

IN RE: PETITION FOR SPECIAL HEARING
515' W of the c/l i/s of
Old Court Rd. & Woodholme Ave.
(4020 Old Court Road)
3rd Election District
2nd Councilmanic District

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 93-188-SPH

David M. Paige, et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing filed by the owners of the subject property, David M. and Nancy E. Paige. The Petitioners request approval of an amendment to the Final Development Plan for Roslyn Station to permit the inclusion of eleven (11) additional townhouse units and the existing detached dwelling in accordance with Petitioner's Exhibit 1.

Appearing on behalf of the Petition were Nancy E. Paige, property owner, and David S. Thaler, Registered Professional Engineer, who prepared the amended site plan. There were no Protestants at the hearing.

Testimony indicated that the subject property, known as 4020 Old Court Road, consists of 6.005 acres, more or less, zoned D.R. 5.5, and is improved with a single family dwelling and swimming pool. The subject property abuts a residential subdivision, known as Roslyn Station, which is proposed for development with 133 townhouse dwelling units. The CRG plan for Roslyn Station was approved on February 20, 1992. The Petitioners are now desirous of amending the previously approved plan to include the subject 6.005 acre parcel to add eleven (11) additional townhouse units and the existing dwelling to the proposed development in accordance with Petitioner's Exhibit 1. At the hearing held on February 23, 1993, Mr. Thaler testified that the relief requested was minor in scope and

would not result in any detriment to the surrounding locale. He noted that the proposed addition of eleven (11) townhomes was not significant in relation to the number of units previously approved.

It should be noted that at the time of the hearing, there were no Zoning Plans Advisory Committee (ZAC) comments in the case file. Subsequent to the hearing, the Developers Engineering Division of the Department of Public Works and the Bureau of Traffic Engineering submitted comments which raised several issues concerning the proposed amendments. Copies of those comments were forwarded to Mr. Thaler for response prior to the rendering of a decision in this matter. By cover letter dated March 19, 1993, Mr. Thaler submitted a revised plan addressing those concerns. Said plan has been incorporated into the case file and marked Petitioner's Exhibit 1A. After reviewing the revised plan and the comments contained in Mr. Thaler's letter of March 19, 1993, I am satisfied that the Petitioner has properly addressed and/or resolved those issues raised by the ZAC comments.

It should also be noted that a letter of opposition from the adjoining property owner, Burton Miller, was received on March 24, 1993. He is generally opposed to the proposed development. Mr. Miller, who resides at 1610 Woodling Way, is specifically concerned about the proposed extension of Woodling Way in order to provide a second means of access to the Roslyn Station subdivision. Baltimore County requires that a second means of access be shown on this development plan because the project proposes development of more than 100 dwelling units. However, this second means of access is not required to actually be constructed unless more than 200 units are developed. Since there is no other available land adjacent to the subject site, it is unlikely that more than 200 townhouse

- 2 -

units will be developed on this site. Therefore, it is unlikely that Woodling Way will ever be extended. As to Mr. Miller's other concerns, I am persuaded that they do not justify a denial of the Petition. These concerns largely relate to Mr. Miller's relationship with the Petitioners and the development process. They do not, in my view, provide a substantive basis on which the Petition should be denied.

After due consideration of the testimony and evidence presented, I am satisfied that the proposed amendment is within the spirit and intent of the originally approved plan and the B.C.Z.R. Further, I do not believe that the granting of the relief requested will be detrimental to the public health, safety, and general welfare of this locale.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of May, 1993 that the Petition for Special Hearing requesting approval of an amendment to the Final Development Plan for Roslyn Station to permit the inclusion of eleven (11) additional townhouse units and the existing detached dwelling in accordance with Petitioner's Exhibit 1A, be and is hereby GRANTED, subject to the following restriction:

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.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

- 3 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

May 12, 1993

Nancy E. Paige, Esquire
233 East Redwood Street
Baltimore, Maryland 21201

RE: PETITION FOR SPECIAL HEARING
515' W of the c/l intersection of Old Court Road & Woodholme Avenue
(4020 Old Court Road)
3rd Election District - 2nd Councilmanic District
David M. Paige, et ux - Petitioners
Case No. 93-188-SPH

Dear Ms. Paige:

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 the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. David S. Thaler
7115 Ambassador Road, Baltimore, Md. 21207

Mr. Burton Miller
1611 Woodling Way, Baltimore, Md. 21208

People's Counsel

File

Petition for Special Hearing 93-188-SPH to the Zoning Commissioner of Baltimore County for the property located at

a point 515'± west of Old Court Road
along Woodholme Avenue
which is presently zoned DR-5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve an amendment to the Final Development Plan for Roslyn Station to include eleven (11) additional townhouse lots and the existing residence at 4020 Old Court Road.

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

Contract Purchaser/Lessee
(Type or Print Name)
N/A
Signature
Address
City State Zip

(This is currently deeded and affirms, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.)
Legal Owner(s)
Nancy E. Paige
(Type or Print Name)
Signature
David M. Paige
(Type or Print Name)
Signature

233 East Redwood Street 576-4294
Baltimore Maryland 21201
D.S. Thaler and Associates, Inc.
7115 Ambassador Road 944-3647
Baltimore, Maryland 21201
OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING
the following date: Next Two Months
ALL OTHER
REVIEWED BY: JCM DATE: 12-2-92
1994

December 1, 1992

ROSLYN STATION DESCRIPTION TO ACCOMPANY FINAL DEVELOPMENT PLAN (First Amendment)

Beginning for the same at a point 15 feet, more or less, north of the centerline of the existing paving for Woodholme Avenue, and 515 feet, more or less, west of the intersection of the centerlines of Old Court Road and Woodholme Avenue; thence, along and to the north of the existing paving on Woodholme Avenue North 88°26'18" West 24.74 feet to a point; thence North 66°41'18" West 340.00 feet to a point North 60°55'09" West 125.00 feet to a point on the northern right-of-way line of Roslyn Station Drive; thence, thence along said 30 foot right-of-way line, North 52°22'27" West 28.29 feet, 107.93 feet by a curve to the right, with a radius of 75.00 feet and a chord North 11°08'53" West 98.86 feet, and 348.06 feet by a reverse curve to the left, with a radius of 620.30 feet and a chord of North 14°00'12" East 343.51 feet to a point; thence, leaving the right-of-way line and crossing the right-of-way of Roslyn Station Drive, North 85°50'28" West 183.86 feet to a point; thence, North 06°50'55" West 98.87 feet to a point; thence, North 08°10'05" East 189.59 feet to a point; thence, South 60°55'31" East 77.64 feet to a point; thence, North 32°24'58" West 40.87 feet to a point; thence, North 60°55'38" West 60.19 feet to a point; thence, North 14°21'28" West 27.53 feet to a point; thence, North

page 2
December 1, 1992
ROSLYN STATION
DESCRIPTION TO ACCOMPANY
FINAL DEVELOPMENT PLAN
(First Amendment)

06°43'01" East 108.81 feet to a point; thence, North 04°08'00" East 264.00 feet to a point; thence, North 81°45'20" East 24.93 feet to a point; thence, North 05°03'21" East 72.26 feet to a point on the southern right-of-way line of Interstate 695 (Baltimore Beltway); thence continuing along said right-of-way, North 43°40'05" East 114.21 feet, North 50°43'50" East 187.75 feet, North 74°28'42" East 127.49 feet, North 63°10'34" East 724.28 feet, and North 63°15'25" East 20.55 feet to a point; thence leaving the right-of-way line of Interstate 695, South 19°32'00" East 880.21 feet to a point; thence, South 73°28'00" West 404.09 feet to a point; thence, South 13°51'03" East 134.28 feet to a point; thence, South 81°56'23" West 380.00 feet to a point; thence, South 07°23'30" East 280.69 feet to a point; thence, South 85°47'48" East 26.00 feet to a point; thence, South 87°25'59" East 26.00 feet to a point; thence, South 11°55'58" East 240.00 feet to a point; thence, South 87°29'52" West 169.90 feet to a point; thence, South 02°59'38" West 362.60 feet to the point of beginning.

Containing 33.919 acres of land, more or less.

Being all that land encompassed in the subdivision of Roslyn Station as recorded in the Baltimore County Plat Book S.M. No. 59 folios 1 and 2. Also being those parcels of land as recorded in Deed Liber 5456 folio 972 and Liber 7688 folio 829 and located in the Third Election District.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd Date of Posting: 12/1/92
Posted for: Special Hearing
Petitioner: Nancy E. Paige & David M. Paige
Location of property: 233 E. Woodholme Ave., 3751 N. Woodholme Ave.
Location of Sign: 233 E. Woodholme Ave., 3751 N. Woodholme Ave.
Remarks: 1st Hearing
Posted by: LES:bjs Date of return: 12/2/92
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 12/17, 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 12/17, 1992

THE JEFFERSONIAN,

S. Zeke Jones
Publisher

\$66.48

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

DATE: 12-2-92 ACCOUNT: 93-188-SPH
AMOUNT: \$250.00
RECEIVED BY: D.S. THALER / ASSOC., INC.
SPH. FILING

ON-404-BUSINESS-CHRC \$250.00
VALIDATION OR SIGNATURE OF CARRIER
FEE: \$0.00

AD-5-881-66
93-188-SPH

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 12-21-92

David and Nancy Paige
233 E. Redwood Street
Baltimore, Maryland 21201

RE:
CASE NUMBER: 93-188-SPH (Item 194)
both sides of Woodholme Road, 515' W from intersections of c/1 Old Court Road and Woodholme Avenue
Roslyn Station
3rd Election District - 2nd Councilmanic
Petitioner(s): Nancy E. Paige and David M. Paige
HEARING: TUESDAY, JANUARY 12, 1993 at 2:00 p.m. in Rm. 106, Office Building. PP

Dear Petitioner(s):

Please be advised that \$66.48 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Arnold Jablon
DIRECTOR

Printed on Recycled Paper

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

NOTICE OF HEARING

The Zoning Commission 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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-188-SPH (Item 194)
both sides of Woodholme Road, 515' W from intersections of c/1 Old Court Road and Woodholme Avenue
Roslyn Station
3rd Election District - 2nd Councilmanic
Petitioner(s): Nancy E. Paige and David M. Paige
HEARING: TUESDAY, JANUARY 12, 1993 at 2:00 p.m. in Rm. 106, Office Building.

Special Hearing to approve an amendment to the Final Development Plan for Roslyn Station to include 11 additional townhouse lots and the existing residence at 4020 Old Court Road.

Arnold Jablon
DIRECTOR

cc: David and Nancy Paige
Nancy Paige, Esq.
D. S. Thaler & Associates, Inc.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

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111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

December 22, 1992

NOTICE OF POSTPONEMENT

CASE NUMBER: 93-188-SPH
PETITIONER(S): David and Nancy Paige
LOCATION: Roslyn Station

THE ABOVE MATTER, PREVIOUSLY ASSIGNED TO HEARD ON TUESDAY, JANUARY 12, 1993, HAS BEEN POSTPONED.

NOTIFICATION OF THE NEW HEARING DATE WILL BE FORWARDED SHORTLY.

Arnold Jablon
DIRECTOR

cc: David and Nancy Paige
D.S. Thaler and Associates, Inc.

AJ:ggg

Note: 1/12/93
Spoke w/Robert - he will not
post property as to the
1/12/93 date. JJJ

Printed on Recycled Paper

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: 9-001-6150
Number

receipt

93-188-SPH

Date: 12-01-92
PUBLIC HEARING FEE: \$250.00
SPECIAL HEARING FEE: \$250.00
TOTAL: \$500.00
LAST NAME OF ORDER: PAIGE

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

JANUARY 26, 1993

NOTICE OF REASSIGNMENT

CASE NUMBER(S): 93-188-SPH
LEGAL OWNER: DAVID AND NANCY PAIGE
LOCATION: "ROSLYN STATION"

HEARING OF THE ABOVE MATTER WILL TAKE PLACE AS FOLLOWS:

TUESDAY, FEBRUARY 23, 1993 at 9:00 a.m.

IN THE BALTIMORE COUNTY COURTHOUSE, ROOM 118, 400 WASHINGTON AVENUE, TOWSON, MARYLAND 21204.

Arnold Jablon
DIRECTOR

cc: Nancy E. Paige, Esq.
D. S. Thaler and Associates, Inc.

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

February 23, 1993

(410) 887-3353

Nancy E. Paige, Esquire
233 E. Redwood Street
Baltimore, MD 21201

RE: Item No. 194, Case No. 93-188-SPH
Petitioner: David M. Paige, et ux
Petition for Special Hearing

Dear Ms. Paige:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

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BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: December 18, 1992
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Division
RE: Zoning Advisory Committee Meeting
for December 21, 1992
Item No. 194

The Developers Engineering Division has reviewed the subject zoning item. There are certain inconsistencies between this plan and the approved County Review Group (CRG) Plan, and between this plan and written CRG comments and development policies.

1. The CRG Plan shows four guest parking spaces located in the "island" of Esperanza Court directly opposite the townhouses to be built. This plan shows the same four spaces as parallel parking on the inside of a curve where the pavement is narrowing from 30 feet to 24 feet. This is an unsafe location and should not be approved.
2. CRG comments state that the right-of-way for the Woodling Way connector road shall be 50 feet wide. This plan does not provide the whole 50 feet. Also, revertible slope easements must be provided. Since they will encumber the H.O.A. Open Space, the easements should be shown on this plan.
3. Public Works policy on access is that, when there are more than 100 dwelling units proposed, a second means of access must be proposed and must be feasible. The Woodling Way connector road is proposed as the second means of access, but the alignment shown does not appear to be feasible because of the grade difference between the end of Woodling Way and the proposed intersection with Esperanza Court. The connector road cannot be built to County standards as proposed and therefore this plan should not be approved. Furthermore, the CRG plan should be revised to show a proposed second means of access that is feasible.

Rec'd 12/14/92

Page 2
Zoning Item 194
December 18, 1992

The Landscape Plan must be amended to be consistent with this plan.

DAK:s

D.S. THALER & ASSOCIATES, INC.

7115 AMBASSADOR ROAD • BALTIMORE, MARYLAND 21207
(410) 944-1900 • (410) 944-1901 • FAX (410) 944-1904

March 19, 1993

The Honorable Lawrence Schmidt
Zoning Commissioner, Baltimore County
401 Boesley Avenue
Towson, Maryland 21204

RE: Paige Property
Final Development Plan Hearing
February 23, 1993

Dear Commissioner Schmidt:

You have referred to me additional comments, received apparently from the Zoning Advisory Committee, related to the hearing which took place on February 23, 1993. First, I must say this is a little peculiar in that although the comments were prepared in December 1992, they were not in the zoning file the day of the hearing. Rahae Fasili and I checked it personally. The comments were not received by this office until March 1, 1993, after the hearing.

Notwithstanding the above, there appear to be three (3) significant comments which are from Bob Bowling, formally from the Developers Engineering Section, and dated December 18, 1992. These are as follows:

ITEM NO. 1

Four (4) guest parking spaces on the inside corner of Esperanza Court. Mr. Bowling believes that the location on the inside of the curb is "unsafe" because "the pavement is narrowing from 30 feet to 24 feet." In the area of the four proposed spaces, the paving width is never less than 30 feet, although the road does taper to 24 feet beyond the area of the spaces.

ITEM NO. 2

Mr. Bowling wishes the Woodling Way connector to be 50 feet wide and for us to provide revertible slope easements. We will provide a plan for your approval that shows the Woodling Way extension a minimum of 50 feet wide with revertible slope easements.

CIVIL ENGINEERS • SITE PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS

page 2
The Honorable Lawrence Schmidt
March 19, 1993

ITEM NO. 3

Mr. Bowling does not believe that the grade difference between Woodling Way and Esperanza Court meets County standards. This second means of access has been previously approved on at least five (5) prior plans. Notwithstanding that, our office confirmed that the connection of Woodling Way and Esperanza Court is feasible. The grade on the Paige property at the end of Woodling Way is approximately 487. The grade at the corner of Trentham Drive and Esperanza Court is approximately 465. Dividing by the distance required to connect the two roads (approximately 307 feet), yields a grade of roughly seven percent (7%), which is within Baltimore County standards.

I trust that this resolves the outstanding issues.

Very truly yours,
D.S. THALER & ASSOCIATES, INC.

David S. Thaler, P.E., L.S.
President

DST/gfl

cc: Alan E. Scoll, R.L.A.
Nancy Paige, Esquire

1611 Woodling Way
Pikesville, Md 21208
March 12, 1993

Mr. Lawrence E. Schmidt
Zoning Commissioner
Baltimore County

Dear Mr. Schmidt,

Thank you for allowing me to review the proposed plan to construct eleven town houses, to be named Esperanza Court, located on the Paige property located directly opposite my home and property. I regret that I was not present at the zoning hearing held on February 24th due to the fact that I was away on that date.

I strongly protest this proposed plan for the following reasons:

1. At the zoning meeting prior to the one held on February 24th, my neighbors and I were given the impression that the last town houses constructed in Roslyn Station would finalize the construction close to our properties.

To the Hearing Officer (Larry or Tim)

This amendment must be approved by the Planning Board before approval via the Special Exception procedure (SEP). This was filed early as an attempt to be grandfathered from the reforestation bill. The Planning Board does not meet in December and therefore, this plan cannot be approved until their January meeting. The zoning hearing is set before that January meeting. It seems that this case may have to be continued until the Planning Board approves it. Any questions, please call.

Mitch

93-188-
SPH

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

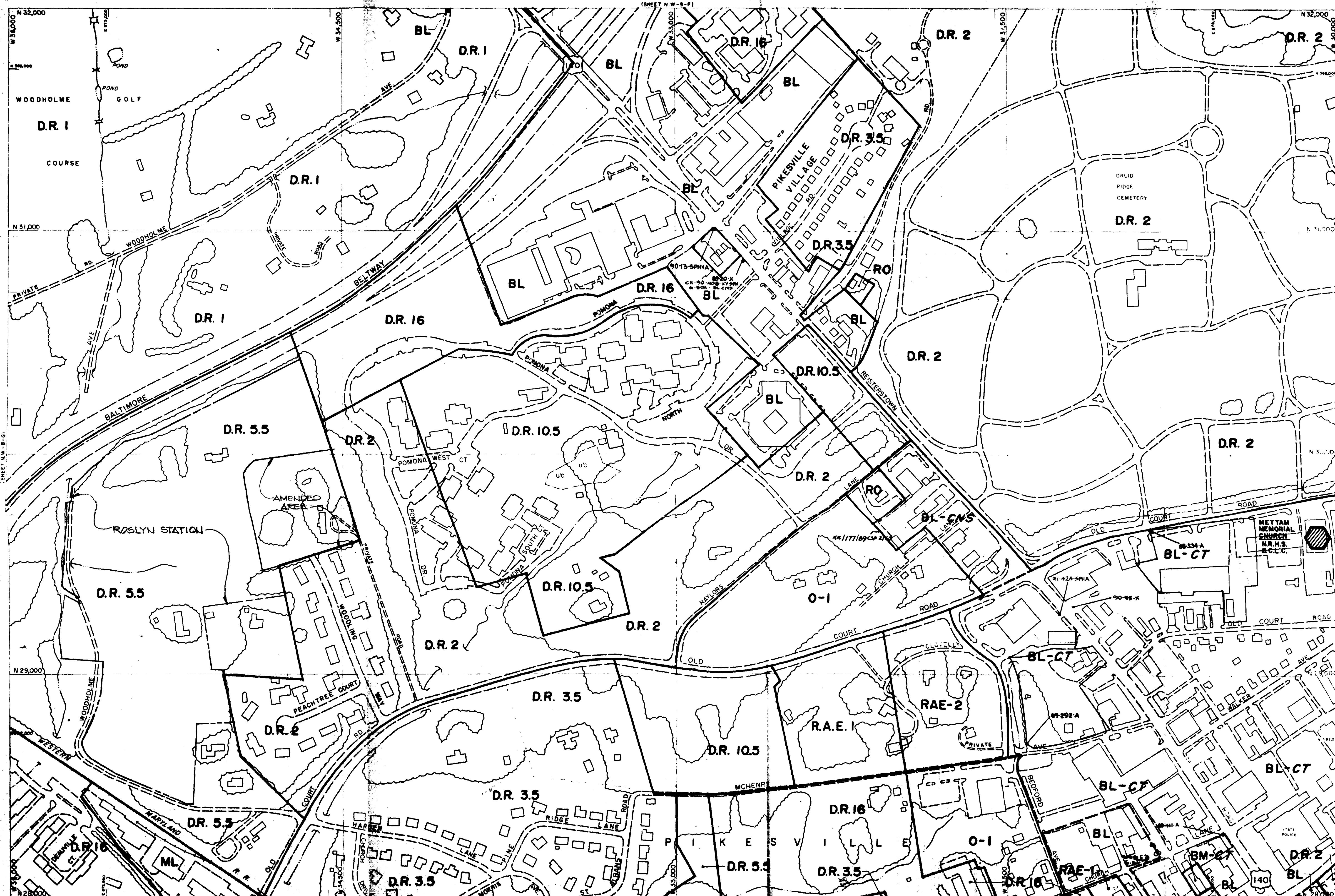
NAME

ADDRESS

D.S. THALER JR.
NANCY PAIGE

7115 AMBASSADOR RD 21207
4630 Oldcourt Rd 21208

PAIGE
FDP



P-SE
P-NE
93-188-SPH
1986 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1986
This map has been revised in selected areas.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21219

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE 1" = 200' ±	LOCATION PIKESVILLE	SHEET N. W. 8-F
DATE OF PHOTOGRAPHY JANUARY 1986		

NOTE: THIS LAND IS TO BE USED AND DEVELOPED FOR THE PURPOSES OF THE ZONING MAP. THE ZONING MAP IS A LEGAL INSTRUMENT AND THE ZONING MAP IS THE ONLY AUTHORITY FOR THE DETERMINATION OF THE PERMITTED USES OF THE LAND. THE ZONING MAP IS THE ONLY AUTHORITY FOR THE DETERMINATION OF THE PERMITTED USES OF THE LAND. THE ZONING MAP IS THE ONLY AUTHORITY FOR THE DETERMINATION OF THE PERMITTED USES OF THE LAND.

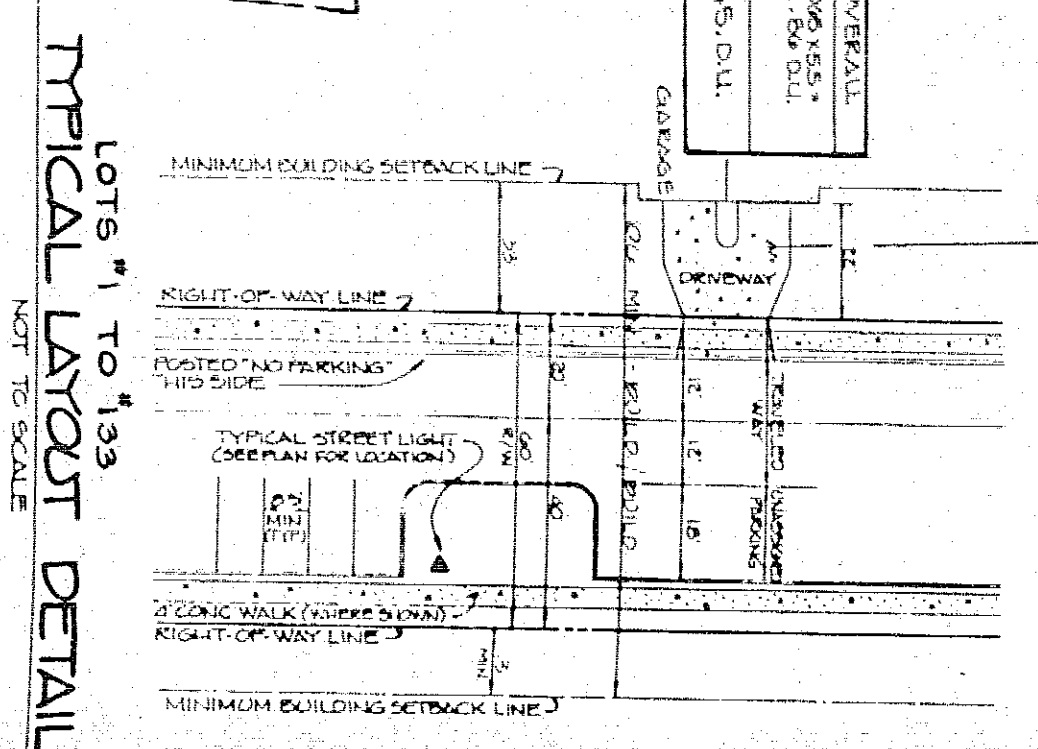
WOODHOLME STATION
SECTION 2
25/17

SOILS DATA

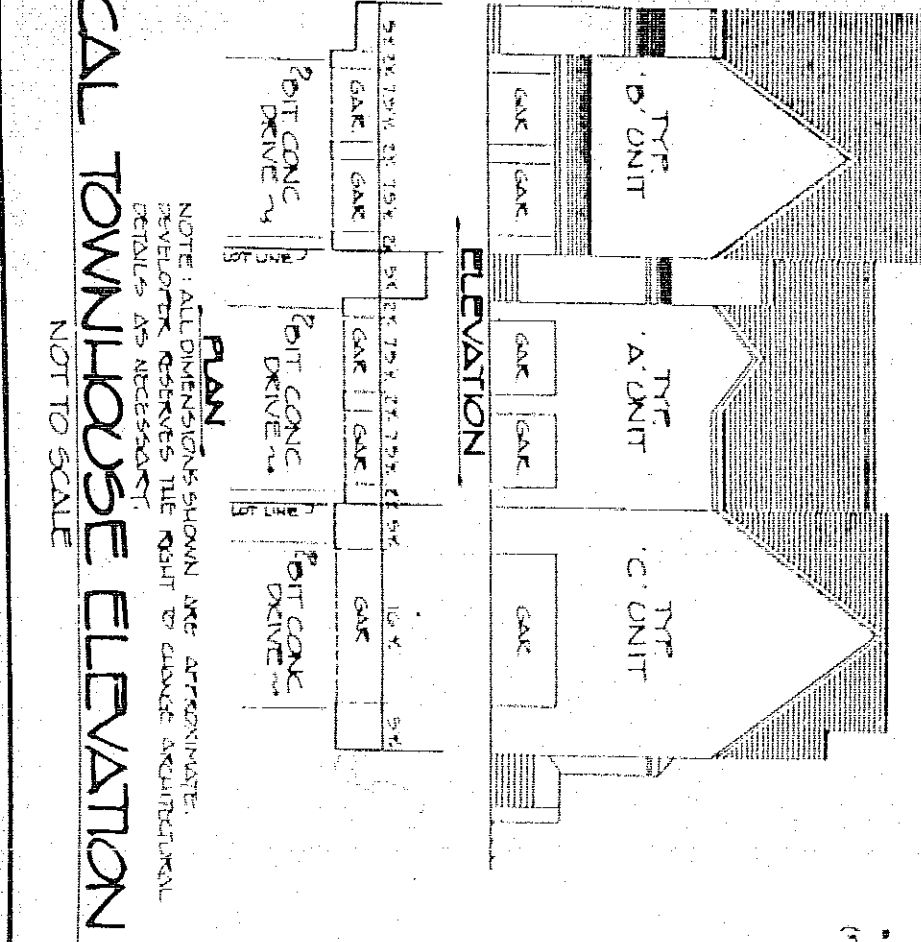
NO.	AREA	SOIL TYPE	PERCENTAGE
1	1.00	CLAY	100
2	2.00	CLAY	100
3	3.00	CLAY	100
4	4.00	CLAY	100
5	5.00	CLAY	100
6	6.00	CLAY	100
7	7.00	CLAY	100
8	8.00	CLAY	100
9	9.00	CLAY	100
10	10.00	CLAY	100

SITE DATA

NO.	AREA	SOIL TYPE	PERCENTAGE
1	1.00	CLAY	100
2	2.00	CLAY	100
3	3.00	CLAY	100
4	4.00	CLAY	100
5	5.00	CLAY	100
6	6.00	CLAY	100
7	7.00	CLAY	100
8	8.00	CLAY	100
9	9.00	CLAY	100
10	10.00	CLAY	100



Typical layout detail
NOT TO SCALE



ROSLYN STATION ELEVATION
NOT TO SCALE

- REASONS FOR FIRST AMENDMENT**
1. ADDED LOTS 104-106
 2. ADDED 1 PARKING SPACES ON ESPERANZA COURT
 3. ADDED 1 PARKING SPACE ON ESPERANZA COURT
 4. ADDED 1 PARKING SPACE ON ESPERANZA COURT

NOTE:

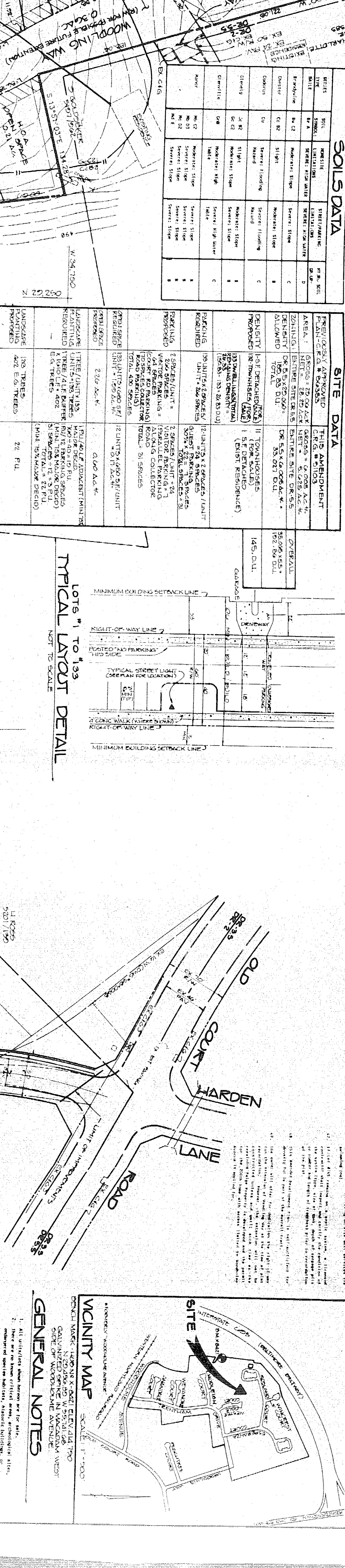
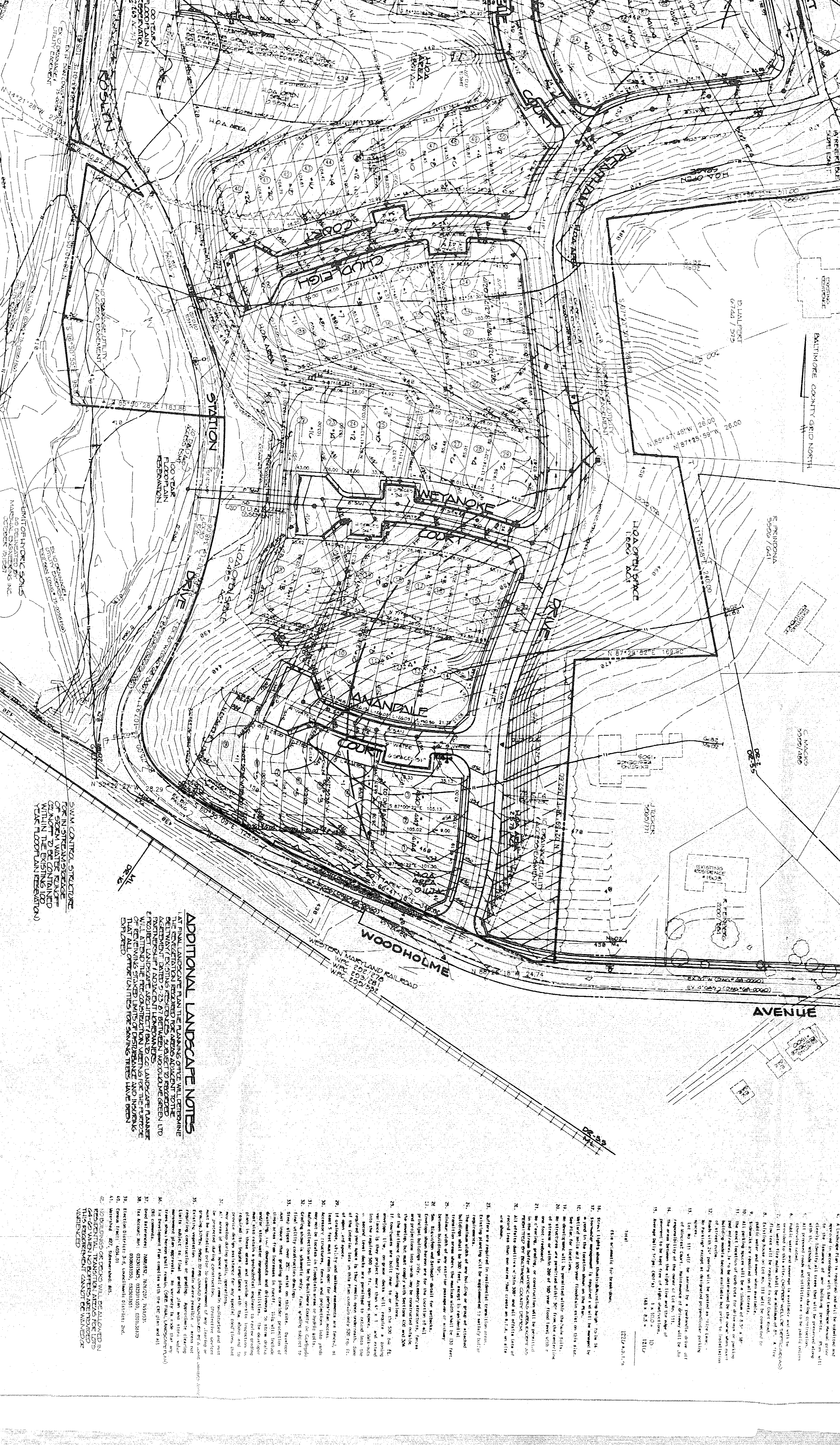
THIS DEVELOPMENT PLAN IS APPROVED BY THE DIRECTOR OF PLANNING AND ZONING. THE DIRECTOR OF PLANNING AND ZONING HAS REVIEWED THE PLAN AND HAS DETERMINED THAT THE PLAN IS IN ACCORDANCE WITH THE ZONING MAP. THE DIRECTOR OF PLANNING AND ZONING HAS REVIEWED THE PLAN AND HAS DETERMINED THAT THE PLAN IS IN ACCORDANCE WITH THE ZONING MAP.

ADDITIONAL LANDSCAPE NOTES

1. THE DEVELOPMENT PLAN IS APPROVED BY THE DIRECTOR OF PLANNING AND ZONING. THE DIRECTOR OF PLANNING AND ZONING HAS REVIEWED THE PLAN AND HAS DETERMINED THAT THE PLAN IS IN ACCORDANCE WITH THE ZONING MAP. THE DIRECTOR OF PLANNING AND ZONING HAS REVIEWED THE PLAN AND HAS DETERMINED THAT THE PLAN IS IN ACCORDANCE WITH THE ZONING MAP.

GENERAL NOTES

1. THE DEVELOPMENT PLAN IS APPROVED BY THE DIRECTOR OF PLANNING AND ZONING. THE DIRECTOR OF PLANNING AND ZONING HAS REVIEWED THE PLAN AND HAS DETERMINED THAT THE PLAN IS IN ACCORDANCE WITH THE ZONING MAP. THE DIRECTOR OF PLANNING AND ZONING HAS REVIEWED THE PLAN AND HAS DETERMINED THAT THE PLAN IS IN ACCORDANCE WITH THE ZONING MAP.



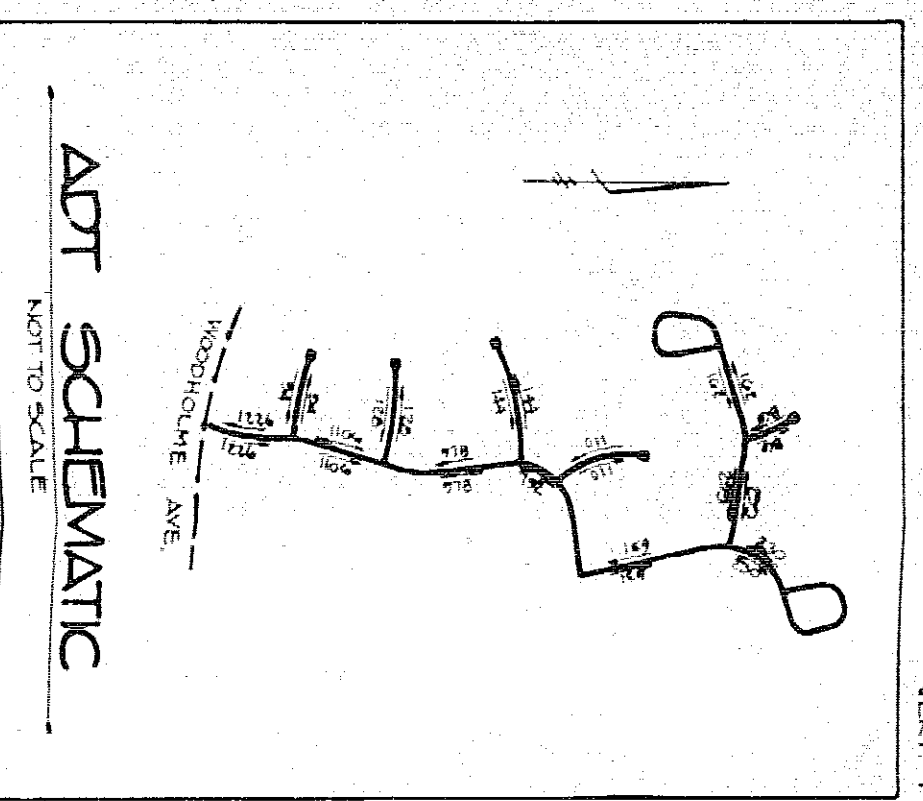
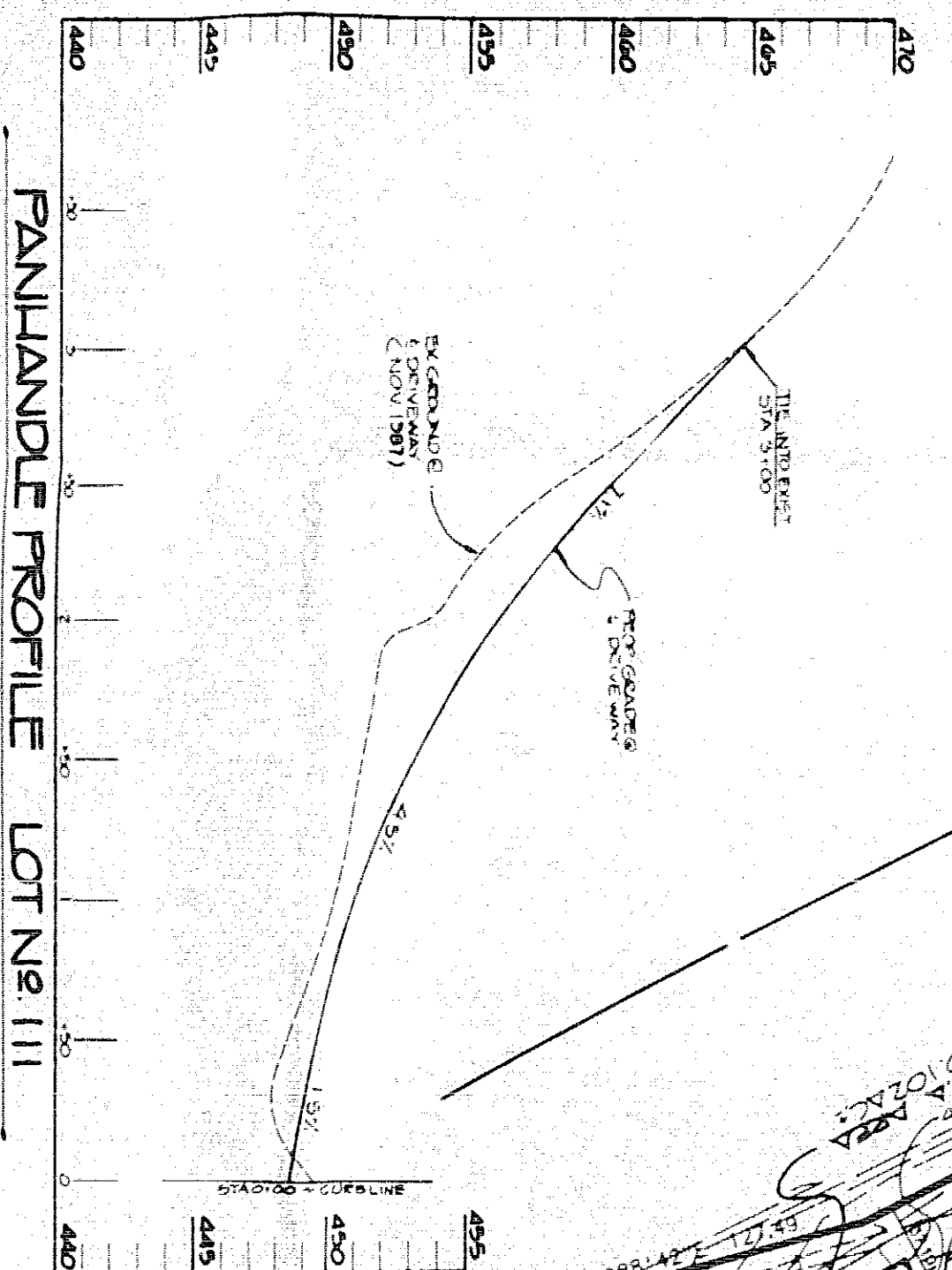
- PAVING NOTES**
1. ALL PAVING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS.
 2. ALL PAVING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS.
 3. ALL PAVING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS.
 4. ALL PAVING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS.

**MAIL COLLECTION
DETAILS**

NOT TO SCALE

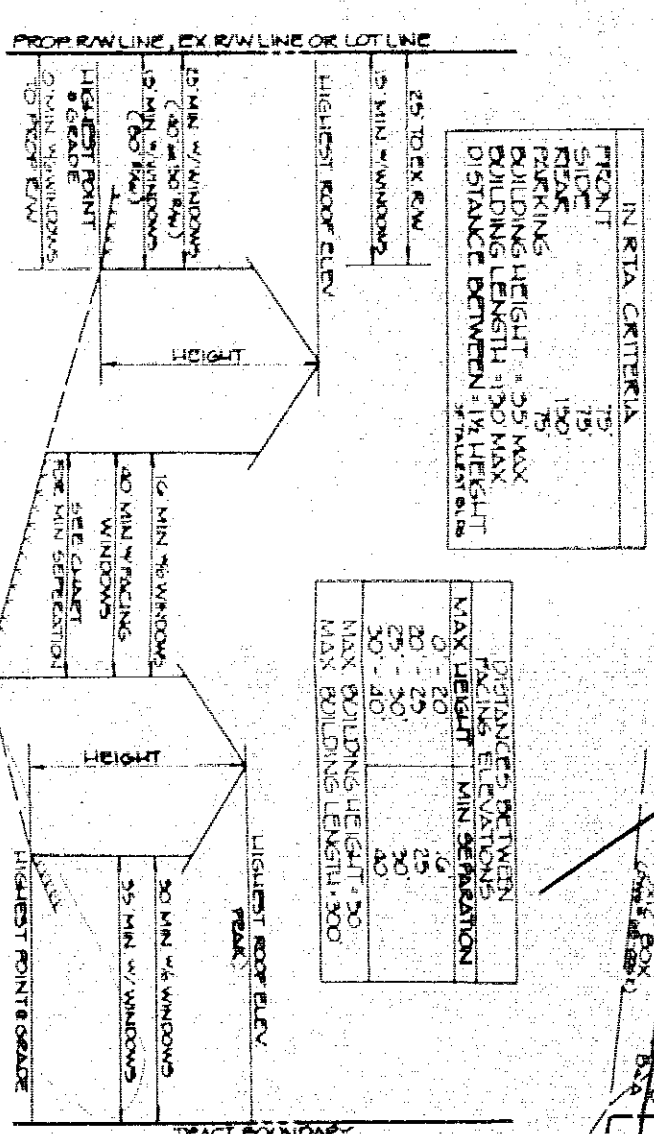
**TYPICAL PAVEMENT
DETAIL**

NOT TO SCALE



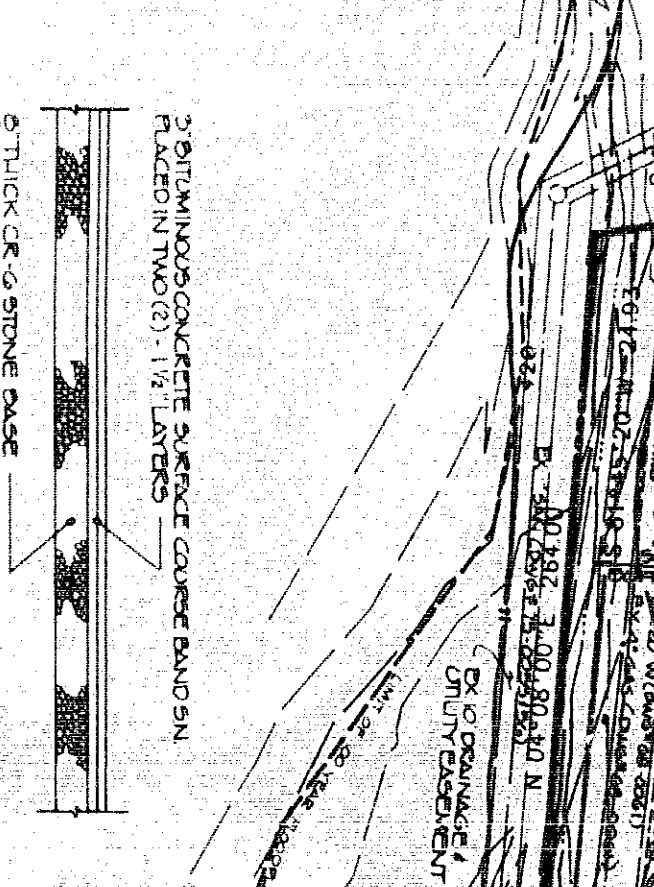
**ELEVATION SETBACK &
HEIGHT TO HEIGHT RELATIONSHIP
DETAIL**

NOT TO SCALE



TYPICAL PAVING SECTION

NOT TO SCALE



**OWNER / DEVELOPER
OF AMENDED AREA**

NANCY & DAVID PAIGE
235 E. HARRIS
ANN ARBOR, MI 48106
(313) 963-4234

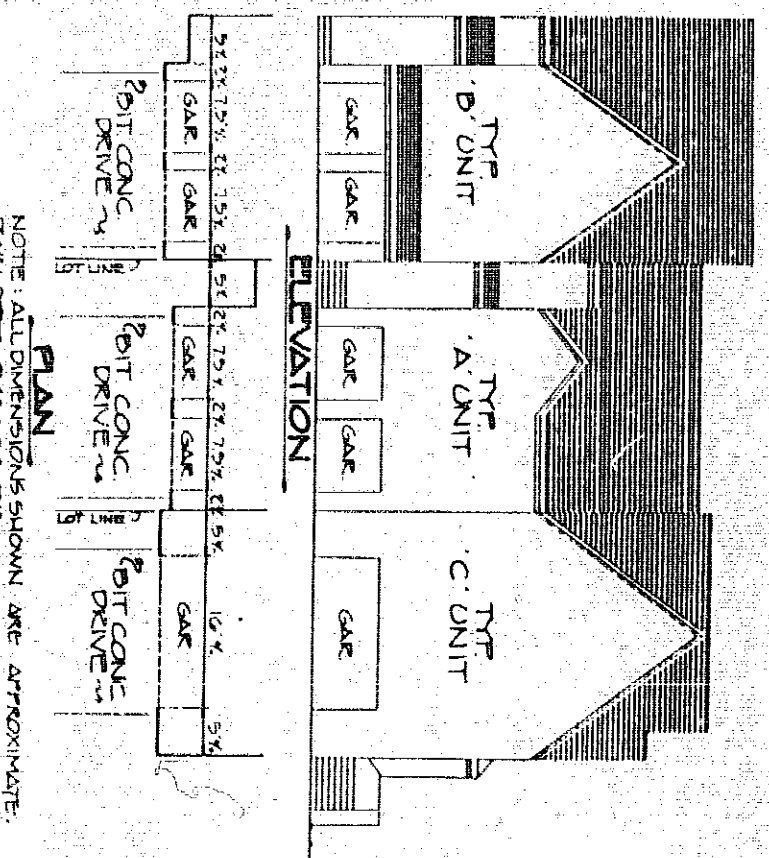
D.S. THALER & ASSOC., INC.
CIVIL ENGINEERS
LANDSCAPE ARCHITECTS
PLANNERS
1111 ARBOLWOOD ROAD
ANN ARBOR, MI 48106
(313) 963-4234

DST&A

John F. Thaler

TYPICAL TOWNHOUSE ELEVATION

NOT TO SCALE



SOILS DATA

NO.	DATE	TEST NAME	TEST RESULTS
1	10/1/77	STANDARD PROCTOR	95.0
2	10/1/77	LIQUID LIMIT	25.0
3	10/1/77	PLASTIC LIMIT	15.0
4	10/1/77	SHRINKAGE WATER	1.0
5	10/1/77	UNSATURATED SWELL	0.5
6	10/1/77	SHRINKAGE LIMIT	0.5
7	10/1/77	SHRINKAGE INDEX	0.5
8	10/1/77	SHRINKAGE RATIO	0.5
9	10/1/77	SHRINKAGE RATIO	0.5
10	10/1/77	SHRINKAGE RATIO	0.5

PAVING DATA

NO.	DATE	TEST NAME	TEST RESULTS
1	10/1/77	STANDARD PROCTOR	95.0
2	10/1/77	LIQUID LIMIT	25.0
3	10/1/77	PLASTIC LIMIT	15.0
4	10/1/77	SHRINKAGE WATER	1.0
5	10/1/77	UNSATURATED SWELL	0.5
6	10/1/77	SHRINKAGE LIMIT	0.5
7	10/1/77	SHRINKAGE INDEX	0.5
8	10/1/77	SHRINKAGE RATIO	0.5
9	10/1/77	SHRINKAGE RATIO	0.5
10	10/1/77	SHRINKAGE RATIO	0.5