kinsale Road, Culmore and Boyne Courts to be a 24 foot paving section on a 44 foot R/W (in part, Kinsale and Culmore are 62 foot R/W.), all maintained by Baltimore County.
8. Public Street Lighting shown thus: ✣
9. Typical parking spaces 9' x 18'.

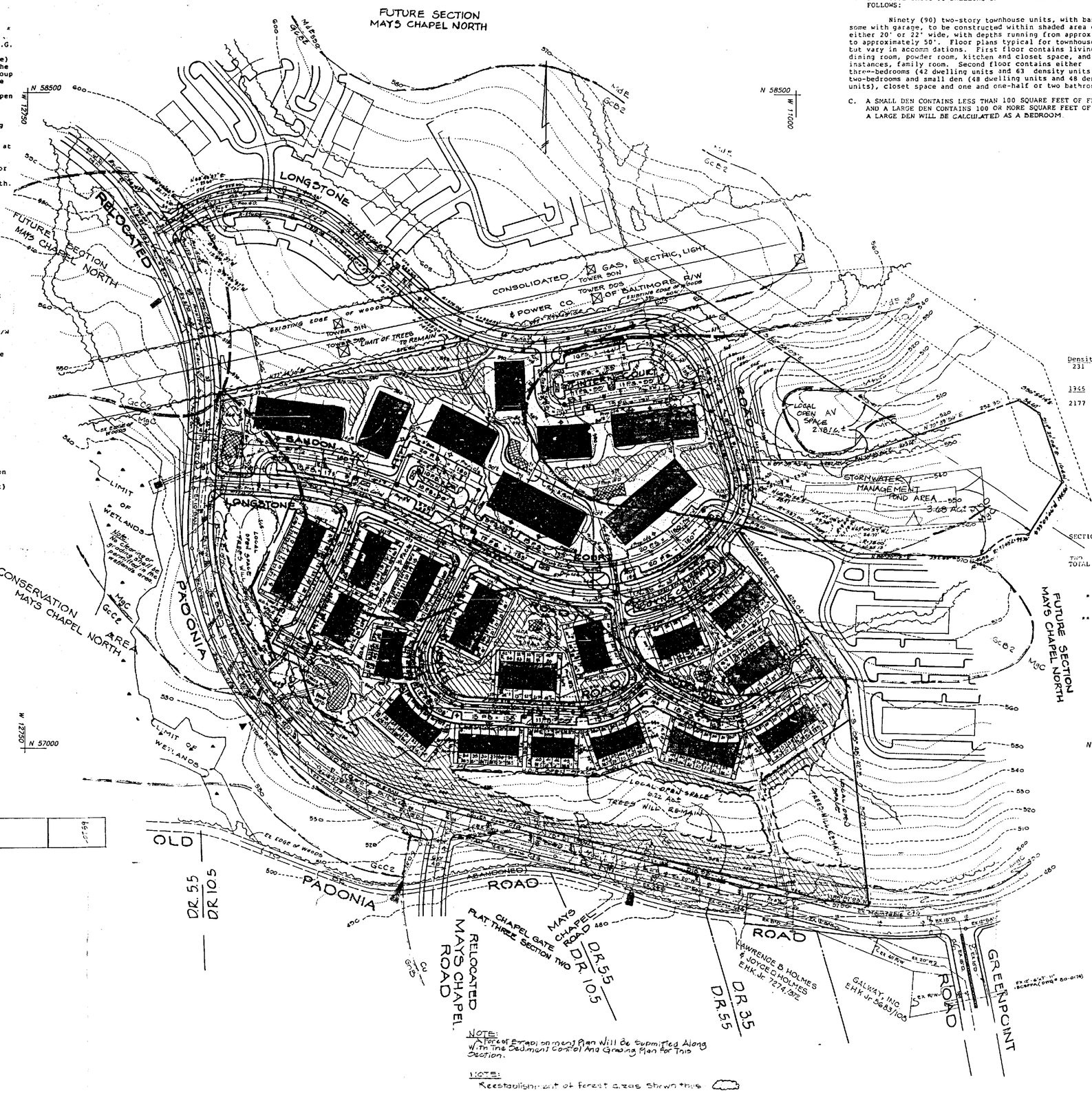
NOTES FOR CONDOMINIUMS AND APARTMENTS
1. Condominium or apartment units proposed for sale or rent by owner-developer.
2. Landscaping to be done by owner-developer.
3. Trash Collection subject to Baltimore County Approval.
4. All Street Lights to conform to Baltimore County Guidelines for Street Lights in New Subdivisions.
5. Paving for roads to be bituminous concrete.
6. All interior streets in condominium or apartment area private, owned and maintained by the Condominium Association or owner of the apartment project.
7. Public street lighting shown thus: ✣ (Not to exceed 12' height)
8. Typical parking spaces 9' x 18'.

* Infiltration Areas Shown Thus ▨



*TYPICAL MINIMUM SETBACK





NOTE:
Proof of Establishment Plan Will Be Submitted Along With The Sediment Control And Grading Plan For This Section.

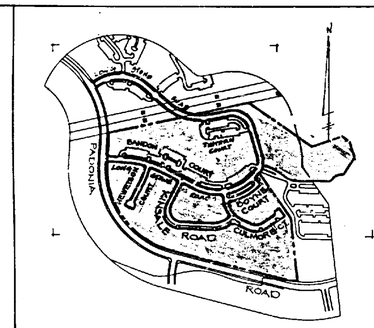
NOTE:
Reestablish: Limit of forest clearing shown thus

NOTE

A. APARTMENT OR CONDOMINIUM UNITS-122 DWELLING UNITS AND 120 DENSITY UNITS, AS FOLLOWS:
   (a) Eight (8) one-bedroom units;
   (b) Eighteen (18) one-bedroom units, with small den;
   (c) Forty-eight (48) two-bedroom units;
   (d) Thirty-nine (39) two-bedroom units, with small den;
   (e) Nine (9) two-bedroom units, with large den.

B. TOWNHOUSE UNITS-90 DWELLING UNITS AND 111 DENSITY UNITS, AS FOLLOWS:
   Ninety (90) two-story townhouse units, with basement, some with garage, to be constructed within shaded area of the lot, either 20' or 22' wide, with depths running from approximately 37' to approximately 50'. Floor plans typical for townhouse units, but vary in accomm dations. First floor contains living room, dining room, powder room, kitchen and closet space, and, in some instances, family room. Second floor contains either three-bedrooms (42 dwelling units and 63 density units) or two-bedrooms and small den (48 dwelling units and 48 density units), closet space and one and one-half or two bathrooms.

C. A SMALL DEN CONTAINS LESS THAN 100 SQUARE FEET OF FLOOR AREA; AND A LARGE DEN CONTAINS 100 OR MORE SQUARE FEET OF FLOOR AREA. A LARGE DEN WILL BE CALCULATED AS A BEDROOM.



VICINITY MAP
SCALE: 1"=500'

BENCH MARK: X-8255 ELEVATION 402.36
GALV. SPIKE IN MACADAM (IN N. OF S. EDGE) PADONIA ROAD W. OF HARRISBURG EXPRESSWAY OVERPASS.

ZONING REGULATIONS

THE BALTIMORE COUNTY ZONING REGULATIONS ARE NOT APPLICABLE TO THIS DEVELOPMENT. THE MAYS CHAPEL NORTH ZONING REGULATIONS: ADOPTED AND APPROVED BY THE ZONING COMMISSIONER IN ZONING CASE NUMBER 88-539, AUTH, ASPHX ARE GOVERNING.

THE INTERPRETATION, ADMINISTRATION AND ENFORCEMENT OF THESE REGULATIONS SHALL BE THE RESPONSIBILITY OF JAMES KEELTY & CO., INC. OR MAYS CHAPEL NORTH, INC., EACH A MARYLAND CORPORATION THEIR RESPECTIVE SUCCESSORS OR ASSIGNS. THIS RESPONSIBILITY INCLUDES THE REVIEW AND APPROVAL OF A "COMPLIANCE CERTIFICATE" TO BE PRESENTED TO THE ZONING OFFICE WHEN INDIVIDUAL OWNERS IMPROVEMENTS REQUIRE BALTIMORE COUNTY PERMITS.

SUMMARY

A. Density and Dwelling Units, by Type

Density	Dwelling	
231	212	Units contained in Section Two (38.66 acres) comprised of: Townhouses (90 dwelling units and 111 density units) and Condominium or Apartment Units (122 dwelling units and 120 density units)*
1345	1965	Units allowed in future Sections (345.46 acres), all types.
2177	2177	Units allowed in PUD (384.14 acres), all types.

B. Other Uses Allowed

Retail Shop and Service Area in PUD - 43,553 S.F., none contained in Section Two;

Office Area in PUD - 21,776 S.F., none contained in Section Two;

Senior Citizen Housing with life care facilities, none contained in Section Two;

Day Care Center, none contained in Section Two.

DENSITY AND DWELLING UNIT TABULATIONS

SECTION	ACREAGE USED	ACREAGE REMAINING	DENSITY USED	DENSITY REMAINING	DWELLING UNITS	DWELLINGS REMAINING
TWO	38.66 Ac.	345.46 Ac.	231 D.U.*	1965 D.U.*	212 D.U.**	1965 D.U.*
TOTAL	38.66 Ac.	345.46 Ac.	231 D.U.*	1965 D.U.*	212 D.U.**	1965 D.U.*

* Same as type of density and dwelling units shown on Authorization Plan

** Total of 5.9 density units and 5.4 dwelling units per acre, within the range shown in the Authorization Plan.

CENSUS TRACT - 4038

WATERSHED - 11

SURSEWER SHED - 32 & 36

WATER ZONE - FALLS FIFTH

SEWER DRAINAGE AREA - GUNPOWDER
PUMPED BY - TEXAS PUMPING STATION

SECTION TWO - OPEN SPACE, PARKING, BULK

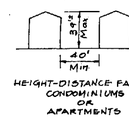
CONDOMINIUM OR APARTMENT OPEN SPACE

All areas located 35' outside of building perimeters not covered by roads or buildings will be open space, owned and maintained by the Condominium Association Management or owner of the apartment project.

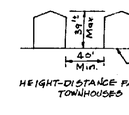
LOCAL OPEN SPACE SHOWN	8.40 Ac.±	*
H.O.A. OPEN SPACE SHOWN	4.15 Ac.±	

* TO BE CONVEYED TO BALTIMORE COUNTY, MARYLAND OR MASTER H.O.A. ASSOCIATION.

PARKING REQUIREMENTS			
Dwelling Units	PARKING PER UNIT	REQUIRED	SHOWN
2 2	2 + 2	424	437



HEIGHT-DISTANCE FACTOR CONDOMINIUMS OR APARTMENTS



HEIGHT-DISTANCE FACTOR TOWNHOUSES

NOTE

This plan also serves as an amendment (second revised) of the Revised CRG Plan dated August 2, 1988. Reason for Amendment: To re-align Longstone Road in the vicinity of Bandon and Tintern Courts and to eliminate garden apartment type building north of B.G. & E. R/W, as non-material in nature.

FINAL DEVELOPMENT PLAN AND SECOND REVISED C.R.G. FOR SECTION TWO

MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND

SCALE : 1"= 100'

ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT
JANUARY 13, 1989

OWNER & DEVELOPER
JAMES KEELTY & CO., INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

PLAT PREPARED BY:
JAMES KEELTY & CO., INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600
5/1/89

PLAN UNIT DEVELOPMENT - SEE ZONING ORDER 88-536-ASPHX

OFFICE OF PLANNING & ZONING
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN
APPROVED ON 5/30/89

ZONING COMMISSIONER — 5/30/89 DATE

P.D. Fields / WCR — 6/2/89 DATE

DIRECTOR OF PLANNING

DIRECTOR OF PUBLIC WORKS — 5/30/89 DATE

* APPROVED BY PLANNING BOARD
April 13, 1989

Norman Gordon Sacks — 5/23/89 DATE
NORMAN G. SACKS ASSOCIATES, INC.
REG. #9698

COORDINATES		
NO.	NORTH	WEST
328	N 56879.12	W 11819.68
329	N 57584.36	W 12320.93
2000	N 57568.35	W 12320.68
2001	N 57582.41	W 12304.80
2002	N 57648.20	W 12315.83
2003	N 57632.32	W 12301.76
2004	N 57562.33	W 12039.76
2005	N 57534.07	W 12029.83
2006	N 57520.72	W 11987.90
2007	N 57529.89	W 11969.24
2008	N 57497.23	W 11885.13
2009	N 57439.61	W 11781.85
2010	N 57419.43	W 11775.39
2011	N 57389.67	W 11736.18
2012	N 57406.03	W 11716.01
2013	N 57541.79	W 11872.44
2014	N 57413.88	W 11625.16
2015	N 57366.55	W 11638.48
2016	N 57320.94	W 11436.40
2017	N 57310.20	W 11419.18
2019	N 57271.05	W 11413.32
2023	N 57508.77	W 12036.84
2025	N 57438.21	W 12066.57
2026	N 57285.34	W 12144.41
2033	N 57277.47	W 12168.52
2035	N 57241.17	W 12097.32
2040	N 57265.38	W 12105.20
2041	N 57418.25	W 12027.38
2043	N 57281.85	W 11880.82
2044	N 57203.68	W 12116.41
2045	N 57239.98	W 12187.70
2046	N 57159.07	W 11868.29
2047	N 57153.58	W 11885.43
2048	N 57058.42	W 11798.17
2049	N 57045.39	W 11503.69
2050	N 57173.99	W 11374.30
2051	N 57151.48	W 11375.98
2052	N 57107.34	W 11501.21
2053	N 57117.81	W 11742.69
2054	N 57243.10	W 11815.80
2057	N 57096.90	W 11344.85
2058	N 57098.21	W 11320.06
2075	N 57624.72	W 12072.79
2076	N 57574.82	W 12180.03
2085	N 56765.48	W 11368.87
2086	N 56985.50	W 11343.47
2088	N 57377.56	W 11438.37
2042	N 57452.43	W 11906.91

EASEMENT COORDINATES		
NO.	NORTH	WEST
DR-1	N 57157.93	W 12212.37
DR-3	N 57225.00	W 12158.30
DR-4	N 57118.63	W 12158.90
DR-6	N 57151.73	W 12045.25
DR-8	N 57212.43	W 11804.77
DR-10	N 57107.51	W 11505.76
DR-13	N 57270.28	W 11591.49
DR-5	N 57164.53	W 12095.64
DR-7	N 57207.38	W 12114.53
DR-9	N 57118.48	W 11711.92

CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
2075 TO 2013	775.00'	317.87'	161.20'	315.65'	S 74°45'59" E	23°30'06"
2014 TO 2088	358.80'	191.98'	98.35'	189.70'	S 79°20'41" E	30°39'24"
328 TO 329	665.00'	920.85	551.48	849.01'	N 36°11'06" W	79°20'12"
2076 TO 2004	725.00'	142.29'	71.38'	142.07'	S 80°53'38" E	11°14'43"
2023 TO 2025	449.00'	73.11'	36.64'	73.03'	S 22°19'08" W	09°19'46"
2042 TO 2041	493.00'	80.28'	40.23'	80.19'	S 22°19'08" W	09°19'46"
2007 TO 2008	725.00'	81.04'	40.56'	80.99'	S 66°13'08" E	06°24'15"
2043 TO 2046	122.00'	95.28'	50.22'	92.87'	S 04°36'38" W	44°44'45"
2047 TO 2048	140.00'	170.44'	97.58'	160.11'	S 52°38'22" E	69°45'15"
2049 TO 2057	240.00'	170.96'	89.29'	167.37'	N 72°04'37" E	40°48'49"
2054 TO 2053	86.24'	172.34'	134.08'	145.06'	S 30°15'59" E	114°30'00"
2052 TO 2051	178.00'	136.07'	71.55'	132.78'	N 70°35'02" E	43°47'57"
2015 TO 2016	397.00'	208.92'	106.94'	206.52'	S 78°05'33" E	30°09'08"
2019 TO 2050	226.00'	105.57'	53.77'	104.61'	S 21°53'54" E	26°45'51"

1) RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.

2) THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22-68 OF THE BALTIMORE COUNTY CODE.

3) RECORDING OF THIS PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.

4) THE INFORMATION SHOWN MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.

5) ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.

SEWER DRAINAGE AREA – GUNPOWDER
PUMPED BY – TEXAS PUMPING STATION

SUMMARY

A. Density and Dwelling Units, by Type.

Density	Dwelling	Units contained in Section Two (38.70 acres) comprised of: Townhouses (90 dwelling units and 111 density units) and Condominium or Apartment Units (122 dwelling units and 120 density units)*
231	212	
1946	1965	Units allowed in future Sections (345.44 acres), all types.
2177	2177	Units allowed in PUD (384.14 acres) all types.

B. Other Uses Allowed

Retail Shop and Service Area in PUD – 43,553 S.F.
none contained in Section Two;

Office Area in PUD – 21,776 S.F.,
none contained in Section Two;

Senior Citizens Housing with life care facilities,
none contained in Section Two;

Day Care Center;
none contained in Section Two.

DENSITY AND DWELLING UNIT TABULATIONS

SECTION	ACREAGE USED	ACREAGE REMAINING	DENSITY USED	DENSITY REMAINING	DWELLING UNITS	DWELLING UNITS REMAINING
TWO	38.70 Ac.	345.44 Ac.	231 De.U.	**	212 D.U.**	
TOTAL	38.70 Ac.	345.44 Ac.	231 De.U.	1946 De.U.	212 D.U.	1965 D.U.

* Same as type of density and dwelling units shown on Authorization Plan.

** Total of 5.9 density and 5.4 dwelling units per acre, within the range shown on the Authorization Plan.

De.U = DENSITY UNITS
D.U. = DWELLING UNITS

LEGEND

OUTLINE OF PLAT SHOWN THUS: ——————
BOUNDARY OF ROADS SHOWN THUS: ——————
LOT LINES SHOWN THUS: ——————
HOUSE NUMBERS SHOWN THUS: #14
LOT NUMBERS SHOWN THUS: 12
BUILDING SETBACKS SHOWN THUS: ——————
COORDINATE NUMBERS SHOWN THUS: 2026
DRAINAGE & UTILITY EASEMENT SHOWN THUS: E/D DRAINAGE & UTILITY EASEMENT
LOCAL OPEN SPACE SHOWN THUS:

NOTE:
HIGHWAY AND HIGHWAY WIDENING, SLOPE, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS AND STORMWATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON ARE RESERVED UNTO THE OWNER, AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND, THE OWNER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND, AT NO COST.

THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE WHICH IS PLANNED FOR THE DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE DEVELOPMENT.

THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES CONTAINED IN THE WATER QUALITY MANAGEMENT POLICY.

EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON, HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY, INCLUDING THE MINIMUM SETBACK OF 22 FEET TO BE HELD FROM THE STREET RIGHT-OF-WAY LINE TO THE GARAGE OR CARPORT ENTERED DIRECTLY FROM THE STREET.

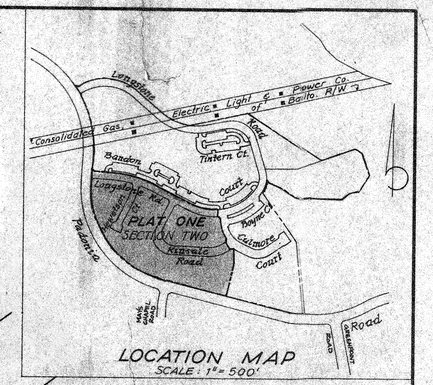
PROPERTY # 08-11-018081 DEED REF. E.H.K.JR. 5281-326
PROPERTY # 08-03-001557 DEED REF. E.H.K.JR. 6452-438
PROPERTY # 20-00-009680 DEED REF. E.H.K.JR. 7184-408
PROPERTY # 18-00-008784 DEED REF. E.H.K.JR. 6193-497

Filed for record
S.M. 60 FOLIO 143
Date SEP 19 1989
Test
Clerk

PLAT FOUR SECTION TWO
MAYS CHAPEL NORTH

OPEN SPACE TABULATION

	LOCAL OPEN SPACE REQUIRED	LOCAL OPEN SPACE SHOWN	H.O.A. OPEN SPACE SHOWN	C.A. OPEN SPACE SHOWN	TOTAL COMBINED SHOWN
SECTION 2					
PLAT 1	3.78 Ac.	3.80 Ac.	2.00 Ac.	0.00 Ac.	5.80 Ac.
PLAT 2	2.36 Ac.	3.44 Ac.	0.91 Ac.	0.00 Ac.	4.35 Ac.
PLAT 3	0.83 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.
PLAT 4	3.08 Ac.	0.00 Ac.	0.00 Ac.	1.72 Ac.	1.72 Ac.
PLAT 5	1.76 Ac.	2.17 Ac.	0.00 Ac.	0.00 Ac.	2.17 Ac.
TOTAL SECTION 2	11.81 Ac.	9.41 Ac.	2.91 Ac.	1.72 Ac.	14.04 Ac.



TOTAL ACREAGE
PLAT ONE SECTION TWO 12.62 Ac. - 63 TOWNHOUSES - 63 D.U.- 7.85 De.U.

ZONING REGULATIONS

THE BALTIMORE COUNTY ZONING REGULATIONS ARE NOT APPLICABLE TO THIS DEVELOPMENT. THE MAYS CHAPEL NORTH ZONING REGULATIONS ADOPTED AND APPROVED BY THE ZONING COMMISSIONER IN ZONING CASE NUMBER 88-536-A, AUTH, ASPHX, ARE GOVERNING.

THE INTERPRETATION, ADMINISTRATION, AND ENFORCEMENT OF THESE REGULATIONS SHALL BE THE RESPONSIBILITY OF JAMES KEELTY & CO., INC. OR MAYS CHAPEL NORTH, INC., EACH A MARYLAND CORPORATION THEIR RESPECTIVE SUCCESSORS OR ASSIGNS. THIS RESPONSIBILITY INCLUDES THE REVIEW AND APPROVAL OF A "COMPLIANCE CERTIFICATE" TO BE PRESENTED TO THE ZONING OFFICE WHEN INDIVIDUAL OWNERS IMPROVEMENTS REQUIRE BALTIMORE COUNTY PERMITS.

THE FINAL DEVELOPMENT PLAN AND SECOND REVISED C.R.G. FOR THE PROPERTY ON THIS PLAT WAS APPROVED ON MAY 30, 1989.

PLAT TWO SECTION TWO
MAYS CHAPEL NORTH

FW: Completed	88307 SM
Tax Post	DET
Tax Plat	
Zoning	Lots E/C 8/31/89
Subdivision Name	Dist 8-29-89
Lot Numbers	
Land Restrictions	N.C.R.
Assessments	HK 8/30/89

DIRECTOR OF ENVIROMENTAL PROTECTION AND RESOURCE MANAGEMENT
DIRECTOR — DATE 8-22-89

DEPARTMENT OF PUBLIC WORKS
DIRECTOR — DATE 8/23/89

OFFICE OF PLANNING & ZONING
DIRECTOR — DATE 8/23/89

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:

X-5250 N 57029.83 W 14532.18
X-5251 N 56535.77 W 13812.55

THE STREETS AND OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED THEIR HEIRS AND ASSIGNS.

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

OWNER : MAYS CHAPEL VILLAGE — DATE 6/1/89

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THE PLAT HAS BEEN LAID OUT, AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

NORMAN GORDON SACKS
REG. #698 — DATE 5/31/89

NORMAN G. SACKS ASSOC., INC.
9005 BRIAR ROAD
PARKVILLE, MARYLAND
21234

PLAT ONE SECTION TWO
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE 1" = 50'

ELECTION DISTRICT No.8
MAY 30, 1989

OWNER
MAYS CHAPEL VILLAGE
P.O. BOX 528
61 E. PADONIA ROAD
TIMONIUM, MARYLAND 21093 - 0528

DEVELOPER
JAMES KEELTY & CO., INC.
P.O. BOX 528
61 E. PADONIA ROAD
TIMONIUM, MARYLAND 21093 - 0528

60 143

(13)

Mays Chapel North

Section 3

Correspondence & Plan

19880536
AND
19910144 "A"
supplemental

13 of 27

BALTIMORE COUNTY
OFFICE OF ZONING ADMINISTRATION
AND DEVELOPMENT MANAGEMENT

County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 19, 1992

Northridge Limited Partnership
c/o Eugene P. Smith, Esq.
1400 Equitable Bank Center
100 South Charles Street
Baltimore, Maryland 21201

Maryland National Mortgage Corporation
7 East Redwood Street, Eighteenth Floor
Baltimore, Maryland 21202

and

Secretary of Housing & Urban Development
c/o Maxine S. Saunders, Area Director
Equitable Building--Third Floor
Calvert and Fayette Streets
Baltimore, MD 21203

RE: North Ridge Apartments
Cormer Court, North side of
Longstone Road, East of Padonia Road
Timonium, Baltimore County, Maryland
FHA Project No. 052-35509-PM

Gentlemen:

In response to your request for evidence that the North Ridge Apartment premises are zoned so as to permit construction of the proposed 96 unit, three-story walk-up, garden apartment project, containing 78 two-bedroom dwelling units and 18 one-bedroom dwelling units, I hereby confirm that the North Ridge Apartment project will comply with all applicable zoning requirements of Baltimore County if constructed in accordance with the approved plans and specifications, and the building permits issued. For the details of the basis of this confirmation of zoning compliance, I submit the following:

The North Ridge Apartment land (8.57 Acre Tract -- called "subject site") is located on the northeast corner of Padonia and Longstone Roads, in Timonium, Baltimore County, Maryland, and is comprised of all the land shown on the plat entitled "Plat Three Section Three Mays Chapel North", and recorded among the Land Records of Baltimore County, Maryland, in Plat Book S.M. No. 63, folio 109, except the 1.48 Acre Storm Water Management Reservation and the 2.27 Acre Local Open Space Tract. The subject site, along with all other land in Mays Chapel North, is located in a Neighborhood Unit Development, usually called a Planned Unit Development (PUD), known as "Mays Chapel North Unit Development", heretofore granted and approved under the zoning laws and regulations of Baltimore County. This zoning certification of compliance is posited on the fact that the subject site is part of the above mentioned PUD.

To eliminate any confusion due to unfamiliarity with a Baltimore County PUD, I briefly describe the documented overall PUD approval scenario and then set forth matters relating to compliance of North Ridge Apartments. The original and normally applicable underlying zoning classifications of the Mays Chapel North property, containing approximately 384.14 acres, are D.R.- 3.5 (approximately 298.48 acres) and D.R.-5.5 (approximately 85.66 acres). The permitted uses, dwelling types, and general density, bulk, building--separation, open space, other height and area, and parking requirements for each zoning classification are set forth in the Baltimore County Zoning Regulations, and the owner is permitted to develop the property for the uses specified, upon compliance with the requirements and standards called for by the Zoning Regulations for the particular classification. County approvals are subject to applicable zoning, subdivision and other departmental and permit filing requirements.

However, in the case of Mays Chapel North, upon the owner's application, the Unit Development Authorization Plan, together with certain exceptions and variances, herein collectively called "Authorization Plan", was validly and lawfully granted and approved by a November 4, 1988 Order of the Deputy Zoning Commissioner of Baltimore County, subsequently modified by a November 30, 1990 Order of the Deputy Zoning Commissioner. Therefore, the underlying zoning and generally applicable zoning requirements involved in development under such zoning were superseded by the provisions of the Authorization Plan, and zoning orders entered in the original and subsequent zoning cases.

In the entire PUD (Mays Chapel North Unit Development), containing approximately 384.14 acres of land, a total of 2,177 dwelling units, or 2,177 density units, whichever is the greater, are allowed, along with some commercial, office and recreational uses not pertinent to your inquiry. These densities are to be allocated over ten (10) building development areas or sections, each designated by a section number from 2 to 11, inclusive, followed by the words "of Mays Chapel North". The subject site is located in Section Three of Mays Chapel North, containing approximately 27 acres of land approved for townhouses and for apartment or condominium buildings--4 story maximum, exclusive of basement.

Under the Authorization Plan, the maximum densities assigned to, and permitted in Section Three of Mays Chapel North are 270 dwelling units and 264 density units, and these densities have been allocated as follows: Plat One Section Three of Mays Chapel North, containing 1.99 acres of land--20 dwelling units and 16.5 density units; Resubdivision Plat Two Section Three of Mays Chapel North, containing 12.74 acres--150 dwelling units and 153 density units; and Plat Three Section Three, containing 12.32 acres, where the subject site is located--96 dwelling units and 91.5 density units; in all, a total of 266 dwelling units and 261 density units, less than allowed under the controlling Plan. For clarification purposes, I point out that the density units on the subject site are computed, as follows: 78 two-bedroom units equals 78 density units (1 density unit per dwelling unit); and 18 one-bedroom units equals 13.5 density units (.75 density unit per dwelling unit); a total of 91.5 density units.

Additionally, in Section Three of Mays Chapel North, a minimum of 25% of the gross area must be allocated to local and other open space purposes. At least two parking spaces are required for each dwelling unit, except efficiency units, for which at least 1.25 parking spaces are required. As shown by the Record Plats for Section Three of Mays Chapel North, a total of 7.83 acres of open spaces has been provided, although only 6.75 acres are required. As to parking for the North Ridge Apartments, the building plans show provision for 199 parking spaces, which is more than the 192 spaces required by the applicable zoning regulations. Hence there is compliance with open space and parking requirements.

In light of the foregoing, I specifically advise that:

1. The subject site is part of, and subject to the Unit Development Authorization approved on November 4, 1988, by the Deputy Zoning Commissioner of Baltimore County in Zoning Case No. 88-536-AUTH-ASPHX, as confirmed and clarified, and amended, by the November 30, 1990 Order of the Deputy Zoning Commissioner of Baltimore County, entered in Zoning Case No. 91-144-SPH, creating the PUD;

2. The PUD has not been amended or modified subsequent to November 30, 1990 (Case No. 91-144-SPH), except for minor County approved changes and up-dates for individual areas, as approved in each case by the County Review Group and Baltimore County Planning Board, resulting in an approved CRG/FDP plan for Section Three of Mays Chapel North on November 15, 1990;

3. The Baltimore County Zoning Regulations, as such, are not applicable to the subject site, but, instead, the Third Revised Zoning Regulations Applicable to Mays Chapel North Neighborhood Unit Development, adopted and approved as part of the PUD process, the material provisions of which have been set forth above, are the zoning regulations applicable to the subject site;

4. Development, construction, and use of the subject site as a 96-unit garden apartment project, containing 78 two-bedroom units and 18 one-bedroom units, the equivalent of 96 dwelling units and 91.5 density units, with parking for 199 automobiles, all comprising the subject apartment project, are permitted by, under and pursuant to the PUD Zoning Regulations, as, in turn, provided for by the Baltimore County Zoning Regulations;

5. When built in accordance with the approved plans, specifications and building permits, the subject apartment project will comply with uses permitted in Section Three of Mays Chapel North, as well as with the general density limitations, height and bulk regulations, and other standards, including parking and open space, prescribed for the subject site as part of Section Three of Mays Chapel North.

The foregoing is verified by, and in accordance with, the following specific documents:

1. The record plats for Section Three of Mays Chapel North, comprised of Plat One Section Three, recorded in Plat Book S.M. No. 63, folio 107, Resubdivision Plat Two Section Three, recorded in Plat Book S.M. No. 64, folio 15, and Plat Three Section Three of Mays Chapel North, recorded in Plat Book S.M. No. 63, folio 109, of the Land Records of Baltimore County;

2. The County Review Group-Final Development Plan (C.R.G.-F.D.P. Plan) for Section Three of Mays Chapel North, approved on November 15, 1990; and

3. Issuance of Building Permits for the 96 unit apartment project by the Baltimore County Department of Permits and Licenses in compliance with zoning--Building Permit Numbers B103101, B103104, B103105, B103106, and B103108.

Consequently, as above noted, the 8.57 Acre Tract shown on Plat Three Section Three Mays Chapel North is properly and legally zoned for the construction, maintenance and operation thereon of a garden apartment project containing 96 multi-family garden apartment units, consisting of 78 two-bedroom apartment units and 18 one-bedroom apartment units, with 199 off-street parking spaces for same.

Yours very truly,

OFFICE OF ZONING ADMINISTRATION
AND DEVELOPMENT MANAGEMENT

BY: W. Carl Richards

W. Carl Richards, Jr.
Zoning Coordinator

WCR:scj

8218-92

9/24/92
9

WEINBERG AND GREEN

ATTORNEYS AT LAW
100 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-2773
(410) 332-8600
WASHINGTON AREA: 470-7400

FACSIMILES
(410) 332-8862

10480 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044-3506
(410) 740-8500

14 WEST PATRICK STREET
FREDERICK, MARYLAND 21701-5512
(301) 695-9200

WRITER'S DIRECT DIAL NUMBER

(410) 332-8713

FILE NUMBER

38758.5

September 29, 1992

RECEIVED
SEP 30 1992
By scj

W. Carl Richards, Zoning Coordinator
Office of Zoning Administration and
Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: North Ridge Apartment Project
Timonium, Maryland

Dear Mr. Richards:

The enclosed is self-explanatory. I would appreciate anything that you can do to expedite response. When it is available--one original and three signed copies of reply--please call, and I will arrange for pick up. Do not mail.

Many thanks for your courtesy and consideration on this, which is something of a rush matter.

Yours very truly,

Eugene P. Smith

0185p/0119/lbk

RECEIVED
SEP 29 1992
ZONING OFFICE

WEINBERG AND GREEN

ATTORNEYS AT LAW

100 SOUTH CHARLES STREET

BALTIMORE, MARYLAND 21201-2773

(410) 332-8600

WASHINGTON AREA: 470-7400

FACSIMILES

(410) 332-8862

10480 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044-3506
(410) 740-8500

14 WEST PATRICK STREET
FREDERICK, MARYLAND 21701-5512
(301) 695-9200

WRITER'S DIRECT DIAL NUMBER

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FILE NUMBER

38758.5

September 29, 1992

W. Carl Richards, Zoning Coordinator
Office of Zoning Administration and
Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: North Ridge Apartment Project
Timonium, Maryland
Our File No. 38758.5

Dear Mr. Richards:

I represent Northridge Limited Partnership, a Maryland limited partnership, owner of 8.57 acres of land, more or less, located in the northeast corner of Padonia and Longstone Roads, in Timonium, Baltimore County, Maryland. This tract of land is shown on the plat entitled "Plat Three Section Three, Mays Chapel North", and recorded among the Land Records of Baltimore County in Plat Book S.M. No. 63, folio 109. My client proposes to construct on the site a 96 dwelling unit garden apartment project, containing 78 two-bedroom units and 18 one-bedroom units, financed with the benefit of an FHA insured loan. Both the proposed mortgagee, Maryland National Mortgage Corporation, and the insurer of the mortgage, the Secretary of Housing and Urban Development, acting through the Federal Housing Administration, have requested that we submit evidence that the above-described premises, owned by Northridge Limited Partnership, are zoned so as to permit construction of the apartments and that the proposed project complies in all respects with the zoning laws and regulations of Baltimore County applicable thereto. I would appreciate your confirming such zoning compliance by letter directed to the owner (Northridge Limited Partnership), the lender (Maryland National Mortgage Corporation), and the insurer of the loan (Secretary of Housing and Urban Development).

For your information, I point out that the Baltimore County Department of Permits and Licenses has already issued permits for construction of the 96-unit apartment project on Cormer Court, which runs off the north side of Longstone Road, east of Padonia Road, in the Mays Chapel North Subdivision, Timonium, Baltimore County, Maryland. Copies of these permits are enclosed for your convenient reference.

Enclosed is a format of a reply to this letter which you may use in the instant case, if same is satisfactory to you. In any event, I would sincerely appreciate your reviewing this format, revising same to the extent you deem necessary, and sending to me one original and three signed copies of the zoning compliance letter on the stationery of your office. If you need any further information about this, please advise.

Thanking you for your courtesy and consideration in this matter, I am

Yours very truly,

Eugene P. Smith

CJU38:7273M/0119/lbk

Enclosures

BALTIMORE COUNTY
OFFICE OF ZONING ADMINISTRATION
AND DEVELOPMENT MANAGEMENT

County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 29, 1992

WCR
I HIGHLIGHTED WHAT SEEMED TO BE DIFFERENT — MOST OF THE LETTER —
GOOD LUCK
Sophia

Northridge Limited Partnership
c/o Eugene P. Smith, Esq.
1400 Equitable Bank Center
100 South Charles Street
Baltimore, Maryland 21201

Maryland National Mortgage Corporation
7 East Redwood Street, Eighteenth Floor
Baltimore, Maryland 21202

and

Secretary of Housing & Urban Development
c/o Maxine S. Saunders, Area Director
Equitable Building--Third Floor
Calvert and Fayette Streets
Baltimore, Maryland 21203

Re: North Ridge Apartments
Cormer Court, North side of
Longstone Road, East of Padonia Road
Timonium, Baltimore County, Maryland
FHA Project No. 052-35509-PM

Gentlemen:

In response to your request for evidence that the North Ridge Apartment premises are zoned so as to permit construction of the proposed 96 unit, three-story walk-up, garden apartment project, containing 78 two-bedroom dwelling units and 18 one-bedroom dwelling units, I hereby confirm that the North Ridge Apartment project will comply with all applicable zoning requirements of

Baltimore County if constructed in accordance with the approved plans and specifications, and the building permits issued. For the details of the basis of this confirmation of zoning compliance, I submit the following:

The North Ridge Apartment land (8.57 Acre Tract--called "subject site") is located on the northeast corner of Padonia and Longstone Roads, in Timonium, Baltimore County, Maryland, and is comprised of all the land shown on the plat entitled "Plat Three Section Three Mays Chapel North", and recorded among the Land Records of Baltimore County, Maryland, in Plat Book S.M. No. 63, folio 109, except the 1.48 Acre Storm Water Management Reservation and the 2.27 Acre Local Open Space Tract. The subject site, along with all other land in Mays Chapel North, is located in a Neighborhood Unit Development, usually called a Planned Unit Development (PUD), known as "Mays Chapel North Unit Development", heretofore granted and approved under the zoning laws and regulations of Baltimore County. This zoning certification of compliance is posited on the fact that the subject site is part of the above mentioned PUD.

To eliminate any confusion due to unfamiliarity with a Baltimore County PUD, I briefly describe the documented overall PUD approval scenario and then set forth matters relating to compliance of North Ridge Apartments. The original and normally applicable underlying zoning classifications of the Mays Chapel

North property, containing approximately 384.14 acres, are D.R. 10.5 (approximately 298.48 acres) and D.R. 5.5 (approximately 85.66 acres). The permitted uses, dwelling types, and general density, bulk, building--separation, open space, other height and area, and parking requirements for each zoning classification are set forth in the Baltimore County Zoning Regulations, and the owner is permitted to develop the property for the uses specified, upon compliance with the requirements and standards called for by the Zoning Regulations for the particular classification. County approvals are subject to applicable zoning, subdivision and other departmental and permit filing requirements.

However, in the case of Mays Chapel North, upon the owner's application, the Unit Development Authorization Plan, together with certain exceptions and variances, herein collectively called "Authorization Plan", was validly and lawfully granted and approved by a November 4, 1988 Order of the Deputy Zoning Commissioner of Baltimore County, subsequently modified by a November 30, 1990 Order of the Deputy Zoning Commissioner. Therefore, the underlying zoning and generally applicable zoning requirements involved in development under such zoning were superseded by the provisions of the Authorization Plan, and zoning orders entered in the original and subsequent zoning cases.

In the entire PUD (Mays Chapel North Unit Development), containing approximately 384.14 acres of land, a total of 2,177 dwelling units, or 2,177 density units, whichever is the greater,

are allowed, along with some commercial, office and recreational uses not pertinent to your inquiry. These densities are to be allocated over ten (10) building development areas or sections, each designated by a section number from 2 to 11, inclusive, followed by the words "of Mays Chapel North". The subject site is located in Section Three of Mays Chapel North, containing approximately 27 acres of land approved for townhouses and for apartment or condominium buildings--4 story maximum, exclusive of basement.

Under the Authorization Plan, the maximum densities assigned to, and permitted in Section Three of Mays Chapel North are 270 dwelling units and 264 density units, and these densities have been allocated as follows: Plat One Section Three of Mays Chapel North, containing 1.99 acres of land--20 dwelling units and 16.5 density units; Resubdivision Plat Two Section Three of Mays Chapel North, containing 12.74 acres--150 dwelling units and 153 density units; and Plat Three Section Three, containing 12.32 acres, where the subject site is located--96 dwelling units and 91.5 density units; in all, a total of 266 dwelling units and 261 density units, less than allowed under the controlling Plan. For clarification purposes, I point out that the density units on the subject site are computed, as follows: 78 two-bedroom units equals 78 density units (1 density unit per dwelling unit); and 18 one-bedroom units equals 13.5 density units (.75 density unit per dwelling unit); a total of 91.5 density units.

In Section Three of Mays Chapel North, the height limitation for any garden apartment building is 50 feet. The maximum width of a detached building or group of buildings is 260 feet. For garden apartment buildings, the required minimum horizontal distance between any building or group of attached buildings and any other detached building or group of attached buildings, exclusive of enclosed entrance ways, is 40 feet, unless the buildings involved in the setback measurement exceed 44 feet in height, in which case the required minimum horizontal distance between buildings is 60 feet. The required minimum distance between any garden apartment building and the center line of any street is 50 feet, and the required minimum distance between any such building and the street right-of-way is 25 feet. The required minimum distance between any dwelling unit window or window-door and the property line is 15 feet, and the required minimum distance between the centers of facing windows of different dwelling units is 40 feet, with certain exceptions, not here relevant. Review of the approved building plans for the North Ridge Apartment project shows compliance with the foregoing.

Additionally, in Section Three of Mays Chapel North, a minimum of 25% of the gross area must be allocated to local and other open space purposes. At least two parking spaces are required for each dwelling unit, except efficiency units, for which at least 1.25 parking spaces are required. As shown by the Record Plats for Section Three of Mays Chapel North, a total of

7.83 acres of open space has been provided, although only 6.75 acres are required. As to parking for the North Ridge Apartments, the building plans show provision for 199 parking spaces, which is more than the 192 spaces required by the applicable zoning regulations. Hence there is compliance with open space and parking requirements.

In light of the foregoing, I specifically advise that:

1. The subject site is part of, and subject to the Unit Development Authorization approved on November 4, 1988, by the Deputy Zoning Commissioner of Baltimore County in Zoning Case No. 88-536-AUTH-ASPHX, as confirmed and clarified, and amended, by the November 30, 1990 Order of the Deputy Zoning Commissioner of Baltimore County, entered in Zoning Case No. 91-144-SPH, creating the PUD;

2. The PUD has not been amended or modified subsequent to November 30, 1990 (Case No. 91-144-SPH), except for minor County approved changes and up-dates for individual areas, as approved in each case by the County Review Group and Baltimore County Planning Board, resulting in an approved CRG/FDP plan for Section Three of Mays Chapel North on November 15, 1990;

3. The Baltimore County Zoning Regulations, as such, are not applicable to the subject site, but, instead, the Third Revised Zoning Regulations Applicable to Mays Chapel North Neighborhood Unit Development, adopted and approved as part of the PUD process, the material provisions of which have been set forth above, are the zoning regulations applicable to the subject site;

4. Development, construction, and use of the subject site as a 96-unit garden apartment project, containing 78 two-bedroom units and 18 one-bedroom units, the equivalent of 96 dwelling units and 91.5 density

units, with parking for 199 automobiles, all comprising the subject apartment project, are permitted by, under and pursuant to the PUD Zoning Regulations, as, in turn, provided for by the Baltimore County Zoning Regulations;

5. When built in accordance with the approved plans, specifications and building permits, the subject apartment project will comply with uses permitted in Section Three of Mays Chapel North, as well as with the general density limitations, height and bulk regulations, and other standards, including parking and open space, prescribed for the subject site as part of Section Three of Mays Chapel North.

The foregoing is verified by, and in accordance with, the following specific documents:

1. The record plats for Section Three of Mays Chapel North, comprised of Plat One Section Three, recorded in Plat Book S.M. No. 63, folio 107, Resubdivision Plat Two Section Three, recorded in Plat Book S.M. No. 64, folio 15, and Plat Three Section Three of Mays Chapel North, recorded in Plat Book S.M. No. 63, folio 109, of the Land Records of Baltimore County;

DOESN'T STATE DATE IT WAS RECORDED

2. The County Review Group-Final Development Plan (C.R.G.-F.D.P. Plan) for Section Three of Mays Chapel North, approved on November 15, 1990; and

3. Issuance of Building Permits for the 96 unit apartment project by the Baltimore County Department of Permits and Licenses, ~~found to be lawful after a thorough investigation of zoning compliance~~ in compliance with zoning -Building Permit Numbers B103101, B103104, B103105, B103106, and B103108.

Consequently, as above noted, the 8.57 Acre Tract shown on Plat Three Section Three Mays Chapel North is properly and legally zoned for the construction, maintenance and operation

thereon of a garden apartment project containing 96 multi-family garden apartment units, consisting of 78 two-bedroom apartment units and 18 one-bedroom apartment units, with 199 off-street parking spaces for same. Additionally, the 96 unit garden apartment project, as shown on the above mentioned Record Plat, and drawings filed with Baltimore County Department of Permits and Licenses, complies with all other requirements of the PUD zoning regulations applicable thereto. Specifically, the buildings meet all height, set-back, yard, parking, and open space requirements.

Yours very truly,

OFFICE OF ZONING ADMINISTRATION
AND DEVELOPMENT MANAGEMENT

By: _____
W. Carl Richards, Zoning
Coordinator

JR.

9-25-1-30D 10/4/91 8

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WRITER'S DIRECT DIAL NUMBER

(301) 332-8713

FILE NUMBER

15074.55

October 3, 1991

HAND DELIVER

RECEIVED
OCT 4 1991
ZONING OFFICE

Arnold Jablon, Director
Office of Zoning Administration
and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Mays Chapel North Neighborhood Unit Development (PUD)
Zoning Cases Nos. 88-536-Auth-ASPHX and 91-144-SPH

Dear Mr. Jablon:

Supplementing my September 23, 1991 letter to you in the above matter, copy of which is enclosed for your convenient reference, and, at the same time, responding to the September 27, 1991 letter of Phyllis Cole Friedman, copy of which is also enclosed, I point out the following:

1. We are only dealing with Section 3 of the Mays Chapel North Planned Unit Development (PUD), proposed to be conveyed to the seven charities mentioned in my earlier letter, subject to the outstanding option granted to The Keelty Company. This section of the PUD has been subdivided into three lots or parcels of ground, comprised of:

(i) the lot or parcel of ground containing 1.99 acres of land, more or less, shown and designated on the plat entitled "Plat One Section Three, Mays Chapel North", recorded among the Land Records of Baltimore County in Plat Book S.M. No. 63, folio 107;

(ii) the lot or parcel of ground containing 12.74 acres of land, more or less, shown and designated on the plat entitled "Plat Two Section Three, Mays Chapel North", recorded among the Land Records of Baltimore County in Plat Book S.M. No. 63, folio 108; and

(iii) the lot or parcel of ground containing 12.32 acres of land, more or less, shown and designated on the plat entitled "Plat Three Section Three, Mays Chapel North", recorded among the Land Records of Baltimore County in Plat Book S.M. No. 63, folio 109.

2. The entire PUD is subject to an option, among other things, granting The Keelty Company the exclusive right and option to purchase Section 3 of the PUD. Upon exercise of this option, the land (14.73 acres) shown on Plat One, Section Three, Mays Chapel North, and Plat Two, Section Three Mays Chapel North, would be conveyed to Rockfleet Corporation (Rockfleet) in November, 1991, and the land shown on Plat Three, Section Three, Mays Chapel North would be conveyed to Kilree Corporation (Kilree) in or before September, 1992. Both Rockfleet and Kilree are wholly owned subsidiaries of The Keelty Company, and entitled to develop Section Three of the PUD without further approval of the Zoning Commissioner or Deputy Zoning Commissioner.

3. A total of 266 dwelling units are proposed, and allowed to be constructed in Section 3 of the PUD. Rockfleet has heretofore applied for building permits authorizing construction of 170 units on the 14.73 acres of land in Section 3 of the PUD which would be conveyed to it; and Kilree has likewise applied for building permits authorizing construction of the remaining 96 units on the 12.32 acres of land in Section 3 of the PUD which would be conveyed to it.

4. None of the seven charities may apply for any building permit, receive any building permit, or do any development work, but must convey the land to Rockfleet and Kilree in accordance with the option, if exercised, or ask for a zoning hearing before any of them may undertake any conveyance out, or any type of development of Section 3 of the PUD. This is in accord with the outstanding zoning orders entered in the PUD cases.

In light of the foregoing, we understand that no further approval is necessary for the out conveyance of legal title to the seven charities, who will hold the same subject to the rights of The Keelty Company, or subject to a zoning hearing, as required by the Orders entered in the above mentioned cases.

Respectfully yours,

Eugene P. Smith

BWP12:6461M/0119/1bk
cc: Phyllis C. Friedman, People's Counsel

Decision

In light of the foregoing, the undersigned hereby determines that, at this time, no prior approval is necessary for conveyance of Section 3 of the Mays Chapel North Planned Unit Development to the seven charities mentioned in the first paragraph of the September 23, 1991 letter referred to above, all however, subject to the need for compliance with the Orders entered in the subject zoning cases if there be any developer involved other than The Keelty Company, or any other affiliate of James Keelty & Co., Inc.

_____

Arnold Jablon, Director
Office of Zoning Administration and Development Management

Baltimore County, Maryland

PEOPLE'S COUNSEL
ROOM 304, COUNTY OFFICE BUILDING
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
887-2188

PHYLLIS COLE FRIEDMAN
People's Counsel

PETER MAX ZIMMERMAN
Deputy People's Counsel

September 27, 1991

Arnold Jablon, Director
Zoning Administration and
Development Management
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Mays Chapel North Neighborhood Unit Development (PUD) - Zoning Cases Nos. 88-536-Auth-ASPHX and 91-144-SPH

Dear Mr. Jablon:

Upon review of Eugene P. Smith's letter dated September 23, 1991, it is clear that the proposal of Mays Chapel Village requires a special hearing under Paragraph 9 of the November 4, 1988 zoning order. This provision, for reasons there stated and for other reasons given at the 1988 hearing, called for another public hearing in the event of any transfer of property interest to any party. The main idea was to review in an open forum the consequences of any transfer for the integrity and successful completion of the authorization plan. The experience, resources, and reputation of a developer are relevant factors in the planned unit development process, in which conditions are established unique to the property.

The present proposal not only involves a transfer to a number of named institutions, but also indicates a potential subsequent transfer to a third party. All of this would have to be considered at a public hearing, with notice, opportunity to be heard, and full review by citizens as well as the Zoning Commissioner.

Sincerely yours,

Phyllis Cole Friedman

Phyllis Cole Friedman
People's Counsel for Baltimore County

cc: Lawrence E. Schmidt
Zoning Commissioner

✓Eugene P. Smith, Esquire

PCF:sh

9-25-1-JED 1456-92

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WRITER'S DIRECT DIAL NUMBER

(301) 332-8713

FILE NUMBER

15074.55

September 23, 1991

RECEIVED
SEP 23 1991
ZONING OFFICE

HAND DELIVER

Arnold Jablon, Director
Office of Zoning Administration & Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Mays Chapel North Neighborhood Unit Development (PUD)
Zoning Cases Nos. 88-536-Auth-ASPHX and 91-144-SPH

Dear Mr. Jablon:

Mays Chapel Village, one of the petitioners in the designated cases, respectfully request approval of the grant and transfer of Section 3 of the Mays Chapel North Planned Unit Development (PUD) to The Catholic University of America, Calvert Hall College of Baltimore City, Inc., Cumberland College, Saint Joseph Hospital Foundation, Inc., Mount Saint Mary's College, Greater Baltimore Medical Center, and The Associated Professors of Loyola College in the City of Baltimore, each of whom is to hold a specified undivided percentage interest in the Land, mounting up to a 100% interest held by all the charitable and educational institutions in the aggregate. This request for approval is made to satisfy the restriction or condition set up by paragrah 9 of the November 4, 1988 Order of the Deputy Zoning Commissioner, entered in Case No. 88-536-Auth-ASPHX, as clarified and amended by the subsequent November 30, 1990 Order of the Deputy Zoning Commissioner, entered in Case No. 90-144-SPH.

Mays Chapel Village, a Maryland partnership, in which James Keelty, Jr., Joseph S. Keelty and Louise H. Keelty comprise all the partners, currently owns the undeveloped portion of the PUD, Sections 3 through 11, plus the 1.3 acre institutional site. Mays Chapel Village holds title to this undeveloped portion of the PUD subject to the right of The Keelty Company to buy the same, in whole, or by Sections. Heretofore, the remaining Sections of the

PUD were conveyed and transferred out, Section 1 (Padonia Road) to Baltimore County, Maryland, and Section 2 (38.7 acres) partly to Tintern, Inc., for condominium development, and partly to Culmore, Inc., for townhouse type development, all in accordance with the authorization plan approved for the PUD. Tintern, Inc. and Culmore, Inc. are wholly owned subsidiaries of The Keelty Company.

The Mays Chapel North Neighbor Unit Development (PUD) was approved and authorized as a special exception under Section 430 of the Baltimore County Zoning Regulations, with certain variances and approved facilities granted or allowed, but subject to some restrictions or conditions (Restrictions), all by the November 4, 1988 Order of the Deputy Zoning Commissioner entered in Zoning Case No. 88-536-Auth-ASPHX, clarified and amended in part by the November 30, 1990 Order of the Deputy Zoning Commissioner entered in Zoning Case No. 91-144-SPH. Paragraph 9 of the Restrictions set up by the November 4, 1988 Zoning Order provided:

> 9) Prior to Petitioners and/or any successors in interest transferring and/or selling its interest in the subject property, either in its entirety or by sections, to any individual, corporation, partnership and/or entity of any nature, the Zoning Commissioner and/or Deputy Zoning Commissioner shall find the requirements of Section 430.1.D.3C shall continue to be met for completion of the approved neighborhood unit development. The burden shall be on the Petitioners and/or their successors in interest to file a Petition for Special Hearing and prove the ability of the assignees and/or successor in interest to preserve the integrity of the Authorization Plan as approved and additionally, to meet the requirements set forth in Section 430.1.D.3C. This restriction shall not apply to individual sales to resident buyers.

This quoted restriction was confirmed by the November 30, 1990 Zoning Order, subject to some clarification and amendment, which provided:

> ...the transfer and/or sale of Petitioners' interest in the subject property (Mays Chapel North Premises), either in its entirety or by sections, may be made to any affiliate of the Petitioner, James Keelty & Co., Inc., without the need of any further finding by the Zoning Commissioner or Deputy Zoning Commissioner on the requirements of Section 430.1.D.3c of the Zoning Regulations of Baltimore County, all

such transfers and/or sales being hereby approved, and, as such, the Petition for Special Hearing be and the same is hereby GRANTED, subject however, to the following restrictions, which are conditions precedent to the relief granted herein:

...Petitioners, James Keelty & Co., Inc. and Mays Chapel Village, are not in any way relieved of any of their present responsibility under the Subject Zoning Order; and...

Mays Chapel Village now intends to convey to the above named charitable or educational institutions, undivided interests (in all 100% of the total fee simple interest) in the land comprisinig Section 3 of the PUD, now shown and designated on the plats entitled "Plat One Section Three", "Plat Two Section Three", and "Plat Three Section Three", Mays Chapel North, recorded among the Land Records of Baltimore County in Plat Book S.M. No. 63, folios 107, 108, and 109, containing 27.0 acres of land, more or less, in the aggregate. Before any grant to it of any interest in Section 3 of the PUD, each charitable or educational institution is to agree in writing to the following:

1. Subject Charity acknowledges and agrees that the Land is subject to the Option Agreement and, with respect to the Land, Subject Charity agrees to abide by, and be bound by, the terms and conditions of the Option Agreement (the term "Option Agreement" meaning the above mentioned right of The Keelty Company to buy any and all sections of the PUD from Mays Chapel Vilage; and the term "Land" meaning Section 3 of the PUD).

2. Subject Charity acknowledges and agrees that The Keelty Company's option with respect to the Land remains in full force and effect and the terms and conditions of the Option Agreement shall govern and control The Keelty Company's option, including, but not limited to, the exercise of the option, the purchase price and the terms of payment. Subject Charity appoints Herbert S. Garten and Sheldon G. Dagurt as its agents to receive from The Keelty Company any and all notices of the exercise of any and all options under the Option Agreement with respect to the Land or any portion thereof. The delivery of any such notice of the exercise of an option to either

such agent shall constitute sufficient notice to the Subject Charity of the exercise of such option.

3. Before The Keelty Company's option with respect to the Land expires and terminates under the terms of the Option Agreement, Subject Charity covenants not to: develop or improve the Land or any part thereof; sell, assign, transfer or otherwise dispose of the Land or any part thereof; or pledge, encumber, or place any restrictions on the Land or any part thereof. After expiration or termination of The Keelty Company's option with respect to the Land, without exercise of the option by The Keelty Company, or any permitted assignee thereof, Subject Charity is free to develop or improve the Land, sell, assign, transfer or otherwise dispose of the Land, or pledge, encumber, or place any restrictions on the Land, only with the prior approval of Baltimore County, Maryland, acting through the Zoning Commissioner, or Deputy Zoning Commissioner, as required by, and in accordance with the authorization plan approved for the Mays Chapel North Unit Development by the November 4, 1988 Order of the Deputy Zoning Commissioner of Baltimore County, entered in Zoning Case No. 88-536-Auth-ASPHX, including particularly, but not by way of limitation, paragraph 9 of the restrictions imposed by that Order, as clarified and amended by a subsequent Order of the Deputy Zoning Commissioner, entered in Zoning Case No. 91-144-SPH, copies of which Orders have previously been furnished to Subject Charity, receipt whereof are hereby acknowledged, and same are incorporated herein by reference thereto.

I point out that the sole object of the restriction or condition imposed by paragraph 9 of the November 4, 1988 Order of the Deputy Zoning Commissioner, as clarified and amended, is to assure development in accordance with the approved authorization plan, an element of proof set up as a requisite to the grant of any special exception for any Unit Development. The pertinent section of the zoning regulations, Section 430.1.D.3c, mentioned in the subject restriction, evidences a concern only with development, not ownership. The foregoing is apparent from the section itself, which calls for a finding by the Zoning Commissioner that:

there is a reasonable expectation that the proposed neighborhood, community, or town would be developed to the full extent of and fully in accordance with the authorization plan (including development schedules contained therein), in light of: evidence as to the petitioner's or developer's financial responsibility, in general and with respect to the development proposed; pertinent market data submitted by the petitioner, by County agencies or officials, or by others; development costs; general economic conditions which may be anticipated at the time the development or any phase thereof is to be financed; and all other factors which may reasonably be ascertained and have a bearing on the findings. [Emphasis supplied]

In that none of the charitable or educational institutions to which Mays Chapel Village proposes to convey an interest in Section 3 of the PUD may "transfer or sell" that interest or any part of it, or undertake any "development" of Section 3 of the PUD, or any part of that section, or anything akin to the foregoing, without approval of the Zoning Commissioner or Deputy Zoning Commissioner, as required by the outstanding Zoning Order, the integrity of the authorization plan approved for the PUD is fully preserved. In light of that, we respectully request approval of the conveyance or transfer of Section 3, and the separate subdivisions thereof, to the seven charitable or educational institutions named above. Such approval thereof may be noted on a copy of this letter, to be retained in the zoning file, with copy of the approval returned to me.

Thanking you for your prompt consideration of this request, I am

Respectfully yours,

Eugene P. Smith
Attorney for Mays Chapel Village, James Keelty & Co., Inc. and The Keelty Company

BVZ75:6418M/0119/lbk

cc: Phyllis C. Friedman, People's Counsel

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WRITER'S DIRECT DIAL NUMBER

(301) 332-8713

FILE NUMBER

15074.55

December 3, 1990

HAND DELIVER

RECEIVED
DEC 4 1990
ZONING OFFICE

Hon. Anne M. Nastarowicz
Deputy Zoning Commissioner
111 West Chesapeake Avenue, Suite 109
Towson, Maryland 21204

Re: Mays Chapel North

Dear Ms. Nastarowicz:

Enclosed herewith are five copies of the Mays Chapel North zoning book approved on November 30, 1990, as requested. Confirming our recent discussion about future submissions, this will serve to advise that, as to each section remaining to be subjected to the regulations, the maximum densities permitted in the section will reflect not only the number of density units and dwelling units allowed, but also the percentage over or under the mean provided for in Section 5.a of the Zoning Regulations. For example, and I use Section Three as the example, at the end of paragraph a. in the particular section involved, the following will be inserted--

> the aforesaid maximum density (264 units) represents 120% of the proposed or mean densities, and the maximum dwelling units (270 units) represents 115.4% of the proposed or mean number of dwelling units, allowed under Section 5.a of these regulations, each being within the 20% variance permitted.

I am noting the foregoing among my records, and will so provide the variance in percentages in the future.

Respectfully yours,

Eugene P. Smith

0093p/0119/lbk
Enclosures

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

CRG DATE: 11/15/90
(Continued from 3/16/90)
PRE-CRG DATE: 11/5/90

FROM: ZONING OFFICE

PROJECT NAME: Mays Chapel North
(Section III; Plots 1, 2 & 3)

PLAN: 10/22/90

REV.: 11/7/90 REV.:

LOCATION: NE/S Padonia Road between future Roundwood Road and B.G.&E. Transmission Line

REVISED PLAN KEY:
(X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CRG APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

DISTRICT: 8c3

BA

The plan has been reviewed by this Office for general compliance with Zoning Case #88-536-Auth ASPHX, the Second Amended Mays Chapel North P.U.D. Authorization Plan approved on 10/11/89 and the Mays Chapel North Zoning Regulations approved on 10/3/89. The following comments identify possible conflicts and details necessary in order to determine compliance with these regulations. When these standard and nonstandard details and information is available or provided, it shall be the responsibility of the owner, developer or developer's engineer to rectify all conflicts well in advance of any expected final zoning approvals. A special hearing to clarify and amend Restriction #9 in the original zoning case has been filed under Item #160 (Case #91-144-SPH) and has been scheduled for 11/26/90 before the Deputy Zoning Commissioner. The intent of the developer must be clear on the C.R.G. plan and any zoning conflicts must be identified conspicuously on the plan. The following C.R.G. comments and preliminary Final Development Plan comments must be addressed at the C.R.G. and finally resolved prior to final Deputy Zoning Commissioner's approval of the C.R.G./F.D.P. plans:

(Over)

A. APPROVAL PROCESS: Pursuant to Section 430.1.G (B.C.Z.R.), the Deputy Zoning Commissioner in the second stage of approval must approve the C.R.G./F.D.P. for each section when submitted as being in accord with the Authorization Plan previously submitted and approved in Zoning Case #88-536-Auth, SPHXA. After the Planning Board and C.R.G. approval and if the plan has been found in compliance with: (1) the zoning Order in the above case, (2) the latest amended authorization plan approved on 10/11/89, and (3) the design meeting, C.R.G., and any additional plan comments made by the Zoning Office during the review process, then the Deputy Zoning Commissioner will confirm that the C.R.G./F.D.P. plans can be approved and then sign the C.R.G./Final Development Plan (2 copies of the same plan with different signature blocks) both approved concurrently. One copy of the C.R.G./F.D.P. signed by the Zoning Commissioner is included in the permanent zoning case files.

BA

B. AMENDED AUTHORIZATION PLAN: The Section III sectional/parcel plan would slightly amend the latest approved amended Authorization Plan, and only after there is an approved third amended Authorization Plan, can there be a "Second Stage" approval by the Deputy Zoning Commissioner that this sectional/parcel plan is in accord with the Authorization Plan as further amended. When the overall authorization plan (as planned to be amended) is certified by the Director of Planning and there is concurrence by the People's Counsel that the amendments are non-material in nature, then the Deputy Zoning Commissioner can make a determination of concurrence and if she does concur, then these approvals and changes to the original plan shall be indicated and itemized on a further amended overall authorization plan that shall be approved prior to or concurrent with each sectional/parcel plan.

BA

C. GENERAL COMMENTS:

1. Revised Zoning Regulations: The proposed revisions to the "Revised Mays Chapel North Zoning Regulations approved on 10/3/89" have been submitted to the Zoning Office on 10/16/90. Additional changes will be suggested by the Zoning Office to further amend these regulations and the finally approved version will be partially contingent upon the outcome of Zoning Case #91-144-SPH (referenced above). The revised regulations will be finally approved by the Deputy Zoning Commissioner concurrently with Section III C.R.G./F.D.P. and the 3rd amended overall authorization plan. The

BA

(Over)

BA submitted Section III zoning regulations should be amended to reflect the housing type and the language not applicable to the housing type proposed should be eliminated (see Restriction #4 in Zoning Case #88-536-Auth, ASPHX). Include the provision for parking bay dividers and other applicable standards as required by Planning and other departments into Section 5, Article IV of the Zoning Regulations. Page 42, paragraph 7 of the Mays Chapel North Zoning Regulations should be amended to reflect the current adopted standards.

2. Height and Building Separation: It is suggested that the attached current height definition in the Baltimore County Zoning Regulations and BA diagram be reviewed for possible inclusion in the Mays Chapel North Zoning Regulations. This new definition was effective 11/27/88. On all C.R.G./F.D.P. plans, a dimensioned schematic typical elevation including grade variations should be included to illustrate the height determination as amended.

3. Plan Changes: The minor Section III tract boundary change to the Authorization Plan ~~and note #3~~ and the zoning regulations note must be BA amended slight on all plans.

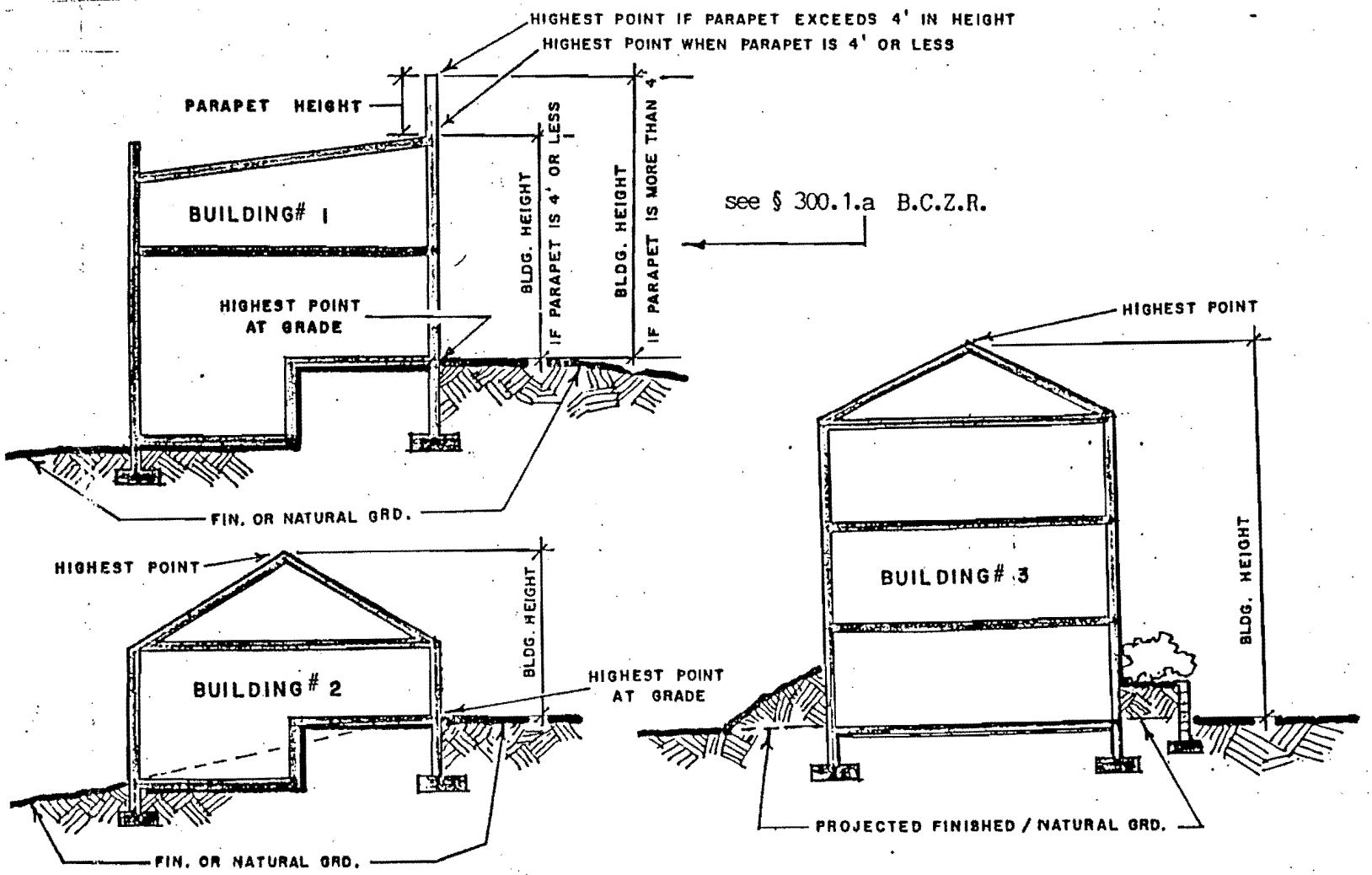
4. Street-Parking Section: Include a schematic, dimensioned, typical street, parking, building section on the plan. Provide conspicuous sign location symbols and update the density chart on page 31 of the Mays Chapel BA North Zoning Regulations clearly indicating the percentage of change from the original density. (See comments #2, #4 and #5 made at the design meeting on 7/10/90.)

W. Carl Richards

W. CARL RICHARDS, JR.
Zoning Coordinator

WCR:scj

Building Height: The height of the highest point on a building or other structure as measured by the vertical distance from the highest point on the structure to the horizontal projection of the closest point at exterior grade. In instances where it is obvious that the exterior grade has been artificially built up above natural or surrounding finished grade, the vertical distance will be measured by projecting the natural or surrounding finished exterior grade to the closest point (foundation wall). [Bill No. 151, 1988]



see § 300.1.a B.C.Z.R.

WEINBERG AND GREEN

ATTORNEYS AT LAW

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(301) 695-9200

WRITER'S DIRECT DIAL NUMBER

(301) 332-8713

FILE NUMBER

15074.55

October 29, 1990

Hon. Ann M. Nastarowicz
Deputy Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Mays Chapel North
Neighborhood Unit Development
Density and Zoning Regulations

Dear Ms. Nastarowicz:

Under Section 5 (General Density and Bulk Regulations) of Article II (Regulations Applicable to Entire Mays Chapel North PUD), 220 density units and 234 dwelling units are proposed for Section Three of Mays Chapel North. The proposed density and dwelling figures are subject to increase or decrease, not to exceed 20%. The 264 density units and 270 dwelling units actually allowed in Section Three of Mays Chapel North fall within the 20% tolerance--220 density units x 1.2 = 264 density units; and 234 dwelling units x 1.2 = 280 dwelling units. Of course, the foregoing is subject to the overall limitation that the density in the Mays Chapel North PUD never exceed 2,177 density units, or 2,177 dwelling units, whichever is the greater.

If you want or need any other or further information on this, please advise.

Very truly yours,

Eugene P. Smith

0178p/0119/lbk

WEINBERG AND GREEN

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October 29, 1990

Hon. Ann M. Nastarowicz
Deputy Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Mays Chapel North
Neighborhood Unit Development
Zoning Regulations

Dear Ms. Nastarowicz:

You asked for an explanation of the need for the change in the required minimum horizontal distance between buildings, made in Section Three of Mays Chapel North. In Section Two, the setback between buildings was 40 feet, unless any building involved in the setback measurement exceeded 40 feet in height, in which case, the setback was to be 60 feet. Now in Section Three, the setback between buildings is 40 feet, unless any of the buildings involved in the setback measurement exceed 44 feet in height, in which case, the setback is to be 60 feet. In short, in Section Three of Mays Chapel North, the setback between buildings need not be increased from 40 feet to 60 feet unless a building involved in the measurement exceeds 44 feet, instead of the 40 feet called for in Section Two of Mays Chapel North. The need for the increase of 4 feet in height before any increase in setback is required between buildings, is attributable to the following:

1. Grades. Enclosed herewith are copies of three plats, Plat One, Plat Two, and Plat Three of Section Three of Mays Chapel North, the Section with which we are concerned. No problem is involved on Plat One, as only one building is shown on that plat, meeting all setback requirements. On both Plat Two and Plat Three, buildings cannot be moved to the north or east, because of the steep drop-off in grades. For example, as shown on Plat Two, within 120 feet of the buildings, the northern grade drops drastically from about 612 feet to 570 feet, and the eastern grade drops from about 606 feet to the road, which is approximately 585 feet. As shown on Plat Three, the land drops off to the north of the buildings from about 606 feet to 560 feet,

and to the east of the buildings, from about 605 feet to 570-562 feet. Hence the buildings cannot be located any further to the north or further to the east without undertaking abnormal grading work. In fact, a series of retaining walls are now required along the northeast corner of the northeastern most building shown on Plat Three. In short, more compaction of the buildings is required because of the grades around the perimeters of the building areas.

2. Further, the developer is attempting to preserve as many trees as possible, a major factor in establishing an attractive subdivision. Extensive grading requires destruction of more trees.

3. Enclosed herewith are plats showing typical front elevations of the apartment and condominium buildings proposed for Section Three of Mays Chapel North. Under the Fair Housing Amendments Act of 1988, and proposed regulations, applicable after March 13, 1991, unless occupied before that date, direct access must be provided for the handicapped, from parking areas to all first floor units. In the instant case, this direct access has been worked out via patios, so that there will be direct access for wheelchairs between parking area and first floor units, via patios. This requires a lower elevation for the patios, and consequently a higher elevation to the top of the roofline. The entire building cannot be brought down to the patio level, because of marketing requirements. Split level entries are a must, providing a half flight of stairs down from the front door to the first level, and a half flight of stairs up from the front door to the second level. Any other type of entry calls for three full flights of stairs to the third level, making them virtually unmarketable or unrentable. All the foregoing is reflected by the enclosed drawings of the typical front elevation.

As an aside, I point out that the actual measurement from the lowest point of the grade around these buildings, to the highest point on the roof, is 42 feet. However, as a precautionary measure, we are allowing for a two-foot leeway. Thus 44 feet in height is set up in our zoning regulations as still calling for a 40 foot setback between buildings.

If any other or further information on the above is required, please advise.

Very truly yours,

Eugene P. Smith

0173p/0119/lbk
Enclosures

WEINBERG AND GREEN

ATTORNEYS AT LAW

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WRITER'S DIRECT DIAL NUMBER

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FILE NUMBER

15074.55

October 16, 1990

HAND DELIVERY

Hon. Ann M. Nastarowicz
Deputy Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Mays Chapel North
Neighborhood Unit Development
Zoning Regulations

Dear Ms. Nastarowicz:

As you know, we are seeking approval of some revisions to the Zoning Regulations for Mays Chapel North, and approval of the addition of Regulations applicable only to Section Three of the Unit Development. So that you may readily understand what we are seeking, enclosed are:

1. Copy of (a) Table of Contents with Note on revisions and amendments made after approval of the Zoning Regulations on July 14, 1989, and (b) the Table of Contents from the last approved Zoning Book. A comparison will show that we have eliminated the explanatory note from page i, and added (a) Article IV (Regulations Applicable Only to Section Three of Mays Chapel North), and (b) the Note on page ii, showing all changes made since the beginning.

2. Copy of page 22 of the Zoning Book showing the change of the Zoning Regulator from James Keelty & Co., Inc. to The Planned Unit Company, (as this page will be inserted in the Zoning Book for Mays Chapel North, following approval.

3. Copy of pages 61, 62, and 63 showing the changes mentioned in the Note on page (ii), following the Table of Contents, referred to in paragraph 1 of this letter. The changes are shown in the next to last line on page 61 and the next to last

line of subparagraph c on page 63, as these pages will be inserted in the Zoning Book, following approval, plus pages 61, 62, and 63 as contained in the presently approved Zoning Book, with pen and ink inserts.

4. Redlined copy of Article IV of the Zoning Regulations applicable only to Section Three of Mays Chapel North, showing all changes from Article III, applicable only to Section Two of Mays Chapel North, none of which in our opinion, are substantive.

5. Article IV as this Article will be inserted in the Zoning Book, following approval.

We are asking for approvals as soon as possible and, in all events, before the end of October, before we are any further along with our development plans for Section Three of Mays Chapel North. If you advise as to approvals, I will submit four copies of the updated Zoning Book, for signature evidencing approval of the entire Zoning Book, as revised and amended.

Respectfully submitted,

Eugene P. Smith

0332p/0119/dej

Enclosures

cc: Carl Richards
Baltimore County Zoning Officer
with all enclosures

MINUTES OF PLANNED UNIT DEVELOPMENT
PRE-CRG COMMITTEE

The meeting was held on July 10, 1990 to discuss development issues for Mays Chapel North Planned Unit Development Section 3.

Present were Frank Fisher, the Office Current Planning & Development, Pat Keller, Deputy Director of Planning, Tom Hamer, Deputy Director Department of Public Works, Glenn Shaffer, of Department of Environmental Protection and Resource Management, Lee Dregier, of Storm Water Management, Pat Kincer, Department of Recreation and Parks, Amy Johanson, Department of Community Development and Carl Richards, Zoning Coordinator.

The following are comments made by county agencies that must be addressed by the developer prior to resubmitting for FDP/CRG processing.

The Office of Zoning

1. Tract Boundary The Section 3 tract boundary is in accordance with the tract boundary as shown on the Second Amended Authorization Plan dated 10/11/89, with the exception of a portion of the SWM pond which extends into the open space conservation zone. This plan change (amendment) must be approved prior to final zoning approval of this section.

2. Density Update the development area density chart on page 31 of the M.C.N. Zoning Regulations, clearly indicating the percentage of change from the original density.

3. Zoning Regulations Prior to final zoning approval, the revised M.C.N. Zoning Regulations for Section 3 must be approved by the Deputy Zoning Commissioner.

4. Signs On sheet 1 of 13, dimension and include the total square feet and height of all proposed signs; include the number of each type in compliance with Section _____ (M.C.N. Zoning Regulations). Darken numbered key sign locations on the plan prints (sheets #2 and #3 of 13). Type 1 could not be found on the plan prints.

5. Typicals - Envelopes Include a dimensioned typical street right of way, building, parking plan on the plan print. Provide shaded principal building limitation areas on the plan print in lieu of exact building locations.

6. On the final signature CRG/FDP, provide a typical condominium "limited common element area" as will be recorded on the record plat and master deed. It should also be explained on the plan, if applicable, that this is the only area that unit owners may construct or alter existing improvements.

7. Arrange project title and section designations in the lower right hand corner of pages to be easily identified when plain is folded.

8. Additional comments will be made at the CRG and prior to final zoning approval of the Zoning Regulations and Section 3 Plan.

The Office of Planning

1. Parking bays should be broken up with parking islands after every ten to twelve parking spaces.

2. The parking islands should be placed opposite each other to allow better pedestrian movement within the development.

Storm Water Management Division

The following issues must be addressed and approved by this agency prior to submitting for CRG/FDP processing.

1. The outfall from the Stormwater Management Facility.

2. The treatment of the steep slopes.

3. The twenty foot embankment proposed for the stormwater management facility.

4. The access road to the stormwater management facility.

Department of Environmental Protection Resource Management

The following issues must be addressed:

1. Sediment Control

2. Clearing the forest area.

3. Reforesting disturbed areas

4. A swale that shows up on the Section 3 drawings that was not indicated on the previous development plans.

Department of Public Works

1. All roads with the exception of Padonia Road and Longstone Road are private. All utilities within private roads are the responsibility of the developer.

2. The access road to the storm water management facility should be approved by the Director of Department of Public Works prior to revising the plan.

Department of Recreation and Parks

1. The note referring to open space must be removed from the plan.

2, Metes and bounds descriptions of proposed open space should be indicted on the plan.

3. The material to be used for the proposed path system off-site should be indicated on the plan.

4. The integration of pedestrians from this section to the paths system should be indicated. If vita course areas are along the pedestrian path, they should be indicated on the plan.

5. Clearing and grading of the slopes should be reduced.

Frank H. Fisher

Frank H. Fisher, Chairman
PUD Pre-CRG Committee

A:MC3PUD.TXT

MAYS CHAPEL NORTH P.U.D.

Design Committee Meeting - 7/10/90
O.P.Z. Conference Room

Zoning Comments:

1. Tract Boundary -- The Section 3 tract boundary is in accordance with the tract boundary as shown on the Second Amended Authorization Plan dated 10/11/89, with the exception of a portion of the SWM pond which extends into the open space conservation zone. This plan change (amendment) must be approved prior to final zoning approval of this section.

2. Density -- Update the development area density chart on page 31 of the M.C.N. Zoning Regulations, clearly indicating the percentage of change from the original density.

3. Zoning Regulations -- Prior to final zoning approval, the revised M.C.N. Zoning Regulations for Section 3 must be approved by the Deputy Zoning Commissioner.

4. Signs -- On sheet 1 of 13, dimension and include the total square feet and height of all proposed signs; include the number of each type in compliance with Section _____ (M.C.N. Zoning Regulations). Darken numbered key sign locations on the plan prints (sheets #2 and #3 of 13). Type 1 could not be found on the plan prints.

5. Typicals - Envelopes -- Include a dimensioned typical street right-of-way, building, parking plan on the plan print. Provide shaded principal building limitation areas on the plan print in lieu of exact building locations.

6. On the final signature C.R.G./F.D.P., provide a typical condominium "limited common element area" as will be recorded on the record plat and master deed. It should also be explained on the plan, if applicable, that this is the only area that unit owners may construct or alter existing improvements.

7. Arrange project title and section designations in the lower right hand corner of pages to be easily identified when plan is folded.

8. Additional comments will be made at the C.R.G. and prior to final zoning approval of the Zoning Regulations and Section 3 plan.

WCR

W. Carl Richards, Jr.
Zoning Coordinator

MAYS CHAPEL NORTH

5. SUMMARY ANALYSIS PLAN

The Summary Analysis Plan is an evaluation of existing conditions - of physical, environmental, boundary and man-made features like the power transmission line, the County mandated relocation of Padonia Road and utilities, which shape the PUD planning for Mays Chapel North. The result is an identification of areas which are constrained from development and of areas where the absence of constraints permit rational and responsible development.

- Steep slopes falling southerly against existing Padonia Road and easterly to I-83, coupled with a major drainage course with attendant steep slopes also oriented to Padonia Road and I-83, present the major constraints.
- The overhead power transmission line and restrictions which prohibit residential development within an area west of I-83 also constrain development.
- Areas "A" through "E" are not constrained and are buildable.
- Buildable areas amount to approximately 202 acres, excluding Area "E" (about 22 acres) separated from prime building Areas "A" through "D" by an extensive area of steep slopes. Residential development is not planned in this portion (Area E) of the site.

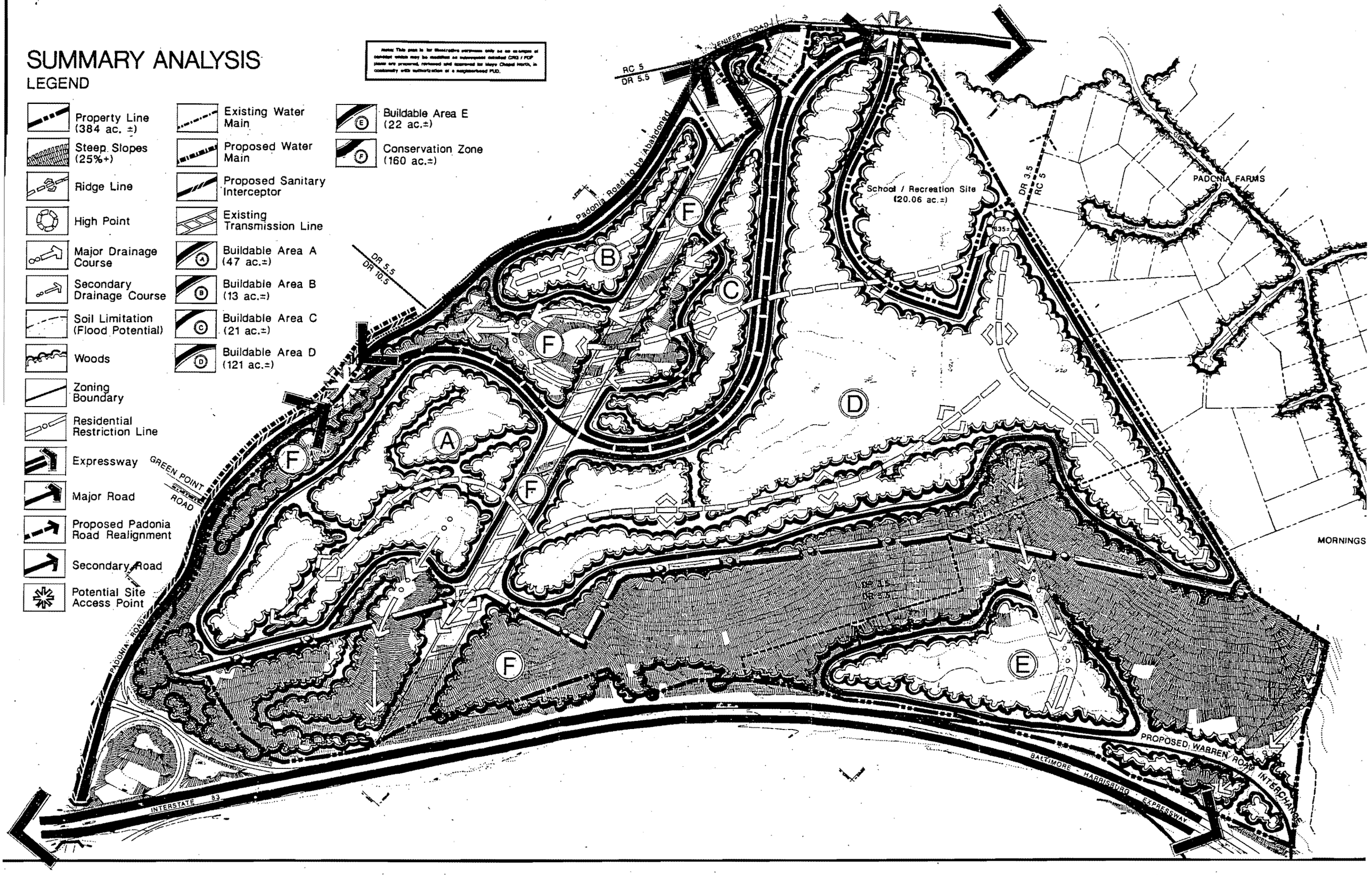
- The balance of Mays Chapel North is identified as a "Conservation Zone" and will provide the framework for the open space plan.
- Other than the open area under the power transmission lines, the site is wooded.
- Other physical constraints like steep slopes, drainage courses and floodplains allow clustering of housing while retaining tree cover on steep slopes and along development edges as a buffer.

SUMMARY ANALYSIS

LEGEND

- Property Line (384 ac. ±)
- Steep Slopes (25%+)
- Ridge Line
- High Point
- Major Drainage Course
- Secondary Drainage Course
- Soil Limitation (Flood Potential)
- Woods
- Zoning Boundary
- Residential Restriction Line
- Expressway
- Major Road
- Proposed Padonia Road Realignment
- Secondary Road
- Potential Site Access Point
- Existing Water Main
- Proposed Water Main
- Proposed Sanitary Interceptor
- Existing Transmission Line
- Buildable Area A (47 ac.±)
- Buildable Area B (13 ac.±)
- Buildable Area C (21 ac.±)
- Buildable Area D (121 ac.±)
- Buildable Area E (22 ac.±)
- Conservation Zone (160 ac.±)

Notes: This plan is for illustrative purposes only as an example of concept which may be modified as subsequent detailed CRG / FDP plans are prepared, reviewed and approved for Mays Chapel North, in conformity with authorization of a master-planned PUD.



Mays Chapel North

SUMMARY ANALYSIS PLAN

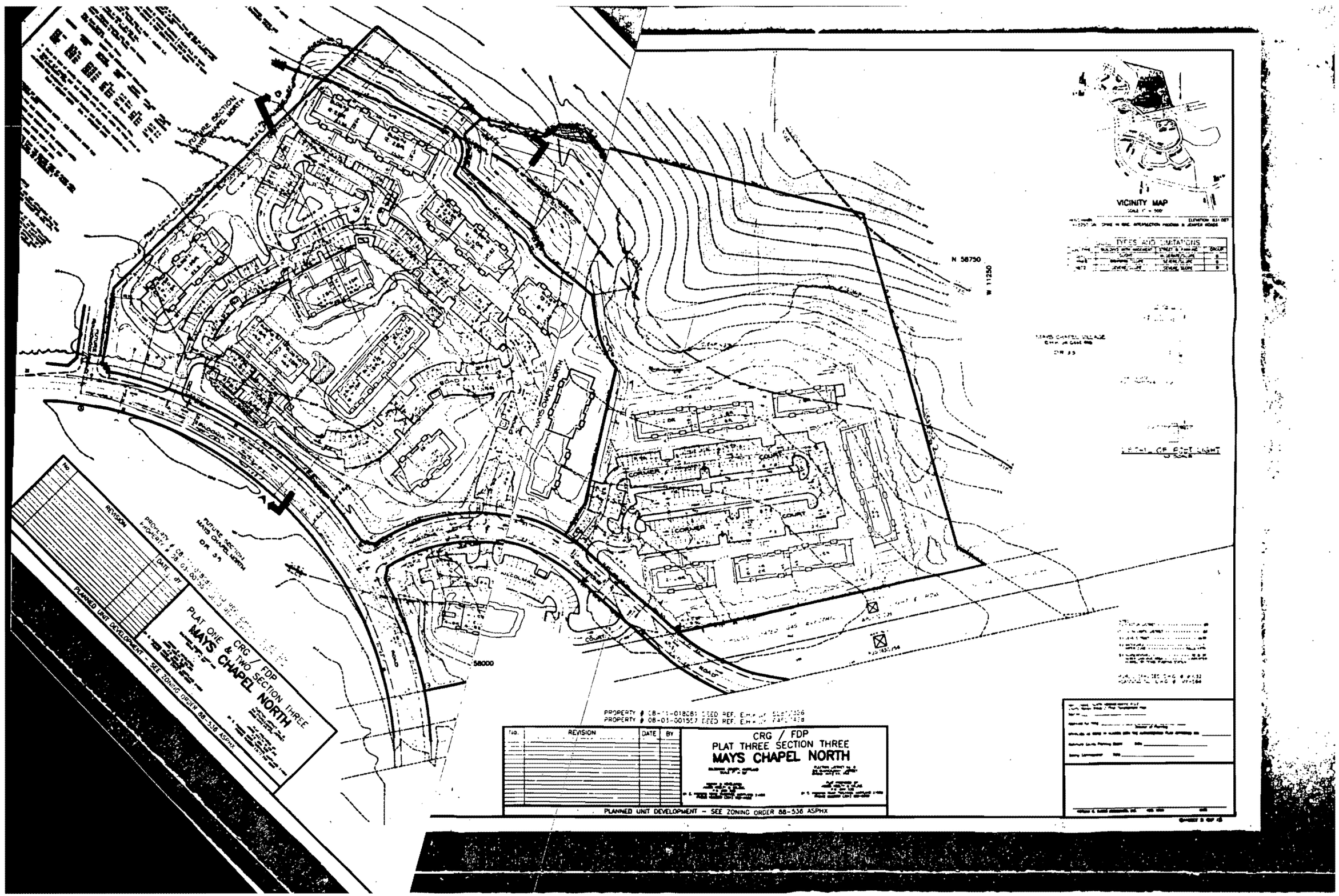
SUMMARY ANALYSIS
MAYS CHAPEL NORTH
Planned Unit Development
JAMES KEELTY & CO., INC.
BUILDERS AND DEVELOPERS

Prepared For: JAMES KEELTY & CO, INC. BUILDERS AND DEVELOPERS

Prepared By: DAFT · McCUNE · WALKER, INC. LANDSCAPE ARCHITECTS ENGINEERS

Scale: 1" = 200'
0 · 100' 200' 400' 800'

REVISIONS	DATE	FIG.
PAGE 41	JULY 30, 1987	4



VICINITY MAP
N 58750
W 11250
58000
MAYS CHAPEL NORTH
CORNER
COURT
FUTURE SECTION MAYS CHAPEL NORTH
DR 35
PROPERTY # 08-01-018081 DEED REF. E.H.W.
PROPERTY # 08-03-001557 DEED REF. E.H.W.
No.
REVISION
DATE
BY
CRG / FDP
PLAT ONE & TWO SECTION THREE
MAYS CHAPEL NORTH
PLANNED UNIT DEVELOPMENT - SEE ZONING ORDER 88-536 ASPHX
CRG / FDP
PLAT THREE SECTION THREE
MAYS CHAPEL NORTH
PLANNED UNIT DEVELOPMENT - SEE ZONING ORDER 88-536 ASPHX

RESSWAY

SITE

FUTURE
SECTIONS

S.W.M.

SECTION THREE
CONDO AREA

SECTION ONE

SECTION THREE
APARTMENT AREA

SECTION THREE
CONDO AREA

LONGSTOWNE

ROAD

FUTURE
SECTIONS

SECTION TWO
CONDO AREA

Carl
Please set up a meeting w/ Belle at your convenience for your I to discuss after you have reviewed
Thanks

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Pat Keller, Deputy Director of Planning DATE: June 12, 1990
Tom Hamer, Department of Public Works
Don Outen, Environmental Protection & Resources Management
Thomas Vidmar, Environmental Protection & Resources Management
Pat Kincer, Department of Recreation and Parks
Amy Johnson, Department of Community Development
Carl Richards, Zoning Coordinator
Ann McLoughlin Nostarowicz, Deputy Zoning Commissioner

FROM: Frank H. Fisher, Chief
Current Planning and Development

SUBJECT: Mays Chapel North PUD - CRG/FDP Review and Comments

Enclosed is a copy of the CRG/FDP for Section three of the Mays Chapel North. Please be prepared to offer comments at a meeting on July 10, 1990, 2:00 P.M. at Office of Planning and Zoning Conference Room, 406 Court Building.

Thank you for your attention to this request.

Frank H. Fisher

Frank H. Fisher, Chief
Current Planning and Development

FHF:rh

RECEIVED
JUN 12 1990
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

CRG DATE: 3/16/90
PRE-CRG DATE: 3/5/90

FROM: ZONING OFFICE

PROJECT NAME: Mays Chapel North
(Section III)

PLAN: 2/14/90
*no revised plan received by 3/12/90
REV.: REV.:

LOCATION: NE/S Padonia Road between
Roundwood Road and
B.G.&E. Transmission Line

REVISED PLAN KEY:
(X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CRG APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

DISTRICT: 8c3

The plan has been reviewed by this office for general compliance with Zoning Case #88-536-Auth ASPHX, the Second Amended Mays Chapel North P.U.D. Authorization Plan approved on 10/11/89 and the Mays Chapel North Zoning Regulations approved on 10/3/89. The following comments identify possible conflicts and details necessary in order to determine compliance with these regulations. When these standard and nonstandard details and information is available or provided, it shall be the responsibility of the owner, developer or developer's engineer to rectify all conflicts well in advance of any expected zoning approvals. The intent of the developer must be clear on the C.R.G. plan and any zoning conflicts must be identified conspicuously on the plan. The following preliminary comments will be supplemented at the P.U.D. design meeting and prior to final zoning approval:

1. The Section 3 Zoning Regulations (pages 59, 60, 61) in Article III of the Mays Chapel North Zoning Regulations should be revised and detail included to reflect the plan submitted. These revised regulations will be approved by the Zoning Commissioner concurrently with the sectional plan.

2. As agreed when the Section 1 and 2 plans were approved on 6/2/89, larger scale C.R.G./F.D.P. plans are required to clearly indicate compliance with the regulations and P.U.D. Authorization Plan.

3. Provide clear dimensioned principal building limitation areas on the plan. Also include street, building and parking section dimensioned. Provide floor plans with use areas and square footages indicated; slightly change zoning regulations note. Include net and gross acreage; provide overall P.U.D. plan - reduced scale with this section outlined. Who will maintain H.O.A. areas? Note that there are no retail or office uses proposed in this section.

W. Carl Richards

W. CARL RICHARDS, JR.
Zoning Coordinator

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

CRG DATE: 3/16/90
PRE-CRG DATE: 3/5/90

FROM: ZONING OFFICE

PROJECT NAME: Mays Chapel North
(Section III)

PLAN: 2/14/90

REV.: REV.:

LOCATION: NE/S Padonia Road between
Roundwood Road and
B.G.&E. Transmission Line

REVISED PLAN KEY:
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(O) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CRG APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

DISTRICT: 8c3

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1. The Section 3 Zoning Regulations (pages 59, 60, 61) in Article III of the Mays Chapel North Zoning Regulations should be revised and detail included to reflect the plan submitted. These revised regulations will be approved by the Zoning Commissioner concurrently with the sectional plan.

2. As agreed when the Section 1 and 2 plans were approved on 6/2/89, larger scale C.R.G./F.D.P. plans are required to clearly indicate compliance with the regulations and P.U.D. Authorization Plan.

3. Provide clear dimensioned principal building limitation areas on the plan. Also include street, building and parking section dimensioned. Provide floor plans with use areas and square footages indicated; slightly change zoning regulations note. Include net and gross acreage; provide overall P.U.D. plan - reduced scale with this section outlined. Who will maintain H.O.A. areas? Note that there are no retail or office uses proposed in this section.

W. Carl Richards

W. CARL RICHARDS, JR.
Zoning Coordinator

Mays Chapel North (Section III, PUD)

① The Final Development Plan should be shown on a clearer scale. (1"=50', 40', 30' ect). When using a 100' scale, everything that should be clear and understandable is too cluttered.

② This plan is really a "Partial" FDP so a provisory section(s) should be shown along with the provisory note.

③ Normally transition would apply if off-site dwellings or lots are 300' and 250' within proposed buildings. State on the plan that the PUD is exempt from transition requirements if approved by Zoning Commissioner and Director of Planning

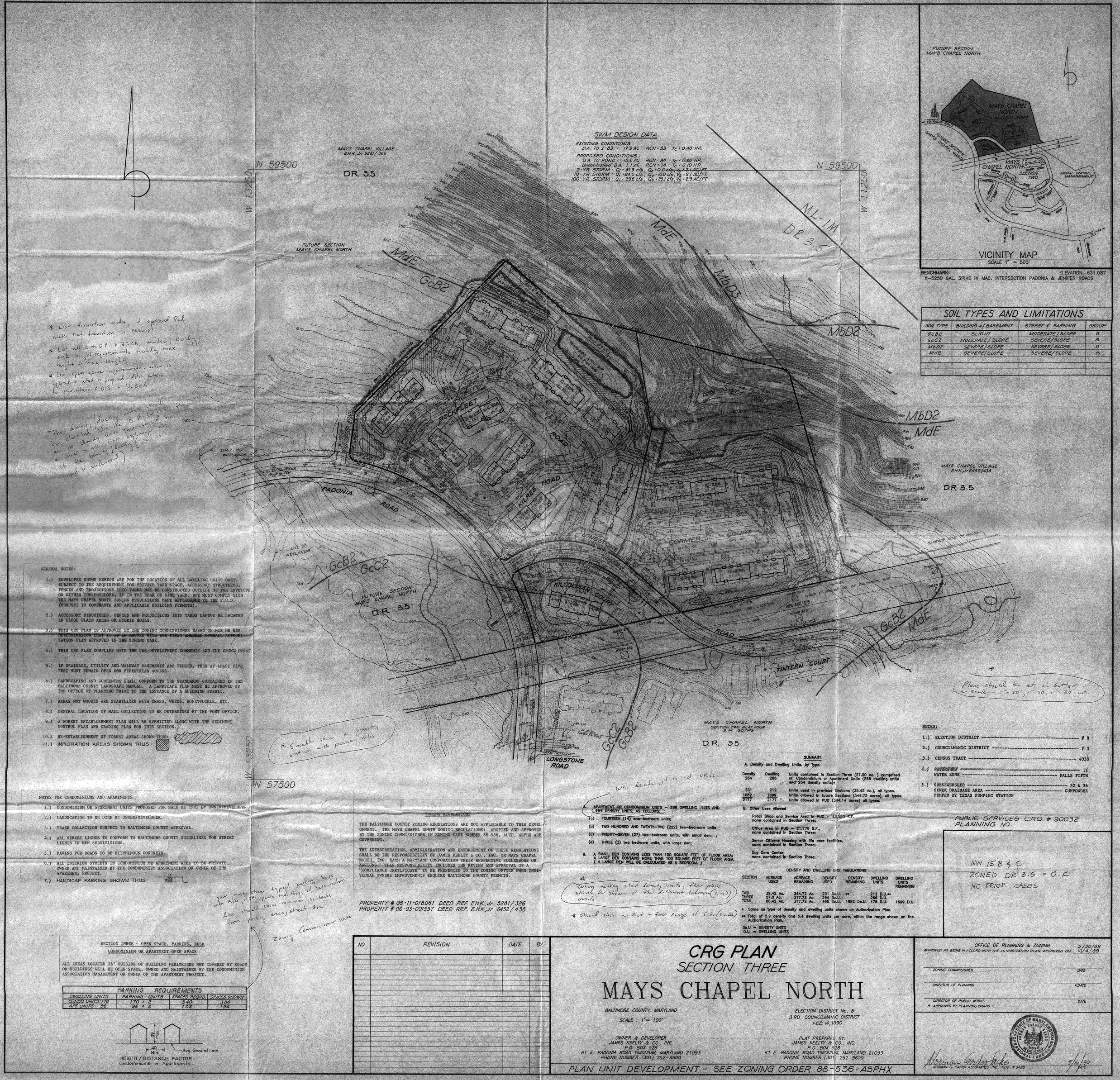
④ List all C.M.D.P. + BCZR building, window, and height requirements. If different and approved by variances in authorization plan, list this by the shown requirements.

⑤ List open space requirements and what is proposed (in acres) and list who to maintain all open space. County or H.O.A.?

⑥ Since the area is not DR 16, normally everything is calculated in dwelling units. List that for a PUD density units have to shown + that is the reason for calculating density with dwelling units. This otherwise would be confusing.

⑦ A gross and net acreage should be shown on this plan

⑧ A typical parking area showing dimensioned bays, R/W, HOA, sidewalks, and setbacks must be shown



VICINITY MAP
SCALE 1" = 500'

BENCHMARK: ELEVATION: 631.087
X-5250 GAL. SPIKE IN MAC. INTERSECTION PADONIA & JENIFER ROADS

SWM DESIGN DATA

EXISTING CONDITIONS :
D.A. TO I-83 : 17.9 AC RCN = 55 Tc = 0.40 HR.

PROPOSED CONDITIONS
D.A. TO POND : 15.2 AC RCN = 84 Tc = 0.20 HR.
Uncontrolled D.A. 1.1 AC RCN = 74 Tc = 0.10 HR.
2-YR. STORM : Q_i = 31.3 cfs, Q_o = 0.0 cfs, V_s = 2.1 AC/FT.
10-YR. STORM : Q_i = 64.0 cfs, Q_o = 10.0 cfs, V_s = 2.1 AC/FT.
100-YR. STORM : Q_i = 99.6 cfs, Q_o = 23.1 cfs, V_s = 2.9 AC/FT.

SOIL TYPES AND LIMITATIONS

SOIL TYPE	BUILDING w/ BASEMENT	STREET & PARKING	GROUP
GcB2	SLIGHT	MODERATE/SLOPE	B
GcC2	MODERATE/SLOPE	SEVERE/SLOPE	B
MbD2	SEVERE/SLOPE	SEVERE/SLOPE	B
MdE	SEVERE/SLOPE	SEVERE/SLOPE	B

* List transition notes, if approved Pud state that transition is exempt

* List all c.m.D.P + BCCR (window, Building) ent height requirements including max. height + max. length

* List open space requirements, what is required + what is proposed. Also whom to maintain A.O.S + H.O.A

This density/dwelling units should be eliminated. In the D.R. 1-10.5 there should be no Density Units. There should be a clear overall clear explaining all of the Density/Dwelling (I.e. is not to be calculated)

GENERAL NOTES:

1.) ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL DWELLING UNITS ONLY. SUBJECT TO THE REQUIREMENT FOR PRIVATE YARD SPACE, ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE OF THE ENVELOPE, OR WITHIN THE ENVELOPE, IF IN THE REAR OR SIDE YARD, BUT MUST COMPLY WITH THE MAYS CHAPEL NORTH ZONING REGULATIONS MADE APPLICABLE TO THE P.U.D. (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS).

2.) ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS CANNOT BE LOCATED IN FLOOD PLAIN AREAS OR HYDRIC SOILS.

3.) THIS CRG PLAN IS APPROVED BY THE ZONING COMMISSIONER BASED ON HIS OR HER DETERMINATION THAT IT IS IN ACCORD WITH THE FIRST AMENDED OVERALL AUTHORIZATION PLAN APPROVED IN THE ZONING CASE.

4.) THIS CRG PLAN COMPLIES WITH THE PRE-DEVELOPMENT COMMENTS AND THE CHECK PRINT.

5.) IF DRAINAGE, UTILITY AND WALKWAY EASEMENTS ARE FENCED, THEN AT LEAST FIVE FEET MUST REMAIN OPEN FOR PEDESTRIAN ACCESS.

6.) LANDSCAPING AND SCREENING SHALL CONFORM TO THE STANDARDS CONTAINED IN THE BALTIMORE COUNTY LANDSCAPE MANUAL. A LANDSCAPE PLAN MUST BE APPROVED BY THE OFFICE OF PLANNING PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

7.) AREAS NOT WOODED ARE STABILIZED WITH GRASS, WEEDS, HONEYSUCKLE, ETC.

8.) CENTRAL LOCATION OF MAIL COLLECTION TO BE DETERMINED BY THE POST OFFICE.

9.) A FOREST ESTABLISHMENT PLAN WILL BE SUBMITTED ALONG WITH THE SEDIMENT CONTROL PLAN AND GRADING PLAN FOR THIS SECTION.

10.) RE-ESTABLISHMENT OF FOREST AREAS SHOWN THUS:

11.) INFILTRATION AREAS SHOWN THUS:

* Should show a provisory section with provisory notes

NOTES FOR CONDOMINIUMS AND APARTMENTS:

1.) CONDOMINIUM OR APARTMENT UNITS PROPOSED FOR SALE OR RENT BY OWNER/DEVELOPER.

2.) LANDSCAPING TO BE DONE BY OWNER/DEVELOPER.

3.) TRASH COLLECTION SUBJECT TO BALTIMORE COUNTY APPROVAL.

4.) ALL STREET LIGHTS TO CONFORM TO BALTIMORE COUNTY GUIDELINES FOR STREET LIGHTS IN NEW SUBDIVISIONS.

5.) PAVING FOR ROADS TO BE BITUMINOUS CONCRETE.

6.) ALL INTERIOR STREETS IN CONDOMINIUM OR APARTMENT AREA TO BE PRIVATE, OWNED AND MAINTAINED BY THE CONDOMINIUM ASSOCIATION OR OWNER OF THE APARTMENT PROJECT.

7.) HANDICAP PARKING SHOWN THUS:

You must show typical parking bays with H/C spaces and Bays w/ calculations

Also, should show minimum setbacks from parking areas, street &/or

Zoning Commissioner Note

SECTION THREE - OPEN SPACE, PARKING, BULK

CONDOMINIUM OR APARTMENT OPEN SPACE

ALL AREAS LOCATED 35' OUTSIDE OF BUILDING PERIMETERS NOT COVERED BY ROADS OR BUILDINGS WILL BE OPEN SPACE, OWNED AND MAINTAINED BY THE CONDOMINIUM ASSOCIATION MANAGEMENT OR OWNER OF THE APARTMENT PROJECT.

PARKING REQUIREMENTS			
DWELLING UNITS	PARKING UNITS	SPACES REQRD.	SPACES SHOWN
CONDO UNITS 170	170 x 2	340	384
APT UNITS 96	96 x 2	192	194

HEIGHT / DISTANCE FACTOR
Condominiums or Apartments

ZONING REGULATIONS

THE BALTIMORE COUNTY ZONING REGULATIONS ARE NOT APPLICABLE TO THIS DEVELOPMENT. THE MAYS CHAPEL NORTH ZONING REGULATIONS: ADOPTED AND APPROVED BY THE ZONING COMMISSIONER IN ZONING CASE NUMBER 88-536, AUTH. ASPHX ARE GOVERNING.

THE INTERPRETATION, ADMINISTRATION AND ENFORCEMENT OF THESE REGULATIONS SHALL BE THE RESPONSIBILITY OF JAMES KEELTY & CO., INC. OR MAYS CHAPEL NORTH, INC. EACH A MARYLAND CORPORATION THEIR RESPECTIVE SUCCESSORS OR ASSIGNS. THIS RESPONSIBILITY INCLUDES THE REVIEW AND APPROVAL OF A "COMPLIANCE CERTIFICATE" TO BE PRESENTED TO THE ZONING OFFICE WHEN INDIVIDUAL OWNERS IMPROVEMENTS REQUIRE BALTIMORE COUNTY PERMITS.

PROPERTY # 08-11-018081 DEED REF. E.H.K. Jr. 5281/326
PROPERTY # 06-03-001557 DEED REF. E.H.K. Jr. 6452/438

Why density > 1 is not OR.16

A. APARTMENT OR CONDOMINIUM UNITS - 266 DWELLING UNITS AND 264 DENSITY UNITS, AS FOLLOWS:
(a) FOURTEEN (14) one-bedroom units;
(b) TWO HUNDRED AND TWENTY-TWO (222) two-bedroom units
(c) TWENTY-SEVEN (27) two-bedroom units, with small den; ;
(d) THREE (3) two bedroom units, with large den;

B. A SMALL DEN CONTAINS LESS THAN 100 SQUARE FEET OF FLOOR AREA; A LARGE DEN CONTAINS MORE THAN 100 SQUARE FEET OF FLOOR AREA. (A LARGE DEN WILL BE CALCULATED AS A BEDROOM.)

When talking about density units, floor plans should be shown of the different bedroom (1, 2, 3) units

* Should show a Net + Gross Acreage of S.W. (Sec III)

SUMMARY

A. Density and Dwelling Units, by Type.

Density	Dwelling	
264	266	Units contained in Section Three (27.00 Ac.) comprised of: Condominium or Apartment Units (266 dwelling units and 264 density units)*
231	212	Units used in previous Sections (39.42 Ac.), all types.
1682	1699	Units allowed in future Sections (344.72 acres), all types.
2177	2177	Units allowed in PUD (356.14 acres) all types.

B. Other Uses Allowed

Retail Shop and Service Area in PUD - 43,553 S.F.
none contained in Section Three;

Office Area in PUD - 21,776 S.F.,
none contained in Section Three;

Senior Citizens Housing with life care facilities,
none contained in Section Three;

Day Care Center;
none contained in Section Three;

DENSITY AND DWELLING UNIT TABULATIONS

SECTION	ACREAGE USED	ACREAGE REMAINING	DENSITY USED	DENSITY REMAINING	DWELLING UNITS	DWELLING UNITS REMAINING
TWO	39.42 Ac.	344.72 Ac.	231 De.U. **		212 D.U.**	
THREE	27.0 Ac.	317.72 Ac.	264 De.U.		266 D.U.	
TOTAL	66.42 Ac.	317.72 Ac.	495 De.U.	1682 De.U.	478 D.U.	1699 D.U.

* Same as type of density and dwelling units shown on Authorization Plan.
** Total of 5.9 density and 5.4 dwelling units per acre, within the range shown on the Authorization Plan.
De.U = DENSITY UNITS
D.U. = DWELLING UNITS

Plan should be at a better scale - 1" = 60', 1" = 40', 1" = 30' est.

NOTES:

1.) ELECTION DISTRICT ---------- # 8
2.) COUNCILMANIC DISTRICT ---------- # 3
3.) CENSUS TRACT ---------- 4038
4.) WATERSHED ---------- 11
WATER ZONE ---------- FALLS FIFTH
5.) SUBSEVERSHED ---------- 32 & 36
SEWER DRAINAGE AREA ---------- GUNPOWDER
PUMPED BY TEXAS PUMPING STATION

PUBLIC SERVICES CRG # 90032
PLANNING NO.

NW 15 B & C
ZONED DR 3.5 = O.K
NO PRIOR CASES

NO.	REVISION	DATE	BY

CRG PLAN
SECTION THREE
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE 1" = 100'

ELECTION DISTRICT No. 8
3 RD. COUNCILMANIC DISTRICT
FEB 14, 1990

OWNER & DEVELOPER
JAMES KEELTY & CO., INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

PLAT PREPARED BY:
JAMES KEELTY & CO., INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

PLAN UNIT DEVELOPMENT - SEE ZONING ORDER 88-536-ASPHX

OFFICE OF PLANNING & ZONING
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON 5/30/89 10/4/89

ZONING COMMISSIONER DATE

DIRECTOR OF PLANNING *DATE

DIRECTOR OF PUBLIC WORKS DATE
* APPROVED BY PLANNING BOARD

STATE OF MARYLAND NORMAN GABOR SACKS REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR 3698

Norman Gabor Sacks 2/16/90
NORMAN G. SACKS ASSOCIATES, INC. REG. # 3698 DATE

(14)

Mays Chapel North

Section 3

Plats 1 thru 13

19880536
AND
19910144 "A"
Supplemental

14 of 27

SUMMARY

A. Density and Dwelling Units, by Type.

Density	Dwelling	
261	266	Units contained in Section Three (27.00 Ac.) comprised of: Condominium or Apartment Units (266 dwelling units and 261 density units)*
231	212	Units used in previous Sections (48.44 Ac.), all types
1685	1699	Units allowed in future Sections (308.70 acres), all types.
2177	2177	Units allowed in PUD (384.14 acres) all types.

B. Other Uses Allowed
Retail Shop and Service Area in PUD – 43,553 S.F.
none contained in Section Three;

Office Area in PUD – 21,776 S.F.,
none contained in Section Three;

Senior Citizens Housing with life care facilities,
none contained in Section Three;

Day Care Center;
none contained in Section Three;

DENSITY AND DWELLING UNIT TABULATIONS

SECTION	ACREAGE USED	ACREAGE REMAINING	DENSITY USED	DENSITY REMAINING	DWELLING UNITS	DWELLING UNITS REMAINING
ONE ***	9.74 Ac.	374.40 Ac.	0.0	2177 De.U.	0.0	2177 D.U.
TWO	38.70 Ac.	335.70 Ac.	231 De.U.	1946 De.U.	212 D.U.	1965 D.U.
THREE	27.00 Ac.	308.70 Ac.	261 De.U. **		266 D.U.	**
TOTAL	76.16 Ac.	308.70 Ac.	492 De.U.	1685 De.U.	478 D.U.	1699 D.U.

* Same as type of density and dwelling units shown on Authorization Plan.

** Total of 9.7 density and 9.9 dwelling units per acre, within the range shown on the Authorization Plan.

*** Section One composed of relocated Padonia and Mays Chapel roadbeds only.

De.U = DENSITY UNITS D.U. = DWELLING UNITS

The Section Three Density and Dwelling tabulations reflect an increase of 16% density and 12% dwelling, in compliance with the tolerances defined in the Zoning Regulations applicable to The Mays Chapel North P.U.D.

GENERAL NOTES

DWELLING UNITS PROPOSED ARE COMPRISED OF 170 GARDEN CONDOMINIUM UNITS AND 96 APARTMENT UNITS.

PARKING SPACES REQUIRED ARE AS FOLLOWS:
GARDEN CONDOMINIUM UNITS REQUIRE 340 PARKING SPACES INCLUDING 58 HANDICAP SPACES.
APARTMENT UNITS REQUIRE 192 PARKING SPACES INCLUDING 32 HANDICAP SPACES.

PARKING SPACES PROVIDED ARE AS FOLLOWS:
GARDEN CONDOMINIUM UNITS PROVIDE 387 PARKING SPACES INCLUDING 58 HANDICAP SPACES.
APARTMENT UNITS PROVIDE 199 PARKING SPACES INCLUDING 32 HANDICAP SPACES.

WOODS AND VEGETATION TO BE REMOVED ONLY WHERE DEVELOPMENT OCCURS, UNDEVELOPED AREAS TO REMAIN WOODED.

REFORESTATION OF SOME DISTURBED AREAS SHALL OCCUR WHERE FEASIBLE AS INDICATED ON THE PLAN, (RFST) THUSLY

EXISTING LAND USES ARE FORESTS AND RESIDENTIAL.

THERE ARE NO ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITAT OR HAZARDOUS MATERIALS ON THIS SITE.

EXISTING GRADES SHOWN HEREON ARE BASED ON 2' CONTOUR INTERVALS.

STORM WATER MANAGEMENT IS REQUIRED ON THIS SITE, AND SHOWN ON THE PLAN.

HANDICAP DWELLING UNITS HAVE BEEN PROVIDED FOR AS PER BALTIMORE COUNTY STANDARDS, AS HAVE DESIGNATED PARKING SPACES FOR THE PHYSICALLY HANDICAPPED.

THERE ARE NO WETLAND AREAS WITHIN THE PLAT OUTLINE.

ZONING REGULATIONS

THE BALTIMORE COUNTY ZONING REGULATIONS ARE NOT APPLICABLE TO THIS DEVELOPMENT. THE MAYS CHAPEL NORTH ZONING REGULATIONS: ADOPTED AND APPROVED BY THE ZONING COMMISSIONER IN CASE NUMBER 88-536 AUTH. ASPHX ARE GOVERNING.

THE INTERPRETATION, ADMINISTRATION AND ENFORCEMENT OF THESE REGULATIONS SHALL BE THE RESPONSIBILITY OF JAMES KEELTY & CO.,INC. OF MAYS CHAPEL NORTH, INC. EACH A MARYLAND CORPORATION THEIR RESPECTIVE SUCCESSORS OR ASSIGNS. THIS RESPONSIBILITY INCLUDES THE REVIEW AND APPROVAL OF A "COMPLIANCE CERTIFICATE" TO BE PRESENTED TO THE ZONING OFFICE WHEN IMPROVEMENTS REQUIRE BALTIMORE COUNTY PERMITS.
P.U.D. AUTHORIZATION APPROVED ON 10/11/89 AND THE MAYS CHAPEL NORTH ZONING REGULATIONS APPROVED ON 10/03/89.

L.O.S. TO BE OWNED AND MAINTAINED BY CONDOMINIUM OWNERS ASSOCIATION OR APARTMENT OWNER MANAGEMENT.

ALL UNITS ARE FOR SALE OR RENT.

A.D.T.'S ARE SHOWN THUSLY:

STREET LIGHTS SHOWN THUSLY: (EXISTING) (PROPOSED)

ELECTION DISTRICT NO. 8

COUNCILMATIC DISTRICT – 3RD

CENSUS TRACT – 4038

WATERSHED – 11
WATER ZONE – FALLS FIFTH

SUBSEWERSHED – 32 & 36
SEWER DRAINAGE AREA – GUNPOWDER
PUMPED BY THE TEXAS PUMPING STATION

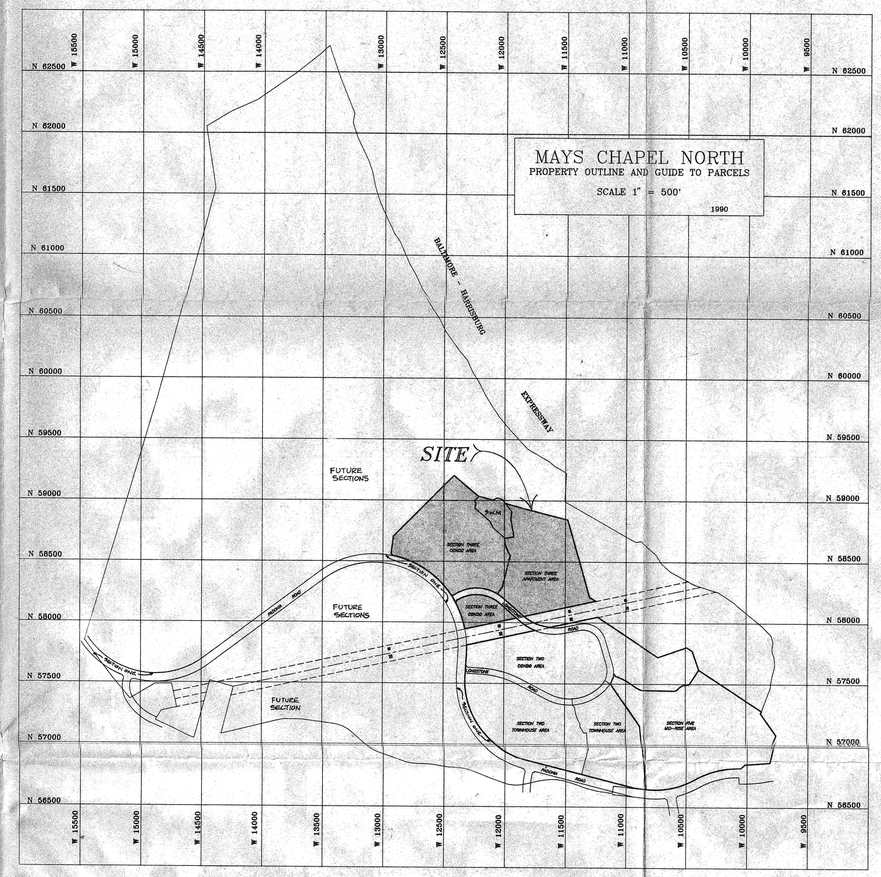
ALL ROADS ARE PUBLIC UNLESS OTHERWISE NOTED. PROPOSED ROADS AND PARKING AREAS TO BITUMINOUS CONCRETE WITH CONCRETE CURB AND GUTTER.

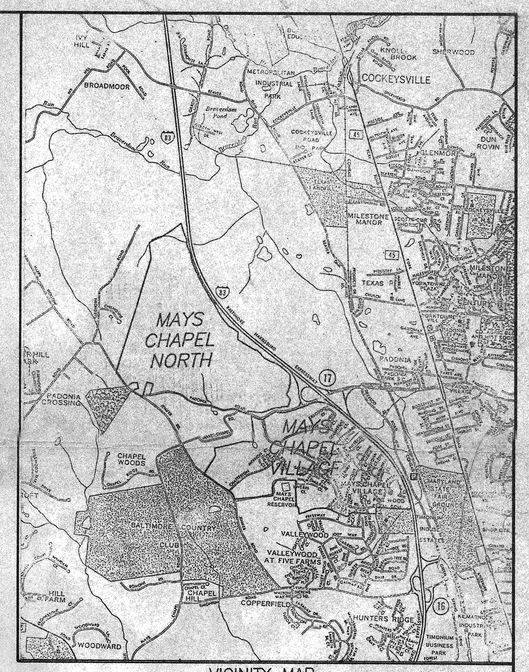
DEEDS OF OWNERSHIP AND TAX ACCOUNT NUMBERS:

PROPERTY # 08-11-018081 DEED REFERENCE E.H.K.,JR. 5281/326
PROPERTY # 08-03-001557 DEED REFERENCE E.H.K.,JR. 6452/438

PADONIA Elementary School District
School Capacity 394
1989 Enrollment 336
Estimated Pupil Yield 14

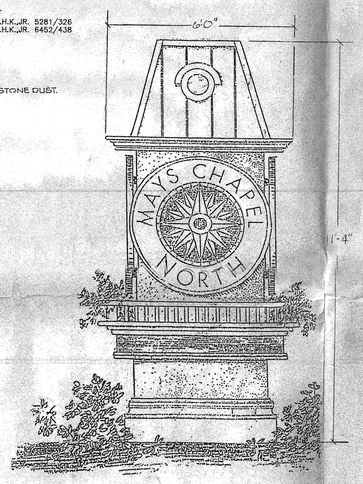
PATHWAY SYSTEM TO BE CONSTRUCTED OF STONE DUST.





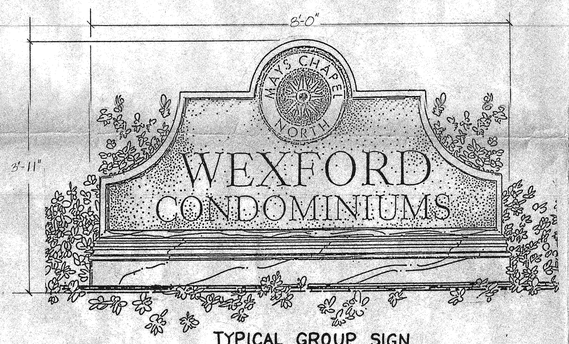
VICINITY MAP
SCALE 1" = 2000'

FINAL SIGN SQUARE FOOT MEASUREMENTS SHALL NOT EXCEED THE LIMITATIONS SET FORTH IN THE MAYS CHAPEL NORTH ZONING REGULATIONS.

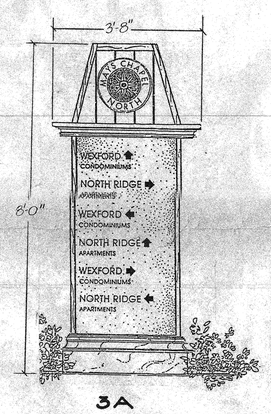


TYPICAL ENTRANCE SIGN
TYPE 1

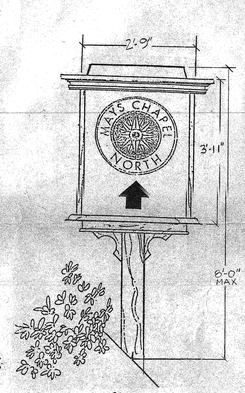
NOTE:
THERE ARE NO TYPE 1 SIGNS PROPOSED FOR SECTION THREE.



TYPICAL GROUP SIGN
TYPE 2

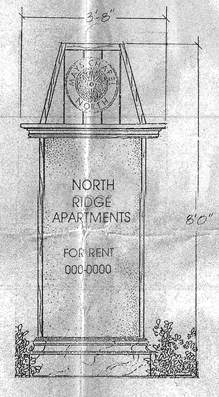


3A



3B

TYPICAL DIRECTION SIGNS
TYPE 3



TYPICAL GROUP SIGN
TYPE 4

PLANNED UNIT DEVELOPMENT – SEE ZONING ORDER 88-536 ASPHX

PUBLIC SERVICES C.R.G. # 90032
PLANNING NO. C.R.G. # VIII-564

MAYS CHAPEL NORTH SECTION THREE

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section Three
Approved for filing Frank W. Trala 12/31/90
Director of Planning
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON: 11/30/90
Baltimore County Planning Board Date 1-17-1991
Zoning Commissioner Date 1/30/91

NORMAN G. SACKS ASSOCIATES, INC. REG. 9698 DATE 12/31/90

JK
JAMES KEELTY & CO.

OWNER AND DEVELOPER
JAMES KEELTY & CO.,INC.
P.O. BOX 528
61 EAST PADONIA ROAD
TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

DATE	REVISIONS	BY
9-11-90	REVISED PER COUNTY COMMENTS DATED JULY 10, 1990	S.S.
11-07-90	REVISED PER COUNTY COMMENTS DATED NOV 5, 1990	SS

DEVELOPER/APPLICANT
JAMES KEELTY & CO.,INC.
P.O. BOX 528
61 EAST PADONIA ROAD
TIMONIUM, MARYLAND, 21093
(301) 252-8600

C.R.G. & F.D.P.
MAYS CHAPEL NORTH SECTION THREE
8th ELECTION DISTRICT | 3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE : AS SHOWN | DATE: MAY 23 1990 | SHEET 1 OF

SHEET 1 OF 13

GENERAL NOTES

1.) ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL DWELLING UNITS ONLY. SUBJECT TO THE REQUIREMENT FOR PRIVATE YARD SPACE, ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE OF THE ENVELOPE, OR WITHIN THE ENVELOPE, IF IN THE REAR OR SIDE YARD, BUT MUST COMPLY WITH THE MAYS CHAPEL NORTH ZONING REGULATIONS MADE APPLICABLE TO THE P.U.D.. (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS)

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7.) AREAS NOT WOODED ARE STABILIZED WITH GRASS,WEEDS,HONEYSUCKLE, ETC.

8.) CENTRAL LOCATION OF MAIL COLLECTION TO BE DETERMINED BY THE POST OFFICE.

9.) A FOREST ESTABLISHMENT PLAN WILL BE SUBMITTED ALONG WITH THE SEDIMENT CONTROL PLAN AND GRADING PLAN FOR THIS SECTION.

10.) REFORESTED AREAS ARE SHOWN THUS:

11.) INFILTRATION AREAS SHOWN THUS:

12.) EXISTING STREET LIGHTS SHOWN THUS:

13.) PROPOSED STREET LIGHTS SHOWN THUS:

14.) THERE ARE NO RETAIL OR OFFICE USES PROPOSED IN THIS SECTION

15.) NEIGHBORHOOD DESIGNATION SIGNS SHOWN THUS: ②, ③

16.) PROPOSED TRASH CORRALS SHOW THUS:

NOTES FOR CONDOMINIUMS AND APARTMENTS:

1.) CONDOMINIUM OR APARTMENT UNITS PROPOSED FOR SALE OR RENT BY OWNER/DEVELOPER.

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3.) TRASH COLLECTION SUBJECT TO BALTIMORE COUNTY APPROVAL.

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5.) PAVING FOR ROADS TO BE BITUMINOUS CONCRETE.

6.) ALL INTERIOR STREETS IN CONDOMINIUM OR APARTMENT AREA TO BE PRIVATE, OWNED AND MAINTAINED BY THE CONDOMINIUM ASSOCIATION OR OWNER OF THE APARTMENT PROJECT.

7.) HANDICAP PARKING SHOWN THUS:

8.) VITA COURSE SHOWN : ▲

9.) PATHWAY SYSTEM SHOWN THUS: PATHWAY SYSTEM

10.) PATHWAY SYSTEM TO BE CONSTRUCTED OF STONE DUST.

SUMMARY

A. Density and Dwelling Units, by Type.

Density	Dwelling	
261	266	Units contained in Section Three (27.00 Ac.) comprised of Condominium or Apartment Units (266 dwelling units and 261 density units)*
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none contained in Section Three;

Office Area in PUD – 21,778 S.F.,
none contained in Section Three;

Senior Citizens Housing with life care facilities,
none contained in Section Three;

Day Care Center;
none contained in Section Three;

DENSITY AND DWELLING UNIT TABULATIONS

SECTION	ACREAGE USED	ACREAGE REMAINING	DENSITY USED	DENSITY REMAINING	DWELLING UNITS	DWELLING UNITS REMAINING
ONE ***	9.74 Ac.	374.40 Ac.	0.0	2177 De.U.	0.0	2177 D.U.
TWO	38.70 Ac.	335.70 Ac.	231 De.U.	1946 De.U.	212 D.U.	1965 D.U.
THREE	27.00 Ac.	308.70 Ac.	261 De.U.	**	266 D.U.	**
TOTAL	76.16 Ac.	308.70 Ac.	492 De.U.	1685 De.U.	478 D.U.	1699 D.U.

* Same as type of density and dwelling units shown on Authorization Plan.

** Total of 9.7 density and 9.9 dwelling units per acre, within the range shown on the Authorization Plan.

*** Section One composed of relocated Padonia and Mays Chapel roadbeds only.

De.U = DENSITY UNITS D.U. = DWELLING UNITS

The Section Three Density and Dwelling tabulations reflect an increase of 16% density and 12% dwelling, in compliance with the tolerances defined in the Zoning Regulations applicable to the Mays Chapel North P.U.D..

APARTMENT OR CONDOMINIUM UNITS – 266 DWELLING UNITS AND 261 DENSITY UNITS

(A) THIRTY-TWO ONE BEDROOM UNITS;

(B) TWO HUNDRED AND TWENTY-FIVE TWO BEDROOM UNITS;

(C) THREE TWO BEDROOM UNITS WITH A SMALL DEN

(D) SIX TWO BEDROOM UNITS WITH A LARGE DEN;

A SMALL DEN CONTAINS LESS THAN 100 SQUARE FEET OF FLOOR AREA; A LARGE DEN CONTAINS MORE THAN 100 SQUARE FEET OF FLOOR AREA. (A LARGE DEN WILL BE CALCULATED AS A BEDROOM.)

PADONIA Elementary School District
School Capacity 394
1989 Enrollment 336
Estimated Pupil Yield 14

ZONING REGULATIONS

THE BALTIMORE COUNTY ZONING REGULATIONS ARE NOT APPLICABLE TO THIS DEVELOPMENT. THE MAYS CHAPEL NORTH ZONING REGULATIONS, ADOPTED AND APPROVED BY THE ZONING COMMISSIONER IN CASE NUMBER 88-536, AUTH. ASPHX ARE GOVERNING.

THE INTERPRETATION, ADMINISTRATION AND ENFORCEMENT OF THESE REGULATIONS SHALL BE THE RESPONSIBILITY OF JAMES KEELTY & CO.,INC. OR MAYS CHAPEL NORTH, INC. EACH A MARYLAND CORPORATION THEIR RESPECTIVE SUCCESSORS OR ASSIGNS. THIS RESPONSIBILITY INCLUDES THE REVIEW AND APPROVAL OF A "COMPLIANCE CERTIFICATE" TO BE PRESENTED TO THE ZONING OFFICE WHEN IMPROVEMENTS REQUIRE BALTIMORE COUNTY PERMITS.

STORMWATER MANAGEMENT HYDOLOGY SUMMARY

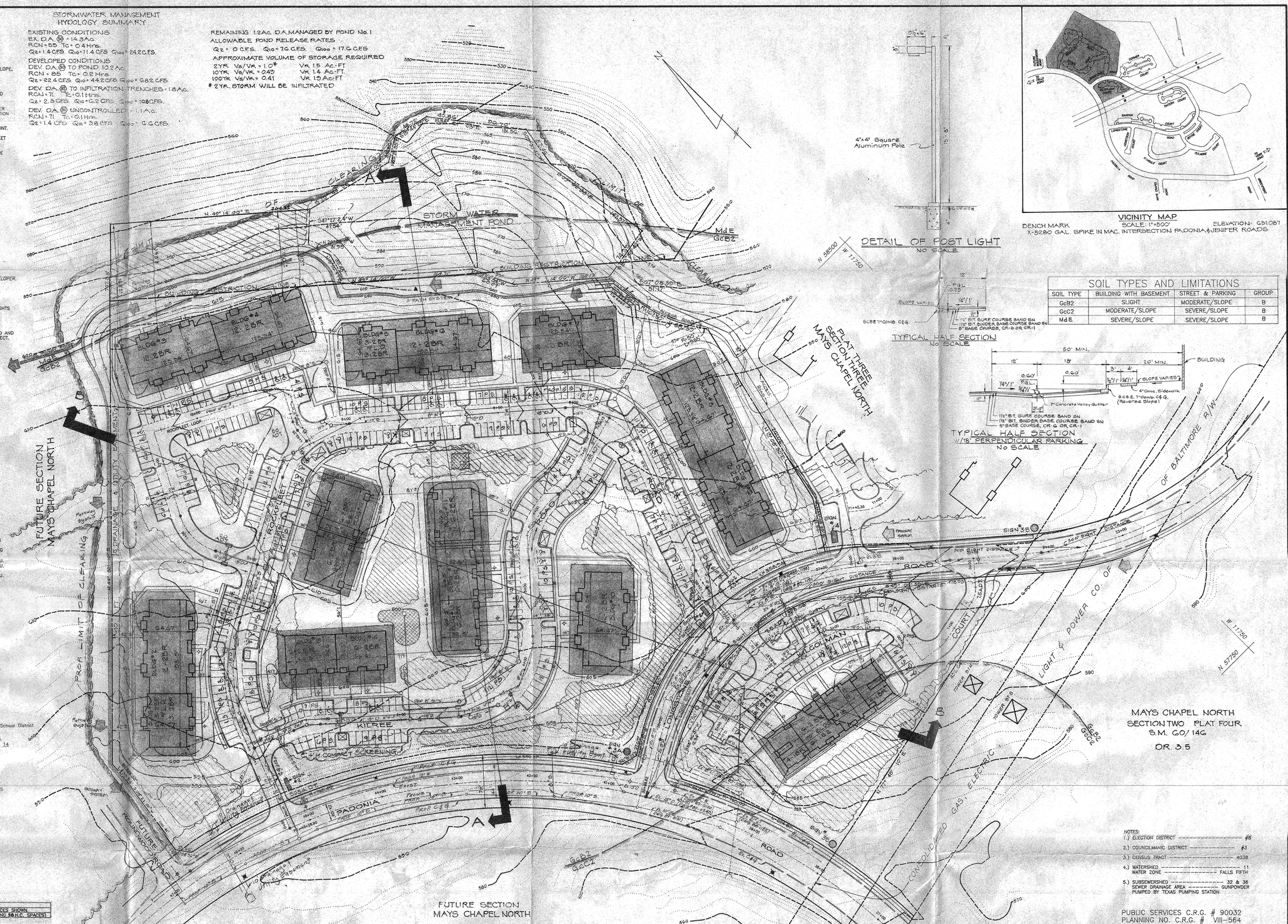
EXISTING CONDITIONS
EX. D.A. ⑳ = 14.3Ac.
RCN = 55 Tc = 0.4 Hrs.
Q2 = 1.4 C.F.S. Q10 = 11.4 C.F.S Q100 = 24.2 C.F.S.

DEVELOPED CONDITIONS
DEV. D.A. ⑳ TO POND 10.2 Ac.
RCN = 85 Tc = 0.2 Hrs.
Q2 = 22.4 C.F.S. Q10 = 44.2 C.F.S. Q100 = 68.2 C.F.S.

DEV. D.A. ㉑ TO INFILTRATION TRENCHES = 1.8 Ac.
RCN = 71 Tc = 0.1 Hrs.
Q2 = 2.3 C.F.S. Q10 = 4.2 C.F.S. Q100 = 10.8 C.F.S.

DEV. D.A. ㉑ UNCONTROLLED = 1.1 Ac.
RCN = 71 Tc = 0.1 Hrs.
Q2 = 1.4 C.F.S Q10 = 3.6 C.F.S Q100 = 6.6 C.F.S.

REMAINING 1.2 Ac. D.A. MANAGED BY POND No. 1
ALLOWABLE POND RELEASE RATES
Q2 = 0 C.F.S. Q10 = 7.6 C.F.S. Q100 = 17.6 C.F.S
APPROXIMATE VOLUME OF STORAGE REQUIRED
2 YR. Vs/Vr = 1.0* Vr. 1.5 Ac.-FT
10 YR. Vs/Vr = 0.43 Vr. 1.4 Ac.-FT
100 YR. Vs/Vr = 0.41 Vr. 1.9 Ac.-FT
* 2 YR. STORM WILL BE INFILTRATED



GENERAL NOTES

1.) ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL DWELLING UNITS ONLY. SUBJECT TO THE REQUIREMENT FOR PRIVATE YARD SPACE, ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE OF THE ENVELOPE, OR WITHIN THE ENVELOPE, IF IN THE REAR OR SIDE YARD, BUT MUST COMPLY WITH THE MAYS CHAPEL NORTH ZONING REGULATIONS MADE APPLICABLE TO THE P.U.D.. (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS)

2.) ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS CANNOT BE LOCATED IN FLOOD PLAIN AREAS OR HYDRIC SOILS.

3.) THIS C.R.G. PLAN IS APPROVED BY THE ZONING COMMISSIONER BASED ON HIS OR HER DETERMINATION THAT IT IS IN ACCORD WITH THE THIRD AMENDED OVERALL AUTHORIZATION PLAN APPROVED IN THE ZONING CASE.

4.) THIS C.R.G. PLAN COMPLIES WITH THE PRE-DEVELOPMENT COMMENTS AND CHECK PRINT.

5.) IF DRAINAGE, UTILITY AND WALKWAY EASEMENTS ARE FENCED, THEN AT LEAST FIVE FEET MUST REMAIN OPEN FOR PEDESTRIAN ACCESS.

6.) LANDSCAPING AND SCREENING SHALL CONFORM TO THE STANDARDS CONTAINED IN THE BALTIMORE COUNTY LANDSCAPE MANUAL. A LANDSCAPE PLAN MUST BE APPROVED BY THE OFFICE OF PLANNING PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

7.) AREAS NOT WOODED ARE STABILIZED WITH GRASS,WEEDS,HONEYSUCKLE, ETC.

8.) CENTRAL LOCATION OF MAIL COLLECTION TO BE DETERMINED BY THE POST OFFICE.

9.) A FOREST ESTABLISHMENT PLAN WILL BE SUBMITTED ALONG WITH THE SEDIMENT CONTROL PLAN AND GRADING PLAN FOR THIS SECTION.

10.) RE-ESTABLISHMENT OF FOREST AREAS SHOWN THUS:

11.) INFILTRATION AREAS SHOWN THUS:

12.) EXISTING STREET LIGHTS SHOWN THUS:

13.) PROPOSED STREET LIGHTS SHOWN THUS:

14.) PROPOSED DUMPSTER PADS SHOWN THUS:

15.) THERE ARE NO RETAIL OR OFFICE USES PROPOSED IN THIS SECTION.

16.) NEIGHBORHOOD DESIGNATION SIGNS SHOWN THUS: 4 ; 3

NOTES FOR CONDOMINIUMS AND APARTMENTS:

1.) CONDOMINIUM OR APARTMENT UNITS PROPOSED FOR SALE OR RENT BY OWNER/DEVELOPER.

2.) LANDSCAPING TO BE DONE BY OWNER/DEVELOPER.

3.) TRASH COLLECTION SUBJECT TO BALTIMORE COUNTY APPROVAL.

4.) ALL STREET LIGHTS TO CONFORM TO BALTIMORE COUNTY GUIDELINES FOR STREET LIGHTS IN NEW SUBDIVISIONS.

5.) PAVING FOR ROADS TO BE BITUMINOUS CONCRETE.

6.) ALL INTERIOR STREETS IN CONDOMINIUM OR APARTMENT AREA TO BE PRIVATE, OWNED AND MAINTAINED BY THE CONDOMINIUM ASSOCIATION OR OWNER OF THE APARTMENT PROJECT.

7.) HANDICAP PARKING SHOWN THUS:

8.) PATHWAY SYSTEM SHOWN THUS: PEDESTRIAN PATHWAY SYSTEM

9.) PATHWAY SYSTEM TO BE CONSTRUCTED OF STONE DUST.

SUMMARY

A. Density and Dwelling Units, by Type.

Density	Dwelling	Units contained in Section Three (27.00 Ac.) comprised of: Condominium or Apartment Units (266 dwelling units and 261 density units)*
261	266	
231	212	Units used in previous Sections (48.44 Ac.), all types
1685	1999	Units allowed in future Sections (308.70 acres), all types.
2177	2177	Units allowed in PUD (384.14 acres) all types.

B. Other Uses Allowed

Retail Shop and Service Area in PUD - 43,553 S.F.
none contained in Section Three;

Office Area in PUD - 21,776 S.F.,
none contained in Section Three;

Senior Citizens Housing with life care facilities,
none contained in Section Three;

Day Care Center;
none contained in Section Three;

DENSITY AND DWELLING UNIT TABULATIONS

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ZONING REGULATIONS

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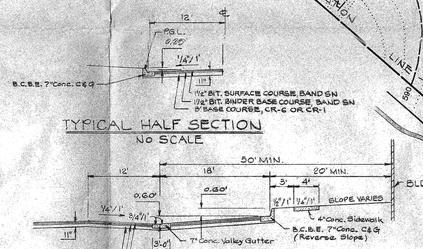
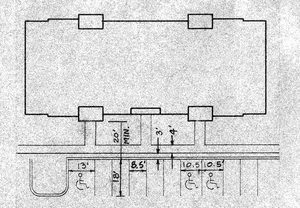
PADONIA Elementary School District
School Capacity 384
1988 Enrollment 336
Estimated Pupil Yield 14

PARKING REQUIREMENTS			
DWELLING UNITS	PARKING UNITS SPACES REQ'D	SPACES SHOWN	
APTS. UNIT 96	96×2	192	199 (INCLUDING 24 GARAGES)

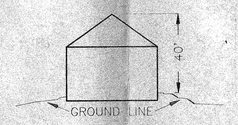


TYPICAL HALF SECTION
No SCALE

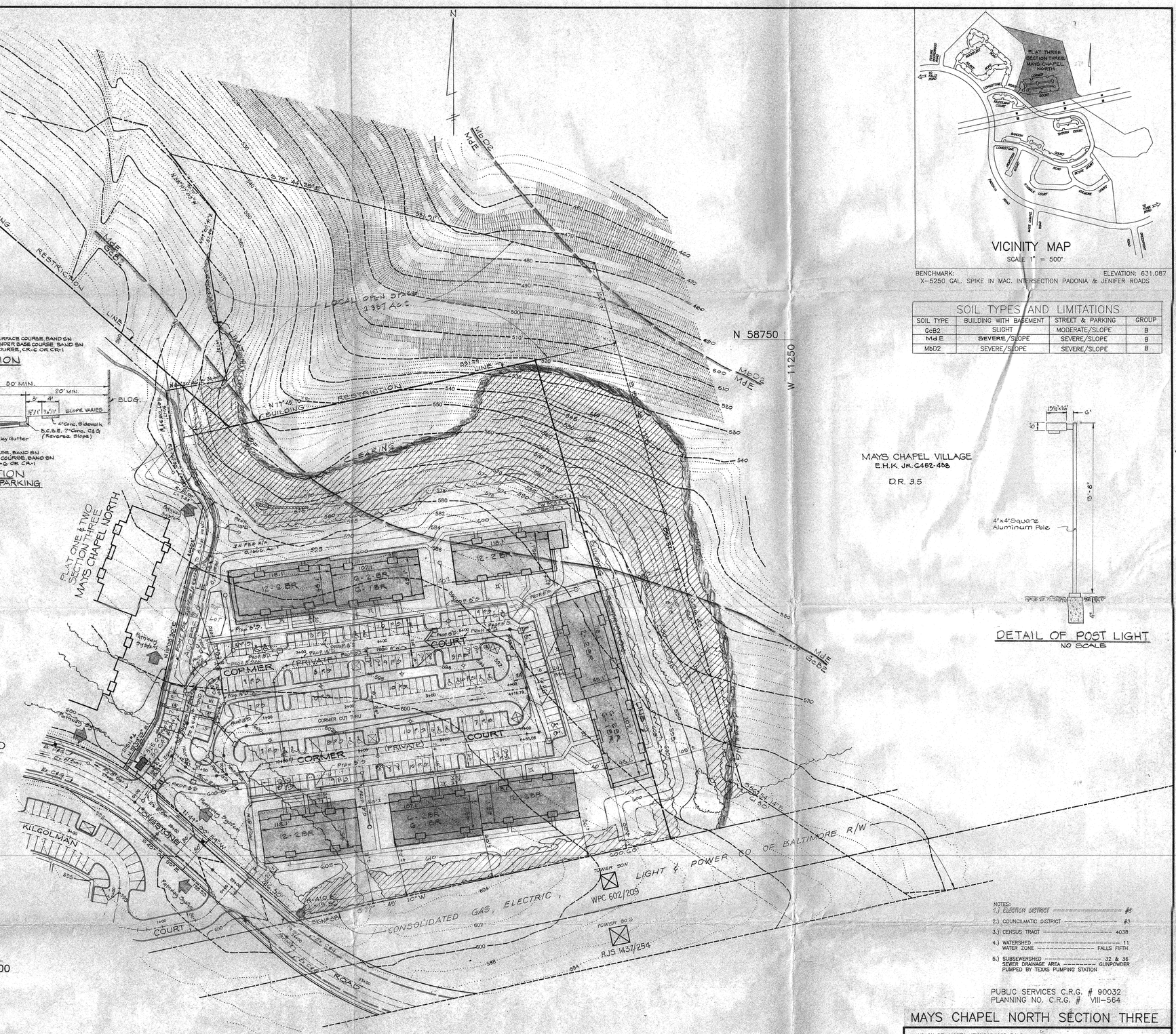
TYPICAL HALF SECTION
W/18' PERPENDICULAR PARKING
No SCALE



TYPICAL
PARKING SPACES
No SCALE



HEIGHT FACTOR
APARTMENT TYPE BUILDING



PROPERTY # 08-11-018081 DEED REF. E.H.K.,Jr. 5281/326
PROPERTY # 08-03-001557 DEED REF. E.H.K.,Jr. 6452/438

No.	REVISION	DATE	BY
1	REVISED AS PER COUNTY COMMENTS DATED JULY 10, 1990	09-17-90	S.S.
2	REVISED AS PER COUNTY COMMENTS DATED NOV. 21, 1990	11-01-90	S.S.

CRG / FDP
PLAT THREE SECTION THREE
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE 1" = 50'

ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT
DATE: MAY 25, 1990

OWNER & DEVELOPER
JAMES KEELTY & CO.,INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

PLAT PREPARED BY:
JAMES KEELTY & CO.,INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

PLANNED UNIT DEVELOPMENT - SEE ZONING ORDER 88-536 ASPHX

VICINITY MAP
SCALE 1" = 500'

BENCHMARK: ELEVATION: 631.087
X-5250 GAL. SPIKE IN MAC. INTERSECTION PADONIA & JENIFER ROADS

SOIL TYPES AND LIMITATIONS			
SOIL TYPE	BUILDING WITH BASEMENT	STREET & PARKING	GROUP
GcB2	SLIGHT	MODERATE/SLOPE	B
MdE	SEVERE/SLOPE	SEVERE/SLOPE	B
MbD2	SEVERE/SLOPE	SEVERE/SLOPE	B

DETAIL OF POST LIGHT
NO SCALE

NOTES:
1.) ELECTION DISTRICT ---------- #8
2.) COUNCILMATIC DISTRICT ---------- #3
3.) CENSUS TRACT ---------- 4038
4.) WATERSHED ---------- 11
WATER ZONE ---------- FALLS FIFTH
5.) SUBSEWERSHED ---------- 32 & 36
SEWER DRAINAGE AREA ---------- GUNPOWDER
PUMPED BY TEXAS PUMPING STATION

PUBLIC SERVICES C.R.G. # 90032
PLANNING NO. C.R.G. # VIII-564

MAYS CHAPEL NORTH SECTION THREE

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section Three

Approved for filing Frank W. Forke 12/31/90
Director of Planning

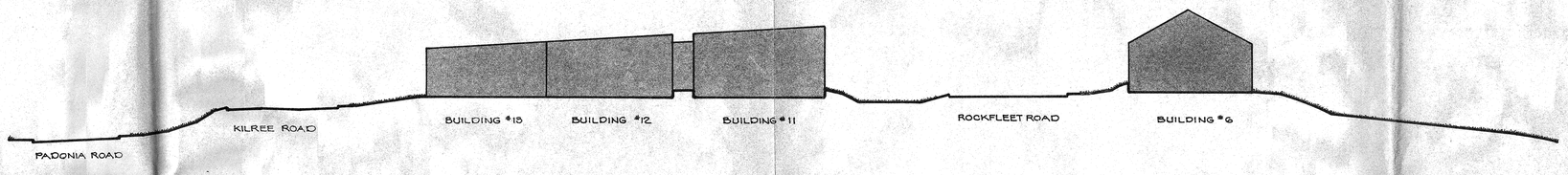
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON: 11/30/90

Baltimore County Planning Board Date 1-17-1991

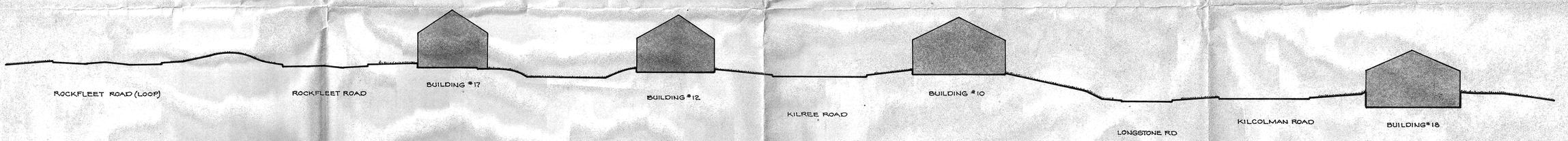
Zoning Commissioner Date 1/30/91

NORMAN GORDON SACHS ASSOCIATES, INC. REG. 9698 — 10/22/90 DATE

SHEET 3 OF 13



SECTION A-A
SCALE: 1"=30'
FOR LOCATION OF SECTION LINE
SEE SHEET 2 OF 13



SECTION B-B
SCALE: 1"=30'
FOR LOCATION OF SECTION LINE
SEE SHEET 2 OF 13

PUBLIC SERVICES C.R.G. # 90032
PLANNING NO. C.R.G. # VIII-564

MAYS CHAPEL NORTH SECTION THREE

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group/Final Development Plan
Section Three

Approved for filling Frank H. Fisher 12/31/90
Director of Planning

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON: 11/30/90

Baltimore County Planning Board Date 1-17-1991

Zoning Commissioner Date 1/30/91

Norman Gordon Sacks 10/22/90
NORMAN G. SACKS ASSOCIATES, INC. REG. 3638 DATE

CRG / FDP
PLAT ONE & TWO SECTION THREE
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50'

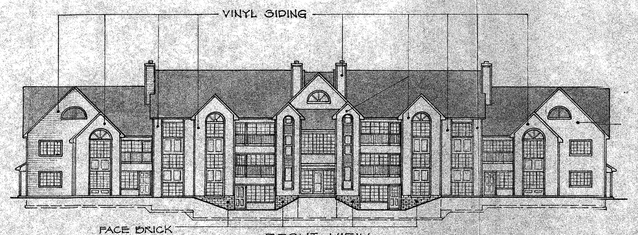
ELECTION DISTRICT No. 8
3rd. COUNCILMATIC DISTRICT
DATE: MAY 25, 1990

OWNER & DEVELOPER
JAMES KEELTY & CO. INC
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

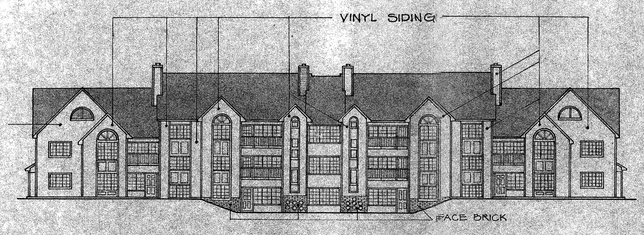
PLAT PREPARED BY:
JAMES KEELTY & CO. INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

PLANNED UNIT DEVELOPMENT- SEE ZONING ORDER 88-536 ASPHX

S.P. TYPE CONDOMINIUM
CONCEPTUAL SKETCH
NO SCALE



FRONT VIEW



REAR VIEW

S.P. TYPE CONDOMINIUM
BUILDING ELEVATIONS
NO SCALE

PREPARED BY:
JAMES KEELTY & CO., INC.
P.O. BOX 828
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

PUBLIC SERVICES C.R.G. # 90032
PLANNING NO. C.R.G. # VIII-564

MAYS CHAPEL NORTH SECTION THREE

CONCEPTUAL PLAN
SECTION THREE

MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE: AS SHOWN

ELECTION DISTRICT # 8
3rd COUNCILMANIC DIST.
MAY 25, 1990

PLAN UNIT DEVELOPMENT - SEE ZONING ORDER 88-536-ASPHX

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section Three

Approved for Filing Frank A. Faker, Director of Planning 12/31/90 Date

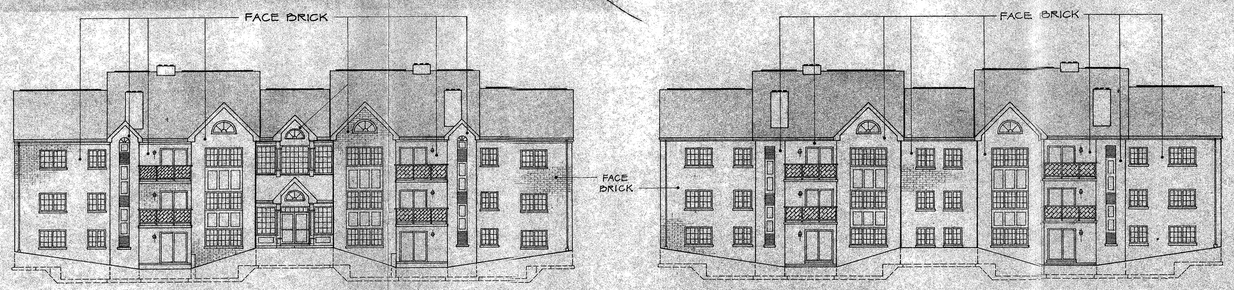
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON 11/30/90

Baltimore County Planning Board, Date: 1-17-1991

Zoning Commissioner, Date: 1/30/91



STANDARD TYPE CONDOMINIUM
CONCEPTUAL SKETCH
NO SCALE



FRONT VIEW

REAR VIEW

STANDARD TYPE CONDOMINIUM
BUILDING ELEVATIONS
SCALE: 1/16"=1'-0"

PREPARED BY:
JAMES KEELTY & CO., INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

PUBLIC SERVICES C.R.G. # 90032
PLANNING NO. C.R.G. # VIII-564

MAYS CHAPEL NORTH SECTION THREE

CONCEPTUAL PLAN
SECTION THREE
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE: AS SHOWN

ELECTION DISTRICT # 8
3rd COUNCILMANIC DIST.
MAY 25, 1990

PLAN UNIT DEVELOPMENT - SEE ZONING ORDER 88-536-ASPHX

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group/Final Development Plan
Section Three

Approved for Filing Frank H. Fisher 12/31/90
Director of Planning Date

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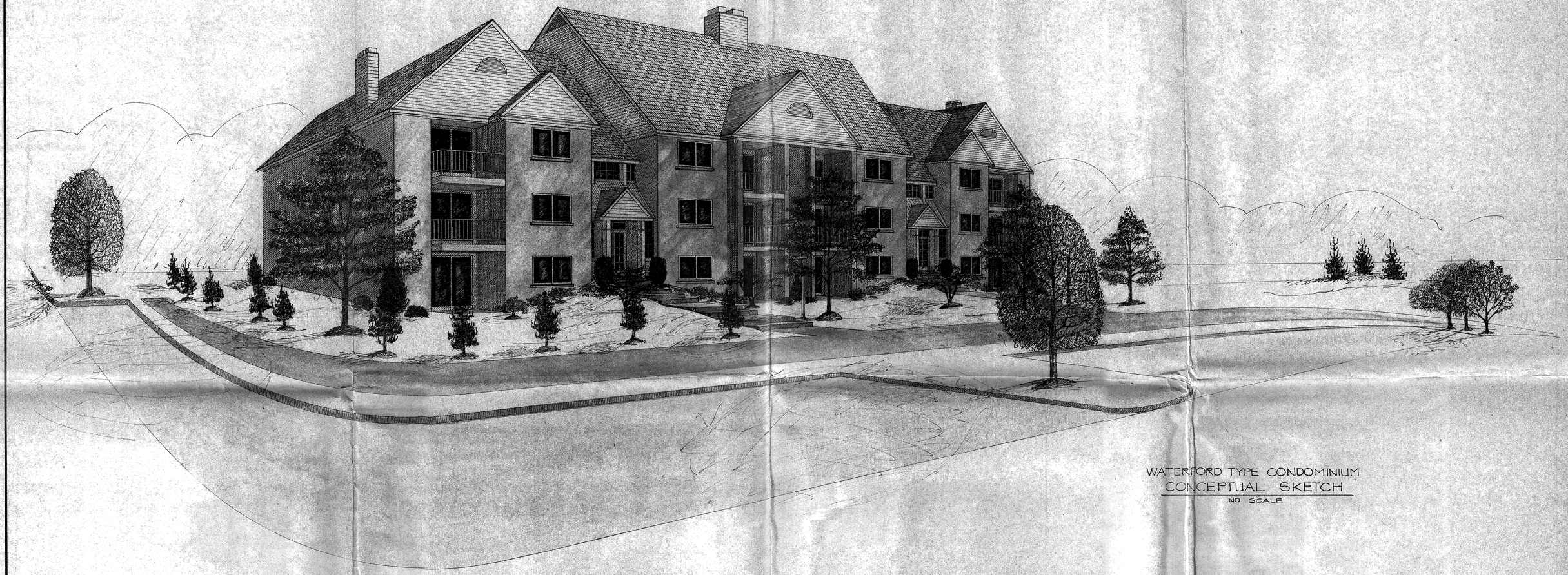
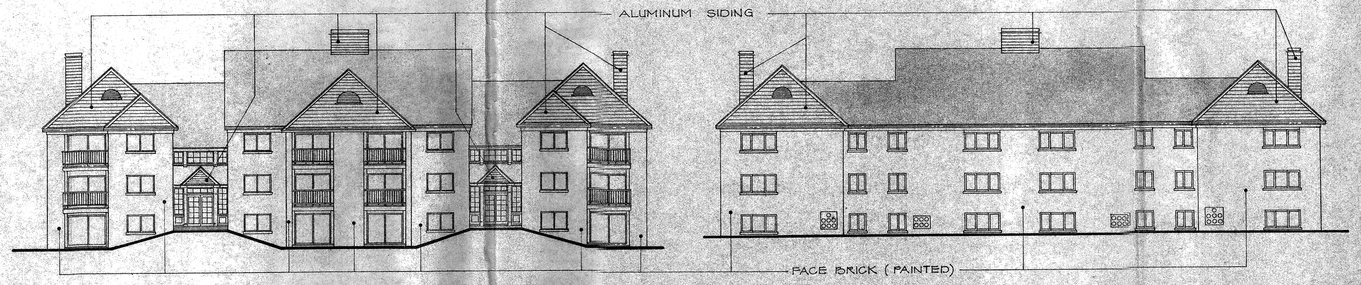
Baltimore County Planning Board, Date: 1-17-1991

Zoning Commissioner, Date: 1/30/91



WATERFORD TYPE CONDOMINIUM
CONCEPTUAL SKETCH
NO SCALE



FRONT VIEW

REAR VIEW

WATERFORD TYPE CONDOMINIUM
BUILDING ELEVATIONS
SCALE : 1/16"=1'-0"

PREPARED BY:
JAMES KEELTY & CO., INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

PUBLIC SERVICES C.R.G. # 90032
PLANNING NO. C.R.G. # VIII-564

MAYS CHAPEL NORTH SECTION THREE

CONCEPTUAL PLAN
SECTION THREE
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE: AS SHOWN

ELECTION DISTRICT 8
3rd COUNCILMANIC DIST.
MAY 25, 1990

PLAN UNIT DEVELOPMENT - SEE ZONING ORDER 88-536-ASPHX

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section Three

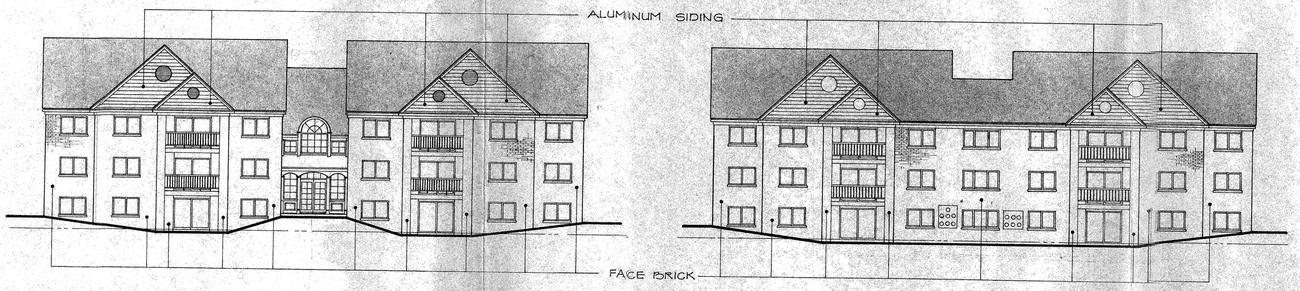
Approved for Filing Frank J. Baker Director of Planning 12/31/90 Date

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON : 11/30/90

Baltimore County Planning Board, Date: 1-17-1991

Zoning Commissioner, Date: 1/30/91

NORTH RIDGE APARTMENTS
CONCEPTUAL SKETCH
NO SCALE



FRONT VIEW

REAR VIEW

NORTH RIDGE APARTMENTS
BUILDING ELEVATIONS
SCALE : 1/16"=1'-0"

PREPARED BY:
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P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

PUBLIC SERVICES C.R.G. # 90032
PLANNING NO. C.R.G. # VIII-564

CONCEPTUAL PLAN
SECTION THREE

MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE: AS SHOWN

ELECTION DISTRICT # 8
3rd COUNCILMANIC DIST.
MAY 25, 1990

PLAN UNIT DEVELOPMENT - SEE ZONING ORDER 88-536-ASPHX

MAYS CHAPEL NORTH SECTION THREE

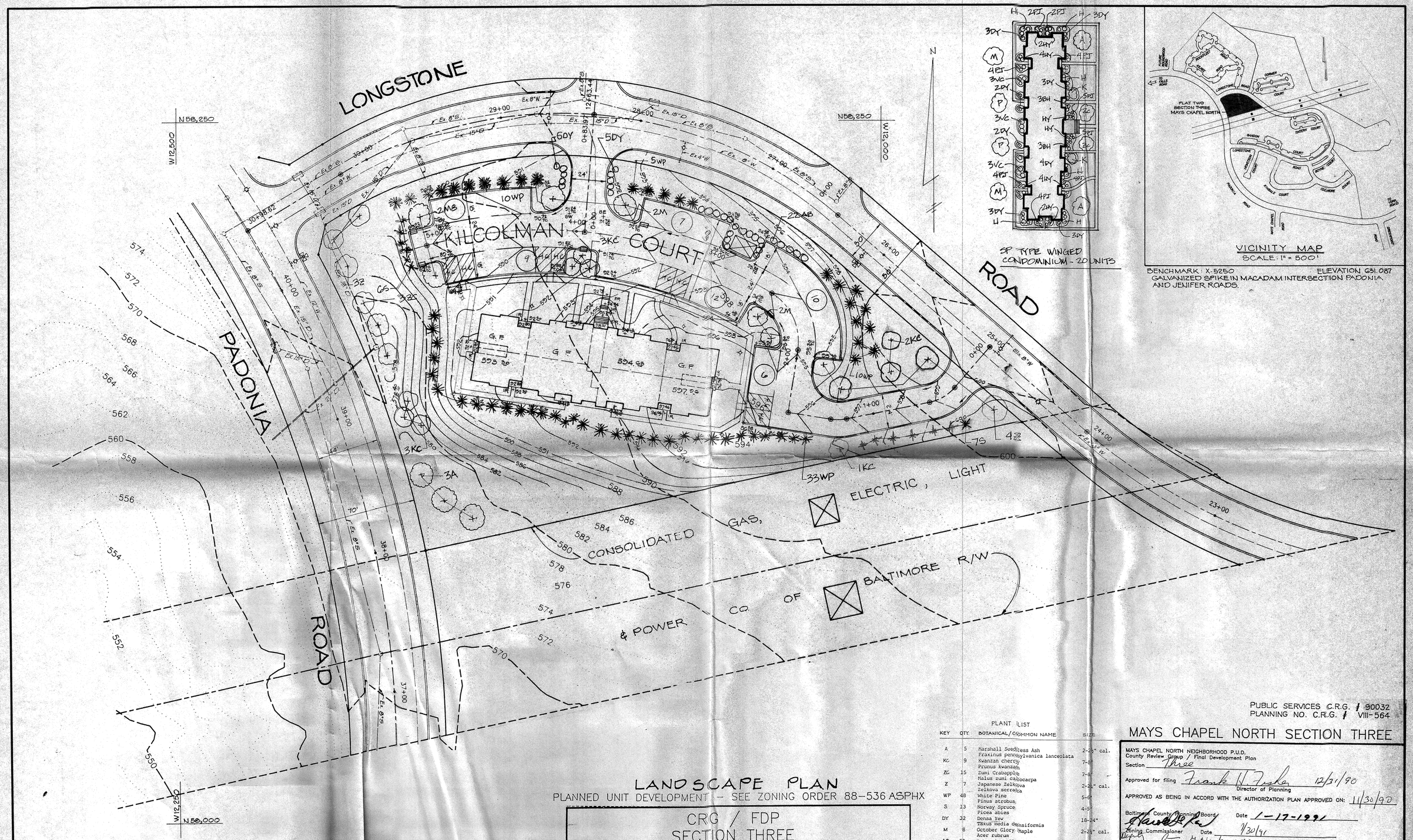
MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section Three

Approved for Filing Frank W. Fisher, Director of Planning — 12/31/90 Date

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN, APPROVED ON : 11/30/90

Baltimore County Planning Board / Date: 1-17-1991

Zoning Commissioner / Date: 1/30/91



PUBLIC SERVICES C.R.G. # 90032
PLANNING NO. C.R.G. # VIII-564

LANDSCAPE PLAN

PLANNED UNIT DEVELOPMENT - SEE ZONING ORDER 88-536 ASPHX

CRG / FDP
SECTION THREE
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE 1" = 30'

ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER
JAMES KEELTY & CO.,INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

PLAT PREPARED BY:
JAMES KEELTY & CO.,INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

PLANT LIST

KEY	QTY.	BOTANICAL/COMMON NAME	SIZE
A	5	Marshall Seedless Ash Fraxinus pennsylvanica lanceolata	2-2½" cal.
KC	9	Kwanzan cherry Prunus kwanzan	7-8'
ZC	15	Zumi Crabapple Malus zumi calocarpa	7-8'
Z	7	Japanese Zelkova Zelkova serrata	2-2½" cal.
WP	48	White Pine Pinus strobus	5-6'
S	13	Norway Spruce Picea abies	4-5'
DY	32	Densa Yew Taxus media densiformis	18-24"
M	8	October Glory Maple Acer rubrum	2-2½" cal.
AB	22	Arborvitae 'Emerald Green' Thuja occidentalis	4-5'
PJ	36	Parsoni Juniper Juniperus squamata expensa	15-18"
H	6	Canadian Hemlock Tsuga canadensis	5'
HY	14	Hicks Yew Taxus media 'Hicksii'	2½-3'
BH	6	Blue Prince/Princess Holly Ilex meserveae	2-2½'
P	2	Bradford Pear Pyrus bradford	7-8'
K	2	Kousa Dogwood Cornus kousa	7-8'
VC	9	Viburnum carlesi Viburnum carlesi	18-24"

MAYS CHAPEL NORTH SECTION THREE

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section Three

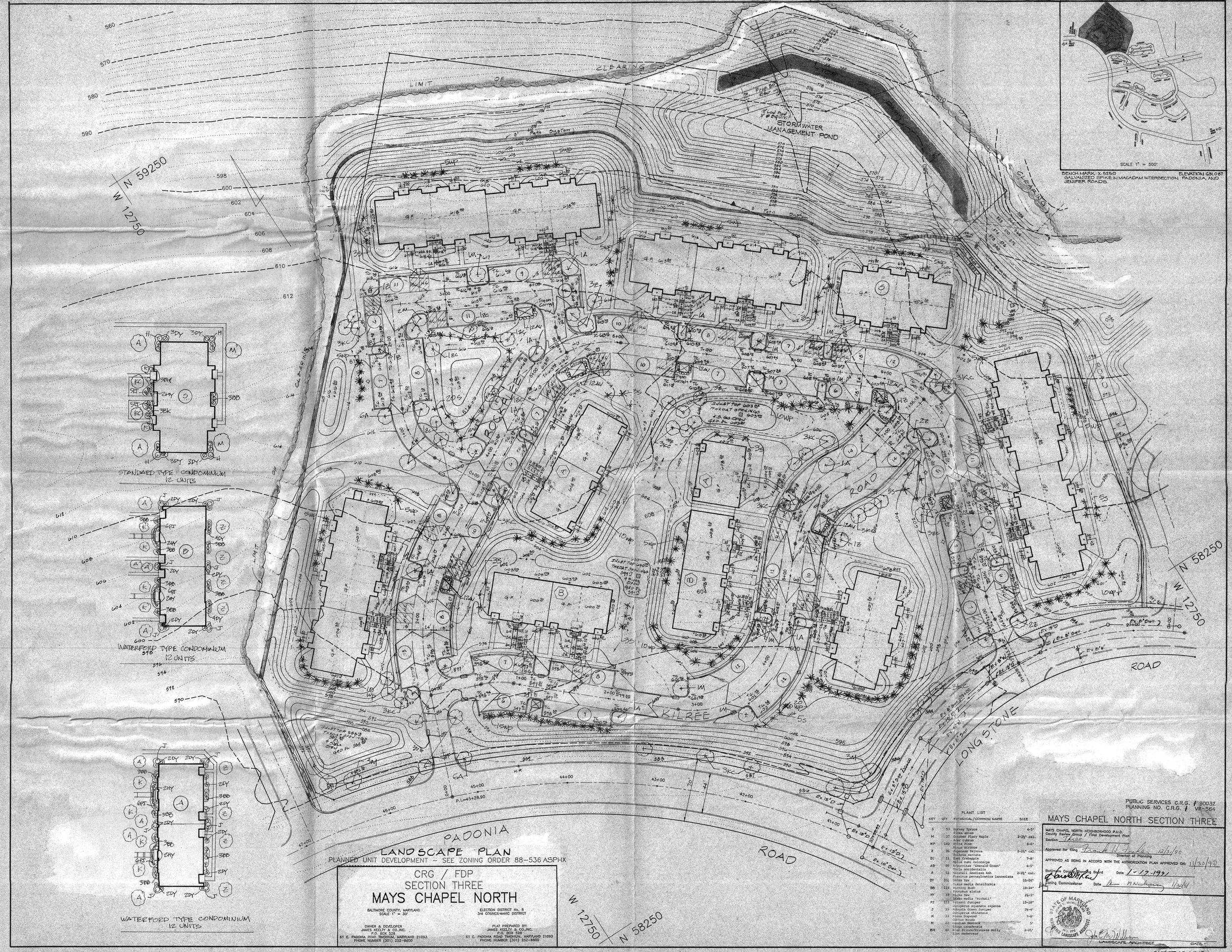
Approved for filing Frank H. Fisher 12/31/90
Director of Planning

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON: 11/30/90

Baltimore County Planning Board Date 1-17-1991
Zoning Commissioner Date 1/30/91
Deputy M Nestorowicz

STATE OF MARYLAND
JOHN E. McWILLIAMS
NO. 276
REGISTERED LANDSCAPE ARCHITECT

John E. McWilliams
LANDSCAPE ARCHITECT DATE



LANDSCAPE PLAN

PLANNED UNIT DEVELOPMENT – SEE ZONING ORDER 88-536 ASPHX

CRG / FDP
SECTION THREE
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE 1" = 30'

ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER
JAMES KEELTY & CO.,INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

PLAT PREPARED BY:
JAMES KEELTY & CO.,INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

PLANT LIST

KEY	QTY	BOTANICAL/COMMON NAME	SIZE
S	53	Norway Spruce Picea abies	4-5'
M	27	October Flory Maple Acer rubrum	2-2½" cal.
WP	143	White Pine Pinus strobus	5-6'
Z	36	Japanese Zelkova Zelkova serrata	2-2½" cal.
ZC	11	Zumi Crabapple Malus zumi calocarpa	7-8'
AB	96	Arborvitae 'Emerald Green' Thuja occidentalis	4-5'
A	53	Marshall Seedless Ash Fraxinus pennsylvanica lanceolata	2-2½" cal.
DY	201	Dahoa Yew Taxus media densiformis	18-24"
BB	114	Burning Bush Euonymus alatus	18-24"
HY	33	Hicks Yew Taxus media 'Hicksii'	2½-3'
PJ	113	Pfersoni Juniper Juniperus squamata expensa	15-18"
J	35	Robusta Green Juniper Juniperus chinensis	3½-4'
K	33	Kousa Dogwood Cornus kousa	7-8'
H	22	Canadian Hemlock Tsuga canadensis	5'
BH	42	Blue Prince/Princess Holly Ilex meserveae	2-2½'

PUBLIC SERVICES C.R.G. # 90032
PLANNING NO. C.R.G. # VIII-564

MAYS CHAPEL NORTH SECTION THREE

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section Three

Approved for filing Frank H. Fraker 12/31/90
Director of Planning

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON: 11/30/90

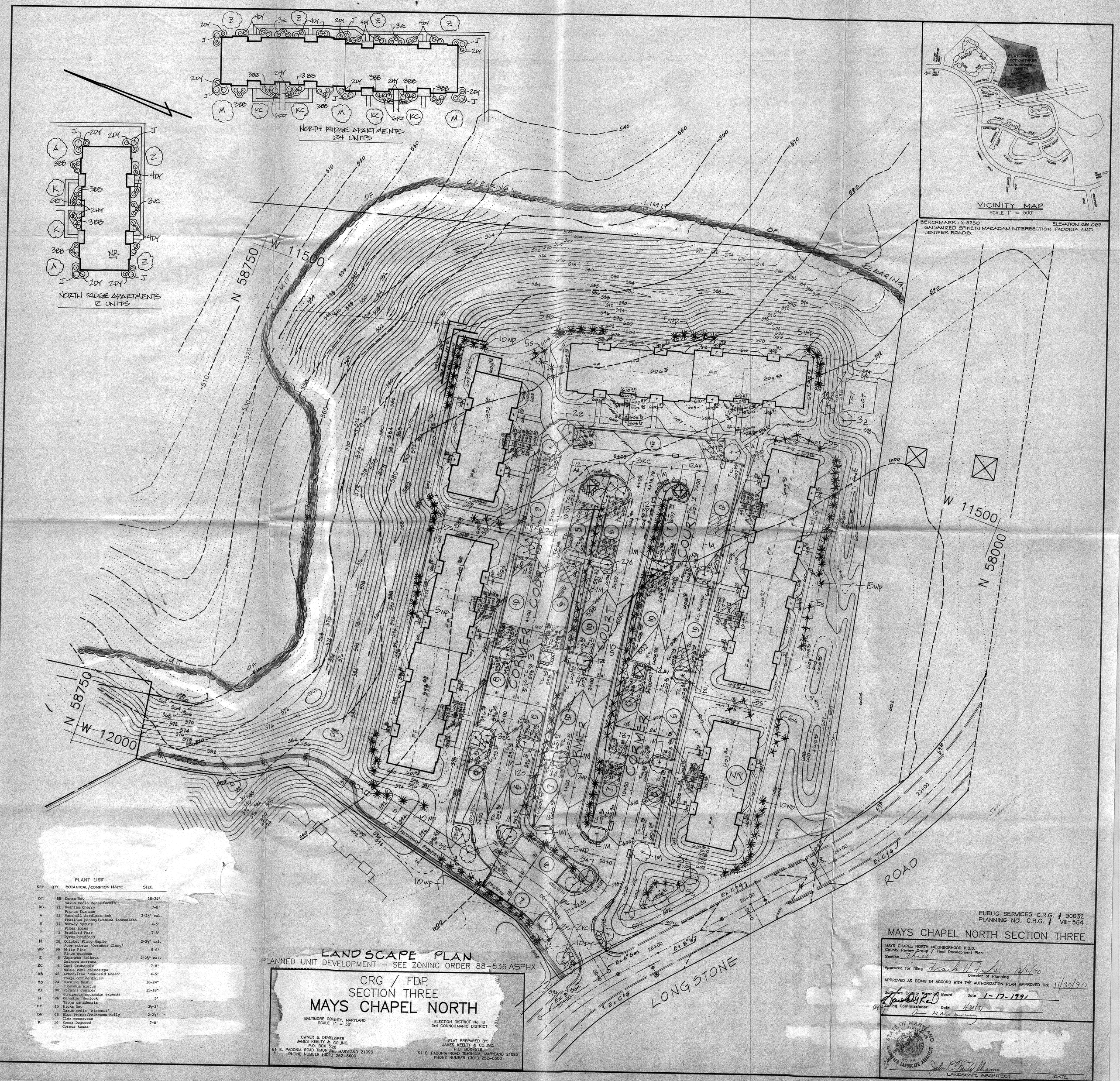
Baltimore County Planning Board Date 1-17-1991

Zoning Commissioner Date [signature] 1/30/91

STATE OF MARYLAND
JOHN E. McWILLIAMS
No. 276
REGISTERED LANDSCAPE ARCHITECT

[signature] LANDSCAPE ARCHITECT DATE

SHEET 10 OF 13



PLANT LIST

KEY	QTY.	BOTANICAL/COMMON NAME	SIZE
DY	88	Densa Yew Taxus media densiformis	18-24"
KG	21	Kwanzan Cherry Prunus Kwanzan	7-8'
A	22	Marshall Seedless Ash Fraxinus pennsylvanica lanceolata	2-2½" cal.
S	74	Norway Spruce Picea abies	4-5'
P	3	Bradford Pear Pyrus bradford	7-8'
M	28	October Glory Maple Acer rubrus 'October Glory'	2-2½" cal.
WP	99	White Pine Pinus strobus	5-6'
Z	8	Japanese Zelkova Zelkova serrata	2-2½" cal.
ZC	6	Zumi Crabapple Malus zumi calocampa	7-8'
AB	48	Arborvitae 'Emerald Green' Thuja occidentalis	4-5'
BB	24	Burning Bush Euonymus alatus	18-24"
PJ	80	Parsoni Juniper Juniperus squamatus expensa	15-18"
H	26	Canadian Hemlock Tsuga canadensis	5'
HY	16	Hicks Yew Taxus media 'Hicksii'	2½-3'
BH	48	Blue Prince/Princess Holly Ilex meserveae	2-2½'
K	16	Kousa Dogwood Cornus kousa	7-8'

LANDSCAPE PLAN

PLANNED UNIT DEVELOPMENT – SEE ZONING ORDER 88-536 ASPHX

CRG / FDP
SECTION THREE
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE 1" = 30'

ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER
JAMES KEELTY & CO.,INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

PLAT PREPARED BY:
JAMES KEELTY & CO.,INC.
P.O. BOX-528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

PUBLIC SERVICES C.R.G. # 90032
PLANNING NO. C.R.G. # VIII-564

MAYS CHAPEL NORTH SECTION THREE

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section Three

Approved for filing Frank W. Fisher 12/31/90
Director of Planning

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON: 11/30/90

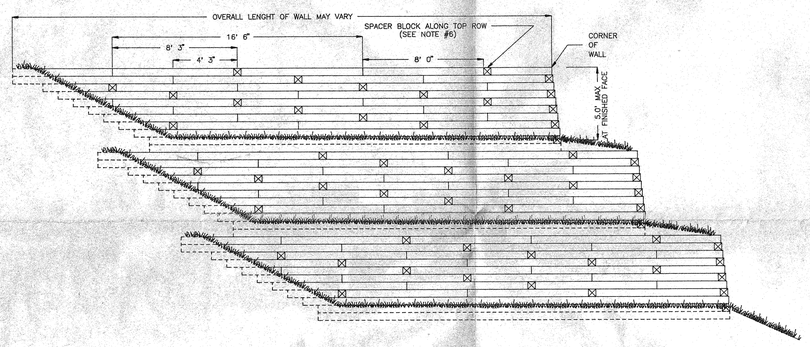
Baltimore County Planning Board Date 1-17-1991

Zoning Commissioner Date 1/30/91

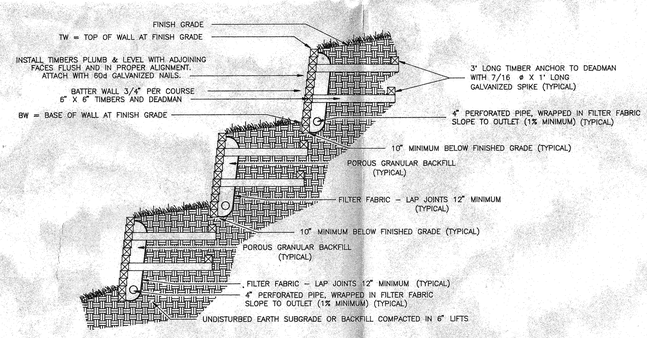
STATE OF MARYLAND
JOHN E. McWILLIAMS
REGISTERED LANDSCAPE ARCHITECT
NO. 276

John E. McWilliams
LANDSCAPE ARCHITECT DATE

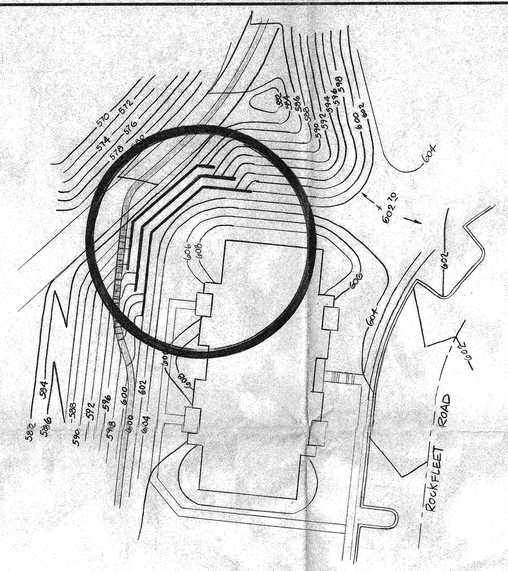
SHEET 11 OF 13



FACE
ELEVATION
BEHIND APARTMENT AND CONDO BUILDINGS
SCALE 1/4" – 1.0'



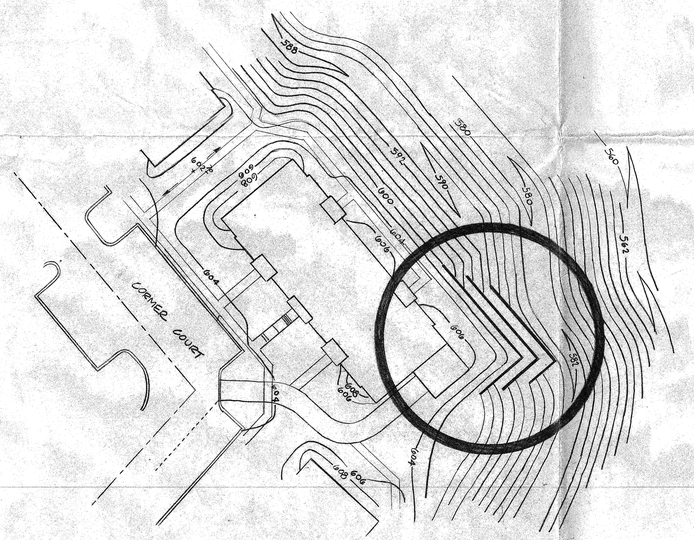
CROSS
SECTION
SCALE 1/4" – 1.0'



TIMBER RETAINING WALL

BEHIND CONDO BUILDINGS

SCALE 1"=50'



TIMBER RETAINING WALL

BEHIND APARTMENT BUILDINGS

SCALE 1"=30'

NOTES:
1. TREAT WOOD MEMBERS TO MEET AWPB SPEC. LP –22.
2. MAXIMUM WALL HEIGHT = 5'–0" FROM FINISH GRADE.
3. MINIMUM DISTANCE BETWEEN WALLS IS 5'–6".
4. USE UNCUT 8' OR 16' TIMBERS – CUT ONLY WHERE NECESSARY (EG. CORNERS, WALL ENDS AND STEPS WITH GRADE)
5. DEADMEN ARE SPACED 16'–6" O.C. PER EACH ROW. 1 DEADMAN PER 8 S.F. OF WALL SPACE.
6. 6" X 6" X 6" TIMBER SPACERS TO BE PLACED ALONG TOP ROW TO MAINTAIN JOINT ALIGNMENT.

No.	REVISION	DATE	BY
1.	REVISED AS PER COUNTY COMMENTS DATED JULY 10, 1990	09-17-90	G.P.G

CRG / FDP
SECTION THREE
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE : AS SHOWN

ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT
DATE: MAY 15, 1990

OWNER & DEVELOPER
JAMES KEELTY & CO.,INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

PLAT PREPARED BY:
JAMES KEELTY & CO.,INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

PLANNED UNIT DEVELOPMENT – SEE ZONING ORDER 88-536 ASPHX

PUBLIC SERVICES C.R.G. # 90032
PLANNING NO. C.R.G. # VIII-564

MAYS CHAPEL NORTH SECTION THREE

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section Three
Approved for filing Frank W. Fisher 12/31/90
Director of Planning
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON: 11/30/90
Baltimore County Planning Board Date 1-17-1991
County Commissioner Date 1/30/91

STATE OF MARYLAND NORMAN GORDON SACKS 9698 REGISTERED PROFESSIONAL LAND SURVEYOR

Norman Gordon Sacks 10/22/90
NORMAN G. SACKS ASSOCIATES, INC. REG. 9698 DATE

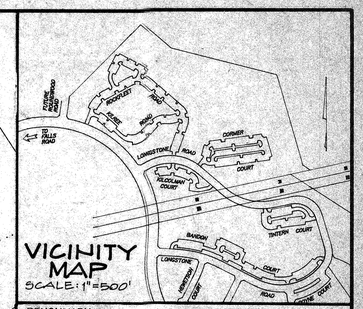
STORMWATER MANAGEMENT HYDROLOGY SUMMARY

EXISTING CONDITIONS
EX. D.A. (X) = 14.3 Ac.
RCN = 55 Tc = 0.4 Hrs.
Q2 = 1.4 C.F.S. Q10 = 11.4 C.F.S. Q100 = 24.2 C.F.S.

DEVELOPED CONDITIONS
DEV. D.A. (X) TO POND = 10.2 AC.
RCN = 85 Tc = 0.2 Hrs.
Q2 = 22.4 CFS Q10 = 44.2 C.F.S. Q100 = 68.2 C.F.S.

DEV. DA (X) TO INFILTRATION TRENCHES = 1.8 Ac.
RCN = 71 Tc = 0.1 Hrs.
Q2 = 2.5 CFS Q10 = 6.2 CFS Q100 = 10.8 CFS

DEV. D.A. (X) UNCONTROLLED = 1.1 Ac.
RCN = 71 Tc = 0.1 Hrs.
Q2 = 1.4 CFS Q10 = 3.8 C.F.S. Q100 = 6.6 C.F.S.
REMAINING 1.2 AC. D.A. MANAGED BY POND No. 1
ALLOWABLE POND RELEASE RATES
Q2 = 0* C.F.S. Q10 = 7.6 C.F.S. Q100 = 17.6 C.F.S.
APPROXIMATE VOLUME OF STORAGE REQUIRED
2YR. Vs/Vr = 1.0* Vr = 1.8 Ac.-FT.
10YR. Vs/Vr = 0.42 Vr = 1.4 Ac.-FT.
100YR. Vs/Vr = 0.41 Vr = 1.5 Ac.-FT.
* 2YR. STORM WILL BE INFILTRATED



BENCHMARK: ELEVATION: 631.087
X-5250 GAL. SPIKE IN MAC. INTERSECTION PADONIA & JENIFER ROADS

PLANNED UNIT DEVELOPMENT – SEE ZONING ORDER 88-536 ASPHX

STORMWATER MANAGEMENT

CRG / FDP
SECTION THREE
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE 1" = 30'

ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT
DATE: MAY 28, 1990

OWNER & DEVELOPER
JAMES KEELTY & CO., INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

PLAT PREPARED BY:
JAMES KEELTY & CO., INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

No.	REVISION	DATE	BY
1.	REVISED AS PER COUNTY COMMENTS DATED JULY 10, 1990	09-17-90	S.S.
2.	REVISED AS PER COUNTY COMMENTS DATED NOV. 5, 1990	11-07-90	T.W.
3.	REVISED OUTFALL FOR 21" DRAIN	12-6-90	T.W.

KCW Consultants, Inc.
Civil Engineers and Land Surveyors
1777 Reisterstown Road
Commercentre, Suite 175
Baltimore, Maryland 21208
(301) 484-0963

PUBLIC SERVICES C.R.G. # 90032
PLANNING NO. C.R.G. # VIII-564

MAYS CHAPEL NORTH SECTION THREE

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section Three

Approved for filing Frank W Fisher 12/31/90
Director of Planning

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON: 11/30/90

Baltimore County Planning Board Date 1-17-1990

Zoning Commissioner Date 1/30/91

STATE OF MARYLAND NORMAN GORDON SACKS 9698 REGISTERED LAND SURVEYOR

Norman Gordon Sacks 10/24/90
NORMAN G. SACKS ASSOCIATES, INC. REG. 9698 DATE

SHEET 13 OF 13

(15)

MATS CHAPEL NORTH

SECTION 3

PLATS 1 THRU 13

CRG SIGNATURES



15 OF 27

SUMMARY

A. Density and Dwelling Units, by Type.

Density	Dwelling	Units contained in Section Three (27.00 Ac.) comprised of: Condominium or Apartment Units (266 dwelling units and 261 density units)*
261	266	
231	212	Units used in previous Sections (48.44 Ac.), all types
1685	1699	Units allowed in future Sections (308.70 acres), all types.
2177	2177	Units allowed in PUD (384.14 acres) all types.

B. Other Uses Allowed
Retail Shop and Service Area in PUD – 43,553 S.F.
none contained in Section Three;

Office Area in PUD – 21,776 S.F.,
none contained in Section Three;

Senior Citizens Housing with life care facilities,
none contained in Section Three;

Day Care Center;
none contained in Section Three;

DENSITY AND DWELLING UNIT TABULATIONS

SECTION	ACREAGE USED	ACREAGE REMAINING	DENSITY USED	DENSITY REMAINING	DWELLING UNITS	DWELLING UNITS REMAINING
ONE ***	9.74 Ac.	374.40 Ac.	0.0	2177 De.U.	0.0	2177 D.U.
TWO	38.70 Ac.	335.70 Ac.	231 De.U.	1946 De.U.	212 D.U.	1965 D.U.
THREE	27.00 Ac.	308.70 Ac.	261 De.U.	**	266 D.U.	**
TOTAL	76.16 Ac.	308.70 Ac.	492 De.U.	1685 De.U.	478 D.U.	1699 D.U.

* Same as type of density and dwelling units shown on Authorization Plan.

** Total of 9.7 density and 9.9 dwelling units per acre, within the range shown on the Authorization Plan.

*** Section One composed of relocated Padonia and Mays Chapel roadbeds only.

De.U = DENSITY UNITS D.U. = DWELLING UNITS

The Section Three Density and Dwelling tabulations reflect an increase of 16% density and 12% dwelling, in compliance with the tolerances defined in the Zoning Regulations applicable to the Mays Chapel North P.U.D..

GENERAL NOTES

DWELLING UNITS PROPOSED ARE COMPRISED OF 170 GARDEN CONDOMINIUM UNITS AND 96 APARTMENT UNITS.

PARKING SPACES REQUIRED ARE AS FOLLOWS:
GARDEN CONDOMINIUM UNITS REQUIRE 340 PARKING SPACES INCLUDING 58 HANDICAP SPACES.
APARTMENT UNITS REQUIRE 192 PARKING SPACES INCLUDING 32 HANDICAP SPACES.

PARKING SPACES PROVIDED ARE AS FOLLOWS:
GARDEN CONDOMINIUM UNITS PROVIDE 387 PARKING SPACES INCLUDING 58 HANDICAP SPACES.
APARTMENT UNITS PROVIDE 199 PARKING SPACES INCLUDING 32 HANDICAP SPACES.

WOODS AND VEGETATION TO BE REMOVED ONLY WHERE DEVELOPMENT OCCURS, UNDEVELOPED AREAS TO REMAIN WOODED.

REFORESTATION OF SOME DISTURBED AREAS SHALL OCCUR WHERE FEASIBLE AS INDICATED ON THE PLAN, ⦚⦚⦚ THUSLY.

EXISTING LAND USES ARE FORESTS AND RESIDENTIAL.

THERE ARE NO ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITAT OR HAZARDOUS MATERIALS ON THIS SITE.

EXISTING GRADES SHOWN HEREON ARE BASED ON 2' CONTOUR INTERVALS.

STORM WATER MANAGEMENT IS REQUIRED ON THIS SITE, AND SHOWN ON THE PLAN.

HANDICAP DWELLING UNITS HAVE BEEN PROVIDED FOR AS PER BALTIMORE COUNTY STANDARDS, AS HAVE DESIGNATED PARKING SPACES FOR THE PHYSICALLY HANDICAPPED.

THERE ARE NO WETLAND AREAS WITHIN THE PLAT OUTLINE.

ZONING REGULATIONS

THE BALTIMORE COUNTY ZONING REGULATIONS ARE NOT APPLICABLE TO THIS DEVELOPMENT. THE MAYS CHAPEL NORTH ZONING REGULATIONS, ADOPTED AND APPROVED BY THE ZONING COMMISSIONER IN CASE NUMBER 88-536, AUTH, ASPHX ARE GOVERNING.

THE INTERPRETATION, ADMINISTRATION AND ENFORCEMENT OF THESE REGULATIONS SHALL BE THE RESPONSIBILITY OF JAMES KEELTY & CO.,INC., OR MAYS CHAPEL NORTH, INC. EACH A MARYLAND CORPORATION, THEIR RESPECTIVE SUCCESSORS OR ASSIGNS. THIS RESPONSIBILITY INCLUDES THE REVIEW AND APPROVAL OF A "COMPLIANCE CERTIFICATE" TO BE PRESENTED TO THE PLANN. OFFICE WHEN IMPROVEMENTS REQUIRE BALTIMORE COUNTY PERMITS.
P.U.D. AUTHORIZATION APPROVED ON 10/11/89 AND THE MAYS CHAPEL NORTH ZONING REGULATIONS APPROVED ON 10/03/89.

L.O.S. TO BE OWNED AND MAINTAINED BY CONDOMINIUM OWNERS ASSOCIATION OR APARTMENT OWNER MANAGEMENT.

ALL UNITS ARE FOR SALE OR RENT.

A.D.T.'S ARE SHOWN THUSLY:

STREET LIGHTS SHOWN THUSLY: ✱ (EXISTING) ☐ (PROPOSED)

ELECTION DISTRICT NO. 8

COUNCILMATIC DISTRICT – 3RD

CENSUS TRACT – 4038

WATERSHED – 11
WATER ZONE – FALLS FIFTH

SUBSEWERSHED – 32 & 36
SEWER DRAINAGE AREA – GUNPOWDER
PUMPED BY THE TEXAS PUMPING STATION

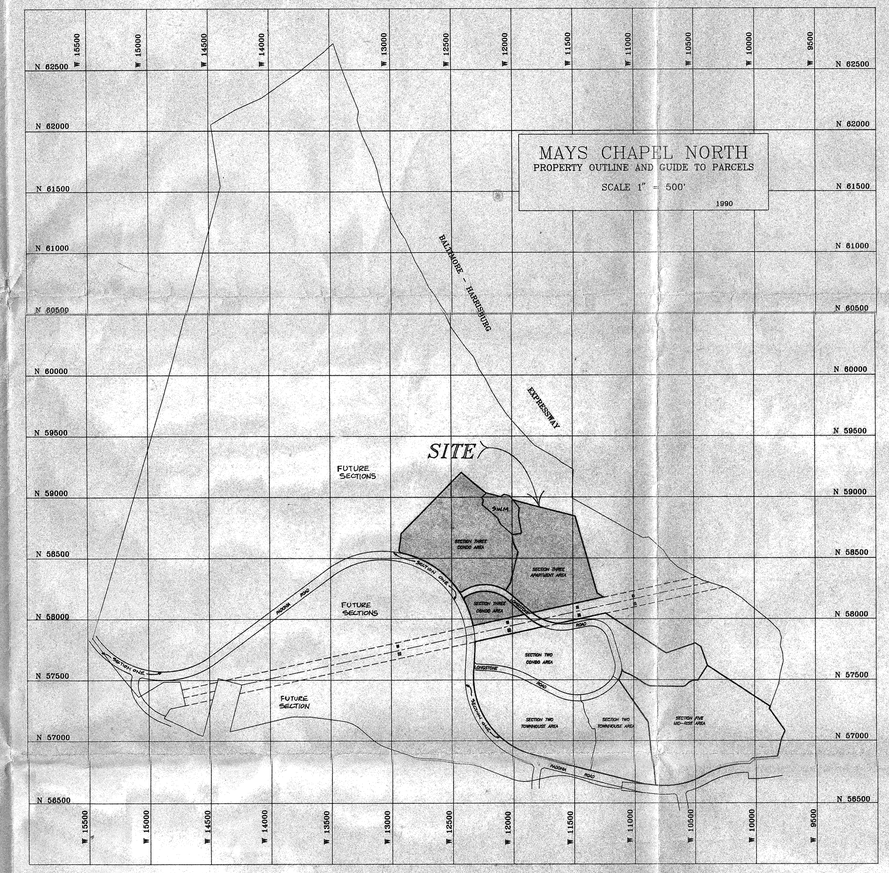
ALL ROADS ARE PUBLIC UNLESS OTHERWISE NOTED. PROPOSED ROADS AND PARKING AREAS TO BITUMINOUS CONCRETE WITH CONCRETE CURB AND GUTTER.

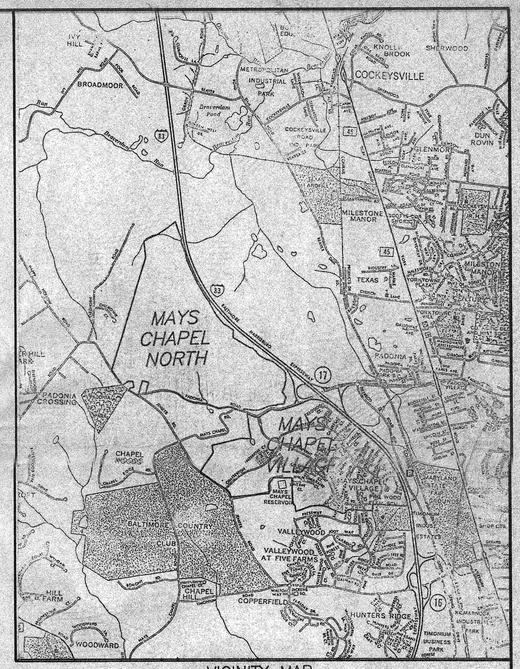
DEEDS OF OWNERSHIP AND TAX ACCOUNT NUMBERS:

PROPERTY # 08-11-018081 DEED REFERENCE E.H.K.,JR. 5281/326
PROPERTY # 08-03-001557 DEED REFERENCE E.H.K.,JR. 6452/438

PADONIA Elementary School District
School Capacity 394
1989 Enrollment 336
Estimated Pupil Yield 14

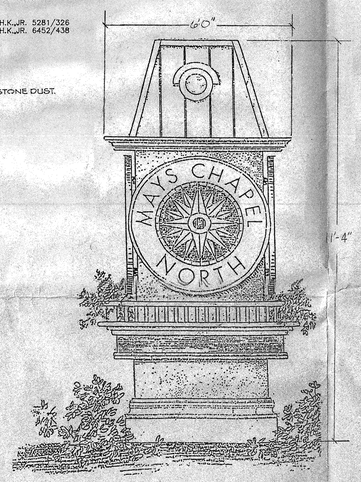
PATHWAY SYSTEM TO BE CONSTRUCTED OF STONE DUST.





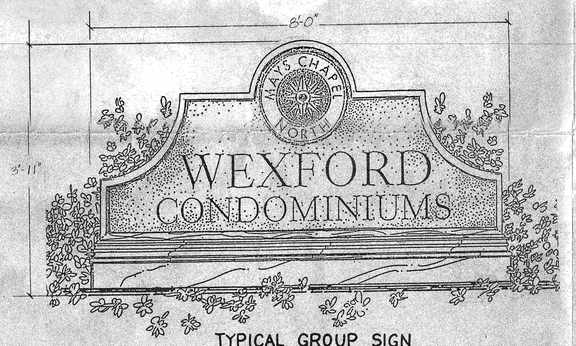
VICINITY MAP
SCALE 1" = 2000'

FINAL SIGN SQUARE FOOT MEASUREMENTS SHALL NOT EXCEED THE LIMITATIONS SET FORTH IN THE MAYS CHAPEL NORTH ZONING REGULATIONS.

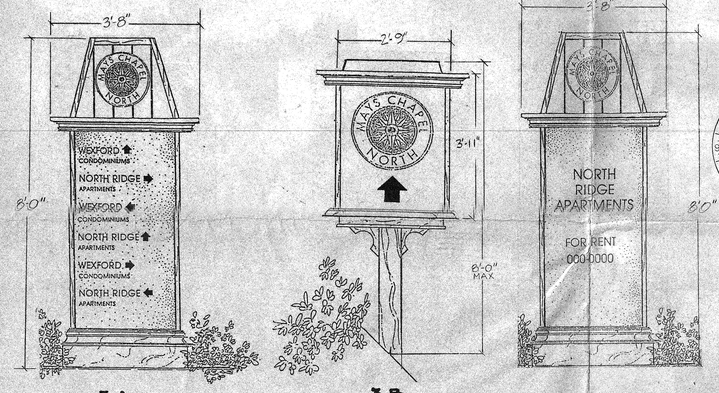


TYPICAL ENTRANCE SIGN
TYPE 1

NOTE:
THERE ARE NO TYPE 1 SIGNS PROPOSED FOR SECTION THREE.



TYPICAL GROUP SIGN
TYPE 2



TYPICAL DIRECTION SIGNS
TYPE 3

TYPICAL GROUP SIGN
TYPE 4

PLANNED UNIT DEVELOPMENT – SEE ZONING ORDER 88-536 ASPHX

RECEIVED
DEC 26 1990
OFFICE OF PLANNING AND ZONING

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On 11-5-90 With The Following Action Taken

PLAN APPROVED
Plan Approved DPW
Plan Approved OPZ Frank H Fisher
Approval Expiration Date 11-5-93
Plan Disapproved
Continued Mtg. Required
Plan Referred To Plan. Bd.

PUBLIC SERVICES C.R.G. # 90032
PLANNING NO. C.R.G. # VIII-564

MAYS CHAPEL NORTH SECTION THREE

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section
Approved for Filing
Director of Planning
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON:
Baltimore County Planning Board Date
Deputy Zoning Commissioner Date 1/30/91
H Nicholas

NORMAN G. SACKS ASSOCIATES, INC. REG. 9698 DATE 10/2/90

JK
JAMES KEELTY & CO.

OWNER AND DEVELOPER
JAMES KEELTY & CO.,INC.
P.O. BOX 528
61 EAST PADONIA ROAD
TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

DATE	REVISIONS	BY
9-11-90	REVISED PER COUNTY COMMENTS DATED JULY 10, 1990	S.S.
11-27-90	REVISED PER COUNTY COMMENTS DATED NOV 5 1990	SS

DEVELOPER/APPLICANT
JAMES KEELTY & CO.,INC.
P.O. BOX 528
61 EAST PADONIA ROAD
TIMONIUM, MARYLAND, 21093
(301) 252-8600

C.R.G. & F.D.P.

MAYS CHAPEL NORTH SECTION THREE

8th ELECTION DISTRICT | 3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE : AS SHOWN | DATE: MAY 25, 1990 | SHEET 1 OF

GENERAL NOTES

1.) ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL DWELLING UNITS ONLY. SUBJECT TO THE REQUIREMENT FOR PRIVATE YARD SPACE, ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE OF THE ENVELOPE, OR WITHIN THE ENVELOPE, IF IN THE REAR OR SIDE YARD, BUT MUST COMPLY WITH THE MAYS CHAPEL NORTH ZONING REGULATIONS MADE APPLICABLE TO THE P.U.D., (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS)

2.) ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS CANNOT BE LOCATED IN FLOOD PLAIN AREAS OR HYDRIC SOILS.

3.) THIS C.R.G. PLAN IS APPROVED BY THE ZONING COMMISSIONER BASED ON HIS OR HER DETERMINATION THAT IT IS IN ACCORD WITH THE THIRD AMENDED OVERALL AUTHORIZATION PLAN APPROVED IN THE ZONING CASE.

4.) THIS C.R.G. PLAN COMPLIES WITH THE PRE-DEVELOPMENT COMMENTS AND CHECK PRINT.

5.) IF DRAINAGE, UTILITY AND WALKWAY EASEMENTS ARE FENCED, THEN AT LEAST FIVE FEET MUST REMAIN OPEN FOR PEDESTRIAN ACCESS.

6.) LANDSCAPING AND SCREENING SHALL CONFORM TO THE STANDARDS CONTAINED IN THE BALTIMORE COUNTY LANDSCAPE MANUAL. A LANDSCAPE PLAN MUST BE APPROVED BY THE OFFICE OF PLANNING PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

7.) AREAS NOT WOODED ARE STABILIZED WITH GRASS,WEEDS,HONEYSUCKLE, ETC.

8.) CENTRAL LOCATION OF MAIL COLLECTION TO BE DETERMINED BY THE POST OFFICE.

9.) A FOREST ESTABLISHMENT PLAN WILL BE SUBMITTED ALONG WITH THE SEDIMENT CONTROL PLAN AND GRADING PLAN FOR THIS SECTION.

10.) REFORESTED AREAS ARE SHOWN THUS:

11.) INFILTRATION AREAS SHOWN THUS:

12.) EXISTING STREET LIGHTS SHOWN THUS:

13.) PROPOSED STREET LIGHTS SHOWN THUS:

14.) THERE ARE NO RETAIL OR OFFICE USES PROPOSED IN THIS SECTION.

15.) NEIGHBORHOOD DESIGNATION SIGNS SHOWN THUS: E, S

16.) PROPOSED TRASH CORRALS SHOW THUS:

NOTES FOR CONDOMINIUMS AND APARTMENTS:

1.) CONDOMINIUM OR APARTMENT UNITS PROPOSED FOR SALE OR RENT BY OWNER/DEVELOPER.

2.) LANDSCAPING TO BE DONE BY OWNER/DEVELOPER.

3.) TRASH COLLECTION SUBJECT TO BALTIMORE COUNTY APPROVAL.

4.) ALL STREET LIGHTS TO CONFORM TO BALTIMORE COUNTY GUIDELINES FOR STREET LIGHTS IN NEW SUBDIVISIONS.

5.) PAVING FOR ROADS TO BE BITUMINOUS CONCRETE.

6.) ALL INTERIOR STREETS IN CONDOMINIUM OR APARTMENT AREA TO BE PRIVATE, OWNED AND MAINTAINED BY THE CONDOMINIUM ASSOCIATION OR OWNER OF THE APARTMENT PROJECT.

7.) HANDICAP PARKING SHOWN THUS:

8.) VITA COURSE SHOWN :

9.) PATHWAY SYSTEM SHOWN THUS: PATHWAY SYSTEM

10.) PATHWAY SYSTEM TO BE CONSTRUCTED OF STONE DUST.

SUMMARY

A. Density and Dwelling Units, by Type.

Density	Dwelling	
261	266	Units contained in Section Three (27.00 Ac.) comprised of: Condominium or Apartment Units (266 dwelling units and 261 density units)*
231	212	Units used in previous Sections (48.44 Ac.), all types
1665	1899	Units allowed in future Sections (308.70 acres), all types.
2177	2177	Units allowed in PUD (384.14 acres) all types.

B. Other Uses Allowed
Retail Shop and Service Area in PUD – 43,553 S.F.
none contained in Section Three;

Office Area in PUD – 21,776 S.F.,
none contained in Section Three;

Senior Citizens Housing with life care facilities,
none contained in Section Three;

Day Care Center;
none contained in Section Three;

DENSITY AND DWELLING UNIT TABULATIONS

SECTION	ACREAGE USED	ACREAGE REMAINING	DENSITY USED	DENSITY REMAINING	DWELLING UNITS	DWELLING UNITS REMAINING
ONE ***	9.74 Ac.	374.40 Ac.	0.0	2177 De.U.	0.0	2177 D.U.
TWO	38.70 Ac.	335.70 Ac.	231 De.U.	1946 De.U.	212 D.U.	1965 D.U.
THREE	27.00 Ac.	308.70 Ac.	261 De.U.	**	266 D.U.	**
TOTAL	76.16 Ac.	308.70 Ac.	492 De.U.	1685 De.U.	478 D.U.	1699 D.U.

* Same as type of density and dwelling units shown on Authorization Plan.

** Total of 9.7 density and 9.9 dwelling units per acre, within the range shown on the Authorization Plan.

*** Section One composed of relocated Padonia and Mays Chapel roadbeds only.

De.U = DENSITY UNITS D.U. = DWELLING UNITS

The Section Three Density and Dwelling tabulations reflect an increase of 16% density and 12% dwelling, in compliance with the tolerances defined in the Zoning Regulations applicable to the Mays Chapel North P.U.D..

APARTMENT OR CONDOMINIUM UNITS – 266 DWELLING UNITS AND 261 DENSITY UNITS

(a) THIRTY-TWO ONE BEDROOM UNITS;

(b) TWO HUNDRED AND TWENTY-FIVE TWO BEDROOM UNITS;

(c) THREE TWO BEDROOM UNITS WITH A SMALL DEN

(d) SIX TWO BEDROOM UNITS WITH A LARGE DEN;

A SMALL DEN CONTAINS LESS THAN 100 SQUARE FEET OF FLOOR AREA;
A LARGE DEN CONTAINS MORE THAN 100 SQUARE FEET OF FLOOR AREA.
(A LARGE DEN WILL BE CALCULATED AS A BEDROOM.)

PADONIA Elementary School District
School Capacity 384
1989 Enrollment 336
Estimated Pupil Yield 14

ZONING REGULATIONS

THE BALTIMORE COUNTY ZONING REGULATIONS ARE NOT APPLICABLE TO THIS DEVELOPMENT. THE MAYS CHAPEL NORTH ZONING REGULATIONS, ADOPTED AND APPROVED BY THE ZONING COMMISSIONER IN CASE NUMBER 88-536, ASPHX, ARE GOVERNING.

THE INTERPRETATION, ADMINISTRATION AND ENFORCEMENT OF THESE REGULATIONS SHALL BE THE RESPONSIBILITY OF JAMES KEELTY & CO.,INC., OR MAYS CHAPEL NORTH, INC., EACH A MARYLAND CORPORATION THEIR RESPECTIVE SUCCESSORS OR ASSIGNS. THIS RESPONSIBILITY INCLUDES THE REVIEW AND APPROVAL OF A "COMPLIANCE CERTIFICATE" TO BE PRESENTED TO THE ZONING OFFICE WHEN IMPROVEMENTS REQUIRE BALTIMORE COUNTY PERMITS.

STORMWATER MANAGEMENT HYDOLOGY SUMMARY

EXISTING CONDITIONS
EX. D.A. (M) = 14.3Ac.
RCN=55 Tc=0.4Hrs.
Qe=1.4CFS Q10=11.4 CFS Q100= 24.2C.F.S

DEVELOPED CONDITIONS
DEV. D.A. (M) TO POND 12.2Ac.
RCN = 85 Tc=0.2 Hrs.
Qe= 22.4 C.F.S. Q10= 44.2 C.F.S Q100= 68.2 C.F.S

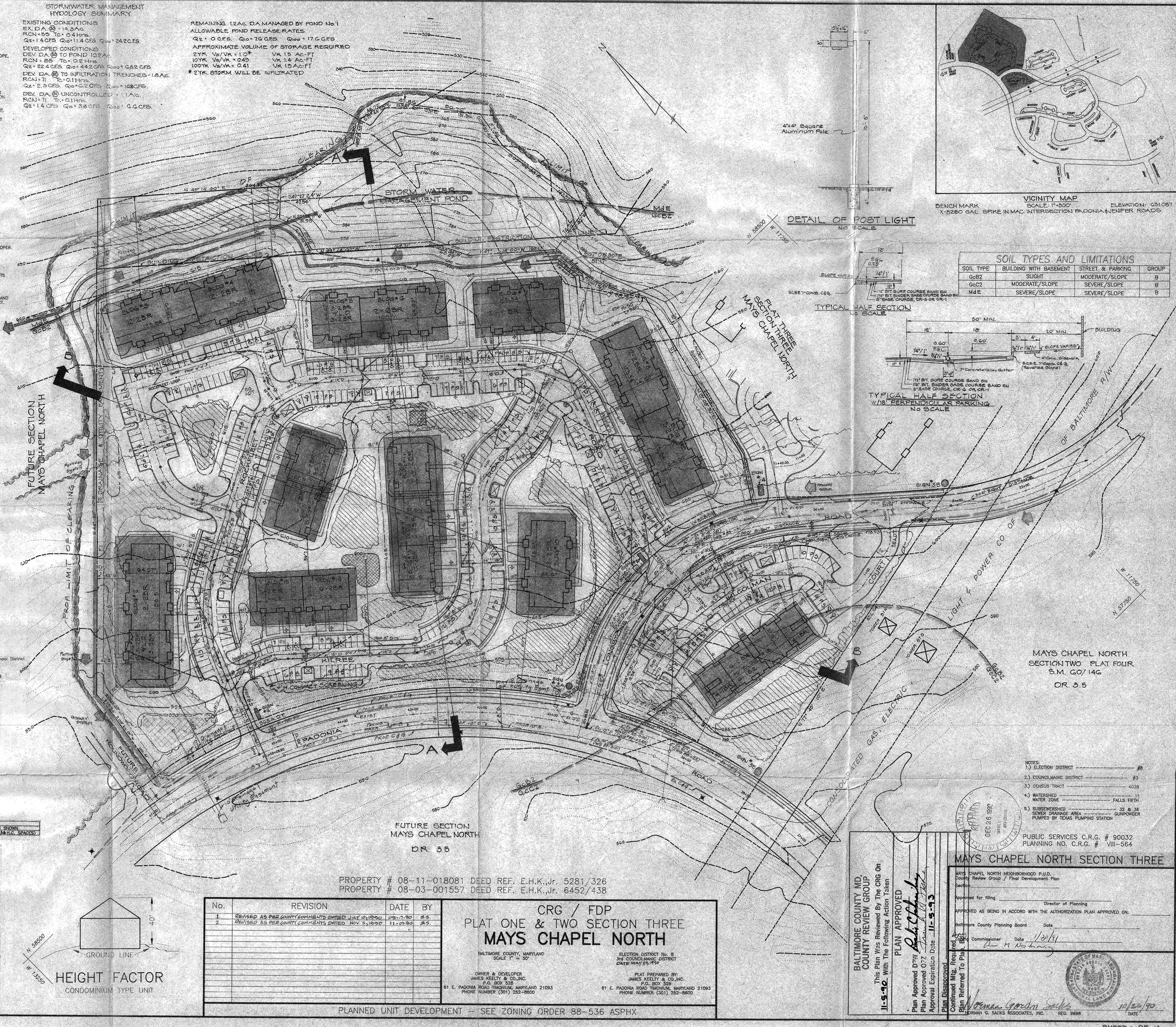
DEV. D.A. (M) TO INFILTRATION TRENCHES = 1.8Ac.
RCN=71 Tc=0.1 Hrs.
Qe=2.3 CFS. Q10=6.2 CFS Q100= 10.8 CFS.

DEV. D.A. (M) UNCONTROLLED = 1.1Ac.
RCN=71 Tc=0.1 Hrs.
Qe=1.4 CFS Q10=3.8 CFS Q100= 6.6 C.F.S.

REMAINING 1.2Ac. D.A. MANAGED BY POND No.1

ALLOWABLE POND RELEASE RATES.
Qe = 0 C.F.S. Q10= 7.6 C.F.S. Q100 = 17.6 C.F.S

APPROXIMATE VOLUME OF STORAGE REQUIRED
2YR Vs/Vr = 1.0* Vr 1.5 Ac.-FT
10YR Vs/Vr = 0.43 Vr 1.4 Ac.-FT
100YR Vs/Vr = 0.41 Vr 1.5 Ac.-FT
* 2YR. STORM WILL BE INFILTRATED



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11.) INFILTRATION AREAS SHOWN THUS:

12.) EXISTING STREET LIGHTS SHOWN THUS:

13.) PROPOSED STREET LIGHTS SHOWN THUS:

14.) PROPOSED DUMPSTER PADS SHOWN THUS:

15.) THERE ARE NO RETAIL OR OFFICE USES PROPOSED IN THIS SECTION.

16.) NEIGHBORHOOD DESIGNATION SIGNS SHOWN THUS: (4) ; (3)

NOTES FOR CONDOMINIUMS AND APARTMENTS:

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SUMMARY

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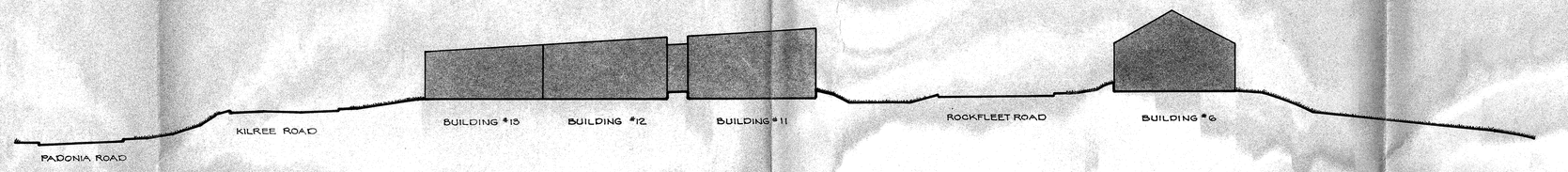
PARKING REQUIREMENTS			
DWELLING UNITS	PARKING UNITS	SPACES (REQ'D)	SPACES SHOWN
APTS UNIT: 56	56 x 2	112	125 (1.0 GUEST SPACES PER GARAGE)

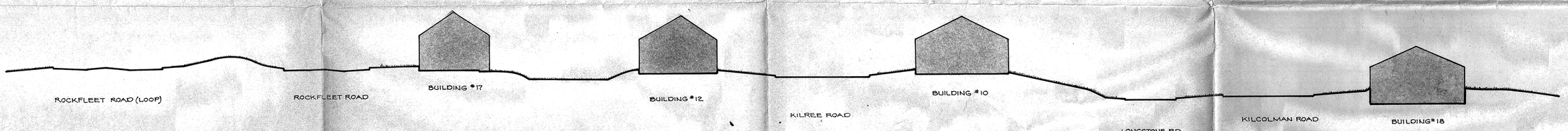

N
S 75° 43' 25" E 1,251.16'
BUILDING RESTRICTION LINE
MdE 25.5%
MbD2 MdE
LOCAL OPEN SPACE 2.337 AC.±
N 58750
W 11250
N 77° 45' 00" W 1,251.16'
CLEARING
PLAT ONE & TWO SECTION THREE MAYS CHAPEL NORTH
COPMER (PRIVATE) COURT
CORNER CUT THRU
KILGOLMAN COURT
LONGSTONE COURT
ALLEY
CONSOLIDATED GAS, ELECTRIC, LIGHT & POWER CO. OF BALTIMORE R/W
TOWER 90N
WPC 602/209
TOWER 90S
RJS 1437/254
N 58250
W 12250
N 58000
ROAD
PROP. 8" W.L.
PROP. 8" S.S.
PROP. 6" W.L.
PROP. 4" S.S.
PROP. 4" FORCE MAIN
PROP. 6" W.L.



SECTION A-A

SCALE: 1"=30'

FOR LOCATION OF SECTION LINE
SEE SHEET 2 OF 13



SECTION B-B

SCALE: 1"=30'

FOR LOCATION OF SECTION LINE
SEE SHEET 2 OF 13

CRG / FDP

PLAT ONE & TWO SECTION THREE

MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50'

ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT
DATE: MAY 25, 1990

OWNER & DEVELOPER
JAMES KEELTY & CO. INC.
P.O. BOX 828
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

PLAT PREPARED BY:
JAMES KEELTY & CO INC.
P.O. BOX 828
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

PLANNED UNIT DEVELOPMENT- SEE ZONING ORDER 88-556 ASPHX

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On
11-5-90 With The Following Action Taken

PLAN APPROVED

Plan Approved DPW
Plan Approved DPZ
Approval Expiration Date 11-5-93
Plan Disapproved
Continued Mtg. Recuited
Plan Referred To Plan Bd.

DEC 26 1990

PUBLIC SERVICES C.R.G. # 90032
PLANNING NO. C.R.G. # VIII-564

MAYS CHAPEL NORTH SECTION THREE

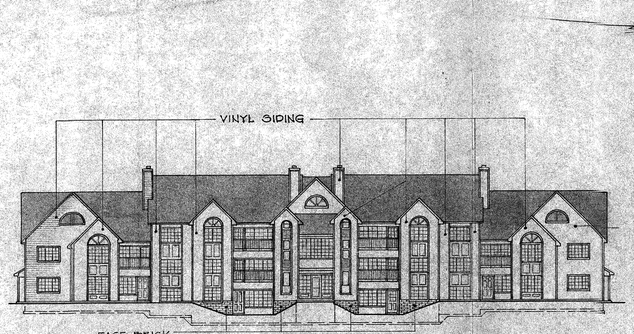
MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group/Final Development Plan
Section

Approved for Filing
Director of Planning
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON:

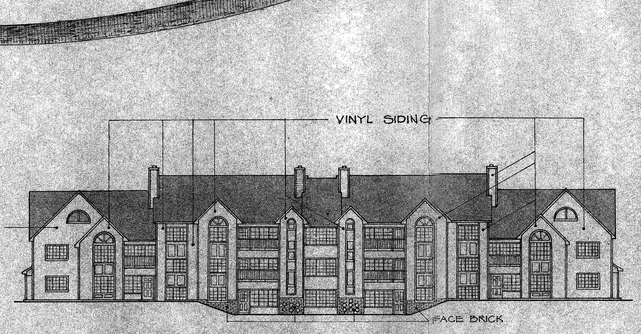
Baltimore County Planning Board Date
Zoning Commissioner Date 1/30/91

Norman Gordon Sachs 10/22/90
NORMAN G. SACHS ASSOCIATES, INC. REG. 3658 DATE

S.P. TYPE CONDOMINIUM
CONCEPTUAL SKETCH
NO SCALE



FRONT VIEW



REAR VIEW

S.P. TYPE CONDOMINIUM
BUILDING ELEVATIONS
NO SCALE

RECEIVED
DEC 26 1990
OFFICE OF PLANNING AND ZONING
BALTIMORE COUNTY, MARYLAND

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On
11-5-90 With The Following Action Taken

PLAN APPROVED
Plan Approved D[illegible]
Plan Approved O[illegible]
Approval Expiration Date 11-5-93
Plan Disapproved
Continued Mtg. Required
Plan Referred To Plan. Bd.

PUBLIC SERVICES C.R.G. # 90032
PLANNING NO. C.R.G. # VIII-564

PREPARED BY:
JAMES KEELTY & CO., INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

CONCEPTUAL PLAN
SECTION THREE
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE: AS SHOWN

ELECTION DISTRICT # 8
3rd COUNCILMANIC DIST.
MAY 25, 1990

PLAN UNIT DEVELOPMENT - SEE ZONING ORDER 88-536-ASPHX

MAYS CHAPEL NORTH SECTION THREE

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group/Final Development Plan
Section

Approved for Filing _____ Director of Planning _____ Date

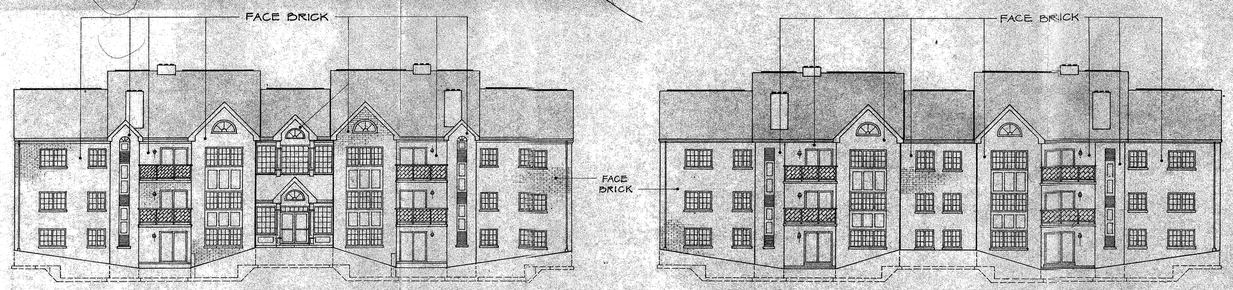
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON

Baltimore County Planning Board, Date:

Zoning Commissioner, Date: 1/30/91



STANDARD TYPE CONDOMINIUM
CONCEPTUAL SKETCH
NO SCALE



FRONT VIEW

REAR VIEW

STANDARD TYPE CONDOMINIUM
BUILDING ELEVATIONS
SCALE: 1/16"=1'-0"

RECEIVED
DEC 26 1990
OFFICE OF PLANNING AND ZONING

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP

This Plan Was Reviewed By The CRG On
11-5-90 With The Following Action Taken

PLAN APPROVED

Plan Approved DRW Leslie C. Schneider
Plan Approved OPZ Frank A. Fisher
Approval Expiration Date 11-5-93

Plan Disapproved
Continued Mtg. Required
Plan Referred To Plan. Bd.

PREPARED BY:
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PHONE NUMBER (301) 252-8600

PUBLIC SERVICES C.R.G. # 90032
PLANNING NO. C.R.G. # VIII-564

MAYS CHAPEL NORTH SECTION THREE

CONCEPTUAL PLAN
SECTION THREE

MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE: AS SHOWN

ELECTION DISTRICT # 8
3rd COUNCILMANIC DIST.
MAY 25, 1990

PLAN UNIT DEVELOPMENT - SEE ZONING ORDER 88-536-ASPHX

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group/Final Development Plan
Section

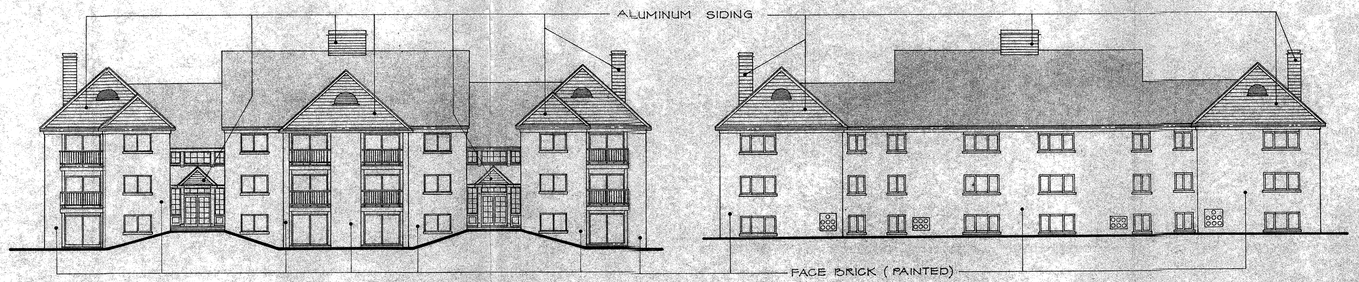
Approved for Filing
Director of Planning Date

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON

Baltimore County Planning Board, Date:
Zoning Commissioner, Date: 1/30/91



WATERFORD TYPE CONDOMINIUM
CONCEPTUAL SKETCH
NO SCALE



FRONT VIEW

REAR VIEW

WATERFORD TYPE CONDOMINIUM
BUILDING ELEVATIONS
SCALE: 1/16"=1'-0"

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PLAN APPROVED
Plan Approved DEW [signature]
Plan Approved OPZ [signature]
Approval Expiration Date 11-5-93
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Continued Mtg. Required
Plan Referred To Plan. Bd.

PUBLIC SERVICES C.R.G. # 90032
PLANNING NO. C.R.G. # VIII-564

MAYS CHAPEL NORTH SECTION THREE

CONCEPTUAL PLAN
SECTION THREE
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE: AS SHOWN

ELECTION DISTRICT # 8
3rd COUNCILMANIC DIST.
MAY 25, 1990

PLAN UNIT DEVELOPMENT - SEE ZONING ORDER 88-536-ASPHX

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group/Final Development Plan
Section

Approved for Filing _____ Director of Planning _____ Date

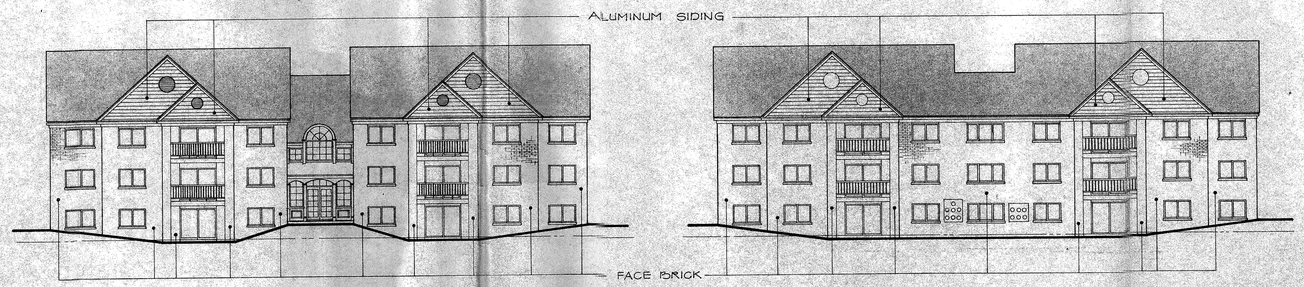
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON:

Baltimore County Planning Board, Date:

Deputy Zoning Commissioner, Date: [signature] 1/30/91



NORTH RIDGE APARTMENTS
CONCEPTUAL SKETCH
NO SCALE



FRONT VIEW

REAR VIEW

NORTH RIDGE APARTMENTS
BUILDING ELEVATIONS
SCALE: 1/16" = 1'-0"

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PLANNING NO. C.R.G. # VIII-564

MAYS CHAPEL NORTH SECTION THREE

CONCEPTUAL PLAN
SECTION THREE
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE: AS SHOWN

ELECTION DISTRICT # 8
3rd COUNCILMANIC DIST.
MAY 25, 1990

PLAN UNIT DEVELOPMENT - SEE ZONING ORDER 88-536-ASPHX

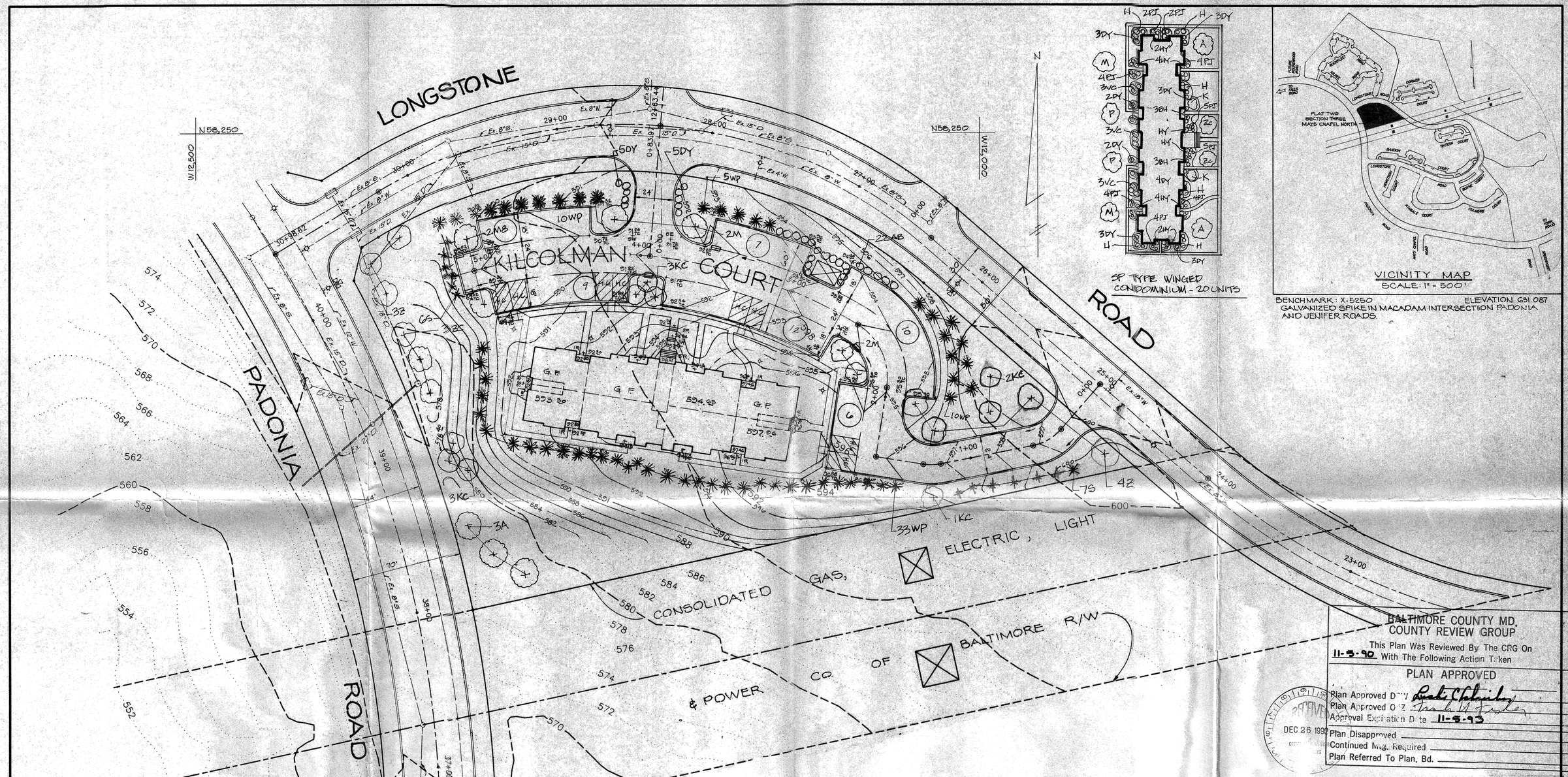
MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group/Final Development Plan
Section

Approved for Filing
Director of Planning — Date

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON:

Baltimore County Planning Board. Date:

Deputy Zoning Commissioner, Date [signature] 1/30/91



BENCHMARK: X-5250 ELEVATION 651.087
GALVANIZED SPIKE IN MACADAM INTERSECTION PADONIA AND JENIFER ROADS.

LANDSCAPE PLAN

PLANNED UNIT DEVELOPMENT – SEE ZONING ORDER 88-536 ASPHX

CRG / FDP
SECTION THREE
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE 1" = 30'

ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER
JAMES KEELTY & CO.,INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

PLAT PREPARED BY:
JAMES KEELTY & CO.,INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

PLANT LIST

KEY	QTY.	BOTANICAL/COMMON NAME	SIZE
A	5	Marshall Seedless Ash Fraxinus pennsylvanica lanceolata	2-2½" cal.
KC	9	Kwanzan cherry Prunus kwanzan	7-8'
ZC	15	Zumi Crabapple Malus zumi calocarpa	7-8'
Z	7	Japanese Zelkova Zelkova serrata	2-2½" cal.
WP	48	White Pine Pinus strobus	5-6'
S	13	Norway Spruce Picea abies	4-5'
DY	32	Densa Yew Taxus media densiformis	18-24"
M	8	October Glory Maple Acer rubrum	2-2½" cal.
AD	22	Arborvitae 'Emerald Green' Thuja occidentalis	4-5'
PJ	36	Parsoni Juniper Juniperus squamata expensa	15-18"
H	6	Canadian Hemlock Tsuga canadensis	5'
HY	14	Hicks Yew Taxus media 'Hicksii'	2½-3'
BH	6	Blue Prince/Princess Holly Ilex meserveae	2-2½'
P	2	Bradford Pear Pyrus bradford	7-8'
K	2	Kousa Dogwood Cornus kousa	7-8'
VC	9	Viburnum carlesii Viburnum carlesii	18-24"

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On 11-5-90 With The Following Action Taken
PLAN APPROVED
Plan Approved Dev. Rob't Schmidt
Plan Approved Ofz. Frank M. Fisher
Approval Expiration Date 11-5-93
Plan Disapproved
Continued Mtg. Required
Plan Referred To Plan. Bd.

RECEIVED DEC 26 1990

PUBLIC SERVICES C.R.G. # 90032
PLANNING NO. C.R.G. # VIII-564

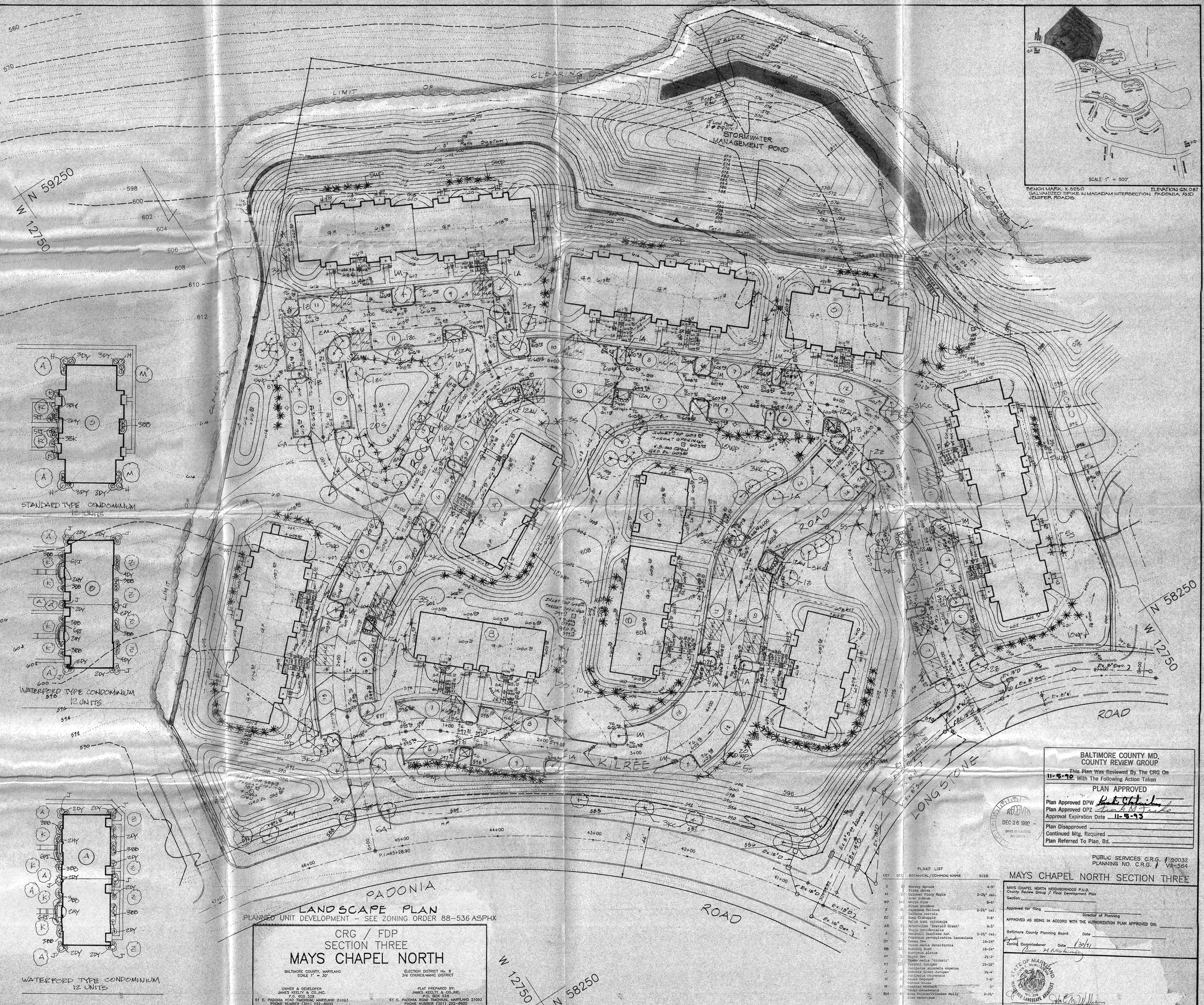
MAYS CHAPEL NORTH SECTION THREE

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section
Approved for filing
Director of Planning
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON:
Baltimore County Planning Board Date
Zoning Commissioner Date 1/30/91
H.N. Straw

STATE OF MARYLAND JOHN E. McWILLIAMS REGISTERED LANDSCAPE ARCHITECT NO. 276

John E. McWilliams
LANDSCAPE ARCHITECT DATE

SHEET 9 OF 13



LANDSCAPE PLAN

PLANNED UNIT DEVELOPMENT – SEE ZONING ORDER 88-536 ASPHX

CRG / FDP
SECTION THREE
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE 1" = 30'

ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT

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JAMES KEELTY & CO.,INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

PLANT LIST

KEY	QTY	BOTANICAL/COMMON NAME	SIZE
S	9	Norway Spruce	4-5'
M	7	Picea abies October Flory Maple	2-2½" cal.
WP	146	Acer rubrum White Pine	5-6'
Z	9	Pinus strobus Japanese Zelkova	2-2½" cal.
ZC	13	Zelkova serrata Zumi Crabapple	7-8'
AB	9	Malus zumi calocarpa Arborvitae 'Emerald Green'	4-5'
A	57	Thuja occidentalis Marshall Seedless Ash	2-2½" cal.
DY	20	Fraxinus pennsylvanica lanceolata Densa Yew	18-24"
BB	18	Taxis media densiformis Burning Bush	18-24"
HY	3	Euonymus alatus Hicks Yew	2½-3'
PJ	11	Taxus media 'Hicksii' Parsoni Juniper	15-18"
J	3	Juniperus scopulata expensa Robusta Green Juniper	3½-4'
K	3	Juniperus Chinensis Kousa Dogwood	7-8'
H	2	Cornus kousa Canadian Hemlock	5'
BH	9	Tsuga canadensis Blue Prince/Princess holly	2-2½'
		Ilex meserveae	

INLET TOP EL 603
THROAT OPENING 603
6.5 SAG 603.5
SAG EL 603.5

INLET TOP EL 602
THROAT OPENING 602
5.5 SAG 602.5
SAG EL 602.5

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On 11-5-90
With The Following Action Taken
PLAN APPROVED
Plan Approved DPW
Plan Approved OPZ
Approval Expiration Date 11-5-93
Plan Disapproved
Continued Mtg. Required
Plan Referred To Plan. Bd.

RECEIVED DEC 26 1990 OFFICE OF PLANNING AND ZONING

PUBLIC SERVICES C.R.G. # 90032
PLANNING NO. C.R.G. # VIII-564

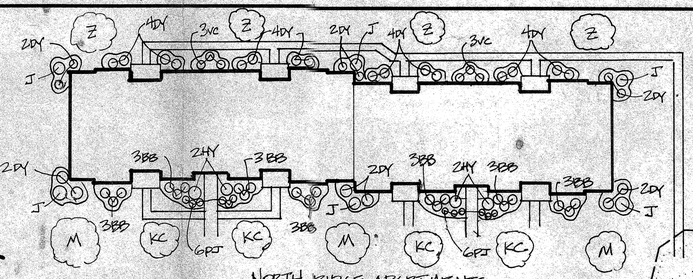
MAYS CHAPEL NORTH SECTION THREE

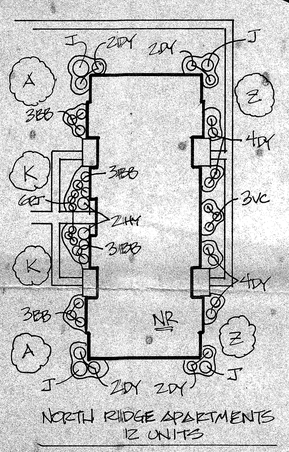
MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section
Approved for filing
Director of Planning
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON:
Baltimore County Planning Board Date
Zoning Commissioner Date 12/3/91

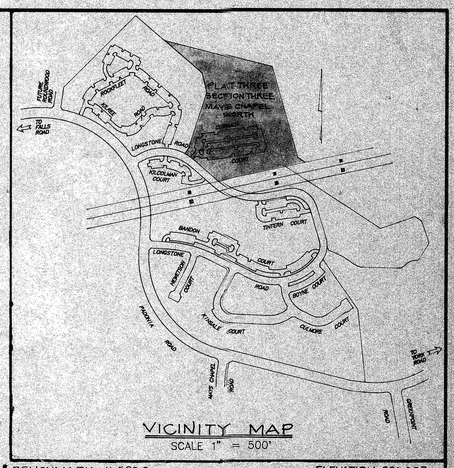
STATE OF MARYLAND
JOHN E. McWILLIAMS
NO. 278
LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT DATE

SHEET 10 OF 12







VICINITY MAP
SCALE 1" = 500'

BENCHMARK : X-5250 ELEVATION 681.087
GALVANIZED SPIKE IN MACADAM INTERSECTION PADONIA AND JENIFER ROADS.

LIMIT OF CLEARING

N 58750 W 11500

N 58750 W 12000

N 58000 W 11500

ACCESS ROAD

LONGSTONE ROAD

COURT

CORNER

PATHWAY

TOT LOT

FF

PLAINT LIST

KEY	QTY.	BOTANICAL/COMMON NAME	SIZE
DY	88	Densa Yew Taxus media densiformis	18-24"
KC	21	Kwanzan Cherry Prunus Kwanzan	7-8'
A	22	Marshall Seedless Ash Fraxinus pennsylvanica lanceolata	2-2½" cal.
S	74	Norway Spruce Picea abies	4-5'
P	3	Bradford Pear Pyrus bradford	7-8'
M	28	October Glory Maple Acer rubrum 'October Glory'	2-2½" cal.
WP	99	White Pines Pinus strobus	5-6'
Z	8	Japanese Zelkova Zelkova serrata	2-2½" cal.
ZC	6	Zumi Crabapple Malus zumi calocarpa	7-8'
AB	48	Arborvitae 'Emerald Green' Thuja occidentalis	4-5'
BB	24	Burning Bush Euonymus alatus	18-24"
PJ	80	Pfitzer Juniper Juniperus squanata expensa	15-18"
H	26	Canadian Hemlock Tsuga canadensis	5'
HY	16	Hicks Yew Taxus media 'Hicksii'	2½-3'
BH	48	Blue Primse/Princess Holly Ilex meserveae	2-2½'
K	16	Kousa Dogwood Cornus kousa	7-8'

LANDSCAPE PLAN

PLANNED UNIT DEVELOPMENT – SEE ZONING ORDER 88-536 ASPHX

CRG / FDP
SECTION THREE

MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE 1" = 30'

ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER
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PHONE NUMBER (301) 252-8600

PLAT PREPARED BY:
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P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

RECEIVED
DEC 26 1990
OFFICE OF ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On
11-5-90 With The Following Action Taken

PLAN APPROVED

Plan Approved DPW
Plan Approved OPZ
Approval Expiration Date 11-5-93

Plan Disapproved
Continued Mtg. Required
Plan Referred To Plan. Bd.

PUBLIC SERVICES C.R.G. # 90032
PLANNING NO. C.R.G. # VIII-564

MAYS CHAPEL NORTH SECTION THREE

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section

Approved for filing
Director of Planning

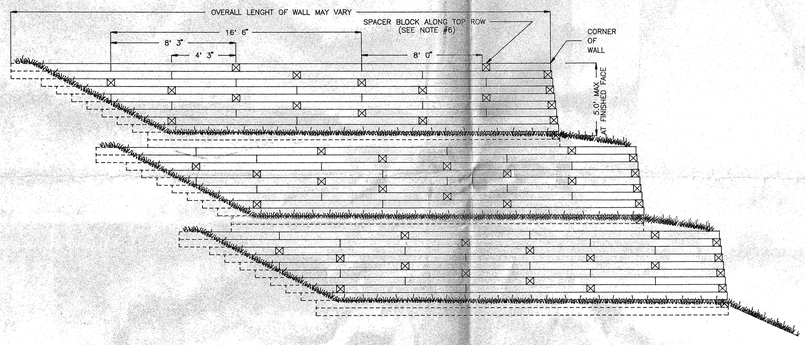
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON:

Baltimore County Planning Board Date

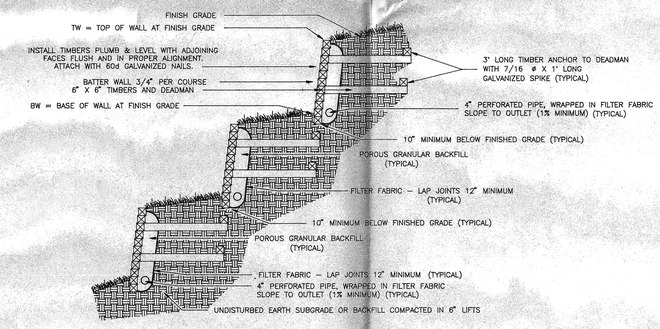
Zoning Commissioner Date 1/30/91
M. Nevin Lewis

STATE OF MARYLAND
JOHN E. WILLIAMS
No. 276
REGISTERED LANDSCAPE ARCHITECT

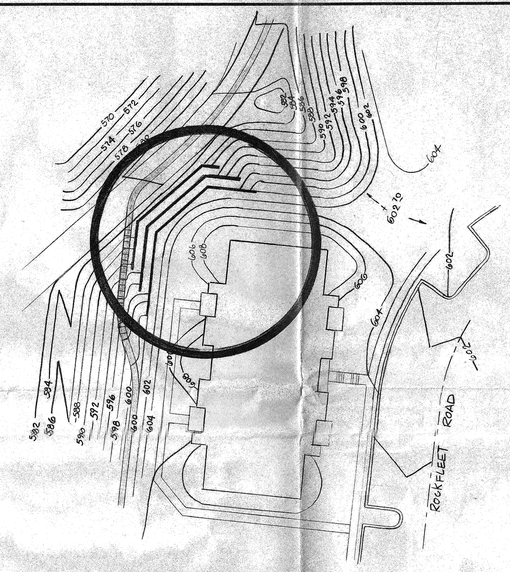
John E. Williams
LANDSCAPE ARCHITECT DATE



FACE
ELEVATION
BEHIND APARTMENT AND CONDO BUILDINGS
SCALE 1/4" – 1.0'



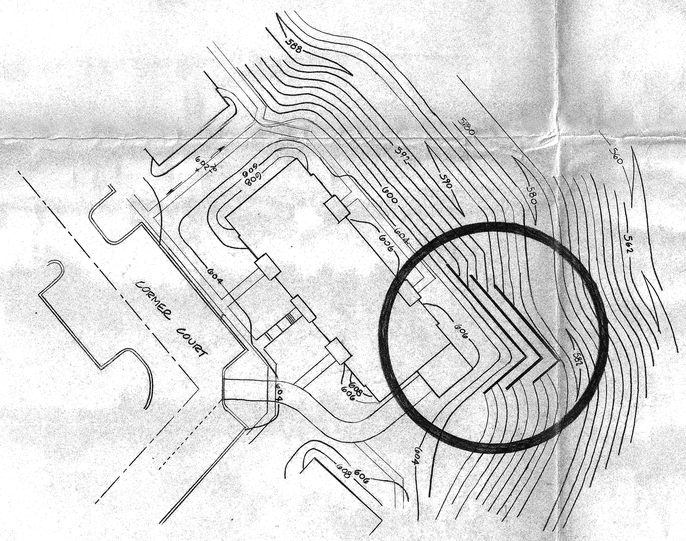
CROSS
SECTION
SCALE 1/4" – 1.0'



TIMBER RETAINING WALL

BEHIND CONDO BUILDINGS

SCALE 1"=50'



TIMBER RETAINING WALL

BEHIND APARTMENT BUILDINGS

SCALE 1"=30'

NOTES:
1. TREAT WOOD MEMBERS TO MEET AWPB SPEC. LP -22.
2. MAXIMUM WALL HEIGHT = 5'-0" FROM FINISH GRADE.
3. MINIMUM DISTANCE BETWEEN WALLS IS 5'-6".
4. USE UNCUT 8' OR 16' TIMBERS – CUT ONLY WHERE NECESSARY (EG. CORNERS, WALL ENDS AND STEPS WITH GRADE)
5. DEADMEN ARE SPACED 16'-6" O.C. PER EACH ROW, 1 DEADMAN PER 8 S.F. OF WALL SPACE.
6. 6" X 6" X 6" TIMBER SPACERS TO BE PLACED ALONG TOP ROW TO MAINTAIN JOINT ALIGNMENT.

No.	REVISION	DATE	BY
1.	REVISED AS PER COUNTY COMMENTS DATED JULY 10, 1990	09-17-90	G.P.G

CRG / FDP
SECTION THREE
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE: AS SHOWN

ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT
DATE: MAY 29, 1990

OWNER & DEVELOPER
JAMES KEELTY & CO., INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

PLAT PREPARED BY:
JAMES KEELTY & CO., INC.
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61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

PLANNED UNIT DEVELOPMENT – SEE ZONING ORDER 88-536 ASPHX

RECEIVED
DEC 26 1990
OFFICE OF PLANNING AND ZONING

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On
11-5-90 With The Following Action Taken

PLAN APPROVED
Plan Approved DPW
Plan Approved OPZ
Approval Expiration Date 11-5-93
Plan Disapproved
Continued Mtg. Required
Plan Referred To Plan. Bd.

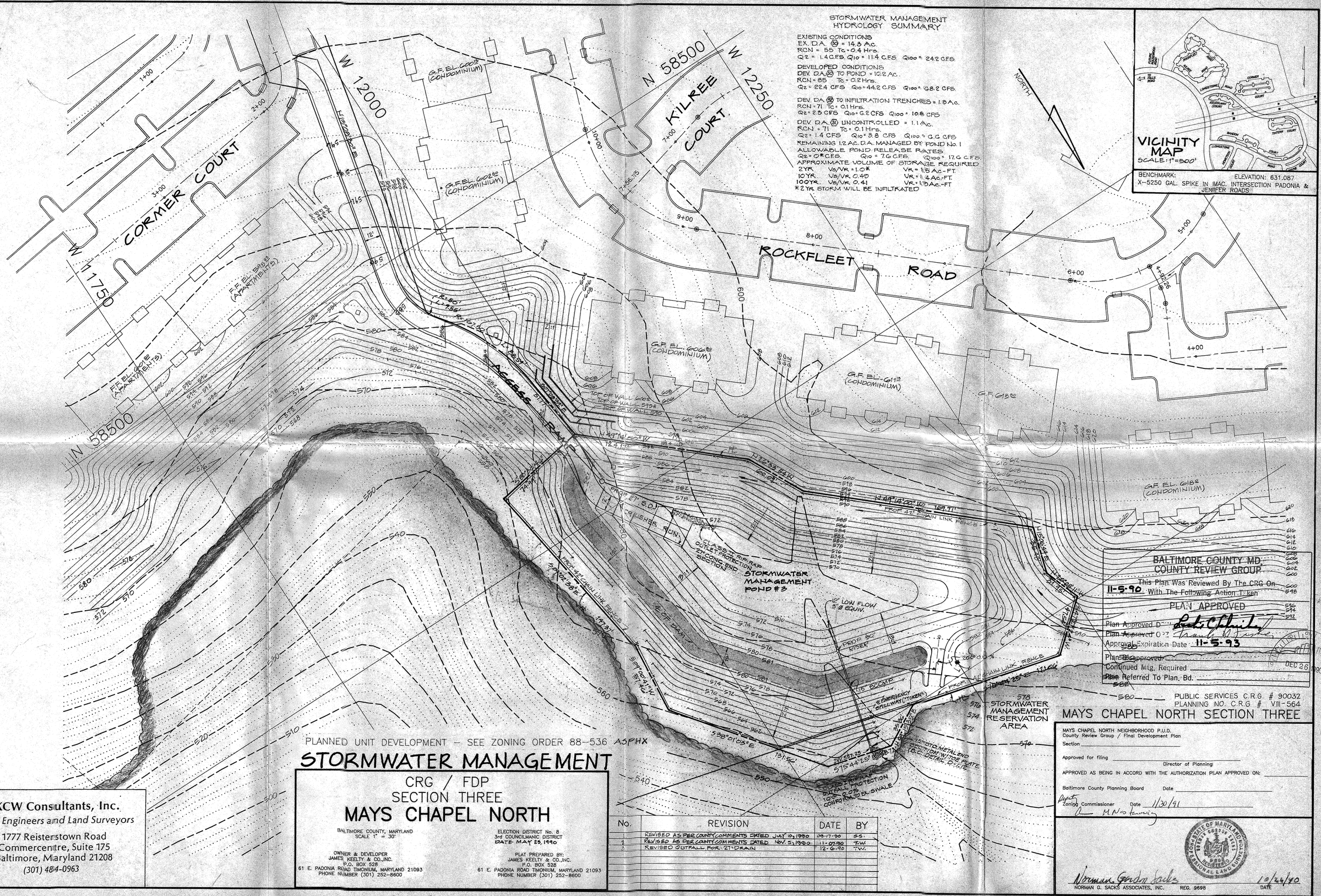
PUBLIC SERVICES C.R.G. # 90032
PLANNING NO. C.R.G. # VIII-564

MAYS CHAPEL NORTH SECTION THREE

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section
Approved for filing
Director of Planning
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON:
Baltimore County Planning Board Date
Deputy Zoning Commissioner Date 11/21/91

STATE OF MARYLAND
NORMAN GORDON SACKS
No. 9698
REGISTERED LAND SURVEYOR

NORMAN G. SACKS ASSOCIATES, INC. REG. 9698 10/22/90 DATE



STORMWATER MANAGEMENT HYDROLOGY SUMMARY

EXISTING CONDITIONS
EX. D.A. (30) = 14.3 Ac.
RCN = 55 Tc = 0.4 Hrs.
Q2 = 1.4 C.F.S. Q10 = 11.4 C.F.S. Q100 = 24.2 C.F.S.

DEVELOPED CONDITIONS
DEV. D.A. (32) TO POND = 10.2 Ac.
RCN = 85 Tc = 0.2 Hrs.
Q2 = 22.4 CFS Q10 = 44.2 C.F.S. Q100 = 68.2 C.F.S.

DEV. D.A. (32) TO INFILTRATION TRENCHES = 1.8 Ac.
RCN = 71 Tc = 0.1 Hrs.
Q2 = 2.5 CFS Q10 = 6.2 CFS Q100 = 10.8 CFS

DEV. D.A. (31) UNCONTROLLED = 1.1 Ac.
RCN = 71 Tc = 0.1 Hrs.
Q2 = 1.4 CFS Q10 = 3.8 CFS Q100 = 6.6 CFS

REMAINING 1.2 AC. D.A. MANAGED BY POND No. 1

ALLOWABLE POND RELEASE RATES
Q2 = 0* C.F.S. Q10 = 7.6 C.F.S. Q100 = 17.6 C.F.S.

APPROXIMATE VOLUME OF STORAGE REQUIRED
2 YR. Vs/Vr = 1.0* Vr = 1.8 Ac-FT.
10 YR. Vs/Vr = 0.42 Vr = 1.4 Ac.-FT.
100 YR. Vs/Vr = 0.41 Vr = 1.3 Ac.-FT.
*2 YR. STORM WILL BE INFILTRATED

BENCHMARK: ELEVATION: 631.087
X-5250 GAL. SPIKE IN IMAC. INTERSECTION PADONIA & JENNIFER ROADS

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On 11-5-90 With The Following Action Taken
PLAN APPROVED
Plan Approved D...
Plan Approved O...
Approval Expiration Date 11-5-93
Plan Disapproved
Continued Mtg. Required
Plan Referred To Plan. Bd.
DEC 26 1990

PUBLIC SERVICES C.R.G. # 90032
PLANNING NO. C.R.G. # VIII-564

MAYS CHAPEL NORTH SECTION THREE

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
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Baltimore County Planning Board Date
Deputy Zoning Commissioner Date 11/30/91

STATE OF MARYLAND — NORMAN GORDON SACKS — 9698 — REGISTERED PROFESSIONAL LAND SURVEYOR

Norman Gordon Sacks 10/24/90
NORMAN G. SACKS ASSOCIATES, INC. REG. 9698 DATE

PLANNED UNIT DEVELOPMENT — SEE ZONING ORDER 88-536 ASPHX

STORMWATER MANAGEMENT

CRG / FDP
SECTION THREE
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE 1" = 30'

ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT
DATE: MAY 29, 1990

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PHONE NUMBER (301) 252-8600

No.	REVISION	DATE	BY
1	REVISED AS PER COUNTY COMMENTS DATED JULY 10, 1990	09-17-90	S.S.
2	REVISED AS PER COUNTY COMMENTS DATED NOV. 5, 1990	11-07-90	T.W.
3	REVISED OUTFALL FOR 27" DRAIN	12-6-90	T.W.

KCW Consultants, Inc.
Civil Engineers and Land Surveyors
1777 Reisterstown Road
Commercentre, Suite 175
Baltimore, Maryland 21208
(301) 484-0963

(16)

MAYS CHAPEL NORTH

SECTION 4

CORRESPONDENCE & PLAN

16 OF 27

Foxford, Inc.

P.O. BOX 528
TIMONIUM, MD 21094-0528
TELEPHONE (410) 252-8600
FAX (410) 666-8806

October 16, 1995



RECEIVED
NOV 3 1995
OFFICE OF
PLANNING

Mr. Kurt Kugelburg
Baltimore County Government
Department of Permits and
Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Mays Chapel North - Section 4 Refinement
DRC No. 0410BH
PDM No. VIII-564

Dear Mr. Kugelburg:

The above-referenced project was approved as a refinement on May 8, 1995. The refinement includes changing a condo-building type, increasing the density and revising townhouse lot lines. Due to market conditions, we no longer want to change the building type nor increase the density.

Enclosed are ten (10) Red-line plans just showing the townhouse revisions. Since this revision was already approved by the D.R.C., please process these plans for signature.

Should you have any questions, contact our office.

Sincerely,

Mark Buda

MB:chg

Enc.

7/12/93

OCR 6144-93

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Carl Richards, Coordinator, ZADM **DATE:** July 12, 1993

FROM: Pat Keller, Deputy Director
Office of Planning & Zoning

SUBJECT: Zoning Regulations - Section 4

The Office of Planning and Zoning has reviewed the Zoning Regulations for Section 4 - Mays Chapel North PUD. The Zoning Regulations as they appear on pages 70-74 of the Mays Chapel North PUD Zoning Regulations are in conformance with the CRG/FDP Site Plan approved by the CRG.

Pat Keller

Pat Keller

PK:bjs

CC: File - Mays Chapel North PUD

RECEIVED
JUL 12 1993
ZADM

RICHARDS.MMO/TXTBJS

B A L T I M O R E C O U N T Y , M A R Y L A N D

Inter-Office Correspondence

TO: Pat Keller
Michelle LeFaivre

June 15, 1993

FROM: Carl Richards WCR

SUBJECT: Mays Chapel North
4th Amended Authorization Plan
and 4th Revised Mays Chapel North
Zoning Regulations

Attached are copies sent to this office by Gene Smith for review. If acceptable by the Director of OPZ/Planning Board and ZADM, the formal submission will be made for signature. Most changes can be characterized as "maintenance" to update the documents to agree with sectional or area approvals. Since the approved area plans set the standards and drive the regulations, our review of the maintenance changes is to insure that they agree.

Section 4, currently in the approval process, has been included on pages 70-74 in the attached Mays Chapel North Zoning Regulations.

Please let me know if you require any revisions prior to the formal submittal of the materials for signature concurrent with the final approval of the CRG/FDP for Section 4.

WCR:scj

Enclosure

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS — CRG DATE: 6/17/93

FROM: ZADM - DEVELOPMENT CONTROL — PRE-CRG DATE: 6/7/93

PROJECT NAME: Mays Chapel North PUD
Section 4

PLAN DATE: 5/18/93

REV.: 6/12/93 REV.:

LOCATION: NE/S Roundwood Road,
N of Padonia Road

REVISED PLAN KEY:
(X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CRG APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

DISTRICT: 8c3
PROPOSAL: 24 Garage Townhouses
18 Standard Townhouses
10 Garden Condo Buildings
(140 Units)
Total Units - 182

The CRG plan has been reviewed by the staff at this level of detail and has been found to be in general compliance with the Fourth Amended Overall Authorization Plan approved on January 30, 1991, Zoning Case #88-536-Auth SPHX, Zoning Case #91-144-SPH, and the Baltimore County Zoning Regulations for a CRG approval. To avoid any possible delays in the development review and zoning approval process, when additional details and information are available or changed, this office should be contacted and it should be the responsibility of the owner, developer or developer's engineer to rectify any zoning conflicts well in advance of any expected final plan approvals. Only if necessary, will the following comments be up-dated and/or supplemented during the review and final approval of the CRG/FDP for this section:

A. GENERAL PUD COMMENTS - APPROVAL PROCESS:

1. Pursuant to Section 430.1.G (BCZR), the Director of Zoning Administration and Development Management (ZADM) in the second stage of approval must approve the CRG/FDP for each section when submitted as being generally in accord with the Authorization Plan previously submitted and approved in Zoning Case #88-536-Auth SPHX and #91-144-SPH. After the CRG and Planning Board approval and the plan has been found to be in compliance with: (1) the zoning orders in the above cases, (2) the latest amended authorization plan, and (3) the CRG and any additional plan comments during the review process, then the Director of ZADM will confirm that the CRG/FDP plans can be approved and then sign the Final Development Plan (2 copies of the same plan with different signature blocks) both approved concurrently. One copy of the CRG/FDP signed by the Director of ZADM is included in the permanent zoning case files.

BA

(Over)

2. Zoning Regulations -- Prior to final zoning approval of this area, separate complete zoning regulations must be finally approved by the Director of ZADM. The up-dated Mays Chapel North Zoning Regulations (Section 4 site specific standards) must be submitted to this office for approval. Pages 70-76 have been reserved in Article III, 3rd Revised Mays Chapel North Zoning Regulations for Section 4 regulations.

BA

6/12/93 ... The updated Mays Chapel North Zoning Regulations have been delivered to this office on 6/11/93. They are being reviewed and will be approved concurrently with the final signature plans for Section 4 and the amended overall plan. See #4 below.

B. SITE SPECIFIC COMMENTS FOR FINAL CRG/FDP APPROVAL OF SECTION 4:

1. Provide and Label unit types and lightly shade building limitation areas as shown.

✓

2. Parking - Ample required parking has been provided; however, it is suggested that wherever possible additional overflow and visitor parking be provided, especially convenient to garage townhouse units #1-18.

✓

✓ 3. Building Height, Elevations - Label and dimension the building height on building type elevations. Provide garage townhouse elevations on the final signature plans.

BA

4. Notes - In addition to overall totals, breakdown the density, dwelling units, and parking requirements and overflow by dwelling type. Also note under condo and townhouse units in Summary Note "A": "There are no commercial, office, or institutional uses proposed in this section".

BA

5. Update Overall Authorization Plan - Along with the Section 4 CRG/FDP final signature plans, the Third Amended Overall Authorization Plan should be updated with notes, acreage, and signature block.

BA

W. Carl Richards

W. CARL RICHARDS, JR.
Zoning Coordinator

WCR:scj

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS — CRG DATE: 6/17/93

FROM: ZADM - DEVELOPMENT CONTROL — PRE-CRG DATE: 6/7/93

PROJECT NAME: Mays Chapel North PUD
Section 4

PLAN DATE: 5/18/93

REV.: REV.:

LOCATION: NE/S Roundwood Road,
N of Padonia Road

DISTRICT: 8c3
PROPOSAL: 24 Garage Townhouses
18 Standard Townhouses
10 Garden Condo Buildings
(140 Units)
Total Units - 182

REVISED PLAN KEY:
(X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CRG APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

The CRG plan has been reviewed by the staff at this level of detail and has been found to be in general compliance with the Third Amended Overall Authorization Plan approved on January 30, 1991, Zoning Case #88-536-Auth SPHX, Zoning Case #91-144-SPH, and the Baltimore County Zoning Regulations for a CRG approval. To avoid any possible delays in the development review and zoning approval process, when additional details and information are available or changed, this office should be contacted and it should be the responsibility of the owner, developer or developer's engineer to rectify any zoning conflicts well in advance of any expected final plan approvals. Only if necessary, will the following comments be up-dated and/or supplemented during the review and final approval of the CRG/FDP for this section:

A. GENERAL PUD COMMENTS - APPROVAL PROCESS:

1. Pursuant to Section 430.1.G (BCZR), the Director of Zoning Administration and Development Management (ZADM) in the second stage of approval must approve the CRG/FDP for each section when submitted as being generally in accord with the Authorization Plan previously submitted and approved in Zoning Case #88-536-Auth SPHX and #91-144-SPH. After the CRG and Planning Board approval and the plan has been found to be in compliance with: (1) the zoning orders in the above cases, (2) the latest amended authorization plan, and (3) the CRG and any additional plan comments during the review process, then the Director of ZADM will confirm that the CRG/FDP plans can be approved and then sign the Final Development Plan (2 copies of the same plan with different signature blocks) both approved concurrently. One copy of the CRG/FDP signed by the Director of ZADM is included in the permanent zoning case files.

(Over)

2. Zoning Regulations -- Prior to final zoning approval of this area, separate complete zoning regulations must be finally approved by the Director of ZADM. The up-dated Mays Chapel North Zoning Regulations (Section 4 site specific standards) must be submitted to this office for approval. Pages 70-76 have been reserved in Article III, 3rd Revised Mays Chapel North Zoning Regulations for Section 4 regulations.

B. SITE SPECIFIC COMMENTS FOR FINAL CRG/FDP APPROVAL OF SECTION 4:

1. Provide and Label unit types and lightly shade building limitation areas as shown.

2. Parking - Ample required parking has been provided; however, it is suggested that wherever possible additional overflow and visitor parking be provided, especially convenient to garage townhouse units #1-18.

3. Building Height, Elevations - Label and dimension the building height on building type elevations. Provide garage townhouse elevations on the final signature plans.

4. Notes - In addition to overall totals, breakdown the density, dwelling units, and parking requirements and overflow by dwelling type. Also note under condo and townhouse units in Summary Note "A": "There are no commercial, office, or institutional uses proposed in this section".

5. Update Overall Authorization Plan - Along with the Section 4 CRG/FDP final signature plans, the Third Amended Overall Authorization Plan should be updated with notes, acreage and signature block.

W. CARL RICHARDS, JR.
Zoning Coordinator

WCR:scj

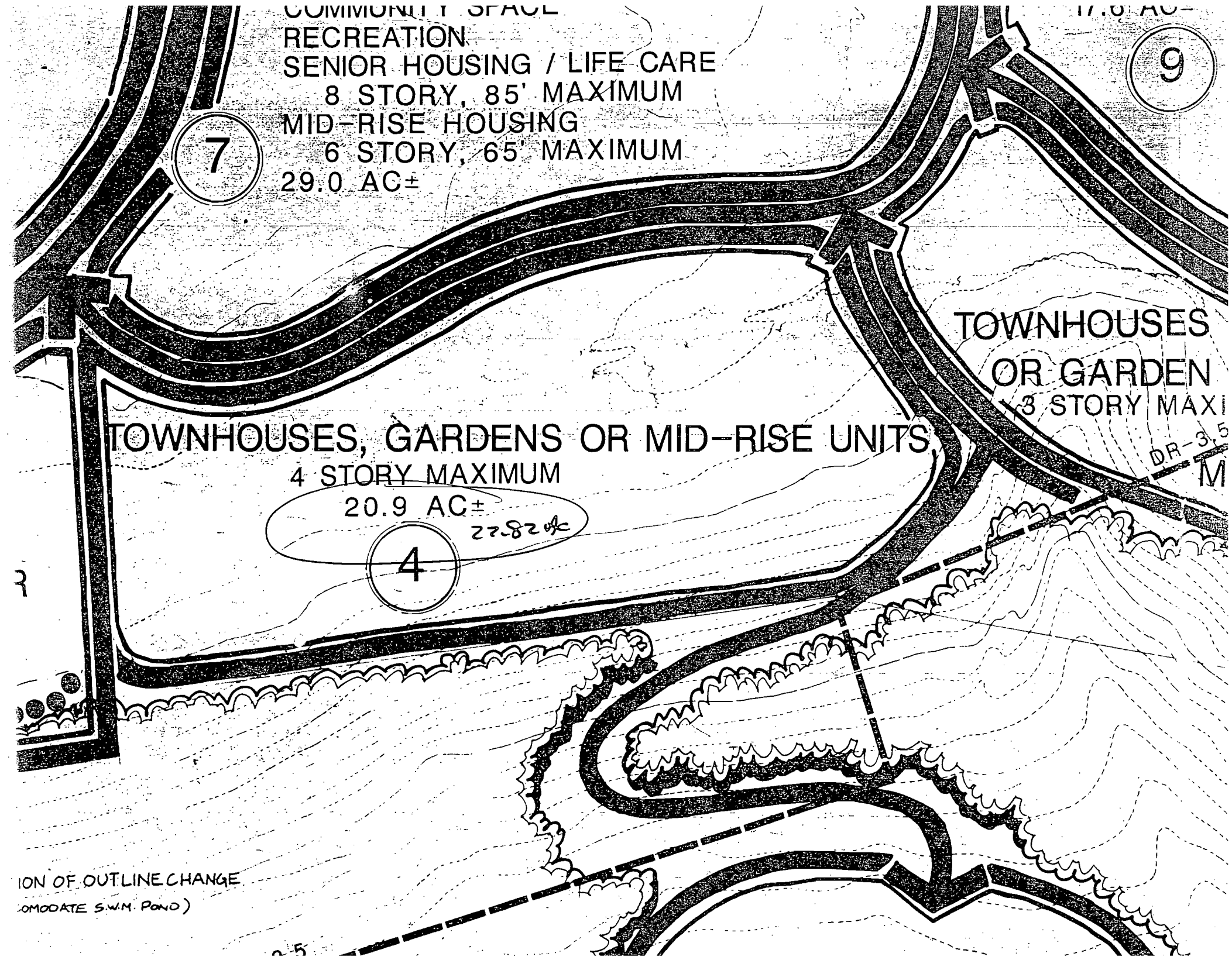
MAYS CHAPEL NORTH
PROPOSED BUILDING DEVELOPMENT AREA DENSITIES

Building Development Area	Acreage	Density Per Acre*	Proposed Density*	Proposed Dwelling Units*
2	38.7 [7.05]	5.89	[273] 228**	226
3	[21.8] 27.0 [8.03]	8.15	[175] 220	234
4	~~22.8~~ 20.9	8.61	180	182
5	17.94	7.40	128	128
6	19.8	9.44	187	178
7	29.0	25.00	725	810
8	12.4	8.15	101	76
9	17.6	8.18	144	101
10	13.1	7.94	104	82
11	20.3	7.88	160	160
TOTAL	[210.9] 216.1 [10.32]	10.07	2,177	2,177

3rd Amended Overall
app - 1/30/91
AMM

* All subject to increase or decrease in density, not to exceed 20% in any given area, as above set forth.

** Within the aforesaid tolerance, the density now proposed for Section Two of Mays Chapel North is 231 density units and 212 dwelling units, although, in the future, all proposed density may fluctuate, as above provided for, provided never exceeding 2,177 density units in the entire Mays Chapel North PUD.


COMMUNITY SPACE
RECREATION
SENIOR HOUSING / LIFE CARE
8 STORY, 85' MAXIMUM
MID-RISE HOUSING
6 STORY, 65' MAXIMUM
29.0 AC±
7
9
TOWNHOUSES
OR GARDEN
3 STORY MAXI
DR-3,5
TOWNHOUSES, GARDENS OR MID-RISE UNITS
4 STORY MAXIMUM
20.9 AC±
27.82 AC
4
ION OF OUTLINE CHANGE
OMODATE S.W.M. POND)

MAYS CHAPEL NORTH
PROPOSED BUILDING DEVELOPMENT AREA DENSITIES

BUILDING DEVELOPMENT AREA	ACREAGE	DENSITY PER ACRE*	PROPOSED DENSITY*	PROPOSED DWELLING UNITS
2	38.7	[7.05] 5.89	[273] 228	226
3	[21.8] 27.0	[8.03] 8.15	[175] 220	234
4	20.9	8.61	180	182
5	[17.3] 17.9	[7.40] 7.15	128	128
6	19.8	9.44	187	178
7	29.0	25.00	725	810
8	12.4	8.15	101	76
9	17.6	8.18	144	101
10	13.1	7.94	104	82
11	20.3	7.88	160	160
TOTAL	[216.1] 216.7	[10.07] 10.05	2177	2177

* All subject to increase or decrease in density, not to exceed 20% in any given area, as above set forth.

4TH N.T Signed

Comments for
CRG / FDP
Mays Chapel North (Section 4)

The proposed site layout of Mays Chapel North, Section Four is in general compliance with the BCZR; however, all building locations, parking, signs, and area requirements must comply with the Zoning Order and Petitioner's exhibits accompanied with case 88-536 ASPHX

Peter Kellman
Planner II

Thse
24 Gar. Thse.
18 Std. Thse
10 Garden Condo 13 bldgs

Condo 12 16
12 16
12 16
12 16
12 16
12
60 80
60
140 units

5381-93

6/11/93
To WCR - I took one copy of regs
AJ - WCR

WEINBERG AND GREEN

ATTORNEYS AT LAW
100 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-2773
(410) 332-8600
WASHINGTON AREA: (301) 470-7400

FACSIMILE
(410) 332-8862

10480 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044-3506
(410) 740-8500

30 WEST PATRICK STREET
FREDERICK, MARYLAND 21701-5571
(301) 695-9200

WRITER'S DIRECT DIAL NUMBER

(301) 332-8713

FILE NUMBER

15074.76

June 11, 1993

HAND DELIVER

Arnold Jablon, Director
Baltimore County Office of Zoning Administration
and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Mays Chapel North Neighborhood Unit Development (PUD)
Zoning Case Nos. 88-536-Auth-ASPHX and 91-144-SPH

Dear Mr. Jablon:

James Keelty & Co., Inc., as the developer of the PUD, has submitted sectional detailed plans for Section Four (Building Development Area 4) of Mays Chapel North for CRG approval. The CRG hearing is presently scheduled for June 17, 1993. Paragraph numbered 4 of the November 4, 1988 Order of the Deputy Zoning Commissioner entered in Case No. 88-536-Auth-ASPHX set up, as a prior condition of zoning approval of the plan, the need for submission and approval of zoning regulations applicable to the particular section (now Section Four of the PUD) for inclusion within the overall authorization plan. Heretofore, we submitted, and received approval of the zoning regulations applicable to Section Two, Section Three and Section Five of the PUD, and are now submitting, and asking approval of the zoning regulations applicable to Section Four of the PUD.

Following the procedure requested of us in the past, including the designated format, I enclose three copies of The Fourth Revised Zoning Regulations Applicable to Mays Chapel North Neighborhood Unit Development, one for Carl Richards of the Zoning Office. To facilitate review, I point out the changes and additions, as follows:

RECEIVED
JUN 1993
Z

1. Title page has been changed to refer to the Fourth Revised Regulations, approval date has been added near the lower right-hand corner, and the key to Revisions begins on page (iii), as in the prior Second Revised Zoning Regulations, and continues of page (iv). New paragraph 5 has been added on page iii, and paragraphs 6 and 7 on page iv have been changed.

2. Table of Contents has been changed to add Section 2 through 6 of Article V, on pages 70-74, and to change page numbers of Article VI, Sections 1-6, to pages 75 through 79. Article V applies only to Section Four of Mays Chapel North, and, except for Section 1, had been inserted as "Reserved." Article VI applies only to Section Four of Mays Chapel North. Additionally, the title of Section 1 of Article VI was corrected.

3. Page 7, last line--The acreage of Section Four, was changed from 20.9 acres to 22.8 acres.

4. Page 31 was changed to insert the correct acreage of Building Development Area 4, changed from 20.9 acres to 22.8 acres. Because of that change, the density per acre was changed from 8.61 to 7.89, the total acreage was changed from 216.70 acres to 218.6 acres, and the total density per acre was changed from 10.05 to 9.96.

5. Sections 2 through 6 of Article V were added, relating only to Section Four of the PUD. This Section of the PUD is in for current development.

6. Page numbers of Article VI were changed from 77-81 to 75-79, because of excess page numbers previously reserved.

7. Exhibit A, Legal Description of the Mays Chapel North Land, Exhibit B, November 4, 1988 Order of the Deputy Zoning Commissioner, with Findings of Fact and Conclusions of Law supporting same, plus Exhibit B-1, made part thereof, consisting of the November 30, 1990 Order of the Deputy Zoning Commissioner entered in Case No. 91-144-5PH, clarifying and amending the prior Order, and Exhibit C, Mays Chapel North Graphics Package for Signs, have not been included in the Regulations now submitted to you, but will be reproduced and put into the bound volume of the Regulations when submitted for formal written approval. No changes were made in these exhibits.

Along with the Zoning Regulations, I submit three copies of the Fourth Amended Overall Authorization Plan (2 Sheets), changed only to show the revised acreage of Sections Four and Five of the PUD, and the Table that goes along with it, on Sheet 2.

If the Regulations now submitted, along with the Fourth Amended Overall Authorization Plan, are acceptable, we will then submit seven bound copies of the Regulations, along with all Exhibits, A, B, B-1, and C, for formal written approval. These seven copies are to be retained by various departments of the County, known to Carl Richards. I will ask for an additional three copies to be signed for the developer and myself. There is some urgency, and, accordingly, I ask that you make some effort to expedite the subject matter.

If you need anything else or want to schedule a meeting on the submission, please advise, and we will promptly comply.

Thanking you for your courtesy and consideration, I am

Respectfully yours,

Eugene P. Smith

CSY49:0251M/0119/fvk

Enclosures

JAMES KEELTY & CO., INC.
BUILDERS AND DEVELOPERS
61 EAST PADONIA ROAD
P.O. BOX 528
TIMONIUM, MARYLAND
21093-0528

JAMES KEELTY
1870-1944

TELEPHONE 252-8600

March 25, 1988

Mr. James Dyer, Zoning Administrator
Baltimore County
Zoning Office
Towson, MD 21204

Dear Jim:

Enclosed you will find for your review:

* One draft copy of Minutes from our March 17, 1988 meeting and,
* One draft copy of Revised Design Standards and Guidelines for the Mays Chapel North PUD Petition.

Also enclosed is a red-lined copy of changes to Section Four of the Petition reflecting revisions made prior to our March 17, 1988 meeting. These are sent merely for your information.

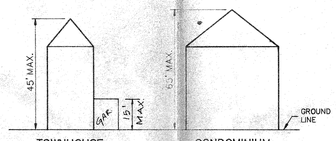
Please contact me if you should have any questions or comments.

Sincerely,

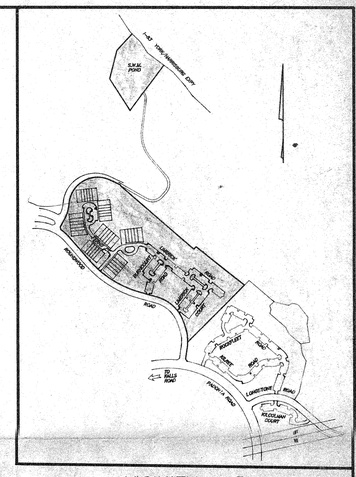
Frank R. Hodgetts

FRH:adf

Type	No. B.U.	Dw.	De.	No. P.S.	Overflow P.S.
Waterford Condo	2	48	48	100	4
Newcastle Condo	2	80	80	164	4
S.F. Condo	2	6	6	13	1
	1	6	4.5	12	0
Subtotal		140	139	289	9
Longstone T.H.	3	18	18	36	0
Garage T.H.	12	24	36	68	20
Subtotal		42	54	104	20
TOTAL		182	193	393	29



BUILDING SEPARATION WILL BE IN ACCORDANCE WITH THE P.U.D. GENERAL ZONING REGULATIONS.



VICINITY MAP
1"=500'

SOIL TYPES AND LIMITATIONS

SOIL TYPE	BUILDING w/BASEMENT	STREET & PARKING	GROUP
CcB2	SLIGHT	SLIGHT	B
GcB2	SLIGHT	MODERATE: SLOPE	B
MdE	SEVERE: SLOPE	SEVERE: SLOPE	B

BENCHMARK: ELEVATION: 631.087
X-5250 GAL. SPIKE IN MAC. INTERSECTION OF PADONIA & JENIFER ROADS

MATCH LINE LINE SHEET 3

LIMIT OF CLEARING

TREES TO REMAIN

LOCAL OPEN SPACE 4.30 Ac.±

APPROX. LIMIT OF ACCESS EASEMENT

APPROX. LIMIT OF PUBLIC R/W

FUTURE

ROAD

FUTURE PAVING

LIMERICK COURT

BANGOR COURT

LIMERICK ROAD

LIMERICK CIRCLE

ROUNDWOOD ROAD

ROCKFLEET ROAD

PADONIA ROAD

A.D.A. SPACES

H.D.A. Tennis Court

Pool & Bath House

Tot Lot

OPEN SPACE

BLDG #10 16 — 2 BR. NEWCASTLE

BLDG #9 16 — 2 BR. NEWCASTLE

BLDG #8 16 — 2 BR. NEWCASTLE

BLDG #7 16 — 2 BR. NEWCASTLE

BLDG #6 6 — 2 BR. WATERFORD

BLDG #5 6 — 2 BR. WATERFORD

BLDG #4 6 — 2 BR. NEWCASTLE

BLDG #3 3 — 2 BR. 3 — 2 BR. W/SMALL DEN

BLDG #2 6 — 2 BR. WATERFORD W/ INTERIOR ELEVATOR

BLDG #1 6 — 2 BR. WATERFORD W/ INTERIOR ELEVATOR

EXISTING MAYS CHAPEL NORTH SECTION 3

NOTE: ADDITIONAL ISLANDS WILL BE ADDED FOR TRASH PICK UP C.T.H. WITH PERPENDICULAR PARKING

NOTES: NO WELLS, SEPTIC SYSTEMS OR STRUCTURES EXIST ONSITE

DISTURBANCE IN THE OPEN SPACE BEYOND THAT WHICH IS SHOWN ON THE PLAN WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM DEPT. OF RECREATION & PARKS.

GENERAL NOTES

1) ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF DWELLING UNITS ONLY AND ARE SUBJECT TO THE REQUIREMENTS FOR PRIVATE YARD SPACE. ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE OR WITHIN THE ENVELOPE IF LOCATED IN THE REAR OR SIDE YARD, BUT MUST COMPLY WITH THE MAYS CHAPEL NORTH ZONING REGULATIONS MADE APPLICABLE TO THE P.U.D.. (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS)

2) ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS CANNOT BE LOCATED IN FLOOD PLAIN AREAS OR HYDRIC SOILS.

3) THIS C.R.G. PLAN IS APPROVED BY THE ZONING COMMISSIONER BASED ON HIS OR HER DETERMINATION THAT IT IS IN ACCORDANCE WITH THE FIFTH AMENDMENT OVERALL AUTHORIZATION PLAN APPROVED IN THE ZONING CASE.

4) THIS C.R.G. PLAN COMPLIES WITH THE PRE-DEVELOPMENT COMMENTS AND CHECK PRINT.

5) IF DRAINAGE, UTILITY AND WALKWAY EASEMENTS ARE FENCED, THEN AT LEAST FIVE FEET MUST REMAIN OPEN FOR PEDESTRIAN ACCESS.

6) NO RETAIL OR OFFICE USES ARE PROPOSED IN THIS SECTION.

7) LANDSCAPING AND SCREENING SHALL CONFORM TO THE STANDARDS CONTAINED IN THE BALTIMORE COUNTY LANDSCAPE MANUAL. A LANDSCAPE PLAN MUST BE APPROVED BY THE OFFICE OF PLANNING PRIOR TO THE ISSUANCE OF A GRADING PERMIT.

8) DISTURBED AREAS ARE TO BE STABILIZED WITH GRASS, WEEDS, HONEYSUCKLE, ETC..

9) A CENTRAL LOCATION FOR MAIL COLLECTION IS TO BE DETERMINED BY THE POST OFFICE.

10) A FOREST ESTABLISHMENT PLAN WILL BE SUBMITTED ALONG WITH THE SEDIMENT AND CONTROL PLAN AND GRADING PLAN FOR THIS SECTION.

11) TOWNHOUSE AND CONDOMINIUM UNITS ARE PROPOSED FOR SALE BY OWNER/ DEVELOPER.

12) TRASH COLLECTION IS SUBJECT TO BALTIMORE COUNTY APPROVAL.

13) ALL STREET LIGHTS TO CONFORM TO BALTIMORE COUNTY GUIDELINES FOR STREET LIGHTS IN NEW SUBDIVISIONS.

14) ALL INTERIOR STREETS LOCATED IN THE CONDOMINIUM AREA ARE PRIVATE AND TO BE OWNED AND MAINTAINED BY THE CONDOMINIUM ASSOCIATION.

15) A MINIMUM CONTIGUOUS AREA OF 500 s.f. (PRIVATE YARD SPACE) BELONGING TO A TOWNHOUSE DWELLING UNIT IS REQUIRED. THE MINIMUM DEPTH OF THE CONTIGUOUS AREA IS 15 FEET. FOR GROUP HOUSING OR TOWNHOUSES WITH A GARAGE, THIS AREA MUST BE LOCATED AT THE REAR OF THE UNIT. COVERED AREAS SUCH AS PORCHES CANNOT BE CALCULATED IN THE MINIMUM SPACE. AN OPEN DECK, EITHER AT GRADE OR ELEVATED, MAY BE INCLUDED IN THE CALCULATION OF MINIMUM SPACE.

16) A SMALL DECK OR OTHER OPEN PROJECTION MAY BE ADDED TO AN EXISTING DWELLING BUT MAY NOT EXTEND INTO ANY REQUIRED REAR OR SIDE YARD MORE THAN 4 FEET, PROVIDED THAT SUCH PROJECTION, EXCEPTING EAVES, ARE NOT OVER 10 FEET IN LENGTH.

17) ROAD PAVING MATERIAL TO BE BITUMINOUS CONCRETE.

18) TYPICAL PARKING SPACES ARE 8'X 18'(MIN.)

19) REFORESTED AREAS ARE SHOWN THUS. A PLAN WILL BE SUBMITTED PRIOR TO RELEASE OF THE GRADING PERMIT.

20) PROPOSED STREET LIGHTS ARE SHOWN THUS.

21) EXISTING STREET LIGHTS ARE SHOWN THUS.

22) NEIGHBORHOOD DESIGNATION SIGNS SHOWN THUS. (SEE NOTE ABOVE GENERAL NOTES)

23) CENTRAL TRASH PICK-UP LOCATIONS ARE SHOWN THUS.

24) HANDICAPPED PARKING IS SHOWN THUS.

25) 4' PATHS SHOWN MAY BE EITHER A PERVIOUS OR IMPERVIOUS MATERIAL.

26) WATER RETENTION AREAS SHOWN THUS.

ZONING REGULATIONS

THE BALTIMORE COUNTY ZONING REGULATIONS ARE NOT APPLICABLE TO THIS PLAN OF DEVELOPMENT. THE MAYS CHAPEL NORTH ZONING REGULATIONS ARE AS ADDOPTED AND APPROVED BY THE ZONING COMMISSIONER IN CASE NUMBER 88-536, AUTH, ASPHX AND NUMBER 91-144-SPH.

THE INTERPRETATION, ADMINISTRATION AND ENFORCEMENT OF THESE REGULATIONS SHALL BE THE RESPONSIBILITY OF JAMES KEELTY & CO., INC. OR MAYS CHAPEL NORTH, INC., EACH A MARYLAND CORPORATION, OR THEIR RESPECTIVE SUCCESSORS OR ASSIGNS. THIS RESPONSIBILITY INCLUDES THE REVIEW AND APPROVAL OF A "COMPLIANCE CERTIFICATE" TO BE PRESENTED TO THE BALTIMORE COUNTY ZONING OFFICE WHEN INDIVIDUAL OWNERS IMPROVEMENTS REQUIRE BALTIMORE COUNTY PERMITS.

SUMMARY

A. DENSITY AND DWELLING UNITS BY TYPE.

Density	Dwelling	
193	182	Units contained in Section Four (±6.84 Ac.) comprised of Townhouse and Condominium Units (182 dwelling units and 193 density units)*
628	606	Units used in previous Sections (93.38 Ac.) all types.
1356	1389	Units allowed in future Sections (±247.44 Ac.) all types.
2177	2177	Units allowed in PUD (±347.14 Ac.) all types.

THERE ARE NO COMMERCIAL, OFFICE, OR INSTITUTIONAL USES PROPOSED IN THIS SECTION.
CONDOMINIUM UNITS = 140 DWELLING UNITS and 139 DENSITY UNITS
TOWNHOUSE UNITS = 42 DWELLING UNITS and 54 DENSITY UNITS

(A) 6 ONE BEDROOM UNITS
(B) 131 TWO BEDROOM UNITS
(C) 21 TWO BEDROOM UNITS WITH A SMALL DEN
(D) 24 THREE BEDROOM UNITS
A SMALL DEN CONTAINS LESS THAN 100 Sq.Ft. OF FLOOR AREA.

B. OTHER USES ALLOWED
Retail Shop and Service Area in PUD – 43,553 Sq.Ft.
none contained in Section Four
Office Area in PUD – 21,776 Sq.Ft.
none contained in Section Four
Senior Citizens Housing with life care facilities
none contained in Section Four
Day Care Center
none contained in Section Four
NOTE: THERE ARE NO OTHER USES AS SHOWN IN (B) ABOVE IN SECTION 4

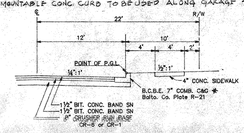
C. NUMBER OF PARKING SPACES REQUIRED = 182 DU X 2 = 364
NUMBER OF PARKING SPACES PROVIDED = 393

PARKING PROVIDED

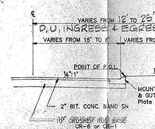
SECTION	ACREAGE USED	ACREAGE REMAINING	TOWN HOUSED DENSITY USED	TOWN HOUSED DENSITY REMAINING	CONDOS 287 (INC. 32 H.C.) DWELLING UNITS	CONDOS DWELLING UNITS REMAINING
ONE ***	9.74 Ac.	374.40 Ac.	0.0	2177 De.U.	0.0	2177 D.U.
TWO	38.70 Ac.	335.70 Ac.	231 De.U.	1946 De.U.	212 D.U.	1965 D.U.
THREE	27.00 Ac.	308.70 Ac.	261 De.U.	1685 De.U.	266 D.U.	1699 D.U.
FIVE	17.94 Ac.	290.76 Ac.	136 De.U.	1549 De.U.	128 D.U.	1571 D.U.
FOUR **** 41.84 Ac.		247.44 Ac.	193 De.U.	1356 De.U.	182 D.U.	1389 D.U.
TOTAL	116.60 Ac.	247.44 Ac.	821 De.U.	1356 De.U.	788 D.U.	1389 D.U.

* Same as type of density and dwelling units shown on authorization Plan
** Total of 8.5 density and 6.0 dwelling units per acre; within the range shown on the Authorization Plan.
*** Section One is composed of relocated Padonia and Maye Chapel rights-of-way only.
De.U. = DENSITY UNITS D.U. = DWELLING UNITS
TOTAL OPEN SPACE IN SECTION FOUR = 6.0 Ac.± TO BE CONVEYED TO BALTIMORE COUNTY OR THE ASSOCIATION.
AVERAGE DAILY TRIPS = 1407
**** ACREAGE SHOWN INCLUDES 8.50 Ac.± OF O.W.M. RESERVATION.

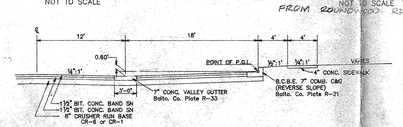
* MOUNTABLE CONC. CURB TO BE USED ALONG GARAGE TOWNHOUSES.



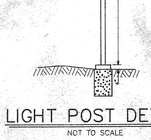
TYPICAL HALF SECTION
44' RIGHT-OF-WAY
NOT TO SCALE



TYPICAL HALF SECTION
BALL FIELD ACCESS ROAD
NOT TO SCALE
FROM BOUNDARY LINE RR TO BALL FIELD



TYPICAL HALF SECTION
w/18' PERPENDICULAR PARKING
NOT TO SCALE



LIGHT POST DETAIL
NOT TO SCALE

B. BALTIMORE COUNTY MD. COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On 6/3/93 With The Following Action Taken
2nd Plan Requirement PLAN APPROVED
DRC#041093
BC Reviewed May 3, 1995 Robert Bathke 10/31/95
Plan Approved CRG Frances Murray 6/13/96
Approval Extended
Plan Disapproved
Continued Insp. Required
Plan Referred To Plan, Bd. A. Keltz III NOV 6 1995

RECEIVED
OCT 17 1995
BALTIMORE COUNTY, ZADM/DM

RECEIVED
NOV 8 1995
OFFICE OF PLANNING

PROPERTY No. 08-11-018081 DEED REF. EHK Jr. 5281/326

No	REVISIONS	DATE	BY
1	Address Pre C.R.G. Comments	6/7/93	C.R.G.
2	ADDRESS CRG COMMENTS	9/27/95	MEB
3	REVISE TH LOT LINES	11/2/95	SK

CRG / FDP
SECTION FOUR
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE 1"=50'
ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT
JUNE 1993

OWNER & DEVELOPER
JAMES KEELTY & CO., INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MD. 21093
(410) 252-8600

PLAT PREPARED BY
JAMES KEELTY & CO., INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MD. 21093
(410) 252-8600

PLANNED UNIT DEVELOPMENT – SEE ZONING ORDER 88-536 ASPHX

PADONIA ELEMENTARY SCHOOL DISTRICT
SCHOOL CAPACITY 394
1992 ENROLLMENT 311
ESTIMATED PUPIL YIELD = 6

NOTES:
1) ELECTION DISTRICT ---------- #8
2) COUNCILMANIC DISTRICT ---------- #3
3) CENSUS TRACT ---------- 4038
4) WATERSHED ---------- 11
5) WATER ZONE ---------- FALLS, FIFTH
6) SUBSEWERSHED ---------- 32 & 36
SEWER DRAINAGE AREA ---------- GUNPOWDER
PUMPED BY TEXAS PUMPING STATION

EXISTING 12" WATER 65400
EXISTING 8" SAN
EXISTING C&G
EXISTING 8" W.
EXISTING C&G
EXISTING 12" WATER 65400
EXISTING 8" SAN
EXISTING C&G
EX. Street Light
SIGN 9A
#412
#410
#610
#600
#590
#580
#570
#560
#550
#540
#530
#520
#510
#500
#490
#480
#470
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#20
#10

MAYS CHAPEL NORTH SECTION FOUR

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section
Approved for filing
Director of Planning NOV 6 1995
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON:
Baltimore County Planning Board Date NOV 6 1995
Director of Department of Permits and Development Management
Date 11-9-95

DOUGLAS LANE KENNEDY No. 10748 REGISTERED PROFESSIONAL ENGINEER

Douglas L. Kennedy #10748 MAY 18, 1993
K.C.W. CONSULTANTS, INC. REG. No. DATE

SHEET 2 OF 9

(17)

MAYS CHAPEL NORTH

SECTION 4

PLATS 1 THRU 9

17 OF 27



STANDARD GARAGE TOWNHOUSE
CONCEPTUAL SKETCH

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On 6/17/93 With The Following Action Taken
PLAN APPROVED
Plan Approved DPW David L. Thomas
Plan Approved OPZ Francis Murray
Approval Expiration Date 6/17/96
Plan Disapproved
Continued Mtg. Required
Plan Referred To Plan. Bd.

PUBLIC SERVICES ORG. # 00032
PLANNING NO. CRG # VIII-564

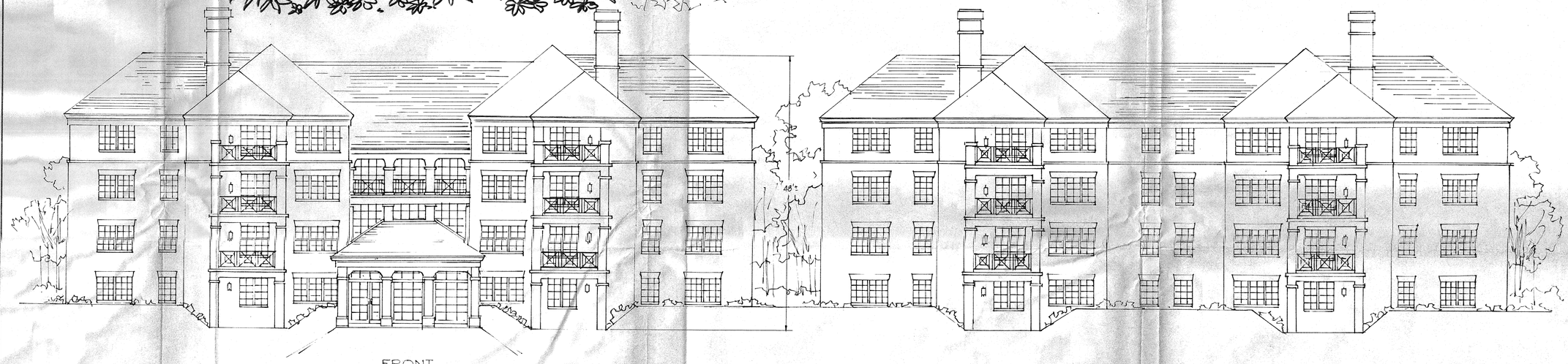
MAYS CHAPEL NORTH SECTION FOUR

STANDARD GARAGE TOWNHOUSE
SECTION FOUR
MAYS CHAPEL NORTH
BALTIMORE COUNTY, MARYLAND
SCALE: AS SHOWN
ELECTION DISTRICT #8
3rd. COUNCILMANIC DISTRICT
APRIL 15, 1988
PLAN UNIT DEVELOPMENT - SEE ZONING ORDER 88-562 ASPHX

MAYS CHAPEL NORTH NEIGHBORHOOD PUD
County Review Group/Final Development Plan
Section
Approved for filing: Director of Planning 8/12/93 Date
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON
Baltimore County Planning Board Date: 7/15/93
Zoning Commissioner ~~Director DEPRM~~ Date: 8/25/93

SHEET 8 OF 9





FRONT

REAR

NEWCASTLE TYPE CONDOMINIUM
BUILDING ELEVATIONS

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On 6/17/93 With The Following Action Taken
PLAN APPROVED
Plan Approved By David L. Thomas
Plan Approved On Francis Mooney
Approval Expiration Date 6/17/96
Plan Disapproved
Continued Mtg. Required
Plan Referred To Plan. Bd.

PUBLIC SERVICES C.R.G. # 90032
PLANNING NO. C.R.G. # VIII-564

MAYS CHAPEL NORTH SECTION FOUR

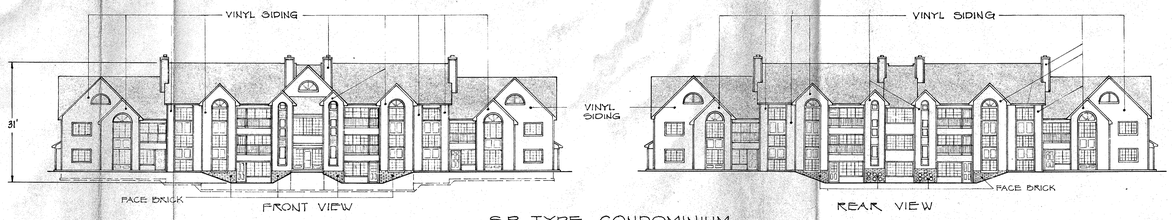
PREPARED BY:
JAMES KEELTY & CO., INC.
61 E. PADONIA RD. TIMONIUM, MD. 21093
PHONE NUMBER (410) 252-8600

CONCEPTUAL PLAN
SECTION FOUR
MAYS CHAPEL NORTH
BALTIMORE COUNTY, MARYLAND
SCALE: NONE
ELECTION DISTRICT # 8
3rd COUNCILMANIC DIST.
PLAN UNIT DEVELOPMENT - SEE ZONING ORDER 88-536-ASPHX

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group/Final Development Plan
Section
Approved for Filing _____ 8/12/93
Director of Planning Date
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON:
Baltimore County Planning Board Date 7/15/93
Zoning Commissioner; Date 8/25/93
DIRECTOR ZADM



S.P. TYPE CONDOMINIUM
CONCEPTUAL SKETCH
NO SCALE



FRONT VIEW

REAR VIEW

S.P. TYPE CONDOMINIUM
BUILDING ELEVATIONS
NO SCALE

PREPARED BY:
JAMES KEELY M. CO., INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On 6/17/93 With The Following Action Taken
PLAN APPROVED
Plan Approved DPW David F. Thomas
Plan Approved OPZ Frances Murray
Approval Expiration Date 6/17/96
Plan Disapproved
Continued Mtg. Required
Plan Referred To Plan, Bd. Michele Ulmann

PUBLIC SERVICES C.R.G. # 90032
PLANNING NO. C.R.G. # VIII-564

CONCEPTUAL PLAN
SECTION FOUR
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE - AS SHOWN
ELECTION DISTRICT # 8
3rd COUNCILMANIC DIST.

PLAN UNIT DEVELOPMENT - SEE ZONING ORDER 88-536-ASPHX

MAYS CHAPEL NORTH SECTION FOUR

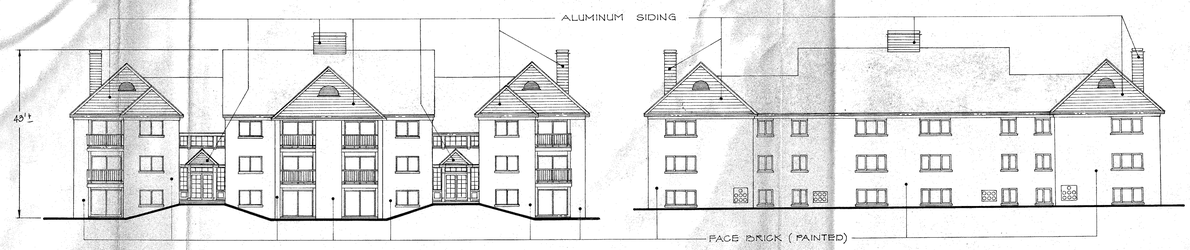
MAYS CHAPEL NORTH NEIGHBORHOOD PLAN
County Review Group/Final Development Plan
Section
Approved for Filing Director of Planning 8/2/93 Date

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON

Baltimore County Planning Board, Date: 7/15/93
DIRECTOR, BADH
Zoning Commissioner, Date: 8/25/93



WATERFORD TYPE CONDOMINIUM
CONCEPTUAL SKETCH
NO SCALE



FRONT VIEW

REAR VIEW

WATERFORD TYPE CONDOMINIUM
BUILDING ELEVATIONS
SCALE: 1/16"=1'-0"

PREPARED BY:
JAMES KEELTY & CO., INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (301) 252-8600

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On 6/17/93 With The Following Action Taken
PLAN APPROVED
Plan Approved D[illegible] David L. Thomas
Plan Approved O[illegible] Francis Morsey
Approval Expiration Date 6/17/96
Plan Disapproved
Continued Mtg. Required
Plan Referred To Plan. Bd. Michele [illegible]

PUBLIC SERVICES C.R.G. # 90032
PLANNING NO. C.R.G. # VIII-564

MAYS CHAPEL NORTH SECTION FOUR

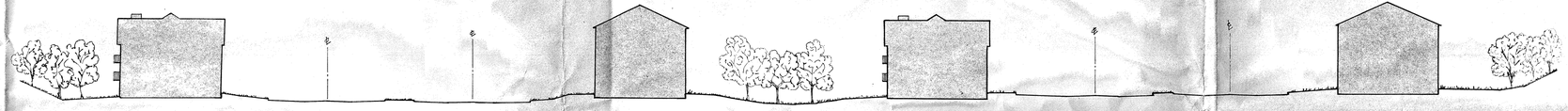
CONCEPTUAL PLAN
SECTION FOUR
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE: AS SHOWN

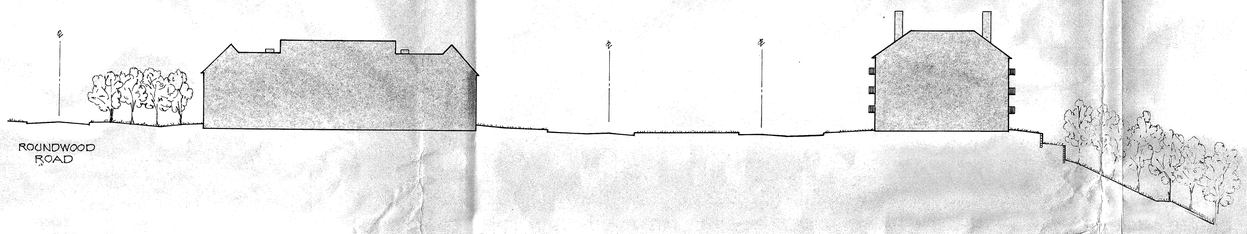
ELECTION DISTRICT # 8
3rd COUNCILMANIC DIST.

PLAN UNIT DEVELOPMENT - SEE ZONING ORDER 88-536-ASPHX

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group/Final Development Plan
Section
Approved for Filing [signature] Director of Planning 8/12/93 Date
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON:
Baltimore County Planning Board, Date: 7/15/93
DIRECTOR, ZADM
~~Zoning Commissioner~~, Date: [signature] WEE 8/25/93



SECTION A-A
SCALE: 1" = 30'
FOR LOCATION OF SECTION LINE
SEE SHEET OF



SECTION B-B
SCALE: 1" = 30'
FOR LOCATION OF SECTION LINE
SEE SHEET OF

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On
6/17/93 With The Following Action Taken
PLAN APPROVED
Plan Approved DPW David L. Thomas
Plan Approved OPZ Francis Morsey
Approval Expiration Date 6/17/96
Plan Disapproved
Continued Mtg. Required
Plan Referred To Plan. Bd. Michele Kain

PUBLIC SERVICES C.R.G. # 90032
PLANNING NO. C.R.G. # VIII-564

MAYS CHAPEL NORTH SECTION FOUR

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group/Final Development Plan
Section
Approved for filing [signature]
Director of Planning
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON 8/12/93
Baltimore County Planning Board Date 7/15/93
~~Zoning Commissioner~~ DIRECTOR, ZADM Date [signature] WCR 8/25/93

CRG / FDP

MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE: AS SHOWN

ELECTION DISTRICT No. 8
3RD. COUNCILMANIC DISTRICT
DATE:

OWNER / DEVELOPER
JAMES KEELTY & CO. INC.
P.O. BOX 528
C/O E. PADONIA ROAD TIMONIUM MD. 21093
PHONE No. (410) 252-8600

PLAT PREPARED BY:
JAMES KEELTY & CO. INC.
P.O. BOX 528
C/O E. PADONIA ROAD TIMONIUM MD. 21093
PHONE No. (410) 252-8600

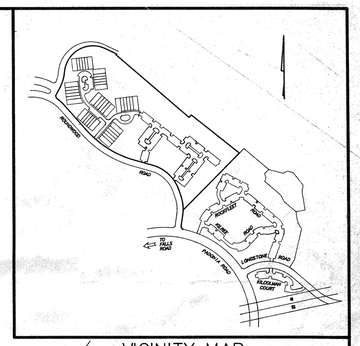
PLANNED UNIT DEVELOPMENT-SEE ZONING ORDER 88-536 ASPHX.

STATE OF MARYLAND
DOUGLAS LANE KENNEDY
No. 10748
REGISTERED
PROFESSIONAL ENGINEER

Douglas L. Kennedy P.E. # 10748 MAY 18, 1993
KCW CONSULTANTS, INC. DATE

SHEET 4 OF 9





VICINITY MAP
1"=500'

SOIL TYPES AND LIMITATIONS			
SOIL TYPE	BUILDING w/BASEMENT	STREET & PARKING	GROUP
CwB2	SLIGHT	SLIGHT	B
GcB2	SLIGHT	MODERATE: SLOPE	B
MdE	SEVERE: SLOPE	SEVERE: SLOPE	B
MbD2	SEVERE: SLOPE	SEVERE: SLOPE	B
Av	SEVERE: HIGH WATER TABLE	SEVERE: HIGH WATER TABLE	D

BENCHMARK: ELEVATION: 631.087

X-5250 GAL. SPIKE IN MAC. INTERSECTION OF PADONIA & JENIFER ROADS

NOTE: S.W.M. RESERVATION INCLUDES PROVIDING STORAGE FOR THE FUTURE PLAYFIELDS PER DEPARTMENT RECREATION AND PARKS LETTER DATED JANUARY 11, 1993.

STORMWATER MANAGEMENT DESIGN SUMMARY

EXISTING DRAINAGE AREA = 80.9± AC.
DEVELOPED DRAINAGE AREA = 74.8± AC.
PROPOSED POND VOLUME = 13.2± AC. FT.

Design Storm	Existing Peak Discharge	Controlled Developed Peak Discharge	Uncontrolled Developed Peak Discharge	Allowable Pond Release Discharge
2 YEAR	7.1	86.5	3.9	32
10 YEAR	46.9	200.2	18.7	28.1
100 YEAR	111.0	332.5	39.3	71.6

No	REVISIONS	DATE	BY
	Address Pre C.R.G Comments	6/12/93	G.R.G.

PROPERTY No. 08-11-018081 DEED REF. EHK Jr. 5281/326

CRG / FDP
SECTION FOUR

MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE 1"=50'

ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT
MAY , 1993

OWNER & DEVELOPER
JAMES KEELTY & CO., INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMOMIUM, MD. 21093
(410) 252-8600

PLAT PREPARED BY
JAMES KEELTY & CO., INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMOMIUM, MD. 21093
(410) 252-8600

PLANNED UNIT DEVELOPMENT – SEE ZONING ORDER 88-536 ASPHX

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On 6/17/93 With The Following Action Taken
PLAN APPROVED
Plan Approved DPW David L. Thomas
Plan Approved OPZ Francis Morsey
Approval Expiration Date 6/17/96
Plan Disapproved
Continued Mtg. Required
Plan Referred To Plan. Bd. Michele Fain

MAYS CHAPEL NORTH SECTION FOUR

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section
Approved for filing AFKW Director of Planning
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON: 8/12/93
Baltimore County Planning Board Date 7/15/93
Director of Zoning Administration and Development Management
Date Ellen Jablon WCR 8/25/93

STATE OF MARYLAND DOUGLAS LANE KENNEDY No. 10748 REGISTERED PROFESSIONAL ENGINEER

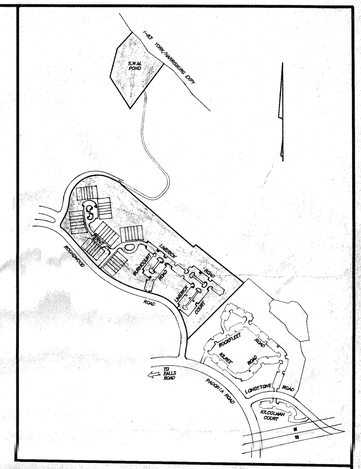
Douglas L. Kennedy #10748 MAY 18, 1993
K.C.W. CONSULTANTS, INC. REG. No. DATE

SHEET 3 OF 9

Type	No. B.R.	Dw.	De.	No. P.S.	Overflow P.S.
Waterford Condo	2	48	48	100	4
Newcastle Condo	2	80	80	164	4
S.P. Condo	2	6	6	13	1
	1	6	4.5	12	0
Subtotal		140	139	289	9
Longstone T.H.	2	18	18	36	0
Garage T.H.	3	24	36	68	20
Subtotal		42	54	104	20
TOTAL		182	193	393	29



BUILDING SEPARATION WILL BE IN ACCORDANCE WITH THE BALTIMORE COUNTY GENERAL ZONING REGULATIONS.



VICINITY MAP
1"=500'

SOIL TYPES AND LIMITATIONS

SOIL TYPE	BUILDING w/BASEMENT	STREET & PARKING	GROUP
CcB2	SLIGHT	SLIGHT	B
GcB2	SLIGHT	MODERATE: SLOPE	B
MdE	SEVERE: SLOPE	SEVERE: SLOPE	B

BENCHMARK: ELEVATION: 631.087
X-5250 GAL. SPIKE IN MAC. INTERSECTION OF PADONIA & JENIFER ROADS

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On 6/17/92
With The Following Action Taken
PLAN APPROVED
Plan Approved DPW: David L. Thomas
Plan Approved DRZ: Francis Murray
Approval Expiration Date 6/17/96
Plan Disapproved
Continued Mtg. Required
Plan Referred To Plan. Bd.

EXISTING
MAYS CHAPEL NORTH
SECTION 3

NOTES: NO WELLS, SEPTIC SYSTEMS, OR STRUCTURES EXIST ON SITE.

DISTURBANCE IN THE OPEN SPACE BEYOND THAT WHICH IS SHOWN ON THE PLAN WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM DEPT. OF RECREATION & PARKS.

PADONIA ELEMENTARY SCHOOL DISTRICT
SCHOOL CAPACITY 394
1992 ENROLLMENT 311
ESTIMATED PUPIL YIELD = 6

NOTES:
1) ELECTION DISTRICT ---------- #8
2) COUNCILMANIC DISTRICT ---------- #3
3) CENSUS TRACT ---------- 4038
4) WATERSHED ---------- 11
5) WATER ZONE ---------- FALLS, FIFTH
6) SUBSEWERSHED ---------- 32 & 36
SEWER DRAINAGE AREA ---------- GUNPOWDER
PUMPED BY TEXAS PUMPING STATION

Note:
ADDITIONAL ISLANDS WILL BE ADDED FOR TRASH PICK UP C.T.H. WITH PERPENDICULAR PARKING

GENERAL NOTES

1) ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF DWELLING UNITS ONLY AND ARE SUBJECT TO THE REQUIREMENTS FOR PRIVATE YARD SPACE. ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE OR WITHIN THE ENVELOPE IF LOCATED IN THE REAR OR SIDE YARD, BUT MUST COMPLY WITH THE MAYS CHAPEL NORTH ZONING REGULATIONS MADE APPLICABLE TO THE P.U.D. (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS)

2) ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS CANNOT BE LOCATED IN FLOOD PLAIN AREAS OR HYDRIC SOILS.

3) THIS C.R.G. PLAN IS APPROVED BY THE ZONING COMMISSIONER BASED ON HIS OR HER DETERMINATION THAT IT IS IN ACCORDANCE WITH THE FIFTH AMENDMENT OVERALL AUTHORIZATION PLAN APPROVED IN THE ZONING CASE.

4) THIS C.R.G. PLAN COMPLIES WITH THE PRE-DEVELOPMENT COMMENTS AND CHECK PRINT.

5) IF DRAINAGE, UTILITY AND WALKWAY EASEMENTS ARE FENCED, THEN AT LEAST FIVE FEET MUST REMAIN OPEN FOR PEDESTRIAN ACCESS.

6) NO RETAIL OR OFFICE USES ARE PROPOSED IN THIS SECTION.

7) LANDSCAPING AND SCREENING SHALL CONFORM TO THE STANDARDS CONTAINED IN THE BALTIMORE COUNTY LANDSCAPE MANUAL. A LANDSCAPE PLAN MUST BE APPROVED BY THE OFFICE OF PLANNING PRIOR TO THE ISSUANCE OF A GRADING PERMIT.

8) DISTURBED AREAS ARE TO BE STABILIZED WITH GRASS, WEEDS, HONEYSUCKLE, ETC..

9) A CENTRAL LOCATION FOR MAIL COLLECTION IS TO BE DETERMINED BY THE POST OFFICE.

10) A FOREST ESTABLISHMENT PLAN WILL BE SUBMITTED ALONG WITH THE SEDIMENT AND CONTROL PLAN AND GRADING PLAN FOR THIS SECTION.

11) TOWNHOUSE AND CONDOMINIUM UNITS ARE PROPOSED FOR SALE BY OWNER/ DEVELOPER.

12) TRASH COLLECTION IS SUBJECT TO BALTIMORE COUNTY APPROVAL.

13) ALL STREET LIGHTS TO CONFORM TO BALTIMORE COUNTY GUIDELINES FOR STREET LIGHTS IN NEW SUBDIVISIONS.

14) ALL INTERIOR STREETS LOCATED IN THE CONDOMINIUM AREA ARE PRIVATE AND TO BE OWNED AND MAINTAINED BY THE CONDOMINIUM ASSOCIATION.

15) A MINIMUM CONTIGUOUS AREA OF 500 s.f. (PRIVATE YARD SPACE) BELONGING TO A TOWNHOUSE DWELLING UNIT IS REQUIRED. THE MINIMUM DEPTH OF THE CONTIGUOUS AREA IS 15 FEET. FOR GROUP HOUSING OR TOWNHOUSES WITH A GARAGE, THIS AREA MUST BE LOCATED AT THE REAR OF THE UNIT. COVERED AREAS SUCH AS PORCHES CANNOT BE CALCULATED IN THE MINIMUM SPACE. AN OPEN DECK, EITHER AT GRADE OR ELEVATED, MAY BE INCLUDED IN THE CALCULATION OF MINIMUM SPACE.

16) A SMALL DECK OR OTHER OPEN PROJECTION MAY BE ADDED TO AN EXISTING DWELLING BUT MAY NOT EXTEND INTO ANY REQUIRED REAR OR SIDE YARD MORE THAN 4 FEET, PROVIDED THAT SUCH PROJECTION, EXCEPTING EAVES, ARE NOT OVER 10 FEET IN LENGTH.

17) ROAD PAVING MATERIAL TO BE BITUMINOUS CONCRETE.

18) TYPICAL PARKING SPACES ARE 8.5' X 18' (MIN.)

19) REFORESTED AREAS ARE SHOWN THUS. A PLAN WILL BE SUBMITTED PRIOR TO RELEASE OF THE GRADING PERMIT.

20) PROPOSED STREET LIGHTS ARE SHOWN THUS.

21) EXISTING STREET LIGHTS ARE SHOWN THUS.

22) NEIGHBORHOOD DESIGNATION SIGNS SHOWN THUS. (SEE NOTE ABOVE GENERAL NOTES)

23) CENTRAL TRASH PICK-UP LOCATIONS ARE SHOWN THUS.

24) HANDICAPPED PARKING IS SHOWN THUS.

25) 4' PATHS SHOWN MAY BE EITHER A PERVIOUS OR IMPERVIOUS MATERIAL.

26) WATER RETENTION AREAS SHOWN THUS.

ZONING REGULATIONS

THE BALTIMORE COUNTY ZONING REGULATIONS ARE NOT APPLICABLE TO THIS PLAN OF DEVELOPMENT. THE MAYS CHAPEL NORTH ZONING REGULATIONS ARE AS ADOPTED AND APPROVED BY THE ZONING COMMISSIONER IN CASE NUMBER 88-536, AUTH, ASPHX AND NUMBER 91-144-SPH.

THE INTERPRETATION, ADMINISTRATION AND ENFORCEMENT OF THESE REGULATIONS SHALL BE THE RESPONSIBILITY OF JAMES KEELTY & CO., INC. OR MAYS CHAPEL NORTH, INC., EACH A MARYLAND CORPORATION, OR THEIR RESPECTIVE SUCCESSORS OR ASSIGNS. THIS RESPONSIBILITY INCLUDES THE REVIEW AND APPROVAL OF A "COMPLIANCE CERTIFICATE" TO BE PRESENTED TO THE BALTIMORE COUNTY ZONING OFFICE WHEN INDIVIDUAL OWNERS IMPROVEMENTS REQUIRE BALTIMORE COUNTY PERMITS.

SUMMARY

A. DENSITY AND DWELLING UNITS BY TYPE.

Density	Dwelling	
193	182	Units contained in Section Four (17.82 Ac.) comprised of: Townhouse and Condominium Units (182 dwelling units and 193 density units)*
628	706	Units used in previous Sections (93.38 Ac.) all types.
1356	1389	Units allowed in future Sections (247.94 Ac.) all types.
2177	2277	Units allowed in PUD (328.14 Ac.) all types.

THERE ARE NO COMMERCIAL, OFFICE OR INSTITUTIONAL USES PROPOSED IN THIS SECTION.
CONDOMINIUM UNITS = 140 DWELLING UNITS and 139 DENSITY UNITS
TOWNHOUSE UNITS = 42 DWELLING UNITS and 54 DENSITY UNITS
(A) 8 ONE BEDROOM UNITS
(B) 133 TWO BEDROOM UNITS
(C) 21 TWO BEDROOM UNITS WITH A SMALL DEN
(E) 24 THREE BEDROOM UNITS
A SMALL DEN CONTAINS LESS THAN 100 Sq.Ft. OF FLOOR AREA.

B. OTHER USES ALLOWED
Retail Shop and Service Area in PUD - 43,553 Sq.Ft.
none contained in Section Four.
Office Area in PUD - 21,776 Sq.Ft.
none contained in Section Four.
Senior Citizens Housing with life care facilities
none contained in Section Four
NOTE: THERE ARE NO OTHER USES AS SHOWN IN (B) ABOVE IN SECTION 4

C. NUMBER OF PARKING SPACES REQUIRED = 182 DU X 2 = 364
NUMBER OF PARKING SPACES PROVIDED = 393

PARKING PROVIDED

SECTION	ACREAGE USED	ACREAGE REMAINING	TOWN HOUSED DENSITY USED	TOWN HOUSED DENSITY REMAINING	CONDOED DWELLING UNITS (INCL. 32 H.C.)	DWELLING UNITS REMAINING
ONE ***	9.74 Ac.	374.40 Ac.	0.0	2177 De.U.	0.0	2177 D.U.
TWO	38.70 Ac.	335.70 Ac.	231 De.U.	1946 De.U.	212 D.U.	1965 D.U.
THREE	27.00 Ac.	308.70 Ac.	261 De.U.	1685 De.U.	266 D.U.	1699 D.U.
FIVE	17.94 Ac.	290.76 Ac.	136 De.U.	1549 De.U.	128 D.U.	1571 D.U.
FOUR ****	17.82 Ac.	247.94 Ac.	193 De.U.	1356 De.U.	182 D.U.	1389 D.U.
TOTAL	114.20 Ac.	247.94 Ac.	821 De.U.	1356 De.U.	788 D.U.	1389 D.U.

* Same as type of density and dwelling units shown on authorization Plan

** Total of 6.5 density and 8.0 dwelling units per acre; within the range shown on the Authorization Plan.

*** Section One is composed of relocated Padonia and Mays Chapel rights-of-way only.

De.U. = DENSITY UNITS D.U. = DWELLING UNITS

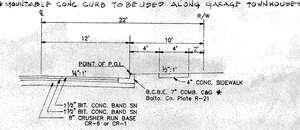
TOTAL OPEN SPACE IN SECTION FOUR = 6.0 Ac. ± TO BE CONVEYED TO BALTIMORE COUNTY OR THE ASSOCIATION.

AVERAGE DAILY TRIPS = 1407

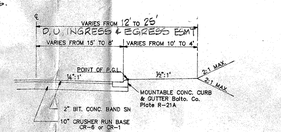
**** ACREAGE SHOWN INCLUDES 8.30 Ac.± OF O.S.W.M. RESERVATION.

27 TEMP OPEN SPACE BOUNDARY MARKERS AND TREE PROTECTION FENCES W/ 4' HIGH SNOW FENCE SHALL BE INSTALLED PRIOR TO ANY CLEARING OR GRADING

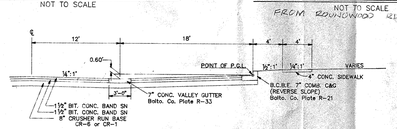
* MOUNTABLE CONC CURB TO BE USED ALONG GARAGE TOWNHOUSES.



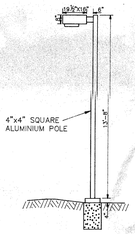
TYPICAL HALF SECTION
44' RIGHT-OF-WAY
NOT TO SCALE



TYPICAL HALF SECTION
BALL FIELD ACCESS ROAD
NOT TO SCALE
FROM ROUNDWOOD RD. TO BALL FIELD



TYPICAL HALF SECTION
w/18' PERPENDICULAR PARKING
NOT TO SCALE



LIGHT POST DETAIL
NOT TO SCALE

No	REVISIONS	DATE	BY
1	Address Pre C.R.G. Comments	6/12/92	GRG
2	ADDRESS CRG COMMENTS	6/22/95	MEB

PROPERTY No. 08-11-018081 DEED REF. EHK Jr. 5281/326

CRG / FDP
SECTION FOUR
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE 1"=50'

ELECTION DISTRICT No. 6
3rd COUNCILMANIC DISTRICT
JUNE 1993

OWNER & DEVELOPER
JAMES KEELTY & CO., INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MD. 21093
(410) 252-8600

PLAT PREPARED BY
JAMES KEELTY & CO., INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MD. 21093
(410) 252-8600

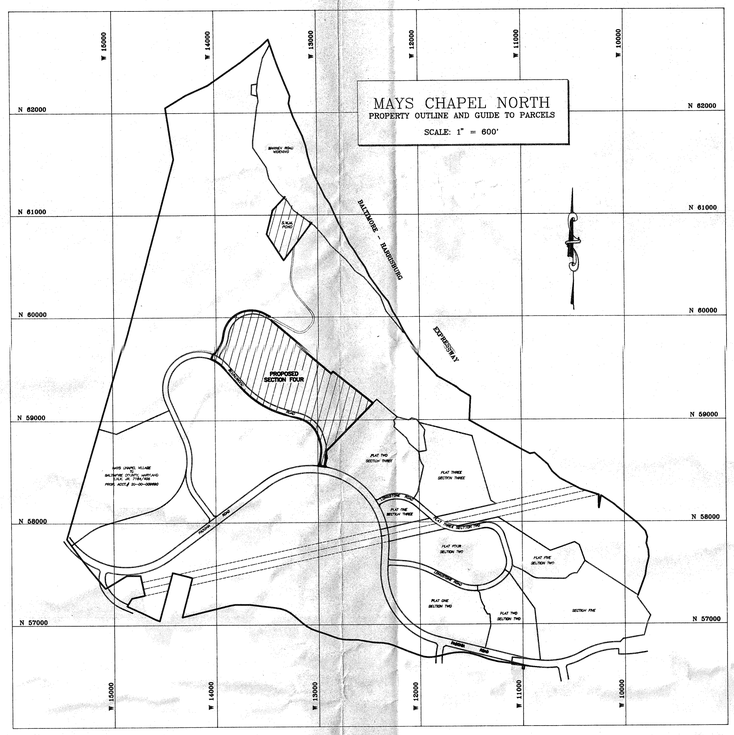
PLANNED UNIT DEVELOPMENT - SEE ZONING ORDER 88-536 ASPHX

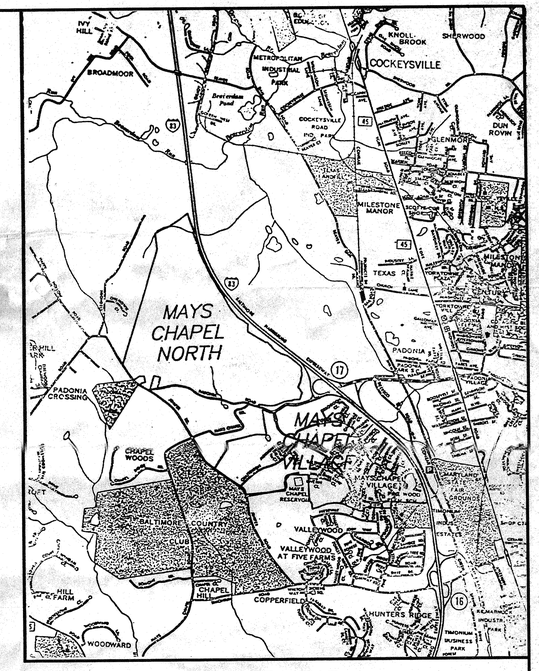
MAYS CHAPEL NORTH SECTION FOUR

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section ____
Approved for filing ____ Director of Planning
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON: 8/RH3
Baltimore County Planning Board Date 7/15/93
Director of Zoning Administration and Development Management
Date 8/25/93

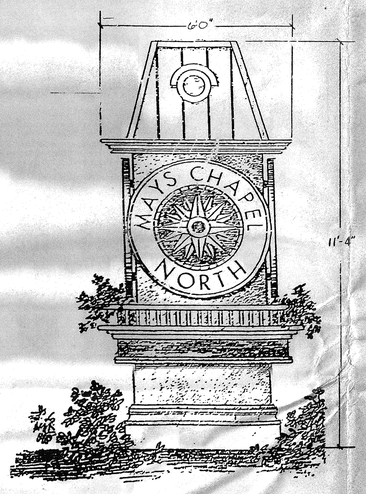
Douglas L. Kennedy No. 10748 REGISTERED PROFESSIONAL ENGINEER
K.C.W. CONSULTANTS, INC. REG. No. 10748 MAY 18, 1993 DATE

FOR GENERAL NOTES AND DETAILS SEE SHEET 2

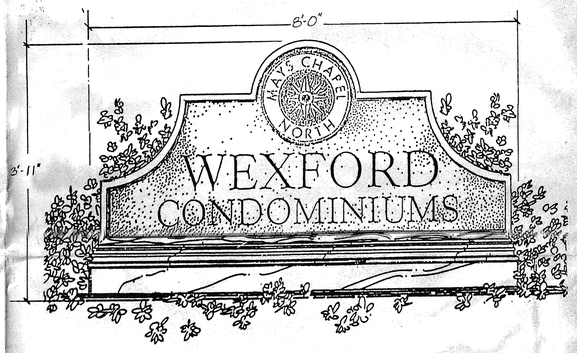




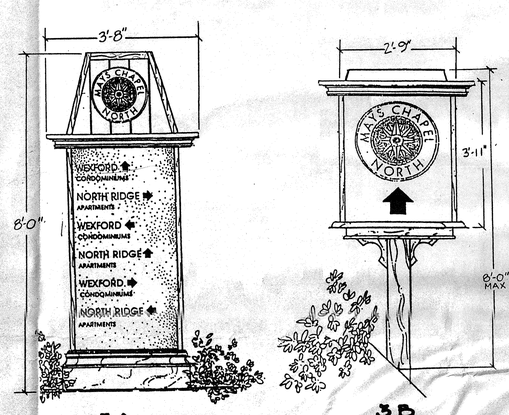
VICINITY MAP
SCALE 1" = 2000'



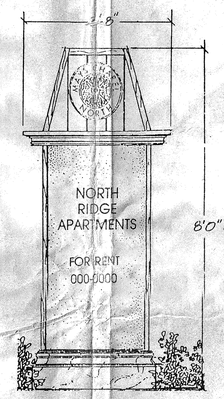
TYPICAL ENTRANCE SIGN
TYPE 1
(THERE ARE NO TYPE 1 SIGNS IN SECT 4)



TYPICAL GROUP SIGN
TYPE 2



TYPICAL DIRECTION SIGNS
TYPE 3



TYPICAL GROUP SIGN
TYPE 4

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP

This Plan Was Reviewed By The CRG On 6/17/93 With The Following Action Taken

PLAN APPROVED

Plan Approved DPW David L. Thomas
Plan Approved OPZ Francis Morsey
Approval Expiration Date 6/17/98
Plan Disapproved
Continued Mtg. Required
Plan Referred To Plan, Bd. Michelle Faine

MAYS CHAPEL NORTH SECTION FOUR

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section
Approved for filing NFDT Director of Planning
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON: 8/12/93
Baltimore County Planning Board Date 7/15/93
Director of Zoning Administration and Development Management
Date WCR 8/25/93

PROPERTY No. 08-11-018081 DEED REF. EHK Jr. 5281/326

No	REVISIONS	DATE	BY
	REVISE PER CRG COMMENTS	6/23/93	MB

CRG / FDP
SECTION FOUR
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE 1"=50'

ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER
JAMES KEELTY & CO., INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMOMIUM, MD. 21093
(410) 252-8600

PLAT PREPARED BY
JAMES KEELTY & CO., INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMOMIUM, MD. 21093
(410) 252-8600

PLANNED UNIT DEVELOPMENT – SEE ZONING ORDER 88-536 ASPHX

PRELIMINARY
JUN 24 1993
BALTIMORE COUNTY
PLANNING BOARD

STATE OF MARYLAND
DOUGLAS LANE KENNEDY
No. 10748
REGISTERED
PROFESSIONAL ENGINEER

Douglas L. Kennedy #10748 MAY 18, 1993
K.C.W. CONSULTANTS, INC. REG. No. DATE

SHEET 1 OF 9


LOCAL OPEN SPACE
3.680Ac.
PROPOSED REFORESTATION AREA
OPEN SPACE
0.463 Ac.
OPEN SPACE
0.619 Ac.
OPEN SPACE
0.908 Ac.
OPEN SPACE
1.337 Ac.
OPEN SPACE
0.698 Ac.
OPEN SPACE
0.846 Ac.
BLDG #10
16 - 2 BR.
NEWCASTLE
BLDG #9
16 - 2 BR.
NEWCASTLE
BLDG #8
16 - 2 BR.
NEWCASTLE
BLDG #7
16 - 2 BR.
NEWCASTLE
BLDG #12
6 - 2 BR.
WATERFORD
BLDG #11
6 - 2 BR.
WATERFORD
BLDG #14
16 - 2 BR.
NEWCASTLE
BLDG #13
3 - 2 BR.
S.F. W/SMALL DEN
BLDG #6
6 - 2 BR.
WATERFORD
BLDG #5
6 - 2 BR.
WATERFORD
BLDG #4
6 - 2 BR.
WATERFORD
BLDG #3
6 - 2 BR.
WATERFORD
BLDG #2
6 - 2 BR.
WATERFORD
BLDG #1
6 - 2 BR.
WATERFORD
FUTURE PAVING
EXISTING MAYS CHAPEL NORTH SECTION 3
North
S 68°27'00" E 67.93'
S 30°52'45" E 8.09'
S 49°14'00" E
N 40°46'00" E 26.95'
S 41°33'00" E
N 60.000
N 59.000
W 13.500
W 14.000
W 12.500
R=1000.00'
L=467.45'
R=315.00'
L=249.08'
N 41°21'45" W 88.10'
S 44°29'10" W
N 41°30'50" W
S 48°29'10" W
654.40'
Ex. CRG
Ex. 12" WATER
Ex. 8" SAN
Ex. CRG
148
149
410
411
412
413
414
415
416
417
418
419
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(18)

MAYS CHAPEL NORTH

SECTION 5

CORRESPONDENCE & PLANS

18 OF 27

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

CRG DATE: 1/2/92
PRE-CRG DATE: 12/16/91

FROM: ZONING OFFICE

PROJECT NAME: Mays Chapel North P.U.D.
Section 5

PLAN: 11/11/91

REV.: 12/26/91 REV.:

LOCATION: E/S Longstone Road,
E Padonia Road; also
N/S Padonia Road
opposite Greenpoint Road

REVISION KEY:
Crossed Out - Comment Addressed or plan accepted
BA - Be Advised (must be addressed prior to final zoning approval)
* - Substantive Preliminary Comments/ Recommendations not addressed
New Comments by plan date

DISTRICT: 8c3
PROPOSAL: 4 Mid-Rise Condo/Apt. Bldgs.
128 Units

The C.R.G. plan has been reviewed by the staff at this level of detail and has been found to be in general compliance with the Third Amended Overall Authorization Plan approved on 1/30/91, Zoning Case #88-536-Auth SPHX, Zoning Case #91-144-SPH and the Baltimore County Zoning Regulations for a C.R.G. approval. A 4th Amended Authorization Plan has been submitted for review and will be approved concurrently with the Section C.R.G./F.D.P. To avoid any possible delays in the development review and zoning approval process, when additional details and information are available or changed, this office should be contacted and it should be the responsibility of the owner, developer or developer's engineer to rectify any zoning conflicts well in advance of any expected final plan approvals. Only if necessary, will the following comments be up-dated and/or supplemented during the review and final approval of the C.R.G./F.D.P. for this section:

A. GENERAL P.U.D. COMMENTS - APPROVAL PROCESS:

1. Pursuant to Section 430.1.G (B.C.Z.R.), the Director of Zoning Administration and Development Management (Z.A.D.M.) in the second stage of approval must approve the C.R.G./F.D.P. for each section when submitted as being in accord with the Authorization Plan previously submitted and approved in Zoning Cases #88-536-Auth SPHX and #91-144-SPH. After the C.R.G. and Planning Board approval and the plan has been found to be in compliance with: (1) the zoning Orders in the above cases, (2) the latest amended authorization plan, and (3) the C.R.G. and any additional plan comments during the review process, then the Director of Z.A.D.M. will confirm that the C.R.G./F.D.P. plans can be approved and then sign the Final Development Plan (2 copies of the same plan with different signature blocks) both approved concurrently. One copy of the C.R.G./F.D.P. signed by the Director of Z.A.D.M. is included in the permanent zoning case files.

BA

(Over)

2. Zoning Regulations - Prior to final zoning approval of this area or sub-section, separate complete zoning regulations must be finally approved by the Director of Zoning Administration and Development Management (Z.A.D.M.). On 12/11/91, the up-dated Mays Chapel North Zoning Regulations, inclusive of Section 5 site specific standards, were submitted to this Office for approval. The review has not been completed; however, it does not appear that many changes would be necessary other than up-dating the signature block and references to the Zoning Commissioner.

BA

3. All references to the Zoning Commissioner (other than the case history) on the plans and in the Mays Chapel North Zoning Regulations should be changed to the "DIRECTOR OF ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT (Z.A.D.M.)".

BA

B. SITE SPECIFIC COMMENTS FOR FINAL C.R.G./F.D.P. APPROVAL OF SECTION 5:

1. Up-date and Label - Up-date the notes to reference the zoning hearing #91-144-SPH and it is suggested to up-date the signature block that includes the Zoning Commissioner. Label walkways, open space and principal building limitation areas as proposed.

✓ BA

2. Parking - Ample required parking has been provided; however, it is suggested that where possible additional over-flow and visitor parking be provided outside.

✓

3. Building Height - Up-date and label the building height schematic profile as per the attached B.C.Z.R. definition and policy diagrams. Label and dimension the building height on sheet #4 of #5.

✓

WCR/scj

W. CARL RICHARDS, JR.
Zoning Coordinator

WCR:scj

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

CRG DATE: 1/2/92
PRE-CRG DATE: 12/16/91

FROM: ZONING OFFICE

PROJECT NAME: Mays Chapel North P.U.D.
Section 5

PLAN: 11/11/91

REV.: REV.:

LOCATION: E/S Longstone Road,
E Padonia Road; also
N/S Padonia Road
opposite Greenpoint Road

REVISION KEY:
Crossed Out - Comment Addressed or plan accepted
BA - Be Advised (must be addressed prior to final zoning approval)
* - Substantive Preliminary Comments/ Recommendations not addressed
New Comments by plan date

DISTRICT: 8c3
PROPOSAL: 4 Mid-Rise Condo/Apt. Bldgs.
128 Units

The C.R.G. plan has been reviewed by the staff at this level of detail and has been found to be in general compliance with the Third Amended Overall Authorization Plan approved on 1/30/91, Zoning Case #88-536-Auth SPHX, Zoning Case #91-144-SPH and the Baltimore County Zoning Regulations for a C.R.G. approval. A 4th Amended Authorization Plan has been submitted for review and will be approved concurrently with the Section C.R.G./F.D.P. To avoid any possible delays in the development review and zoning approval process, when additional details and information are available or changed, this office should be contacted and it should be the responsibility of the owner, developer or developer's engineer to rectify any zoning conflicts well in advance of any expected final plan approvals. Only if necessary, will the following comments be up-dated and/or supplemented during the review and final approval of the C.R.G./F.D.P. for this section:

A. GENERAL P.U.D. COMMENTS - APPROVAL PROCESS:

1. Pursuant to Section 430.1.G (B.C.Z.R.), the Director of Zoning Administration and Development Management (Z.A.D.M.) in the second stage of approval must approve the C.R.G./F.D.P. for each section when submitted as being in accord with the Authorization Plan previously submitted and approved in Zoning Cases #88-536-Auth SPHX and #91-144-SPH. After the C.R.G. and Planning Board approval and the plan has been found to be in compliance with: (1) the zoning Orders in the above cases, (2) the latest amended authorization plan, and (3) the C.R.G. and any additional plan comments during the review process, then the Director of Z.A.D.M. will confirm that the C.R.G./F.D.P. plans can be approved and then sign the Final Development Plan (2 copies of the same plan with different signature blocks) both approved concurrently. One copy of the C.R.G./F.D.P. signed by the Director of Z.A.D.M. is included in the permanent zoning case files.

(Over)

WEINBERG AND GREEN

ATTORNEYS AT LAW

100 SOUTH CHARLES STREET

BALTIMORE, MARYLAND 21201-2773

(301) 332-8600

WASHINGTON AREA: 470-7400

FACSIMILES

(301) 332-8862

(301) 332-8863

10480 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044-3506
(301) 740-8500

14 WEST PATRICK STREET
FREDERICK, MARYLAND 21701-5512
(301) 695-9200

WRITER'S DIRECT DIAL NUMBER

(301) 332-8713

FILE NUMBER

15074.55

December 11, 1991

HAND DELIVER

Arnold Jablon, Director
Baltimore County Office of Zoning Administration
and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Mays Chapel North Neighborhood Unit Development (PUD)
Zoning Case Nos. 88-536-Auth-ASPHX and 91-144-SPH

Dear Mr. Jablon:

James Keelty & Co., Inc., as the developer of the PUD, has submitted sectional detailed plans for Section Five (Building Development Area 5) of Mays Chapel North for CRG approval. The pre-CRG hearing is presently scheduled for December 16, 1991, and the CRG hearing is presently scheduled for January 2, 1992. Paragraph numbered 4 of the November 4, 1988 Order of the Deputy Zoning Commissioner entered in Case No. 88-536-Auth-ASPHX set up, as a prior condition of zoning approval of the plan, the need for submission and approval of zoning regulations applicable to the particular section (now Section Five of the PUD) for inclusion within the overall authorization plan. Heretofore, we submitted, and received approval of the zoning regulations applicable to Section Two and Section Three of the PUD, and are now submitting, and asking approval of the zoning regulations applicable to Section Five of the PUD.

Following the procedure requested of us in the past, including the designated format, I enclose three copies of The Third Revised Zoning Regulations Applicable to Mays Chapel North Neighborhood Unit Development, one for Carl Richards of the Zoning Office. To facilitate review, I point out the changes and additions, as follows:

RECEIVED
JAN 30 1992
ZONING OFFICE

1. Title page has been changed to refer to the Third Revised Regulations, approval date has been added near the lower right-hand corner, and the key to Revisions now begins on page (iii) instead of page (ii), as in the prior Second Revised Zoning Regulations.

2. Table of Contents has been changed to add Article V, on page 70, and Article VI, Sections 1-6, on pages 77 through 81. Article V applies only to Section Four of Mays Chapel North, and, except for Section 1, has been inserted as "Reserved." Article VI applies only to Section Five of Mays Chapel North, and has been inserted in the body of the Regulations, in full.

3. Paragraphs 4, 5, and 6 of Revisions and Amendment of Zoning Regulations made after July 14, 1989, have been added to show all revisions and additions hereafter explained. Changes are shown by bracketing the term, phrase, or provision deleted from the Second Revised Zoning Regulations, and by underlining additions appearing in the Third Revised Zoning Regulations.

4. Page 8, line 2--The acreage of Section Five, was changed from 17.3 acres to 17.9 acres.

5. Page 21, line 3 of the definition of "Wetlands"--was changed to insert the correct reference to the Annotated Code of Maryland, now 1990 Replacement Volume, not 1983 Replacement Volume.

6. Page 31 was changed to insert the correct acreage of Building Development Area 5, changed from 17.3 acres to 17.9 acres. Because of that change, the density per acre was changed from 17.40 to 17.15; the total acreage was changed from 216.10 acres to 216.7 acres; and the total density per acre was changed from 10.07 to 10.05. Additionally, the second footnote (**) in Subsection a of Section 5, following the Table, relating only to Section Two of Mays Chapel North, was deleted because very confusing. In that Section Two is virtually built out, there is no need for the footnote explanation.

7. Page 34, 5th and 6th lines from bottom, page 41, lines 13 and 14 from top, page 61, 9th and 10th lines from bottom, and page 67, 10th and 11th lines from bottom, were each changes to refer to the new Baltimore County Code 1988, calling for change in section numbers and Code reference.

8. Page 58, 6th line from bottom, and page 64, 6th line from bottom--changed reference from Section 4 of Article II of the Zoning Regulations, which was a mistake, to Section 3 of Article II of these Zoning Regulations.

9. Article V has been added, through Section 1, relating only to Section Four of the PUD. This Section of the PUD is not in for current development. However, Article V has been inserted in part, and reserved for the most part, to provide continuity in the Regulations i.e., each successive Article relating to a successive Section or Building Development Area of the PUD.

10. Article VI has been added to provide the Zoning Regulations applicable only to Section Five of Mays Chapel North, now in for CRG approval, as above set forth. Article VI of the Zoning Regulations is exactly the same as Article IV of the Zoning Regulations, except for: (a) deletion of all references to townhouses and townhouse-type dwellings, together with all references to height, other bulk and area standards, open space, parking, and other requirements relating only to townhouses, in that no townhouses are allowed in Section Five of the PUD, but only garden and mid-rise apartment or condominium buildings--four story maximum, exclusive of basement; and (b) addition in Section 3a. (Density) of the percentage over the mean provided for in Section 5.a of Article II of the Zoning Regulations, as promised.

11. Exhibit A, Legal Description of the Mays Chapel North Land, Exhibit B, November 4, 1988 Order of the Deputy Zoning Commissioner, with Findings of Fact and Conclusions of Law supporting same, and Exhibit C, Mays Chapel North Graphics Package for Signs, have not been included in the Regulations now submitted to you, but will be reproduced and put into the bound volume of the Regulations when submitted for formal written approval. No changes were made in these exhibits. However, the bound volume will also include as "Exhibit C", the November 30, 1990 Order of the Deputy Zoning Commissioner, with Findings of Fact and Conclusions of Law supporting same, entered in Case No. 91-144-SPH. The current Exhibit C will then be designated "Exhibit D".

Along with the Zoning Regulations, I submit three copies of the Fourth Amended Overall Authorization Plan (2 Sheets), changed only to show the revised acreage of Section Five of the PUD, and the Table that goes along with it, on Sheet 2.

If the Regulations now submitted, along with the Fourth Amended Overall Authorization Plan, are acceptable, we will then submit seven bound copies of the Regulations, along with all Exhibits, A, B, C, and D, for formal written approval. These seven copies are to be retained by various departments of the County, known to Carl Richards. I will ask for an additional three copies to be signed for the developer and myself. There is some urgency, and, accordingly, I ask that you make some effort to expedite the subject matter.

If you need anything else or want to schedule a meeting on the submission, please advise, and we will promptly comply.

Thanking you for your courtesy and consideration, I am

Respectfully yours,

Eugene P. Smith

BZJ61:6652M/0119/1bk

Enclosures

OPEN SPACE TABULATION

OPEN SPACE REQUIRED	LOCAL* OPEN SPACE	C.A.** OPEN SPACE	OPEN SPACE PROVIDED
4.49 Ac.	8.17 Ac.	5.92 Ac.	14.09 Ac.

* TO BE OWNED AND MAINTAINED BY BALTIMORE COUNTY

** TO BE OWNED AND MAINTAINED BY THE CONOMINIUM ASSOCIATION

A MINIMUM OF APPROXIMATELY 44.25% OF THE GROSS AREA OF THE MAYS CHAPEL NORTH LAND SHALL BE ALLOCATED TO OPEN SPACE PURPOSES

PLAT FIVE SECTION TWO
MAYS CHAPEL NORTH
S.M. 60/147

SUMMARY

A. Density and Dwelling Units, by Type.

Density	Dwelling	
136	128	Units contained in Section Five (17.94 Ac.) comprised of: Condominium or Apartment Units (128 dwelling units and 136 density units)*
492	478	Units used in previous Sections (75.44 Ac.), all types
1549	1571	Units allowed in future Sections (281.70 acres), all types.
2177	2177	Units allowed in PUD (384.14 acres) all types.

B. Other Uses Allowed:
Retail Shop and Service Area in PUD – 43,553 S.F.
none contained in Section Five;

Office Area in PUD – 21,776 S.F.,
none contained in Section Five;

Senior Citizens Housing with life care facilities,
none contained in Section Five;

Day Care Center;
none contained in Section Five;

DENSITY AND DWELLING UNIT TABULATIONS

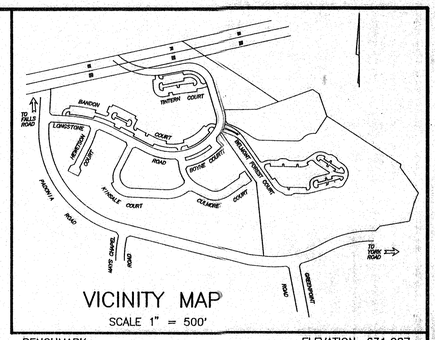
SECTION	ACREAGE USED	ACREAGE REMAINING	DENSITY USED	DENSITY REMAINING	DWELLING UNITS	DWELLING UNITS REMAINING
ONE ***	9.74 Ac.	374.40 Ac.	0.0	2177 De.U.	0.0	2177 D.U.
TWO	38.70 Ac.	335.70 Ac.	231 De.U.	1946 De.U.	212 D.U.	1965 D.U.
THREE	27.00 Ac.	308.70 Ac.	261 De.U.	1685 De.U.	266 D.U.	1699 D.U.
FIVE	17.94 Ac.	290.76 Ac.	136 De.U.	**	128 D.U.	**
TOTAL	93.38	290.76 Ac.	628 De.U.	1549 De.U.	606 D.U.	1571 D.U.

* Same as type of density and dwelling units shown on Authorization Plan.

** Total of 7.6 density and 7.1 dwelling units per acre, within the range shown on the Authorization Plan.

*** Section One is composed of relocated Padonia and Mays Chapel roadbeds only.

De.U = DENSITY UNITS D.U. = DWELLING UNITS



VICINITY MAP
SCALE 1" = 500'

BENCHMARK: ELEVATION: 631.087
X–5250 GAL. SPIKE IN MAC. INTERSECTION PADONIA & JENIFER ROADS

PLAT ONE SECTION FIVE 17.94 AC.

TOTAL AREA OF PLAT – 17.94 Ac.
TOTAL AREA TO BE OWNED BY – 9.77Ac.
CONDOMINIUM ASSOCIATION
TOTAL AREA TO BE DEDICATED – 8.17 Ac.
TO BALTIMORE COUNTY

ZONING REGULATIONS

THE BALTIMORE COUNTY ZONING REGULATIONS ARE NOT APPLICABLE TO THIS DEVELOPMENT. THE MAYS CHAPEL NORTH ZONING REGULATIONS: ADOPTED AND APPROVED BY THE ZONING COMMISSIONER IN ZONING CASE NUMBER 88–536, AUTH, ASPHX, AND GOVERNING.

THE INTERPRETATION, ADMINISTRATION, AND ENFORCEMENT OF THESE REGULATIONS SHALL BE THE RESPONSIBILITY OF JAMES KEELTY & CO., INC. OR MAYS CHAPEL NORTH, INC., EACH A MARYLAND CORPORATION THEIR RESPECTIVE SUCCESSORS OR ASSIGNS. THIS RESPONSIBILITY INCLUDES THE REVIEW AND APPROVAL OF A "COMPLIANCE CERTIFICATE" TO BE PRESENTED TO THE ZONING OFFICE WHEN INDIVIDUAL OWNERS IMPROVEMENTS REQUIRE BALTIMORE COUNTY PERMITS.

THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE WHICH IS PLANNED FOR THE DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.

THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

1) RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.

2) THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 26–216 OF THE BALTIMORE COUNTY CODE.

3) RECORDING OF THIS PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.

4) THE INFORMATION SHOWN HEREON MAY BE SUPERCEDED BY A SUBSEQUENT OR AMENDED PLAT.

5) ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.

SEWER DRAINAGE AREA – GUNPOWDER
PUMPED BY – TEXAS PUMPING STATION

HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT, AND STORMWATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON, ARE RESERVED UNTO THE OWNER AND, EXCEPT FOR THOSE INDICATED AS PRIVATE, ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS WILL CONVEY SAID AREAS BY DEED, TO BALTIMORE COUNTY, MARYLAND AT NO COST.

Filed for record
S.M. 64 FOLIO 093
Date AUG 14 1992
Test:
Clerk

LEGEND

OUTLINE OF PLAT SHOWN THUS: ——————

BOUNDARY OF ROADS SHOWN THUS: — — — —

DRAINAGE AND UTILITY EASEMENT SHOWN THUS: = = = =

COORDINATE NUMBERS SHOWN THUS: (2117)

ADDRESSES SHOWN THUS: #400

LOCAL OPEN SPACE SHOWN THUS: TO BE OWNED AND MAINTAINED BY BALTIMORE COUNTY

COORDINATES		
NO.	NORTH	WEST
67	57259.2715	9879.1556
68	57079.3653	9751.1979
69	57013.2885	9780.1467
70	56886.2384	9813.6370
71	56851.4184	10020.4868
300	56820.1005	10052.3723
302	56727.8090	10428.4580
304	56644.2552	10831.6067
2094	57149.3550	10883.0166
2077	57500.5384	11127.7452
518	57584.0980	11098.9852
517	57563.7149	11086.8092
516	57553.1057	11059.8556
515	57490.5221	10944.5895
514	57473.4648	10920.7168
513	57466.5398	10909.2714
512	57455.2989	10887.1943
511	57446.8236	10853.3854
510	57441.6985	10600.8216
509	57460.3566	10559.3683
508	57493.4684	10469.8398
507	57615.3581	10390.3927
525	57277.6733	9872.3260

PWA Completed 89202
Final Plat :
Public Services DRT
Dev. Design RWS 7/9/92
Dev. Engineer 7/7/92
Streets, Numbering 7/13/92
Planning
Land Acquisitions
Assessments TBG 8-6-92

CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
300 TO 302	717.00'	393.12'	201.64'	388.22'	S 76°14'50" W	31°24'52"
302 TO 304	675.22'	418.38'	216.15'	411.72'	S 78°17'28" W	35°30'06"
2077 TO 518	175.00'	89.34'	45.66'	88.37'	N 18°59'34" E	29°14'58"
516 TO 515	537.00'	131.49'	66.07'	131.16'	S 61°30'01" E	14°01'45"
514 TO 513	90.00'	13.40'	6.71'	13.39'	S 58°45'04" E	08°31'51"
512 TO 511	78.00'	35.15'	17.88'	34.86'	S 75°55'37" E	25°49'16"
510 TO 509	53.00'	46.98'	25.16'	45.46'	N 65°46'03" E	50°47'24"
509 TO 508	97.43'	99.76	54.75'	95.46'	N 69°42'12" E	58°39'41"

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

DIRECTOR — DATE 7/24/92

APPROVED FOR THE DEPARTMENT OF PUBLIC WORKS AND THE OFFICE OF PLANNING AND ZONING

DIRECTOR OF PUBLIC WORKS — DATE 7/22/92

THE FINAL C.R.G./F.D.P. FOR THE PROPERTY ON THIS PLAT WAS APPROVED ON: JANUARY 2, 1992

PROPERTY # 08-03-001557 DEED REF E.H.K. JR., 6452–438

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3–108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

MAYS CHAPEL VILLAGE
JOSEPH S. KEELTY CO–PARTNER — DATE 6/26/92

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THE PLAT HAS BEEN LAID OUT, AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3–108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

NORMAN G. SACKS
REG. #9698 — DATE 6/25/92

NORMAN G. SACKS
ASSOCIATES, INC.
9005 BRIAR ROAD
PARKVILLE, MD. 21234

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:

X–5250 N 57029.83 W 14532.18
X–5251 N 56535.77 W 13812.55

THE STREETS AND OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED THEIR HEIRS AND ASSIGNS.

PLAT ONE SECTION FIVE
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE 1" = 50'

ELECTION DISTRICT No.8
DATE JUNE 25, 1992

OWNER
MAYS CHAPEL VILLAGE
P.O. BOX 528
61 E. PADONIA ROAD
TIMONIUM, MARYLAND 21094–0528

DEVELOPER
JAMES KEELTY & CO., INC.
P.O. BOX 528
61 E. PADONIA ROAD
TIMONIUM, MARYLAND 21094–0528

SHEET 15 OF 18 SHEETS
08/17/92

64-93

SUMMARY

A. Density and Dwelling Units, by Type.

Density	Dwelling	
130	128	Units contained in Section Five (17.94 Ac.) comprised of: Condominium or Apartment Units (128 dwelling units and 130 density units)*
492	476	Units used in previous Sections (75.44 Ac.), all types
1549	1571	Units allowed in future Sections (291.70 acres), all types.
2177	2177	Units allowed in PUD (384.14 acres) all types.

B. Other Uses Allowed

Retail Shop and Service Area in PUD – 43,553 S.F.
none contained in Section Five ;

Office Area in PUD – 21,776 S.F.,
none contained in Section Five ;

Senior Citizens Housing with life care facilities,
none contained in Section Five ;

Day Care Center;
none contained in Section Five ;

DENSITY AND DWELLING UNIT TABULATIONS

SECTION	ACREAGE USED	ACREAGE REMAINING	DENSITY USED	DENSITY REMAINING	DWELLING UNITS	DWELLING UNITS REMAINING
ONE ***	9.74 Ac.	374.40 Ac.	0.0	2177 De.U.	0.0	2177 D.U.
TWO	38.70 Ac.	335.70 Ac.	231 De.U.	1946 De.U.	212 D.U.	1965 D.U.
THREE	27.00 Ac.	308.70 Ac.	261 De.U.	1685 De.U.	266 D.U.	1699 D.U.
FIVE*	17.94 Ac.	290.76 Ac.	154 De.U.	**	128 D.U.	**
TOTAL	93.38 Ac.	290.76 Ac.	626 De.U.	1944 De.U.	606 D.U.	1971 D.U.

* Same as type of density and dwelling units shown on Authorization Plan.

** Total of 74 density and 71 dwelling units per acre, within the range shown on the Authorization Plan.

*** Section One composed of relocated Padonia and Mays Chapel roadbeds only.

De.U = DENSITY UNITS D.U. = DWELLING UNITS

The Section Three Density and Dwelling tabulations reflect an increase of 16% density and 12% dwelling, in compliance with the tolerances defined in the Zoning Regulations applicable to the Mays Chapel North P.U.D..

GENERAL NOTES

DWELLING UNITS PROPOSED ARE COMPRISED OF 128 GARDEN CONDOMINIUM UNITS

PARKING SPACES REQUIRED ARE AS FOLLOWS:
GARDEN CONDOMINIUM UNITS REQUIRE 264 PARKING SPACES INCLUDING 8 HANDICAP SPACES.

PARKING SPACES PROVIDED ARE AS FOLLOWS:
GARDEN CONDOMINIUM UNITS PROVIDE 276 PARKING SPACES INCLUDING 8 HANDICAP SPACES.

WOODS AND VEGETATION TO BE REMOVED ONLY WHERE DEVELOPMENT OCCURS. UNDEVELOPED AREAS TO REMAIN WOODED.

REFORESTATION OF SOME DISTURBED AREAS SHALL OCCUR WHERE FEASIBLE AS INDICATED ON THE PLAN, AS SHOWN THUSLY.

EXISTING LAND USES ARE FORESTS AND RESIDENTIAL.

THERE ARE NO ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITAT OR HAZARDOUS MATERIALS ON THIS SITE.

EXISTING GRADES SHOWN HEREON ARE BASED ON 2' CONTOUR INTERVALS.

STORM WATER MANAGEMENT IS REQUIRED ON THIS SITE, AND SHOWN ON THE PLAN.

HANDICAP DWELLING UNITS HAVE BEEN PROVIDED FOR AS PER BALTIMORE COUNTY STANDARDS, AS HAVE DESIGNATED PARKING SPACES FOR THE PHYSICALLY HANDICAPPED.

THERE ARE NO WETLAND AREAS WITHIN THE PLAT OUTLINE.

ZONING REGULATIONS

THE BALTIMORE COUNTY ZONING REGULATIONS ARE NOT APPLICABLE TO THIS DEVELOPMENT. THE MAYS CHAPEL NORTH ZONING REGULATIONS: ADOPTED AND APPROVED BY THE ZONING COMMISSIONER IN CASE NUMBER 86-536 AUTH, ASPHX AND # 91-144-SPH.

THE INTERPRETATION, ADMINISTRATION AND ENFORCEMENT OF THESE REGULATIONS SHALL BE THE RESPONSIBILITY OF JAMES KEELTY & CO.,INC. OR MAYS CHAPEL NORTH, INC. EACH A MARYLAND CORPORATION THEIR RESPECTIVE SUCCESSORS OR ASSIGNS. THIS RESPONSIBILITY INCLUDES THE REVIEW AND APPROVAL OF A "COMPLIANCE CERTIFICATE" TO BE PRESENTED TO THE ZONING OFFICE WHEN INDIVIDUAL OWNERS IMPROVEMENTS REQUIRE BALTIMORE COUNTY PERMITS.
P.U.D. AUTHORIZATION APPROVED ON 10/11/89 AND THE MAYS CHAPEL NORTH ZONING REGULATIONS APPROVED ON 10/03/89.

I.O.S. TO BE OWNED AND MAINTAINED BY CONDOMINIUM OWNERS ASSOCIATION OR APARTMENT OWNER MANAGEMENT.

ALL UNITS ARE FOR SALE OR RENT.

A.D.T.'S ARE SHOWN THUSLY: 960 ADT

STREET LIGHTS SHOWN THUSLY: ⊠ (EXISTING) ☐ (PROPOSED)

ELECTION DISTRICT NO. 8

COUNCILMANIC DISTRICT – 3RD

CENSUS TRACT – 4038

WATERSHED – 11
WATER ZONE – FALLS FIFTH

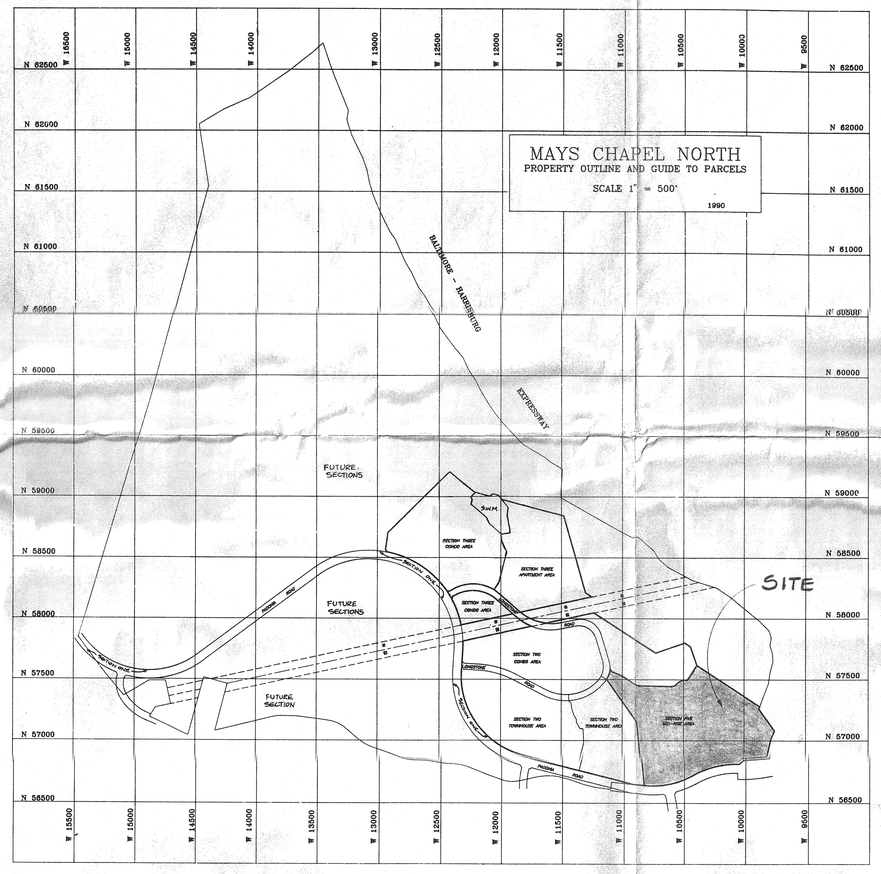
SUBSEWERSHED – 32 & 36
SEWER DRAINAGE AREA – GUNPOWDER
PUMPED BY THE TEXAS PUMPING STATION

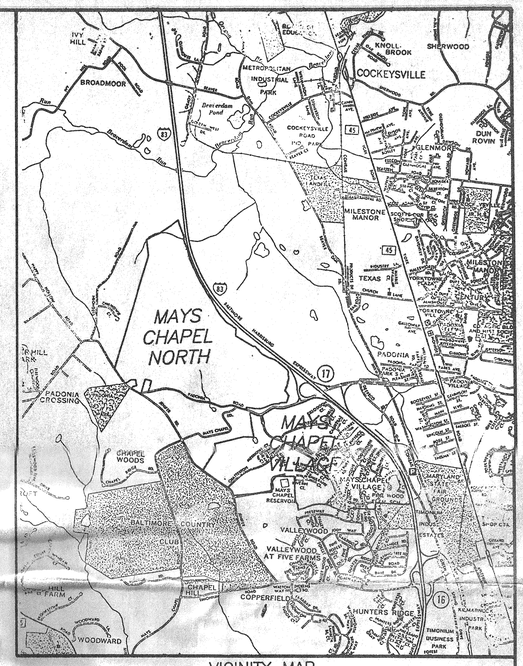
ALL ROADS ARE PUBLIC UNLESS OTHERWISE NOTED. PROPOSED ROADS AND PARKING AREAS TO BITUMINOUS CONCRETE WITH CONCRETE CURB AND GUTTER.

DEEDS OF OWNERSHIP AND TAX ACCOUNT NUMBERS:

PROPERTY # 08-03-001557 DEED REFERENCE E.H.K.,JR. 6452/438

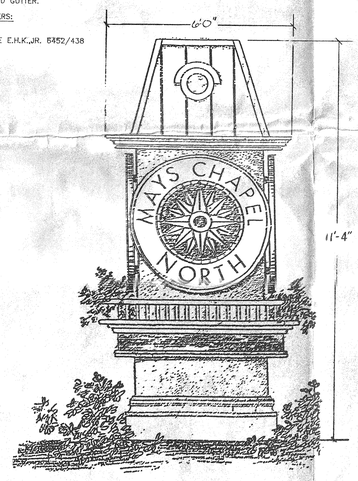
(#68) PADONIA Elementary School District
School Capacity 394
10th Enrollment 331
Estimated Pupil Yield 6



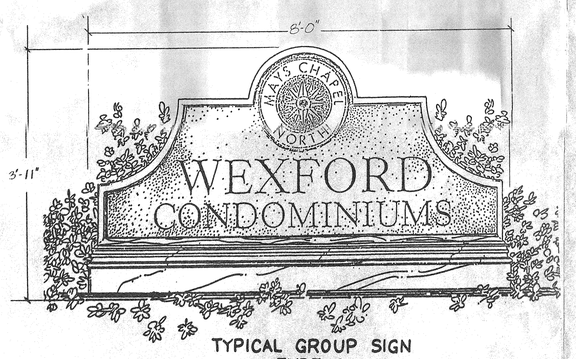


VICINITY MAP
SCALE 1" = 2000'

FINAL SIGN SQUARE FOOT MEASUREMENTS SHALL NOT EXCEED THE LIMITATIONS SET FORTH IN THE MAYS CHAPEL NORTH ZONING REGULATIONS.

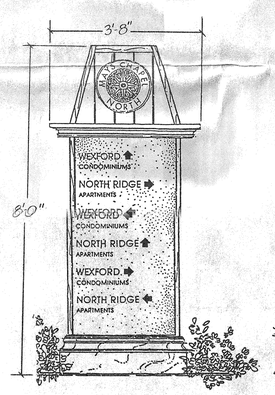


TYPICAL ENTRANCE SIGN
TYPE 1

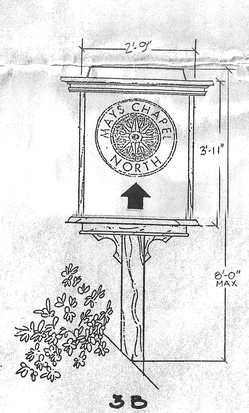


TYPICAL GROUP SIGN
TYPE 2

NOTE:
THERE ARE NO TYPE 1 SIGNS PROPOSED FOR SECTION FIVE.

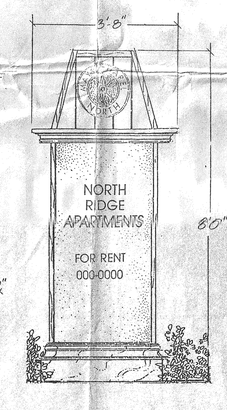


3A



3B

TYPICAL DIRECTION SIGNS
TYPE 3



TYPICAL GROUP SIGN
TYPE 4

NOTE:
THERE ARE NO TYPE 3 & 4 SIGNS PROPOSED FOR SECTION FIVE

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On 1-2-92 With The Following Action Taken

PLAN APPROVED
Plan Approved DPW
Plan Approved OPZ
Approval Expiration Date 1-2-95
Plan Disapproved
Continued Mtg. Required
Plan Referred To Plan. Bd.

RECEIVED FEB 20 1992 OFFICE OF PLANNING AND ZONING

PUBLIC SERVICES C.R.G. # 90032
PLANNING NO. C.R.G. # VIII-564

MAYS CHAPEL NORTH SECTION FIVE

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section
Approved for filing
Director of Planning
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON:
Baltimore County Planning Board Date APPROVED 4/13/92
DIRECTOR OF ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
DATE

JK
JAMES KEELTY & CO.

OWNER AND DEVELOPER
JAMES KEELTY & CO.,INC.
P.O. BOX 528
61 EAST PADONIA ROAD
TIMONIUM, MARYLAND 21093
PHONE NUMBER (410) 252-8600

DATE	REVISIONS	BY
12/26/91	AS PER COUNTY COMMENTS FRE CRG MEETING (12/16/91)	T.W.

DEVELOPER/APPLICANT
JAMES KEELTY & CO.,INC.
P.O. BOX 528
61 EAST PADONIA ROAD
TIMONIUM, MARYLAND, 21093
(410) 252-8600

C.R.G. & F.D.P.

MAYS CHAPEL NORTH SECTION THREE

8th ELECTION DISTRICT | 3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE : AS SHOWN | DATE: NOVEMBER 11, 1991 | SHEET 1 OF 5

DOUGLAS LANE KENNEDY No. 10748 REGISTERED PROFESSIONAL ENGINEER STATE OF MARYLAND

Douglas L. Kennedy PE # 10748 NOV. 11, 1991
K.C.W. CONSULTANTS, INC. REG. No. DATE

GENERAL NOTES

1.) ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL DWELLING UNITS ONLY. THE MAYS CHAPEL NORTH ZONING REGULATIONS MADE APPLICABLE TO THE P.U.D.. (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS)

2.) THERE NO RETAIL OR OFFICE USES PROPOSED IN THIS SECTION.

3.) THIS C.R.G. PLAN IS APPROVED BY THE ZONING COMMISSIONER BASED ON HIS OR HER DETERMINATION THAT IT IS IN ACCORD WITH THE FOURTH AMENDED OVERALL AUTHORIZATION PLAN APPROVED IN THE ZONING CASE.

4.) THIS C.R.G. PLAN COMPLIES WITH THE PRE-DEVELOPMENT COMMENTS AND CHECK PRINT.

5.) IF DRAINAGE, UTILITY AND WALKWAY EASEMENTS ARE FENCED, THEN AT LEAST FIVE FEET MUST REMAIN OPEN FOR PEDESTRIAN ACCESS.

6.) LANDSCAPING AND SCREENING SHALL CONFORM TO THE STANDARDS CONTAINED IN THE BALTIMORE COUNTY LANDSCAPE MANUAL. A LANDSCAPE PLAN MUST BE APPROVED BY THE OFFICE OF PLANNING PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

7.) AREAS NOT WOODED ARE STABILIZED WITH GRASS,WEEDS,HONEYSUCKLE, ETC.

8.) CENTRAL LOCATION OF MAIL COLLECTION TO BE DETERMINED BY THE POST OFFICE.

9.) A FOREST ESTABLISHMENT PLAN WILL BE SUBMITTED ALONG WITH THE SEDIMENT CONTROL PLAN AND GRADING PLAN FOR THIS SECTION.

10.) REFORESTED AREAS ARE AS SHOWN THUS: ▨

11.) PROPOSED STREET LIGHTS SHOWN THUS: ✧

12.) EXISTING STREET LIGHTS SHOWN THUS: ✦

13.) PROPOSED BENCHES SHOWN THUS: ═══

14.) TRASH PICK-UP LOCATIONS SHOWN THUS: ⊠

NOTES FOR CONDOMINIUMS AND APARTMENTS:

1.) CONDOMINIUM OR APARTMENT UNITS PROPOSED FOR SALE OR RENT BY OWNER/DEVELOPER.

2.) LANDSCAPING TO BE DONE BY OWNER/DEVELOPER.

3.) TRASH COLLECTION SUBJECT TO BALTIMORE COUNTY APPROVAL.

4.) ALL STREET LIGHTS TO CONFORM TO BALTIMORE COUNTY GUIDELINES FOR STREET LIGHTS IN NEW SUBDIVISIONS.

5.) PAVING FOR ROADS TO BE BITUMINOUS CONCRETE.

6.) ALL INTERIOR STREETS IN CONDOMINIUM OR APARTMENT AREA TO BE PRIVATE, OWNED AND MAINTAINED BY THE CONDOMINIUM ASSOCIATION OR OWNER OF THE APARTMENT PROJECT.

7.) HANDICAP PARKING SHOWN THUS: ♿

SUMMARY

A. Density and Dwelling Units, by Type.

Density	Dwelling	
136	128	Units contained in Section Five (17.94 Ac.) comprised of: Condominium or Apartment Units (128 dwelling units and 136 density units)*
492	478	Units used in previous Sections (75.44 Ac.), all types
1549	1571	Units allowed in future Sections (281.70 acres), all types.
2177	2177	Units allowed in PUD (384.14 acres) all types.

B. Other Uses Allowed

Retail Shop and Service Area in PUD – 43,553 S.F.
none contained in Section Five;

Office Area in PUD – 21,776 S.F.,
none contained in Section Five;

Senior Citizens Housing with life care facilities,
none contained in Section Five;

Day Care Center;
none contained in Section Five;

DENSITY AND DWELLING UNIT TABULATIONS

SECTION	ACREAGE USED	ACREAGE REMAINING	DENSITY USED	DENSITY REMAINING	DWELLING UNITS	DWELLING UNITS REMAINING
ONE ***	9.74 Ac.	374.40 Ac.	0.0	2177 De.U.	0.0	2177 D.U.
TWO	38.70 Ac.	335.70 Ac.	231 De.U.	1946 De.U.	212 D.U.	1965 D.U.
THREE	27.00 Ac.	308.70 Ac.	281 De.U.	1685 De.U.	266 D.U.	1699 D.U.
FIVE	17.94 Ac.	290.76 Ac.	136 De.U.	**	128 D.U.	**
TOTAL	93.38	290.76 Ac.	628 De.U.	1549 De.U.	606 D.U.	1571 D.U.

* Same as type of density and dwelling units shown on Authorization Plan.

** Total of 7.6 density and 7.1 dwelling units per acre, within the range shown on the Authorization Plan.

*** Section One composed of relocated Padonia and Mays Chapel roadbeds only.

De.U = DENSITY UNITS D.U. = DWELLING UNITS

TOTAL OPEN SPACE SECTION FIVE : 10.5 Ac±

AVGERAGE DAILY TRIPS = 960

APARTMENT OR CONDOMINIUM UNITS – 128 DWELLING UNITS AND 136 DENSITY UNITS.

(a) FORTY-EIGHT TWO BEDROOM UNITS;

(b) SIXTY-FOUR TWO BEDROOM UNITS WITH A SMALL DEN;

(c) SIXTEEN THREE BEDROOM UNITS

A SMALL DEN CONTAINS LESS THAN 100 SQUARE FEET OF FLOOR AREA;

ZONING REGULATIONS

THE BALTIMORE COUNTY ZONING REGULATIONS ARE NOT APPLICABLE TO THIS DEVELOPMENT, THE MAYS CHAPEL NORTH ZONING REGULATIONS: ADOPTED AND APPROVED BY THE ZONING COMMISSIONER IN CASE NUMBER 88-536, AUTH, ASPHX AND NUMBER 91-144-SPH.

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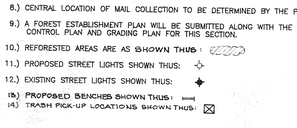
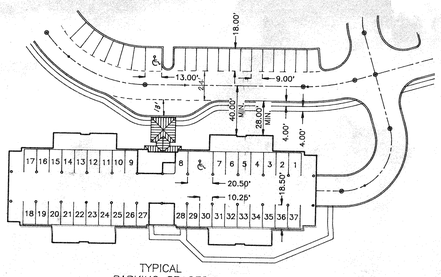


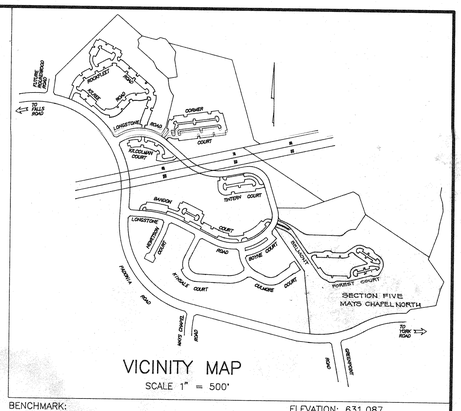
HEIGHT FACTOR
CONDOMINIUM TYPE UNIT

(*'63) PADONIA Elementary School District
School Capacity 394
1991 Enrollment 331
Estimated Pupil Yield 6



TYPICAL
PARKING SPACES
NO SCALE

PARKING REQUIREMENTS				
DWELLING UNITS	PARKING UNITS SPACES REQ'D	SPACES UNDER BLDGS	SPACES OUTSIDE AREAS	TOTAL SPACE COUNT
CONDO UNITS: 128	128 X 2 = 256	152 (INCLUDING 4 H.C. SPACES)	118 (INCLUDING 4 H.C. SPACES)	270 (INCLUDING 8 H.C. SPACES)

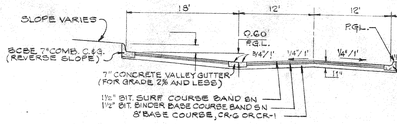


VICINITY MAP
SCALE 1" = 500'

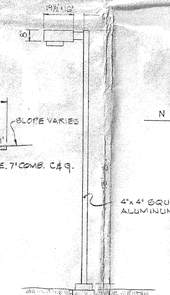
BENCHMARK: ELEVATION: 631.087
X-5250 GAL. SPIKE IN MAC. INTERSECTION PADONIA & JENIFER ROADS

SOIL TYPES AND LIMITATIONS

SOIL TYPE	BUILDING WITH BASEMENT	STREET & PARKING	GROUP
GeB2	SLIGHT	MODERATE/SLOPE	B
MhD	SEVERE	SEVERE/SLOPE	B
MgC	MODERATE	MODERATE/SLOPE	B
MhE	SEVERE	SEVERE/SLOPE	B
Cu	SEVERE	SEVERE/SLOPE	C



TYPICAL SECTION
W/18' PERPENDICULAR PARKING
NO SCALE



DETAIL OF POST LIGHT
NO SCALE

BALTIMORE COUNTY, MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On 1-2-92 With The Following Action Taken
PLAN APPROVED
Plan Approved DPW _____
Plan Approved OPZ _____
Approval Expiration Date 1-2-95
Plan Disapproved _____
Continued Mtg. Required _____
Plan Returned To Plan. Bd. _____

RECEIVED
FEB 20 1992
OFFICE OF PLANNING AND ZONING

NOTES:
1.) ELECTION DISTRICT ---------- #8
2.) COUNCILMANIC DISTRICT ---------- #3
3.) CENSUS TRACT ---------- 4038
4.) WATERSHED ---------- 11
WATER ZONE ---------- FALLS FIFTH
5.) SUBSEWERSHED ---------- 32 & 36
SEWER DRAINAGE AREA ---------- GUNPOWDER
PUMPED BY TEXAS PUMPING STATION

PUBLIC SERVICES C.R.G. # 90032
PLANNING NO. C.R.G. # VIII-564

PROPERTY # 08-03-001557 DEED REF. E.H.K.,Jr. 6452/438

No.	REVISION	DATE	BY
#1	AS PER COUNTY COMMENTS PRE.CRG MEETING (12/19/91	12/20/91	T.W.

CRG / FDP
SECTION FIVE
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE 1" = 50'

ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT
DATE NOVEMBER 11, 1991

OWNER & DEVELOPER
JAMES KEELTY & CO.,INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (410) 252-8600

PLAT PREPARED BY:
JAMES KEELTY & CO.,INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (410) 252-8600

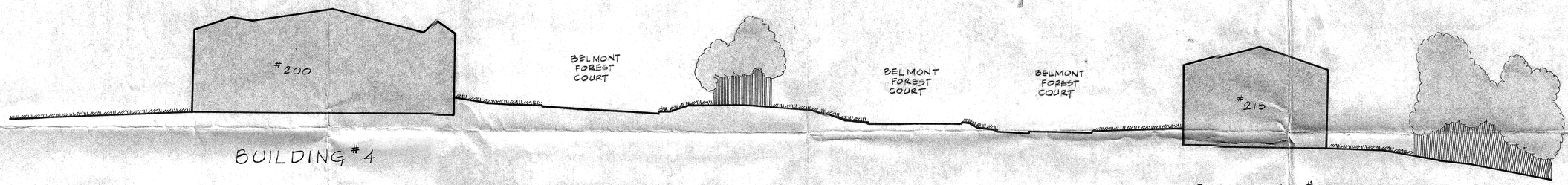
PLANNED UNIT DEVELOPMENT – SEE ZONING ORDER 88-536 ASPHX

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section _____
Approved for filing _____
Director of Planning
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON: _____
Baltimore County Planning Board Date 4/13/92
Director of Zoning Administration and Development Management
Date _____

DOUGLAS LANE KENNEDY
No. 10748
REGISTERED
PROFESSIONAL ENGINEER

Douglas L. Kennedy P.E. #10748 NOV. 11, 1991
K.C.W. CONSULTANTS, INC. REG. No. DATE

SHEET 2 OF 5



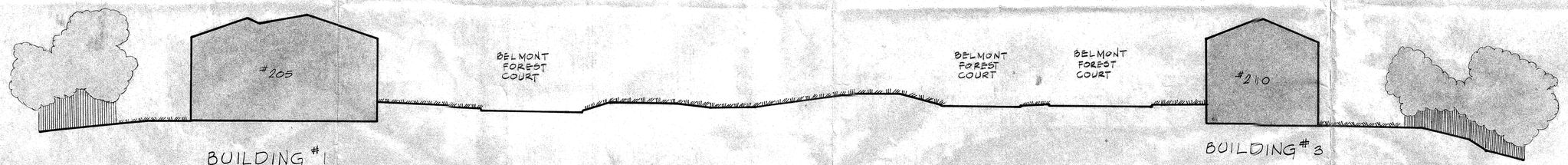
BUILDING #4

BUILDING #2

SECTION A-A

SCALE: 1" = 30'

FOR LOCATION OF SECTION LINE
SEE SHEET 2 OF 5



BUILDING #1

BUILDING #3

SECTION B-B

SCALE: 1" = 30'

FOR LOCATION OF SECTION LINE
SEE SHEET 2 OF 5

No.	REVISION	DATE	BY
#1	AS PER COUNTY COMMENTS FRECRG MEETING (12/10/91)	12/26/91	T.W.

CRG / FDP
SECTION FIVE
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE 1" = 50'

ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT
DATE: NOVEMBER 11, 1991

OWNER & DEVELOPER
JAMES KEELTY & CO.,INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (410) 252-8600

PLAT PREPARED BY:
JAMES KEELTY & CO.,INC.
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (410) 252-8600

PLANNED UNIT DEVELOPMENT – SEE ZONING ORDER 88-536 ASPHX

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On 1-2-92 The Following Action Taken
PLAN APPROVED
Plan Approved DPW Robert Stitely
Plan Approved OPZ Francis Morney
Approval Expiration Date 1-2-95
Plan Disapproved
Continued
Plan to Plan Fee

MAYS CHAPEL NORTH SECTION FIVE

RECEIVED
FEB 20 1992
OFFICE OF PLANNING AND ZONING

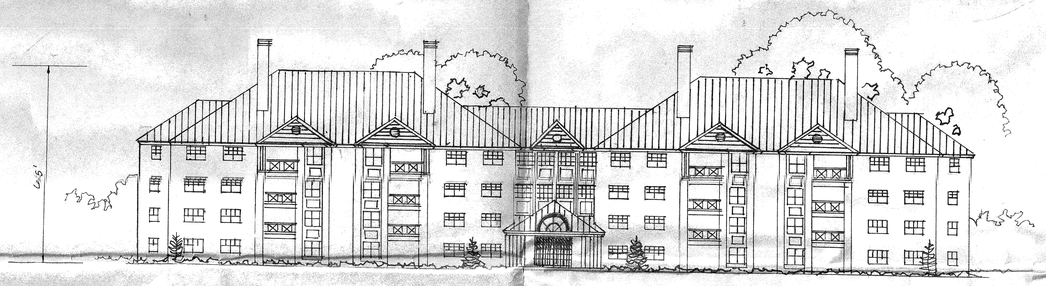
MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section
Approved for filing I David Fields by AJ 1/13/92
Director of Planning
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON:
Baltimore County Planning Board Date
DIRECTOR OF ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
DATE: 1/13/92

STATE OF MARYLAND
DOUGLAS LANE KENNEDY
No. 10748
REGISTERED
PROFESSIONAL ENGINEER

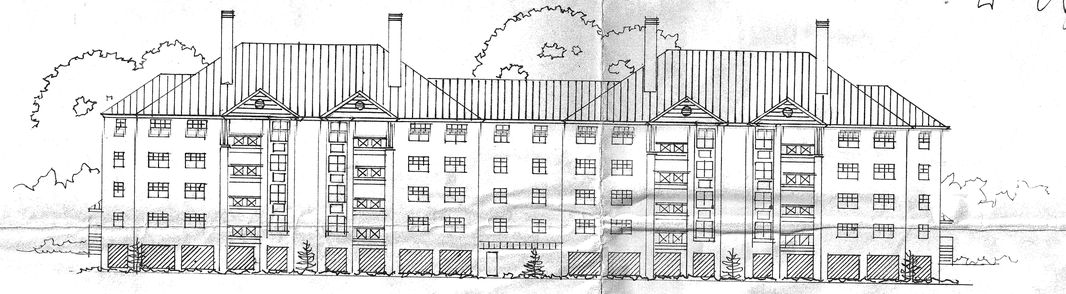
Douglas L. Kennedy P.E. #10748 NOV. 11, 1991
K.C.W. CONSULTANTS, INC. REG. No. DATE

SHEET 3 OF 5





FRONT ELEVATION



REAR ELEVATION

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On
1-2-92 With The Following Action Taken

PLAN APPROVED

Plan Approved DPW _____
Plan Approved OPZ _____
Approval Expiration Date 1-2-95

Plan Disapproved _____
Continued Mtg. Required _____
Plan Referred To Plan. Bd. _____

RECEIVED
FEB 20 1992
OFFICE OF PLANNING AND ZONING

No.	REVISION	DATE	BY
#1	AS PER COUNTY COMMENTS PRE CRG MEETING (12/16/91)	12/26/91	T.W.

CONCEPTUAL PLAN

SECTION FIVE

MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE : AS SHOWN

8th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
DATE: NOVEMBER 11, 1991

PLANNED UNIT DEVELOPMENT – SEE ZONING ORDER 88-536-ASPHX

MAYS CHAPEL NORTH SECTION FIVE

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan

Section _____

Approved for Filing _____
Director of Planning

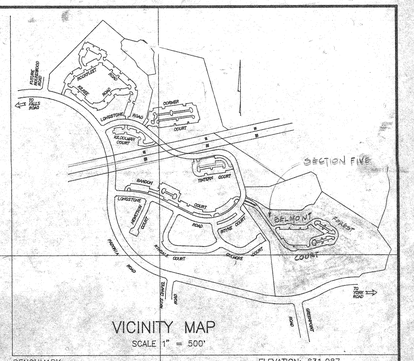
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON

Baltimore County Planning Board, Date: 4/13/92

DIRECTOR OF ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

DATE: 4/10/92

SHEET 4 OF 6



VICINITY MAP
SCALE 1" = 500'

BENCHMARK: ELEVATION: 631.087
X-5250 GAL. SPIKE IN MAC. INTERSECTION PADONIA & JENIFER ROADS

RE-FORESTED AREA SHOWN THUS

LONGSTONE ROAD

DOWNS CORT

GILMORE COURT

BELMONT

FOREST COURT

MORISE BUILDING #4
1ST FLOOR 57201
GARAGE FLOOR 54231

MORISE BUILDING #3
1ST FLOOR 39210
GARAGE FLOOR 39409

MORISE BUILDING #2
1ST FLOOR 39709
GARAGE FLOOR 34694

MORISE BUILDING #1
1ST FLOOR 59726
GARAGE FLOOR 54676

EX. TREES TO REMAIN

EX. TREES TO REMAIN

EX. TREES TO REMAIN

PADONIA ROAD

LANDSCAPE TABULATION

Density, Residential
1,355' Linear feet Interior road ÷ 20 = 68 pu's
No. 49 major (75%) 13 minor, 8 evergreen, 9 shrubs, ground cover.
2 114 Parking Spaces ÷ 12 = 10 pu's
No. 8 major (75%) 1 minor, 1 evergreen, shrubs, ground cover.

Total Planting Units Required = 126
Total Planting Units Provided = 298
76 Major, 75 Minor 126 Evergreen
148 Shrubs, Ground Cover

QTY	SYM	COMMON NAME	BOTANICAL NAME	SIZE	CONT
24	RO	RED OAK	QUERCUS RUBRA/MD.	2½"-3" cal.	B&B
24	PSA	MARSHALL'S SEEDLESS ASH	FRAXINUS PENNSYLVANICA	2½"-3" cal.	B&B
26	RM	RED MAPLE	ACER RUBRUM	2-2½" cal.	B&B
18	NS	NORWAY SPRUCE	PICEA ABIES	6'-8'	B&B
23	WP	WHITE PINE	PINUS STROBUS	6'-8'	B&B
24	H	HEMLOCK	TSUGA CANADENSIS	6'-8'	B&B
24	SM	SWAMP WHITE OAK	QUERCUS BICOLOR	2½"-3"	B&B
2	BM	BOWSMAN'S HEDGE	PHILADELPHUS LEMOINEI 'BOWSMAN'	7'-8'	B&B
20	SG	SWANSON GREEN	SPIREA SERRULATA 'FOUNTAIN'	7'-8'	B&B
17	KS	KOUSA DOGWOOD	CORNUS KOUSA	7'-8'	B&B
18	DS	DOWNING SUSSE	BUXUS MICROPHYLLA 'COMPACTUS'	2'-2½"	B&B
21	TJ	TAYLORI JUNIPER	JUNIPERUS SAVINICA 'TAYLORI'	15"-18"	cont.
40	ES	EUONYMUS SARGOLD	EUONYMUS KNIGHTSHOOSS SARGENTII	2'-2½"	B&B
106	DY	DENSA YEW	TAXUS CUSPIDATA 'DENSA'	2½"-3"	B&B
108	HH	HETZI JAPANESE HOLLY	ILEX CRENATA 'HETZI'	18"-24"	cont.
18	DS	DWARFMOUND DWARF SPIREA	SPIREA NIPPONICA 'SNOWMOUND'	18"-24"	B&B
68	RA	RHODODENDRON AZALEA	RHODODENDRON 'BALING PINK'	18"-24"	cont.
94	BY	BUCKS UPRIGHT YEW	TAXUS x MEDIA 'BUCKSII'	3'-3½"	B&B
41	AG	ARBORVITAE GLOBOSA	THUJA OCCIDENTALIS 'GLOBOSA'	7'-8'	B&B
21	AR	ARBORVITAE	THUJA OCCIDENTALIS 'EMERALD'	6'-8'	B&B

TYPICAL BUILDING PLAN

TYPICAL TREE STAKING DETAIL

TYPICAL SHRUB PLANTING DETAIL

PLAN APPROVED
BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On
With The Following Action Taken
Plan Approved
Plan Approved DPW
Plan Approved OPZ
Plan Disapproved
Plan Withdrawn
Plan Required To Plan Bd.
Date 1-2-92

LANDSCAPE PLAN
SECTION FIVE
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE 1" = 30'

ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT

Planning Board Action 4/13/92

No.	REVISION	DATE	BY
#1	AS PER COUNTY COMMENTS PRE CRG MEETING	12/20/91	T.W.
#2	Added Re-Forested Areas	12/31/91	S.G.

RECEIVED
FEB 20 1992
OFFICE OF PLANNING AND ZONING

LANDSCAPE ARCHITECT

JOHN E. McWILLIAMS REG. No. 276 — DATE 11/1/91

SEAL

SHEET 5 OF 5

(19)

Mays Chapel North
Section 6
Correspondence & Plan

19 of 27

B63803C

JAMES KEELTY & CO., INC.
REALTORS® & PROPERTY MANAGEMENT
P.O. BOX 528, TIMONIUM, MD 21094-0528

1035-95
JAMES KEELTY
1870-1944

PHONE: (410) 252-8600
FAX: (410) 666-8806

March 10, 1995

3/10/95 3/13 DSK
when finalized,
get copy for me

Mr. John L. Lewis
Baltimore County Government
Zoning Administration and
Development Management
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Mays Chapel North
Section 6
5th Revised Zoning Regulations

Dear Mr. Lewis:

Enclosed is the final draft of the 5th Revised Zoning Regulations for the referenced project. This final draft was revised to address your comments dated February 17, 1995.

1. The density charts shown in the regulations are an allowable density and does not reflect what is approved on the C.R.G. Plan.

2. The setbacks were changed as follows:

Garage Townhouses	22 ft. 1/2 R.O.W.
	22 ft. Setback
	44 ft.
Non-Garage Townhouses	40 ft. 1/2 R.O.W.
	13 ft. Setback
	53 ft.

3. This comment applies to the approved C.R.G. Plan. The sign regulation shown in the Zoning Regulation is an overall Mays Chapel North regulation and does not change per section. We will meet all regulations for the signage of this section.

If this final draft meets with your approval, notify our office and we will submit the required number of sets for signature. Thank you in advance for your cooperation.

Sincerely,

RECEIVED
MAR 10 1995
ZADM

Mark Buda

MB:chg

Enc.

MAYS CHAPEL NORTH
SECTION 6
5th REVISED ZONING REGULATIONS

Zoning Comments
Date of Comments: 2/17/95

1. The overall density chart on page 31 of the new (5th revised) Mays Chapel North regulations does not match the approved plan, though there is an adjustment note for < > of density not to exceed 20% of any given area. Correct this in the revised regulations.

2. Section 11.1, page 82 indicates a 47-foot to street centerline distance is required for the garage towns on sheet 2 of 9; this is shown as 22 feet on a 40-foot street right-of-way (22 + 1/2 of 40 = 42 feet, a deficiency of 5 feet). Correct this setback in the regulations.

3. Previous unaddressed CRG comments which still apply are: Be Aware #4, #5, #7, and #10 - For #10, the signs are now out of the right-of-way (as requested); however, the type of sign as approved in the regulations by type does not clearly relate to the sign chart plan on sheet 1 of 9. Also name all roads on the property outline shown on sheet 1 of 9 on any future plans. Revise the regulations to clearly indicate compliance with Section 8a.

JOHN L. LEWIS
Planner II

JLL:scj

TO MARK BUDA
1/11/95

✓ TITLE PLAN : PARKING PLAN MAYS CHAPEL NORTH
SECT 6

✓ Circle all support parking areas and the building they support and in each circled area label and show ~~#~~ calculations for required parking, overflow parking and parking provided

✓ Resubmit plan with cover sheet.

JLLEWIS

Parking plan looks OK

JLL

Called M.B. 1/10 they will meet with me. 1/11 AM TO Discuss

Title Plan Parking Plan
ONNT sect 6.
Circle areas
+ Give #s for
reqd, provided +
overflow parking in each area
Resubmit with changes with
final PUD Plans.

1/12/95 135-95
TO WCR F.to -

Baltimore County Government
Office of Planning and Zoning

401 Bosley Avenue
Towson, MD 21204

(410) 887-3211
Fax (410) 887-5862

DATE: January 10, 1995

TO: Elizabeth Healey, Acting Chairman
Baltimore County Planning Board

FROM: Arnold F. 'Pat' Keller,III - Director
Office of Planning and Zoning

RECEIVED
JAN 12 1995
ZADM

PROJECT NAME: MAYS CHAPEL NORTH - SECTION 6

PROJECT NUMBER: CRG VIII-564

PROJECT PLANNER: Michele LeFaivre

GENERAL INFORMATION:

Applicant Name: James Keelty

PO Box 528 Timonium MD 21095

Location: South of Padonia Rd, East of Jenifer Rd

Councilmanic District: 3rd District

Growth Management Area: Community Conservation Area

Zoning: PUD

Acres: 24.67± acres

Mays Chapel North is a Planned Unit Development (PUD) covering 384 acres. The Authorization Plan for this PUD was approved by the Planning Board in April 1988, and by the Zoning Commissioner in November 1988. The plan is authorized for 2,177 dwelling units and 65,000 square feet of retail/office use. To date, the detailed plans for Sections 2, 3, 5 and 4 (totalling 821 units on 106.2 acres) have been reviewed by the Planning Board and approved by the CRG (County Review Group).

Section Six

The Mays Chapel North Section Six is a 24.67 acre tract consisting of three development areas and is located along Padonia Road opposite Roundwood Road. One area includes 10 townhouse buildings, another is for six condominium buildings, and the third area is for four condominium buildings. There will be a total of 180 condominium units. Approximately 10.9 acres of open space will be conveyed to Baltimore County. Parcel A is reserved for future development.

Printed with Soybean Ink

The Development Plan for Section Six is consistent with the approved Authorization Plan for Mays Chapel North PUD and in conformance with Sec. 504 of the Zoning Regulations regarding design standards. The CRG met on December 29, 1994, approved the plan, and referred it to the Planning Board for review and concurrence both on the overall finding of conformance and on the proposed waiver.

Waiver of Sidewalk

The CRG/Final Development Plan for Section Six complies with the Development Regulations but has requested one partial waiver.

A sidewalk is now shown on the CRG/FDP along Padonia Road from Tralee Road to the area across from Longstone Road. The proposed sidewalk serves the proposed project by connecting the three development areas and the location of the sidewalk provides a pedestrian connection to the future commercial site. Sidewalks along Padonia Road in Parcel 'A' will not be needed at this time and will be reviewed when a CRG/FDP is submitted for this parcel.

Pursuant to Section 22-43(a) of the former Development Regulations, the Director of Planning and Zoning proposes to grant a waiver of the requirement for a sidewalk along Padonia Road but only from the area across from Longstone Road south to the BGE right-of-way.

Arnold F. 'Pat' Keller, III Director

PK:bjs

Baltimore County Government
Office of Planning and Zoning

401 Bosley Avenue
Towson, MD 21204

(410) 887-3211
Fax (410) 887-5862

January 9, 1995

Mr. Mark Buda
James Keelty and Company
P.O. Box 528
Timonium, MD 21094

RE: Mays Chapel-Section 6

Dear Mark:

Thank you for your patience as we schedule the Mays Chapel Section 6 proposal for the appropriate Planning Board meeting. The ad hoc Committee on Development Plans and Issues to which PUD plans are referred meets generally on the third Thursday. As we confirmed by telephone, the plan and the sidewalk waiver will be presented to the Board on the 19th. The Mays Chapel plan is currently first on the Committee's agenda. Dave Thomas of the Department of Public Works (DPW) will present the waiver and I will present the plan.

To ensure that the village center plan proceeds smoothly, I would like to go over the process again with you. When you are ready to submit, please contact me and after our Office's review, I will notify DPW if the plan is consistent with the goals of the PUD process and the authorization plan. Then the DPW will schedule the plan for a CRG hearing. When the CRG hearing officer refers the plan to the Planning Board, please contact me and I will schedule the meeting and prepare a report for the Planning Board.

Upon Planning Board approval and final CRG approval, 12 copies of the plan should be submitted to Carl Richards, who will then circulate the plans for all signatures.

I hope this resolves any confusion. If you have any questions, please do not hesitate to contact me at 887-3211.

Sincerely,

Michele LeFaivre

MLF:bjs

c: File

MAYSC.MB/PZONE/TXTMLF

Printed with Soybean Ink

JAMES KEELTY & CO., INC.
REALTORS® & PROPERTY MANAGEMENT
P.O. BOX 528, TIMONIUM, MD 21094-0528

JAMES KEELTY
1870-1944

PHONE: (410) 252-8600
FAX: (410) 666-8806

1/6/95
DSK 1 9

65-95

January 4, 1995

Mr. Carl Richards, Jr.
Baltimore County
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204

Re: Mays Chapel North
Section 6

8th Election District

Dear Mr. Richards:

Per your comments, enclosed is a parking plan for the referenced project. We have provided two spaces per unit within 300 feet from the entrance. Please keep in mind that this section was approved for six-story buildings, but we only proposed four-story, to match more closely with what was built across Padonia Road.

We also considered applying for a waiver to reduce the number of spaces down to 1.7/unit, but decided to provide 2/unit even though they may not be directly in front of the building. It is my understanding Bill No. 26-88, introduced in March of 1988, only requires 1.5 spaces/unit for one or two-bedroom condominium dwellings. We meet or exceed our parking requirements under the Mays Chapel North Zoning Regulations.

I hope this addresses your concerns.

Sincerely,

Mark Buda

Speed Letter

In the interest of speed and economy, we are replying to your letter with marginal notes. If you need more information, do not hesitate to call or write. Thank you for your interest.

RECEIVED
JAN 6 1995
ZADM

January 23, 1995

Please see revised zoning CRG comments (#B.2) on the required parking plan (attached).

John L. Lewis, Planner II

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

CRG DATE: 12/29/94
9:00 a.m., Room 301

PRE-CRG DATE: 12/19/94
9:00 a.m., Room 301

FROM: ZADM - DEVELOPMENT CONTROL

PROJECT NAME: **Mays Chapel North PUD Section 6**

PLAN DATE: 11/21/94

REV.: 12/21/94

LOCATION: S/S Padonia Road, S of Roundwood Road

These revised comments are for a parking plan accepted for zoning approval 1/23/95. See comment #B.2

DISTRICT: 8c3

PROPOSAL: 10 Garage Townhouses; 180 Condo Buildings (190 Units)

REVISED PLAN KEY:
(X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CRG PLAN APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

The CRG plan has been reviewed by the staff at this level of detail and has been found to be in general compliance with the Fourth Amended Overall Authorization Plan approved on January 30, 1991, Zoning Case #88-536-Auth, SPHX, Zoning Case #91-144-SPH, and the Baltimore County Zoning Regulations (BCZR) for a CRG approval. To avoid any possible delays in the development review and zoning approval process, when additional details and information are available or changed, this office should be contacted and it should be the responsibility of the owner, developer, or developer's engineer to rectify any zoning conflicts well in advance of any expected final plan approvals. Only if necessary, will the following comments be up-dated and/or supplemented during the review and final approval of the CRG/FDP for this section.

A. *GENERAL PUD COMMENTS - APPROVAL PROCESS:*

BA 1. Pursuant to Section 430.1.G. (BCZR), the Director of Zoning Administration and Development Management (ZADM) in the second stage of approval must approve the CRG/FDP for each section when submitted as being generally in accord with the Authorization Plan previously submitted and approved in Zoning Cases #88-536-Auth, SPHX and #91-144-SPH. After the CRG and Planning Board approval and the plan has been found to be in compliance with: (1) the zoning orders in the above cases, (2) the latest amended authorization plan, and (3) the CRG and any additional plan comments during the review process, then the Director of ZADM will confirm that the CRG/FDP plans can be approved and then sign the Final Development Plan (2 copies of the same plan with different signature blocks) both approved concurrently. One copy of the CRG/FDP signed by the Director of ZADM is included in the permanent zoning case file.

BA 2. Zoning Regulations -- Prior to final zoning approval of this area, separate complete zoning regulations must be finally approved by the Director of ZADM

(Over)

B. *SITE SPECIFIC COMMENTS FOR PRE-CRG OF SECTION 6:*

X 1. Provide and label unit types and lightly shade building limitation areas as shown.

BA 2. Parking -- The zoning staff has reviewed the latest provided parking plan for Section 5 on 1/23/95 and determined that it complies with the requirements necessary for zoning approval of the parking calculations and layout. Provide at least 4 dated copies of this parking plan when final zoning approval for Mays Chapel North, Section 6, development plan is sought.

X 3. Building Height, Elevations -- Label and dimension the building height on building type elevations.

BA 4. Update Overall Authorization Plan with any changes as necessary.

BA 5. Clarify the reason for the acreage differences of 24.67 acres for Section 6 as compared to the 19.8 acres shown on the Fourth Amended PUD Authorization Plan and the density/bulk regulations, Section 5.2 of Article II.

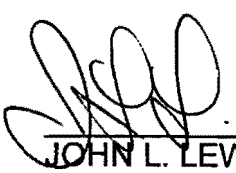
BA 6. Update the zoning history to include case #91-144-SPH stating what was granted or denied and listing any restrictions with compliance shown.

BA 7. Document the letter response dated October 20, 1994 from Arnold Jablon to Eugene P. Smith on the plan. This concerns transfer of ownership of this section. (See attached copy.)

BA 8. The plan summary note and density/parking chart do not agree for the number of 2-bedrooms with large den units. 26 as opposed to 25 are shown. Correct this situation.

X 9. Provide a draft of the Mays Chapel North Section 6 zoning regulations for preliminary approval..

BA 10. Remove all signs from public right-of-ways such as all 3A signs on Padonia Road. Provide an overall existing and proposed sign count by type and size and location to show compliance with Section 8.a. for the entire residential PUD signage.



JOHN L. LEWIS
Planner ii

JLL:scj

BALTIMORE COUNTY, MARYLAND

4/7/95

SUBJECT: COUNTY REVIEW GROUP COMMENTS

CRG DATE: 12/29/94
9:00 a.m., Room 301

PRE-CRG DATE: 12/19/94
9:00 a.m., Room 301

FROM: ZADM - DEVELOPMENT CONTROL

PROJECT NAME: **Mays Chapel North PUD Section 6**

PLAN DATE: 11/21/94

REV.: 12/21/94

LOCATION: S/S Padonia Road, S of Roundwood Road

DISTRICT: 8c3

PROPOSAL: 10 Garage Townhouses; 180 Condo Buildings (190 Units)

REVISED PLAN KEY:
(X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CRG PLAN APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

The CRG plan has been reviewed by the staff at this level of detail and has been found to be in general compliance with the Fourth Amended Overall Authorization Plan approved on January 30, 1991, Zoning Case #88-536-Auth, SPHX, Zoning Case #91-144-SPH, and the Baltimore County Zoning Regulations (BCZR) for a CRG approval. To avoid any possible delays in the development review and zoning approval process, when additional details and information are available or changed, this office should be contacted and it should be the responsibility of the owner, developer, or developer's engineer to rectify any zoning conflicts well in advance of any expected final plan approvals. Only if necessary, will the following comments be up-dated and/or supplemented during the review and final approval of the CRG/FDP for this section.

A. *GENERAL PUD COMMENTS - APPROVAL PROCESS:*

1. Pursuant to Section 430.1.G. (BCZR), the Director of Zoning Administration and Development Management (ZADM) in the second stage of approval must approve the CRG/FDP for each section when submitted as being generally in accord with the Authorization Plan previously submitted and approved in Zoning Cases #88-536-Auth, SPHX and #91-144-SPH. After the CRG and Planning Board approval and the plan has been found to be in compliance with: (1) the zoning orders in the above cases, (2) the latest amended authorization plan, and (3) the CRG and any additional plan comments during the review process, then the Director of ZADM will confirm that the CRG/FDP plans can be approved and then sign the Final Development Plan (2 copies of the same plan with different signature blocks) both approved concurrently. One copy of the CRG/FDP signed by the Director of ZADM is included in the permanent zoning case file.

BA

2. Zoning Regulations -- Prior to final zoning approval of this area, separate complete zoning regulations must be finally approved by the Director of ZADM. The draft for these Mays Chapel North Zoning Regulations for Section 6 must be submitted to this office for preliminary approval *as soon as possible*. Received 12/28

BA

(Over)

COUNTY REVIEW GROUP COMMENTS
PROJECT NAME: Mays Chapel North PUD
Section 6
CRG DATE: 12/29/94
PRE-CRG DATE: 12/19/94
PAGE 2

PROVIDE OMNT COVER SHEET SHOWING TABULATIONS WITH

UPDATE DENSITY CHART IN REGS. P. 36 CONTINUE ~~UTILIZED DENS~~ ACTUAL DENSITY FIGURES.

WHERE IS LAND ALONG PADONIA RD FOR 5+AC. ON SECT 6. LABEL ON PLAN.

B. *SITE SPECIFIC COMMENTS FOR PRE-CRG OF SECTION 6:*

✓ 1. Provide and label unit types and lightly shade building limitation areas as shown.

BA 2. Parking -- Ample required parking has been provided; however, reconfigure the parking layout to add 32 spaces adjacent to buildings 5/6 and 11 spaces adjacent to buildings 3/4. (Provide Parking Proximity Plan with final signature plans)

✓ 3. Building Height, Elevations -- Label and dimension the building height on building type elevations.

BA 4. Update Overall Authorization Plan with any changes as necessary. + LIST ALL CHANGES THAT HAVE BEEN APV.

BA 5. Clarify the reason for the acreage differences of 24.67 acres for Section 6 as compared to the 19.8 acres shown on the Fourth Amended PUD Authorization Plan and the density/bulk regulations, Section 5.2 of Article II.

BA 6. Update the zoning history to include case #91-144-SPH stating what was granted or denied and listing any restrictions with compliance shown. LABEL

BA 7. Document the letter response dated October 20, 1994 from Arnold Jablon to Eugene P. Smith on the plan. This concerns transfer of ownership of this section. (See attached copy.) x OK

BA 8. The plan summary note and density/parking chart do not agree for the number of 2-bedrooms with large den units. 26 as opposed to 25 are shown. Correct this situation.

✓ 9. Provide a draft of the Mays Chapel North Section 6 zoning regulations for preliminary approval..

BA 10. Remove all signs from public right-of-ways such as all 3A signs on Padonia Road. Provide an overall existing and proposed sign count by type and size and location to show compliance with Section 8.a. for the entire residential PUD signage.

5th Revised Authorization Plan and regulations approved 4/7/95 JLL/WCR

JOHN L. LEWIS
Planner ii

12/28
WCR

JLL:scj

A/4 ~~Density Calcs on Sheet 2 don't match P. 36~~

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

CRG DATE: 12/29/94
9:00 a.m., Room 301

PRE-CRG DATE: 12/19/94
9:00 a.m., Room 301

FROM: ZADM - DEVELOPMENT CONTROL

PROJECT NAME: **Mays Chapel North PUD Section 6**

PLAN DATE: 11/21/94

REV.:

LOCATION: S/S Padonia Road, S of Roundwood Road

DISTRICT: 8c3

PROPOSAL: 10 Garage Townhouses; 180 Condo Buildings (190 Units)

REVISED PLAN KEY:
(X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CRG PLAN APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

The CRG plan has been reviewed by the staff at this level of detail and has been found to be in general compliance with the Fourth Amended Overall Authorization Plan approved on January 30, 1991, Zoning Case #88-536-Auth, SPHX, Zoning Case #91-144-SPH, and the Baltimore County Zoning Regulations (BCZR) for a CRG approval. To avoid any possible delays in the development review and zoning approval process, when additional details and information are available or changed, this office should be contacted and it should be the responsibility of the owner, developer, or developer's engineer to rectify any zoning conflicts well in advance of any expected final plan approvals. Only if necessary, will the following comments be up-dated and/or supplemented during the review and final approval of the CRG/FDP for this section.

A. *GENERAL PUD COMMENTS - APPROVAL PROCESS:*

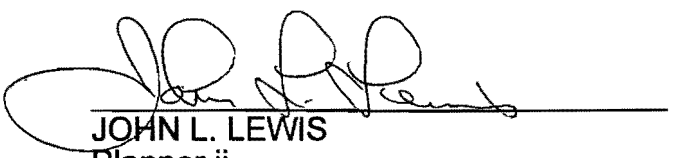
1. Pursuant to Section 430.1.G. (BCZR), the Director of Zoning Administration and Development Management (ZADM) in the second stage of approval must approve the ~~C~~RG/FDP for each section when submitted as being generally in accord with the Authorization Plan previously submitted and approved in Zoning Cases #88-536-Auth, SPHX and #91-144-SPH. After the CRG and Planning Board approval and the plan has been found to be in compliance with: (1) the zoning orders in the above cases, (2) the latest amended authorization plan, and (3) the CRG and any additional plan comments during the review process, then the Director of ZADM will confirm that the CRG/FDP plans can be approved and then sign the Final Development Plan (2 copies of the same plan with different signature blocks) both approved concurrently. One copy of the CRG/FDP signed by the Director of ZADM is included in the permanent zoning case file.

2. Zoning Regulations -- Prior to final zoning approval of this area, separate complete zoning regulations must be finally approved by the Director of ZADM. The draft for these Mays Chapel North Zoning Regulations for Section 6 must be submitted to this office for preliminary approval *as soon as possible*.

(Over)

B. *SITE SPECIFIC COMMENTS FOR PRE-CRG OF SECTION 6:*

1. Provide and label unit types and lightly shade building limitation areas as shown.
2. Parking -- Ample required parking has been provided; however, reconfigure the parking layout to add 32 spaces adjacent to buildings 5/6 and 11 spaces adjacent to buildings 3/4.
3. Building Height, Elevations -- Label and dimension the building height on building type elevations.
4. Update Overall Authorization Plan with any changes as necessary.
5. Clarify the reason for the acreage differences of 24.67 acres for Section 6 as compared to the 19.8 acres shown on the Fourth Amended PUD Authorization Plan and the density/bulk regulations, Section 5.2 of Article II.
6. Update the zoning history to include case #91-144-SPH stating what was granted or denied and listing any restrictions with compliance shown.
7. Document the letter response dated October 20, 1994 from Arnold Jablon to Eugene P. Smith on the plan. This concerns transfer of ownership of this section. (See attached copy.)
8. The plan summary note and density/parking chart do not agree for the number of 2-bedrooms with large den units. 26 as opposed to 25 are shown. Correct this situation.
9. Provide a draft of the Mays Chapel North Section 6 zoning regulations for preliminary approval..
10. Remove all signs from public right-of-ways such as all 3A signs on Padonia Road. Provide an overall existing and proposed sign count by type and size and location to show compliance with Section 8.a. for the entire residential PUD signage.



JOHN L. LEWIS
Planner ii

JLL:scj

Trans Plan Owners Grp of Sect 6

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

October 20, 1994

Eugene P. Smith, Esquire
Weinberg and Green
100 South Charles Street
Baltimore, MD 21201-2773

RE: Mays Chapel North Neighborhood
Unit Development (PUD)
Zoning Case Nos. 88-536-Auth-ASPHX
91-144-SPH

Dear Mr. Smith:

This office has received your letter, dated October 18, 1994, in which you request our opinion about the transfer of ownership by Mays Chapel Village of Section 6 of the Mays Chapel PUD to a number of recognized charitable organizations. The proposed transfer would include an option agreement by which each charity would be required to sell its ownership rights to The Keelty Company or any of its subsidiaries (hereinafter referred to as "Keelty") upon demand.

By order of the Zoning Commissioner, any transfer or sale of ownership other than to Keelty would require a public hearing. You are suggesting that based on the particular circumstances here a hearing should not be required.

This office agrees.

The purpose of the transfer here is to provide benefits to the particular charities named, all of which are bound by the option agreement, which by its nature limits the authority vested in them. It is clear that the spirit, intent and purpose of the Zoning Commissioner's restrictions and conditions in Case No. 88-356 and 91-144 are not violated under these particular circumstances.

This opinion is conditioned on the following:

(1) that each charity acknowledges and agrees that Section 6 is subject to the Option Agreement referred to in your letter and is bound by the terms and conditions of that agreement;

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on Recycled Paper

(2) that each charity acknowledges and agrees that Keelty's option is in full force and effect;

(3) that all of the terms and conditions of the Zoning Commissioner's orders must be adhered to by Keelty prior to development;

(4) that the content of your letter shall be adopted in its entirety for the purpose of this letter;

(5) and that a power of attorney, including an assignment, be provided to Keelty by each charity authorizing Keelty to operate in their stead.

If you have any questions, please call.

Sincerely,

ARNOLD JABLON
Director

AJ:eoh

c: People's Counsel

WEINBERG AND GREEN
ATTORNEYS AT LAW
100 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-2773
(410) 332-8600
WASHINGTON AREA: (301) 470-7400
FACSIMILE
(410) 332-8862

10480 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044-3506
(410) 740-8500

WRITER'S DIRECT DIAL NUMBER

(410) 332-8713

FILE NUMBER

15074.81

October 18, 1994

HAND DELIVERY

Arnold Jablon, Director
Office of Zoning Administration & Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Mays Chapel North Neighborhood Unit Development (PUD)
Zoning Cases Nos. 88-536-Auth-ASPHX and 91-144-SPH

Dear Mr. Jablon:

Mays Chapel Village, one of the petitioners in the designated cases, respectfully requests approval of the grant and transfer of Section 6 of the Mays Chapel North Planned Unit Development (PUD) to The Catholic University of America, Calvert Hall College of Baltimore City, Inc., Cumberland College, Greater Baltimore Medical Center, Maryvale Preparatory School, Inc., McDonogh School, Inc., and The Associated Professors of Loyola College in the City of Baltimore, each of whom is to hold a specified undivided percentage interest in the Land, mounting up to a 100% interest held by all the charitable and educational institutions in the aggregate. This request for approval is made to satisfy the restriction or condition set up by paragraph 9 of the November 4, 1988 Order of the Deputy Zoning Commissioner, entered in Case No. 88-536-Auth-ASPHX, as clarified and amended by the subsequent November 30, 1990 Order of the Deputy Zoning Commissioner, entered in Case No. 90-144-SPH.

Mays Chapel Village, a Maryland partnership, in which James Keelty, Jr., Joseph S. Keelty and Louise H. Keelty comprise all the partners, currently owns the undeveloped portion of the PUD, Sections 6 through 11, plus the 1.3 acre institutional site. Mays Chapel Village holds title to this undeveloped portion of the PUD subject to the right of The Keelty Company to buy the same, in whole, or by Sections. Heretofore, the remaining Sections of the PUD were conveyed and transferred out, as follows: Section 1 (Padonia Road) to Baltimore County, Maryland; Section 2 (38.7 acres) partly to Tintern, Inc., for condominium development,

and partly to Culmore, Inc., for townhouse type development; Section 3 (27 acres), partly to Kilcolmon Corporation and partly to Rockfleet Corporation, for separate condominium developments, and partly to Northridge Limited Partnership, for apartment development; Section 4 (19.3 acres), partly to Burncourt, Inc. and partly to Limerick Inc., for separate condominium developments, and partly to Foxford, Inc., for townhouse type development; and Section 5 (17.9 acres) to Belmont Forest Corporation, for condominium development; all in accordance with the authorization plan approved for the PUD. Tintern, Inc. and Culmore, Inc. (Section 2), Rockfleet Corporation and Kilcolman Corporation, (Section 3) Burncourt, Inc., Limerick, Inc. and Foxford, Inc. (Section 4) and Belmont Forest Corporation (Section 5) are wholly owned subsidiaries of The Keelty Company. Northridge Limited Partnership (Section 3), is a limited partnership in which more than an 88% interest is held by the families of shareholders of The Keelty Company and by Kilree Corporation, a wholly owned subsidiary of The Keelty Company, so that the limited partnership is deemed an affiliate of James Keelty & Co., Inc. under the aforesaid November 30, 1990 order of the Deputy Zoning Commissioner.

The Mays Chapel North Neighbor Unit Development (PUD) was approved and authorized as a special exception under Section 430 of the Baltimore County Zoning Regulations, as in effect before 1992, with certain variances and approved facilities granted or allowed, but subject to some restrictions or conditions (Restrictions), all by the November 4, 1988 Order of the Deputy Zoning Commissioner entered in Zoning Case No. 88-536-Auth-ASPHX, clarified and amended in part by the November 30, 1990 Order of the Deputy Zoning Commissioner entered in Zoning Case No. 91-144-SPH. Paragraph 9 of the Restrictions set up by the November 4, 1988 Zoning Order provided:

> 9) Prior to Petitioners and/or any successors in interest transferring and/or selling its interest in the subject property, either in its entirety or by sections, to any individual, corporation, partnership and/or entity of any nature, the Zoning Commissioner and/or Deputy Zoning Commissioner shall find the requirements of Section 430.1.D.3C shall continue to be met for completion of the approved neighborhood unit development. The burden shall be on the Petitioners and/or their successors in interest to file a Petition for Special Hearing and prove the ability of the assignees and/or successor in interest to preserve the integrity of the Authorization Plan as approved and additionally, to meet the requirements set forth in Section 430.1.D.3C. This restriction shall not apply to individual sales to resident buyers.

This quoted restriction was confirmed by the November 30, 1990 Zoning Order, subject to some clarification and amendment, which provided:

> ...the transfer and/or sale of Petitioners' interest in the subject property (Mays Chapel North Premises), either in its entirety or by sections, may be made to any affiliate of the Petitioner, James Keelty & Co., Inc., without the need of any further finding by the Zoning Commissioner or Deputy Zoning Commissioner on the requirements of Section 430.1.D.3c of the Zoning Regulations of Baltimore County, all such transfers and/or sales being hereby approved, and, as such, the Petition for Special Hearing be and the same is hereby GRANTED, subject however, to the following restrictions, which are conditions precedent to the relief granted herein:
>
> ...Petitioners, James Keelty & Co., Inc. and Mays Chapel Village, are not in any way relieved of any of their present responsibility under the Subject Zoning Order; and...

Mays Chapel Village now intends to convey to the above named charitable or educational institutions, undivided interests (in all 100% of the total fee simple interest) in the land comprising Section 6 of the PUD, as shown and designated on the plat entitled "Mays Chapel North Section Six", marked "Exhibit A" and attached hereto as part hereof, containing 24.674 acres of land, more or less. Before any grant to it of any interest in Section 6 of the PUD, each charitable or educational institution (Subject Charity) is to agree in writing to the following:

1. Subject Charity acknowledges and agrees that the Land is subject to the Option Agreement and, with respect to the Land, Subject Charity agrees to abide by, and be bound by, the terms and conditions of the Option Agreement (the term "Option Agreement" meaning the above mentioned right of The Keelty Company to buy any and all sections of the PUD from Mays Chapel Village; and the term "Land" meaning Section 6 of the PUD).

2. Subject Charity acknowledges and agrees that The Keelty Company's option with respect to the Land remains in full force and effect and the terms and conditions of the Option Agreement shall govern and control The Keelty Company's option, including, but not limited to, the exercise of the option, the purchase price and the terms of

payment. Subject Charity appoints Louise T. Keelty as its agent to receive from The Keelty Company any and all notices of the exercise of any and all options under the Option Agreement with respect to the Land or any portion thereof. The delivery of any such notice of the exercise of an option to such agent shall constitute sufficient notice to the Subject Charity of the exercise of such option.

3. Before The Keelty Company's option with respect to the Land expires and terminates under the terms of the Option Agreement, Subject Charity covenants not to: develop or improve the Land or any part thereof; sell, assign, transfer or otherwise dispose of the Land or any part thereof; or pledge, encumber, or place any restrictions on the Land or any part thereof. After expiration or termination of The Keelty Company's option with respect to the Land, without exercise of the option by The Keelty Company, or any permitted assignee thereof, Subject Charity is free to develop or improve the Land, sell, assign, transfer or otherwise dispose of the Land, or pledge, encumber, or place any restrictions on the Land, only with the prior approval of Baltimore County, Maryland, acting through the Zoning Commissioner, or Deputy Zoning Commissioner, as required by, and in accordance with the authorization plan approved for the Mays Chapel North Unit Development by the November 4, 1988 Order of the Deputy Zoning Commissioner of Baltimore County, entered in Zoning Case No. 88-536-Auth-ASPHX, including particularly, but not by way of limitation, paragraph 9 of the restrictions imposed by that Order, as clarified and amended by a subsequent Order of the Deputy Zoning Commissioner, entered in Zoning Case No. 91-144-SPH, copies of which Orders have previously been furnished to Subject Charity, receipt whereof are hereby acknowledged, and same are incorporated herein by reference thereto.

I point out that the sole object of the restriction or condition imposed by paragraph 9 of the November 4, 1988 Order of the Deputy Zoning Commissioner, as clarified and amended, is to assure development in accordance with the approved authorization plan, an element of proof set up as a requisite to the grant of any special exception for any Unit Development. The pertinent section of the then existing zoning regulations, Section 430.1.D.3c, mentioned in the subject restriction, evidences a concern only with development, not ownership. The foregoing is apparent from the above-mentioned section itself, which calls for a finding by the Zoning Commissioner that:

there is a reasonable expectation that the proposed neighborhood, community, or town would be developed to the full extent of and fully in accordance with the authorization plan (including development schedules contained therein), in light of: evidence as to the petitioner's or developer's financial responsibility, in general and with respect to the development proposed; pertinent market data submitted by the petitioner, by County agencies or officials, or by others; development costs; general economic conditions which may be anticipated at the time the development or any phase thereof is to be financed; and all other factors which may reasonably be ascertained and have a bearing on the findings. [Emphasis supplied]

In that none of the charitable or educational institutions to which Mays Chapel Village proposes to convey an interest in Section 6 of the PUD may "transfer or sell" that interest or any part of it, or undertake any "development" of Section 6 of the PUD, or any part of that section, or anything akin to the foregoing, without approval of the Zoning Commissioner or Deputy Zoning Commissioner, as required by the outstanding Zoning Order, the integrity of the authorization plan approved for the PUD is fully preserved.

Please note that we are only dealing with Section 6 of the Mays Chapel North Planned Unit Development (PUD), proposed to be conveyed to the seven charities mentioned above, subject to the outstanding option granted to The Keelty Company and that:

(i) This section of the PUD is in the process of being subdivided by The Keelty Company into three parcels of ground, two for condominium development and the third for townhouse type development, with each parcel to be conveyed to a different wholly-owned subsidiary of The Keelty Company, all in accordance with the PUD requirements and the applicable Development Regulations of Baltimore County. A total of 190 dwelling units are proposed, and allowed to be constructed in Section 6 of the PUD, 180 condominium units in two separate projects and 10 townhomes in the third project.

(ii) The entire PUD is subject to an option, among other things, granting The Keelty Company the exclusive right and option to purchase Section 6 of the PUD. Upon exercise of this option, the land (24.674 acres) in Section 6 of the PUD will be conveyed to, and wholly owned by subsidiaries of The Keelty Company, entitled to develop Section 6 of the PUD without further approval of the Zoning Commissioner or Deputy Zoning Commissioner.

(iii) None of the seven charities may apply for any building permit, receive any building permit, or do any development work, but must convey the land to subsidiaries of The Keelty Company in accordance with the option, if exercised, or ask for a zoning hearing before any of them may undertake any conveyance out, or any type of development of Section 6 of the PUD. This is in accord with the outstanding zoning orders entered in the PUD cases.

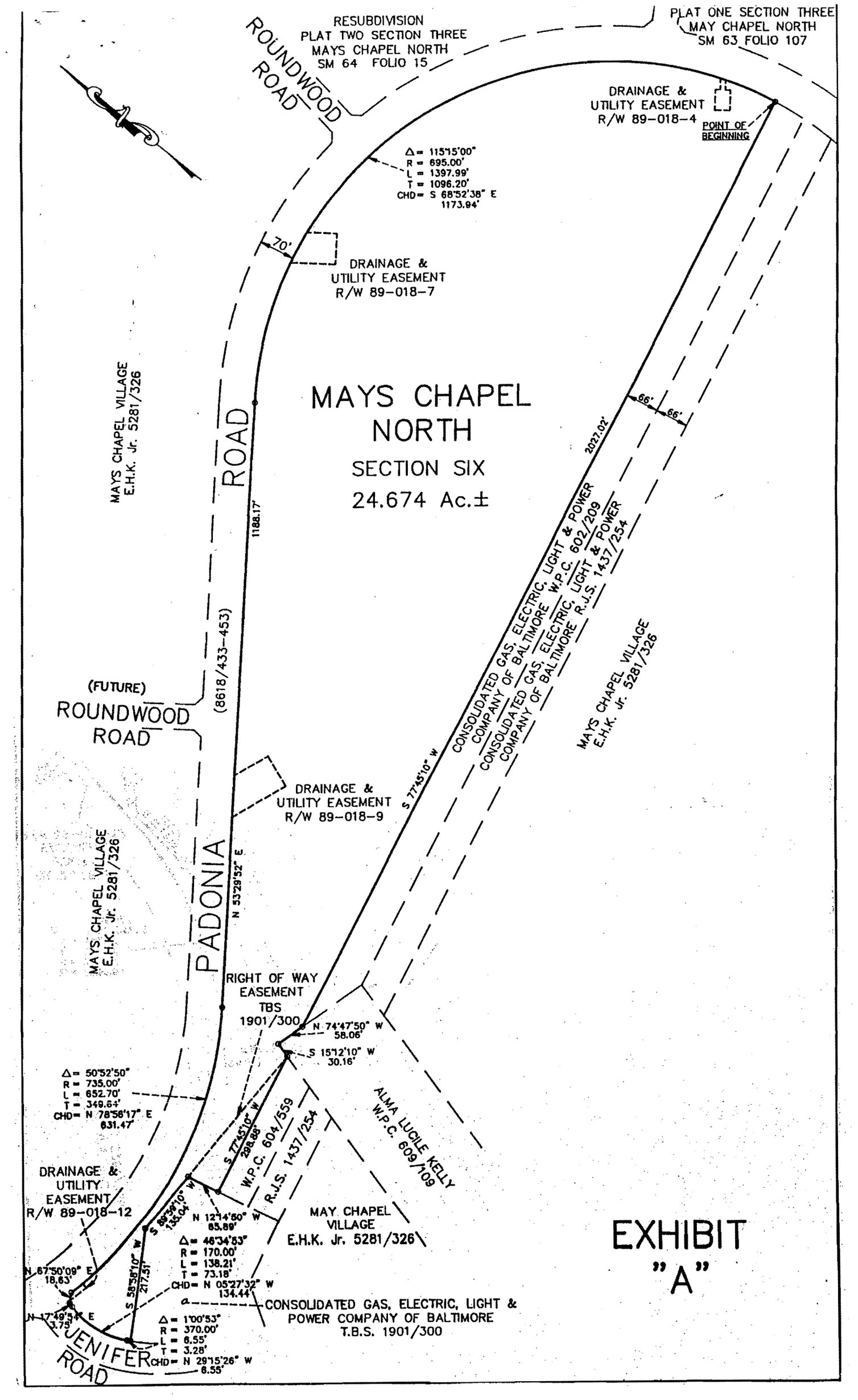
In light of the foregoing, we respectfully request approval of the conveyance or transfer of Section 6 to the seven charitable or educational institutions named above. Such approval thereof may be noted on a copy of this letter, to be retained in the zoning file, with copy of the approval returned to me.

Thanking you for your prompt consideration of this request, I am

Respectfully yours,

Eugene P. Smith
Attorney for Mays Chapel Village, James Keelty & Co., Inc. and The Keelty Company

5360:DS13:44w_1/0119/jsm
cc: Peter M. Zimmerman, Peoples Counsel

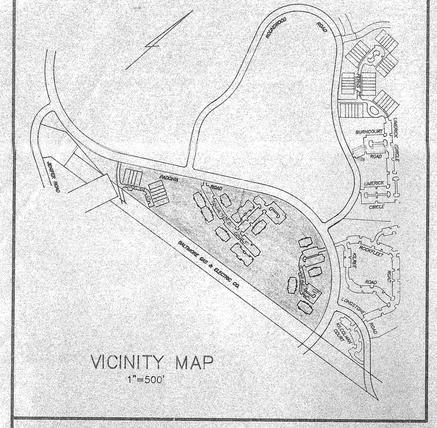

RESUBDIVISION
PLAT TWO SECTION THREE
MAYS CHAPEL NORTH
SM 64 FOLIO 15
PLAT ONE SECTION THREE
MAY CHAPEL NORTH
SM 63 FOLIO 107
ROUNDWOOD ROAD
DRAINAGE & UTILITY EASEMENT R/W 89-018-4
POINT OF BEGINNING
Δ = 115°15'00"
R = 695.00'
L = 1397.99'
T = 1096.20'
CHD = S 68°52'38" E
1173.94'
70'
DRAINAGE & UTILITY EASEMENT R/W 89-018-7
MAYS CHAPEL VILLAGE E.H.K. Jr. 5281/326
MAYS CHAPEL NORTH
SECTION SIX
24.674 Ac.±
PADONIA ROAD
1188.17'
(8618/433-453)
66'
66'
2022.02'
S 77°45'10" W
CONSOLIDATED GAS, ELECTRIC, LIGHT & POWER COMPANY OF BALTIMORE W.P.C. 602/209
CONSOLIDATED GAS, ELECTRIC, LIGHT & POWER COMPANY OF BALTIMORE R.J.S. 1437/254
MAYS CHAPEL VILLAGE E.H.K. Jr. 5281/326
(FUTURE) ROUNDWOOD ROAD
DRAINAGE & UTILITY EASEMENT R/W 89-018-9
N 53°29'52" E
MAYS CHAPEL VILLAGE E.H.K. Jr. 5281/326
RIGHT OF WAY EASEMENT TBS 1901/300
N 74°47'50" W
58.06'
S 15°12'10" W
30.16'
Δ = 50°52'50"
R = 735.00'
L = 652.70'
T = 349.64'
CHD = N 78°58'17" E
631.47'
S 77°45'10" W
288.88'
W.P.C. 604/559
R.J.S. 1437/254
ALMA LUCILE KELLY W.P.C. 609/109
DRAINAGE & UTILITY EASEMENT R/W 89-018-12
S 89°39'10" W
136.04'
N 12°14'50" W
85.89'
MAY CHAPEL VILLAGE E.H.K. Jr. 5281/326
Δ = 46°34'53"
R = 170.00'
L = 138.21'
T = 73.18'
CHD = N 05°27'32" W
134.44'
N 67°50'09" E
18.63'
S 58°56'10" W
217.51'
N 17°49'54" E
3.75'
CONSOLIDATED GAS, ELECTRIC, LIGHT & POWER COMPANY OF BALTIMORE
T.B.S. 1901/300
Δ = 1°00'53"
R = 370.00'
L = 6.55'
T = 3.28'
CHD = N 29°15'26" W
6.55'
JENIFER ROAD
EXHIBIT
"A"

Decision

In light of the foregoing, the undersigned hereby determines that, at this time, no prior approval is necessary for conveyance of Section 6 of the Mays Chapel North Planned Unit Development to the seven charities mentioned in the first paragraph of the October 17, 1994 letter referred to above, all however, subject to the need for compliance with the Orders entered in the subject zoning cases if there be any developer involved other than The Keelty Company, or any other affiliate of James Keelty & Co., Inc.

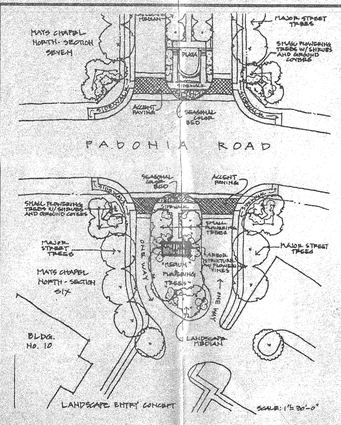
_____

Arnold Jablon, Director
Office of Zoning Administration and Development Management



BENCHMARK: ELEVATION: 631.087

X-5250 GAL. SPIKE IN MAC. INTERSECTION OF PADONIA & JENIFER ROADS



DETAIL A-A
(SUBJECT TO CHANGE DURING FINAL DESIGN)

SEE DETAIL A-A ABOVE FOR ENTRANCE

PADONIA ROAD

FUTURE ROUNDWOOD ROAD

ROUNDWOOD ROAD

KILREE RD. (PRIVATE)

LONGSTONE ROAD

EXISTING ROOFLEET RD. (PRIVATE)

RESUBDIVISION PLAT TWO SECTION THREE MAYS CHAPEL NORTH S.M. 64/15

PLAT ONE SECTION THREE MAYS CHAPEL NORTH S.M. 63/107

PRIVATE ROAD COURT

THIS AREA SUBJECT TO CHANGE DURING FINAL DESIGN

(24x2)=48 Required 48 Provided

(12x2) 24 Required 24 Provided

(16x2)=32 Required 32 Provided

(16x2)=32 Required 32 Provided

(16x2)=32 Required 32 Provided

(24x2)=48 Required 48 Provided

(12x2)=24 Required 24 Provided

(16x2)=32 Required 32 Provided

4(6x2)=32 Required 32 Provided

DUNMORE 12-2BR GF 550 SF BUILDING #5

NEWCASTE 12-2BR GF 550 SF BUILDING #7

BUILDING #9 BLENHEIM 16-2BR/2 Small Den 2-2BR/Large Den GF 574 SF

BUILDING #10 BLENHEIM 8-2BR/Small Den 6-2BR/Large Den GF 585 SF

BUILDING #8 NEWCASTE 16-2BR GF 550 SF BUILDING #6

BUILDING #11 NEWCASTE 16-2BR GF 550 SF BUILDING #12

BUILDING #13 NEWCASTE 16-2BR GF 550 SF BUILDING #14

BUILDING #15 NEWCASTE 16-2BR GF 550 SF BUILDING #16

BUILDING #17 NEWCASTE 16-2BR GF 550 SF BUILDING #18

BUILDING

(20)

MAYS CHAPEL NORTH

SECTION 6

PLANS

SHEETS 1 THRU 10

CASE # 91-144 SPH

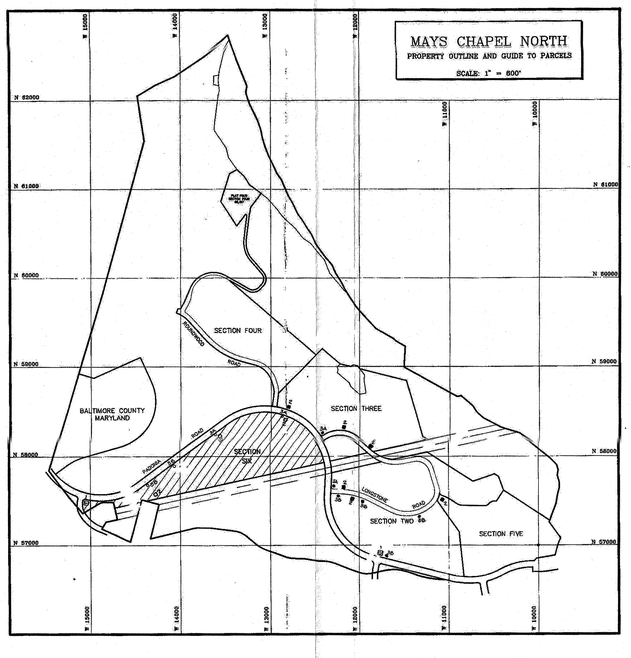
ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 30th day of November, 1990, that the provisions of paragraph 9 of the November 4, 1988 Order of the Deputy Zoning Commissioner (Subject Zoning Order), entered in Zoning Case No. 88-536-Auth-ASPHX, is confirmed subject to clarification and amendment, as follows: the transfer and/or sale of Petitioners' interest in the subject property (Mays Chapel North Premises), either in its entirety or by sections, may be made to any affiliate of the Petitioner, James Kealty & Co., Inc., without the need of any further finding by the Zoning Commissioner or Deputy Zoning Commissioner on the requirements of Section 430.1.D.3c of the Zoning Regulations of Baltimore County, all such transfers and/or sales being hereby approved, and, as such, the Petition for Special Hearing be and the same is hereby GRANTED, subject however, to the following restrictions, which are conditions precedent to the relief granted herein:

1. Petitioners and their approved successors and assigns may apply for their building permits and be granted same upon receipt of this Order; however, Petitioners and their approved successors and assigns are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners and their approved successors and assigns would be required to return, and be responsible for returning, said property to its original condition.

2. Petitioners, James Kealty & Co., Inc. and Mays Chapel Village, are not in any way relieved of any of their present responsibility under the Subject Zoning Order; and

3. An affiliate of the Petitioner, James Kealty & Co., Inc., means and includes: (i) a parent corporation, if the parent corporation holds not less than 50% of the issued and outstanding stock of said Petitioner; and any subsidiary corporation, including any corporation that is a subsidiary of either the parent corporation or any other subsidiary corporation of the parent corporation, if, in all cases, *the parent corporation holds not less than 50%* of the issued and outstanding stock of the subsidiary; (ii) any general or limited partnership, if not less than a 50% interest in the partnership, general and limited, is held by any one or more corporate or partnership affiliates, and/or by any one or more shareholders of James Kealty & Co., Inc. or of any corporate affiliate, including among individuals, the family (parent, child, brother or sister) of any shareholder; or (iii) any one or group holding not less than 50% of the issued and outstanding stock of James Kealty & Co., Inc. or of any corporate affiliate, or holding not less than a 50 % interest (general and limited) in a partnership affiliate, including in any group the family (parent, child, brother or sister) of any of the foregoing.

Ann M. Nastarowicz
Deputy Zoning Commissioner
for Baltimore County



EXISTING SIGNS SHOWN THUS: 2A, 3D

TYPE	No.
1	1
2	6
3A	2
3D	4
TOTAL	13

PROPOSED SIGNS SHOWN THUS: 2A, 3D

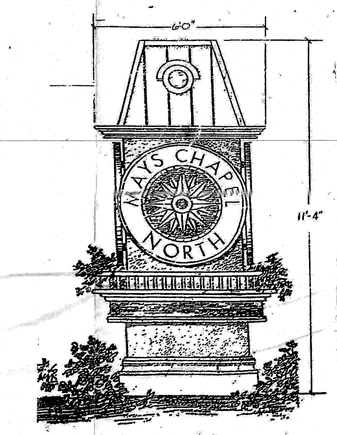
TYPE	No.
1	1
2	5
3A	2
3D	2
TOTAL	13

SEE SIGN DETAILS BELOW FOR WHAT IS PERMITTED

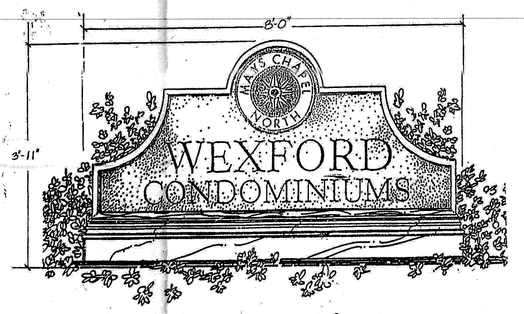
MAYS CHAPEL NORTH
PLANNED UNIT DEVELOPMENT
COUNTY REVIEW GROUP / FINAL DEVELOPMENT PLAN

1st REFINEMENT

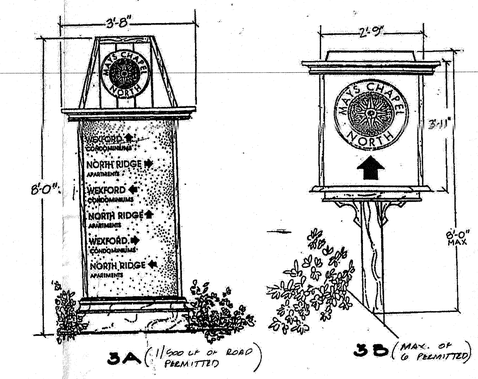
Reason for 1st Refinement (11/09/2009):
Illustrate the BGE Enhancement Area on Sheets 2, 9, and 10.
DRC No. 102709F Approved by letter dated November 2, 2009.



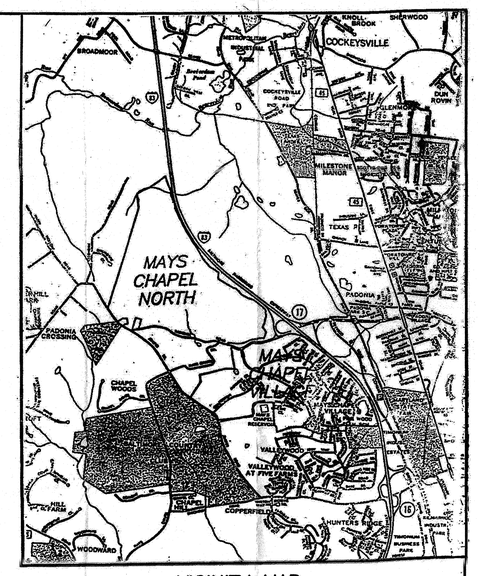
(3 PERMITTED)
TYPICAL ENTRANCE SIGN
TYPE 1



(2 PER SECTION PERMITTED)
TYPICAL GROUP SIGN
TYPE 2



3A (1 PER 1000 LF OF ROAD PERMITTED)
3D (MAX. OF 6 PERMITTED)
TYPICAL DIRECTION SIGNS
TYPE 3



VICINITY MAP
SCALE: 1" = 2000'

LIST OF DRAWINGS

1 OF 9 TITLE SHEET AND SIGN DETAILS
2 OF 9 FINAL DEVELOPMENT PLAN SHEET 1 OF 2
3 OF 9 FINAL DEVELOPMENT PLAN SHEET 2 OF 2
4 OF 9 SITE CROSS SECTIONS
5 OF 9 CONCEPTUAL PLAN: ARCHITECTURAL ELEVATION VIEW OF "NEWCASTLE" TYPE CONDOMINIUM BUILDING
6 OF 9 CONCEPTUAL PLAN: ARCHITECTURAL ELEVATION VIEW OF "DUNMORE" TYPE CONDOMINIUM BUILDING
7 OF 9 CONCEPTUAL PLAN: ARCHITECTURAL ELEVATION VIEW OF "BLEMHEIM" TYPE CONDOMINIUM BUILDING
8 OF 9 SCHEMATIC LANDSCAPE PLAN SHEET 1 OF 2
9 OF 9 SCHEMATIC LANDSCAPE PLAN SHEET 2 OF 2

This Seal is for 1st Refinement Only
STATE OF MARYLAND — DOUGLAS LANE KENNEDY — No. 219 — REGISTERED LANDSCAPE ARCHITECT

1st Refinement Prepared by
DMW
DAFT MCCUNE WALKER INC
200 East Pennsylvania Ave.
Towson, Maryland 21286
410.296.3333

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On 12/29/94 With The Following Action Taken
PLAN APPROVED
Plan Approved DPW David L. Thomas
Plan Approved OPZ Jeanie Murray
Approval Expiration Date 12.29.97
Plan Disapproved
Continued Mtg. Required
Plan Referred To Plan. Bd.

1st REFINEMENT
MAYS CHAPEL NORTH SECTION SIX

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section Six — 102709F
Approved for filing — Director of Planning — 4/22/10
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON:
Baltimore County Planning Board — Date
Director of Zoning Administration and Development Management
Date — wsepdt 4/13/10

PROPERTY No. 08-11-018081 DEED REF. EHK JR. 5281/326

NO.	REVISIONS	DATE	BY
1	I&E PER CRG COMMENTS	12/23/09	DMW
2	DRC No. 102709 F	11/6/2009	DMW

1st REFINEMENT — CRG / FDP
SECTION SIX
MAYS CHAPEL NORTH
BALTIMORE COUNTY, MARYLAND
SCALE 1"=50'
ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT

DEVELOPER
STONYFORD INC.
P.O. BOX 528
61 E. PADONIA Rd. TIMONIUM, MARYLAND 21093
(410) 252-8600

PLAT PREPARED BY
STONYFORD INC. & K.C.W. INC.
P.O. BOX 528
61 E. PADONIA Rd. TIMONIUM, MARYLAND 21093

PLANNED UNIT DEVELOPMENT – SEE ZONING ORDER 88-536 ASPHX

DMW Job No: 86022.T0

STATE OF MARYLAND — DOUGLAS LANE KENNEDY — No. 10748 — REGISTERED PROFESSIONAL ENGINEER

KCW CONSULTANTS, INC.
Civil Engineers & Land Surveyors
3104 Timanus Lane, Suite 101
Baltimore Maryland 21244
(410) 281-0093 / 281-0033

1st Refinement
Sheet 1 of 10

Douglas L. Kennedy RE #10748 — NOV. 21, 1994
K.C.W. CONSULTANTS, Inc. — REG. No. — DATE

RECEIVED
MAR 11 2010
DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT

RECEIVED
OFFICE OF PLANNING

GENERAL NOTES

1) ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF DWELLING UNITS ONLY AND ARE SUBJECT TO THE REQUIREMENTS FOR PRIVATE YARD SPACE, ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE OR WITHIN THE ENVELOPE IF LOCATED IN THE REAR OR SIDE YARD, BUT MUST COMPLY WITH THE MAYS CHAPEL NORTH ZONING REGULATIONS MADE APPLICABLE TO THE P.U.D. (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS).

2) ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS CANNOT BE LOCATED IN FLOOD PLAIN AREAS OR HYDRIC SOILS.

3) THIS C.R.G. PLAN IS APPROVED BY THE ZONING COMMISSIONER BASED ON HIS OR HER DETERMINATION THAT IT IS IN ACCORDANCE WITH THE LATEST AMENDMENT OVERALL AUTHORIZATION PLAN APPROVED IN THE ZONING CASE.

4) THIS C.R.G. PLAN COMPLIES WITH THE PRE-DEVELOPMENT COMMENTS AND CHECK PRINT.

5) IF DRAINAGE, UTILITY AND WALKWAY EASEMENTS ARE FENCED, THEN AT LEAST FIVE FEET MUST REMAIN OPEN FOR PEDESTRIAN ACCESS.

6) NO RETAIL OR OFFICE USES ARE PROPOSED IN THIS SECTION.

7) LANDSCAPING AND SCREENING SHALL CONFORM TO THE STANDARDS CONTAINED IN THE BALTIMORE COUNTY LANDSCAPE MANUAL. A LANDSCAPE PLAN MUST BE APPROVED BY THE OFFICE OF PLANNING PRIOR TO THE ISSUANCE OF A GRADING PERMIT.

8) DISTURBED AREAS ARE TO BE STABILIZED WITH GRASS, WEEDS, HONEYSUCKLE, ETC..

9) A CENTRAL LOCATION FOR MAIL COLLECTION IS TO BE DETERMINED BY THE POST OFFICE.

10) A FOREST ESTABLISHMENT PLAN WILL BE SUBMITTED ALONG WITH THE SEDIMENT AND EROSION CONTROL PLAN AND GRADING PLAN FOR THIS SECTION.

11) TOWNHOUSE AND CONDOMINIUM UNITS ARE PROPOSED FOR SALE BY OWNER/DEVELOPER.

12) TRASH COLLECTION IS SUBJECT TO BALTIMORE COUNTY APPROVAL.

13) ALL STREET LIGHTS ARE TO CONFORM TO BALTIMORE COUNTY GUIDELINES FOR STREET LIGHTS IN NEW SUBDIVISIONS.

14) ALL INTERIOR STREETS LOCATED IN THE CONDOMINIUM AREA ARE PRIVATE.

15) A MINIMUM CONTIGUOUS AREA OF 500 s.f. (PRIVATE YARD SPACE) BELONGING TO A TOWNHOUSE DWELLING UNIT IS REQUIRED. THE MINIMUM DEPTH OF THE CONTIGUOUS AREA IS FIFTEEN FEET. FOR GROUP HOUSING OR TOWNHOUSES WITH A GARAGE, THIS AREA MUST BE LOCATED AT THE REAR OF THE UNIT. COVERED AREAS SUCH AS PORCHES CANNOT BE CALCULATED IN THE MINIMUM SPACE. AN OPEN DECK, EITHER AT GRADE OR ELEVATED, MAY BE INCLUDED IN THE CALCULATION OF MINIMUM SPACE.

16) A SMALL DECK OR OTHER OPEN PROJECTION MAY BE ADDED TO AN EXISTING DWELLING BUT MAY NOT EXTEND INTO ANY REQUIRED REAR OR SIDE YARD MORE THAN FOUR FEET, PROVIDED THAT SUCH PROJECTION, EXCEPTING EAVES, ARE NOT OVER 10 FEET IN LENGTH.

17) TEMPORARY OPEN SPACE BOUNDRY MARKERS, TREE PROTECTION DEVICES AND 4' HIGH SNOW FENCING SHALL BE INSTALLED PRIOR TO ANY CLEARING OR GRADING.

18) ROAD PAVING MATERIAL TO BE BITUMINOUS CONCRETE.

19) TYPICAL PARKING SPACES ARE 8.5'X18' MIN.

20) REFORESTED AREAS ARE SHOWN THUS.
A PLAN WILL BE SUBMITTED PRIOR TO RELEASE OF THE GRADING PERMIT.

21) PROPOSED STREET LIGHTS ARE SHOWN THUS.

22) EXISTING STREET LIGHTS ARE SHOWN THUS.

23) NEIGHBORHOOD DESIGNATION SIGNS SHOWN THUS

24) CENTRAL TRASH PICK-UP LOCATIONS ARE SHOWN THUS.

25) HANDICAPPED PARKING IS SHOWN THUS.

26) 4' PATHS SHOWN MAY BE EITHER A PERVIOUS OR IMPERVIOUS MATERIAL.

27) WATER RETENTION AREAS SHOWN THUS.

SUMMARY

A. DENSITY AND DWELLING UNITS BY TYPE.

Density .195	Dwelling .190	
		Units contained in Section Six (24.45 Ac.) comprised of: Townhouse and Condominium Units (190 dwelling units and 90% density units)*
621	788	Units used in previous Sections (116.20 Ac.) all types.
1197	1199	Units allowed in future Sections (250.56 Ac.) all types.
2177	2177	Units allowed in PUD (384.14 Ac.) all types.

THERE ARE NO COMMERCIAL, OFFICE OR INSTITUTIONAL USES PROPOSED IN THIS SECTION

CONDOMINIUM UNITS = 180 DWELLING UNITS and 184 DENSITY UNITS
TOWNHOUSE UNITS = 10 DWELLING UNITS and 13 DENSITY UNITS

(A) 16 ONE BEDROOM UNITS
(B) 103 TWO BEDROOM UNITS
(C) 41 TWO BEDROOM UNITS WITH A SMALL DEN
(D) 16 TWO BEDROOM WITH LARGE DEN
(E) 10 THREE BEDROOM
A SMALL DEN CONTAINS LESS THAN 100 Sq.Ft. OF FLOOR AREA.
A LARGE DEN CONTAINS MORE THAN 100 SQFT. OF FLOOR AREA.

B. OTHER USES ALLOWED

Retail Shop and Service Area in PUD — 43,553 Sq.Ft.
none contained in Section SIX.

Office Area in PUD — 21,778 Sq.Ft.
none contained in Section SIX.

Senior Citizens Housing with life care facilities
none contained in Section SIX.

Day Care Center
none contained in Section SIX.

NOTE:
There are no other uses as shown in (B) above in section 6

28) A RESTORATION PLAN WILL BE APPROVED BY D.E.P.R.M. PRIOR TO GRADING PERMIT.

29) FOR ADDITIONAL INFORMATION CONCERNING THE OWNERSHIP OF THIS PROPERTY SEE LETTER DATED OCTOBER 20, 1994 FROM ARNOLD JABLON WHICH IS ON FILE IN THE ZONING OFFICE.

30) 500' SIGHT LINES TO BE CLEARED GRADED AND KEPT FREE OF ANY OBSTRUCTIONS AS REQUIRED.

C. NUMBER OF PARKING SPACES REQUIRED = 1.7 D.U. X 2 = 360
NUMBER OF PARKING SPACES PROVIDED = 360
PARKING PROVIDED TOWNHOUSES = 20 CONDOS = 340 (inc. 22 H.C.)

SECTION	ACREAGE USED	ACREAGE REMAINING	DENSITY USED	DENSITY REMAINING	DWELLING UNITS	DWELLING UNITS REMAINING
ONE ***	9.74 Ac.	374.40 Ac.	0.0	2177 De.U.	0.0	2177 D.U.
TWO	38.70 Ac.	335.70 Ac.	231 De.U.	1946 De.U.	212 D.U.	1965 D.U.
THREE	27.00 Ac.	308.70 Ac.	281 De.U.	1685 De.U.	268 D.U.	1699 D.U.
FIVE	17.94 Ac.	290.76 Ac.	136 De.U.	1549 De.U.	128 D.U.	1571 D.U.
FOUR	19.73 Ac.	271.03 Ac.	183 De.U.	1366 De.U.	182 D.U.	1389 D.U.
SIX **+	246.29 Ac.	24.74 Ac.	196 De.U.**	1197 De.U.	190 D.U.**	1199 D.U.
TOTAL	359.70 Ac.	24.74 Ac.	1029 De.U.	1197 De.U.	978 D.U.	1199 D.U.

* Same as type of density and dwelling units shown on authorization Plan

** Total of 8.1 density and 7.7 dwelling units per acre; within the range shown on the Authorization Plan.

*** Section One is composed of relocated Padonia and Mays Chapel rights-of-way only.

De.U. = DENSITY UNITS D.U. = DWELLING UNITS

TOTAL OPEN SPACE IN SECTION SIX = 107 Ac.± TO BE CONVEYED TO BALTIMORE COUNTY OR THE ASSOCIATION.

SEE PLAN FOR AVERAGE DAILY TRIPS

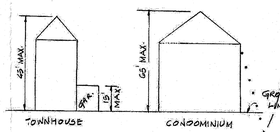
ZONING REGULATIONS

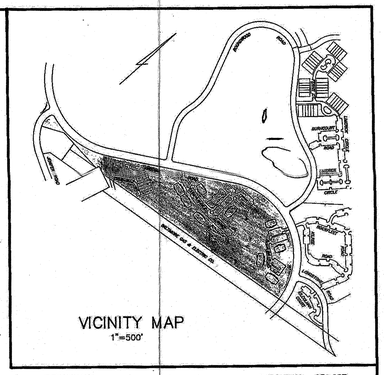
THE BALTIMORE COUNTY ZONING REGULATIONS ARE NOT APPLICABLE TO THIS PLAN OF DEVELOPMENT. THE MAYS CHAPEL NORTH ZONING REGULATIONS ARE AS ADOPTED AND APPROVED BY THE ZONING COMMISSIONER IN CASE NUMBER 88-536, AUTH, ASPHX AND NUMBER 91-144-SPH. SEE SHEET 1 OF 9 FOR ADDITIONAL INFORMATION.

THE INTERPRETATION, ADMINISTRATION AND ENFORCEMENT OF THESE REGULATIONS SHALL BE THE RESPONSIBILITY OF JAMES KEELTY & CO., INC. OR MAYS CHAPEL NORTH, INC., EACH A MARYLAND CORPORATION, OR THEIR RESPECTIVE SUCCESSORS OR ASSIGNS. THIS RESPONSIBILITY INCLUDES THE REVIEW AND APPROVAL OF A "COMPLIANCE CERTIFICATE" TO BE PRESENTED TO THE BALTIMORE COUNTY ZONING OFFICE WHEN INDIVIDUAL OWNERS IMPROVEMENTS REQUIRE BALTIMORE COUNTY PERMITS.

**** THIS ACREAGE INCLUDES THE EXCESS LAND ALONG PADONIA RD BETWEEN TRAILER ROAD AND EXISTING JENIFER ROAD. THIS LAND WAS NOT PART OF ANY SECTION ON THE P.U.D. DOCUMENTS.

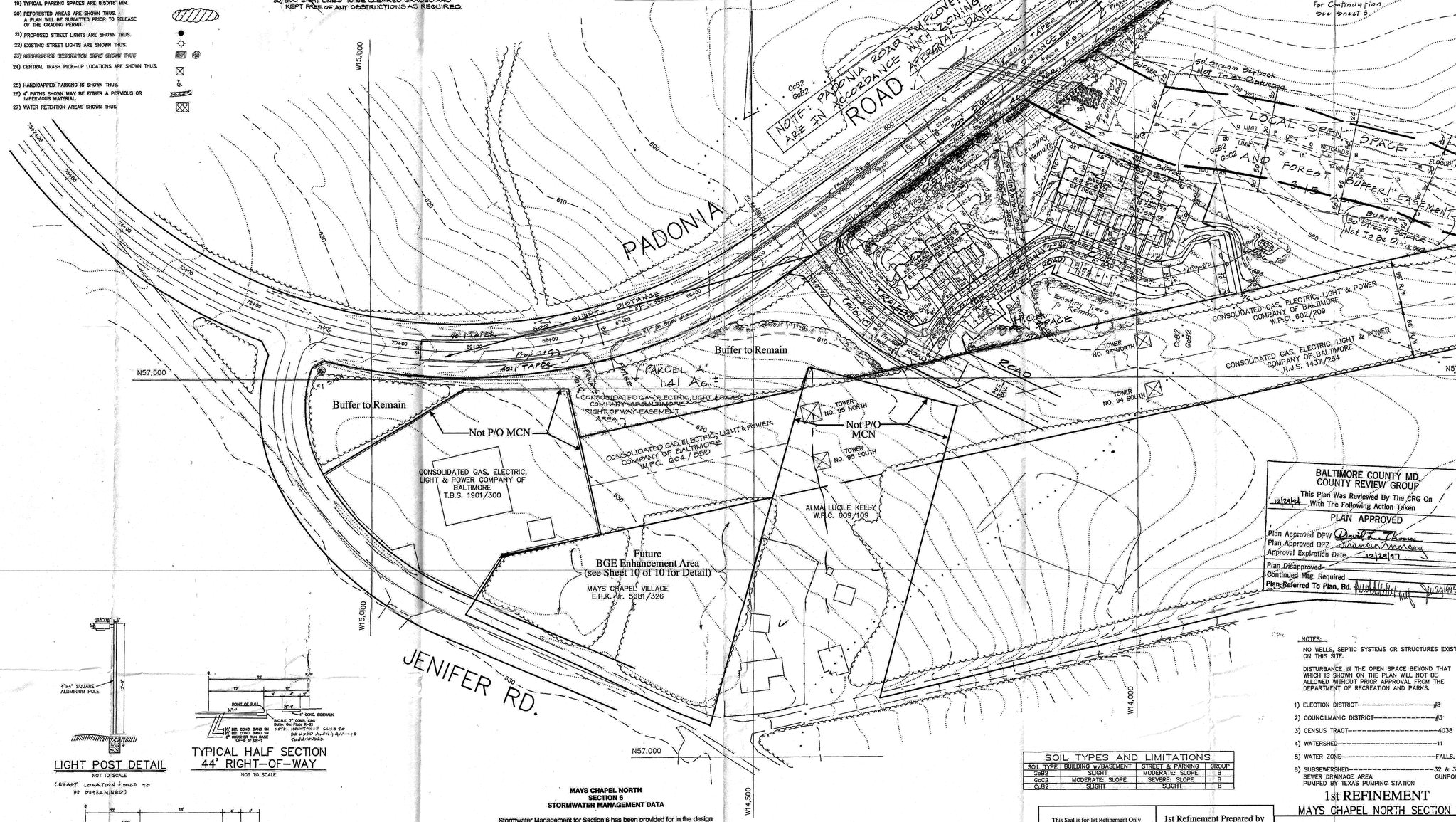
TYPE	NO. B.R.	Di.	De.	No. Bd.	Elevation Rq.
BLENHEIM CONDO	2/small Den	32	32	64	0
	2/Large Den	10	24	32	0
DUNMORE CONDO	1	18	135	36	0
	2	9	9	18	0
	2/Small Den	9	9	18	0
NEWCASTLE CONDO	2	96	96	192	0
SUBTOTAL		180	1885	360	0
GARAGE TH	3	10	15	20	10
SUBTOTAL		10	15	20	10
TOTAL		190	1900	380	10





BENCHMARK: ELEVATION: 631.087

X-5250 GAL. SPIKE IN MAC. INTERSECTION OF PADONIA & JENIFER ROADS


PADONIA ROAD
JENIFER RD.
FUTURE ROUNDWOOD ROAD
TRAILER ROAD
NOTE: PADONIA ROAD IMPROVEMENTS ARE IN ACCORDANCE WITH ZONING COMMISSIONER APPROVAL DATE NOV. 4TH 1986
For Continuation See Sheet 3
LOCAL OPEN SPACE AND FOREST BUFFER/1" EASEMENT
50' Stream Buffer Not To Be Disturbed
Buffer to Remain
Not P/O MCN
PARCEL A 1.41 Ac.±
CONSOLIDATED GAS, ELECTRIC, LIGHT & POWER COMPANY OF BALTIMORE T.B.S. 1901/300
CONSOLIDATED GAS, ELECTRIC, LIGHT & POWER COMPANY OF BALTIMORE W.P.C. 604 / 590
CONSOLIDATED GAS, ELECTRIC, LIGHT & POWER COMPANY OF BALTIMORE RIGHT OF WAY EASEMENT AREA
CONSOLIDATED GAS, ELECTRIC, LIGHT & POWER COMPANY OF BALTIMORE W.P.C. 602/209
CONSOLIDATED GAS, ELECTRIC, LIGHT & POWER COMPANY OF BALTIMORE R.U.S. 1437/254
ALMA LUCILE KELLY W.P.C. 609/109
Future BGE Enhancement Area (see Sheet 10 of 10 for Detail)
MAYS CHAPEL VILLAGE E.H.K. Jr. 5281/326
TOWER NO. 93 NORTH
TOWER NO. 94 SOUTH
TOWER NO. 95 NORTH
TOWER NO. 95 SOUTH
W14,000
W14,500
W15,000
N58,000
N57,500
N57,000
SIGHT DISTANCE
Existing Trees to Remain
Existing Forest to Remain
Proposed Forest Buffer Planting
Proposed Trees
Existing Pavement
Proposed Pavement
Proposed Curb & Gutter
Existing Curb & Gutter
Proposed Sidewalk
Existing Sidewalk
Proposed Contours
Existing Contours
Proposed Storm Drain
Existing Storm Drain
Proposed Inlet
Existing Inlet
Proposed Manhole
Existing Manhole
Proposed Water Line
Existing Water Line
Proposed Gas Line
Existing Gas Line
Proposed Electric Line
Existing Electric Line
Proposed Telephone Line
Existing Telephone Line
Proposed Fire Hydrant
Existing Fire Hydrant
Proposed Light
Existing Light
Proposed Utility Pole
Existing Utility Pole
Proposed Guy Wire
Existing Guy Wire
Proposed Transformer
Existing Transformer
Proposed Mailbox
Existing Mailbox
Proposed Sign
Existing Sign
Proposed Fence
Existing Fence
Proposed Retaining Wall
Existing Retaining Wall
Proposed Rip-Rap
Existing Rip-Rap
Proposed Silt Fence
Existing Silt Fence
Proposed Tree Protection Fence
Existing Tree Protection Fence
Proposed Stream Buffer
Existing Stream Buffer
Proposed Wetlands Buffer
Existing Wetlands Buffer
Proposed Floodplain
Existing Floodplain
Proposed Wetlands
Existing Wetlands
Proposed Stream
Existing Stream
Proposed Pond
Existing Pond
Proposed Swale
Existing Swale
Proposed Ditch
Existing Ditch
Proposed Culvert
Existing Culvert
Proposed Headwall
Existing Headwall
Proposed Endwall
Existing Endwall
Proposed Flared End Section
Existing Flared End Section
Proposed Rip-Rap Apron
Existing Rip-Rap Apron
Proposed Concrete Apron
Existing Concrete Apron
Proposed Concrete Channel
Existing Concrete Channel
Proposed Concrete Ditch
Existing Concrete Ditch
Proposed Concrete Swale
Existing Concrete Swale
Proposed Concrete Culvert
Existing Concrete Culvert
Proposed Concrete Headwall
Existing Concrete Headwall
Proposed Concrete Endwall
Existing Concrete Endwall
Proposed Concrete Flared End Section
Existing Concrete Flared End Section
Proposed Concrete Rip-Rap Apron
Existing Concrete Rip-Rap Apron
Proposed Concrete Concrete Apron
Existing Concrete Concrete Apron
Proposed Concrete Concrete Channel
Existing Concrete Concrete Channel
Proposed Concrete Concrete Ditch
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Proposed Concrete Concrete Swale
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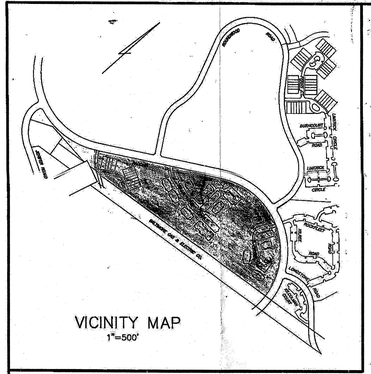

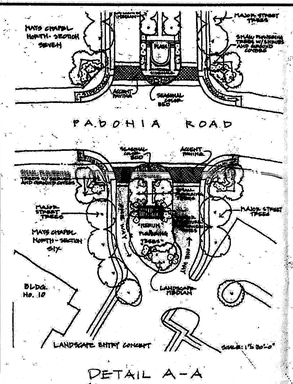

BENCHMARK: ELEVATION: 631.087

X-5250 GAL. SPIKE IN MAC. INTERSECTION OF PADONIA & JENIFER ROADS

SEE DETAIL A-A ABOVE FOR ENTRANCE

PADONIA ROAD

FUTURE ROUNDWOOD ROAD

ROUNDWOOD ROAD

RESUBDIVISION PLAT TWO SECTION THREE MAYS CHAPEL NORTH S.M. 64/15

PLAT ONE SECTION THREE MAYS CHAPEL NORTH S.M. 63/107

LONGSTONE ROAD

KILBREE RD. (PRIVATE)

PRIVATE ROAD COURT

FLAMBRIDGE CT. (PRIVATE ROAD)

ROOKLEET RD. (PRIVATE)

EXISTING

LOCAL OPEN SPACE AND FOREST BUFFER EASEMENT 31.9 AC.±

COA OPEN SPACE 0.59 AC.±

COA OPEN SPACE 0.96 AC.±

CONSOLIDATED GAS, ELECTRIC LIGHT & POWER COMPANY OF BALTIMORE W.P.C. 602/209

CONSOLIDATED GAS, ELECTRIC LIGHT & POWER COMPANY OF BALTIMORE R.J.S. 1437/254

TOWER NO. 92 NORTH

TOWER NO. 92 SOUTH

TOWER NO. 93 NORTH

TOWER NO. 93 SOUTH

TOWER NO. 94 NORTH

TOWER NO. 94 SOUTH

N58,500

N57,500

N56,000

W14,000

W13,500

W13,000

W12,500

SOIL TYPES AND LIMITATIONS			
SOIL TYPE	BUILDING w/BASEMENT	STREET & PARKING	GROUP
GcB2	SLIGHT	MODERATE: SLOPE	B
GcC2	MODERATE: SLOPE	SEVERE: SLOPE	B
CcB2	SLIGHT	SLIGHT	B

MAYS CHAPEL NORTH
SECTION 6
STORMWATER MANAGEMENT DATA

Stormwater Management for Section 6 has been provided for in the design of the existing Stormwater Management Pond No. 1. Section "6" occurs within proposed drainage areas "5B", "6A" & "6B" as shown in "Stormwater Management Pond No.1 Design Report" dated June 7, 1988.

NO.	REVISIONS	DATE	BY
1	1ST PRE. CRG COMMENTS	10/21/04	CMD
2	REV. PARKING	11/29/06	D.M.W.
3	DRC No. 102709 F	11/6/2009	DMW

PROPERTY No. 08-11-018081 DEED REF. EHK JR. 5281/326

1st REFINEMENT CRG / FDP

SECTION SIX

MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE 1"=50'

ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT

DEVELOPER
STONEHOUSE INC.
P.O. BOX 528
61 E. PADONIA Rd. TIMONIUM, MARYLAND 21093
(410) 252-8600

PLAT PREPARED BY
STONEHOUSE INC. & KCW INC.
P.O. BOX 528
61 E. PADONIA Rd. TIMONIUM, MARYLAND 21093

PLANNED UNIT DEVELOPMENT – SEE ZONING ORDER 88-536 ASPHX

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On 12/29/04 With The Following Action Taken

PLAN APPROVED

Plan Approved DPW David L. Thomas
Plan Approved OPZ Jessica Monroe
Approval Expiration Date 12/29/07
Plan Disapproved
Continued Mtg. Required
Plan Referred To Plan. Bd.

NOTES:

NO WELLS, SEPTIC SYSTEMS OR STRUCTURES EXIST ON THIS SITE.

DISTURBANCE IN THE OPEN SPACE BEYOND THAT WHICH IS SHOWN ON THE PLAN WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF RECREATION AND PARKS.

1) ELECTION DISTRICT----------#8
2) COUNCILMANIC DISTRICT----------#3
3) CENSUS TRACT----------4038
4) WATERSHED----------11
5) WATER ZONE----------FALLS, FIFTH
6) SUBSEWERSHED----------32 & 36
SEWER DRAINAGE AREA GUNPOWDER
PUMPED BY TEXAS PUMPING STATION

This Seal is for 1st Refinement Only

STATE OF MARYLAND THOMAS H. REVNOLDS No. 968 REGISTERED LANDSCAPE ARCHITECT

1st Refinement Prepared by

DMW
DAFT McCUNE WALKER INC
200 East Pennsylvania Ave.
Towson, Maryland 21286
410.296.3333

DMW Job No: 86022.T0

DOUGLAS LANE KENNEDY No. 10748 REGISTERED PROFESSIONAL ENGINEER

1st REFINEMENT
MAYS CHAPEL NORTH SECTION SIX

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan

Section DRC# 102709F 4/22/10
Approved for filing Director of Planning

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON:
Baltimore County Planning Board Date
Director of Zoning Administration and Development Management
Date 4/23/10

KCW CONSULTANTS, INC.
Civil Engineers & Land Surveyors
3104 Timanus Lane, Suite 101
Baltimore Maryland 21244
(410) 281-0330 / 281-0333

Douglas L. Kennedy PE #10748 NOV 21, 2008
KCW CONSULTANTS, Inc. REG. No. DATE

1st Refinement
Sheet 3 of 10

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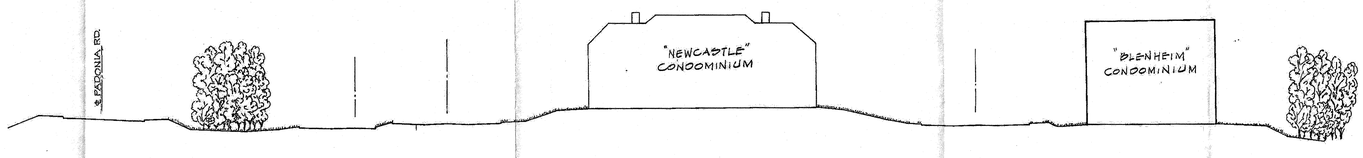
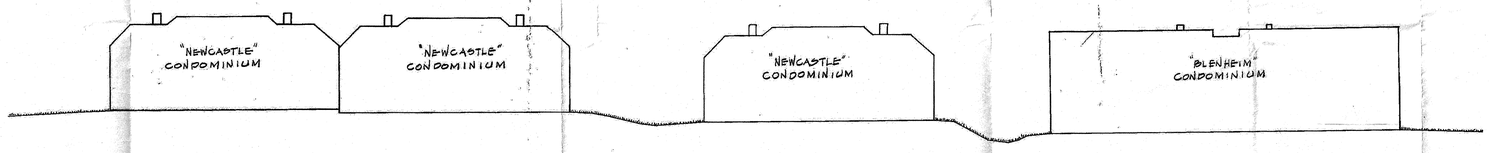
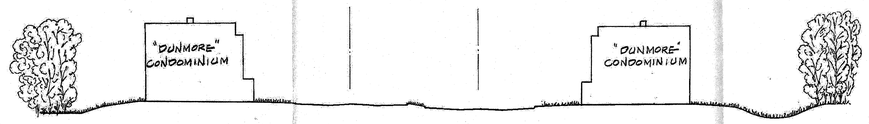
OFFICE OF PLANNING



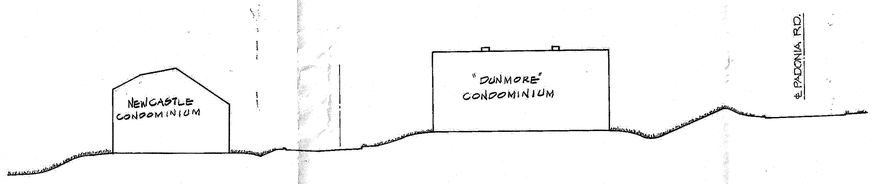
SECTION A-A
SCALE: 1" = 30'



SECTION B-B
SCALE: 1" = 30'



SECTION C-C
SCALE: 1" = 30'



SECTION D-D
SCALE: 1" = 30'

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On 12/29/94 With The Following Action Taken
PLAN APPROVED
Plan Approved DPW David L. Thomas
Plan Approved OPZ Francis Mnsey
Approval Expiration Date 12/29/97
Plan Disapproved
Continued Mtg. Required
Plan Referred To Plan. Bd. [signature] Jun 23, 1995
PUBLIC SERVICES CRG #
PLANNING NO. CRG #

1st REFINEMENT
MAYS CHAPEL NORTH SECTION SIX

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section Sig. DRC # 102709F
Approved for filing [signature] KA 4/22/10
Director of Planning
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON:
Baltimore County Planning Board Date
Director of Zoning Administration and Development Management
Date [signature] WOR/DT 4/13/10

This Seal is for 1st Refinement Only
STATE OF MARYLAND THOMAS H. FEINSMITH No. 1395 REGISTERED LANDSCAPE ARCHITECT

1st Refinement Prepared by
DMW
DAFT McCUNE WALKER INC
200 East Pennsylvania Ave.
Towson, Maryland 21286
410.296.3333

CRG / FDP
SECTION SIX
MAYS CHAPEL NORTH
BALTIMORE COUNTY, MARYLAND
SCALE: AS SHOWN
DEVELOPER
STONYFORD INC.
P.O. BOX 528
G1 E. PADONIA RD. TIMONIUM MD. 21093
PHONE (410) 252-8600
ELECTION DISTRICT No. 8
3RD COUNCILMANIC DISTRICT
DATE:
PLAT PREPARED BY:
STONYFORD INC. & KCW INC.
P.O. BOX 528
G1 E. PADONIA RD. TIMONIUM MD. 21093
PHONE (410) 252-8600
PLANNED UNIT DEVELOPMENT - SEE ZONING ORDER 88-536 ASPHX

DMW Job No: 86022.T0

DOUGLAS LANE KENNEDY No. 10748 REGISTERED PROFESSIONAL ENGINEER

KCW CONSULTANTS, INC.
Civil Engineers & Land Surveyors
3104 Timanus Lane, Suite 101
Baltimore Maryland 21244
(410) 281-0030 / 281-0033
Douglas L. Kennedy P.E. # 10748 NOV. 21, 1994
KCW CONSULTANTS, INC. DATE

1st Refinement
Sheet
4 of 10

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NEWCASTLE TYPE CONDOMINIUM
BUILDING ELEVATIONS

DMW Job No: 86022.T0

PREPARED BY:
STONYFORD INC. & KCW INC.
61 E. PADONIA RD. TIMONIUM, MD. 21093
PHONE NUMBER (410) 252-8600

1st Refinement Prepared by
DMW
DAFT McCUNE WALKER INC
200 East Pennsylvania Ave.
Towson, Maryland 21286
410.296.3333

STATE OF MARYLAND
THOMAS H. REISBERG
REGISTERED LANDSCAPE ARCHITECT
NO. 2

REAR

1st REFINEMENT

1st Refinement
Sheet
5 of 10

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On
12/29/94 With The Following Action Taken

PLAN APPROVED

Plan Approved DPW David L. Thomas
Plan Approved OPZ Francis Morsey
Approval Expiration Date 12/29/97
Plan Disapproved
Continued Mtg. Required
Plan Referred To Plan. Bd. [signature] Jan 23, 1996

PUBLIC SERVICES C.R.G. #
PLANNING NO. C.R.G. #

MAYS CHAPEL NORTH SECTION SIX

CONCEPTUAL PLAN
SECTION SIX
MAYS CHAPEL NORTH

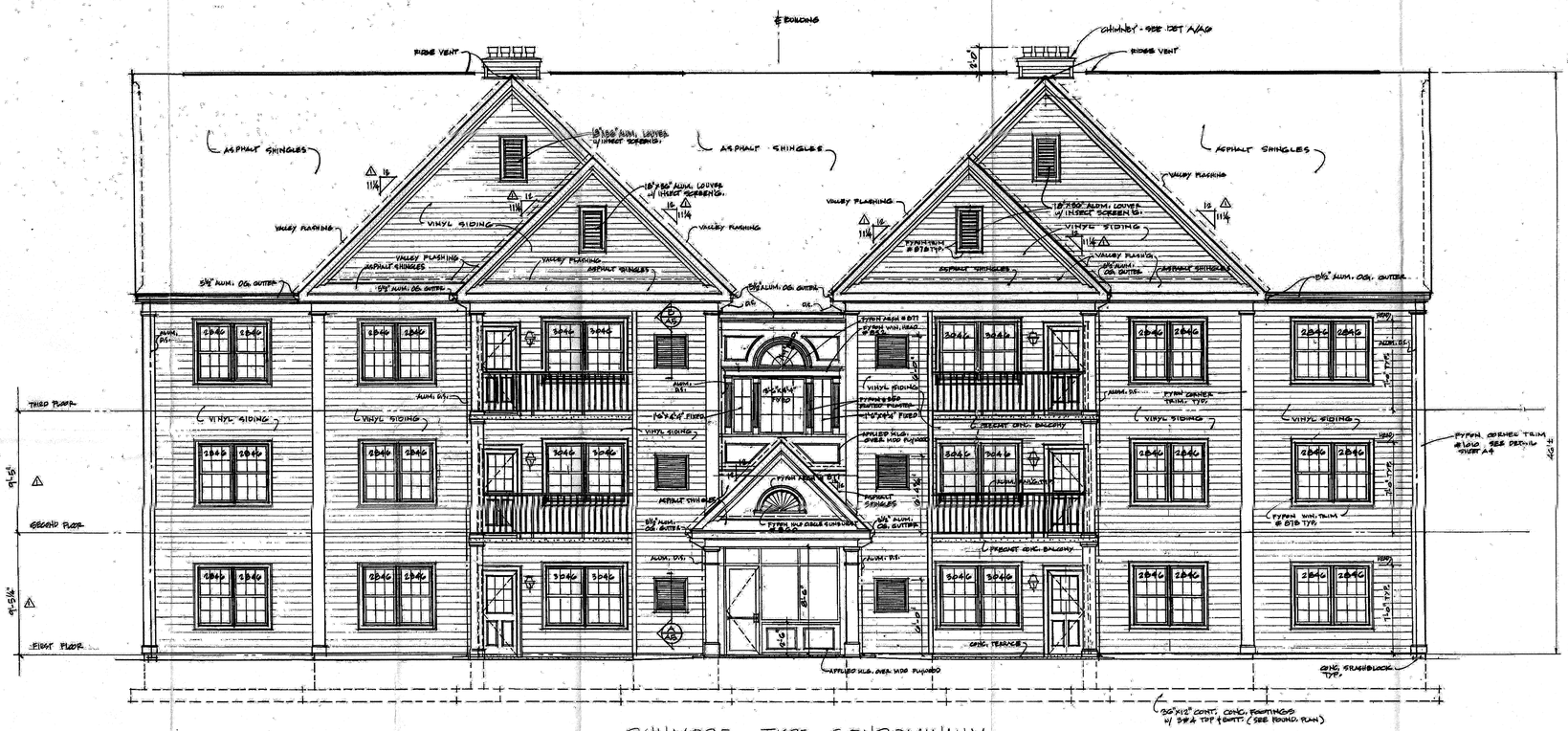
BALTIMORE COUNTY, MARYLAND
SCALE: NONE

ELECTION DISTRICT # 8
3rd COUNCILMANIC DIST.

PLAN UNIT DEVELOPMENT - SEE ZONING ORDER 88-536-ASPHX

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section Sup Dec # 162709F
Approved for filing [signature] 4/22/10
Director of Planning
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON:
Baltimore County Planning Board Date
Director of Zoning Administration and Development Management
Date [signature] WCR/DT 4/13/10

RECEIVED
OFFICE OF PLANNING



DUNMORE TYPE CONDOMINIUM
CONCEPTUAL SKETCH
SCALE: 1/4" = 1'-0"

1st Refinement Prepared by

DMW
DAFT McCUNE WALKER INC.
200 East Pennsylvania Ave.
Towson, Maryland 21286
410.296.3333

STATE OF MARYLAND
THOMAS H. REPSHER
NO. 268
REGISTERED LANDSCAPE ARCHITECT

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On 12/29/94 With The Following Action Taken
PLAN APPROVED
Plan Approved DPW David L. Thomas
Plan Approved OPZ Francis Morrey
Approval Expiration Date 12/29/97
Plan Disapproved
Continued Mtg. Required
Plan Referred To Plan. Bd. [signature] 4/23/95

1st Refinement
Sheet
6 of 10

PUBLIC SERVICES C.R.G. #
PLANNING NO. C.R.G. #

1st REFINEMENT

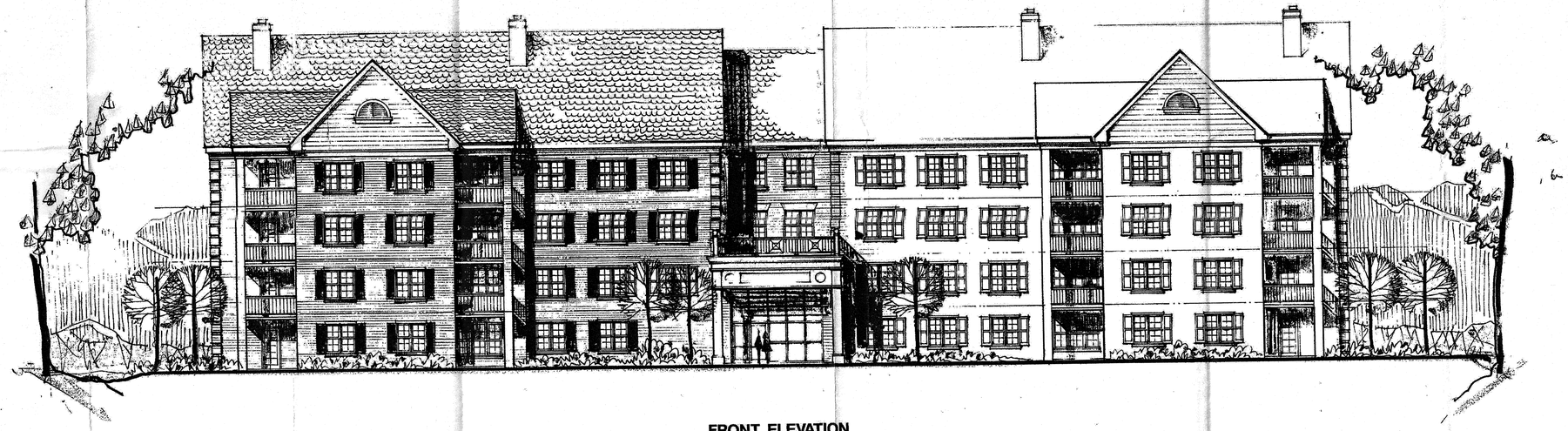
MAYS CHAPEL NORTH SECTION SIX

CONCEPTUAL PLAN
SECTION SIX
MAYS CHAPEL NORTH
BALTIMORE COUNTY, MARYLAND
SCALE AS SHOWN
ELECTION DISTRICT # 6
3RD COUNCILMANIC DIST.
PLAN UNIT DEVELOPMENT - SEE ZONING ORDER 60-536-ASPHX

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section Sixth DRC # 102709F
Approved for filing [signature] LL/KA 4/22/10
Director of Planning
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON:
Baltimore County Planning Board Date
Director of Zoning Administration and Development Management
Date [signature] WCR/DT 4/13/10

DMW Job No: 86022.T0

RECEIVED
OFFICE OF PLANNING

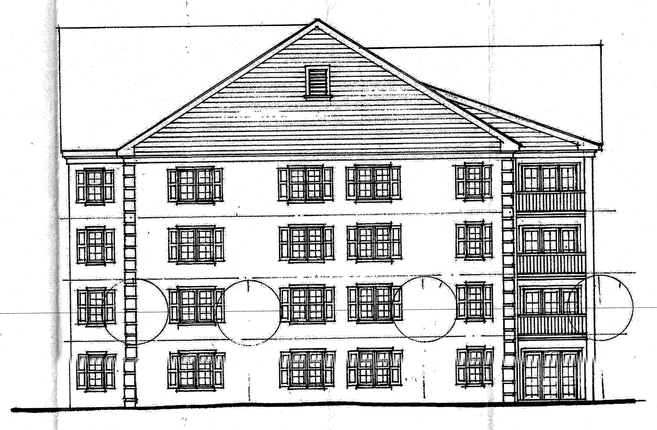


FRONT ELEVATION

BLEMHEIM TYPE CONDOMINIUM
BUILDING ELEVATIONS
NO SCALE



REAR ELEVATION



END ELEVATION

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On 12/29/94 With The Following Action Taken
PLAN APPROVED
Plan Approved DPW David L. Thomas
Plan Approved OPZ Francis Morsey
Approval Expiration Date 12/29/99
Plan Disapproved
Continued Mtg. Required
Plan Referred To Plan. Bd. [signature] 12/29/95

1st Refinement Prepared by
DMW
DAFT McCUNE WALKER INC
200 East Pennsylvania Ave.
Towson, Maryland 21286
410.296.3333

STATE OF MARYLAND
THOMAS H. REPSHER
REGISTERED LANDSCAPE ARCHITECT
NO. 38

1st REFINEMENT

1st Refinement
Sheet
7 of 10

PUBLIC SERVICES C.R.G. #
PLANNING NO. C.R.G. #

MAYS CHAPEL NORTH SECTION SIX

CONCEPTUAL PLAN
SECTION SIX
MAYS CHAPEL NORTH
BALTIMORE COUNTY, MARYLAND
SCALE: AS SHOWN
ELECTION DISTRICT # 8
5TH COUNCILMANIC DIST.
PLAN UNDER DEVELOPMENT - SEE ZONING ORDER 88-556-A, PAX

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section Sub Doc # 102709F
Approved for filing [signature] 4/22/10
Director of Planning
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON:
Baltimore County Planning Board Date
Director of Zoning Administration and Development Management
Date [signature] 4/13/10

DMW Job No: 86022.T0

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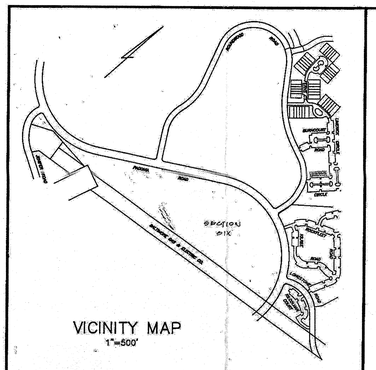
OFFICE OF PLANNING



VICINITY MAP
1"=500'

BENCHMARK: ELEVATION: 631.087

X-5250 GAL. SPIKE IN MAC. INTERSECTION OF PADONIA & JENIFER ROADS

NOTE: SEE SHEET 3 OF 9 FOR NEW ENTRANCE LAYOUTS

PADONIA ROAD

ROUNDWOOD ROAD

LONGSTONE ROAD

ROCKFLEET RD. (PRIVATE)

OLIVE TREE RD. (PRIVATE)

RESUBDIVISION PLAT TWO SECTION THREE MAYS CHAPEL NORTH S.M. 64/15

PLAT ONE SECTION THREE MAYS CHAPEL NORTH S.M. 63/107

"EX" DRAINAGE AND UTILITY EASEMENT R/W #89-06-17

15' DRAINAGE & UTILITY EASEMENT

"SIX-PACK" 22-2BR/DEN 2-2BR 12-1BR GF 574.50

DUNMORE 6-1BR 6-2BR/DEN GF 548.50

NEWCASTLE 16-2BR GF 550.00

NEWCASTLE 16-2BR GF 552.50

NEWCASTLE 16-2BR GF 558.00

NEWCASTLE 16-2BR GF 582.50

100 YEAR LIMIT

WETLANDS/STREAM BUFFER

WETLANDS FLOODPLAIN

CONSOLIDATED GAS, ELECTRIC LIGHT & POWER COMPANY OF BALTIMORE W.P.C. 602/209

CONSOLIDATED GAS, ELECTRIC, LIGHT & POWER COMPANY OF BALTIMORE R.J.S. 1437/254

TOWER NO. 92 NORTH

TOWER NO. 92 SOUTH

TOWER NO. 93 NORTH

TOWER NO. 93 SOUTH

TOWER NO. 94 NORTH

TOWER NO. 94 SOUTH

Ex. 15" PIPE

W14,000 W13,500 W13,000 W12,500

N58,500 N58,000 N57,500

LANDSCAPE LEGEND

TREE, MAJOR DECIDUOUS

TREE, MINOR DECIDUOUS

TREE, EVERGREEN

SOIL TYPES AND LIMITATIONS			
SOIL TYPE	BUILDING w/BASEMENT	STREET & PARKING	GROUP
GcB2	SLIGHT	MODERATE: SLOPE	B
GcC2	MODERATE: SLOPE	SEVERE: SLOPE	B
GdB2	SLIGHT	SLIGHT	B

BALTIMORE COUNTY, MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On 12/29/04
With The Following Action Taken
PLAN APPROVED
Plan Approved DPW David L. Thomas
Plan Approved OPZ Suzanne Mensz
*Approval Expiration Date 12/29/07
Plan Disapproved
Continued Mtg. Required
Plan Referred To Plan, Bd.

NOTES:

NO WELLS, SEPTIC SYSTEMS OR STRUCTURES EXIST ON THIS SITE.

DISTURBANCE IN THE OPEN SPACE BEYOND THAT WHICH IS SHOWN ON THE PLAN WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF RECREATION AND PARKS.

1) ELECTION DISTRICT----------#8
2) COUNCILMANIC DISTRICT----------#3
3) CENSUS TRACT----------4038
4) WATERSHED----------11
5) WATER ZONE----------FALLS, FIFTH
6) SUBSEWERSHED----------32 & 36
SEWER DRAINAGE AREA GUNPOWDER
PUMPED BY TEXAS PUMPING STATION

LANDSCAPE CERTIFICATION

1) I certify that this Schematic Landscape Plan meets all requirements of the Baltimore County Landscape Manual.

Paul Walsky
Landscape Architect's Signature L.A.'s Name
303 W. Pennsylvania Ave. Towson, Maryland 21204-4412
Address City State Zip Phone

2) "I certify that I have reviewed this Schematic Landscape Plan, that I am aware of the regulations presented in the Baltimore County Landscape Manual, and I agree to comply with these regulations and all applicable policy, guidelines and ordinances."

Developer's Signature Date Owner's Name
61 E. Padonia Rd. Timonium, Maryland 21093 (410)252-8600
Address City State Zip Phone

3) REVIEWED BY: _____

NO.	REVISIONS	DATE	BY
1	DRC No. 102709 F	11/6/2009	DMW

1st REFINEMENT
PROPERTY No. 08-11-018081 DEED REF. EHK JR. 5281/326

SCHEMATIC LANDSCAPE PLAN
SECTION SIX
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE 1"=50'
SHEET 1 OF 2

ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT

DEVELOPER
STONEYCREST, INC.
P.O. BOX 528
61 E. PADONIA RD. TIMONIUM, MARYLAND 21093
(410) 252-8600

PLAT PREPARED BY
STONEYCREST, INC. & V.M.C.
P.O. BOX 528
61 E. PADONIA Rd. TIMONIUM, MARYLAND 21093

PLANNED UNIT DEVELOPMENT – SEE ZONING ORDER 88-536 ASPHX

This Seal is for 1st Refinement Only

STATE OF MARYLAND · DONALD H. REPPERT · No. 288 · REGISTERED LANDSCAPE ARCHITECT

1st Refinement Prepared by

DMW
DAFT McCUNE WALKER INC
200 East Pennsylvania Ave.
Towson, Maryland 21286
410.296.3333

DMW Job No: 86022.T0

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section Six
Approved for filing DRC No. 102709 F 4/22/10
Director of Planning
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON: _____
Baltimore County Planning Board Date _____
Director of Zoning Administration and Development Management
Date 4/20/10

1st Refinement
Sheet 8 of 10

RECEIVED
OFFICE OF PLANNING

SEE SHEET 2 OF 9 FOR NOTES

GENERAL NOTES

1) ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF DWELLING UNITS ONLY AND ARE SUBJECT TO THE REQUIREMENTS FOR PRIVATE YARD SPACE. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE OR WITHIN THE ENVELOPE IF LOCATED IN THE REAR OR SIDE YARD, BUT MUST COMPLY WITH THE MAYS CHAPEL NORTH ZONING REGULATIONS MADE APPLICABLE TO THE P.U.D. (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS).

2) ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS CANNOT BE LOCATED IN FLOOD PLAIN AREAS OR HYDRIC SOILS.

3) THIS C.R.G. PLAN IS APPROVED BY THE ZONING COMMISSIONER BASED ON HIS OR HER DETERMINATION THAT IT IS IN ACCORDANCE WITH THE BRM AMENDMENT OVERALL AUTHORIZATION PLAN APPROVED IN THE ZONING CASE. 1-87-99C

4) THIS C.R.G. PLAN COMPLIES WITH THE PRE-DEVELOPMENT COMMENTS AND CHECK PRINT.

5) IF DRAINAGE, UTILITY AND WALKWAY EASEMENTS ARE FENCED, THEN AT LEAST FIVE FEET MUST REMAIN OPEN FOR PEDESTRIAN ACCESS.

6) NO RETAIL OR OFFICE USES ARE PROPOSED IN THIS SECTION.

7) LANDSCAPING AND SCREENING SHALL CONFORM TO THE STANDARDS CONTAINED IN THE BALTIMORE COUNTY LANDSCAPE MANUAL. A LANDSCAPE PLAN MUST BE APPROVED BY THE OFFICE OF PLANNING PRIOR TO THE ISSUANCE OF A GRADING PERMIT.

8) DISTURBED AREAS ARE TO BE STABILIZED WITH GRASS, WEEDS, HONEYSUCKLE, ETC..

9) A CENTRAL LOCATION FOR MAIL COLLECTION IS TO BE DETERMINED BY THE POST OFFICE.

10) A FOREST ESTABLISHMENT PLAN WILL BE SUBMITTED ALONG WITH THE SEDIMENT AND EROSION CONTROL PLAN AND GRADING PLAN FOR THIS SECTION.

11) TOWNHOUSE AND CONDOMINIUM UNITS ARE PROPOSED FOR SALE BY OWNER/DEVELOPER.

12) TRASH COLLECTION IS SUBJECT TO BALTIMORE COUNTY APPROVAL.

13) ALL STREET LIGHTS ARE TO CONFORM TO BALTIMORE COUNTY GUIDELINES FOR STREET LIGHTS IN NEW SUBDIVISIONS.

14) ALL INTERIOR STREETS LOCATED IN THE CONDOMINIUM AREA ARE PRIVATE.

15) A MINIMUM CONTIGUOUS AREA OF 400 S.F. (PRIVATE YARD SPACE) BELONGING TO A TOWNHOUSE DWELLING UNIT IS REQUIRED. THE MINIMUM DEPTH OF THE CONTIGUOUS AREA IS FIFTEEN FEET. FOR GROUP HOUSING OF TOWNHOUSES WITH A GARAGE, THIS AREA MUST BE LOCATED AT THE REAR OF THE UNIT. COVERED AREAS SUCH AS PORCHES CANNOT BE CALCULATED IN THE MINIMUM SPACE. AN OPEN DECK, EITHER AT GRADE OR ELEVATED, MAY BE INCLUDED IN THE CALCULATION OF MINIMUM SPACE.

16) A SMALL DECK OR OTHER OPEN PROJECTION MAY BE ADDED TO AN EXISTING DWELLING BUT MAY NOT EXTEND INTO ANY REQUIRED REAR OR SIDE YARD MORE THAN FOUR FEET, PROVIDED THAT SUCH PROJECTION, EXCEPTING EAVES, ARE NOT OVER 10 FEET IN LENGTH.

17) TEMPORARY OPEN SPACE BOUNDRY MARKERS, TREE PROTECTION DEVICES AND 4' HIGH SNOW FENCING SHALL BE INSTALLED PRIOR TO ANY CLEARING OR GRADING.

18) ROAD PAVING MATERIAL TO BE BITUMINOUS CONCRETE.

19) TYPICAL PARKING SPACES ARE 8.5'X18' MIN.

20) REFORESTED AREAS ARE SHOWN THUS.
A PLAN WILL BE SUBMITTED PRIOR TO RELEASE OF THE GROUND PERMIT.

21) PROPOSED STREET LIGHTS ARE SHOWN THUS.

22) EXISTING STREET LIGHTS ARE SHOWN THUS.

23) NEIGHBORHOOD DESIGNATION SIGNS SHOWN THUS

24) CENTRAL TRASH PICK-UP LOCATIONS ARE SHOWN THUS.

25) HANDICAPPED PARKING IS SHOWN THUS.

26) 4' PATHS SHOWN MAY BE EITHER A PERVIOUS OR IMPERVIOUS MATERIAL.

27) WATER RETENTION AREAS SHOWN THUS.

SUMMARY

A. DENSITY AND DWELLING UNITS BY TYPE.

Density	Dwelling	
19	190	Units contained in Section Six (24.45 Ac.) comprised of: Townhouse and Condominium Units (140 dwelling units and 5.7 density units)*
821	768	Units used in previous Sections (716.20 Ac.) all types.
1187	1199	Units allowed in future Section (250.58 Ac.) all types.
2177	2177	Units allowed in PUD (384.14 Ac.) all types.

THERE ARE NO COMMERCIAL, OFFICE OR INSTITUTIONAL USES PROPOSED IN THIS SECTION

CONDOMINIUM UNITS = 180 DWELLING UNITS and 7.2 DENSITY UNITS
TOWNHOUSE UNITS = 10 DWELLING UNITS and 4.5 DENSITY UNITS

(A) 18 ONE BEDROOM UNITS
(B) 108 TWO BEDROOM UNITS
(C) 41 TWO BEDROOM UNITS WITH A SMALL DEN
(D) 26 TWO BEDROOM WITH LARGE DEN

A SMALL DEN CONTAINS LESS THAN 100 SQ.FT. OF FLOOR AREA.
A LARGE DEN CONTAINS MORE THAN 100 SQ.FT. OF FLOOR AREA.

B. OTHER USES ALLOWED

Retail Shop and Service Area in PUD – 43,553 Sq.Ft.
none contained in Section Six;

Office Area in PUD – 21,776 Sq.Ft.
none contained in Section Six;

Senior Citizens Housing with life care facilities
none contained in Section Six;

Day Care Center
none contained in Section Six;

NOTE:
There are no other uses as shown in (B) above in section 6

C. NUMBER OF PARKING SPACES REQUIRED = 150 D.U. X 2 = 300
NUMBER OF PARKING SPACES PROVIDED = 380
PARKING PROVIDED TOWNHOUSES = 20 CONDOS = 360 (inc. 22 H.C.)

SECTION	ACREAGE USED	ACREAGE REMAINING	DENSITY USED	DENSITY REMAINING	DWELLING UNITS	DWELLING UNITS REMAINING
ONE ***	9.74 Ac.	374.40 Ac.	0.0	2177 De.U.	0.0	2177 D.U.
TWO	38.70 Ac.	335.70 Ac.	231 De.U.	1946 De.U.	212 D.U.	1965 D.U.
THREE	27.00 Ac.	308.70 Ac.	261 De.U.	1685 De.U.	266 D.U.	1699 D.U.
FIVE	17.94 Ac.	290.76 Ac.	136 De.U.	1549 De.U.	128 D.U.	1571 D.U.
FOUR	18.73 Ac.	271.03 Ac.	193 De.U.	1356 De.U.	182 D.U.	1389 D.U.
SIX	24.67 Ac.	246.36 Ac.	159 De.U.*	1197 De.U.	190 D.U.**	1199 D.U.
TOTAL	137.76 Ac.	246.36 Ac.	1020 De.U.	1197 De.U.	978 D.U.	1199 D.U.

* Same as type of density and dwelling units shown on authorization Plan

** Total of 5.7 density and 7.2 dwelling units per acre within the range shown on the Authorization Plan.

*** Section One is composed of relocated Padonia and Mays Chapel rights-of-way only.

De.U. = DENSITY UNITS D.U. = DWELLING UNITS

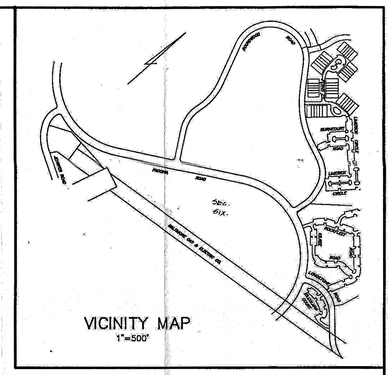
TOTAL OPEN SPACE IN SECTION SIX = 10.7
TO BE CONVEYED TO BALTIMORE COUNTY OR THE ASSOCIATION.

SEE PLAN FOR AVERAGE DAILY TRIPS

ZONING REGULATIONS

THE BALTIMORE COUNTY ZONING REGULATIONS ARE NOT APPLICABLE TO THIS PLAN OF DEVELOPMENT. THE MAYS CHAPEL NORTH ZONING REGULATIONS ARE BE ADOPTED AND APPROVED BY THE ZONING COMMISSIONER IN CASE NUMBER 88-536, ASPH, ASPHX AND NUMBER 91-144-SPH.

THE INTERPRETATION, ADMINISTRATION AND ENFORCEMENT OF THESE REGULATIONS SHALL BE THE RESPONSIBILITY OF JAMES KELLY & CO., INC. OR MAYS CHAPEL NORTH, INC., EACH A MARYLAND CORPORATION, OR THEIR RESPECTIVE SUCCESSORS OR ASSIGNS. THIS RESPONSIBILITY INCLUDES THE REVIEW AND APPROVAL OF A "COMPLIANCE CERTIFICATE" TO BE PRESENTED TO THE BALTIMORE COUNTY ZONING OFFICE WHEN INDIVIDUAL OWNERS IMPROVEMENTS REQUIRE BALTIMORE COUNTY PERMITS.

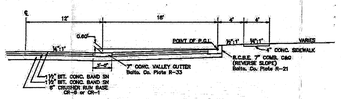


BENCHMARK: ELEVATION: 631.087

X-5250 GAL. SPIKE IN MAG. INTERSECTION OF PADONIA & JENIFER ROADS

LIGHT POST DETAIL
NOT TO SCALE

TYPICAL HALF SECTION
44' RIGHT-OF-WAY
NOT TO SCALE



TYPICAL HALF SECTION
w/18' PERPENDICULAR PARKING
NOT TO SCALE

SOIL TYPES AND LIMITATIONS			
SOIL TYPE	BUILDING w/BASEMENT	STREET & PARKING	GROUP
CcB2	SLIGHT	MODERATE: SLOPE	B
GcC2	MODERATE: SLOPE	SEVERE: SLOPE	B
CcB2	SLIGHT	SLIGHT	B

NOTES:

NO WELLS, SEPTIC SYSTEMS OR STRUCTURES EXIST ON THIS SITE.

DISTURBANCE IN THE OPEN SPACE BEYOND THAT WHICH IS SHOWN ON THE PLAN WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF RECREATION AND PARKS.

1) ELECTION DISTRICT----------#8
2) COUNCILMANIC DISTRICT----------#3
3) CENSUS TRACT----------4038
4) WATERSHED----------11
5) WATER ZONE----------FALLS, FIFTH
6) SUBSEWERSHED----------32 & 36
SEWER DRAINAGE AREA GUNPOWDER
PUMPED BY TEXAS PUMPING STATION

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On 12/20/94 With The Following Action Taken
PLAN APPROVED
Plan Approved By: David Lee Thomas
Plan Approved On: December 20, 1994
Approval Expiration Date: 12/20/97
Plan Disapproved
Continued Over To Next Hearing
Plan Returned To Plan. Bd. Revised Valley Engr. Jan 25, 1995

NO.	REVISIONS	DATE	BY
1	COUNTY COMMENTS	12/21/09	DMW
2	DRC No. 102709 F	11/6/2009	DMW

1st REFINEMENT
PROPERTY No. 08-11-018081 DEED REF. EHK JR. 5281/326

SCHEMATIC LANDSCAPE PLAN
SECTION SIX
MAYS CHAPEL NORTH
BALTIMORE COUNTY, MARYLAND
SCALE 1"=50'
SHEET 2 OF 2

ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT

PLAT PREPARED BY
STONEYRIDGE INC.
P.O. BOX 5128
61 E. PADONIA Rd. TIMONIUM, MARYLAND 21093

STONEYRIDGE INC.
P.O. BOX 5128
61 E. PADONIA Rd. TIMONIUM, MARYLAND 21093
(410) 252-8600

PLANNED UNIT DEVELOPMENT – SEE ZONING ORDER 88-536 ASPHX

This Seal is for 1st Refinement Only

STATE OF MARYLAND — THOMAS H. DEPNER — No. 269 — REGISTERED LANDSCAPE ARCHITECT

1st Refinement Prepared by

DMW
DAFT McCUNE WALKER INC

200 East Pennsylvania Ave.
Towson, Maryland 21286
410.296.3333

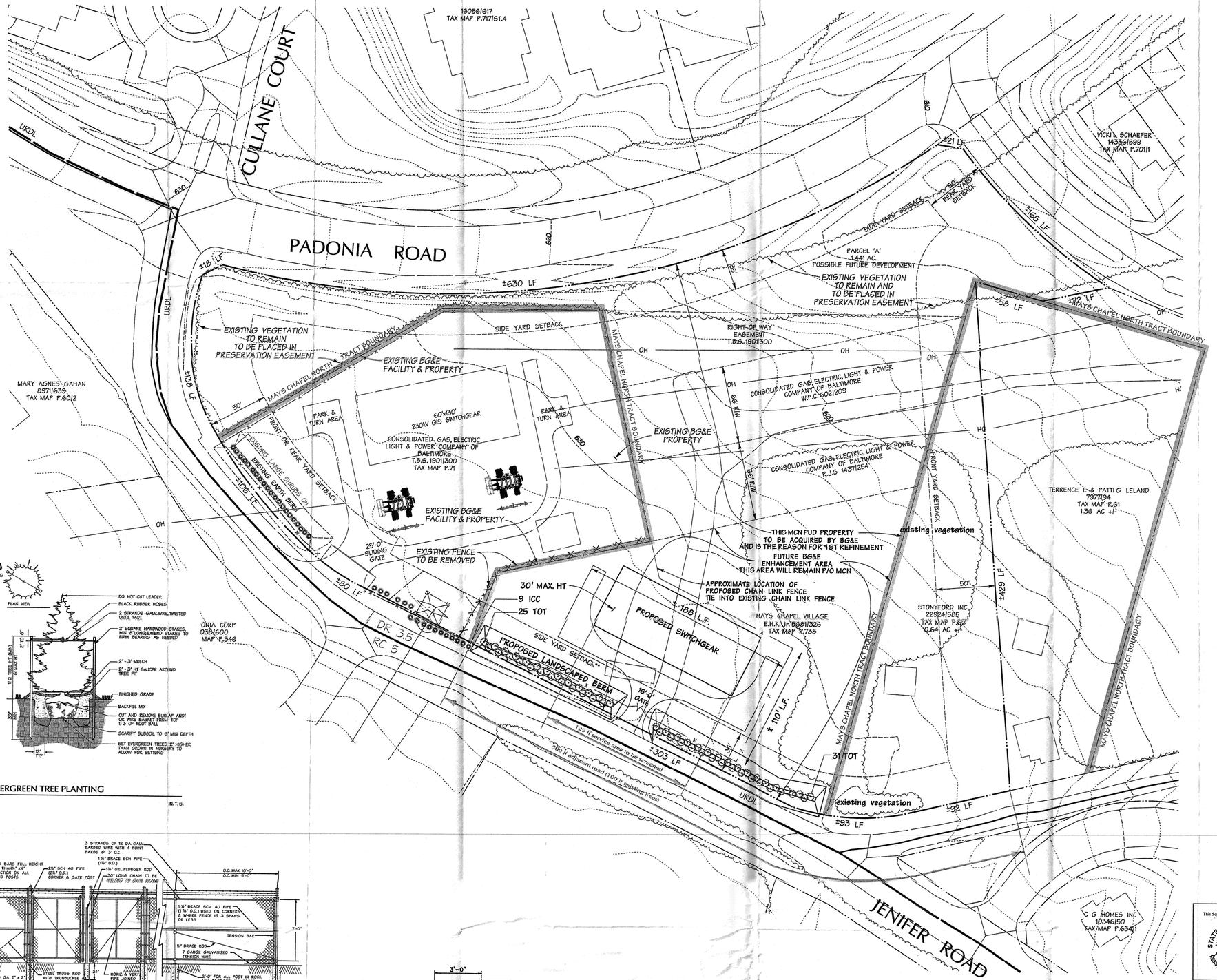
DMW Job No: 86022.T0

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section Six DRC No. 102709F
Approved for filing 4/22/10
Director of Planning

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON:
Baltimore County Planning Board Date
Director of Zoning Administration and Development Management
Date 4/10/10

1st Refinement
Sheet 9 of 10

RECEIVED
OFFICE OF PLANNING



LEGEND

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- EXISTING CONTOURS
- EDGE OF PAVEMENT
- EXISTING TREE LINE
- EXISTING BUILDING
- ZONING LINE
- URDL (URBAN RURAL DEMARCATION LINE)

GENERAL NOTES:

1) CURRENT OWNERSHIP:
STONYFORD INC (PARCEL 62 & 738)
MALLOW INC (PARCEL 701)
PO BOX 280
STEVENSON MD 21153-0280

2) ZONING CLASSIFICATION: DR 3.5

3) LAND AREA TO BE ACQUIRED BY BGE: 4.39±

4) LOCATION: SOUTHEAST CORNER OF JENIFER AND PADONIA ROAD

5) MOST OF THE PROPOSED BGE EXPANSION AREA IS WITHIN THE MAYS CHAPEL NORTH PUD SITE. PARCEL 62 WHICH CONSISTS OF 0.64 ACRES IS JUST OUTSIDE THE LIMITS OF THE PUD.

6) MINIMUM OTHER PRINCIPAL BUILDING (NON-RESIDENTIAL) SETBACKS FOR THE DR 3.5 ZONE, PURSUANT TO SECTION 1801.2.C.1.a.

FRONT:	50 FEET
SIDE (INTERIOR):	20 FEET
SIDE (STREET):	35 FEET
REAR:	30 FEET

7) PROPOSED SWITCHGEAR BUILDING
SIZE AND LOCATION IS APPROXIMATE.

8) PROPOSED LANDSCAPING TO BE APPROVED BY BALTIMORE COUNTY FOR LANDSCAPING ENHANCEMENT AREA PRIOR TO BUILDING PERMIT.

BALTIMORE COUNTY MINIMUM LANDSCAPE MAINTENANCE REQUIREMENTS

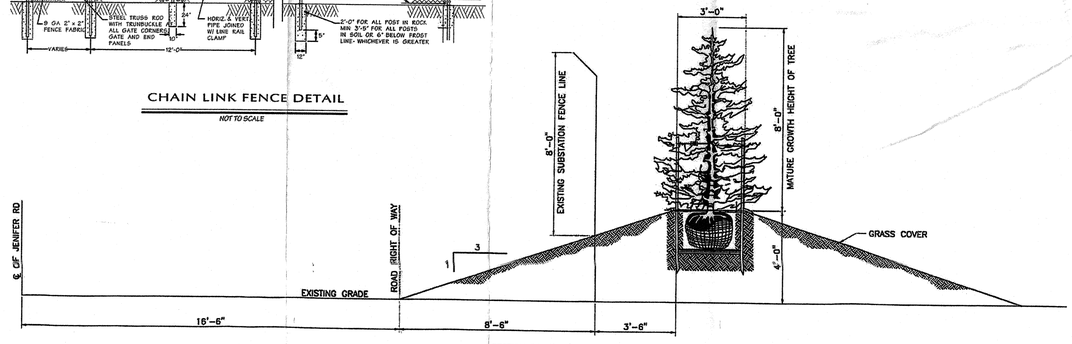
1) Lawn areas shall be mowed to a height of two to three inches and not allowed to reach a height of four inches before mowing.
2) All curbs and walks shall be edged as needed.
3) All lawn areas adjacent to building faces or structures shall be trimmed.
4) A slow release nitrogen balanced fertilizer with a 2-1-1 ratio shall be applied at a rate of two pounds of nitrogen per 1,000 square feet in September, October, and February.
5) Lime shall be applied at the rate determined by a soils report.
6) It is recommended that lawn areas be treated in mid-March to early April with pre-emergent herbicide (Betasan) or equal applied at the manufacturer's recommended rate.
7) A post-emergent herbicide (Trimec) or equal is recommended to be sprayed on lawn areas in the late spring or the early fall. Follow manufacturer's rates and recommendations.
8) Insecticides and fungicides are recommended for insect and disease control.
9) Reseed bare areas of lawn as necessary. Yearly aeration is recommended.
10) All trash, litter, and debris shall be removed from lawn areas, parking lots, and shrub beds as needed.
11) Mulch all shrub and groundcover beds yearly with three inches of shredded pine bark.
12) Permit shrubs and trees to grow and enlarge to their design size. Consult project landscape architect for details.
13) Prune trees in accordance with Landscape Specification Guidelines for Baltimore-Washington Metropolitan Areas.

EVERGREEN TREE PLANTING

N.T.S.

CHAIN LINK FENCE DETAIL

NOT TO SCALE



SECTION "X-X"
TYPICAL EARTH BERM SECTION
SCALE: 1/2"=1'-0"

BALTIMORE COUNTY MINIMUM LANDSCAPE REQUIREMENTS

Landscaping Required		Rate	Quantity	Planting Units
Adjacent Road (500 LF. less 100 LF. existing trees=400 LF.)		1 P.U./40 L.F.	400 L.F.	10.0 P.U.s
Mechanical Screening		1 P.U./75 L.F.	129 L.F.	8.6 P.U.s
	Total Required			18.6 P.U.s
Landscaping Provided		**Rate**	**Quantity**	**Planting Units**
Evergreen Trees		2:1 P.U.	37	18.5 P.U.s
	Total Provided			18.5 P.U.s

MASTER PLANT LIST

Key	Quantity	Botanical Name	Common Name	Size	Remarks
Minor Evergreen Trees					
TOT	56	Thuja occidentalis 'Techny'	Techny American Arborvitae	4'-5' ht.	Cont.
Evergreen Shrubs					
ICC	9	Ilex crenata 'Chesapeake'	Chesapeake Japanese Holly (6-7 ft. ht. at maturity)	24"-30" ht.	Cont.

DATA SOURCES:

1) EXISTING CONDITIONS, INCLUDING TOPOGRAPHY, SURFACE FEATURES AND ZONING INFORMATION, OBTAINED FROM BALTIMORE COUNTY GIS, 2005.

2) BOUNDARY INFORMATION OBTAINED FROM BALTIMORE COUNTY TAX MAP, GRID 059. THE BOUNDARY IS NOT THE PRODUCT OF A FIELD RUN SURVEY.

ADDITIONAL DATA SOURCES:
1) PLAT THREE SECTION 5B, MAYS CHAPEL NORTH, MAY 10, 1994.
2) BGE ELECTRIC DIVISION PROPERTY PLAT MAYS CHAPEL, JANUARY 1996.
3) EXHIBIT "A" PROVIDED BY BGE WITH PROPERTY PLAT OF JANUARY 1996.
4) BALTIMORE COUNTY ZONING REGULATIONS.
5) ELEVENTH REVISED ZONING REGULATIONS TO MAYS CHAPEL NORTH PUD, APRIL 25, 2000.
6) MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION REAL PROPERTY SEARCH.
7) BALTIMORE COUNTY "MY NEIGHBORHOOD" WEBSITE.
8) ELEVENTH AMENDED OVERALL AUTHORIZATION PLAN, MAYS CHAPEL NORTH PUD, JANUARY 6, 2000.
9) EXISTING AND PROPOSED BG&E LAYOUT INFORMATION, INCLUDING VEGETATED BERM AND FENCING, PROVIDED BY BG&E ON AUGUST 6, 2009.

This Seal is for 1st Refinement Only

STATE OF MARYLAND — THOMAS H. REPPERT — No. 299 — REGISTERED LANDSCAPE ARCHITECT

1st Refinement Prepared by

DMW
DAFT McCUNE WALKER INC

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section 2nd Date 10/27/09E
Approved for filing: [signature] Director of Planning — 4/22/10
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON:
Baltimore County Planning Board — Date
Director of Zoning Administration and Development Management
Date [signature] — 4/19/10

RECEIVED
OFFICE OF PLANNING

DMW
DAFT McCUNE WALKER INC
200 EAST PENNSYLVANIA AVENUE • TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM
A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS, ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

BGE ENHANCEMENT DETAIL SHEET

1ST REFINEMENT

MAYS CHAPEL VILLAGE/MAYS CHAPEL NORTH PUD; PART OF SECTION 6

6 OCT 2009

BALTIMORE COUNTY, MD — ELECTION DISTRICT 8

SEAL — STATE OF MARYLAND — THOMAS H. REPPERT — No. 299 — REGISTERED LANDSCAPE ARCHITECT

ISSUE DATES
REVIEW:
BID:
PERMIT:
CONSTRUCTION:

BASE: SHH/CRH
DRAWN: SHH
DESIGNED:
CHECKED BY:
DATE CHECKED:

SCALE: 1"=30'
PROJECT NO.: 86022.TO
DRAWING: 10 of 10

DATE	BY	REVISIONS

11/16/2009 kmorgan o:\tops\86022\dwf

Mon Nov 16 14:59:52 2009 S:\86022\86022.TO\DWF\86022DT.DGN

(21)

Mays Chapel North

Section 7

Correspondence &

Photos

21 of 27

Section 7

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 12, 2000

Roundwood Center
P.O. Box 528
Timonium, Md. 21094-0528
Attn: Mark Budda

Dear Mr. Budda:

RE: Mays Chapel North (MCN), Roundwood Center, 8th Election District

This is a response to your request for a zoning opinion on the use of certain dry cleaning equipment to be installed in the above referenced project. This is in light of the MCN Zoning Regulations prohibiting "on-site dry cleaning".

Staff is of the opinion the since the BL zone permits a dry cleaning plant, subject to the limitations of Section 430.12 Baltimore County Zoning Regulations, (a maximum of 5 employees with no more than 5 Horsepower per machine and note more than 15 H.P. on site) the proposed use of the described equipment can be permitted, subject to the following:

> The Director of the Office of Planning must give approval of a text amendment to the MCN Zoning Regulations to permit and limit the dry cleaning use. The regulations must then be reviewed for final zoning approval. Once this approval is given 10 copies of the amended regulations must be provided for signature approval.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

John L. Lewis
Planner II
Zoning Review

JLL:kew

Printed with Soybean Ink on Recycled Paper

Roundwood Center
Mays Chapel

P.O. Box 528 • Timonium, MD 21094-0528 • Phone (410) 252-8600

6/26/00

To: JLC
See me
6/27/00
$ Cashier

JUST LIKE PLAN SHK REGS.
TEXT AMENDMENT
TO REGS FOR THIS
SPECIAL TYPE OF
DRY CLEANERS
SINCE NORMALLY
PERMITTED IN
BL.
NEED OP. OK
5/15 HP ETC
A30.12.

June 22, 2000

Mr. Carl Richards
Baltimore County
Department of Permits and
Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Mays Chapel North
Roundwood Center

Dear Carl:

This letter is a follow-up to our telephone conversation concerning dry-cleaning equipment that would be installed at the referenced project.

As you are aware, our Mays Chapel North Zoning Regulations prohibit "on-site dry-cleaning". New equipment being manufactured have emissions that are insignificant and do not require special permitting from the Maryland Department of the Environment (MDE).

We are hereby requesting permission to install dry-cleaning equipment that uses Exxon DF-2000 dry-cleaning fluid. Enclosed is a letter from MDE and other literature on environmentally sound dry-cleaning fluid and equipment. Also enclosed is a check for $40.00 to cover your department's administration fee.

Sincerely,

Mark Buda

MB:chg

Cc: Mark Mueller
Michael J. Keelty

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 080741

DATE 6/28/00 ACCOUNT 001-6150

AMOUNT $40.00 (JCL)

RECEIVED FROM: Wicklow LLC

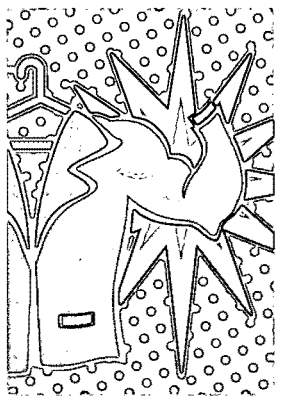
FOR: 00-1894

MCN Roundwood Ctr

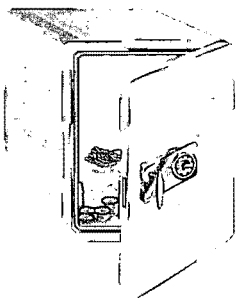
DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

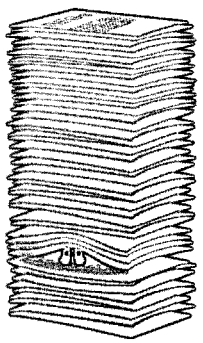
PAID RECEIPT
PAYMENT ACTUAL TIME
6/29/2000 6/28/2000 15:45:16
REG WS06 CASHIER KHCH KXM DRAWER 4
Dept 5 528 ZONING VERIFICATION
Receipt # 004042 OPLN
CR NO. 080741
Recpt Tot 40.00
40.00 CK .00 CA
Baltimore County, Maryland



Effective



Economical



Environmentally Responsible

EXXON CHEMICAL Drycleaning Fluid-2000 Case History

Stoddard Solvent Replacement

Name and Location: Yale Cleaners - Tulsa, Oklahoma

Plant Background: In the past, this plant primarily used perchloroethylene (Perc), but recently replaced its Perc machines with petroleum units. The initial replacement was with a quick-dry Stoddard solvent, but Yale Cleaners has since switched to *Exxon Chemical* Drycleaning Fluid-2000 (DF-2000™ solvent) for use in a new petroleum machine. The plant is located in an unattached building.

Replacement Solvent/Machine: DF-2000 solvent is used in a 50-pound Midwest closed-loop, dry-to-dry machine manufactured by Hill Equipment Company.

Building Modification Required: None

Key Observations with Exxon Chemical DF-2000 Solvent:

- Cycle times are 33% faster than that of the quick-dry Stoddard solvent previously used
- Excellent cleaning
- Extremely low odor
- Compatible with Sanitone® additives

Yale Cleaners in Tulsa, Oklahoma is currently using *Exxon Chemical* Drycleaning Fluid-2000 solvent in a 50-pound Midwest dry-to-dry machine. Yale Cleaners initially started-up with a quick-dry Stoddard solvent, but was interested in trying DF-2000 solvent because of its higher flash point and low odor characteristics. This drycleaning shop uses both perchloroethylene (Perc) and a standard Stoddard solvent. In recent years, it has been moving away from Perc due to regulatory and health concerns.

To date, Bill Rothrock, owner of Yale Cleaners, is very satisfied with the performance of DF-2000 solvent in his Midwest unit. "I am extremely pleased with the absence of odor in the new solvent and its good cleaning characteristics," states Bill.

The cycle times for the Midwest machine were established for the 105°F flash, quick-dry Stoddard solvent, but to Mr. Rothrock's surprise, he has been able to reduce the dry cycle by five minutes since converting to DF-2000 solvent. "The shop personnel that operate our machine and the presses have expressed great pleasure over the new solvent and its performance so far," adds Bill.

Yale cleaners can be contacted to discuss its experience with DF-2000 solvent. Bill Rothrock, owner, can be reached at 918/836-0304.

3/94
40044

DF-2000™ Solvent
THE SOLUTION THAT MAKES SENSE.

EXXON
CHEMICAL

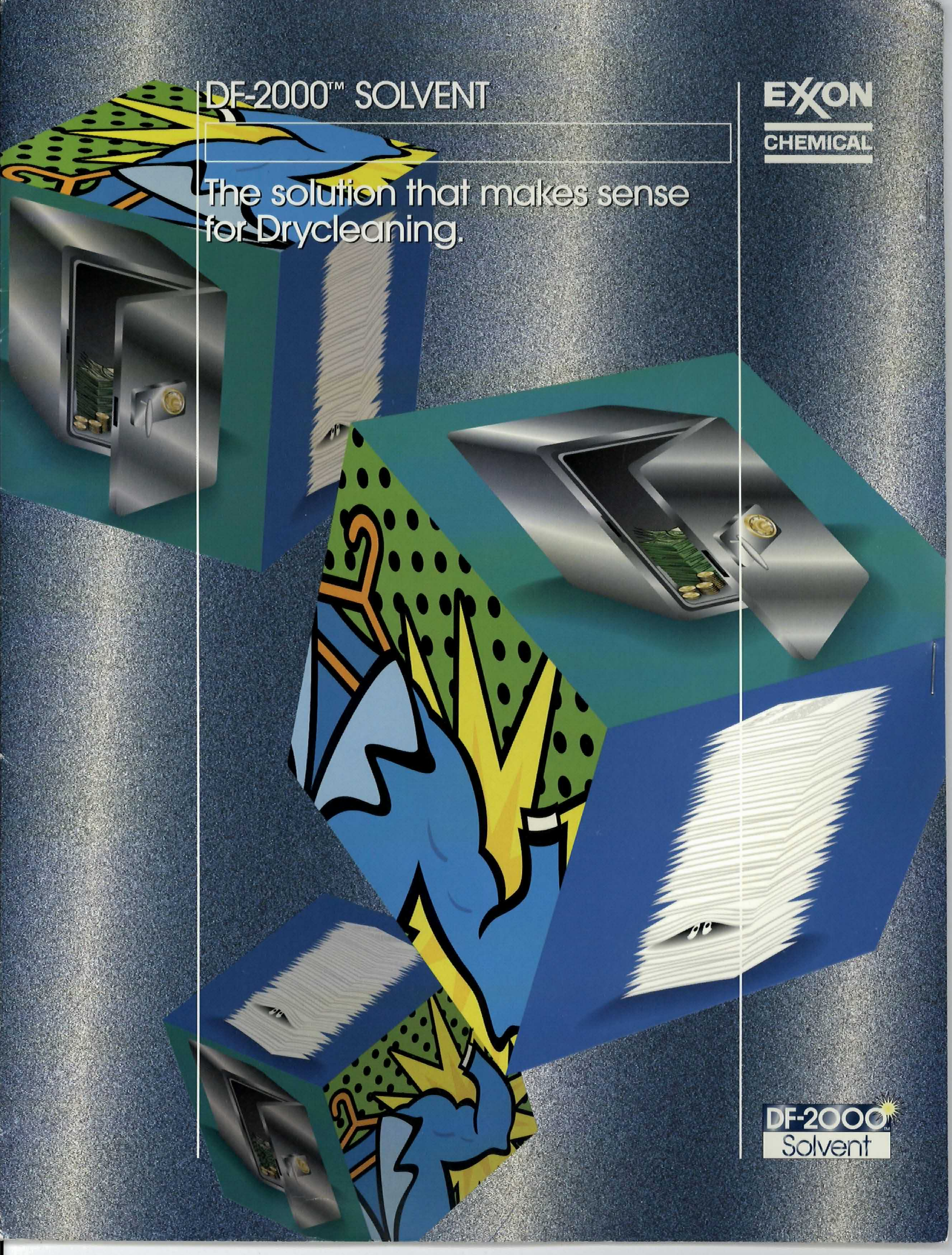
This information relates only to the specific material designated and may not be valid for such material used in combination with any other materials or in any process. Such information is, to the best of our knowledge and belief, accurate and reliable as of the data compiled. However, no representation, warranty or guarantee is made as to its accuracy, reliability or completeness. It is the user's responsibility to satisfy himself as to the suitability and completeness of such information for his own particular use. We do not accept liability for any loss or damage that may occur from the use of this information nor do we offer any warranty against patent infringement. The Exxon Chemical emblem, EXXON and DF-2000 are trademarks of Exxon Corporation.

Printed in USA • 40060 • 10,000 • 2/96 • A Division of Exxon Corporation

DF-2000™ SOLVENT

EXXON CHEMICAL

The solution that makes sense for Drycleaning.



DF-2000™ Solvent

Baltimore County Government
Department of Permits and
Development Management



111 West Chesapeake Avenue
Towson, Md. 21204

410-887-3335

May 17, 1999

Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, MD 21286

RE: Mays Chapel North Section 7B
PDM #VIII-564
DRC Number 05039C, Dist. 8C3

Dear Sir:

Pursuant to Article 25A, Section 5 (U) of the Annotated Code of Maryland, and as provided in Section 602 (d) of the Baltimore County Charter, and Section 26-132 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal, or modification of a license, permit, approval, exemption, waiver, or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land-use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to ensure compliance with Section 26-171 and Section 26-211 of the Baltimore County Code and to make recommendations to the Director, Department of Permits and Development Management.

The DRC has, in fact, met in an open meeting on May 3, 1999, and made the following recommendations:

The DRC has determined that your project meets the requirements of a refinement to the CRG plan, under Section 26-211.

After resolution of any outstanding issues, please submit a copy of this letter, and ten copies of the plan to this office, Room 123, for signature.

I have reviewed the recommendations carefully, and I have determined to adopt the recommendations set forth above. It is this 17th day of May 1999, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permits that may be required for this project, your application will be processed subject to the conditions set forth above and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

Sincerely,

Arnold Jablon

Arnold Jablon
Director

AJ:DTR:dak

c: Bruce Seeley
Joyce Watson
File

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

November 12, 1998

Kenmare, LLC and Reliastar Life Insurance Company
c/o Eugene W. Cunningham, Jr.
Royston, Mueller, McLean & Reid, LLP
102 West Pennsylvania Avenue
Towson, MD 21204

Gentlemen:

RE: Roundwood Professional Building, Mays Chapel North – Section Seven, 12201-23 Tullamore Road, 8th Election District

This letter has been provided in response to a request for a zoning use and development review for the above site.

The staff has compared the referenced plat (titled Revised Plat One – Section Seven, Mays Chapel North Commercial Center, recorded at SM 68 folio 59, 1996), herein called Subject Plat, with the latest approved Planned Unit Development (PUD) plans on file in this office, all in accord with the basic "Authorization Plan", validly and lawfully granted and approved by a November 4, 1988 Order of the Deputy Zoning Commissioner of Baltimore County, subsequently modified by a November 30, 1990 order of the Deputy Zoning Commissioner (case number 88-536-Auth, ASPHX and case number 91-144-SPH).

The available information on the plan concerning Parcel Two, as shown on the Subject Plat, that is the commercial site (i.e., general office development on the 2.578 +/- acre parcel), is in accord with the latest approved PUD authorization plans and may be constructed and used as shown. The required parking on the authorized plan is stated to be 84 parking spaces with 97 actually provided.

The general office use of the improvements comply with the PUD and PUD regulations approved by the Baltimore County Zoning Commissioner or Deputy Zoning Commissioner and are in compliance with the Baltimore County Zoning Regulations.

In short, when built in accordance with the approved plans, specifications and building permit, the Roundwood Professional Building project will comply with uses permitted on Parcel Two, Section Seven, Development Area A, of Mays Chapel North, as well as with the applicable general height and bulk regulations, and other standards, including parking prescribed for the subject site as part of Section Seven, Development Area A, of Mays Chapel North. To the best of our knowledge, the project has been constructed in accordance with the approved plans, specifications and building permits (B-295687 and B-277388).

Printed with Soybean Ink
on Recycled Paper

In addition, Baltimore County Code Enforcement has advised that there are no current or outstanding zoning violations on the subject property at this time.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

Bruno Rudaitis

Bruno Rudaitis
Planner II
Zoning Review

BR:scj

Enclosure

c: zoning case 91-144-SPH & 88-536-Auth, ASPHX

11/6/98
cf 10CR

ROYSTON, MUELLER, McLEAN & REID, LLP

ATTORNEYS AT LAW

SUITE 600
THE ROYSTON BUILDING
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4575

TELEPHONE 410-823-1800
FACSIMILE 410-828-7859
E-mail rmmr@qis.net

R. TAYLOR McLEAN
E. HARRISON STONE
THOMAS F. McDONOUGH
LAUREL PARETTA EVANS
KEITH R. TRUFFER
ROBERT S. HANDZO
EDWARD J. GILLISS
JOHN W. BROWNING

EDWARD U. LEE III
DAVID TIGER

OF COUNSEL
RICHARD A. REID
EUGENE W. CUNNINGHAM, JR., P.A.
CHARLES F. STEIN III, P.C.
H. EMSLIE PARKS
BRADFORD G.Y. CARNEY

COUNSEL EMERITUS
H. ANTHONY MUELLER

CARROLL W. ROYSTON
1913-1991

November 4, 1998

To: Bruns
11/6/98
via
Scocher

HAND DELIVERED

Mr. Arnold Jablon
Director of Permits and
Development Management
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

RECEIVED
NOV - 5 1998
98-5064
PDM

Re: Zoning Verification Request
for Roundwood Professional Building Project
Parcel Two (2.578 Acres)
Revised Plat One - Section Seven
Mays Chapel North
(Recorded S.M. 68, Folio 59)
8th Election District

Dear Mr. Jablon:

Please provide to Kenmare, LLC and Reliastar Life Insurance Company c/o Eugene W. Cunningham, Jr., zoning verification for Roundwood Professional Building Project, Parcel Two of the Revised Plat One-Section Seven Mays Chapel North in the Eighth Election District of Baltimore County, MD as soon as possible. I enclose herewith for your consideration a proposed version of a letter containing all of the information required by the lender for this project. I also enclose this firm's check in the amount of $40.00 in payment of same together with the record plat of the subject property.

Please telephone me if additional information is required. Thank you for your attention to this matter.

Sincerely,

D. Elaine Sauer

D. Elaine Sauer
Legal Assistant

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 061026

DATE 11/6/98 ACCOUNT 001-6150

AMOUNT $ 40.00

RECEIVED FROM: Royston, Mueller, McLean & Reid

FOR: VERIFICATION #98-5064

Roundwood Professional Building
Mays Chapel North

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
1/10/1998 11/09/1998 15:48:05
REG WS05 CASHIER LSMI LXS DRAWER 5
5 MISCELLANOUS CASH RECEIPT
Receipt # 082729
CR NO. 061026
40.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

[Letterhead of Baltimore County]

November 12, 1998

Kenmare, LLC and Reliastar Life
Insurance Company
c/o Eugene W. Cunningham, Jr.
Royston, Mueller, McLean & Reid, LLP
102 West Pennsylvania Avenue
Towson, Maryland 21204

Re: Zoning Use and Plan Compliance
Roundwood Professional Building ~~Project~~
~~Parcel Two (2.578 Acres)~~
~~Revised Plat One - Section Seven~~ 1220 1-23 Tullamore Road
Mays Chapel North
~~(Recorded S.M. 68, Folio 59)~~
8th Election District)

Gentlemen:

This letter has been provided in response to a request for a zoning use and development review for the above site.

The staff has compared the referenced plat (titled Revised Plat One - Section Seven, Mays Chapel North Commercial Center, recorded at SM 68 folio 59, 1996), herein called Subject Plat, with the latest approved Planned Unit Development (PUD) plans on file in this office, all in accord with the basic "Authorization Plan", validly and lawfully granted and approved by a November 4, 1988 Order of the Deputy Zoning Commissioner of Baltimore County, subsequently modified by a November 30, 1990 order of the Deputy Zoning Commissioner (Case Number 88-536-Auth, ASPHX and Case Number 91-144-SPH).

The available information on the plan concerning Parcel Two, as shown on the Subject Plat, that is the commercial site (i.e., general office development on the 2.578 +/- acre parcel), is in accord with the latest approved PUD authorization plans and may be constructed and used as shown. The required parking on the authorized plan is stated to be 84 parking spaces with ~~96~~ actually provided.

97

The general office use of the improvements comply with the PUD and PUD regulations approved by the Baltimore County Zoning Commissioner or Deputy Zoning Commissioner and are in compliance with Baltimore County Zoning Regulations.

In short, when built in accordance with the approved plans, specifications and building permit, the Roundwood Professional Building project will comply with uses permitted on Parcel Two, Section Seven, Development Area A, of Mays chapel North, as well as with the applicable general height and bulk regulations, and other standards, including parking prescribed for the subject site as part of Section Seven, Development Area A, of Mays Chapel North. To the best of our knowledge, the project has been constructed in accordance with the approved plans, specifications and building permit (B 295687 and B 277388).

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

Bruno Rudaitis
Planner II
Zoning Review

F:\EWC\DOCUMENTS\Kenmare-ZoningUse&Planlet.doc

In addition, Baltimore County Code Enforcement has advised that there are no current or outstanding zoning violations on the subject property at this time.

James Keelty & Co., Inc.

JAMES KEELTY
1870-1944

P.O. BOX 528
TIMONIUM, MD 21094-0528
PHONE 410-252-8600
FAX 410-666-8806

11/9/98 9

To: JL 11/10/98 MCN

November 6, 1998

Mr. John Lewis
Baltimore County
Department of Permits and
Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Mays Chapel North, Section 7B

Dear Mr. Lewis:

This letter is a follow-up to our telephone conversation today concerning the referenced project. Per our conversation, mechanical equipment set on the roof of the eight-story building, located in Section 7B, would not be included in the 85' height limitation and would be allowed to extend above this 85' height limitation.

Please acknowledge your concurrence to this matter in writing. Enclosed is a check for $40.00 to cover your department's administration fee.

Thank you in advance for your cooperation.

Sincerely,

Mark Buda

Speed Letter

In the interest of speed and economy, we are replying to your letter with marginal notes. If you need more information, do not hesitate to call or write. Thank you for your interest.

November 13, 1998

8th Election District - MCN

Dear Mr. Buda:

The above qualifies as exempt from the height regulations when complying with (the accompanying) Sections 300.1.A., BCZR.

John L. Lewis
Planner II
Zoning Review

RECEIVED
NOV 9
98 5097
PDM

MDE

MARYLAND DEPARTMENT OF THE ENVIRONMENT

2500 Broening Highway • Baltimore Maryland 21224
(410) 631- 3000 • 1- 800 -633-6101 • http:// www. mde. state. md. us

Parris N. Glendening
Governor

Jane T. Nishida
Secretary

August 12, 1998

Mr. Chip Choi
Mr. G Cleaners
4241 28th Avenue
Marlow Heights, MD 20748

Dear Mr. Choi:

RE: Permitting requirements for Exxon 2000 dry cleaning machine

This letter is in response to your request for a determination of the air quality requirements from the Air and Radiation Management Administration (ARMA) regarding dry cleaning equipment.

In general, petroleum dry cleaners require air quality Permits to Construct. However, the ARMA has made a determination that organic emissions from dry cleaning machines using Exxon DF-2000, a high-boiling point hydrocarbon solvent, will be insignificant, and therefore a permit to construct will not be required.

You should also be aware that there is a federal New Source Performance Standard (NSPS) for petroleum dry cleaning operations (40 CFR part 60, subpart JJJ). This subpart applies to petroleum dry cleaning facilities that have a facility-wide dryer rated capacity of 84 pounds or greater. The ARMA issues permits to construct for any source subject to NSPS. In the information that Mr. Sung Hong submitted on your behalf, Mr. Hong stated that the total dryer capacity at your location is 75 pounds. Since the capacity of your machine is less than the 84 pound applicability threshold, the machine is not subject to NSPS subpart JJJ. The ARMA should be contacted for a redetermination of coverage should the total capacities of the dry cleaning machines exceed 75 pounds.

Please be advised that the requirement not to obtain a construction permit does not authorize the violation of any other rule or regulation nor the creation of a nuisance or air pollution.

If you have any questions about this letter, please feel free contact me at (410) 631-3230.

Sincerely,

John W. Scherer Jr.

John W. Scherer Jr.
Public Health Engineer
Air Quality Permits Program
Air and Radiation Management
Administration

cc Mr. Sung P. Hong
Ms. Karen Irons
Mr. Wiliam Paul
Mr. Jonathan Crooks

Roundwood Center

P.O. Box 528 • Timonium, MD 21094-0528 • Phone (410) 252-8600

7/20/98
To: JLL
7/22/98 UA
See me
Cashier

July 9, 1998

Mr. John Lewis
Baltimore County
Department of Permits and
Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Mays Chapel North, Section 7B

Dear Mr. Lewis:

Per our meeting on Tuesday, June 9, 1998, enclosed is a revised print showing signage for the Professional Building. The revisions include:

1. Eliminating the large pylon sign at the intersection of Tullamore and Padonia Roads and replacing it with two smaller signs at the entrances to the building. The combined square footage of the two smaller signs is considerably less than the original pylon sign.

2. Eliminating the individual tenant signs. The tenants will have signs on the doors.

3. Revising the "Professional Center" sign to "Roundwood Professional Center" which is still less square footage that what we are allowed.

4. Adding two Sinai identification signs on the building as shown.

All of proposed signs are smaller in size and square footage than what is allowed under our zoning regulations applicable to Mays Chapel North. Please acknowledge in writing as to your comments and/or approval to these revisions. Enclosed is a check for $40.00 to cover your administration fee.

Thank you in advance for your cooperation.

Sincerely,

Mark Buda

Speed Letter

In the interest of speed and economy, we are replying to your letter with marginal notes.
If you need more information, do not hesitate to call or write.
Thank you for your interest.

July 29, 1998
8th Election District

Dear Mr. Buda:

The signs as proposed in your July 9, 1998 letter are approved for zoning. Document this response on all future plans.

John L. Lewis, Planner II, Zoning Review

JLL:sci

Roundwood Center
Mays Chapel

P.O. Box 528 • Timonium, MD 21094-0528 • Phone (410) 252-8600

7/20/98
TO: JL
7/22/98 MA
See Me
Cashier

July 9, 1998

Mr. John Lewis
Baltimore County
Department of Permits and
Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Mays Chapel North, Section 7B

Dear Mr. Lewis:

Per our meeting on Tuesday, June 9, 1998, enclosed is a revised print showing signage for the Professional Building. The revisions include:

1. Eliminating the large pylon sign at the intersection of Tullamore and Padonia Roads and replacing it with two smaller signs at the entrances to the building. The combined square footage of the two smaller signs is considerably less than the original pylon sign.

2. Eliminating the individual tenant signs. The tenants will have signs on the doors.

3. Revising the "Professional Center" sign to "Roundwood Professional Center" which is still less square footage that what we are allowed.

4. Adding two Sinai identification signs on the building as shown.

All of proposed signs are smaller in size and square footage than what is allowed under our zoning regulations applicable to Mays Chapel North. Please acknowledge in writing as to your comments and/or approval to these revisions. Enclosed is a check for $40.00 to cover your administration fee.

Thank you in advance for your cooperation.

Sincerely,

Mark Buda

MB:chg

Enc.

RECEIVED
JUL 20
98-2904
PDM

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 055916

DATE 7/23/98 ACCOUNT 001-6150

AMOUNT $ 40.00 (JLL)

RECEIVED FROM: Kenmare, LLC

FOR: VERIFICATION #98-2904

MCN - Sec 7B

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
7/23/1998 7/23/1998 11:31:17
REG W505 CASHIER LSMI LXS DRAWER 5
5 MISCELLANOUS CASH RECEIPT
Receipt # 065868 OFLN
CR NO. 055916
40.00 CHECK: FI
Baltimore County, Maryland

CASHIER'S VALIDATION

Section 7

JLL

Mtg. with WCR
+ Mark Buda on
Friday at 10:30

RE: MCN Sign
Lighting

Pat Keller
Bldg Signs in
Comm Cntr

Planning should be represented. Gov Mcdaniel
Confirmed no lighting at DRC meeting.

Spoke to Carol Meany of OPT
Mark BUDA. This is CLASS A ELD
WITH .5 ~~OK IN~~ PKG IN
TOWNCTR OK 1 PER 2 UNITS.
THEY ARE GIVING .75

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

CRG DATE: 1/8/98
9:00 a.m., Room 123

FROM: PDM - ZONING REVIEW

PRE-CRG DATE: 12/29/97
9:00 a.m., Room 123

PROJECT NAME: **Mays Chapel North Section 7B**

PLAN DATE: 12/2/97

REV.:

LOCATION: NEC Padonia and Roundwood Roads

DISTRICT: 8c3

ZONING:

PROPOSAL: Retail Stores and a General/Medical Office Building in MCN PUD

REVISED PLAN KEY:
(X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CRG PLAN APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

The CRG plan has been reviewed by the staff at this level of detail with the 7th Amended Overall Authorization Plan approved on May 15, 1997; Zoning Case #88-536-Auth, SPHX; Zoning Case #91-144-SPH; and the Baltimore County Zoning Regulations (BCZR) for a CRG approval. To avoid any possible delays in the development review and zoning approval process, when additional details and information are available or changed, this office should be contacted and it should be the responsibility of the owner, developer, or developer's engineer to rectify any zoning conflicts well in advance of any expected final plan approvals. Only if necessary, will the following comments be up-dated and/or supplemented during the review and final approval of the CRG/FDP for this section.

A. GENERAL PUD COMMENTS - APPROVAL PROCESS:

1. Pursuant to Section 430.1.G (BCZR), the Director of Zoning Administration and Development Management, ZADM (now Permits and Development Management, PDM), in the second stage of approval must approve the CRG/FDP for each section when submitted as being generally in accord with the Authorization Plan previously submitted and approved in Zoning Cases #88-536-Auth, SPHX and #91-144-SPH. After the CRG and Planning Board approval and the plan has been found to be in compliance with: (1) the zoning orders in the above cases, (2) the latest amended authorization plan, and (3) the CRG and any additional plan comments during the review process, then the Director of ZADM (now PDM) will confirm that the CRG/FDP plans can be approved and then sign the Final Development Plan (2 copies of the same plan with different signature blocks) both approved concurrently. One copy of the CRG/FDP signed by the Director of ZADM (now PDM) is included in the permanent zoning case file.

2. Zoning Regulations -- Prior to final zoning approval of this area, separate complete zoning regulations must be finally approved by the Director of ZADM (now PDM).

(Over)

B. SITE SPECIFIC COMMENTS FOR PRE-CRG, SECTION 7B

1. As discussed with Mr. Huey of the Office of Planning and Community Conservation (OPCC) on December 10, 1997, staff seeks clarification that the 85-foot high non-senior housing/life care condos are within the permitted height envelope. Recommendations from the director of OPCC should be referenced on the plan. See Article B, background on Section 7B of the PUD regulations, the notes on 7B, and the PUD data notes on the authorization plan.

2. As soon as possible, provide a draft of the area 7B proposed standards (particularly bulk and area regulations) and how they differ from the standards already set forth in the 7th amended regulations and on the overall authorization plan.

3. Add to plan title "Section 7B" and date all revised plans with a list of revisions.

4. Be aware that the allowance for a 20% fluctuation of density (up or down), as stated in Section 5 of the PUD regulations, is being exceeded. 725 density units are proposed on the chart (.20 x 725 = 145, 725-145 = 580 D.U.s, while 540 D.U.s are proposed).

5. Show typical parking space and aisle dimension per page 44, Section 7 of the PUD regulations.

6. Clarify the reason for the parcel lines. If intended for subdivision purposes, self-sufficiency of each parcel must be demonstrated.

7. The parking calculations per page 45 of the PUD regulations requires 2 parking spaces for each dwelling unit, 1.25 spaces for each efficiency dwelling unit and 1.5 parking spaces for each senior dwelling unit. The calculations on the plan do not agree with these requirements. Adjust plan accordingly by providing extra parking or document the recommendations of the director of OPCC that the parking is adequate. Provide acceptable parking calculations for the community building, pool, and tennis courts.

8. Provide revised site plans and substantiating draft regulations complying with these comments well in advance of any anticipated approvals. Further comments will be forthcoming upon receipt of this information.

JOHN L. LEWIS
Planner II
Zoning Review

JLL:scj

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

CRG DATE: 1/8/98
9:00 a.m., Room 123

FROM: PDM - ZONING REVIEW

PROJECT NAME: **Mays Chapel North Section 7B**

PLAN DATE: 12/2/97

REV.: 12/30/97

LOCATION: NEC Padonia and Roundwood Roads

DISTRICT: 8c3

ZONING:

PROPOSAL: 600 DWU/540DNU

REVISED PLAN KEY:
(X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CRG PLAN APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

The CRG plan has been reviewed by the staff at this level of detail with the 7th Amended Overall Authorization Plan approved on May 15, 1997; Zoning Case #88-536-Auth, SPHX; Zoning Case #91-144-SPH; and the Baltimore County Zoning Regulations (BCZR) for a CRG approval. The plan is acceptable for zoning approval, subject to compliance with the following comments. To avoid any possible delays in the development review and zoning approval process, when additional details and information are available or changed, this office should be contacted and it should be the responsibility of the owner, developer, or developer's engineer to rectify any zoning conflicts well in advance of any expected final plan approvals. Only if necessary, will the following comments be up-dated and/or supplemented during the review and final approval of the CRG/FDP for this section.

A. GENERAL PUD COMMENTS - APPROVAL PROCESS:

BA 1. Pursuant to Section 430.1.G (BCZR), the Director of Zoning Administration and Development Management, ZADM (now Permits and Development Management, PDM), in the second stage of approval must approve the CRG/FDP for each section when submitted as being generally in accord with the Authorization Plan previously submitted and approved in Zoning Cases #88-536-Auth, SPHX and #91-144-SPH. After the CRG and Planning Board approval and the plan has been found to be in compliance with: (1) the zoning orders in the above cases, (2) the latest amended authorization plan, and (3) the CRG and any additional plan comments during the review process, then the Director of ZADM (now PDM) will confirm that the CRG/FDP plans can be approved and then sign the Final Development Plan (2 copies of the same plan with different signature blocks) both approved concurrently. One copy of the CRG/FDP signed by the Director of ZADM (now PDM) is included in the permanent zoning case file.

BA 2. Zoning Regulations -- Prior to final zoning approval of this area, separate complete zoning regulations must be finally approved by the Director of ZADM (now PDM).

(Over)

BA 3. Recommendations from the director of OPCC concerning the elderly housing locations above 65 ft. ht. should be referenced on the plan. See Article B, background on Section 7B of the PUD regulations, the notes on 7B, and the PUD data notes on the authorization plan.

BA 4. As soon as possible, provide a draft of the area 7B proposed standards (particularly bulk and area regulations) and how they differ from the standards already set forth in the 7th amended regulations and on the overall authorization plan.

BA 5. Show typical parking space and aisle dimension per page 44, Section 7 of the PUD regulations. The should show typical dimensions.

BA 6. Clarify the reason for the parcel lines. If intended for subdivision purposes, self-sufficiency of each parcel must be demonstrated.

BA 7. Document tthat the Director of OPCC accepts as adequate the parking calculations as shown on the plan.

8. Final zoning approval is contingent first upon all plan comments being addressed on the FDP/CRG plan; secondly upon the final resolution of all comments, the outcome of any requested zoning hearings; and finally the inclusion of the Final Development Plan (FDP) checklist information being included on the FDP.

JOHN L. LEWIS
Planner II
Zoning Review

JLL:scj

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 19, 1997

Mays Chapel Village LLP
Wicklow, LLC and USG Annuity & Life Company
c/o Eugene W. Cunningham, Jr.
Royston, Meuller, McLean & Reid, LLP
102 West Pennsylvania Avenue
Towson, MD 21204

RE: Zoning Use & Plan Compliance
Roundwood Center Project
Parcel One (6.738 Acres)
Revised Plat One - Section Seven
Mays Chapel North
(Recorded S.M. 68, Folio 59)
8th Election District

Gentlemen:

This letter has been provided in response to a request for a zoning use and development review for the above site.

The staff has compared the referenced plat (titled Revised Plat One - Section Seven, Mays Chapel North Commercial Center, recorded at SM 68 folio 59, approved by the Director of Permits and Development Management on February 20, 1996), herein called Subject Plat, with the latest approved Planned Unit Development (PUD) plans on file in this office, all in accord with the basic "Authorization Plan", validly and lawfully granted and approved by a November 4, 1988 Order of the Deputy Zoning Commissioner of Baltimore County, subsequently modified by a November 30, 1990 order of the Deputy Zoning Commissioner (Case Number 88-536-Auth, ASPHX and Case Number 91-144-SPH).

The available information on the plan concerning Parcel One, as shown on the Subject Plat, that is the commercial site (i.e., retail development on the 6.738 +/- acre parcel), is in accord with the latest approved PUD authorization plans and may be constructed and used as shown. The required parking on the authorized plan is stated to be 278 parking spaces, with 309 provided.

Printed with Soybean Ink
on Recycled Paper

The PUD and PUD regulations once approved by the Baltimore County Zoning Commissioner or Deputy Zoning Commissioner, in compliance with Section 430 of the Baltimore County Zoning Regulations, supersede the underlying zoning and provide certain incentives which include development of commercial uses not permitted by the underlying zone, which is the case with Parcel One, as shown on the Subject Plat.

In short, when built in accordance with the approved plans, specifications and building permit, the Roundwood Center project, subject to the store use limitations shown on the Subject Plat, will comply with uses permitted on Parcel One, Section Seven, Development Area A, of Mays Chapel North, as well as with the general height and bulk regulations, and other standards, including parking, prescribed for the subject site as part of Section Seven, Development Area A, of Mays Chapel North. To the best of our knowledge, the project has been constructed in accordance with the approved plans, specifications and building permit.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosure (receipt)

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 03[illegible]4

DATE 6/19/97 ACCOUNT 001-6150

AMOUNT $ 40.00 (WCR)

RECEIVED FROM: Royston, Mueller, McLean & Reid, LLP

FOR: #710 - VERIFICATION
Roundwood Center Project
Mays Chapel North, Section Seven

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
BUSINESS ACTUAL TIME
6/19/1997 6/19/1997 14:37:41
REG [illegible] CASHIER CLUN FIL DRAWER 1
MISCELLANEOUS CASH RECEIPT
Receipt # 015814 OFLN
CR NO. 035884
$40.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

97-2926

6/12/97 To: UCR 6/18/97

called for $ 6.18.97 $ cashier

ROYSTON, MUELLER, McLEAN & REID, LLP

ATTORNEYS AT LAW

SUITE 600
THE ROYSTON BUILDING
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4575

(410) 823-1800
TELECOPIER FAX (410) 828-7859

R. TAYLOR McLEAN
E. HARRISON STONE
THOMAS F. McDONOUGH
LAUREL PARETTA EVANS
KEITH R. TRUFFER
ROBERT S. HANDZO
EDWARD J. GILLISS
JOHN W. BROWNING

CHRISTINE J. SAVERDA
AARON J. VELLI
LAURENCE ANNE RUTH

OF COUNSEL
RICHARD A. REID
EUGENE W. CUNNINGHAM, JR., P. A.
CHARLES F. STEIN III, P. C.
H. EMSLIE PARKS

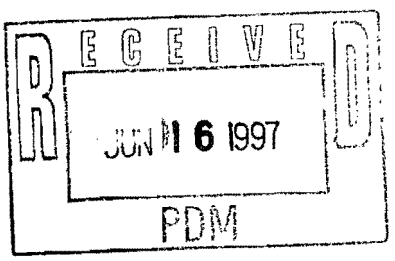
COUNSEL EMERITUS
H. ANTHONY MUELLER

CARROLL W. ROYSTON
1913-1991

June 17, 1997

HAND DELIVERY

RECEIVED
JUN 16 1997
PDM



Mr. John L. Lewis
Baltimore County Zoning Administration
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Mays Chapel North - Roundwood Center Project

Dear John:

The Keeltys et al are now obtaining permanent financing for the Roundwood Center. Previously your office was willing to assist with a confirmatory zoning letter. Your kind assistance is once again requested.

I have enclosed the proposed form of the letter, the March 21, 1996 letter prepared previously (which has been, in large part, just recopied) and the current plat. I believe you have the Authorization Plan in your office.

Please review the form of the requested letter. We are hoping to complete this project by week's end, with your assistance. Please call me when you have had the opportunity to read the letter.

Best regards.

Sincerely,

Eugene W. Cunningham, Jr.

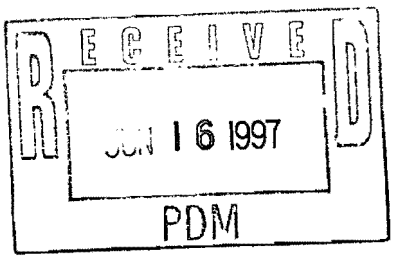
EWC/dms

BALTIMORE COUNTY
OFFICE OF ZONING ADMINISTRATION
AND DEVELOPMENT MANAGEMENT

County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June , 1997

Mays Chapel Village LLP
Wicklow, LLC and
USG Annuity & Life Company
c/o Eugene W. Cunningham, Jr.
Royston, Mueller, McLean & Reid, LLP
102 West Pennsylvania Avenue
Towson, Maryland 21204



Re: Zoning Use and Plan Compliance
Roundwood Center Project
Parcel One (6.738 Acres)
Revised Plat One - Section Seven
Mays Chapel North
(Recorded S.M. 68, Folio 59)
8th ED.

Gentlemen:

This letter has been provided in response to a request for a zoning use and development review for the above site.

The staff has compared the referenced plat (titled Revised Plat One - Section Seven, Mays Chapel North Commercial Center, recorded at SM 68 folio 59, approved by the Director of Permits and Development Management on February 20, 1996), herein called Subject Plat, with the latest approved Planned Unit Development (PUD) plans on file in this office, all in accord with the basic "Authorization Plan", validly and lawfully granted and approved by a November 4, 1988 Order of the Deputy Zoning Commissioner of Baltimore County, subsequently modified by a November 30, 1990 order of the Deputy Zoning Commissioner (Case No. 88-536-Auth-ASPHX and Case No. 91-144-SPH).

The available information on the plan concerning Parcel One, as shown on the Subject Plat, that is the commercial site (i.e., retail development on the 6.738 +/- acre parcel), is in accord with the latest approved PUD authorization plans and may

be constructed and used as shown. The required parking on the authorized plan is stated to be 278 parking spaces, with 309 provided.

The PUD and PUD regulations once approved by the Baltimore County Zoning Commissioner or Deputy Zoning Commissioner, in compliance with Section 430 of the Baltimore County Zoning Regulations, supersede the underlying zoning and provide certain incentives which include development of commercial uses not permitted by the underlying zone, which is the case with Parcel One, as shown on the Subject Plat.

In short, when built in accordance with the approved plans, specifications and building permit, the Roundwood Center project, subject to the store use limitations shown on the Subject Plat, will comply with uses permitted on Parcel One, Section Seven, Development Area A, of Mays Chapel North, as well as with the general height and bulk regulations, and other standards, including parking, prescribed for the subject site as part of Section Seven, Development Area A, of Mays Chapel North. ~~Our records indicate that~~ To the best of our knowledge the project has been ~~was~~ constructed in accordance with the approved plans, specifications and building permit.

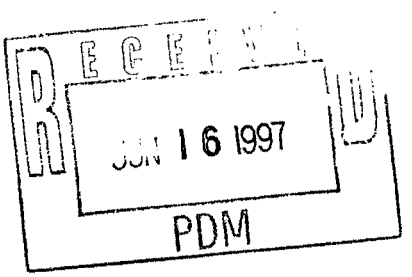
I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at (410) 887-3391.

Yours very truly,

PDM

OFFICE OF ~~ZONING ADMINISTRATION~~
AND ~~DEVELOPMENT~~ MANAGEMENT

By: _____
W. Carl Richards, Jr.
Zoning Supervisor



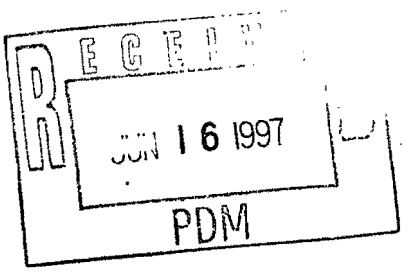
96-128

BALTIMORE COUNTY
OFFICE OF ZONING ADMINISTRATION
AND DEVELOPMENT MANAGEMENT

County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 21, 1996

Mays Chapel Village,
Wicklow, LLC, and
The First National Bank of Maryland
c/o Eugene P. Smith, Esq.
1500 NationsBank Center
100 South Charles Street
Baltimore, Maryland 21201-2773



Re: Zoning Use and Plan Compliance
Roundwood Center Project
Parcel One (6.738 Acres)
Revised Plat One - Section Seven
Mays Chapel North
(Recorded S.M. 68, Folio 59)
8TH. ED.

Gentlemen:

This letter responds to the March 6, 1996 request for a zoning use and development review from Eugene P. Smith concerning the above referenced site, copy of which request is attached.

The staff has compared the provided plan (titled Revised Plat One - Section Seven, Mays Chapel North Commercial Center, recorded at SM 68 folio 59, approved by the Director of Permits and Development Management on February 20, 1996), herein called Subject Plat, with the latest approved Planned Unit Development (PUD) plans on file in this office, all in accord with the basic "Authorization Plan", validly and lawfully granted and approved by a November 4, 1988 Order of the Deputy Zoning Commissioner of Baltimore County, subsequently modified by a November 30, 1990 Order of the Deputy Zoning Commissioner (Case No. 88-536-Auth-ASPHX and Case No. 91-144-SPH).

The available information on the plan concerning Parcel One, as shown on the Subject Plat, that is the commercial site (i.e., retail development on the 6.738 +/- acre parcel), is

in accord with the latest approved PUD authorization plans and may be constructed and used as shown. The required parking on the authorized plan is stated to be 278 parking spaces, with 309 provided.

The PUD and PUD regulations once approved by the Baltimore County Zoning Commissioner or Deputy Zoning Commissioner, in compliance with Section 430 of the Baltimore County Zoning Regulations, supersede the underlying zoning and provide certain incentives which include development of commercial uses not permitted by the underlying zone, which is the case with Parcel One, as shown on the Subject Plat.

In short, when built in accordance with the approved plans, specifications and building permit, the Roundwood Center project, subject to the store use limitations shown on the Subject Plat, will comply with uses permitted on Parcel One, Section Seven, Development Area A, of Mays Chapel North, as well as with the general height and bulk regulations, and other standards, including parking, prescribed for the subject site as part of Section Seven, Development Area A, of Mays Chapel North.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at (410) 887-3391.

Yours very truly,

OFFICE OF ZONING ADMINISTRATION
AND DEVELOPMENT MANAGEMENT

By: W. Carl Richards, Jr.

W. Carl Richards, Jr.
Zoning Supervisor

49834:DS13:ZA2_1/0119/dfr

RECEIVED
JUN 16 1997
PDM

1996

96-1003

3/7/96 To: JLL See Memo 3/7 at cashier

WEINBERG & GREEN LLC

ATTORNEYS AT LAW
100 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-2773

TELEPHONE 410/332 8600
WASHINGTON AREA 301/470 7400
FACSIMILE 410/332 8862

10480 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044-3506
410/740 8500

EUGENE P. SMITH
410/332 8713

FILE NUMBER
43958.4

March 6, 1996

HAND DELIVERED

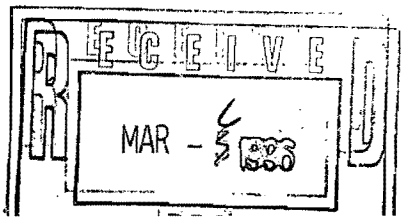
Mr. Carl Richards, Zoning Supervisor
Office of Zoning Administration and
Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Roundwood Center Project, Timonium, Maryland

Dear Mr. Richards:

Wicklow LLC ("Builder"), a Maryland limited liability company, has leased the hereinafter described premises from Mays Chapel Village, a Maryland partnership, and is about to start construction thereon of an approximately 41,561 square foot, one story store building ("Roundwood Center"), subdivided into about 16 separate store spaces, some of which may be consolidated, all financed with a loan to be made by First National Bank of Maryland ("Lender"). The Lender is requiring evidence that the zoning of the premises involved (subject property) permits construction of the building mentioned and use thereof for store purposes. The subject property is comprised of Parcel One, containing 6.738 acres of land, more or less, shown on the plat entitled "Revised Plat One - Section Seven, Mays Chapel North Commercial Center", recorded among the Land Records of Baltimore County in Liber S.M. No. 68, folio 59. Copy of this Plat is enclosed for your convenient reference. In light of the foregoing, by this letter, I ask for formal assurance that the subject property is properly zoned for the contemplated construciton and use.

As you know, the subject property, along with all the land in Mays Chapel North, is located in a Neighborhood Unit Development, called a "Planned Unit Development" (PUD), known as "Mays Chapel North Unit Development", heretofore granted and approved under the zoning laws and regulations of Baltimore County. The zoning of the property is controlled by the zoning orders entered in the PUD cases before the Deputy Zoning Commissioner of the County -- Case No. 88-536-Auth-ASPHX and No. 91-144-SPH, and the



Sixth Revised Zoning Regulations Applicable to Mays Chapel North Neighborhood Unit Development, approved August 22, 1995.

Your response ought to be addressed to Mays Chapel Village, Wicklow, LLC and The First National Bank of Maryland, c/o Eugene P. Smith, 100 South Charles Street, 15th Floor, Baltimore, Maryland 21201-2773. Check for $40.00 to cover the cost is enclosed.

Thanking you for your courtesy and consideration, I am

Very truly yours,

Eugene P. Smith

45710:DS13:z9q_1/0119/dfr

Enclosure

BALTIMORE COUNTY
OFFICE OF ZONING ADMINISTRATION
AND DEVELOPMENT MANAGEMENT

County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March , 1996

Mays Chapel Village,
Wicklow, LLC, and
The First National Bank of Maryland
c/o Eugene P. Smith, Esq.
1500 NationsBank Center
100 South Charles Street
Baltimore, Maryland 21201-2773

Re: Roundwood Center
Parcel One (6.738 Acres)
Revised Plat One - Section Seven
Mays Chapel North
(Recorded S.M. 68, Folio 59)

Gentlemen:

In response to your request for evidence that the Commercial Center premises, now called Roundwood Center, are zoned so as to permit construction and use of commercial store buildings, I hereby confirm that the Roundwood Center project will comply with all applicable zoning requirements of Baltimore County if constructed in accordance with the approved plans and specifications, and the building permit issued. For the details of the basis of this confirmation of zoning compliance, I submit the following:

The Roundwood Center premises (6.738 Acre Tract), hereinafter called "subject site", is located between Tullamore and Roundwood Roads, north of Padonia Road, in Timonium, Baltimore County, Maryland, and is comprised of all the land in Parcel One shown on the plat entitled "Revised Plat One-Section Seven, Mays Chapel North", and recorded among the Land Records of Baltimore County, Maryland, in Plat Book S.M. No. 68, folio 59. The subject site, along with all other land in Mays Chapel North, is located in a Neighborhood Unit Development, usually called a Planned Unit Development (PUD), known as "Mays Chapel North Neighborhood Unit Development", heretofore granted and approved under the zoning laws and regulations of Baltimore County. This zoning certification of compliance is posited on the fact that the subject site is part of the above mentioned PUD.

To eliminate any confusion due to unfamiliarity with a Baltimore County PUD, I briefly describe the documented overall PUD approval scenario and then set forth matters relating to compliance of the subject site (Roundwood Center). The original and normally

PUD

applicable underlying zoning classifications of the Mays Chapel North property, containing approximately 384.14 acres, are D.R. 3.5 (approximately 298.48 acres) and D.R. 5.5 (approximately 85.66 acres). The permitted uses, dwelling types, and general density, bulk, building -- separation, open space, other height and area, and parking requirements for each zoning classification are set forth in the Baltimore County Zoning Regulations, and the owner is permitted to develop the property for the uses specified, upon compliance with the requirements and standards called for by the Zoning Regulations for the particular classification. County approvals are subject to applicable zoning, subdivision and other departmental and permit filing requirements.

However, in the case of Mays Chapel North, upon the owner's application, the Neighborhood Unit Development Authorization Plan, together with certain exceptions and variances, herein collectively called "Authorization Plan", was validly and lawfully granted and approved by a November 4, 1988 Order of the Deputy Zoning Commissioner of Baltimore County, subsequently modified by a November 30, 1990 Order of the Deputy Zoning Commissioner (Case No. 88-536-Auth-ASPHX and Case No. 91-144-SPH). Therefore, the underlying zoning and generally applicable zoning requirements involved in development under such zoning were superseded by the provisions of the Authorization Plan, and zoning orders entered in the original and subsequent zoning cases.

In the entire PUD (Mays Chapel North Neighborhood Unit Development), containing approximately 384.14 acres of land, a total of 2,177 dwelling units, or 2,177 density units, whichever is the greater, are allowed, along with some commercial and office uses, limited to 43,553 square feet (floor area, gross) of business uses and 21,776 square feet (floor area, gross) of business and professional offices, in each case, with off-street parking, loading, signs and other accessory uses. The dwelling units and densities, and the non-residential uses, are allocated over ten (10) building development areas or sections, each designated by a section number from two (2) to eleven (11), inclusive, followed by the words "of Mays Chapel North". The subject site is comprised of part of Development Area A, in Section Seven of Mays Chapel North, containing approximately 11.5 acres of land approved for: (i) business uses designated for the shopping convenience of persons residing in nearby areas, (ii) business and professional offices; and (iii) off-street parking and other accessory uses for the commercial and business and office uses.

Under the Authorization Plan, and Zoning Regulations, applicable to Mays Chapel North, the following are specifically allowed on Parcel One, in Section Seven, Development Area A, of Mays Chapel North (Roundwood Center):

(1) Business uses designed for the shopping convenience of persons residing in nearby areas, restricted generally to those uses satisfying daily basic shopping needs, not to exceed, in the aggregate, a maximum gross floor area of 43,553 square feet (floor area, gross), all to the end and intent that business establishments will be retail or service establishments dealing directly with consumers, and same will be limited to the following: barber shop; bank, savings and loan association or other similar chartered financial institution accepting deposits; beauty shop; drug store; general food store; specialty food store, such as bakery, candy store or dairy products store; laundry, dry cleaning, clothing repair or alteration shop, with no on-site dry cleaning; liquor or package store; restaurant, except drive-in restaurant; shoe repair shop; general clothing and clothing accessory shop; specialty clothing and clothing accessory store, such as dress shop, millinery shop, haberdashery, shoe store and the like; florist shop; garden shop;

hardware store; book store; or sporting-goods store; or any combination of the foregoing; each with allowable identification signs; and

2. Off-street parking, loading, signs and accessory uses, structures and buildings, subject to the limitations contained in the PUD-General Zoning Regulations.

On said Lot One, Section Seven, Development Area A, of Mays Chapel North, at least one parking space is required for each 200 square feet of retail store or shop floor area, and not less than one parking space for each 50 square feet of restaurant floor area. As to parking for Roundwood Center, the building plans show provisions for 309 parking spaces, which is more than the spaces required by the applicable zoning regulations, in that we have been advised by the Developer that no restaurant or group of restaurants in Roundwood Center will exceed 6,000 square feet, or, alternatively, additional parking may be provided as required. Hence there is compliance with the parking requirements.

I point out that, under the above mentioned Authorization Plan, and Zoning Regulations, business and professional offices, excluding sales and storage of merchandise, not to exceed, in the aggregate, a maximum gross floor area of 21,776 square feet (floor area, gross), along with parking, signs and other accessory uses, are permitted on Parcel Two, Section Seven, Development Area A, of Mays Chapel North,

In light of the foregoing, I specifically advise that:

1. The subject site is part of, and subject to the Mays Chapel North Neighborhood Unit Development Authorization Plan (PUD) approved on November 4, 1988, by the Deputy Zoning Commissioner of Baltimore County in Zoning Case No. 88-536-Auth-ASPHX, as confirmed and clarified, and amended, by the November 30, 1990 Order of the Deputy Zoning Commissioner of Baltimore County, entered in Zoning Case No. 91-144-SPH, creating the PUD;

2. The PUD has not been amended or modified subsequent to November 30, 1990 (Case No. 91-144-SPH), except for minor County approved changes and up-dates for individual areas, as approved in each case by the County Review Group (CRG) and Baltimore County Planning Board. The CRG/FDP (Final Development Plan) plan for Section Seven, Development Area A, of Mays Chapel North was approved by the CRG on April 20, 1995, and by the Planning Board of Baltimore County on May 18, 1995;

3. The Baltimore County Zoning Regulations, as such, are not applicable to the subject site, but, instead, the Sixth Revised Zoning Regulations Applicable to Mays Chapel North Neighborhood Unit Development, adopted and approved as part of the PUD process, the material provisions of which have been set forth above, are the zoning regulations applicable to the subject site;

4. Development, construction, and use of the subject site as a commercial center, with no more than 43,553 gross square feet of store space for the uses designated in the PUD Zoning Regulations applicable to Section

Seven, Part A, of the Mays chapel North, and the Revised Record Plat (S.M. 68, folio 59) of Roundwood Center, and with parking for 309 or more automobiles, all comprising the subject Roundwood Center project, are permitted by, under and pursuant to the PUD Zoning Regulations, as, in turn, provided for by the Baltimore County Zoning Regulations;

5. When built in accordance with the approved plans, specifications and building permit, the Roundwood Center project, subject to the aforesaid to specific store use limitations, will comply with uses permitted on Parcel One, Section Seven, Development Area A, of Mays Chapel North, as well as with the general height and bulk regulations, and other standards, including parking, prescribed for the subject site as part of Section Seven, Development Area A, of Mays Chapel North.

The foregoing is verified by, and in accordance with, the following specific documents:

1. The Revised Record Plat for Section Seven, Development Area A, of Mays Chapel North, recorded in Plat Book S.A. No. 68, folio 59, of the Land Records of Baltimore County;

2. The County Review Group-Final Development Plan (C.R.G.-F.D.P. Plan) for Section Seven, Development Area A, of Mays Chapel North, approved by the Review Group on April 20, 1995, and by the Planning Board on May 18, 1995; and

3. Issuance of Building Permit No. B250949 for the Roundwood Center project by the Baltimore County Department of Permits and Licenses on November 7, 1995, in compliance with zoning laws and regulations of Baltimore County, Maryland.

Consequently, as above noted, the 6.738 Acre Parcel One Tract shown on Revised Plat One-Section Seven, Mays Chapel North is properly and legally zoned for the construction, maintenance and operation thereon of the above-described Roundwood Center project, with 309 or more off-street parking spaces for same.

Yours very truly,

OFFICE OF ZONING ADMINISTRATION
AND DEVELOPMENT MANAGEMENT

By: _____
W. Carl Richards, Jr.
Zoning Supervisor

45722:DS13:za2_1/0119/dfr

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND LICENSES
TOWSON, MARYLAND 21204

BUILDINGS ENGINEER

BUILDING PERMIT

PERMIT #: B250949 CONTROL #: C- DIST: 08 PREC: 07
DATE ISSUED: 11/07/95 TAX ACCOUNT #: 0811018081PT CLASS: 04

PLANS: CONST 3 PLOT 9 R PLAT DATA 5 ELEC YES PLUM YES
LOCATION: 12200-44 TULLAMORE RD
SUBDIVISION: 1200 NW MAYS CHAPEL RD

OWNERS INFORMATION
NAME: KEELTY T/A MAYS CHAPEL VILLAGE
ADDR: P.O.BOX 528 21094

THIS PERMIT EXPIRES ONE YEAR FROM DATE OF ISSUE

TENANT: WICKLOW LLC
CONTR: TBD
ENGNR: K.C.W.,INC
SELLR:
WORK: CONSTRUCT RETAIL SHOPPING CENTER W/CANOPY.
LOT SUBDIVIDED BY RECORD PLAT SM:L-68,F-2
MAYS CHAPEL VILLAGE CENTER SECT-7
471'X 147'X 19'4"= 41,561SF FOR BUILDING
& 471'X12'X19'4"=5,529SF FOR CANOPY.
47,090SF TOTAL
BLDG. CODE: BOCA CODE
RESIDENTIAL CATEGORY: OWNERSHIP: PRIVATELY OWNED

ESTIMATED $ PROPOSED USE: SHOPPING CENTER
2.4MIL EXISTING USE: VACANT

TYPE OF IMPRV: NEW BULDING CONTRUCTION
USE: STORE, MERCANTILE, RESTAURANT
FOUNDATION: SLAB BASEMENT: NONE
SEWAGE: PUBLIC PROPOSED WATER: PUBLIC PROPOSED

LOT SIZE AND SETBACKS

SIZE: 169.42AC PT
FRONT STREET:
SIDE STREET:
FRONT SETB: 270'
SIDE SETB: 28'
SIDE STR SETB: 58'
REAR SETB: 88'

Baltimore County Government
Department of Permits and
Development Management

111 West Chesapeake Ave.
Towson, Md. 21204

(410) 887-3321

August 9, 1995

James Keelty and Co., Inc.
P.O. Box 528
Timonium, Maryland 21094

RE: Refinement
Mays Chapel North, Section 7
Padonia and Roundwood Roads
DRC Number 08075C Dist 8C3
PDM Number VIII-564

Dear Sir:

On August 7, 1995, the Development Review Committee (DRC) reviewed the plan on the above referenced project and determined it to be eligible as a refinement to the CRG Plan under Section 26-211 of the Baltimore County Development Regulations. This exempts your development from having to obtain approval from either the planning board or the hearing officer; however, compliance with all agency comments is still required.

The following requirements are necessary to further process your project and must be submitted to:

The Department of Permits and Development Management (PDM)
County Office Building, Room 123
111 W. Chesapeake Avenue, Towson, Maryland 21204

1. A copy of this letter.

No additional red lines are necessary. Developers Engineering Section is reviewing the already submitted plans.

3011-95

6/29/95

To: JLL
see me 6/30/95
ua
Odd ok 7/5/95

WEINBERG & GREEN LLC

ATTORNEYS AT LAW
100 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-2773

TELEPHONE 410/332 8600
WASHINGTON AREA 301/470 7400
FACSIMILE 410/332 8862

10480 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044-3506
410/740 8500

EUGENE P. SMITH
410/332 8713

FILE NUMBER
15074.76

called
E.S. 7/5/95
9 copies on way

June 28, 1995

Mr. Carl Richards
Baltimore County Zoning Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Mays Chapel North Neighborhood Unit Development (PUD)

Dear Mr. Richards:

Enclosed are two copies of revised pages 109-112 of the proposed Zoning Regulations for Section Seven, Development Area A, of Mays Chapel North - retail (43,553 square feet of gross floor area) and office (21,776 square feet of gross floor area) buildings, with off-street parking. The only change made was to add two lines to Section 5, paragraph b as you requested and to then repaginate. If you now find the Regulations in order, please advise and I will arrange for the books to be presented for signature.

With kind personal regards, I am

Sincerely,

Eugene P. Smith

28917:DS13:mb9_1/0119/cem
Enclosure

cc: Mr. Mark Buda (w/enc.)

RECEIVED
JUN 29 1995
ZADM

Baltimore County
Planning Board

401 Bosley Avenue
Towson, Maryland 21204
(410) 887-3495
Fax: (410) 887-5862

May 19, 1995

TO: David Thomas, Co-chairman
County Review Group

FROM: Pat Keller, Secretary
County Planning Board

29"

SUBJECT: Partial CRG/FDP -
Mays Chapel North, Section Seven
(CRG VIII-564)

At its meeting on May 18, 1995, the Planning Board voted that, for the reasons stated in the enclosed May 15, 1995 staff report, the Board concurs with the finding by the CRG that the 3-17-95 partial development plan for section seven of the Mays Chapel North planned unit development is in accordance with the approved authorization plan.

The CRG's action on this commercial part of Section Seven may be concluded accordingly.

Pat Keller

Pat Keller

PK/TD/mjm
MAYSCHPL/PZONE/TXTMJM

Enclosure

cc: Donald Rascoe, Co-chairman, CRG
James Keelty

with Soybean Ink
Recycled Paper

2064-95

5/11/95 To WCR File

Baltimore County
Office of Planning and Zoning

401 Bosley Avenue
Towson, Maryland 21204
(410) 887-3211
Fax: (410) 887-5862

DATE: May 15, 1995

TO: Philip Worrall, Chairman
Baltimore County Planning Board

FROM: Arnold F. 'Pat' Keller,III - Director
Office of Planning and Zoning

RECEIVED
MAY 11 1995
ZADM

PROJECT NAME: MAYS CHAPEL NORTH - SECTION 7

PROJECT NUMBER: CRG VIII-564

PROJECT PLANNER: Michele LeFaivre

GENERAL INFORMATION:

Applicant Name: James Keelty

PO Box 528 Timonium MD 21095

Location: South of Padonia Rd, East of Jenifer Rd

Councilmanic District: 3rd District

Growth Management Area: Community Conservation Area

Zoning: PUD

Acres: 11.51 acres

Mays Chapel North is a Planned Unit Development (PUD) covering 384 acres. The Authorization Plan for this PUD was approved by the Planning Board in April 1988, and by the Zoning Commissioner in November 1988. The plan is authorized for 2,177 dwelling units and 65,000 square feet of retail/office use. To date, the detailed plans for Sections 2, 3, 4, 5 and 6 (totalling 1,001 units on 131 acres) have been reviewed by the Planning Board and approved by the CRG (County Review Group).

Section Seven

The Mays Chapel North Section Seven is a 11.51 acre tract consisting of two buildings and is located along Padonia Road and Roundwood Road. The first building is planned for 21,776 square feet of office space; the second building is planned for 45,553 square feet of commercial space. The area to the north is reserved for future development.

BALTIMORE COUNTY, MARYLAND

Above call for change by WCR for sheet 11 only 6/7/95

SUBJECT: COUNTY REVIEW GROUP COMMENTS

CRG DATE: 4/20/95
9:00 a.m., Room 301

FROM: ZADM - DEVELOPMENT CONTROL

POST CRG COMMENTS PLAN RCVD JUNE 95

PROJECT NAME: **Mays Chapel North Section 7**

PLAN DATE: 3/17/95

REV.: ~~4/11/95~~ RCVD. JUNE 1995

LOCATION: NEC Padonia and Roundwood Roads

DISTRICT: 8c3

PROPOSAL: Retail Stores and a General/Medical Office Building in MCN PUD

REVISED PLAN KEY:
(X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CRG PLAN APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

The CRG plan has been reviewed by the staff at this level of detail and has been found to be in general compliance with the Fourth Amended Overall Authorization Plan approved on January 30, 1991, Zoning Case #88-536-Auth, SPHX, Zoning Case #91-144-SPH, and the Baltimore County Zoning Regulations (BCZR) for a CRG approval. To avoid any possible delays in the development review and zoning approval process, when additional details and information are available or changed, this office should be contacted and it should be the responsibility of the owner, developer, or developer's engineer to rectify any zoning conflicts well in advance of any expected final plan approvals. Only if necessary, will the following comments be up-dated and/or supplemented during the review and final approval of the CRG/FDP for this section.

A. *GENERAL PUD COMMENTS - APPROVAL PROCESS:*

BA 1. Pursuant to Section 430.1.G. (BCZR), the Director of Zoning Administration and Development Management (ZADM) in the second stage of approval must approve the CRG/FDP for each section when submitted as being generally in accord with the Authorization Plan previously submitted and approved in Zoning Cases #88-536-Auth, SPHX and #91-144-SPH. After the CRG and Planning Board approval and the plan has been found to be in compliance with: (1) the zoning orders in the above cases, (2) the latest amended authorization plan, and (3) the CRG and any additional plan comments during the review process, then the Director of ZADM will confirm that the CRG/FDP plans can be approved and then sign the Final Development Plan (2 copies of the same plan with different signature blocks) both approved concurrently. One copy of the CRG/FDP signed by the Director of ZADM is included in the permanent zoning case file.

BA 2. Zoning Regulations -- Prior to final zoning approval of this area, separate complete zoning regulations must be finally approved by the Director of ZADM.

(Over)

COUNTY REVIEW GROUP COMMENTS
PROJECT NAME: Mays Chapel North PUD
Section 7
CRG DATE: 4/20/95
PAGE 2 ~~RE~~ POST CRC COMMENTS

B. *SITE SPECIFIC COMMENTS FOR CRG: SECTION 7:*

The plan is in general compliance with the PUD regulations, subject to compliance with the following ~~comments:~~ ORIGINAL CRC COMMENTS?

~~BA~~ 1. Show the bank ~~stacking~~ at ~~(5)~~ 20-foot long spaces for the first station with (2) for each additional station and do not count the transaction station. State that the professional office is "general office". This applies to 10,800 square feet only, not the entire 21,600 square feet now noted on the plan. Please correct this note.

BA 2. The internally illuminated sign question ~~appears~~ WAS to be resolved with the ~~exception~~ EXCLUSION. of the florescent lamp sign detail and details showing and noting internal lamps which still apparently conflict with the limitation of only indirect illumination provisions. Correct this situation AS THIS ~~IS NOT CLEAR~~ IS STILL NOT ACCEPTABLE FOR REGULATION COMPLIANCE.

BA 3. Provide a set of amended PUD regulations to now include Section 7 as soon as possible for zoning review.

Final zoning approvals depend on resolution of the above comments.

Provide a copy of these comments to zoning with all revisions. DATE ALL REVISED PLANS AND LIST REVISIONS.

JOHN L. LEWIS
Planner II

JLL:scj

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

CRG DATE: 4/20/95
9:00 a.m., Room 301

PRE-CRG DATE: 4/10/95
10:00 a.m., Room 301

FROM: ZADM - DEVELOPMENT CONTROL

PROJECT NAME: **Mays Chapel North Section 7**

PLAN DATE: 3/17/95

REV.:

LOCATION: NEC Padonia and Roundwood Roads

DISTRICT: 8c3

PROPOSAL: Retail Stores and a General/Medical Office Building in MCN PUD

REVISED PLAN KEY:
(X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CRG PLAN APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

The CRG plan has been reviewed by the staff at this level of detail and has been found to be in general compliance with the Fourth Amended Overall Authorization Plan approved on January 30, 1991, Zoning Case #88-536-Auth, SPHX, Zoning Case #91-144-SPH, and the Baltimore County Zoning Regulations (BCZR) for a CRG approval. To avoid any possible delays in the development review and zoning approval process, when additional details and information are available or changed, this office should be contacted and it should be the responsibility of the owner, developer, or developer's engineer to rectify any zoning conflicts well in advance of any expected final plan approvals. Only if necessary, will the following comments be up-dated and/or supplemented during the review and final approval of the CRG/FDP for this section.

A. *GENERAL PUD COMMENTS - APPROVAL PROCESS:*

1. Pursuant to Section 430.1.G. (BCZR), the Director of Zoning Administration and Development Management (ZADM) in the second stage of approval must approve the CRG/FDP for each section when submitted as being generally in accord with the Authorization Plan previously submitted and approved in Zoning Cases #88-536-Auth, SPHX and #91-144-SPH. After the CRG and Planning Board approval and the plan has been found to be in compliance with: (1) the zoning orders in the above cases, (2) the latest amended authorization plan, and (3) the CRG and any additional plan comments during the review process, then the Director of ZADM will confirm that the CRG/FDP plans can be approved and then sign the Final Development Plan (2 copies of the same plan with different signature blocks) both approved concurrently. One copy of the CRG/FDP signed by the Director of ZADM is included in the permanent zoning case file.

2. Zoning Regulations -- Prior to final zoning approval of this area, separate complete zoning regulations must be finally approved by the Director of ZADM.

(Over)

B. *SITE SPECIFIC COMMENTS FOR PRE-CRG OF SECTION 7:*

The plan is in general compliance with the PUD regulations, subject to compliance with the following comments:

1. Provide floor area/use calculations to show compliance with the zoning regulations on sheet 1.

2. Correct the density calculation chart in the summary to match the previously approved Section 6 calculations. The sub-totals are not correct.

3. Show the bank stacking at (5) 20-foot long spaces for the first station with (2) for each additional station. State that the professional office is "general office".

4. Signs are not permitted in street right-of-ways. Remove the sign between the cross access drives on Tullamore Road.

5. The Landscaping Plan (sheet 8) and Illustrative Plan (sheet 10) shows what appears to be a sign (not shown on the other plans) at the SE corner of Tullamore and Padonia Roads. Clarify this situation.

6. Add Section c:i-v to Section b. of the sign regulations on sheet 11. Show sign square footage areas and sub-totals of areas to show compliance with b.(v). 3 signs are shown as proposed. Identify each type and give sufficient information for compliance determination with b.(v), b.(vi), and b.(ii). Show that the proposed typical sign details (on the Professional Center Detail) comply with b.(1.) and b.(ii).

7. The internally illuminated signs apparently conflict with the limitation of only indirect illumination provisions. Correct this situation.

8. Provide a set of amended PUD regulations to now include Section 7 as soon as possible for zoning review.

Final zoning approvals depend on resolution of the above comments.

Provide a copy of these comments to zoning with all revisions.

JOHN L. LEWIS
Planner II

JLL:scj

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

CRG DATE: 4/20/95
9:00 a.m., Room 301

FROM: ZADM - DEVELOPMENT CONTROL

PROJECT NAME: **Mays Chapel North Section 7**

PLAN DATE: 3/17/95

REV.: 4/11/95

LOCATION: NEC Padonia and Roundwood Roads

DISTRICT: 8c3

PROPOSAL: Retail Stores and a General/Medical Office Building in MCN PUD

REVISED PLAN KEY:
(X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CRG PLAN APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

The CRG plan has been reviewed by the staff at this level of detail and has been found to be in general compliance with the Fourth Amended Overall Authorization Plan approved on January 30, 1991, Zoning Case #88-536-Auth, SPHX, Zoning Case #91-144-SPH, and the Baltimore County Zoning Regulations (BCZR) for a CRG approval. To avoid any possible delays in the development review and zoning approval process, when additional details and information are available or changed, this office should be contacted and it should be the responsibility of the owner, developer, or developer's engineer to rectify any zoning conflicts well in advance of any expected final plan approvals. Only if necessary, will the following comments be up-dated and/or supplemented during the review and final approval of the CRG/FDP for this section.

A. *GENERAL PUD COMMENTS - APPROVAL PROCESS:*

BA 1. Pursuant to Section 430.1.G. (BCZR), the Director of Zoning Administration and Development Management (ZADM) in the second stage of approval must approve the CRG/FDP for each section when submitted as being generally in accord with the Authorization Plan previously submitted and approved in Zoning Cases #88-536-Auth, SPHX and #91-144-SPH. After the CRG and Planning Board approval and the plan has been found to be in compliance with: (1) the zoning orders in the above cases, (2) the latest amended authorization plan, and (3) the CRG and any additional plan comments during the review process, then the Director of ZADM will confirm that the CRG/FDP plans can be approved and then sign the Final Development Plan (2 copies of the same plan with different signature blocks) both approved concurrently. One copy of the CRG/FDP signed by the Director of ZADM is included in the permanent zoning case file.

BA 2. Zoning Regulations -- Prior to final zoning approval of this area, separate complete zoning regulations must be finally approved by the Director of ZADM.

(Over)

B. *SITE SPECIFIC COMMENTS FOR CRG: SECTION 7:*

The plan is in general compliance with the PUD regulations, subject to compliance with the following comments:

BA 1. Show the bank stacking at (5) 20-foot long spaces for the first station with (2) for each additional station and do not count the transaction station. State that the professional office is "general office". This applies to 10,800 square feet only, not the entire 21,600 square feet now noted on the plan. Please correct this note.

BA 2. The internally illuminated sign question appears to be resolved with the exception of the florescent lamp sign detail and details showing and noting internal lamps which still apparently conflict with the limitation of only indirect illumination provisions. Correct this situation.

BA 3. Provide a set of amended PUD regulations to now include Section 7 as soon as possible for zoning review.

Final zoning approvals depend on resolution of the above comments.

Provide a copy of these comments to zoning with all revisions.

JOHN L. LEWIS
Planner II

JLL:scj

Return Service Requested

ROUNDWOOD

CENTER

SEC VII

MAYS CHAPEL NORTH

PHOTOS

Department of Permits, Approvals and Inspections
Zoning
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

BALTIMORE COUNTY MARYLAND


STARBUCKS COFFEE
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First National Bank
of Maryland


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& PORTRAIT STUDIO


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NOW OPEN
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SALE 25 - 50%


MIKE & ANTONY JEWELERS
GRAND OPENING
SALE 25 - 50% OFF


OWINGS MILLS • Athletic Club


HUNT VALLEY JEWELERS
DIAMOND SALE
THE ASSOCIATES Financial Services


WINDOWARE


NAIL BOX
4 SEASONS TRA
YORK BARBELL
TOTAL FITNESS
GRAND OPENING
FEATURING
YORK · UNIVERSAL · BodyGuard · SCIFIT
OPEN


NAIL BOX
NAIL BOX


4 SEASONS TRAVEL

Section 7

22

MAYS CHAPEL NORTH

SECTION 7

PLANS 1 THRU 5

AMENDED 1 THRU 5

BC37C17T

22 OF 27

GENERAL NOTES

1. Envelopes shown hereon are for the location of dwelling units only and are subject to the requirements for private yard space. Accessory structures, fences and projections into yards may be constructed outside the envelopment or within the envelope if located in the rear or side yard, but must comply with the Mays Chapel North zoning regulations made applicable to the P.U.D. (subject to covenants and applicable building permits).
2. Accessory structures, fences and projections into yards cannot be located in flood plain areas or hydric soils.
3. This C.R.G. plan is approved by the Zoning Commissioner based on his or her determination that it is in accordance with the latest amendment overall authorization plan approved in the zoning case.
4. This C.R.G. plan complies with the pre-development comments and check print.
5. If drainage, utility and walkway easements are fenced, then at least five feet must remain open for pedestrian access.
6. No retail or office uses are proposed in this Subsection B.
7. Landscaping and screening shall conform to the standards contained in the Baltimore County Landscape Manual. A landscape plan must be approved by the Office of Planning prior to the issuance of a Grading Permit.
8. Disturbed areas are to be stabilized with grass, weeds, honeysuckle, etc.
9. A Forest Establishment plan will be submitted along with the Sediment and Erosion Control plan and Grading plan for this Subsection B.
10. Trash collection is subject to Baltimore County approval.
11. All street lights are conform to Baltimore County guidelines for street lights in new subdivisions.
12. All interior streets located in the condominium area are private and to be owned and maintained by the condominium association.
13. Temporary open space boundary markers, tree projection devices and 4' high snow fencing shall be installed prior to any clearing or grading.
14. Road paving material to be bituminous concrete.
15. Typical parking spaces are 8.5'x18' minimum. All parking will be permanently striped.
16. Reforested areas are shown thus. *A plan will be submitted prior to release of the grading permit.*
17. Proposed street lights are shown thus.
18. Existing street lights are shown thus.
19. Neighborhood designation signs shown thus.
20. Central trash pick-up locations are shown thus.
21. Handicapped parking is shown thus.
22. 4' Paths shown may be either a pervious or impervious material.
23. Water retention areas shown thus.
24. A Restoration plan will be approved by D.E.P.R.M. prior to issuing a Grading Permit.
25. 500' sight lines are to be cleared graded and kept free of any obstruction.

SUMMARY

A. DENSITY AND DWELLING UNITS BY TYPE.

Density	Dwelling	
540	600	Units contained in Section Seven, Area B (33.27 Ac) comprised of Condominium Units
1212	1162	Units used in previous Sections (172.88 Ac) all types.
425	415	Units allowed in future sections (189.50 Ac) all types.
2177	2177	Units allowed in P.U.D. (394.14 Ac) all types.

There are no commercial, office or institutional uses proposed in this Subsection. Senior/Apartment Condominium Units = 600 Dwelling Units and 540 Density Units:

(A) 24 Efficiency Units
(B) 192 One bedroom Units
(C) 384 Two Bedroom Units

Some units may contain a small den (less than 100 Sq.Ft.)

B. OTHER USES ALLOWED

Retail shop and service area in P.U.D. – 43,553 Sq.Ft.
None contained in Section Seven, Area B.

Office area in P.U.D. – 21,776 Sq.Ft.
None contained in Section Seven, Area B.

Senior Citizens Housing with life care facilities.

C. PARKING

Number of parking spaces required:

Senior Housing: 184 Units x 0.75/Unit =	138 spaces
Condominium/Apartments: 416 Units x 1.5/Unit =	624 spaces
Total parking spaces required:	762 spaces

Number of parking spaces provided:

Senior Housing:	153 spaces
Condominium/Apartments:	624 spaces
Total parking spaces provided:	762 spaces

SECTION	ACREAGE USED	ACREAGE REMAINING	DENSITY USED	DENSITY REMAINING	DWELLING UNITS	DWELLING UNITS REMAINING
						2177 D.U.
ONE	9.74 Ac.	374.40 Ac.	0	2177 De.U.	0	2177 D.U.
TWO	38.70 Ac.	335.70 Ac.	231 De.U.	1946 De.U.	212 D.U.	1965 D.U.
THREE	27.00 Ac.	308.70 Ac.	281 De.U.	1665 De.U.	266 D.U.	1699 D.U.
FIVE	17.94 Ac.	290.76 Ac.	198 De.U.	1549 De.U.	128 D.U.	1571 D.U.
FOUR	22.82 Ac.	267.94 Ac.	193 De.U.	1356 De.U.	182 D.U.	1389 D.U.
SIX	24.67 Ac.	243.27 Ac.	199 De.U.	1157 De.U.	190 D.U.	1199 D.U.
ELEVEN	20.59 Ac.	222.71 Ac.	192 De.U.	965 De.U.	184 D.U.	1015 D.U.
SEVEN	*33.27 Ac.*	*189.50 Ac.*	*540 De.U. Ac.*	*425 De.U.*	*600 D.U.*	*415 D.U.*
TOTAL	194.64 Ac.	189.50 Ac.	1752 De.U.	425 De.U.	1762 D.U.	415 D.U.

Same as type of density and dwelling units shown on Authorization Plan.

Total of 16.23 density and 18.0 dwelling units per acres are less than what is shown on the Authorization Plan.

Section One is composed of relocated Padonia and Mays Chapel rights-of-way only.

De.U. = Density Units D.U. = Dwelling Units

Total Open Space in Section Seven to be conveyed to the Association.

Section Seven Area A	=	2.4 Acres
Section Seven Area B	=	6.6 Acres
TOTAL Open Space	=	9.0 Acres

See plan for Average Daily Trips

BUILDING HEIGHT

The perpendicular height limitations of particular buildings, are as follows: Townhouses 45 feet; Garden buildings 50 feet; Mid-Rise buildings outside the Village Center 65 feet; Mid-Rise and Senior Citizen Housing buildings inside the Village Center 85 feet. The perpendicular height limitation of any commercial, business or office building, or any group child care center or community building is 40 feet.

NOTES:

No wells, septic systems or structures exist on this site.

Disturbance in the open space beyond that which is shown on the plan will not be allowed without prior approval from the Department of Recreation and Parks.

1. Election District: 6
2. Councilmanic District: 3
3. Census Tract: 4038
4. Watershed: 11
5. Water Zone: Falls, Fifth
6. Subsewershed: 32 & 36
   Sewer Drainage Area: Gunpowder
   Pumped by Texas Pumping Station

ZONING REGULATIONS

The Baltimore County Zoning Regulations are not applicable to this plan of development. The Mays Chapel North Zoning Regulations are adopted and approved by the Zoning Commissioner in case number 88-536, AUTH, ASPHX, and number 91-144-SPH.

The interpretation, administration and enforcement of these regulations shall be the responsibility of James Keelty & Co., Inc. or Mays Chapel North, Inc. each a Maryland corporation, or their respective successors or assigns. This responsibility includes the review and approval of a "Compliance Certificate" to be presented to the Baltimore County Zoning Office when individual owners improvements require Baltimore County permits.

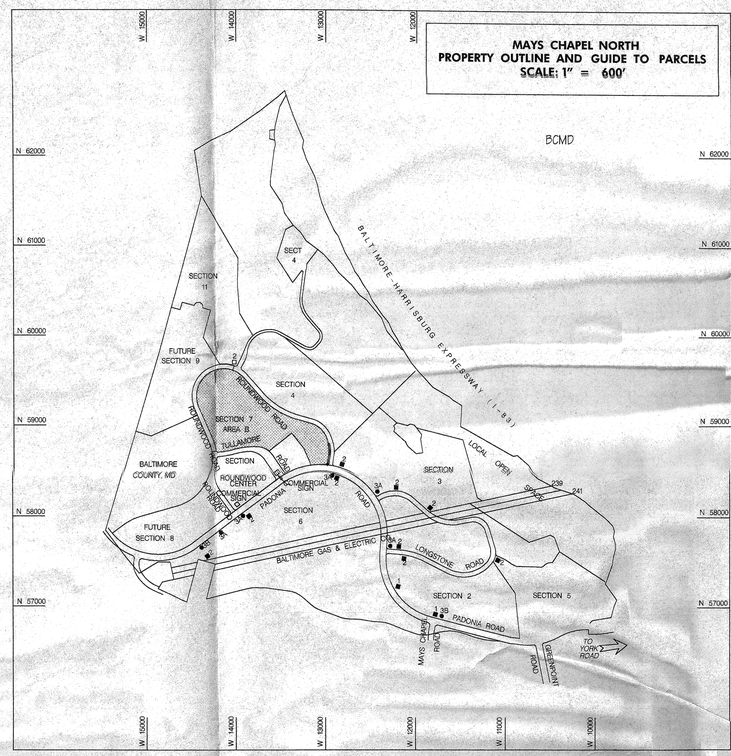
CASE NO. 91-144 SPH

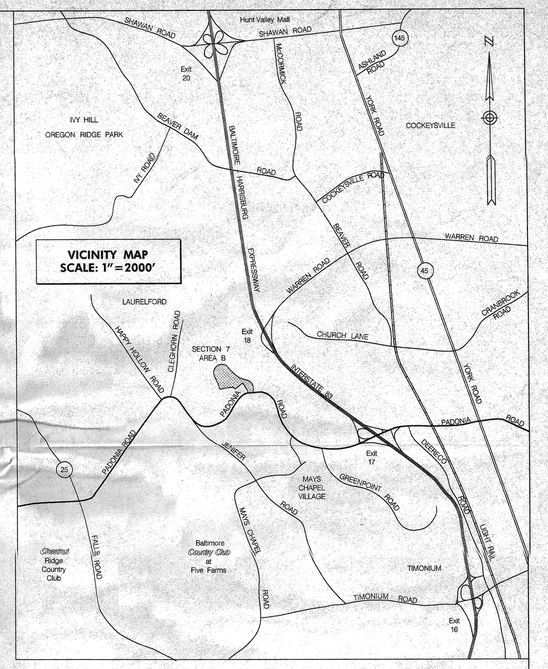
Ordered by the Deputy Zoning Commissioner for Baltimore County, this 30th day of November, 1990, that the provisions of paragraph 9 of the November 4, 1988 Order of the Deputy Zoning Commissioner (subject Zoning Order), entered in Zoning Case No. 88-536-AUTH-ASPHX, is confirmed subject to clarification and amendment, as follows: the transfer and/or sale of Petitioners' interest in the subject property (Mays Chapel North premises), either in its entirety or by sections, may be made to any affiliate of the petitioner, James Keelty & Co., Inc., without the need of any further finding by the Zoning Commissioner or Deputy Zoning Commissioner on the requirements of Section 430.1.D.3c of the Zoning Regulations of Baltimore County; all such transfers and/or sales being hereby approved, and, as such, the petition for Special Hearing be and the same is hereby granted, subject however, to the following restrictions which are conditions precedent to the relief granted herein:

1. Petitioners and their approved successors and assigns may apply for their building permits and be granted same upon receipt of this order; however, petitioners and their approved successors and assigns are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this order has expired. If for whatever reason, this order is reversed, petitioners and their approved successors and assigns would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioners, James Keelty & Co., Inc., and Mays Chapel Village, are not in any way relieved of any of their present responsibility under the subject zoning order; and
3. An affiliate of the petitioner, James Keelty & Co., Inc., means and includes: (i) a parent corporation, if the parent corporation holds not less than 50% of the issued stock of said petitioner and any subsidiary corporation, including any corporation that is a subsidiary of either the parent corporation or any other subsidiary corporation of the parent corporation, if, in all cases, the parent corporation holds not less than 50% of the issued and outstanding stock of the subsidiary; (ii) any general or limited partnership, if not less than 50% interest in the partnership, general and limited, is held by any one or more corporation and partnership affiliates, and/or by any one or more shareholders of James Keelty & Co., Inc., or of any corporate affiliate, including among individuals, the family (parent, child, brother or sister) of any shareholder; or (iii) any one or group holding not less than 50% of the issued and outstanding stock of James Keelty & Co., Inc., or of any corporate affiliate, or holding not less than a 50% interest (general and limited) in a partnership affiliate, including in any group the family (parent, child, brother or sister) of any of the foregoing.

MINOR PLAN REVISIONS ROUTING

Due to the fact that substantial building and sales have occurred in many sections and in accordance with Zoning Case 88-536-Auth-ASPHX and 91-144-SPH and subject to the recommendations of the Director of OPCC and the final approval of the Director of PDM, future minor changes once approved by the CRG may be approved via the CRG/FDP plan revision and PUD approved process provided no individual sales of lots has occurred within this sub-section or within 300 feet of the lot(s) proposed for amendment. All other minor amendments must comply with Article II Section 10, MCN Zoning Regulations (variance and community notification process).





MAYS CHAPEL NORTH
PLANNED UNIT DEVELOPMENT

COUNTY REVIEW GROUP
FINAL DEVELOPMENT PLAN

SIGNS ALLOWED

SECTION	TYPE 1	TYPE 2	TYPE 3A-3B
OVERALL	2		6
2	–		–
3	–	2	–
4	–	PLANNED	–
5	–		–
6	–		–
7	–		–
TOTAL	2	15	6

SIGNS SHOWN

SECTION	TYPE 1	TYPE 2	TYPE 3A-3B
OVERALL	2		6
2	–	2	–
3	–	2	–
4	–	2	–
5	–	1	–
6	–	2	–
7	–	1	–
11	–	1	–
TOTAL	2	13	6

NOTES:

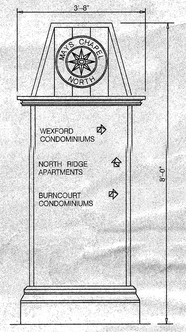
1. All lighting on the signs (except the commercial signs) will be external.
2. There are 2 commercial signs allowed and shown for Section 7A. (section 8b(v))
3. Type 1 signs are overall MCN community signs. (section 8a.(vii)).

(vii) Not more than six major directory signs, none to exceed 65 square feet, each listing the name and showing the location of housing clusters, apartment and condominium buildings, churches, private schools and the village center, to be located at or about major entry points to subdivisions of the PUD, or within the village center; and

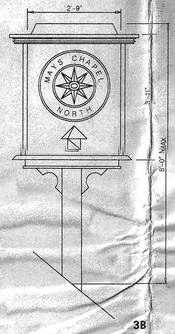
(ix) Not more than two signs identifying housing clusters, and not more than two signs identifying apartments or condominium project, within the subdivision of the PUD, no such sign to exceed 40 square feet, to be located at or about entry points to the subdivision or at or about the housing cluster, apartment or condominium identified.



TYPICAL GROUP SIGN
TYPE 2
(2 PER SECTION PERMITTED)



3A



3B

TYPICAL DIRECTION SIGNS
TYPE 3
(MAX ALLOWED = 6)

PLANNED UNIT DEVELOPMENT – SEE ZONING ORDER 88-536 ASPHX
PROPERTY No. 08-11-01808I DEED REF EHK JR 828/328

DMW
Daft·McCune·Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

CRG / FDP
SECTION SEVEN
MAYS CHAPEL NORTH – DEV. AREA "B"

BALTIMORE COUNTY, MARYLAND
SCALE: AS NOTED
8th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER:
STONYFORD, INC.
P.O. BOX 528
61 E. PADONIA RD., TIMONIUM, MD. 21093
(410) 252-8600

PLAT PREPARED BY:
DAFT-McCUNE-WALKER,INC.
200 E. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
(410) 296-3333

CRG
PRE – Mon. 12/29 9AM
CRG Thur 1/8/98 9AM

RECEIVED
DEC 3 1997
BALTIMORE COUNTY
OFFICE OF PLANNING

JLC

STATE OF MARYLAND – DANIEL C. WALKER – No. 10737 – REGISTERED PROFESSIONAL ENGINEER

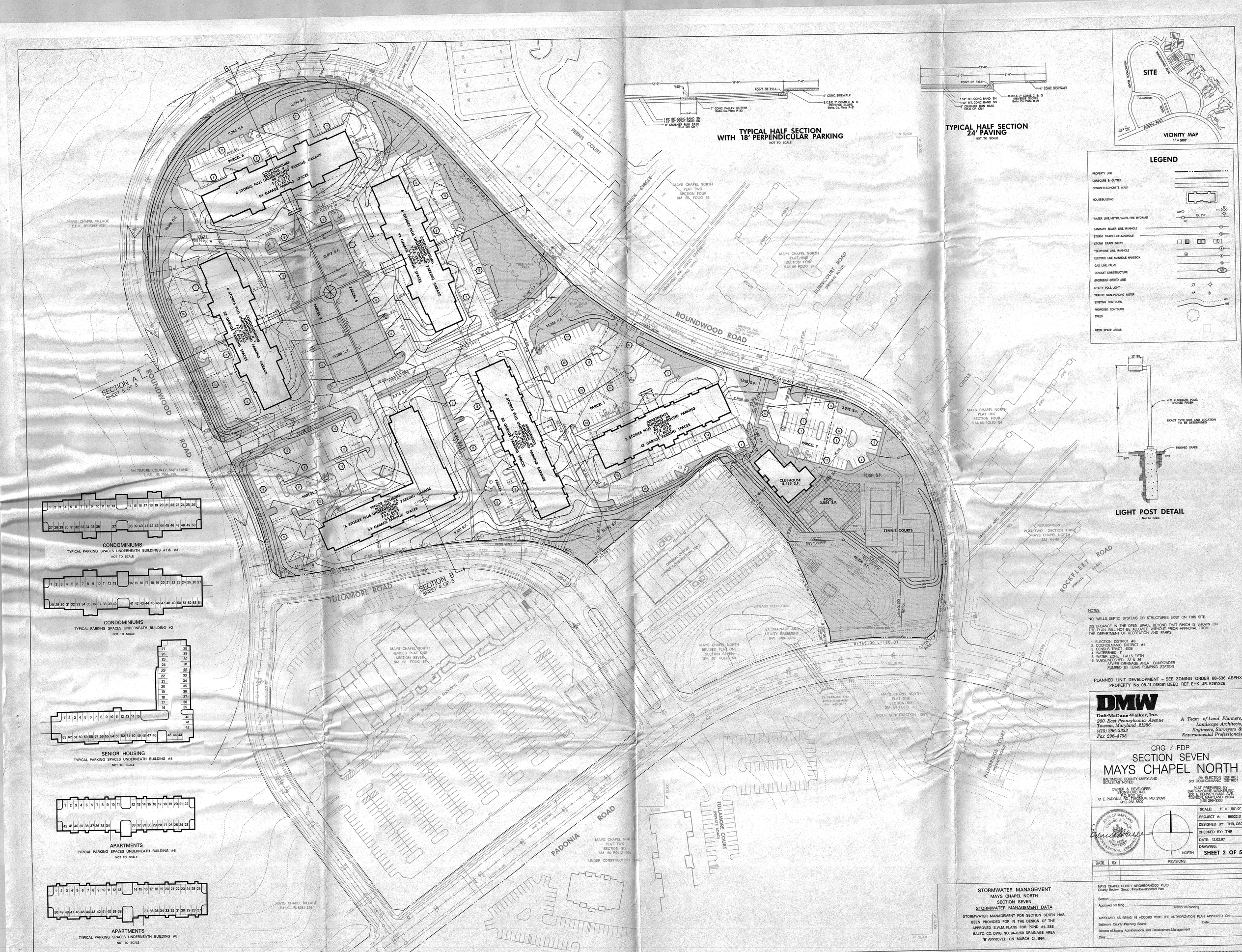
SCALE: 1" = 50'-0"
PROJECT #: 86022.D
DESIGNED BY: THR, CSC
CHECKED BY: THR
DATE: 12.02.97
DRAWING:
NORTH
SHEET 1 OF 5

DATE	BY	REVISIONS

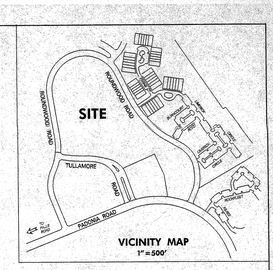
MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan

Section _____
Approved for filing _____ Director of Planning

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON: _____
Baltimore County Planning Board Date: _____
Director of Zoning Administration and Development Management
Date: _____


ROUNDWOOD ROAD
TULLAMORE ROAD
PADONIA ROAD
FERNS COURT
LIMERICK CIRCLE
BURNCOURT ROAD
ROCKFLEET ROAD
PLUMPRIDGE COURT
TULLAMORE COURT
SECTION A
SHEET 5 OF 5
SECTION B
SHEET 4 OF 5
PARCEL 1
PARCEL 2
PARCEL 3
PARCEL 4
PARCEL 5
PARCEL 6
PARCEL 7
8 STORIES PLUS UNDERGROUND PARKING GARAGE
CONDOMINIUMS
BUILDINGS #1 & #3
PARCELS 4 & 5
P.F.E. 617.5
L.F. 611.5
54 GARAGE PARKING SPACES
CONDOMINIUMS
BUILDING #2
PARCEL 5
P.F.E. 622.5
L.F. 616.5
52 GARAGE PARKING SPACES
SENIOR HOUSING
BUILDING #4
PARCEL 3
P.F.E. 625.5
L.F. 619.5
63 GARAGE PARKING SPACES
APARTMENTS
BUILDING #6
PARCEL 1
P.F.E. 621.0
L.F. 615.0
42 GARAGE PARKING SPACES
APARTMENTS
BUILDING #5
PARCEL 2
P.F.E. 625.5
L.F. 619.5
50 GARAGE PARKING SPACES
CLUBHOUSE
5,465 S.F.
POOL
3,654 S.F.
TENNIS COURTS
MAYS CHAPEL VILLAGE
E.H.K. JR. 6482-453
BALTIMORE COUNTY, MARYLAND
E.H.K. JR. 7774-405
MAYS CHAPEL VILLAGE
E.H.K. JR. 5261-325
MAYS CHAPEL NORTH
PLAT TWO
SECTION FOUR
SM 66 FOLIO 84
MAYS CHAPEL NORTH
PLAT ONE
SECTION FOUR
SM 66 FOLIO 84
MAYS CHAPEL NORTH
REVISED PLAT ONE
SECTION SEVEN
SM 68 FOLIO 69
MAYS CHAPEL NORTH
PLAT TWO
SECTION SIX
SM 68 FOLIO 083
UNDER CONSTRUCTION (1997)
MAYS CHAPEL NORTH
PLAT ONE
SECTION SIX
SM 66 FOLIO 007
UNDER CONSTRUCTION (1997)
MAYS CHAPEL NORTH
PLAT ONE
SECTION FOUR
S.M. 66 FOLIO 84
SUBDIVISION
PLAT TWO SECTION THREE
MAYS CHAPEL NORTH
SM 64-18
EXISTING PATH
TREE SAVE AREA
EX. DRAINAGE AND UTILITY EASEMENT
EX. DRAINAGE AND UTILITY EASEMENT R/W #89-08-17
WETLAND DELINEATION
GENERAL OFFICE (UNDER CONSTRUCTION 1997)
EXISTING ROUNDWOOD SHOPPING CENTER
DRAINAGE AND UTILITY EASEMENT
EXISTING PATH
N 59,600
N 59,000
N 58,600
N 58,000
R=765.00'L=180.07'
S 27°05'00" W
180.07'
N 27°05'00" E
180.07'
S 62°55'00" E
90.00'
N 62°55'00" W
90.00'
S 27°05'00" W
90.00'
N 27°05'00" E
90.00'
N 62°55'00" W
102.35'
N 62°55'00" W
102.35'
N 27°05'00" E
90.00'
S 27°05'00" W
90.00'
S 62°55'00" E





PLANT KEY

SYMBOL	QUANTITY	PLANT TYPE	SIZE
	288	MAJOR DECIDUOUS	2 1/2"
	94	FLOWERING TREE	1 – 1 1/2"
	171	EVERGREEN TREE	6' – 8'
	209	SHRUBS	18"
	18,507 S.F.	REFORESTED AREAS	

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSERYMAN, INC. STANDARDS.
2. ALL PLANTING PROCEDURES AND SPECIFICATIONS SHALL CONFORM TO LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE WASHINGTON METROPOLITAN AREA LATEST EDITION.
3. THE CONTRACTOR SHALL CONTACT "MISS UTILITY" FOR UNDERGROUND UTILITY LOCATIONS AT LEAST 72 HOURS PRIOR TO THE COMPLETION DATE.
4. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR FOLLOWING THE INSTALLATION COMPLETION DATE.

LANDSCAPE TABULATION

COMMERCIAL, OFFICE, INDUSTRIAL, HIGH RISE RESIDENTIAL, AND PUBLIC DEVELOPMENTS

1. 2,714 L.F. OF INTERIOR ROAD / 20 = 136 P.U.'S
   102 MAJOR (75%), 22 MINOR, 0 EVERGREEN, 0 SHRUBS, 0 GROUNDCOVER
2. 3,360 L.F. OF ADJACENT ROAD / 40 = 84 P.U.'S
   88 MAJOR (75%), 0 MINOR, 0 EVERGREEN, 0 SHRUBS, 0 GROUNDCOVER
3. 476 PARKING SPACES / 2 = 40 P.U.'S
   42 MAJOR (75%), 0 MINOR, 0 EVERGREEN, 0 SHRUBS, 0 GROUNDCOVER
4. 2,043 L.F. PARKING LOT ADJACENT TO R.O.W. OR STRUCTURES / 15 = 136 P.U.'S
   23 MAJOR (75%), 69 MINOR, 153 EVERGREEN, 151 SHRUBS, 0 GROUNDCOVER
5. 323 L.F. OF DUMPSTER(S) / 15 = 22 P.U.'S
   4 MAJOR (75%), 0 MINOR, 18 EVERGREEN, 58 SHRUBS, 0 GROUNDCOVER.
6. 18,507 S.F OF REFORESTED AREA

TOTAL PLANTING UNITS REQUIRED 418
TOTAL PLANTING UNITS PROVIDED 418+
287 MAJOR, 94 MINOR, 171 EVERGREEN, 209 SHRUBS, 0 GROUNDCOVER

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
DEVELOPMENT PLANS REVIEW

OWNER'S SIGNATURE AND CERTIFICATION FORM

I certify that I have reviewed this Schematic Landscape Plan, that I am aware of the regulations presented in the Baltimore County Landscape Manual, and I agree to comply with these regulations, and all applicable policy, guidelines and ordinances.

OWNER'S SIGNATURE _____ DATE _____

PRINT OWNER'S NAME _____ TELEPHONE # _____

(Print) MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____

PLANNED UNIT DEVELOPMENT – SEE ZONING ORDER 88-536 ASPHX
PROPERTY No. 08-11-018081 DEED REF. EHK JR. 5281/326

DMW

Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

CRG / FDP

SECTION SEVEN
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE: AS NOTED

8th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER:
STONNOR, INC.
P.O. BOX 528
61 E. PADONIA RD., TIMONIUM, MD. 21093
(410) 252-8600

PLAT PREPARED BY:
DAFT-MCCUNE-WALKER,INC.
200 E. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
(410) 296-3333

STATE OF MARYLAND — LANDSCAPE ARCHITECT — REGISTERED PROFESSIONAL ENGINEER

NORTH

SCALE:	1" = 50'-0"
PROJECT #:	86022.D
DESIGNED BY:	THR, CSC
CHECKED BY:	THR
DATE:	12.02.97
DRAWING:	SHEET 3 OF 5

DATE	BY	REVISIONS

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan

Section: _____

Approved for filing _____
Director of Planning

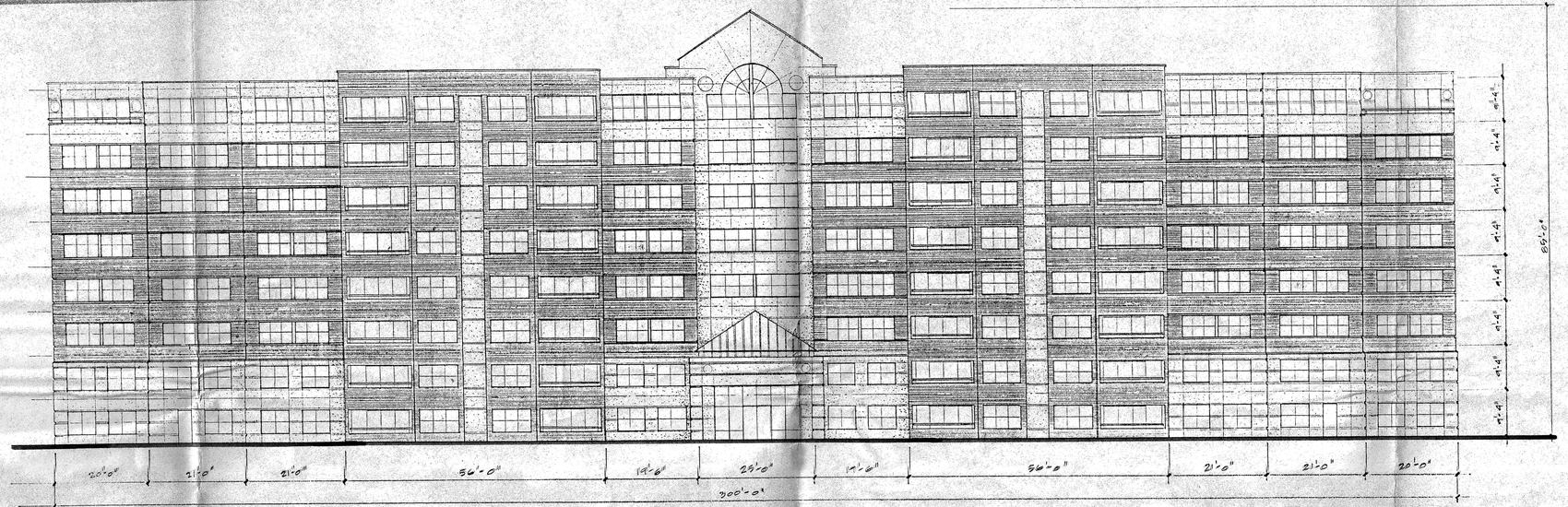
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON: _____

Baltimore County Planning Board Date: _____

Director of Zoning Administration and Development Management

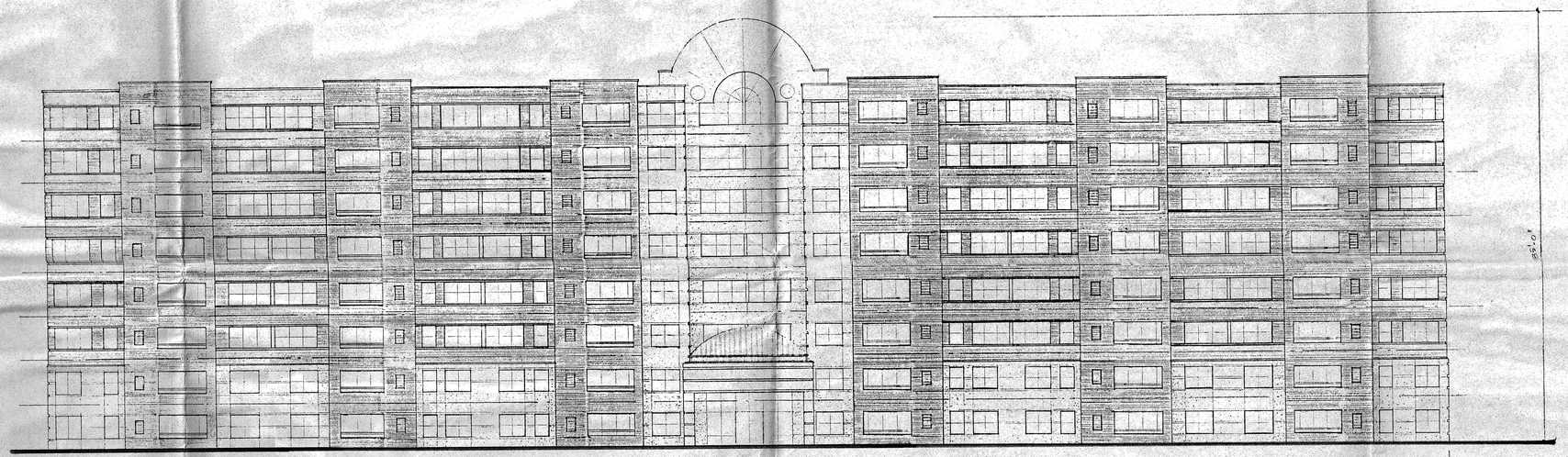
Date: _____

86022.D
CHAPEL NORTH
FDP SECTION 7



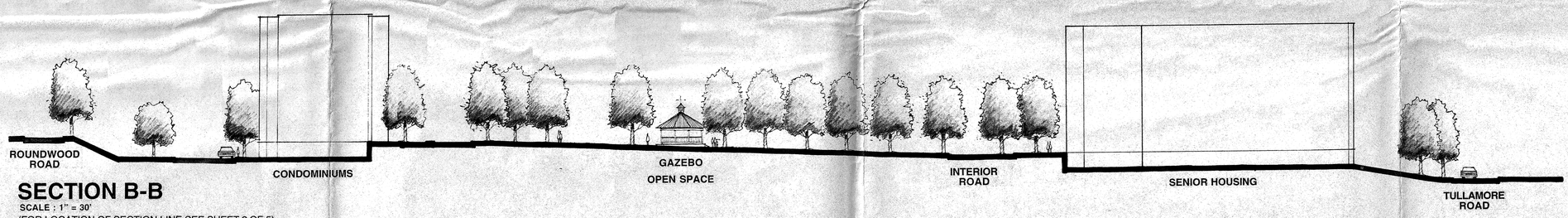
CONDOMINIUMS
SCALE 3/32" = 1'-0"

FRONT ELEVATION

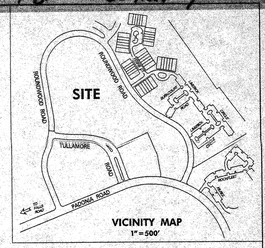


APARTMENTS
SCALE 3/32" = 1'-0"

FRONT ELEVATION



SECTION B-B
SCALE : 1" = 30'
(FOR LOCATION OF SECTION LINE SEE SHEET 2 OF 5)



ARCHITECTURE AND BUILDING ELEVATIONS PROVIDED BY:

DONALD RATCLIFFE AND ASSOCIATES
10404 STEVENSON ROAD
STEVENSON, MD. 21153

The minimum horizontal distance from any point on a detached building or group of attached buildings to the vertical projection of any point on another detached building or group of attached buildings, exclusive of enclosed entrance ways, shall be 40 feet, unless any of such buildings involved in the setback measurement exceed 44 feet in height, in which case the minimum horizontal distance between buildings shall be 60 feet.

PUBLIC SERVICES C.R.G. #90032
PLANNING NO. C.R.G. #V111-564

PLANNED UNIT DEVELOPMENT - SITE ZONING ORDER 88-536 ASPHX
PROPERTY No. 08-11-016081 DEED REF: EHK JR. 5281/326

DMW
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

CRG / FDP
SECTION SEVEN
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE: AS NOTED

8th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER:
STOP, INC.
61 E. PADONIA RD. TIMONIUM, MD. 21093
(410) 252-8600

PLAT PREPARED BY:
DAFT-McCUNE-WALKER, INC.
200 E. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
(410) 296-3333

SCALE:	1" = 50'-0"
PROJECT #:	86022.D
DESIGNED BY:	THR, CSC
CHECKED BY:	THR
DATE	12.02.97
DRAWING:	4 of 5

DATE	BY	REVISIONS

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group /Final Development Plan

Section: _____

Approved for filing _____ Director of Planning

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON _____

Baltimore County Planning Board _____ Date: _____

Director of Zoning Administration and Development Management

Date: _____

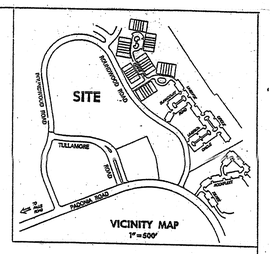
Nov 11 98 17:46 1997 F:\HOMES\DFW\Daft\cad files\Section 6\8822sht.dgn

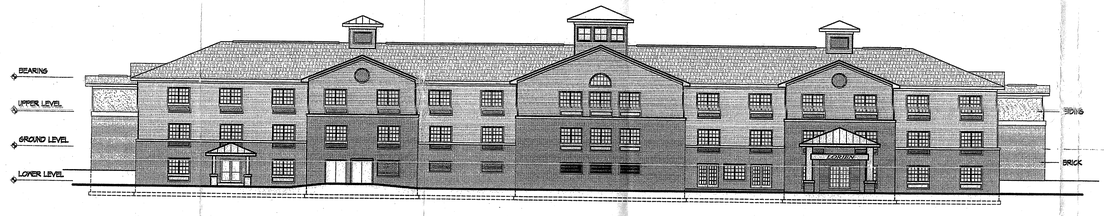


SENIOR HOUSING

NOT TO SCALE

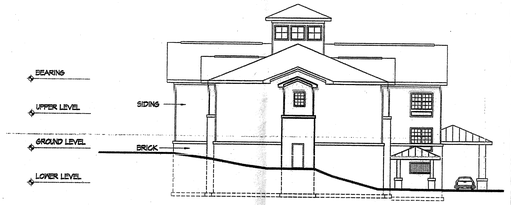
ELEVATION





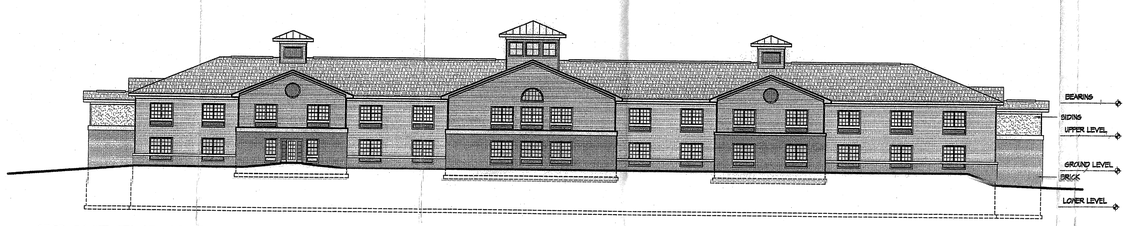
REAR ELEVATION

NOT TO SCALE



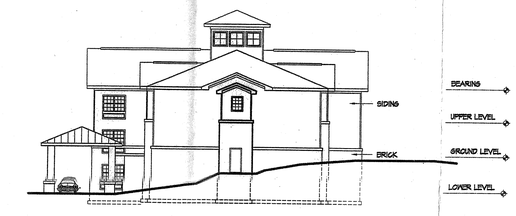
SIDE ELEVATION

1/16" = 1'-0"



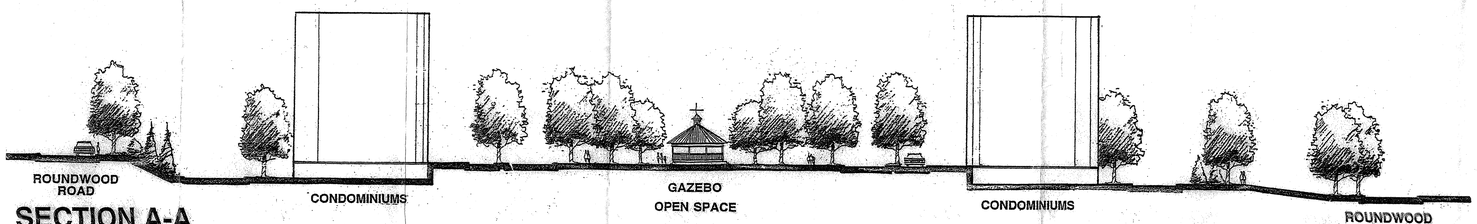
FRONT ELEVATION

NOT TO SCALE



SIDE ELEVATION

1/16" = 1'-0"



SECTION A-A

SCALE : 1" = 30'

(FOR LOCATION OF SECTION LINE SEE SHEET 2 OF 5)

6TH AMENDMENT NOTE

Revise Parcel 1 water meter location and easement to match the record plat and construction drawings. This revision was approved by the DRC as a plan refinement on October 6, 2009, DRC #1006098.

RECEIVED

OFFICE OF PLANNING

NOTE: Original sealed drawing used for Baltimore County Signatures have been given to Mark Bubel, Keehy Co. Inc., for submittal.

1ST AMENDMENT NOTE:

- Parcel 1 - Revised to widen and lengthen each building by 8', and adjust parking lots.
- Parcel 3 - Revised to provide two buildings in lieu of one and to adjust parking areas.
- Plan was approved pursuant to DRC No. 05-03-9C, dated 5/17/99.

2ND AMENDMENT NOTE:

- Parcel 3 - Revised building locations, footprints, and elevations. Revised parking layout.
- Building connections are one story connections.
- If senior housing is not utilized in the building above 65' in height, parking and building elevation width conflicts must be corrected through appropriate zoning action or hearings. This may initiate revisions for the approved CRG/FDP plan.
- This Plan was approved by the DRC as a plan of refinement on July 10, 2000. DRC #071000G

3RD AMENDMENT NOTE:

In accordance with letter dated June 10, 2002 from DRC office of planning the restriction that all floors above 65 feet be restricted to the elderly has been removed.
Revise density summary on sheet 1.
Building dimensions on sheet 4.

4TH AMENDMENT NOTE:

Change approved 80 unit apartment building to 85 bed Nursing Facility and 96 unit apartment building to 80 unit condominium building. Amend notes and parking layout accordingly and make parcel line adjustments.This plan was approved by the DRC as a plan refinement on July 12, 2006 by letter dated July 15, 2006, DRC # 072004B.

5TH AMENDMENT NOTE:

Replaced one tennis court with Adult Only Pool and Activity Pool. Relocated tot lot from Mays Chapel North Section 6. Revise SWM Easement area per plat recorded in Baltimore County Land Records. This plan was approved by the DRC as a plan refinement on May 23, 2007 by letter dated May 23, 2007, DRC # 051407C.

ARCHITECTURE AND BUILDING PERSPECTIVE PROVIDED BY:

CS&D
323 WEST CAMDEN ST.
SUITE 700
BALTIMORE, MD 21201

The minimum horizontal distance from any point on a detached building or group of attached buildings to the vertical projection of any point on another detached building or group of attached buildings, exclusive of enclosed entrance ways, shall be 40 feet, unless any of such buildings involved in the setback measurement exceed 44 feet in height, in which case the minimum horizontal distance between buildings shall be 60 feet.

PUBLIC SERVICES C.R.G. #90032
PLANNING NO. C.R.G. #V111-564

PLANNED UNIT DEVELOPMENT – SEE ZONING ORDER 86-236 ASPHX
PROPERTY No. 08-11-018081 DEED REF. SHK JR. 8259/628

DMW
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

6TH AMENDED
CRG / FDP

SECTION SEVEN B
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE AS NOTED

9th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER:
STONEYCROFT, INC.
c/o Mr. Joe Bell
61 E. PADONIA RD. TIMONIUM, MD. 21093
(410) 252-2600

PLAT PREPARED BY:
DAFT-McCUNE-WALKER,INC.
200 E. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
(410) 296-3333

STATE OF MARYLAND
NORMAN H. REINHOLD, JR.
No. 208
REGISTERED LANDSCAPE ARCHITECT

SCALE: 1" = 50'-0"
PROJECT #: 96022.D
DESIGNED BY: THR, CSC
CHECKED BY: THR
DATE: 12/02/97
DRAWING: **5 of 5**

DATE	BY	REVISIONS
12/2/97	DMW	TITLE TO SHEET 5
4-14-99	DMW	ADD PERSPECTIVE SKETCH
08-5-00	BRG	SEE 2ND AMENDMENT NOTE
07-06-04	FTB	Revise Nursing Facility.
07-12-04	MDY	Adjust entrance road and Parcel 7 adjacent parking.
08-15-05	KD	See 4th Amendment Note.
07-26-07	KD	See 5th Amendment Note.
11-15-09	JCS	See 6th Amendment Note.

MAYS CHAPEL NORTH NEIGHBORHOOD, P.U.D
County Review Group /Final Development Plan

Section Section 7B

Approved for filing [signature] Director of Planning

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON 11/16/09

Baltimore County Planning Board — Date: 11/28/09

Director of Permits and Development Management — Date: 11/16/09

GENERAL NOTES

1. Envelopes shown hereon are for the location of dwelling units only and are subject to the requirements for private yard space. Accessory structures, fences and projections into yards may be constructed outside the envelopment or within the envelope if located in the rear or side yard, but must comply with the Mays Chapel North zoning regulations made applicable to the P.U.D. (subject to covenants and applicable building permits).
2. Accessory structures, fences and projections into yards cannot be located in flood plain areas or hydric soils.
3. This C.R.G. plan is approved by the Zoning Commissioner based on his or her determination that it is in accordance with the latest amendment overall authorization plan approved in the zoning case.
4. This C.R.G. plan complies with the pre-development comments and check print.
5. If drainage, utility and walkway easements are fenced, then at least five feet must remain open for pedestrian access.
6. No retail or office uses are proposed in this Subsection B.
7. Landscaping and screening shall conform to the standards contained in the Baltimore County Landscape Manual. A landscape plan must be approved by the Office of Planning prior to the issuance of a Grading Permit.
8. Disturbed areas are to be stabilized with grass, weeds, honeysuckle, etc..
9. A Forest Establishment plan will be submitted along with the Sediment and Erosion Control plan and Grading plan for this Subsection B.
10. Trash collection is subject to Baltimore County approval.
11. All street lights are conform to Baltimore County guidelines for street lights in new subdivisions.
12. All interior streets located in the condominium area are private and to be owned and maintained by the condominium association.
13. Temporary open space boundary markers, tree projection devices and 4' high snow fencing shall be installed prior to any clearing or grading.
14. Road paving material to be bituminous concrete.
15. Typical parking spaces are 8.5'x18' minimum. All parking will be permanently striped.
16. Reforested areas are shown thus. A plan will be submitted prior to release of the grading permit.
17. Proposed street lights are shown thus.
18. Existing street lights are shown thus.
19. Neighborhood designation signs shown thus.
20. Central trash pick-up locations are shown thus.
21. Handicapped parking is shown thus.
22. 4' Paths shown may be either a pervious or impervious material.
23. Water retention areas shown thus.
24. A Restoration plan will be approved by D.E.P.R.M. prior to issuing a Grading Permit.
25. 600' sight lines are to be cleared graded and kept free of any obstruction.

SUMMARY

A. DENSITY AND DWELLING UNITS BY TYPE.

Density	Dwelling	
461.5	*574	Units contained in Section Seven, Area B (33.27 Ac) comprised of Condominium Units.
1212	1162	Units used in previous Sections (172.88 Ac) all types.
503.5	441	Units allowed in future sections (189.50 Ac) all types.
2177	2177	Units allowed in P.U.D. (394.14 Ac) all types.

There are no commercial, office or institutional uses proposed in this Subsection. Senior Apartment Condominium Units = 600 Dwelling Units and 540 Density Units.

* Zoning regulations for Section Seven B shall be revised to allow the proposed decrease in density:
- (A) 184 Senior Housing (Max. 220 Beds)
- (B) 320 Two bedroom Units w/Den
- (C) 96 Two Bedroom Units w/Large Den
- (D) 85 Bed Nursing Facility

*Some units may contain a small den. (less than 100 Sq.Ft.).

B. OTHER USES ALLOWED

Retail shop and service area in P.U.D. – 43,553 Sq.Ft.
None contained in Section Seven, Area B.

Office area in P.U.D. – 21,776 Sq.Ft.
None contained in Section Seven, Area B.

Senior Citizens Housing with life care facilities.

C. PARKING

Number of parking spaces required:	
Senior Housing: 220 Beds /3 =	74 spaces
Condominium/Apartments: 320 Units x 1.5/Unit =	480 spaces
Club House, Pool and Tennis =	57 spaces
Nursing Facility: 1 space per 3 beds	24 spaces
Tennis: 1 court @ 3 sp/court = 3 sp	
Pools:	
2525 sf @ 12 sf / person = 211 persons	
1545 sf @ 15 sf/ person = 103 persons	
314 persons @ 1 sp / 7 persons = 46 sp	
Building 4,258 sf - 1,855 sf Bathhouse =	
2,400 sf @ 3.3 sp/1000sf = 8 sp	
SubTotal = 57 sp	
Total parking spaces required:	635 spaces
Number of parking spaces provided:	
Senior Housing:	74 spaces
Condominium/Apartments:	480 spaces
Club House, Pool and Tennis:	57 spaces
Nursing Facility: 1 space per 3 beds	85 spaces
Total parking spaces provided:	696 spaces

SECTION	ACREAGE USED	ACREAGE REMAINING	DENSITY USED	DENSITY REMAINING	DWELLING UNITS	DWELLING UNITS REMAINING
ONE	9.74 Ac.	374.40 Ac.	0	2177 De.U.	0	2177 D.U.
TWO	39.70 Ac.	335.70 Ac.	231 De.U.	1946 De.U.	212 D.U.	1965 D.U.
THREE	27.00 Ac.	308.70 Ac.	261 De.U.	1685 De.U.	268 D.U.	1697 D.U.
FIVE	17.94 Ac.	290.76 Ac.	136 De.U.	1549 De.U.	128 D.U.	1571 D.U.
FOUR	22.82 Ac.	267.94 Ac.	193 De.U.	1356 De.U.	182 D.U.	1389 D.U.
SIX	24.67 Ac.	243.27 Ac.	199 De.U.	1157 De.U.	190 D.U.	1199 D.U.
ELEVEN	20.50 Ac.	222.77 Ac.	192 De.U.	965 De.U.	184 D.U.	1015 D.U.
SEVEN	33.27 Ac.	189.50 Ac.	540 De.U.	425 De.U.	600 D.U.	415 D.U.
TOTAL	194.64 Ac.	189.50 Ac.	1762 De.U.	425 De.U.	1762 D.U.	415 D.U.

Same as type of density and dwelling units shown on Authorization Plan.

Total of 18.71 density and 18.0 dwelling units per acres are less than what is shown on the Authorization Plan.

Section One is composed of relocated Padonia and Mays Chapel rights-of-way only.

De.U. = Density Units D.U. = Dwelling Units

Total Open Space in Section Seven to be conveyed to the Association.

Section Seven Area A =	2.4 Acres
Section Seven Area B =	6.6 Acres
TOTAL Open Space =	9.0 Acres

See plan for Average Daily Trips

BUILDING HEIGHT

The perpendicular height limitations of particular buildings are as follows: Townhouses 45 feet; Garden buildings 80 feet; Nursing Facility 45 feet; Mid-Rise buildings outside the Village Center 65 feet; Mid-Rise and Senior Citizen Housing buildings inside the Village Center 85 feet. The perpendicular height limitation of any commercial, business or office building, or any group child care center or community building is 40 feet.

ZONING REGULATIONS

The Baltimore County Zoning Regulations are not applicable to this plan of development. The Mays Chapel North Zoning Regulations are adopted and approved by the Zoning Commissioner in case number 88-536, AUTH, ASPHX and number 91-144-SPH.

The interpretation, administration and enforcement of these regulations shall be the responsibility of James Keelty & Co., Inc. or Mays Chapel North, Inc. each a Maryland corporation, or their respective successors or assigns. This responsibility includes the review and approval of a "Compliance Certificate" to be presented to the Baltimore County Zoning Office when individual owners improvements require Baltimore County permits.

CASE NO. 91-144 SPH

Ordered by the Deputy Zoning Commissioner for Baltimore County, this 30th day of November, 1990, that the provisions of paragraph 9 of the November 4, 1988 Order of the Deputy Zoning Commissioner (subject Zoning Order), entered in Zoning Case No. 88-536-AUTH-ASPHX, is confirmed subject to clarification and amendment, as follows: the transfer and/or sale of Petitioners' interest in the subject property (Mays Chapel North premises), either in its entirety or by sections, may be made to any affiliate of the petitioner, James Keelty & Co., Inc., without the need of any further finding by the Zoning Commissioner or Deputy Zoning Commissioner on the requirements of Section 430.1.D.3c. of the Zoning Regulations of Baltimore County, all such transfers and/or sales being hereby approved, and, as such, the petition for Special Hearing be and the same is hereby granted, subject however, to the following restrictions which are conditions precedent to the relief granted herein:

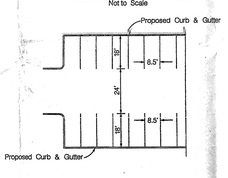
1. Petitioners and their approved successors and assigns may apply for their building permits and be granted same upon receipt of this order; however, petitioners and their approved successors and assigns are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this order has expired. If for whatever reason, this order is reversed, petitioners and their approved successors and assigns would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioners, James Keelty & Co., Inc., and Mays Chapel Village, are not in any way relieved of any of their present responsibility under the subject zoning order; and
3. An affiliate of the petitioner, James Keelty & Co., Inc., means and includes: (i) a parent corporation, if the parent corporation holds not less than 50% of the issued stock of said petitioner; and any subsidiary corporation, including any corporation that is a subsidiary of either the parent corporation or any other subsidiary corporation of the parent corporation, if, in all cases, the parent corporation holds not less than 50% of the issued and outstanding stock of the subsidiary; (ii) any general or limited partnership, if not less than 50% interest in the partnership, general and limited, is held by any one or more corporation and partnership affiliates, and/or by any one or more shareholders of James Keelty & Co., Inc., or of any corporate affiliate, including among individuals, the family (parent, child, brother or sister) of any shareholder; or (iii) any one or group holding not less than 50% of the issued and outstanding stock of James Keelty & Co., Inc., or of any corporate affiliate, or holding not less than a 50% interest (general and limited) in a partnership affiliate, including in any group the family (parent, child, brother or sister) of any of the foregoing.

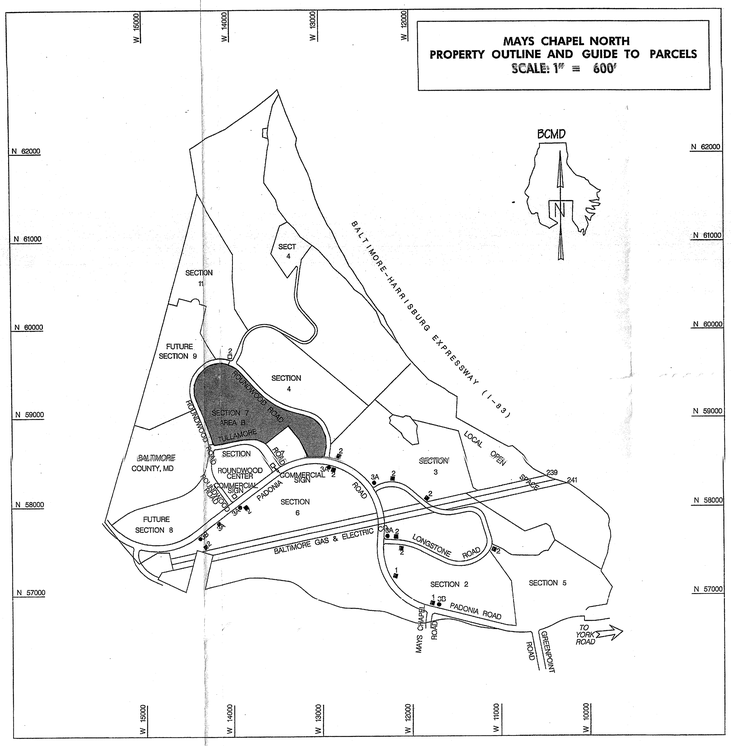
MINOR PLAN REVISIONS ROUTING

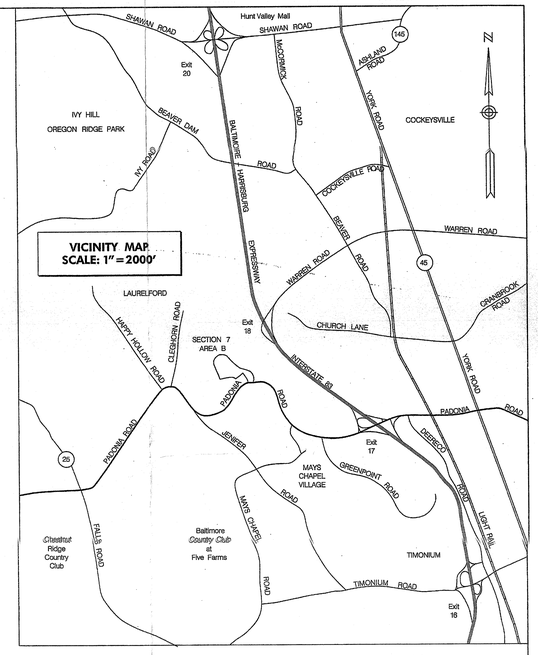
Due to the fact that substantial building and sales have occurred in many SPH and subject to the recommendations of the Director of OPCC and the final approval of the Director of PDM, future minor changes once approved by the DRC may be approved via the CRG/FDP plan revision and PUD approved process provided: no individual sales of lots has occurred within this sub-section or within 300 feet of the lot(s) proposed for amendment. All other minor amendments must comply with Article II, Section 10, MCN Zoning Regulations (variance and community notification process).

TYPICAL PARKING SPACES AND DRIVE LANE DETAIL

Not to Scale







MAYS CHAPEL NORTH
PLANNED UNIT DEVELOPMENT
COUNTY REVIEW GROUP
FINAL DEVELOPMENT PLAN

MAYS CHAPEL NORTH, INC.
P.O. Box 280
Stevenson, MD 21153

April 23, 2007

Mr. Carl Richards
Baltimore County Department of Permits
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204

Re: Mays Chapel North
Section 7-B – Recreation Area

Dear Mr. Richards:

As Zoning Regulator of Mays Chapel North PUD in charge with the responsibility of interpretation, administration and enforcement of the Zoning Regulations as outlined in Article II Section 11 of the Eleventh Revised Zoning Regulations approved April 28, 2000 I find that the Recreational Area Proposed to you on April 24, 2007 meets the spirit and intent of the above mentioned Zoning Regulations including the possibility of accepting memberships from the residents outside of Mays Chapel North.

I base this finding upon the following:

1. The Recreation Area is shown as Open Space on the approved CRG/FDP. Open Space is defined in the above referenced Zoning Regulations as "being reserved for the public use and enjoyment, whether privately owned or owned by the County, State or Federal Government or other agencies".
2. The zoning Regulation in Article II, Section 3, Paragraph C (iii) allows within The Village center "community buildings; and swimming pool, tennis courts and other similar civic, social, recreational or educational uses and improvements". Article II, Section 3, Paragraph B (ii) also allows "religious worship and private schools". I find this section allows use of the community building and recreational facilities to residents inside and outside or Mays Chapel North.
3. Part B of Article VIII, Section 2, Paragraph C, uses permitted includes "adult day care center, recreational facilities consisting of a club house, swimming pool and tennis courts". Again, this section would allow use of the community building and recreational facilities to residents inside and outside of Mays Chapel North.

I can personally attest that during the initial planning stages of the PUD and through the entire approval process including approval of the Zoning Regulations that membership to the community building and recreational facilities would not be limited to Mays Chapel North residents.

We, as developers of the successful Mays Chapel North, would in no way want to jeopardize the comfort and convenience of the Mays Chapel North residents. We feel that the proposed recreational facility would be an ideal amenity that the residents and community would enjoy. Therefore, we would consider the possibility of opening this best used area of Open Space to the outside community.

Sincerely,

James Keelty III
Zoning Regulator of the Mays Chapel North PUD

PDM# – 08-564 DRC# – 071000G

PLANNED UNIT DEVELOPMENT – SEE ZONING ORDER 88-536 ASPHX
PROPERTY No. 08-11-018081 DEED REF. EHK JR. 5281/326

BALTIMORE COUNTY OFFICE OF PLANNING RECOMMENDATIONS

1. The 7th amended Authorization Plan for Mays Chapel North lists approved uses in Section 7. The residential uses are Senior Housing / Life Care 6 story maximum and Mid-rise Housing 8 story maximum. The Plan shows one 8 story building for Senior Housing and five 8 story Mid-rise buildings for apartments and condominiums. Senior Housing, as provided in a portion of each building meeting the definition of housing for the elderly on page 16 of the Seventh Revised Zoning Regulations for Mays Chapel North.
2. According to the Seventh Revised Zoning Regulations for Mays Chapel North, page 38, the density for this section is 725 density units and may vary up or down by 20%. The minimum density units allowed are 580. The density proposed is 574 density units which is 20.0% less. The revised plan notes that the Zoning Regulations for Section Seven will be revised to allow this decrease in density.
3. The number of parking spaces required has been revised to comply with current Baltimore County parking requirements. This does not constitute a change to the authorization plan. The Zoning regulations for Mays Chapel North (page 48) should be revised accordingly and the changes should be reflected in the parking regulations for Section 7.

BALTIMORE COUNTY, MD
COUNTY REVIEW GROUP
DRG APPROVAL DATE: 12/12/07
REVIEW REQUIREMENTS MUST BE SATISFIED
APPROVED FOR PLANNING BOARD
DRC# 071000G

RECEIVED
OCT 19 2007
OFFICE OF PLANNING

RECEIVED
OCT 19 2007
DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT

SIGNS ALLOWED

SECTION OVERALL	TYPE 1	TYPE 2	TYPE 3A-3B
2	–	2	–
3	–	2	–
4	–	2	–
5	–	2	–
6	–	2	–
11	–	2	–
7	–	3	–
TOTAL	2	15	6

SIGNS SHOWN

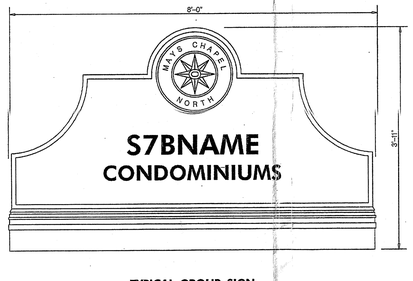
SECTION OVERALL	TYPE 1	TYPE 2	TYPE 3A-3B
2	–	2	6
3	–	2	–
4	–	2	–
5	–	1	–
6	–	2	–
11	–	1	–
7	–	3	–
TOTAL	2	13	6

NOTES:

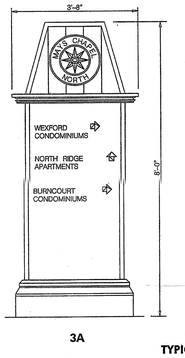
1. All lighting on the signs (except the commercial signs) will be external.
2. There are 2 commercial signs allowed and shown for Section 7A. (section 8b(v))
3. Type 1 signs are overall MCN community signs. (section 8a.(vii)).

(vii) Not more than six major directory signs, none to exceed 65 square feet, each listing the name and showing the location of housing clusters, apartment and condominium buildings, churches, private schools and the village center, to be located at or about major entry points to subdivisions of the PUD, or within the village center; and

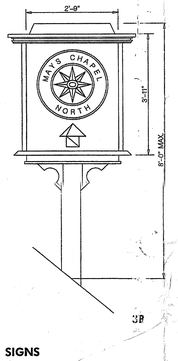
(ix) Not more than two signs identifying housing clusters, and not more than two signs identifying apartments or condominium project, within the subdivision of the PUD, no such sign to exceed 40 square feet, to be located at or about entry points to the subdivision or at or about the housing cluster, apartment or condominium identified.



TYPICAL GROUP SIGN
TYPE 2
(2 PER SECTION PERMITTED)



3A



TYPICAL DIRECTION SIGNS
TYPE 3
(MAX ALLOWED = 6)

OPEN SPACE TABULATION

SECTION	LOCAL OPEN SPACE	HOA OPEN SPACE	COA OPEN SPACE	TOTAL OPEN SPACE
2	9.43	2.91	1.72	14.04
3	2.27	–	5.66	7.93
4	3.11	1.16	5.15	9.42
5	8.17	–	5.92	14.09
6	5.29	–	8.83	14.12
7A	–	2.41	–	2.41
7B	–	–	8.23	8.23*
8	–	0.7	3.00	3.70
10	11.74	–	9.65	21.39
11	3.92	–	4.68	8.60
9	–	1.25	1.19	2.44
TOTAL	43.91	8.48	54.00	106.37

Notes:
a. Total open space shown represents approximately 27.7% of acreage used to date.
b. Acreage includes 8.23 AC of area shown on sheet 2 of 5 as:
c. Per the Eleventh Revised Zoning Regulations Applicable to Mays Chapel North Neighborhood Unit Development, Section 6, Open Space : "A minimum of approximately 44.25% of the gross area of the Mays Chapel North Land, or approximately 170 acres of land, shall be allocated to public park and local and other open space purposes"

NOTES:

No wells, septic systems or structures exist on this site.

Disturbance in the open space beyond that which is shown on the plan will not be allowed without prior approval from the Department of Recreation and Parks.

1. Election District: 6
2. Councilmanic District: 3
3. Census Tract: 4039
4. Watershed: 11
5. Water Zone: Falls, Fifth
6. Subsidiary Watershed: 32 & 36
   Sewer Drainage Area: Gunpowder
   Pumped by Texas Pumping Station

5TH AMENDMENT NOTE

Replaced one tennis court with Adult Only Pool and Activity Pool. Relocated tot lot from Mays Chapel North Section 9. Revise SWM Easement area per plat recorded in Baltimore County Land Records. This plan was approved by the DRC as a plan refinement on May 23, 2007 by letter dated May 23, 2007, DRC # 051407C.

6TH AMENDMENT NOTE

Revise Parcel 1 water meter location and easement to match the record plat and construction drawings. This revision was approved by the DRC as a plan refinement on October 6, 2009, DRC #100609B.

12-30-97 REVISION NOTE
- Add density decrease note.
- Add parking tabulations for Club House, Pool & Tennis
- Add Open Space Tabulation Chart
- Change title to Seven B.

01-14-98 REVISION NOTE
- Add Baltimore County Office of Planning Recommendations Note.
- Add Typical Parking Spaces and Drive lane Detail

1ST AMENDMENT NOTE
- Parcel 1 – Revised to widen and lengthen each building by 8', and adjust parking lots.
- Parcel 3 – Revised to provide two buildings in lieu of one and to adjust parking areas.
- Plan was approved pursuant to DRC No. 05-03-9C, dated 5/7/99.

2ND AMENDMENT NOTE
- Parcel 3 – Revised building locations, footprints, and elevations. Revised parking layout.
- Building connections are one story connections.
- If senior housing is not utilized in the building above 65' in height, parking and building elevation widths conflicts must be corrected through appropriate zoning action hearings. This may initiate revisions for the approved CRG/FDP plan.
- This Plan was approved by the DRC as a plan refinement on July 10, 2000. DRC #070100G

3RD AMENDMENT NOTE

In accordance with letter dated June 10, 2002 from DRC office of Planning the restriction that all beds above 65' be restricted to the elderly has been removed. Revise density summary on sheet 1. Building dimensions sheet 4

4TH AMENDMENT NOTE

Change approved 80 unit apartment building to 85 bed Nursing Facility and 96 unit apartment building to 80 unit condominium building. Amend notes and parking layout accordingly and make parcel line adjustments. This plan was approved by the DRC as a plan refinement on July 12, 2004 by letter dated July 15, 2004, DRC # 071204B.

DMW
Dart-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

6TH AMENDED
CRG / FDP
SECTION SEVEN B
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE: AS NOTED

8th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER:
STONEHOUSE, INC.
P.O. BOX 528
61 E. PADONIA RD., TIMONIUM, MD. 21093
(410) 252-8600

PLAT PREPARED BY:
DART-MCCUNE-WALKER, INC.
200 E. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21286
(410) 296-3333

STATE OF MARYLAND
THOMAS H. REMSBERG
No. 219
LANDSCAPE ARCHITECT

NORTH

SCALE:	1" = 50'-0"
PROJECT #:	86022.D
DESIGNED BY:	THR, CSC
CHECKED BY:	THR
DATE:	12.17.97
DRAWING:	1 OF 5

DATE	BY	REVISIONS
12-30-97	TPC	SEE REVISION NOTE
01-14-98	CSC	SEE REVISION NOTE
04-16-99	CMR	Revise Planting Plan: Parcels 1 & 3
09-5-00	BKC	See 2nd Amendment Note.
07-05-04	FPB	Revise Nursing Facility.
07-12-04	MDV	Adjust entrance road and Parcel 7 adjacent parking.
08-18-05	KD	See 4th Amendment Note.
07-26-07	KD	See 5th Amendment Note.
TP-10-E-07	JCS	See 6th Amendment Note

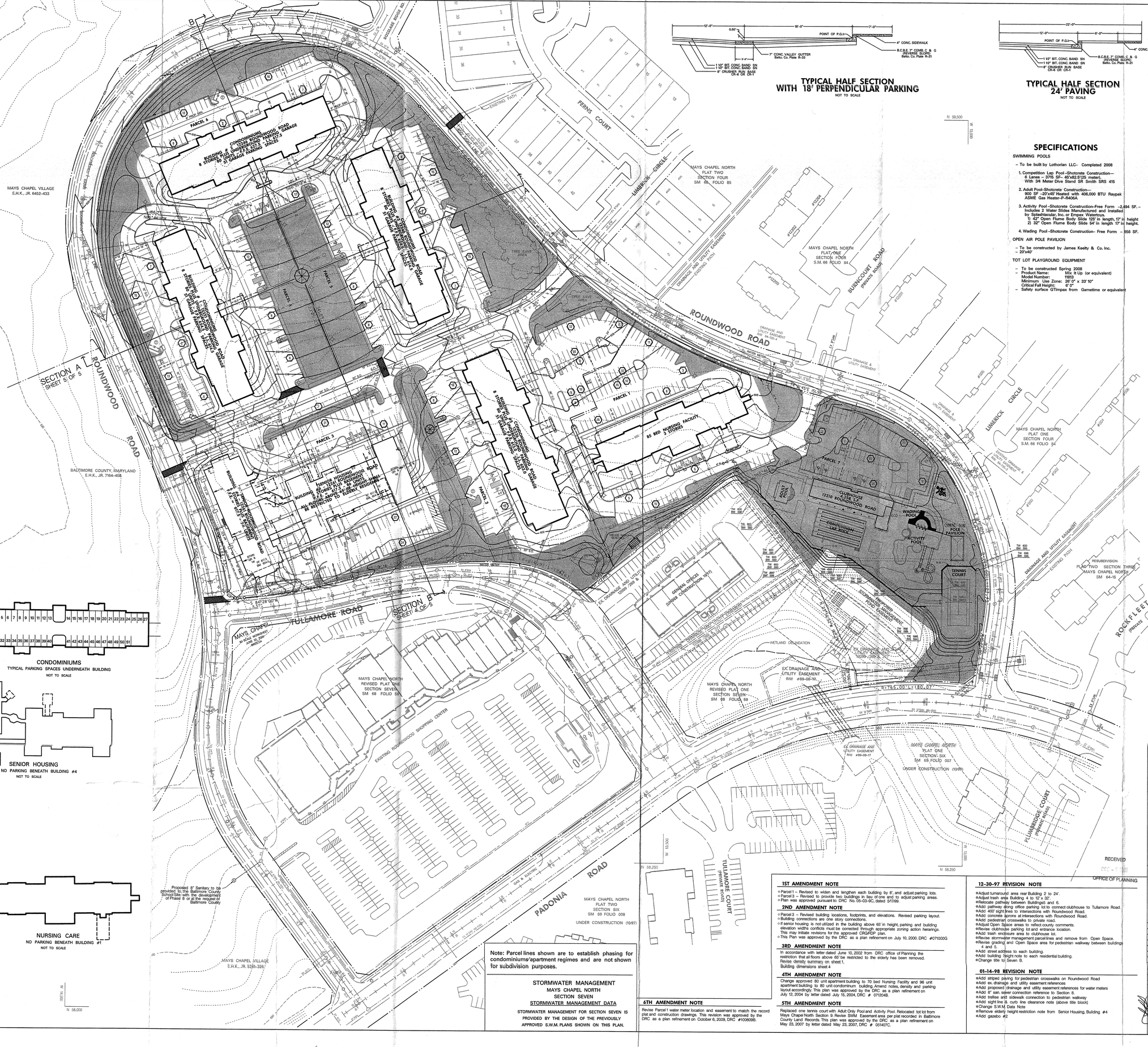
MAYS CHAPEL NORTH NEIGHBORHOOD #1333.
County Review Group Final Development Plan

Section: Section Seven B (7B)

Approved for filing: [signature]

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON: 12/19/07
Baltimore County Planning Board
Date: 01/23/08
Director of Permits and Development Management
Date: 12/17/07

Fri Aug 10 08:09:02 2007 j:\86022\86022d\86022d.dgn



CONDOMINIUMS
TYPICAL PARKING SPACES UNDERNEATH BUILDING
NOT TO SCALE

SENIOR HOUSING
NO PARKING BENEATH BUILDING #4
NOT TO SCALE

NURSING CARE
NO PARKING BENEATH BUILDING #1
NOT TO SCALE

TYPICAL HALF SECTION
WITH 18' PERPENDICULAR PARKING
NOT TO SCALE

TYPICAL HALF SECTION
24' PAVING
NOT TO SCALE

SPECIFICATIONS

SWIMMING POOLS

– To be built by Lothorian LLC– Completed 2008

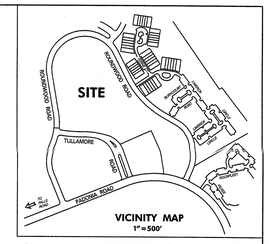
1. Competition Lap Pool –Shotcrete Construction— 6 Lanes – 3715 SF– 45'x82.5'(25 meter). With 3/4 Meter Dive Stand SR Smith SRS 415
2. Adult Pool–Shotcrete Construction— 900 SF –20'x45' Heated with 406,000 BTU Raypak ASME Gas Heater–P–R406A
3. Activity Pool –Shotcrete Construction–Free Form –2,494 SF. – Includes 2 Water Slides Manufactured and Installed by Splashtacular, Inc. or Empex Watertoys. 1) 42" Open Flume Body Slide 125' in length, 17' in height 2) 32" Open Flume Body Slide 54' in length 17' in height.
4. Wading Pool –Shotcrete Construction– Free Form – 856 SF.

OPEN AIR POLE PAVILION

– To be constructed by James Keelty & Co. Inc.
– 20'x40'

TOT LOT PLAYGROUND EQUIPMENT

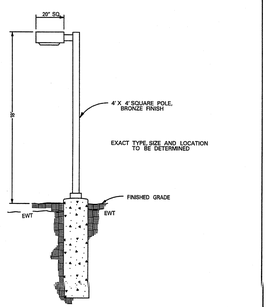
– To be constructed Spring 2008
– Product Name: Mix 'It Up (or equivalent)
Model Number: 11813
Minimum Use Zone: 26' 0" x 33' 10"
Critical Fall Height: 6' 0"
– Safety surface GTImpax from Gametime or equivalent



VICINITY MAP
1"=500'

LEGEND

- PROPERTY LINE
- CURB/CURB & GUTTER
- CONCRETE/CONCRETE WALK
- HOUSE/BUILDING
- WATER LINE, METER, VALVE, FIRE HYDRANT (WV, FH, EX. 8"W, 8"V)
- SANITARY SEWER LINE, MANHOLE
- STORM DRAIN LINE, MANHOLE
- STORM DRAIN INLETS
- TELEPHONE LINE, MANHOLE
- ELECTRIC LINE, MANHOLE, HANDBOX
- GAS LINE, VALVE
- CONDUIT LINE/STRUCTURE
- OVERHEAD UTILITY LINE
- UTILITY POLE, LIGHT
- TRAFFIC SIGN, PARKING METER
- EXISTING CONTOURS (600)
- PROPOSED CONTOURS (595)
- TREES
- OPEN SPACE AREAS
- CONCRETE APRON AT ENTRANCES



LIGHT POST DETAIL
Not To Scale

NOTES:

NO WELLS, SEPTIC SYSTEMS OR STRUCTURES EXIST ON THIS SITE.

DISTURBANCE IN THE OPEN SPACE BEYOND THAT WHICH IS SHOWN ON THE PLAN WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF RECREATION AND PARKS.

1. ELECTION DISTRICT #8
2. COUNCILMANIC DISTRICT #3
3. CENSUS TRACT 4038
4. WATERSHED 11
5. WATER ZONE FALLS, FIFTH
6. SUBSEWERSHED 32 & 36
SEWER DRAINAGE AREA GUNPOWDER
PUMPED BY TEXAS PUMPING STATION

SIGHT LINES:
AREAS BETWEEN THE SIGHT LINE AND THE CURB LINE WILL BE CLEAR GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.

PLANNED UNIT DEVELOPMENT – SEE ZONING ORDER 88-538 ASPHX
PROPERTY No. 08-11-018081 DEED REF. EHK JR. 5281/326

Note: Parcel lines shown are to establish phasing for condominiums/apartment regimes and are not shown for subdivision purposes.

STORMWATER MANAGEMENT
MAYS CHAPEL NORTH
SECTION SEVEN
STORMWATER MANAGEMENT DATA

STORMWATER MANAGEMENT FOR SECTION SEVEN IS PROVIDED BY THE DESIGN OF THE PREVIOUSLY APPROVED S.W.M. PLANS SHOWN ON THIS PLAN.

1ST AMENDMENT NOTE

- Parcel 1 – Revised to widen and lengthen each building by 8', and adjust parking lots.
- Parcel 3 – Revised to provide two buildings in lieu of one and to adjust parking areas.
- Plan was approved pursuant to DRC No. 05-03-9C, dated 5/17/99.

2ND AMENDMENT NOTE

- Parcel 3 – Revised building locations, footprints, and elevations. Revised parking layout.
- Building connections are one story connections.
- If senior housing is not utilized in the building above 65' in height, parking and building elevation widths conflicts must be corrected through appropriate zoning action hearings. This may initiate revisions for the approved CRG/FDP plan.
- This Plan was approved by the DRC as a plan refinement on July 10, 2000. DRC #071000G

3RD AMENDMENT NOTE

In accordance with letter dated June 10, 2002 from DRC office of Planning the restriction that all floors above 65' be restricted to the elderly has been removed. Revise density summary on sheet 1.
Building dimensions sheet 4

4TH AMENDMENT NOTE

Change approved 80 unit apartment building to 70 bed Nursing Facility and 96 unit apartment building to 80 unit condominium building.Amend notes, density and parking layout accordingly. This plan was approved by the DRC as a plan refinement on July 12, 2004 by letter dated July 15, 2004, DRC # 071204B.

5TH AMENDMENT NOTE

Replaced one tennis court with Adult Only Pool and Activity Pool. Relocated tot lot from Mays Chapel North Section 9. Revise SWM Easement area per plat recorded in Baltimore County Land Records. This plan was approved by the DRC as a plan refinement on May 23, 2007 by letter dated May 23, 2007, DRC # 051407C.

6TH AMENDMENT NOTE

Revise Parcel 1 water meter location and easement to match the record plat and construction drawings. This revision was approved by the DRC as a plan refinement on October 6, 2009, DRC #100609B.

12-30-97 REVISION NOTE

- Adjust turnaround area rear Building 2 to 24'.
- Adjust trash area Building 4 to 12' x 32'.
- Relocate pathway between Buildings5 and 6.
- Add pathway along office parking lot to connect clubhouse to Tullamore Road.
- Add 400' sight lines to intersections with Roundwood Road.
- Add concrete aprons at intersections with Roundwood Road.
- Add pedestrian crosswalks to private road.
- Adjust Open Space areas to reflect county comments.
- Revise clubhouse parking lot and entrance location.
- Add trash enclosure area to clubhouse lot.
- Revise stormwater management parcel lines and remove from Open Space.
- Revise grading and Open Space area for pedestrian walkway between buildings 4 and 5.
- Add street address to each building.
- Add building height note to each residential building.
- Change title to) Seven B.

01-14-98 REVISION NOTE

- Add striped paving for pedestrian crosswalks on Roundwood Road
- Add ex. drainage and utility easement references
- Add proposed drainage and utility easement references for water meters
- Add 8" san. sewer connection reference to Section 8.
- Add trellise and sidewalk connection to pedestrian walkway
- Add sight line & curb line clearance note (above title block)
- Change S.W.M. Data Note
- Remove elderly height restriction note from Senior Housing, Building #4
- Add gazebo #2

DMW
Daft·McCune·Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296–3333
Fax 296–4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

6TH AMENDED
CRG / FDP

SECTION SEVEN B
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE: AS NOTED
8th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER:
STONYFORD, INC.
P.O. BOX 528
61 E. PADONIA RD., TIMONIUM, MD. 21093
(410) 252-6600

PLAT PREPARED BY:
DAFT-McCUNE-WALKER,INC.
200 E. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21286
(410) 296-3333

STATE OF MARYLAND
THOMAS H. SCHMID
2-26-98
REGISTERED LANDSCAPE ARCHITECT
NO. 205

SCALE: 1" = 50'-0"
PROJECT #: 86022.D
DESIGNED BY: THR, CSC
CHECKED BY: THR
DATE: 12.17.97
DRAWING: 2 OF 5

NORTH

RECEIVED
DEC - 1 1997
OFFICE OF PLANNING

DATE	BY	REVISIONS
12-30-97	TC	See revision note.
01-14-98	CSC	See revision note.
	CSC	Propose New Building Type in Parcel 3
04-14-99	CMR	Revise Building Footprint in Parcel 3, Revise Buildings 5&6 (Parcel 1)
09-5-00	BKC	See 2nd Amendment Note
07-06-04	FPB	Revise Nursing Facility.
07-12-04	MDV	Adjust entrance road and Parcel 7 adjacent parking.
08-10-04	KO	See 4th Amendment Note.
07-26-07	KO	See 5th Amendment Note.
10-15-09	LJCS	See 6th Amendment Note.

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group –Final Development Plan

Section: Seven 7B
Approved for filing by the County Review Group

Director of Planning

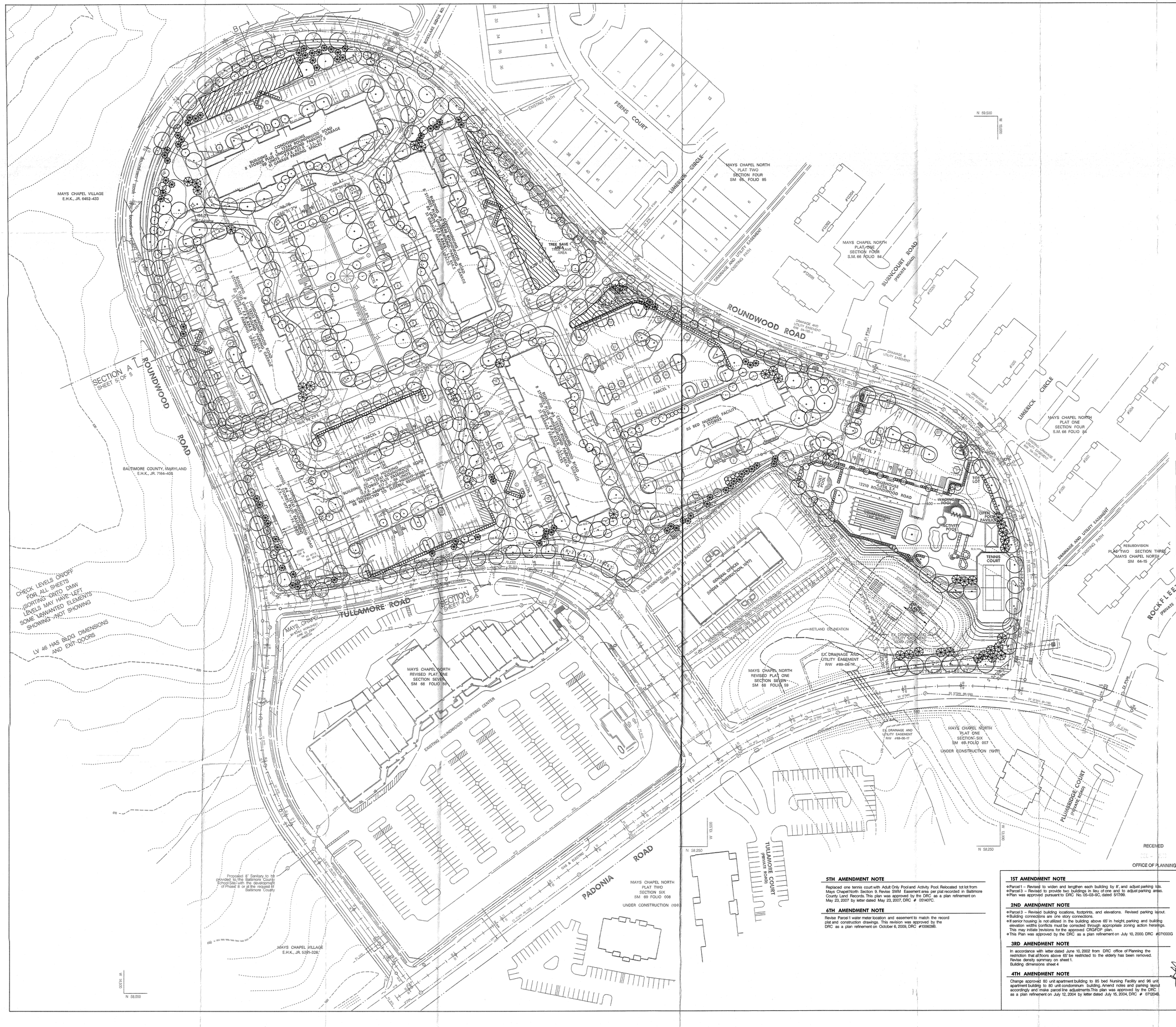
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON 12/16/97

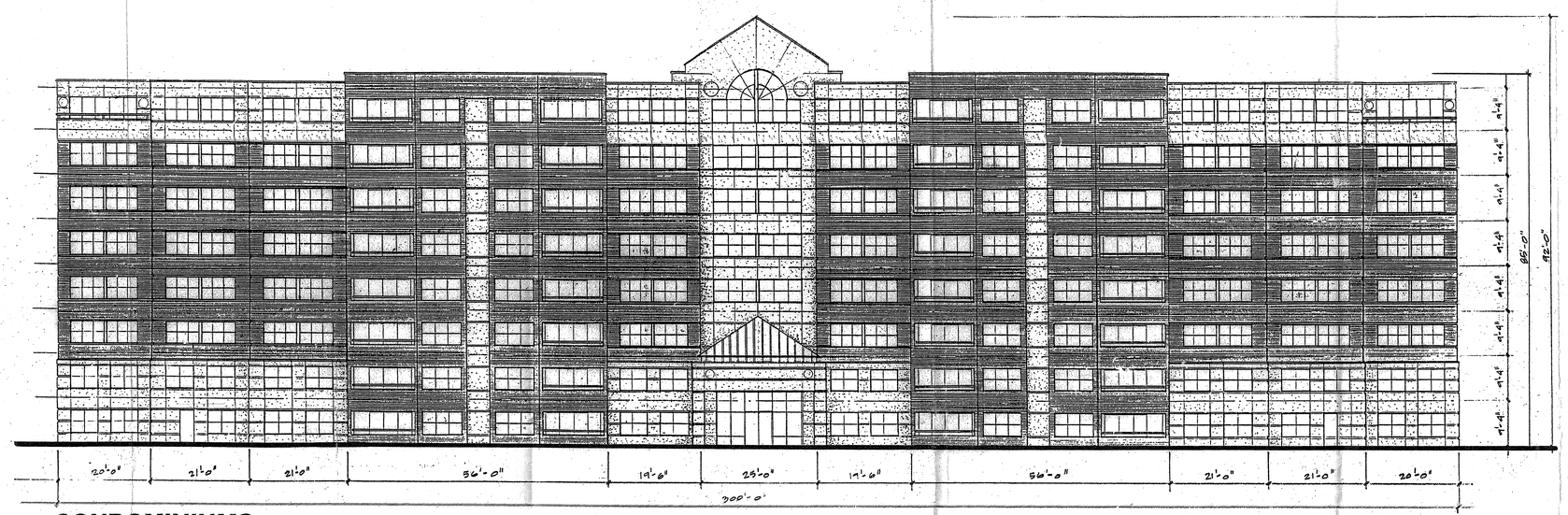
Baltimore County Planning Board
Director of Permits and Development Management

Date: 12/17/97 Date: 01/08/98

W.C.R.D.T.

10/15/2009 epierce s:\tgm\86022x4.dgn
Fri Oct 16 14:20:21 2009 [86022.M4\ENG\dgn\dwh amended crg\86022m4.CRG2

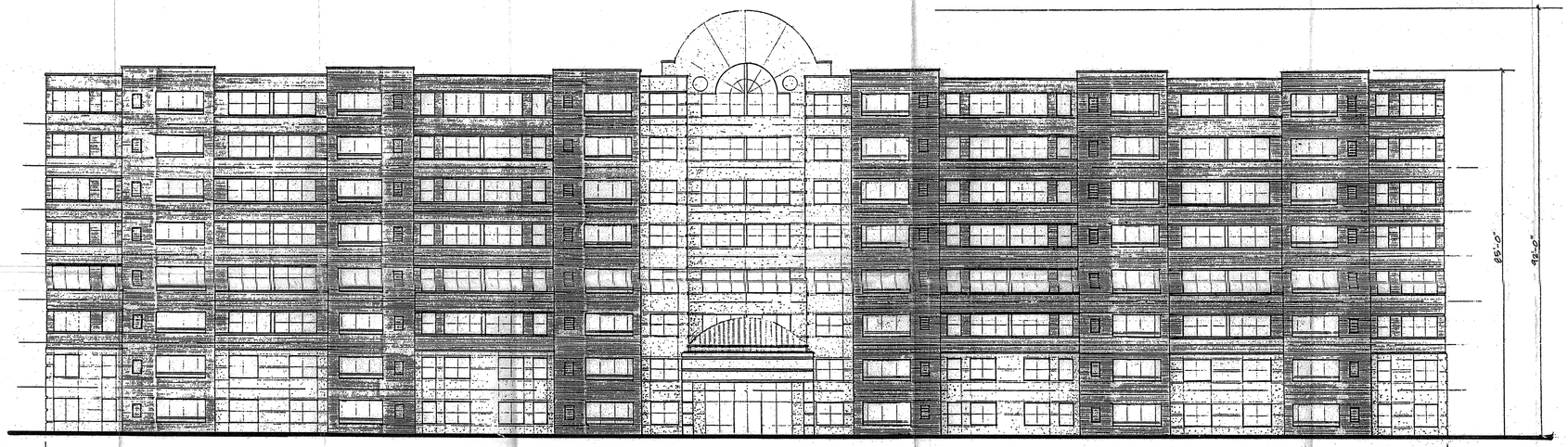

SECTION A
SHEET 5 OF 5
SECTION B
SHEET 4 OF 5
ROUNDWOOD ROAD
TULLAMORE ROAD
PADONIA ROAD
ROCKLEIGH ROAD
FERNS COURT
LIMERICK CIRCLE
BURNCOURT ROAD
PRIVATE ROAD
TULLAMORE COURT
PRIVATE ROAD
PLUMBRIDGE COURT
PRIVATE ROAD
ROCKFLEET ROAD
PRIVATE ROAD
MAYS CHAPEL VILLAGE
E.H.K., JR. 6452-433
BALTIMORE COUNTY, MARYLAND
E.H.K., JR. 7184-426
MAYS CHAPEL VILLAGE
E.H.K., JR. 5281-328
MAYS CHAPEL NORTH
PLAT TWO
SECTION FOUR
SM 68, FOLIO 86
MAYS CHAPEL NORTH
PLAT ONE
SECTION FOUR
S.M. 66 FOLIO 84
MAYS CHAPEL NORTH
REVISED PLAT ONE
SECTION SEVEN
SM 68 FOLIO 59
MAYS CHAPEL NORTH
PLAT TWO
SECTION SIX
SM 69 FOLIO 008
UNDER CONSTRUCTION (10/07)
MAYS CHAPEL NORTH
PLAT ONE
SECTION SIX
SM 69 FOLIO 007
UNDER CONSTRUCTION (10/07)
RESUBDIVISION
PLAT TWO SECTION THREE
MAYS CHAPEL NORTH
SM 64-15
BUILDING # 1 CONDOMINIUM
8 STORIES 96 UNITS
96 UNDERGROUND PARKING SPACES
BUILDING # 2 CONDOMINIUM
8 STORIES 96 UNITS
96 UNDERGROUND PARKING SPACES
BUILDING # 3 CONDOMINIUM
8 STORIES 96 UNITS
96 UNDERGROUND PARKING SPACES
BUILDING #



CONDOMINIUMS

SCALE 3/32" = 1'-0"

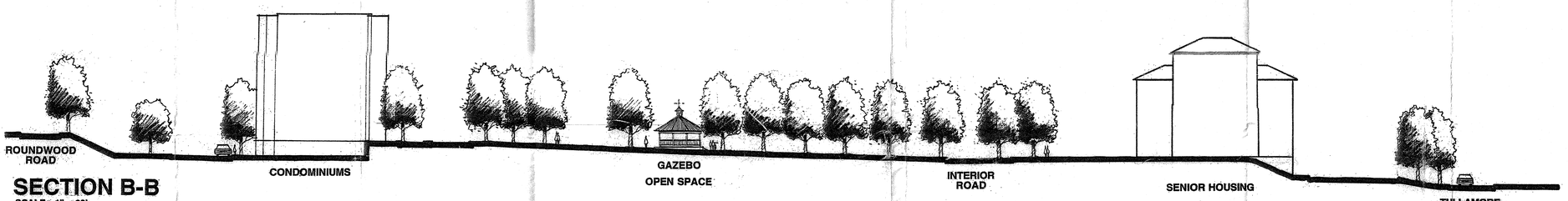
FRONT ELEVATION



APARTMENTS

SCALE 3/32" = 1'-0"

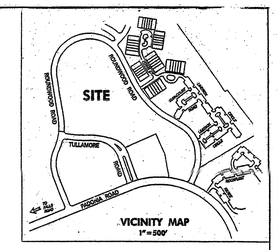
FRONT ELEVATION



SECTION B-B

SCALE : 1" = 30'

(FOR LOCATION OF SECTION LINE SEE SHEET 2 OF 5)



ARCHITECTURE AND BUILDING ELEVATIONS PROVIDED BY:

DONALD RATCLIFFE AND ASSOCIATES
10404 STEVENSON ROAD
STEVENSON, MD. 21153

The minimum horizontal distance from any point on a detached building or group of attached buildings to the vertical projection of any point on another detached building or group of attached buildings, exclusive of enclosed entrance ways, shall be 40 feet, unless any of such buildings involved in the setback measurement exceed 44 feet in height, in which case the minimum horizontal distance between buildings shall be 60 feet.

PUBLIC SERVICES C.R.G. #90032
PLANNING NO. C.R.G. #V111-564

6TH AMENDMENT NOTE

Revise Parcel 1 water meter location and easement to match the record plat and construction drawings. This revision was approved by the DRC as a plan refinement on October 6, 2009, DRC #100609B.

NOTE: Original sealed drawing used for Baltimore County Signatures have been given to Mark Buda, Keelty Co. Inc., for submittal.

1ST AMENDMENT NOTE:

- Parcel 1 - Revised to widen and lengthen each building by 8', and adjust parking lots.
- Parcel 3 - Revised to provide two buildings in lieu of one and to adjust parking areas.
- Plan was approved pursuant to DRC No. 05-03-9C, dated 5/1/799.

2ND AMENDMENT NOTE:

- Parcel 3 - Revised building locations, footprints, and elevations. Revised parking layout.
- Building connections are one story connections.
- If senior housing is not utilized in the building above 65' in height, parking and building elevation width conflicts must be corrected through appropriate zoning action or hearings. This may initiate revisions for the approved CRG/FDP plan.
- This Plan was approved by the DRC as a plan of refinement on July 10, 2000, DRC #071000G

3RD AMENDMENT NOTE:

In accordance with letter dated June 10, 2002 from DRC office of planning the restriction that all floors above 65 feet be restricted to the elderly has been removed.
Revise density summary on sheet 1.
Building dimensions on sheet 4.

4TH AMENDMENT NOTE:

Change approved 80 unit apartment building to 85 bed Nursing Facility and 96 unit apartment building to 80 unit condominium building. Amend notes and parking layout accordingly and make parcel line adjustments.This plan was approved by the DRC as a plan refinement on July 12, 2004 by letter dated July 15, 2004, DRC # 071204B.

5TH AMENDMENT NOTE:

Replaced one tennis court with Adult Only Pool and Activity Pool. Relocated tot lot from Mays Chapel North Section 9. Revise SWM Easement area per plat recorded in Baltimore County Land Records.

RECEIVED
OFFICE OF PLANNING

PLANNED UNIT DEVELOPMENT - SEE ZONING ORDER 88-235 ASPHX
PROPERTY No. 08-11-010081 DEED REF. SHK JR. 5259/426

DMW

Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

6TH AMENDED
CRG / FDP

SECTION SEVEN B
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE AS NOTED

8TH ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER:
STONEBORO, INC.
P.O. BOX 309
81 E. PADONIA RD., TIMONIUM, MD. 21093

PLAT PREPARED BY:
DAFT-McCUNE-WALKER,INC.
200 E. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
(410) 296-3333

STATE OF MARYLAND
THOMAS H. REDLER
NO. 209
REGISTERED LANDSCAPE ARCHITECT

SCALE:	1" = 80'-0"
PROJECT #:	86022.D
DESIGNED BY:	THR, CSC
CHECKED BY:	THR
DATE	12/02/97
DRAWING:	4 of 5

DATE	BY	REVISIONS
12/02/97	DMW	TITLE TP SEVEN-B
4-16-99	DMW	ADD PERSPECTIVE SKETCH
09-6-00	BNC	SEE 2ND AMENDMENT NOTE
07-06-04	PFB	Revise Nursing Facility.
07-19-04	MDV	Adjust entrance road and Parcel 7 adjacent parking.
08-15-05	KG	See 4th Amendment Note.
07-26-07	KG	See 5th Amendment Note.
8-15-07	J.C.S	See 5th Amendment Note

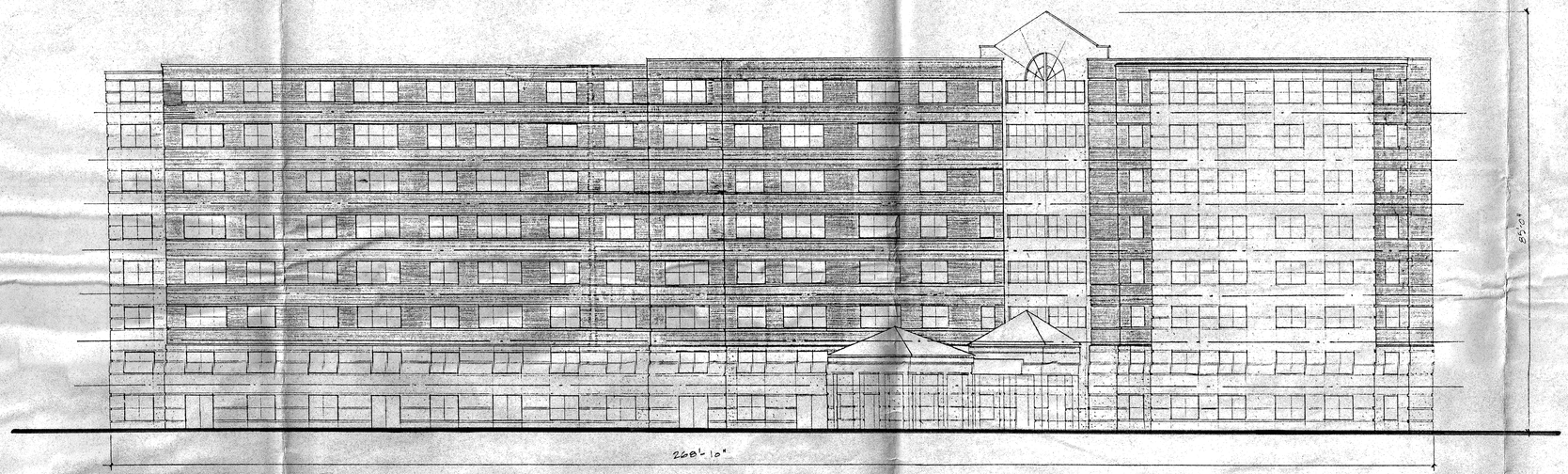
MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D
County Review Group /Final Development Plan

Section: Section 7B

Approved for filing: 2-7 — Director of Planning

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON 12/16/97
Baltimore County Planning Board — Date: 01/08/98

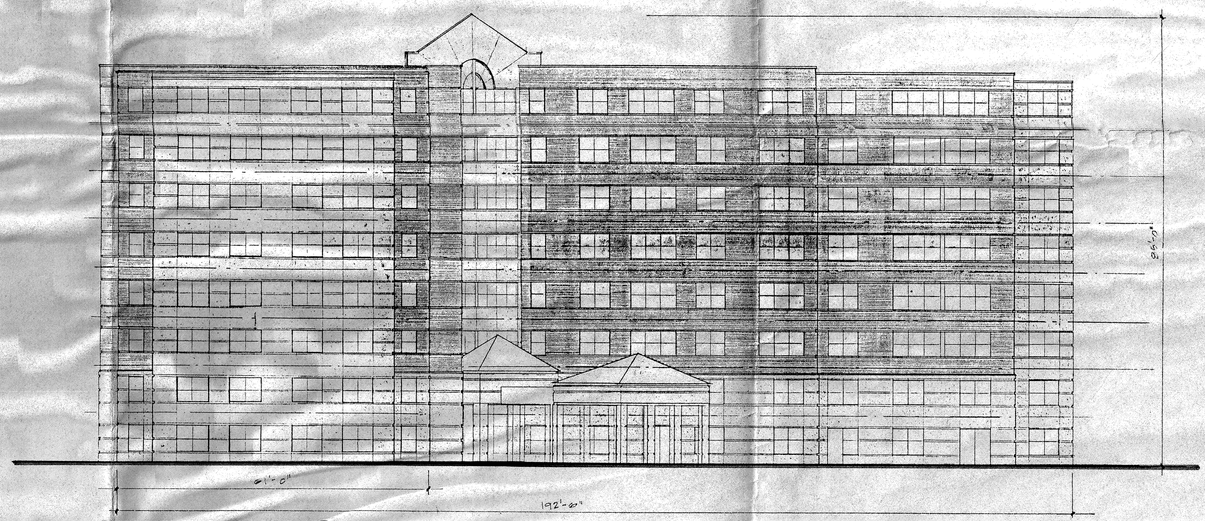
Director of Permits and Development Management — Date: 1/8/98



SENIOR HOUSING

SCALE 3/32" = 1'-0"

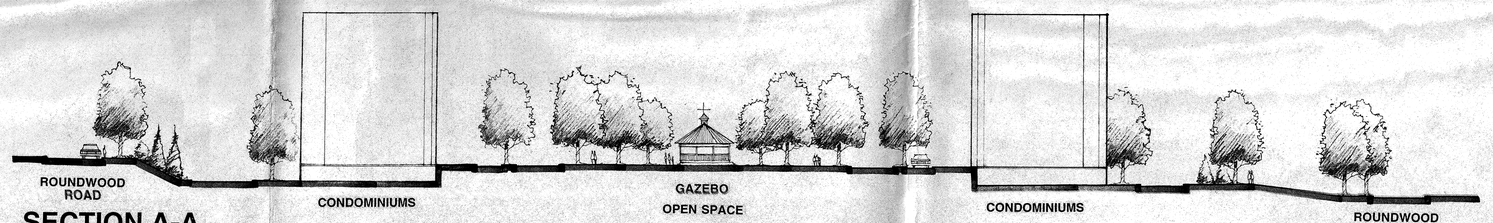
FRONT LEFT SIDE ELEVATION



SENIOR HOUSING

SCALE 3/32" = 1'-0"

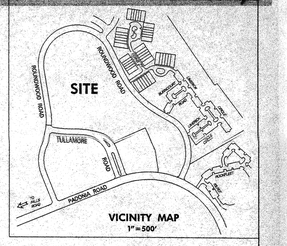
FRONT RIGHT SIDE ELEVATION



SECTION A-A

SCALE : 1" = 30'

(FOR LOCATION OF SECTION LINE SEE SHEET 2 OF 5)



ARCHITECTURE AND BUILDING ELEVATIONS PROVIDED BY:

DONALD RATCLIFFE AND ASSOCIATES
10404 STEVENSON ROAD
STEVENSON, MD. 21153

The minimum horizontal distance from any point on a detached building or group of attached buildings to the vertical projection of any point on another detached building or group of attached buildings, exclusive of enclosed entrance ways, shall be 40 feet, unless any of such buildings involved in the setback measurement exceed 44 feet in height, in which case the minimum horizontal distance between buildings shall be 60 feet.

PUBLIC SERVICES C.R.G. #90032
PLANNING NO. C.R.G. #V111-564

PLANNED UNIT DEVELOPMENT - SEE ZONING ORDER 88-536 ASPHX
PROPERTY No. 08-11-018081 DEED REF. EHK JR. 5281326

DMW
Daft·McCune·Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

CRG / FDP

SECTION SEVEN
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE: AS NOTED

8th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER:
STONYFORD, INC.
P.O. BOX 528
61 E. PADONIA RD., TIMONIUM, MD. 21093
(410) 252-8600

PLAT PREPARED BY:
DAFT-McCUNE-WALKER,INC.
200 E. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
(410) 296-3333

STATE OF MARYLAND
DAVID E. HARRIS
No. 9870
REGISTERED PROFESSIONAL ENGINEER

SCALE:	1" = 50'-0"
PROJECT #:	86022.D
DESIGNED BY:	THR, CSC
CHECKED BY:	THR
DATE	12.02.97
DRAWING:	5 of 5

DATE	BY	REVISIONS

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D
County Review Group /Final Development Plan

Section: _____

Approved for filing _____
Director of Planning

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON: _____

Baltimore County Planning Board Date: _____

Director of Zoning Administration and Development Management

Date: _____


OND SALE
THE ASSOCIATES
THE ASSOCIATES Financial Services

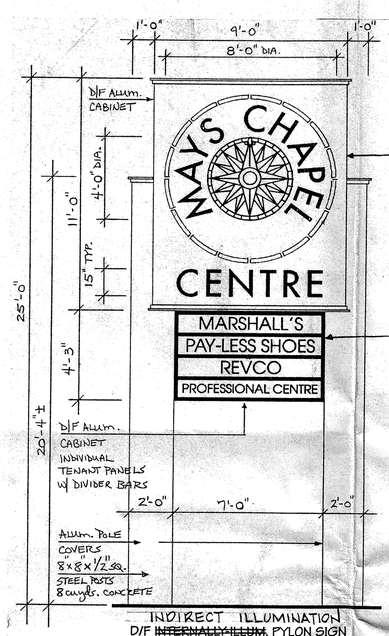
(23)

Mays Chapel North
Section 7
Plans - Sheets 1 thru 11
Recorded Plat

23 of 27

B 640 327 MR

IDENTIFICATION SIGN



100 S.F. IDENTIFICATION SIGN (ID)

36 S.F. TENANT DIRECTORY (T.D.) SIGN (18 SF FOR BUSINESS TENANTS & 18 SF FOR OFFICE TENANTS)

INDIRECT ILLUMINATION
D/F ~~INTERNALLY ILLUM.~~ PYLON SIGN
SCALE: 3/8"=1'-0"

NUMBER OF SIGNS ALLOWED = 3 — 200 SF ID SIGN, 108 SF TD SIGN
NUMBER OF SIGNS PROPOSED = 2 — 200 SF ID SIGN, 72 SF T.D SIGN

b.(v) TYPE SIGN

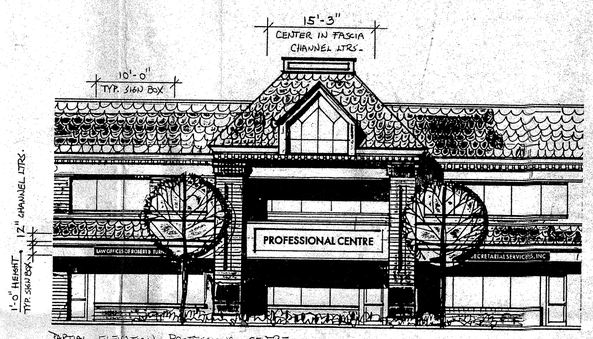
SHOPPING CENTRE DETAILS



~~INDIRECT~~ INDIVIDUAL ~~INTERNALLY~~ ILLUM. CHANNEL LTRS. NOT TO EXCEED IN SF - 4 TIMES THE LENGTH OF WALL

PARTIAL ELEVATION - VILLAGE CTR.
N.T.S.

PROFESSIONAL CENTRE DETAILS



PARTIAL ELEVATION - PROFESSIONAL CENTRE
N.T.S.

S.F. ALLOWED = 4× LENGTH OF WALL
= 4×20' = 80 SF
S.F. PROPOSED = 15'×1' = 15 SF

15'-0"
12"
PROFESSIONAL CENTRE
NON-ILLUM. PLATE LETTERS
SCALE: 3/4"=1'-0"
TYPEFACE: FUTURA

15'-3"
12"
PROFESSIONAL CENTRE
INDIVIDUAL ~~INDIRECT~~ -ILLUM. CHANNEL LETTERS
SCALE: 3/4"=1'-0"
TYPEFACE: FUTURA BOLD

10'-0"
1'-0"
LAW OFFICES OF F. H. MCLANE
~~D/F INTERNALLY~~ INDIRECT -ILLUM. SIGN BOX
SCALE: 1"=1'-0"
TYPEFACE: FUTURA

S.F. ALLOWED = 4× LENGTH OF WALL
= 4×25' = 100 SF/TENANT
S.F. PROPOSED: 10 SF/TENANT

SIGN REGULATIONS

b. Business signs are permitted only in the village center when and where accessory, or relating to a business or office use within the Mays Chapel North PUD, as follows:

(i) A sign affixed parallel to a wall of a building shall not exceed in square feet four times the length of the wall to which it is affixed, and if it adjoins the eave of the roof, shall not extend more than four feet in height above such eave;

(ii) A sign affixed to any part of a building shall not extend more than 16 feet in height above any part of the roof or parapet and shall not exceed in square feet four times the length of the front building wall;

(iii) A sign attached to the building and projecting approximately at right angles to it shall not exceed a total area of two square feet for every foot of height of the wall to which it is attached;

(iv) The various type signs described in subparagraphs (i), (ii) and (iii) hereof are limited as follows: not more than one type of sign, (i), (ii), or (iii), shall be allowed for any building devoted to business uses or for any building devoted to office uses, and no such sign shall project more than 42 inches from the building to which affixed or attached;

(v) Specifically allowed are: one identification sign for all the business uses, not exceeding 100 square feet in area, and one tenant directory sign for all the business tenants, not exceeding 18 square feet in area; and one identification sign for all the office uses, not exceeding 100 square feet in area, and one tenant directory sign for all the office tenants, not exceeding 12 square feet in area. If the business center has access from more than one street, one such identification sign may be allowed for each street;

(vi) Other free-standing business signs (not exceeding three for all land and buildings devoted to business uses, including accessory parking, and not exceeding three for all land and buildings devoted to office uses, including accessory parking) may be used if limited to a total area of 100 square feet; and

(vii) No sign erected on ground elevated above the level of the street which it abuts shall exceed 25 feet in height. No sign erected on ground below the level of the street which it abuts shall extend more than 25 feet above the level of the street which it abuts, except that in no case shall the total

c. In all cases, business and other signs shall be subject to the following conditions:

(i) Multiple faced signs (front and back only) shall be considered as one sign, to the end and intent that the areas of the front face and rear face of the sign shall not be combined, but only the area of the front face or the rear face of the sign, which ever is the larger, shall be considered in computing the area of the sign;

(ii) The surface area of any sign shall include the entire face of the sign, or if multiple faced, the entire larger face of the sign, front or back, as the case may be, and if the sign is composed of individual letters, figures, or designs, the space between and around such letters, figures or designs;

(iii) No sign shall be placed within or project into the street right-of-way;

(iv) Any free-standing or projecting sign within 25 feet of a street right-of-way line shall be so placed as to allow clear and ample visual sight lines for driveways leading into a street, and at intersecting streets and alleys; and

(v) A sign may be illuminated, subject, however, to the following: All illumination will be indirect and contain no color, and will be limited to the surface of the sign itself, or the face of wall on which erected; all sign lighting will be so arranged as to avoid glare or reflection upon any street, into the path of oncoming vehicles, or onto adjoining property of others; and no sign will have or consist of any moving, rotating or otherwise animated part, or any flashing, blinking, fluctuating or otherwise animated light.

REVISED 6/8/95 PER PRE-CRG. COMMENTS

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On 4-20-95 With The Following Action Taken
PLAN APPROVED
Plan Approved DPW Rocky Pfeiffer 7-19-95
Plan Approved OPZ Francis Amoroso
Approval Expiration Date 4-20-98
Plan Disapproved
Continued Info. Required
Plan Referred To Loc. Bd.
JUL 20 1995

NOTE: ALL SIGNS TO BE INDIRECT ILLUMINATION

PROPERTY No. 08-11-0180081 DEED REF. EHK JR. 5281/326

SIGN DETAILS
COMMERCIAL CENTER - SECTION SEVEN
MAYS CHAPEL NORTH
BALTIMORE COUNTY, MARYLAND
NOT TO SCALE

OWNER & DEVELOPER
STONEGATE INC.
P.O. BOX 528
61 E. PADONIA Rd. TIMONIUM, MARYLAND 21093
(410) 252-8600

ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT

PLAT PREPARED BY
JAMES KEELTY & Co. Inc.
P.O. BOX 528
61 E. PADONIA Rd. TIMONIUM, MARYLAND 21093

MAYS CHAPEL NORTH SECTION SEVEN
MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section
Approved for filing JUL 20 1995 Director of Planning
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON:
Baltimore County Planning Board Date 4-12-95
Director of Zoning Administration and Development Management
Date 7-20-95

PLANNED UNIT DEVELOPMENT - SEE ZONING ORDER 88-536 ASPHX

FUTURE DEVELOPMENT OF MAYS CHAPEL
NORTH SECTION SEVEN

TULLAMORE ROAD

SERVICE

COMMERCIAL CENTER

SERVICE

BANK

SIGNAGE

SIGNAGE

MEDICAL OFFICE BUILDING

LANDSCAPED PATIO

ROUNDWOOD ROAD

PADONIA ROAD

PROPOSED MAYS CHAPEL
NORTH SECTION SIX

FUTURE DEVELOPMENT OF MAYS CHAPEL
NORTH SECTION EIGHT

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On
4-20-95 With The Following Action Taken
PLAN APPROVED
Plan Approved DPW Leslie Christ 7-19-95
Plan Approved OPZ Frances Murray
Approval Expiration Date 4-20-98
Plan Disapproved
Continued Meeting Required
Plan Forwarded To Plan. Bd. A. F. Kelly III

PROPERTY No. 08-11-018081 DEED REF. EHK JR. 5281/326

ILLUSTRATIVE PLAN
COMMERCIAL CENTER – SECTION SEVEN
MAYS CHAPEL NORTH
BALTIMORE COUNTY, MARYLAND
SCALE 1"=30'

ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER
JAMES KEELTY & Co. Inc.
P.O. BOX 528
61 E. PADONIA Rd. TIMONIUM, MARYLAND 21093
(410) 252-8600

PLAT PREPARED BY
JAMES KEELTY & Co. Inc.
P.O. BOX 528
61 E. PADONIA Rd. TIMONIUM, MARYLAND 21093

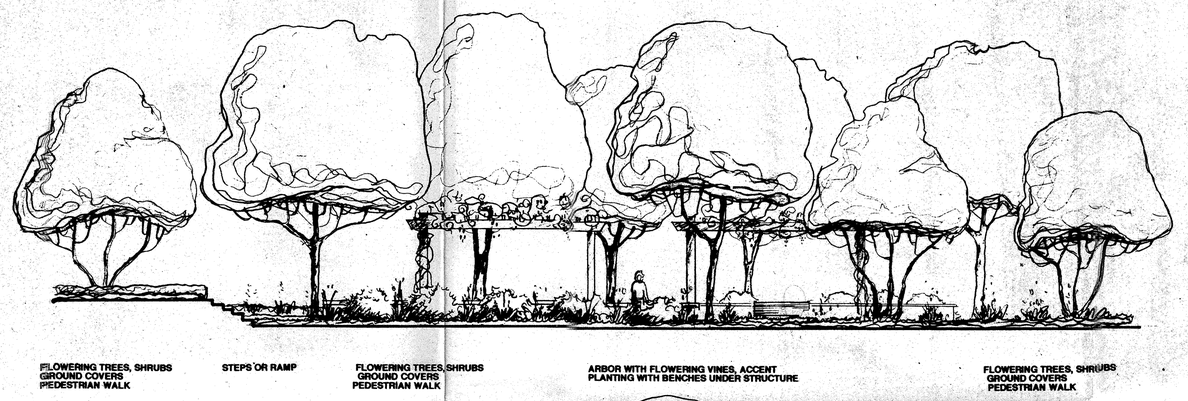
REVISED: 4-12-95 PER PRE-CRG COMMENTS

JUL 20 1995
MAYS CHAPEL NORTH SECTION SEVEN

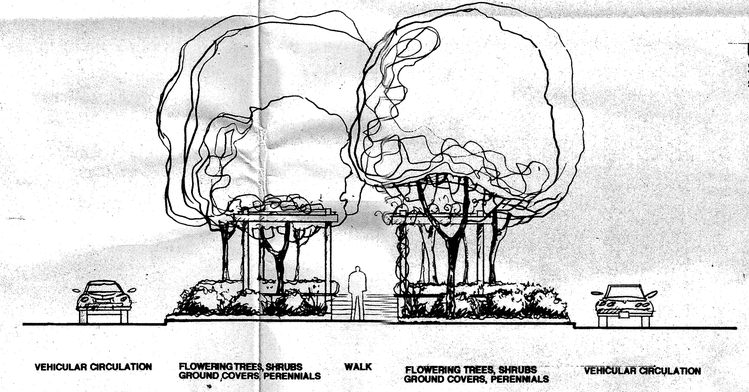
MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section
Approved for filing A. F. Kelly III JUL 20 1995
Director of Planning
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON.
Baltimore County Planning Board Date 4-12-95
Director of Zoning Administration and Development Management
Date 7-20-95 WOR

PLANNED UNIT DEVELOPMENT – SEE ZONING ORDER 88-530 ASPHX

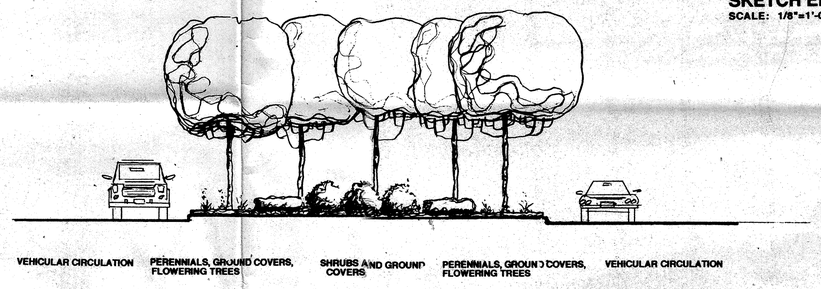
SHEET 1 OF 1



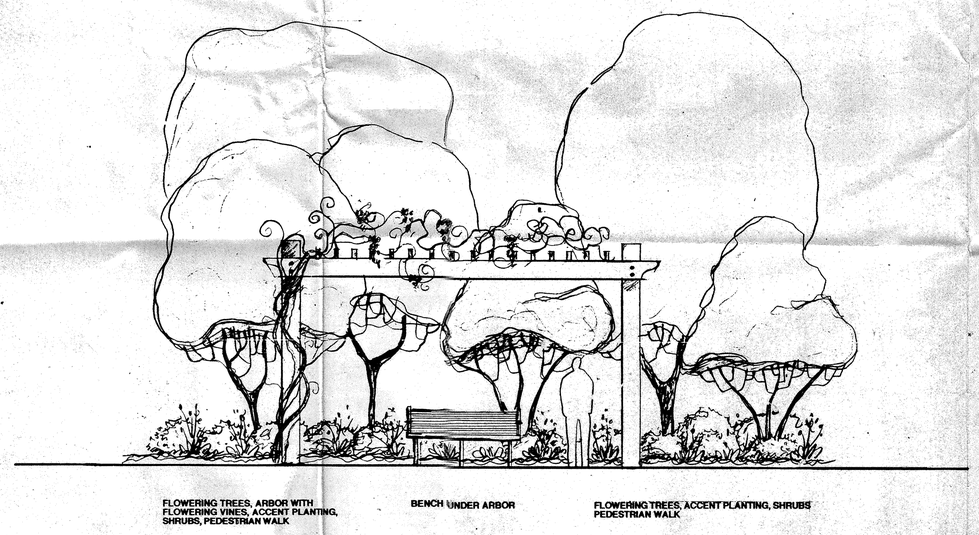
ENTRY MEDIAN
SKETCH ELEVATION A-A'
SCALE: 1/8"=1'-0"



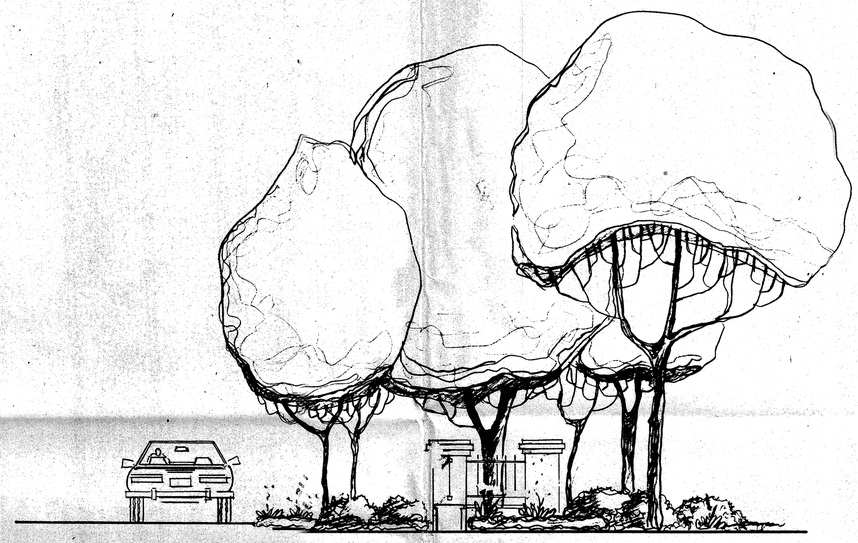
ENTRY MEDIAN
SKETCH ELEVATION B-B'
SCALE: 1/8"=1'-0"



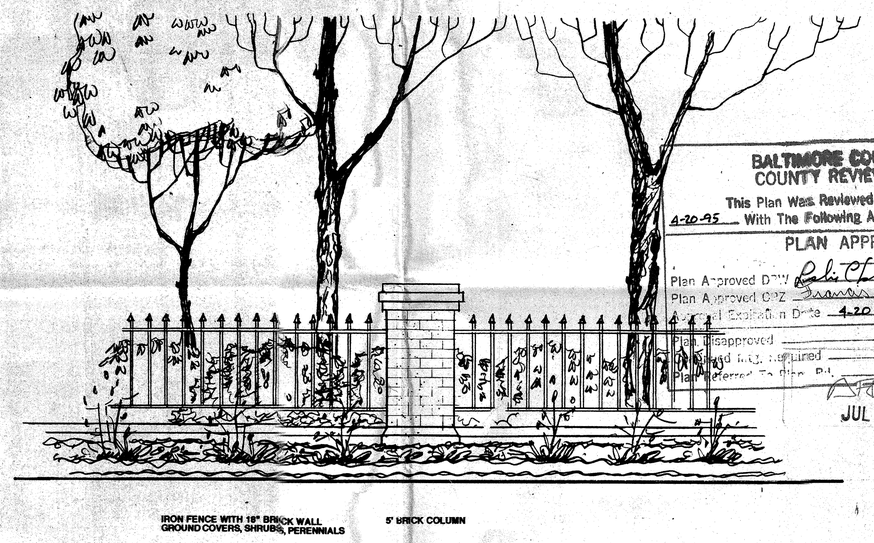
MEDIAN CIRCLE
SKETCH ELEVATION C-C'
SCALE: 1/8"=1'-0"



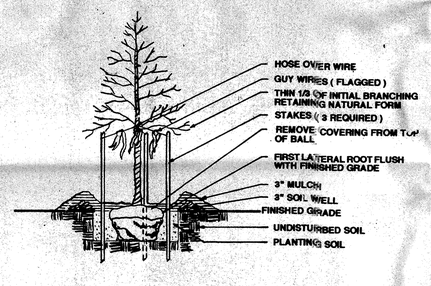
ARBOR SKETCH ELEVATION D-D'
SCALE: 1/4"=1'-0"



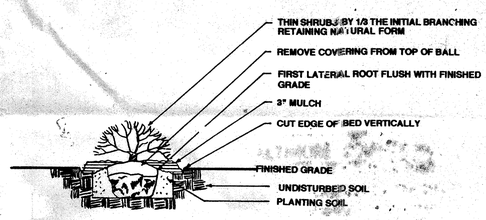
GARDEN WALL ELEVATION E-E'
SCALE: 1/4"=1'-0"



GARDEN WALL ELEVATION
SCALE:1/2"=1'-0"



TREE PLANTING DETAIL
NTS



SHRUB PLANTING DETAIL
NTS

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On
4-20-95 With The Following Action Taken
PLAN APPROVED
Plan Approved DPW [signature] 7-19-95
Plan Approved CPZ [signature]
Approval Expiration Date 4-20-98
Plan Disapproved
Revised Mtg. Required
Plan Referred To Plan. Bd.
[signature]
JUL 20 1995

PROPERTY No. 08-11-0180[illegible] DEED REF. EHK JR. 5281/326

SCHEMATIC LANDSCAPE ELEVATIONS

COMMERCIAL CENTER – SECTION SEVEN

MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
AS NOTED

ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER
STONYFORD INC.
P.O. BOX 528
61 E. PADONIA Rd. TIMONIUM, MARYLAND 21093
(410) 252-8600

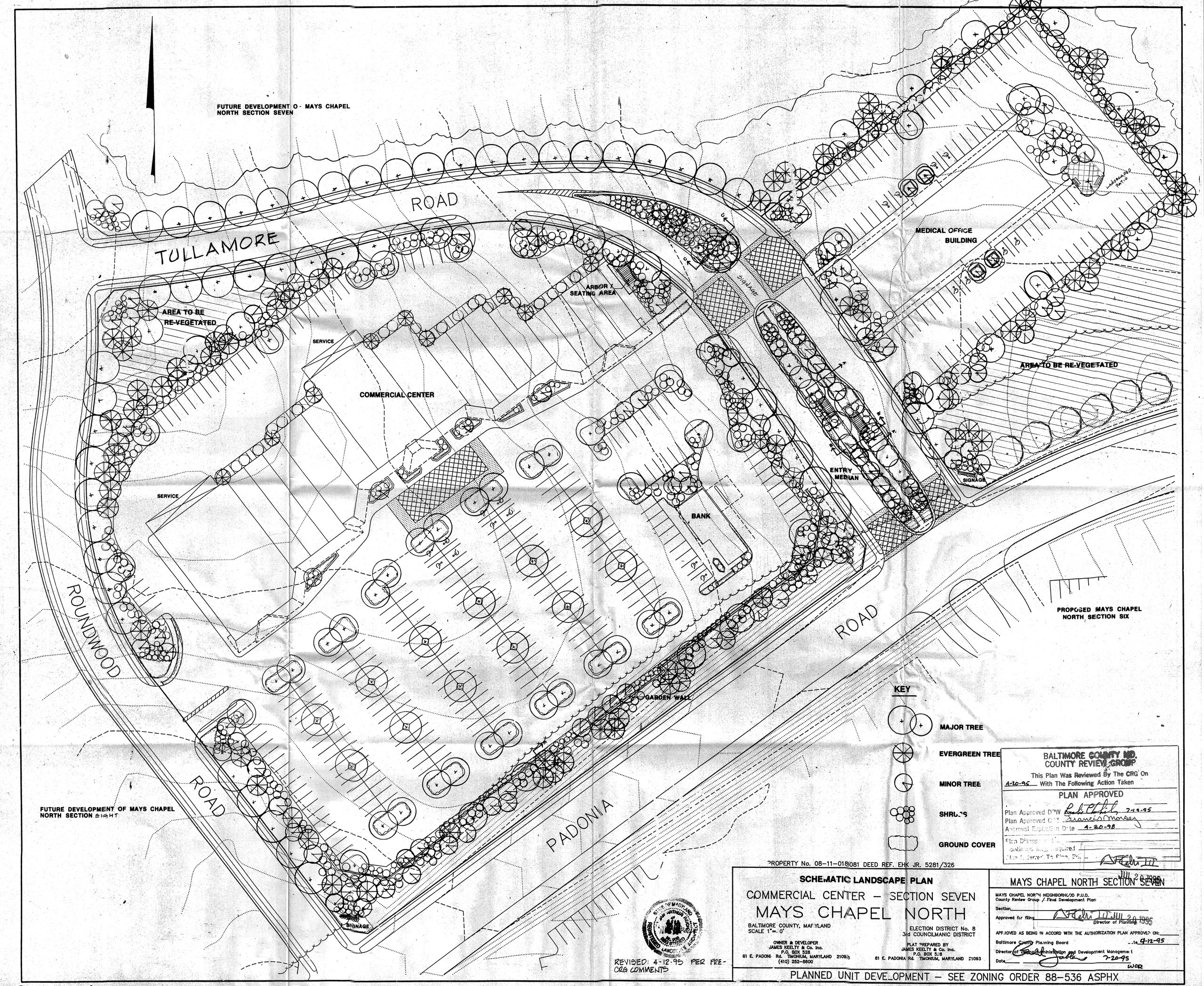
PLAT PREPARED BY
JAMES KEELTY & CO. INC.
P.O. BOX 528
61 E. PADONIA Rd. TIMONIUM, MARYLAND 21093

MAYS CHAPEL NORTH SECTION SEVEN

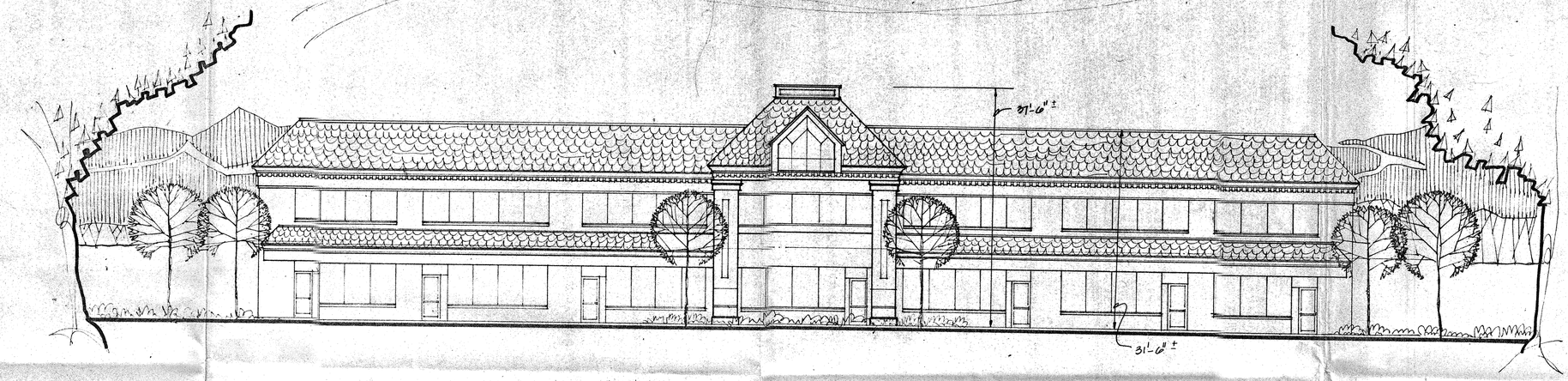
MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section
Approved for filing [signature] JUL 20 1995
Director of Planning
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON:
Baltimore County Planning Board Date 4-12-95
Director of Zoning Administration and Development Management
Date [signature] 7-20-95
WCR

PLANNED UNIT DEVELOPMENT – SEE ZONING ORDER 88-536 ASPHX

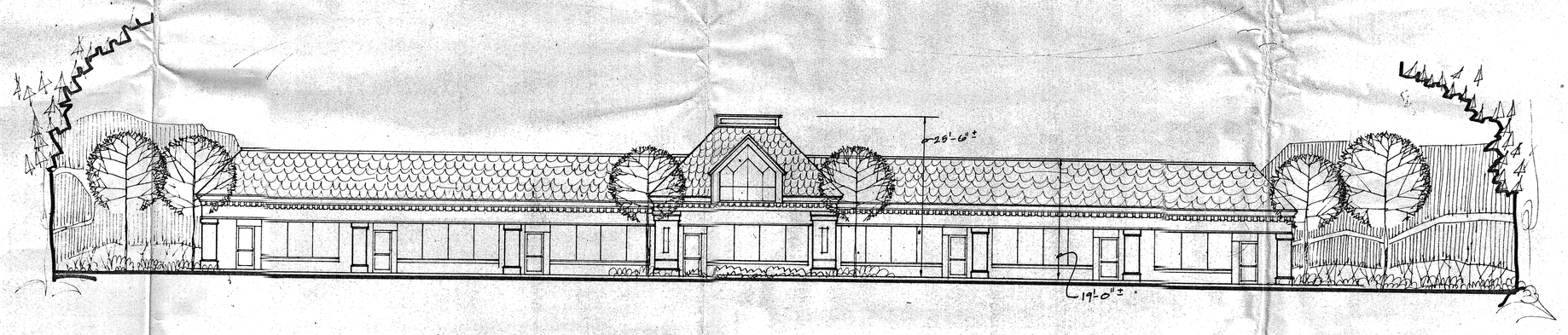
SHEET 9 OF 11


FUTURE DEVELOPMENT O- MAYS CHAPEL
NORTH SECTION SEVEN
TULLAMORE
ROAD
AREA TO BE
RE-VEGETATED
SERVICE
COMMERCIAL CENTER
ARBOR / SEATING AREA
SIGNAGE
MEDICAL OFFICE
BUILDING
LANDSCAPED PATIO
AREA TO BE RE-VEGETATED
ENTRY
MEDIAN
SIGNAGE
BANK
SERVICE
ROUNDWOOD
ROAD
PROPOSED MAYS CHAPEL
NORTH SECTION SIX
ROAD
GARDEN WALL
PADONIA
FUTURE DEVELOPMENT OF MAYS CHAPEL
NORTH SECTION EIGHT
SIGNAGE
KEY
MAJOR TREE
EVERGREEN TREE
MINOR TREE
SHRUBS
GROUND COVER
BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On
4-20-95 With The Following Action Taken
PLAN APPROVED
Plan Approved DPW 7-19-95
Plan Approved OZ Francis Morsey
Approval Expiration Date 4-20-98
Plan Disapproved
Continued Mtg. Required
Plan Referred To Plan. Bd.
JUL 20 1995
PROPERTY No. 08-11-018081 DEED REF. EHK JR. 5281/326
SCHEMATIC LANDSCAPE PLAN
COMMERCIAL CENTER – SECTION SEVEN
MAYS CHAPEL NORTH
BALTIMORE COUNTY, MARYLAND
SCALE 1"= 0'
ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT
OWNER & DEVELOPER
JAMES KEELTY & Co. Inc.
P.O. BOX 528
61 E. PADONIA Rd. TIMONIUM, MARYLAND 21093
(410) 252-8600
PLAT PREPARED BY
JAMES KEELTY & Co. Inc.
P.O. BOX 528
61 E. PADONIA Rd. TIMONIUM, MARYLAND 21093
MAYS CHAPEL NORTH SECTION SEVEN
MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section
Approved for filing JUL 20 1995
Director of Planning
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON:
Baltimore County Planning Board Date 4-12-95
Director of Zoning Administration and Development Management
Date 7-20-95
WCR
REVISED: 4-12-95 PER PRE-CRG COMMENTS
PLANNED UNIT DEVELOPMENT – SEE ZONING ORDER 88-536 ASPHX

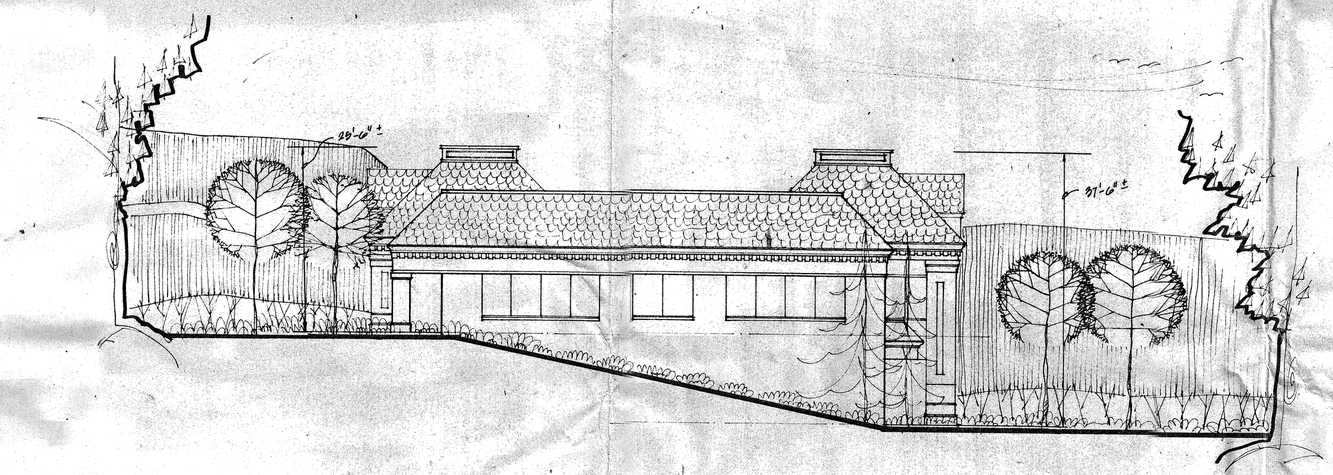
SHEET 8 OF 11



PADONIA ROAD ELEVATION



REAR ELEVATION



SIDE ELEVATION

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On
4-20-95 With The Following Action Taken

PLAN APPROVED

Plan Approved DEW Leslie C. Smith 7-19-95
Plan Approved OPZ Francis Morsey
Approval Expiration Date 4-20-98
Plan Disapproved
Continued Mtg. Required
Plan Referred To Plan. Bd.

PROPERTY No. 08-11-0180 81 DEED REF. EHK JR. 5281/326

ELEVATIONS

COMMERCIAL CENTER – SECTION SEVEN

MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
NOT TO SCALE

ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT

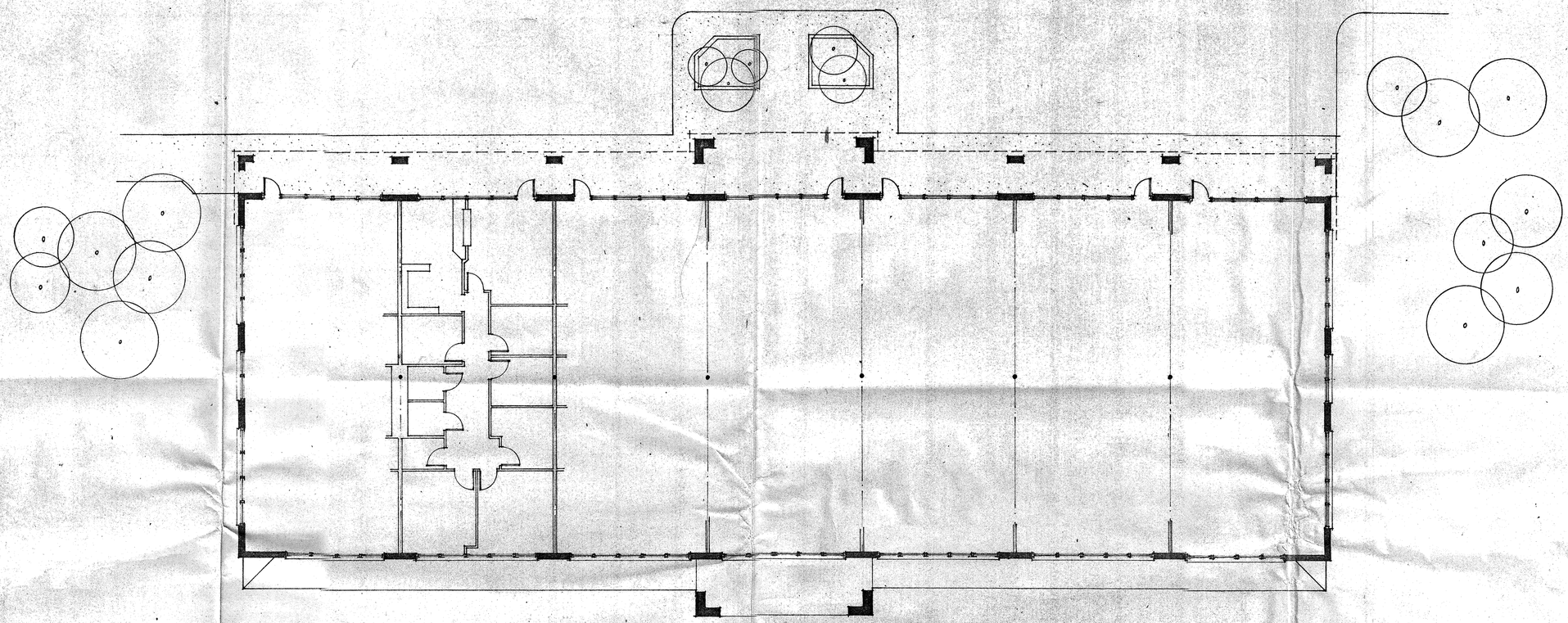
OWNER & DEVELOPER
STONYFORD INC.
P.O. BOX 528
61 E. PADONIA Rd. TIMONIUM, MARYLAND 21093
(410) 252-8600

PLAT PREPARED BY
JAMES KEELTY & Co. Inc.
P.O. BOX 528
61 E. PADONIA Rd. TIMONIUM, MARYLAND 21093

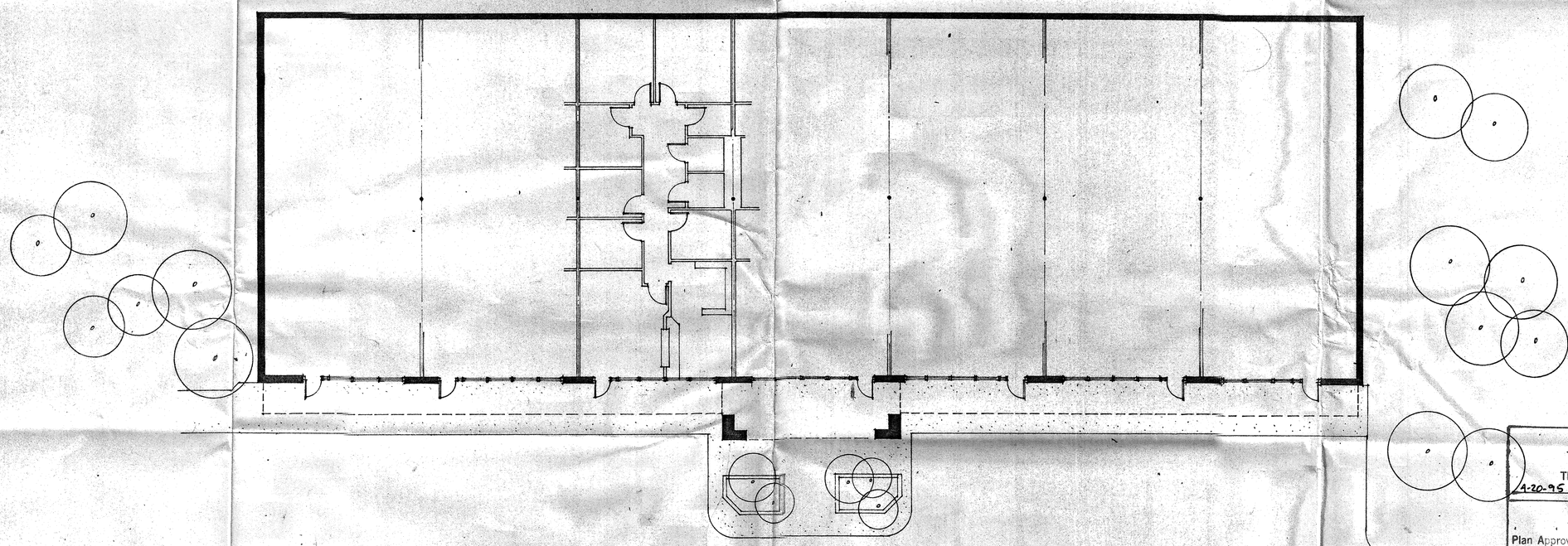
MAYS CHAPEL NORTH SECTION SEVEN

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section
Approved for filing JUL 20 1995
Director of Planning
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON:
Baltimore County Planning Board Date 4-12-95
Director of Zoning Administration and Development Management
Date 7-20-95
WCR

PLANNED UNIT DEVELOPMENT – SEE ZONING ORDER 88-536 ASPHX



UPPER LEVEL FLOOR PLAN



LOWER LEVEL FLOOR PLAN

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On
4-20-95 With The Following Action Taken
PLAN APPROVED
Plan Approved DEW Leslie Chatil 7-19-95
Plan Approved OPZ Francis Morsey
Approval Expiration Date 4-20-98
Plan Disapproved
Continued Mtg. Required
Plan Referred To Plan. Bd. A F Kelly III
JUL 20 1995

PROPERTY No. 08-11-0180/81 DEED REF. EHK JR. 5281/326

PLAN VIEWS

COMMERCIAL CENTER – SECTION SEVEN

MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
NOT TO SCALE

ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER
STONYFORD INC.
P.O. BOX 528
61 E. PADONIA Rd. TIMONIUM, MARYLAND 21093
(410) 252-8600

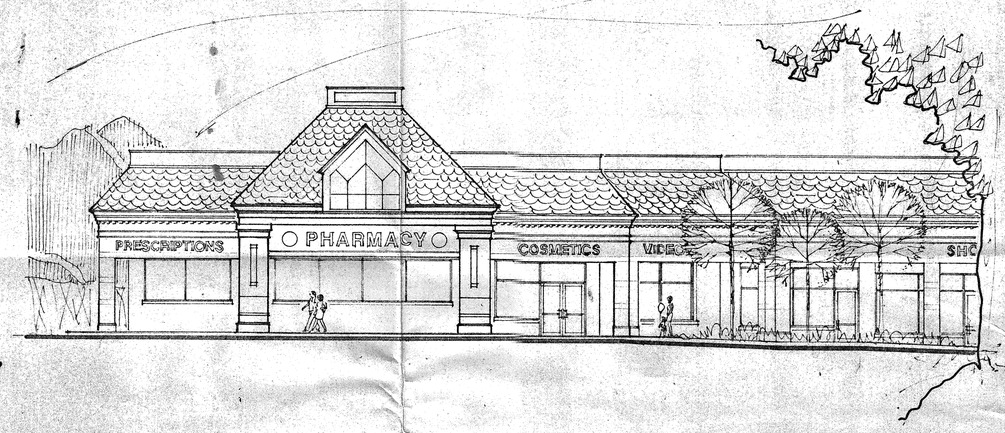
PLAT PREPARED BY
JAMES KEELTY & Co. Inc.
P.O. BOX 528
61 E. PADONIA Rd. TIMONIUM, MARYLAND 21093

MAYS CHAPEL NORTH SECTION SEVEN

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section
Approved for filing A F Kelly III JUL 20 1995
Director of Planning
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON:
Baltimore County Planning Board Date 4-12-95
Director of Zoning Administration and Development Management
Date Carl Jablon 7-20-95 WCR

PLANNED UNIT DEVELOPMENT – SEE ZONING ORDER 88-536 ASPHX

SHEET 6 OF 11



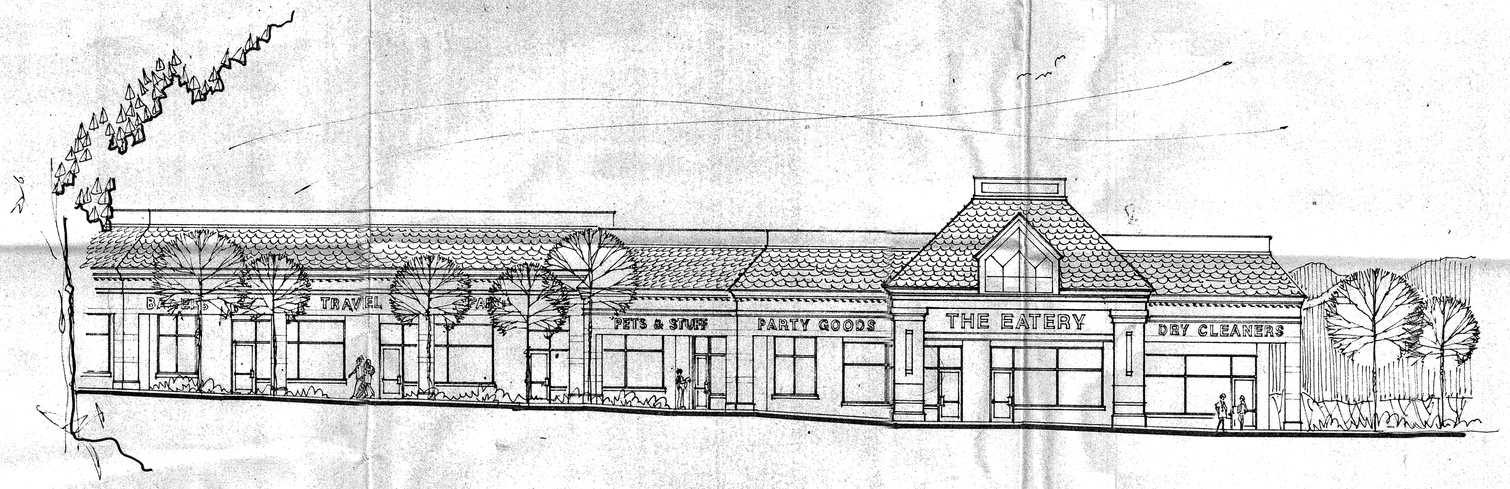
PARTIAL ELEVATION



PARTIAL ELEVATION



GARDEN WALL DETAIL



PARTIAL ELEVATION

BALTIMORE COUNTY, MD.
COUNTY REVIEW GROUP

This Plan Was Reviewed By The CRG On 4-20-95 With The Following Action Taken

PLAN APPROVED

Plan Approved DPW 7-19-95
Plan Approved OPZ
Approval Expiration Date 4-20-98

Plan Disapproved
Continued Mtg. Required
Plan Returned To Firm, Rd.

JUL 20 1995

PROPERTY No. 08-11-0018081 DEED REF. EHK JR. 5281/326

ELEVATIONS

COMMERCIAL CENTER – SECTION SEVEN

MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
NOT TO SCALE

ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER
STONEY RIDGE, INC.
P.O. BOX 528
61 E. PADONIA Rd. TIMONIUM, MARYLAND 21093
(410) 252-8500

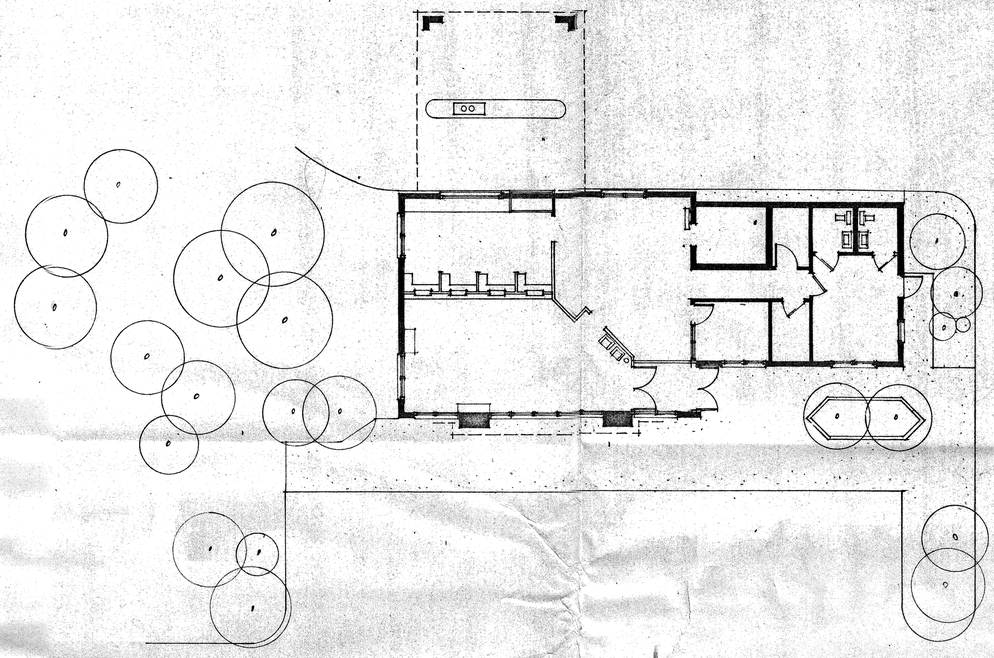
PLAT PREPARED BY
JAMES KEELTY & Co. Inc.
P.O. BOX 528
61 E. PADONIA Rd. TIMONIUM, MARYLAND 21093

MAYS CHAPEL NORTH SECTION SEVEN

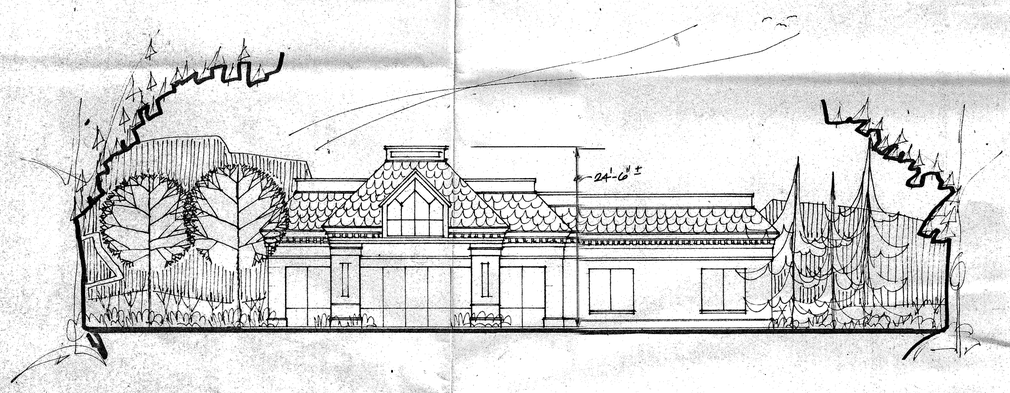
MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section
Approved for filing Director of Planning JUL 20 1995
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON:
Baltimore County Planning Board Date 4-12-95
Director of Zoning, Administration and Development Management
Date 7-20-95
WCR

PLANNED UNIT DEVELOPMENT – SEE ZONING ORDER 88-536 ASPHX

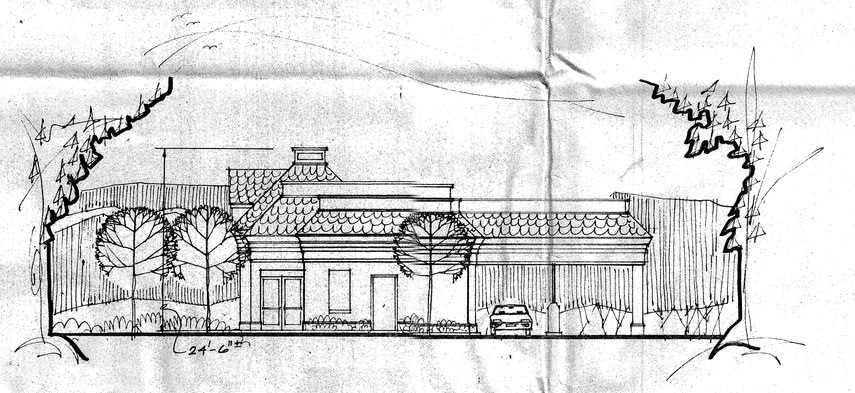
SHEET 5 OF 11



FLOOR PLAN



FRONT ELEVATION



PADONIA ROAD ELEVATION

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On
4-20-95 With The Following Action Taken

PLAN APPROVED

Plan Approved DPW [signature] 7-19-95
Plan Approved OPZ Francis Morsey
Approval Expiration Date 4-20-98
Plan Disapproved
Continued Mtg. Required
Plan Referred To Plan Bd. [signature]

JUL 20 1995

PROPERTY No. 08-11-018081 DEED REF. EHK JR. 5281/326

PLAN & ELEVATIONS

COMMERCIAL CENTER – SECTION SEVEN

MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
NOT TO SCALE

ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER
STONYFORD INC.
P.O. BOX 528
61 E. PADONIA Rd. TIMONIUM, MARYLAND 21093
(410) 252-8600

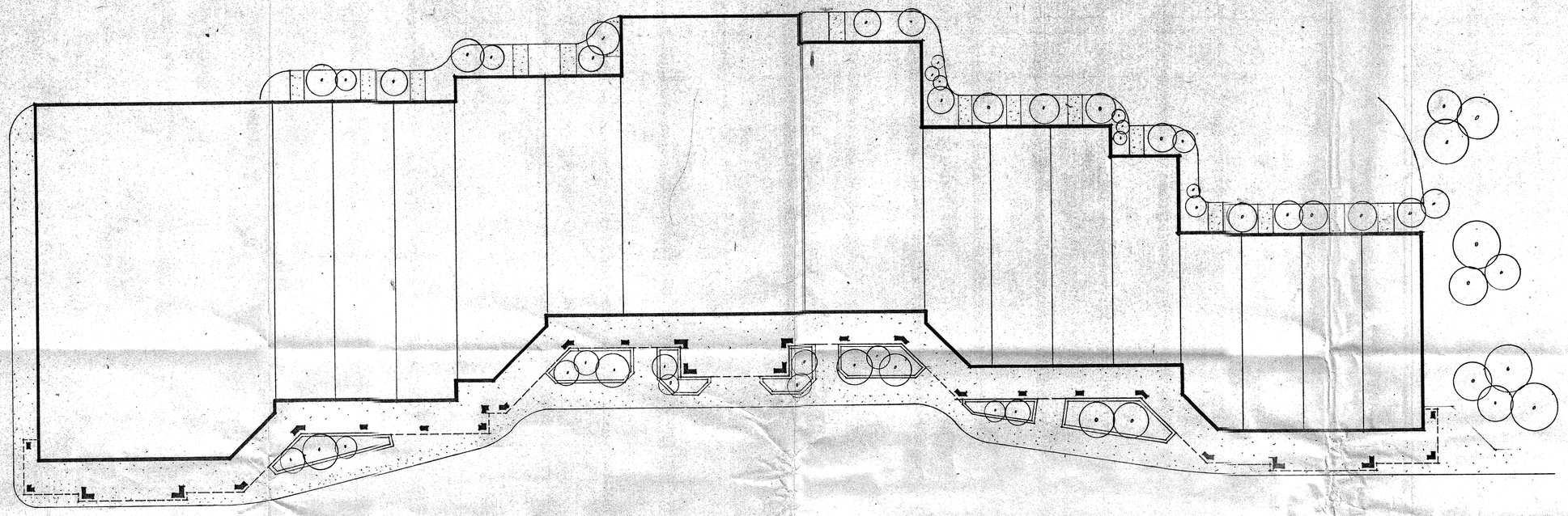
PLAT PREPARED BY
JAMES KEELTY & Co. Inc.
P.O. BOX 528
61 E. PADONIA Rd. TIMONIUM, MARYLAND 21093

MAYS CHAPEL NORTH SECTION SEVEN

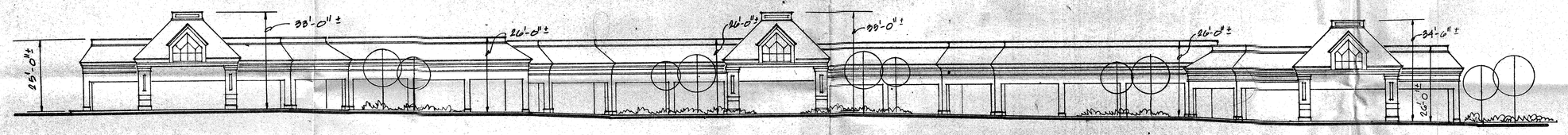
MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section
Approved for filing [signature] JUL 20 1995 Director of Planning
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON:
Baltimore County Planning Board Date 4-12-95
Director of Zoning Administration and Development Management
Date [signature] 7-20-95 WCR

PLANNED UNIT DEVELOPMENT – SEE ZONING ORDER 88-536 ASPHX

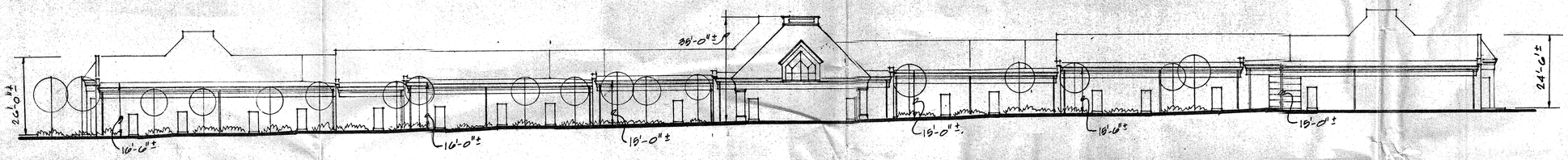
SHEET 4A OF 11



FLOOR PLAN



PADONIA ROAD ELEVATION



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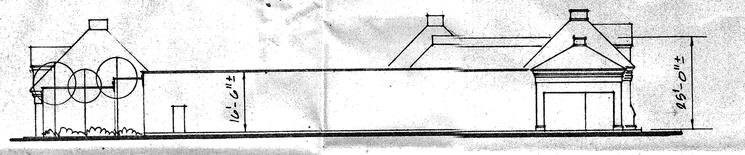
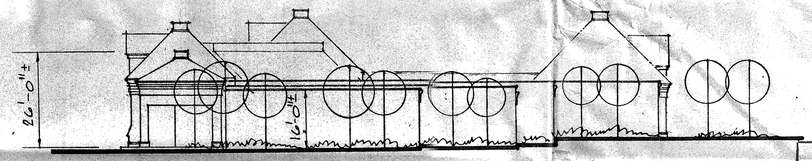


LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On
4-20-95 With The Following Action Taken
PLAN APPROVED
Plan Approved DPW 7-19-95
Plan Approved OPZ
Approval Expiration Date 4-20-98
Plan Disapproved
Continued Hrg. Required
Plan Forwarded To Plan. Bd.
JUL 20 1995

PROPERTY No. 08-11-018081 DEED REF. EHK JR. 5281/326

PLAN & ELEVATIONS
COMMERCIAL CENTER – SECTION SEVEN
MAYS CHAPEL NORTH
BALTIMORE COUNTY, MARYLAND
NOT TO SCALE
ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER
STONYFORD INC.
P.O. BOX 528
61 E. PADONIA Rd. TIMONIUM, MARYLAND 21093
(410) 252-8600

PLAT PREPARED BY
JAMES KEELTY & Co. Inc.
P.O. BOX 528
61 E. PADONIA Rd. TIMONIUM, MARYLAND 21093

MAYS CHAPEL NORTH SECTION SEVEN
MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section
Approved for filing JUL 20 1995
Director of Planning
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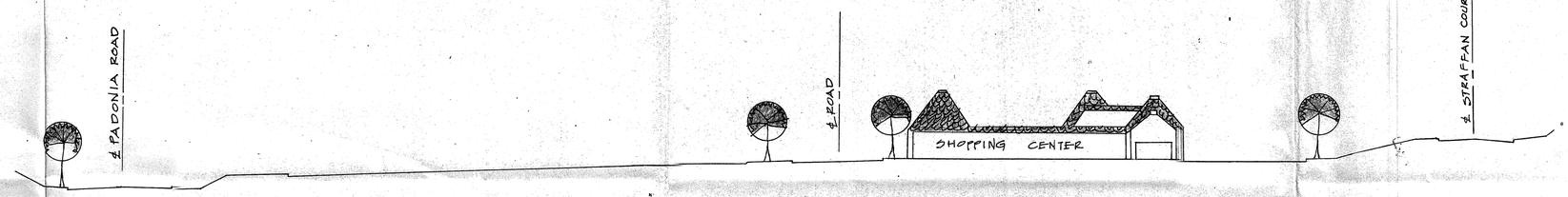
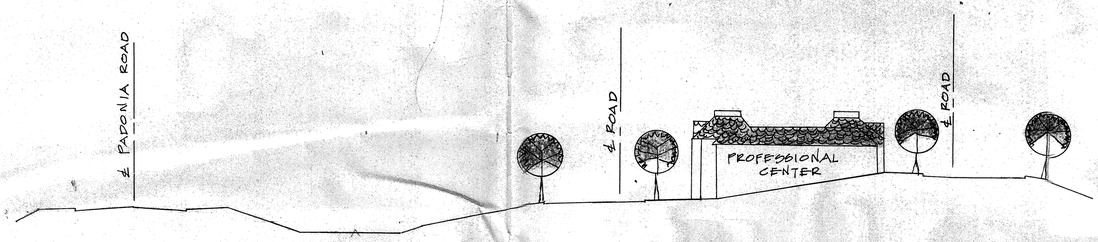
PLANNED UNIT DEVELOPMENT – SEE ZONING ORDER 88-536 ASPHX



SECTION B-B
SCALE: 1" = 30'



SECTION A-A
SCALE: 1" = 30'

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On
4-20-95 With The Following Action Taken
PLAN APPROVED
Plan Approved DPW 7-19-95
Plan Approved OPZ Frances Money
Approval Expiration Date 4-20-98
Plan Disapproved
Continued Mtg. Required
Plan Referred To Plan Bd.

PROPERTY No. 08-11-018081 DEED REF. EHK JR. 5281/326

JUL 20 1995

SITE CROSS SECTIONS
COMMERCIAL CENTER – SECTION SEVEN
MAYS CHAPEL NORTH
BALTIMORE COUNTY, MARYLAND

ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER
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MAYS CHAPEL NORTH SECTION SEVEN

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
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PLANNED UNIT DEVELOPMENT – SEE ZONING ORDER 88-536 ASPHX

BALTIMORE COUNTY
MARYLAND
E.H.K. Jr. 7164/408

FUTURE DEVELOPMENT OF
MAYS CHAPEL NORTH
SECTION SEVEN

FUTURE DEVELOPMENT OF
MAYS CHAPEL NORTH
SECTION EIGHT

PROPOSED
MAYS CHAPEL NORTH
SECTION SIX

TULLAMORE ROAD

ROUNDWOOD ROAD

PADONIA ROAD

PROP. NON ILLUMINATED DIRECTIONAL SIGN EXACT TYPE & SIZE TO BE DETERMINED SIGN TO BE LOCATED ON PRIVATE OPEN SPACE TO BE IN ACCORDANCE WITH REG. B(VI). P. 11

LANDSCAPED PATIO

NOTE:
WETLANDS AS DELINEATED BY EA ENGINEERING IN OCTOBER 1987. PRIOR TO THE CONSTRUCTION OF PADONIA ROAD. PRIOR TO THE ISSUANCE OF A GRADING PERMIT DEVELOPER WILL POST A LETTER OF CREDIT TO REFOREST 17,000 SF WHICH INCLUDES THE 20' BUFFER WITH 2 1/2" CALIPER TREES. REFORESTATION TO OCCUR IN A MUTUALLY AGREEABLE LOCATION BETWEEN R.E.P.M. AND THE DEVELOPER

PROP. RIP-RAP CHANNEL

Ex. DRAINAGE AND UTILITY EASEMENT R/W #89-08-17

Ex. DRAINAGE & UTILITY EASEMENT D.W.S. 91-1185

Ex. DRAINAGE AND UTILITY EASEMENT R/W #89-08-17

GENERAL OFFICE BUILDING 21,600 s.f.

OPEN SPACE 1.0 Ac.

OPEN SPACE 0.8 Ac.

OPEN SPACE 1.204 Ac.

PROP. 60' ILLUMINATED SIGN ON WALL

PROP. 6'(V) TYPE SIGN

PROP. 12' W SIGN

PROP. STREET LIGHTS EXACT LOCATION AND TYPE TO BE DETERMINED

DARIAN BILL EXACT TYPE LOCATION TO BE DETERMINED

H.C. RAMP

PROP. DIAMOND CRAX TYPE

PROP. CURB OPENING

EX. CURB OPENING

EX. INLET

EX. MANHOLE

EX. 12" W

EX. 24" D

EX. 10" SAN.

EX. 8" SAN.

PROP. 12" W

PROP. 8" W

PROP. 12" SAN.

PROP. 8" SAN.

PROP. 18" SD

PROP. 24" SD

PROP. 30" SD

PROP. 36" SD

PROP. 42" SD

PROP. 48" SD

PROP. 54" SD

PROP. 60" SD

PROP. 72" RCCP

PROP. 84" RCCP

PROP. 96" RCCP

PROP. 108" RCCP

PROP. 120" RCCP

PROP. 144" RCCP

PROP. 15" SD

PROP. 18" SD

PROP. 24" SD

PROP. 30" SD

PROP. 36" SD

PROP. 42" SD

PROP. 48" SD

PROP. 54" SD

PROP. 60" SD

PROP. 72" RCCP

PROP. 84" RCCP

PROP. 96" RCCP

PROP. 108" RCCP

PROP. 120" RCCP

PROP. 144" RCCP

EX. TREES

EX. TREE LINE

EX. TOPO

EX. 72" RCCP

EX. 60" RCCP

EX. 48" RCCP

EX. 36" RCCP

EX. 30" RCCP

EX. 24" RCCP

EX. 18" RCCP

EX. 15" RCCP

EX. 12" RCCP

EX. 10" RCCP

EX. 8" RCCP

EX. 6" RCCP

EX. 4" RCCP

EX. 2" RCCP

EX. 1" RCCP

EX. 0.5" RCCP

EX. 0.25" RCCP

EX. 0.125" RCCP

EX. 0.0625" RCCP

EX. 0.03125" RCCP

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EX. 0.00000000000000000000000000000000000000000001317774742903815403043571758898860500867023219781481565615521769397063972642927877680063512324180045199890055325417605051682710333074224614944091611330018901209677419354838709677419354838709677419354838709677419354838709375" RCCP

EX. 0.000000000000000000000000000000000000000000065888737145190770152178587944943025043351161989074078280776088469853198632146393884003175616209022599945027662708802525841355166537112307472204580566500945060483870967741935483871109375" RCCP

EX. 0.0000000000000000000000000000000000000000003294436857259538507608929397247151252167558099453703914038804423492659931607319694200158780810451129997513831354400126292067758326855615368602290283250236265120967741

MAYS CHAPEL NORTH
PLANNED UNIT DEVELOPMENT

COUNTY REVIEW GROUP / FINAL DEVELOPMENT PLAN

GENERAL NOTES

1) THIS C.R.G. PLAN IS APPROVED BY THE ZONING COMMISSIONER BASED ON HIS OR HER DETERMINATION THAT IT IS IN ACCORDANCE WITH THE LATEST AMENDMENT OVERALL AUTHORIZATION PLAN APPROVED IN THE ZONING CASE.
2) THIS C.R.G. PLAN COMPLIES WITH THE PRE-DEVELOPMENT COMMENTS AND CHECK PRINT.
3) LANDSCAPING AND SCREENING SHALL CONFORM TO THE STANDARDS CONTAINED IN THE BALTIMORE COUNTY LANDSCAPE MANUAL. A LANDSCAPE PLAN MUST BE APPROVED BY THE OFFICE OF PLANNING PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
4) DISTURBED AREAS ARE TO BE STABILIZED WITH GRASS, WEEDS, HONEYSUCKLE, ETC..
5) LOCATION FOR MAIL COLLECTION IS TO BE DETERMINED BY THE POST OFFICE.
6) A FOREST ESTABLISHMENT PLAN WILL BE SUBMITTED ALONG WITH THE SEDIMENT AND CONTROL PLAN AND GRADING PLAN FOR THIS SECTION.
7) ALL RETAIL AND OFFICE SPACE IS FOR RENT.
8) TRASH COLLECTION WILL BE PROVIDED BY A PRIVATE CONTRACTOR.
9) ALL STREET LIGHTS TO CONFORM TO BALTIMORE COUNTY GUIDELINES FOR STREET LIGHTS IN NEW SUBDIVISIONS.
10) ALL INTERIOR STREETS AND PARKING LOCATED IN THE RETAIL OR OFFICE AREA ARE PRIVATE.
11) ROAD PAVING MATERIAL TO BE BITUMINOUS CONCRETE.
12) TYPICAL PARKING SPACES ARE 8.5' X 18'.
13) REFORESTED AREAS ARE SHOWN THUS. A PLAN WILL BE SUBMITTED PRIOR TO RELEASE OF THE GRADING PERMIT.
14) PROPOSED STREET LIGHTS ARE SHOWN THUS.
15) EXISTING STREET LIGHTS ARE SHOWN THUS.
16) CENTRAL TRASH PICK-UP LOCATIONS ARE SHOWN THUS.
17) HANDICAPPED PARKING IS SHOWN THUS.
18) A RESTORATION PLAN WILL BE APPROVED BY D.E.P.R.M. PRIOR TO A GRADING PERMIT.
19) 500' SITE LINES TO BE CLEARED, GRADED AND KEPT FREE OF ANY OBSTRUCTION AS REQUIRED.

ZONING REGULATIONS

THE BALTIMORE COUNTY ZONING REGULATIONS ARE NOT APPLICABLE TO THIS PLAN OF DEVELOPMENT. THE MAYS CHAPEL NORTH ZONING REGULATIONS ARE AS ADOPTED AND APPROVED BY THE ZONING COMMISSIONER IN CASE NUMBER 88-536, AUTH, ASPHX AND NUMBER '91-144-SPH.

THE INTERPRETATION, ADMINISTRATION AND ENFORCEMENT OF THESE REGULATIONS SHALL BE THE RESPONSIBILITY OF JAMES KEELTY & CO., INC. OR MAYS CHAPEL NORTH, INC. EACH A MARYLAND CORPORATION, OR THEIR RESPECTIVE SUCESSORS OR ASSIGNS. THIS RESPONSIBILITY INCLUDES THE REVIEW AND APPROVAL OF A "COMPLIANCE CERTIFICATE" TO BE PRESENTED TO THE BALTIMORE COUNTY ZONING OFFICE WHEN INDIVIDUAL OWNERS IMPROVEMENTS REQUIRE BALTIMORE COUNTY PERMITS.

IN THE VILLAGE CENTER, THE FOLLOWING ADDITIONAL USES ARE PERMITTED.

(A) SENIOR CITIZEN HOUSING OR HOUSING FOR THE ELDERLY, WHICH DO NOT EXCEED 8-STORIES IN HEIGHT, WITH LIFE-CARE OR CONTINUING CARE FACILITIES;
(B) GROUP CHILD CARE CENTER;
(C) COMMUNITY BUILDING; AND SWIMMING POOL, TENNIS COURTS AND OTHER SIMILAR CIVIC, SOCIAL, RECREATIONAL OR EDUCATIONAL USES AND IMPROVEMENTS;
(D) BUSINESS USES DESIGNED FOR THE SHOPPING CONVENIENCE OF PERSONS RESIDING IN NEARBY AREAS, RESTRICTED GENERALLY TO THOSE USES SATISFYING DAILY BASIC SHOPPING NEEDS, NOT TO EXCEED, IN THE AGGREGATE, A MAXIMUM GROSS FLOOR AREA OF 43,553 SQUARE FEET (FLOOR AREA, GROSS), ALL TO THE END AND INTENT THAT BUSINESS ESTABLISHMENTS WILL BE RETAIL OR SERVICE ESTABLISHMENTS DEALING WITH CONSUMERS DIRECTLY, AND SAME WILL BE LIMITED TO THE FOLLOWING: BARBER SHOP; BANK, SAVINGS AND LOAN ASSOCIATION OR OTHER SIMILAR CHARTERED FINANCIAL INSTITUTION ACCEPTING DEPOSITS; BEAUTY SHOP; DRUG STORE; GENERAL FOOD STORE; SPECIALTY FOOD STORE, SUCH AS BAKERY, CANDY STORE OR DAIRY PRODUCTS STORE; LAUNDRY, DRY CLEANING, CLOTHING REPAIR OR ALTERATION SHOP, WITH NO ON-SITE DRY CLEANING; RESTURANT, EXCEPT DRIVE-IN RESTURANT; SHOE REPAIR SHOP; GENERAL CLOTHING AND CLOTHING ACCESSORY SHOP; SPECIALTY CLOTHING AND CLOTHING ACCESSORY STORE, SUCH AS DRESS SHOP, MILLINERY SHOP, HABERDASHERY, SHOE STORE AND THE LIKE; FLORIST SHOP; GARDEN SHOP; HARDWARE STORE; BOOK STORE; OR SPORTING-GOODS STORE; OR ANY COMBINATION OF THE FOREGOING; EACH WITH ALLOWABLE IDENTIFICATION SIGNS;
(E) BUISNESS AND PROFESSIONAL OFFICES, EXCLUDING SALES AND STORAGE OF MERCHANDISE, NOT TO EXCEED, IN AGGREGATE, A MAXIMUM GROSS FLOOR AREA OF 21,776 SQUARE FEET (FLOOR AREA, GROSS);
(F) OFF-STREET PARKING, WHETHER OR NOT ON THE SAME LOT AS A PRINCIPAL USE SERVED, AND LOADING, INCLUDING A MEANS OF ACCESS AND INTERIOR CIRCULATION, ALL TO BE UISED FOR ANY USE ALLOWED IN THE VILLAGE CENTER; AND
(G) ACCESSORY USES, AS ABOVE PROVIDED FOR, HERE INCLUDING PARTICULAR, BUT NOT LIMITED TO THE FOLLOWING: PHOTO-COPYING ESTABLISHMENT AND PERSONAL CARE ESTABLISHMENT, SUCH AS HAIR CARE, FACIAL TREATMENT, MANICURING AND SHOE SHINING, IN ANY OFFICE BUILDING, SENIOR CITIZEN HOUSING, OR MID-RISE HOUSING, 6 STORY OR 8 STORY MAXIMUM, PROVIDED THAT NO MORE THAN 7.5% OF THE ADJUSTED GROSS FLOOR AREA OF THE BUILDING OCCUPIED BE DEVOTED TO THESE PARTICULAR ACCESSORY USES.

SUMMARY

SECTION	ACREAGE USED	ACREAGE REMAINING	DENSITY USED	DENSITY REMAINING	DWELLING UNITS	DWELLING UNITS REMAINING
ONE *	9.74 Ac.	374.40 Ac.	0.0	2177 De.U.	0.0	2177 D.U.
TWO	38.70 Ac.	335.70 Ac.	231 De.U.	1946 De.U.	212 D.U.	1965 D.U.
THREE	27.00 Ac.	308.70 Ac.	261 De.U.	1685 De.U.	266 D.U.	1699 D.U.
FIVE	17.94 Ac.	290.76 Ac.	136 De.U.	1549 De.U.	128 D.U.	1571 D.U.
FOUR	22.82 Ac.	267.94 Ac.	193 De.U.	1356 De.U.	182 D.U.	1389 D.U.
SIX	24.67 Ac.	243.27 Ac.	199 De.U.	1157 De.U.	190 D.U.	1199 D.U.
SEVEN	11.51 Ac.	231.76 Ac.	–	–	–	–
TOTAL	152.38 Ac.	231.76 Ac.	1020 De.U.	1157 De.U.	978 D.U.	1199 D.U.

* Section One is composed of relocated Padonia and Mays Chapel rights-of-way only.

De.U. = DENSITY UNITS D.U. = DWELLING UNITS
TOTAL OPEN SPACE IN SECTION SEVEN = 2.6 Ac.

PARKING

SHOPPING CENTER:
REQUIRED
GENERAL RETAIL 39,553 sq. ft. @ 1/200 = 198
RESTURANT 4,000 sq. ft. @ 1/50 = 80
TOTAL 278
PROVIDED 309

GENERAL OFFICE:
REQUIRED
MEDICAL 10,800 sf. ft. @ 1/225 = 48
PROFESSIONAL 10,800 sf. ft. @ 1/300 = 36
TOTAL 84
PROVIDED 97

BUILDING HEIGHT

THE PERPENDICULAR HEIGHT LIMITATIONS OF PARTICULAR BUILDINGS, ARE AS FOLLOWS: TOWNHOUSES 45 FEET; GARDEN BUILDINGS 50 FEET; MID-RISE BUILDINGS OUTSIDE THE VILLAGE CENTER 65 FEET; MID-RISE AND SENIOR CITIZEN HOUSING BUILDINGS INSIDE THE VILLAGE CENTER 85 FEET. THE PERPENDICULAR HEIGHT LIMITATION OF ANY COMMERCIAL BUSINESS OR OFFICE BUILDING, OR ANY GROUP CHILD CARE CENTER OR COMMUNITY BUILDING IS 40 FEET.

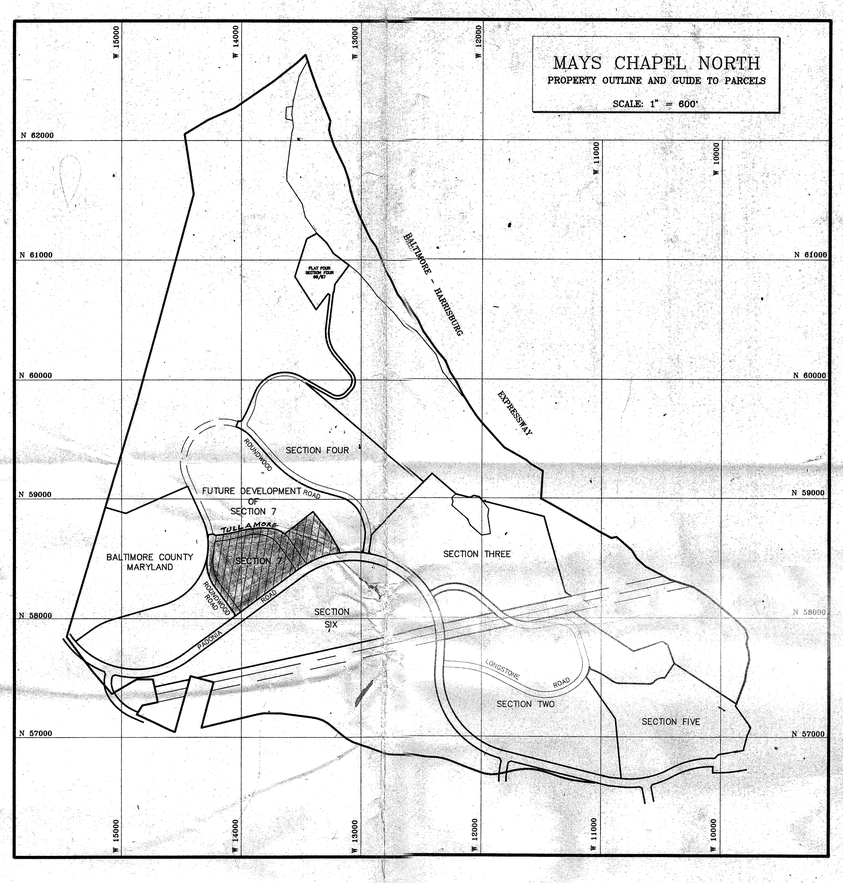
CASE #91-144 SPH

ORDERED BY THE DEPUTY ZONING COMMISSIONER FOR BALTIMORE COUNTY, THIS 30th DAY OF NOVEMBER, 1990, THAT THE PROVISIONS OF PARAGRAPH 9 OF THE NOVEMBER 4, 1988 ORDER OF THE DEPUTY ZONING COMMISSIONER (SUBJECT ZONING ORDER), ENTERED IN ZONING CASE No. 88-536-AUTH-ASPHX, IS CONFIRMED SUBJECT TO CLARIFICATION AND AMENDMENT, AS FOLLOWS: THE TRANSFER AND/OR SALE OF PETITIONERS' INTEREST IN THE SUBJECT PROPERTY (MAYS CHAPEL NORTH PREMISES), EITHER IN ITS ENTIRETY OR BY SECTIONS, MAY BE MADE TO ANY AFFILIATE OF THE PETITIONER, JAMES KEELTY & CO., INC., WITHOUT THE NEED OF ANY FURTHER FINDING BY THE ZONING COMMISSIONER OR OR DEPUTY ZONING COMMISSIONER ON THE REQUIREMENTS OF SECTION 430.1.0.3c OF THE ZONING REGULATIONS OF BALTIMORE COUNTY, ALL SUCH TRANSFERS AND/OR SALES BEING HEREBY APPROVED, AND, AS SUCH, THE PETTION FOR SPECIAL HEARING BE AND THE SAME IS HEREBY GRANTED, SUBJECT HOWEVER, TO THE FOLLOWING RESTRICTIONS, WHICH AIRE CONDITIONS PRECEDENT TO THE RELIEF GRANTED HEREIN:

1. IPETITIONERS AND THEIR APPROVED SUCCESSORS AND ASSIGNS MAY APPLY FOR THEIR BUILDING PERMITS AND BE GRANTED SAME UPON RECEIPT OF THIS ORDER; HOWEVER, PETITIONERS AND THEIR APPROVED SUCCESSORS AND ASSIGNS ARE HEREBY MADE AWARE THAT PROCEEDING AT THIS TIME IS AT THEIR OWN RISK UNTIL SUCH TIME AS THE 30-DAY APPELLATE PROCESS FROM THIS ORDER HAS EXPIRED. IF FOR WATEVER REASON, THIS ORDER IS REVERSED, PETITIONERS AND THEIR APPROVED SUCDESSORS AND ASSIGNS WOULD BE REQUIRED TO RETURN, AND BE RESPONSIBLE FOR RETURNING, SAID PROPERTY TO ITS ORIGINAL CONDITION.

2. IPETITIONERS, JAMES KEELTY & CO., INC. AND MAYS CHAPEL VILLAGE, ARE NOT IN ANY WAY RELIEVED OF ANY OF THEIR PRESENT RESPONSIBILITY UNDER THE SUBJECT ZONING ORDER; AND

3. AN AFFILIATE OF THE PETITIONER, JAMES KEELTY & CO., INC., MEANS AND INCLUDES: (I) A PAIRENT CORPORATION, IF THE PARENT CORPORATION HOLDS NOT LESS THAN 50% OF THE ISSUED STOCK OF SAID PETITIONER; AND ANY SUBSIDIARY CORPORATION, INCLUDING ANY CORPORATION THAT IS A SUSIDIARY OF EITHER THE PARENTCORPORATION OR ANY OTHER SUBSIDIARY CORPORATION OF THE PARENT CORPORATION, IF, IN ALL CASES, THE PARENT CORPORATION HOLDS NOT LESS THAN 50% OF THE ISSUED AND OUTSTANDING STOCK OF THE SUBSIDIARY; (II) ANY GENERAL OR LIMITED PARTNERSHIP, IF NOT LESS THAN A 50% INTEREST IN THE PARTNERSHIP, GENERAL AND LIMITED, IS HELD BY ANY ONE OR MORE CORPORATE OR PARTNERSHIP AFFILIATES, AND/OR BY ANY ONE OR MORE SHAREHOLDERS OF JAMES KEELTY & CO., INC. OR OF ANY CORPORATE AFFILIATE, INCLUDING AMOING INDIVIDUALS, THE FAMILY (PARENT, CHILD, BROTHER OR SISTER) OF ANY SHAREHOLDER; OR (III) ANY ONE OR GROUP HOLDING NOT LESS THAN 50% OF THE ISSUED AND OUTSTANDING STOCK OF JAMES KEELTY & CO., INC. OR OF ANY CORPORATE AFFILIATE, OR HOLDING NOT LESS THAN A 50% INTEREST (GENERAL AND LIMITED) IN A PARTNERSHIP AFFILIATE, INCLUDING IN ANY GROUP THE FAMILY (PARENT, CHILD, BROTHER OR SISTER) OF ANY OF THE FOREGOING.

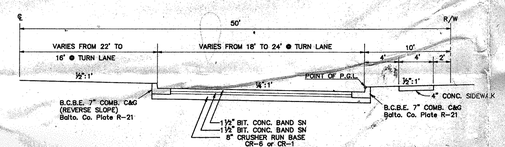


FLOOR AREA CALCULATIONS

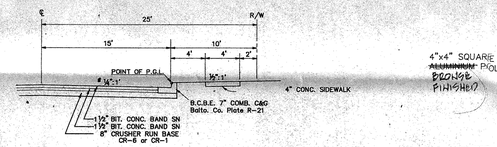
GROSS FLOOR AREA ALLOWED
RETAIL - 43,553 S.F.
OFFICE - 21,776 S.F.

GROSS FLOOR AREA PROVIDED
RETAIL - STORE 1 = 6472 S.F.
STORE 2 = 2,000 S.F.
STORE 3 = 2,000 S.F.
STORE 4 = 2,000 S.F.
STORE 5 = 4,883 S.F.
STORE 6 = 2,000 S.F.
STORE 7 = 6,000 S.F.
STORE 8 = 3600 S.F.
STORE 9 = 1,662 S.F.
STORE 10 = 1,600 S.F.
STORE 11 = 1,600 S.F.
STORE 12 = 1,540 S.F.
STORE 13 = 1,248 S.F.
STORE 14 = 1,320 S.F.
STORE 15 = 1,320 S.F.
STORE 16 = 1,320 S.F.
BANK = 1943 S.F.
TOTAL = 43,808 S.F.

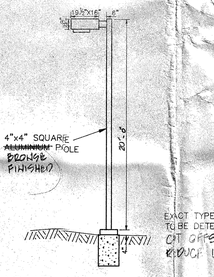
GENERAL OFFICE = 21,600 S.F.



TYPICAL HALF SECTION
100' RIGHT-OF-WAY
NOT TO SCALE



TYPICAL HALF SECTION
44' RIGHT-OF-WAY
NOT TO SCALE



LIGHT POST DETAIL
NOT TO SCALE

RECEIVED
JUL 20 1995
OFFICE OF PLANNING & ZONING

RECEIVED
JUN 1 1995
BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS & LICENSES

NO.	REVISIONS	DATE	BY
1	PER PRE-CRG MEETING	4-11-95	

PROPERTY No. 08-11-018081 DEED REF. EHK JR. 5281/326

PARTIAL CRG / FDP
COMMERCIAL CENTER – SECTION SEVEN
MAYS CHAPEL NORTH

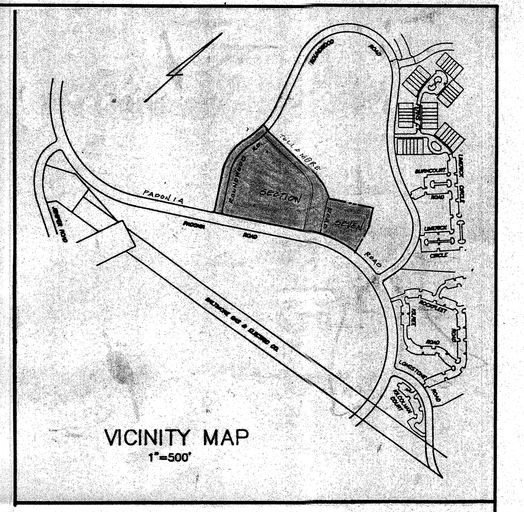
BALTIMORE COUNTY, MARYLAND
SCALE AS NOTED

ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER
STONEHEDGE INC.
P.O. BOX 528
61 E. PADONIA Rd. TIMONIUM, MARYLAND 21093
(410) 252-8600

PLAT PREPARED BY
JAMES KEELTY & Co. Inc.
P.O. BOX 528
61 E. PADONIA Rd. TIMONIUM, MARYLAND 21093

PLANNED UNIT DEVELOPMENT – SEE ZONING ORDER 88-536 ASPHX



VICINITY MAP
1"=500'

BENCHMARK: ELEVATION: 631.087
X-5250 GAL. SPIKE IN MAC. INTERSECTION OF PADONIA & JENIFER ROADS

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 PLAN VIEW
SHEET 3 SITE CROSS SECTIONS
SHEET 4 & 4A PLAN VIEW & ELEVATIONS
SHEET 5 ELEVATIONS
SHEET 6 PLAN VIEW
SHEET 7 ELEVATIONS
SHEET 8 SCHEMATIC LANDSCAPE PLAN
SHEET 9 SCHEMATIC LANDSCAPE ELEVATIONS
SHEET 10 ILLUSTRATIVE PLAN
SHEET 11 SIGN DETAIL

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On 4-20-95 With The Following Action Taken
PLAN APPROVED
Plan Approved DPW 7-19-95
Plan Approved OPZ
Approval Expiration Date 4-20-98
Plan Disapproved
Continued Mtg. Required
Plan Referred To Plan. Bd.
JUL 20 1995

NOTES:

NO WELLS, SEPTIC SYSTEMS OR STRUCTURES EXIST ON THIS SITE.

DISTURBANCE IN THE OPEN SPACE BEYOND THAT WHICH IS SHOWN ON THE PLAN WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF RECREATION AND PARKS.

1) ELECTION DISTRICT----------#8
2) COUNCILMANIC DISTRICT----------#3
3) CENSUS TRACT----------4038
4) WATERSHED----------11
5) WATER ZONE----------FALLS, FIFTH
6) SUBSEWERSHED----------32 & 36
SEWER DRAINAGE AREA GUNPOWDER
PUMPED BY TEXAS PUMPING STATION

MAYS CHAPEL NORTH SECTION SEVEN

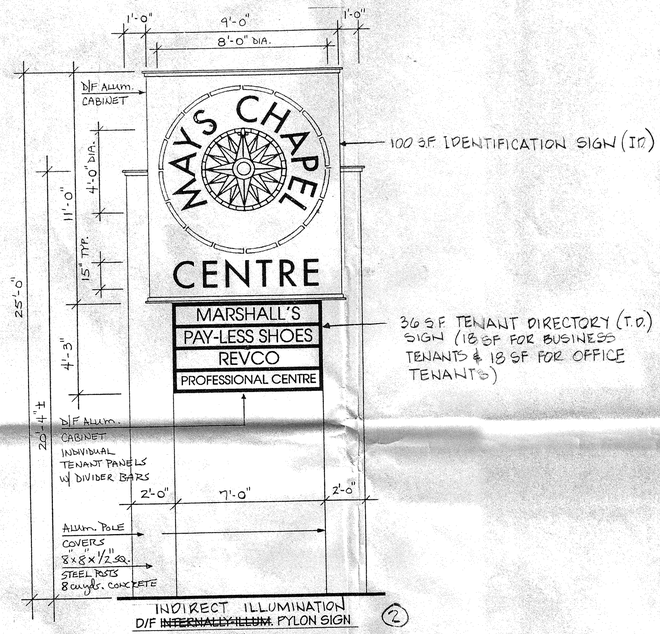
MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section
Approved for filing JUL 20 1995
Director of Planning

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON:
Baltimore County Planning Board Date 4-12-95
Director of Zoning Administration and Development Management
Date 7-20-95 WJR

STATE OF MARYLAND
DOUGLAS LANE KENNEDY
No. 10748
REGISTERED PROFESSIONAL ENGINEER

Douglas L. Kennedy P.E.#10748 3-17-95
K.C.W. CONSULTANTS, Inc. REG. No. DATE

IDENTIFICATION SIGN



100 SF IDENTIFICATION SIGN (ID)

36 SF TENANT DIRECTORY (T.D.) SIGN (18 SF FOR BUSINESS TENANTS & 18 SF FOR OFFICE TENANTS)

INDIRECT ILLUMINATION
D/F ~~INTERNALLY-ILLUM.~~ PYLON SIGN (2)
SCALE: 3/8"=1'-0"

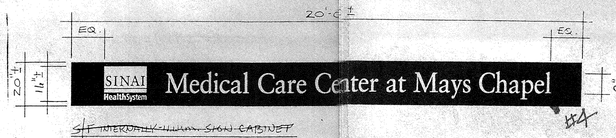
NUMBER OF SIGNS ALLOWED = 3 — 300 SF ID SIGN, 108 SF TD SIGN
NUMBER OF SIGNS PROPOSED = 2 — 200 SF ID SIGN, 72 SF TD SIGN

SHOPPING CENTRE DETAILS

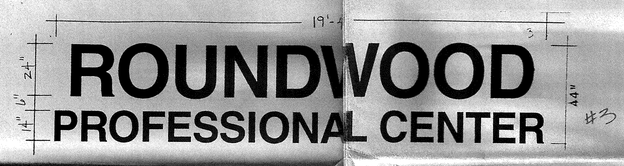


INDIVIDUAL ~~INTERNALLY~~ INDIRECT ILLUM. CHANNEL LTRS. NOT TO EXCEED IN SF - 4 TIMES THE LENGTH OF WALL

PARTIAL ELEVATION - VILLAGE CTR.
N.T.S.



~~SF INTERNALLY-ILLUM. SIGN CABINET~~
SCALE: 1/2"=1'-0"
QTY: 2



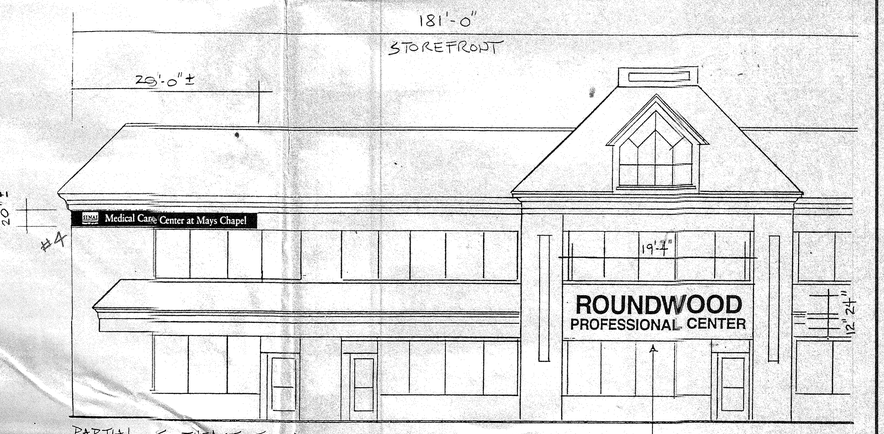
PROFESSIONAL CENTRE DETAILS



CLEARANCE LETTERING (SEE SHEET 13)

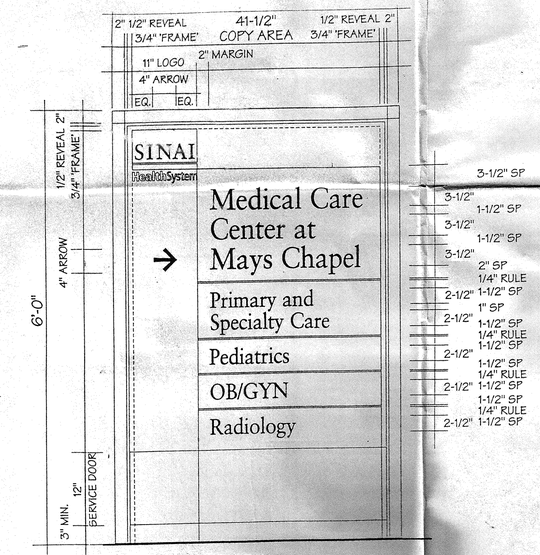
CLEARANCE LETTERING (SEE SHEET 13)

PARTIAL NORTHWEST FACADE
SCALE: 1/8"=1'-0"

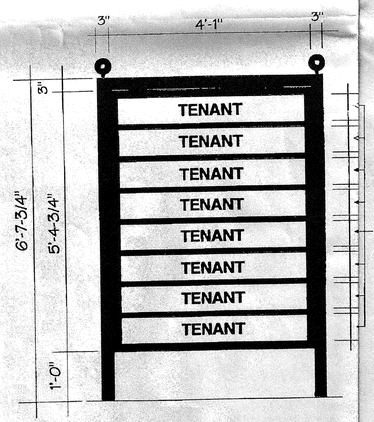


PARTIAL SOUTHEAST FACADE
SCALE: 1/8"=1'-0"

EXISTING COPY



b.(v) TYPE SIGN (1)
#1



D/F INTERNALLY-ILLUM. TENANT DIRECTORY
SCALE: 3/4" = 1'-0"
QTY.: 1
#1

SIGN REGULATIONS

b. Business signs are permitted only in the village center when and where accessory, or relating to a business or office use within the Mays Chapel North PUD, as follows:

(i) A sign affixed parallel to a wall of a building shall not exceed in square feet four times the length of the wall to which it is affixed, and if adjoins the eave of the roof, shall not extend more than four feet in height above such eave;

(ii) A sign affixed to any part of a building shall not extend more than 16 feet in height above any part of the roof or parapet and shall not exceed in square feet four times the length of the front building wall;

(iii) A sign attached to the building and projecting approximately at right angles to it shall not exceed a total area of two square feet for every foot of height of the wall to which it is attached;

(iv) The various types of signs described in subparagraphs (i), (ii) and (iii) hereof are limited as follows: not more than one type of sign, (i), (ii), or (iii), shall be allowed for any building devoted to business use, nor for any building devoted to office uses, and no such sign shall project more than 42 inches from the building to which affixed or attached;

(v) Specifically allowed are: one identification sign for all the business uses, not exceeding 100 square feet in area, and one tenant directory sign for all the business tenants, not exceeding 18 square feet in area; and one identification sign for all the office uses, not exceeding 100 square feet in area, and one tenant directory sign for all the office tenants, not exceeding 12 square feet in area. If the business center has access from more than one street, one such identification sign may be allowed for each street;

(vi) Other free-standing business signs (not exceeding three for all land and buildings devoted to business uses, including accessory parking, and not exceeding three for all land and buildings devoted to office uses, including accessory parking) may be used if limited to a total area of 100 square feet; and

(vii) No sign erected on ground elevated above the level of the street which it abuts shall exceed 25 feet in height. No sign erected on ground below the level of the street which it abuts shall extend more than 25 feet above the level of the street which it abuts, except that in no case shall the total

c. In all cases, business and other signs shall be subject to the following conditions:

(i) Multiple faced signs (front and back only) shall be considered as one sign, to the end and intent that the areas of the front face and rear face of the sign shall not be combined, but only the area of the front face or the rear face of the sign, which ever is the larger, shall be considered in computing the area of the sign;

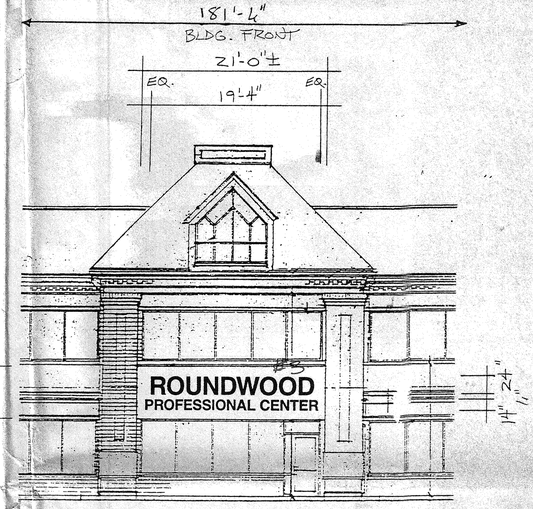
(ii) The surface area of any sign shall include the entire face of the sign, or if multiple faced, the entire larger face of the sign, front or back, as the case may be, and if the sign is composed of individual letters, figures, or designs, the space between and around such letters, figures or designs;

(iii) No sign shall be placed within or project into the street right-of-way;

(iv) Any free-standing or projecting sign within 25 feet of a street right-of-way line shall be so placed as to allow clear and ample visual sight lines for driveways leading into a street, and at intersecting streets and alleys; and

(v) A sign may be illuminated, subject, however, to the following: All illumination will be indirect and contain no color, and will be limited to the surface of the sign itself, or the face of wall on which erected; all sign lighting will be so arranged as to avoid glare or reflection upon any street, into the path of oncoming vehicles, or onto adjoining property of others; and no sign will have or consist of any moving, rotating or otherwise animated part, or any flashing, blinking, fluctuating or otherwise animated light.

REVISED 6/8/95 PER PRE-CRG COMMENTS



(B) PARTIAL STOREFRONT ELEVATION
SCALE: 1/8"=1'-0"

NOTE: ALL SIGNS TO BE INDIRECT ILLUMINATION

PROPERTY No. 08-11-0018081 DEED REF. EHK JR. 5281/326

SIGN DETAILS
COMMERCIAL CENTER - SECTION SEVEN
MAYS CHAPEL NORTH
BALTIMORE COUNTY, MARYLAND
NOT TO SCALE
ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER
STONYFORD INC.
P.O. BOX 528
61 E. PADONIA Rd. TIMONIUM, MARYLAND 21093
(410) 252-8600

PLAT PREPARED BY
JAMES KEELTY & Co. Inc.
P.O. BOX 528
61 E. PADONIA Rd. TIMONIUM, MARYLAND 21093

MAYS CHAPEL NORTH SECTION SEVEN

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan

Section_____

Approved for filing_____
Director of Planning

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON:_____

Baltimore County Planning Board Date_____

Director of Zoning Administration and Development Management

Date_____

PLANNED UNIT DEVELOPMENT - SEE ZONING ORDER 88-536 ASPHX

BALTIMORE COUNTY
MARYLAND
E.H.K. Jr. 7164/408

FUTURE DEVELOPMENT OF
MAYS CHAPEL NORTH
SECTION SEVEN

FUTURE DEVELOPMENT OF
MAYS CHAPEL NORTH
SECTION EIGHT

PROPOSED
MAYS CHAPEL NORTH
SECON SIX

TULLAMORE ROAD

ROUNDWOOD ROAD

PADONIA ROAD

ROUNDWOOD ROAD (EXISTING)

NOTE:
WETLANDS AS DELINEATED BY EA ENGINEERING IN OCTOBER 1989, PRIOR TO THE CONSTRUCTION OF PADONIA ROAD. PRIOR TO THE ISSUANCE OF A GRADING PERMIT DEVELOPER WILL POST A LETTER OF CREDIT TO REFOREST 17,000 SF WHICH INCLUDES THE 20' BUFFER WITH 2"ø CALIPER TREES. REFORESTATION TO OCCUR IN A MUTUALLY AGREEABLE LOCATION BETWEEN D.E.P.R.M. AND THE DEVELOPER.

SOIL TYPES AND LIMITATIONS			
SOIL TYPE	BUILDING w/BASEMENT	STREET & PARKING	GROUP
GcC2	MODERATE: SLOPE	SEVERE: SLOPE	B
CcB2	SLIGHT	SLIGHT	B

NOTES:

NO WELLS, SEPTIC SYSTEMS OR STRUCTURES EXIST ON THIS SITE.

DISTURBANCE IN THE OPEN SPACE BEYOND THAT WHICH IS SHOWN ON THE PLAN WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE MCN-PUD ZONING REGULATOR

1) ELECTION DISTRICT----------#8
2) COUNCILMANIC DISTRICT----------#3
3) CENSUS TRACT----------4038
4) WATERSHED----------11
5) WATER ZONE----------FALLS, FIFTH
6) SUBSEWERSHED----------32 & 36
SEWER DRAINAGE AREA PUMPED BY TEXAS PUMPING STATION ----------GUNPOWDER

FOOT CANDLE DETAIL

CUT OFFS WILL BE USED TO REDUCE LIGHT POLLUTION. EXACT LOCATION OF LIGHTS WILL BE DETERMINED DURING FINAL DESIGN IN COORDINATION WITH BALT. GAS & ELECTRIC CO.

60'
0.60 OF A FOOT CANDLE
150 W SODIUM RECTLINEAR LAMP MOUNTS ON A 20' HIGH BRONZE FINISHED POLE.

MAYS CHAPEL NORTH
SECTION 7
STORMWATER MANAGEMENT DATA

Stormwater Management for Section 7 has been provided for in the design of the existing Stormwater Management Pond No. 1. Section 7 occurs within proposed drainage area "5A" as shown in "Stormwater Management Pond No. 1 Design Report", dated June 7, 1988.

NO.	REVISIONS	DATE	BY
1	REVISED PER PRE-CRG COMMENTS	4-11-95	SK&CO
2nd AMEND	REVISED NORTH ENTRANCE OF GENERAL OFF. BUILDING, ALSO PARKING AREA THROUGH GENERAL OFFICE AREA, AND REVISED GRADING NEXT TO THE PROPOSED STORMWATER MANAGEMENT POND.		

PROPERTY No. 08-11-018081 DEED REF. EHK JR. 5281/326

2nd AMENDED
PARTIAL CRG / FDP

COMMERCIAL CENTER - SECTION SEVEN

MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE 1"=50'

ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER
STONNIFORD INC.
P.O. BOX 528
61 E. PADONIA Rd. TIMONIUM, MARYLAND 21093
(410) 252-8600

PLAT PREPARED BY
JAMES KEELY & Co. Inc.
P.O. BOX 528
61 E. PADONIA Rd. TIMONIUM, MARYLAND 21093

PLANNED UNIT DEVELOPMENT - SEE ZONING ORDER 88-536 ASPHX

STATE OF MARYLAND
DOUGLAS LANE KENNEDY
No. 10748
REGISTERED
PROFESSIONAL ENGINEER

MAYS CHAPEL NORTH SECTION SEVEN

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan

Section_____

Approved for filing_____
Director of Planning

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON:_____

Baltimore County Planning Board Date_____

Director of Zoning Administration and Development Management

Date_____

Douglas L. Kennedy P.E.#10748 3-17-95
K.C.W. CONSULTANTS, Inc. REG. No. DATE

SHEET 2 OF 11

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On
4/20/95 With The Following Action Taken
1st Plan Resubmit PLAN APPROVED
Plan Approved By Robert W. Bowling 10/31/95
Plan Approved By Frances Murray
Approved By Bldg. Permit Date 4/20/98
Plan Disapproved
Continued Mtg. Required
Plan Referred To Plan. Bd. NOV 6 1995

BALTIMORE COUNTY
MARYLAND
E.H.K. Jr. 7164/408

FUTURE DEVELOPMENT OF
MAYS CHAPEL NORTH
SECTION SEVEN

FUTURE DEVELOPMENT OF
MAYS CHAPEL NORTH
SECTION EIGHT

PROPOSED
MAYS CHAPEL NORTH
SECTION SIX

TULLAMORE ROAD

ROUNDWOOD ROAD

PADONIA ROAD

ROUNDWOOD ROAD (EXISTING)

PROP. NON ILLUMINATED DIRECTIONAL SIGN EXACT TYPE & SIZE TO BE DETERMINED SIGN TO BE LOCATED ON PRIVATE OPEN SPACE TO BE IN ACCORDANCE WITH REG. 6(VI). P.11 A-A

GENERAL OFFICE BUILDING 21,600 s.f. 1st FL. 11,577 s.f. 2nd FL. 10,023 s.f.

LANDSCAPED PATIO

PROP. RIP-RAP CHANNEL

OPEN SPACE 1.0 AC.

OPEN SPACE 0.8 AC.

OPEN SPACE 0.7 AC.

Ex. DRAINAGE AND UTILITY EASEMENT R/W #89-OB-17

Ex. DRAINAGE & UTILITY EASEMENT D.B.J. 971/185

NOTE:
WETLANDS AS DELINEATED BY EA ENGINEERING IN OCTOBER 1989, PRIOR TO THE CONSTRUCTION OF PADONIA ROAD. PRIOR TO THE ISSUANCE OF A GRADING PERMIT DEVELOPER WILL POST A LETTER OF CREDIT TO REFOREST 17,000 SF WHICH INCLUDES THE 20' BUFFER WITH 2½" CALIPER TREES. REFORESTATION TO OCCUR IN A MUTUALLY AGREEABLE LOCATION BETWEEN D.E.P.R.M. AND THE DEVELOPER

NOTES:

NO WELLS, SEPTIC SYSTEMS OR STRUCTURES EXIST ON THIS SITE.

DISTURBANCE IN THE OPEN SPACE BEYOND THAT WHICH IS SHOWN ON THE PLAN WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE MCN-PUD ZONING REGULATOR

1) ELECTION DISTRICT----------#8
2) COUNCILMANIC DISTRICT----------#3
3) CENSUS TRACT----------4038
4) WATERSHED----------11
5) WATER ZONE----------FALLS, FIFTH
6) SUBSEWERSHIED----------32 & 36
SEWER DRAINAGE AREA GUNPOWDER
PUMPED BY TEXAS PUMPING STATION

MAYS CHAPEL NORTH
SECTION 7
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60' 0.00 of a foot candle

150 W SODIUM RECTLINEAR LAMP MOUNTS ON A 20' HIGH BRONZE FINISHED POLE.

FOOT CANDLE DETAIL

CUT OFFS WILL BE USED TO REDUCE LIGHT POLLUTION. EXACT LOCATION OF LIGHTS WILL BE DETERMINED DURING FINAL DESIGN IN COORDINATION WITH BALT. GAS & ELECTRIC CO.

SOIL TYPES AND LIMITATIONS

SOIL TYPE	BUILDING w/BASEMENT	STREET & PARKING	GROUP
GcC2	MODERATE: SLOPE	SEVERE: SLOPE	B
CcB2	SLIGHT	SLIGHT	B

RECEIVED
OCT 17 1995
BALTIMORE COUNTY ZADM/OM

PROPERTY No. 08-11-018081 DEED REF. EHK JR. 5281/326

NO.	REVISIONS	DATE	BY
1	REVISED PER PRE-CRG COMMENTS	4-11-95	
2	REVISE BANK F&O AND ADJACENT PARKING	1-24-95	

PARTIAL CRG / FDP

COMMERCIAL CENTER - SECTION SEVEN

MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE 1"=50'

ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER
STONYFORD INC.
P.O. BOX 528
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(410) 252-8600

PLAT PREPARED BY
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P.O. BOX 528
61 E. PADONIA Rd. TIMONIUM, MARYLAND 21093

PLANNED UNIT DEVELOPMENT - SEE ZONING ORDER 88-536 ASPHX

RECEIVED
NOV 3 1995
OFFICE OF PLANNING & ZONING

MAYS CHAPEL NORTH SECTION SEVEN

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Developmemit Plan
Section
Approved for filing Director of Planning NOV 6 1995
APPROVED AS SHOWN AND NOTED WITH THE AUTHORIZATION PLAN APPROVED ON NOV 6 1995
Baltimore County Planning Board Date
Director of Zoning Administration and Development Management
PERMITS
Date 11-9-95

STATE OF MARYLAND
DOUGLAS LAKE KENNEDY
No. 10748
REGISTERED PROFESSIONAL ENGINEER

Douglas L. Kennedy P.E. #10748 3-17-95
K.C.W. CONSULTANTS, Inc. REG. No. DATE

SHEET 2 OF 11

GENERAL NOTES

1) THIS C.R.G. PLAN IS APPROVED BY THE ZONING COMMISSIONER BASED ON HIS OR HER DETERMINATION THAT IT IS IN ACCORDANCE WITH THE LATEST AMENDMENT OVERALL AUTHORIZATION PLAN APPROVED IN THE ZONING CASE.

2) THIS C.R.G. PLAN COMPLIES WITH THE PRE-DEVELOPMENT COMMENTS AND CHECK PRINT.

3) LAWNDSCAPING AND SCREENING SHALL CONFORM TO THE STANDARDS CONTAINED IN THE BALTIMORE COUNTY LANDSCAPE MANUAL. A LANDSCAPE PLAN MUST BE APPROVED BY THE OFFICE OF PLANNING PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

4) DISTURBED AREAS ARE TO BE STABILIZED WITH GRASS, WEEDS, HONEYSUCKLE, ETC..

5) LOCATION FOR MAIL COLLECTION IS TO BE DETERMINED BY THE POST OFFICE.

6) A FOREST ESTABLISHMENT PLAN WILL BE SUBMITTED ALONG WITH THE SEDIMENT AND CONTROL PLAN AND GRADING PLAN FOR THIS SECTION.

7) ALL RETAIL AND OFFICE SPACE IS FOR RENT.

8) TRASH COLLECTION WILL BE PROVIDED BY A PRIVATE CONTRACTOR.

9) ALL STREET LIGHTS TO CONFORM TO BALTIMORE COUNTY GUIDELINES FOR STREET LIGHTS IN NEW SUBDIVISIONS.

10) ALL INTERIOR STREETS AND PARKING LOCATED IN THE RETAIL OR OFFICE AREA ARE PRIVATE.

11) ROAD PAVING MATERIAL TO BE BITUMINOUS CONCRETE.

12) TYPICAL PARKING SPACES ARE 8.5' X 18'.

13) REFORESTED AREAS ARE SHOWN THUS. A PLAN WILL BE SUBMITTED PRIOR TO RELEASE OF THE GRADING PERMIT.

14) PROPOSED STREET LIGHTS ARE SHOWN THUS.

15) EXISTING STREET LIGHTS ARE SHOWN THUS.

16) CENITRAL TRASH PICK-UP LOCATIONS ARE SHOWN THUS.

17) HANDICAPPED PARKING IS SHOWN THUS.

18) A REESTORATION PLAN WILL BE APPROVED BY D.E.P.R.M. PRIOR TO A GRADING PERMIT.

19) 500' SITE LINES TO BE CLEARED, GRADED AND KEPT FREE OF ANY OBSTRUCTION AS REQUIRED.

ZONING REGULATIONS

THE BALTIMORE COUNTY ZONING REGULATIONS ARE NOT APPLICABLE TO THIS PLAN OF DEVELOPMENT. THE MAYS CHAPEL NORTH ZONING REGULATIONS ARE AS ADOPTED AND APPROVED BY THE ZONING COMMISSIONER IN CASE NUMBER 88-536, AUTH, ASPHX AND NUMBER 91-144-SPH.

THE INTERPRETATION, ADMINISTRATION AND ENFORCEMENT OF THESE REGULATIONS SHALL BE THE RESPONSIBILITY OF JAMES KEELTY & CO., INC. OR MAYS CHAPEL NORTH, INC. EACH A MARYLAND CORPORATION, OR THEIR RESPECTIVE SUCESSORS OR ASSIGNS. THIS RESPONSIBILITY INCLUDES THE REVIEW AND APPROVAL OF A "COMPLIANCE CERTIFICATE" TO BE PRESENTED TO THE BALTIMORE COUNTY ZONING OFFICE WHEN INDIVIDUAL OWNERS IMPROVEMENTS REQUIRE BALTIMORE COUNTY PERMITS.

IN THE VILLAGE CENTER, THE FOLLOWING ADDITIONAL USES ARE PERMITTED.

(A) SENIOR CITIZEN HOUSING OR HOUSING FOR THE ELDERLY, WHICH DO NOT EXCEED 8-STORIES IN HEIGHT, WITH LIFE-CARE OR CONTINUING CARE FACILITIES;
(B) GROUP CHILD CARE CENTER;
(C) COMMUNITY BUILDING; AND SWIMMING POOL, TENNIS COURTS AND OTHER SIMILAR CIVIC, SOCIAL, RECREATIONAL OR EDUCATIONAL USES AND IMPROVEMENTS;
(D) BUSINESS USES DESIGNED FOR THE SHOPPING CONVENIENCE OF PERSONS RESIDING IN NEARBY AREAS, RESTRICTED GENERALLY TO THOSE USES SATISFYING DAILY BASIC SHOPPING NEEDS, NOT TO EXCEED, IN THE AGGREGATE, A MAXIMUM GROSS FLOOR AREA OF 43,553 SQUARE FEET (FLOOR AREA, GROSS), ALL TO THE END AND INTENT THAT BUSINESS ESTABLISHMENTS WILL BE RETAIL OR SERVICE ESTABLISHMENTS DEALING WITH CONSUMERS DIRECTLY, AND SAME WILL BE LIMITED TO THE FOLLOWING: BARBER SHOP; BANIK, SAVINGS AND LOAN ASSOCIATION OR OTHER SIMILAR CHARTERED FINANCIAL INSTITUTION ACCEPTING DEPOSITS; BEAUTY SHOP; DRUG STORE; GENERAL FOOD STORE; SPECIALTY FOOD STORE, SUCH AS BAKERY, CANDY STORE OR DAIRY PRODUCTS STORE; LAUNDRY, DRY CLEANING, CLOTHING REPAIR OR ALTERATION SHOP, WITH NO ON-SITE DRY CLEANING; RESTURANT, EXCEPT DRIVE-IN RESTURANT; SHOE REPAIR SHOP; GENERAL CLOTHING AND CLOTHING ACCESSORY SHOP; SPECIALTY CLOTHING AND CLOTHING ACCESSORY STORE, SUCH AS DRESS SHOP, MILLINERY SHOP, HABERDASHERY, SHOE STORE AND THE LIKE; FLORIST SHOP; GARDEN SHOP; HARDWARE STORE; BOOK STORE; OR SPORTING-GOODS STORE; OR ANY COMBINATION OF THE FOREGOING; EACH WITH ALLOWABLE IDENTIFICATION SIGNS;
(E) BUSINESS AND PROFESSIONAL OFFICES, EXCLUDING SALES AND STORAGE OF MERCHANDISE, NOT TO EXCEED, IN AGGREGATE, A MAXIMUM GROSS FLOOR AREA OF 21,776 SQUARE FEET (FLOOR AREA, GROSS);
(F) OFF-STREET PARKING, WHETHER OR NOT ON THE SAME LOT AS A PRINCIPAL USE SERVED, AND LOADING, INCLUDING A MEANS OF ACCESS AND INTERIOR CIRCULATION, ALL TO BE USED FOR ANY USE ALLOWED IN THE VILLAGE CENTER; AND
(G) ACCESSORY USES, AS ABOVE PROVIDED FOR, HERE INCLUDING PARTICULAR, BUT NOT LIMITED TO THE FOLLOWING: PHOTO-COPYING ESTABLISHMENT AND PERSONAL CARE ESTABLISHMENT, SUCH AS HAIR CARE, FACIAL TREATMENT, MANICURING AND SHOE SHINING IN ANY OFFICE BUILDING, SENIOR CITIZEN HOUSING, OR MID-RISE HOUSING, 6 STORY OR 8 STORY MAXIMUM, PROVIDED THAT NO MORE THAN 7.5% OF THE ADJUSTED GROSS FLOOR AREA OF THE BUILDING OCCUPIED BE DEVOTED TO THESE PARTICULAR ACCESSORY USES.

SUMMARY

SECTION	ACREAGE USED	ACREAGE REMAINING	DENSITY USED	DENSITY REMAINING	DWELLING UNITS	DWELLING UNITS REMAINING
ONE *	9.74 Ac.	374.40 Ac.	0.0	2177 De.U.	0.0	2177 D.U.
TWO	38.70 Ac.	335.70 Ac.	231 De.U.	1946 De.U.	212 D.U.	1965 D.U.
THRIEE	27.00 Ac.	308.70 Ac.	261 De.U.	1685 De.U.	266 D.U.	1699 D.U.
FIVE	17.94 Ac.	290.76 Ac.	136 De.U.	1549 De.U.	128 D.U.	1571 D.U.
FOUR	22.82 Ac.	267.94 Ac.	193 De.U.	1356 De.U.	182 D.U.	1389 D.U.
SIX	24.67 Ac.	243.27 Ac.	199 De.U.	1157 De.U.	190 D.U.	1199 D.U.
SEVEN	11.51 Ac.	231.76 Ac.	—	—	—	—
TOTAL	152.38 Ac.	231.76 Ac.	1020 De.U.	1157 De.U.	978 D.U.	1199 D.U.

* Section One is composed of relocated Padonia and Mays Chapel rights-of-way only.

De.U. = DENSITY UNITS D.U. = DWELLING UNITS
TOTAL OPEN SPACE IN SECTION SEVEN = 2.6 Ac.

PARKING

SHOPPING CENTER:
REQUIRED
GENERAL RETAIL 39,553 sq. ft. @ 1/200 = 198
RESTURANT 4,000 sq. ft. @ 1/50 = 80
TOTAL 278
PROVIDED 309

GENERAL OFFICE:
REQUIRED
MEDICAL 10,800 sf. ft. @ 1/225 = 48
PROFESSIONAL 10,800 sf. ft. @ 1/300 = 36
TOTAL 84
PROVIDED 90

BUILDING HEIGHT

THE PERPENDICULAR HEIGHT LIMITATIONS OF PARTICULAR BUILDINGS, ARE AS FOLLOWS; TOWNHOUSES 45 FEET; GARDEN BUILDINGS 50 FEET; MID-RISE BUILDINGS OUTSIDE THE VILLAGE CENTER 65 FEET; MID-RISE AND SENIOR CITIZEN HOUSING BUILDINGS INSIDE THE VILLAGE CENTER 85 FEET. THE PERPENDICULAR HEIGHT LIMITATION OF ANY COMMERCIAL, BUSINESS OR OFFICE BUILDING, OR ANY GROUP CHILD CARE CENTER OR COMMUNITY BUILDING IS 40 FEET.

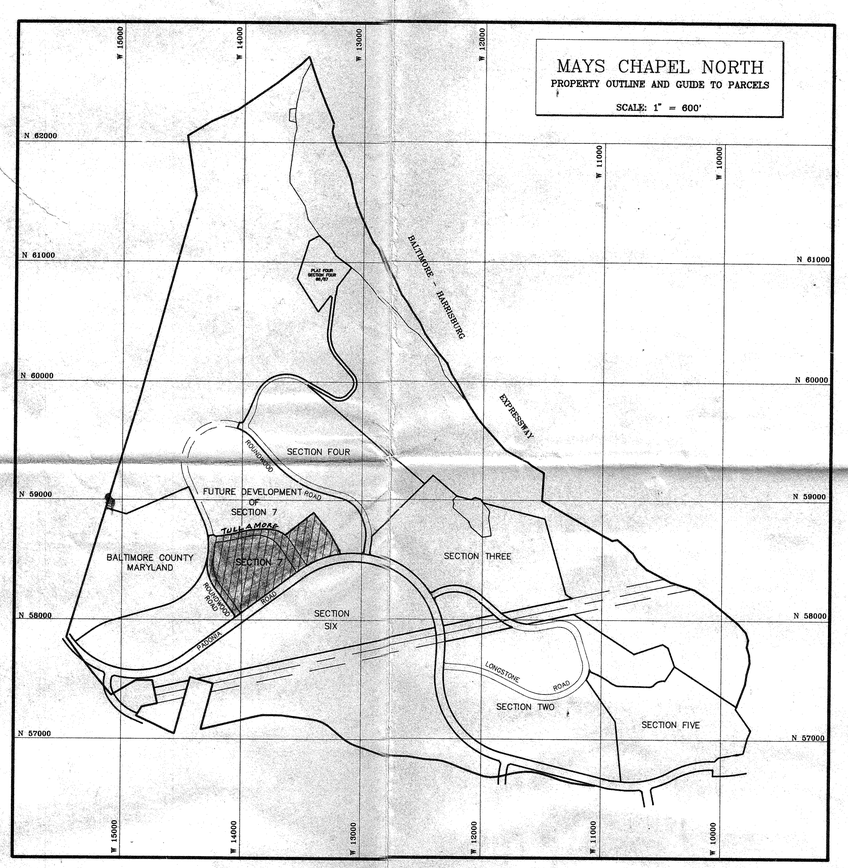
CASE #91-144 SPH

ORDERED BY THE DEPUTY ZONING COMMISSIONER FOR BALTIMORE COUNTY, THIS 30th DAY OF NOVEMBER, 1990, THAT THE PROVISIONS OF PARAGRAPH 9 OF THE NOVEMBER 4, 1988 ORDER OF THE DEPUTY ZONING COMMISSIONER (SUBJECT ZONING ORDER), ENTERED IN ZONING CASE No. 88-536-AUTH-ASPHX, IS CONFIRMED SUBJECT TO CLARIFICATION AND AMENDMENT, AS FOLLOWS: THE TRANSFER AND/OR SALE OF PETITIONERS' INTEREST IN THE SUBJECT PROPERTY (MAYS CHAPEL NORTH PREMISES), EITHER IN ITS ENTIRETY OR BY SECTIONS, MAY BE MADE TO ANY AFFILIATE OF THE PETITIONER, JAMES KEELTY & CO., INC., WITHOUT THE NEED OF ANY FURTHER FINDING BY THE ZONING COMMISSIONER OR OR DEPUTY ZONING COMMISSIONER ON THE REQUIREMENTS OF SECTION 430.1.D.3c OF THE ZONING REGULATIONS OF BALTIMORE COUNTY, ALL SUCH TRANSFERS AND/OR SALES BEING HEREBY APPROVED, AND, AS SUCH, THE PETTION FOR SPECIAL HEARING BE AND THE SAME IS HEREBY GRANTED, SUBJECT HOWEVER, TO THE FOLLOWING RESTRICTIONS, WHICH ARE CONDITIONS PRECEDENT TO THE RELIEF GRANTED HEREIN:

1. PETITIONERS AND THEIR APPROVED SUCCESSORS AND ASSIGNS MAY APPLY FOR THEIR BUILDING PERMITS AND BE GRANTED SAME UPON RECEIPT OF THIS ORDER; HOWEVER, PETITIONERS AND THEIR APPROVED SUCCESSORS AND ASSIGNS ARE HEREBY MADE AWARE THAT PROCEEDING AT THIS TIME IS AT THEIR OWN RISK UNTIL SUCH TIME AS THE 30-DAY APPELLATE PROCESS FROM THIS ORDER HAS EXPIRED. IF FOR WATEVER REASON, THIS ORDER IS REVERSED, PETITIONERS AND THEIR APPROVED SUCDESSORS AND ASSIGNS WOULD BE REQUIRED TO RETURN, AND BE RESPONSIBLE FOR RETURNING, SAID PROPERTY TO ITS ORIGINAL CONDITION.

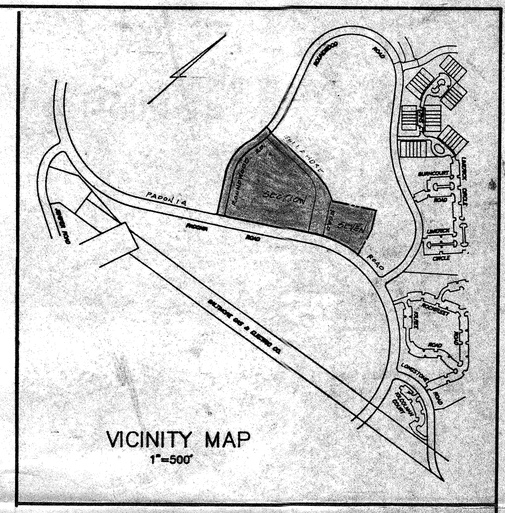
2. PETITIONERS, JAMES KEELTY & CO., INC. AND MAYS CHAPEL VILLAGE, ARE NOT IN ANY WAY RELIEVED OF ANY OF THEIR PRESENT RESPONSIBILITY UNDER THE SUBJECT ZONING ORDER; AND

3. AN AFFILIATE OF THE PETITIONER, JAMES KEELTY & CO., INC., MEANS AND INCLUDES: (I) A PARENT CORPORATION, IF THE PARENT CORPORATION HOLDS NOT LESS THAN 50% OF THE ISSUED STOCK OF SAID PETITIONER; AND ANY SUBSIDIARY CORPORATION, INCLUDING ANY CORPORATION THAT IS A SUBSIDIARY OF EITHER THE PARENTCORPORATION OR ANY OTHER SUBSIDIARY CORPORATION OF THE PARENT CORPORATION, IF, IN ALL CASES, THE PARENT CORPORATION HOLDS NOT LESS THAN 50% OF THE ISSUED AND OUTSTANDING STOCK OF THE SUBSIDIARY; (II) ANY GENERAL OR LIMITED PARTNERSHIP, IF NOT LESS THAN A 50% INTEREST IN THE PARTNERSHIP, GENERAL AND LIMITED, IS HELD BY ANY ONE OR MORE CORPORATE OR PARTNERSHIP AFFILIATES, AND/OR BY ANY ONE OR MORE SHAREHOLDERS OF JAMES KEELTY & CO., INC. OR OF ANY CORPORATE AFFILIATE, INCLUDING AMONG INDIVIDUALS, THE FAMILY (PARENT, CHILD, BROTHER OR SISTER) OF ANY SHAREHOLDER; OR (III) ANY ONE OR GROUP HOLDING NOT LESS THAN 50% OF THE ISSUED AND OUTSTANDING STOCK OF JAMES KEELTY & CO., INC. OR OF ANY CORPORATE AFFILIATE, OR HOLDING NOT LESS THAN A 50% INTEREST (GENERAL AND LIMITED) IN A PARTNERSHIP AFFILIATE, INCLUDING IN ANY GROUP THE FAMILY (PARENT, CHILD, BROTHER OR SISTER) OF ANY OF THE FOREGOING.



MAYS CHAPEL NORTH
PLANNED UNIT DEVELOPMENT

COUNTY REVIEW GROUP / FINAL DEVELOPMENT PLAN



VICINITY MAP
1"=500'

BENCHMARK: ELEVATION: 631.087

X-5250 GAL. SPIKE IN MAC. INTERSECTION OF PADONIA & JENIFER ROADS

SHEET INDEX

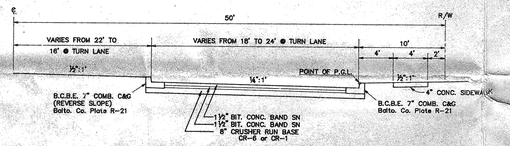
SHEET 1	COVER SHEET
SHEET 2	PLAN VIEW
SHEET 3	SITE CROSS SECTIONS
SHEET 4 & 4A	PLAN VIEW & ELEVATIONS
SHEET 5	ELEVATIONS
SHEET 6	PLAN VIEW
SHEET 7	ELEVATIONS
SHEET 8	SCHEMATIC LANDSCAPE PLAN
SHEET 9	SCHEMATIC LANDSCAPE ELEVATIONS
SHEET 10	ILLUSTRATIVE PLAN
SHEET 11	SIGN DETAIL

FLOOR AREA CALCULATIONS

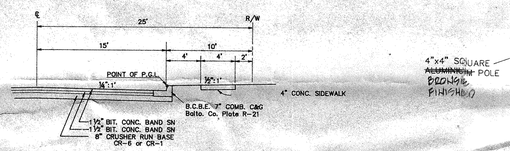
GROSS FLOOR AREA ALLOWED
RETAIL - 43,553 S.F.
OFFICE - 21,776 S.F.

GROSS FLOOR AREA PROVIDED
RETAIL - STORE 1 = 9472 SF.
STORE 2 = 2,000 S.F.
STORE 3 = 2,000 S.F.
STORE 4 = 2,000 S.F.
STORE 5 = 2,000 S.F.
STORE 6 = 2,000 S.F.
STORE 7 = 4,000 S.F.
STORE 8 = 3,000 S.F.
STORE 9 = 1,662 S.F.
STORE 10 = 1,000 S.F.
STORE 11 = 1,000 S.F.
STORE 12 = 1,440 S.F.
STORE 13 = 1,445 S.F.
STORE 14 = 1,320 S.F.
STORE 15 = 1,320 S.F.
STORE 16 = 1,320 SF
BANK = 1,943 SF
TOTAL = 43,908 S.F.

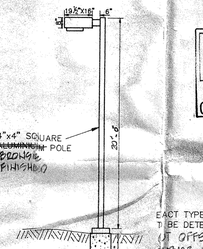
GENERAL OFFICE = 21,776 S.F.



TYPICAL HALF SECTION
100' RIGHT-OF-WAY
NOT TO SCALE



TYPICAL HALF SECTION
44' RIGHT-OF-WAY
NOT TO SCALE



LIGHT POST DETAIL
NOT TO SCALE

RECEIVED
MAR 3 1998
OFFICE OF PLANNING

NOTES:

NO WELLS, SEPTIC SYSTEMS OR STRUCTURES EXIST ON THIS SITE.

DISTURBANCE IN THE OPEN SPACE BEYOND THAT WHICH IS SHOWN ON THE PLAN WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF RECREATION AND PARKS.

1) ELECTION DISTRICT---#8
2) COUNCILMANIC DISTRICT---#3
3) CENSUS TRACT---4038
4) WATERSHED---11
5) WATER ZONE---FALLS, FIFTH
6) SUBSEWERSHED---32 & 36
SEWER DRAINAGE AREA GUNPOWDER
PUMPED BY TEXAS PUMPING STATION

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On 1/8/98
With The Following Action Taken
PLAN APPROVED
Plan Approved DPW Robert W. Bowling 2/27/98
Plan Approved OPZ [signature] 3/4/98
Approval Expiration Date 1/8/01
Plan Disapproved
Continued Mtg. Required
Plan Referred To Plan. Bd.

RECEIVED
FEB 25 1998
DEVELOPERS ENGINEERING SECTION
BUREAU OF ENGINEERING AND CONSTRUCTION

NO.	REVISIONS	DATE	BY
1	PER PRE-CRG MEETING	4-11-95	JK&O
2ND AMEND	REVISE PARKING FOR GENERAL OFFICE SEE OTHER REVISIONS SEE SHEET 2	1-17-98	JK&O

PROPERTY No. 08-11-018081 DEED REF. EHK JR. 5281/326

2ND AMENDED
PARTIAL CRG / FDP

COMMERCIAL CENTER - SECTION SEVEN
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE AS NOTED

ELECTION DISTRICT No. 5
3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER
STONY FORD INC.
P.O. BOX 528
61 E. PADONIA Rd. TIMONIUM, MARYLAND 21093
(410) 252-8600

PLAT PREPARED BY
JAMES KEELTY & Co. Inc.
P.O. BOX 528
61 E. PADONIA Rd. TIMONIUM, MARYLAND 2093

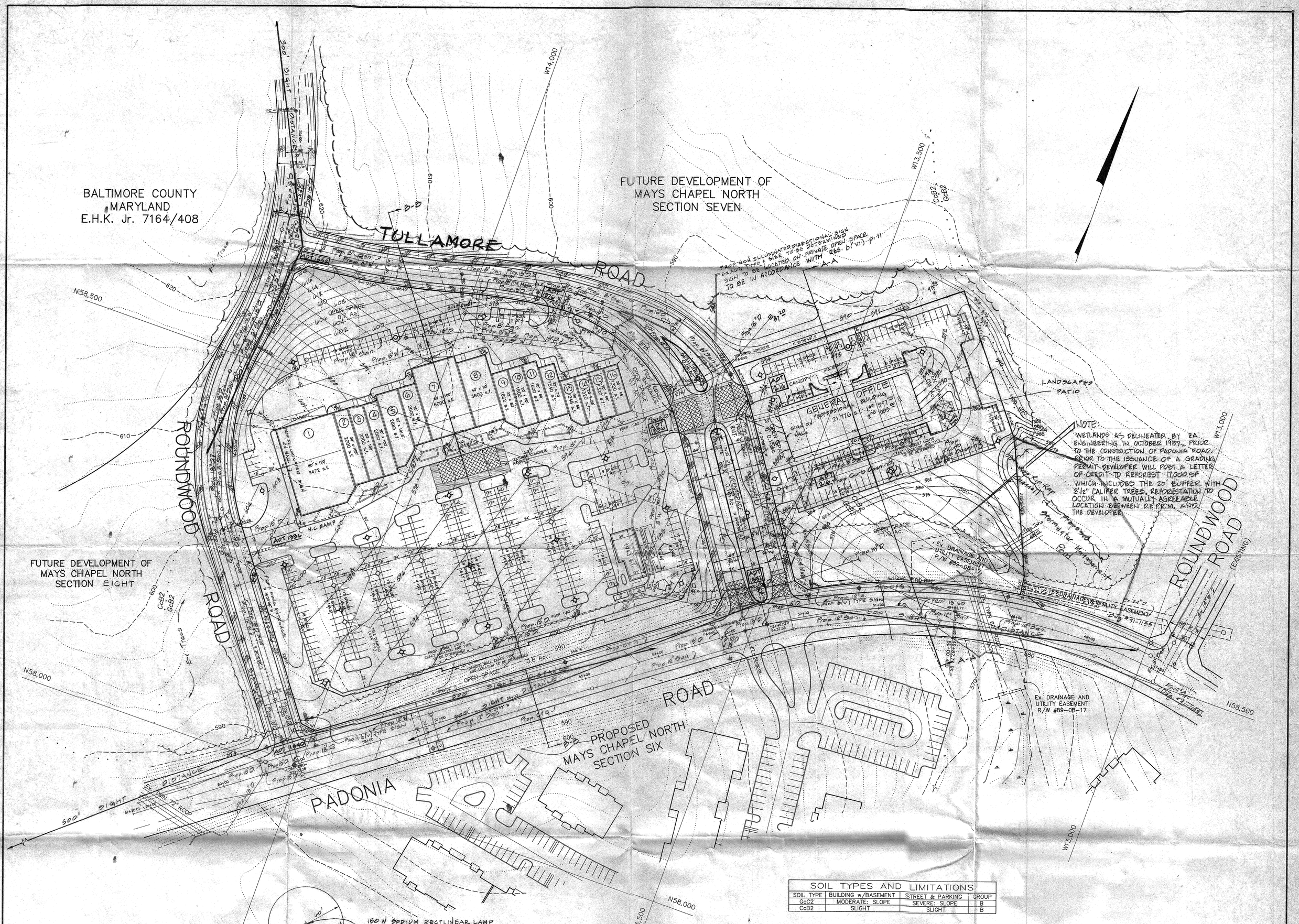
PLANNED UNIT DEVELOPMENT - SEE ZONING ORDER 88-536 ASPHX

MAYS CHAPEL NORTH SECTION SEVEN

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section
Approved for Filing [signature] 3/4/98
Director of Planning
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON 5/15/97
Baltimore County Planning Board [signature] 3/4/98
Director of Zoning Administration and Development Management
Date 3/6/98

DOUGLAS LANE KENNEDY No. 10748 REGISTERED PROFESSIONAL ENGINEER

Douglas L. Kennedy PE# 10748 3-17-98
K.C.W. CONSULTANTS, Inc. REG. No. DATE



SOIL TYPES AND LIMITATIONS			
SOIL TYPE	BUILDING w/BASEMENT	STREET & PARKING	GROUP
GcC2	MODERATE: SLOPE	SEVERE: SLOPE	B
CcB2	SLIGHT	SLIGHT	B

NOTES:

NO WELLS, SEPTIC SYSTEMS OR STRUCTURES EXIST ON THIS SITE.

DISTURBANCE IN THE OPEN SPACE BEYOND THAT WHICH IS SHOWN ON THE PLAN WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE MCN-PUD ZONING REGULATOR

1) ELECTION DISTRICT----------#8
2) COUNCILMANIC DISTRICT----------#3
3) CENSUS TRACT----------4038
4) WATERSHED----------11
5) WATER ZONE----------FALLS, FIFTH
6) SUBSEWERSHED----------32 & 36
SEWER DRAINAGE AREA GUNPOWDER
PUMPED BY TEXAS PUMPING STATION

FOOT CANDLE DETAIL

CUT OFFS WILL BE USED TO REDUCE LIGHT POLLUTION. EXACT LOCATION OF LIGHTS WILL BE DETERMINED DURING FINAL DESIGN IN COORDINATION WITH BALT. GAS & ELECTRIC CO.

MAYS CHAPEL NORTH
SECTION 7
STORMWATER MANAGEMENT DATA

Stormwater Management for Section 7 has been provided for in the design of the existing Stormwater Management Pond No. 1. Section 7 occurs within proposed drainage area '5A' as shown in "Stormwater Management Pond No. 1 Design Report", dated June 7, 1988.

NO.	REVISIONS	DATE	BY
1	REVISED PER PRE-CRG COMMENTS	4-11-95	JK & CO.
2nd AMEND.	REVISED NORTH ENTRANCE OF GENERAL OFFICE BUILDING. ALSO PARKING AREA THROUGHOUT GENERAL OFFICE AREA AND REVISED GRADING NEXT TO THE PROPOSED STORMWATER MANAGEMENT POND.		

PROPERTY No. 08-11-018081 DEED REF. EHK JR. 5281/326

2nd AMENDED
PARTIAL CRG / FDP

COMMERCIAL CENTER – SECTION SEVEN

MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE 1"=50'

ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER
STONYFORD INC.
P.O. BOX 528
61 E. PADONIA Rd. TIMONIUM, MARYLAND 21093
(410) 252-8600

PLAT PREPARED BY
JAMES KEELTY & Co. Inc.
P.O. BOX 528
61 E. PADONIA Rd. TIMONIUM, MARYLAND 21093

PLANNED UNIT DEVELOPMENT – SEE ZONING ORDER 88-536 ASPHX

MAYS CHAPEL NORTH SECTION SEVEN

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan

Section [signature]
Approved for filing [signature] Director of Planning 3/6/98

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON: 5/15/97
Baltimore County Planning Board [signature] Date 3/6/98
Director of Zoning Administration and Development Management
Date [signature] 3/10/98

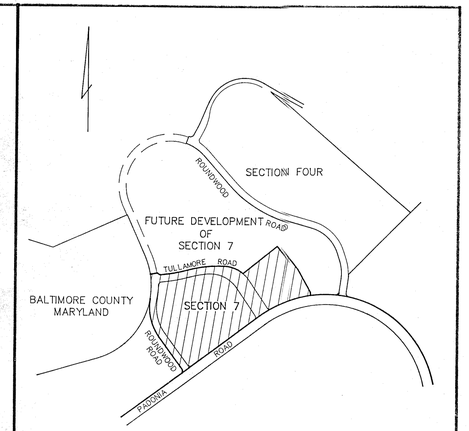
STATE OF MARYLAND
DOUGLAS LANE KENNEDY
No. 10748
REGISTERED
PROFESSIONAL ENGINEER

Douglas L. Kennedy P.E. #10748 3-17-95
K.C.W. CONSULTANTS, Inc. REG. No. DATE

SHEET 2 OF 11

COORDINATES		
NO.	NORTH	WEST
10	58525.29	14287.17
12	58517.08	14237.85
14	58259.58	14223.27
16	58289.32	14183.08
17	58036.04	14057.85
18	58015.06	14060.98
20	58065.79	14017.66
21	58062.65	13996.68
22	58409.18	13528.42
25	58696.16	14287.16
26	58704.37	14237.84
27	58691.90	14221.60
28	58693.00	14210.28
30	58726.51	14028.77
31	58755.03	13768.59
33	58660.10	13599.91
35	58465.68	13468.11
36	58461.03	13448.35
37	58389.67	13554.77
38	58410.15	13551.28
39	58603.99	13682.68
41	58701.55	13893.44
43	58678.30	14015.50
44	58643.23	14205.46
45	58642.14	14216.78
46	58626.79	14230.32
47	58705.79	13641.52
48	58906.93	13390.04
49	58742.93	13258.88
50	58576.33	13184.88
51	58551.58	13181.35
52	58711.85	13744.69
55	58668.18	13684.65
56	58608.59	13637.48
58	58619.81	13620.92
59	58448.82	13505.01
61	58437.60	13521.56
134	58719.49	14240.57
138	58680.55	13674.16

CURVE DATA					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
10 TO 25	18°54'55"	520.00'	171.64'	86.61'	N 00°00'08" E 170.87
12 TO 46	11°04'16"	570.00'	110.14'	55.24'	N 03°55'22" E 109.97'
14 TO 10	45°57'38"	350.00'	280.76'	148.42'	N 13°31'19" W 273.29'
16 TO 12	45°57'38"	300.00'	240.65'	127.22'	N 13°31'19" W 234.25'
28 TO 30	9°51'00"	1075.00'	184.81'	92.63'	N 79°32'36" E 184.58'
30 TO 31	18°15'16"	825.00'	242.84'	132.54'	N 83°14'58" E 261.77'
31 TO 33	52°59'44"	216.91'	200.63'	108.14'	S 60°37'52" E 193.56'
31 TO 47	36°37'00"	216.91'	138.62'	71.77'	S 68°49'14" E 136.28'
33 TO 47	16°22'44"	216.91'	62.01'	31.22'	S 42°19'22" E 61.80'
36 TO 22	07°08'55"	765.00'	95.44'	47.79'	S 57°04'26" W 95.39'
36 TO 51	21°14'15"	765.00'	283.56'	143.42'	N 71°15'55" E 281.94'
41 TO 39	62°03'13"	225.28'	243.99'	135.51'	S 65°09'36" E 232.24'
43 TO 41	9°11'47"	775.00'	124.39'	62.33'	N 79°12'52" E 124.26'
44 TO 43	9°51'00"	1125.00'	193.40'	96.94'	N 79°32'36" E 193.17'
51 TO 22	28°23'10"	765.00'	379.00'	193.48'	S 67°41'27" W 375.14'
52 TO 138	25°11'41"	176.91'	77.79'	39.54'	S 66°04'11" E 77.17'
55 TO 52	16°05'20"	265.28'	74.49'	37.49'	N 53°58'23" W 74.25'
56 TO 58	180°00'00"	10.00'	31.42'	–	N 55°52'00" E 20.00'
59 TO 61	180°00'00"	10.00'	31.42'		S 55°52'00" W 20.00'
134 TO 26	01°32'41"	570.00'	15.37'	7.68'	S 10°13'35" E 15.37'
138 TO 55	187°32'33"	8.13'	26.60'	–	S 40°17'52" W 16.22'



VICINITY MAP
1"=500'

TOTAL AREA OF PLAT	11.530 Ac.
PARCELS ONE & TWO	9.316 Ac.
AREA TO BE DEDICATED TO BALTIMORE COUNTY (ROAD BEDS OF ROUNDWOOD AND TULLAMORE ROADS ONLY)	2.214 Ac.

BALTIMORE COUNTY MARYLAND
E.H.K. Jr. 7164/408

MAYS CHAPEL VILLAGE
E.H.K. Jr. 5281/326

FUTURE DEVELOPMENT MAYS CHAPEL NORTH SECTION 7

MAYS CHAPEL VILLAGE
E.H.K. Jr. 5281/326

MAYS CHAPEL VILLAGE
E.H.K. Jr. 5281/326

MAYS CHAPEL VILLAGE
E.H.K. Jr. 5281/326

NO GRADING OR BUILDING PERMITS WILL BE ISSUED FOR THE GENERAL OFFICE BUILDING UNTIL STORM WATER MANAGEMENT PLANS ARE APPROVED BY BALTIMORE COUNTY D.E.P.R.M.

TULLAMORE ROAD
ROUNDWOOD ROAD
PADONIA ROAD
RW 89-061-11 to RW 89-061-13
DEED REF. 8227-420

PARCEL ONE
6.738 Ac.±
(INCLUDES TULLAMORE ROAD ISLANDS)

PARCEL TWO
2.578 Ac.±

P/O PARCEL ONE

GENERAL RETAIL (TULLAMORE ROAD)

GENERAL OFFICE (TULLAMORE ROAD)

PRIVATE OPEN SPACE

BUILDING RESTRICTION LINE

PRIVATE OPEN SPACE

EXISTING DRAINAGE AND UTILITY EASEMENT PER PLAT 8227-422

DRAINAGE AND UTILITY EASEMENT

SUMMARY

IN THE VILLAGE CENTER, THE FOLLOWING ADDITIONAL USES ARE PERMITTED.

(A) SENIOR CITIZEN HOUSING OR HOUSING FOR THE ELDERLY, WHICH DO NOT EXCEED 8-STORIES IN HEIGHT, WITH LIFE-CARE OR CONTINUING CARE FACILITIES;

(B) GROUP CHILD CARE CENTER;

(C) COMMUNITY BUILDING; AND SWIMMING POOL, TENNIS COURTS AND OTHER SIMILAR CIVIC, SOCIAL, RECREATIONAL OR EDUCATIONAL USES AND IMPROVEMENTS;

(D) BUSINESS USES DESIGNED FOR THE SHOPPING CONVENIENCE OF PERSONS RESIDING IN NEARBY AREAS, RESTRICTED GENERALLY TO THOSE USES SATISFYING DAILY BASIC SHOPPING NEEDS, NOT TO EXCEED, IN THE AGGREGATE, A MAXIMUM GROSS FLOOR AREA OF 43,553 SQUARE FEET (FLOOR AREA, GROSS), ALL TO THE END AND INTENT THAT BUSINESS ESTABLISHMENTS WILL BE RETAIL OR SERVICE ESTABLISHMENTS DEALING DIRECTLY WITH CONSUMERS, AND SAME WILL BE LIMITED TO THE FOLLOWING: BARBER SHOP; BANK, SAVINGS AND LOAN ASSOCIATION OR OTHER SIMILAR CHARTERED FINANCIAL INSTITUTION ACCEPTING DEPOSITS; BEAUTY SHOP; DRUG STORE; GENERAL FOOD STORE; SPECIALTY FOOD STORE, SUCH AS BAKERY, CANDY STORE OR DAIRY PRODUCTS; LAUNDRY, DRY CLEANING, CLOTHING REPAIR OR ALTERATION SHOP, WITH NO ON-SITE DRY CLEANING; LIQUOR OR PACKAGE STORE; RESTAURANT, EXCEPT DRIVE-IN RESTAURANT; SHOE REPAIR SHOP; GENERAL CLOTHING AND CLOTHING ACCESSORY SHOP; SPECIALTY CLOTHING AND CLOTHING ACCESSORY STORE, SUCH AS DRESS SHOP, MILLINERY SHOP, HABERDASHERY, SHOE STORE AND THE LIKE; FLORIST SHOP; GARDEN SHOP; HARDWARE STORE; BOOK STORE; OR SPORTING-GOODS STORE; OR ANY COMBINATION OF THE FOREGOING; EACH WITH ALLOWABLE IDENTIFICATION SIGNS;

(E) BUSINESS AND PROFESSIONAL OFFICES, EXCLUDING SALES AND STORAGE OF MERCHANDISE, NOT TO EXCEED, IN AGGREGATE, A MAXIMUM GROSS FLOOR AREA OF 21,776 SQUARE FEET (FLOOR AREA, GROSS);

(F) OFF-STREET PARKING, WHETHER OR NOT ON THE SAME LOT AS A PRINCIPAL USE SERVED, AND LOADING, INCLUDING A MEANS OF ACCESS AND INTERIOR CIRCULATION, ALL TO BE USED FOR ANY USE ALLOWED IN THE VILLAGE CENTER; AND

(G) ACCESSORY USES, AS ABOVE PROVIDED FOR, HERE INCLUDING PARTICULAR, BUT NOT LIMITED TO THE FOLLOWING: PHOTO-COPYING ESTABLISHMENT AND PERSONAL CARE ESTABLISHMENT, SUCH AS HAIR CARE, FACIAL TREATMENT, MANICURING AND SHOE SHINING, IN ANY OFFICE BUILDING, SENIOR CITIZEN HOUSING, OR MID-RISE HOUSING, 6 STORY OR 8 STORY MAXIMUM, PROVIDED THAT NO MORE THAN 7.5% OF THE ADJUSTED GROSS FLOOR AREA OF THE BUILDING OCCUPIED BE DEVOTED TO THESE PARTICULAR ACCESSORY USES.

DENSITY AND DWELLING UNIT TABULATIONS

SECTION	ACREAGE USED	ACREAGE REMAINING	DENSITY USED	DENSITY REMAINING	DWELLING UNITS	DWELLING UNITS REMAINING
ONE *	9.74 Ac.	374.40 Ac.	0.0	2177 De.U.	0.0	2177 D.U.
TWO	38.70 Ac.	335.70 Ac.	231 De.U	1946 De.U.	212 D.U.	1965 D.U.
THREE	27.00 Ac.	308.70 Ac.	261 DE.U.	1685 De.U.	266 D.U.	1699 D.U.
FIVE	17.94 Ac.	290.76 Ac.	136 De.U.	1549 De.U.	128 D.U.	1571 D.U.
FOUR	22.82 Ac.	267.94 Ac.	193 De.U.	1356 De.U.	182 D.U.	1389 D.U.
SEVEN	11.53 Ac.	256.41 Ac.	(----------	FUTURE	----------	)
TOTAL	127.73 Ac	256.41 Ac.	821 De.U.	1356 De.U.	788 D.U.	1389 D.U.

* Same as type of density and dwelling units shown on Authorization Plan

OPEN SPACE TABULATION

OPEN SPACE = 2.41 Ac.±

A MINIMUM OF APPROXIMATELY 44.25% OF THE GROSS AREA OF THE MAYS CHAPEL NORTH LAND SHALL BE ALLOCATED TO OPEN SPACE PURPOSES

NOTE:
EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON, HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING. EXCEPTIONS TO THESE REGULATIONS MAY APPLY.

LEGEND

OUTLINE OF PLAT SHOWN THUS: ———

BOUNDARY OF ROADS SHOWN THUS: ———

DRAINAGE AND UTILITY EASEMENT SHOWN THUS: = = = =

COORDINATE NUMBERS SHOWN THUS: (2117)

ADDRESSES SHOWN THUS: #400

Recorded for record
in L.M. 68 FOLIO 59
Date FEB 21 1996
Test:
Clerk

THE FINAL C.R.G./F.D.P. FOR THE PROPERTY ON THIS PLAT WAS APPROVED ON: APRIL 20,1995

CURRENT TAX ACCT. #'s 02-00-024462E & 02-00-024463 DEED REF. EHK Jr. 5281/326
NOTE: THIS PLAT IS BEING REVISED TO CHANGE THE OWNER FROM MAYS CHAPEL VILLAGE, INC. TO MAYS CHAPEL VILLAGE AND TO INCLUDE LIQUOR AND PACKAGE STORE AS PERMITTED USES IN SUMMARY NOTE (D)

PWA COMPLETED	89504 TEG
FINAL PLAT	
ZADM	2-20-96
STREETS, SIDEWALKS	2/14/96
DEV. PLAN REVIEW	2/14/96
DEV ENGINEER	DAK
DIV. OF REAL ESTATE	TEG
ASSESSMENTS	2.12.96
REC & PARKS	2/9/96

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INSOFAR AS THE SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

MAYS CHAPEL VILLAGE
JOSEPH S. KEELTY, CO-PARTNER — 2/2/96 DATE

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THE PLAT HAS BEEN LAID OUT, AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INSOFAR AS THE SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

NORMAN G. SACKS
REG. #9698 — 1/26/96 DATE

NORMAN G. SACKS
ASSOCIATES, INC.
9005 BRIAR ROAD
PARKVILLE, MD. 21234

STATE OF MARYLAND — NORMAN GORDON SACKS — REGISTERED — 9698 — LAND SURVEYOR

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:

X-5250 N 57029.83 W 14532.18
X-5251 N 56535.77 W 13812.55

THE STREETS AND OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED THEIR HEIRS AND ASSIGNS.

REVISED PLAT ONE - SECTION SEVEN
MAYS CHAPEL NORTH
COMMERCIAL CENTER

BALTIMORE COUNTY, MARYLAND — PRIOR PLAT REFERENCE S.M. 68 FOLIO 2 — ELECTION DISTRICT No.8
SCALE 1" = 50' — JAN. 25, 1996

DEVELOPER
STONYFORD, INC.
P.O. BOX 528
61 E. PADONIA ROAD
TIMONIUM, MARYLAND 21094-0528

OWNER
MAYS CHAPEL VILLAGE
P.O. BOX 528
61 E. PADONIA ROAD
TIMONIUM, MARYLAND 21094-0528

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
DIRECTOR — 2/14/96 DATE

APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 26-215(C), BALTIMORE COUNTY CODE
2-20-96 — DATE — DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT

GENERAL NOTES

1) RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY BALTIMORE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.

2) THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 26-216 OF THE BALTIMORE COUNTY CODE.

3) RECORDING OF THIS PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.

4) THE INFORMATION SHOWN HERE ON MAY BE SUPERCEDED BY A SUBSEQUENT OR AMENDED PLAT.

5) ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.

SEWER DRAINAGE AREA - GUNPOWDER
PUMPED BY - TEXAS PUMPING STATION

NOTE:
HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMWNTS, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT AND STORMWATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON ARE RESERVED UNTO THE OWNER AND, EXCEPT FOR THOSE INDICATED AS PRIVATE, ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS WILL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST.

PLAT BOOK/LIN 10114 Page 0002 SM LL Feb 21 '96 08:19
PLAT 4 8234 8244 8233

Mays Chapel North

Section 8

Correspondence &

Plans

D640323MD

MCN

MINUTES OF C.R.G. MEETING

Mays Chapel North, Phase 8

May 7, 1998

ATTENDEES

County Staff:

Robert W. Bowling, Chairperson.....Department of Permits & Development Management
Carol McEvoy, Co-Chairperson.....Office of Planning
Michael Grossman.....Recreation & Parks
R. Bruce Seeley.....Dept. of Environmental Protection & Resource Management
John Lewis.....Department of Permits & Development Management

Developer's Representatives:

Mark Buda.....James Keelty & Co.
Mike Keelty.....James Keelty & Co.
James Keelty.....James Keelty & Co.
Tom Repsher.....Daft-McCune-Walker, Inc.
Chris Curci.....Daft-McCune-Walker, Inc.

Citizens:

Bill Spivey.....631 W. Padonia Road
Peggy Fox.....701 W. Padonia Road
Edward (Buddy) Gahan.....12012 Jenifer Road

Robert Bowling called the meeting to order at 9:15 a.m. and explained the C.R.G. process. He also explained why the old development process was being used. The staff was introduced.

Mark Buda introduced the developer's staff and explained the plan.

Carol McEvoy read the County's comments from Bureau of Land Acquisition, Office of Planning, Recreation and Parks, Zoning, Development Plans Review Division, and Department of Environmental Protection & Resource Management (D.E.P.R.M.). Robert Bowling read an E-Mail that Donald Rascoe has received from Mr. Harry Turner.

The citizens were asked to speak.

Bill Spivey

He will meet with developer to address his issues.

Peggy Fox

Will the yard chemicals used affect her well? Monitoring by the State of Maryland has shown that there seems to be no problem with lawn treatments.

She was interested in the final landscaping plan. She was given Avery Harden's name, phone number and location.

She will also work with the developer to satisfy her concerns.

Buddy Gahan

He had no comment.

The County's comments were addressed.

Recreation and Parks asked for a connection from Phase 8 to the school site with a declaration for continuous use. Developer agreed to show connection on C.R.G. plan.

Planning asked for sidewalks to be placed along Padonia Road along the frontage of property. They also asked for connection to school property. Also, a non-material change to the authorization plan to show mid-rise condominiums and townhouse units and a 20% density increase will be required.

The remainder of the County departments were "OK" with the plan as shown.

The developer agreed to revise plan and resubmit.

Robert Bowling asked if there were any further questions or statements. The decision was made to approve the plan and the appeal process was explained.

THE MEETING WAS ADJOURNED AT 10:00 A.M.

RWB:jrb

NO REV. PLAN REQ'D FOR CRG RVW, OP APPROVES MYD RISES AS NON-MATERIAL PER CAROLYN.

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

CRG DATE: 5/7/98
9:00 a.m., Room 123

FROM: PDM - ZONING REVIEW

PRE-CRG DATE: 4/27/98
11:00 a.m., Room 123

PROJECT NAME: **Mays Chapel North Phase/Section 8**

PLAN DATE: 3/17/95

REV.:

LOCATION: Padonia and Roundwood Roads

DISTRICT: 8c3

ZONING:

PROPOSAL: Condos Up to 5 Stories

REVISED PLAN KEY:
(X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CRG PLAN APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

The plan has been reviewed by the staff at this level of detail and with the exception of comment #1, By has been found to be in general compliance with the Baltimore County Zoning Regulations (BCZR). The following additional advisory comments are generalized for the pre-CRG and they do not identify all details and inherent technical zoning requirements necessary in order to determine final compliance with these regulations. To avoid any possible delays in the development review and zoning approval process, when these details and final technical information are identified or changed, this office should be contacted and it should be the responsibility of the owner, developer or developer's engineer to rectify any zoning conflicts well in advance of any expected final approvals. The intent of the developer must be clear on the plan, including any previous and proposed zoning hearing requests. Only if necessary, will the following comments be up-dated and/or supplemented during review of the zoning final development plan.

A. *GENERAL PUD COMMENTS - APPROVAL PROCESS:*

1. Pursuant to Section 430.1.G (BCZR), the Director of Permits and Development Management (PDM) in the second stage of approval must approve the CRG/FDP for each section when submitted as being generally in accord with the Authorization Plan previously submitted and approved in Zoning Cases #88-536-Auth, SPHX and #91-144-SPH. After the CRG and Planning Board approval and the plan has been found to be in compliance with: (1) the zoning orders in the above cases, (2) the latest amended authorization plan, and (3) the CRG and any additional plan comments during the review process, then the Director of PDM will confirm that the CRG/FDP plans can be approved and then sign the Final Development Plan (2 copies of the same plan with different signature blocks), both approved concurrently. One copy of the CRG/FDP signed by the Director of PDM is included in the permanent zoning case file.

2. Zoning Regulations -- Prior to final zoning approval of this area, separate complete zoning regulations must be finally approved by the Director of PDM.

(Over)

B. *ADDITIONAL PUD COMMENTS:*

1. The most recent PUD authorization plan and regulations, which show and allow 3-story townhouses for this section, must be amended concurrently with this combined CRG/FDP plan.

2. Provide the number of bedrooms per unit in the calculations.

3. Confirm if the townhouses are condos and if so, clarify why lot lines are shown. If not condos, dimension all lot lines and show and dimension the appropriate setbacks.

4. Provide 8th Amended PUD regulations as soon as possible for zoning review.

JOHN L. LEWIS
Planner II
Zoning Review

JLL:scj

MCN - SECT. 8

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director - Department of Permits & Development Management

FROM: Arnold F. 'Pat' Keller, III, Director - Office of Planning

DATE: February 12, 1998

SUBJECT: Mays Chapel North PUD Section 8

PROJECT NUMBER: VIII-564

The applicant has submitted a preliminary site plan for Section 8 of Mays Chapel North which portrays a mix of mid-rise condominiums and town house units.

Section 8 was designated on the Authorization Plan as an area where building heights are limited to 3-story maximum and building types are limited to town houses. The Applicant's amendment represents a non-material change to the Authorization Plan.

Material change is defined in Section 6 (b) of the Deputy Zoning Commissioner's order dated November 4, 1988. The change to Section 8 does not represent a material change because:

- It does not "...cause substantial or significant dimunition of the plan's projected uses, density, or neighborhood design characteristics." [Sec 6 (b)]
- "The relocation of density/housing or changes in roads/pathways shall not, by themselves be material changes." [Sec 6 (b)(i)]
- The proposed change does not cause "An increase of 20% or more in the number of density units in any one area as shown on the Authorization Plan ...." [Sec 6 (b)(ii)]

The Planning Board report to the Zoning Commissioner (Petitioner's Exhibit 1) further clarifies the determinaton of material change.

- Having "impact on adjacent neighborhoods or properties different than that approved by the Zoning Commissioner for the Planned Unit Development."
- Not proceeding with "[t]he concept of sensitively arranging building form, height, and density on the project in relation to the surrounding community."
- "None of the following shall be considered a material change: ...any change in the specific form or location of buildings or roads shown on the illustrative plan; ...."

Building No. 1 is a 5-story mid-rise structure with 30 units. This building is located on the north east portion of Section 8 adjacent to the Mays Chapel Elementary school site and near the commercial village core and elderly mid-rise housing. Buildings 2, and 3 are 4-story mid-rise structures with 24 units each. Buildings 2, and 3 are located adjacent to the Mays Chapel Elementary school site west of Building 1. Buildings 4, and 5 are 4-story mid-rise structures

with 16 units each and are located between Buildings 1, 2, and 3 and Padonia Road. Buildings 4, and 5 are oriented with the narrowest facade facing Padonia Road. Eleven town house units are arranged in a five and six pack at the west end of Section 8. The site layout provides a gradual reduction in building scale, mass, and density from east to west.

The density proposed in this plan is 110 density units (De) for condo units and 11 De for town houses. The proposed density for Section 8 in the Seventh Revised Zoning Regulations Applicable to Mays Chapel North Unit Development (pg. 36) is 101 De. The total of 121 De does not exceed the proposed density by 20%.

As required by Section 6 (a)(ii) of the Deputy Zoning Commissioner's order dated November 4, 1988 approving the Mays Chapel PUD, the recommendation of the Planning Director of a non-material change to the Authorization Plan should be forwarded to the Zoning Commissioner's Office for concurrence, with copies forwarded to People's Counsel.

Since the organization of the Zoning Commissioner's Office was changed legislatively after the order was issued in 1988, the recommendation of non-material change is forwarded to your attention as the Director of PDM is responsible for administrative decisions in zoning matters.

It is the recommendation of the Director, Office of Planning that this change does not constitute a material change in the Authorization Plan.

The undersigned concurs with the above statement.

2/19/98

Arnold Jablon Date
Director, Department of Permits and Development Management

Arnold F. 'Pat' Keller, III
Director, Office of Planning

PK: CMcE:

cc: Mark Buda
People's Counsel
CRG File

GENERAL NOTES

1. Envelopes shown hereon are for the location of dwelling units only and are subject to the requirements for private yard space. Accessory structures, fences and projections into yards may be constructed outside the envelopment or within the envelope if located in the rear or side yard, but must comply with the Mays Chapel North zoning regulations made applicable to the P.U.D. (subject to covenants and applicable building permits).
2. Accessory structures, fences and projections into yards cannot be located in flood plain areas or hydric soils.
3. This C.R.G. plan is approved by the Zoning Commissioner based on his or her determination that it is in accordance with the latest amendment overall authorization plan approved in the zoning case.
4. This C.R.G. plan complies with the pre-development comments and check print.
5. If drainage, utility and walkway easements are fenced, then at least five feet must remain open for pedestrian access.
6. No retail or office uses are proposed in this PHASE 8.
7. Landscaping and screening shall conform to the standards contained in the Baltimore County Landscape Manual. A landscape plan must be approved by the Office of Planning prior to the issuance of a Grading Permit.
8. Disturbed areas are to be stabilized with grass, weeds, honeysuckle, etc..
9. A Forest Establishment plan will be submitted along with the Sediment and Erosion Control plan and Grading plan for this PHASE 8.
10. Trash collection is subject to Baltimore County approval.
11. All street lights are conform to Baltimore County guidelines for street lights in new subdivisions.
12. All interior streets located in the condominium area are private and to be owned and maintained by the condominium association.
13. Temporary open space boundary markers, tree projection devices and 4' high snow fencing shall be installed prior to any clearing or grading.
14. Road paving material to be bituminous concrete.
15. Typical parking spaces are 8.5'x18' minimum. All parking will be permanently striped.
16. Reforested areas are shown thus. A plan will be submitted prior to release of the grading permit.
17. Proposed street lights are shown thus.
18. Existing street lights are shown thus.
19. Neighborhood designation signs shown thus.
20. Central trash pick-up locations are shown thus.
21. Handicapped parking is shown thus.
22. 4' Paths shown may be either a pervious or impervious material.
23. Water retention areas shown thus.
24. A Restoration plan will be approved by D.E.P.R.M. prior to issuing a Grading Permit.
25. 500' sight lines are to be cleared graded and kept free of any obstruction.

SUMMARY

A. DENSITY AND DWELLING UNITS BY TYPE.

Density	Dwelling	
121	*121	Units contained in PHASE 8 (11.9 ACRES) comprised of Condominium Units.
1752	1762	Units used in previous phases (172.88 Ac) all types.
304	234	Units allowed in future phases (169.50 Ac) all types.
2177	2177	Units allowed in P.U.D. (354.14 Ac) all types.

There are no commercial, office or institutional uses proposed in this Phase. Townhouse & Condominium Units = 121 Dwelling Units and 121 Density Units.

* Some units may contain a small den. (less than 100 Sq.Ft.)

CONDOMINIUM UNITS = 110 DWELLING UNITS
= 110 DENSITY UNITS
TOWNHOUSES = 11 DWELLING UNITS
= 11 DENSITY UNITS
(A) 121 - 2 BEDROOM UNITS

B. OTHER USES ALLOWED

Retail shop and service area in P.U.D. - 45,563 Sq.Ft.
None contained in PHASE 8.

Office area in P.U.D. - 21,776 Sq.Ft.
None contained in PHASE 8.
Senior Citizens Housing with life care facilities.
None contained in PHASE 8.

C. PARKING

NUMBER OF PARKING SPACES REQUIRED:

Condominium (Newcastle)	32 Units x 2.0/Unit =	64 spaces
Condominium (Blenheim)	78 Units x 2.0/Unit =	156 spaces
Townhouses	11 Units x 2.0/Unit =	22 spaces
Total parking spaces required:		242 spaces

NUMBER OF PARKING SPACES PROVIDED:

Condominium (Newcastle)	=	64 spaces
Condominium (Blenheim)	=	156 spaces
Townhouses	=	50 spaces
Total parking spaces provided:		242 spaces

D. GENERAL DENSITY AND BULK REGULATIONS

PHASE	ACREAGE USED	ACREAGE REMAINING	DENSITY USED	DENSITY REMAINING	DWELLING UNITS	DWELLING UNITS REMAINING
ONE	9.74 Ac.	374.40 Ac.	0	2177 D.U.	0	2177 D.U.
TWO	39.70 Ac.	334.70 Ac.	221 D.U.	1940 D.U.	212 D.U.	1965 D.U.
THREE	27.00 Ac.	308.70 Ac.	198 D.U.	1742 D.U.	208 D.U.	1757 D.U.
FOUR	17.62 Ac.	291.08 Ac.	130 D.U.	1612 D.U.	133 D.U.	1624 D.U.
FIVE	22.82 Ac.	268.26 Ac.	165 D.U.	1447 D.U.	165 D.U.	1459 D.U.
SIX	21.27 Ac.	247.00 Ac.	153 D.U.	1294 D.U.	152 D.U.	1307 D.U.
SEVEN	20.60 Ac.	226.40 Ac.	183 D.U.	1111 D.U.	184 D.U.	1123 D.U.
EIGHT	50.27 Ac.	176.13 Ac.	540 D.U.	571 D.U.	606 D.U.	517 D.U.
	12.24 Ac.	177.26 Ac.	121 D.U.	304 D.U.	121 D.U.	234 D.U.
TOTAL	206.86 Ac.	177.26 Ac.	1875 D.U.	304 D.U.	1885 D.U.	234 D.U.

Same as type of density and dwelling units shown on Authorization Plan Acreage used for Phase eight includes half of Roundwood Rd. R.D.W.

Total of 9.88 density and 9.88 dwelling units per acres are in compliance with what is shown on the Authorization Plan.

Section One is composed of relocated Padonia and Mays Chapel rights-of-way only.

De.U. = Density Units D.U. = Dwelling Units

Total Open Space in Phase Eight to be conveyed to the Association.
Phase Eight = 3.7 Acres

See plan for Average Daily Trips

E. BUILDING HEIGHT

The perpendicular height limitations of particular buildings, are as follow: Townhouses 45 feet* Garden buildings 50 feet* Mid-Rise buildings outside the Village Center 65 feet* Mid-Rise and Senior Citizen Housing buildings inside the Village Center 85 feet. The perpendicular height limitation of any commercial, business or office building, or any group child care center or community building is 40 feet.

ZONING REGULATIONS

The Baltimore County Zoning Regulations are not applicable to this plan of development. The Mays Chapel North Zoning Regulations are adopted and approved by the Zoning Commissioner in case number 88-536, AUTH, ASPHX and number 91-144-SPH.

The interpretation, administration and enforcement of these regulations shall be the responsibility of James Keelty & Co., Inc. or Mays Chapel North, Inc. each a Maryland corporation, or their respective successors or assigns. This responsibility includes the review and approval of a "Compliance Certificate" to be presented to the Baltimore County Zoning Office when individual owners improvements require Baltimore County permits.

CASE NO. 91-144 SPH

Ordered by the Deputy Zoning Commissioner for Baltimore County, this 30th day of November, 1990, that the provisions of paragraph 9 of the November 4, 1988 Order of the Deputy Zoning Commissioner (subject Zoning Order), entered in Zoning Case No. 88-536-AUTH-ASPHX, is confirmed subject to clarification and amendment, as follows: the transfer and/or sale of Petitioners' interest in the subject property (Mays Chapel North premises), either in its entirety or by sections, may be made to any affiliate of the petitioner, James Keelty & Co., Inc., without the need of any further finding by the Zoning Commissioner or Deputy Zoning Commissioner on the requirements of Section 450.1.D.3c of the Zoning Regulations of Baltimore County, all such transfers and/or sales being hereby approved, and, as such, the petition for Special Hearing be and the same is hereby granted, subject however, to the following restrictions which are conditions precedent to the relief granted herein:

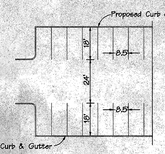
1. Petitioners and their approved successors and assigns may apply for their building permits and be granted same upon receipt of this order" however, petitioners and their approved successors and assigns are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this order has expired. If for whatever reason, this order is reversed, petitioners and their approved successors and assigns would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioners, James Keelty & Co., Inc., and Mays Chapel Village, are not in any way relieved of any of their present responsibility under the subject zoning order" and
3. An affiliate of the petitioner, James Keelty & Co., Inc., means and includes: (i) a parent corporation, if the parent corporation holds not less than 50% of the issued stock of said petitioner" and any subsidiary corporation, including any corporation that is a subsidiary of either the parent corporation or any other subsidiary corporation of the parent corporation, if, in all cases, the parent corporation holds not less than 50% of the issued and outstanding stock of the subsidiary" (ii) any general or limited partnership, if not less than 50% interest in the partnership, general and limited, is held by any one or more corporation and partnership affiliates, and/or by any one or more shareholders of James Keelty & Co., Inc., or of any corporate affiliate, including among individuals, the family (parents, child, brother or sister) of any shareholder" or (iii) any one or group holding not less than 50% of the issued and outstanding stock of James Keelty & Co., Inc., or of any corporate affiliate, or holding not less than a 50% interest (general and limited) in a partnership affiliate, including in any group the family (parent, child, brother or sister) of any of the foregoing.

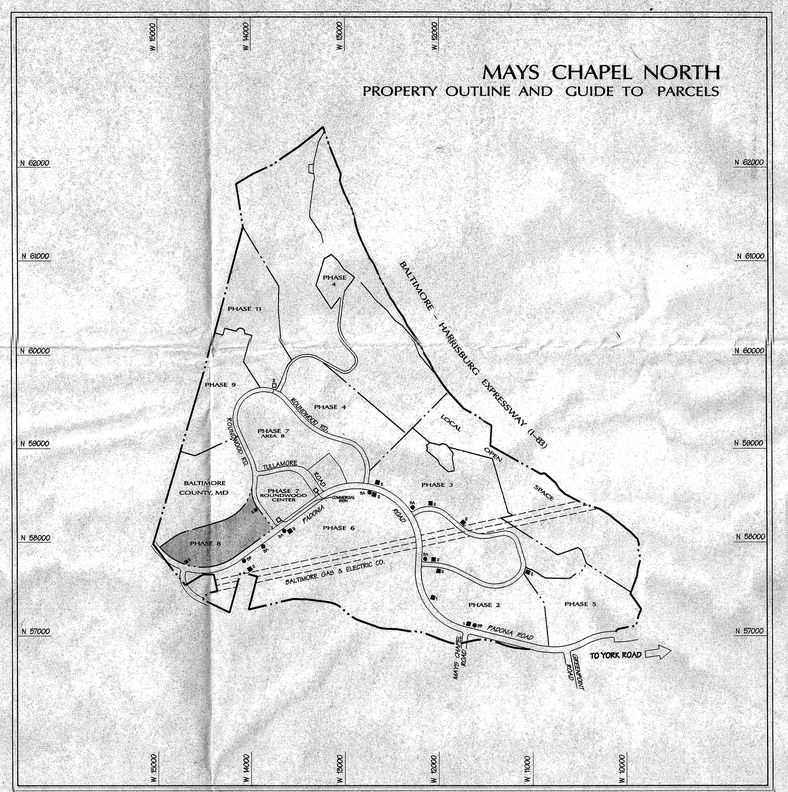
MINOR PLAN REVISIONS ROUTING

Due to the fact that substantial building and sales have occurred in many SPH and subject to the recommendations of the Director of OPCC and the final approval of the Director of PDM, future minor changes once approved by the DRC may be approved via the CRG/FDP plan revision and PUD approved process provided no individual sales of lots has occurred within this sub-section or within 300 feet of the lot(s) proposed for amendment. All other minor amendments must comply with Article II, Section 10, MCN Zoning Regulations (variance and community notification process).

PARKING SPACES & DRIVE LANE DETAIL (TYP.)

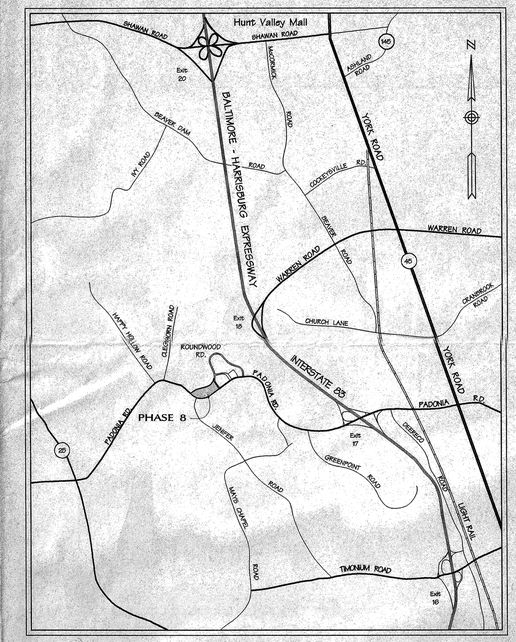
Not to Scale





MAYS CHAPEL NORTH
PLANNED UNIT DEVELOPMENT

COUNTY REVIEW GROUP
FINAL DEVELOPMENT PLAN



VICINITY MAP
SCALE: 1"=2000'

NOTES:

NO WELLS, SEPTIC SYSTEMS OR STRUCTURES EXIST ON THIS SITE.

DISTURBANCE IN THE OPEN SPACE BEYOND THAT WHICH IS SHOWN ON THE PLAN WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF RECREATION AND PARKS.

BALTIMORE COUNTY MD
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG At The
9/7/98 With The Following Action Taken

1. ELECTION DISTRICT 8th
2. COUNCILMANIC DISTRICT #3
3. CENSUS TRACT 4018.2
4. WATERSHED 11
5. ZONE FALLS, FIFTH
6. SUBDEVERSHED 2C & 3B
7. SEWER DRAINAGE AREA GUNPOWDER
PUMPED BY: TEXAS PUMPING STATION

PLAN APPROVED
Plan Approved DPW Robert W. Bowling 9/17/98
Plan Approved OPZ A. Jeffers III 8-28-98
Approval Expiration Date 9/7/2001
Plan Disapproved
Continued to Required
Plan Referred To Plan. Bd.

PLANNED UNIT DEVELOPMENT - SEE ZONING ORDER 88-536 ASPHX
PROPERTY No. 08-11-018081 DEED REF. EHK JR. 5281/326

SIGNS ALLOWED

SECTION	TYPE 1	TYPE 2	TYPE 3A-3B
OVERALL	2	-	6
2	-	2	-
3	-	2	-
4	-	2	-
5	-	2	-
6	-	2	-
7A	-	3	-
7B	-	2	-
8	-	2	-
TOTAL	2	17	6

SIGNS SHOWN

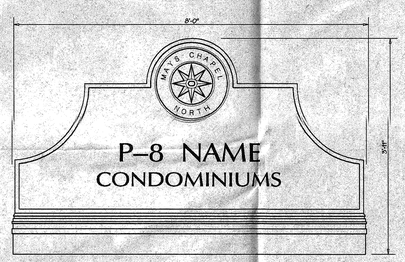
SECTION	TYPE 1	TYPE 2	TYPE 3A-3B
OVERALL	2	-	6
2	-	2	-
3	-	2	-
4	-	2	-
5	-	2	-
6	-	2	-
11	-	2	-
8	-	2	-
TOTAL	2	14	6

NOTES:

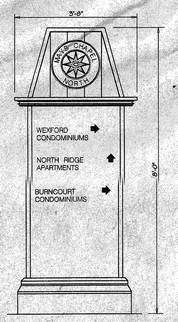
1. All lighting on the signs (except the commercial signs) will be external.
2. There are 3 commercial signs allowed and 2 shown for Section 7A. (PHASE 8a(v))
3. Type 1 signs are overall MCN community signs. (PHASE 8a.(vii)).

(viii) Not more than six major directory signs, none to exceed 65 square feet, each listing the name and showing the location of housing clusters, apartment and condominium buildings, churches, private schools and the village center, to be located at or about major entry points to subdivisions of the PUD, or within the village center" and

(ix) Not more than two signs identifying housing clusters, and not more than two signs identifying apartments or condominium project, within the subdivision of the PUD, no such sign to exceed 40 square feet, to be located at or about entry points to the subdivision or at or about the housing cluster, apartment or condominium identified.

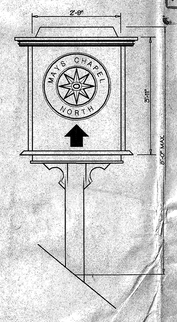


TYPICAL GROUP SIGN
TYPE 2
(2 PER SECTION PERMITTED)



3A

TYPICAL DIRECTION SIGNS
TYPE 3
(MAX ALLOWED = 6)



3B

OPEN SPACE TABULATION

SECTION	LOCAL OPEN SPACE	HOA OPEN SPACE	COA OPEN SPACE	TOTAL OPEN SPACE
2	8.41	2.91	1.72	14.04
3	2.27	-	5.68	7.95
4	3.11	1.16	5.15	9.42
5	8.17	-	5.92	14.09
6	5.29	-	8.83	14.12
7A	-	2.41	-	2.41
7B	-	-	8.06	8.06
8	-	0.7	3.00	3.70
11	5.92	-	4.68	8.60
TOTAL	32.17	7.18	43.02	82.37

Notes:
a. The C.O.A. / H.O.A. open space shown are to be private.
b. Total open space shown represents approximately 40% of acreage used to date.

DMW
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

CRG / FDP
PHASE EIGHT
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE: AS NOTED
8th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER:
STONYFORD, INC.
P.O. BOX 5281
61 E. PADONIA RD., TIMONIUM, MD. 21093
(410) 252-8600

PLAT PREPARED BY:
DAFT-McCUNE-WALKER, INC.
200 E. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
(410) 296-3333

STATE OF MARYLAND — CHRISTOPHER S. CARLSON — No. 986 — REGISTERED LANDSCAPE ARCHITECT

NORTH

SCALE: 1" = 50'-0"
PROJECT #: 88022.E
DESIGNED BY: THR, CSC
CHECKED BY: THR
DATE: 04.08.88
DRAWING: 1 OF 5

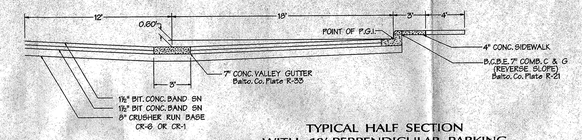
DATE	BY	REVISIONS
4.30.88	CSC	ADD NUMBER OF BEDROOMS PER UNIT TO DENSITY & DWELLING SUMMARY

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan

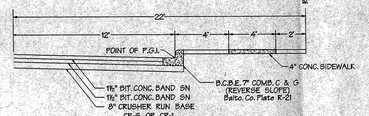
Section
Approved for Filing A. Jeffers III 8-28-98
Director of Planning

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON
Baltimore County Planning Board Date: 8-28-98
Director
Date: 9/3/98
DEPARTMENT OF Permits and Development Management

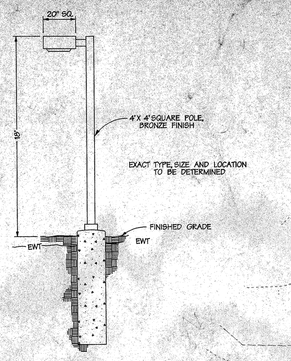
Plotted: Aug 01 09:46:23 1998 T:\CADNET\DGN\chap-dcf (Unsaved - Chris on \\cad2\chp



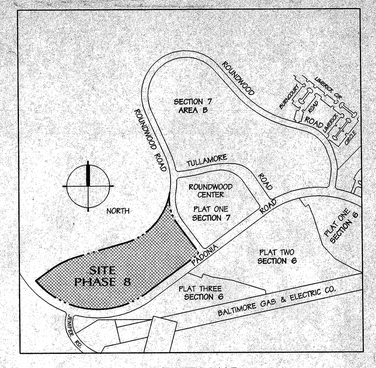
TYPICAL HALF SECTION
WITH 18' PERPENDICULAR PARKING
NOT TO SCALE



TYPICAL HALF SECTION
24' PAVING
NOT TO SCALE



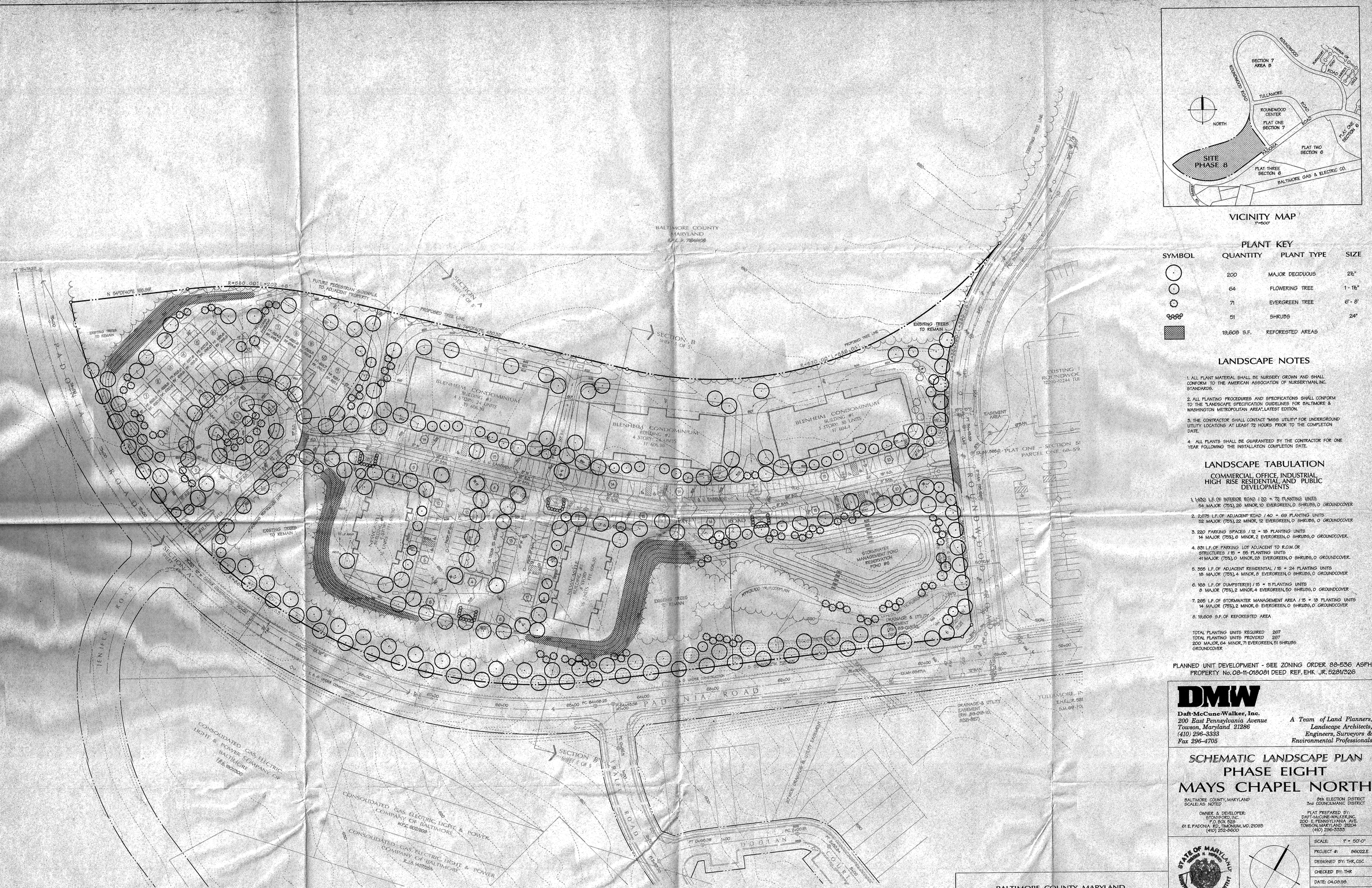
LIGHT POST DETAIL
Not To Scale



VICINITY MAP
1"=500'

BALTIMORE COUNTY
MARYLAND
E.H.K. JR. 7164/408

R=550.00'
L=205.46'
N 84°01'40" E 165.98'
FUTURE PEDESTRIAN SIDEWALK TO ADJACENT PROPERTY
SECTION A
SHEET 4 OF 5
PROPOSED TREE LINE
N 74°01'40" E 450.28'
SECTION B
SHEET 3 OF 5
R=540.00'
L=288.01'
O.S. 10' UNDERDRAIN
O.S. 8" SAN.
O.S. 12" W.
O.S. 8" SAN.
O.S. 8" SAN.
O.S. 8" SAN



VICINITY MAP
1"=500'

PLANT KEY

SYMBOL	QUANTITY	PLANT TYPE	SIZE
	200	MAJOR DECIDUOUS	2½"
	64	FLOWERING TREE	1 - 1½"
	71	EVERGREEN TREE	6' - 8'
	51	SHRUBS	24"
	19,608 S.F.	REFORESTED AREAS	

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMAN, INC. STANDARDS.

2. ALL PLANTING PROCEDURES AND SPECIFICATIONS SHALL CONFORM TO THE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE & WASHINGTON METROPOLITAN AREA", LATEST EDITION.

3. THE CONTRACTOR SHALL CONTACT "MISS UTILITY" FOR UNDERGROUND UTILITY LOCATIONS AT LEAST 72 HOURS PRIOR TO THE COMPLETION DATE.

4. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR FOLLOWING THE INSTALLATION COMPLETION DATE.

LANDSCAPE TABULATION

COMMERCIAL, OFFICE, INDUSTRIAL, HIGH RISE RESIDENTIAL, AND PUBLIC DEVELOPMENTS

1. 1,430 L.F. OF INTERIOR ROAD / 20 = 72 PLANTING UNITS
   54 MAJOR (75%), 26 MINOR, 10 EVERGREEN, 0 SHRUBS, 0 GROUNDCOVER

2. 2,675 L.F. OF ADJACENT ROAD / 40 = 69 PLANTING UNITS
   52 MAJOR (75%), 22 MINOR, 12 EVERGREEN, 0 SHRUBS, 0 GROUNDCOVER

3. 220 PARKING SPACES / 12 = 18 PLANTING UNITS
   14 MAJOR (75%), 6 MINOR, 2 EVERGREEN, 0 SHRUBS, 0 GROUNDCOVER.

4. 831 L.F. OF PARKING LOT ADJACENT TO R.O.W. OR STRUCTURES / 15 = 55 PLANTING UNITS
   41 MAJOR (75%), 0 MINOR, 28 EVERGREEN, 0 SHRUBS, 0 GROUNDCOVER.

5. 355 L.F. OF ADJACENT RESIDENTIAL / 15 = 24 PLANTING UNITS
   18 MAJOR (75%), 4 MINOR, 8 EVERGREEN, 0 SHRUBS, 0 GROUNDCOVER

6. 168 L.F. OF DUMPSTER(S) / 15 = 11 PLANTING UNITS
   8 MAJOR (75%), 2 MINOR, 4 EVERGREEN, 50 SHRUBS, 0 GROUNDCOVER

7. 285 L.F. OF STORMWATER MANAGEMENT AREA / 15 = 18 PLANTING UNITS
   14 MAJOR (75%), 2 MINOR, 6 EVERGREEN, 0 SHRUBS, 0 GROUNDCOVER

8. 19,608 S.F. OF REFORESTED AREA

TOTAL PLANTING UNITS REQUIRED 267
TOTAL PLANTING UNITS PROVIDED 267
200 MAJOR, 64 MINOR, 71 EVERGREEN, 51 SHRUBS
GROUNDCOVER

PLANNED UNIT DEVELOPMENT - SEE ZONING ORDER 88-536 ASPHX
PROPERTY No. 08-11-018081 DEED REF. EHK JR. 5221/326

DMW

Daft·McCune·Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

SCHEMATIC LANDSCAPE PLAN
PHASE EIGHT
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE: AS NOTED

8th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER:
STONYFORD, INC.
P.O. BOX 5129
61 E. PADONIA RD., TIMONIUM, MD. 21093
(410) 252-8600

PLAT PREPARED BY:
DAFT-McCUNE-WALKER, INC.
200 E. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
(410) 296-3333

STATE OF MARYLAND — CHARLES S. CARROLL — LICENSED LANDSCAPE ARCHITECT

NORTH

SCALE:	1" = 50'-0"
PROJECT #:	86022.E
DESIGNED BY:	THR, CSC
CHECKED BY:	THR
DATE:	04.08.98
DRAWING:	3 OF 5

DATE	BY	REVISIONS
4.30.98	CSC	REVISION PER P.D.M.

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan

Section: _____
Approved for filing: _____ 8/27/98
Director of Planning

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON:
Baltimore County Planning Board _____ Date: 8/27/98
Director of Planning and Development Management
Date: 1/3/98

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
DEVELOPMENT PLANS REVIEW

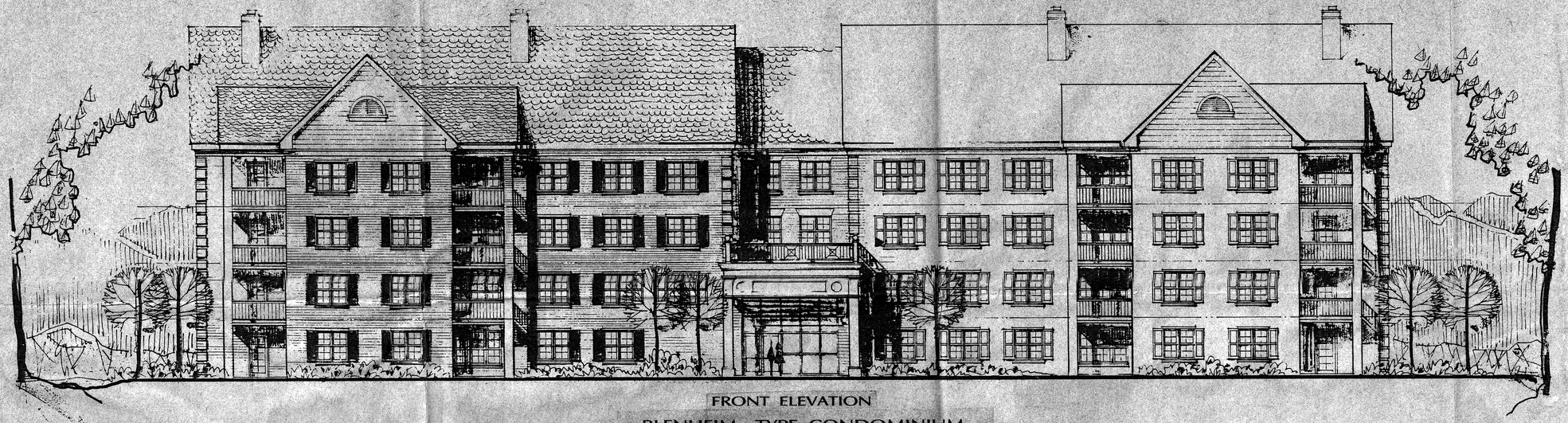
OWNER'S SIGNATURE & CERTIFICATION FORM

I certify that I have reviewed this Schematic Landscape Plan" that I am aware of the regulations presented in the Baltimore County Landscape Manual, and I agree to comply with these regulations and all applicable policy, guidelines and ordinances.

OWNER'S SIGNATURE _____ DATE _____

PRINT OWNER'S NAME _____ TELEPHONE # _____

(Print) MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____



FRONT ELEVATION

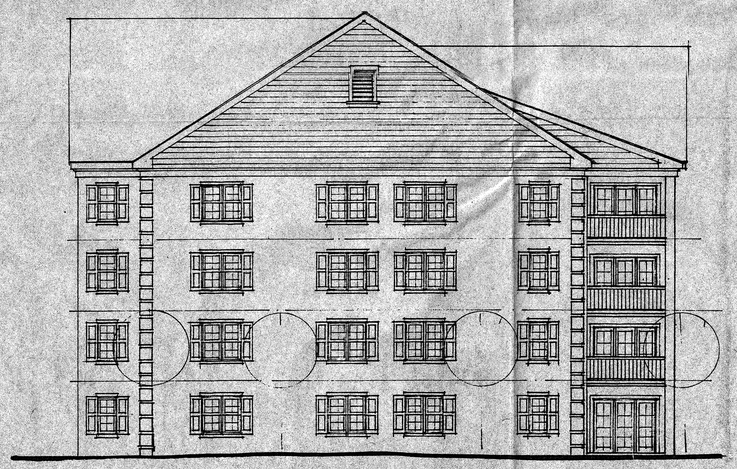
BLENHEIM TYPE CONDOMINIUM

BUILDING ELEVATIONS

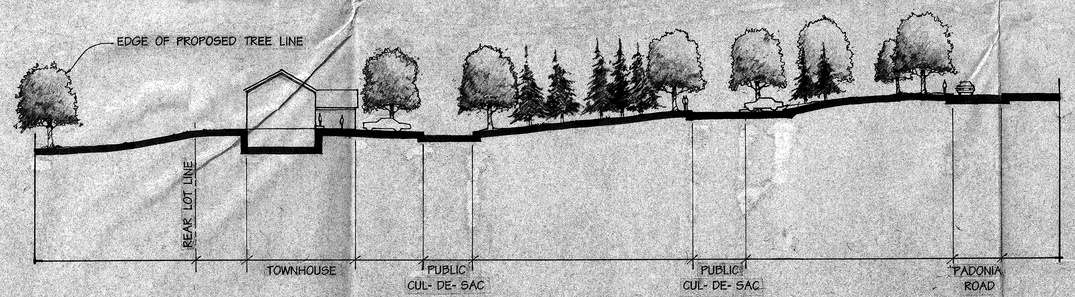
NOT TO SCALE



REAR ELEVATION



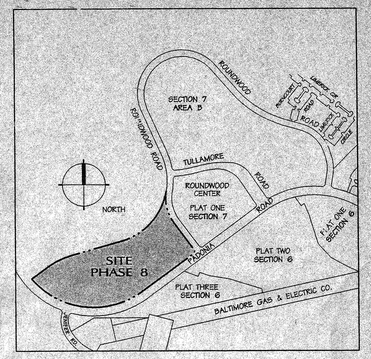
END ELEVATION



SECTION A – A'

SCALE 1" = 30'-0"

NOTE: FOR LOCATION OF SECTION LINE REFER TO SHEET 2 OF 5.



VICINITY MAP

1"=500'

NOTES:

NO WELLS, SEPTIC SYSTEMS OR STRUCTURES EXIST ON THIS SITE.

DISTURBANCE IN THE OPEN SPACE BEYOND THAT WHICH IS SHOWN ON THE PLAN WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF RECREATION AND PARKS.

1. ELECTION DISTRICT #6
2. COUNCILMANIC DISTRICT #5
3. CENSUS TRACT 4036
4. WATERSHED 11
5. WATER ZONE FALLS, FIFTH
6. SUBDIVERSHED 32 & 36
   SEWER DRAINAGE AREA GUNPOWDER
   PUMPED BY TEXAS PUMPING STATION

SIGHT LINES:
AREAS BETWEEN THE SIGHT LINE AND THE CURB LINE WILL BE CLEAR GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.

PARCEL LINES SHOWN ARE TO ESTABLISH PHASING FOR CONDOMINIUMS/APARTMENTS REGIMES AND ARE NOT SHOWN FOR SUBDIVISION PURPOSES.

THE MINIMUM HORIZONTAL DISTANCE FROM ANY POINT ON A DETACHED BUILDING OR GROUP OF ATTACHED BUILDINGS TO THE VERTICAL PROJECTION OF ANY POINT ON ANOTHER DETACHED BUILDING OR GROUP OF ATTACHED BUILDINGS, EXCLUSIVE OF ENCLOSED ENTRANCE-WAYS, SHALL BE 40 FEET, UNLESS ANY OF SUCH BUILDINGS INVOLVED IN THE SETBACK MEASUREMENT EXCEED 44 FEET IN HEIGHT, IN WHICH CASE THE MINIMUM HORIZONTAL DISTANCE BETWEEN BUILDINGS SHALL BE 60 FEET.

PUBLIC SERVICES C.R.G. #80092
PLANNING NO. C.R.G. #VIII-564

ARCHITECTURE AND BUILDING ELEVATIONS PROVIDED BY:

DONALD RATCLIFFE AND ASSOCIATES
10404 STEVENSON ROAD
STEVENSON, MD. 21153

PLANNED UNIT DEVELOPMENT - SEE ZONING ORDER 88-536 ASPHX
PROPERTY No. 08-11-018081 DEED REF. EHK JR. 5281/326

DMW

Daft·McCune·Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

CRG / FDP

PHASE EIGHT
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE: AS NOTED

8th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER:
STORYFORD, INC.
P.O. BOX 528
61 E. PADONIA RD., TIMONIUM, MD. 21093
(410) 252-8600

PLAT PREPARED BY:
DAFT-MCCUNE-WALKER, INC.
200 E. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
(410) 296-3333

STATE OF MARYLAND — THOMAS K. HUTCHINS — REGISTERED LANDSCAPE ARCHITECT — NO. 904

NORTH

SCALE:	1" = 50'-0"
PROJECT #:	88022E
DESIGNED BY:	THR, CSC
CHECKED BY:	THR
DATE:	04.08.98
DRAWING:	4 OF 5

DATE	BY	REVISIONS

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan

Section:
Approved for filing: _____ Director of Planning 8/28/98

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED BY:
Baltimore County Planning Board _____ Date 8/28/98
Director DEPARTMENT OF PERMITS & Final Development Management
Date: 4/3/98

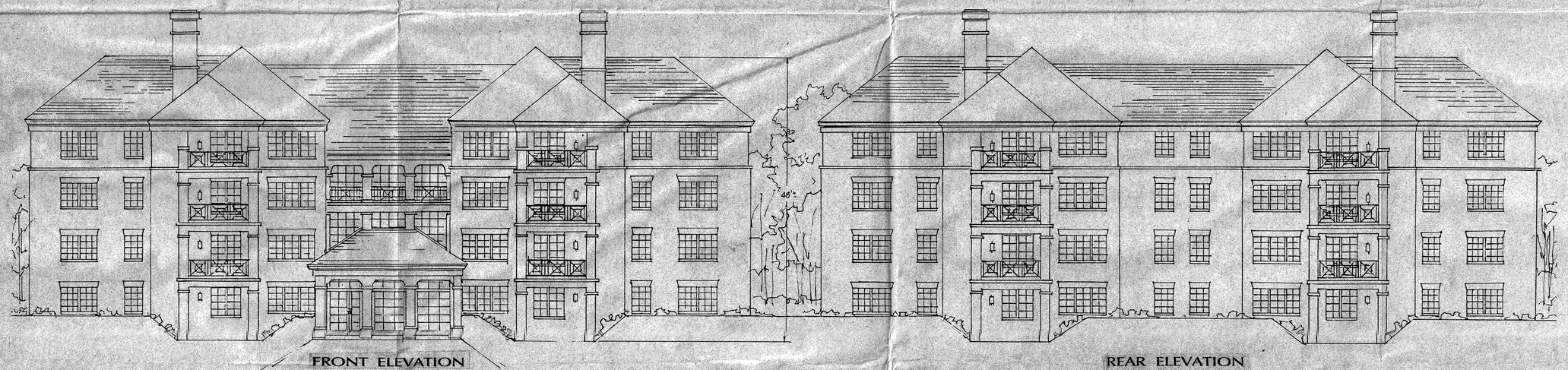
Mar 26 12:28:18 1998 F:\DANE\WDP\dsg.cdf plotted Current drawing\88022e.hpgl



NEWCASTLE TYPE CONDOMINIUM

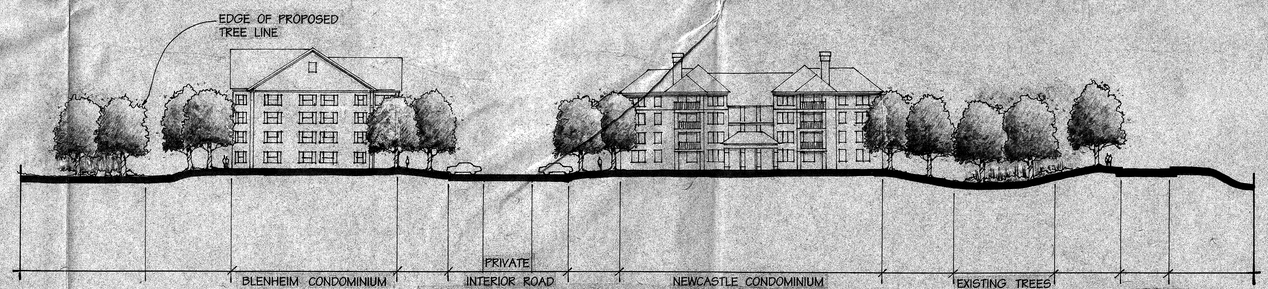
BUILDING ELEVATIONS

NOT TO SCALE



FRONT ELEVATION

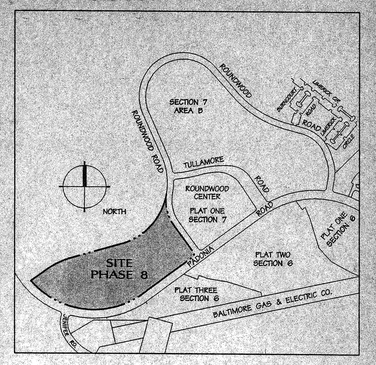
REAR ELEVATION



SECTION B – B'

SCALE 1" = 30'-0"

NOTE: FOR LOCATION OF SECTION LINE REFER TO SHEET 2 OF 5.



VICINITY MAP

1"=500'

NOTES:

NO WELLS, SEPTIC SYSTEMS OR STRUCTURES EXIST ON THIS SITE.

DISTURBANCE IN THE OPEN SPACE BEYOND THAT WHICH IS SHOWN ON THE PLAN WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF RECREATION AND PARKS.

1. ELECTION DISTRICT #6
2. COUNCILMANIC DISTRICT #3
3. CENSUS TRACT 4029
4. WATERSHED 71
5. WATER ZONE FALLS, FIFTH
6. SUBSEWERSHED 52 & 56
   SEWER DRAINAGE AREA GUNPOWDER
   PUMPED BY TEMAS PUMPING STATION

SIGHT LINES:
AREAS BETWEEN THE SIGHT LINE AND THE CURB LINE WILL BE CLEAR GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.

PARCEL LINES SHOWN ARE TO ESTABLISH PHASING FOR CONDOMINIUMS/APARTMENTS REGIMES AND ARE NOT SHOWN FOR SUBDIVISION PURPOSES.

THE MINIMUM HORIZONTAL DISTANCE FROM ANY POINT ON A DETACHED BUILDING OR GROUP OF ATTACHED BUILDINGS TO THE VERTICAL PROJECTION OF ANY POINT ON ANOTHER DETACHED BUILDING OR GROUP OF ATTACHED BUILDINGS, EXCLUSIVE OF ENCLOSED ENTRANCE WAYS, SHALL BE 40 FEET, UNLESS ANY OF SUCH BUILDINGS INVOLVED IN THE SETBACK MEASUREMENT EXCEED 44 FEET IN HEIGHT, IN WHICH CASE THE MINIMUM HORIZONTAL DISTANCE BETWEEN BUILDINGS SHALL BE 60 FEET.

PUBLIC SERVICES C.R.G. #900332
PLANNING NO. C.R.G. #-111-564

ARCHITECTURE AND BUILDING ELEVATIONS PROVIDED BY:

DONALD RATCLIFFE AND ASSOCIATES
10404 STEVENSON ROAD
STEVENSON, MD. 21153

PLANNED UNIT DEVELOPMENT - SEE ZONING ORDER 88-536 ASPHX
PROPERTY No. 08-11-018081 DEED REF. EHK JR. 5281/326

DMW

Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

CRG / FDP
PHASE EIGHT
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE: AS NOTED

6th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER:
STONEWOOD, INC.
P.O. BOX 5129
61 E. PADONIA RD., TIMONIUM, MD. 21093
(410) 252-9600

PLAT PREPARED BY:
DAFT-MCCUNE-WALKER, INC.
200 E. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
(410) 296-3333

STATE OF MARYLAND — HOWARD K. HEPPLER — REG. NO. 324 — REGISTERED LANDSCAPE ARCHITECT

NORTH

SCALE:	1" = 50'-0"
PROJECT #:	86022.E
DESIGNED BY:	THR, CSC
CHECKED BY:	THR
DATE:	4.28.98
DRAWING:	5 OF 5

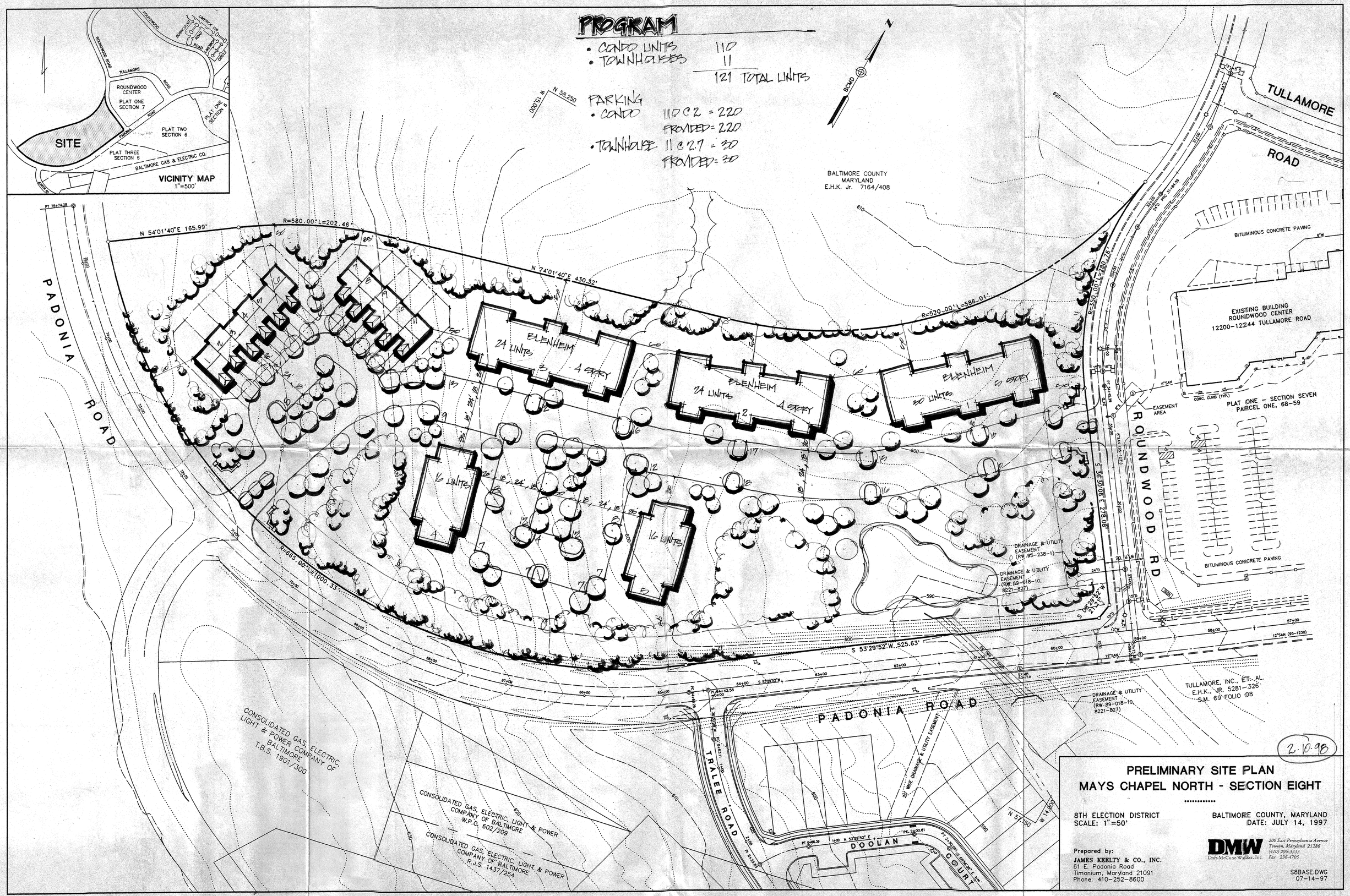
DATE	BY	REVISIONS

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan

Section:
Approved for filing — Director of Planning — 8/28/98

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON:
Baltimore County Planning Board — Date: 8/28/98
DEPARTMENT OF PERMITS AND Development Management
Director — Date: 9/3/98

20 12:29:25 1998 F:\CADNET\GCF\dwg\ef olmsted-curci dhouse\86022e.dgn


PROGRAM
• CONDO UNITS 110
• TOWNHOUSES 11
121 TOTAL UNITS
PARKING
• CONDO 110 @ 2 = 220
PROVIDED = 220
• TOWNHOUSE 11 @ 2.7 = 30
PROVIDED = 30
SITE
ROUNDWOOD CENTER
PLAT ONE SECTION 7
PLAT TWO SECTION 6
PLAT THREE SECTION 6
PLAT ONE SECTION 6
BALTIMORE GAS & ELECTRIC CO.
VICINITY MAP
1"=500'
BALTIMORE COUNTY
MARYLAND
E.H.K. Jr. 7164/408
TULLAMORE ROAD
BITUMINOUS CONCRETE PAVING
EXISTING BUILDING
ROUNDWOOD CENTER
12200-12244 TULLAMORE ROAD
PLAT ONE - SECTION SEVEN
PARCEL ONE, 68-59
EASEMENT AREA
ROUNDWOOD RD
PADONIA ROAD
N 54°01'40"E 165.99'
R=580.00' L=202.46'
N 74°01'40"E 430.32'
R=520.00' L=586.01'
R=350.00' L=280.76'
S 36°30'08"E 278.08'
R=665.00' L=1000.33'
S 53°29'52"W 525.63'
BLENHEIM
24 UNITS
4 STORY
BLENHEIM
24 UNITS
4 STORY
BLENHEIM
30 UNITS
5 STORY
16 UNITS
16 UNITS
DRAINAGE & UTILITY EASEMENT (RW. 95-238-1)
DRAINAGE & UTILITY EASEMENT (RW. 89-018-10, 8221-827)
TULLAMORE, INC., ET. AL.
E.H.K., JR. 5281-326
S.M. 69 FOLIO 08
CONSOLIDATED GAS, ELECTRIC, LIGHT & POWER COMPANY OF BALTIMORE
T.B.S. 1901/300
CONSOLIDATED GAS, ELECTRIC, LIGHT & POWER COMPANY OF BALTIMORE
W.P.C. 602/209
CONSOLIDATED GAS, ELECTRIC, LIGHT & POWER COMPANY OF BALTIMORE
R.J.S. 1437/254
TRALEE ROAD
DOOLAN COURT
20' WIDE DRAINAGE & UTILITY EASEMENT
2.10.98
PRELIMINARY SITE PLAN
MAYS CHAPEL NORTH - SECTION EIGHT
8TH ELECTION DISTRICT
SCALE: 1"=50'
BALTIMORE COUNTY, MARYLAND
DATE: JULY 14, 1997
Prepared by:
JAMES KEELTY & CO., INC.
61 E. Padonia Road
Timonium, Maryland 21091
Phone: 410-252-8600
DMW
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705
S8BASE.DWG
07-14-97

25

MC 40322 MR

Mays Chapel North
Section 9
Correspondence & Plans

25 of 27

BALTIMORE COUNTY, MARYLAND

PER Bob Bowling APPVD SUBJECT TO: JAN Cook Rec't MTG PARKS (MTG with KEALY TO RESOLVE MINOR OPEN SPACE ISSUES. 1/06/00 SEE P. 2

UBJECT: COUNTY REVIEW GROUP COMMENTS CRG DATE: 1/6/00
1:30 p.m., Room 123

ROM: PDM - ZONING REVIEW

ROJECT NAME: **Mays Chapel North Phase 9**

PLAN DATE: 11/25/99

REV.: Rec'd 1/5/00

OCATION: N/S Roundwood Road

REVISED PLAN KEY:
(X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CRG PLAN APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

ISTRICT: 8c3

ONING: PUD

ROPOSAL: 67 (3-bedroom) Condo AND Townhouse Units

---

he CRG plan has been reviewed by the staff at this level of detail with the 10th Amended Overall uthorization Plan approve on September 3, 1998; zoning case 88-536-Auth, SPHX; zoning case 91-44-SPH; and the Baltimore County Zoning Regulations (BCZR) for a CRG approval. The overall uthorization plan and regulations must be amended, subject to compliance with the following omments. To avoid any possible delays in the development review and zoning approval process, /hen additional details and information are available or changed, this office should be contacted and should be the responsibility of the owner, developer, or developer's engineer to rectify any zoning onflicts well in advance of any expected final plan approvals. Only if necessary, will the following omments be up-dated and/or supplemented during the review and final approval of the CRG/FDP for his section.

A. GENERAL PUD COMMENTS – APPROVAL PROCESS:

1. Pursuant to Section 430.1.G (BCZR), the Director of Zoning Administration and Development Management, ZADM (now Permits and Development Management, PDM), in the second stage of approval must approve the CRG/FDP for each section when submitted as being generally in accord with the Authorization Plan previously submitted and approved in zoning case 88-536-Auth., SPHX and 91-144-SPH. After the CRG and Planning Board approval and the plan has been found to be in compliance with: (1) the zoning orders in the above cases, (2) the latest amended authorization plan, and (3) the CRG and any additional plan comments during the review process, then the Director of ZADM (now PDM) will confirm that the CRG/FDP plans can be approved and then sign the Final Development Plan (2 copies of the same plan with different signature blocks) both approved concurrently. One copy of the CRG/FDP signed by the Director of ZADM (now PDM) is included in the permanent zoning case file.

2. Zoning Regulations – Prior to final zoning approval of this area, separate complete zoning regulations must be finally approved by the Director of ZADM (now PDM).

(Over)

3. As soon as possible, provide a draft of the Phase 9 proposed standards (particularly bulk and area regulations) and how they differ from the standards already set forth in the 9th amended regulations and on the overall authorization plan. This includes revising the density and bulk regulation chart in Section 5 (page 36 of the regulations) for the Phase 9 changes and add Phase 9 to the chart on page 37).

4. The following setbacks are based from prior approved Phase 8 in light of the plan note indicating that Phase 9 is proposed for the "same type of density and dwelling units...used for Phase 8". This type of dwelling (where perpendicular parking is located) must be 44 feet from street centerline (smaller) unit 39 does not meet this requirement.

SCALES OK.

5. A 500-square foot minimum private space is required in the rear yards of garage townhouses. The deck on the rear of unit 17 is not set back from the rear lot lines the necessary 19 feet, 3 inches for the 26-foot lot width to provide the 500 square feet. Adjust plan accordingly.

OK - P.128 REVS.

6. Due to the possibility of conversion and to prevent an excess of on-street parking, the parking calculations using indoor garage spaces is acceptable only if a covenant is recorded restricting conversion to any use other than garage. Note compliance on the plan or revise parking calculations.

7. Final zoning approval is contingent first upon all plan comments being addressed on the FDP/CRG plan; secondly upon the final resolution of all comments, the outcome of any requested zoning hearings; and finally the inclusion of the Final Development Plan (FDP) checklist information being included on the FDP.

John L. Lewis
Planner II
Zoning Review

JLL:scj

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

CRG DATE: 1/6/00
1:30 p.m., Room 123

FROM: PDM - ZONING REVIEW

PRE-CRG DATE: 12/20/99
10:30 a.m., Room 123

PROJECT NAME: **Mays Chapel North Phase 9**

PLAN DATE: 11/25/99

REV.: Rec'd 12/13/99

LOCATION: N/S Roundwood Road

DISTRICT: 8c3

ZONING: PUD

PROPOSAL: 67 (3-bedroom) Condo Townhouse Units

REVISED PLAN KEY:
(X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CRG PLAN APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

The Pre-CRG plan has been reviewed by the staff at this level of detail with the 10th Amended Overall Authorization Plan approve on September 3, 1998; zoning case 88-536-Auth, SPHX; zoning case 91-144-SPH; and the Baltimore County Zoning Regulations (BCZR) for a CRG approval. The overall authorization plan and regulations must be amended, subject to compliance with the following comments. To avoid any possible delays in the development review and zoning approval process, when additional details and information are available or changed, this office should be contacted and it should be the responsibility of the owner, developer, or developer's engineer to rectify any zoning conflicts well in advance of any expected final plan approvals. Only if necessary, will the following comments be up-dated and/or supplemented during the review and final approval of the CRG/FDP for this section.

A. GENERAL PUD COMMENTS – APPROVAL PROCESS:

1. Pursuant to Section 430.1.G (BCZR), the Director of Zoning Administration and Development Management, ZADM (now Permits and Development Management, PDM), in the second stage of approval must approve the CRG/FDP for each section when submitted as being generally in accord with the Authorization Plan previously submitted and approved in zoning case 88-536-Auth., SPHX and 91-144-SPH. After the CRG and Planning Board approval and the plan has been found to be in compliance with: (1) the zoning orders in the above cases, (2) the latest amended authorization plan, and (3) the CRG and any additional plan comments during the review process, then the Director of ZADM (now PDM) will confirm that the CRG/FDP plans can be approved and then sign the Final Development Plan (2 copies of the same plan with different signature blocks) both approved concurrently. One copy of the CRG/FDP signed by the Director of ZADM (now PDM) is included in the permanent zoning case file.

2. Zoning Regulations – Prior to final zoning approval of this area, separate complete zoning regulations must be finally approved by the Director of ZADM (now PDM).

(Over)

3. As soon as possible, provide a draft of the Phase 10 proposed standards (particularly bulk and area regulations) and how they differ from the standards already set forth in the 9th amended regulations and on the overall authorization plan. This includes revising the density and bulk regulation chart in Section 5 (page 36 of the regulations) for the Phase 9 changes and add Phase 9 to the chart on page 37).

4. Provide the parking calculations on the plans at 2 parking spaces for each dwelling unit. Also note on the plan that these are garage townhouse units. Show additional visitor parking at .3x required number of spaces. Increase the number of spaces near cul-de-sac for visitor parking.

5. Clarify the reason for separate defined yard areas supporting the condo units numbers 1-39. Are these indeed intended to be condos?

6. The following setbacks are based from prior approved Phase 8 in light of the plan note indicating that Phase 9 is proposed for the "same type of density and dwelling units...used for Phase 8". This type of dwelling (where perpendicular parking is located) must be 44 feet from street centerline (smaller) unit 39 and (larger) unit 24 through 28 do not meet this requirement.

7. A 500-square foot minimum private space is required in the rear yards of garage townhouses. The small additions?, decks?, on the rear of units 18 and 20 (and possibly others) are not set back from the rear lot lines the necessary 19 feet, 3 inches for the 26-foot lot width to provide the 500 square feet. Adjust plan accordingly.

8. Be aware that if these rear additions are sunrooms; i.e., with side windows, a 15-foot window to side lot line and 40-foot facing window separation is required.

9. Final zoning approval is contingent first upon all plan comments being addressed on the FDP/CRG plan; secondly upon the final resolution of all comments, the outcome of any requested zoning hearings; and finally the inclusion of the Final Development Plan (FDP) checklist information being included on the FDP.

John L. Lewis
Planner II
Zoning Review

JLL:scj

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

CRG DATE: 1/6/00
1:30 p.m., Room 123

FROM: PDM - ZONING REVIEW

PROJECT NAME: **Mays Chapel North Phase 9**

PLAN DATE: 11/25/99

REV.: Rec'd 1/5/00

LOCATION: N/S Roundwood Road

DISTRICT: 8c3

ZONING: PUD

PROPOSAL: 67 (3-bedroom) Condo Townhouse Units

REVISED PLAN KEY:
(X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CRG PLAN APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

The CRG plan has been reviewed by the staff at this level of detail with the 10th Amended Overall Authorization Plan approve on September 3, 1998; zoning case 88-536-Auth, SPHX; zoning case 91-144-SPH; and the Baltimore County Zoning Regulations (BCZR) for a CRG approval. The overall authorization plan and regulations must be amended, subject to compliance with the following comments. To avoid any possible delays in the development review and zoning approval process, when additional details and information are available or changed, this office should be contacted and it should be the responsibility of the owner, developer, or developer's engineer to rectify any zoning conflicts well in advance of any expected final plan approvals. Only if necessary, will the following comments be up-dated and/or supplemented during the review and final approval of the CRG/FDP for this section.

A. GENERAL PUD COMMENTS – APPROVAL PROCESS:

1. Pursuant to Section 430.1.G (BCZR), the Director of Zoning Administration and Development Management, ZADM (now Permits and Development Management, PDM), in the second stage of approval must approve the CRG/FDP for each section when submitted as being generally in accord with the Authorization Plan previously submitted and approved in zoning case 88-536-Auth., SPHX and 91-144-SPH. After the CRG and Planning Board approval and the plan has been found to be in compliance with: (1) the zoning orders in the above cases, (2) the latest amended authorization plan, and (3) the CRG and any additional plan comments during the review process, then the Director of ZADM (now PDM) will confirm that the CRG/FDP plans can be approved and then sign the Final Development Plan (2 copies of the same plan with different signature blocks) both approved concurrently. One copy of the CRG/FDP signed by the Director of ZADM (now PDM) is included in the permanent zoning case file.

2. Zoning Regulations – Prior to final zoning approval of this area, separate complete zoning regulations must be finally approved by the Director of ZADM (now PDM).

(Over)

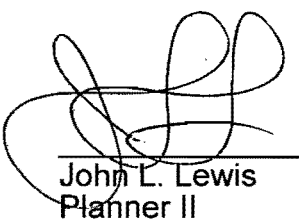
3. As soon as possible, provide a draft of the Phase 10 proposed standards (particularly bulk and area regulations) and how they differ from the standards already set forth in the 9th amended regulations and on the overall authorization plan. This includes revising the density and bulk regulation chart in Section 5 (page 36 of the regulations) for the Phase 9 changes and add Phase 9 to the chart on page 37).

4. The following setbacks are based from prior approved Phase 8 in light of the plan note indicating that Phase 9 is proposed for the "same type of density and dwelling units...used for Phase 8". This type of dwelling (where perpendicular parking is located) must be 44 feet from street centerline (smaller) unit 39 does not meet this requirement.

5. A 500-square foot minimum private space is required in the rear yards of garage townhouses. The deck on the rear of unit 17 is not set back from the rear lot lines the necessary 19 feet, 3 inches for the 26-foot lot width to provide the 500 square feet. Adjust plan accordingly.

6. Due to the possibility of conversion and to prevent an excess of on-street parking, the parking calculations using indoor garage spaces is acceptable only if a covenant is recorded restricting conversion to any use other than garage. Note compliance on the plan or revise parking calculations.

7. Final zoning approval is contingent first upon all plan comments being addressed on the FDP/CRG plan; secondly upon the final resolution of all comments, the outcome of any requested zoning hearings; and finally the inclusion of the Final Development Plan (FDP) checklist information being included on the FDP.



John L. Lewis
Planner II
Zoning Review

JLL:scj

GENERAL NOTES

1. Envelopes shown hereon are for the location of dwelling units only and are subject to the requirements for private yard space. Accessory structures, fences and projections into yards may be constructed outside the envelopment or within the envelope if located in the rear or side yard, but must comply with the Maye Chapel North zoning regulations made applicable to the P.U.D. (subject to covenants and applicable building permits).
2. Accessory structures, fences and projections into yards cannot be located in flood plain areas or hydric soils.
3. This C.R.G. plan is approved by the Zoning Commissioner based on his or her determination that it is in accordance with the latest amendment overall authorization plan approved in the zoning case.
4. This C.R.G. plan complies with the pre-development comments and check print.
5. If drainage, utility and walkway easements are fenced, then at least five feet must remain open for pedestrian access.
6. No retail or office uses are proposed in this PHASE NINE.
7. Landscaping and screening shall conform to the standards contained in the Baltimore County Landscape Manual. A landscape plan must be approved prior to the issuance of a grading permit.
8. Disturbed areas are to be stabilized with grass, weeds, honeysuckle, etc..
9. A Forest Establishment plan will be submitted along with the Sediment and Erosion Control plan and Grading plan for this PHASE NINE.
10. Trash collection is subject to Baltimore County approval.
11. All street lights will conform to Baltimore County guidelines for street lights in new subdivisions.
12. All interior streets located in the condominium areas are private and to be owned and maintained by the condominium association.
13. Temporary open space boundary markers, tree projection devices and 4' high snow fencing shall be installed prior to any clearing or grading.
14. Road paving material to be bituminous concrete.
15. Typical parking spaces are 8.5' x 18' minimum. All parking will be permanently striped.
16. Reforested areas are shown thus. A plan will be submitted prior to release of the grading permit.
17. Proposed street lights are shown thus.
18. Existing street lights are shown thus.
19. Neighborhood designation signs shown thus.
20. Central trash pick-up locations are shown thus.
21. Handicapped parking is shown thus.
22. 4' Paths shown may be either a pervious or impervious material.
23. A Restoration plan will be approved by D.E.P.R.M. prior to issuing a Grading Permit.
24. Bureau of Traffic Engineering and Transportation Planning has confirmed that the subject site is not within a traffic deficient area.
25. A convenants will be recorded to restrict conversion of condominium and infee townhouse unit garages to other uses than parking.

A. DENSITY AND DWELLING UNITS BY TYPE.

SUMMARY

Density	Dwelling	
101	67	Units contained in PHASE NINE (16.68 ACRES) comprised of 29 Condominium Townhouse Units and 38 In-fee Townhouse Units.
1985	2003	Units used in previous phases (235.46 Ac) all types.
88	107	Units allowed in future phases (131.98 Ac) all types.
2177	2177	Units allowed in P.U.D. (384.14 Ac) all types.

There are no commercial, office or institutional uses proposed in this Phase. Townhouse Units = 67 Dwelling Units & 101 density units.

ALL UNITS CONTAIN 3 BEDROOMS

B. OTHER USES ALLOWED

Retail shop and service area in P.U.D. - 43,563 Sq.Ft.
None contained in PHASE NINE.

Office area in P.U.D. - 21,776 Sq.Ft.
None contained in PHASE NINE.
Senior Citizens Housing with life care facilities.
None contained in PHASE NINE.

C. PARKING

NUMBER OF PARKING SPACES REQUIRED:

Garage in-fee Townhouses 39 x 2.3/Unit	= 90 Spaces
Garage Condominium Townhouses 28 x 2.3/Unit	= 64 Spaces
Total	= 154 spaces

NUMBER OF PARKING SPACES PROVIDED:

Garage in-fee Townhouses	= 105 spaces
Garage Condominium Townhouses	= 91 spaces
Total	= 196 Spaces

D. GENERAL DENSITY AND BULK REGULATIONS

PHASE	ACREAGE USED	ACREAGE REMAINING	DENSITY USED	DENSITY REMAINING	DWELLING UNITS	DWELLING UNITS REMAINING
ONE	9.74 Ac.	374.40 Ac.	0	2177 De.U.	0	2177 D.U.
TWO	38.70 Ac.	335.70 Ac.	221 De.U.	1956 De.U.	232 D.U.	1945 D.U.
THREE	27.00 Ac.	308.70 Ac.	281 De.U.	1675 De.U.	296 D.U.	1649 D.U.
FIVE	17.94 Ac.	290.76 Ac.	136 De.U.	1539 De.U.	143 D.U.	1506 D.U.
FOUR	22.82 Ac.	267.94 Ac.	195 De.U.	1344 De.U.	182 D.U.	1324 D.U.
SIX	24.69 Ac.	243.25 Ac.	198 De.U.	1197 De.U.	180 D.U.	1198 D.U.
ELEVEN	21.50 Ac.	222.77 Ac.	192 De.U.	965 De.U.	194 D.U.	1295 D.U.
SEVEN	33.27 Ac.	189.50 Ac.	540 De.U.	425 De.U.	600 D.U.	695 D.U.
EIGHT	12.24 Ac.	177.26 Ac.	121 De.U.	304 De.U.	121 D.U.	574 D.U.
TEN	28.80 Ac.	148.66 Ac.	120 De.U.	184 De.U.	120 D.U.	174 D.U.
NINE	16.68 Ac.	131.98 Ac.	101 De.U.	83 De.U.	67 D.U.	107 D.U.
TOTAL	252.16 Ac.	131.98 Ac.	2094 De.U.	83 De.U.	2070 D.U.	107 D.U.

Note: Original acreage was revised based on final survey.

Same as type of density and dwelling units shown on Authorization Plan

Acreage used for Phase eight includes half of Roundwood Rd. R.O.W.

Total of 6.06 density and 4.02 dwelling units per acres are in compliance with what is shown on the Authorization Plan.

Section One is composed of relocated Padonia and Maye Chapel rights-of-way only.

De.U. = Density Units D.U. = Dwelling Units

Total Open Space in Phase Nine to be conveyed to the Association or Baltimore County.
Phase Nine = 2.44 Acres

See plan for Average Daily Trips

E. BUILDING HEIGHT

The perpendicular height limitations of particular buildings, are as follows: Townhouses 45 feet* Garden buildings 50 feet* Mid-Rise buildings outside the Village Center 65 feet* Mid-Rise and Senior Citizen Housing buildings inside the Village Center 85 feet. The perpendicular height limitation of any commercial, business or office building, or any group child care center or community building is 40 feet.

ZONING REGULATIONS

The Baltimore County Zoning Regulations are not applicable to this plan of development. The Maye Chapel North Zoning Regulations are adopted and approved by the Zoning Commissioner in case number 88-536, AUTH, ASPHX and number 91-144-SPH.

The interpretation, administration and enforcement of these regulations shall be the responsibility of James Keelty & Co., Inc. or Maye Chapel North, Inc. each a Maryland corporation, or their respective successors or assigns. This responsibility includes the review and approval of a "Compliance Certificate" to be presented to the Baltimore County Zoning Office when individual owners improvements require Baltimore County permits.

CASE NO. 91-144 SPH

Ordered by the Deputy Zoning Commissioner for Baltimore County, this 30th day of November, 1990, that the provisions of paragraph 9 of the November 4, 1988 Order of the Deputy Zoning Commissioner (subject Zoning Order), entered in Zoning Case No. 88-536-AUTH-ASPHX, is confirmed subject to clarification and amendment, as follows: the transfer and/or sale of Petitioners' interest in the subject property (Maye Chapel North premises), either in its entirety or by sections, may be made to any affiliate of the petitioner, James Keelty & Co., Inc. without the need of any further finding by the Zoning Commissioner or Deputy Zoning Commissioner on the requirements of Section 430.1.D.2c of the Zoning Regulations of Baltimore County, all such transfers and/or sales being hereby approved, and, as such, the petition for Special Hearing be and the same is hereby granted, subject however, to the following restrictions which are conditions precedent to the relief granted herein:

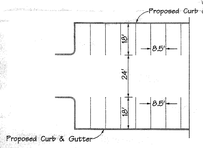
1. Petitioners and their approved successors and assigns may apply for their building permits and be granted same upon receipt of this order* however, petitioners and their approved successors and assigns are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this order has expired. If for whatever reason, this order is reversed, petitioners and their approved successors and assigns would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioners, James Keelty & Co., Inc., and Maye Chapel Village, are not in any way relieved of any of their present responsibility under the subject zoning order* and
3. An affiliate of the petitioner, James Keelty & Co., Inc., means and includes: (i) a parent corporation, if the parent corporation holds not less than 50% of the issued stock of said petitioner* and any subsidiary corporation, including any corporation that is a subsidiary of either the parent corporation or any other subsidiary corporation of the parent corporation, if, in all cases, the parent corporation holds not less than 50% of the issued and outstanding stock of the subsidiary* (ii) any general or limited partnership, if not less than 50% interest in the partnership, general and limited, is held by any one or more corporation and partnership affiliates, and/or by any one or more shareholders of James Keelty & Co., Inc., or of any corporate affiliate, including among individuals, the family (parent, child, brother or sister) of any shareholder* or (iii) any one or group holding not less than 50% of the issued and outstanding stock of James Keelty & Co., Inc., or of any corporate affiliate, or holding not less than a 50% interest (general and limited) in a partnership affiliate, including in any group the family (parent, child, brother or sister) of any of the foregoing.

MINOR PLAN REVISIONS ROUTING

Due to the fact that substantial building and sales have occurred in many SPH and subject to the recommendations of the Director of OPZC and the final approval of the Director of PDM, future minor changes once approved by the DRC may be approved via the CRG/FDP plan revision and P.U.D. approved process provided: no individual sales of lots has occurred within this sub-section or within 300 feet of the lot(s) proposed for amendment. All other minor amendments must comply with Article 11, Section 101, MCN Zoning Regulations (variance and community notification process).

PARKING SPACES & DRIVE LANE DETAIL (TYP.)

Not to Scale



OPEN SPACE TABULATION

PHASE	LOCAL OPEN SPACE	HOA OPEN SPACE	COA OPEN SPACE	TOTAL OPEN SPACE
2	8.41	2.29	1.72	14.04
3	2.27	-	5.66	7.93
4	3.11	1.16	5.15	9.42
5	8.17	-	5.92	14.09
6	5.29	-	8.83	14.12
7A	-	2.41	-	2.41
7B	-	-	8.23	8.23 *
8	-	0.7	3.00	3.70
10	11.74	-	9.65	21.39
11	3.92	-	4.68	8.60
9	-	1.28	1.16	2.44
TOTAL	43.91	8.46	54.00	106.37

Notes:
a. Total open space shown represents approximately 27.7% of acreage used to date.

* b. Acreage includes 8.23 Ac. of area shown on sheet 2 of 5 of 5th Amended CRG/FDP Phase Seven B Maye Chaple North

c. Per the Eleventh Revised Zoning Regulations Applicable to Mays Chapel North Neighborhood Unit Development, Section 6, Open Space i.A minimum of approximately 44.25% of the gross area of the Maye Chapel North Land, or approximately 170 acres of land, shall be allocated to public park and local and other open space purposes"

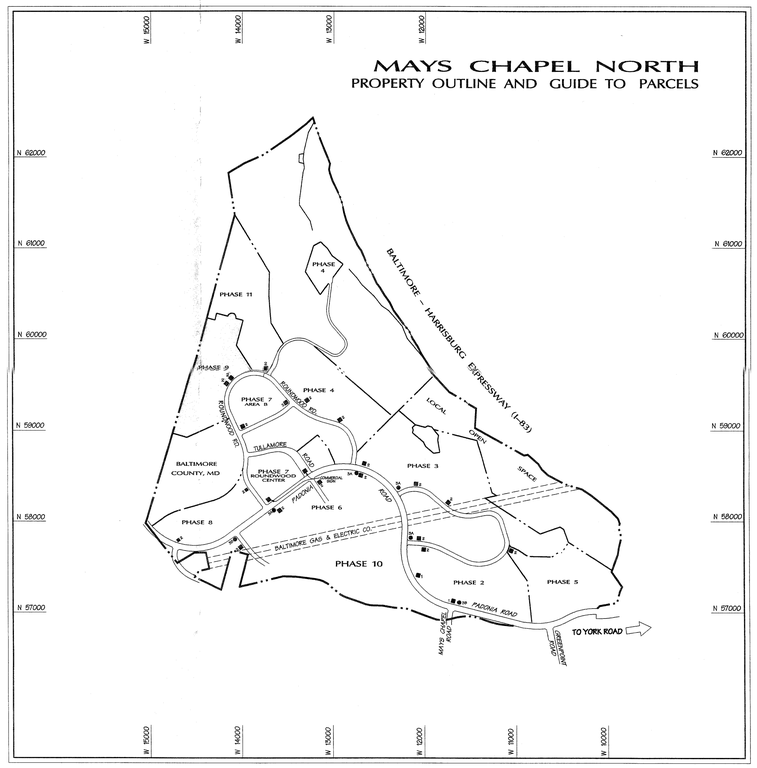
NOTES:

NO WELLS, SEPTIC SYSTEMS OR STRUCTURES EXIST ON THIS SITE.

DISTURBANCE IN THE OPEN SPACE BEYOND THAT WHICH IS SHOWN ON THE PLAN WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF RECREATION AND PARKS.

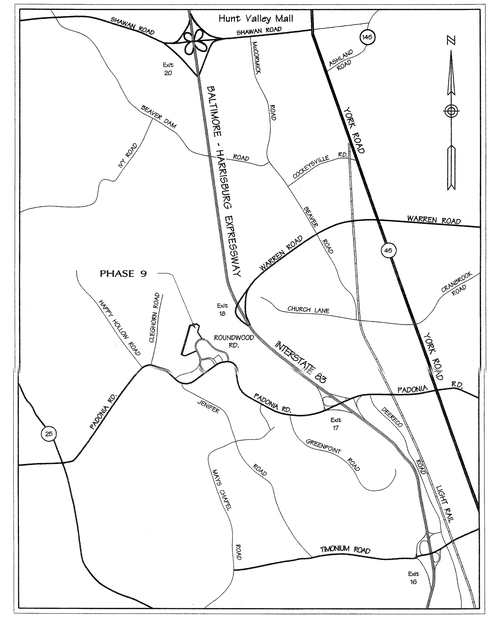
1. ELECTION DISTRICT #8
2. COUNCILMANIC DISTRICT #3
3. CENSUS TRACT 4036
4. WATERSHED 11
5. WATER ZONE FALLS, FIFTH
6. SUBSEWERSHED 32 & 36
   SEWER DRAINAGE AREA GUNPOWDER
   PUMPED BY TEXAS PUMPING STATION

SIGHT LINES:
AREAS BETWEEN THE SIGHT LINE AND THE CURB LINE WILL BE CLEAR GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.



MAYS CHAPEL NORTH
PLANNED UNIT DEVELOPMENT

COUNTY REVIEW GROUP FINAL DEVELOPMENT PLAN



VICINITY MAP

SCALE: 1"=2000'

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On
1/6/2000 With The Following Action Taken
1st Refinement PLAN APPROVED
DRC-051407C
Plan Approved DPW — Dennis A. Kennedy 9/10/07
Plan Approved OPZ — Arnold Jablon Director
Approval Expiration Date
Plan Disapproved
Continued Mtg. Required
Plan Referred To Plan. Bd.

PLANNED UNIT DEVELOPMENT - SEE ZONING ORDER 88-536 ASPHX
PROPERTY No. 08-11-018081 DEED REF. EHK JR. 5281/326

1ST AMENDMENT NOTE

Relocate proposed tot lot in Section 9 to Section 7B. This plan was approved by the DRC as a plan refinement on May 23, 2007 by letter dated May 23, 2007, DRC # 051407C.

DMW
Daft·McCune·Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

1st AMENDED
CRG / FDP
PHASE NINE
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND — 8th ELECTION DISTRICT
SCALE: AS NOTED — 3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER:
STONYFORD, INC.
P.O. BOX 528
61 E. PADONIA RD., TIMONIUM, MD. 21093
(410) 252-8600

PLAT PREPARED BY:
DAFT McCUNE WALKER, INC.
200 E. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
(410) 296-3333

SCALE:	1" = 50'-0"
PROJECT #:	86022J
DESIGNED BY:	THR
CHECKED BY:	THR
DATE:	11/23/99
DRAWING:	1 OF 3

NORTH

DATE	BY	REVISIONS
12/23/99	BKC	PER PRE-CRG MEETING COMMENTS
01/31/00	CSC	REVISED NOTES
07/26/07	KJ	SEE 1ST AMENDMENT NOTE.

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan

Section: 2
Approved for filing: Director of Planning

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON:
Baltimore County Planning Board
Director of Permit and Development Management
Date: 9/10/07

RECEIVED
SEP 11 2007
OFFICE OF PLANNING

SIGNS ALLOWED

PHASE OVERALL	TYPE 1	TYPE 2	TYPE 3A-3B
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-
11	-	-	-
7	-	-	-
8	-	-	-
10	-	-	-
9	-	-	-
TOTAL	2	13	6

SIGNS SHOWN

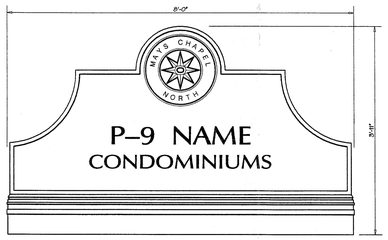
PHASE OVERALL	TYPE 1	TYPE 2	TYPE 3A-3B
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-
11	-	-	-
7	-	-	-
8	-	-	-
10	-	-	-
9	-	-	-
TOTAL	2	13	6

NOTES:

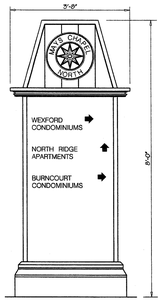
1. All lighting on the signs (except the commercial signs) will be external.
2. There are 3 commercial signs allowed and 2 shown for Section 7A. (PHASE 8a(v))
3. Type 1 signs are overall MCN community signs. (PHASE 8a.(vii)).

(vii) Not more than six major directory signs, none to exceed 65 square feet, each listing the name and showing the location of housing clusters, apartment and condominium buildings, churches, private schools and the village center, to be located at or about major entry points to subdivisions of the PUD, or within the village center" and

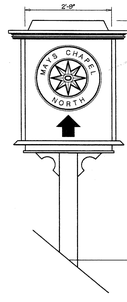
(k) Not more than two signs identifying housing clusters, and not more than two signs identifying apartments or condominium projects, within the subdivision of the PUD, no such sign to exceed 40 square feet, to be located at or about entry points to the subdivision or at or about the housing cluster, apartment or condominium identified.



TYPICAL GROUP SIGN
TYPE 2
(2 PER SECTION PERMITTED)



3A



3B

TYPICAL DIRECTION SIGNS
TYPE 3
(MAX ALLOWED = 6)

LOT 4
HERDST
T.M. 52 PARCEL 52

LOT 8
FEVENSTEIN
T.M. 51 PARCEL 76

LOT 7
SLOAN
T.M. 51 PARCEL 76

LOT 6
FARHA
T.M. 51 PARCEL 76

LOT 34
DAME
T.M. 51 PARCEL 622

LOT 33
O'NEIL
T.M. 51 PARCEL 622

N 16°36'22"E 949.63'

N 15°11'52"E 486.43'

S 74°48'08"E 100.00'

N 15°11'52"E 64.86'

PARCEL "A" 0.82 AC.

PARCEL "B" 0.20 AC.

PARCEL "C" 0.79 AC.

PARCEL "D" 0.43 AC.

PARCEL "E" 0.67 AC.

PARCELS "A" THROUGH "E" WILL BE DEEDED TO ADJACENT PROPERTY OWNERS

50' D & U Easement

EXISTING FENCE

5' WIDE COMMUNITY PATH

S 19°30'06"E 11.29'

C.O.A. OPEN SPACE .76 ACRES

SPLIT RAIL FENCE

N 68°49'40"E 268.89'

BUILDING 5
UNIT 17 FF. 650.0 SF. 652.0
UNIT 18 FF. 650.0 SF. 652.0
UNIT 19 FF. 650.0 SF. 652.0

BUILDING 6
UNIT 20 FF. 650.0 SF. 652.0
UNIT 21 FF. 650.0 SF. 652.0
UNIT 22 FF. 650.0 SF. 652.0
UNIT 23 FF. 650.0 SF. 652.0

BUILDING 7
UNIT 24 FF. 650.0 SF. 652.0
UNIT 25
UNIT 26 FF. 650.0 SF. 652.0
UNIT 27 FF. 650.0 SF. 652.0
UNIT 28 FF. 650.0 SF. 652.0

BUILDING 4
UNIT 12 FF. 650.0 SF. 652.0
UNIT 13 FF. 650.0 SF. 652.0
UNIT 14 FF. 650.0 SF. 652.0
UNIT 15 FF. 650.0 SF. 652.0
UNIT 16 FF. 650.0 SF. 652.0

BUILDING 3
UNIT 7 FF. 650.0 SF. 652.0
UNIT 8 FF. 650.0 SF. 652.0
UNIT 9 FF. 650.0 SF. 652.0
UNIT 10 FF. 650.0 SF. 652.0
UNIT 11 FF. 650.0 SF. 652.0

BUILDING 2
UNIT 5 FF. 650.0 SF. 652.0
UNIT 6 FF. 650.0 SF. 652.0
UNIT 7 FF. 650.0 SF. 652.0
UNIT 8 FF. 650.0 SF. 652.0

BUILDING 1
UNIT 1 FF. 650.0 SF. 652.0
UNIT 2 FF. 650.0 SF. 652.0
UNIT 3 FF. 650.0 SF. 652.0
UNIT 4 FF. 650.0 SF. 652.0

PARCEL 1 6.44 AC.

STORMWATER MANAGEMENT RESERVATION 1.3 AC

20' D & U Easements

8" SAN. 16" SO. 8" W

ROAD "B" (PRIVATE)

ROAD "A" (PUBLIC)

C.O.A. OPEN SPACE .40 ACRES

H.O.A. OPEN SPACE .71 ACRES

10' D & U Easement

10' DRAINAGE AND UTILITY EASEMENT

S 15°11'52"W 315.42'

S 74°48'08"E 268.00'

R = 50.00'

L=305.87'

405 ADT

350' SIGHT LINE

EASEMENT FOR CLEAR SIGHT DISTANCE WILL BE CREATED ON SECTION 7B

EASEMENT FOR CLEAR SIGHT DISTANCE WILL BE CREATED ON SECTION 7B

S 20°30'00"E 70.00'

N 20°30'00"W 350.00'

ROUNDWOOD ROAD

PROPOSED PARKING

PROPOSED CONDOMINIUM

EXISTING CONDOMINIUM

TO B.A.B.W. EXIST.

BALTIMORE COUNTY
PROPOSED BOARD OF EDUCATION
808-07164-0331

SCHOOL FACILITY

FIELD

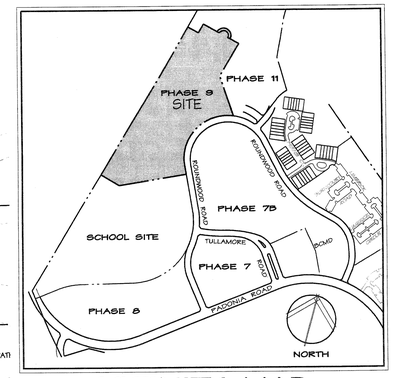
ROSSLARE

RIDGE ROAD

EX. ROSSLARE

PLAT ONE – SECTION SEVEN B
MAYS CHAPEL NORTH
SM 70-131

PLAT ONE – SECTION ELEVEN
MAYS CHAPEL NORTH
SM 69-125



VICINITY MAP
NOT TO SCALE

LEGEND

- PROPERTY LINE
- CURB/CURB & GUTTER
- LOT LINES
- CONCRETE/CONCRETE WALK
- HOUSE/BUILDING AND ENVELOPE
- WATER LINE, METER, VALVE, FIRE HYDRANT (EX 8"W, WV, FH)
- SANITARY SEWER LINE, MANHOLE (S)
- STORM DRAIN LINE, MANHOLE (D)
- STORM DRAIN INLETS (D)
- TELEPHONE LINE, MANHOLE (T)
- ELECTRIC LINE, MANHOLE, HANDBOX (E, HB)
- GAS LINE, VALVE (G)
- CONDUIT LINE/STRUCTURE (C)
- OVERHEAD UTILITY LINE
- UTILITY POLE, LIGHT (PROPOSED LP.)
- EXISTING CONTOURS 200
- PROPOSED CONTOURS 200
- TREES
- OPEN SPACE AREAS (C.O.A., H.O.A.)
- CONCRETE APRON AT ENTRANCES
- WATER RETENTION AREA FOR REFORESTATION

NOTES:

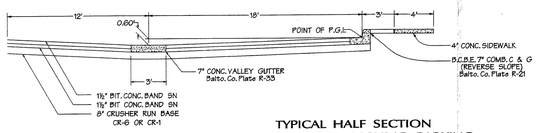
1. ELECTION DISTRICT #8
2. COUNCILMANIC DISTRICT #3
3. CENSUS TRACT 4038
4. WATERSHED 11
5. WATER ZONE FALLS, FIFTH
6. SUBSEWERSHED 32 & 36
   SEWER DRAINAGE AREA GUNPOWDER
   PUMPED BY TEXAS PUMPING STATION
7. NO WELLS, SEPTIC SYSTEMS OR STRUCTURES EXIST ON THIS SITE.
8. DISTURBANCE IN THE OPEN SPACE BEYOND THAT WHICH IS SHOWN ON THE PLAN WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF RECREATION AND PARKS.
10. SIGHT LINES:
    AREAS BETWEEN THE SIGHT LINE AND THE CURB LINE WILL BE CLEAR GRADED AND KEPT FREEE OF ANY OBSTRUCTIONS.
11. PARCEL LINES SHOWN ARE TO ESTABLISH PHASING FOR CONDOMINIUMS/APARTMENTS REGIMES AND ARE NOT SHOWN FOR SUBDIVISION PURPOSES.
12. PROPOSED PATHS WILL MEET ADA GUIDELINES WHERE GRADES ALLOW.

PLANNED UNIT DEVELOPMENT - SEE ZONING ORDER 88-536 ASPHX
PROPERTY No. 08-11-01808I DEED REF. EHK JR. 5281/326

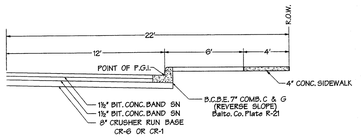
1ST AMENDMENT NOTE

Relocate proposed lot lot in Section 9 to Section 7B.This plan was approved by the DRC as a plan refinement on May 23, 2007 by letter dated May 23, 2007, DRC # 05140702.

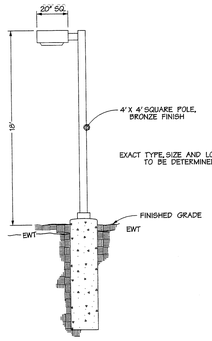
NOTE: SUMP PUMPS WILL NOT BE DISCHARGED INTO PARKING BAYS



TYPICAL HALF SECTION
WITH 18' PERPENDICULAR PARKING
NOT TO SCALE



TYPICAL HALF SECTION
24' PAVING
NOT TO SCALE



LIGHT POST DETAIL
Not To Scale

DATE	BY	REVISIONS DETAILS
07/26/07	KO	SEE 1ST AMENDMENT NOTE
01/18/00	CSC	ADD TRAIL TOT LOT & PATH, REV. PAVING SECTION FOR SIDEWALK LOCATION
12/29/99	BKC	PROVIDED SIDEWALK IN CONDOMINIUM SECTION
		SHIFTED CONDOMINIUMS TO MEET SETBACK REQUIREMENTS
		RELABELED CONDOMINIUMS TO CLARIFY THE DIFFERNCE BETWEEN THE UNITS
		SHIFTED IN-FEE TOWNHOMES TO PROVIDE ADDITIONAL PARKING SPACE
		LABELED TYPICAL DECKS
		ADJUSTED SIGHT DISTANCE LINE AND IDENTIFIED EASEMENT
		ADDED NOTE TO PAVEMENT SECTION ADDRESSING SUMP PUMPS

STORMWATER MANAGEMENT
MAYS CHAPEL NORTH
PHASE 9
STORMWATER MANAGEMENT DATA

STORMWATER MANAGEMENT FOR PHASE 9 WILL BE PROVIDED TO THE D.E.P.R.M. UNDER A SEPERATE SUBMITTAL

DMW
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

1st AMENDED
CRG / FDP
PHASE NINE
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND — 8th ELECTION DISTRICT
SCALE: AS NOTED — 3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER:
STONYFORD, INC.
P.O. BOX 528
61 E. FADONIA RD., TIMONIUM, MD. 21093
(410) 252-8600

PLAT PREPARED BY:
DAFT McCUNE WALKER, INC.
200 E. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
(410) 296-3333

STATE OF MARYLAND — ERIC H. KNOWLES — No. 21396 — PROFESSIONAL ENGINEER — 9/6/07

NORTH

SCALE:	1" = 50'-0"
PROJECT #:	86022J
DESIGNED BY:	THR
CHECKED BY:	THR
DATE:	
DRAWING:	2 OF 3

DATE	BY	REVISIONS
12/29/99	BKC	PER PRE-CRG MEETING COMMENTS
		(SEE ADDITIONAL REVISION BLOCK FOR DETAILS)
01/18/00	CSC	REVISIONS PER CRG COMMENTS (SEE DETAILED NOTE)

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan

Section: 2
Approved for filing _____ F. Kelly III, Director of Planning

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON: _____
Baltimore County Planning Board
Director of Permits and Development Management
Date: 9/11/07 — Date: 9-11-07

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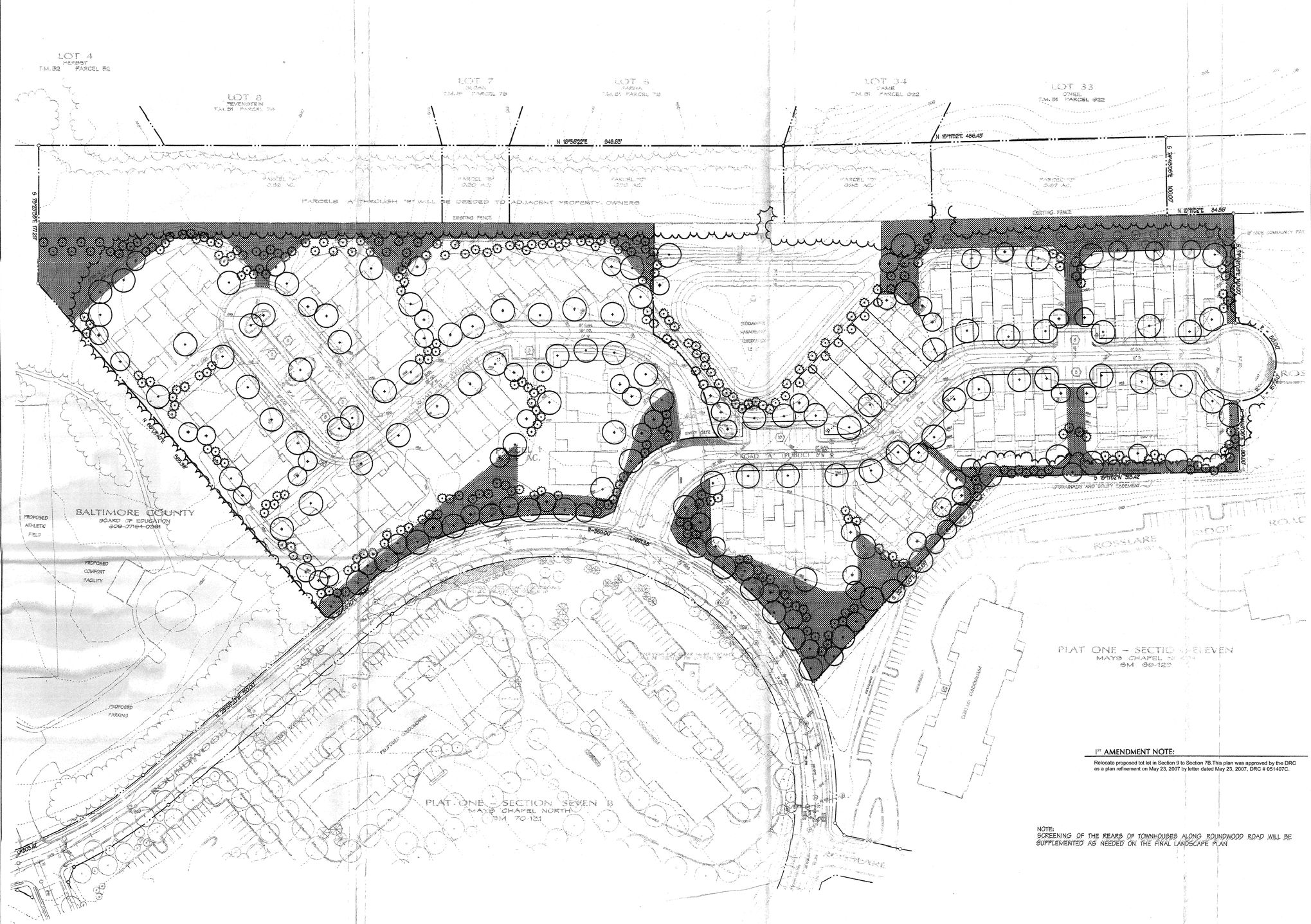
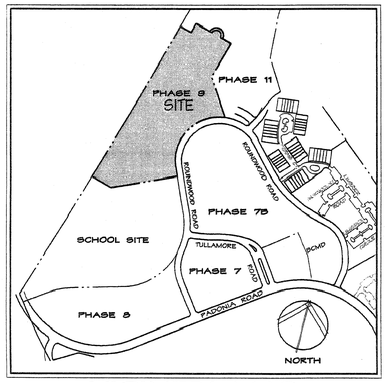




VICINITY MAP
NOT TO SCALE

PLANT KEY

SYMBOL	QUANTITY	PLANT TYPE	SIZE
	200	MAJOR DECIDUOUS	2½"
	64	FLOWERING TREE	1 - 1½"
	71	EVERGREEN TREE	6' - 8'
	51	SHRUBS	24"
	19,608 S.F.	REFORESTED AREAS	

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMAN, INC. STANDARDS.

2. ALL PLANTING PROCEDURES AND SPECIFICATIONS SHALL CONFORM TO THE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE & WASHINGTON METROPOLITAN AREA", LATEST EDITION.

3. THE CONTRACTOR SHALL CONTACT "MISS UTILITY" FOR UNDERGROUND UTILITY LOCATIONS AT LEAST 72 HOURS PRIOR TO THE COMPLETION DATE.

4. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR FOLLOWING THE INSTALLATION COMPLETION DATE.

LANDSCAPE TABULATION

COMMERCIAL, OFFICE, INDUSTRIAL, HIGH RISE RESIDENTIAL AND PUBLIC DEVELOPMENTS

1. 1,430 L.F. OF INTERIOR ROAD / 20 = 72 PLANTING UNITS
   58 MAJOR (75%), 14 MINOR, 31 EVERGREEN, 0 SHRUBS, 0 GROUNDCOVER
2. 745 L.F. OF ADJACENT ROAD / 40 = 19 PLANTING UNITS
   18 MAJOR (75%), 14 MINOR, 49 EVERGREEN, 0 SHRUBS, 0 GROUNDCOVER
3. 62 PARKING SPACES / 12 = 5 PLANTING UNITS
   5 MAJOR (75%), 0 MINOR, 0 EVERGREEN, 0 SHRUBS, 0 GROUNDCOVER.
4. 2130 L.F. OF SCREENING / 15 = 142 PLANTING UNITS
   25 MAJOR (75%), 29 MINOR, 165 EVERGREEN, 0 SHRUBS, 0 GROUNDCOVER
5. 750 L.F. OF STORMWATER MANAGEMENT AREA / 15 = 49 PLANTING UNITS
   7 MAJOR (75%), 8 MINOR, 46 EVERGREEN, 0 SHRUBS, 0 GROUNDCOVER
6. 84,982 S.F. OF REFORESTED AREA

TOTAL PLANTING UNITS REQUIRED 287
TOTAL PLANTING UNITS PROVIDED 287
111 MAJOR, 65 MINOR, 289 EVERGREEN, 0 SHRUBS
GROUNDCOVER

PLANNED UNIT DEVELOPMENT - SEE ZONING ORDER 88-536 ASPHX
PROPERTY No. 08-11-018081 DEED REF. EHK JR. 5281/326

1ST AMENDMENT NOTE:

Relocate proposed tot lot in Section 9 to Section 7B. This plan was approved by the DRC as a plan refinement on May 23, 2007 by letter dated May 23, 2007, DRC # 051407C.

NOTE:
SCREENING OF THE REARS OF TOWNHOUSES ALONG ROUNDWOOD ROAD WILL BE SUPPLEMENTED AS NEEDED ON THE FINAL LANDSCAPE PLAN

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
DEVELOPMENT PLANS REVIEW
OWNER'S SIGNATURE & CERTIFICATION FORM

I certify that I have reviewed this Schematic Landscape Plan that I am aware of the regulations presented in the Baltimore County Landscape Manual, and I agree to comply with these regulations and all applicable policy, guidelines and ordinances.

OWNER'S SIGNATURE — DATE 2.10.00

STONYFORD INC. 410-252-8600
PRINT OWNER'S NAME — TELEPHONE #

P.O. BOX 328 TIMONIUM MD. 21094
(Print) MAILING ADDRESS — CITY — STATE — ZIP

DMW
Daft·McCune·Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

LANDSCAPE PLAN
PHASE NINE
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND — 8th ELECTION DISTRICT
SCALE: AS NOTED — 3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER:
STONYFORD, INC.
P.O. BOX 328
91 E. PADONIA RD., TIMONIUM, MD. 21093
(410) 252-8600

PLAT PREPARED BY:
DAFT, McCUNE WALKER, INC.
200 E. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
(410) 296-3333

STATE OF MARYLAND — THOMAS H. RUPPERT — No. 30992 — REGISTERED PROFESSIONAL ENGINEER
9.6.07

NORTH

SCALE:	1" = 50'-0"
PROJECT #:	88022.J
DESIGNED BY:	THR
CHECKED BY:	THR
DATE:	11/25/99
DRAWING:	3 OF 3

DATE	BY	REVISIONS
12/29/99	BKC	ADDED LANDSCAPE NOTE PER PRE-CRG MEETING COMMENTS
07/26/07	KO	SEE 1st AMENDMENT NOTE.

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan

Section: 1
Approved for filing — F. Kelly Jr. — Director of Planning

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON:
Baltimore County Planning Board — Date: 9-6-07
Director of Permits and Developments Management.
Date: 9/6/07

GENERAL NOTES

1. Envelopes shown hereon are for the location of dwelling units only and are subject to the requirements for private yard space. Accessory structures, fences and projections into yards may be constructed outside the envelopment or within the envelope if located in the rear or side yard, but must comply with the Mays Chapel North zoning regulations made applicable to the P.U.D. (subject to covenants and applicable building permits).
2. Accessory structures, fences and projections into yards cannot be located in flood plain areas or hydric soils.
3. This C.R.G. plan is approved by the Zoning Commissioner based on his or her determination that it is in accordance with the latest amendment overall authorization plan approved in the zoning case.
4. This C.R.G. plan complies with the pre-development comments and check prints.
5. If drainage, utility and walkway easements are fenced, then at least five feet must remain open for pedestrian access.
6. No retail or office uses are proposed in this PHASE NINE.
7. Landscaping and screening shall conform to the standards contained in the Baltimore County Landscape Manual. A landscape plan must be approved prior to the issuance of a grading permit.
8. Disturbed areas are to be stabilized with grass, weeds, honeysuckle, etc..
9. A Forest Establishment plan will be submitted along with the Sediment and Erosion Control plan and Grading plan for this PHASE NINE.
10. Trash collection is subject to Baltimore County approval.
11. All street lights will conform to Baltimore County guidelines for *street lights in new subdivisions.*
12. All interior streets located in the condominium area are private and to be owned and maintained by the condominium association.
13. Temporary open space boundary markers, tree protection devices and 4' high snow fencing shall be installed prior to any clearing or grading.
14. Road paving material to be bituminous concrete.
15. Typical parking spaces are 8.5' x 18' minimum. All parking will be permanently striped.
16. Reforested areas are shown thus. A plan will be submitted prior to release of the grading permit.
17. Proposed street lights are shown thus.
18. Existing street lights are shown thus.
19. Neighborhood designation signs shown thus.
20. Central trash pick-up locations are shown thus.
21. Handicapped parking is shown thus.
22. 5' Paths shown may be either a pervious or impervious material.
23. A Restoration plan will be approved by D.E.P.R.M. prior to issuing a Grading Permit.
24. Bureau of Traffic Engineering and Transportation Planning has confirmed that the subject site is not within a traffic deficient area.
25. A convenant will be recorded to restrict conversion of condominium and infee townhouse unit garages to other uses than parking.

A. DENSITY AND DWELLING UNITS BY TYPE.

SUMMARY

Density	Dwelling	
101	67	Units contained in PHASE NINE (16.68 ACRES) comprised of 29 Condominium Townhouse Units and 38 in-fee Townhouse Units.
1983	2003	Units used in previous phases (235.48 Ac) all types.
85	107	Units allowed in future phases (121.98 Ac) all types.
2177	2177	Units allowed in P.U.D. (384.14 Ac) all types.

There are no commercial, office or institutional uses proposed in this Phase. Townhouse Units = 67 Dwelling Units & 101 density units.

ALL UNITS CONTAIN 3 BEDROOMS

B. OTHER USES ALLOWED

Retail shop and service area in P.U.D. - 45,583 Sq.Ft.
None contained in PHASE NINE.

Office area in P.U.D. - 21,778 Sq.Ft.
None contained in PHASE NINE.
Senior Citizens Housing with life care facilities.
None contained in PHASE NINE.

C. PARKING

NUMBER OF PARKING SPACES REQUIRED:

Garage In-fee Townhouses 38 x 2.5/Unit	= 90 Spaces
Garage Condominium Townhouses 29 x 2.2/Unit	= 64 Spaces
Total	= 154 spaces

NUMBER OF PARKING SPACES PROVIDED:

Garage In-fee Townhouses	= 103 spaces
Garage Condominium Townhouses	= 85 spaces
Total	= 188 Spaces

D. GENERAL DENSITY AND BULK REGULATIONS

PHASE	ACREAGE USED	ACREAGE REMAINING	DENSITY USED	DENSITY REMAINING	DWELLING UNITS	DWELLING UNITS REMAINING
ONE	9.74 Ac.	374.40 Ac.	0	2177 D.U.	0	2177 D.U.
TWO	36.70 Ac.	338.70 Ac.	231 D.U.	1946 D.U.	212 D.U.	1965 D.U.
THREE	27.00 Ac.	311.70 Ac.	403 D.U.	1543 D.U.	266 D.U.	1699 D.U.
FIVE	17.84 Ac.	293.86 Ac.	198 D.U.	1345 D.U.	126 D.U.	1573 D.U.
FOUR	22.26 Ac.	271.60 Ac.	193 D.U.	1152 D.U.	152 D.U.	1389 D.U.
SIX	24.67 Ac.	246.93 Ac.	197 D.U.	955 D.U.	193 D.U.	1196 D.U.
ELEVEN	20.50 Ac.	226.43 Ac.	182 D.U.	773 D.U.	184 D.U.	1012 D.U.
SEVEN	52.29 Ac.	174.14 Ac.	425 D.U.	348 D.U.	600 D.U.	412 D.U.
EIGHT	37.24 Ac.	136.90 Ac.	161 D.U.	187 D.U.	121 D.U.	291 D.U.
TEN	28.52 Ac.	108.38 Ac.	120 D.U.	67 D.U.	174 D.U.	117 D.U.
NINE	16.68 Ac.	131.98 Ac.	101 D.U.	85 D.U.	67 D.U.	107 D.U.
TOTAL	252.16 Ac.	131.98 Ac.	2084 D.U.	85 D.U.	2770 D.U.	107 D.U.

Note: Original acreage was revised based on final survey.

Same as type of density and dwelling units shown on Authorization Plan.

Acreage used for Phase eight includes half of Roundwood Rd. R.O.W.

Total of 6.06 density and 4.02 dwelling units per acre are in compliance with what is shown on the Authorization Plan.

Section One is composed of relocated Padonia and Mays Chapel rights-of-way only.

D.U. = Density Units D.U. = Dwelling Units

Total Open Space in Phase Nine to be conveyed to the Association or Baltimore County.
Phase Nine = 2.44 Acres

See plan for Average Daily Trips

E. BUILDING HEIGHT

The perpendicular height limitations of particular buildings, are as follows: Townhouses 45 feet* Garden bulidings 50 feet* Mid-Rise buildings outside the Village Center 65 feet* Mid-Rise and Senior Citizen Housing buildings inside the Village Center 85 feet. The perpendicular height limitation of any commercial, business or office building, or any group child care center or community building is 40 feet.

ZONING REGULATIONS

The Baltimore County Zoning Regulations are not applicable to this plan of development. The Mays Chapel North Zoning Regulations are adopted and approved by the Zoning Commissioner in case number 88-536, AUTH, ABPHX and number 91-144-SPH.

The interpretation, administration and enforcement of these regulations shall be the responsibility of James Keelty & Co., Inc. or Mays Chapel North, Inc. each a Maryland corporation, or their respective successors or assigns. This responsibility includes the review and approval of a "Compliance Certificate" to be presented to the Baltimore County Zoning Office when individual owners improvements require Baltimore County permits.

CASE NO. 91-144 SPH

Ordered by the Deputy Zoning Commissioner for Baltimore County, this 30th day of November, 1990, that the provisions of paragraph 8 of the November 4, 1988 Order of the Deputy Zoning Commissioner (subject Zoning Order), entered in Zoning Case No. 88-536-AUTH-ABPHX, is confirmed subject to clarification and amendment, as follows: the transfer and/or sale of Petitioners' interest in the subject property (Maye Chapel North premises), either in its entirety or by sections, may be made to any affiliate of the petitioner, James Keelty & Co., Inc., without the need of any further finding by the Zoning Commissioner or Deputy Zoning Commissioner on the requirements of Section 450.1.D.5c of the Zoning Regulations of Baltimore County, all such transfers and/or sales being hereby approved, and, as such, the petition for Special Hearing be and the same is hereby granted, subject however, to the following restrictions which are conditions precedent to the relief granted herein:

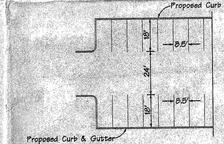
1. Petitioners and their approved successors and assigns may apply for their building permits and be granted same upon receipt of this order however, petitioners and their approved successors and assigns are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this order has expired. If for whatever reason, this order is reversed, petitioners and their approved successors and assigns would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioners, James Keelty & Co., Inc., and Mays Chapel Village, are not in any way relieved of any of their present responsibility under the subject zoning order" and
3. An affiliate of the petitioner, James Keelty & Co., Inc., means and includes: (i) a parent corporation, if the parent corporation holds not less than 50% of the issued stock of said petitioner" and any subsidiary corporation, including any corporation that is a subsidiary of either the parent corporation or any other subsidiary corporation of the parent corporation, if, in all cases, the parent corporation holds not less than 50% of the issued and outstanding stock of the subsidiary" (ii) any general or limited partnership, if not less than 50% interest in the partnership, general and limited, is held by any one or more corporation and partnership affiliates, and/or by any one or more shareholders of James Keelty & Co., Inc., or of any corporate affiliate, including among individuals, the family (parents, child, brother or sister) of any shareholder" or (iii) any one or group holding not less than 50% of the issued and outstanding stock of James Keelty & Co., Inc., or of any corporate affiliate, or holding not less than a 50% interest (general and limited) in a partnership affiliate, including in any group the family (parents, child, brother or sister) of any of the foregoing.

MINOR PLAN REVISIONS ROUTING

Due to the fact that substantial building and sales have occurred in many SPH and subject to the recommendations of the Director of OPZC and the final approval of the Director of PDM, future minor changes once approved by the DRC may be approved via the CRG/FDP plan revision and PUD approved process provided no individual sales of lots has occurred within this sub-section or within 300 feet of the lot(s) proposed for amendment. All other minor amendments must comply with Article 11, Section 10, MCN Zoning Regulations (variance and community notification process).

PARKING SPACES & DRIVE LANE DETAIL (TYP.)

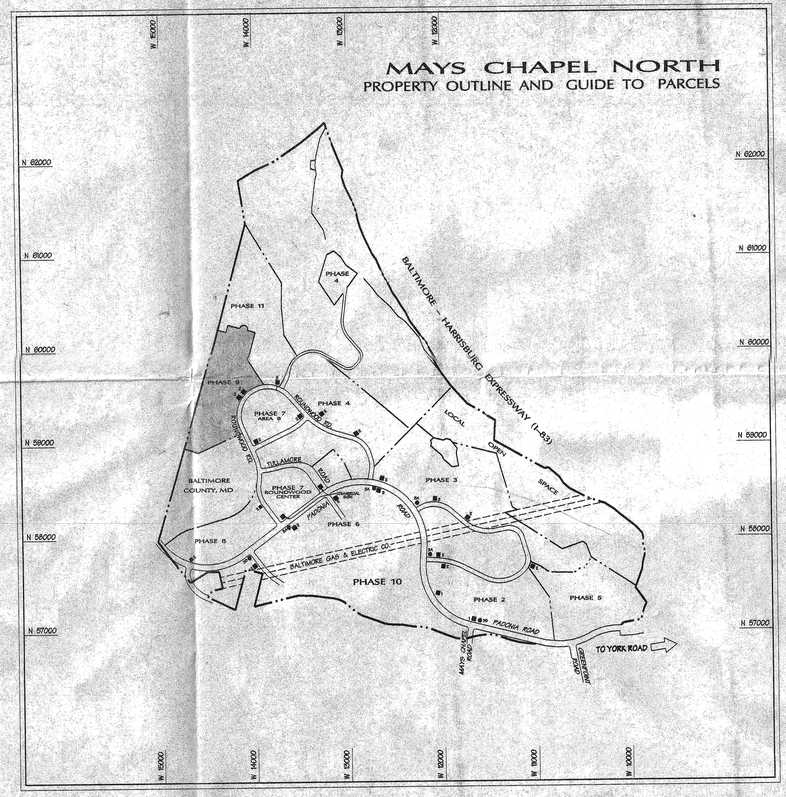
Not to Scale

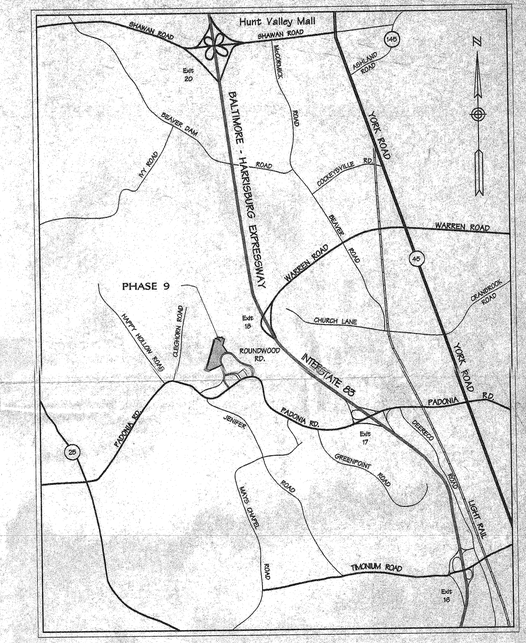


OPEN SPACE TABULATION

PHASE	LOCAL OPEN SPACE	HOA OPEN SPACE	COA OPEN SPACE	TOTAL OPEN SPACE
2	9.41	2.91	1.72	14.04
3	2.27	-	5.66	7.93
4	3.11	1.16	5.15	9.42
5	8.17	-	5.92	14.09
6	5.28	-	9.23	14.12
7A	-	2.41	-	2.41
7B	-	-	8.06	8.06
8	-	0.7	3.00	3.70
10	11.74	-	9.65	21.39
11	3.92	-	4.68	8.60
9	-	1.26	1.18	2.44
TOTAL	43.81	8.48	53.35	106.2

Notes:
a. Total open space shown represents approximately 42.0% of acreage used to date.





VICINITY MAP
SCALE: 1"=2000'

MAYS CHAPEL NORTH
PLANNED UNIT DEVELOPMENT

COUNTY REVIEW GROUP
FINAL DEVELOPMENT PLAN

PLANNED UNIT DEVELOPMENT - SEE ZONING ORDER 88-536 ASPHX
PROPERTY No. 08-11-018081 DEED REF. EHK. JR. 5281/326

NOTES:

NO WELLS, SEPTIC SYSTEMS OR STRUCTURES EXIST ON THIS SITE.

DISTURBANCE IN THE OPEN SPACE BEYOND THAT WHICH IS SHOWN ON THE PLAN WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF RECREATION AND PARKS.

1. ELECTION DISTRICT #8
2. COUNCILMANIC DISTRICT #5
3. CENSUS TRACT 4058
4. WATERSHED 11
5. WATER ZONE FALLS, FIFTH
6. SUBSEWERSHED 52 & 56
   SEWER DRAINAGE AREA GUNPOWDER
   PUMPED BY TEXAS PUMPING STATION

SIGHT LINES:
AREAS BETWEEN THE SIGHT LINE AND THE CURB LINE WILL BE CLEAR GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.

SIGNS ALLOWED

PHASE OVERALL	TYPE 1	TYPE 2	TYPE 3A-3B
	2	-	6
2	-	-	-
3	-	2	-
4	-	2	-
5	-	2	-
6	-	2	-
7	-	2	-
8	-	2	-
9	-	2	-
10	-	2	-
11	-	2	-
TOTAL	2	21	6

SIGNS SHOWN

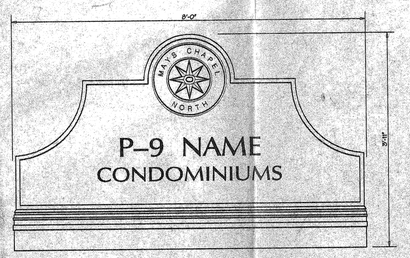
PHASE OVERALL	TYPE 1	TYPE 2	TYPE 3A-3B
	2	-	6
2	-	-	-
3	-	2	-
4	-	2	-
5	-	2	-
6	-	2	-
7	-	2	-
8	-	2	-
9	-	2	-
10	-	2	-
11	-	2	-
TOTAL	2	21	6

NOTES:

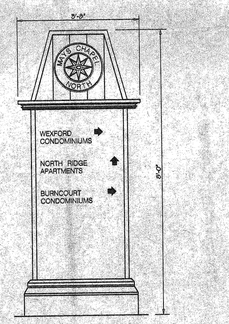
1. All lighting on the signs (except the commercial signs) will be external.
2. There are 3 commercial signs allowed and 2 shown for Section 7A. (PHASE 8a(v))
3. Type 1 signs are overall MCN community signs. (PHASE 8a(vii)).

(vii) Not more than six major directory signs, none to exceed 65 square feet, each listing the name and showing the location of housing clusters, apartment and condominium buildings, churches, private schools and the village center, to be located at or about major entry points to subdivisions of the PUD, or within the village center" and

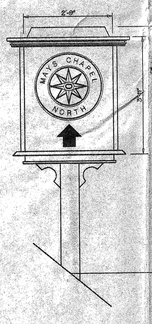
(k) Not more than two signs identifying housing clusters, and not more than two signs identifying apartments or condominium projects, within the subdivision of the PUD, no such sign to exceed 40 square feet, to be located at or about entry points to the subdivision or at or about the housing cluster, apartment or condominium identified.



TYPICAL GROUP SIGN
TYPE 2
(2 PER SECTION PERMITTED)



3A



3B

TYPICAL DIRECTION SIGNS
TYPE 3
(MAX ALLOWED = 6)

This Plan Was Reviewed By The CRG On 1/6/00 With The Following Action Taken
Approved D.R.C. #012500A
Plan Approved D.P.W.
Plan Approved O.Z.
Approval Expiration Date
Plan Disapproved
Continued Mtg. Required
Plan Referred To Plan. Bd.

DMW

Daft·McCune·Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

FIRST AMENDED
CRG / FDP
PHASE NINE
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND — 8th ELECTION DISTRICT
SCALE: AS NOTED — 3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER:
STONYFORD, INC.
P.O. BOX 5228
61 E. PADONIA RD., TIMONIUM, MD. 21093
(410) 252-8600

PLAT PREPARED BY:
DAFT McCUNE WALKER, INC.
200 E. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
(410) 296-3333

STATE OF MARYLAND — THOMAS H. REPPERT — No. 368 — REGISTERED LANDSCAPE ARCHITECT

NORTH

SCALE:	1" = 50'-0"
PROJECT #:	86022J
DESIGNED BY:	THR
CHECKED BY:	THR
DATE:	11/25/89
DRAWING:	1 OF 3

DATE	BY	REVISIONS
12/28/99	BKC	PER PRE-CRG MEETING COMMENTS
01/18/00	CSC	REVISED NOTES
1/6/00	LVB	FIRST AMENDMENT: MINOR LOT LINE CHANGES

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan

Section One
Approved for Filing — Director of Planning — 1/25/00

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON:
Baltimore County Planning Board — Date: 1/25/00
Director of Permits and Development Management
Date: 10/27/90

LOT 4
"PADONIA FARMS"
SM 56-23
HERBST
T.M. 52, PARCEL 52

LOT 8
"PADONIA FARMS"
SM 56-23
PEVENSTEIN
T.M. 51, PARCEL 76

LOT 7
"PADONIA FARMS"
SM 56-23
SLOAN
T.M. 51, PARCEL 76

LOT 6
"PADONIA FARMS"
SM 56-23
FARHA
T.M. 51, PARCEL 76

LOT 34
"MORNINGSIDE"
SM 56-119
DAME
T.M. 51, PARCEL 622

LOT 33
"MORNINGSIDE"
SM 56-119
O'NEIL
T.M. 51, PARCEL 622

N 16°36'22"E 949.63'

514.83'

85.01'

349.79'

184.12'

N 15°11'52"E 486.43'

302.32'

S 74°48'08"E 100.00'

N 15°11'52"E 84.86'

PARCEL "A" 1.18 AC.

PARCEL "B" 0.20 AC.

PARCEL "C" 0.80 AC.

PARCEL "D" 0.42 AC.

PARCEL "E" 0.69 AC.

PARCELS "A" THROUGH "E" WILL BE DEEDED TO ADJACENT PROPERTY OWNERS

S 15°23'36"E 177.29'

EXISTING FENCE

N 16°36'22"E 168.99'

N 15°11'52"E 122.36'

N 15°11'52"E 302.32' EXISTING FENCE

N 15°11'52"E 185.54'

60' D & U Easement

H.O.A. OPEN SPACE 0.56 ACRES

C.O.A. OPEN SPACE 0.76 AC.

5' WIDE COMMUNITY PATH

STORMWATER MANAGEMENT RESERVATION 1.31 AC

ROAD "A" (PUBLIC)

ROAD "B" (PRIVATE)

ROSSLARE RIDGE RD (PRIVATE)

S 74°48'08"E 140.00'

R=50.00'

S 74°48'08"E 90.00'

S 15°11'52"W 157.08'

10' D & U Easement

10' DRAINAGE AND UTILITY EASEMENT

S 15°11'52"W 313.42'

PARCEL A 6.43 ACRES

C.O.A. OPEN SPACE 0.40 ACRES

ENTRY GATE

N 65°01'40"E 565.98'

BALTIMORE COUNTY BOARD OF EDUCATION 609-07164-0391

PROPOSED ATHLETIC FIELD

PROPOSED COMFORT FACILITY

5' WIDE COMMUNITY PATH

6' SPLIT RAIL FENCE

405 ADT

550' SIGHTLINE

EASEMENT FOR CLEAR SIGHT DISTANCE WILL BE CREATED ON SECTION 7B

TOT LOT 2,912 S.F.

H.O.A. OPEN SPACE 0.73 ACRES

S 32°24'40"E 351.69'

RETAINING WALL

EXISTING CONDOMINIUM

PROPOSED CONDOMINIUM

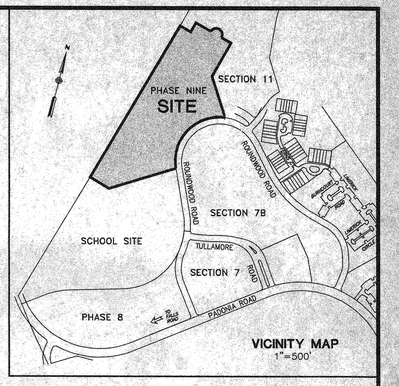
PROPOSED PARKING

ROUNDWOOD ROAD

8" W & 4" S ESMT.

PLAT ONE – SECTION SEVEN B
MAYS CHAPEL NORTH
SM 70-131

PLAT ONE – SECTION ELEVEN
MAYS CHAPEL NORTH
SM 69-123



VICINITY MAP
1"=500'

LEGEND

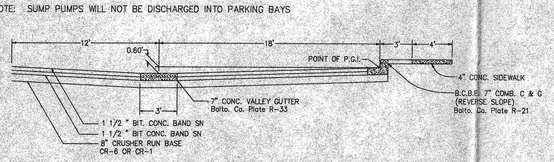
- PROPERTY LINE
- CURB/CURB & GUTTER
- LOT LINES
- CONCRETE/CONCRETE WALK
- HOUSE/BUILDING AND ENVELOPE
- WATER LINE, METER, VALVE, FIRE HYDRANT
- SANITARY SEWER LINE, MANHOLE
- STORM DRAIN LINE, MANHOLE
- STORM DRAIN INLETS
- TELEPHONE LINE, MANHOLE
- ELECTRIC LINE, MANHOLE, HANDBOX
- GAS LINE, VALVE
- CONDUIT LINE/STRUCTURE
- OVERHEAD UTILITY LINE
- UTILITY POLE, LIGHT — PROPOSED LP.
- EXISTING CONTOURS — 200
- PROPOSED CONTOURS — 200
- TREES
- OPEN SPACE AREAS — C.O.A. H.O.A.
- CONCRETE APRON AT ENTRANCES
- WATER RETENTION AREA FOR REFORESTATION

NOTES:

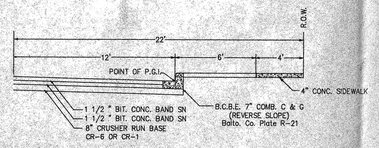
1. ELECTION DISTRICT #8
2. COUNCILMANIC DISTRICT #3
3. CENSUS TRACT 4038
4. WATERSHED 11
5. WATER ZONE FALLS, FIFTH
6. SUBSEWERSHED 32 & 38
   SEWER DRAINAGE AREA GUNPOWDER
   PUMPED BY TEXAS PUMPING STATION
7. NO WELLS, SEPTIC SYSTEMS OR STRUCTURES EXIST ON THIS SITE.
8. DISTURBANCE IN THE OPEN SPACE BEYOND THAT WHICH IS SHOWN ON THE PLAN WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF RECREATION AND PARKS.
10. SIGHT LINES:
    AREAS BETWEEN THE SIGHT LINE AND THE CURB LINE WILL BE CLEAR GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.
11. PARCEL LINES SHOWN ARE TO ESTABLISH PHASING FOR CONDOMINIUMS/APARTMENTS REGIMES AND ARE NOT SHOWN FOR SUBDIVISION PURPOSES.
12. PROPOSED PATHS WILL MEET ADA GUIDELINES WHERE GRADES ALLOW.

PLANNED UNIT DEVELOPMENT – SEE ZONING ORDER 88-536 ASPHX
PROPERTY No. 08-11-018081 DEED REF. EHK JR. 5281/326

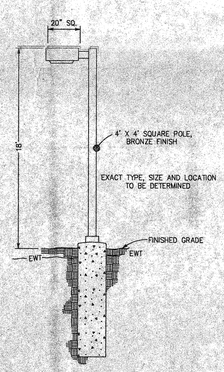
NOTE: SUMP PUMPS WILL NOT BE DISCHARGED INTO PARKING BAYS



TYPICAL HALF SECTION
WITH 18' PERPENDICULAR PARKING
NOT TO SCALE



TYPICAL HALF SECTION
24' PAVING
NOT TO SCALE



LIGHT POST DETAIL
Not To Scale

DATE	BY	REVISIONS
12/29/99	DMW	PROVIDED SIDEWALK IN CONDOMINIUM SECTION
		SHIFTED CONDOMINIUMS TO MEET SETBACK REQUIREMENTS
		RELABELED CONDOMINIUMS TO CLARIFY THE DIFFERNCE BETWEEN THE UNITS
		SHIFTED IN-FEE TOWNHOMES TO PROVIDE ADDITIONAL PARKING SPACE
		LABELED TYPICAL DECKS
		ADJUSTED SIGHT DISTANCE LINE AND IDENTIFIED EASEMENT
		ADDED NOTE TO PAVEMENT SECTION ADDRESSING SUMP PUMPS
01/18/00	DMW	ADD TRAIL, TOT LOT & PATH, REV. PAVING SECTION FOR SIDEWALK LOCATION
02/10/00	KTY	ADDRESSED REC. & PARKS COMMENTS
09/06-00	LVB	FIRST AMENDMENT: MINOR LOT LINE CHANGES

STORMWATER MANAGEMENT
MAYS CHAPEL NORTH
PHASE 9
STORMWATER MANAGEMENT DATA

STORMWATER MANAGEMENT FOR PHASE 9 WILL BE PROVIDED TO THE D.E.P.R.M. UNDER A SEPERATE SUBMITTAL

FIRST AMENDED CRG/FDP

PHASE NINE
MAYS CHAPEL NORTH

ELECTION DISTRICT: 8C3
SCALE: 1"=50'

BALTIMORE COUNTY, MARYLAND
DATE: 09-06-00

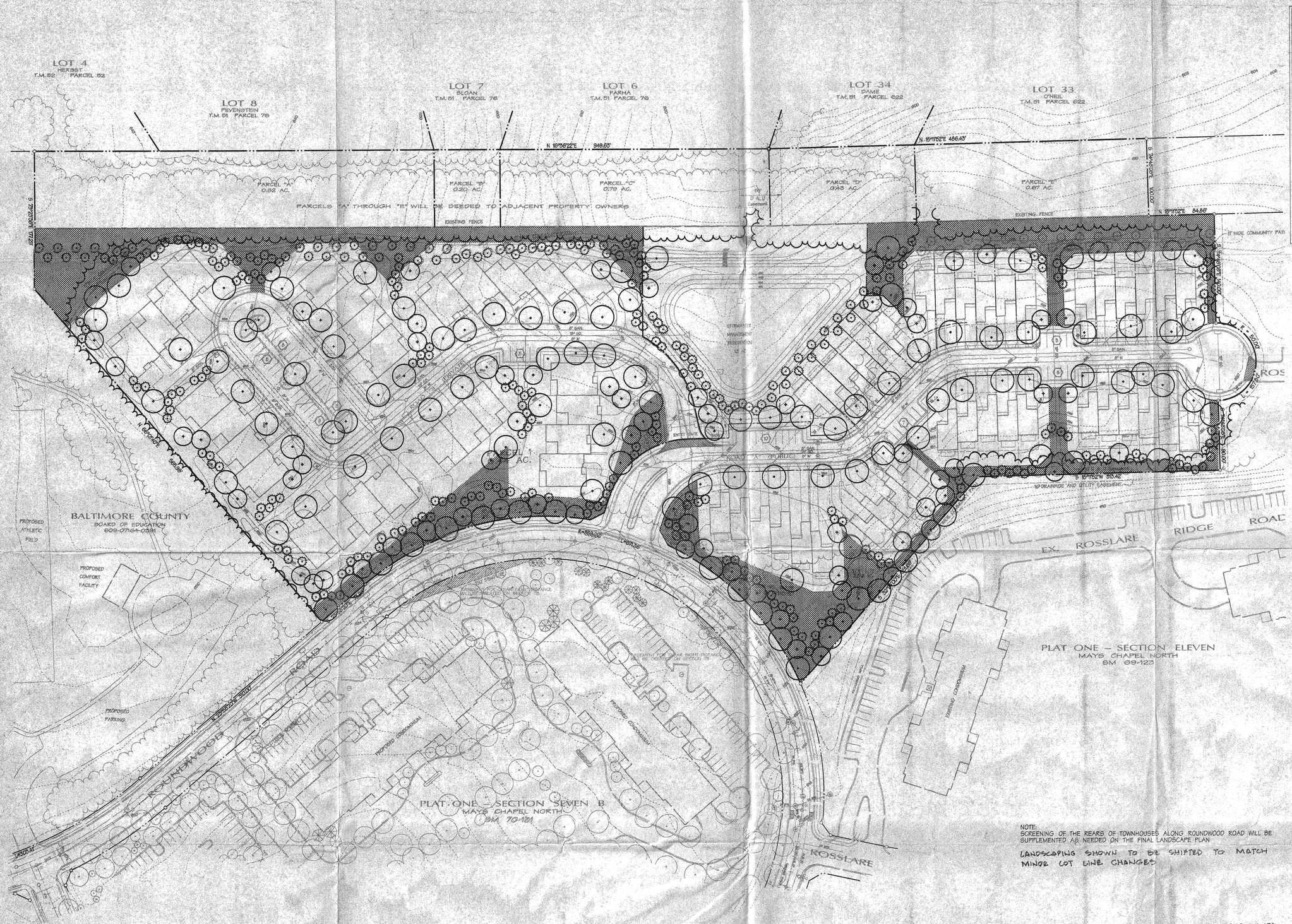
OWNER/DEVELOPER:
STONYFORD, INC.
P.O. Box 528
61 E. Padonia Road
Timonium, MD 21093
Phone: 410-252-8600

FIRST AMENDMENT BY:
LONG VAN BUI
Professional Land Surveyor
9243 Bellbeck Road
Baltimore, MD 21234
Phone: 443-463-6571

STATE OF MARYLAND
LONG VAN BUI
20083
REGISTERED
PROFESSIONAL LAND SURVEYOR

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section:
Approved for filing — Date: 10/25/00 — Chief, Office of Planning

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON: 10/25/00
Baltimore County Planning Board — Date: 10/25/00
Director of Permits and Development Management — Date: 10/27/00


LOT 4
HERBST
T.M. 52 PARCEL 52
LOT 8
FEVENSTEIN
T.M. 51 PARCEL 76
LOT 7
SLOAN
T.M. 51 PARCEL 76
LOT 6
PARHA
T.M. 51 PARCEL 76
LOT 34
DAME
T.M. 51 PARCEL 622
LOT 33
O'NEIL
T.M. 51 PARCEL 622
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PARCEL "C" 0.79 AC.
PARCEL "D" 0.43 AC.
PARCEL "E" 0.67 AC.
PARCELS "A" THROUGH "E" WILL BE DEEDED TO ADJACENT PROPERTY OWNERS
EXISTING FENCE
N 15°11'52"E 84.86'
8' WIDE COMMUNITY PATH
S 74°48'08" E 600.00'
S 74°48'08" E 600.00'
N 63°17'08" E 46.58'
BALTIMORE COUNTY
BOARD OF EDUCATION
609-07164-0331
PROPOSED ATHLETIC FIELD
PROPOSED COMFORT FACILITY
PROPOSED PARKING
ROUNDWOOD ROAD
TULLAMORE ROAD
PASADENA ROAD
RIDGE ROAD
EX. ROSSLARE
ROSSLARE
PROPOSED CONDOMINIUM
EXISTING CONDOMINIUM
STORMWATER MANAGEMENT RETENTION 1.2 AC.
PARCEL 1 AC.
EXIST. GATE
EXIST. 8" WAN
EXIST. 8" W
EXIST. 12" STORM DRAIN
EXIST. 8" SAN
EXIST. 6" SAN
EXIST. 6" W
EXIST. 8" STORM DRAIN
EXIST. 10" SAN
EXIST. 10" W
EXIST. 12" W
EXIST. 12" SAN
EXIST. 15" SAN
EXIST. 15" STORM DRAIN
EXIST. 18" STORM DRAIN
EXIST. 24" STORM DRAIN
EXIST. 30" STORM DRAIN
EXIST. 36" STORM DRAIN
EXIST. 42" STORM DRAIN
EXIST. 48" STORM DRAIN
EXIST. 54" STORM DRAIN
EXIST. 60" STORM DRAIN
EXIST. 66" STORM DRAIN
EXIST. 72" STORM DRAIN
EXIST.

Mays Chapel North
Section 10
Correspondence &
Plans

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

STAFF COMMENTS FOR PRE-CRG

Meeting October 13, 1998

TO: County Review Group

FROM: Office of Planning

DATE: October 13, 1998

SUBJECT: Mays Chapel North Section 10

CRG NO: VIII-564

PROJECT PLANNER: Carol McEvoy

INFORMATION:

Applicant:	Stonyford, Inc
	PO Box 528
	61 28 Padonia Rd
	Timonium MD 21093
Location:	Padonia & Roundwood
Councilmanic District:	3rd
Request:	The applicant proposes 120 multifamily condominium units in two 4-story and three 5-story mid-rise buildings.
Zoning:	PUD
Tract Size:	28.60± acres

SUMMARY AND RECOMMENDATIONS:

Staff has reviewed the PRE-CRG plan and offers the following comments:

GENERAL:

Section 10 was designated on the Authorization Plan as an area where building types are limited to town houses. On July 23, 1998, the developer of Mays Chapel North PUD submitted a preliminary

site plan for Section 10 which proposes two 4-story and three 5-story condominiums which total 120 units.

The clustered site layout with gradual reduction in scale and mass adjacent to neighboring town homes, and provision of a wooded buffer lessens the impact to the surrounding community. The total of 120 DU does not exceed the proposed density by 20%. In an August 17, 1998 memo to Arnold Jablon (attached), the Director, Office of Planning recommended that the changes do not constitute a material change to the Authorization Plan.

The current CRG proposal for Mays Chapel North Phase 10 is consistent with the previously submitted site plan. A non-material change to the Authorization Plan will be required as a condition of CRG approval.

TRANSPORTATION:
The ADT should be shown on the plan.

DESIGN:
1. Provide a path to connect building 1 with building 2.
2. If grades permit, provide a path to connect building 5 with Old Padonia Road along the sewer utility easement.
3. Extend the sidewalk from building 4 to the parking lot of building 5.

Prepared By: Carol McEvoy

Section Chief: Jeffrey W. Long

CMcE:kma

Attachment

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: August 17, 1998

FROM: Arnold F. 'Pat' Keller, III,
Director, Office of Planning

SUBJECT: Mays Chapel North PUD Section 10

PROJECT NUMBER: VIII-564

At a meeting on July 23, 1998, the developer of Mays Chapel North PUD presented a preliminary site plan for Section 10 which proposes two 4-story and three 5-story condominiums which total 120 units.

Section 10 was designated on the Authorization Plan as an area where building types are limited to town houses. As described in the attached letter, the applicant's amendment represents a non-material change to the Authorization Plan.

Material change is defined in Section 6 (b) of the Deputy Zoning Commissioner's order dated November 4, 1988. The change to Section 8 does not represent a material change because:

- It does not "...cause substantial or significant diminution of the plan's projected uses, density, or neighborhood design characteristics." [Sec 6 (b)]
- "The relocation of density/housing or changes in roads/pathways shall not, by themselves be material changes." [Sec 6 (b)(i)]
- The proposed change does not cause "[a]n increase of 20% or more in the number of density units in any one area as shown on the Authorization Plan ...." [Sec 6 (b)(ii)]

The Planning Board's report to the Zoning Commissioner (Petitioner's Exhibit 1) further clarifies the determination of material change:

- Having "impact on adjacent neighborhoods or properties different than that approved by the Zoning Commissioner for the Planned Unit Development."
- Not proceeding with "[t]he concept of sensitively arranging building form, height, and density on the project in relation to the surrounding community."
- "None of the following shall be considered a material change: ...any change in the specific form or location of buildings or roads shown on the illustrative plan; ...."

The clustered site layout with gradual reduction in scale and mass adjacent to neighboring town homes, and provision of a wooded buffer lessens the impact to the surrounding community.
The total of 120 DU does not exceed the proposed density by 20%.

As required by Section 6 (a)(ii) of the Deputy Zoning Commissioner's order (dated November 4, 1988) approving the Mays Chapel PUD, the recommendation of the Planning Director of a non-material change

to the Authorization Plan should be forwarded to the Zoning Commissioner's Office for concurrence, with copies forwarded to People's Counsel.

Since the organization of the Zoning Commissioner's Office was changed legislatively after the order was issued in 1988, the recommendation of non-material change is forwarded to your attention as the Director of PDM who is responsible for administrative decisions in zoning matters.

It is the recommendation of the Director, Office of Planning that this change does not constitute a material change in the Authorization Plan.

If you concur with this recommendation, please advise the applicant that he may proceed with CRG scheduling.

Arnold F. 'Pat' Keller, III

AFK:CMcE:lsn

Attachment

c: Mark Buda
Peter Max Zimmerman, People's Counsel
CRG File

OP COMMENTS AT PRE SAY NON MATERIAL CHANGE.

86
14
16 UNITS.

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

CRG DATE: 10/22/98
9:00 a.m., Room 123

FROM: PDM - ZONING REVIEW

PRE-CRG DATE: 10/13/98
9:00 a.m., Room 123

PROJECT NAME: **Mays Chapel North Phase 10**

PLAN DATE: 9/14/98

REV.: RCVD 9/16/98

LOCATION: South of Padonia and Roundwood Roads

DISTRICT: 8c3

ZONING:

PROPOSAL: 120 Condo Units (Mid-Rise) In 4 and 5-Story Buildings

REVISED PLAN KEY:
(X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CRG PLAN APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

The CRG plan has been reviewed by the staff at this level of detail with the 9th Amended Overall Authorization Plan approve on September 3, 1998; zoning case 88-536-Auth, SPHX; zoning case 91-144-SPH; and the Baltimore County Zoning Regulations (BCZR) for a CRG approval. The overall authorization plan and regulations must be amended for the change in unit type, subject to compliance with the following comments. To avoid any possible delays in the development review and zoning approval process, when additional details and information are available or changed, this office should be contacted and it should be the responsibility of the owner, developer, or developer's engineer to rectify any zoning conflicts well in advance of any expected final plan approvals. Only if necessary, will the following comments be up-dated and/or supplemented during the review and final approval of the CRG/FDP for this section.

A. GENERAL PUD COMMENTS – APPROVAL PROCESS:

1. Pursuant to Section 430.1.G (BCZR), the Director of Zoning Administration and Development Management, ZADM (now Permits and Development Management, PDM), in the second stage of approval must approve the CRG/FDP for each section when submitted as being generally in accord with the Authorization Plan previously submitted and approved in zoning case 88-536-Auth., SPHX and 91-144-SPH. After the CRG and Planning Board approval and the plan has been found to be in compliance with: (1) the zoning orders in the above cases, (2) the latest amended authorization plan, and (3) the CRG and any additional plan comments during the review process, then the Director of ZADM (now PDM) will confirm that the CRG/FDP plans can be approved and then sign the Final Development Plan (2 copies of the same plan with different signature blocks) both approved concurrently. One copy of the CRG/FDP signed by the Director of ZADM (now PDM) is included in the permanent zoning case file.

2. Zoning Regulations – Prior to final zoning approval of this area, separate complete zoning regulations must be finally approved by the Director of ZADM (now PDM).

3. Recommendations from the Director of OPCC concerning the unit type change should be referenced on the plan.

3, ~~4~~. As soon as possible, provide a draft of the Phase 10 proposed standards (particularly bulk and area regulations) and how they differ from the standards already set forth in the 9th amended regulations and on the overall authorization plan.

4, 5. Put an additional parking space in the building #5 bays and ~~show the ADT count at all intersections. Parking bays on streets must comply with Section 409.8.C.2.~~ PUT ISLANDS IN WHERE 180' BAY LENGTHS ARE BEING EXCEEDED.

~~6~~. ~~Change the signature blocks to reference the Director of PDM, instead of ZADM.~~

5, ~~7~~. Final zoning approval is contingent first upon all plan comments being addressed on the FDP/CRG plan; secondly upon the final resolution of all comments, the outcome of any requested zoning hearings; and finally the inclusion of the Final Development Plan (FDP) checklist information being included on the FDP.

John L. Lewis
Planner II
Zoning Review

JLL:scj

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

CRG DATE: 10/22/98
9:00 a.m., Room 123

FROM: PDM - ZONING REVIEW

PROJECT NAME: **Mays Chapel North**
Phase 10

PLAN DATE: 9/14/98

REV.: Rec'd 9/16/98

LOCATION: South of Padonia and Roundwood Roads

DISTRICT: 8c3

ZONING:

PROPOSAL: 120 Condo Units (Mid-Rise)
In 4 and 5-Story Buildings

REVISED PLAN KEY:
(X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CRG PLAN APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

The CRG plan has been reviewed by the staff at this level of detail with the 9th Amended Overall Authorization Plan approve on September 3, 1998; zoning case 88-536-Auth, SPHX; zoning case 91-144-SPH; and the Baltimore County Zoning Regulations (BCZR) for a CRG approval. The overall authorization plan and regulations must be amended for the change in unit type, subject to compliance with the following comments. To avoid any possible delays in the development review and zoning approval process, when additional details and information are available or changed, this office should be contacted and it should be the responsibility of the owner, developer, or developer's engineer to rectify any zoning conflicts well in advance of any expected final plan approvals. Only if necessary, will the following comments be up-dated and/or supplemented during the review and final approval of the CRG/FDP for this section.

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2. Zoning Regulations – Prior to final zoning approval of this area, separate complete zoning regulations must be finally approved by the Director of ZADM (now PDM).

(Over)

3. As soon as possible, provide a draft of the Phase 10 proposed standards (particularly bulk and area regulations) and how they differ from the standards already set forth in the 9th amended regulations and on the overall authorization plan.

4. Put an additional parking space in the building #5 bays and put islands in where 180-foot bay lengths are being exceeded.

5. Final zoning approval is contingent first upon all plan comments being addressed on the FDP/CRG plan; secondly upon the final resolution of all comments, the outcome of any requested zoning hearings; and finally the inclusion of the Final Development Plan (FDP) checklist information being included on the FDP.

John L. Lewis
Planner II
Zoning Review

JLL:scj

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

CRG DATE: 10/22/98
9:00 a.m., Room 123

FROM: PDM - ZONING REVIEW

PRE-CRG DATE: 10/13/98
9:00 a.m., Room 123

PROJECT NAME: **Mays Chapel North**
Phase 10

PLAN DATE: 9/14/98

REV.:

LOCATION: South of Padonia and Roundwood Roads

DISTRICT: 8c3

ZONING:

PROPOSAL: 120 Condo Units (Mid-Rise)
In 4 and 5-Story Buildings

REVISED PLAN KEY:
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(BA) BE ADVISED (NOT NECESSARY FOR CRG PLAN APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

The CRG plan has been reviewed by the staff at this level of detail with the 9th Amended Overall Authorization Plan approve on September 3, 1998; zoning case 88-536-Auth, SPHX; zoning case 91-144-SPH; and the Baltimore County Zoning Regulations (BCZR) for a CRG approval. The overall authorization plan and regulations must be amended for the change in unit type, subject to compliance with the following comments. To avoid any possible delays in the development review and zoning approval process, when additional details and information are available or changed, this office should be contacted and it should be the responsibility of the owner, developer, or developer's engineer to rectify any zoning conflicts well in advance of any expected final plan approvals. Only if necessary, will the following comments be up-dated and/or supplemented during the review and final approval of the CRG/FDP for this section.

A. GENERAL PUD COMMENTS – APPROVAL PROCESS:

1. Pursuant to Section 430.1.G (BCZR), the Director of Zoning Administration and Development Management, ZADM (now Permits and Development Management, PDM), in the second stage of approval must approve the CRG/FDP for each section when submitted as being generally in accord with the Authorization Plan previously submitted and approved in zoning case 88-536-Auth., SPHX and 91-144-SPH. After the CRG and Planning Board approval and the plan has been found to be in compliance with: (1) the zoning orders in the above cases, (2) the latest amended authorization plan, and (3) the CRG and any additional plan comments during the review process, then the Director of ZADM (now PDM) will confirm that the CRG/FDP plans can be approved and then sign the Final Development Plan (2 copies of the same plan with different signature blocks) both approved concurrently. One copy of the CRG/FDP signed by the Director of ZADM (now PDM) is included in the permanent zoning case file.

2. Zoning Regulations – Prior to final zoning approval of this area, separate complete zoning regulations must be finally approved by the Director of ZADM (now PDM).

3. Recommendations from the Director of OPCC concerning the unit type change should be referenced on the plan.

4. As soon as possible, provide a draft of the Phase 10 proposed standards (particularly bulk and area regulations) and how they differ from the standards already set forth in the 9th amended regulations and on the overall authorization plan.

5. Put an additional parking space in the building #5 bays and show the ADT count at all intersections. Parking bays on streets must comply with Section 409.8.C.2.

6. Change the signature blocks to reference the Director of PDM, instead of ZADM.

7. Final zoning approval is contingent first upon all plan comments being addressed on the FDP/CRG plan; secondly upon the final resolution of all comments, the outcome of any requested zoning hearings; and finally the inclusion of the Final Development Plan (FDP) checklist information being included on the FDP.

John L. Lewis
Planner II
Zoning Review

JLL:scj

GENERAL NOTES

1. Envelopes shown hereon are for the location of dwelling units only and are subject to the requirements for private yard space. Accessory structures, fences and projections into yards may be constructed outside the envelopment or within the envelope if located in the rear or side yard, but must comply with the Mays Chapel North zoning regulations made applicable to the P.U.D. (subject to covenants and applicable building permits).
2. Accessory structures, fences and projections into yards cannot be located in flood plain areas or hydric soils.
3. This C.R.G. plan is approved by the Zoning Commissioner based on his or her determination that it is in accordance with the latest amendment overall authorization plan approved in the zoning case.
4. This C.R.G. plan complies with the pre-development comments and check print.
5. If drainage, utility and walkway easements are fenced, then at least five feet must remain open for pedestrian access.
6. No retail or office uses are proposed in this PHASE TEN.
7. Landscaping and screening shall conform to the standards contained in the Baltimore County Landscape Manual. A landscape plan must be approved by the Office of Planning prior to the issuance of a Grading Permit.
8. Disturbed areas are to be stabilized with grass, woods, honeysuckle, etc..
9. A Forest Establishment plan will be submitted along with the Sediment and Erosion Control plan and Grading plan for the PHASE TEN.
10. Trash collection is subject to Baltimore County approval.
11. All street lights will conform to Baltimore County guidelines for street lights in new subdivisions.
12. All interior streets located in the condominium areas are private and to be owned and maintained by the condominium association.
13. Temporary open space boundary markers, tree projection devices and 4' high snow fencing shall be installed prior to any clearing or grading.
14. Road paving material to be bituminous concrete.
15. Typical parking spaces are 8.5' x 18' minimum. All parking will be permanently striped.
16. Reforested areas are shown thus. A plan will be submitted prior to release of the grading permit.
17. Proposed street lights are shown thus.
18. Existing street lights are shown thus.
19. Neighborhood designation signs shown thus.
20. Central trash pick-up locations are shown thus.
21. Handicapped parking is shown thus.
22. 4' Paths shown may be either a pervious or impervious material.
23. A Restoration plan will be approved by D.E.P.R.M. prior to issuing a Grading Permit.

A. DENSITY AND DWELLING UNITS BY TYPE.

SUMMARY

Density	Dwelling	
120	*120	Units contained in PHASE TEN (28.60 ACRES) comprised of Condominium Units.
1673	1883	Units used in previous phases (206.86 Ac) all types.
184	174	Units allowed in future phases (148.66 Ac) all types.
2177	2177	Units allowed in P.U.D. (384.14 Ac) all types.

There are no commercial, office or institutional uses proposed in this Phase. Condominium Units = 120 Dwelling Units & 120 density units.

* Some units may contain a small den. (less than 100 Sq.Ft.).

CONDOMINIUM UNITS = 120 DWELLING UNITS
= 120 DENSITY UNITS

(A) 120 - 2 BEDROOM UNITS

B. OTHER USES ALLOWED

Retail shop and service area in P.U.D. - 43,555 Sq.Ft.
None contained in PHASE TEN.

Office area in P.U.D. - 21,776 Sq.Ft.
None contained in PHASE TEN.
Senior Citizens Housing with life care facilities.
None contained in PHASE TEN.

C. PARKING

NUMBER OF PARKING SPACES REQUIRED:

Condominium (Newcastle) 36 Units x 2.0/Unit =	72 spaces
Condominium (Blenheim) 84 Units x 2.0/Unit =	168 spaces
Total parking spaces required:	240 spaces

NUMBER OF PARKING SPACES PROVIDED:

Condominium (Newcastle)	= 72 spaces
Condominium (Blenheim)	= 168 spaces
Total parking spaces provided:	240 spaces

D. GENERAL DENSITY AND BULK REGULATIONS

PHASE	ACREAGE USED	ACREAGE REMAINING	DENSITY USED	DENSITY REMAINING	DWELLING UNITS	DWELLING UNITS REMAINING
ONE	9.74 Ac.	374.40 Ac.	0	2177 D.U.	0	2177 D.U.
TWO	38.70 Ac.	335.70 Ac.	231 D.U.	1946 D.U.	212 D.U.	1965 D.U.
THREE	17.00 Ac.	318.70 Ac.	231 D.U.	1715 D.U.	256 D.U.	1709 D.U.
FIVE	17.84 Ac.	300.76 Ac.	156 D.U.	1559 D.U.	128 D.U.	1581 D.U.
FOUR	22.92 Ac.	277.84 Ac.	135 D.U.	1724 D.U.	141 D.U.	1599 D.U.
SIX	24.27 Ac.	253.27 Ac.	189 D.U.	1527 D.U.	190 D.U.	1599 D.U.
ELEVEN	20.80 Ac.	232.77 Ac.	192 D.U.	1335 D.U.	194 D.U.	1705 D.U.
SEVEN	29.27 Ac.	189.50 Ac.	640 D.U.	695 D.U.	600 D.U.	405 D.U.
EIGHT	22.24 Ac.	167.26 Ac.	10 D.U.	685 D.U.	204 D.U.	201 D.U.
TEN	28.60 Ac.	148.66 Ac.	120 D.U.	184 D.U.	120 D.U.	174 D.U.
TOTAL	235.48 Ac.	148.66 Ac.	1885 D.U.	184 D.U.	2005 D.U.	174 D.U.

Same as type of density and dwelling units shown on Authorization Plan
Acreage used for Phase eight includes half of Roundwood Rd. R.O.W.

Total of 4.20 density and 4.20 dwelling units per acres are in compliance with what is shown on the Authorization Plan.

Section One is composed of relocated Padonia and Mays Chapel rights-of-way only.

D.U. = Density Units D.U. = Dwelling Units

Total Open Space in Phase Ten to be conveyed to the Association or Baltimore County.
Phase Ten = 21.39 Acres

See plan for Average Daily Trips

E. BUILDING HEIGHT

The perpendicular height limitations of particular buildings, are as follows: Townhouses 45 feet* Garden buildings 50 feet* Mid-Rise buildings outside the Village Center 65 feet* Mid-Rise and Senior Citizen Housing buildings inside the Village Center 85 feet. The perpendicular height limitation of any commercial, business or office building, or any group child care center or community building is 40 feet.

ZONING REGULATIONS

The Baltimore County Zoning Regulations are not applicable to this plan of development. The Maye Chapel North Zoning Regulations are adopted and approved by the Zoning Commissioner in case number 88-536-A,AUTH.ASPHX and number 91-144-SPH.

The interpretation, administration and enforcement of these regulations shall be the responsibility of James Keelty & Co.,Inc.or Maye Chapel North, Inc.each a Maryland corporation, or their respective successors or assigns. This responsibility includes the review and approval of a "Compliance Certificate" to be presented to the Baltimore County Zoning Office when individual owners improvements require Baltimore County permits.

CASE NO. 91-144 SPH

Ordered by the Deputy Zoning Commissioner for Baltimore County, this 30th day of November, 1990, that the provisions of paragraph 9 of the November 4, 1988 Order of the Deputy Zoning Commissioner (subject Zoning Order), entered in Zoning Case No. 88-536-AUTH-ASPHX, is confirmed subject to clarification and amendment, as follows: the transfer and/or sale of Petitioners' interest in the subject property (Maye Chapel North, premises), either in its entirety or by sections, may be made to any affiliate of the petitioner, James Keelty & Co., Inc., without the need of any further finding by the Zoning Commissioner or Deputy Zoning Commissioner on the requirements of Section 450.1.D.2c of the Zoning Regulations of Baltimore County, as such transfers and/or sales being hereby approved, and as such, the petition for Special Hearing be and the same is hereby granted, subject however, to the following restrictions which are conditions precedent to the relief granted herein:

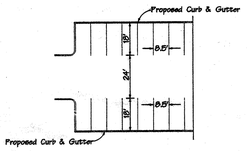
1. Petitioners and their approved successors and assigns may apply for their building permits and be granted same upon receipt of this order" however, petitioners and their approved successors and assigns are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this order has expired. If for whatever reason, this order is reversed, petitioners and their approved successors and assigns would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioners, James Keelty & Co., Inc., and Maye Chapel Village, are not in any way relieved of any of their present responsibility under the subject zoning order" and
3. An affiliate of the petitioner, James Keelty & Co., Inc., means and includes: (i) a parent corporation, if the parent corporation holds not less than 50% of the issued stock of said petitioner and any subsidiary corporation, including any corporation that is a subsidiary of either the parent corporation or any other subsidiary corporation of the parent corporation, if, in all cases, the parent corporation holds not less than 50% of the issued and outstanding stock of the subsidiary" (ii) any general or limited partnership, if not less than 50% interest in the partnership, general and limited, is held by any one or more corporation and partnership affiliates, and/or by any one or more shareholders of James Keelty & Co., Inc., or of any corporate affiliate, including among individuals, the family (parent, child, brother or sister) of any shareholder" or (iii) any one or group holding not less than 50% of the issued and outstanding stock of James Keelty & Co., Inc., or of any corporate affiliate, or holding not less than a 50% interest (general and limited) in a partnership affiliate, including in any group the family (parent, child, brother or sister) of any of the foregoing.

MINOR PLAN REVISIONS ROUTING

Due to the fact that substantial building and sales have occurred in many SPH and subject to the recommendations of the Director of OPDC and the final approval of the Director of PDM, future minor changes once approved by the DEC may be approved via the CRG/FDP plan revision and PUD approval process provided: no individual sales of lots has occurred within this sub-section or within 300 feet of the lot(s) proposed for amendment. All other minor amendments must comply with Article II, Section 10, MCN Zoning Regulations (variance and community notification process).

PARKING SPACES & DRIVE LANE DETAIL (TYP.)

Not to Scale



OPEN SPACE TABULATION

PHASE	LOCAL OPEN SPACE	HOA OPEN SPACE	COA OPEN SPACE	TOTAL OPEN SPACE
2	8.41	2.91	1.72	14.04
3	2.27	-	5.66	7.93
4	3.11	1.86	5.35	9.42
5	8.17	-	5.92	14.09
6	5.29	-	8.23	14.12
7A	-	2.41	-	2.41
7B	-	-	8.06	8.06
8	-	0.7	3.00	3.70
10	11.74	-	9.65	21.39
11	3.32	-	4.88	8.20
TOTAL	43.31	7.18	52.67	103.76

Notes:
a. Total open space shown represents approximately 44.0% of acreage used to date.

NOTES:

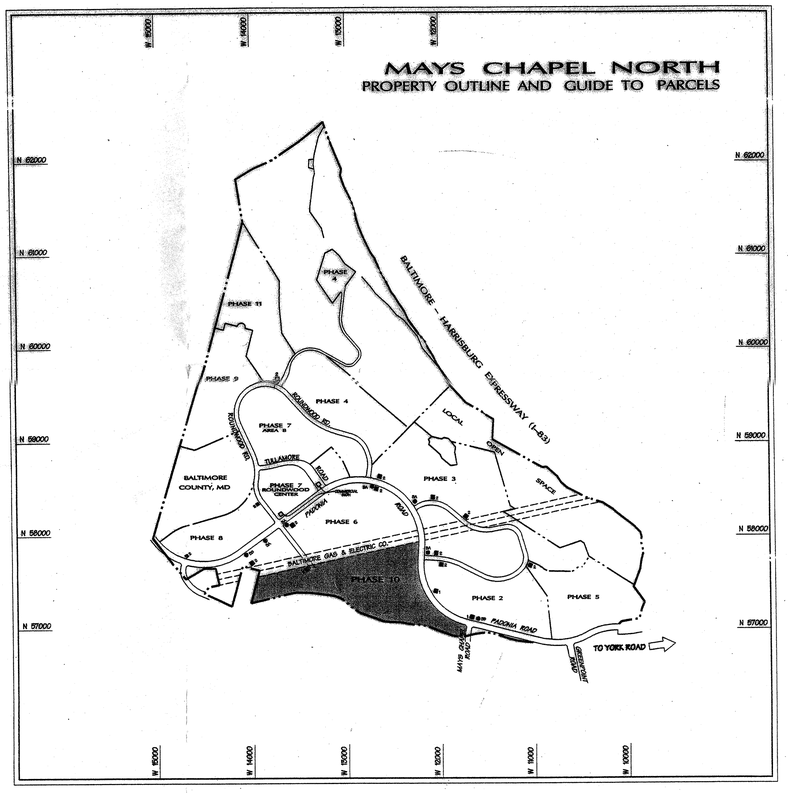
NO WELLS, SEPTIC SYSTEMS OR STRUCTURES EXIST ON THIS SITE.

DISTURBANCE IN THE OPEN SPACE BEYOND THAT WHICH IS SHOWN ON THE PLAN WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF RECREATION AND PARKS.

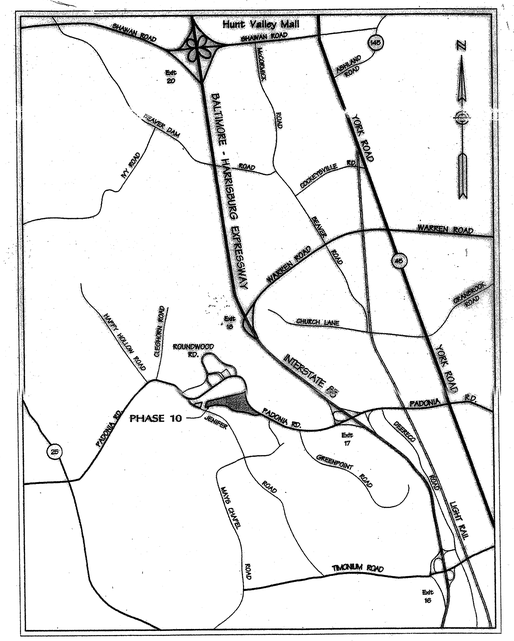
1. ELECTION DISTRICT 8th
2. COUNCILMANIC DISTRICT 5th
3. CENSUS TRACT 4058
4. WATERSHED 11
5. WATER ZONE FALLS,FIFTH
6. SUBSEWERSHED 52 & 56
   SEWER DRAINAGE AREA GUNPOWDER
   PUMPED BY TEXAS PUMPING STATION

SIGHT LINES:
AREAS BETWEEN THE SIGHT LINE AND THE CURB LINE WILL BE CLEAR GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.

PARCEL LINES SHOWN ARE TO ESTABLISH PHASING FOR CONDOMINIUMS/APARTMENTS REGIMES AND ARE NOT SHOWN FOR SUBDIVISION PURPOSES.



MAYS CHAPEL NORTH
PLANNED UNIT DEVELOPMENT
COUNTY REVIEW GROUP
FINAL DEVELOPMENT PLAN



VICINITY MAP

SCALE: 1"=2000'

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director — DATE: August 17, 1998
Dept. of Permits & Development Management

FROM: Arnold F. 'Pat' Keller, III,
Director, Office of Planning

SUBJECT: Mays Chapel North PUD Section 10

PROJECT NUMBER: VIII-564

At a meeting on July 23, 1998, the developer of Mays Chapel North PUD presented a preliminary site plan for Section 10 which proposes two 4-story and three 5-story condominiums which total 120 units.

Section 10 was designated on the Authorization Plan as an area where building types are limited to town houses. As described in the attached letter, the applicant's amendment represents a non-material change to the Authorization Plan.

Material change is defined in Section 6 (b) of the Deputy Zoning Commissioner's order dated November 4, 1988. The change to Section 8 does not represent a material change because:

- It does not "...cause substantial or significant diminution of the plan's projected uses, density, or neighborhood design characteristics." [Sec 6 (b)]
- "The relocation of density/housing or changes in roads/pathways shall not, by themselves be material changes." [Sec 6 (b)(i)]
- The proposed change does not cause "[a]n increase of 20% or more in the number of density units in any one area as shown on the Authorization Plan ...." [Sec 6 (b)(ii)]

The Planning Board's report to the Zoning Commissioner (Petitioner's Exhibit 1) further clarifies the determination of material change:

- Having "impact on adjacent neighborhoods or properties different than that approved by the Zoning Commissioner for the Planned Unit Development."
- Not proceeding with "[t]he concept of sensitively arranging building form, height, and density on the project in relation to the surrounding community."
- "None of the following shall be considered a material change: ...any change in the specific form or location of buildings or roads shown on the illustrative plan; ...."

The clustered site layout with gradual reduction in scale and mass adjacent to neighboring town homes, and provision of a wooded buffer lessens the impact to the surrounding community.
The total of 120 DU does not exceed the proposed density by 20%.

As required by Section 6 (a)(ii) of the Deputy Zoning Commissioner's order (dated November 4, 1988) approving the Mays Chapel PUD, the recommendation of the Planning Director of a non-material change to the Authorization Plan should be forwarded to the Zoning Commissioner's Office for concurrence, with copies forwarded to People's Counsel.

Since the organization of the Zoning Commissioner's Office was changed legislatively after the order was issued in 1988, the recommendation of non-material change is forwarded to your attention as the Director of PDM who is responsible for administrative decisions in zoning matters.

It is the recommendation of the Director, Office of Planning that this change does not constitute a material change in the Authorization Plan.

If you concur with this recommendation, please advise the applicant that he may proceed with CRG scheduling.

Arnold F. 'Pat' Keller, III

RECEIVED

OFFICE OF PLANNING

PLANNED UNIT DEVELOPMENT - SEE ZONING ORDER 88-536 ASPHX
PROPERTY No. 08-11-018081 DEED REF. EHK JR. 5281/326

(10/28/09)
Reason for 1st Refinement:
DEC # 092209A approved on October 8, 2009 - Remove 2 proposed pathways from plan (Sheets 2 and 3).

SIGNS ALLOWED

PHASE OVERALL	TYPE 1	TYPE 2	TYPE 3A-3B
2	-	2	-
3	-	2	-
4	-	2	-
5	-	2	-
6	-	2	-
7A	-	2	-
7B	-	2	-
8	-	2	-
10	-	2	-
TOTAL	2	19	6

SIGNS SHOWN

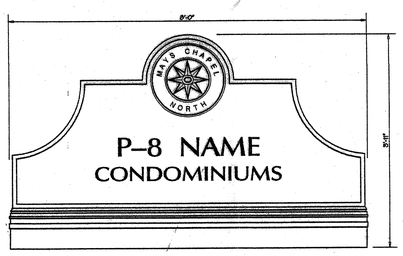
PHASE OVERALL	TYPE 1	TYPE 2	TYPE 3A-3B
2	-	2	-
3	-	2	-
4	-	2	-
5	-	2	-
6	-	2	-
7A	-	1	-
7B	-	2	-
8	-	2	-
10	-	1	-
TOTAL	2	15	6

NOTES:

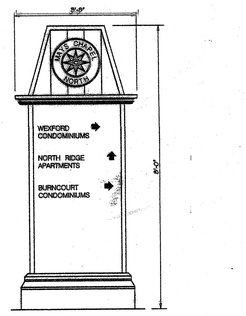
1. All lighting on the signs (except the commercial signs) will be external.
2. There are 3 commercial signs allowed and 2 shown for Section 7A. (PHASE 8A(v))
3. Type 1 signs are overall MCN community signs. (PHASE 8a.(vii)).

(vii) Not more than six major directory signs, none to exceed 65 square feet, each listing the name and showing the location of housing clusters, apartments and condominium buildings, churches, private schools and the village center, to be located at or about major entry points to subdivisions of the PUD, or within the village center" and

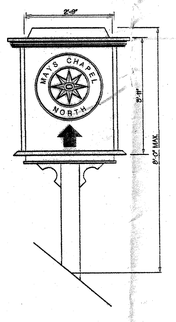
(ix) Not more than two signs identifying housing clusters, and not more than two signs identifying apartments or condominium projects, within the subdivision of the PUD, no such sign to exceed 40 square feet, to be located at or about entry points to the subdivision or at or about the housing cluster, apartment or condominium identified.



TYPICAL GROUP SIGN
TYPE 2
(2 PER SECTION PERMITTED)



3A



3B

TYPICAL DIRECTION SIGNS
TYPE 3
(MAX ALLOWED = 6)

RECEIVED
FEB 16 2010
DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT

DMW
Daft·McCune·Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

1ST REFINEMENT
CRG / FDP
PHASE TEN
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND — 8th ELECTION DISTRICT
SCALE: AS NOTED — 3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER:
STONYFORD, INC.
P.O. BOX 5222
91 E. PADONIA RD., TIMONIUM, MD. 21095
(410) 252-9600

PLAT PREPARED BY:
DAFT McCUNE WALKER, INC.
200 E. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
(410) 296-3333

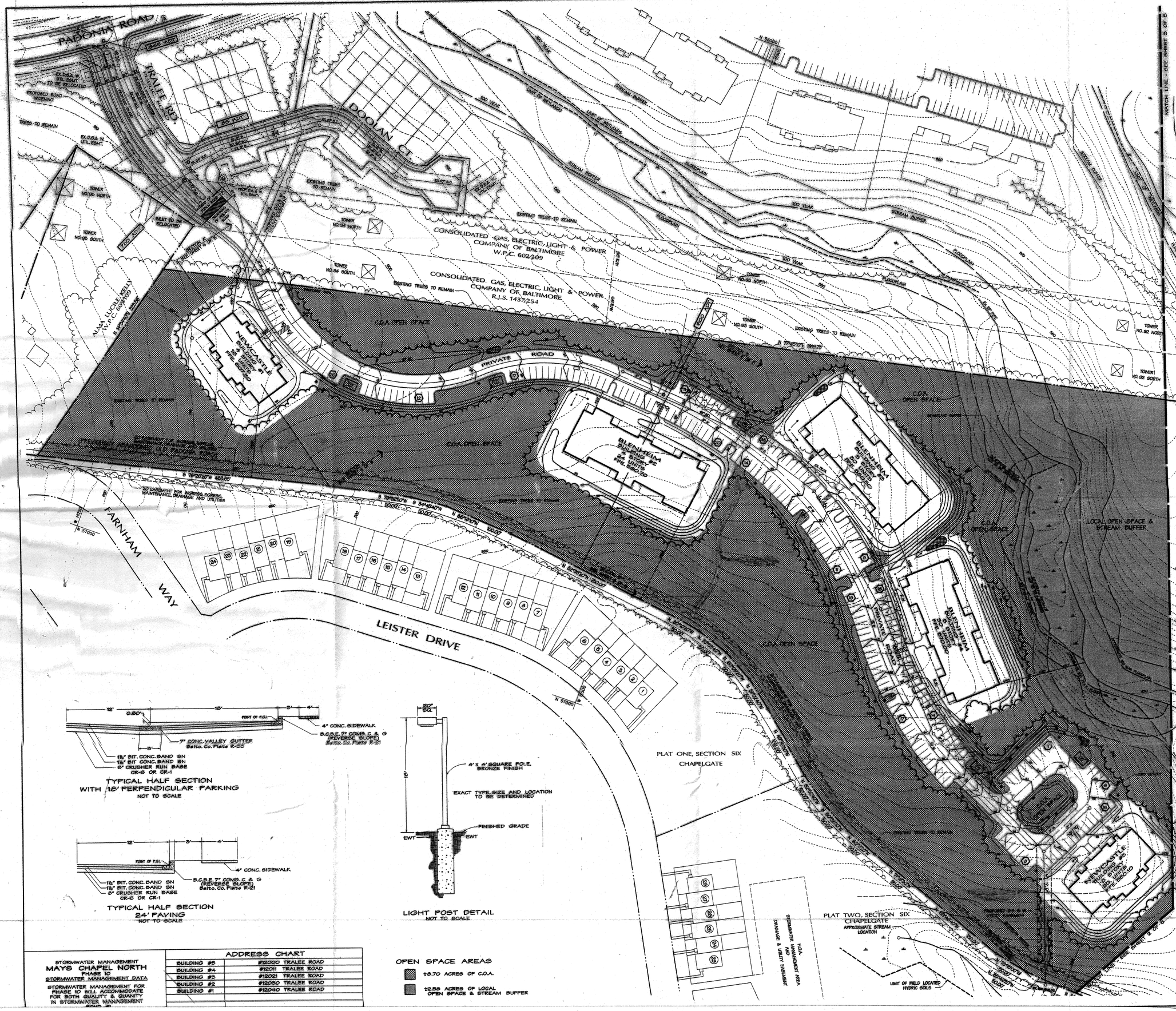
SCALE:	1" = 50'-0"
PROJECT #:	86022.H
DESIGNED BY:	THR, CBC
CHECKED BY:	THR
DATE:	10/28/09
DRAWING:	1 OF 5

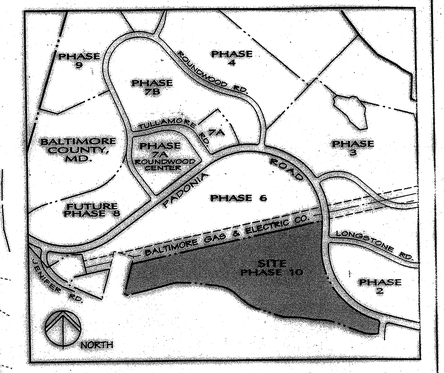
NORTH

DATE	BY	REVISIONS
10/30/98	CBC	REVISED PARKING PER COUNTY COMMENTS
10/28/09	MYK	Revised Per DEC. 092209A

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section: Phase 10 - First Refinement
Approved for filing: [signature] — Director-Of Planning

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON 08/08/85
Baltimore County Planning Board — Date: 3/4/10
Director of Permits and Development Management — Date: 3/4/10





VICINITY MAP
NOT TO SCALE

LEGEND

- PROPERTY LINE
- CURB/CURB & GUTTER
- LOT LINES
- CONCRETE/CONCRETE WALK
- HOUSE/BUILDING
- WATER LINE, METER, VALVE, FIRE HYDRANT (EX. & PROP.)
- SANITARY SEWER LINE, MANHOLE
- STORM DRAIN LINE, MANHOLE
- STORM DRAIN INLETS
- TELEPHONE LINE, MANHOLE
- ELECTRIC LINE, MANHOLE, HANDBOX
- GAS LINE, VALVE
- CONDUIT LINE/STRUCTURE
- OVERHEAD UTILITY LINE
- UTILITY POLE, LIGHT (PROPOSED LP.)
- EXISTING CONTOURS (200)
- PROPOSED CONTOURS (200)
- TREES
- OPEN SPACE AREAS (C.O.A. / LOCAL)
- CONCRETE APRON AT ENTRANCES
- WATER RETENTION AREA FOR REFORESTATION

NOTES:

1. ELECTION DISTRICT #5
2. COUNCILMANIC DISTRICT #5
3. CENSUS TRACT 4035
4. WATERSHED 11
5. WATER ZONE FALLS, PIPTH
6. SUBSEWERSHED 32 & 36
   SEWER DRAINAGE AREA GUNPOWDER
   PUMPED BY TEXAS PUMPING STATION
7. NO WELLS, SEPTIC SYSTEMS OR STRUCTURES EXIST ON THIS SITE.
8. DISTURBANCE IN THE OPEN SPACE BEYOND THAT WHICH IS SHOWN ON THE PLAN WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF RECREATION AND PARKS.
10. SIGHT LINES:
    AREAS BETWEEN THE SIGHT LINE AND THE CURB LINE WILL BE CLEAR GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.
11. PARCEL LINES SHOWN ARE TO ESTABLISH PHASING FOR CONDOMINIUMS/APARTMENTS REGIMES AND ARE NOT SHOWN FOR SUBDIVISION PURPOSES.
12. PROPOSED PATHS WILL MEET ADA GUIDELINES WHERE GRADES ALLOW.

PLANNED UNIT DEVELOPMENT - SEE ZONING ORDER 88-536 ASPHX
PROPERTY No. 08-11-018081 DEED REF. EHK JR. 5281/526

ADDRESS CHART	
BUILDING #5	#12000 TRALEE ROAD
BUILDING #4	#12011 TRALEE ROAD
BUILDING #3	#12021 TRALEE ROAD
BUILDING #2	#12030 TRALEE ROAD
BUILDING #1	#12040 TRALEE ROAD

STORMWATER MANAGEMENT
MAYS CHAPEL NORTH
PHASE 10
STORMWATER MANAGEMENT DATA

STORMWATER MANAGEMENT FOR PHASE 10 WILL ACCOMMODATE FOR BOTH QUALITY & QUANITY IN STORMWATER MANAGEMENT POND #1

RECEIVED
OFFICE OF PLANNING

DMW
Daft·McCune·Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

1st Refinement
CRG / FDP
PHASE TEN
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND — 8th ELECTION DISTRICT
SCALE: AS NOTED — 3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER:
STONYFORD, INC.
P.O. BOX 5529
81 E. PADONIA RD., TIMONIUM, MD. 21095
(410) 252-8600

PLAT PREPARED BY:
DAFT MCCUNE WALKER, INC.
200 E. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
(410) 296-3333

STATE OF MARYLAND — No. — LANDSCAPE ARCHITECT

NORTH

SCALE: 1" = 50'-0"
PROJECT #: 86022.H
DESIGNED BY: THR, CBC
CHECKED BY: THR
DATE: 10/25/09
DRAWING: 2 OF 5

DATE	BY	REVISIONS
10/30/09	CBC	REVISED PARKING PER COUNTY COMMENTS
12/28/09	THR	Revised for DEC 09220 1A

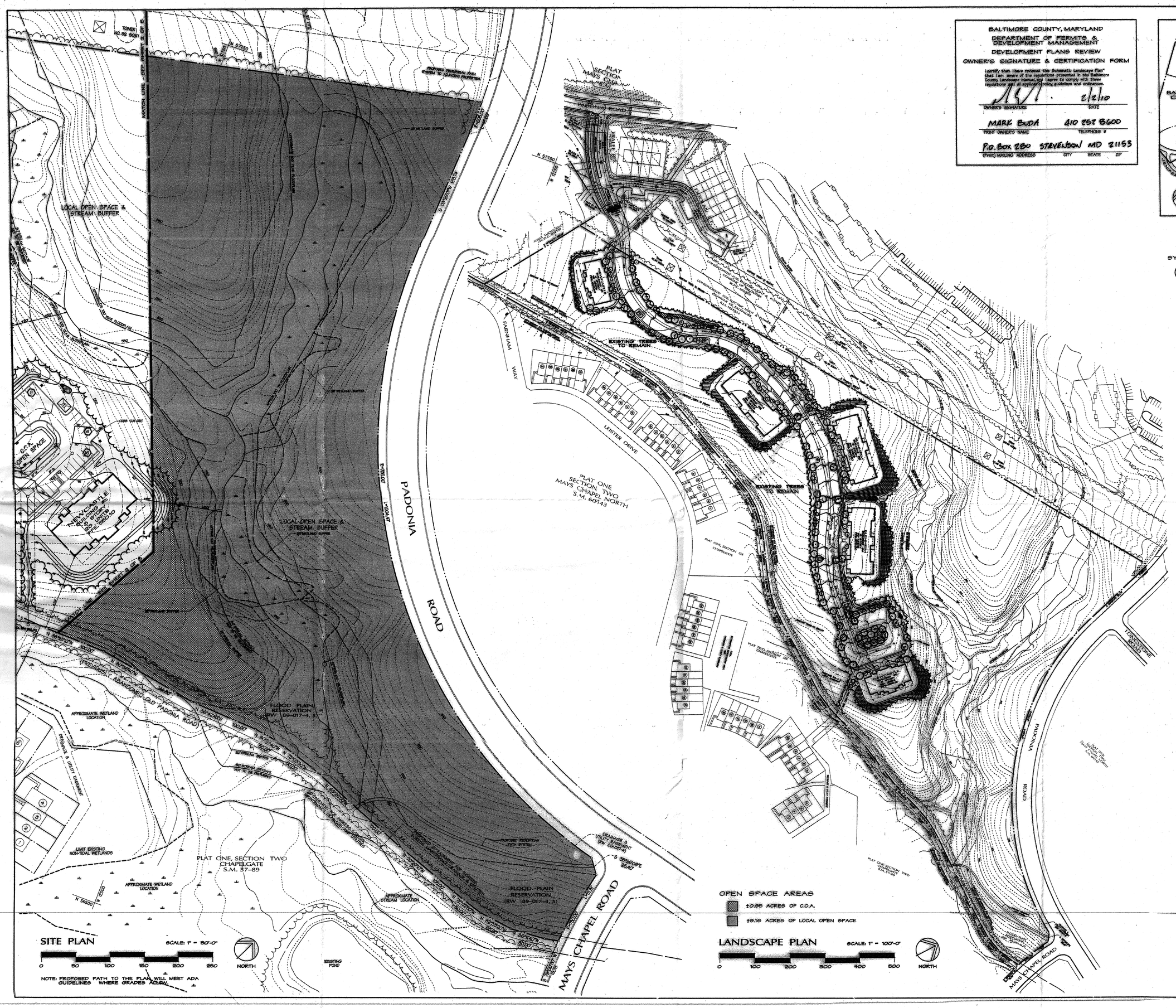
MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
Country Review Group / Final Development Plan

Section: Ryan W. Finch Agreement

Approved for filing: [signature] Director of Planning

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON: 3/17/10
Baltimore County Planning Board
Date: 3/24/10

Director of Permits and Development Management
Date: [signature] WOR/DT 3/1/10



SITE PLAN SCALE: 1" = 50'-0"

0 50 100 150 200 250

NOTE: PROPOSED PATH TO THE PLAN WILL MEET ADA GUIDELINES WHERE GRADES ALLOW.

NORTH

OPEN SPACE AREAS

±0.85 ACRES OF C.O.A.

±9.16 ACRES OF LOCAL OPEN SPACE

LANDSCAPE PLAN SCALE: 1" = 100'-0"

0 100 200 300 400 500

NORTH

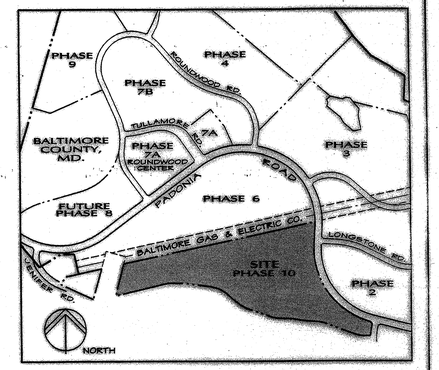
BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
DEVELOPMENT PLANS REVIEW
OWNER'S SIGNATURE & CERTIFICATION FORM

I certify that I have reviewed this Schematic Landscape Plan that I am aware of the regulations presented in the Baltimore County Landscape Manual, and I agree to comply with these regulations and all applicable policy, guidelines and ordinances.

OWNER'S SIGNATURE — DATE 2/2/10

MARK BUDA — 410 252 8600
PRINT OWNER'S NAME — TELEPHONE #

P.O. BOX 280 — STEVENSON — MD — 21153
(Print) MAILING ADDRESS — CITY — STATE — ZIP



VICINITY MAP
NOT TO SCALE

PLANT KEY

SYMBOL	QUANTITY	PLANT TYPE	SIZE
	89	MAJOR DECIDUOUS	2½"
	57	FLOWERING TREE	1 - 1½"
	30	EVERGREEN TREE	6' - 8'
	7,748 S.F.	REFORESTED AREAS	
		WATER RETENTION AREAS FOR REFORESTATION	

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMAN, INC. STANDARDS.

2. ALL PLANTING PROCEDURES AND SPECIFICATIONS SHALL CONFORM TO THE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE & WASHINGTON METROPOLITAN AREA", LATEST EDITION.

3. THE CONTRACTOR SHALL CONTACT "MISS UTILITY" FOR UNDERGROUND UTILITY LOCATIONS AT LEAST 72 HOURS PRIOR TO THE COMPLETION DATE.

4. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR FOLLOWING THE INSTALLATION COMPLETION DATE.

LANDSCAPE TABULATION

COMMERCIAL, OFFICE, INDUSTRIAL HIGH RISE RESIDENTIAL AND PUBLIC DEVELOPMENTS

1. 1,820 L.F. OF INTERIOR ROAD / 20 = 91 PLANTING UNITS
65 MAJOR (75%), 40 MINOR, 14 EVERGREEN, 0 SHRUBS, 0 GROUNDCOVER

2. 240 PARKING SPACES / 12 = 20 PLANTING UNITS
14 MAJOR (75%), 12 MINOR, 0 EVERGREEN, 0 SHRUBS, 0 GROUNDCOVER.

3. 65 L.F. OF PARKING LOT ADJACENT TO R.O.W. OR STRUCTURES / 15 = 4 PLANTING UNITS
3 MAJOR (75%), 2 MINOR, 0 EVERGREEN, 0 SHRUBS, 0 GROUNDCOVER.

4. 242 L.F. OF DUMPSTER(S) / 15 = 17 PLANTING UNITS
7 MAJOR (75%), 4 MINOR, 16 EVERGREEN, 0 SHRUBS, 0 GROUNDCOVER

5. 7,748 S.F. OF REFORESTED AREA

TOTAL PLANTING UNITS REQUIRED 132
TOTAL PLANTING UNITS PROVIDED 132

89 MAJOR, 59 MINOR, 30 EVERGREEN, 0 SHRUBS
0 GROUNDCOVER

STORMWATER MANAGEMENT
MAYS CHAPEL NORTH
PHASE 10
STORMWATER MANAGEMENT DATA
STORMWATER MANAGEMENT FOR PHASE 10 HAS BEEN PROVIDED IN POND #1

PLANNED UNIT DEVELOPMENT - SEE ZONING ORDER 88-536 ASPHX
PROPERTY No. 08-11-018081 DEED REF. EHK JR. 5281/326

RECEIVED
OFFICE OF PLANNING

DMW
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

1ST Retirement
CRG / FDP
PHASE TEN
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND — 8th ELECTION DISTRICT
SCALE: AS NOTED — 3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER:
STONYFORD, INC.
P.O. BOX 1520
61 E. PADONIA RD., TIMONIUM, MD. 21093
(410) 252-8600

PLAT PREPARED BY:
DAFT McCUNE WALKER, INC.
200 E. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
(410) 296-3333

SCALE:	AS SHOWN
PROJECT #:	88022.H
DESIGNED BY:	THR, CBC
CHECKED BY:	THR
DATE:	10/28/09
DRAWING:	3 OF 5

DATE	BY	REVISIONS
10/20/09	CBC	REVISED PARKING PER COUNTY COMMENTS
12/28/09	MTY	Revised for DRC 09210 9A

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan

Section Phase 10 - First Retirement
Approved for filing [illegible]
Director of Planning

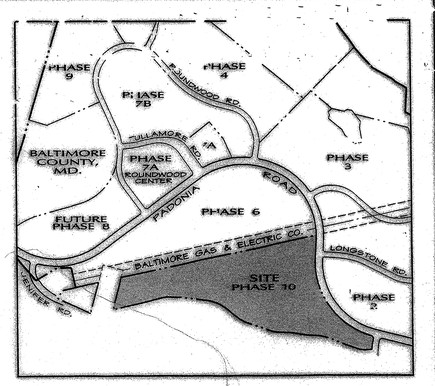
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON 2/14/85
Baltimore County Planning Board — Date: 2/2/10
Director of Permits and Development Management — Date: 2/2/10



NEWCASTLE TYPE CONDOMINIUM

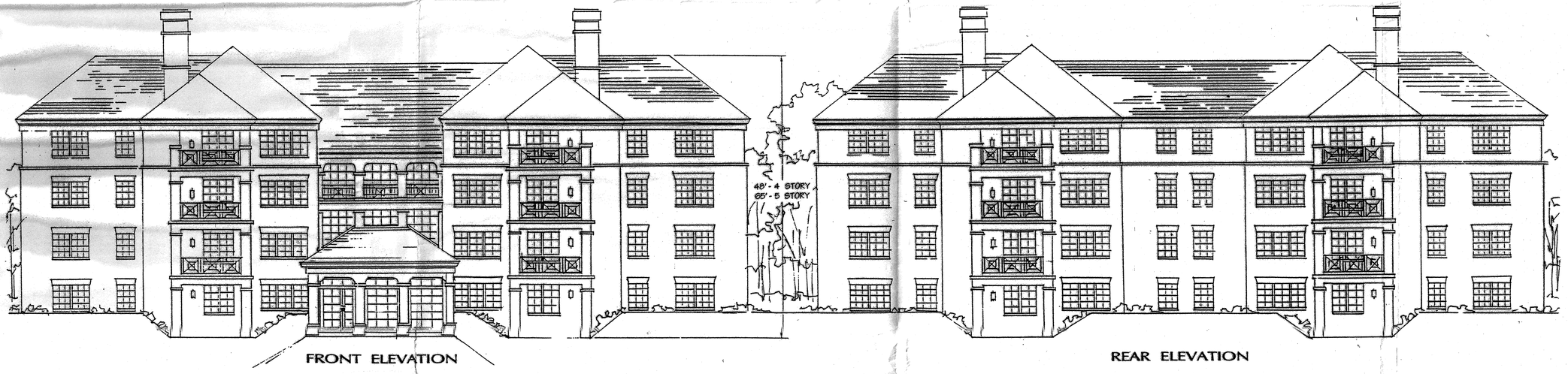
BUILDING ELEVATIONS

NOT TO SCALE



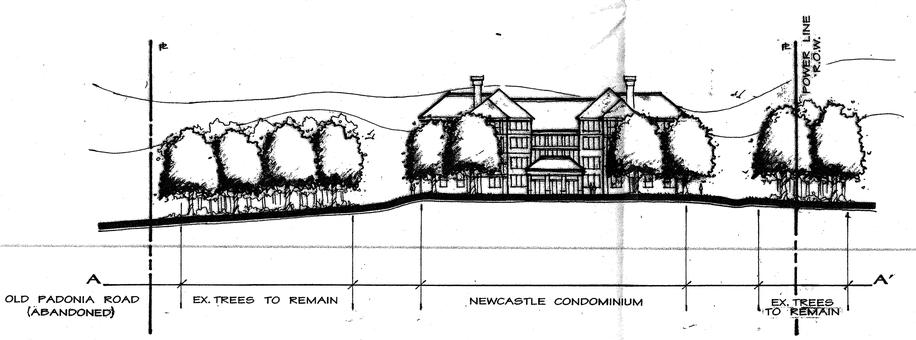
VICINITY MAP

NOT TO SCALE



FRONT ELEVATION

REAR ELEVATION



SECTION A – A'

SCALE 1" = 30'-0"

NOTE: FOR LOCATION OF SECTION LINE REFER TO SHEET 2 OF 5.

NOTES:

NO WELLS, SEPTIC SYSTEMS OR STRUCTURES EXIST ON THIS SITE.

DISTURBANCE IN THE OPEN SPACE BEYOND THAT WHICH IS SHOWN ON THE PLAN WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF RECREATION AND PARKS.

1. ELECTION DISTRICT #8
2. COUNCILMANIC DISTRICT #3
3. CENSUS TRACT 4038
4. WATERSHED 11
5. WATER ZONE FALLS, FIFTH
6. SUBSEWERSHED 32 & 36
   SEWER DRAINAGE AREA GUNPOWDER
   PUMPED BY TEXAS PUMPING STATION

SIGHT LINES:
AREAS BETWEEN THE SIGHT LINE AND THE CURB LINE WILL BE CLEAR GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.

PARCEL LINES SHOWN ARE TO ESTABLISH PHASING FOR CONDOMINIUMS/APARTMENTS REGIMES AND ARE NOT SHOWN FOR SUBDIVISION PURPOSES.

THE MINIMUM HORIZONTAL DISTANCE FROM ANY POINT ON A DETACHED BUILDING OR GROUP OF ATTACHED BUILDINGS TO THE VERTICAL PROJECTION OF ANY POINT ON ANOTHER DETACHED BUILDING OR GROUP OF ATTACHED BUILDINGS, EXCLUSIVE OF ENCLOSED ENTRANCE WAYS, SHALL BE 40 FEET, UNLESS ANY OF SUCH BUILDINGS INVLOVED IN THE SETBACK MEASUREMENT EXCEED 44 FEET IN HEIGHT, IN WHICH CASE THE MINIMUM HORIZONTAL DISTANCE BETWEEN BUILDINGS SHALL BE 60 FEET.

PUBLIC SERVICES C.R.G. #90032
PLANNING NO. C.R.G. #V111-564

ARCHITECTURE AND BUILDING ELEVATIONS PROVIDED BY:

DONALD RATCLIFFE AND ASSOCIATES
10404 STEVENSON ROAD
STEVENSON, MD. 21153

PLANNED UNIT DEVELOPMENT - SEE ZONING ORDER 88-536 ASPHX
PROPERTY No. 08-11-018081 DEED REF. EHK JR. 5281/326

DMW

Daft·McCune·Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

RECEIVED

OFFICE OF PLANNING

1st Refinement

CRG / FDP

PHASE TEN
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE: AS NOTED

8th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER:
STONYFORD, INC.
P.O. BOX 528
61 E. PADONIA RD., TIMONIUM, MD. 21093
(410) 252-8600

PLAT PREPARED BY:
DAFT McCUNE WALKER, INC.
200 E. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
(410) 296-3333

STATE OF MARYLAND
PROFESSIONAL ENGINEER
LANDSCAPE ARCHITECT
NO. 866

NORTH

SCALE:	1" = 50'-0"
PROJECT #:	86022.H
DESIGNED BY:	THR, CSC
CHECKED BY:	THR
DATE:	10/28/09
DRAWING:	4 OF 5

DATE	BY	REVISIONS
10/28/09	MTL	Revised Per DRC 0902209 A

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan

Section: Phase 10 - First Refinement

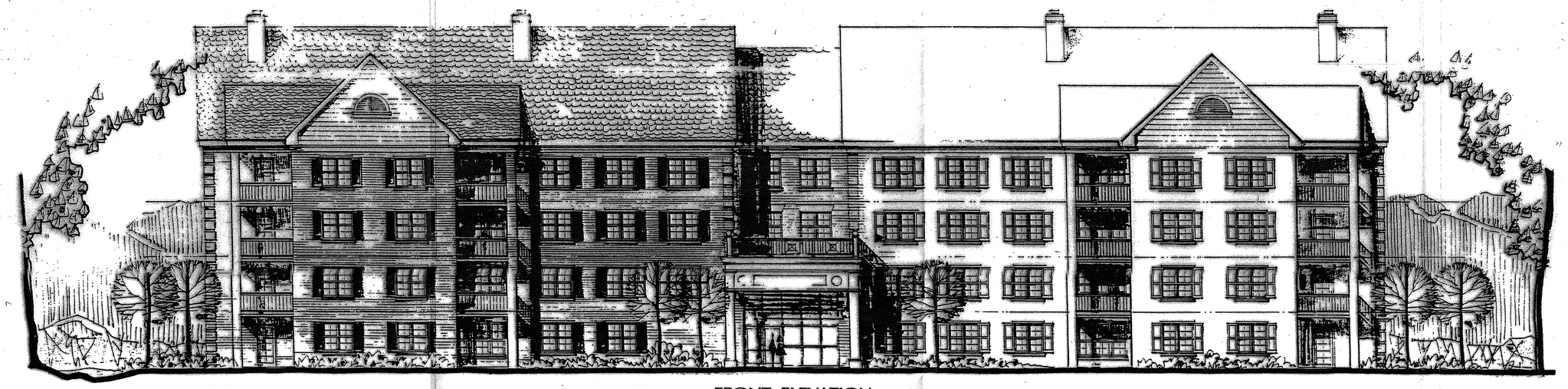
Approved for filing: [signature] Director of Planning

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON: 8/17/98

Baltimore County Planning Board Date: 3/2/10

Director of Permits and Development Management

Date: [signature] WCR/DT 3/1/10

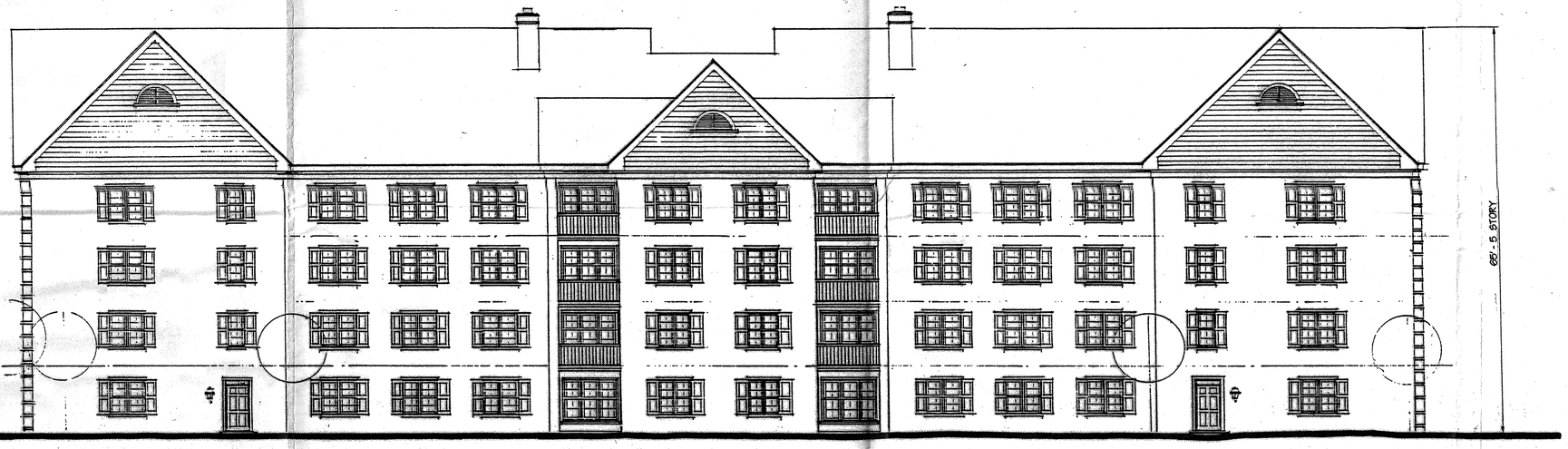


FRONT ELEVATION

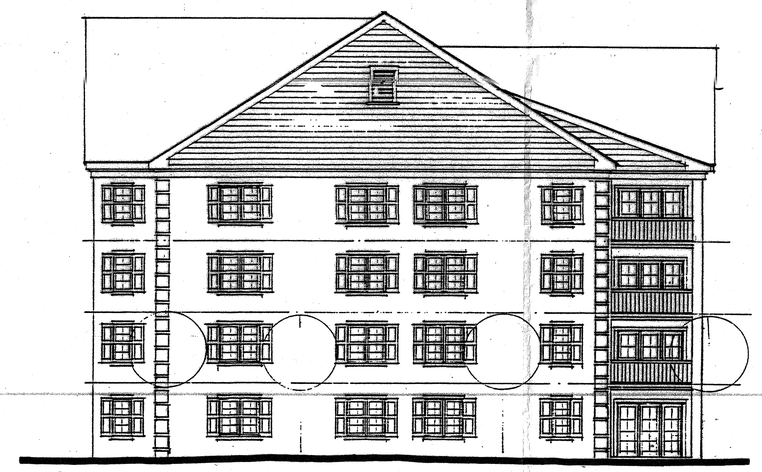
BLENHEIM TYPE CONDOMINIUM

BUILDING ELEVATIONS

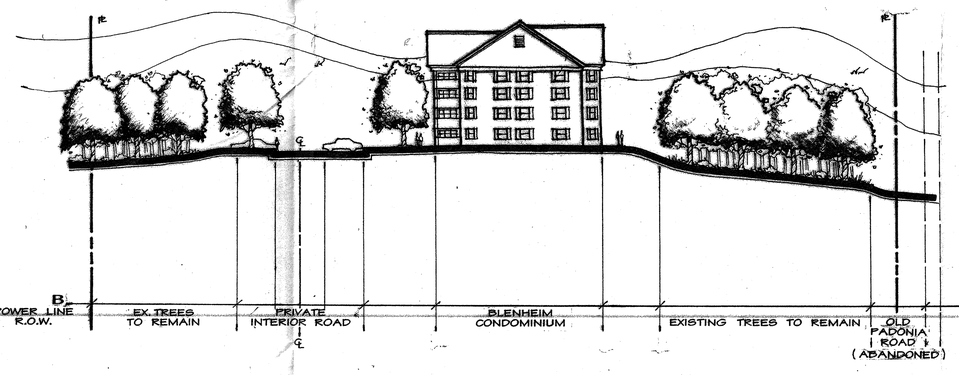
NOT TO SCALE



REAR ELEVATION



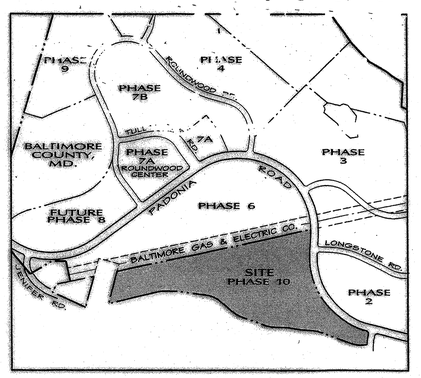
END ELEVATION



SECTION B – B'

SCALE 1" = 30'-0"

NOTE: FOR LOCATION OF SECTION LINE REFER TO SHEET 2 OF 5.



VICINITY MAP

NOT TO SCALE

NOTES:

NO WELLS, SEPTIC SYSTEMS OR STRUCTURES EXIST ON THIS SITE.

DISTURBANCE IN THE OPEN SPACE BEYOND THAT WHICH IS SHOWN ON THE PLAN WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF RECREATION AND PARKS.

1. ELECTION DISTRICT #8
2. COUNCILMANIC DISTRICT #3
3. CENSUS TRACT 4088
4. WATERSHED 11
5. WATER ZONE FALLS, FIFTH
6. SUBSEWERSHED 32 & 36

SEWER DRAINAGE AREA GUNPOWDER
PUMPED BY TEXAS PUMPING STATION

SIGHT LINES:
AREAS BETWEEN THE SIGHT LINE AND THE CURB LINE WILL BE CLEAR GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.

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PUBLIC SERVICES C.R.G. #90032
PLANNING NO. C.R.G. #V111-564

ARCHITECTURE AND BUILDING ELEVATIONS PROVIDED BY:

DONALD RATCLIFFE AND ASSOCIATES
10404 STEVENSON ROAD
STEVENSON, MD. 21153

PLANNED UNIT DEVELOPMENT - SEE ZONING ORDER 88-536 ASPHX
PROPERTY No. 08-11-018081 DEED REF. EHK JR. 5281/326

RECEIVED

OFFICE OF PLANNING

DMW

Daft·McCune·Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

1st Refinement

CRG / FDP

PHASE TEN
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE: AS NOTED

8th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER:
STONYFORD, INC.
P.O. BOX 528
61 E. PADONIA RD., TIMONIUM, MD. 21093
(410) 252-8600

PLAT PREPARED BY:
DAFT McCUNE WALKER, INC.
200 E. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
(410) 296-3333

STATE OF MARYLAND
THOMAS H. MARTINEZ
REGISTERED LANDSCAPE ARCHITECT
NO. 868

NORTH

SCALE:	1" = 50'-0"
PROJECT #:	86022.H
DESIGNED BY:	THR, CSC
CHECKED BY:	THR
DATE:	10/28/09
DRAWING:	5 OF 5

DATE	BY	REVISIONS
10/28/09	MTK	Revised Per DRC 0902209A

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan

Section: Phase 10 - First Refinement

Approved for filing XLL Director of Planning

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON: 8/17/88

Baltimore County Planning Board Date: 3/2/10

Director of Permits and Development Management

Date: Timothy Kotroco WCR/DT 3/1/10

GENERAL NOTES

1. Envelopes shown hereon are for the location of dwelling units only and are subject to the requirements for private yard space. Accessory structures, fences and projections into yards may be constructed outside the envelopment or within the envelope if located in the rear or side yard, but must comply with the Mays Chapel North zoning regulations made applicable to the P.U.D. (subject to covenants and applicable building permits).

2. Accessory structures, fences and projections into yards cannot be located in flood plain areas or hydric soils.

3. This C.R.G. plan is approved by the Zoning Commissioner based on his or her determination that it is in accordance with the latest amendment overall authorization plan approved in the zoning case.

4. This C.R.G. plan complies with the pre-development comments and check prints.

5. If drainage, utility and walkway easements are fenced, then at least five feet must remain open for pedestrian access.

6. No retail or office uses are proposed in this PHASE TEN.

7. Landscaping and screening shall conform to the standards contained in the Baltimore County Landscape Manual. A landscape plan must be approved by the Office of Planning prior to the issuance of a Grading Permit.

8. Disturbed areas are to be stabilized with grass, weeds, honeysuckle, etc.

9. A Forest Establishment plan will be submitted along with the Sediment and Erosion Control plan and Grading plan for this PHASE TEN.

10. Trash collection is subject to Baltimore County approval.

11. All street lights will conform to Baltimore County guidelines for street lights in new subdivisions.

12. All interior streets located in the condominium area are private and to be owned and maintained by the condominium association.

13. Temporary open space boundary markers, tree projection devices and 4' high snow fencing shall be installed prior to any clearing or grading.

14. Road paving material to be bituminous concrete.

15. Typical parking spaces are 8.5' x 18' minimum. All parking will be permanently striped.

16. Reforested areas are shown thus. A plan will be submitted prior to release of the grading permit.

17. Proposed street lights are shown thus.

18. Existing street lights are shown thus.

19. Neighborhood designation signs shown thus.

20. Central trash pick-up locations are shown thus.

21. Handicapped parking is shown thus.

22. 4' Paths shown may be either a pervious or impervious material.

23. A Reforestation plan will be approved by D.E.P.R.M. prior to issuing a Grading Permit.

A. DENSITY AND DWELLING UNITS BY TYPE.

SUMMARY

Density	Dwelling	
120	*120	Units contained in PHASE TEN (28.60 ACRES) comprised of Condominium Units.
1873	1883	Units used in previous phases (206.88 Ac) all types.
184	174	Units allowed in future phases (148.66 Ac) all types.
2177	2177	Units allowed in P.U.D. (384.14 Ac) all types.

There are no commercial, office or institutional uses proposed in this Phase. Condominium Units = 120 Dwelling Units & 120 density units.

* Some units may contain a small den. (less than 100 Sq.Ft.).

CONDOMINIUM UNITS = 120 DWELLING UNITS
= 120 DENSITY UNITS

(A) 120 - 2 BEDROOM UNITS

B. OTHER USES ALLOWED

Retail shop and service area in P.U.D. - 45,565 Sq.Ft.
None contained in PHASE TEN.

Office area in P.U.D. - 21,776 Sq.Ft.
None contained in PHASE TEN.
Senior Citizens Housing with life care facilities.
None contained in PHASE TEN.

C. PARKING

NUMBER OF PARKING SPACES REQUIRED:

Condominium (Newcastle) 36 Units x 2.0/Unit =	72	space
Condominium (Blenheim) 84 Units x 2.0/Unit =	168	space
Total parking spaces required:	240	space

NUMBER OF PARKING SPACES PROVIDED:

Condominium (Newcastle)	= 72	spaces
Condominium (Blenheim)	= 168	spaces
Total parking spaces provided:	240	spaces

D. GENERAL DENSITY AND BULK REGULATIONS

PHASE	ACREAGE USED	ACREAGE REMAINING	DENSITY USED	DENSITY REMAINING	DWELLING UNITS	DWELLING UNITS REMAINING
ONE	8.74 Ac.	374.40 Ac.	0	2177 D.U.	0	2177 D.U.
TWO	38.70 Ac.	335.70 Ac.	231 D.U.	1946 D.U.	212 D.U.	1965 D.U.
THREE	37.00 Ac.	298.70 Ac.	221 D.U.	1725 D.U.	286 D.U.	1679 D.U.
FIVE	17.94 Ac.	280.76 Ac.	136 D.U.	1589 D.U.	123 D.U.	1556 D.U.
FOUR	22.32 Ac.	257.94 Ac.	135 D.U.	1454 D.U.	190 D.U.	1366 D.U.
SIX	24.47 Ac.	243.27 Ac.	198 D.U.	1256 D.U.	157 D.U.	1209 D.U.
ELEVEN	20.50 Ac.	222.77 Ac.	195 D.U.	1061 D.U.	196 D.U.	1013 D.U.
SEVEN	33.27 Ac.	189.50 Ac.	540 D.U.	521 D.U.	600 D.U.	413 D.U.
EIGHT	17.24 Ac.	172.26 Ac.	110 D.U.	411 D.U.	304 D.U.	109 D.U.
TEN	28.60 Ac.	148.66 Ac.	120 D.U.	184 D.U.	120 D.U.	174 D.U.
TOTAL	236.48 Ac.	148.66 Ac.	1993 D.U.	184 D.U.	2003 D.U.	174 D.U.

Same as type of density and dwelling units shown on Authorization Plan
Acreage used for Phase eight includes half of Rounswood Rd. R.O.W.

Total of 4.20 density and 4.20 dwelling units per acres are in compliance with what is shown on the Authorization Plan.

Section One is composed of relocated Padonia and Mays Chapel rights-of-way only.

D.U. = Density Units D.U. = Dwelling Units

Total Open Space in Phase Ten to be conveyed to the Association or Baltimore County,
Phase Ten = 21.39 Acres

See plan for Average Daily Trips

E. BUILDING HEIGHT

The perpendicular height limitations of particular buildings are as follows: Townhouses 45 feet* Garden buildings 50 feet* Mid-Rise buildings outside the Village Center 65 feet* Mid-Rise and Senior Citizen Housing buildings inside the Village Center 85 feet. The perpendicular height limitation of any commercial, business or office building, or any group child care center or community building is 40 feet.

ZONING REGULATIONS

The Baltimore County Zoning Regulations are not applicable to this plan of development. The Mays Chapel North Zoning Regulations are adopted and approved by the Zoning Commissioner in case number 88-536, AUTH, ASPHX and number 91-144-SPH.

The interpretation, administration and enforcement of these regulations shall be the responsibility of James Keelty & Co., Inc. or Mays Chapel North, Inc. each a Maryland corporation, or their respective successors or assigns. This responsibility includes the review and approval of a "Compliance Certificate" to be presented to the Baltimore County Zoning Office when individual owners improvements require Baltimore County permits.

CASE NO. 91-144 SPH

Ordered by the Deputy Zoning Commissioner for Baltimore County, this 30th day of November, 1990, that the provisions of paragraph B of the November 4, 1988 Order of the Deputy Zoning Commissioner (subject Zoning Order), entered in Zoning Case No. 88-536-AUTH-ASPHX is confirmed subject to clarification and amendment, as follows: the transfer and/or sale of Petitioners' interest in the subject property (Mays Chapel North premises), either in its entirety or by sections, may be made to any affiliate of the petitioner, James Keelty & Co., Inc., without the need of any further finding by the Zoning Commissioner or Deputy Zoning Commissioner on the requirements of Section 450.1.D.2.b. of the Zoning Regulations of Baltimore County, all such transfers and/or sales being hereby approved, and, as such, the petition for Special Hearing be and the same is hereby granted, subject however, to the following restrictions which are conditions precedent to the relief granted herein:

1. Petitioners and their approved successors and assigns may apply for their building permits and be granted same upon receipt of this order" however, petitioners and their approved successors and assigns are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this order has expired. If for whatever reason, this order is reversed, petitioners and their approved successors and assigns would be required to return, and be responsible for returning, said property to its original condition.

2. Petitioners, James Keelty & Co., Inc., and Mays Chapel Village, are not in any way relieved of any of their present responsibility under the subject zoning order" and

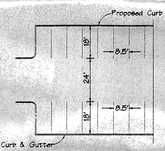
3. An affiliate of the petitioner, James Keelty & Co., Inc., means and includes: (i) a parent corporation, if the parent corporation holds not less than 50% of the issued stock of said petitioner" and any subsidiary corporation, including any corporation that is a subsidiary of either the parent corporation or any other subsidiary corporation of the parent corporation, if, in all cases, the parent corporation holds not less than 50% of the issued and outstanding stock of the subsidiary" (ii) any general or limited partnership, if not less than 50% interest in the partnership, general and limited, is held by any one or more corporation and partnership affiliates, and/or by any one or more shareholders of James Keelty & Co., Inc., or of any corporate affiliate, including among individuals, the family (parent, child, brother or sister) of any shareholder" or (iii) any one or group holding not less than 50% of the issued and outstanding stock of James Keelty & Co., Inc. or of any corporate affiliate, or holding not less than a 50% interest (general and limited) in a partnership affiliate, including in any group the family (parent, child, brother or sister) of any of the foregoing.

MINOR PLAN REVISIONS ROUTING

Due to the fact that substantial building and sales have occurred in many SPH and subject to the recommendations of the Director of OPCC and the final approval of the Director of PDM, future minor changes once approved by the DRC may be approved via the CRG/FDP plan revision and PUD approval process provided no individual sales of lots has occurred within the sub-section or within 300 feet of the lot(s) proposed for amendment. All other minor amendments must comply with Article 11, Section 10, MCN Zoning Regulations (variance and community notification process).

PARKING SPACES & DRIVE LANE DETAIL (TYP.)

Not to Scale



OPEN SPACE TABULATION

PHASE	LOCAL OPEN SPACE	HOA OPEN SPACE	COA OPEN SPACE	TOTAL OPEN SPACE
2	9.41	2.91	1.72	14.04
3	2.27	-	5.06	7.33
4	3.11	1.16	0.15	3.42
5	8.17	-	5.92	14.09
6	5.29	-	9.23	14.12
7A	-	2.41	-	2.41
7B	-	-	8.06	8.06
9	-	0.7	5.00	3.70
10	11.74	-	9.65	21.39
11	3.32	-	4.88	8.60
TOTAL	43.31	7.18	52.87	105.76

Notes:
1. Total open space shown represents approximately 44.0% of acreage used to date.

NOTES:

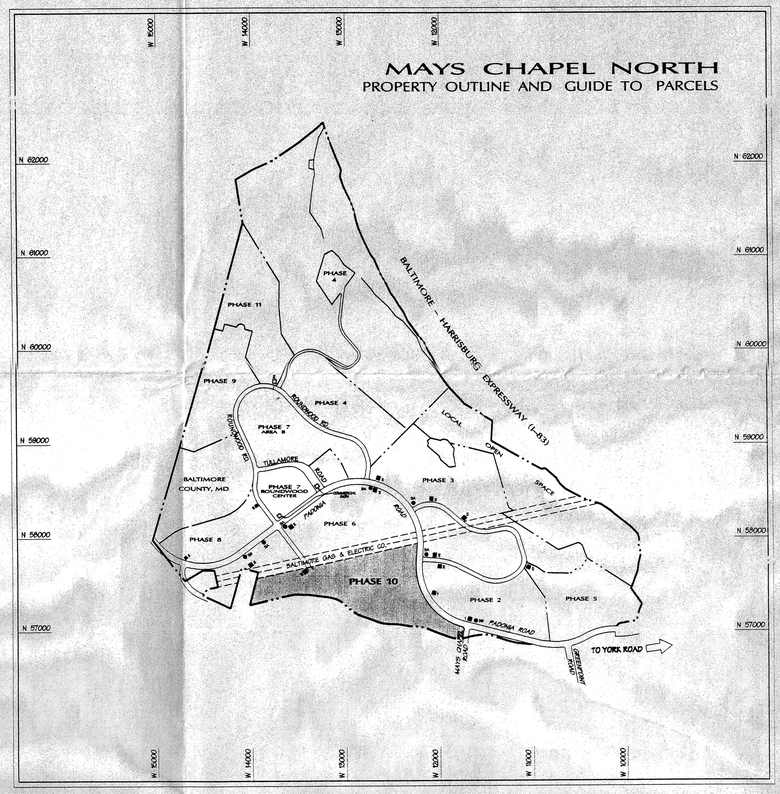
NO WELLS, SEPTIC SYSTEMS OR STRUCTURES EXIST ON THIS SITE.

DISTURBANCE IN THE OPEN SPACE BEYOND THAT WHICH IS SHOWN ON THE PLAN WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF RECREATION AND PARKS.

1. ELECTION DISTRICT #8
2. COUNCILMANIC DISTRICT #5
3. CENSUS TRACT 4038
4. WATERSHED 1
5. WATER ZONE FALLS, FIFTH
6. SUBSEWERSHED 32 & 36
   SEWER DRAINAGE AREA GUNPOWDER
   PUMPED BY TEXAS PUMPING STATION

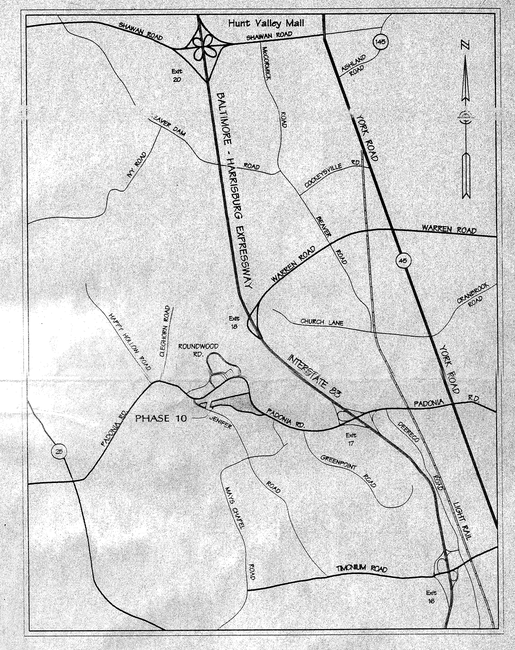
SIGHT LINES:
AREAS BETWEEN THE SIGHT LINE AND THE CURB LINE WILL BE CLEAR GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.

PARCEL LINES SHOWN ARE TO ESTABLISH PHASING FOR CONDOMINIUMS/APARTMENTS REGIMES AND ARE NOT SHOWN FOR SUBDIVISION PURPOSES.



MAYS CHAPEL NORTH
PLANNED UNIT DEVELOPMENT

COUNTY REVIEW GROUP FINAL DEVELOPMENT PLAN



VICINITY MAP

SCALE: 1" = 2000'

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director — DATE: August 17, 1998
Dept. of Permits & Development Management

FROM: Arnold F. 'Pat' Keller, III.
Director, Office of Planning

SUBJECT: Mays Chapel North PUD Section 10

PROJECT NUMBER: VIII-144

[illegible] the development of Mays Chapel North P.U.D. represents a preliminary site [illegible] with a variety of housing types and densities. The community includes [illegible] 20 acres of [illegible] open space, [illegible] and a [illegible] which total 120 units. The total of 1.20 D.U. does not exceed the proposed density by 20%.

[illegible] as changed within the approved development represents a non-material change [illegible] Authorization Plan.

[illegible] change is defined in Section 4.a.(iii) of the Zonings Commissioner's order dated November [illegible] "Minor changes in section 6 does not represent a material change because
(i) [illegible] create substantial or significant elimination of the main [illegible] uses, density, or [illegible] design characteristics." (Sec 1.B.(i))
The relocation of density/housing or changes in roads/pathways shall not, by themselves be material changes. (Sec 1.b.3.(ii))
The proposed change does not cause "a an increase of 20% or more in the number of density units in any one area as shown on the Authorization Plan ..." (Sec 1.B.3.(iii))

The Planning Board's report to the Zoning Commissioner (Petitioner's Exhibit 1) further clarifies the determination of material change:
"Limiting impact on adjacent neighborhoods or properties different than that approved by the Zoning Commissioner for the Planned Unit Development
Consistency with the concept of sensitivity arranging building form, height, and density on the property to reduce to the surrounding community
Those of the following shall be considered a material change: ...any change in the specific form or location of buildings or roads shown on the illustrative plan ..."

The proposed site layout with gradual reductions in scale and mass adjacent to neighboring town homes, and perception of a wooded buffer lessens the impact to the surrounding community.

The total of 1.20 D.U. does not exceed the proposed density by 20%.

As required by Section 4.a.(iii) of the Deputy Zoning Commissioner's order dated November 4, 1988 governing the Mays Chapel PUD, the recommendation of the Planning Director of a non-materials change to the Authorization Plan should be forwarded to the Zoning Commissioner's Office for concurrence, with copies forwarded to People's Counsel.

Since the organization of the Zoning Commissioner's Office was changed legislatively after the order was issued in 1988, the recommendation of non-material change is forwarded to your attention as the Director of PDM who is responsible for administrative decisions in zoning matters.

It is the recommendation of the Director, Office of Planning that this change does not constitute a material change in the Authorization Plan.

If you concur with this recommendation, please advise the applicant that he may proceed with CRG scheduling.

Arnold F. 'Pat' Keller, III

PLANNED UNIT DEVELOPMENT - SEE ZONING ORDER 88-536 ASPHX
PROPERTY No. 08-11-018081 DEED REF. EHK JR. 5261/326

DMW
Daft·McCune·Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

CRG / FDP
PHASE TEN
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND — 8th ELECTION DISTRICT
SCALE: AS NOTED — 3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER:
STONEYFORD, INC.
C/O KEELTY SQS.
81 E. PADONIA RD., TIMONIUM, MD. 21093
(410) 252-8600

PLAT PREPARED BY:
DAFT·MCCUNE·WALKER, INC.
200 E. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
(410) 296-3333

SCALE: 1" = 60'-0"
PROJECT #: 96026.H
DESIGNED BY: THR, JSC
CHECKED BY: THR
DATE: 8/14/98
DRAWING: 1 OF 5
NORTH

DATE	BY	REVISIONS
10/30/98	CSC	REVISED PARKING PER COUNTY COMMENTS

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan

Section
Approves for Filing: Director of Planning — 3/31/99

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON:
Baltimore County Planning Board — Date: 3/31/99
Director of Permits and Developments Management — Date: 4.5.99

COUNTY REVIEW GROUP
6/22/98 This Plan Was Reviewed By The CRG On With The Following Action Taken
PLAN APPROVED
Plan Approved DPW — 3/26/99
Plan Approved OPZ — 3/31/99
Approval Expiration Date — Vested
Plan Disapproved
Continued Mtg. Required
Plan Referred To Plan. Bd.

SIGNS ALLOWED

PHASE	TYPE 1	TYPE 2	TYPE 3A-3B
OVERALL	2	-	6
2	-	2	-
3	-	2	-
4	-	2	-
5	-	2	-
6	-	2	-
7	-	2	-
8	-	2	-
9	-	2	-
10	-	2	-
TOTAL	2	19	6

SIGNS SHOWN

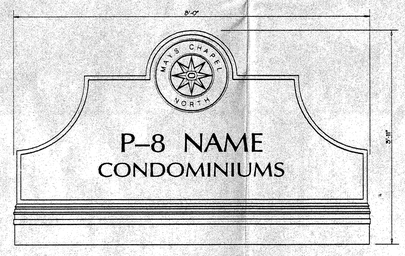
PHASE	TYPE 1	TYPE 2	TYPE 3A-3B
OVERALL	2	-	6
2	-	2	-
3	-	2	-
4	-	1	-
5	-	1	-
6	-	2	-
7	-	1	-
8	-	2	-
9	-	2	-
10	-	2	-
TOTAL	2	15	6

NOTES:

1. All lighting on the signs (except the commercial signs) will be external.
2. There are 3 commercial signs allowed and 2 shown for Section 7A. (PHASE 8a(v))
3. Type 1 signs are overall MCN community signs. (PHASE 8a.(vii)).

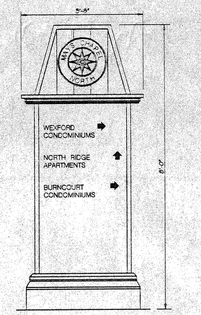
(viii) Not more than six major directory signs, none to exceed 65 square feet, each listing the name and showing the location of housing clusters, apartment and condominium buildings, churches, private schools and the village center, to be located at or about major entry points to subdivisions of the P.U.D., or within the village center" and

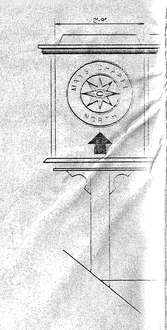
(ix) Not more than two signs identifying housing clusters, and not more than two signs identifying apartments or condominium project, within the subdivision of the P.U.D., no such sign to exceed 40 square feet, to be located at or about entry points to the subdivision or at or about the housing cluster, apartment or condominium identified.



TYPICAL GROUP SIGN
TYPE 2
(2 PER SECTION PERMITTED)

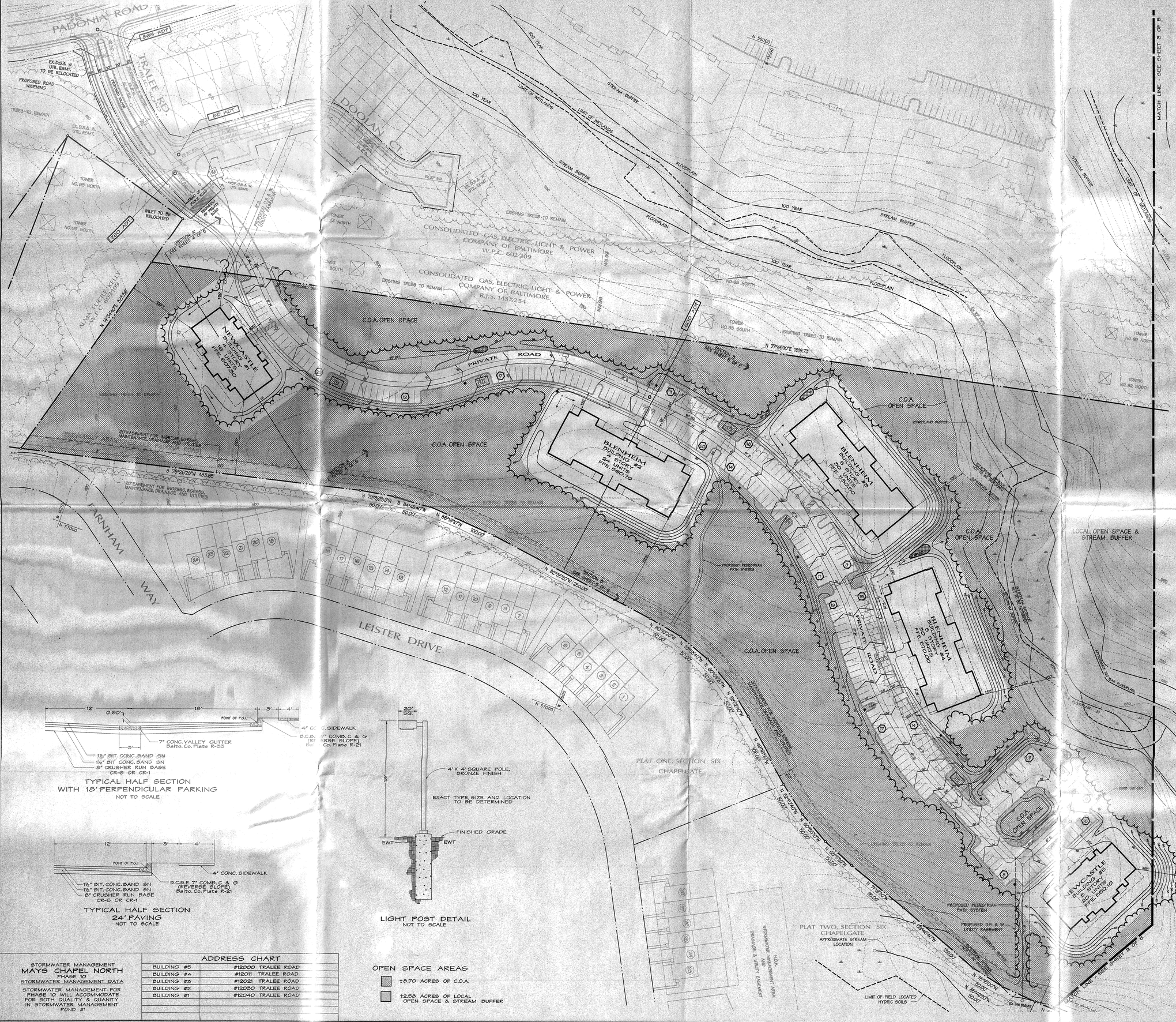
3A

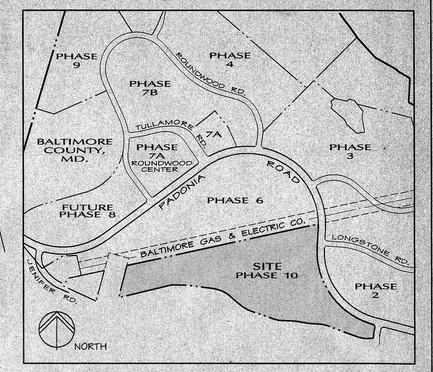




TYPICAL DIRECTION SIGNS
TYPE 3
(MAX ALLOWED = 6)

3B





VICINITY MAP
NOT TO SCALE

LEGEND

- PROPERTY LINE
- CURB/CURB & GUTTER
- LOT LINES
- CONCRETE/CONCRETE WALK
- HOUSE/BUILDING
- WATER LINE, METER, VALVE, FIRE HYDRANT (EX 8"W, WV, FH)
- SANITARY SEWER LINE, MANHOLE (S)
- STORM DRAIN LINE, MANHOLE (D)
- STORM DRAIN INLETS (D)
- TELEPHONE LINE, MANHOLE (T)
- ELECTRIC LINE, MANHOLE, HANDBOX (E, HB)
- GAS LINE, VALVE (G)
- CONDUIT LINE/STRUCTURE
- OVERHEAD UTILITY LINE
- UTILITY POLE, LIGHT (PROPOSED LT.)
- EXISTING CONTOURS (200)
- PROPOSED CONTOURS (200)
- TREES
- OPEN SPACE AREAS (C.O.A., LOCAL)
- CONCRETE APRON AT ENTRANCES
- WATER RETENTION AREA FOR REFORESTATION

NOTES:

1. ELECTION DISTRICT #8
2. COUNCILMANIC DISTRICT #5
3. CENSUS TRACT 4035
4. WATERSHED 1
5. WATER ZONE FALLS, FIFTH
6. SUBSEWERSHED 32 & 36
   SEWER DRAINAGE AREA GUNPOWDER
   PUMPED BY TEXAS PUMPING STATION
7. NO WELLS, SEPTIC SYSTEMS OR STRUCTURES EXIST ON THIS SITE.
8. DISTURBANCE IN THE OPEN SPACE BEYOND THAT WHICH IS SHOWN ON THE PLAN WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF RECREATION AND PARKS.
10. SIGHT LINES:
    AREAS BETWEEN THE SIGHT LINE AND THE CURB LINE WILL BE CLEAR GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.
11. PARCEL LINES SHOWN ARE TO ESTABLISH PHASING FOR CONDOMINIUMS/APARTMENTS REGIMES AND ARE NOT SHOWN FOR SUBDIVISION PURPOSES.
12. PROPOSED PATHS WILL MEET ADA GUIDELINES WHERE GRADES ALLOW.

PLANNED UNIT DEVELOPMENT - SEE ZONING ORDER 88-536 ASPHX
PROPERTY No. 08-11-018081 DEED REF. EHK JR. 5281/326

DMW
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

CRG / FDP
PHASE TEN
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND — 8th ELECTION DISTRICT
SCALE: AS NOTED — 3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER:
STONYFORD, INC.
P.O. BOX 525
611 E. PADONIA RD., TIMONIUM, MD. 21093
(410) 252-8600

PLAT PREPARED BY:
DAFT, McCUNE WALKER, INC.
200 E. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
(410) 296-3333

SCALE:	1" = 50'-0"
PROJECT #:	86022.H
DESIGNED BY:	THR, CBC
CHECKED BY:	THR
DATE:	9/14/98
DRAWING:	2 OF 5

NORTH

DATE	BY	REVISIONS
10/30/98	CBC	REVISED PARKING PER COUNTY COMMENTS

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan

Section:
Approved for filing: J. Robert Haines III 3/31/99
Director of Planning

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON:
Baltimore County Planning Board — Date: 3/31/99
Director of Permits and Development Management
Date: 4-5-99

TYPICAL HALF SECTION
WITH 18' PERPENDICULAR PARKING
NOT TO SCALE

TYPICAL HALF SECTION
24' PAVING
NOT TO SCALE

LIGHT POST DETAIL
NOT TO SCALE

ADDRESS CHART	
BUILDING #5	#12000 TRALEE ROAD
BUILDING #4	#12011 TRALEE ROAD
BUILDING #3	#12021 TRALEE ROAD
BUILDING #2	#12050 TRALEE ROAD
BUILDING #1	#12040 TRALEE ROAD

STORMWATER MANAGEMENT
MAYS CHAPEL NORTH
PHASE 10
STORMWATER MANAGEMENT DATA

STORMWATER MANAGEMENT FOR PHASE 10 WILL ACCOMMODATE FOR BOTH QUALITY & QUANITY IN STORMWATER MANAGEMENT POND #1

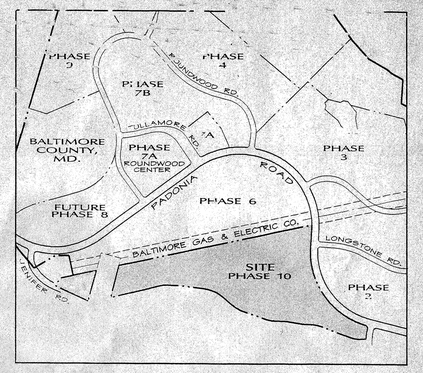
OPEN SPACE AREAS
- ±8.70 ACRES OF C.O.A.
- ±2.58 ACRES OF LOCAL OPEN SPACE & STREAM BUFFER



NEWCASTLE TYPE CONDOMINIUM

BUILDING ELEVATIONS

NOT TO SCALE



VICINITY MAP

NOT TO SCALE

NOTES:

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DISTURBANCE IN THE OPEN SPACE BEYOND THAT WHICH IS SHOWN ON THE PLAN WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF RECREATION AND PARKS.

1. ELECTION DISTRICT #8
2. COUNCILMANIC DISTRICT #3
3. CENSUS TRACT 4038
4. WATERSHED 11
5. WATER ZONE FALLS, FIFTH
6. SUBSEWERSHED 32 & 36

SEWER DRAINAGE AREA GUNPOWDER
PUMPED BY TEXAS PUMPING STATION

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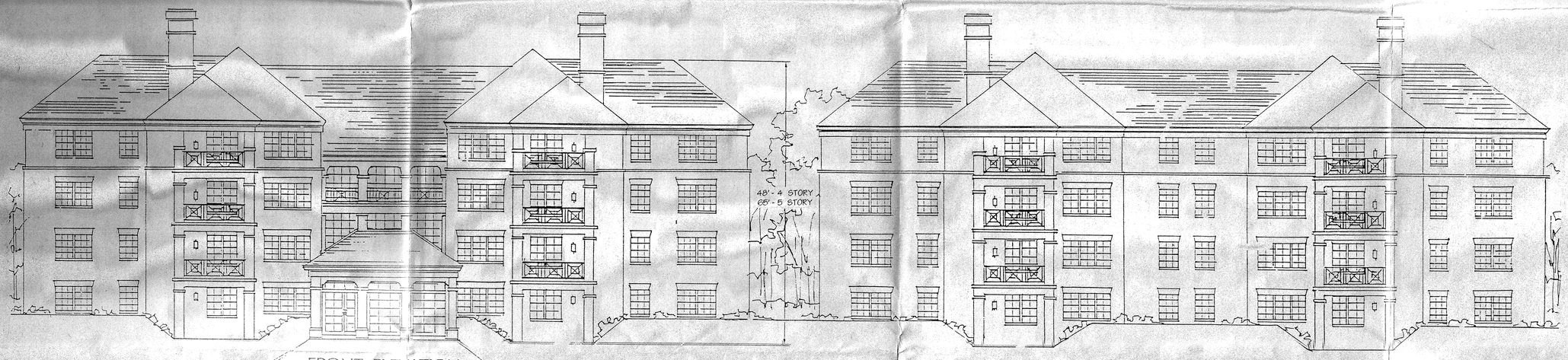
THE MINIMUM HORIZONTAL DISTANCE FROM ANY POINT ON A DETACHED BUILDING OR GROUP OF ATTACHED BUILDINGS TO THE VERTICAL PROJECTION OF ANY POINT ON ANOTHER DETACHED BUILDING OR GROUP OF ATTACHED BUILDINGS, EXCLUSIVE OF ENCLOSED ENTRANCE WAYS, SHALL BE 40 FEET, UNLESS ANY OF SUCH BUILDINGS INVLOVED IN THE SETBACK MEASUREMENT EXCEED 44 FEET IN HEIGHT, IN WHICH CASE THE MINIMUM HORIZONTAL DISTANCE BETWEEN BUILDINGS SHALL BE 60 FEET.

PUBLIC SERVICES C.R.G. #90032
PLANNING NO. C.R.G. #V111-564

ARCHITECTURE AND BUILDING ELEVATIONS PROVIDED BY:

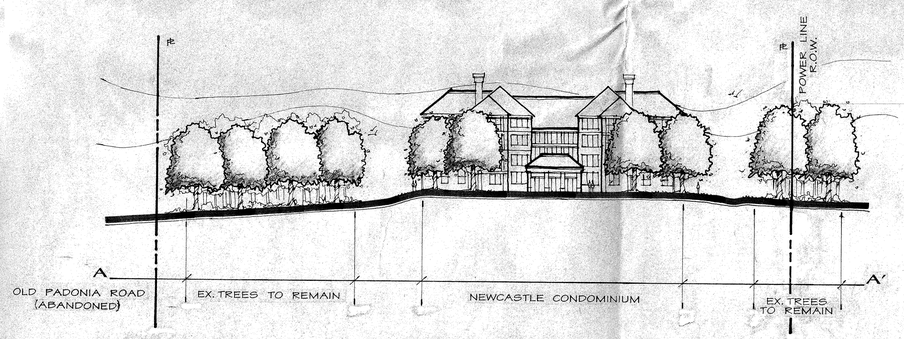
DONALD RATCLIFFE AND ASSOCIATES
10404 STEVENSON ROAD
STEVENSON, MD. 21153

PLANNED UNIT DEVELOPMENT - SEE ZONING ORDER 88-536 ASPHX
PROPERTY No. 08-11-018081 DEED REF. EHK JR. 5281/326



FRONT ELEVATION

REAR ELEVATION



SECTION A – A'

SCALE 1" = 30'-0"

NOTE: FOR LOCATION OF SECTION LINE REFER TO SHEET 2 OF 5.

DMW

Daft·McCune·Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

CRG / FDP

PHASE TEN

MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE: AS NOTED

8th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER:
STONYFORD, INC.
P.O. BOX 528
61 E. PADONIA RD., TIMONIUM, MD. 21093
(410) 252-8600

PLAT PREPARED BY:
DAFT McCUNE WALKER, INC.
200 E. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
(410) 296-3333

STATE OF MARYLAND
THOMAS R. HARRIS
REGISTERED LANDSCAPE ARCHITECT
NO. 550

NORTH

SCALE:	1" = 50'-0"
PROJECT #:	86022.H
DESIGNED BY:	THR, CSC
CHECKED BY:	THR
DATE:	9/14/98
DRAWING:	4 OF 5

DATE	BY	REVISIONS

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan

Section: _____

Approved for filing: [signature] 3/31/99
Director of Planning

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON: _____

Baltimore County Planning Board [signature] Date: 3/31/99

Director of Permits and Development Management

Date: [signature] 4-5-99

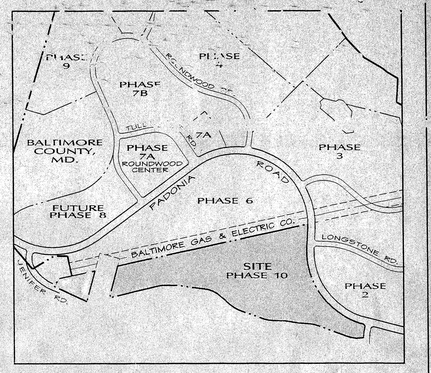


FRONT ELEVATION

BLENHEIM TYPE CONDOMINIUM

BUILDING ELEVATIONS

NOT TO SCALE

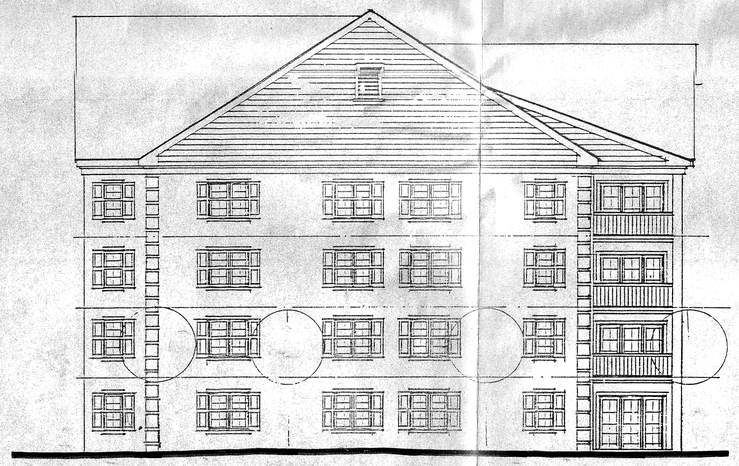


VICINITY MAP

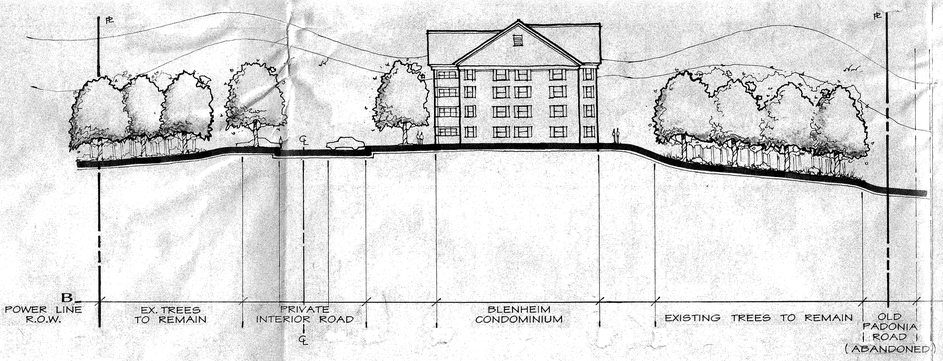
NOT TO SCALE



REAR ELEVATION



END ELEVATION



SECTION B – B'

SCALE 1" = 30'-0"

NOTE: FOR LOCATION OF SECTION LINE REFER TO SHEET 2 OF 5.

NOTES:

NO WELLS, SEPTIC SYSTEMS OR STRUCTURES EXIST ON THIS SITE.

DISTURBANCE IN THE OPEN SPACE BEYOND THAT WHICH IS SHOWN ON THE PLAN WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF RECREATION AND PARKS.

1. ELECTION DISTRICT #8
2. COUNCILMANIC DISTRICT #3
3. CENSUS TRACT 4038
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   SEWER DRAINAGE AREA GUNPOWDER
   PUMPED BY TEXAS PUMPING STATION

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PUBLIC SERVICES C.R.G. #90032
PLANNING NO. C.R.G. #V111-56A

ARCHITECTURE AND BUILDING ELEVATIONS PROVIDED BY:

DONALD RATCLIFFE AND ASSOCIATES
10404 STEVENSON ROAD
STEVENSON, MD. 21153

PLANNED UNIT DEVELOPMENT - SEE ZONING ORDER 88-536 ASPHX
PROPERTY No. 08-11-018081 DEED REF. EHK JR. 5281/326

DMW

Daft·McCune·Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

CRG / FDP

PHASE TEN
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE: AS NOTED

8th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER:
STONYFORD, INC.
P.O. BOX 528
61 E. PADONIA RD., TIMONIUM, MD. 21093
(410) 252-8600

PLAT PREPARED BY:
DAFT McCUNE WALKER, INC.
200 E. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21286
(410) 296-3333

STATE OF MARYLAND
THOMAS H. DUPRAS
REGISTERED LANDSCAPE ARCHITECT

NORTH

SCALE:	1" = 50'-0"
PROJECT #:	86022.H
DESIGNED BY:	THR, CSC
CHECKED BY:	THR
DATE:	9/14/98
DRAWING:	5 OF 5

DATE	BY	REVISIONS

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan

Section: _____

Approved for filing: _____ 3/31/99
Director of Planning

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON: _____

Baltimore County Planning Board _____ Date: 3/31/99

Director of Permits and Development Management

Date: _____ 4-5-99

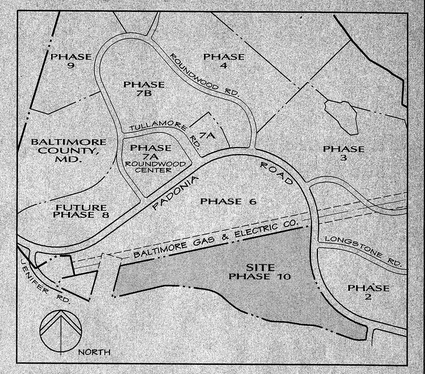
BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
DEVELOPMENT PLANS REVIEW
OWNER'S SIGNATURE & CERTIFICATION FORM

I certify that I have reviewed this Schematic Landscape Plan* that I am aware of the regulations presented in the Baltimore County Landscape Manual, and I agree to comply with these regulations and all applicable policy, guidelines and ordinances.

OWNER'S SIGNATURE — AGENT — DATE 2/19/99

MARK BUNA — AGENT — 410-252-8600
PRINT OWNER'S NAME — TELEPHONE #

P.O. BOX 528 — TIMONIUM — MD — 21094
(Print) MAILING ADDRESS — CITY — STATE — ZIP



VICINITY MAP
NOT TO SCALE

PLANT KEY

SYMBOL	QUANTITY	PLANT TYPE	SIZE
	89	MAJOR DECIDUOUS	2½"
	57	FLOWERING TREE	1-1½"
	30	EVERGREEN TREE	6'-8'
	7,748 S.F.	REFORESTED AREAS	
		WATER RETENTION AREAS FOR REFORESTATION	

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMAN, INC. STANDARDS.

2. ALL PLANTING PROCEDURES AND SPECIFICATIONS SHALL CONFORM TO THE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE & WASHINGTON METROPOLITAN AREAS", LATEST EDITION.

3. THE CONTRACTOR SHALL CONTACT "MISS UTILITY" FOR UNDERGROUND UTILITY LOCATIONS AT LEAST 72 HOURS PRIOR TO THE COMPLETION DATE.

4. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR FOLLOWING THE INSTALLATION COMPLETION DATE.

LANDSCAPE TABULATION

COMMERCIAL, OFFICE, INDUSTRIAL, HIGH RISE RESIDENTIAL AND PUBLIC DEVELOPMENTS

1. 1,820 L.F. OF INTERIOR ROAD / 20 = 91 PLANTING UNITS
   66 MAJOR (75%), 40 MINOR, 14 EVERGREEN, 0 SHRUBS, 0 GROUNDCOVER

2. 240 PARKING SPACES / 12 = 20 PLANTING UNITS
   14 MAJOR (75%), 12 MINOR, 0 EVERGREEN, 0 SHRUBS, 0 GROUNDCOVER.

3. 65 L.F. OF PARKING LOT ADJACENT TO R.O.W. OR STRUCTURES / 15 = 4 PLANTING UNITS
   3 MAJOR (75%), 2 MINOR, 0 EVERGREEN, 0 SHRUBS, 0 GROUNDCOVER.

4. 242 L.F. OF DUMPSTER(S) / 15 = 17 PLANTING UNITS
   7 MAJOR (75%), 4 MINOR, 18 EVERGREEN, 0 SHRUBS, 0 GROUNDCOVER

5. 7,748 S.F. OF REFORESTED AREA

TOTAL PLANTING UNITS REQUIRED 132
TOTAL PLANTING UNITS PROVIDED 132

89 MAJOR, 59 MINOR, 30 EVERGREEN, 0 SHRUBS
0 GROUNDCOVER

STORMWATER MANAGEMENT
MAYS CHAPEL NORTH
PHASE 10
STORMWATER MANAGEMENT DATA
STORMWATER MANAGEMENT FOR PHASE 10 HAS BEEN PROVIDED IN POND #1

PLANNED UNIT DEVELOPMENT - SEE ZONING ORDER 88-536 ASPHX
PROPERTY No. 08-11-018081 DEED REF. EHK JR. 5281/326

DMW
Daft·McCune·Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

CRG / FDP
PHASE TEN
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND — 8th ELECTION DISTRICT
SCALE: AS NOTED — 3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER:
STONYFORD, INC.
P.O. BOX 528
61 E. PADONIA RD., TIMONIUM, MD. 21093
(410) 252-8600

PLAT PREPARED BY:
DAFT McCUNE WALKER, INC.
200 E. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
(410) 296-3333

STATE OF MARYLAND — CHRISTINE B. CRAWFORD — No. 826 — REGISTERED LANDSCAPE ARCHITECT

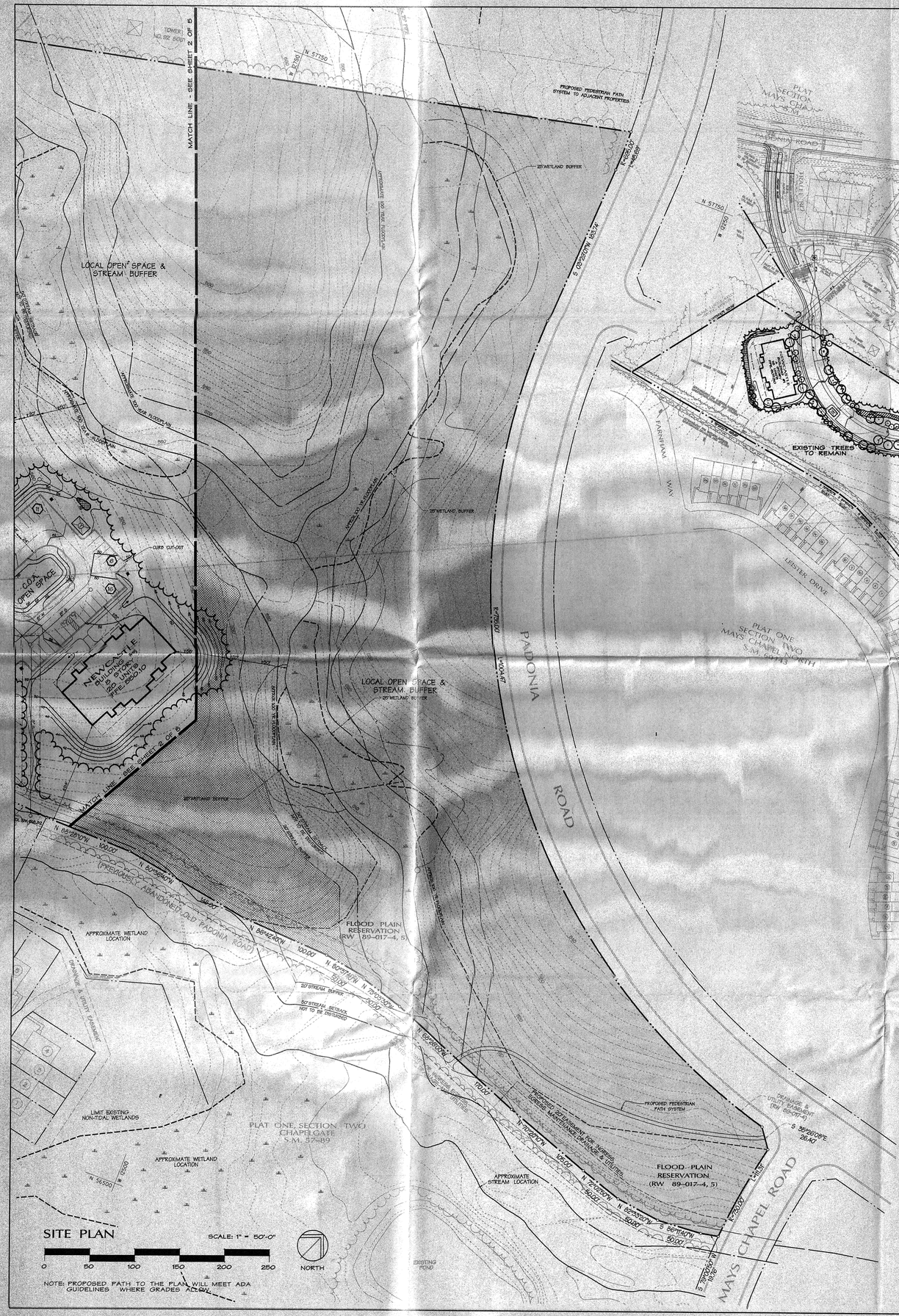
SCALE:	AS SHOWN
PROJECT #:	86022.H
DESIGNED BY:	THR, CBC
CHECKED BY:	THR
DATE:	9/14/98
DRAWING:	3 OF 5

DATE	BY	REVISIONS
10/30/98	CBC	REVISED PARKING PER COUNTY COMMENTS.

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan

Approved for filing — Section — Director of Planning — 3/31/99

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON:
Baltimore County Planning Board — Date: 3/31/99
Director of Permits and Development Management — Date: 4-5-99



MAYS CHAPEL NORTH

SECTION 11

CORRESPONDENCE & PLANS

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 8, 1996

Chatterton Farms Limited Partnership
c/o Eugene P. Smith, Esquire
1500 NationsBank Center
100 South Charles Street
Baltimore, Maryland 21201-2773

MNC Mortgage Corporation
c/o Eugene P. Smith, Esquire
1500 NationsBank Center
100 South Charles Street
Baltimore, Maryland 21201-2773

Secretary of Housing & Urban Development
c/o Eugene P. Smith, Esquire
1500 NationsBank Center
100 South Charles Street
Baltimore, Maryland 21201-2773

RE: Zoning Review
Chatterton Farms Apartments
Baratra and Kilglass Courts
Southeast side of Chatterton Road,
East of Jenifer Road
Timonium, Baltimore County, MD
FHA Project No. 052-11119-PM
8th Election District

Gentlemen:

This will serve to advise that the land (8.207 acre tract) located on the southeast corner of Chatterton and Jenifer Roads, in Timonium, Baltimore County, Maryland, and comprised of the land shown on the plat entitled "Plat One, Section Eleven, Mays Chapel Village", and recorded among the Land Records of Baltimore County, Maryland, in Plat Book E.H.K., Jr. No. 54, folio 99 and on the approved partial development plan, Section Eleven of Mays Chapel Village (reduced copy attached), is located in an area heretofore approved, zoningwise, under the zoning laws and regulations of Baltimore County. In this area, containing approximately 335 acres of land, more or less, in all, a total of 1,178.7 dwelling units, plus 552.0 density units, are allowed as shown on the approved zoning partial development plan and the above referenced plat. Density units relate to living units based on a bedroom count in the D.R.-16 zone. The subject 90-unit garden apartment project represents a part of the

Printed with Soybean Ink

dwelling units allowed. Specifically, the plan for the Mays Chapel Village Subdivision in which the 8.207 acre tract is located, approved under the zoning laws and regulations of Baltimore County applicable to the area, expressly allows the construction and maintenance on said 8.207 acre tract of a 90 dwelling unit apartment project consisting of: 90 2-bedroom garden apartment units (90 dwelling units). This clearly appears from the above mentioned record plat and partial development plan. Consequently, the 8.207 acre tract is properly and legally zoned for the construction, maintenance and operation thereon of a garden apartment project containing 90 multi-family garden apartment units consisting of 90 2-bedroom garden apartment units, with off-street parking for same.

Additionally, the 90 unit garden apartment project, as shown on the above mentioned record plat and partial development plan complies with all other requirements of the zoning laws and regulations of Baltimore County applicable thereto. Specifically, the buildings meet all height, setback, yard and parking requirements if constructed as shown on the approved zoning partial development plan (reduced copy attached).

Very truly yours,

John L. Lewis
Planner II
Zoning Review

JLL:rye

Enclosures

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director - Department of Permits & Development Management

FROM: Arnold F. 'Pat' Keller, III, Director - Office of Planning

DATE: May 5, 1998

SUBJECT: Mays Chapel North PUD Section 11

PROJECT NUMBER: VIII-564

As stated in the memo dated April 16, 1998 the Authorization Plan for the Mays Chapel North PUD will have to be revised to allow limited disturbance to the buffer on a case by case basis as approved by the Office of Planning. Disturbance which has an impact on adjacent neighborhoods or properties different than that approved by the Zoning Commissioner for the Planned Unit Development will not be approved.

Three copies of a plan by Friedman associates for a sports court in Parcel A were provided to the Office of Planning on April 30, 1998. The screening shown on the plan will be sufficient to screen the court from adjacent properties and screen the view of the proposed units in Section 11 from the adjacent community. Please add the enclosed plans to the file.

Pat Keller

Arnold F. 'Pat' Keller, III
Director, Office of Planning

PK: CMcE:

Attachment

cc: Mark Buda
People's Counsel
CRG File

FRIEDMAN ASSOCIATES

LANDSCAPE ARCHITECTURE

April 30, 1998

Mr. Pat Keller
Director of Planning
Baltimore County, Maryland
New Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Re: Mays Chapel North, Section 11, Parcel A Buffer

Dear Mr. Keller:

The letter from James Keelty & Co., Inc., dated April 8, 1998, regarding the 100' wooded buffer for Mays Chapel North, Section 11, requested that the placement of a sports court within Parcel A be considered as a non-material change to the PUD. This letter stated that a plan for the sports court would be submitted separately for review and approval. Copies of this plan are enclosed.

This plan presents the information specified by Carol McAvoy in a telephone conversation I had with her on April 27, 1998. Included on the plan are the location of the sports court within Parcel A, a description and location of court lighting, and the plantings (both proposed and previously installed) which provide the screening of the sports court from adjacent properties. Additional woodland plantings (which have not been included on the plan because they are not considered a part of the screening function) will also be placed around the sports court.

I believe that this plan provides the information you required in order to complete the review and approval process. Please contact me if you have any questions or require additional information.

Sincerely,

John G. Leonard, Jr.

Enclosure

RECEIVED
APR 30 1998
OFFICE OF PLANNI

6510 Falls Road • Coppermine Terrace • Baltimore, Maryland 21209 • 410•828•7777

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director - Department of Permits & Development Management

FROM: Arnold F. 'Pat' Keller, III, Director - Office of Planning

DATE: April 16, 1998

SUBJECT: Mays Chapel North PUD Section 11

PROJECT NUMBER: VIII-564

The applicant has submitted a request for determination of a non-material change to the Authorization Plan for the Mays Chapel North PUD.

An undisturbed wooded buffer was required in the 100' setback between any principal building and the boundary line of the tract along the RC 5 Rural Residential development to the north. The buffer was shown as Parcels A and B on the CRG/FDP for Section 11 and was conveyed to the adjacent property owners as described in the attached letter. The owner of Parcel A proposes a lighted pervious surfaced sports court within the Parcel.

Material change is defined in Section 6 (b) of the Deputy Zoning Commissioner's order dated November 4, 1988. The transfer of ownership does not represent a material change because:

- It does not "...cause substantial or significant dimunition of the plan's projected uses, density, or neighborhood design characteristics." [Sec 6 (b)]

The Planning Board report to the Zoning Commissioner (Petitioner's Exhibit 1) further clarifies the determination of material change.

- Having "impact on adjacent neighborhoods or properties different than that approved by the Zoning Commissioner for the Planned Unit Development."

The purpose of the wooded buffer, as discussed in the Zoning Commissioner's Order (pages 5-9), was to screen the view of the proposed units from the adjacent community. Extensive supplemental evergreen plantings have been added to the buffer by the Mays Chapel PUD. The maturity and height of the plantings provide a year round visual screen which exceeds that provided by the woods as originally approved.

As required by Section 6 (a)(ii) of the Deputy Zoning Commissioner's order dated November 4, 1988 approving the Mays Chapel PUD, the recommendation of the Planning Director of a non-material change to the Authorization Plan should be forwarded to the Zoning Commissioner's Office for concurrence, with copies forwarded to People's Counsel.

Since the organization of the Zoning Commissioner's Office was changed legislatively after the order was issued in 1988, the recommendation of non-material change is forwarded to your attention, as the Director of PDM is responsible for administrative decisions in zoning matters.

It is the recommendation of the Director, Office of Planning that the changes described in the attached do not constitute a material change in the Authorization Plan.

The authorization plan will have to be revised to allow limited disturbance to the buffer on a case by case basis as approved by the Office of Planning. Disturbance which has an impact on adjacent neighborhoods or properties different than that approved by the Zoning Commissioner for the Planned Unit Development will not be approved.

The undersigned concurs with the above statement.

for Arnold Jablon Date
Director, Department of Permits and Development Management

Arnold F. 'Pat' Keller, III
Director, Office of Planning

PK: CMcE:

Attachment

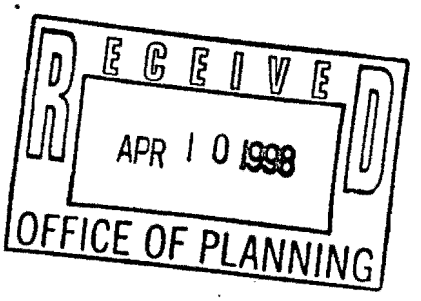
cc: Mark Buda
People's Counsel
CRG File

James Keelty & Co., Inc.

JAMES KEELTY
1870-1944

P.O. BOX 528
TIMONIUM, MD 21094-0528
PHONE 410-252-8600
FAX 410-666-8806

April 8, 1998



Mr. Pat Keller
Director of Planning
Baltimore County
New Courts Building
401 Bosley Avenue
Towson, MD 21204

Re: Mays Chapel North, Section 11

Dear Mr. Keller:

Mays Chapel North authorization was approved by the Planning Board with the following modification:

> "Minimum distance of 100' to be maintained between boundary line of tract and any principal building, with undisturbed 100' wooded buffer along R.C. 5 Rural Residential Development to the north."

The CRG/FDP Plans approved for Section 11 includes part of the above-referenced buffer. This buffer was shown on the CRG/FDP as Parcels A and B. The Approved Record Plat also shows these two parcels along with these two notes: "Parcel A to be conveyed to adjacent owner on Lot 32 Morningside" and "Parcel B to be conveyed to adjacent owner on Lot 33 Morningside". These two parcels now have been deeded with the following covenant:

> "THE GRANTOR HEREBY COVENANTS that it will warrant specially the title to the Property which is hereby granted, subject, however, to (a) all the terms, conditions, covenants, agreements and restrictions applicable to the PUD under the November 4, 1998 and the November 30, 1990 zoning orders of the Deputy Zoning commissioner, (b) a PUD Association Declaration dated October 22, 1990 and recorded on November 2, 1990 among the Land Records of Baltimore County, Maryland in Liber S.M. 8639, folio 398 et seq., (c) all publicly recorded easements, covenants, rights-of-way, agreements, liens, charges and restrictions, (d) easements which may be observed by an inspection of the property, and (e) matters shown or referred to on the aforesaid Plat, and will execute such further assurances thereof as may be requisite."

Copies of the Recorded Plats and Deeds are enclosed for your files.

The adjacent property owner now would like to put a lighted sports court within Parcel A. The area around this sports court will be heavily screened. In addition to the plantings proposed, we have also planted in and adjacent to the buffer. We feel this sports court will have no impact to our Section 11 units. The plans for this sport court will be submitted to your office for review.

The two issues we are requesting you to consider as non-material changes to our PUD are:

1. The transfer of Parcels A and B, with the restrictions mentioned, are non-material.

2. The lighted sports court proposed within part of Parcel A is non-material. (Plans to be submitted separately for review and approval.)

Any other disturbance with the buffer would have to be approved by you as a non-material change.

If you agree that either or both items are a non-material change, please recommend in writing to Mr. Arnold Jablon for concurrence. Thank you in advance for your cooperation.

Sincerely,

Mark Buda

MB:chg

Enc.

PLANS + REQS IN LUCR'S OFFICE FOR SIGNATURE. ALL FEES PD PER DARYL P. 4/20/97.

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

CONTINUED CRG DATE: 2/27/97 9:00 a.m., Room 123

FROM: PDM - ZONING REVIEW

PROJECT NAME: **Mays Chapel North (PUD) Section 11**

REVISED PLAN DATE: 1/28/97

LOCATION: N/S Roundwood Road, N of Padonia Road

DISTRICT: 8c3

ZONING :

PROPOSAL: Mid-Rise Condo/Apartments

REVISED PLAN KEY:
(X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CRG PLAN APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

The CRG plan has been reviewed by the staff at this level of detail and has been found to be in general compliance with the 5th Amended Overall Authorization Plan approved on January 30, 1991, Zoning Case #88-536-Auth, SPHX, Zoning Case #91-144-SPH, and the Baltimore County Zoning Regulations (BCZR) for a CRG approval. To avoid any possible delays in the development review and zoning approval process, when additional details and information are available or changed, this office should be contacted and it should be the responsibility of the owner, developer, or developer's engineer to rectify any zoning conflicts well in advance of any expected final plan approvals. Only if necessary, will the following comments be up-dated and/or supplemented during the review and final approval of the CRG/FDP for this section.

A. GENERAL PUD COMMENTS - APPROVAL PROCESS:

BA 1. Pursuant to Section 430.1.G (BCZR), the Director of the Department of Permits and Development Management (PDM), in the second stage of approval, must approve the CRG/FDP for each section when submitted as being generally in accord with the Authorization Plan previously submitted and approved in zoning cases #88-536-Auth, SPHX and #91-144-SPH. After the CRG and Planning Board approval and the plan has been found to be in compliance with: (1) the zoning orders in the above cases, (2) the latest amended authorization plan, and (3) the CRG and any additional plan comments during the review process, then the Director of PDM will confirm that the CRG/FDP plans can be approved and then sign the FDP (2 copies of the same plan with different signature blocks) both approved concurrently. One copy of the CRG/FDP, signed by the Director of PDM, is included in the permanent zoning case file.

BA 2. Zoning Regulations -- Prior to final zoning approval of this area, separate complete zoning regulations must be finally approved by the Director of PDM.

(Over)

B. SITE SPECIFIC COMMENTS FOR CRG REVIEW OF SECTION 11:

BA 1. As mandated by the special exception order, any changes to the building type area and the schedule of completion for Section 11 as shown on the approved plan necessitates an amendment. Zoning Review will take into consideration the recommendation of the director of OPCC when processing said recommendation.

BA 2. A set of amended PUD regulations to now include Section 11 has been received on 2/3/97 for zoning review and comment.

Final zoning approvals depend on the resolution of the above comments and provide a copy of these comments to Zoning Review with all plan and regulation provisions.

JOHN L. LEWIS
Planner II
Zoning Review

JLL:scj

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

CONTINUED CRG DATE:
2/27/97
9:00 a.m., Room 123

FROM: PDM - ZONING REVIEW

PROJECT NAME: **Mays Chapel North (PUD)**
Section 11

REVISED PLAN DATE:
1/28/97

LOCATION: N/S Roundwood Road,
N of Padonia Road

DISTRICT: 8c3

ZONING :

PROPOSAL: Mid-Rise
Condo/Apartments

REVISED PLAN KEY:
(X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CRG PLAN APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

The CRG plan has been reviewed by the staff at this level of detail and has been found to be in general compliance with the 5th Amended Overall Authorization Plan approved on January 30, 1991, Zoning Case #88-536-Auth, SPHX, Zoning Case #91-144-SPH, and the Baltimore County Zoning Regulations (BCZR) for a CRG approval. To avoid any possible delays in the development review and zoning approval process, when additional details and information are available or changed, this office should be contacted and it should be the responsibility of the owner, developer, or developer's engineer to rectify any zoning conflicts well in advance of any expected final plan approvals. Only if necessary, will the following comments be up-dated and/or supplemented during the review and final approval of the CRG/FDP for this section.

A. GENERAL PUD COMMENTS - APPROVAL PROCESS:

BA

1. Pursuant to Section 430.1.G (BCZR), the Director of the Department of Permits and Development Management (PDM), in the second stage of approval, must approve the CRG/FDP for each section when submitted as being generally in accord with the Authorization Plan previously submitted and approved in zoning cases #88-536-Auth, SPHX and #91-144-SPH. After the CRG and Planning Board approval and the plan has been found to be in compliance with: (1) the zoning orders in the above cases, (2) the latest amended authorization plan, and (3) the CRG and any additional plan comments during the review process, then the Director of PDM will confirm that the CRG/FDP plans can be approved and then sign the FDP (2 copies of the same plan with different signature blocks) both approved concurrently. One copy of the CRG/FDP, signed by the Director of PDM, is included in the permanent zoning case file.

BA

2. Zoning Regulations -- Prior to final zoning approval of this area, separate complete zoning regulations must be finally approved by the Director of PDM.

(Over)

B. SITE SPECIFIC COMMENTS FOR CRG REVIEW OF SECTION 11:

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BA 2. A set of amended PUD regulations to now include Section 11 has been received on 2/3/97 for zoning review and comment.

Final zoning approvals depend on the resolution of the above comments and provide a copy of these comments to Zoning Review with all plan and regulation provisions.

JOHN L. LEWIS
Planner II
Zoning Review

JLL:scj

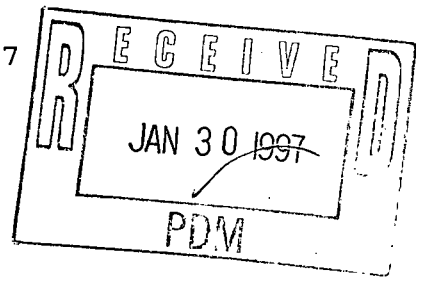
97-401

The Keelty Company

1/30/97 g To: F. lc

P.O. BOX 528
TIMONIUM, MD 21093-0528
TELEPHONE 252-8600
FAX 666-8806

January 28, 1997



Mr. Arnold Keller
Baltimore County
Office of Planning
New Courts Building
401 Bosley Avenue
Towson, MD 21204

Re: Mays Chapel North - Section 11

Dear Pat:

At the suggestion of Mr. Richard Full of the Laurelford Community, we are revising the CRG plans to reduce the height of the two Newcastle buildings to three stories and increase the four-story, plus garage, building to five stories, plus garage. This was confirmed by a telephone call from Mr. Thomas O'Neil that he and Mr. William Hurwitz support this change. Mr. O'Neil and Mr. Hurwitz live directly adjacent to this section.

These changes will be shown on the amended CRG plans which will be submitted on Friday, January 31, 1997.

Sincerely,

Mark Buda

MB:cg

cc: Richard Full
William Hurwitz
Thomas O'Neil
Carl Richards

B A L T I M O R E C O U N T Y, M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

STAFF COMMENTS FOR PRE-CRG

Meeting January 27, 1997

TO: County Review Group **DATE:** January 27, 1997

FROM: Office of Planning

SUBJECT: Mays Chapel PUD North - Section Eleven (11)

CRG NO: VIII-564

INFORMATION:

Applicant: Rosslane Ridge, Inc.
P.O. Box 528
61 E. Padonia Road
Timonium, Maryland 21093

Location: N/S Roundwood Rd North of Padonia Rd

Request: Development of Section Eleven of Mays Chapel North which consists of 6 Mid-rise buildings containing 184 condominium units. Building No. 1 is a 4-story structure and will contain 32 dwelling units and 40 garage parking spaces. Buildings No. 2, 3, and 4 are 5-story structures with 40 dwelling units and 40 garage parking spaces each. Buildings No. 5, and 6 are 4-story structures with 16 dwelling units in each.

Zoning: PUD

Tract Size: 20.5± acres

SUMMARY AND RECOMMENDATIONS:

Staff has reviewed the Applicant's request and based upon the information provided, the Office of Planning submits the following comments.

1. The Sixth Amended Overall Authorization Plan states in Note (b) of the Deputy Zoning Commissioner's Refinement that Section Eleven (11) shall be the last area where construction is commenced.

This condition was placed in the Authorization Plan in order to assure that 1) a mix of housing units were provided on site; and 2) that the Developer would not simply build on the choice sections and leave the 'less desirable' sections unbuilt. To date, the Developer has provided a wide mix of housing in the PUD. Multi-family, condominiums, and town houses have been constructed in the PUD. The mix of housing (multi-family, condominiums, town houses) also has wide price ranges within each of the housing types. In addition, the commercial section is nearing completion. The mid-rise, elevator buildings with underground parking is a building type that has been used successfully in Section Five (5). This building type provides a high quality housing opportunity not commonly found in Baltimore County. This housing type provides the owner with underground parking, elevator access and increased security.

The Deputy Zoning Commissioner's order (dated November 4, 1988) approving the Mays Chapel North PUD referenced (6 (b)(iii) p. 69 & 70) the "Report by the Baltimore County Planning Board to the Zoning Commissioner on the Petition submitted by James Keelty & Co., Inc." Page 70 of the report, Subsection (ii) stated that "None of the following shall be considered a material change: any change in the timing of construction or delivery of commercial office or residential structure..." It is the recommendation of the Director, Office of Planning that this change in timing does not constitute a material change in the Authorization Plan. As also required by the Deputy Zoning Commissioner's order dated November 4, 1988 Section 6 (a)(ii) this recommendation shall be forwarded to the Zoning Commissioner's Office for concurrence, with copies forwarded to People's Counsel.

2. It appears that Building No. 1 is located in the part of Section Eleven (11) which was designated on the Authorization Plan as an area where building heights are limited to 3-story maximum and building types are limited to town houses or garden units. A large storm water management facility was also shown in this general area. Building No. 1 is a 4-story mid-rise structure.

   The Applicant's amendment represents a non-material change to the Authorization Plan. The increase in height in one building internal to the section is offset by the decrease (smaller heights, width, and length) in three buildings more visible to the adjoining residential properties. The remainder of Section Eleven (11) proposes 2 4-story buildings and 3 5-story buildings. This represents a decrease in height from the 3 6-story buildings allowed in the Authorization Plan. This shall be forwarded to the Zoning Commissioner's Office for concurrence with copies forwarded to People's Counsel.

3. The Open Space System Plan (Figure 9) shows a tot lot and a vita course as part of an interconnected trail system. The Plan on Section Eleven (11) does not show these features.

4. A sidewalk connection should be provided from Building No. 3 to Building No. 5 parallel to the short connecting road.

5. Provide a trash pick-up area for Building No. 1.

6. Provide a sidewalk connection to Roundwood Road.

7. The overall open space network and trail system should be reviewed at this time with all affected agencies to insure that the intent of the Authorization Plan is being met.

Division Chief: Pat Keller

Date: 1/27/97

GK:bjs

c: Wm. Hurwitz - 12227 Cleghorn Rd Cockeysville MD 21030
Jean Rukert - 12319 Cleghorn Rd Cockeysville MD 21030
Thos. O'Neil - 12225 Cleghorn Rd Cockeysville MD 21030
Dolores & Richard Full - Laurelford/Morningstar Padonia Farms/
Houses on the Hill Improvement Association
12309 Michaelsford Rd Cockeysville MD 21030
Mark Buda, James F. Keelty & Co., Inc. 6 E Padonia Rd, PO Box 528
Timonium MD 21093-0528
Michael Keelty, James F. Keelty & Co., Inc. 6 E Padonia Rd, PO Box 528
Timonium MD 21093-0528
Stephany A. Wright, PDM, Land Acquisition
Robert J. Bowling, PDM, Development Plans Review
John Lewis, PDM, Zoning Review
R. Bruce Seeley, DEPRM
Michael Grossman, Rec & Parks
Carol McEvoy, PO, Development Review Section
Mays Chapel PUD File

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

CRG DATE: 2/6/97
9:00 a.m., Room 123

FROM: PDM - ZONING REVIEW

PRE-CRG DATE: 1/27/97
9:00 a.m., Room 123

PROJECT NAME: **Mays Chapel North (PUD)**
Section 11

PLAN DATE: 1/8/97

LOCATION: N/S Roundwood Road,
N of Padonia Road

DISTRICT: 8c3

ZONING :

PROPOSAL: Mid-Rise
Condo/Apartments

REVISED PLAN KEY:
(X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CRG PLAN APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

The Pre-CRG plan has been reviewed by the staff at this level of detail and, except for sign and density compliance (as yet not determined), has been found to be in general compliance with the 5th Amended Overall Authorization Plan approved on January 30, 1991, Zoning Case #88-536-Auth, SPHX, Zoning Case #91-144-SPH, and the Baltimore County Zoning Regulations (BCZR) for a CRG approval. To avoid any possible delays in the development review and zoning approval process, when additional details and information are available or changed, this office should be contacted and it should be the responsibility of the owner, developer, or developer's engineer to rectify any zoning conflicts well in advance of any expected final plan approvals. Only if necessary, will the following comments be up-dated and/or supplemented during the review and final approval of the CRG/FDP for this section.

A. GENERAL PUD COMMENTS - APPROVAL PROCESS:

1. Pursuant to Section 430.1.G (BCZR), the Director of the Department of Permits and Development Management (PDM), in the second stage of approval, must approve the CRG/FDP for each section when submitted as being generally in accord with the Authorization Plan previously submitted and approved in zoning cases #88-536-Auth, SPHX and #91-144-SPH. After the CRG and Planning Board approval and the plan has been found to be in compliance with: (1) the zoning orders in the above cases, (2) the latest amended authorization plan, and (3) the CRG and any additional plan comments during the review process, then the Director of PDM will confirm that the CRG/FDP plans can be approved and then sign the FDP (2 copies of the same plan with different signature blocks) both approved concurrently. One copy of the CRG/FDP, signed by the Director of PDM, is included in the permanent zoning case file.

2. Zoning Regulations -- Prior to final zoning approval of this area, separate complete zoning regulations must be finally approved by the Director of PDM.

(Over)

B. SITE SPECIFIC COMMENTS FOR PRE-CRG OF SECTION 11:

1. Show the height-distance, etc. information for all setbacks on the plan sheet 6 of 7 and key this to the proposed building types (per PUD regulations, Section 5.d.).

2. Show proposed building locations by broken lines (- - - - - - -) as required per PUD regulations, Section 5.g.(ii).

3. A. Clarify the reason for the change in acreage from 20.3 acres on the PUD authorization plan as compared to this CRG plan showing 20.5 acres for Section 11.

   B. Clarify how the density/acreage figures differ from the 5th Amended Authorization Plan. Per the PUD regulations, a 20% maximum fluctuation is allowed in each area; 160 dwelling units are approved in the regulations (Section 5.a.). 160 x 20% = 22 units or 182 dwelling units, while 184 are proposed. Correct this density to comply with the regulations.

4. Provide A.D.T. figures at each street intersection. Parking bays are not permitted on streets where average traffic exceeds 1,000 vehicles (PUD regulations, Section 7(iii)7).

5. Show and label the permitted unit types required by the use separation line on this section (11) as shown on the 5th Amended PUD Authorization Plan. The future Section 9 units can only be mid-rise units per this approved plan.

6. In plan note 15, note that all parking will be permanently striped. Also show a typical scaled garage parking layout with all required dimensions.

7. Signs: Reference and key the location of each sign type as listed as permitted in the PUD regulations (Section 8) by applicable sections and copy the sections on the plan while keying them to the signs. This includes those signs as located on the 600 scale map. For the proposed signs, state the square footage calculations per face, the number of faces, and clearly indicate any type of illumination. Be aware of the limits on internal illumination (not permitted) as stated in the applicable PUD regulations.

8. Provide a set of amended PUD regulations to now include Section 11 as soon as possible for zoning review.

Final zoning approvals depend on the resolution of the above comments and provide a copy of these comments to Zoning Review with all plan and regulation provisions.

JOHN L. LEWIS
Planner II
Zoning Review

JLL:scj

97-579

The Keelty Company

P.O. BOX 528
TIMONIUM, MD 21093-0528
TELEPHONE 252-8600
FAX 666-8806

RECEIVED
FEB 10 1997
PDM

February 7, 1997

2/10/97 g

TO: JLL 2/11/97 uon

OUT OF DATE? NO PB?

Mr. Arnold Keller
Baltimore County
Office of Planning
New Courts Building
401 Bosley Avenue
Towson, MD 21204

Re: Mays Chapel North, Section 11

Dear Pat:

We are hereby confirming that the referenced project is scheduled to be introduced before the Planning Board at their February 20, 1997 meeting, and will be reviewed by the Planning Board at their March 6, 1997 meeting. We are currently negotiating with the adjacent property owners and expect to have their full support by the February 20th meeting.

At the previous sections of Mays Chapel North, the CRG/FDP Plans went before the Planning Board for approval of the entire plan, not just items identified as being in their jurisdiction. (See letter from Michele LeFaivre attached .)

Please notify me with any submittal requirements that are required prior to the Board's meeting. Thank you in advance for your cooperation.

Sincerely,

Mark Buda

MB:chg

cc: Bob Cannon
Carl Richards
James Keelty, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits &
Development Management

DATE: February 12, 1997

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Mays Chapel North PUD Section 11

As required by Section 6 (a)(ii) of the Deputy Zoning Commissioner's order dated November 4, 1988 approving the Mays Chapel PUD, the recommendation of the Planning Director of a non-material change to the Authorization Plan shall be forwarded to the Zoning Commissioner's Office for concurrence, with copies forwarded to People's Counsel.

Since the organization of the Zoning Commissioner's Office was changed legislatively after the order was issued in 1988, the recommendation of non-material change is forwarded to your attention as the Director of PDM responsible for administrative decisions in zoning matters.

The recommendation of non-material change to the Authorization Plan detailed below was made in the CRG comments dated February 5, 1997 by the Office of Planning.

1. The Sixth Amended Overall Authorization Plan states in Note (b) of the Deputy Zoning Commissioner's Refinement that Section Eleven (11) shall be the last area where construction is commenced.

   This condition was placed in the Authorization Plan in order to assure that 1) a mix of housing units were provided on site; and 2) that the Developer would not simply build on the choice sections and leave the 'less desirable' sections unbuilt. To date, the Developer has provided a wide mix of housing in the PUD. Multi-family, condominiums, and town houses have been constructed in the PUD. The mix of housing (multi-family, condominiums, town houses) also has wide price ranges within each of the housing types. In addition, the commercial section is nearing completion. The mid-rise, elevator buildings with underground parking is a building type that has been used successfully in Section Five (5). This building type provides a high quality housing opportunity not commonly found in Baltimore County. This housing type provides the owner with underground parking, elevator access and increased security.

   The Deputy Zoning Commissioner's order dated November 4, 1988, Section 6 (b)(iii), approving the Mays Chapel North PUD referenced (p. 69 & 70) the "Report by the Baltimore County Planning Board to the Zoning Commissioner on the Petition submitted by James Keelty & Co., Inc." Page 70 of the report, Subsection (ii) stated that "None of the following shall be considered a material change: any change in the timing of construction or delivery of

commercial office or residential structure..." It is the recommendation of the Director, Office of Planning that this change in timing does not constitute a material change in the Authorization Plan. The reasons for this recommendation are the same as those previously mentioned for the non-material amendment.

2. It appears that Building No. 1 is located in the part of Section Eleven (11) which was designated on the Authorization Plan as an area where building heights are limited to 3-story maximum and building types are limited to town houses or garden units. A large storm water management facility was also shown in this general area. Building No. 1 is a 5-story mid-rise structure.

   The Applicant's amendment represents a non-material change to the Authorization Plan. The increase in height in one building internal to the section is offset by the decrease (smaller heights, width, and length) in three buildings more visible to the adjoining residential properties. The remainder of Section Eleven (11) proposes two, 3-story buildings and three, 5-story buildings. This represents a decrease in height from the three, 6-story buildings allowed in the Authorization Plan.

In summary, in accordance with Mays Chapel PUD, as approved and amended, please notify this Office of your decision regarding concurrence with this recommendation that 1) the CRG/FDP for Section 11 does not constitute a material change to the Authorization Plan; 2) the proposed timing of the development does not constitute a material change to the Authorization; and 3) determination that the site plan for Section 11 of the Mays Chapel North PUD is within the spirit and intent of the Authorization Plan and there are no issues requiring referral to the Planning Board.

Pat Keller

Arnold F. 'Pat' Keller, III
Director, Office of Planning

The undersigned concurs with the above statement.

2/12/97

Arnold Jablon
Director, Department of Permits
and Management Review

PK:rdn

cc: Mark Buda
Carroll Holtzer
People's Counsel
CRG File

MAYS CHAPEL NORTH

EX. 8'H. CHAIN LINK FENCE (BLACK)

NORWAY SPRUCE (16'-20') (TYP.) (PREV. INSTALLED)

RHODODENDRON (5') (TYP.) (PREV. INSTALLED)

37'

(4) ROSEBAY RHODODENDRON (5')

LIGHTING - 18'H. POST
- 2 x 1500W QUARTZ IODINE LAMPS
- LAMPS DIRECTED DOWN ON COURT SURFACE

10'H. CHAIN LINK FENCE (BLACK)

SPORT COURT 30' X 60'

(2) AMERICAN HOLLY (6'-8')

100' BUFFER

31'

HOLLY (6'-8') (TYP.) (PREV. INSTALLED)

WOODLAND EDGE

PARCEL "A" - BUFFER

VIEWING / SITTING AREA (PAVERS ON STONE DUST BASE)

EX. CLEARING / LAWN

(4) SOUTHERN MAGNOLIA (8'-10')

LOT 32, "MORNINGSIDE" SUBDIVISION

LOT 32 PROPERTY CORNER

Sheet of

Sheet Title: SPORT COURT

Scale: 1"=10'-0"

Project # 9524

Date: 4/29/98

Drawings and written material herein may not be duplicated, used/disclosed without written consent of landscape architect.

RECEIVED
APR 30 1998
OFFICE OF PLANNING

Hurwitz Residence
Landscape Master Plan

FRIEDMAN ASSOCIATES
LANDSCAPE ARCHITECTURE
6510 Falls Road
Coppermine Terrace
Baltimore, Maryland 21209
410-828-7777

MAYS CHAPEL NORTH
PLANNED UNIT DEVELOPMENT

COUNTY REVIEW GROUP / FINAL DEVELOPMENT PLAN

GENERAL NOTES

1) ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF DWELLING UNITS ONLY AND ARE SUBJECT TO THE REQUIREMENTS FOR PRIVATE YARD SPACE. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE OR WITHIN THE ENVELOPE IF LOCATED IN THE REAR OR SIDE YARD, BUT MUST COMPLY WITH THE MAYS CHAPEL NORTH ZONING REGULATIONS MADE APPLICABLE TO THE P.U.D. (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS).

2) ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS CANNOT BE LOCATED IN FLOOD PLAIN AREAS OR HYDRIC SOILS.

3) THIS C.R.G. PLAN IS APPROVED BY THE ZONING COMMISSIONER BASED ON HIS OR HER DETERMINATION THAT IT IS IN ACCORDANCE WITH THE LATEST AMENDMENT OVERALL AUTHORIZATION PLAN APPROVED IN THE ZONING CASE.

4) THIS C.R.G. PLAN COMPLIES WITH THE PRE-DEVELOPMENT COMMENTS AND CHECK PRINT.

5) IF DRAINAGE, UTILITY AND WALKWAY EASEMENTS ARE FENCED, THEN AT LEAST FIVE FEET MUST REMAIN OPEN FOR PEDESTRIAN ACCESS.

6) NO RETAIL OR OFFICE USES ARE PROPOSED IN THIS SECTION.

7) LANDSCAPING AND SCREENING SHALL CONFORM TO THE STANDARDS CONTAINED IN THE BALTIMORE COUNTY LANDSCAPE MANUAL. A LANDSCAPE PLAN MUST BE APPROVED BY THE OFFICE OF PLANNING PRIOR TO THE ISSUANCE OF A GRADING PERMIT.

8) DISTURBED AREAS ARE TO BE STABILIZED WITH GRASS, WEEDS, HONEYSUCKLE, ETC..

9) A FOREST ESTABLISHMENT PLAN WILL BE SUBMITTED ALONG WITH THE SEDIMENT AND EROSION CONTROL PLAN AND GRADING PLAN FOR THIS SECTION.

10) TRASH COLLECTION IS SUBJECT TO BALTIMORE COUNTY APPROVAL.

11) ALL STREET LIGHTS ARE TO CONFORM TO BALTIMORE COUNTY GUIDELINES FOR STREET LIGHTS IN NEW SUBDIVISIONS.

12) ALL INTERIOR STREETS LOCATED IN THE CONDOMINIUM AREA ARE PRIVATE AND TO BE OWNED AND MAINTAINED BY THE CONDOMINIUM ASSOCIATION.

13) TEMPORARY OPEN SPACE BOUNDRY MARKERS, TREE PROTECTION DEVICES AND 4' HIGH SNOW FENCING SHALL BE INSTALLED PRIOR TO ANY CLEARING OR GRADING.

14) ROAD PAVING MATERIAL TO BE BITUMINOUS CONCRETE.

15) TYPICAL PARKING SPACES ARE 8.5'X18' MIN. ALL PARKING WILL BE PERMANENTLY STRIPED.

16) REFORESTED AREAS ARE SHOWN THUS. A PLAN WILL BE SUBMITTED PRIOR TO RELEASE OF THE GRADING PERMIT.

17) PROPIOSED STREET LIGHTS ARE SHOWN THUS.

18) EXISTING STREET LIGHTS ARE SHOWN THUS.

19) NEIGHBORHOD DESIGNATION SIGNS SHOWN THUS

20) CENTRAL TRASH PICK-UP LOCATIONS ARE SHOWN THUS. ADDITIONAL ISLANDS WILL BE ADDED FOR TRASH PICK UP AT T.H. WITH PERPENDICULAR PARKING.

21) HANDICAPPED PARKING IS SHOWN THUS.

22) 4' PATHS SHOWN MAY BE EITHER A PERVIOUS OR IMPERVIOUS MATERIAL.

23) WATER RETENTION AREAS SHOWN THUS.

24) A RESTORATION PLAN WILL BE APPROVED BY D.E.P.R.M. PRIOR TO ISSUING A GRADING PERMIT.

25) 500' SIGHT LINES ARE TO BE CLEARED GRADED AND KEPT FREE OF ANY OBSTRUCTION.

SUMMARY

A. DENSITY AND DWELLING UNITS BY TYPE.

Density	Dwelling	
192	184	Units contained in Section Eleven (20.50 Ac.) comprised of Condominium Units
1020	978	Units used in previous Sections (152.38 Ac.) all types.
965	1015	Units allowed in future Sections (211.26 Ac.) all types.
2177	2177	Units allowed in PUD (384.14 Ac.) all types.

THERE ARE NO COMMERCIAL, OFFICE OR INSTUTIONAL USES PROPOSED IN THIS SECTION.

CONDIMINIUM UNITS = 184 DWELLING UNITS and 192 DENSITY UNITS

(A) 168 TWO BEDROOM UNITS *

(B) 16 THREE BEDROOM UNITS

SOME UNITS MAY CONTAIN A SMALL DEN (LESS THAN 100 Sq.Ft.)

B. OTHEIR USES ALLOWED

Retail Shop and Service Area in PUD - 43,553 Sq.Ft.
none contained in Section Eleven.

Office Area in PUD - 21,776 Sq.Ft.
none contained in Section Eleven.

Senior Citizens Housing with life care facilities
none contained in Section Eleven.

Day Care Center
none contained in Section Eleven.

NOTE:
There are no other uses as shown in (B) above in section 11

C. NUMBER OF PARKING SPACES REQUIRED = 184 D.U. X 2 = 368
NUMBER OF PARKING SPACES PROVIDED = 368 (2 SPACES PER UNIT)

SECTION	ACREAGE USED	ACREAGE REMAINING	DENSITY USED	DENSITY REMAINING	DWELLING UNITS	DWELLING UNITS REMAINING
ONE	9.74 Ac.	374.40 Ac.	0.0	2177 De.U.	0.0	2177 D.U.
TWO	38.70 Ac.	335.70 Ac.	231 De.U.	1946 De.U.	212 D.U.	1965 D.U.
THREE	27.00 Ac.	308.70 Ac.	261 De.U.	1685 De.U.	266 D.U.	1699 D.U.
FIVE	17.94 Ac.	290.76 Ac.	136 De.U.	1549 De.U.	128 D.U.	1571 D.U.
FOUR	22.82 Ac.	267.94 Ac.	193 De.U.	1356 De.U.	182 D.U.	1389 D.U.
SIX	24.67 Ac.	243.27 Ac.	199 De.U.	1157 De.U.	190 D.U.	1199 D.U.
SEVEN	11.51 Ac.	231.76 Ac.	—	—	—	—
ELEVEN	20.50 Ac*	211.26 Ac.	192 De.U.	965 De.U.	184 D.U.	1015 D.U.
TOTAL	172.88 Ac.	211.26 Ac.	1212 De.U.	965 De.U.	1162 D.U.	1015 D.U.

NOTE: THE ACREAGE FOR SECT. 11 WAS INCREASED 0.2Ac. BASED UPON A FINAL SURVEY.

Same as type of density and dwelling units shown on authorization Plan

Total of 9.37 density and 9.0 dwelling units per acre; within the range shown on the Authorization Plan.

Section One is composed of relocated Padonia and Mays Chapel rights-of-way only.

" Acreage shown includes 1.44 Ac. in S.W.M. Pond #4

De.U. = DENSITY UNITS D.U. = DWELLING UNITS

TOTAL OPEN SPACE IN SECTION ELEVEN = 8.8± Ac. TO BE CONVEYED TO BALTIMORE COUNTY OR THE ASSOCIATION.

SEE PLAN FOR AVERAGE DAILY TRIPS

BUILDING HEIGHT

THE PERPENDICULAR HEIGHT LIMITATIONS OF PARTICULAR BUILDINGS, ARE AS FOLLOWS: TOWNHOUSES 45 FEET; GARDEN BUILDINGS 50 FEET; MID-RISE BUILDINGS OUTSIDE THE VILLAGE CENTER 65 FEET; MID-RISE AND SENIOR CITIZEN HOUSING BUILDINGS INSIDE THE VILLAGE CENTER 85 FEET. THE PERPENDICULAR HEIGHT LIMITATION OF ANY COMMERCIAL, BUSINESS OR OFFICE BUILDING, OR ANY GROUP CHILD CARE CENTER OR COMMUNITY BUILDING IS 40 FEET.

CASE #91-144 SPH

ORDERED BY THE DEPUTY ZONING COMMISSIONER FOR BALTIMORE COUNTY, THIS 30th DAY OF NOVEMBER, 1990, THAT THE PROVISIONS OF PARAGRAPH 9 OF THE NOVEMBER 4, 1988 ORDER OF THE DEPUTY ZONING COMMISSIONER (SUBJECT ZONING ORDER), ENTERED IN ZONING CASE No. 88-536-AUTH-ASPHX, IS CONFIRMED SUBJECT TO CLARIFICATION AND AMENDMENT, AS FOLLOWS: THE TRANSFER AND/OR SALE OF PETITIONERS' INTEREST IN THE SUBJECT PROPERTY (MAYS CHAPEL NORTH-PHASES), EITHER IN ITS ENTIRETY OR BY SECTIONS, MAY BE MADE TO ANY AFFILIATE OF THE PETITIONER, JAMES KEELTY & CO., INC., WITHOUT THE NEED OF ANY FURTHER FINDING BY THE ZONING COMMISSIONER OR OR DEPUTY ZONING COMMISSIONER ON THE REQUIREMENTS OF SECTION 430.1.D.3c OF THE ZONING REGULATIONS OF BALTIMORE COUNTY, ALL SUCH TRANSFERS AND/OR SALES BEING HEREBY APPROVED, AND, AS SUCH, THE PETITION FOR SPECIAL HEARING BE AND THE SAME IS HEREBY GRANTED, SUBJECT HOWEVER, TO THE FOLLOWING RESTRICTIONS, WHICH ARE CONDITIONS PRECEDENT TO THE RELIEF GRANTED HEREIN:

1. PETITIONERS AND THEIR APPROVED SUCCESSORS AND ASSIGNS MAY APPLY FOR THEIR BUILDING PERMITS AND BE GRANTED SAME UPON RECEIPT OF THIS ORDER; HOWEVER, PETITIONERS AND THEIR APPROVED SUCCESSORS AND ASSIGNS ARE HEREBY MADE AWARE THAT PROCEEDING AT THIS TIME IS AT THEIR OWN RISK UNTIL SUCH TIME AS THE 30-DAY APPELLATE PROCESS FROM THIS ORDER HAS EXPIRED. IF FOR WATEVER REASON, THIS ORDER IS REVERSED, PETITIONERS AND THEIR APPROVED SUCCESSORS AND ASSIGNS WOULD BE REQUIRED TO RETURN, AND BE RESPONSIBLE FOR RETURNING, SAID PROPERTY TO ITS ORIGINAL CONDITION.

2. PETITIONERS, JAMES KEELTY & CO., INC. AND MAYS CHAPEL VILLAGE, ARE NOT IN ANY WAY RELIEVED OF ANY OF THEIR PRESENT RESPONSIBILITY UNDER THE SUBJECT ZONING ORDER; AND

3. AN AFFILIATE OF THE PETITIONER, JAMES KEELTY & CO., INC., MEANS AND INCLUDES: (I) A PARENT CORPORATION, IF THE PARENT CORPORATION HOLDS NOT LESS THAN 50% OF THE ISSUED STOCK OF SAID PETITIONER; AND ANY SUBSIDIARY CORPORATION, INCLUDING ANY CORPORATION THAT IS A SUSIDIARY OF EITHER THE PARENTCORPORATION OR ANY OTHEIR SUBSIDIARY CORPORATION OF THE PARENT CORPORATION, IF, IN ALL CASES, THE PARENT CORPORATION HOLDS NOT LESS THAN 50% OF THE ISSUED AND OUTSTANDING STOCK OF THE SUBSIDIARY; (II) ANY GENERAL OR LIMITED PARTNERSHIP, IF NOT LESS THAN A 50% INTEREST IN THE PARTNERSHIP, GENERAL AND LIMITED, IS HELD BY ANY ONE OR MORE CORPORATE OR PARTNERSHIP AFFILIATES, AND/OR BY ANY ONE OR MORE SHAREHOLDERS OF JAMES KEELTY & CO., INC. OR OF ANY CORPORATE AFFILIATE, INCLUDING AMONG INDIVIDUALS, THE FAMILY (PARENT, CHILD, BROTHER OR SISTER) OF ANY SHAREHOLDER; OR (III) ANY ONE OR GROUP HOLDING NOT LESS THAN 50% OF THE ISSUED AND OUTSTANDING STOCK OF JAMES KEELTY & CO., INC. OR OF ANY CORPORATE AFFILIATE, OR HOLDING NOT LESS THAN A 50% INTEREST (GENERAL AND LIMITED) IN A PARTNERSHIP AFFILIATE, INCLUDING IN ANY GROUP THE FAMILY (PARENT, CHILD, BROTHER OR SISTER) OF ANY OF THE FOREGOING.

SIGNS

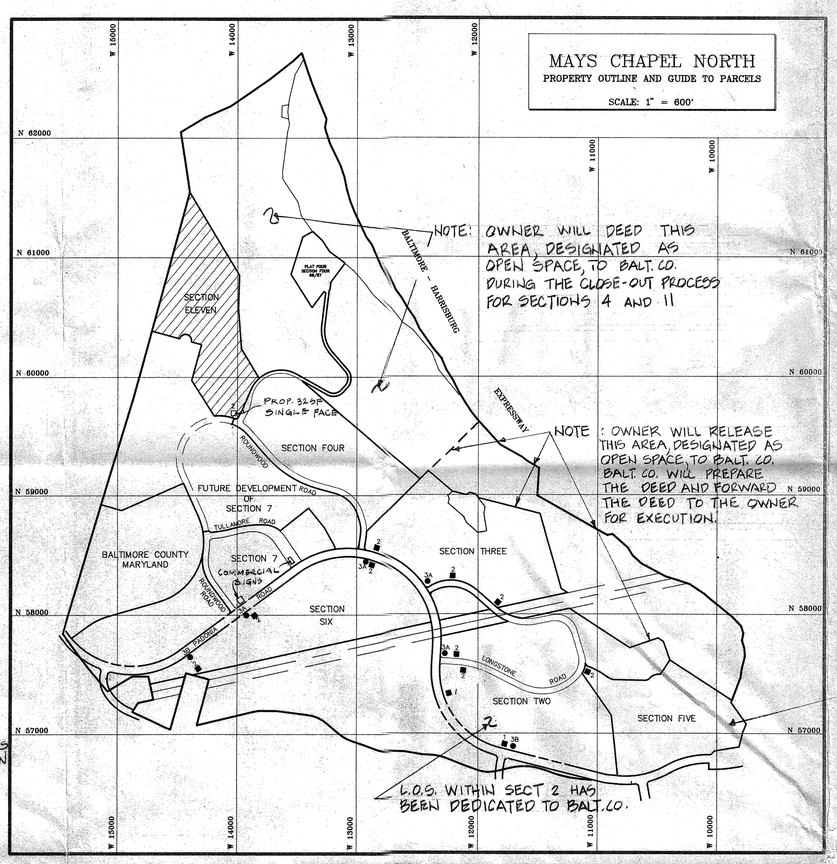
ALLOWED

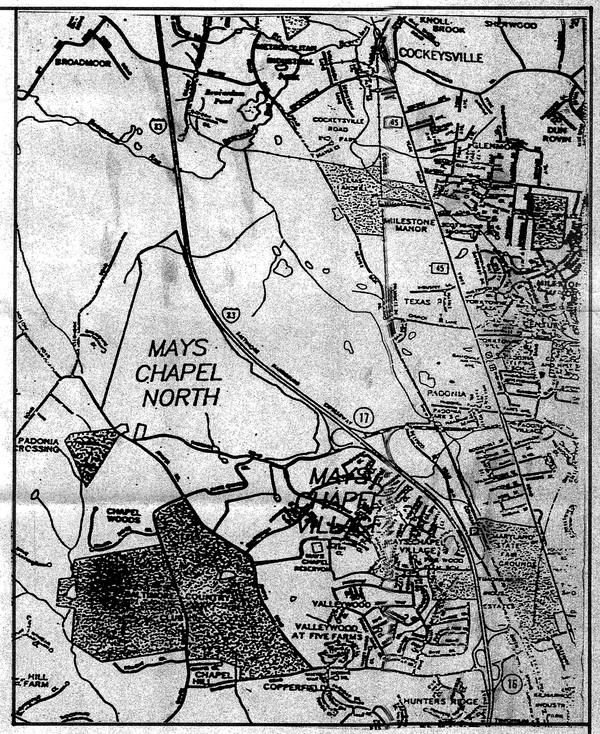
SECT.	TYPE 1	TYPE 2	TYPE 3A	TYPE 3B
OVERALL	2	—	6	—
2	—	2	—	—
3	—	2	—	—
4	—	2	—	—
5	—	2	—	—
6	—	2	—	—
11	—	2	—	—
TOTAL	2	12	6	—

SHOWN

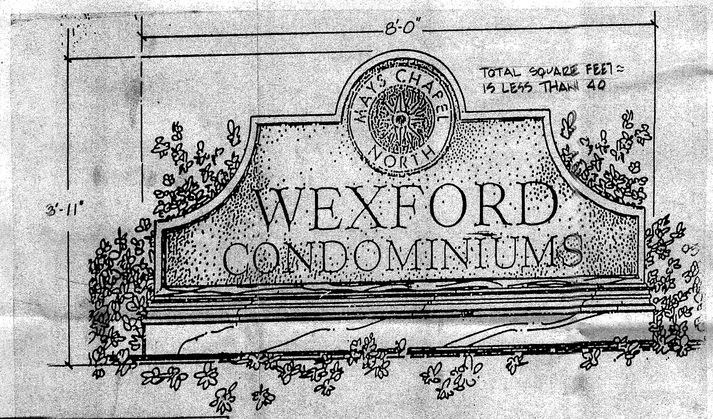
SECT.	TYPE 1	TYPE 2	TYPE 3A	TYPE 3B
OVERALL	2	—	6	—
2	—	2	—	—
3	—	2	—	—
4	—	2	—	—
5	—	1	—	—
6	—	2	—	—
11	—	1	—	—
TOTALS	2	10	6	—

NOTES:
1) ALL LIGHTING ON THE SIGNS (EXCEPT THE COMMERCIAL SIGNS) WILL BE EXTERNAL.
2) THERE ARE 2 COMMERCIAL SIGNS ALLOWED AND SHOWN FOR SECTION 7A. (SECT 8b.(v))
3) TYPE 1 SIGNS ARE OVERALL MCN COMMUNITY SIGNS. (SECTION 8a.(viii))



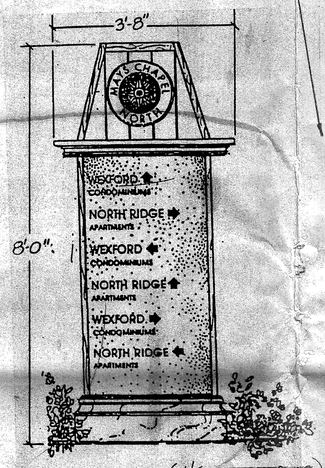


VICINITY MAP
SCALE 1" = 2000'



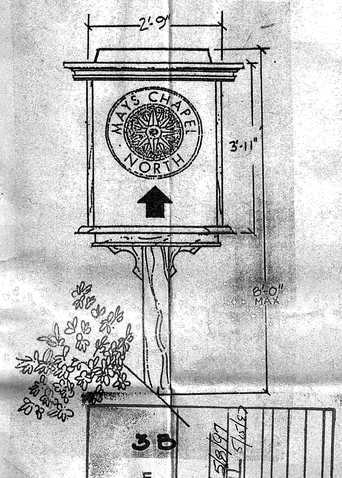
(2 PER SECTION PERMITTED) SECTION 8.a.(ix)
TYPICAL GROUP SIGN TYPE 2

(ix) Not more than two signs identifying housing clusters, and not more than two signs identifying each apartment or condominium project, within a subdivision of the PUD, no such sign to exceed 40 square feet, to be located at or about entry points to the subdivision or at or about the housing cluster, apartments or condominiums identified.



MAX ALLOWED = 6 - SECTION 8.a.(viii)
TYPICAL DIRECTION SIGNS TYPE 3

(viii) Not more than six major directory signs, none to exceed 65 square feet, each listing the name and showing the location of housing clusters, apartment and condominium buildings, churches, private schools and the village center, to be located at or about major entry points to subdivisions of the PUD, or within the village center; and



MINOR PLAN REVISIONS ROUTING

Due to the fact that substantial building and sales have occurred in many sections and in accordance with Zoning Case 88-536-Auth-ASPHX and 91-144-SPH and subject to the recommendations of the Director of OPCC and the final approval of the Director of PDM, future minor changes once approved by the DRC may be approved via the CRG/FDP plan revision and PUD approval process provided: no individual sales of lots has occurred within this sub-section or within 300 feet of the lot(s) proposed for amendment. All other minor amendments must comply with Article II, Section 10, MCN Zoning Regulations (variance and community notification process).

RECEIVED
MAY - 9 1997
OFFICE OF PLANNING

NOTES:

NO WELLS, SEPTIC SYSTEMS OR STRUCTURES EXIST ON THIS SITE.

DISTURBANCE IN THE OPEN SPACE BEYOND THAT WHICH IS SHOWN ON THE PLAN WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF RECREATION AND PARKS.

1) ELECTION DISTRICT ---------- #8
2) COUNCILMANIC DISTRICT ---------- #3
3) CENSUS TRACT ---------- 4038
4) WATERSHED ---------- 11
5) WATER ZONE ---------- FALLS, FIFTH
6) SUBSEWERSHED ---------- 32 & 36
SEWER DRAINAGE AREA GUNPOWDER
PUMPED BY TEXAS PUMPING STATION

ZONING REGULATIONS

THE BALTIMORE COUNTY ZONING REGULATIONS ARE NOT APPLICABLE TO THIS PLAN OF DEVELOPMENT. THE MAYS CHAPEL NORTH ZONING REGULATIONS ARE AS ADOPTED AND APPROVED BY THE ZONING COMMISSIONER IN CASE NUMBER 88-536, AUTH, ASPHX AND NUMBER 91-144-SPH.

THE INTERPRETATION, ADMINISTRATION AND ENFORCEMENT OF THESE REGULATIONS SHALL BE THE RESPONSIBILITY OF JAMES KEELTY & CO., INC. OR MAYS CHAPEL NORTH, INC. EACH A MARYLAND CORPORATION, OR THEIR RESPECTIVE SUCCESSORS OR ASSIGNS. THIS RESPONSIBILITY INCLUDES THE REVIEW AND APPROVAL OF A "COMPLIANCE CERTIFICATE" TO BE PRESENTED TO THE BALTIMORE COUNTY ZONING OFFICE WHEN INDIVIDUAL OWNERS IMPROVEMENTS REQUIRE BALTIMORE COUNTY PERMITS.

NO.	REVISIONS	DATE	BY
1	Revised Per Pre CRG Comments	1/28/97	GKG

PROPERTY No. 08-11-018081 DEED REF. EHK JR. 5281/326

CRG / FDP
SECTION ELEVEN
MAYS CHAPEL NORTH
BALTIMORE COUNTY, MARYLAND
SCALE AS NOTED
ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER
ROSSLARE RIDGE, Inc.
P.O. BOX 528
61 E. PADONIA Rd. TIMONIUM, MARYLAND 21093
(410) 252-8600

PLAT PREPARED BY
JAMES KEELTY & Co. Inc.
P.O. BOX 528
61 E. PADONIA Rd. TIMONIUM, MARYLAND 21093

BALTIMORE COUNTY, MD. COUNTY REVIEW GROUP This Plan Was Reviewed By The CRG On With The Following Action Taken
Plan Approved DPW Robert Bowling 5/5/97
Plan Approved OPZ
Plan Approval Expiration Date
Plan Disapproved
Plan Continued Meeting Limited
Plan Referred To

PROFESSIONAL ENGINEER EDWIN J. HOWE No. 20229 STATE OF MARYLAND

MAYS CHAPEL NORTH SECTION ELEVEN
MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section
Approved for filing A. Robert Kuo III 5/15/97
Director of Planning
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON:
Baltimore County Planning Board A. Robert Kuo III 5/15/97
Director of Zoning PDM Development Management
Date 6/4/97 Carl Jaffe

Edwin J. Howe 20229 1/6/97
K.C.W. CONSULTANTS, Inc. REG. No. DATE

PLANNED UNIT DEVELOPMENT - SEE ZONING ORDER 88-536 ASPHX

SHEET 1 OF 6

LOT 34
MORNINGSIDE
PLAT ONE SECTION ONE
SM 56 FOLIO 119

LOT 33
MORNINGSIDE
PLAT ONE SECTION ONE
SM 56 FOLIO 119

LOT 32
MORNINGSIDE
PLAT ONE SECTION ONE
SM 56 FOLIO 119

LOT 23
MORNINGSIDE
PLAT ONE SECTION ONE
SM 56 FOLIO 119

FUTURE
SECTION NINE
MAYS CHAPLE NORTH

MAYS CHAPLE VILLAGE
E.H.K. Jr. 5281/326

MAYS CHAPLE NORTH
PLAT TWO SECTION FOUR
SM 66 FOLIO 85

ROUNDWOOD ROAD

ROSSLARE ROAD (PRIVATE)

ROSSLARE RIDGE

PARCEL 'A'
1.873 Ac. ±

PARCEL 'B'
0.415 Ac. ±

LOCAL OPEN SPACE
0.770 Ac. ±

LOCAL OPEN SPACE
3.150 Ac. ±

COMMON OPEN SPACE
1.5 Ac. ±

COMMON OPEN SPACE
2.50 Ac. ±

COMMON OPEN SPACE
0.60 Ac. ±

RETAINING WALL

ARBOR AREA WITH BENCHES

PROP. EXERCISE STATION

PROP. TRAIL (UNPAVED)

PROP. TRAIL (PAVED)

FUTURE TRAIL TO TIE INTO EX. TRAIL

PROP. TRAIL TO TIE INTO EX. TRAIL

EX. TREES

LIMIT OF DISTURBANCE

NEWCASTLE
12 - 2 BR 3 STORY
BUILDING #6
G.F. 616
32

NEWCASTLE
12 - 2 BR 3 STORY
BUILDING #5
G.F. 613
35

ROSSLARE
36 - 3 BR
4 BUILDING #1
40 GARAGE PARKING SPACES
1ST FL 610.92
G.F. 599.92

ROSSLARE
36 - 3 BR
4 BUILDING #2
40 GARAGE PARKING SPACES
1ST FL 604.92
G.F. 594.92

BUILDING ENVELOPE (TYP.)

ADT 690

N 15°11'52" E 1286.53'

S 15°11'52" W 84.86'

N 74°48'08" W 100.00'

N 22°45'55" W 315.42'

S 30°52'45" E 277.75'

S 04°16'51" E 335.41'

S 01°28'06" W 388.23'

S 70°22'01" W 20.85'

S 22°55'54" W 63.56'

N 60°30'00" W 14,750

N 61°30'00" W 14,500

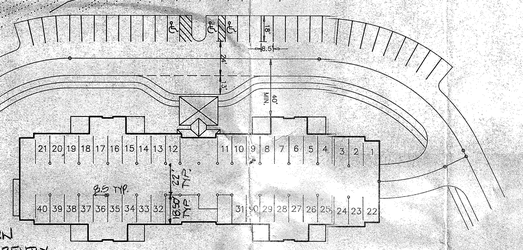
N 60°30'00" W 14,750

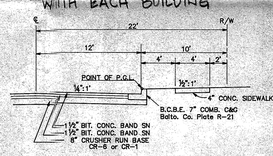
S 60°30'00" E 14,750

S 61°30'00" E 14,500

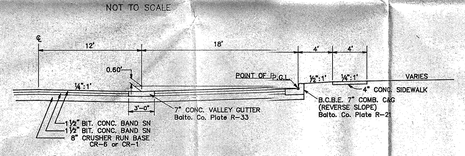
NOTE: THE TRAIL SYSTEM SHOWN WILL BE COMPLETED CONCURRENTLY WITH EACH BUILDING

TYPICAL PARKING SPACES
NOT TO SCALE





TYPICAL HALF SECTION
24' PAVING
NOT TO SCALE



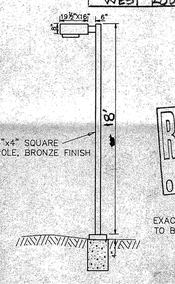
TYPICAL HALF SECTION
w/18' PERPENDICULAR PARKING
NOT TO SCALE

PRIVATE:
GRADING EASEMENTS WILL BE GRANTED FROM THE LAND OWNER TO THE DEVELOPER PRIOR TO STARTING WORK.

NOTE:
THE ENTIRE LOOP OF ROUNDWOOD ROAD WILL BE COMPLETED WITH THIS SECTION.

CONSTRUCTION PLANS WILL BE SUBMITTED WITH THE CONSTRUCTION PLANS FOR THIS SECTION.

ALL CONSTRUCTION TRAFFIC WILL ENTER AND EXIT FROM WEST ROUNDWOOD ROAD



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LIGHT POST DETAIL
NOT TO SCALE

STORMWATER MANAGEMENT

MAYS CHAPEL NORTH
SECTION ELEVEN
STORMWATER MANAGEMENT DATA

STORMWATER MANAGEMENT FOR SECTION 11 HAS BEEN PROVIDED FOR IN THE DESIGN OF THE APPROVED S.W.M. PLANS FOR POND #4. SEE BALTO. CO. DWG. NO. 94-0258 DRAINAGE AREA 'B' APPROVED ON MARCH 24, 1994.

NOTES:

NO WELLS, SEPTIC SYSTEMS OR STRUCTURES EXIST ON THIS SITE.

DISTURBANCE IN THE OPEN SPACE BEYOND THAT WHICH IS SHOWN ON THE PLAN WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF RECREATION AND PARKS.

1) ELECTION DISTRICT---------- #8
2) COUNCILMANIC DISTRICT---------- #3
3) CENSUS TRACT---------- 4038
4) WATERSHED---------- 11
5) WATER ZONE---------- FALLS, FIFTH
6) SUBSEWERSHED---------- 32 & 36
SEWER DRAINAGE AREA @UNPOWDER
PUMPED BY TEXAS PUMPING STATION

NO.	REVISIONS	DATE	BY
1	Revised Per Pre C&G Comments	12/17/97	G&G

PROPERTY No. 08-11-018081 DEED REF. EHK JR. 5281/326

CRG / FDP
SECTION ELEVEN
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50'

ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER
ROSSLARE RIDGE, Inc.
P.O. BOX 528
61 E. PADONIA Rd. TIMONIUM, MARYLAND 21093
(410) 252-8600

PLAT PREPARED BY:
JAMES KEELTY & Co. Inc.
P.O. BOX 528
61 E. PADONIA Rd. TIMONIUM, MARYLAND 21093

PLANNED UNIT DEVELOPMENT - SEE ZONING ORDER 88-536 ASPHX

PROFESSIONAL ENGINEER
EDWARD STANISLAUS SOWERS III
No. 20223
STATE OF MARYLAND

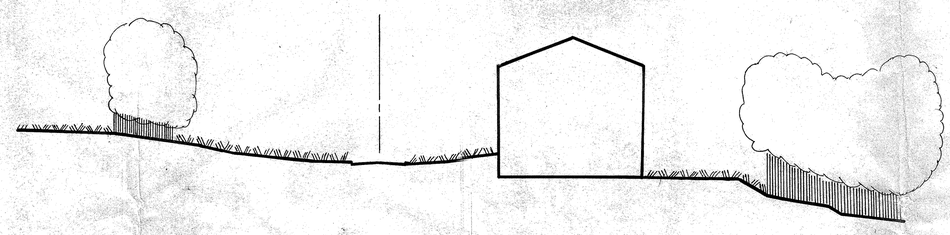
MAYS CHAPEL NORTH SECTION ELEVEN

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section
Approved for filing 5/15/97
Director of Planning
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAIN APPROVED ON:
Baltimore County Planning Board 5/15/97
Director of Zoning Administration and Development Management
Date 6/4/97

KCW CONSULTANTS INC.
CIVIL ENGINEERS & LAND SURVEYORS
3104 TIMANUS LANE, SUITE 101
BALTIMORE, MARYLAND 21244
410-281-0030

K.C.W. CONSULTANTS, Inc. 20223 REG. No. 1/8/97 DATE

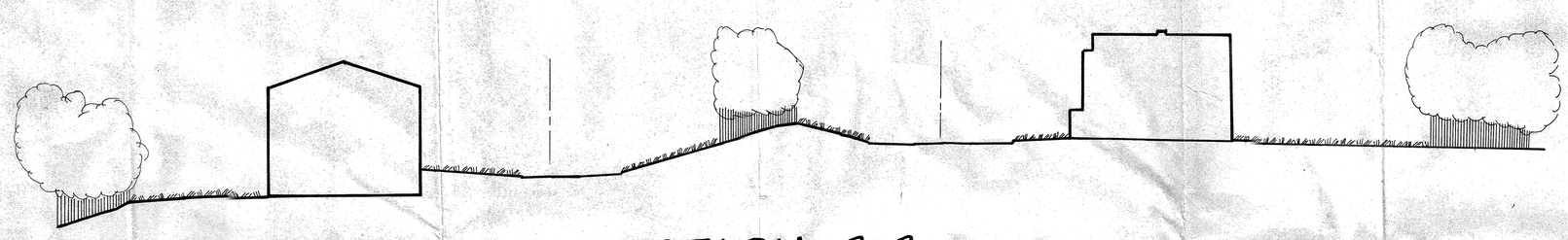
SHEET 2 OF 6



SECTION A-A

SCALE: 1" = 30'

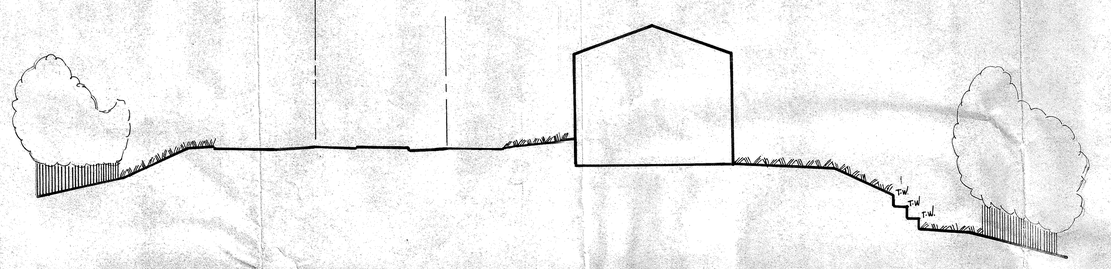
FOR LOCATION OF SECTION LINE
SEE SHEET 2 OF 5



SECTION B-B

SCALE: 1" = 30'

FOR LOCATION OF SECTION LINE
SEE SHEET 2 OF 5



SECTION C-C

SCALE: 1" = 30'

FOR LOCATION OF SECTION LINE
SEE SHEET 2 OF 5

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MAY 9 1997
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CRG / FDP
SECTION ELEVEN
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE: AS SHOWN

ELECTION DISTRICT No. 5
3rd COUNCILMANIC DISTRICT
DATE: JANUARY 1997

DEVELOPER
~~ROSSLARE RIDGE INC.~~
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (410) 252-8600

PLAT PREPARED BY:
P.O. BOX 528
61 E. PADONIA ROAD TIMONIUM, MARYLAND 21093
PHONE NUMBER (410) 252-8600

PLANNED UNIT DEVELOPMENT — SEE ZONING ORDER 88-536 ASPHX

MAYS CHAPEL NORTH SECTION ELEVEN

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section _____
Approved for filing _____ 5/15/97
Director of Planning
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON: 5/15/97
Baltimore County Planning Board Date _____
DIRECTOR OF ~~ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT~~ PDM
DATE: 6/4/97

PROFESSIONAL ENGINEER
EDWIN STANISLAUS HOWE III
No. 20229
STATE OF MARYLAND

Edwin S. Howe III — 20229 — 1/8/97
K.C.W. CONSULTANTS, INC. — REG. NO. — DATE

SHEET 3 OF 6

LOT 34
MORNINGSIDE
PLAT ONE SECTION ONE
SM 56 FOLIO 119

LOT 33
MORNINGSIDE
PLAT ONE SECTION ONE
SM 56 FOLIO 119

LOT 32
MORNINGSIDE
PLAT ONE SECTION ONE
SM 56 FOLIO 119

N 15°11'52" E

LOCAL OPEN SPACE
0.770 Ac. ±

BUFFER AREA
PARCEL 'A'
1.873 Ac. ±

ADDITIONAL LANDSCAPE SCREENING TO BE ADDED DURING FINAL DESIGN

BUFFER AREA
PARCEL 'B'
0.415 Ac. ±

N 74°48'08" W 100.00'

S 15°11'52" W
84.86'

C.O.A. OPEN SPACE
6.50 Ac. ±

C.O.A. OPEN SPACE
6.50 Ac. ±

FUTURE
SECTION NINE
MAYS CHAPLE NORTH

NEWCASTLE
16 - 2 BR
BUILDING #6

NEWCASTLE
16 - 2 BR
BUILDING #5

ROSSLARE
36 - 3 BR
4 - 3 BR
BUILDING #4
40 GARAGE PARKING SPACES

ROSSLARE
36 - 3 BR
4 - 3 BR
BUILDING #3
40 GARAGE PARKING SPACES

ROSSLARE
36 - 2 BR
4 - 3 BR
BUILDING #2
40 GARAGE PARKING SPACES

NORTHGATE
28 - 2 BR
4 - 3 BR
BUILDING #1
40 GARAGE PARKING SPACES

C.O.A. OPEN SPACE
1.6 Ac. ±

C.O.A. OPEN SPACE
6.50 Ac. ±

C.O.A. OPEN SPACE
6.50 Ac. ±

C.O.A. OPEN SPACE
0.6 Ac. ±

MAYS CHAPLE VILLAGE
E.H.K. Jr. 5281/326

MAYS CHAPLE VILLAGE
E.H.K. Jr. 5281/326

MAYS CHAPEL NORTH
PLAT TWO SECTION FOUR
SM 66 FOLIO 85

ROSSLARE ROAD

ROUNDWOOD ROAD

N 15°11'52" E 313.42'

S 15°11'52" W 354.69'

N 32°24'00" W

S 04°18'51" E 277.73'

S 01°28'06" W 277.73'

S 04°18'51" E 288.24'

S 30°52'45" E 335.41'

S 30°52'45" E 810.29'

S 22°55'54" W 163.66'

S 28°26'21" W 73.61'

R=275.60'

R=270.31'

L=117.81'

LOCAL OPEN SPACE
3.150 Ac. ±

#3A SIGN

TRASH PICK-UP

VICENITY MAP

SCALE: 1" = 2000'

SECTION ELEVEN
SECTION FOUR
SECTION TWO
SECTION THREE
SECTION SIX
SECTION FIVE
BALTIMORE COUNTY MARYLAND

LANDSCAPE NOTES

1) ALL PLANT MATERIALS SHALL BE NURSERY GROWN AND SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSERYMAN, INC. STANDARDS.
2) ALL PLANTING PROCEDURES AND SPECIFICATIONS SHALL CONFORM TO "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE WASHINGTON METROPOLITAN AREA" LATEST EDITION.
3) THE CONTRACTER SHALL CONTACT "MISS UTILITY" FOR UNDERGROUND UTILITY LOCATIONS AT LEAST 72 HOURS PRIOR TO THE COMPLETION DATE.
4) ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR FOLLOWING THE INSTALLATION COMPLETION DATE.

LANDSCAPE TABULATION

1) 600 LIN. FT. OF ADJACENT ROAD / 40 = 30.0 PLANTING UNITS (50% MAJOR TREES)
2) 2,380 LIN. FT. OF INTERIOR ROAD / 20 = 119 PLANTING UNITS (50% MAJOR TREES)
3) 540 LIN. FT. PARKING ADJACENT TO PUBLIC R.O.W. (CLASS 'B' SCREENING) / 15 = 36 PLANTING UNITS
3) 216 PARKING SPACES / 15 = 18 PLANTING UNITS
5) 180 LIN. FT. DUMPSTER PAD SCREENING (CLASS 'A' SCREENING)/15 = 12 PLANTING UNITS

215 PLANTING UNITS REQUIRED
215+ PLANTING UNITS PROPOSED

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group / Final Development Plan
Section
Approved for filing A. Robert III Director of Planning
APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED BY
Baltimore County Planning Board Date 5/15/97
Director of Zoning Administration and Development Management
Date 6/4/97 for Gail Jablonower

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
Development Plans Review

OWNER'S SIGNATURE AND CERTIFICATION FORM

I certify that I have reviewed this Schematic Landscape Plan; that I am aware of the regulations presented in the Baltimore County Landscape Manual, and I agree to comply with these regulations and all applicable policy, guidelines and ordinances.

Owner's Signature — Date 1/30/97
Print Owner's Name MARK BRIDE — Telephone # 752-8607
(Print) Mailing address - city - state - zip P.O. Box 528 TIMONIUM MD 21094

PLANT KEY

SYMBOL	QUANTITY	PLANT TYPE	SIZE
	265	MAJOR DECIDUOUS TREES	2-2.5" CAL.
	85	MINOR DECIDUOUS TREES	1.5-2" CAL.
	47	EVERGREEN TREE	5' HEIGHT
	60	SHRUBS	24" HEIGHT

1) ELECTION DISTRICT----------#8
2) COUNCILMANIC DISTRICT----------#3
3) CENSUS TRACT----------4038
4) WATERSHED----------11
5) WATER ZONE----------FALLS, FIFTH
6) SUBSEWERSHED----------32 & 36
SEWER DRAINAGE AREA . GUNPOWDER
PUMPED BY TEXAS PUMPING STATION

STATE OF MARYLAND
PAUL S. WALSH
NO. 490
REGISTERED
LANDSCAPE ARCHITECT
30 JAN. 97

NO.	REVISIONS	DATE	BY
1	COUNTY COMMENTS	1/30/97	PW

CRG / FDP SCHEMATIC LANDSCAPE PLAN
SECTION ELEVEN
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50'

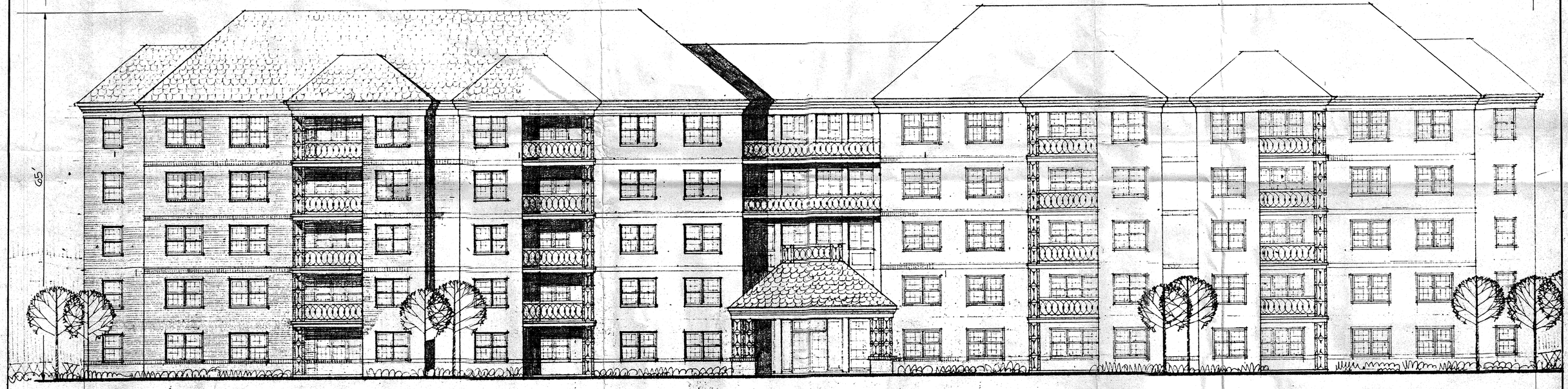
ELECTION DISTRICT No. 8
3rd COUNCILMANIC DISTRICT

OWNER & DEVELOPER
ROSSLARE RIDGE, Inc.
P.O. BOX 528
61 E. PADONIA Rd. TIMONIUM, MARYLAND 21093
(410) 252-8600

PLAT PREPARED BY
JAMES KEELTY & Co. Inc.
P.O. BOX 528
61 E. PADONIA Rd. TIMONIUM, MARYLAND 21093

PLANNED UNIT DEVELOPMENT - SEE ZONING ORDER 88-536 ASPHX

250'



65'

ROSSLARE

5 Story Plus Underground Parking Garage

The minimum horizontal distance from any point on a detached building or group of attached buildings to the vertical projection of any point on another detached building or group of attached buildings, exclusive of enclosed entrance ways, shall be 40 feet, unless any of such buildings involved in the setback measurement exceed 44 feet in height, in which case the minimum horizontal distance between buildings shall be 60 feet;

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PUBLIC SERVICES C.R.G. # 90032
PLANNING NO. C.R.G. # VIII-564

ROSSLARE ELEVATIONS MAYS CHAPEL NORTH SECTION ELEVEN

CONCEPTUAL PLAN
SECTION ELEVEN
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE: NONE

ELECTION DISTRICT #8
3rd COUNCILMANIC DIST.

PLAN UNIT DEVELOPMENT - SEE ZONING ORDER 88-536-A & PH X

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group/Final Development Plan
Section

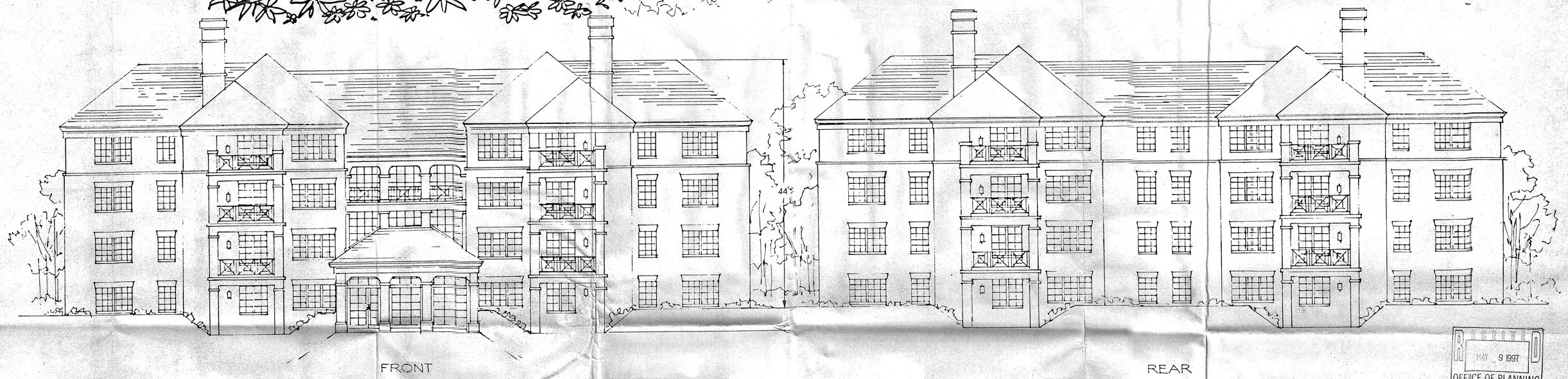
Approved For Filing _____ 5/15/97
Director of Planning Date

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON:

Baltimore County Planning Board Date
DIRECTOR, PDM 5/15/97
Zoning Commissioner, Date 6/4/97

SHEET 5 OF 6





FRONT

REAR

NEWCASTLE TYPE CONDOMINIUM
BUILDING ELEVATIONS

The minimum horizontal distance from any point on a detached building or group of attached buildings to the vertical projection of any point on another detached building or group of attached buildings, exclusive of enclosed entrance ways, shall be 40 feet, unless any of such buildings involved in the setback measurement exceed 44 feet in height, in which case the minimum horizontal distance between buildings shall be 60 feet.

NOTE: 3 STORY ELEVATIONS SHOWN REPRESENT 4 STORY BUILDING THE 4TH FLOOR WILL BE ELEMINATED, AND THE BUILDING, WILL BE CONSTRUCTED AS A 3 STORY BUILDING. MAX HEIGHT 44'

PREPARED BY:
JAMES KEELTY & CO., INC.
61 E. PADONIA RD. TIMONIUM, MD. 21093
PHONE NUMBER (410) 252-8600

RECEIVED
MAY 9 1997
OFFICE OF PLANNING

PUBLIC SERVICES C.R.G. # 90032
PLANNING NO. C.R.G. # VIII-564

NEWCASTLE ELEVATIONS

MAYS CHAPEL NORTH SECTION ELEVEN

CONCEPTUAL PLAN
SECTION ELEVEN
MAYS CHAPEL NORTH

BALTIMORE COUNTY, MARYLAND
SCALE: NONE

ELECTION DISTRICT # 8
3rd COUNCILMANIC DIST.

PLAN UNIT DEVELOPMENT - SEE ZONING ORDER 88-536-ASPHX

MAYS CHAPEL NORTH NEIGHBORHOOD P.U.D.
County Review Group/Final Development Plan
Section

Approved for Filing [signature] 5/15/97
Director of Planning Date

APPROVED AS BEING IN ACCORD WITH THE AUTHORIZATION PLAN APPROVED ON: [signature] 5/15/97

Baltimore County Planning Board Date
DIRECTOR PDM
~~Zoning Commissioner~~ Date 6/4/97 [signature] WCR

SHEET 6 OF 6.