

IN RE: PETITION FOR ZONING VARIANCE
2/3 Falls Road, 1609' S of
the C/L of Ivy Hill Road
(1 and 2 Deep Run Court)
8th Election District
3rd Councilmanic District
The Pines at Deep Run Ltd. Part.
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 90-119-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a maximum 243 sq. ft. wall on each side of the entrance to the subject site with the name "The Pines at Deep Run" placed thereon with 12.8 sq. ft. lettering in lieu of the maximum permitted 15 sq. ft. total sign area as more particularly described in Petitioner's Exhibit 1.

The Petitioners, by Ronald C. Schaffel, General Partner, appeared, testified, and was represented by New A. Williams, Esquire. Also appearing on behalf of the Petition was A. D. McComas, adjoining property owner, and Dwight Little, Engineer with W. Duvall and Associates, Inc. There were no Protestants.

Testimony indicated that the subject property, known as 1 and 2 Deep Run Court, is located at the entrance to the subdivision known as The Pines at Deep Run, which consists of 37.61 acres, zoned R.C.5, and has been subdivided into 12 building lots varying from 1 acre to 8 acres. Petitioners have constructed two brick and limestone retaining walls at the entrance to the site and are desirous of placing single-faced, non-illuminated, simulated brass lettering to identify the name of the subdivision on each wall. While the size of the brick wall exceeds 243 sq. ft., the lettering will not exceed 12.8 sq. ft. total.

In support of Petitioners' request, Petitioners submitted letters from numerous adjoining property owners, both residing within the development and in the surrounding area. Testimony indicated that the proposed entrance signs, in addition to being an enhancement to the area, will help travelers and emergency vehicles identify the development, thus increasing public safety and welfare. Further, the granting of the variance will not result in any detriment to the health, safety and general welfare of the community.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the petitioner and his 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. Ed. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

- 2 -

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of October, 1989 that the Petition for Zoning Variance to permit a maximum 243 sq. ft. wall on each side of the entrance to the subject site with the name "The Pines at Deep Run" placed thereon with 12.8 sq. ft. lettering in lieu of the maximum permitted 15 sq. ft. total sign area, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

- 1) The Petitioners may apply for their sign permit and be granted same upon receipt of this Order; however, Petitioners 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, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bja

ORDER RECEIVED FOR FILING
Date 10/11/89
By [Signature]

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-119-A
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 413.1E(1) of the Zoning Ordinance to permit a maximum 243 square foot wall on each side of the entrance with the name "THE PINES AT DEEP RUN" with 12.8 square foot of lettering in lieu of 15 square foot maximum of total sign area

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty.)
1) Traffic traveling in a southerly direction on Falls Road is unable to identify the name of the development.
2) The aesthetics of the brick walls would be enhanced by the inclusion of signage.
3) It would be in the best interests of the purchasers of lots at "The Pines at Deep Run" to have identification signs facing north and south rather than simply a northerly direction.
4) Signage facing in both directions would enable police & fire departments responding to emergencies to better identify the development & enhance public safety & welfare.
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.

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:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
Phillip Z. Altfield
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
W. Duvall & Associates, Inc.
Sandra Norris
Name
530 East Joppa Road
Address
821-9571
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of September, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building, in Towson, Baltimore County, on the 31st day of September, 1989, at 10:00 A.M.

Zoning Commissioner of Baltimore County.

(over)

W. DUVALL & ASSOCIATES, INC.

Engineers • Surveyors • Land Planners

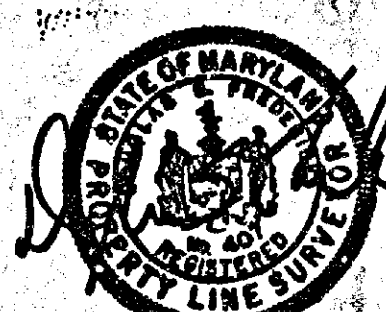
June 13, 1989
Zoning Description
Lot No. 12 "The Pines at Deep Run"
Plat Book 58 60 Folio 49
Lot No. 1 "The Pines at Deep Run"
Plat Book 58 59 Folio 128

BEGINNING for the first 1600 feet southeasterly from Falls Road and Ivy Hill Road at the southeast intersection of Falls Road, future 80 foot Right of Way, and Deep Run Court, 50 foot Right of Way, as shown on a plat entitled "Resubdivision of Lot 10 The Pines at Deep Run" as recorded among the Land Records of Baltimore County in Plat Book S.M. 60 Folio 49, said point being designated as coordinate No. 28; thence binding on the southernmost Right of Way line of Deep Run Court, North 38 degrees 14 minutes 09 seconds East 13.67 feet; thence by a curve to the right having a radius of 642.82 feet and an arc length 103.23 feet being subtended by a chord bearing South 89 degrees 44 minutes 16 seconds East 103.12 feet; thence South 85 degrees 08 minutes 14 seconds East 319.47 feet; thence leaving said court, South 08 degrees 07 minutes 11 seconds West 174.89 feet; thence North 81 degrees 52 minutes 47 seconds West 388.17 feet to the easternmost Right of Way line of Falls Road; thence binding thereon, North 38 degrees 47 minutes 58 seconds East 138.74 feet to the point of beginning.

CONTAINING 1.630 acres, more or less.
Also being known as No. 1 Deep Run Court.

BEGINNING for the second 1530 feet southeasterly from Falls Road and Ivy Hill Road at the northeast intersection of Falls Road, future 80 foot Right of Way, and Deep Run Court, 50 foot Right of Way, as shown on a plat entitled "The Pines at Deep Run" as recorded among the Land Records of Baltimore County in Plat Book S.M. 59 Folio 128, said point No. 29; thence binding on the northernmost Right of Way line of Deep Run Court, South 51 degrees 56 minutes 18 seconds East 14.62 feet; thence South 85 degrees 08 minutes 14 seconds East 220.87 feet; thence North 04 degrees 23 minutes 30 seconds East 182.74 feet; thence North 85 degrees 38 minutes 30 seconds West 364.60 feet; thence South 05 degrees 32 minutes 44 seconds West 100.87 feet; thence South 08 degrees 47 minutes 58 seconds East 82.76 feet to the point of beginning.

CONTAINING 1.52 acres, more or less.
Also being known as No. 2 Deep Run Court.



530 East Joppa Road / Towson, Maryland 21204 (301) 281-1100

90-119-A

PLEASE PRINT CLEARLY
NAME
Newell Williams
Ronald O. Schaffel
A.D. McComas
Dwight Little
ADDRESS
700 Court Levee, #1204
72 W. AUBURN, NE S-300
1605 FALLS RD. COCKEYSVILLE
W. Duvall & Assoc.
530 E. Joppa Rd. 21204

September 27, 1989

Mr. J. Robert Haines
Baltimore County Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Haines:

We, the undersigned are all owners of residences surrounding the development known as "The Pines at Deep Run".

We understand that the developer wishes to have the name of the development appear on the brick wall in front of the development which faces in a northerly direction on Falls Road and that the sign will be identical to the existing sign which now faces in a southerly direction.

We have no objection what so ever to your granting the developer the zoning variance requested.

Sincerely,

William Schaffel
William Schaffel
12333 Falls Road

Robert Hoffman
Robert Hoffman
12325 Falls Road

Horace E. Belcher, Jr.
Horace E. Belcher, Jr.
12337 Falls Road

Petitioner's Exhibit 4

Petitioner's Exhibit 5

September 25, 1989

Mr. J. Robert Haines
Baltimore County Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Haines:

I am currently building a house at 3 Deep Run Court in "The Pines at Deep Run" subdivision and I am very much in favor of having the name of the subdivision appear on the 2 brick walls that face each other at the entrance to The Pines at Deep Run.

Case # 90-119-A

2231 Conowingo Road • Bel Air, Maryland 21014

Custom Home Builders

Nick Dahan
President
(301) 879-9188

RECEIVED
SEP 25 1989

ZONING OFFICE September 21, 1989

Mr. J. Robert Haines
Baltimore County Zoning Commissioner
Office of Planning & Zoning
Towson, MD 21204

Dear Mr. Haines:

I am the owner and builder of a luxury residence located in the subdivision known as "The Pines at Deep Run".

Potential buyers of this home have missed the turn into the subdivision from Falls Road when proceeding on Falls Road in a southerly direction.

If the variance were granted permitting a sign to be installed on the brick wall that faces north on Falls Road, I don't think anyone would have difficulty in locating this subdivision.

Sincerely,
CADDIE HOWES
Nick Dahan
Vice President

ND/th
cc: Mr. Ronald Schaffel

Petitioner's Exhibit 6

LAW OFFICES

TYDINGS & ROSENBERG
201 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21201
(301) 752-6100

September 21, 1989

RECEIVED
SEP 22 1989

ZONING OFFICE

Hon. J. Robert Haines
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204

Re: The Pines at Deep Run

Dear Mr. Haines:

I am the owner of lot #12 known as 1 Deep Run Court in the subdivision known as "The Pines at Deep Run".

I readily understand why the developer is requesting a variance from Baltimore County, Maryland to install a sign depicting the name of the development on the southerly brick entrance wall.

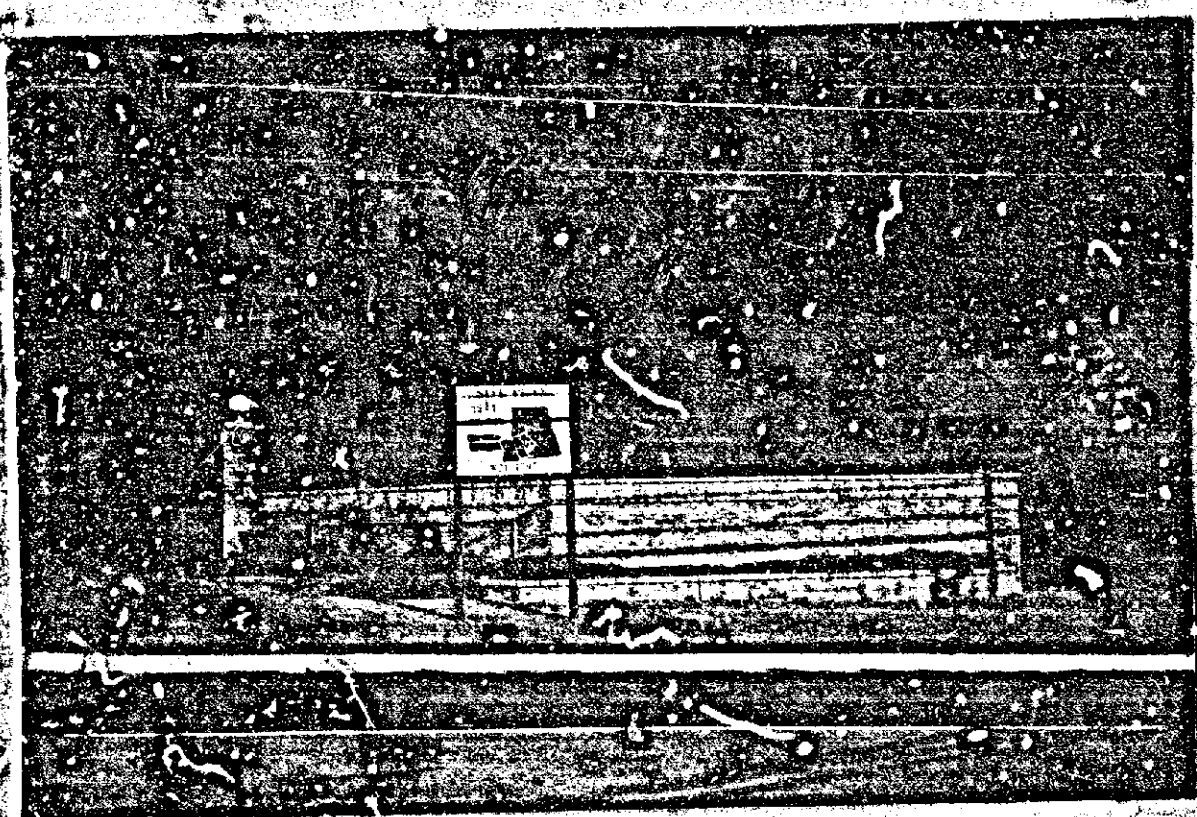
Traffic heading South on Falls Road would be unable to identify this development without an aid and I respectfully urge you to grant the zoning variance.

Very truly yours,
Stuart R. Rombro

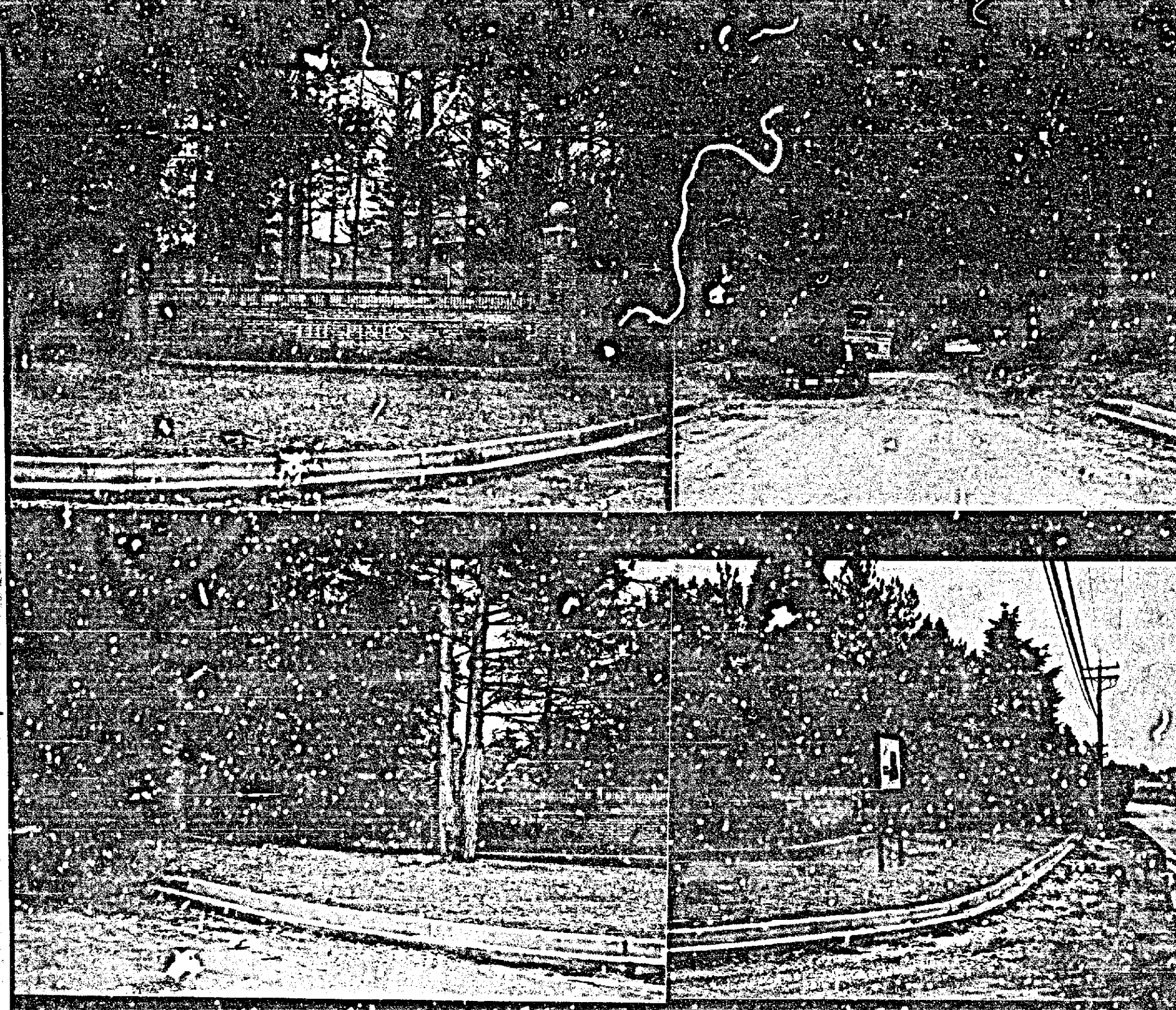
SRR:sal
cc: Ronald Schaffel

Petitioner's Exhibit 7

THE PINES AT DEEP RUN - ENTRANCE



Petitioners
Exhibit 3



The Pines at Deep Run



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

July 7, 1989

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Att: Mr. James Dyer

Re: Baltimore County
ZAC Meeting of
July 5, 1989
The Pines at Deep Run
Partnership, East Side
Falls Road, Route 25
1600' South of Ivy Hill
Road, Variance for a wall
on each side of the
entrance

Dear Mr. Haines:

Upon reviewing the plan and inspecting the site, we find the plan acceptable.

Very truly yours,

Charles J. Mills, Jr.
Charles J. Mills, Jr., Chief
Engineering Access Permits
Division

JEM:maw

RECEIVED
JUL 10 1989

ZONING OFFICE

My telephone number is (301) 333-0350 (Fax Number 333-1041)

Teleprinter for Impaired Hearing or Speech
883-7558 Baltimore Metro - 442-9451 D.C. Metro - 442-9451 Statewide Toll Free
701 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: September 25, 1989
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: The Pines at Deep Run Limited Partnership, Item No. 563
Zoning Petition No. 90-119-A

The Petitioner requests a Variance to permit a sign exceeding 15 square feet.

In reference to this request, staff offers no comment.

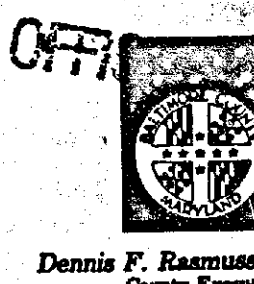
If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

PK/JL/pat

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

July 26, 1989

RECEIVED
AUG 3 1989
ZONING OFFICE



Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, MD 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 523, 541, 560, 561, 562, 564, 566, 567, 568, 570, 571, and 572.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF/lab

Baltimore County
Fire Department
800 York Road
Towson, Maryland 21204-2536
(301) 887-4500

JUNE 27, 1989

RE: Property Owner: THE PINES AT DEEP RUN LIMITED PARTNERSHIP

Location: E/S OF FALLS ROAD

Item No.: 563 Zoning Agenda: JULY 5, 1989

Gentlemen:

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

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Carl J. Kelly* Noted and Approved *Capt. Tim Boudry*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/kek

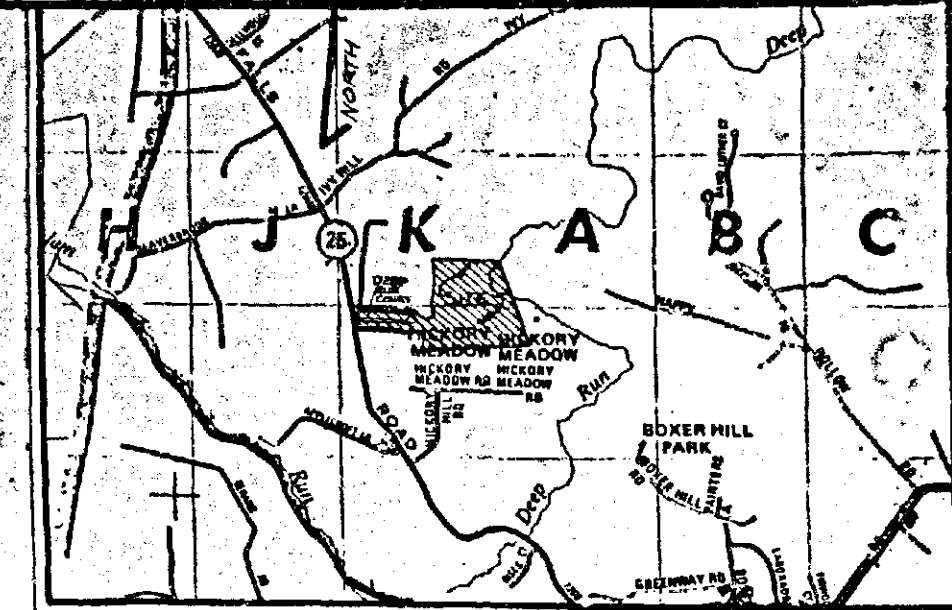
TYPE	CLASS	SOIL TYPES AND LIMITATIONS	WATER DISPOSAL/FILTER FIELDS
CU	1	SLIGHTLY MODERATE SLOPE	SLIGHT
CU	2	MODERATE SLOPE	MODERATE
CU	3	MODERATE SLOPE	MODERATE
CU	4	MODERATE SLOPE	MODERATE
CU	5	MODERATE SLOPE	MODERATE
CU	6	MODERATE SLOPE	MODERATE
CU	7	MODERATE SLOPE	MODERATE
CU	8	MODERATE SLOPE	MODERATE
CU	9	MODERATE SLOPE	MODERATE
CU	10	MODERATE SLOPE	MODERATE
CU	11	MODERATE SLOPE	MODERATE
CU	12	MODERATE SLOPE	MODERATE
CU	13	MODERATE SLOPE	MODERATE
CU	14	MODERATE SLOPE	MODERATE
CU	15	MODERATE SLOPE	MODERATE
CU	16	MODERATE SLOPE	MODERATE
CU	17	MODERATE SLOPE	MODERATE
CU	18	MODERATE SLOPE	MODERATE
CU	19	MODERATE SLOPE	MODERATE
CU	20	MODERATE SLOPE	MODERATE
CU	21	MODERATE SLOPE	MODERATE
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CU	95	MODERATE SLOPE	MODERATE
CU	96	MODERATE SLOPE	MODERATE
CU	97	MODERATE SLOPE	MODERATE
CU	98	MODERATE SLOPE	MODERATE
CU	99	MODERATE SLOPE	MODERATE
CU	100	MODERATE SLOPE	MODERATE

Description of Soils Onsite
 Cc2 - Chester Silt Loam; 3 to 8 percent slopes, moderately eroded.
 Cu - Coe Silt Loam; 3 to 8 percent slopes, moderately eroded.
 Gc2 - Glenelg Loam; 3 to 8 percent slopes, moderately eroded.
 Gc2 - Glenelg Loam; 8 to 15 percent slopes, moderately eroded.
 Gc2 - Glenelg Silt Loam; 3 to 8 percent slopes.
 M2 - Manor Loam; 3 to 8 percent slopes, moderately eroded.
 M2 - Manor Loam; 8 to 15 percent slopes, moderately eroded.
 M2 - Manor Loam; 15 to 25 percent slopes, moderately eroded.
 M2 - Manor Loam; 25 to 50 percent slopes.

NOTE: No clearing, grading or construction permitted within stream buffer area, slopes greater than 25% or Cu soils line except as permitted by Baltimore County Water Quality & DEPRM.

ZONING COMMISSIONER'S NOTE
 This development plan is approved by the Zoning Commissioner under his interpretation of the Zoning Regulations, that it complies with present policy, density and bulk controls as they are delineated in the Regulations. Any part of parcel of this tract that has been utilized for density to support additional dwellings shall not be further divided, subdivided or developed for additional dwellings or any purpose other than that indicated presently on said plan. Utilization will have occurred when a dwelling is constructed and transferred for the purpose of occupancy.

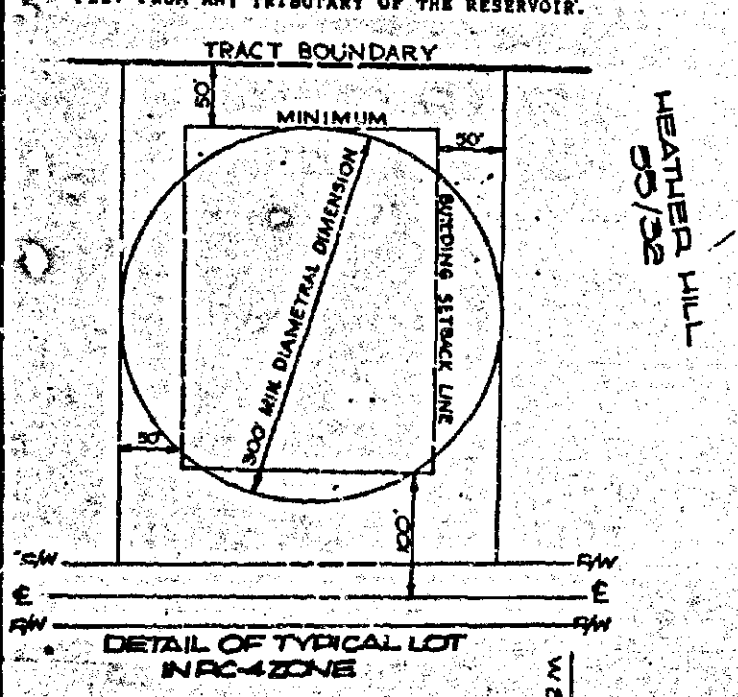
ACCESSORY STRUCTURE NOTE
 1. Envelopes shown hereon are for the location of all principal buildings only. Accessory structures, fences and projections into the yards may be constructed outside the envelopes, but must comply with the Regulations, Sections 400 and 301 of the Baltimore County Zoning Regulations. (Subject to covenants and applicable building permits.) Accessory structures, fences, and projections into yard cannot be located in flood plain areas or hydroic falls.



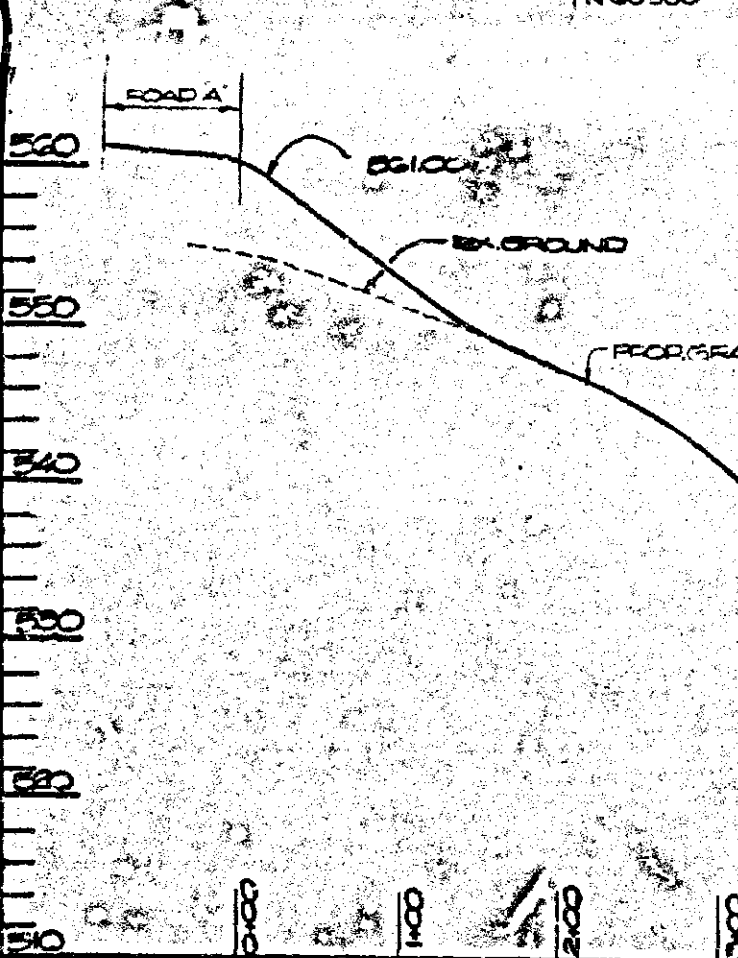
WELL & SEPTIC LOCATIONS
 LIMITATIONS USED FOR PLACING PRIVATE WELLS AND SEWAGE SYSTEMS IN THIS DEVELOPMENT AS SET FORTH BY THE BALTIMORE COUNTY HEALTH DEPARTMENT.

- WELL LOCATIONS SHOULD BE:**
- AT LEAST 10 FEET FROM PROPERTY LINES.
 - AT LEAST 15 FEET FROM ROADS OR DEDICATED RIGHTS-OF-WAY.
 - AT LEAST 30 FEET FROM A BUILDING FOUNDATION.
 - AT LEAST 100 FEET FROM SEPTIC SYSTEMS OR SEWAGE DISPOSAL RESERVE AREAS IN THE PLENUM.
 - AT LEAST 50 FEET FROM SEPTIC SYSTEMS OR SEWAGE DISPOSAL RESERVE AREAS IN THE COASTAL PLAINS.
 - AT LEAST 100 FEET FROM ADJACENT WELLS.
 - AT AN ELEVATION HIGHER THAN OR EQUAL TO THE HIGHEST ELEVATION OF THE SEPTIC SYSTEM.
- SEPTIC SYSTEM RESERVE AREAS SHOULD BE:**
- AT AN ELEVATION LOWER THAN THE WELL AND HOUSE.
 - AT LEAST 20 FEET FROM THE PROPOSED HOUSE.
 - AT LEAST 100 FEET FROM ADJACENT WELLS.
 - AT LEAST 100 FEET FROM PROPERTY LINES OR DEDICATED RIGHTS-OF-WAY.
 - AT LEAST 200 FEET FROM ANY TRIBUTARY OF THE LIBERTY OR LOCH BAYEN RESERVOIR UNLESS THE PROPOSED AREA IS WITHIN 200 FEET OF THE HIGH WATER LEVEL LINE OF THE RESERVOIR, IN WHICH CASE IT SHALL BE AT LEAST 300 FEET FROM ANY TRIBUTARY OF THE RESERVOIR.

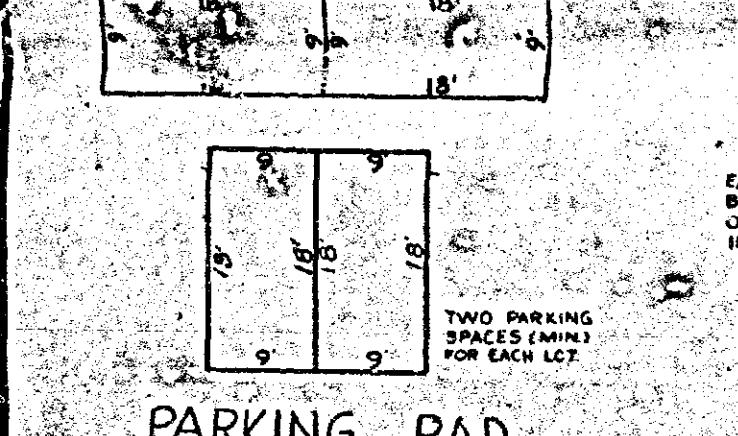
- Measures to prevent soil erosion or sloughing both during and following construction:**
- Maryland Department of Natural Resources and Baltimore County Soil Conservation District standards shall be adhered to in compliance with soil grading and sediment control plans to be approved by the Baltimore County Soil Conservation District.
 - Sediment shall be contained at the edge of the disturbed area abutting the steep slopes by a double-staked silt fence.
 - Pending construction of dwellings, all disturbed areas adjacent to the steep slopes shall be seeded and mulched to produce a quick growing cover during the growing season, or mulched and tacked off during the growing season, in accordance with Baltimore County Soil Conservation District specifications.
 - Grading and development adjacent to the steep slopes shall be done so as to not and not concentrate runoff flows. Splash blocks shall be provided at all gutter downspouts so as to begin sloping close to the houses and to avoid concentrated flows at and onto the steep slopes.
 - All steep-sloped areas not disturbed will be maintained in present forested, vegetative cover.



TRACT BOUNDARY

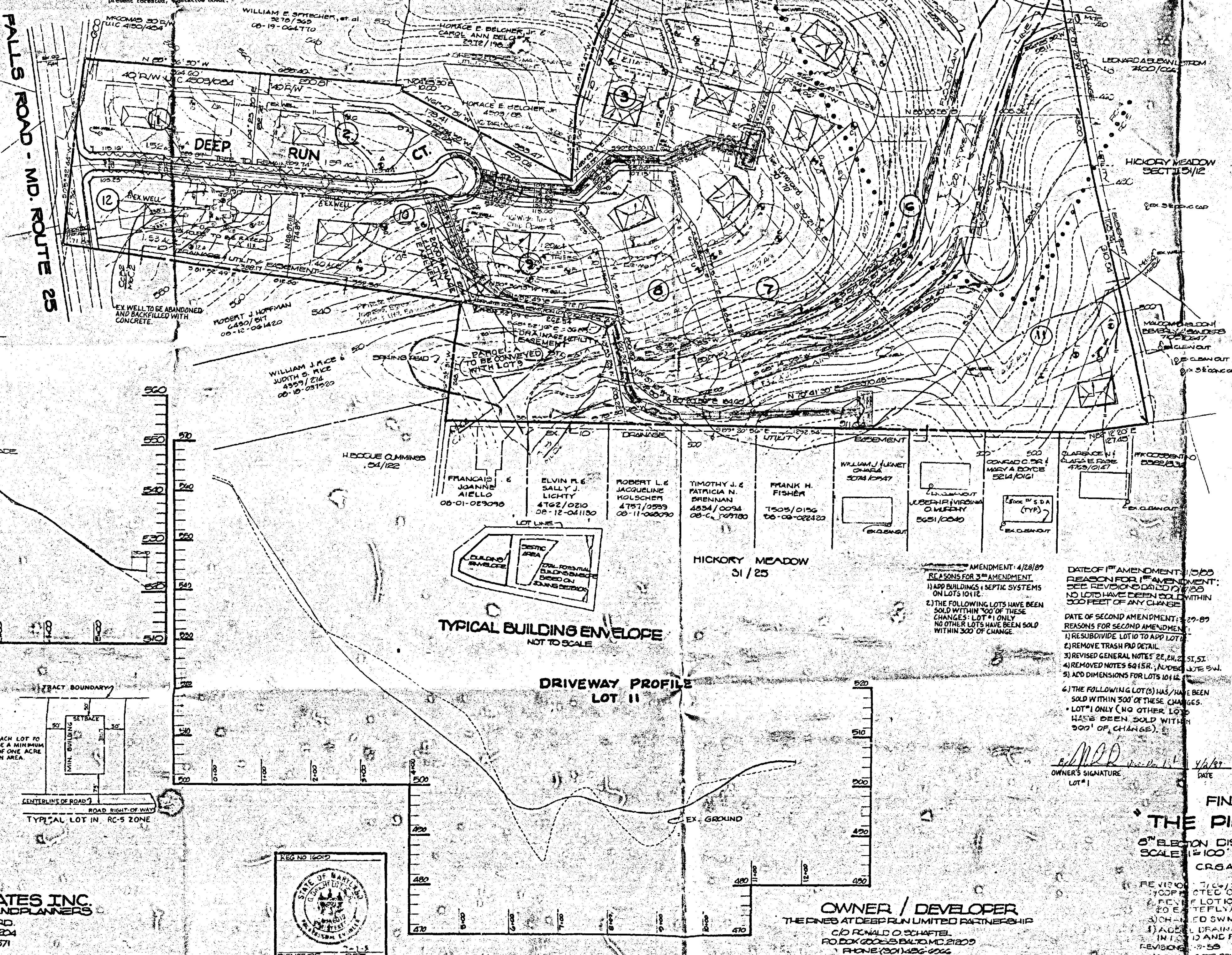


W.D. VALL ASSOCIATES INC.
 ENGINEERS - SURVEYORS - LAND PLANNERS
 550 EAST JORDAN RD.
 TOWSON, MARYLAND 21204
 PHONE (301) 253-2371



STATE OF MARYLAND
 DEPARTMENT OF THE ENVIRONMENT
 BALTIMORE COUNTY
 ZONING COMMISSION

OWNER / DEVELOPER
 THE PINES AT DEEP RUN LIMITED PARTNERSHIP
 C/O RONALD O. SCHAFFEL
 P.O. BOX 6005 BALTO, MD 21209
 PHONE (301) 486-0066



- GENERAL NOTES:**
- Site Location Information
 - Election District No. 8 Councilmanic No. 3
 - Regional Planning District #307A Census Tract No. 4083
 - Watershed No. 11/Subwatershed No. 36
 - Density Information
 - Existing Zoning on Site RC-4 (10.23Ac.), RC-5 (27.97Ac.)
 - Gross Acreage 37.61 AC ±
 - Net Acreage 37.61 AC ±
 - Total Number of Units Allowed in RC-5: 27.97 AC x .667 = 18.66 Units; In RC-4: 10.23 AC x 2.25 = 23.02 Units; Total: 41.68 Units
 - Total Number of Units Proposed: 12 Single Family Dwellings
 - Open Space Required: None
 - Open Space Proposed: None
 - Parking Required: 2 Spaces Per Unit x 12 Units = 24 Spaces
 - Parking Proposed: 24 Spaces
 - Property Information
 - Owner's Name: The Pines at Deep Run Limited Partnership
 - Owner's Address: P.O. Box 65088 Baltimore, MD 21209
 - Deed Reference: 7667/459
 - Tax Account No. 08-02-020400
 - Developer: Same as Owner
 - Engineer: W. D. Vall & Associates
 - References for Existing Features Shown on Plan
 - Topography Taken from 200 Scale Baltimore County Photogrammetric Map No. NM16D
 - Status of Streams & Swales Determined by an On-site Investigation.
 - Soils Types, Locations, & Data Taken from U.S. Dept. of Agriculture Soil Survey Book of Baltimore County Maryland
 - Boundary Information was Compiled from Deeds Purchased from the Land Records Office of Baltimore County, as was the Ownership Information for Adjacent Properties
 - Existing Land status & Locations of Wells, Septic Clean-Outs, Storm Drain Piping, Spring Heads, Wood Lines, Etc., were determined by Field Investigation.
 - Zoning Lines & Status were taken from Baltimore County Zoning Maps.
 - General Information Concerning the Existing & Proposed Status of the Site.
 - Site 90% Wooded (Ex.) Additional Tree Clearing to be done only when Necessary for Construction of Roads, Driveways, Homesites & WQM Facility
 - Public Water and Sewer are not Presently Available.
 - There are no Critical Areas, Archeological Sites, Endangered Species Habitats, Hazardous Waste Materials or Historical Buildings found within the Site Boundaries.
 - All Units are for Sale.
 - Site Not Subject to Residential Transition Area Requirements.
 - Storm Water Management Waiver Approved March 7, 1989
 - Individual Units will comply with all Applicable Baltimore County Requirements for Setback.
 - No Change is Proposed to Existing Grades Except that Required for the Installation of Roads, Driveways, Homesites & WQM Facility
 - Estimated Average Daily Trips (A.D.T.'s): 149 Total
 - Refuse to be Collected by Baltimore County, IN STREET R/W.
 - Owners of Common Panhandle Driveways shall have a Maintenance Agreement Before the Recording of any Deeds.
 - Street Lights shall be 100 Watt Mercury Vapor Fixtures Atop 14' Poles and are Shown on Plans as ▲.
 - Septic Systems for all Lots to have Trenches.
 - No more than 10% of any Lot in an RC-4 Zone may be Covered by Impervious Surfaces.
 - No more than 25% of the Natural Vegetation may be Removed from any Lot in a RC-4 Zone.
 - The Engineer shall Coordinate with the Environmental Impact Review Section of the Department of Environmental Protection & Resource Management Prior to Conducting Percutaneous Tests on Tract 'A', Possible Future Lot 11.
 - Water Quality Management to be by way of an Infiltration Basin, unless this proves not feasible, in which case Management will be by way of an Extended Detention Basin (shown).
 - All Units are for Sale.
 - Units are Conducted for Tract 'A', an additional Test is to be done for Lot 1 in Location Marked @.
 - A Landscaping Plan is not required.
 - THE EXISTING WELL AS SHOWN ON LOT 12 IS TO BE ABANDONED AND BACKFILLED WITH CONCRETE.

CRG PLAN NOTE
 This development plan complies with the CRG plan and all CRG Comments.

REVISIONS LISTED

- 1) Labeled Parc Test G
- 2) Added Parc Test H
- 3) Revised WQM Facility Easement
- 4) Corrected Drain: Buffer
- 5) Revised Trench Location on Lot 11
- 6) Adjusted Boundary to include Ex. 40' Right of Way (Adjacent to Lots 1, 2, 3)
- 7) Revised Density Calculations

3RD AMENDED FINAL DEVELOPMENT PLAN
"THE PINES AT DEEP RUN"
 8TH ELECTION DISTRICT
 SCALE: 1" = 100'
 BALTIMORE COUNTY, MD.
 DATE: 6-24-88
 CRG APPROVAL DATE: 2-10-89

OFFICE OF PLANNING AND ZONING
 APPROVED BY:

 DIRECTOR OF PLANNING DATE

 ZONING COMMISSIONER DATE

Pet. Exp. 2.