

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
Northernmost end of paving of * DEPUTY ZONING COMMISSIONER
Pheasant Cross Drive, 1110' N
of Smith Avenue (Broadview II)
3rd Election District * OF BALTIMORE COUNTY
2nd Councilmanic District * Case No. 92-395-SPH
Baltimore County Savings Bank -
Petitioner * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing in which the Petitioner requests approval of an amendment to the First Amended Final Development Plan of Broadview II in accordance with Petitioner's Exhibits 1 and 1A.

The Petitioner, by J. Howard Edwards, appeared, testified and was represented by Thomas G. Bodie, Esquire. Also appearing on behalf of the Petition were Michael J. Ertel, Engineer with Morris & Ritchie Associates, Inc.; David Meadows, Michael Murphy, and David Strouse. There were no Protestants.

Testimony indicated that the subject property, known as Broadview II, consists of 17.724 acres, more or less, split zoned D.R. 5.5 and D.R. 16 and is proposed for development with single family townhouse dwelling units. Petitioners filed the instant Petition as a result of comments made during County Review Group's preliminary review to decrease the proposed development's impact on the wetlands that exist on this property. Petitioners introduced Petitioner's Exhibits 2 and 2A, the original and final development plan for this project, and Petitioner's Exhibits 1 and 1A which are revised plans showing the modifications made to the original plan to decrease this project's impact on wetlands in the area. Testimony indicated that the Department of Environmental Protection and Resource Management has approved this project and CRG approval is still pending.

Until a decision on the relief requested in this special hearing has been made. Petitioners testified that a 25-foot buffer around the wetlands has been added and that the lots have been reconfigured so as to minimize effects on surrounding wetlands. Testimony indicated the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding uses.

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 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.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of September, 1992 that the Petition for Special Hearing to approve an amendment to the First Amended Final Development Plan of Broadview II, in accordance with Petitioner's Exhibits 1 and 1A, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building 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.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Baltimore County Government
Zoning Commission
Office of Planning and Zoning

Suite 117, Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 10, 1992

Thomas G. Bodie, Esquire
21 W. Susquehanna Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
Northernmost paving of Pheasant Cross Drive, 1110' N of Smith Avenue
(Broadview II)
3rd Election District - 2nd Councilmanic District
Baltimore County Savings Bank - Petitioner
Case No. 92-395-SPH

Dear Mr. Bodie:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has 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 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Michael J. Dietz, Executive Vice President,
Baltimore County Savings Bank, 4208 Ebenezer Rd, Baltimore, Md. 21236

People's Counsel

file

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd
Posted for: Special Hearing
Petitioner: Baltimore County Savings Bank, F.S.B.
Location of property: N. of Pheasant Cross Drive, 1110' N of Smith Avenue
Location of Sign: Northernmost end of paving of Pheasant Cross Drive, 1110' N of Smith Avenue
Remarks: See attached map
Posted by: S. J. Korte
Number of Signs: 1
Date of Posting: April 24, 1992
Date of return: May 1, 1992



CERTIFICATE OF PUBLICATION

TOWSON, MD. 4/23, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/23, 1992

THE JEFFERSONIAN,

S. Zake Orlean
Publisher

\$42.25

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

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 TO APPROVE 1ST AMENDED FINAL DEVELOPMENT PLAN OF BROADVIEW II

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/Lessee:
BOW Development, Inc.
BY: Morris A. Bodie, President
(Type or Print Name)
Signature
1301 York Road, Suite 302
Address
Lutherville, Maryland 21093
City and State
Attorney for Petitioner: POWER AND MONSIEUR, P.A.
Thomas G. Bodie
(Type or Print Name)
Signature
21 W. Susquehanna Avenue
Address
Towson, Maryland 21204
City and State
Attorney's Telephone No.: 823-1250
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Baltimore County Savings Bank, F.S.B.
BY: Michael J. Dietz, Executive Vice President
(Type or Print Name)
Signature
4208 Ebenezer Road
Address
Baltimore, Maryland 21236
City and State
Name
Phone No.

ORDER RECEIVED FOR FILING

Date: 4/16/92
By: bjs



OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING: 1/2HR. *1HR.
AVAILABLE FOR HEARING: MON./TUES./WED. - NEXT TWO MONTHS
ALL OTHER
REVIEWED BY: [Signature]
DATE: 4/17/92

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

February 17, 1992

17.724 Acre Parcel of Land, Being All of the Lots, Rights-of-Way and Open Space of Broadview II, Located on the East and West Sides of Pheasant Cross Drive, on the East Side of Broadview Road, Third Election District, Baltimore County, Maryland.

BEGINNING for the same on the east side of a highway widening shown on a plat entitled "Broadview II" and recorded among the Land Records of Baltimore County, Maryland in Plat Book SM 63, Folio 101, thence binding on the east side of said highway widening,

1. North 01° 16' 48" West 139.05 feet, thence binding on the east side of Broadview Road and on the outline of the aforesaid plat, three courses, viz:
2. North 01° 16' 48" West 330.59 feet,
3. South 78° 39' 03" West 15.23 feet, and
4. North 01° 16' 48" West 664.64 feet, thence leaving Broadview Road and binding on the outline of the aforesaid plat, seven courses, viz:
5. North 89° 35' 08" East 315.00 feet,
6. South 60° 25' 37" East 739.92 feet,
7. South 04° 02' 12" West 706.40 feet,
8. North 86° 51' 15" West 289.30 feet,
9. North 11° 53' 45" East 208.29 feet,
10. North 26° 45' 22" West 103.70 feet, and
11. North 78° 06' 15" West 206.13 feet to a point on the west side of Pheasant Cross Drive, thence binding thereon, three courses, viz:
12. South 15° 53' 45" West 205.54 feet,

1992 MAIN STREET, SUITE 200
BET AIR MARINE AND 21014
(410) 876-1000 (410) 876-7500
FAX (410) 876-1000

906-D BOSLEY AVENUE
TOWSON, MARYLAND 21204
(410) 821-1000
FAX (410) 821-1748

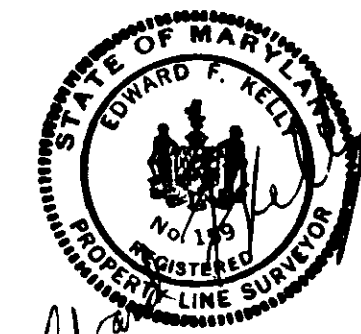
92-395-SPH

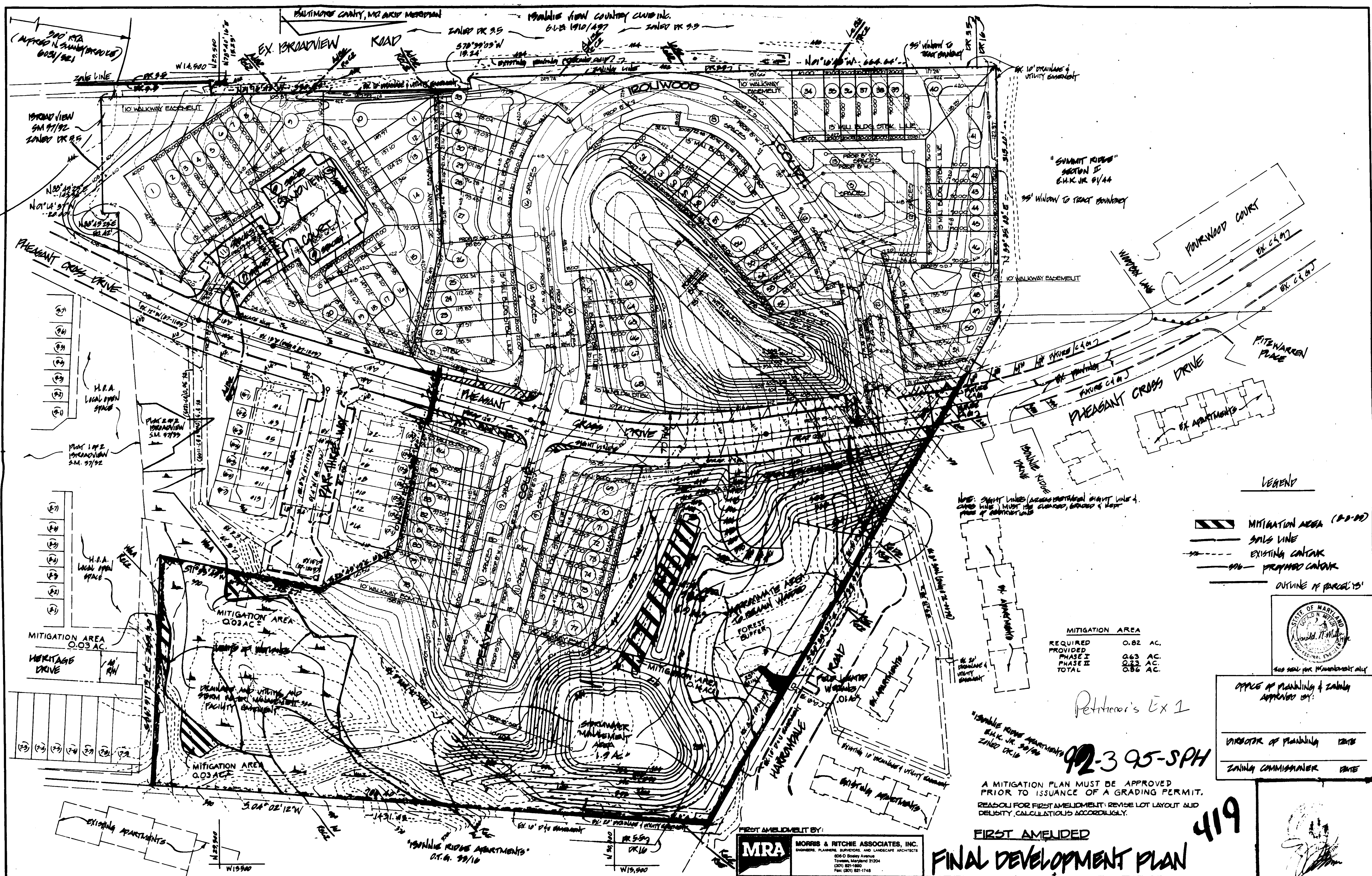
17.724 Acre Parcel
February 17, 1992
Page 2

13. By a curve to the right with a radius of 965.00 feet and an arc length of 160.04 feet, said curve being subtended by a chord bearing South 20° 38' 49" West 159.85 feet, and
14. South 25° 23' 52" West 60.81 feet, thence leaving Pheasant Cross Drive and binding on the south side of the aforesaid plat, three courses, viz:
15. South 88° 45' 23" West 50.42 feet,
16. South 01° 14' 36" East 20.00 feet, and
17. South 88° 45' 23" West 146.38 feet to the place of beginning.

CONTAINING 17.724 acres of land, more or less.

BEING all of the land shown on a plat entitled "Broadview II" and recorded among the Land Records of Baltimore County, Maryland in Plat Book SM 63, Folio 101, Saving and Excepting the Highway Widening for Broadview Road as shown on said plat.





Drawing Check Design Check	DATE 1/27/90 7-31-91 08/01	REVISIONS SEE REASON FOR 18-AMENDMENT ADD NOTES 30-32	DEVELOPMENT ENGINEERING CONSULTANTS, INC. SITE ENGINEERS & SURVEYORS 6603 YORK ROAD (301-977-2000) BALTIMORE, MARYLAND 21212	PLANNING BALTIMORE COUNTY SAVINGS BANK 4208 EBENEZER ROAD BALTIMORE, MARYLAND -21236	ELECTRIC ELECTRIC COMPANY NO. 3 BALTIMORE COUNTY, MARYLAND	'BROADVIEW II' (REVISIONS OF BROADVIEW SM 57/92 & 33 + ADDITION OF PARCEL 'B')	SHEET 1 OF 2	DATE FEBRUARY 15, 1991 SCALE 1"=50'	CONTRACT NUMBER 90-139
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GENERAL NOTES

1. ACCESSORY STRUCTURE NOTE: ENVELOPES SHOWN HEREIN ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTIONS 200 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS. (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS)

2. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS CANNOT BE LOCATED IN FLOOD PLAIN AREAS OR HYDRAIC SOILS.

3. ZONING COMMISSIONER'S NOTE: THIS DEVELOPMENT PLAN IS APPROVED BY THE ZONING COMMISSIONER BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS, THAT IT COMPLIES WITH PRESENT POLICY, DENSITY AND BUILDING CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OR PARCEL 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 THAT INDICATED PRESENTLY IN SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.

4. IF DRAINAGE, UTILITY AND WALKWAY EASEMENTS ARE REQUIRED, THAN AT LEAST 5 FEET MUST REMAIN OPEN FOR PEDESTRIAN ACCESS.

5. IF TOWNHOUSES ARE BUILT NEAR TO OR ON THE 500 SQ. FT. ENVELOPE LINE, AN-GRASS OR ELEVATED UNCOVERED DECKS MAY BE INCLUDED IN THE CALCULATION OF MINIMUM PRIVATE YARD SPACE. COVERED AREAS SUCH AS PORCHES THAT COULD POSSIBLY BE ENCLOSED AT A LATER DATE CANNOT BE CALCULATED IN THIS MINIMUM SPACE.

6. THIS DEVELOPMENT PLAN COMPLIES WITH THE C.R.G. PLAN AND ALL C.R.G. COMMENTS.

7. A LANDSCAPE PLAN MUST BE APPROVED BY THE OFFICE OF PLANNING PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

8. NO CLEARING OR GRADING WILL OCCUR IN THE WETLANDS WITH THE EXCEPTION OF THE 0.10 AC. OF WETLANDS WHICH WILL BE MITIGATED IN AN AREA ADJACENT TO EXISTING WETLANDS 2 TIMES THE AREA DISTURBED (0.20 AC).

9. MITIGATIVE MEASURES WILL BE USED IN STEEP SLOPE AREAS. GRADING WILL BE KEPT TO A MINIMUM REQUIRED FOR CONSTRUCTION OF NEW STREETS AND HUMPHRIES. CONCENTRATED RUNOFF FROM STREETS WILL BE CONVEYED BY DRAIN SYSTEM TO SUITABLE OFFFALL AND ALL CUT AND FILL SLOPES ARE 5:1 OR FLATTER AND WILL BE STABILIZED WITH PERMANENT VEGETATIVE COVER.

10. THE PROPOSED STORM WATER MANAGEMENT FACILITY MUST BE USED AS A TEMPORARY SEDIMENT BASIN.

11. HUMPHRIES IN BROADVIEW II WILL BE INCORPORATED INTO THE H.O.A. AGREEMENT WITH BROADVIEW S.M. 97/32 & 33.

12. SIGHT LINES (AREAS BETWEEN SIGHT LINE AND CURB LINE MUST BE CLEARED, GRADED & KEPT FREE OF OBSTRUCTIONS).

13. A FINAL LANDSCAPE PLAN APPROVED BY THE OFFICE OF PLANNING AND ZONING IS REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

14. THE PARTIAL DEVELOPMENT PLAN OF PARCEL "A" 20.794 ACRES APPROVED BY THE ZONING OFFICE ON 5/11/97 MUST BE AMENDED DUE TO THE REVISION OF APPROXIMATELY 9.9 ACRES OF PARCEL "A" IN THIS PLAN AND A REVISED PROVISIONAL SECTION IN SECTION "B" (19.9 AC.) AS SHOWN IN THE APPROVED PLAN.

15. PRIVATE SPACE FACTOR NOTE - WHEN OPEN LAND IS SOLD AND BELONGS TO THE DWELLING UNIT, A MINIMUM AREA (CONTIGUOUS) OF 500 SQ. FT. IS REQUIRED. THE MINIMUM DEPTH OF THIS CONTIGUOUS AREA IS 15'.

16. "NO PARKING" SIGNS SHALL BE PLACED PROHIBITING PARALLEL PARKING ON 24' WIDE STREETS AND WITHIN THE TOWNHOUND AREA.

17. NO LOTS HAVE BEEN SOLD WITHIN 300' OF THE REVISION.

18. ALL OFF-SITE DWELLINGS AND SMALL LOTS OF RECORD (LESS THAN 2 ACRES) THAT CREATE A R.T.A. ON SITE ARE SHOWN WITH THE REQUIRED 300' AND 300' AREAS.

19. ESTIMATED AVERAGE DAILY TRIPS: 87 TOWNHOUSES X 8.5 = 739.50

20. VARIOUS REFERENCES: 97/033

21. TAX ACCOUNT NO. 21-0000-1520-43

22. C.R.G. PLAN APPROVED ON AUGUST 18, 1999

23. SIDEWALKS ARE REQUIRED ADJACENT TO THE PUBLIC ROADS SERVING THIS SITE, INCLUDING STATE ROADS AS APPLICABLE. THE WALKS SHALL BE 4' WIDE AND SHALL BE INSTALLED TO CONFORM WITH BALTIMORE COUNTY STANDARDS WHICH PLACES THE BACK EDGE OF THE SIDEWALK 2' OFF THE PROPERTY LINE.

24. 4' BOLLARDS STREET LIGHTS

25. NO CLEARING OR GRADING OR CONSTRUCTION OF WETLANDS OR 30' BUFFER EXCEPT AS PERMITTED BY BALTIMORE COUNTY WATER QUALITY POLICY

26. ACCEPTANCE OF THIS PLAN IN NO WAY BINDS BALTIMORE COUNTY INTO REFUSE COLLECTION OF THIS DEVELOPMENT. AT THE TIME OF CONSTRUCTION, A REPRESENTATIVE OF THE BUREAU WILL MEET WITH THE DEVELOPER OR HIS REPRESENTATIVES TO DISCUSS DETAILS OF REFUSE COLLECTION.

27. TOWNHOUSE UNITS WILL BE FOR SALE.

28. THERE IS NO R.T.A. GENERATED FROM THE SITE.

29. A DETAILED MITIGATION PLAN MUST BE APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT PRIOR TO GRADING PLAN APPROVAL.

DESCRIPTION	TABULATION		TOTAL
	EX. PARCEL 'A'	PARCEL 'B'	
GROSS AREA & NET AREA	20.794 AC.	19.931 AC.	40.725 AC.
EX. ZONING	DR. 9.5	DR. 9.5	DR. 9.5
DWELLING UNITS ALLOWED	20.794 X 9.5 = 197.5	19.931 X 9.5 = 189.3	386.8
DWELLING UNITS PROPOSED	100 - 32 BTH TOTAL - 110 TOWNHOUSES	100 - 32 BTH TOTAL - 110 TOWNHOUSES	200 - 64 BTH TOTAL - 220 TOWNHOUSES
PARKING SPACES REQUIRED	110 X 1.75 = 193 (NO. REQUIRED)	80 X 2 = 160 SPACES	353 SPACES
PARKING SPACES PROVIDED	334	197 SPACES	531 SPACES
OPEN SPACE REQUIRED	110 X 450 SF = 49,500 SF	80 X 450 SF = 36,000 SF	85,500 SF
OPEN SPACE PROVIDED	2.85 AC.	3.12 AC.	5.97 AC.
(NOA MAINTAINED)			

*NO UNITS ARE LOCATED IN THE DR. 10 ZONE

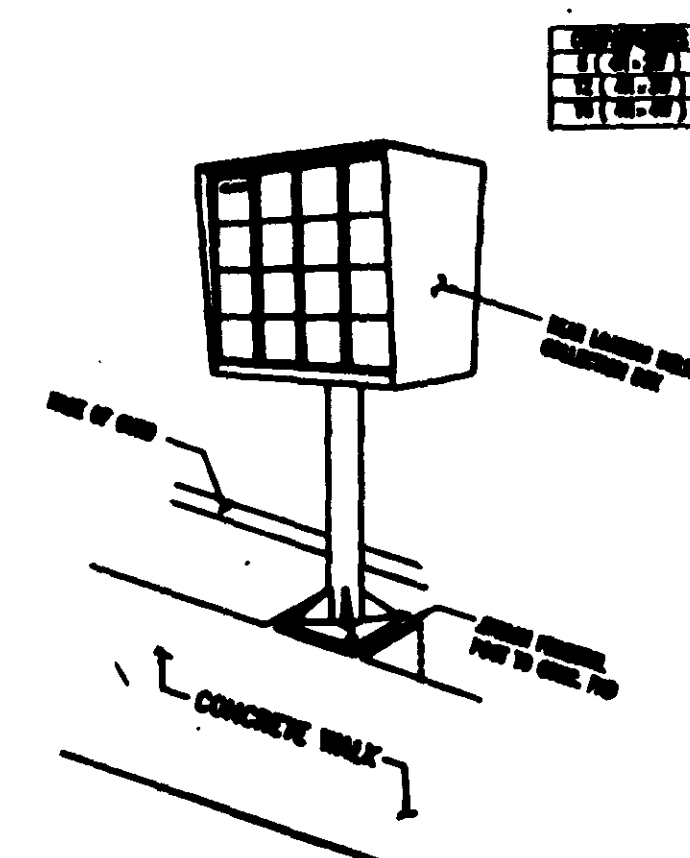
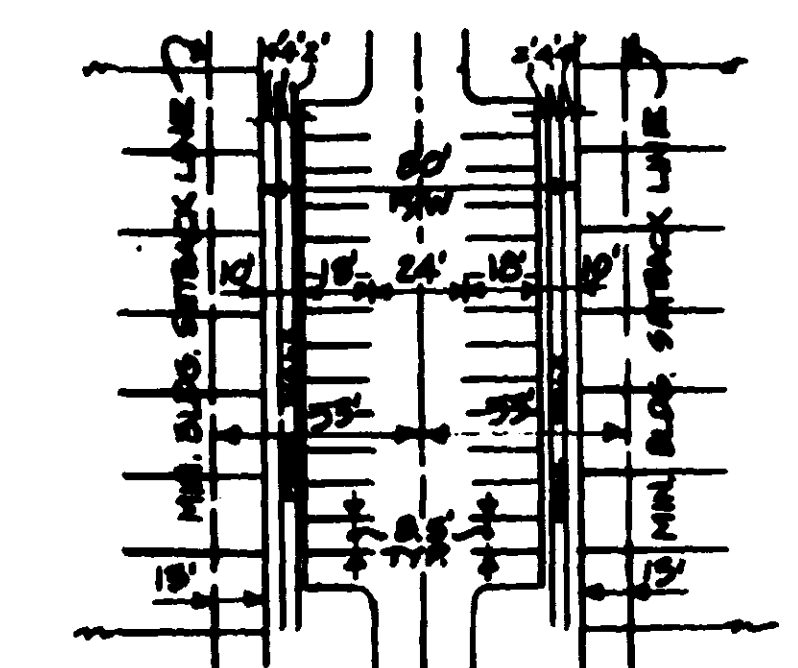
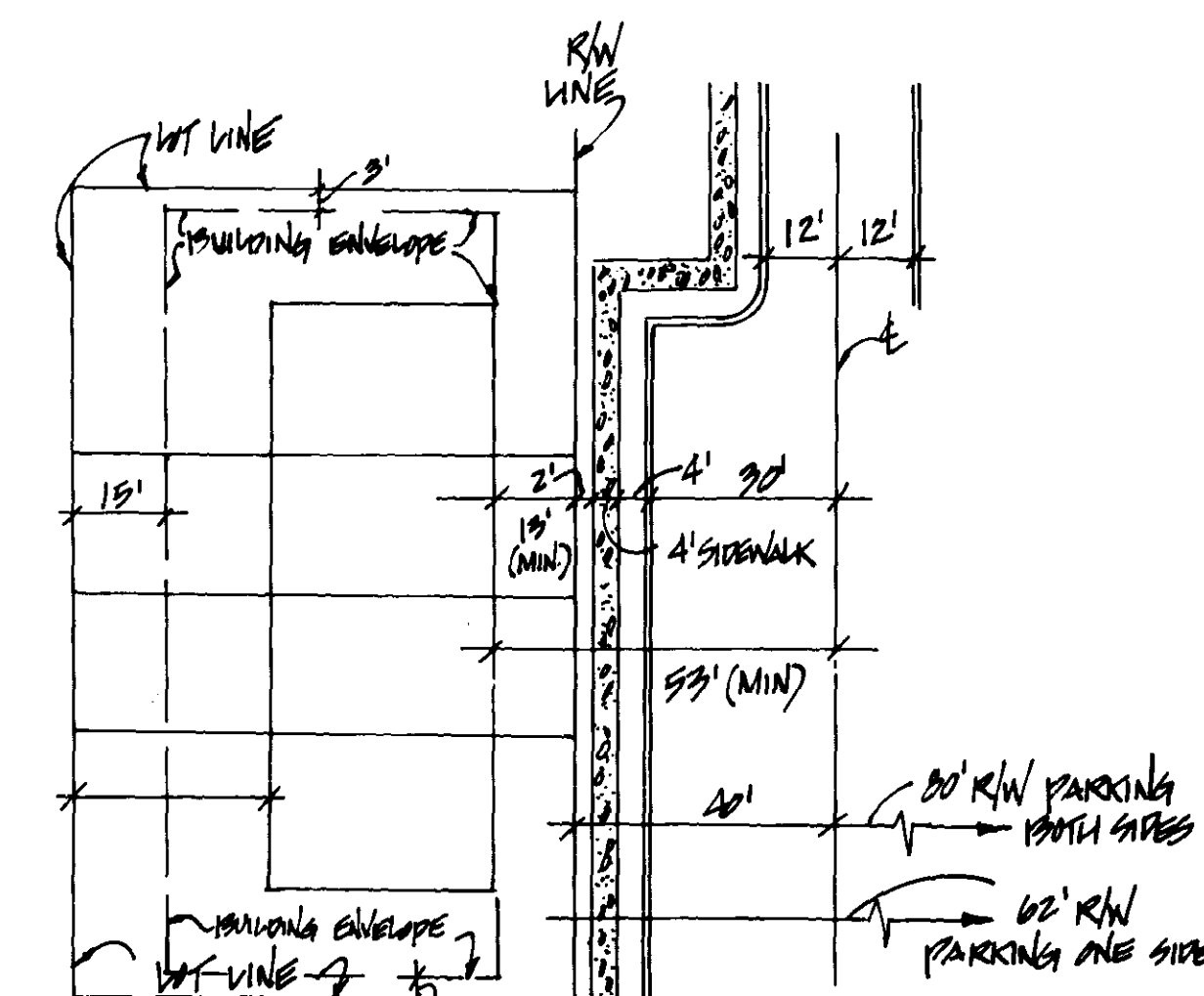
SITE RECORDED AS PLAT 1 AND 2 "BROADVIEW" S.M. 97/32 AND S.M. 97/33

1. 3 AC. FROM PARCEL 'B' IS STORM WATER MANAGEMENT AREA FOR SECTION I

2. 5 AC. FROM PARCEL 'A' USED FOR SECTION II

** THERE MUST BE A MINIMUM OF TEN (10) TOWNHOUSES.

SYMBOL	TYPE	AC.	LIMITATIONS		HYDROLOGICAL
			W/ MANAGEMENT	WITHOUT MANAGEMENT	
AV	ALLUVIAL LAND	0.20	SEVERE: HIGH WATER TABLE; FLOODING HAZARD	SEVERE: HIGH WATER TABLE; FLOODING HAZARD	D
AD2	ALDINO SILT LOAM 3 TO 8% SLOPE	0.30	MODERATE: SEASONALLY PERMANENT WATER TABLE; SLOPE	MODERATE: SEASONALLY PERMANENT WATER TABLE; SLOPE	D
RE2	RELAY SILT LOAM 8 TO 10% SLOPE	14.80	MODERATE: SLOPE	MODERATE: SLOPE	B
RE2	RELAY SILT LOAM 10 TO 20% SLOPE	0.70	SEVERE: SLOPE	SEVERE: SLOPE	B
RE2	RELAY SILT LOAM 20 TO 25% SLOPE	0.24	SEVERE: SLOPE	SEVERE: SLOPE	B
WA2	WATCHUNG SILT LOAM 0 TO 3% SLOPE	0.87	SEVERE: HIGH WATER TABLE; POOR NATURAL DRAINAGE	SEVERE: HIGH WATER TABLE; POOR NATURAL DRAINAGE	D
LO2	LEWIS SILT LOAM 3 TO 8% SLOPE	0.41	SLIGHT	SLIGHT	C



FIRST AMENDED
FINAL DEVELOPMENT PLAN

Petitioner's Ex 1A

DATE	REVISIONS
7-31-91	ADD NOTES 30-52

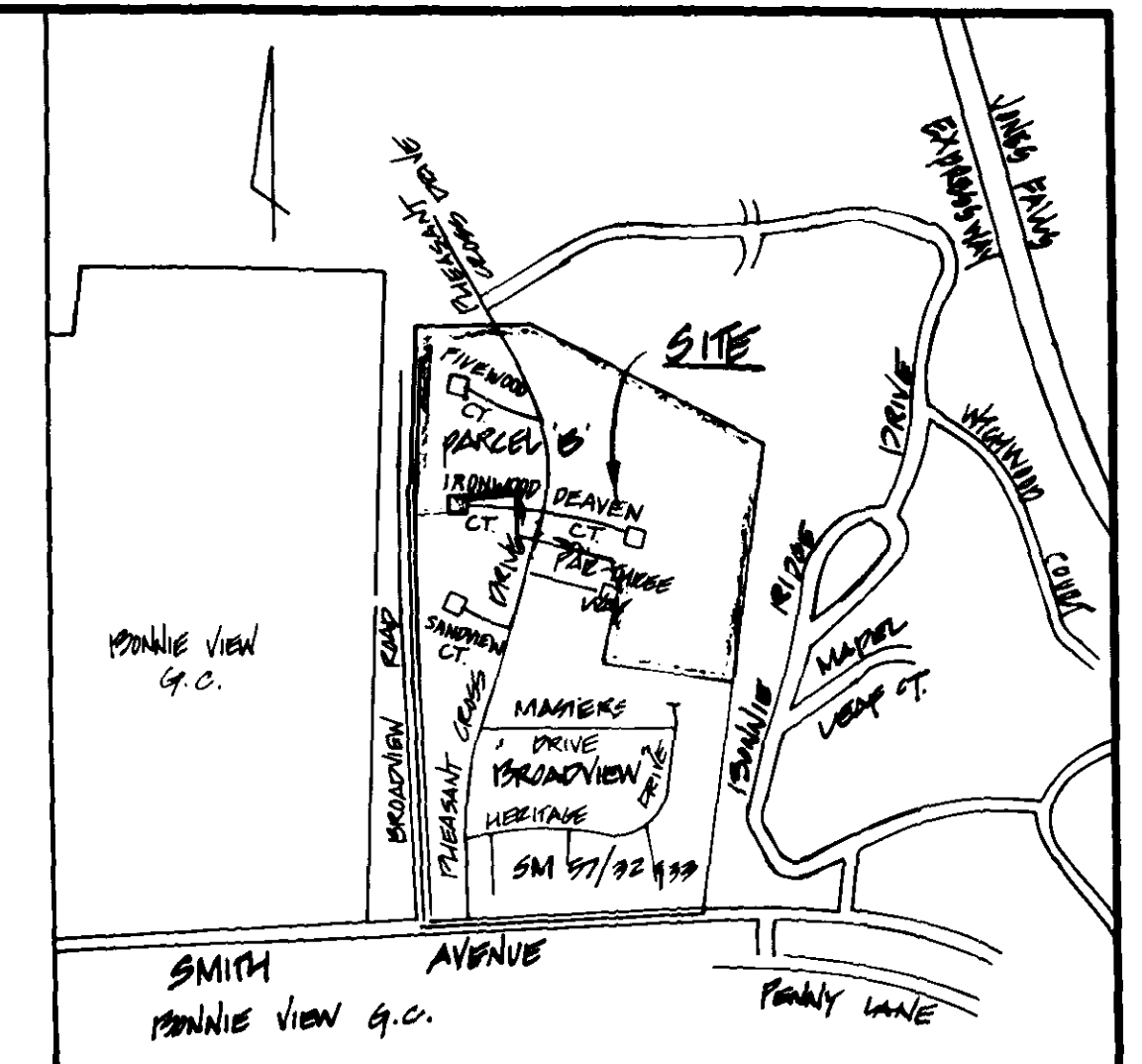
DEVELOPMENT ENGINEERING CONSULTANTS, INC.
SITE ENGINEERS & SURVEYORS
6603 YORK ROAD (301) 977-2007 BALTIMORE, MARYLAND 21212

OWNER/DEVELOPER
BALTIMORE COUNTY SAVINGS BANK
4208 EISENHOWER ROAD
BALTIMORE, MARYLAND 21236

SUBJECT DISTRICT NO. 3
BALTIMORE COUNTY, MARYLAND

"BROADVIEW II" (REVISION OF BROADVIEW S.M. 97/32 & 33 & ADDITION OF PARCEL "B")

SHEET	DATE	CONTRACT
2 OF 2	DECEMBER 19, 1999	90-139



GENERAL NOTES (CONTINUED):

- ANY FOREST BUFFER SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
- ON JULY 25, 1991 A VARIANCE WAS GRANTED BY BALTIMORE COUNTY'S DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT FROM REGULATIONS FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS AND FLOODPLAINS WHICH BECAME EFFECTIVE JANUARY 1, 1991. THE FOREST BUFFER SHOWN HEREON IS REFLECTIVE OF THE FACT THAT THIS VARIANCE WAS GRANTED. CONDITIONS WERE PLACED ON THE VARIANCE TO REDUCE WATER QUALITY IMPACTS.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

FIRST AMENDMENT BY:

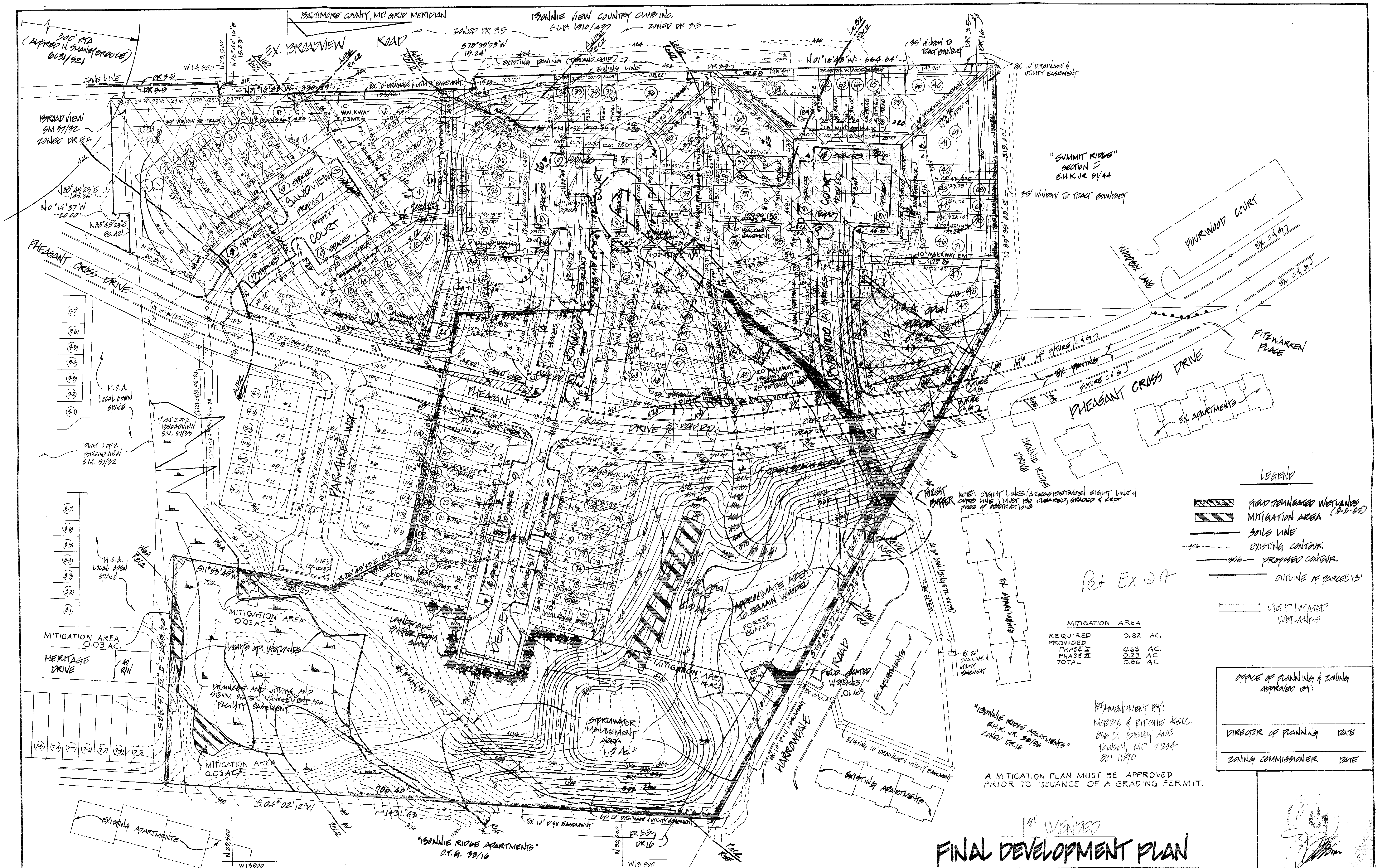
MRA MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
608 D Bayview Avenue
Towson, Maryland 21204
(301) 821-1690
Fax (301) 821-1748



OFFICE OF PLANNING & ZONING
APPROVED BY:

DIRECTOR OF PLANNING DATE

ZONING COMMISSIONER DATE



LEGEND

- FIELD DESIGNATED WETLANDS
- MITIGATION AREA (B.D.B.)
- SOILS LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- OUTLINE OF PARCELS
- FIELD LOCATED WETLANDS

MITIGATION AREA

REQUIRED	0.82 AC.
PROVIDED	0.63 AC.
PHASE I	0.23 AC.
PHASE II	0.86 AC.
TOTAL	0.86 AC.

OFFICE OF PLANNING & ZONING
APPROVED BY:

DIRECTOR OF PLANNING	DATE
ZONING COMMISSIONER	DATE

Drafting: K.A.D. Check: S.B.B. Design: K.A.D. Check: D.B.C.	DATE: 4/27/90 SEE REASON FOR 1 st AMENDMENT: 7-31-91 ADD NOTES: 30-32	DEVELOPMENT ENGINEERING CONSULTANTS, INC. SITE ENGINEERS & SURVEYORS 6603 YORK ROAD (301) 377-2600 BALTIMORE, MARYLAND 21212	OWNER/DEVELOPER BALTIMORE COUNTY SAVINGS BANK 4208 EBENEZER ROAD BALTIMORE, MARYLAND - 21236	ELECTION DISTRICT NO. 3 BALTIMORE COUNTY, MARYLAND	"BROADVIEW II" (RESUBDIVISION OF BROADVIEW S.M. 97/92 & 33 + ADDITION OF PARCEL "B")	SHEET: 1 OF 2 DATE: FEBRUARY 13, 1990 SCALE: 1"=90' CONTRACT NUMBER: 90-139
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A MITIGATION PLAN MUST BE APPROVED PRIOR TO ISSUANCE OF A GRADING PERMIT.

GENERAL NOTES

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3. ZONING COMMISSIONER'S NOTE: THIS DEVELOPMENT PLAN IS APPROVED BY THE ZONING COMMISSIONER BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS, THAT IT COMPLIES WITH PRESENT POLICY, DENSITY AND YIELD CONTROLS AS THEY ARE PERMITTED IN THE REGULATIONS. ANY PART OR PARTS OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHALL THEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY IN SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.

4. IF DRAINAGE, UTILITY AND WALKWAY EASEMENTS ARE FENCED, THEN AT LEAST 5 FEET MUST REMAIN OPEN FOR PEDESTRIAN ACCESS.

5. IF TOWNHOUSES ARE BUILT NEAR TO OR ON THE 500 SQ. FT. ENVELOPE LINE, AN-GRASS OR ELEVATED UNCOVERED DECKS MAY BE INCLUDED IN THE CALCULATION OF MINIMUM PRIVATE YARD SPACE. COVERED AREAS SUCH AS PORCHES THAT COULD POSSIBLY BE ENCLOSED AT A LATER DATE CANNOT BE CALCULATED IN THIS MINIMUM SPACE.

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9. MITIGATIVE MEASURES WILL BE USED IN STEEP SLOPE AREAS. GRADING WILL BE KEPT TO A MINIMUM REQUIRED FOR CONSTRUCTION OF NEW STREETS AND HOMESITES. CONCENTRATED RUNOFF FROM STREETS WILL BE CONVEYED BY DRAIN SYSTEM TO OUTFALL OFF-ROAD AND ALL CUT AND FILL SLOPES ARE 3:1 OR FLATTER AND WILL BE STABILIZED WITH PERMANENT VEGETATIVE COVER.

10. THE PROPOSED STORM WATER MANAGEMENT FACILITY MUST BE USED AS A TEMPORARY SEDIMENT BASIN.

11. HUNDERS IN (BROADVIEW II) WILL BE INCORPORATED INTO THE H.O.A. AGREEMENT WITH BROADVIEW S.M. 57/32 & 33.

12. SIGHT LINES (AREAS BETWEEN SIGHT LINE AND CURB LINE MUST BE CLEARED, GRADED & KEPT FREE OF OBSTRUCTIONS)

13. A FINAL LANDSCAPE PLAN APPROVED BY THE OFFICE OF PLANNING AND ZONING IS REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

14. THE PARTIAL DEVELOPMENT PLAN OF PARCEL "A" 20.704 ACRES APPROVED BY THE ZONING OFFICE ON 5/11/87 MUST BE AMENDED DUE TO THE REVISION OF APPROXIMATELY 3.5 ACRES OF PARCEL "A" IN THIS PLAN AND A REVISED PROVISIONARY SECTION IN SECTION "B" (13.9 AC.) AS SHOWN IN THE APPROVED PLAN.

15. PRIVATE SPACE FACTOR NOTE - WHEN OPEN LAND IS SOLD AND BELONGS TO THE DWELLING UNIT, A MINIMUM AREA (CONTIGUOUS) OF 500 SQ. FT. IS REQUIRED. THE MINIMUM DEPTH OF THIS CONTIGUOUS AREA IS 15'.

16. "NO PARKING" SIGNS SHALL BE POSTED PROHIBITING PARALLEL PARKING ON 24' WIDTH STREETS AND WITHIN THE TURNAROUND AREA.

17. NO VTS HAVE BEEN SOLD WITHIN 300' OF THE REVISION

18. ALL OFF-SITE DWELLINGS AND SMALL LOTS OF RECORD (LESS THAN 2 ACRES) THAT CREATE A R.T.A. ON SITE ARE SHOWN WITH THE REQUIRED 300' AND 250' AREAS.

19. ESTIMATED AVERAGE DAILY TRIPS: 97 TOWNHOUSES X 0.5 = 79.50

20. VDOT REFERENCE: 57/033

21. TAX ACCOUNT NO. 21-0000-1520-43

22. C.R.G. PLAN APPROVED ON AUGUST 18, 1989

23. SIDEWALKS ARE REQUIRED ADJACENT TO THE PUBLIC ROADS SERVING THIS SITE, INCLUDING STATE ROADS AS APPLICABLE. THE WALKS SHALL BE 4' WIDE AND SHALL BE INSTALLED TO CONFORM WITH BALTIMORE COUNTY STANDARDS WHICH PLACES THE BACK EDGE OF THE SIDEWALK 2' OFF THE PROPERTY LINE.

24. 4' VENTILATES STREET LIGHTS

25. NO CLEARING OR GRADING OF CONSTRUCTION ETC. IN WETLANDS OR 50' BUFFERS EXCEPT AS PERMITTED BY BALTIMORE COUNTY WATER QUALITY POLICY

26. ACCEPTANCE OF THIS PLAN IN NO WAY BINDS BALTIMORE COUNTY INTO REFUSE COLLECTION AT THE DEVELOPMENT. AT THE TIME OF CONSTRUCTION A REPRESENTATIVE OF THE BUREAU WILL MEET WITH THE DEVELOPER OR HIS REPRESENTATIVES TO DISCUSS DETAILS OF REFUSE COLLECTION.

27. TOWNHOUSE UNITS WILL BE FOR SALE.

28. THERE IS NO R.T.A. GENERATED FROM THE SITE.

29. A DETAILED MITIGATION PLAN MUST BE APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT PRIOR TO GRADING PLAN APPROVAL.

DESCRIPTION	TABULATION		TOTAL
	EX. PARCEL 'A'	PARCEL 'B'	
GROSS AREA & NET AREA	20.704 AC.±	13.931 AC.±	34.725 AC.±
EX. ZONING	DR. 9.9	DR. 9.9 = 13.086 AC.± DR. 12 = 0.845 AC.±	DR. 9.9 = 33.00 AC.± DR. 12 = 0.85 AC.±
DWELLING UNITS ALLOWED	20.704 X 5.9 = 114.37	13.086 X 5.9 = 77.97 13.931 X 5.9 = 82.19	186.34 160.16 DENSITY UNITS
DWELLING UNITS PROPOSED	100 - 300 RTH 10 - 20 RTH TOTAL 110 TOWNHOUSES	87 TOWNHOUSE UNITS FOR SALE	187 DWELLING UNITS 10 DENSITY UNITS TOTAL 197 TOWNHOUSES
PARKING SPACES REQUIRED	110 X 1.75 = 192.50 193 (200 RND)	87 X 2 = 174 SPACES	367 365 SPACES
PARKING SPACES PROVIDED	394	180 SPACES (87 X 2 = 174)	574 541 SPACES
OPEN SPACE REQUIRED	110 X 0.90 AC. = 99 AC.±	87 X 0.90 AC. = 78.30 AC.±	177.30 AC.±
OPEN SPACE PROVIDED	2.85 AC.±	2.4 AC.±	5.25 AC.±
(HQA MAINTAINED)		3.78	6.63

* NO UNITS ARE LOCATED IN THE DR. 12 ZONE

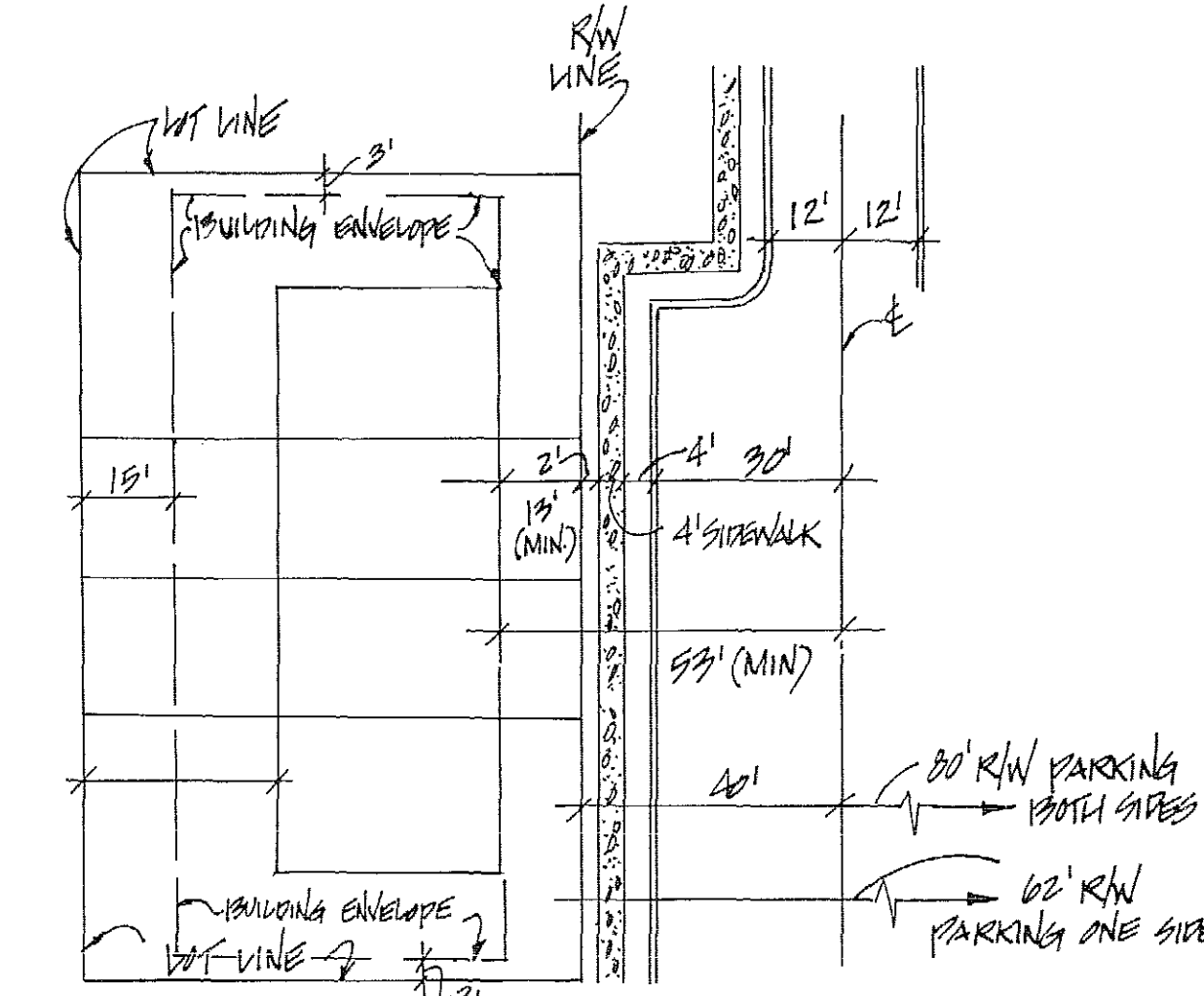
SITE RECORDED AS PLAT 1 AND 2 "BROADVIEW" SM 57/32 AND SM 57/33

1. 3 AC.± FROM PARCEL 'B' IS STORM WATER MANAGEMENT AREA FOR SECTION 1

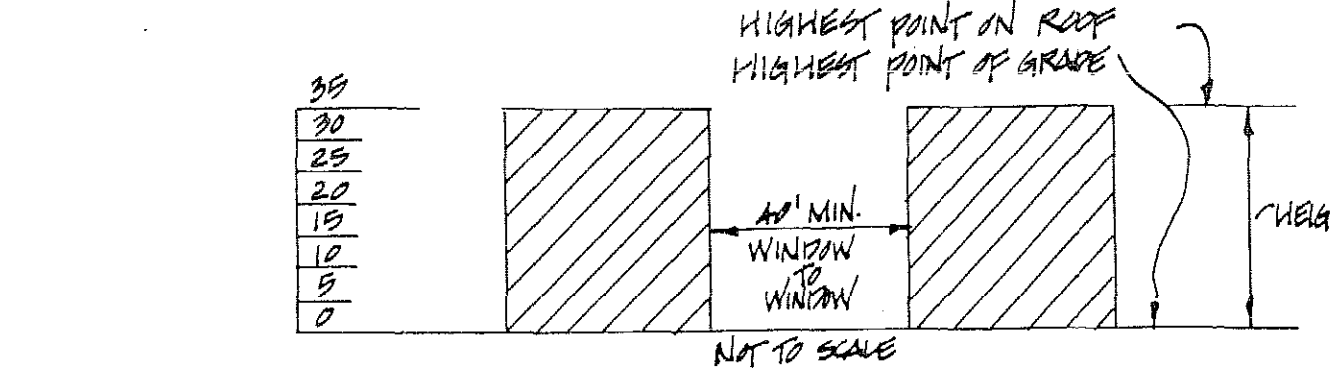
2. 5 AC.± FROM PARCEL 'A' USED FOR SECTION 2

** THERE MUST BE A MINIMUM OF TEN 2-BR. TOWNHOUSES.

SOIL CLASSIFICATIONS			LIMITATIONS			HYDRO SOIL CLASS.
SYMBOL	DESCRIPTION	AC.±	W/ BASEMENTS	W/O BASEMENTS	STREETS & PARKING	
AV	ALLUVIAL SAND	0.29	SEVERE: HIGH WATER TABLE; FLOODING HAZARD	SEVERE: HIGH WATER TABLE; FLOODING HAZARD	SEVERE: HIGH WATER TABLE; FLOODING HAZARD	D
AD02	ALFALFA Silt LOAM 3 TO 8% SLOPE	0.30	MODERATE: SEASONALLY PERCHED WATER TABLE; SLOPE	SLIGHT	MODERATE: SEASONALLY PERCHED WATER TABLE; SLOPE	D
RC02	RELAY Silt LOAM 8 TO 15% SLOPE	14.80	MODERATE: SLOPE	MODERATE: SLOPE	SEVERE: SLOPE	B
RC02	RELAY Silt LOAM 19 TO 29% SLOPE	0.70	SEVERE: SLOPE	SEVERE: SLOPE	SEVERE: SLOPE	B
RC02	RELAY VERY STONY Silt LOAM 25 TO 49% SLOPES	0.24	SEVERE: SLOPE	SEVERE: SLOPE	SEVERE: SLOPE	B
W0A	WATCHUNG Silt LOAM 0 TO 3% SLOPES	0.57	SEVERE: HIGH WATER TABLE; POOR NATURAL DRAINAGE	SEVERE: HIGH WATER TABLE; POOR NATURAL DRAINAGE	SEVERE: HIGH WATER TABLE; POOR NATURAL DRAINAGE	D
LC02	LEWIS Silt LOAM 3 TO 8% SLOPES	0.41	SLIGHT	SLIGHT	MODERATE: SLOPE	C



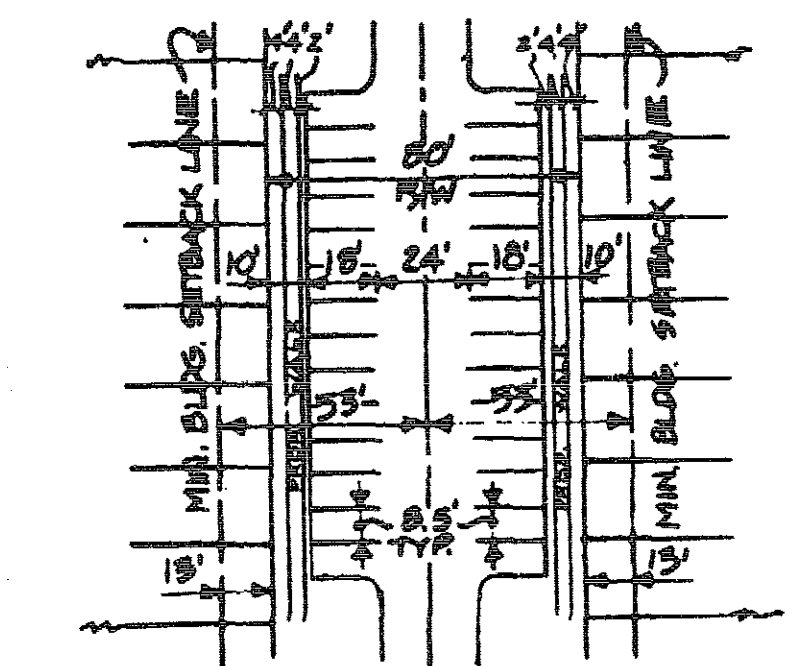
TYPICAL LOT DETAIL - SCALE: 1" = 30'



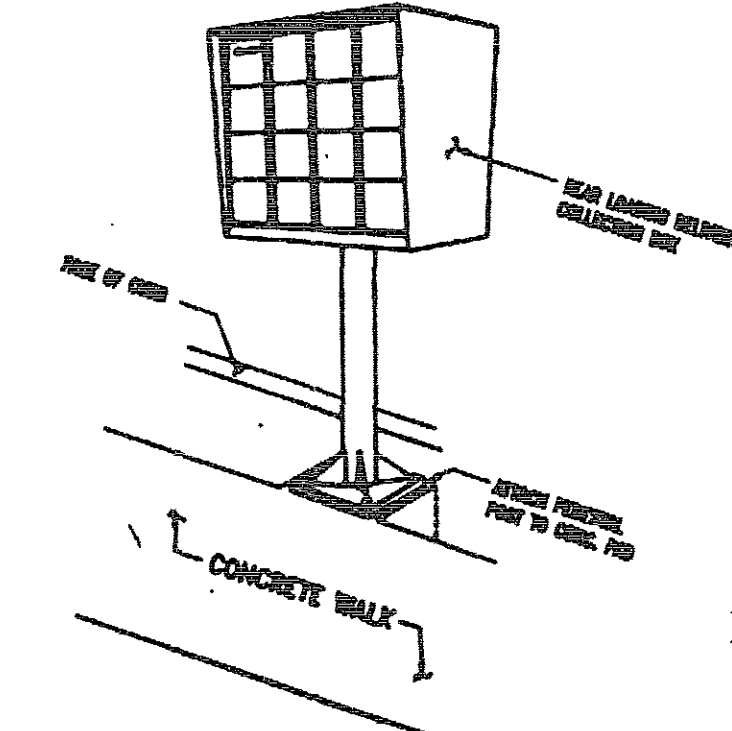
MINIMUM HORIZONTAL SEPARATION OF BUILDINGS

SETBACK REQUIREMENTS

WINDOW TO WINDOW - 40'
WINDOW TO STREET R/W - 25'
WINDOW TO TRACT BOUNDARY - 35'
WINDOW TO PROPERTY LINE - 15'
BUILDING TO EX. R/W - 25'
BUILDING TO EX. R/W - 50'
BUILDING TO PROPOSED R/W - 0'
BUILDING TO TRACT BOUNDARY - 30'



TYPICAL PARKING DETAIL
NO SCALE



MAIL COLLECTION DETAIL
NO SCALE

FINAL DEVELOPMENT PLAN

1ST AMENDMENT BY:
MORRIS & PITCHER ASSOC.
600 D. BOULEVARD AVE
TOWSON, MD. 21204
821-1090

OFFICE OF PLANNING & ZONING APPROVED BY:	
DIRECTOR OF PLANNING	DATE
ZONING COMMISSIONER	DATE

DATE	REVISIONS
7-31-91	ADD NOTES 30-32
8-1-91	
8-1-91	
8-1-91	

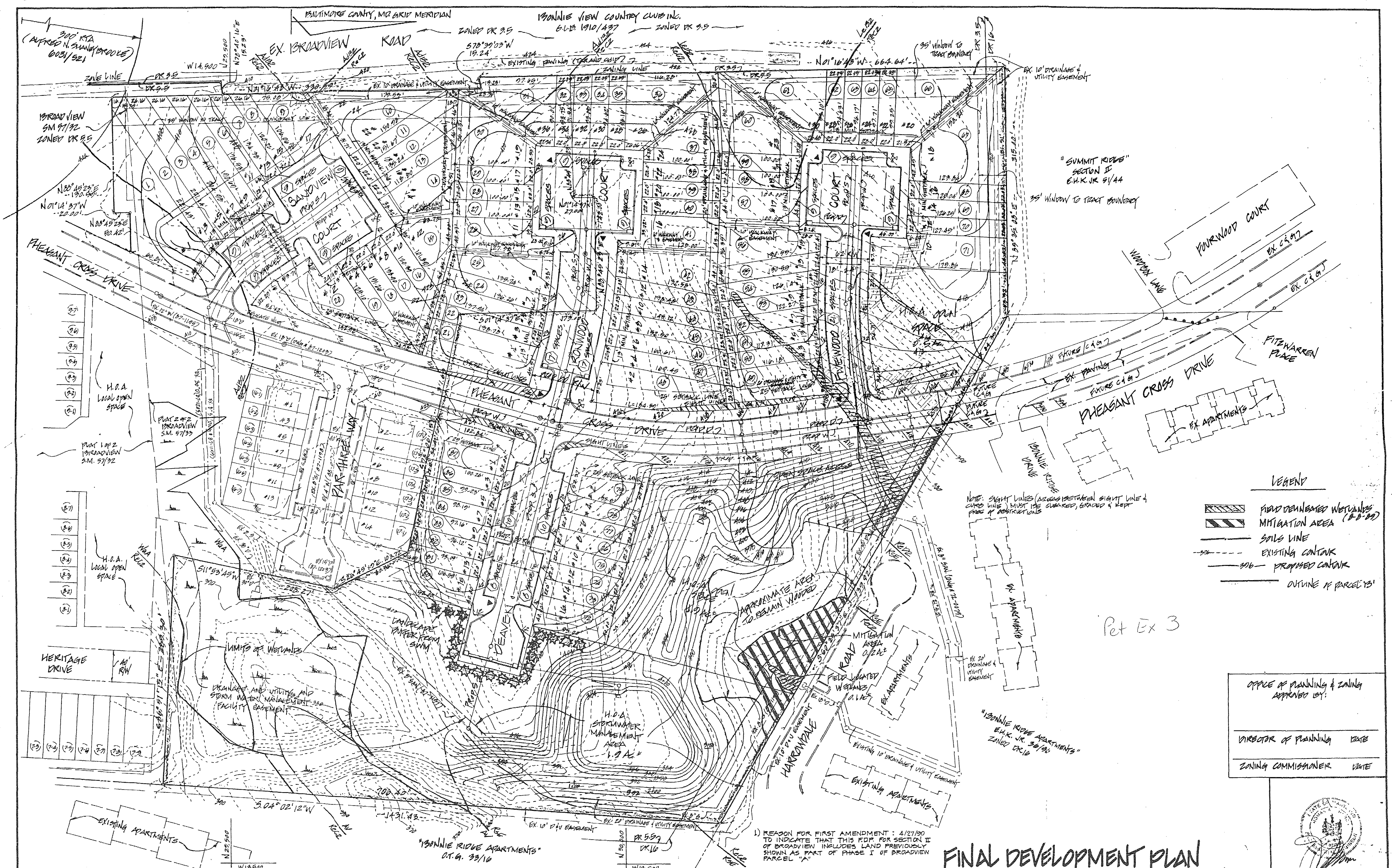
DEVELOPMENT ENGINEERING CONSULTANTS, INC.
SITE ENGINEERS & SURVEYORS
6603 YORK ROAD (301-977-2000) BALTIMORE, MARYLAND 21212

OWNER/DEVELOPER
BALTIMORE COUNTY 501 NGS BANK
4208 EBENEZER ROAD
BALTIMORE, MARYLAND - 71236

ELECTION DISTRICT NO. 3
BALTIMORE COUNTY, MARYLAND

"BROADVIEW II" (RESUBDIVISION OF BROADVIEW
SM 57/32 & 33
& ADDITION OF PARCEL "B")

SHEET 2 OF 2	DATE DECEMBER 19, 1989 SCALE N/A	CONTRACT NUMBER 90-139
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FINAL DEVELOPMENT PLAN

Drafting: K.A.D. Check: D.B.C. DATE: 1/27/90 SEE REASON FOR 1 ST AMENDMENT	DEVELOPMENT ENGINEERS CONSULTANTS, INC. SITE ENGINEERS & SURVEYORS 6603 YORK ROAD (301-977-2000) BALTIMORE, MARYLAND 21212	OWNER/DEVELOPER: BROADVIEW II LIMITED PARTNERSHIP 800 GLENDALE COURT, SUITE 211 TOWSON, MARYLAND 21204 (301-988-2219)	ELECTION DISTRICT NO. 3 BALTIMORE COUNTY, MARYLAND	PART OF SECTION 1 AND SECTION 2 "BROADVIEW" RESUBDIVISION OF "BROADVIEW" SM 57/32433	SHEET: 1 OF 2	DATE: FEBRUARY 12, 1990 SCALE: 1"=50'	CONTRACT NUMBER: 88- 129
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GENERAL NOTES

1. ACCESSORY STRUCTURE NOTE: ENVELOPES SHOWN HEREIN ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTIONS 200 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS. (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS)

2. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS CANNOT BE LOCATED IN FLOOD PLAIN AREAS OR HYDRAIC SOILS.

3. ZONING COMMISSIONER'S NOTE: THIS DEVELOPMENT PLAN IS APPROVED BY THE ZONING COMMISSIONER ISSUED ON HIS INTERPRETATION OF THE ZONING REGULATIONS, THAT IT COMPLIES WITH PRESENT POLICY, DENSITY AND BUILDING CONTROLS AS THEY ARE DEFINED IN THE REGULATIONS. ANY PART OR PARTS 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 THAT INDICATED PRESENTLY ON SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.

4. IF DRAINAGE, UTILITY AND WALKWAY EASEMENTS ARE FENCED, THEN AT LEAST 5 FEET MUST REMAIN OPEN FOR PEDESTRIAN ACCESS.

5. IF TANKS ARE SHOWN NEAR TO OR ON THE 500 SQ. FT. ENVELOPE LINE, ALL ASIDE DECKS WILL REQUIRE A ZONING VARIANCE (PUBLIC HEARING) IF THEY PROJECT MORE THAN 4' X 10' AND EXTEND INTO THE REQUIRED 500 SQ. FT. OPEN YARD SPACE. WALKWAYS OR SECOND LEVEL DECKS ARE PERMITTED TO EXTEND INTO THE REQUIRED YARD SPACE IF THEY REMAIN OPEN UNDERNEATH. SEE POLICY 5-11.0.2.1.

6. THIS DEVELOPMENT PLAN COMPLIES WITH THE C.R.G. PLAN AND ALL C.R.G. COMMENTS.

7. A LANDSCAPE PLAN MUST BE APPROVED BY THE OFFICE OF PLANNING PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

8. NO CLEARING OR GRADING WILL OCCUR IN THE WETLANDS WITH THE EXCEPTION OF THE 0.10 AC. OF WETLANDS WHICH WILL BE MITIGATED IN AN AREA ADJACENT TO EXISTING WETLANDS 2 TIMES THE AREA DISTURBED (0.20 AC.).

9. MITIGATIVE MEASURES WILL BE USED IN STEEP SLOPE AREAS. GRADING WILL BE KEPT TO A MINIMUM REQUIRED FOR CONSTRUCTION OF NEW STREETS AND HUMBER. CONCENTRATED RUNOFF FROM STREETS WILL BE CONVEYED BY DRAIN SYSTEM TO OUTFALL AT FALL AND ALL CUT AND FILL SLOPES ARE 3:1 OR FLATTER AND WILL BE STABILIZED WITH PERMANENT VEGETATIVE COVER.

10. THE PROPOSED STORM WATER MANAGEMENT FACILITY MUST BE USED AS A TEMPORARY SEDIMENT BASIN.

11. HUMBER IN PROVISION II WILL BE INCORPORATED INTO THE H.O.A. AGREEMENT WITH BROADVIEW S.M. 97/92 & 93.

12. SIGHT LINES (AREAS BETWEEN SIGHT LINE AND CURB LINE MUST BE CLEARED, GRADED & KEPT FREE OF OBSTRUCTIONS).

13. A FINAL LANDSCAPE PLAN APPROVED BY THE OFFICE OF PLANNING AND ZONING IS REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

14. THE PARTIAL DEVELOPMENT PLAN OF PARCEL "A" 20.704 ACRES APPROVED BY THE ZONING OFFICE ON 8/11/87 MUST BE AMENDED DUE TO THE REVISION OF APPROXIMATELY 9.5 ACRES OF PARCEL "A" IN THIS PLAN AND A REVISED PROVISION SECTION IN SECTION "15" (19.9 AC.) AS SHOWN IN THE APPROVED PLAN.

15. PRIVATE SPACE FACTOR NOTE - WHEN OPEN LAND IS SOLD AND BELONGS TO THE DWELLING UNIT, A MINIMUM AREA (CONTIGUOUS) OF 500 SQ. FT. IS REQUIRED. THE MINIMUM DEPTH OF THIS CONTIGUOUS AREA IS 15'. COVERED AREAS SUCH AS PORCHES CANNOT BE CALCULATED IN THIS SPACE.

16. "NO PARKING" SIGNS SHALL BE PLACED PREVENTING PARALLEL PARKING ON 24' WIDE STREETS AND WITHIN THE TURNAROUND AREA.

17. NO LOTS HAVE BEEN SOLD WITHIN 300' OF THE REVISION.

18. ALL OFF-SITE DWELLINGS AND SMALL LOTS OF RECORD (LESS THAN 2 ACRES) THAT CREATE A R.T.A. ON SITE ARE SHOWN WITH THE REQUIRED 200' AND 150' AREAS.

19. ESTIMATED AVERAGE DAILY TRIPS: 87 TANKS X 0.5 = 790.50

20. VERT. REFERENCE: 97/93

21. TAX ACCOUNT NO. 21-0000-1526-43

22. C.R.G. PLAN APPROVED ON AUGUST 15, 1989

23. SIDEWALKS ARE REQUIRED ADJACENT TO THE PUBLIC ROADS SERVING THIS SITE, INCLUDING STATE ROADS AS APPLICABLE. THE WALKS SHALL BE 4' WIDE AND SHALL BE INSTALLED TO CONFORM WITH BALTIMORE COUNTY STANDARDS WHICH PLACES THE BACK CURB OF THE SIDEWALK 2' OFF THE PROPERTY LINE.

24. A VENTURES STREET LIGHTS

25. NO CLEARING OR GRADING OR CONSTRUCTION OF WETLANDS OR 50' BUFFER EXCEPT AS PERMITTED BY BALTIMORE COUNTY WATER QUALITY POLICY

26. ACCEPTANCE OF THIS PLAN IN NO WAY BINDS BALTIMORE COUNTY INTO REFUSE COLLECTION AT THE DEVELOPMENT. AT THE TIME OF CONSTRUCTION A REPRESENTATIVE OF THE BUREAU WILL MEET WITH THE DEVELOPER OR HIS REPRESENTATIVES TO DISCUSS DETAILS OF REFUSE COLLECTION.

DESCRIPTION	TABULATION		TOTAL
	EX. PARCEL 'A'	PARCEL 'B'	
GROSS AREA & NET AREA	20.704 AC.	19.931 AC.	40.635 AC.
EX. ZONING	DR. 9.5	DR. 9.5 + 13.321 AC. DR. 10 = 0.01 AC.	DR. 9.5 + 33.115 AC. DR. 10 = 0.01 AC.
DWELLING UNITS ALLOWED	20.704 X 9.5 = 114.37	19.931 X 9.5 = 189.34 DWELLING UNITS	187.64 DWELLING UNITS
DWELLING UNITS PROVIDED	34 (41 ENVELOPE) 76 (114 UNIT) 110 TOTAL	87 TANKS UNITS FOR SALE	121 DWELLING UNITS FOR SALE
PARKING SPACES REQUIRED	110 X 1.75 = 193 (200 REQ.)	87 X 2 = 174 SPACES	367 SPACES
PARKING SPACES PROVIDED	33.1	100 SPACES (87 X 2.15 = 2)	523 SPACES
LOCAL OPEN SPACE REQUIRED	110 X 4.00 SF = 1.64 AC.	87 X 4.00 SF = 1.30 AC.	2.94 AC.
LOCAL OPEN SPACE PROVIDED	2.55 AC.	2.4 AC.	5.05 AC.

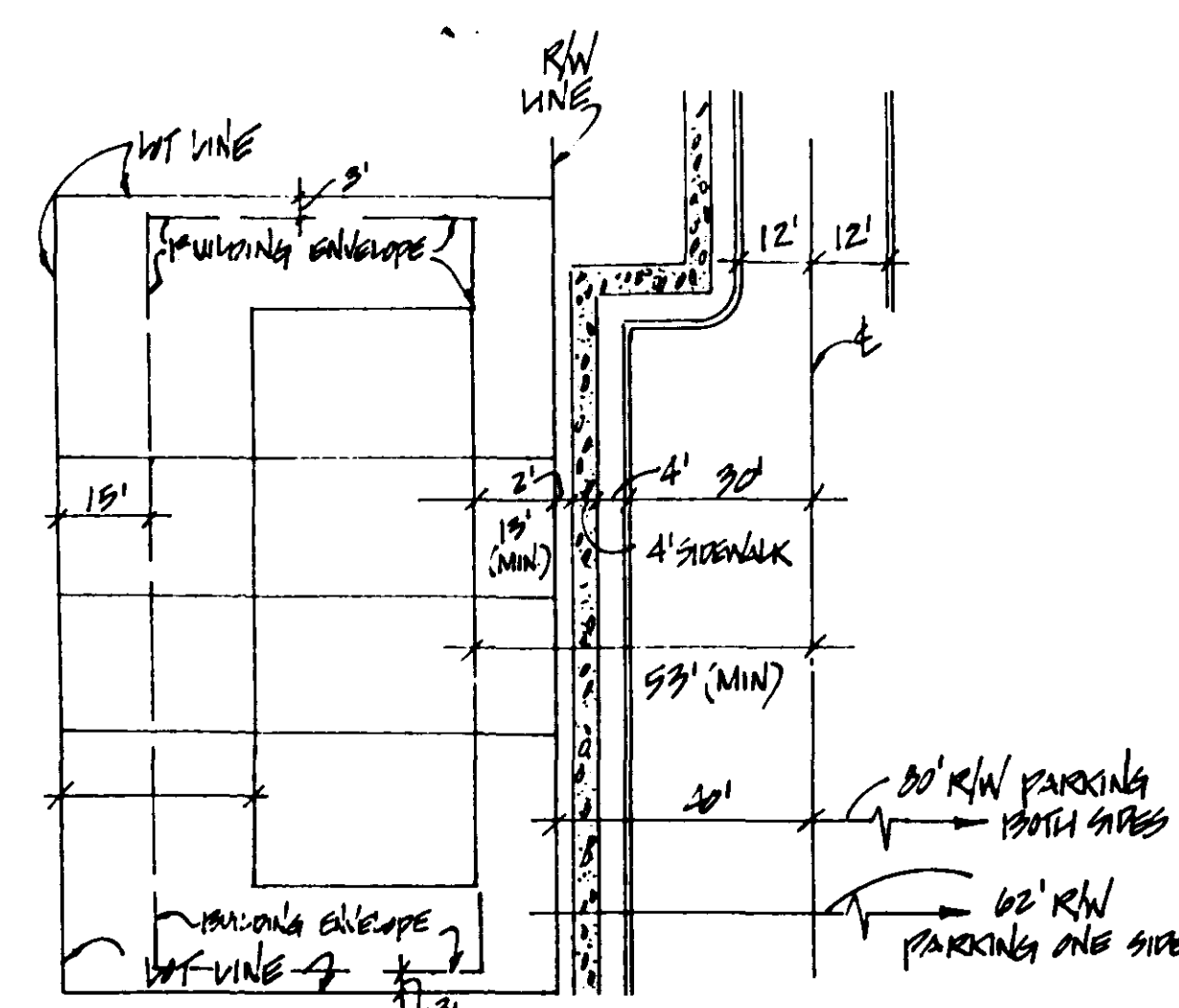
* NO UNITS ARE LOCATED IN THE 17.16 ZONE

SITE RECORDED AS PLAT 1 AND 2 "PROVISION" SM 97/92 AND SM 97/93

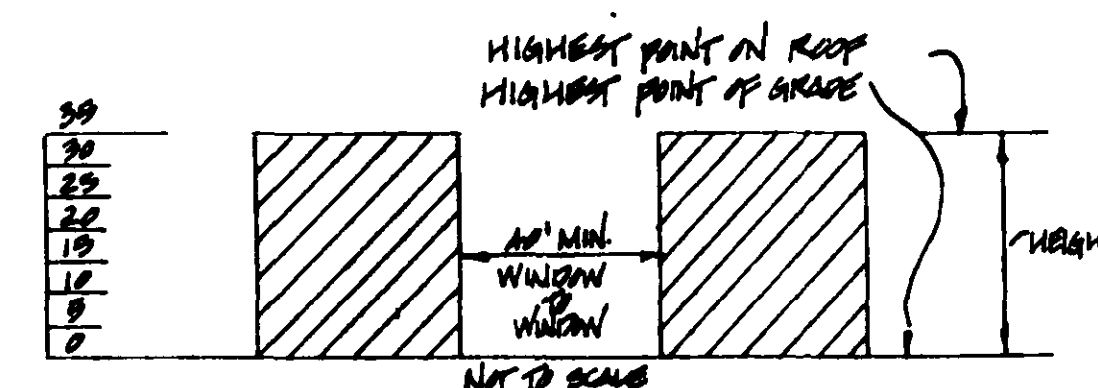
1. 3 AC. FROM PARCEL 'B' IS STORM WATER MANAGEMENT AREA FOR SECTION I

2. 5 AC. FROM PARCEL 'A' USED FOR SECTION II

SOIL CLASSIFICATIONS		AC.	W/ MOVEMENTS	W/O MOVEMENTS	STREETS & PARKING	HYDRO. SOIL CLASS.
SYMBOL	DESCRIPTION					
AV	ALLUVIAL LAND	0.29	SEVERE: HIGH WATER TABLE; FLOODING HAZARD	SEVERE: HIGH WATER TABLE; FLOODING HAZARD	SEVERE: HIGH WATER TABLE; FLOODING HAZARD	D
AD2	ALTAIR SHUT LOAM 3 TO 8% SLOPE	0.36	MODERATE: PERSONALLY PERCHED WATER TABLE; SLOPE	SLIGHT	MODERATE: PERSONALLY PERCHED WATER TABLE SLOPE	D
RC2	REAY SHUT LOAM 0 TO 19% SLOPE	14.86	MODERATE: SLOPE	MODERATE: SLOPE	SEVERE: SLOPE	B
RC2	REAY SHUT LOAM 19 TO 29% SLOPE	0.70	SEVERE: SLOPE	SEVERE: SLOPE	SEVERE: SLOPE	B
RC2	REAY SHUT LOAM 29 TO 39% SLOPE	0.34	SEVERE: SLOPE	SEVERE: SLOPE	SEVERE: SLOPE	B
W2A	WATCHUNG SHUT LOAM 0 TO 3% SLOPES	0.87	SEVERE: HIGH WATER TABLE; POOR NATURAL DRAINAGE	SEVERE: HIGH WATER TABLE; POOR NATURAL DRAINAGE	SEVERE: HIGH WATER TABLE; POOR NATURAL DRAINAGE	D
LO2	LEWIS SHUT LOAM 3 TO 8% SLOPES	0.41	SLIGHT	SLIGHT	MODERATE: SLOPE	C



TYPICAL LOT DETAIL - SCALE: 1" = 30'

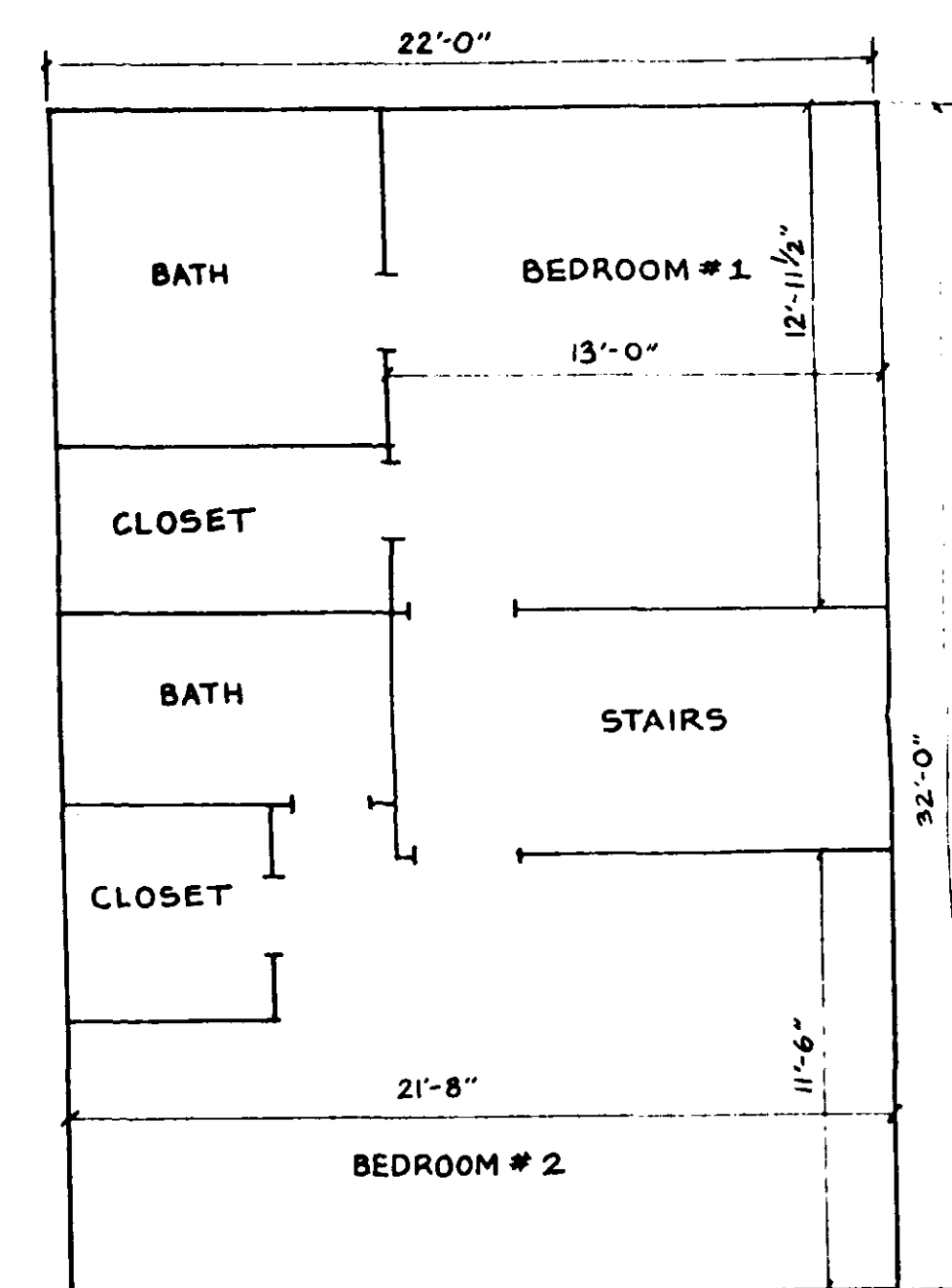


ADJACENT AREAS RESIDENTIAL	MIN. HORIZONTAL SEPARATION
2' FOOT AT 10'00	16 FEET
WIDE SIDE SIDEWALKS (MIN. 5'00)	25 "
" " 25' " " " 30'	30 "
" " 30' " " " 40'	40 "
" " 40' " " " 50'	50 FEET

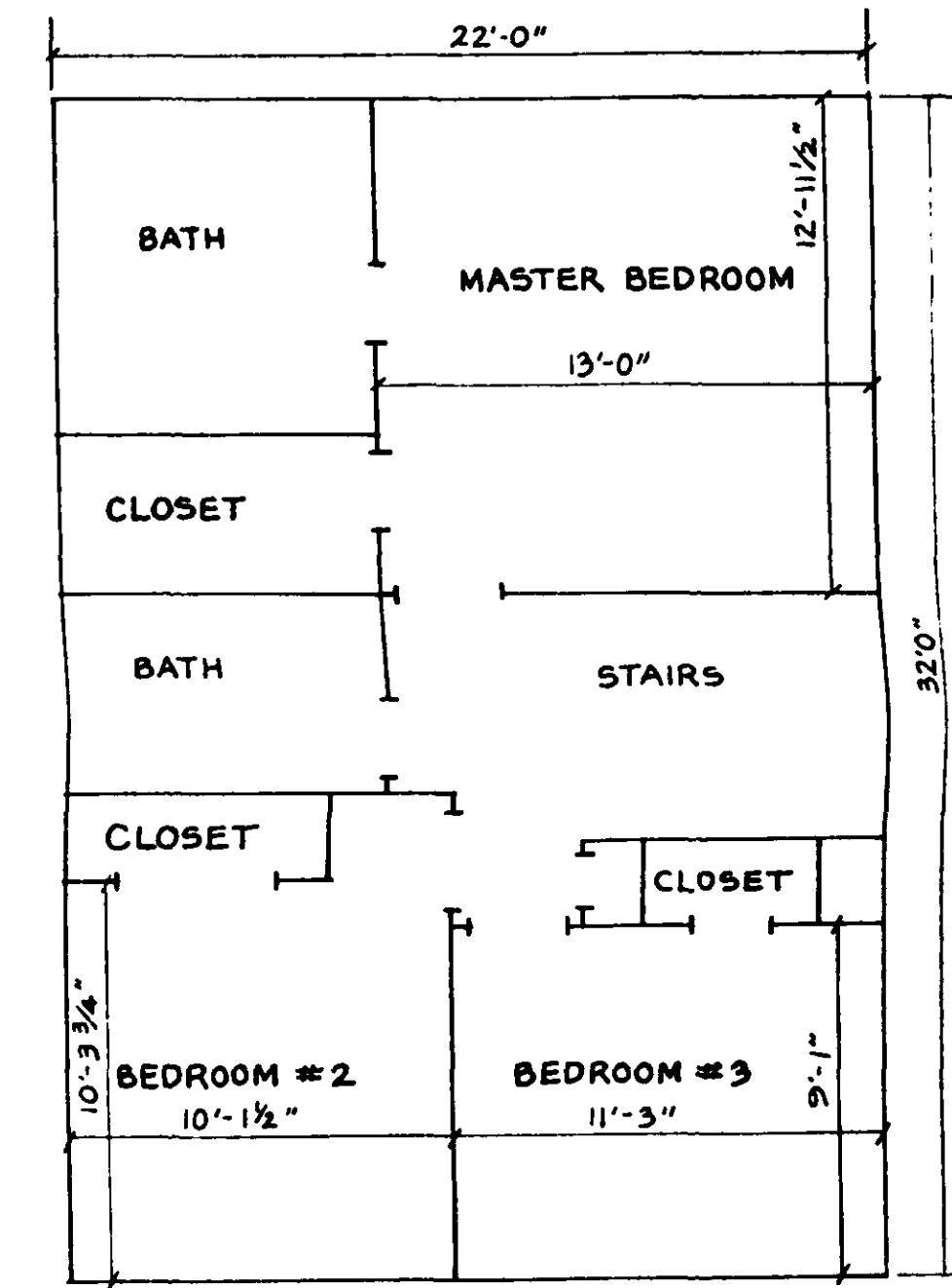
MINIMUM HORIZONTAL SEPARATION OF BUILDINGS

SETBACK REQUIREMENTS

WINDOW TO WINDOW
WINDOW TO STREET R/W - 25'
WINDOW TO TRACT BOUNDARY - 35'
WINDOW TO PROPERTY LINE - 15'
BUILDING TO EX. R/W - 25'
BUILDING TO EX. C/L - 50'
BUILDING TO PROPOSED R/W - 0'
BUILDING TO TRACT BOUNDARY - 30'



SECOND FLOOR PLAN
TWO BEDROOM UNIT
(N.T.S.)



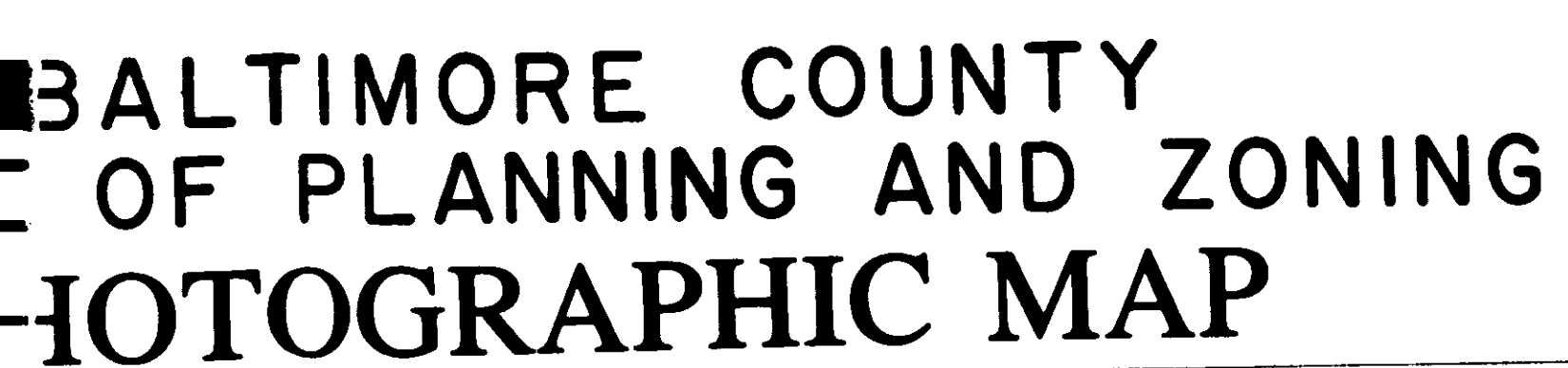
SECOND FLOOR PLAN
THREE BEDROOM UNIT
(N.T.S.)

Per Ex 3A

OFFICE OF PLANNING & ZONING APPROVED BY:	
DIRECTOR OF PLANNING	DATE
ZONING COMMISSIONER	DATE

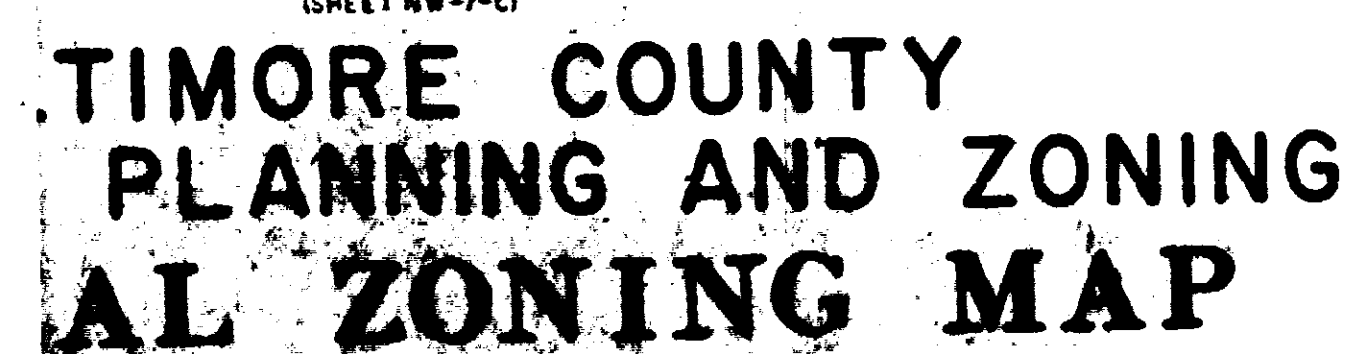
FINAL DEVELOPMENT PLAN

Drawing: K.A.P. Date: 8.19.89 Check: K.A.P. Date: 7.8.90	DEVELOPMENT ENGINEERING CONSULTANTS, INC. SITE ENGINEERS & SURVEYORS 6603 YORK ROAD (301-977-2000) BALTIMORE, MARYLAND 21212	OWNER/DEVELOPER: BROADVIEW II LIMITED PARTNERSHIP 800 ALEMANA DRIVE, SUITE 211 TOWSON, MARYLAND 21204 (301-582-2219)	ELECTION DISTRICT NO. 3 BALTIMORE COUNTY, MARYLAND	"BROADVIEW II" (RESUBDIVISION OF PROVISION) SM 97/92 & 93	SHEET 2 OF 2	DATE DECEMBER 19, 1989 SCALE N/A	CONTRACT NUMBER 129
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N.W.
8-C

92-345-SPH



N. W.
8-C

419
92-395-SPH