IN RE:	DEV. PLAN HEARING & PETITION FOR ~~ZONING VARIANCE~~	*	BEFORE THE
	SE/S Pot Spring Road, 830' NE of Girdwood Rd	*	HEARING OFFICER/ZONING
	2300 Dulaney Valley Road	*	COMMISSIONER
	8th Election District		
	4th Councilmanic District	*	FOR BALTIMORE COUNTY
	Mercy Ridge, Inc., Cardinal Shehan Ctr.,Inc.,Stella Maris, Inc., Petitioner/Developer	*	Case No.VIII-589 &99-176-SPHXA

* * * * * * * * * * *

HEARING OFFICER'S OPINION & DEVELOPMENT PLAN AND ORDER

This matter comes before the Zoning Commissioner/Hearing Officer for a public hearing, pursuant to Section 26-206.1 of the Baltimore County Code. That section authorizes the Zoning Commissioner (who acts as the Hearing Officer, pursuant to the Development Review Regulations contained in Title 26 of the Baltimore County Code) to conduct a single public hearing for consideration of both development plan approval and zoning relief, as may be requested by the Developer/property owner. In this case, development plan approval is requested for the project known as Mercy Ridge, as shown on a four page development plan prepared by Daft, McCune, Walker, Inc., professional land planners, engineers, surveyors, landscape architects and environmental professionals. Zoning relief is presented in the form of three Petitions; to wit, a Petition for Special Hearing, a Petition for Special Exception and a Petition for Variance. Under the Petition for Special Hearing, approval is requested, pursuant to Section 409.12.B of the Baltimore County Zoning Regulations (BCZR) to approve a modified parking plan wherein all of the off-street parking spaces are used in common rather than being assigned to individual uses or buildings, and to determine that the proposed lot lines do not affect the nonconforming status and use of certain R.C.4 zoned portions of the property.

ORDER RECEIVED FOR FILING
Date 12/30/98
By

Special Exception relief is requested, pursuant to Section 1B01.1.C.(26) of the BCZR for an assisted living facility (Class B) in a D.R.10.5 zone, to be developed as a component of the housing facility for the elderly which is to be known as the Mercy Ridge Assisted Living Center.

A series of zoning variances are requested. They are more fully set forth in a schedule which is attached to the Petition for Zoning Variance and is appended hereto. Many of the variances relate to the distances between the proposed building and internal property lines. However, of particular note is a variance requesting the approval of a building height of 66 ft. in lieu of the maximum 50 ft., and a maximum building length of 1050 ft., in lieu of the maximum permitted 240 ft. As noted above, the subject property, proposed development and all of the requested relief are more particularly shown in a four page red lined development plan received into evidence at the hearing as Developer's Exhibit No. 1.

Appearing at the requisite public hearing held for this case was Sister Louis Mary Butta, Thomas E. Brown and Allen M. Baldwin, all on behalf of the property owners, Mercy Ridge, Inc., Cardinal Shehan Center, Inc., and Stella Maris, Inc. Also present were a number of experts retained by the property owners to develop the plan. These included Ed Haile, David Locke, and George Gavrelis on behalf of Daft, McCune, Walker, Inc.; Mickey Cornelius, a Traffic Engineer from The Traffic Group, Inc.; and Curtis B. Wilson, an Architect who designed the proposed building. The Petitioner was represented by Robert A. Hoffman, Esquire. Also present were a number of representatives from the County agencies which reviewed the project. These included Don Rascoe, the Project Manager from the Department of Permits and Development (PDM), R. Bruce Seeley from the Department of Environmental Protection and Resource Management (DEPRM)

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Date 12/30/98
By

Dennis Kennedy from Development Plans Review, a division of PDM, Joseph Merrey from the zoning review division of PDM, and Carol McEvoy from the Office of Planning. Appearing as interested persons/Protestants were Mark Sullivan, Jo Owen, and Dr. and Mrs. Dinardo. The case file also contains a number of letters from residents of the area, objecting to the plan. Many of these letters were received after the public hearing.

Turning first to the issues relating to the development plan, it is to be noted that the method of review for proposals for development in Baltimore County is set forth in Title 26 of the Baltimore County Code. That section sets out a process by which a Developer may submit a plan for consideration and approval. The regulations establish a process by which the plan will be reviewed through a series of stages and meetings. In this case, the process was commenced by the filing of a Concept Plan by the Developer on December 15, 1997. As the name suggests, the plan filed is conceptual and schematic in nature. County agencies reviewed and issued written comments regarding the concept plan, offering modifications and advising of those particulars where the plan did not satisfy County standards. As required by the Code, a Community Input Meeting must be conducted during the evening hours and within the community where the property at issue is located. In this case, a Community Input Meeting, as required, was conducted at the Stella Maris Hospice on January 13, 1998 at 7:00 P.M. At that meeting, members of the community are encouraged to offer input and have their questions/concerns addressed. Thereafter, the Developer has one year to revise its project and file a development plan. In this case, the development plan was filed on November 25, 1998. As required by the Code, a Hearing Officer's hearing was, thereafter, scheduled and conducted in its entirety on December 18, 1998. Although some of the

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Date 12/30/99
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Protestants present complained of the process, the legal requirements for development review were clearly met.

At that hearing, testimony was received from a number of expert witnesses on behalf of the Developer. These included Edmund Haile, a principal of Daft, McCune, Walker, and a professional engineer/registered property line surveyor. Also testifying was the architect who designed the structure, Curtis D. Wilson, Mickey Cornelius, a traffic expert, and George Gavrelis, a land planner.

Collectively, these witnesses testified that the plan met all County development plan requirements. Specifically, they indicated there were no outstanding issues which had been raised by County agencies that had not been resolved. The County representatives present corroborated this testimony. They all indicated that the plan complied with all County regulations and that there were no development plan comments issued by their agencies which had not been met on the red lined plan. Ms. McEvoy offered a small caveat, that plans for any proposed signage for the site must be submitted for review prior to the application of building permits by the Developer. The Developer's representatives present indicated that this condition was acceptable.

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The property at issue is a large tract, nearly 125 acres in area, located adjacent to Dulaney Valley Road to the east and Pot Spring Road to the west in the Timonium community of Baltimore County. The existing property and uses thereon are well known to this Zoning Commissioner. Essentially, the property is divided into a series of lots which are owned by a number of different entities affiliated with the Roman Catholic Archdiocese of Baltimore. As noted above, among the different corporate property owners are Stella Maris, Inc., Cardinal Shehan Center, Inc., and Mercy Ridge, Inc. The overall tract is improved with a number of build-

ings which are used to provide nursing home care to the elderly, a hospice facility and similar facilities for the aged, ill and/or disadvantaged.

The lot under consideration for the Mercy Ridge housing project (i.e., development plan) is about 33 acres. Testimony offered was that the Mercy Ridge lot was originally zoned R.C.4, a zoning classification which limits development and advocates protection of water resources. However, apparently, the County Council rezoned this property D.R.10.5. The D.R.10.5 zoning classification permits the development of high density residential units. Thus, through the zoning change, it is apparent that the Council envisioned that this site would be developed in the manner proposed. The Developer contemplates building a large structure which will accommodate an assisted living facility and apartments for the elderly. There will also be a community center. As more particularly shown on the plan, the building will be up to 7 stories in height and will feature a series of wings containing the individual residential units. The central portion of the building will serve as a community center for all of the residents.

Mr. Haile and Mr. Wilson described in detail the consideration which led to the design of the building. In view of the fact that the building is contemplated for an elderly population, it was designed to be taller, yet more compact, to accommodate the limited mobility of these residents. The variance necessary for the proposed length is required because, under the County's zoning regulations, connected portions of independent structures is deemed to be a single building. That is, independent wings connected by covered passageways results, from the zoning perspective, in a single building. The height variance is required to accommodate the requested number of units, as the building height is determined under the BCZR (highest natural grade to highest point of the roof).

Concerns were raised by the neighbors relating to several issues. One such issue concerned public works matters, i.e., the adequacy of the existing sewerage system and water availability. Mr. Haile, in particular, offered testimony regarding this issue. He indicated that the property would be served by a water main which is presently located in the bed of Pot Spring Road. This line is connected to a storage facility (tower) nearby. Additionally, the sewer line from this facility will attach to an existing line. Mr. Haile's unequivocal testimony was that the public utilities were more than sufficient to handle the anticipated volume generated by this facility. Although the Protestants present expressed certain concerns about these issues, the expert testimony of Mr. Haile was persuasive. He indicated that the facility will not over tax these public utilities. He explained in detail the existing utility systems. More importantly, the Department of Public Works has reviewed the development plan and issued written comments to the Zoning Commissioner. Those comments express no reservations about approving the proposed use and indicate that the proposed use will not overtax the public utilities.

The second concern raised by many of the neighbors related to traffic. No doubt there will be an increase in traffic occasioned by this use. However, the use will generate significantly less traffic than the typical residential development. Obviously, many of the potential residents of this facility will be elderly and will not own automobiles. Moreover, surrounding roads appear sufficient to handle the anticipated volume. Mr. Cornelius' testimony was persuasive on this point. He also noted that road improvements to Pot Spring Road will be made to accommodate an accel/decel lane. Moreover, the Bureau of Traffic Engineering, through the written development comments from the Development Plan Review Division, indicated that the plan was acceptable. Thus, the competent

ORDER RECEIVED FOR FILING
Date 3/30/98
By

testimony of the expert produced by the Developer (Mr. Cornelius), as well as a review by the appropriate County agency is persuasive to a finding that the plan is satisfactory in this regard. In my judgment, the development plan meets all requirements as set out in the development regulations. For these reasons, I find that the plan should be approved.

Turning to the zoning relief, the Petition for Special Hearing and Petition for Special Exception will also be granted. I am persuaded that the integrated plan provides an appropriate parking arrangement and that the Assisted Living Facility as a component of a housing facility for the elderly can be developed on the site without detrimental impact to the surrounding locale. In sum, I find that the Developer has satisfied the requirements of Section 502.1 of the BCZR

The Petition for Variance shall also be granted. Many of the neighbors expressed reservations about the proposed height of the building. Indeed, the Petition for Variance seeks approval to construct a building 16 ft. higher than is allowed. Although this height may seem onerous to the neighbors, I do not believe that it will cause a negative impact in view of the topography for several reasons. First, the proposed building is set back a significant distance from the nearest tract boundary and residential community. Thus, the proposed building will not tower above an immediately adjacent house. To the contrary, the nearest dwelling is approximately 800 ft. away. Second, areas of woods and landscaping will be left undisturbed. This natural buffer will screen the building from adjacent neighborhoods. Third, although several of the letters received from opponents objected to this building in a "neighborhood of private homes", the fact of the matter is that the proposed structure is situated in the midst of a large (125 acres) tract dedicated to institutional type uses (elderly care, hospice, etc.). That is, this is not an isolated

ORDER RECEIVED FOR FILING
Date 10/27/97
By

structure located immediately abutting single family residences; rather, the building is on a large parcel and is compatible with the existing institutional buildings/uses thereon. Last, elevation drawings submitted at the hearing demonstrate that the proposed building, located on this parcel of rolling topography, will not be out of character or scale with the vicinity. For all of these reasons, I find that the building will not overwhelm and dominate the landscape as was inferred by the Protestants. Moreover, I find compelling the Developer's argument that the facility must be constructed "up" as opposed to "out" in order to accommodate the seniors who will reside thereon. For all of these reasons, the Petition for Variance shall be granted, including that portion thereof requesting approval of the height and length variances.

Pursuant to the development regulations of Baltimore County, as contained within Subtitle 26 of the Baltimore County Code, the advertising of the property and the public hearing thereon, I will approve the development plan consistent with the comments set forth above and shall so order; and the Petitions for Special Hearing, Special Exception and Variance shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of December 1998 that the development plan submitted in the within case as Developer/Petitioner's Exhibit No. 1, be and is hereby APPROVED in accordance with the terms and conditions as set forth herein; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Exception under Section 1B01.1.C.(26) of the BCZR, approval for an assisted living facility (Class B) in a D.R.10.5 zone to be developed as a component of the housing facility for the elderly which is to be known as the Mercy Ridge Assisted Living Center, be and is hereby GRANTED; and,

ORDER RECEIVED FOR FILING
Date
By

IT IS FURTHER ORDERED that, pursuant to Petition for Special Hearing, under Section 409.12.B of the Baltimore County Zoning Regulations (BCZR), approval for a modified parking plan wherein all of the off-street parking spaces are used in common rather than being assigned to individual uses or buildings, and to determine that the proposed lot lines do not affect the nonconforming status and use of certain R.C.4 zoned portions of the property, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that variances as more fully set forth in the schedule attached hereto as Exhibit "A", be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Developer shall prepare and submit to Permits and Development Management (PDM), within 10 days from the date of this Order, a development plan which reflects and incorporates the terms, conditions, and restrictions of this opinion and Order and/or the development plan comments.

Any appeal from this decision must be taken in accordance with Section 26-209 of the Baltimore County Code and the applicable provisions of law.

ORDER RECEIVED FOR FILING
Date 4/30/93
By

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

MERCY RIDGE
PETITION FOR VARIANCE

Variance from B.C.Z.R. Section 1B01.2.C.1.e and CMDP IIA, Page 25, to permit a side building face to tract boundary separation of 0 feet in lieu of the required 30 feet. (Mercy Ridge Independent Living Units)

Variance from B.C.Z.R. Section 1B01.2.C.1.e and CMDP IIA, Page 25, to permit a building face to edge of internal private drive separation of 0 feet in lieu of the required 35 feet. (Mercy Ridge Independent Living Units)

Variance from B.C.Z.R. Section 1B02.2.A and CMDP IIA, Page 32, to permit a maximum building height of 66 feet in lieu of the maximum permitted 50 feet. (Mercy Ridge Independent Living Units)

Variance from B.C.Z.R. Section 1B01.2.B.2 and CMDP IIA, Page 26, to permit a maximum building length of 1,050 feet in lieu of the maximum permitted 240 feet. (Mercy Ridge Independent Living Units)

Variance from B.C.Z.R. Section 1B01.2.C.1.a and CMDP IIA, Page 29, to permit a nonresidential principal structure (assisted living facility) mutually attached to other senior housing buildings to have a setback from the special exception boundary line as little as 0 feet in lieu of the required front, side, and rear setbacks of 25, 20, and 50 feet, respectively. (Mercy Ridge Assisting Living)

Variance from B.C.Z.R. Section 1B01.2.B.2 and CMDP IIA, Page 29, to permit a maximum building length of 330 feet in lieu of the maximum permitted 200 feet. (Mercy Ridge Assisted Living)

Variance from B.C.Z.R. Section 1A03.4.B.2 to permit existing, nonconforming buildings on proposed Lot 2 (Stella Maris) and on proposed Lot 5 (St. Elizabeth Hall) to have a setback of 0 feet where buildings are mutually attached or 0 feet to the lot line where not mutually attached in lieu of the required 50 feet. (Stella Maris/St. Elizabeth Hall)

Variance from B.C.Z.R. Section 1A03.4.B.3 to permit existing, nonconforming improvements on proposed Lots 2, 5, and 6 to have an impervious surface area of 27.5%, 53.0%, and 13.7%, respectively, in lieu of the maximum permitted 10%. (Stella Maris/St. Elizabeth Hall, Long Crandon)

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Variance from B.C.Z.R. Section 1A03.4.B.3 to permit existing, nonconforming ~~improvements on proposed Lots 2 and 5 to have resulted in a 27.5% and 53.0%,~~ respectively, removal of natural vegetation in lieu of the permitted 25%. (Stella Maris/St. Elizabeth Hall)

Variance from B.C.Z.R. Section 1A03.4.A to permit existing buildings to have a height of 78 feet (Stella Maris) and 48 feet (St. Elizabeth Hall) in lieu of the maximum permitted 35 feet. (Stella Maris/St. Elizabeth Hall)

Variance from B.C.Z.R. Section 1A03.4.B.2 to permit an existing, nonconforming building on proposed Lot 6 to have a side yard setback of 25 feet in lieu of the required 50 feet. (Long Crandon)

Variance from B.C.Z.R. Section 400.1 to permit an existing carriage house on proposed Lot 6 to be located in the side and front yard in lieu of the required rear yard and to permit a side yard setback of 0 feet in lieu of the required 2.5 feet. (Long Crandon)

Variance from B.C.Z.R. Section 400.3 to permit an existing carriage house on proposed Lot 6 to have a height greater than 15 feet. (Long Crandon)

Variance from B.C.Z.R. Section 1B01.2.C.1.a and CMDP IIA, Page 29, to permit existing structures to have rear setback to lot line of 45 feet in lieu of the required 50 feet. (Bethany House)

Variance from B.C.Z.R. Section 400.1 to permit a 0 foot setback for a swimming pool straddling joint lot lines in lieu of the required 2.5 foot separation. (Lot 1 and Villa Maria)



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Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

December 29, 1998

Robert Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: Case No. VIII-589 & 99-176-SPHXA
Development Plan Order & Petitions for Special Exception
Special Hearing and Variance
Mercy Ridge, Inc., Developer/Petitioner
Location: 2300 Dulaney Valley Road

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above captioned case. The Hearing Officer's Opinion and Order, together with Petitions for Special Exception, Special Hearing and Variance have been approved, with conditions.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.
c: Messrs. Edmund Haile and George Gavrelis
Daft, McCune, Walker, Inc.
200 E. Pennsylvania Avenue
Towson, Maryland 21204
c: Mr. Mark Sullivan
2414 Ravenview Road
Timonium, Maryland 21093
c: Dr. and Mrs. Dinardo
2215 Dalewood Road
Timonium, Maryland 21093
c: Other County agencies

Printed with Soybean Ink on Recycled Paper

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 2300 ~~Dulaney Valley Road~~

which is presently zoned DR 10.5

This Petition shall be filed with the Department of Permits & Development Management.

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 part of 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

Special Hearing pursuant to B.C.Z.R. Section 409.12.B to approve a modified parking plan wherein all of the off-street parking spaces are used in common rather than being assigned to individual uses or buildings. (Total Site)
Special Hearing to determine that the proposed lot lines do not affect ~~nonconfirming~~ nonconforming status and use. (RC-4 portions)

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 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:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

Robert A. Hoffman
Venable, Baetjer and Howard, LLP
(Type or Print Name)

Signature

210 Allegheny Ave. (410) 494-6200
Address Phone No

Towson MD 21204
City State Zipcode

Legal Owner(s):

SEE ATTACHED LIST
(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representati to be contacted.

Robert A. Hoffman
Venable, Baetjer and Howard, LLP
Name

210 Allegheny Ave, Towson, MD 21204 (410) 494-6200
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing the following dates
Next Two Months
ALL OTHER

REVIEWED BY: DATE

Disp. Ok
No Review
10/22/98 ucm

99-176-SPHXA

MERCY RIDGE PROPERTY OWNERS
SIGNATURE PAGE

Lot No. 3

Mercy Ridge, Inc.

By: Sister Helen Amos, R.S.M.
Sister Helen Amos, R.S.M., President
c/o Cardinal Shehan Center
2300 Dulaney Valley Road
Timonium, Maryland 21093
410-252-4500

Lot No. 5

Cardinal Shehan Center, Incorporated

By: Sister Helen Amos, R.S.M.
Name: Sister Helen Amos, R.S.M.
Title: President
Address: 2300 Dulaney Valley Rd.
Timonium, MD 21093
Phone: (410) 252-4500

Stella Maris, Inc.

By: Sister Helen Amos, R.S.M.
Name: Sister Helen Amos, R.S.M.
Title: President
Address: c/o Cardinal Shehan Center
2300 Dulaney Valley Rd., Timonium, MD 21093
Phone: (410) 252-4500

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 2300 Dulaney Valley Road

which is presently zoned DR 10.5

This Petition shall be filed with the Department of Permits & Development Management.

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 part of hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

Special Exception pursuant to B.C.Z. R. Section 1B01.1.C.26 for an assisted living facility (Class B) in a DR 10.5 zone to be developed as a component of a housing facility for the elderly. (Mercy Ridge Assisted Living)

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

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing 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:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

Robert A. Hoffman
Venable, Baetjer and Howard, LLP
(Type or Print Name)

Signature

210 Allegheny Ave. (410) 494-6200
Address Phone No

Towson MD 21204
City State Zipcode

Legal Owner(s):

SEE ATTACHED LIST
(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address Phone No

City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representati to be contacted.

Robert A. Hoffman
Venable, Baetjer and Howard, LLP
Name

210 Allegheny Ave, Towson, MD 21204 (410) 494-6200
Address Phone No.

[redacted] OFFICE USE ONLY [redacted]

ESTIMATED LENGTH OF HEARING

unavailable for Hearing the following dates
Next Two Months
ALL OTHER

REVIEWED BY: DATE

Drop Off
No Review
10/22/98 mc

99-176-SPHXA

MERCY RIDGE PROPERTY OWNERS
SIGNATURE PAGE

Lot No. 3

Mercy Ridge, Inc.

By: Sister Helen Amos, RSM

Sister Helen Amos, R.S.M., President
c/o Cardinal Shehan Center
2300 Dulaney Valley Road
Timonium, Maryland 21093
410-252-4500

Lot No. 5

Cardinal Shehan Center, Incorporated

By: Sister Helen Amos, RSM

Name: Sister Helen Amos, R.S.M.
Title: President
Address: 2300 Dulaney Valley Rd.
Timonium, MD 21093
Phone: (410) 252-4500

Stella Maris, Inc.

By: Sister Helen Amos, RSM

Name: Sister Helen Amos, R.S.M.
Title: President
Address: c/o Cardinal Shehan Center
2300 Dulaney Valley Rd., Timonium, MD
Phone: (410) 252-4500 21093

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2300 Dulaney Valley Road

which is presently zoned DR 10.5

This Petition shall be filed with the Department of Permits & Development Management.

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 part of hereof, hereby petition for a Variance from Section(s)

See Attached Sheet

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardships or practical difficulty)

To be determined at hearing.

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 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:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

Robert A. Hoffman
Venable, Baetjer and Howard, LLP
(Type or Print Name)

Signature

210 Allegheny Ave. (410) 494-6200
Address Phone No

Towson MD 21204
City State Zipcode

Drop Off
No Review
10/22/98 cm

Legal Owner(s):

SEE ATTACHED LIST
(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representati to be contacted.

Robert A. Hoffman
Venable, Baetjer and Howard, LLP
Name

210 Allegheny Ave, Towson, MD 21204 (410) 494-6200
Address Phone No.

[redacted] OFFICE USE ONLY [redacted]

ESTIMATED LENGTH OF HEARING

unavailable for Hearing the following dates
Next Two Months
ALL OTHER

REVIEWED BY: DATE

99-176-SPHXA

MERCY RIDGE
PETITION FOR VARIANCE

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Variance from B.C.Z.R. Section 1A03.4.B.3 to permit existing, nonconforming improvements on proposed Lots 2, 5, and 6 to have an impervious surface area of 27.5%, 53.0%, and 13.7%, respectively, in lieu of the maximum permitted 10%. (Stella Maris/St. Elizabeth Hall, Long Crandon)

Variance from B.C.Z.R. Section 1A03.4.B.3 to permit existing, nonconforming ~~improvements on proposed Lots 2 and 5 to have resulted in a 27.5% and 53.0%~~, respectively, removal of natural vegetation in lieu of the permitted 25%. (Stella Maris/St. Elizabeth Hall)

Variance from B.C.Z.R. Section 1A03.4.A to permit existing buildings to have a height of 78 feet (Stella Maris) and 48 feet (St. Elizabeth Hall) in lieu of the maximum permitted 35 feet. (Stella Maris/St. Elizabeth Hall)

Variance from B.C.Z.R. Section 1A03.4.B.2 to permit an existing, nonconforming building on proposed Lot 6 to have a side yard setback of 25 feet in lieu of the required 50 feet. (Long Crandon)

Variance from B.C.Z.R. Section 400.1 to permit an existing carriage house on proposed Lot 6 to be located in the side and front yard in lieu of the required rear yard and to permit a side yard setback of 0 feet in lieu of the required 2.5 feet. (Long Crandon)

Variance from B.C.Z.R. Section 400.3 to permit an existing carriage house on proposed Lot 6 to have a height greater than 15 feet. (Long Crandon)

Variance from B.C.Z.R. Section 1B01.2.C.1.a and CMDP IIA, Page 29, to permit existing structures to have rear setback to lot line of 45 feet in lieu of the required 50 feet. (Bethany House)

Variance from B.C.Z.R. Section 400.1 to permit a 0 foot setback for a swimming pool straddling joint lot lines in lieu of the required 2.5 foot separation. (Lot 1 and Villa Maria)

MERCY RIDGE PROPERTY OWNERS
SIGNATURE PAGE

Lot No. 3

Mercy Ridge, Inc.

By: Sister Helen Amos, RSM

Sister Helen Amos, R.S.M., President
c/o Cardinal Shehan Center
2300 Dulaney Valley Road
Timonium, Maryland 21093
410-252-4500

Lot No. 5

Cardinal Shehan Center, Incorporated

By: Sister Helen Amos, R

Name: Sister Helen Amos, R.S.M.
Title: President
Address: 2300 Dulaney Valley Rd.
Timonium, MD 21093
Phone: (410) 252-4500

Stella Maris, Inc.

By: Sister Helen Amos, R

Name: Sister Helen Amos, R.S.M.
Title: President
Address: c/o Cardinal Shehan Center
2300 Dulaney Valley Rd., Timonium, MD 21093
Phone: (410) 252-4500

kjWellsInc
Land Surveying and Site Planning

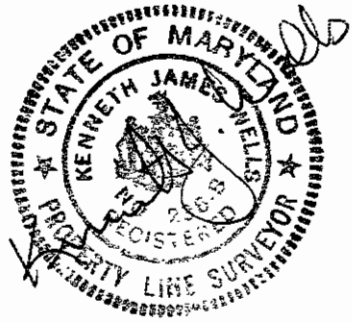
Telephone: (410) 592-8800
Telecopier: (410) 817-4329
email: kjWellsInc@msn.com

7403 New Cut Road
Kingsville, Md. 21087-1132

Zoning Description
of the Proposed
Villa Maria, Inc. Property

Beginning at a point located on the east side of Pot Spring Road approximately 558 feet South from the centerline of Loch Raven Road, thence leaving said Pot Spring Road South 36 degrees 14 minutes 37 seconds East 565.02 feet; thence South 15 degrees 03 minutes 17 seconds East 997.01 feet; thence South 14 degrees 19 minutes 18 seconds East 32.94 feet; thence North 35 degrees 16 minutes 54 seconds West 277.19 feet; thence North 24 degrees 53 minutes 51 seconds West 276.42 feet, thence North 74 degrees 38 minutes 51 seconds West 246.81 feet, thence South 83 degrees 43 minutes 09 seconds West 361.98 feet; thence North 82 degrees 32 minutes 51 seconds West 203.30 feet to a point on the east side of Pot Spring Road, thence along the east side of Pot Spring Road North 27 degrees 15 minutes 42 seconds east 191.15, thence leaving said Pot Spring Road South 62 degrees 44 minutes 18 seconds East 45.33 feet; thence South 80 degrees 32 minutes 46 seconds East 32.87 feet, thence North 89 degrees 22 minutes 53 seconds East 95.63 feet, thence North 80 degrees 44 minutes 44 seconds East 45.32 feet, thence North 69 degrees 25 minutes 59 seconds East 28.25 feet; thence North 51 degrees 00 minutes 03 seconds East 28.64 feet; thence North 39 degrees 15 minutes 01 second East 21.66 feet; thence North 11 degrees 52 minutes 45 seconds East 19.42 feet; thence North 06 degrees 05 minutes 30 seconds West 52.65 feet; thence North 76 degrees 59 minutes 26 seconds East 49.83 feet; thence North 46 degrees 59 minutes 26 seconds East 128.00 feet; thence North 43 degrees 00 minute 34 seconds West 90.00 feet; thence North 46 degrees 59 minutes 26 seconds East 80.00 feet; thence North 43 degrees 00 minutes 34 seconds West 78 .00 feet, thence South 46 degrees 59 minutes 26 seconds West 210.53 feet, thence South 33 degrees 56 minutes 22 seconds East 66.33 feet, thence South 76 degrees 11 minutes 08 seconds West 53.10 feet; thence North 66 degrees 14 minutes 09 seconds West 42.29 feet; thence South 23 degrees 45 minutes 51 seconds West 116.27 feet; thence South 66 degrees 14 minutes 09 seconds East 90.29 feet; thence North 76 degrees 51 minutes 12 seconds East 45.12 feet; thence South 22 degrees 31 minutes 48 seconds East 22.19 feet; thence South 31 degrees 01 minute 38 seconds West 19.42 feet; thence South 69 degrees 25 minutes 59 seconds West 24.64 feet; thence South 80 degrees 44 minutes 44 seconds West 41.83 feet; thence South 89 degrees 22 minutes 53 seconds West 92.36 feet; thence North 80 degrees 32 minutes 46 seconds West 27.97 feet; thence North 62 degrees 44 minutes 18 seconds West 42.20 feet to a point on the east side of Pot Spring Road, thence along said east side of Pot Spring Road North 27 degrees 15 minutes 37 seconds East 825.24 feet to the place of beginning . Containing 11.1175 acres of land more or less.

90033zd-3a.wps



kjWellsInc
Land Surveying and Site Planning

Telephone: (410) 592-8800
Telecopier: (410) 817-4329
email: kjWellsInc@msn.com

7403 New Cut Road
Kingsville, Md. 21087-1132

Zoning Description of
Proposed Assisted Living Facility
Mercy Ridge Property

Beginning at a point located on the east side of Pot Spring Road approximately 240 feet South from the centerline of Loch Raven Road, thence leaving said Pot Spring Road South 14 degrees 42 minutes 17 seconds East 357 14 feet; thence North 75 degrees 17 minutes 43 seconds East 530.31 to the point of beginning, thence North 88 degrees 00 minutes 00 seconds East 106.85 feet, thence North 2 degrees 00 minutes 00 seconds West 115.59 feet; thence North 88 degrees 00 minutes 00 seconds East 117.89 feet, thence South 2 degrees 00 minutes 00 seconds East 55.57 feet, thence South 88 degrees 00 minutes 00 seconds West 23.80 feet, thence South 2 degrees 00 minutes 00 seconds East 127.25 feet, thence North 88 degrees 00 minutes 00 seconds East 66.28 feet, thence South 2 degrees 00 minutes 00 seconds East 83.28 feet, thence North 88 degrees 00 minutes 00 seconds East 17.65 feet, thence South 2 degrees 00 minutes 00 seconds East 55.58 feet, thence South 88 degrees 00 minutes 00 seconds West 130.81 feet, thence North 2 degrees 00 minutes 00 seconds West 76.87 feet, thence South 88 degrees 00 minutes 00 seconds West 55.73 feet, thence North 2 degrees 00 minutes 00 seconds West 40.91 feet, thence South 88 degrees 00 minutes 00 seconds West 98.33 feet, thence North 2 degrees 00 minutes 00 seconds West 88.31 to the place of beginning. Containing 1.1003 acres of land more or less.

90033zd-4.wps



99-176-SPHXA

kjWellsInc
Land Surveying and Site Planning

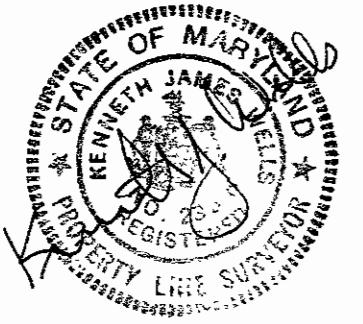
Telephone: (410) 592-8800
Telecopier: (410) 817-4329
email: kjWellsInc@msn.com

7403 New Cut Road
Kingsville, Md. 21087-1132

Zoning Description
of the
The Cardinal Shehan Center Incorporated
and Mercy Ridge Existing Properties

Beginning at a point located on the east side of Pot Spring Road approximately 240 feet South from the centerline of Loch Raven Road, thence binding along the east side of Pot Spring Road with a line curving to the left having a radius of 911.47 feet and an arc length of 309.82 feet and being subtended by a chord bearing of North 16 degrees 51 minutes 28 seconds East 308.33 feet, thence North 18 degrees 12 minutes 43 seconds East 46.24 feet; thence North 13 degrees 04 minutes 17 seconds West 18.08 feet, thence North 13 degrees 02 minutes 14 seconds West 17.63 feet, thence with a line curving to the left having a radius of 911.47 feet and an arc length of 356.96 feet being subtended by a chord bearing of North 9 degrees 03 minutes 54 seconds West 354.68 feet, thence North 20 degrees 17 minutes 03 seconds West 172.33 feet, thence leaving said Pot Spring Road North 79 degrees 45 minutes 25 seconds East 457.14 feet, thence North 60 degrees 57 minutes 00 seconds East 168.69 feet, thence North 29 degrees 03 minutes 00 seconds West 80.28 feet, thence North 60 degrees 57 minutes 00 seconds East 1000.51 feet, thence South 12 degrees 21 minutes 44 seconds East 1089.20 feet, thence North 40 degrees 21 minutes 14 seconds East 588.33 feet, thence South 50 degrees 02 minutes 45 seconds East 188.32 feet, thence North 55 degrees 50 minutes 38 seconds East 580.03 feet, thence South 29 degrees 32 minutes 25 seconds West 1910.71 feet, thence South 50 degrees 31 minutes 23 seconds East 1190.79 feet to the west side of Dulaney Valley Road, thence binding along said Dulaney Valley Road South 13 degrees 29 minutes 23 seconds West 247.60 feet, thence South 5 degrees 10 minutes 27 seconds West 23.36 feet, thence leaving said Dulaney Valley Road South 86 degrees 06 minutes 16 seconds West 810.73 feet, thence North 3 degrees 53 minutes 44 seconds West 350.00 feet, thence South 86 degrees 06 minutes 16 seconds West 400.00 feet, thence South 3 degrees 53 minutes 44 seconds East 350.00 feet, thence South 75 degrees 01 minute 16 seconds West 912.10 feet, thence North 14 degrees 19 minutes 18 seconds West 116.73 feet, thence North 15 degrees 03 minutes 17 seconds West 997.01 feet, thence North 14 degrees 42 minutes 17 seconds West 756.32 feet to the place of beginning. Containing 124.1365 acres of land more or less.

90033zd-1.wps



kjWellsInc
Land Surveying and Site Planning

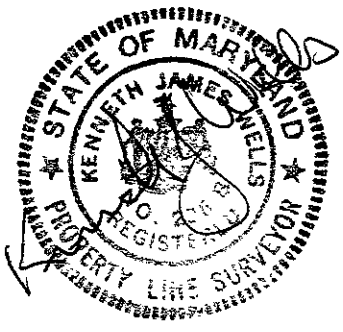
Telephone: (410) 592-8800
Telecopier: (410) 817-4329
email: kjWellsInc@msn.com

7403 New Cut Road
Kingsville, Md. 21087-1132

Zoning Description
of the Proposed Property of
The Bethany Community, Inc.

Beginning at a point located on the east side of Pot Spring Road approximately 1377 feet South from the centerline of Loch Raven Road, thence leaving said east side Pot Spring Road South 62 degrees 44 minutes 18 seconds East 42.20 feet; thence South 80 degrees 32 minutes 46 seconds East 27.97 feet; thence North 89 degrees 22 minutes 53 seconds East 92.36 feet, thence North 80 degrees 44 minutes 44 seconds East 41.83 feet; thence North 69 degrees 25 minutes 59 seconds East 24.64 feet; thence North 31 degrees 01 minutes 38 seconds East 19.42 feet; thence North 22 decrees 31 minutes 48 seconds West 22.19 feet; thence South 76 degrees 51 minutes 12 seconds West 45.12 feet; thence North 66 degrees 14 minutes 09 seconds West 90.29 feet; thence North 23 degrees 45 minutes 51 seconds East 116.27 feet; thence South 66 degrees 14 minutes 09 seconds East 42.29 feet; thence North 76 degrees 11 minutes 08 seconds East 53.10 feet; thence North 33 degrees 56 minutes 22 seconds West 66.33 feet, thence North 46 degrees 59 minutes 26 seconds East 210.53 feet; thence South 43 degrees 00 minutes 34 seconds East 78.00 feet; thence South 46 degrees 59 minutes 26 seconds West 80.00 feet; thence South 43 degrees 00 minutes 34 seconds East 90.00 feet; thence South 46 degrees 59 minutes 26 seconds West 128.00 feet; thence South 76 degrees 59 minutes 26 seconds West 49.83 feet; thence South 06 degrees 05 minutes 30 seconds East 52.65 feet; thence South 11 degrees 52 minutes 45 seconds West 19.42 feet; thence South 39 degrees 15 minutes 01 second West 21.66 feet; thence South 51 degrees 00 minutes 03 seconds West 28.64 feet; thence South 69 degrees 25 minutes 59 seconds West 28.25 feet, thence South 80 degrees 44 minutes 44 seconds West 45.32 feet; thence South 89 degrees 22 minutes 53 seconds West 95.63 feet; thence North 80 degrees 32 minutes 46 seconds West 32.87 feet, thence North 62 degrees 44 minutes 18 seconds West 45.33 feet to the east side of Pot Spring Road, thence along said Pot Spring Road North 27 degrees 15 minutes 42 seconds East 20.00 feet to the place of beginning. Containing 1.2548 acres of land more or less.

90033zd-2a.wps



kjWellsInc
Land Surveying and Site Planning

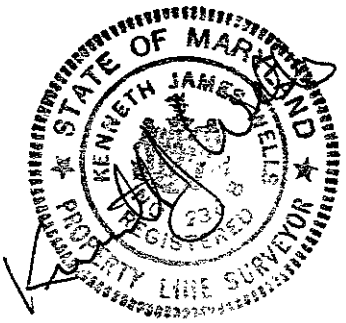
Telephone: (410) 592-8800
Telecopier: (410) 817-4329
email: kjWellsInc@msn.com

7403 New Cut Road
Kingsville, Md. 21087-1132

Zoning Description
of the
The Cardinal Shehan Center Incorporated
and Mercy Ridge Proposed Properties

Beginning at a point located on the east side of Pot Spring Road approximately 558 feet South from the centerline of Loch Raven Road, thence binding along the east side of Pot Spring Road North 27 degrees 15 minutes 37 seconds East 299.71 feet; thence with a line curving to the left having a radius of 911.47 feet and an arc length of 756.35 feet and being subtended by a chord bearing of North 03 degrees 29 minutes 16 seconds East 734.83 feet, thence North 20 degrees 17 minutes 03 seconds West 172.33 feet, thence leaving said Pot Spring Road North 79 degrees 45 minutes 25 seconds East 457.14 feet, thence North 60 degrees 57 minutes 00 seconds East 168.69 feet, thence North 29 degrees 03 minutes 00 seconds West 80.28 feet, thence North 60 degrees 57 minutes 00 seconds East 1000.51 feet, thence South 12 degrees 21 minutes 44 seconds East 1089.20 feet, thence North 40 degrees 21 minutes 14 seconds East 588.33 feet, thence South 50 degrees 02 minutes 45 seconds East 188.32 feet, thence North 55 degrees 50 minutes 38 seconds East 580.03 feet, thence South 29 degrees 32 minutes 25 seconds West 1910.71 feet, thence South 50 degrees 31 minutes 23 seconds East 1190.79 feet to the west side of Dulaney Valley Road, thence binding along said Dulaney Valley Road South 13 degrees 29 minutes 23 seconds West 247.60 feet, thence South 5 degrees 10 minutes 27 seconds West 23.36 feet, thence leaving said Dulaney Valley Road South 86 degrees 06 minutes 16 seconds West 810.73 feet, thence North 3 degrees 53 minutes 44 seconds West 350.00 feet, thence South 86 degrees 06 minutes 16 seconds West 400.00 feet, thence South 3 degrees 53 minutes 44 seconds East 350.00 feet, thence South 75 degrees 01 minute 16 seconds West 912.10 feet, thence North 14 degrees 19 minutes 18 seconds West 116.73 feet, thence North 15 degrees 03 minutes 17 seconds West 997.01 feet, thence North 36 degrees 14 minutes 37 seconds West 565.02 feet to the place of beginning. Containing 125.9459 acres of land more or less.

90033zd-1a.wps



kjWellsInc
Land Surveying and Site Planning

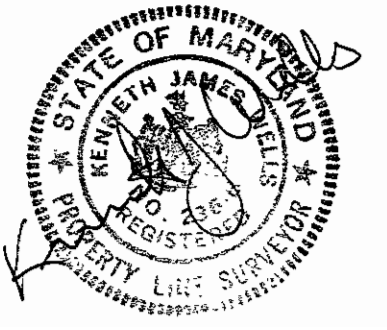
Telephone: (410) 592-8800
Telecopier: (410) 817-4329
email: kjWellsInc@msn.com

7403 New Cut Road
Kingsville, Md. 21087-1132

Zoning Description
of the Existing Property of
The Bethany Community, Inc.

Beginning at a point located on the east side of Pot Spring Road approximately 1377 feet South from the centerline of Loch Raven Road, thence leaving said east side Pot Spring Road South 62 degrees 44 minutes 18 seconds East 42.20 feet; thence South 80 degrees 32 minutes 46 seconds East 27.97 feet; thence North 89 degrees 22 minutes 53 seconds East 92.36 feet, thence North 80 degrees 44 minutes 44 seconds East 41.83 feet; thence North 69 degrees 25 minutes 59 seconds East 24.64 feet; thence North 31 degrees 01 minutes 38 seconds East 19.42 feet; thence North 22 decrees 31 minutes 48 seconds West 22.19 feet; thence North 46 degrees 56 minutes 24 seconds West 31.48 feet, thence North 22 degrees 52 minutes 59 seconds West 34.73 feet; thence North 01 degrees 38 minutes 46 seconds West 17.51 feet; thence North 29 degrees 44 minutes 08 seconds East 20.16 feet; thence North 27 degrees 25 minutes 01 second West 30.41 feet; thence North 76 degrees 11 minutes 08 seconds East 53.10 feet; thence North 33 degrees 56 minutes 22 seconds West 66.33 feet, thence North 46 degrees 59 minutes 26 seconds East 210.53 feet; thence South 43 degrees 00 minutes 34 seconds East 78.00 feet; thence South 46 degrees 59 minutes 26 seconds West 80.00 feet; thence South 43 degrees 00 minutes 34 seconds East 90.00 feet; thence South 46 degrees 59 minutes 26 seconds West 128.00 feet; thence South 76 degrees 59 minutes 26 seconds West 49.83 feet; thence South 06 degrees 05 minutes 30 seconds East 52.65 feet; thence South 11 degrees 52 minutes 45 seconds West 19.42 feet; thence South 39 degrees 15 minutes 01 second West 21.66 feet; thence South 51 degrees 00 minutes 03 seconds West 28.64 feet; thence South 69 degrees 25 minutes 59 seconds West 28.25 feet, thence South 80 degrees 44 minutes 44 seconds West 45.32 feet; thence South 89 degrees 22 minutes 53 seconds West 95.63 feet; thence North 80 degrees 32 minutes 46 seconds West 32.87 feet, thence North 62 degrees 44 minutes 18 seconds West 45.33 feet to the east side of Pot Spring Road, thence along said Pot Spring Road North 27 degrees 15 minutes 42 seconds East 20.00 feet to the place of beginning. Containing 1.0367 acres of land more or less.

90033zd-2.wps



kjWellsInc
Land Surveying and Site Planning

Telephone: (410) 592-8800
Telecopier: (410) 817-4329
email: kjWellsInc@msn.com

7403 New Cut Road
Kingsville, Md. 21087-1132

Zoning Description
of the Existing
Villa Maria, Inc. Property

Beginning at a point located on the east side of Pot Spring Road approximately 240 feet South from the centerline of Loch Raven Road, thence leaving said Pot Spring Road South 14 degrees 42 minutes 17 seconds East 756 32 feet; thence South 15 degrees 03 minutes 17 seconds East 997.01 feet; thence South 14 degrees 19 minutes 18 seconds East 32.94 feet; thence North 35 degrees 16 minutes 54 seconds West 277.19 feet; thence North 24 degrees 53 minutes 51 seconds West 276.42 feet, thence North 74 degrees 38 minutes 51 seconds West 246.81 feet, thence South 83 degrees 43 minutes 09 seconds West 361.98 feet; thence North 82 degrees 32 minutes 51 seconds West 203.30 feet to a point on the east side of Pot Spring Road, thence along the east side of Pot Spring Road North 27 degrees 15 minutes 42 seconds east 191.15, thence leaving said Pot Spring Road South 62 degrees 44 minutes 18 seconds East 45.33 feet; thence South 80 degrees 32 minutes 46 seconds East 32.87 feet, thence North 89 degrees 22 minutes 53 seconds East 95.63 feet, thence North 80 degrees 44 minutes 44 seconds East 45.32 feet, thence North 69 degrees 25 minutes 59 seconds East 28.25 feet; thence North 51 degrees 00 minutes 03 seconds East 28.64 feet; thence North 39 degrees 15 minutes 01 second East 21.66 feet; thence North 11 degrees 52 minutes 45 seconds East 19.42 feet; thence North 06 degrees 05 minutes 30 seconds West 52.65 feet; thence North 76 degrees 59 minutes 26 seconds East 49.83 feet; thence North 46 degrees 59 minutes 26 seconds East 128.00 feet; thence North 43 degrees 00 minute 34 seconds West 90.00 feet; thence North 46 degrees 59 minutes 26 seconds East 80.00 feet; thence North 43 degrees 00 minutes 34 seconds West 78 .00 feet, thence South 46 degrees 59 minutes 26 seconds West 210.53 feet, thence South 33 degrees 56 minutes 22 seconds East 66.33 feet, thence South 76 degrees 11 minutes 08 seconds West 53.10 feet; thence South 27 degrees 25 minutes 01 second East 30.41 feet, thence South 29 degrees 44 minutes 08 seconds West 20.16 feet; thence South 01 degrees 38 minutes 46 seconds East 17.51 feet; thence South 22 degrees 52 minutes 59 seconds East 34.73 feet; thence South 46 degrees 56 minutes 24 seconds East 31.48 feet; thence South 22 degrees 31 minutes 48 seconds East 22.19 feet; thence South 31 degrees 01 minute 38 seconds West 19.42 feet; thence South 69 degrees 25 minutes 59 seconds West 24.64 feet; thence South 80 degrees 44 minutes 44 seconds West 41.83 feet; thence South 89 degrees 22 minutes 53 seconds West 92.36 feet; thence North 80 degrees 32 minutes 46 seconds West 27.97 feet; thence North 62 degrees 44 minutes 18 seconds West 42.20 feet to a point on the east side of Pot Spring Road, thence along said east side of Pot Spring Road North 27 degrees 15 minutes 37 seconds East 1124.95 feet; thence with a line curving to the left having a radius of 911.47 feet and an arc length of 10 58 feet being subtended by a chord bearing of North 26 degrees 55 minutes 40 seconds East 10.58 feet to the place of beginning . Containing 13.1362 acres of land more or less.
90033zd-3.wps



BALTIMORE COUNTY, MA AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 060333

DATE 10/22/98 ACCOUNT 001-6150

AMOUNT $ 650.00 (WCR)

RECEIVED FROM: Venable, Baetjer & Howard

FOR: COMMERCIAL SPECIAL HEARING, VARIANCE & SP. EXCEPTION
2300 Dulaney Valley Road Item #176
Drop-Off -- No Review Case #99-176-SPHXA

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
10/26/1998 10/23/1998 14:19:35
REG WS01 CASHIER CLUM CAL DRAWER 1
5 MISCELLANEOUS CASH RECEIPT
Receipt # 074569 OFLN
CK NO. 060333
650.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 072244

DATE 9/16/99 ACCOUNT 001-6150

AMOUNT $ 40.00 (JLL)

RECEIVED FROM: Venable Baetjer & Howard

FOR: 99-2387
Mergy Ridge - 2300 Dulaney Valley Road

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
9/17/1999 9/16/1999 14:06:46
REG WS03 CASHIER PWES PEW DRAWER 3
Dept 5 528 ZONING VERIFICATION
Receipt # 090632 OFLN
CR NO. 072244
Recpt Tot 40.00
40.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 036858

DATE 6/25/97 ACCOUNT R-001-6150

AMOUNT $40.00

RECEIVED FROM: TechStar Communications Inc.

FOR: Stella Maris PRC # 070770

DAK

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT
PROCESS ACTUAL TIME
6/25/1997 6/25/1997 12:45:34
REG W502 CASHIER JRIC JMR DRAWER 2
5 MISCELLANOUS CASH RECEIPT
Receipt # 001992 OFLN
CR NO. 036858
$40.00 CHECK
Baltimore County, Maryland

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-176-SPHXA
2300 Dulaney Valley Road
E & E/S Pot Spring Road, 830' NE of Girdwood Road
8th Election District - 4th Councilmanic District
Legal Owner(s): Mercy Ridge, Inc. & Cardinal Shehan Center, Inc. & Stella Maris, Inc.

Special Hearing: to approve a modified parking plan and to determine that the proposed lot lines do not affect the nonconforming status and use; **Special Exception:** for an assisted living facility (Class "B"). **Variance:** to permit a side building face to tract boundary separation of zero feet in lieu of the required 30 feet; to permit a building face to edge of internal private drive separation of zero feet in lieu of the required 35 feet; to permit a maximum building height of 66 feet in lieu of the maximum permitted 50 feet; to permit a maximum building length of 1,050 feet in lieu of the maximum permitted 240 feet; to permit a nonresidential principal structure to have a setback as little as zero feet in lieu of the required front, side, and rear setbacks of 25, 20 and 50 feet; to permit a maximum building length of 330 feet in lieu of the maximum permitted 200 feet; to permit existing, nonconforming buildings on proposed lots 2 and 5 to have a setback of zero feet where buildings are mutually attached or zero feet to the lot line where not mutually attached in lieu of the required 50 feet; to permit existing, nonconforming improvements on proposed lots 2, 5, and 6 to have an impervious surface area of 27.5%, 53% and 13.7%, respectively, in lieu of the maximum permitted 10%; to permit existing, nonconforming improvements on proposed lots 2 and 5 to have resulted in a 27.5% and 53%, respectively, removal of natural vegetation in lieu of the permitted 25%; to permit existing buildings to have a height of 78 feet and 48 feet in lieu of the maximum permitted 35 feet; to permit an existing, nonconforming building on proposed lot 6 to have a side yard setback of 25 feet in lieu of the required 50 feet; to permit an existing carriage house on proposed lot 6 to be located in the side and front yard in lieu of the required rear yard and to permit a side yard setback of zero feet in lieu of the required 2.5 feet; to permit an existing carriage house on proposed lot 6 to have a height greater than 15 feet; to permit existing structures to have rear setback to lot line of 45 feet in lieu of the required 50 feet; and to permit a zero foot setback for a swimming pool in lieu of the required 2.5-foot separation.

Hearing: Friday, December 18, 1998 at 2:00 p.m. in Room 106, County Office Bldg., 111 West Chesapeake Avenue.

LAWRENCE E. SCHMIDT,
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

12/003 Dec. 3

c276691

CERTIFICATE OF PUBLICATION

TOWSON, MD., 12/3, 1998

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 12/3, 1998.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

ZONING NOTICE

Case # :99-176-SPHA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON , MD.

PLACE : RM 106, COUNTY OFFICE BLDG., 111 WEST CHESAPEAKE AVE

TIME & DATE : 2:00 PM, FRIDAY, DECEMBER 10, 1999

Special Hearing to approve a modified zoning plan and to determine that the proposed lot lines do not affect the non-conforming status and use. Special Exception for an assisted living facility (Unless it is determined

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: _____

Petitioner: Mercy Ridge, Inc.

Address or Location: 2300 Dulaney Valley Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: BARBARA W. ORMORD, LEGAL ASSISTANT

Address: VENABLE, BAETJER & HOWARD, LLP
210 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204

Telephone Number: 410-494-6201

Revised 2/20/98 - SCJ

99-176-SPHXA

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 22, 1998

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, MD 21204

Dear Mr. Hoffman:

RE: Drop-Off Petitions, 11301 Owings Mills Boulevard (Case #99-175-SPH), 2300 Dulaney Valley Road (Case #99-176-SPHXA), and 9860 Liberty Road (Case #99-177-A)

At the request of the attorney/petitioner, the above referenced petitions were accepted for filing without a final filing review by the staff. Once a detailed review has been completed by the staff, those comments will be forwarded to you (hopefully before the hearing).

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper forma pertaining to this. The sign must contain the wording indicated on the "Zoning Notice" forms and the certificates of posting must be completed by the poster and returned to this office.

If you have any questions regarding the sign posting, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,

WCR/scj

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosures

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Exhibit B

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-196-SPHXA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

WORDING FOR SIGN FORM

Special Hearing to approve a modified parking plan and to determine that the proposed lot lines do not affect the nonconforming status and use. Special Exception for an assisted living facility (Class "B"). Variance to permit a side building face to tract boundary separation of zero feet in lieu of the required 30 feet; to permit a building face to edge of internal private drive separation of zero feet in lieu of the required 35 feet; to permit a maximum building height of 66 feet in lieu of the maximum permitted 50 feet; to permit a maximum building length of 1,050 feet in lieu of the maximum permitted 240 feet; to permit a nonresidential principal structure to have a setback as little as zero feet in lieu of the required front, side, and rear setbacks of 25, 20, and 50 feet; to permit a maximum building length of 330 feet in lieu of the maximum permitted 200 feet; to permit existing, nonconforming buildings on proposed lots 2 and 5 to have a setback of zero feet where buildings are mutually attached or zero feet to the lot line where not mutually attached in lieu of the required 50 feet; to permit existing, nonconforming improvements on proposed lots 2, 5, and 6 to have an impervious surface area of 27.5%, 53% and 13.7%, respectively, in lieu of the maximum permitted 10%; to permit existing, nonconforming improvements on proposed lots 2 and 5 to have resulted in a 27.5% and 53%, respectively, removal of natural vegetation in lieu of the permitted 25%; to permit existing buildings to have a height of 78 feet and 48 feet in lieu of the maximum permitted 35 feet; to permit an existing, nonconforming building on proposed lot 6 to have a side yard setback of 25 feet in lieu of the required 50 feet; to permit an existing carriage house on proposed lot 6 to be located in the side and front yard in lieu of the required rear yard and to permit a side yard setback of zero feet in lieu of the required 2.5 feet; to permit an existing carriage house on proposed lot 6 to have a height greater than 15 feet; to permit existing structures to have rear setback to lot line of 45 feet in lieu of the required 50 feet; and to permit a zero foot setback for a swimming pool in lieu of the required 2.5-foot separation.

TO: PATUXENT PUBLISHING COMPANY
~~December 3, 1998 Issue – Jeffersonian~~

Please forward billing to:
Barbara W. Ormord, Legal Assistant 410-494-6201
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, MD 21204

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-176-SPHXA
2300 Dulaney Valley Road
E & E/S Pot Spring Road, 830' NE of Girdwood Road
8th Election District – 4th Councilmanic District
Legal Owner: Mercy Ridge, Inc. & Cardinal Shehan Center, Inc. & Stella Maris, Inc.

Special Hearing to approve a modified parking plan and to determine that the proposed lot lines do not affect the nonconforming status and use. Special Exception for an assisted living facility (Class "B"). Variance to permit a side building face to tract boundary separation of zero feet in lieu of the required 30 feet; to permit a building face to edge of internal private drive separation of zero feet in lieu of the required 35 feet; to permit a maximum building height of 66 feet in lieu of the maximum permitted 50 feet; to permit a maximum building length of 1,050 feet in lieu of the maximum permitted 240 feet; to permit a nonresidential principal structure to have a setback as little as zero feet in lieu of the required front, side, and rear setbacks of 25, 20, and 50 feet; to permit a maximum building length of 330 feet in lieu of the maximum permitted 200 feet; to permit existing, nonconforming buildings on proposed lots 2 and 5 to have a setback of zero feet where buildings are mutually attached or zero feet to the lot line where not mutually attached in lieu of the required 50 feet; to permit existing, nonconforming improvements on proposed lots 2, 5, and 6 to have an impervious surface area of 27.5%, 53% and 13.7%, respectively, in lieu of the maximum permitted 10%; to permit existing, nonconforming improvements on proposed lots 2 and 5 to have resulted in a 27.5% and 53%, respectively, removal of natural vegetation in lieu of the permitted 25%; to permit existing buildings to have a height of 78 feet and 48 feet in lieu of the maximum permitted 35 feet; to permit an existing, nonconforming building on proposed lot 6 to have a side yard setback of 25 feet in lieu of the required 50 feet; to permit an existing carriage house on proposed lot 6 to be located in the side and front yard in lieu of the required rear yard and to permit a side yard setback of zero feet in lieu of the

PATUXENT PUBLISHING COMPANY
December 3, 1998 Issue – Jeffersonian
CASE NUMBER: 99-176-SPHXA
2300 Dulaney Valley Road

required 2.5 feet; to permit an existing carriage house on proposed lot 6 to have a height greater than 15 feet; to permit existing structures to have rear setback to lot line of 45 feet in lieu of the required 50 feet; and to permit a zero foot setback for a swimming pool in lieu of the required 2.5-foot separation.

HEARING: Friday, December 18, 1998 at 2:00 p.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

November 5, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

HEARING OFFICERS HEARING
Project Name: Mercy Ridge
Project Number: 8-589
Location: E/S Pot Spring Road, S of Old Bosley Road
Acres: 31.2
Developer: Mercy Ridge, Inc., c/o Cardinal Shehan Center
Engineer: Daft, McCune, Walker, Inc.
Proposal: 445 Unit Assisted Living Facility

***** AND *****

CASE NUMBER: 99-176-SPHXA
2300 Dulaney Valley Road
E & E/S Pot Spring Road, 830' NE of Girdwood Road
8th Election District – 4th Councilmanic District
Legal Owner: Mercy Ridge, Inc. & Cardinal Shehan Center, Inc. & Stella Maris, Inc.

Special Hearing to approve a modified parking plan and to determine that the proposed lot lines do not affect the nonconforming status and use. Special Exception for an assisted living facility (Class "B"). Variance to permit a side building face to tract boundary separation of zero feet in lieu of the required 30 feet; to permit a building face to edge of internal private drive separation of zero feet in lieu of the required 35 feet; to permit a maximum building height of 66 feet in lieu of the maximum permitted 50 feet; to permit a maximum building length of 1,050 feet in lieu of the maximum permitted 240 feet; to permit a nonresidential principal structure to have a setback as little as zero feet in lieu of the required front, side, and rear setbacks of 25, 20, and 50 feet; to permit a maximum building length of 330 feet in lieu of the maximum permitted 200 feet; to permit existing, nonconforming buildings on proposed lots 2 and 5 to have a setback of zero feet where buildings are mutually attached or zero feet to the lot line where not

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mutually attached in lieu of the required 50 feet; to permit existing, nonconforming improvements on proposed lots 2, 5, and 6 to have an impervious surface area of 27.5%, 53% and 13.7%, respectively, in lieu of the maximum permitted 10%; to permit existing, nonconforming improvements on proposed lots 2 and 5 to have resulted in a 27.5% and 53%, respectively, removal of natural vegetation in lieu of the permitted 25%; to permit existing buildings to have a height of 78 feet and 48 feet in lieu of the maximum permitted 35 feet; to permit an existing, nonconforming building on proposed lot 6 to have a side yard setback of 25 feet in lieu of the required 50 feet; to permit an existing carriage house on proposed lot 6 to be located in the side and front yard in lieu of the required rear yard and to permit a side yard setback of zero feet in lieu of the required 2.5 feet; to permit an existing carriage house on proposed lot 6 to have a height greater than 15 feet; to permit existing structures to have rear setback to lot line of 45 feet in lieu of the required 50 feet; and to permit a zero foot setback for a swimming pool in lieu of the required 2.5-foot separation.

HEARING: Friday, December 18, 1998 at 2:00 p.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

Arnold Jablon
Director

c:. Robert A. Hoffman
Mercy Ridge, Inc.
Cardinal Shehan Center, Inc.
Stella Maris, Inc.

NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 3, 1998.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Ave
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 11, 1998

Robert A. Hoffman, Esq.
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: Item No.: 176
Case No.: 99-176-SPHXA
Location: 2300 Dulaney Valley Rd.

Dear Mr. Hoffman:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on October 22, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

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B A L T I M O R E C O U N T Y, M A R Y L A N D

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Management

Date: November 9, 1998

FROM: Robert W. Bowling, Supervisor
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for November 9, 1998
Item No. 176

The Bureau of Developer's Plans Review has reviewed the subject zoning item. The proposed points of access are subject to approval by this office.

RWB:HJO:jrb

cc: File

ZONE1109.176

RECEIVED NOV 13 1998

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
David L. Winstead
Secretary
Parker F. Williams
Administrator

Date: 11.4.98

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 176 WCR

Dear. Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

L. J. Gredl

for Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

NOVEMBER 23, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: 171 - LOYOLA HIGH SCHOOL OF BALTIMORE, INC.
176 - MERCY RIDGE, INC., CARDINAL SHEHAN CENTER, INC. AND STELLA MARIS INC.

Location: DISTRIBUTION MEETING OF NOVEMBER 2, 1998

Item No.: 171 AND 176 Zoning Agenda:

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.

1. Fire hydrants for the referenced property are required and shall be located at proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual Sec. 2.4.4 Fire Hydrants, as published by the Department of Public Works.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

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", 1994 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed with Soybean Ink on Recycled Paper

RE:	PETITION FOR SPECIAL HEARING PETITION FOR SPECIAL EXCEPTION PETITION FOR VARIANCE 2300 Dulaney Valley Road, E & SE/S Pot Spring Road, 830' NE of Girdwood Rd, 8th Election District, 4th Councilmanic	*	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY
Legal Owners:	Mercy Ridge, Inc. Cardinal Shehan Ctr., Inc. Stella Maris, Inc.	*	
	Petitioner(s)	*	Case Number: 99-176-SPHXA

* * * * * * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of November, 1998, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, P.O. Box 5517, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN

Baltimore County Government
Department of Permits and
Development Management

111 West Chesapeake Ave.
Towson, Md. 21204

(410) 887-3335

July 28, 1997

Techstar Communications, Inc.
Suite 1000
4340 East West Highway
Bethesda, MD 20814

RE: Stella Maris
2300 Dulaney Valley Road
DRC Number 07077D, Dist.8C4
VIII-589

Dear Sir:

Pursuant to Article 25A, Section 5 (U) of the Annotated Code of Maryland and as provided in Section 602 (d) of the Baltimore County Charter and Section 26-132 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal or modification of a license, permit, approval, exemption, waiver or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to insure compliance with Section 26-171 and Section 26-211 of the Baltimore County Code and to make recommendations to the Director, Department of Permits and Development Management.

The DRC has in fact met in an open meeting on July 7, 1997, and made the following recommendations:

The DRC has determined that your project meets the requirements of a limited exemption under Section 26-171 (A)(7), with the appropriate zoning hearing.

Now that you have received an A-7 limited exemption, please proceed with building permit application.

A copy of this letter must be presented when submitting engineering/construction plans to this office and/or when applying for a building permit.

Please be advised that Phase 2 review fees may apply, depending on the amount of site disturbance and/or the requirement of a Public Works Agreement, also, please be advised that sidewalks will be required.

Herein find a commercial site plan checklist which will serve as a guide when preparing plans for building permit applications. Please be advised, plans not meeting minimum checklist requirements will not be accepted for filing, which will consequently delay building permit approval. Please note, the "conceptual" plan required for DRC review, does not necessarily meet the checklist guidelines. Therefore, it should not be assumed that the DRC plan is acceptable for building permit applications.

Should you have any questions regarding the above, please contact the Zoning Review Section at 887-3391.

I have reviewed the recommendations carefully and I have determined to adopt the recommendations set forth above. It is this 28th day of July, 1997, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permits that may be required for this project, your application will be processed subject to the conditions set forth above and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

Sincerely,

Arnold Jablon

Arnold Jablon
Director

AJ:DTR:dak

c: Bruce Seeley
Joyce Watson
File
Enclosure

A copy of this letter must be presented when submitting engineering/construction plans to this office and/or when applying for a building permit.

Please be advised that Phase 2 review fees may apply, depending on the amount of site disturbance and/or the requirement of a Public Works Agreement, also, please be advised that sidewalks will be required.

Herein find a commercial site plan checklist which will serve as a guide when preparing plans for building permit applications. Please be advised, plans not meeting minimum checklist requirements will not be accepted for filing, which will consequently delay building permit approval. Please note, the "conceptual" plan required for DRC review, does not necessarily meet the checklist guidelines. Therefore, it should not be assumed that the DRC plan is acceptable for building permit applications.

Should you have any questions regarding the above, please contact the Zoning Review Section at 887-3391.

I have reviewed the recommendations carefully and I have determined to adopt the recommendations set forth above. It is this 28th day of July, 1997, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permits that may be required for this project, your application will be processed subject to the conditions set forth above and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

Sincerely,

Arnold Jablon

Arnold Jablon
Director

AJ:DTR:dak

c: Bruce Seeley
Joyce Watson
File
Enclosure

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 17, 1998
November 13, 1998 (Original Letter)

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, MD 21204

Dear Mr. Hoffman:

RE: Mercy Ridge, 2300 Dulaney Valley Road, Case Number 99-176-SPHXA

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the $100.00 revision fee.

See revised comments following comment #10.

1. This site is the subject of combined zoning hearings (under case number 99-176-SPHXA), development plan, and final development plan approval hearing. The following comments are intended to address outstanding issues for all of the above hearings and must be resolved well in advance of the zoning and development hearings.

2. Provide a typical unit square footage-use floor plan detail on the development plan and key all variance locations.

3. Confirm 20-foot facing window setback minimums from apartments, etc.

4. For Density Purposes: Provide accurate gross and net area calculations in compliance with the following: net area = the entire overall tract/ownership area (excluding any existing public street right-of-ways; gross area = the net area plus ½ of the tract boundary street right-of-way that the property is not denied access to, up to a maximum of 30 feet (see Zoning Policy RSD-3).

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For Zoning Purposes: The special hearing and variance requests involve the R.C.-4 zoned site area. This requires that the metes and bounds for the entire (R.C.-4) site be shown on the plan. Also, there are several zoning descriptions provided with the petition, yet the metes and bounds as described are lacking on the plan. Show and label all metes and bounds limits of the individual zoning hearings as they relate to the site, both on the petitions and the plans. All plans must agree. Change the petition form zoning designations to comply.

5. The plan note #26 reference to a 100-foot RTA initiation distance must be changed to (and confirmed by the engineer) as 150 feet.

6. Plan note #23 should reference that all parking areas will be permanently striped.

7. The variance locations references D2 and F do not relate to the zoning action notes. Check that all of the location notes are correct for the area of the hearings.

8. Put signature blocks on all sheets for FDP approvals.

9. Provide an engineering scale elevation on the plan of all existing and proposed freestanding signs. Clearly indicate the type, height, dimensions, square footage, single or double-face and illumination. All signs must be keyed to their existing or proposed location on the plan print and enough detail must be shown to determine compliance with the BCZR, Section 450 and all zoning sign policies or a zoning variance is required. Be aware that only a 1 square foot sign is permitted for elderly housing. Variance any non-compliance.

10. Final zoning approval is contingent first upon all plan comments being addressed on the development plan; secondly, upon the final resolution of all comments, the outcome of any requested zoning hearings; and finally, the inclusion of the Final Development Plan (FDP) checklist information being included on the FDP.

Revised Comments Dated 12/17/98: The mark-up plan, as reviewed for compliance with the petition drop-off comments above, is approved for zoning. All plans must agree. A zoning FDP will be required.

If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

John L. Lewis
Planner II, Zoning Review

JLL:scj

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

November 13, 1998

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, MD 21204

Dear Mr. Hoffman:

RE: Drop-Off Petition, 2300 Dulaney Valley Road, Case Number 99-176-SPHXA

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the $100.00 revision fee.

1. This site is the subject of combined zoning hearings (under case number 99-176-SPHXA), development plan, and final development plan approval hearing. The following comments are intended to address outstanding issues for all of the above hearings and must be resolved well in advance of the zoning and development hearings.

2. Provide a typical unit square footage-use floor plan detail on the development plan and key all variance locations.

3. Confirm 20-foot facing window setback minimums from apartments, etc.

4. For Density Purposes: Provide accurate gross and net area calculations in compliance with the following: net area = the entire overall tract/ownership area (excluding any existing public street right-of-ways; gross area = the net area plus 1/2 of the tract boundary street right-of-way that the property is not denied access to, up to a maximum of 30 feet (see Zoning Policy RSD-3).

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For Zoning Purposes: The special hearing and variance requests involve the R.C.-4 zoned site area. This requires that the metes and bounds for the entire (R.C.-4) site be shown on the plan. Also, there are several zoning descriptions provided with the petition, yet the metes and bounds as described are lacking on the plan. Show and label all metes and bounds limits of the individual zoning hearings as they relate to the site, both on the petitions and the plans. All plans must agree. Change the petition form zoning designations to comply.

5. The plan note #26 reference to a 100-foot RTA initiation distance must be changed to (and confirmed by the engineer) as 150 feet.

6. Plan note #23 should reference that all parking areas will be permanently striped.

7. The variance location references D2 and F do not relate to the zoning action notes. Check that all of the location notes are correct for the area of the hearings.

8. Put signature blocks on all sheets for FDP approvals.

9. Provide an engineering scale elevation on the plan of all existing and proposed free-standing signs. Clearly indicate the type, height, dimensions, square footage, single or double-face and illumination. All signs must be keyed to their existing or proposed location on the plan print and enough detail must be shown to determine compliance with the BCZR, Section 450 and all zoning sign policies or a zoning variance is required. Be aware that only a 1 square foot sign is permitted for elderly housing. Variance any non-compliance.

10. Final zoning approval is contingent first upon all plan comments being addressed on the development plan; secondly upon the final resolution of all comments, the outcome of any requested zoning hearings; and finally the inclusion of the Final Development Plan (FDP) checklist information being included on the FDP.

If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

John L. Lewis
Planner II, Zoning Review

c: Zoning Commissioner

BLE, BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147
www.venable.com

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

VENABLE
ATTORNEYS AT LAW

Writer's Direct Number:
410-494-6201

October 21, 1998

HAND DELIVERED
Mr. W. Carl Richards
Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

ok w/c with HOH

Re: Petition for Special Hearing, Exception and Variance
Petitioner: Mercy Ridge, Inc.
Location: 2300 Dulaney Valley Road

Dear Mr. Richards:

John Lewis.

I am drop filing the enclosed Petitions for the above-referenced property. This request has ~~not~~ been previously reviewed by your office. This property is not in violation of any zoning laws. With this letter, I have enclosed the following documents:

1. Petition for Special Hearing (3)
2. Petition for Special Exception (3)
3. Petition for Zoning Variance (3)
4. Site Plan (12)
5. Zoning Description, page 2 of site plan (12)
6. 200' Scale Zoning Map, page 2 of site plan (12)
7. Newspaper advertising form (1)
8. Check in the amount of $650.

Please schedule the zoning hearing in combination with the Development Plan which was previously submitted.

99-176-SPHXA

VENABLE
ATTORNEYS AT LAW

If you have any questions or concerns regarding this filing, please give me a call.

Sincerely,

Barbara W. Ormord
Legal Assistant

BWO/e
Enclosures
cc: Robert A. Hoffman, Esquire
Patricia A. Malone, Esquire

TO1DOCS1/BAW01/0073295.01

VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147
www.venable.com

OFFICES IN
MARYLAND
WASHINGTON, D.C.
VIRGINIA

VENABLE
ATTORNEYS AT LAW

Writer's Direct Number:
(410) 494-6206

pamalone@venable.com

9/15/99 WCR 9

9/15/99 ~ cr $ Cashier

September 14, 1999

HAND-DELIVERED

Mr. Arnold Jablon, Director
Department of Permits and Development
Management
County Office Building – Room 111
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Mercy Ridge – 2300 Dulaney Valley Road
Case No. VIII-589 and 99-176-SPHXA
8th Election District, 4th Councilmanic District

Dear Mr. Jablon:

This firm represents Mercy Ridge, Inc., developer of the above-referenced site. As you may recall, Mercy Ridge went through a combined hearing on its development plan for the proposed Mercy Ridge Assisted Living Center and requested zoning relief before Hearing Officer/Zoning Commissioner Lawrence E. Schmidt, who issued his Opinion and Order on December 30, 1998. I have enclosed a copy of the site plan and the Zoning Commissioner's Opinion and Order for your convenience.

The development plan was approved, and the requested zoning relief was granted. Specifically, the Zoning Commissioner granted Mercy Ridge a special exception under Section 1B01.1.C.26 of the Baltimore County Zoning Regulations for an assisted living facility (Class B) in a D.R. 10.5 zone to be developed as a component of a housing facility for the elderly. On the development plan/zoning plan, the area where the special exception was to be utilized was designated and shown by a line drawn around 1.1 acre assisted living facility.

As discussed with Mitch Kellman of your office, I am writing to you because the configuration of the buildings within that special exception area has changed slightly

99-2387

VENABLE
ATTORNEYS AT LAW

because of a redesign of the building by the architect. The location of the special exception line will need to be adjusted slightly to accommodate these changes. I have enclosed a copy of the approved Final Development Plan with the proposed redlined adjustment to the special exception area line. The acreage to be included within that line remains approximately 1.1 acres.

At this time, I am writing to request written confirmation from your office that this minor adjustment to the special exception area line as shown on the enclosed redlined Final Development Plan is within the spirit and intent of the prior granted relief. The Final Development Plan and the First Refined Development Plan have been submitted to the County for signature, showing the revised special exception line. Please let me know if you need copies of those plans to complete your review.

With this letter, I have enclosed a check in the amount of $40.00 made payable to Baltimore County, Maryland to cover the administrative costs associated with your review. If you need any further information in order to complete your review, please feel free to give me a call. Because Mercy Ridge is hoping to close on the financing of the project by November 1st, a prompt decision from your office is critical, especially if your decision were to be that Mercy Ridge will be required to obtain additional zoning relief.

I appreciate your assistance with this matter.

Very truly yours,

Patricia A. Malone

PAM/sm
Enclosures

cc: Mitchell J. Kellman

T01DOCS1/PAM01/#88328 v1

RECEIVED
SEP 14 1999
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

VENABLE
ATTORNEYS AT LAW

because of a redesign of the building by the architect. The location of the special exception line will need to be adjusted slightly to accommodate these changes. I have enclosed a copy of the approved Final Development Plan with the proposed redlined adjustment to the special exception area line. The acreage to be included within that line remains approximately 1.1 acres.

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I appreciate your assistance with this matter.

Very truly yours,

Patricia A. Malone

PAM/sm
Enclosures

cc: Mitchell J. Kellman

TO1DOCS1/PAM01/#88328 v1

Speed Letter

In the interest of speed and economy, we are replying to your letter with marginal notes. If you need more information, do not hesitate to call or write. Thank you for your interest.

September 22, 1999

8th Election District

Dear Ms. Malone:

The minor special exception and building area changes as stated in your September 14, 1999 letter are approved, subject to the following: Provide 2 red-lined plan copies from the zoning hearing to this office with copies of this response for file inclusion. Document this response on all future plans.

Very truly yours,

John L. Lewis
Planner II, Zoning Review

JLL:scj

zoning case 99-176-SPHXA

TO MICRO THEN TO 99-176-SPHXA

VENABLE
ATTORNEYS AT LAW

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I appreciate your assistance with this matter.

Very truly yours,

Patricia A. Malone

PAM/sm
Enclosures

cc: Mitchell J. Kellman

TO1DOCS1/PAM01/88B32B v1

September 22, 1999
8th Election District

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The minor special exception and building area changes as stated in your September 14, 1999 letter are approved, subject to the following: Provide 2 red-lined plan copies from the zoning hearing to this office with copies of this response for file inclusion. Document this response on all future plans. SEE F.D.P.

Very truly yours,

John L. Lewis
Planner II, Zoning Review

JLL:scj

zoning case 99-176-SPHXA

Watershed Protection Coalition, Inc.
PO Box 212, Timonium, MD 21094-0212

HEARING OFFICER'S HEARING
Project Number VIII-589
Project Name: Mercy Ridge

Case Number 99-176-SPHXA

Friday, December 18, 1998

The proposed development on land zoned DR10.5, the zoning of which was granted in 1980, rests within an RC4 area designed to protect a vital resource, the Loch Raven reservoir which supplies drinking water to close to a million citizens in the Baltimore Metropolitan Area. Since 1980, when this zoning was established, much has been learned about the effects of development on such resources. Recent strengthening of the Clean Water Act and the mandated assessments of State's water bodies by the Federal Government resulted because of the additional concern for and need to protect vital water resources.

Were this property RC-4 today, it is doubtful that any rezoning to DR10.5 would occur. However, that this development may rightfully proceed due to the 1980 rezoning is recognized.

It is impossible that it can make a contribution to the improvement of Loch Raven's waters; therefore, every precaution must be taken to lessen probable and potential impacts.

The variations requested to increase size of buildings, heights of buildings, impervious surfaces, water usage, reduced set backs, not allowed under DR10.5 further strain credulity in the planning process and raises serious questions as to the developer's respect for Baltimore County's regulations.

There are two main issues here today. The first is protecting a resource - our drinking water reservoir. The second is zoning. Zoning is meaningless when it is readily subjects itself to changes and/or is susceptible to power pressures.

The proposed 440 units will put an additional strain on the Long Quarter pumping station, which, while it has been recently upgraded, has not proven its effectiveness. It has been noted for heavy sewage overflows into Loch Raven reservoir.

Our coalition requests that Baltimore County not permit the building of the Assisted Living Facility on RC-4 land, until firm evidence is provided in the two years following the development of Mercy Ridge indicating that no adverse effects on the Loch Raven reservoir have occurred.

We request that present regulations for the DR10.5 zoning be strictly enforced.

Jo Owen
308 Merrie Hunt Drive
Lutherville, Maryland 21093
410-252-5515

By permission of Steering Committee Members:

Dr. Polly Walker
904 Greenleigh Road
Baltimore, Md. 21212-1601

Mike DiFillippi
PO Box 42101
Towson, Md. 21284

Ms. Marge DiNardo
2215 Dalewood Road
Timonium, Md. 21093

Ms. Pat Lane
5607 Roxberry Place
Baltimore, Md. 21209-4501

TECHSTAR
Communications, Inc.

June 20, 1997

Baltimore County Development Review Committee
County Office Building
Towson, Maryland 21204

RE: AT&T Wireless Services
Proposed Wireless Transmitting and Receiving Facility
Stella Maris
2300 Dulaney Valley Road
Towson, Baltimore County, Maryland 21204
Zone: D.R. 2
Map 52, Parcel 69

To Whom It May Concern:

The Applicant proposes to install and operate a wireless transmitting and receiving facility on the rooftop of an existing structure zoned D.R.2 , located on the west side of Dulaney Valley Road, east of Pot Spring Road, also known as Stella Maris Hospice, 2300 Dulaney Valley Road, in Towson, Baltimore County, Maryland. The Applicants seek to install nine (9) panel antennas on rooftop sled mounts and two (2) equipment cabinets installed on a rooftop pad. Each antenna has dimensions of approximately eight (8) inches wide by fifty four (54) inches tall, by about four (4) inches deep. The nine (9) antennas will be located in sets of three (3) in the northeastern, southeastern and southwestern corners of the building.

The proposed facility will be unmanned, and will not generate any noise, dust, fumes, lights, glare, odors or traffic. The facility will comply with the applicable standards and guidelines of the Environmental Protection Agency.

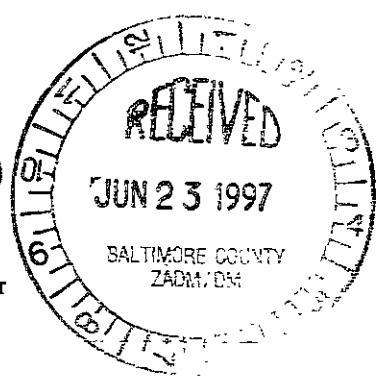
The proposed facility is a minor commercial development; the Applicants accordingly believe that subsection 26-171(a)(7) of the Development Regulations applies to the subject property and the proposed facility for purposes of providing an exemption from Division 2 of the Regulations.

In addition, the Applicants request confirmation, pending a positive outcome of the special exception petition, that AT&T may file for the necessary building permit without need for further development approval.

Thank you for your kind cooperation in this matter.

Very Truly Yours,

Brian Parsons
Zoning Administrator, TechStar



cc: Hugh Bailey, AT&T
S. Leonard Rottman, Esquire

4340 East West Highway ★ Suite 1000 ★ Bethesda, MD 20814 ★ 301-652-1496 ★ Fax 301-652-8608

Watershed Protection Coalition, Inc.
PO Box 212, Timonium, MD 21094-0212

HEARING OFFICER'S HEARING
Project Number VIII-589
Project Name: Mercy Ridge

Case Number 99-176-SPHXA

Friday, December 18, 1998

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Jo Owen
308 Merrie Hunt Drive
Lutherville, Maryland 21093
410-252-5515

By permission of Steering Committee Members:

Dr. Polly Walker
904 Greenleigh Road
Baltimore, Md. 21212-1601

Mike DiFillippi
PO Box 42101
Towson, Md. 21284

Ms. Marge DiNardo
2215 Dalewood Road
Timonium, Md. 21093

Ms. Pat Lane
5607 Roxberry Place
Baltimore, Md. 21209-4501



December 22, 1998

2414 Ravenview Road
Timonium, MD 21093

Commissioner Larry Schmidt
Office of Planning and Zoning
401 Bosley Avenue
Towson, MD 21204

RE: Mercy Ridge, Project Number VIII-589

Dear Mr. Schmidt:

I am writing in opposition to the proposed project known as Mercy Ridge. My opposition is two-fold. Foremost is a safety issue. Aesthetics and historic preservation are also of concern.

The safety issue deals with the amount of additional traffic that will be forced onto Pot Spring Road, a designated scenic roadway. Pot Spring Road is a two lane right-of-way with curves,slopes and dangerous egresses from the communities of Pot Spring, Springlake, Ravenview, and Kemper Woods. The additional traffic that will be generated by Mercy Ridge, conservatively estimated at 700-1000 vehicles per day, will put the citizens of these communities and other travelers along this road at an unacceptable risk. I would also think if potential residents of Mercy Ridge viewed Pot Spring Road they would have strong concerns about their ability to come and go safely. Allowing this to go forward according to current plans is knowingly allowing a dangerous traffic situation to be created without regard to human life.

The aesthetic and historic preservation issue deals with the request by the applicant to construct a building to a height of 66 feet in lieu of the 50 feet that is now the limit. A height of 66 feet is far too excessive for the surrounding communities and should be rejected. The purpose of the 50 foot limitation was well thought out and should not be changed at this date for the simple reason of creating a few more units for the developers and operators. The most prominent structure on the gateway to the Valley should not be an apartment complex.

I would ask you to rule against the requested variance to increase the building height to 66 feet and to seek an alternate entryway and traffic route for Mercy Ridge.

Thank you for your consideration.

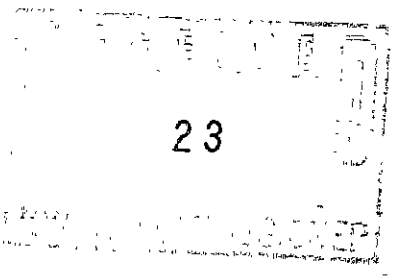
Sincerely yours,

Dolores Aubrey Sullivan

CC: Honorable Wayne M. Skinner
Towson Times

2215 Dalewood Road
Timonium Maryland 21093
December 20, 1998

Mr. Larry Schmidt,
Zoning Commissioner
Office of Planning
401 Bosley Avenue, Suite 104
Towson, Maryland 21204



Dear Mr. Schmidt:

Re: Mercy Ridge
Case Number 99176 SPHXA
DMW PROJECT 90052V

Thank you for the time and effort to hear both sides for and against the above project. I personally was sorry that we were not represented by a lawyer but due to limited community association funds, we presented our case personally.

If you recall, I personally am concerned about three items.

1. The height of the proposed buildings to be constructed. Seven - 7 story buildings, 66 feet high would definitely ruin the beautifuly landscape of this area. IT SHOULD ALSO BE NOTED THAT THESE BUILDINGS WOULD BE THE HIGHEST EVER BUILT IN THE TIMONIUM-COCKEYSVILLE AREA. When I observed today the other retirement centers (outside of Edenwald in Towson) there were none ~~of this height, including Blakehurst,~~

2. The Traffic going home from the meeting on Pot Spring Road going North was bumper to bumper. In the morning and evening rush times it is dangerous. This is a hilly, road, with blind spots. Not only Pot Spring Community residents have a difficult time, exiting and entering, but also the communities of Springlake, Springdale, Fox Chapel, etc . The Pot Spring Road going south at Timonium Road is at a bottom of a hill. In the past two years, stone entrances to two of the roads from our community (Eastlake Road, and Timonium Roads) were knocked down with great time, and expense to repair them.

3. The sewage disposal problem into Long Quarter Pumping Station is a matter of record. Please have Baltimore County give you a report on this situation.

Mr. Schmidt, we want to be good neighbors with Mercy Ridge but the above issues are real. Why not allow the development to start on a smaller scale, lessening the number of buildings planned, reducing the height of some of them. This lower number could have a lesser impact on traffic, sewage, and quality of life. After all, some consideration should be given to the communities who have been here for 40 years who have religiously paid their real estate taxes, etc.

Sincerely yours,
Margaret Frances DiNardo

Margaret Frances DiNardo

312 Overlook Drive
Frederick, Md. 21703

Dear Mr. Schmidt -

Re: Mercy Ridge
Case # 99176SPHXA
DMW Project 900524

23

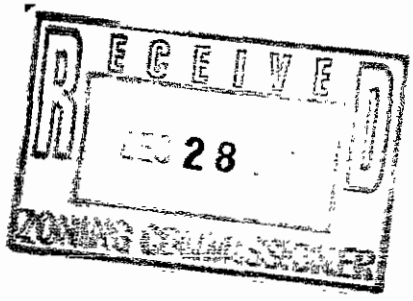
When you are reading on Mercy Ridge, please consider our neighborhood. We are very concerned about traffic on Pat Spring Road - we have a hard time now getting out onto Pat Spring from Ravenview or Eastlake.

We are very much opposed to 7-story buildings.

Thank you for considering these things.

Cynthia C. Keith
Ted Keith

Mr.Larry Schmidt,Zoning Commissioner,
Office of Planning,
401 Bosley Avenue. Suite 104.
Towson.Md 21204.



December 23,1998.

Dear Mr.Schmidt:

Regarding Mercy Ridge. Case # 991765phxa DMW Project 90052V. As a member of the Pot Spring Community Association and as a long time property owner in the community I would like to voice my opposition to the project referred to as Mercy Ridge which will bring unnecessary commercialism to an area and neighborhood of private homes and a quality of rural living currently free from such invasion.

Mercy Ridge with its 447 apartments and 43 assisted living units will represent a further incroachment of brick and mortar structures seven and five stories high into an environment of private homes with owners who do not wish to confront additional vehicular intrusion into their neighborhood.

If,as your traffic engineering project, "the average number of trips will escalate from 1,342 per day to 3,500 per day" an increase of the magnitude of 160%, on Pot Spring Road, this statistic is meaningless if you do not include the vehicular traffic on E.Timonium Road. The intersection at E.Timonium and Pot Spring Road's is already under severe pressure as also the intersection of Dulaney Valley and Pot Spring Road's.A 160% increase in the Pot Spring Road volume will create even more serious bottlenecks at these intersections.

Have one of the engineers stand on the corner of E.Timonium and Pot Spring Road's between 7 and 8:30 am and 4 and 6:00 pm and see the saturation and back up. Also note the continued violation of the "no thru truck over 3/4 ton"restriction as heavy trailers and dump trucks thumb their noses at this unenforced regulation. All of these traffic problems will be acerbated byyan infusion of vehicles. Having experienced the erroneous traffic projections presented at the Price Club, W.Aylesbury plan I would be highly suspicious of theses projections.

It has been my understanding that when apartment sprawl descended on the Timonium and Cockeysville area the height of these apartment building was controlled to no more than three stories. Why does that not apply to Mercy Ridge which after all is a commercial for profit apartment project of the diocese.

With regard to the communities minimal turnout which I understand projected to your office a "general feeling of no conflict". May I say this is far from the truth. Through possible foresight of the Planning Process, one might conjecture that the appalling poor timing of the meeting, December 19th and 2:00pm, a time when Christmas shopping would be at its height and the timing 2:00pm when working a job is most important, resulted in the apparent poor turn out.Such timing conflicted with all but the retired.Give each community the right amount of lead time to plan their rebuttal and you would have heard a much more vocal and inspired opposition to such a commercial venture as Mercy Ridge.

To those who live on and near Pot Spring Road the hilly topography and hidden intersections of entrance to and exiting from this road presents a hazardous situation even to those who travel it each day and who have excellent reflexes and faculties. What,one may ask, may be expected when the volume increases 160% and those additional drivers include senior citizens, less capable.Especially those who require assisted living.

This community and adjoining communities voted most strongly to defeata planning departments illadvised project to convert Pot Spring Road from 2 lanes to four lanes, thereby increasing two fold the incidence of speeding and saturation of each intersection as traffic patterns moved toward Dulaney Valley Road. One must raise many questions and doubts about this planned addition to this neighborhood,not only because of the increased vehicular volume but that volums impact on the environment and privacy of this community.

Where,may one ask, will the increased sewage and effluents produced by Mercy Ridge go?. The effluents from 500 odd units will certainly strain an already overtaxed Long Quarter Branch facility on the corner of Dulaney Valley and Seminary Avenue confluence. It has already failed many times in the past year spilling raw sewage into the Loch RAven Reservoir, a basic source of supply to this and other communities in the area.

We already have a very high water pressure problem in this community as the increased usage by Stella Maris and adjoining complexes expanded and increased pressure was required to service these buildings. We have already installed pressure reducing valves and copper coils and accessories to reduce the pressure in our homes. What happens when another 500 units are added?.

To those of this community who will be forced, unfortunately to view seven and five stories of brick and mortar instead of rural landscape,such a project is an appalling use of fast disappearing open land. To those who live on Pot Spring Road a 160% increase in vehicular volume each day can only be viewed as an intrusion into their quality of life. Profit driven commercialism, which this surely must be,does not help this neighborhood or those neighborhoods contiguous to Pot Spring Road, or the rural beauty surrounding the area that made living here much desired and sought after.

As a long time member of the Pot Spring Community and a director on the Association's Board, I would earnestly request a delay on the final adjudication on Mercy Ridge. I would request that all communities who are impacted by this project be given more time to meet and discuss with each other and the Greater Timonium Council their concerns and disapproval of such a large and intrusive project into the neighborhood.

The threat of "commercialism without adequate representation to vote yea or nay" goes against what our forefathers advocated when they fought for "no taxation without representation".

As a concerned property owner interested in protecting a satisfactory quality of life.

I remain yours sincerely.

Basil G.Howard.
304.E.Timonium Road,
Timonium.Md 21093.
410-252-7457.

MERCY RIDGE ZONING TESTIMONY OUTLINE

George E. Gavrelis
Case Number: 99-176-SPHXA
DMW PROJECT 90052V

2:00 P.M. FRIDAY, DECEMBER 18,1998
ROOM 106 COUNTY OFFICE BUILDING

A. UNIQUE ASPECTS OF MERCY RIDGE

1. Background and Experience

2. Knowledge of Project
- Worked on various previous phases of Stella Maris Hospice expansion since about 1986.
- Did analysis of Mercy Ridge plan to identify scope and details of needed zoning relief.

3. Unique Physical Features - Features of the Mercy Ridge site which distinguish it from other sites in the general area. There are no nearby sites that are zoned DR10.5.
- Site is a two-pronged, promontory ridge formed by two swales. One swale works off of Pot Spring Road; the other is formed by a tributary to the main stream along the south boundary of the overall institutional tract.
- The flattest and most buildable land is located within a rectangular area parallel to the northeasterly boundary..... the DR10.5 zoning line and extending down to the present location of private Loch Raven Drive.
- Topography drops 60 feet from the DR10.5 high point near the Stella Maris entrance to the site edge along Pot Spring Road. It also drops 60 feet to the edge of the forest conservation easement along the southern edge of the Mercy Ridge site.
- The impact of site topography is twofold: Intensive building development is forced to the flattest parts of the site and a building form and site arrangement is mandated which can accommodate itself to descending grades from the high points of the site.

4. Unique Neighborhood Features - Mercy Ridge is located within a very unique neighborhood identified as *Institution"* on the adopted Master Plan. It is comprised of a grouping of sister Catholic institutions covering an area of 272 acres from west of Pot Spring Road easterly to Dulaney Valley Road. They include the St. Vincent's and Gallagher Centers at the western end. Bethany House (group house) is at the southern end of the complex just east of Pot Spring Road. St. Elizabeth Hall (four- story senior housing), Stella Maris (seven - story medical, nursing and hospice care) and Long Crandon (historic structure and retired cleric housing) comprise the existing Cardinal Sheehan Center for the Aging. Short Crandon, another historic structure and Villa Maria (convent, orphanage,school, pool, and playfields) complete the institutional complex over to Dulaney alley Road.

- Mercy Ridge will provide additional senior housing together with assisted living care as new elements of the Cardinal Sheehan Center. Collectively they will enable the Center to function as a continuing care facility or as an elderly housing facility. This enhances substantially the provision of services here which an ever growing number of seniors need.

- Building uses, forms, setbacks and heights within the complex are nonconforming. They were constructed at a time when religious institutions were governed by a 45 degree height tent with no limit on building length or width. This allowed St. Elizabeth Hall and the hospice to attain a height of four or seven stories and a length of over 900 feet.
- Present institutional character was established whereby differing uses took a building form expressing its specific function while successfully blending them into the diverse and differing architectural styles of the overall complex.
- The large area of the complex and the fact that site edges remained largely open and undeveloped has allowed it to blend successfully with adjoining residential areas. The nearest off-site dwelling to proposed Mercy Ridge buildings is over 800 feet to the south.
- None of the existing forest stands which buffer the institutional complex from large-lot residential development to the south will be disturbed. In fact, these wooded areas will be permanently protected by forest conservation easements.
- A ridge line, descending topography, intense forestation and tall buildings at St. Elizabeth Hall and Stella Maris Hospice together

with intervening space buffer new development at Mercy Ridge from scattered residences to the north.

- Charlestown and the Masonic Home at Bonnie Blink are similar institutional properties with higher density residential zoning. Both required zoning relief with regard to building height or width. Both demonstrate that high density elderly housing facilities are and can be an essential element within a diverse institutional complex without causing adverse effect.

5. Unique Historic Context of the Site - Long Crandon imposes a unique limitation on possible development at Mercy Ridge. It is an historic structure whose exterior character must be and is being preserved. Sensitivity demands that its site edges be treated in a manner that forces intensive new development at Mercy Ridge to not over- power the historic mansion.

- A substantial area of relatively-flat DR10.5 land is left undeveloped along the southerly edge of Long Crandon and designated as open space.
- The one story Assisted Living Facility is the closest Mercy Ridge building to Long Crandon. This is a necessary and deliberate site planning feature that enables a successful blending of new building elements to preserve historic ambiance and to echo equally sensitive use of lower building height for the Knott Wing of Stella Maris Hospice.
- Absent the historic constraint, a building form and pattern might have been created at Mercy Ridge which modified the requested zoning relief.

6. Unique Aspects of Senior Housing Structures - Mercy Ridge provides housing units for seniors. It also provides core or common facilities and services onsite to meet the needs of its senior residents. These include administrative, social and personal services; hobby and craft rooms; dining and eating facilities; and leisure and recreational facilities including an auditorium and indoor pool. Assisted living accommodations are also provided for those seniors who need special help but not comprehensive nursing care.

- Mercy Ridge clusters its multi-storied residential building around a two level core building providing services and activities serving all. A one-story assisted living facility is interconnected and, as stated above, it provides sensitive transition to historic Long Crandon.
- All of the building elements of Mercy Ridge must be interconnected and mutually attached. This enables all-weather, all season circulation among all of them. This interconnection is a necessity which accommodates the need of seniors, especially handicapped seniors to move freely from their dwellings to visit friends, to take advantage of services and activities and to dine.
- These special needs to be accommodated in senior housing and care facilities impose special and unique requirements for the structures which serve them. They must be attached and continuous (long and wide) to

provide free and easy circulation. They must be compact (tall) to minimize travel distances between dwellings and other services and activities.

- These needed features of senior housing and care facilities are a unique and special characteristic of the structures which house them. This is evidenced by Oak Crest Village, Charlestown and Bonnie Blink as well as by Mercy Ridge. They all needed and were granted zoning relief from height and / or area requirements which were not responsive to the structures that house elderly facilities.

Uniqueness Discussion - Mercy Ridge is a unique and peculiar site. Its development for senior housing is limited by the specifics of its physical land forms. Relatively flat portions of the site are constrained by proximity to historic Long Crandon and a building plan had to be adapted to the considerable drop in topography from the high points of the site. As a component element of a diverse institutional complex, Mercy Ridge has to be integrated with existing building and development at St. Elizabeth Hall and Stella Maris Hospice. The latter two buildings togwther with Long Crandon and a pool in adjoining Villa Maria were built under earlier versions of the regulations or even prior to zoning. Existing access drives had to be relocated so as to accomodate and serve all institutional elements. The unique building and spatial requirements of the kind of housing with internal amenities and services that seniors need leads to a structure that is both tall and interconnected. And, Mercy Ridge has to fit in with all of its institutional neighbors while keepinh overall site edges open and undisturbed. Existing buildings have to be conformed to the standards of current, existing zoning. All of these features of the site or its structures create a situation where the impact of zoning standards here is more severe than in the case of other properties generally.

B. REQUESTED ZONING RELIEF

1. New Construction At Mercy Ridge

A. Mercy Ridge Independent Living Units: Variances

- Requests relief to permit a setback of 0 feet in lieu of 30 feet from a side building face to the tract boundary of Mercy Ridge with adjoining Cardinal Sheehan Center parcels within the institutional complex. (A-1)
- Requests relief to permit a 0 foot setback in lieu of 35 feet from a building face to the edge of an internal private drive. (A-2)
- Requests relief to permit a building height of 66 feet in lieu of 50 feet. (A-3)
- Requests relief to permit a building length of 1,050 feet in lieu of 240 feet. (A-4)

B. Mercy Ridge Assisted Living: Variances

- Requests that this element which must be mutually attached to the independent living unit building elements have a setback to the boundary formed by the special exception boundary line of 0 feet in lieu of the required 20, 25 or 50 feet side, front or rear setbacks. (B-1)
- Requests relief to permit a maximum building length of 330 feet in lieu of 200 feet. B-2)

Discussion : The requested variances in Sections A and B above are driven by unique site constraints, institutional characteristics of the overall complex, the historic sensitivity of Long Crandon, and the specific structural requirements of elderly housing facilities. Collectively they creates a genuine situation of practical difficulty which make strict compliance with the Zoning Regulations unnecessarily burdensome. A grant would not cause an injustice to other property owners in the area. The requested height relief in part flows from placing a roof rather than a flat top on the independent living units thus creating a residential character to Mercy Ridge buildings. It is the right thing to do if compatible development is to occur. No increase in residential density results from the variance requests. Because of unique requirements of elderly housing facilities, the requests are in accord with the spirit and intent of the regulations and will result in no injury to public health, safety and general welfare.

2. Existing Buildings at Stella Maris Hospice, St. Elizabeth Hall and Long Crandon

- Requests relief for existing buildings on proposed Lots 2 and 5 to have a setback of 0 feet where mutually attached or 0 feet where not so attached in lieu of 50 feet. (C-1)
- Requests relief to permit existing buildings on proposed Lots 2, 5 and 6 to have an impervious surface area of 27.5%, 53% and 13.7% respectively in lieu of 10%. (C-2)
- Requests relief to permit existing surface areas on proposed Lots 2 and 5 to have removed 27.5% and 53% respectively in lieu of 25%. (C-3)
- Requests relief to permit existing Stella Maris Hospice to have a building height of 78 feet and St. Elizabeth Hall to have a height of 48 feet in lieu of 35 feet. (C-4)
- Requests relief to permit Long Crandon on proposed Lot 6 to have a side yard of 25 feet in lieu of 50 feet. (C-5)
- Requests relief to permit the existing carriage house at Long Crandon to be located in the front and side yard of Lot 6 in lieu of the rear yard and to have a setback of 0 feet in lieu of 2.5 feet. (C-6)
- Requests relief to permit the existing carriage house to have a height greater than 15 feet. (C-7)

Discussion: These variances deal with existing buildings at Stella Maris, St. Elizabeth Hall and Long Crandon which comprise the core elements of the Cardinal Sheehan Center. They were built before zoning was established in the County or at times when then existing zoning permitted development here to occur under the umbrella of "other religious institutions" with a liberal 45 degree height tent. They are valid nonconforming uses. Expansion of Stella Maris occurred under former provisions of BCZR 104. Proposed lot lines are based on parcels created for financing purposes when Stella Maris Hospice was enlarged. The requested variances conform long-standing buildings to the height and area requirements of current RC-4 zoning. The unique situation where historic structures and newer institutional buildings built or expanded under different zones and standards creates a situation of practical difficulty and perhaps hardship as well. The request simply conform these structures to the requirements of the current RC-4 zone and is standard zoning office practice. Over the years, the Cardinal Sheehan structures have evidenced no adverse impact on its institutional neighborhood or even upon the greater surrounding community.

3. Bethany House (D)

- Requests relief to permit an existing rear yard setback of 45 feet in lieu of 50 feet.

This variance simply conforms an existing rear yard to the requirements of the DR-10.5 zone. In light of the unique , open, institutional character of the overall tract, strict compliance with the standard would be unneccessarily burdensome. Bethany House has been in place for some time and has demonstrated clearly that that there is no adverse impact on its institutional neighborhood or upon the surrounding community.

4. Lot 1 and Villa Maria (E)

- Requests relief to permit a swimming pool to straddle the Lot 1 / Villa Maria division line and to have setbacks from that line of 0 feet in lieu of 2.5 feet.

This variance permits a long-standing swimming pool serving Villa Maria to straddle the lot line dividing it from Lot 1 in the Cardinal Sheehan Center. In light of the unique and open character of the institutional neighborhood and the internal location of the pool within the complex, strict compliance with the standard is unnecessarily and unreasonably burdensome. There will be no adverse impact on the surrounding community.

5. Special Exception for a Class B Assisted Living Facility at Mercy Ridge

- Assisted living facilities are a needed and essential component of elderly housing facilities and a welcome new element in the overall complex serving the needs of seniors at the Cardinal Sheehan Center.
- The Assisted Living Facility is a very internal element within the institutional complex. It is buffered by existing or proposed institutional buildings and by space and distance from the adjoining residential community

6. Special Hearing to approve a modified parking plan

- Would permit onsite parking within the total institutional complex to be shared or used in common rather than be assigned to individual uses or buildings.
- Does not modify the amount of required parking . Provided parking meets zoning standards.
- Recognizes the interdependence and unity of all uses on the total site and realistically provides parking on a comprehensive basis to meet needs.

7. Special Hearing to determine that proposed lot lines do not affect nonconforming status and use

- Suggested by the zoning office.
- Preserves whatever nonconforming rights may obtain after relief is granted to height and area standards of the RC-4 zone

Discussion : Item 5, 6 and 7 -- the Special Exception for the Assisted Living Facility and the Special Hearings for a modified parking plan and nonconforming status are governed by the proofs required of special exceptions by Section 502.1 BCZR. It is clear that all are in compliance with each provision of that section and that each is in accord with the spirit and intent of the regulations and that no adverse impact results from a grant . There will not be an adverse impact greater here than would be the case at a site elsewhere in the district. In fact the impact of these requests within a complex of sister Catholic institutions on a collective site of over 270 acres is going to be less than would be the case of a similarly-zoned site elsewhere.

TRANSMITTAL

DMW

Daft·McCune·Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286
410-296-3333
Fax 410-296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

To: Zoning

Date: 11-23-98

Job No.: 90052 T

Attention: Gwen Stephens

Reference: Mercy Ridge

We are sending you ☐ attached ☐ under separate cover: ☒ via Hand Del
☐ Shop drawings ☐ Samples ☐ Plans
☐ Specifications ☐ _____

Copies	Date	Number	Description
		1	Actual picture Zoning Notice sign Case # 99-176 SPHA
		1	Actual picture showing Zoning Case & DOH signs

These are transmitted as checked below:
☐ For approval ☐ Approved as submitted ☐ Resubmit ____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit ____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return ____ corrected prints
☐ For review and comment ☐ _____

Remarks As requested

cc: Roma Campanile

Signed Lynda Jones

Development Review Committee Request Form

07077D

TAX ACCT. NO.: 0822035240

3 Copies of the Plan are Required **FEE: $ 40.00** ✓ (payable to Baltimore County and is non-refundable)

Applicant & Engineer Name: Brian S. Parsons Filing Date: 6-23-97

Address: TechStar Communications, Inc. Phone #: (301) 652-1496

4340 East West HWY, SUITE 1000 BETHESDA MD 20814 Acreage: 75.6655 ACRES

Project Name: Stella Maris PDM File #:

Project Address: 2300 DULANEY VALLEY RD TOWSON MD 21204 ADC Map #: 19 E8

Councilmanic District: 4 Election District: 8 Building Permit #:

Request: ☐ Refinement ☑ Limited Exemption ☐ Waiver (see yellow form for requirements)

(Attach letter if necessary)

DO NOT WRITE BELOW THIS LINE! TO BE FILLED OUT BY COUNTY

Committee Action:

DRC #: A-7 w/ zon hear.

( ) Denied
( ) Limited Exemption under Section 26-171( )( )
( ) Material Amendment to the plan *(new CRG or HOH must be scheduled)*
( ) Plan Refinement *(submit enough plans for the agencies checked off below)*
( ) Waiver recommendation forwarded to Planning Board for determination
( ) Waiver of Standards referred to _____ (Department)
( ) Requires a zoning ( ) Special Hearing; ( ) Special Exception; ( ) Variance
( ) Other _____

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COMMITTEE COMMENTS:

Agencies to Review and Return Comments to Committee:

( ) DPR ( ) OPCC ( ) Zoning ( ) DEPRM ( ) EIR ( ) SWM ( ) Rec & Parks ( ) Fire ( ) SHA

Signature of Coordinator _____ Meeting Date: _____

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
MARK SULLIVAN	2414 RAVENVIEW RD
Jo Oliver	~~308 Merrie Hunt Dr 21093~~
Margo LaMantia for Mr. & Mrs. DiNardo	2215 Dalewood Rd 21093
	308 Merrie Hunt Dr. 21093

Petitioners

PLEASE PRINT CLEARLY

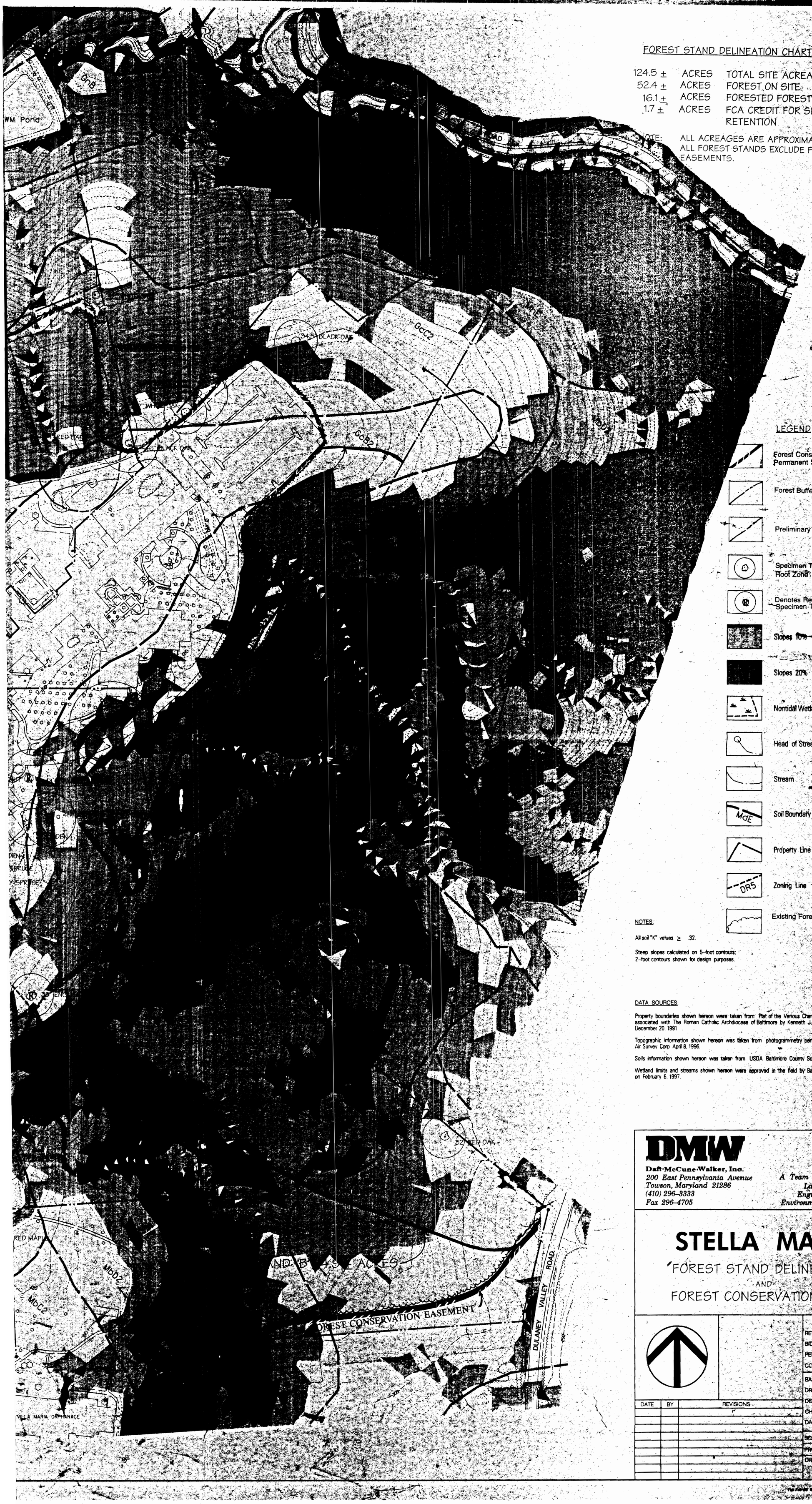
~~PROPONENT(S)~~ SIGN-IN SHEET

NAME	ADDRESS
Rob Hoffman	210 Allegheny Ave
Sister Louis Mary Sattler	Stella Maris
Curtis D. Wilson	323 W. Camden St.
architect Ronald Cromwell	DMW / 200 E Pennsylvania
Ed Hale	"
David Locke	"
George Gavrelis	"
Thomas E Brown	Stella Maris
Allen Richard Backus	Stella Maris
Richard H. Pulver	Mercy Medical Center / Stella Mar
MICKEY CORNELIUS	40 W. CHESAPEAKE AVE SUITE 600

PLEASE PRINT CLEARLY

BALTIMORE COUNTY REPRESENTATIVES
SIGN-IN SHEET

NAME	ADDRESS
R. Bruce Seeley	DEPRM
Dennis Kennedy	DPR
Joe Merrey	Zoning
Carol McEvoy	Planning



FOREST STAND DELINEATION CHART

124.5 ±	ACRES	TOTAL SITE ACREAGE
52.4 ±	ACRES	FOREST ON SITE
16.1 ±	ACRES	FORESTED FOREST BUFFER
1.7 ±	ACRES	FCA CREDIT FOR SPECIMEN TREE RETENTION

NOTE: ALL ACREAGES ARE APPROXIMATE.
ALL FOREST STANDS EXCLUDE FOREST BUFFER EASEMENTS.

LEGEND

- Forest Conservation Easement/ Permanent Signage
- Forest Buffer Easement
- Preliminary Forest Buffer Easement
- Specimen Tree with Critical Root Zone
- Denotes Retention Credit for Specimen Trees
- Slopes 10% to 20%
- Slopes 20% and Steeper
- Nontidal Wetland
- Head of Stream
- Stream
- Soil Boundary (MdE)
- Property Line
- Zoning Line (DR5)
- Existing Forest Edge

NOTES:

All soil "K" values ≥ .32.

Steep slopes calculated on 5-foot contours; 2-foot contours shown for design purposes.

DATA SOURCES:

Property boundaries shown hereon were taken from Plat of the Various Charitable Corporations associated with The Roman Catholic Archdiocese of Baltimore by Kenneth J. Wells, Inc. December 20, 1991

Topographic information shown hereon was taken from photogrammetry performed by Air Survey Corp April 8, 1996.

Soils information shown hereon was taken from USDA Baltimore County Soils Survey 1976.

Wetland limits and streams shown hereon were approved in the field by Baltimore County DEPRM on February 6, 1997.

DMW

Daft·McCune·Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

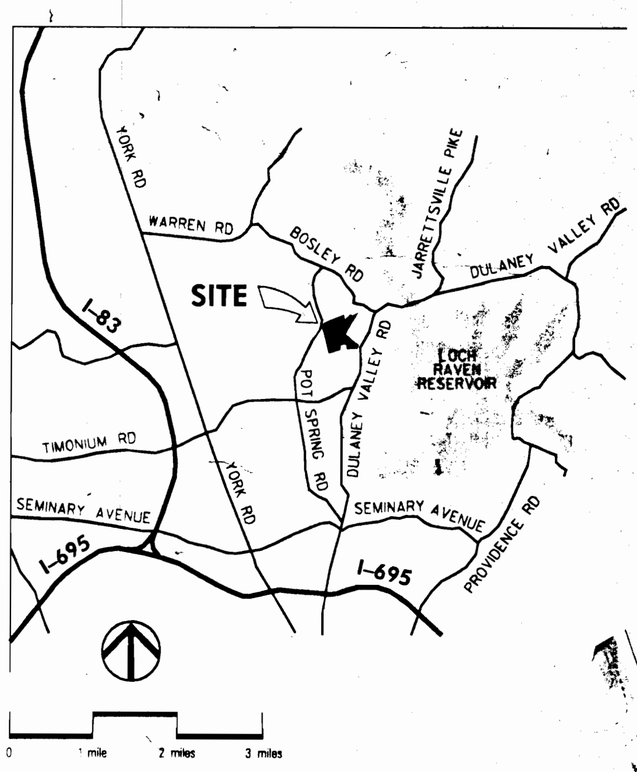
STELLA MARIS

FOREST STAND DELINEATION
AND
FOREST CONSERVATION PLAN

DATE	BY	REVISIONS

ISSUE DATES	
REVIEW	
BID	
PERMIT	
CONSTRUCTION	
BASE	BSM
DRAWN	
DESIGNED	
CHECKED BY	
DATE CHECKED	2-25-97
SCALE	1" = 100'
PROJECT NO.	90052.N
DRAWING	

NOV 4 1997



VICINITY MAP

Goals and Objectives

The goals and objectives of this Forest Conservation Plan are to retain and protect all of the forest on site, thus meeting the requirements of the current Forest Conservation Act. Forest Conservation Easements will be established for long-term protection, and permanent signage will encompass all forested areas retained.

Long Term Forest Protection

An easement will be created for all forest retention areas. The easement will require that the removal of any trees (except those which pose a safety hazard) must be approved by the Baltimore County Department of Environmental Protection and Resource Management. Permanent forest protection signage will encompass all forested areas retained.

Forest Buffer Easement Note

Standard Nondisturbance Note

"There shall be no clearing, grading, construction, or disturbance of vegetation in the Forest Buffer Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management."

The following uses are permitted by right within the Forest Buffer Easement: hiking, nature studies, and felling of individual trees less than 30 inches in diameter for personal use. Other types of activities that require clearing, grading, construction, or disturbance of vegetation in the Forest Buffer Easement require approval by the Baltimore County Department of Environmental Protection and Resource Management.

Forest Conservation Easement Notes

Standard Nondisturbance Note

"There shall be no clearing, grading, construction, or disturbance of vegetation in the Forest Conservation Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management."

Protective Covenants Note

"Any Forest Conservation Easement 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."

Access Note

Access to the forest buffer and forest conservation easements shall be from the 10' wide access easements shown on the plan, or directly from Pot Spring Road and Dulaney Valley Road.

Penalties

1. A person who violates any provision of this subtitle or any regulation order plan or management agreement under this subtitle is liable for a penalty not exceeding $1,000, which may be recovered in a civil action brought by the Department. Each day of violation is a separate violation under this subtitle.
2. The county may issue an injunction requiring the person to cease the violation and take corrective action to restore or reforest an area.

NOTE:

A PERSON FOUND TO BE IN NONCOMPLIANCE WITH THE FOREST CONSERVATION PLAN OR THE ASSOCIATED FOREST ESTABLISHMENT SHALL BE ASSESSED BY THE DEPARTMENT THE PENALTY OF 1.20 DOLLARS PER SQUARE FOOT OF THE AREA FOUND TO BE IN NONCOMPLIANCE WITH THE REQUIRED FOREST CONSERVATION.

INSTITUTIONAL/LAWN

FOREST CONSERVATION WORKSHEET
FOR
BALTIMORE COUNTY

EXAMPLE OF CLEARING UP TO THE THRESHOLD

I. BASIC SITE DATA

	ACRES (0.1 acre)	
GROSS SITE AREA	97.5	STZ
AREA WITHIN 100 YEAR FLOODPLAIN	0.0	0.0
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL (if applicable)	0.0	0.0
AREA IN OVERHEAD TRANSMISSION LINE EASEMENTS (if applicable)	0.0	0.0
NET TRACT AREA	97.5	STZ
LAND USE CATEGORY (see p. 31 of Manual or Baltimore County Code, Section 14-410B)	RC4	DR0.5

II. INFORMATION FOR CALCULATIONS

	RC4	DR0.5	RC4
A. NET TRACT AREA	97.5	STZ	134.5
B. FOREST CONSERVATION THRESHOLD (50 % x A)	48.8	5.4	67.3
C. AFFORESTATION THRESHOLD (20 % x A) (15)	19.5	4.1	33.6
D. EXISTING FOREST ON NET TRACT AREA	54.4	2.7	54.1
E. EXISTING FOREST ABOVE FOREST CONSERVATION THRESHOLD	2.5	0.0	2.5
F. BREAK-EVEN POINT (the amount of forest to be retained for no mitigation). [(E x 0.2) + B]	51.4	5.4	54.8
G. FOREST TO BE CLEARED	0.0	0.0	0.0
H. FOREST TO BE RETAINED	54.4	2.7	54.1

III. APPLICABILITY OF AFFORESTATION AND REFORESTATION TO SITE

1. Afforestation Only

If existing forest areas are below the Afforestation Threshold (if D is less than C), and no forest clearing is proposed, afforestation requirements apply.

GO TO SECTION IV

IV. AFFORESTATION CALCULATIONS

	RC4	DR0.5	ACRES (0.1 acre)
A. NET TRACT AREA			134.5
C. AFFORESTATION THRESHOLD (20 % x A)		(15)	33.6
D. EXISTING FOREST ON NET TRACT AREA			54.1
G. FOREST AREAS TO BE CLEARED			0.0
H. FOREST AREAS TO BE RETAINED			54.1

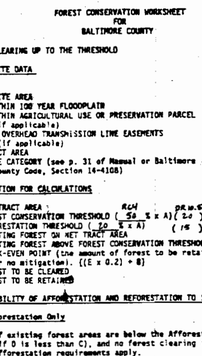
Select the alternative that applies:

1. No clearing:

If existing forest areas are below the Afforestation Threshold (if D is less than C) and no clearing is proposed, the following calculations apply:

TOTAL AFFORESTATION REQUIRED
C - D (No Afforestation Required)

Afforestation must make the forest area equal to the minimum required by the Afforestation Threshold.



Notes:
1. The signs notify construction workers and future residents of the newly planted material, improving the trees' survival rates.
2. Signs may be attached by residents for identification of forest retention areas in long term)

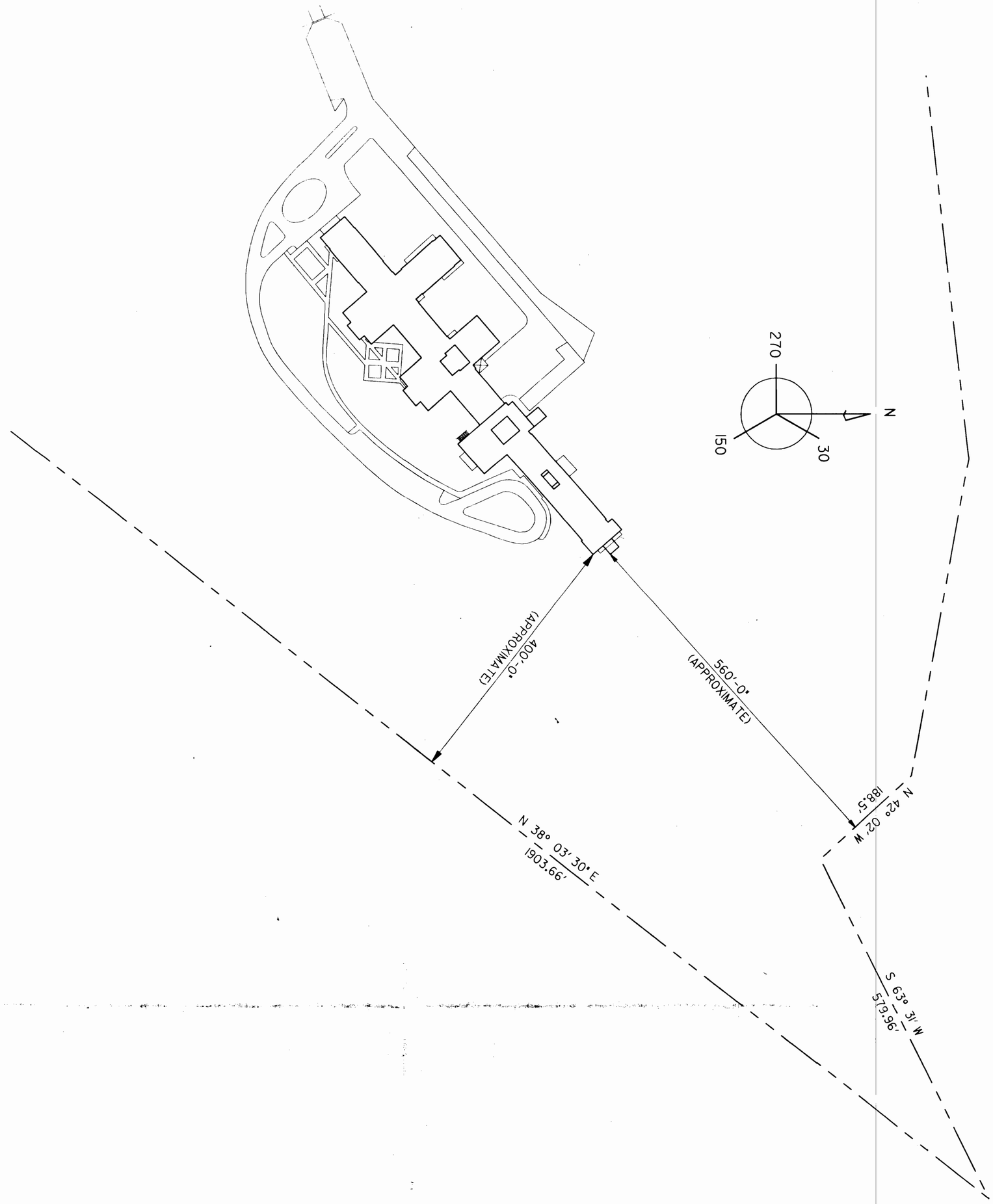
PERMANENT SIGN DETAIL



Notes:
1. Blaze orange or blue plastic mesh tends for forest protection device, only.
2. Boundaries of Retention Area will be established as part of the forest conservation plan review process.
3. Boundaries of Retention Area should be staked and flagged prior to installing device.
4. Avoid damage to critical root zone. Do not damage or sever large roots when installing posts.
5. Protection signs are required. See Figure C-4.
6. Device should be maintained throughout construction.

Plastic Mesh Tree Protection Fence





PARTIAL SITE PLAN

SCALE: 1"=100'-0"

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BALTIMORE COUNTY
ZADM/DM

PROJECT NO. 72602	SHEET NO. 1 OF 2	DRAWING NO. 1	PARTIAL SITE PLAN

AT&T PROPOSED UNMANNED WIRELESS SITE
PROPOSED EQUIPMENT LOCATION
SITE NUMBER: B878.4
SITE NAME: STELLA MARIS
SITE ADDRESS: 2300 DULANEY VALLEY RD.
TOWSON, MD 21204

BUCHART HORN, INC.
Engineers, Architects and Planners

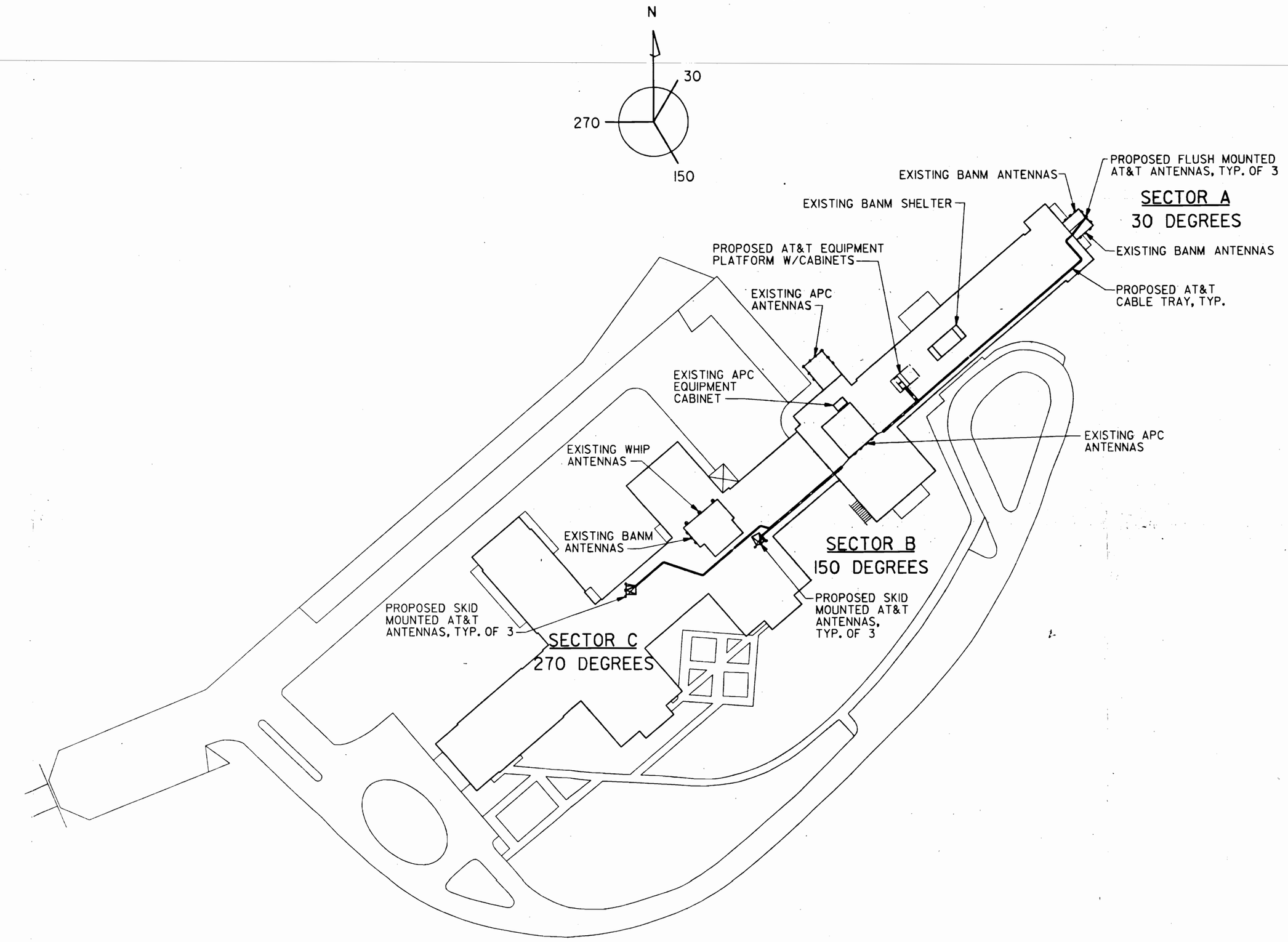
REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	ZONNING SUBMITTAL		06/18/97

DRAWING INTENT IS TO INDICATE GENERAL ARRANGEMENT, DESIGN AND INTENT OF WORK AND IS PARTLY DIAGRAMMATIC.

DRAWING SHALL NOT BE SCALED.

©Buchart-Horn, Inc.

ENGR./ARCH.	M.A.V.
DESIGN BY	M.A.V.
DRAWN BY	P.S.B.
CHECK BY	M.A.V.
DATE	06/18/97



ROOF PLAN

SCALE: 1"=50'-0"

ENGR/ARCH. M.A.V.
DESIGN BY M.A.V.
DRAWN BY P.S.B.
CHECK BY M.A.V.
DATE 05/19/97

DRAWING INTENT IS TO INDICATE GENERAL ARRANGEMENT, DESIGN AND INTENT OF WORK AND IS PARTLY DIAGRAMMATIC. DRAWING SHALL NOT BE SCALED.
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REVISIONS

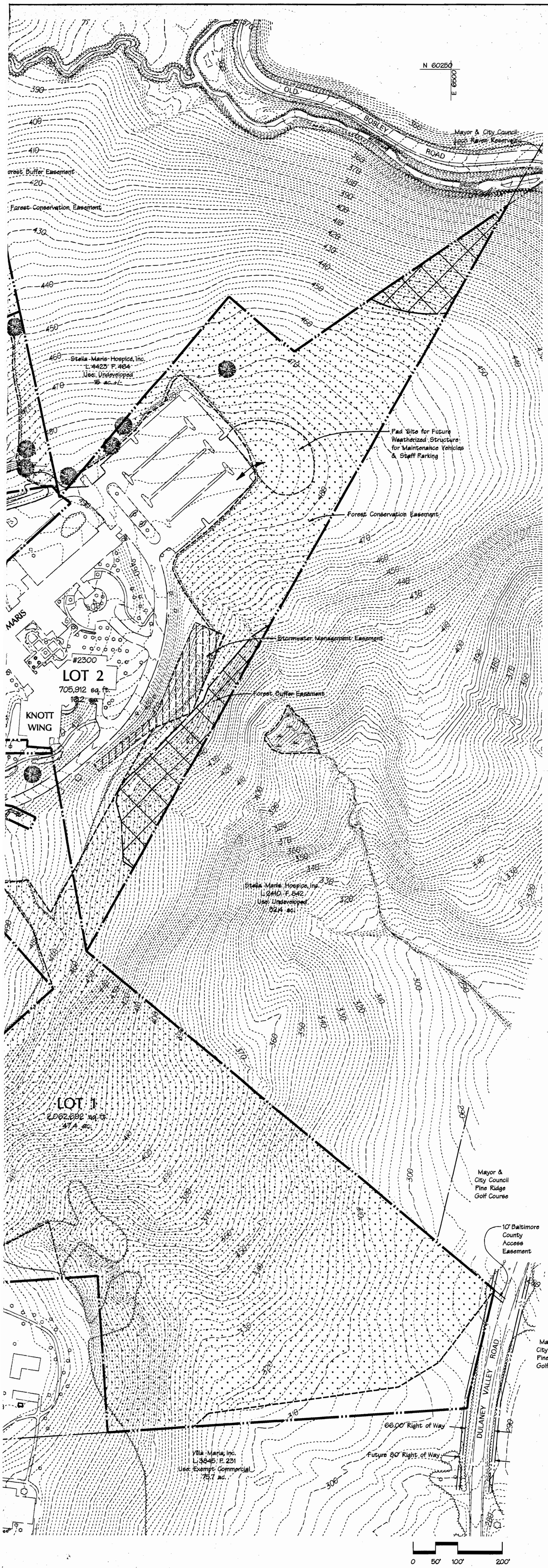
NO.	DESCRIPTION	BY	DATE
1	ZONING SUBMITTAL		05/19/97

BUCHART HORN, INC.
Engineers, Architects and Planners

AT&T PROPOSED UNMANNED WIRELESS SITE
PROPOSED EQUIPMENT LOCATION
SITE NUMBER: B878.4
SITE NAME: STELLA MARIS
SITE ADDRESS: 2300 DULANEY VALLEY RD.
TOWSON, MD 21204

ROOF PLAN

DRAWING NO. 2
SHEET NO. 2 OF 2
PROJECT NO. 72602



GENERAL NOTES

1. Property Owner: Mercy Ridge, Inc.
   c/o Cardinal Shehan Center, Inc.
   2300 Dulaney Valley Road
   Timonium, Maryland 21093

2. Preparer of Plan: Daft-McCune-Walker, Inc.
   200 East Pennsylvania Avenue
   Towson, Maryland 21286

3. Site Area: 31.2 acres +/-

4. Site Data: Tax Map 52; Grid 14; Parcel 6
   Lot 1: Tax Account Number: 08-2200008315
   Lot 2: Tax Account Number: 08-2200008316
   Election District: 8
   Councilmanic District: 4
   Census Tract: 4085.2

5. DENSITY SUMMARY - AREA CHANGES

   a. Mercy Ridge Component (Class "B" Elderly Housing)

   DR 3.5 = 31.20 acres +/-
   − 0.17 acres +/-

   Gross 10.5 Area = 31.03 acres +/-
   Assisted Living − 1.095 acres +/-

   = 29.93 acres +/- x 10.5 = 314.27 D.U.s

   b. Villa Maria Parcel

   DR 10.5 = 8.10 acres +/-
   Bethany House (Office Bldg.) − 0.19 acres +/-

   Gross 10.5 Area = 7.91 acres +/- x 10.5 = 83.06 D.U.s

   397.33 D.U.s

   Assisted Living (46 units x .25) = 11.50 D.U.s

   Total Permitted = 408.83 D.U.s

   c. Density Units Utilized = 408.1 D.U.s

Phase I Unit	Unit Area (sf)	No. of Units	Parking Required	Parking Provided	Density Factor	Density Units
One Bed. (small)	664	5	5		0.75	3.8
One Bed.	744	73	73		0.75	54.8
One Bed. / Den	929	49	49		1.00	49.0
Two Bed.	1,070	62	62		1.00	62.0
Two Bed. / Den	1,305	42	42		1.00	42.0
Two Bed. Grand	1,446	26	26		1.50	39.0
Total Apartments	261,899	257 units	257	345		250.6
Assisted Living		30 beds	10	15	0.25	7.5
Total Phase I		287	267	360		258.1

Phase II Unit	Unit Area (sf)	No. of Units	Parking Required	Parking Provided	Density Factor	Density Units
One Bed. (small)	664	-	-		0.75	-
One Bed.	744	48	48		0.75	36.0
One Bed. / Den	929	12	12		1.00	12.0
Two Bed.	1,070	24	24		1.00	24.0
Two Bed. / Den	1,305	26	26		1.00	26.0
Two Bed. Grand	1,446	32	32		1.50	48.0
Total Apartments	150,510	142 units	142	219		146.0
Assisted Living		16 beds	5	10	0.25	4.0
Total Phase II		158	147	229		150.0

Total Phases I & II	Unit Area (sf)	No. of Units	Parking Required	Parking Provided	Density Factor	Density Units
Elderly Apartments "B"		399 units				396.6
Assisted Living Units		46 beds				11.5
All Units	412,409	445	414	589		408.1

6. Average Daily Trips - Existing: 1,342
   ADT - After Proposed Development: 2,053

7. The property is served by public water and sanitary sewer connections. No additional water meters or sewer connections will be required for this development.

8. Loch Raven Road (private) will be relocated to accommodate the proposed development (1800 l.f. +/-). Ingress/egress easements will be adjusted accordingly. BGE gas and electric utilities will be relocated.

9. Portions of Loch Raven Road and parking to support this development are shared by several parcels. Easements and agreements will be created to cover shared use.

10. Boundary lines, easements for roads and utilities, mortgage lines, and other deed information are taken from "Plat of the Various Charitable Corporations associated with The Roman Catholic Archdiocese of Baltimore" by Kenneth J. Wells, Inc., December 20, 1991, and "Resubdivision Plat of The Cardinal Shehan Center, Incorporated Property" by Kenneth J. Wells, Inc., January 12, 1997.

11. Amendments to the plat will be required in order to conform to the approved Forest Buffer limits and Forest Conservation limits.

12. Topographic information shown hereon was taken from photogrammetry performed by Air Survey Corp April 8, 1996.

13. Stormwater management and water quality ponds have been shown for three locations. Sizing and exact location of these facilities will be based upon subsequent engineering studies. The proposed northern detention pond may be eliminated based upon detailed grading and SWM studies.

14. Adjustments to parcel and lot line easements and mortgage lot lines are included in this proposal.

15. Landscape Requirements:
    Interior Road: 4700 l.f. / 20 = 235 p.u.
    Adjacent Road: 940 l.f. / 40 = 23.5 p.u.
    Parking Spaces: 500 spaces / 12 = 41 p.u.
    Total Planting Units Required = 300 p.u.

16. Proposed landscape plantings will comply with Baltimore County Landscape Manual.

17. Signage will conform to Baltimore County Sign Regulations.

18. OPEN SPACE PROPOSAL — Local Open Space Requirement = 5.9 ac. +/-

Local Open Space Type	Acres	Undeveloped Areas	Acres
Active Open Space	5.0 +/-	Stormwater Management	0.9 +/-
100-Year Flood Plain	NA		2.0 +/-
Forest Buffer	0.3 +/-		1.4 +/-
Amenity Areas	2.0 +/-		
Trails and Connectors	0.5 +/-	Total Undeveloped Open Space Provided	4.3 +/-
Other			
Total Provided	7.8 +/-	Total Open Space Provided	12.1 +/-

Proposed Ownership: Mercy Ridge

ANTICIPATED ZONING ACTIONS

A. Mercy Ridge

1. Special Exception for Assisted Living Facility.
2. Variance for 0 foot front, side, and rear yards at Assisted Living Facility in lieu of required 25, 20, and 50 feet.
3. Variance for Assisted Living Facility to have a building length of 330 feet in lieu of maximum 200 feet.
4. Variance to permit side building face to be 8 feet in lieu of required 30 feet to tract boundary.
5. Variance to permit 0 feet from a building face to edge of internal private drive in lieu of required 35 feet.
6. Variance to permit maximum building height of 66 feet in lieu of 50 feet.
7. Variance to permit maximum building length of 1050 feet in lieu of 240 feet.

B. Stella Maris / St. Elizabeth Hall

1. Variance to permit 0 foot setback where buildings are mutually attached and/or from proposed lot lines.
2. Variance to impervious surface requirements on proposed Lots 2 and 5.
3. Variance to vegetative removal requirements on proposed Lots 2 and 5.
4. Variance to permit existing 78 foot height of Stella Maris and existing 48 foot height of St. Elizabeth Hall in lieu of required 35 feet.

C. Long Crandon

1. Variance to permit side yard of 25 feet in lieu of required 50 feet.
2. Variance to permit existing carriage house to be in side and front yard.
3. Variance to permit existing carriage house to have a height greater than 15 feet.

D. Bethany House

1. Special Exception for a Community Care Center, to be renewed every 5 years.
2. Variance to permit existing structures to have rear setback to lot line of 0 and 45 feet in lieu of required 50 feet.

(CONTINUED, LOWER LEFT CORNER OF THIS SHEET)

Note: Not subject to Baltimore County approval.

DMW
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

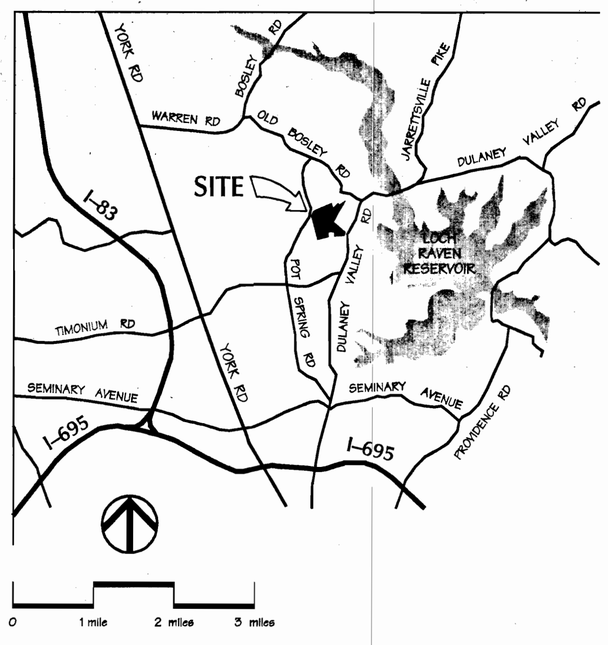
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

CONCEPT PLAN for MERCY RIDGE

Site Proposal Map

DATE	BY	REVISIONS

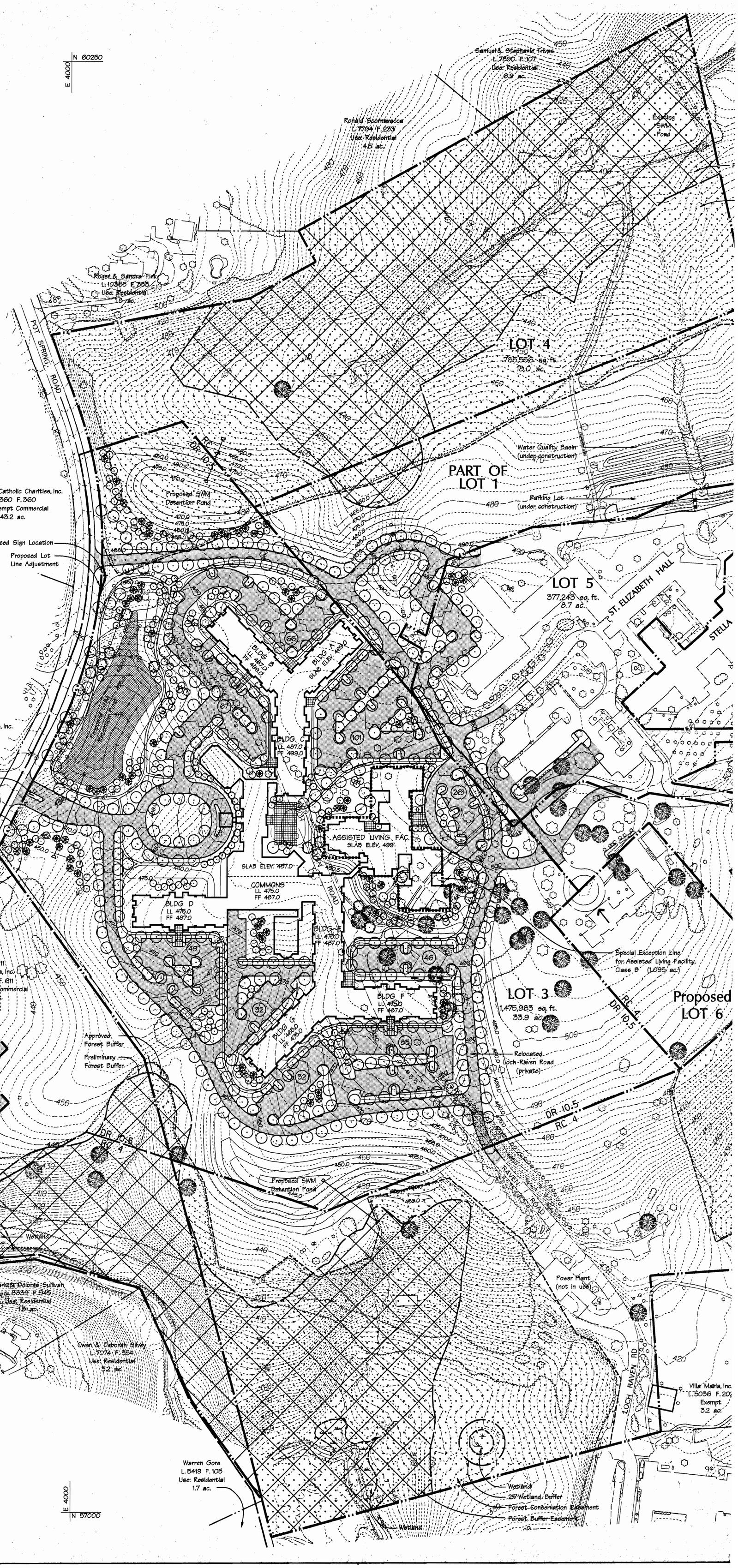
ISSUE DATES			
REVIEW:		BASE:	BSM
BID:		DRAWN:	
PERMIT:		DESIGNED:	
CONSTRUCTION:		CHECKED BY:	
SCALE:	1"=100'	DATE CHECKED:	
PROJECT NO.:	90052.T	DRAWING:	



VICINITY MAP

LEGEND

- Property Line
- Property Line - Adjacent Lot
- Zoning Line (RC 4 / DR 10.5)
- Forest Buffer Easement
- Forest Conservation Easement
- Storm Water Management Easement
- Nontidal Wetland
- Head of Stream
- Stream
- Existing Specimen Tree
- Proposed Landscape Trees



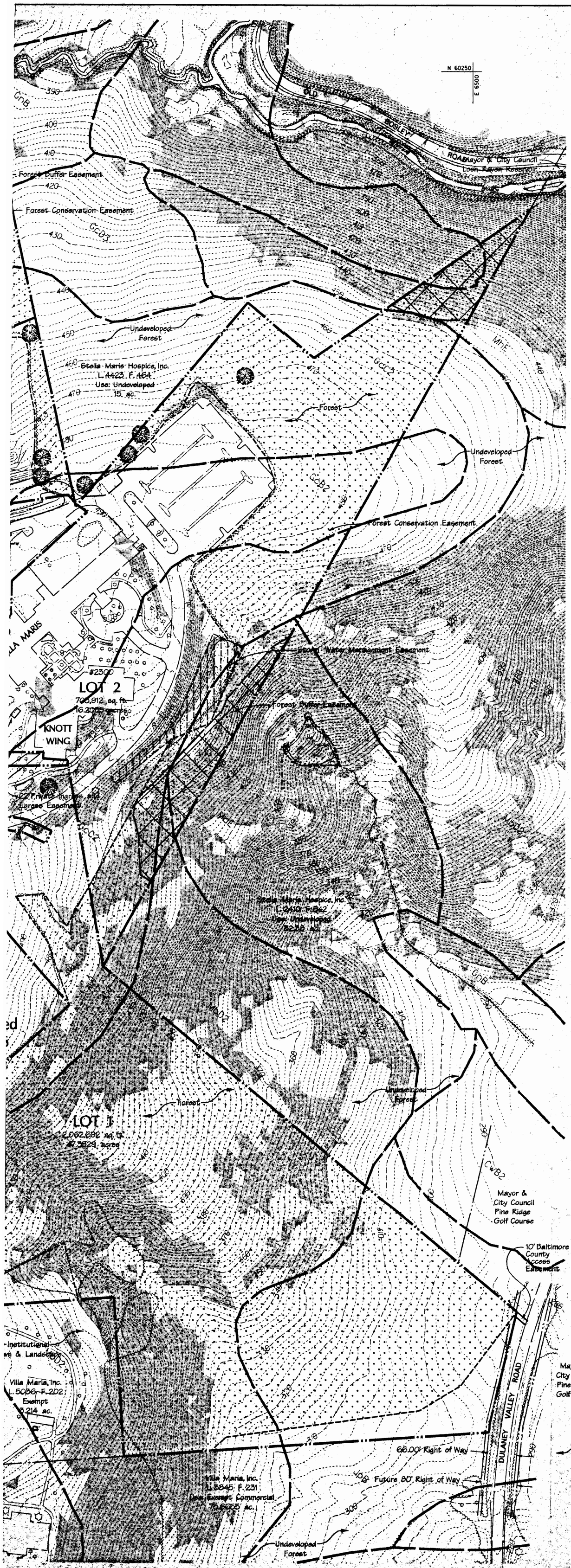
ANTICIPATED ZONING ACTIONS

(CONTINUED FROM LOWER RIGHT CORNER OF THIS SHEET)

E. Lot 3 - Variance to permit a 0-foot setback for a swimming pool straddling joint lot line with Villa Maria in lieu of required 25-foot separation.

F. Total Site - Special Hearing to approve a modified parking plan wherein all of the off-street parking spaces are used in common rather than being assigned to individual uses or buildings.

G. RC-4 Portions - Special hearing to establish non-conforming usage and to determine that proposed lot lines do not affect non-conforming status and use.



GENERAL NOTES

1. Property Owner: Mercy Ridge, Inc.
   c/o Cardinal Shehan Center, Inc.
   2300 Loch Raven Road
   Towson, Maryland 21204
2. Preparer of Plan: Daft–McCune–Walker, Inc.
   200 East Pennsylvania Avenue
   Towson, Maryland 21286
3. Site Data: Tax Map 52; Grid 14; Parcel 6
   Lot 1: Tax Account Number: 08–2200008315
   Lot 2: Tax Account Number: 08–2200008316
   Election District: 8
   Councilmanic District: 4
   Census Tract: 4085.2
   Regional Planning District: _____
4. "Long Crandon" is a designated historic structure: MHT Inventory No. BA 1801. "Short Crandon" is a designated historic structure: MHT Inventory No. BA 1802.
5. There are no known archaeological sites on the property.
6. There are no significant regulated plant or wildlife communities known to exist on site. There are no rare, threatened, or endangered species known to exist on site.
7. This site is not located within the Chesapeake Bay Critical Area.
8. Per FEMA Community Panel No. 240010 0255B, there are no FEMA mapped 100–year floodplains on this site.
9. Existing well and septic systems on and within 100 feet of the site are shown.
10. The property is served by public water and sanitary sewer.

FOREST BUFFER EASEMENT NOTES

Standard Non–Disturbance Note

"There shall be no clearing, grading, construction, or disturbance of vegetation in the Forest Buffer Easement except as permitted by the Baltimore County Department of Environmental Protection and Resources Management."

The following uses are permitted by right within the Forest Buffer Easement: hiking, nature studies, and felling of individual trees less than 30 inches in diameter for personal use. Other types of activities that require clearing, grading, construction, or disturbance of vegetation in the Forest Buffer Easement require approval by the Baltimore County Department of Environmental Protection and Resources Management.

DATA SOURCES

Property boundaries, road and utility easements, lot boundaries and numbers, and other deed information shown hereon were taken from "Plat of the Various Charitable Corporations associated with The Roman Catholic Archdiocese of Baltimore" by Kenneth J. Wells, Inc., December 20, 1991.

Amendments to the plat will be required in order to conform to the approved Forest Buffer and Forest Conservation limits.

Topographic information shown hereon was taken from photogrammetry performed by Air Survey Corp April 8, 1996.

Steep slopes were calculated on 5–foot contours. Two–foot contours are shown for design purposes.

Soils information shown hereon was taken from USDA Baltimore County Soils Survey 1976. All soil "K" values $\geq$ .32.

Wetland limits and streams shown on Lots 1–5 were approved in the field by Baltimore County DEPRM on February 6, 1997.

Forest Buffer Easement limits shown on Lots 1–5 were approved by Baltimore County DEPRM on April 14, 1997.

Wetlands, streams, and Forest Buffer Easement limits on Parcels 11 and 12 were approved in the field by Baltimore County DEPRM on October 24, 1997.

FOREST CONSERVATION EASEMENT NOTES

Standard Non–Disturbance Note

"There shall be no clearing, grading, construction, or disturbance of vegetation in the Forest Conservation Easement except as permitted by the Baltimore County Department of Environmental Protection and Resources Management."

Protective Covenants Note

"Any Forest Conservation Easement 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."

COUNTY/STATE ADOPTED PLANS

Existing	Not Existing	In Conformance	
X		X	Baltimore County Master Plan 1989–2000
	X		Community Revitalization Plan
	X		Recreation & Parks Master Plan
	X		Streetscape Plan
	X		Greenways Plan

ENVIRONMENTAL INFORMATION

Existing	Not Existing	Field Delineated	Field Verified	
X		X	X	Topo /Street Grades
X			X	Steep Slopes
	X			100 Year Floodplain
X				Soils per Soil Survey
X		X	X	Streams, seeps, water bodies within 200'
X		X	X	Wetlands
X		X	X	Forest Buffers
X			X	Land Cover within 200'
	X			Significant regulated plant/wildlife communities
X				Wells /septic within 100'
X				Underground tanks within 100'
	X			Perc Tests

EXISTING BUILT CONDITIONS

Existing	Not Existing	Field Delineated	Field Verified	
X		X	X	Ex. Bldgs. within 200'
X		X	X	Ex. Roads within 200'
X		X	X	Desig. Historic Sites
	X			Archeeological Sites per Md. Arch. Survey
	X			Significant Views
X		X	X	Specimen Trees /Sig. Features
X		X	X	Land Use within 200'
X				R/W & Easements

Note: Not subject to Baltimore County approval.

DMW
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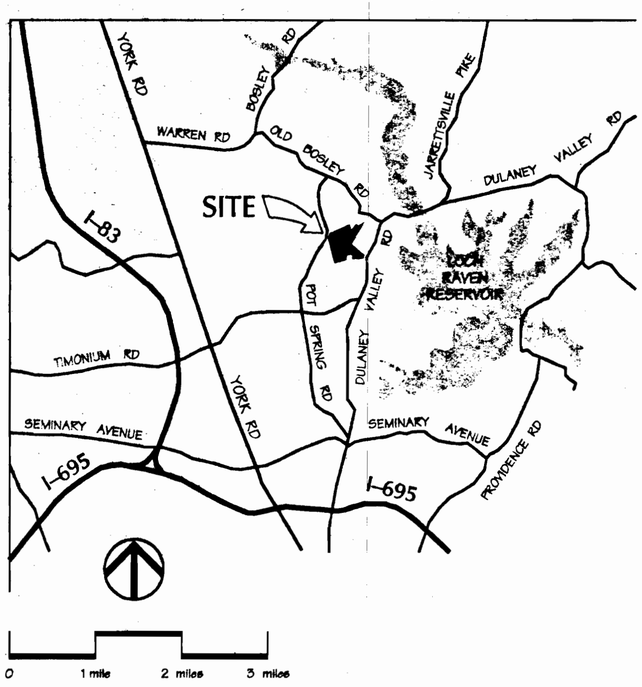
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

CONCEPT PLAN
for
MERCY RIDGE
Site Constraints Map

DATE	BY	REVISIONS

ISSUE DATES			
REVIEW:		BASE:	BSM
BID:		DRAWN:	
PERMIT:		DESIGNED:	
CONSTRUCTION:		CHECKED BY:	
SCALE:	1"=100'	DATE CHECKED:	
PROJECT NO.:	90052.T	DRAWING:	

RECEIVED
NOV 6 1997



VICINITY MAP

LEGEND

- Property Line
- Property Line – Adjacent Lot
- Zoning Line (RC 4 / DR 10.5)
- Forest Buffer Easement
- Forest Conservation Easement
- Storm Water Management Easement
- Slopes 20% and Steeper
- Nontidal Wetland
- Head of Stream
- Stream
- Soil Boundary (MGE)
- Specimen Tree

N 60250
E 4000

Samuel & Stephanie Hinds
L. 7955 F. 107
Use: Residential
6.66 ac.

Undeveloped Forest

Existing SWM Pond

Ronald Scorniaenchi
L. 7794 F. 220
Use: Residential
4.52 ac.

Residential Lawn & Landscape

Roger L. & Sandra Fink
L. 10365 F. 353
Use: Residential
1.8408 ac.

POT SPRING ROAD

RC 4
DR 10.5

LOT 4
785,556 sq. ft.
18.0339 acres

Water Quality Basin (under construction)

PART OF LOT 1

Parking Lot (under construction)

Meadow

Associated Catholic Charities, Inc.
L. 4360 F. 360
Use: Exempt Commercial
43.2478 ac.

Proposed Lot Line Adjustment

LOT 5
377,243 sq. ft.
8.6603 acres

ST. ELIZABETH HALL

22' Private Ingress and Egress Easement

Meadow

10' Baltimore County Access Easement

Ex. 10,000 gal. Underground Storage Tanks

Associated Catholic Charities, Inc.
L. 10116 F. 184
Use: Exempt Commercial
39.8242 ac.

LOCH RAVEN ROAD

Proposed Property Line
(1.8 acres ± to be conveyed to Mercy Ridge, Inc.)

Meadow

Parcel 11
Villa Maria, Inc.
L. 3852 F. 611
Use: Exempt Commercial
13.1362 ac.

Approved Forest Buffer

Preliminary Forest Buffer

LOT 3
1,475,983 sq. ft.
33.8839 ac.

Ex. Historic Structure "Long Crandon"

Ex. Septic Areas (2)

Parcel 12
Bethany Community, Inc.
L. 62 F. 56
Use: Exempt Commercial
1.0067 ac.

Preliminary Forest Buffer

POT SPRING ROAD

Meadow

Ex. Historic Structure "Short Crandon"

Ex. Spring House

Wetland

Wetland

Drainage & Utility Reservation

60' Right of Way

Donald & Dorothy Reasch
L. 3754 F. 429
Use: Residential
0.990 ac.

Mark & Dolores Sullivan
L. 5838 F. 545
Use: Residential
1.480 ac.

Walter & Hope Radtke
L. 5087 F. 144
Use: Residential
0.860 ac.

Owen & Deborah Sikes
L. 7074 F. 354
Use: Residential
5.150 ac.

Residential Lawn & Landscape

Power Plant (not in use)

LOCH RAVEN RD

Wetland

Forest

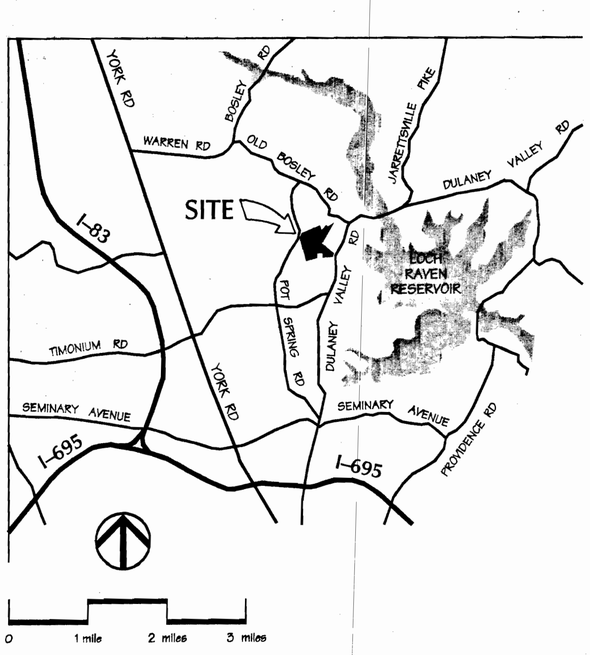
Wetland

Forest

Wetland
25' Wetland Buffer
Forest Conservation Easement
Forest Buffer Easement

Warren Gore
L. 5419 F. 105
Use: Residential
1.700 ac.

E 4000
N 57000



VICINITY MAP

LEGEND

- Property Line
- Property Line - Adjacent Lot
- Zoning Line (RC 4 / DR 10.5)
- Forest Buffer Easement
- Forest Conservation Easement
- Stormwater Management Easement
- Slopes 20% and Steeper
- Nontidal Wetland
- Head of Stream
- Stream
- Soil Boundary (MdE)
- Specimen Tree

N 60250
E 4000

Samuel & Stephanie Kelly
L. 7890 F. 101
Use: Residential
6.8 ac.

Existing SWM Pond

Undeveloped Forest

Ronald Scornavacca
L. 7794 F. 233
Use: Residential
4.5 ac.

Residential Lawn & Landscape

Roger & Sandra Fink
L. 10365 F. 555
Use: Residential
8 ac.

Forest

POT SPRING ROAD

LOT 4
785,556 sq. ft.
18.0 ac.

Water Quality Basin (under construction)

PART OF LOT 1

Parking Lot (under construction)

Meadow

LOT 5
377,243 sq. ft.
8.7 ac.

ST. ELIZABETH HALL

Ex. 10,000 gal. Underground Storage Tank

Associated Catholic Charities, Inc.
L. 4360 F. 360
Use: Exempt Commercial
43.2 ac.

22' Private Ingress and Egress Easement

10' Baltimore County Access Easement

Associated Catholic Charities, Inc.
L. 10116 F. 184
Use: Exempt Commercial
39.8 ac.

Meadow

LOCH RAVEN ROAD

22' Private Ingress & Egress Easement

Ex. Historic Structure "Long Crandon"

LOT 3
1,475,983 sq. ft.
33.9 ac.

Parcel 11
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L. 3852 F. 611
Use: Exempt Commercial
13.1 ac.

Approved Forest Buffer

Preliminary Forest Buffer

Ex. Septic Areas (2)

Parcel 12
Bethany Community, Inc.
L. 52 F. 55
Use: Exempt Commercial
1.0 ac.

Preliminary Forest Buffer

Meadow

Ex. Spring House

Springhouses (3)

Ex. Historic Structure "Short Crandon"

Wetland

Wetland

Power Plant (not in use)

60' Right of Way

Drainage & Utility Reservation

Walter & Hope Adolph
L. 5627 F. 144
Use: Residential
0.9 ac.

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L. 3754 F. 429
Use: Residential
1.0 ac.

Marian Dolores Sullivan
L. 5839 F. 545
Use: Residential
1.5 ac.

Owen & Deborah Silvey
L. 7074 F. 354
Use: Residential
3.2 ac.

Residential Lawn & Landscape

Wetland

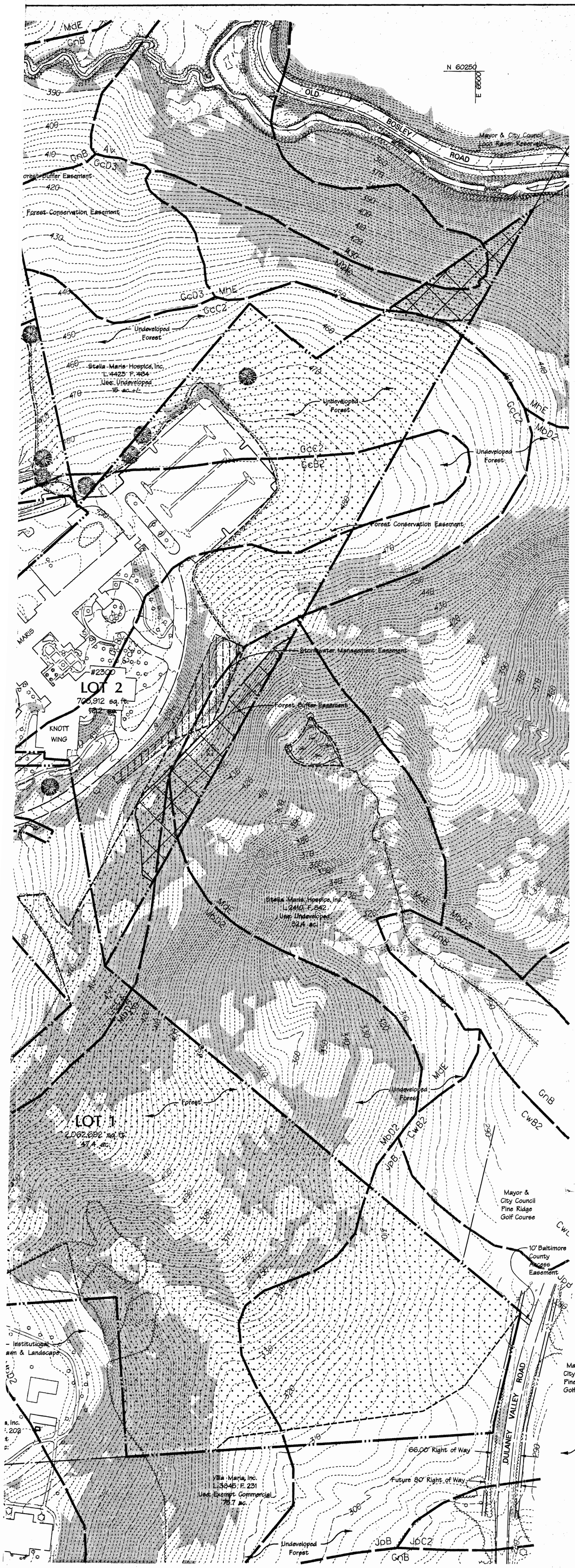
Warren Gore
L. 5419 F. 105
Use: Residential
1.7 ac.

Wetland
25' Wetland Buffer
Forest Conservation Easement
Forest Buffer Easement

Springhouses

Undeveloped Forest

E 4000
N 57000



GENERAL NOTES

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   c/o Cardinal Shehan Center, Inc.
   2300 Loch Raven Road
   Towson, Maryland 21204
2. Preparer of Plan: Daft-McCune-Walker, Inc.
   200 East Pennsylvania Avenue
   Towson, Maryland 21286
3. Site Data: Tax Map 52; Grid 14; Parcel 6
   Lot 1: Tax Account Number: 08-2200008315
   Lot 2: Tax Account Number: 08-2200008316
   Election District: 8
   Councilmanic District: 4
   Census Tract: 4085.2
4. "Long Crandon" is a designated historic structure: MHT Inventory No. BA 1801. "Short Crandon" is a designated historic structure: MHT Inventory No. BA 1802.
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6. There are no significant regulated plant or wildlife communities known to exist on site. There are no rare, threatened, or endangered species known to exist on site.
7. This site is not located within the Chesapeake Bay Critical Area.
8. Per FEMA Community Panel No. 240010 0255B, there are no FEMA mapped 100-year floodplains on this site.
9. Existing well and septic systems on and within 100 feet of the site are shown.
10. The property is served by public water and sanitary sewer.

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Standard Non-Disturbance Note

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Protective Covenants Note

"Any Forest Conservation Easement 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."

COUNTY/STATE ADOPTED PLANS

Existing	Not Existing	In Conformance	
X		X	Baltimore County Master Plan 1989-2000
	X		Community Revitalization Plan
	X		Recreation & Parks Master Plan
	X		Streetscape Plan
	X		Greenways Plan

ENVIRONMENTAL INFORMATION

Existing	Not Existing	Field Delineated	Field Verified	
X		X	X	Topo / Street Grades
X			X	Steep Slopes
	X			100 Year Floodplain
X				Soils per Soil Survey
X		X	X	Streams, seeps, water bodies within 200'
X		X	X	Wetlands
X		X	X	Forest Buffers
X			X	Land Cover within 200'
	X			Significant regulated plant / wildlife communities
X				Wells / septic within 100'
X				Underground tanks within 100'
	X			Perc Tests

EXISTING BUILT CONDITIONS

Existing	Not Existing	Field Delineated	Field Verified	
X		X	X	Ex. Bldgs. within 200'
X		X	X	Ex. Roads within 200'
X		X	X	Desig. Historic Sites
	X			Archaeological Sites per Md. Arch. Survey
	X			Significant Views
X		X	X	Specimen Trees / Sig. Features
X		X	X	Land Use within 200'
X				R/W & Easements

Note: Not subject to Baltimore County approval.

DMW
Daft·McCune·Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4706

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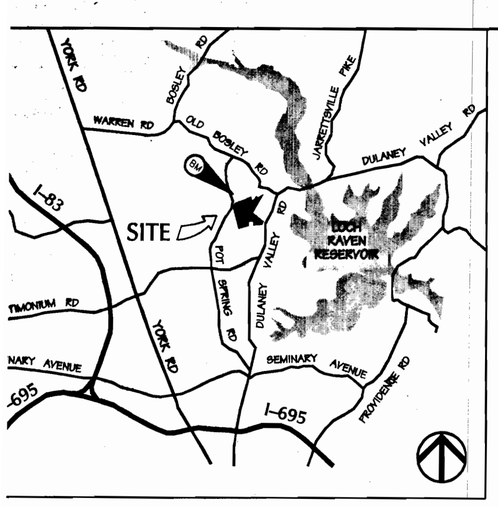
CONCEPT PLAN
for
MERCY RIDGE
Site Constraints Map

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NOV 24 1997
BALTIMORE COUNTY
DEPRM

DATE	BY	REVISIONS

ISSUE DATES			
REVIEW:		BASE:	BSM
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PROJECT NO.:	90052.T	DRAWING:	

Thu Nov 20 17:34:34 1997 d:\90052\90052.cwp



VICINITY MAP

0 1 mile 2 miles 3 miles

BENCHMARK
Hub 16136 Elev. 502.605

DESCRIPTION
R.R. spike in macadam (1' off face of berm)
S.E. side Pot Spring Rd.
72' S. of C.L. of macadam drive to #2615
N 59613.24 E 3944.71

LEGEND

- Limit of Disturbance
- Property Line
- Property Line - Adjacent Lot
- Zoning Line (RC 4 / DR 10.5)
- Forest Buffer Easement
- Forest Conservation Easement
- 25' Principle Structure Setback
- Storm Water Management Easement
- Nontidal Wetland
- Head of Stream
- Stream
- Slope 25% or Greater
- Existing Specimen Tree
- Proposed Landscape Trees
- Existing / Proposed MTA Bus Stop (B / B)
- Proposed Directional Sign (within Site) (S)
- Private Local Open Space Areas
- Proposed Paving
- Soil Types (MuE)
- Existing / Proposed Fire Hydrant

N 60250
E 4000

DIRECTOR OF PDM NOTE

This Development Plan is approved by the Director of PDM based on his interpretation of Zoning Regulations, that it complies with present policy, density and bulk 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 on said plan. Utilization will have occurred when a dwelling is constructed and transferred for the purpose of occupancy.

ACCESSORY STRUCTURE NOTE

Envelopes shown hereon 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 400 and 301 of Baltimore Co. Zoning Regulations, subject to covenants and applicable building permits. Accessory structures, fences and projections into yard cannot be located in flood plain areas or hydric soils.

Samuel & Stephanie Trivas
L.7850 F.107
Use: Residential
Tax # 08-2000014685
6.9 ac.

Ronald Scornavacca
L.7794 F.235
Use: Residential
Tax # 08-2000014684
4.5 ac.

Existing SWM Pond

Roger & Sandra Fink
L.10366 F.355
Use: Residential
Tax # 08-0805050490
1.0 ac.

LOT 4
785,556 sq. ft.
18.0 ac.

PART OF LOT 1

Forest Buffer Easement

Forest Conservation Easement

25' Principle Structure Setback

Pad Site for Future Weatherized Structure for Maintenance Vehicles & Staff Parking

Associated Catholic Charities, Inc.
L.4360 F.360
Use: Exempt Commercial
Tax # 08-0801085690
43.2 ac.

Proposed Sign Location

Proposed Property Line

22' Private Ingress and Egress Easement

LOT 5
377,243 sq. ft.
8.7 ac.

Independent Living

Ex. 10,000 gal. Underground Storage Tank

Retaining Wall

Associated Catholic Charities, Inc.
L.10116 F.184
Use: Exempt Commercial
Tax # 08-2200017172
39.8 ac.

Proposed Stormwater Management Pond

Proposed Sign Location

Relocated 10'-wide Baltimore County Access Easement

ASSISTED LIVING FAC.
SLAB ELEV. 499.0

SLAB ELEV. 487.0

COMMUNITY CENTER
FF 487.0
LL 475.0

BLDG D
FF 487.0
LL 475.0

BLDG E
FF 487.0
LL 475.0

BLDG F
FF 487.0
LL 475.0

BLDG G
FF 487.0
LL 475.0

Loading Area

POOL
Phase 2

Private Local Open Space
4.25 ac.

Private Local Open Space
393.75 ac.

Proposed Property Line
(1.8 acres +/- to be conveyed to Mercy Ridge, Inc.)

Parcel 11
Villa Maria, Inc.
L.3852 F.161
Use: Exempt Commercial
13.1 ac.
Boundary of this parcel will be adjusted per this plan.

Existing Property Line

Retaining Wall

Special Exception Line for Assisted Living Facility, Class B (1.1)

LOT 3
1,475,983 sq. ft.
33.9 ac.

Proposed LOT 6
139,178 sq. ft.
3.2 ac.

Relocated Loch Raven Road (private)

Parcel 12
Bethany Community, Inc.
L.52 F.56
Use: Exempt Commercial
1.0 ac.

Existing Property Line

Proposed Property Line

25' Principle Structure Setback

Forest Buffer Easement

Forest Buffer Easement

Forest Conservation Easement

25' Principle Structure Setback

Wetland

Wetland

Power Plant (not in use)

Residence for Retired Clerics

Swimming Pool

Drainage & Utility Reservation

Walter & Hope Adolph
L.5627 F.144
Use: Residential
Tax # 08-0806022350
0.9 ac.

Donald & Dorothy Roesch
L.3754 F.429
Use: Residential
Tax # 08-0818050090
1.0 ac.

Mark & Dolores Sullivan
L.8823 F.545
Use: Residential
Tax # 08-0819068711
4.5 ac.

Owen & Deborah Silvey
L.7074 F.354
Use: Residential
Tax # 08-0815069190
3.2 ac.

Warren Gore
L.5419 F.105
Use: Residential
Tax # 08-0807048440
1.7 ac.

Wetland
25' Wetlands Buffer
Forest Conservation Easement
Forest Buffer Easement

I, _____,
CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

FOREST BUFFER / CONSERVATION EASEMENT NOTES

There shall be no clearing, grading, construction, or disturbance of vegetation in the forest buffer and forest conservation easements except as permitted by the Baltimore County Department of Environmental Protection and Resources Management.

Hiking is permitted within the forest buffer and forest conservation easements. Other types of activities that require clearing, grading, construction, or disturbance of vegetation in the forest buffer and forest conservation easements require approval by the Baltimore County Department of Environmental Protection and Resources Management.

ACCESS NOTE

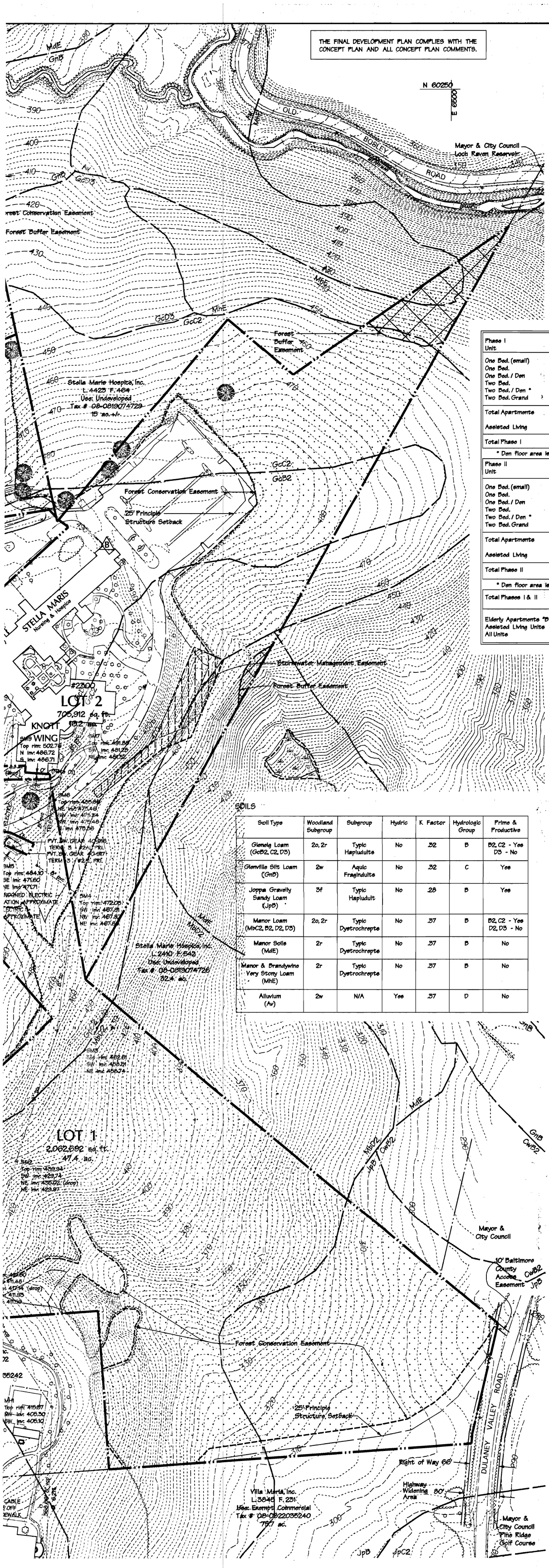
Access to the forest buffer and forest conservation easements shall be directly from Pot Spring Road and Dulaney Valley Road.

PROTECTIVE COVENANTS NOTE

Any forest buffer and forest conservation easements shown hereon are subject to protective covenants which may be found in the land records of Baltimore County and which restrict disturbance and use of these areas.

Variances were granted by the Baltimore County Department of Environmental Protection and Resource Management from the Regulations for the Protection of Water Quality, Streams, Wetlands, and Floodplains, and from the Forest Conservation Act. The Forest Buffer and Forest Conservation Easements and building setbacks shown hereon are reflective of the fact that variances were granted. Conditions were placed on these variances to reduce water quality impacts.

THE FINAL DEVELOPMENT PLAN COMPLIES WITH THE CONCEPT PLAN AND ALL CONCEPT PLAN COMMENTS.



GENERAL NOTES

1. Property Owner: Mercy Ridge, Inc.
   c/o Cardinal Shehan Center, Inc.
   2300 Dulaney Valley Road
   Timonium, Maryland 21093

2. Preparer of Plan: Daft-McCune-Walker, Inc.
   200 East Pennsylvania Avenue
   Towson, Maryland 21286

5. DENSITY SUMMARY - AREA CHANGES

   a. Mercy Ridge Component (Class "B" Elderly Housing)

DR 10.5	= 33.34 acres +/-	
	– 0.17 acres +/-	
Gross 10.5 Area	= 33.17 acres +/-	
Assisted Living	– 1.10 acres +/-	
	= 32.07 acres +/- x 10.5	= 336.74 D.U.s

   b. Villa Maria Parcel

DR 10.5	= 7.00 acres +/-	
Bethany House (Office Bldg.)	– 1.25 acres +/-	
Gross 10.5 Area	= 5.75 acres +/- x 10.5	= 60.38 D.U.s
		= 397.12 D.U.s
Assisted Living (46 units x .25)		= 11.50 D.U.s
Total Permitted		= 408.62 D.U.s
c. Density Units Utilized		= 408.60 D.U.s

Phase I Unit	Unit Area (sf)	No. of Units	Parking Required	Parking Provided	Density Factor	Density Units
One Bed. (small)	664	5	5		0.75	3.8
One Bed.	744	73	73		0.75	54.8
One Bed. / Den	929	49	49		1.00	49.0
Two Bed.	1,070	62	62		1.00	62.0
Two Bed. / Den *	1,305	42	42		1.00	42.0
Two Bed. Grand	1,446	26	26		1.50	39.0
Total Apartments	261,899	257 units	257	460		250.6
Assisted Living		30 beds	10	15	0.25	7.5
Total Phase I		287	267	475		258.1

* Den floor area is less than 100 sf

Phase II Unit	Unit Area (sf)	No. of Units	Parking Required	Parking Provided	Density Factor	Density Units
One Bed. (small)	664	-	-		0.75	-
One Bed.	744	38	38		0.75	28.5
One Bed. / Den	929	11	11		1.00	11.0
Two Bed.	1,070	40	40		1.00	40.0
Two Bed. / Den *	1,305	28	28		1.00	28.0
Two Bed. Grand	1,446	26	26		1.50	39.0
Total Apartments	146,675	143 units	143	140		146.5
Assisted Living		16 beds	6	10	0.25	4.0
Total Phase II		159	149	150		150.5

* Den floor area is less than 100 sf

Total Phases I & II	Unit Area (sf)	No. of Units	Parking Required	Parking Provided	Density Factor	Density Units
Elderly Apartments "B"		398 units				389.1
Assisted Living Units		46 beds				11.5
All Units	408,572	446	416	625		408.6

SOILS

Soil Type	Woodland Subgroup	Subgroup	Hydric	K Factor	Hydrologic Group	Prime & Productive
Glenelg Loam (GcB2, C2, D3)	2o, 2r	Typic Hapludults	No	.32	B	B2, C2 - Yes D3 - No
Glenville Silt Loam (GnB)	2w	Aquic Fraginduits	No	.32	C	Yes
Joppa Gravelly Sandy Loam (JpB)	3f	Typic Hapludult	No	.28	B	Yes
Manor Loam (MbC2, B2, D2, D3)	2o, 2r	Typic Dystrochrepts	No	.37	B	B2, C2 - Yes D2, D3 - No
Manor Soils (MdE)	2r	Typic Dystrochrepts	No	.37	B	No
Manor & Brandywine Very Stony Loam (MhE)	2r	Typic Dystrochrepts	No	.37	B	No
Alluvium (Av)	2w	N/A	Yes	.37	D	No

6. "Long Crandon" is a designated historic structure: MHT Inventory No. BA 1801. "Short Crandon" is a designated historic structure: MHT Inventory No. BA 1802.

7. There are no known archaeological sites on the property.

8. There are no hazardous materials in use or in storage on site.

9. There are no significant regulated plant or wildlife communities known to exist on site. There are no rare, threatened, or endangered species known to exist on site.

10. This site is not located within the Chesapeake Bay Critical Area.

11. Per FEMA Community Panel No. 240010 0255B, there are no FEMA mapped 100-year floodplains on this site. Floodplain shown hereon is the result of a study conducted by D.M.W.

12. Existing well and septic systems on and within 100 feet of the site are shown.

13. Average Daily Trips - Existing: 1,342
    ADT - After Proposed Development: 2,055

14. The property is served by public water and sanitary sewer connections. No additional water meters or sewer connections will be required for this development.

15. Loch Raven Road (private) will be relocated to accommodate the proposed development (1800 l.f. +/-). Ingress/egress easements will be adjusted accordingly. BGE gas and electric utilities will be relocated.

16. Portions of Loch Raven Road and parking to support this development are shared by several parcels. Easements and agreements will be created to cover shared use.

17. Adjustments to parcel and lot line easements and mortgage lot lines are included in this proposal.

18. Landscape Requirements:

Interior Road:	4700 l.f. / 20	= 235 p.u.
Adjacent Road:	940 l.f. / 40	= 23.5 p.u.
Parking Spaces:	500 spaces / 12	= 41 p.u.
Total Planting Units Required		= 300 p.u.

19. A landscape plan must be approved by the Office of Planning prior to issuance of a building permit.

20. All signs will conform to Baltimore County Sign Regulations unless a variance is requested and granted.

21. All buildings are scheduled for Phase 1 unless noted as Phase 2.

22. Lighting will be low cut-off fixtures provided for parking safety and illumination of pedestrian walks.

23. No fencing is anticipated at this time, except at the Stormwater Management Pond.

24. No utility easements have been established within or near the development area.

25. The only steep slopes (25% or steeper) within the development area occur along road edges. These areas are shown on the plan.

26. OPEN SPACE PROPOSAL

    Local Open Space Required = 6.2 ac. +/-

    Residential Units: 398 living units x 650 sf = 258,700 sf = 5.9 ac.
    Assisted Living: 46 beds / 4 = 11.5 x 650 sf = 7,475 sf = 0.2 ac.

    Local Open Space Provided = 8.0 acres (Private)

27. The proposed use should not generate unacceptable levels of smoke, noise, dust, odors, vibrations, glare, and heat.

28. The proposed use does not generate an R.T.A. with respect to proposed building locations and existing off-site zoning, lots, and dwelling locations. (No proposed or existing buildings are within 100 feet of the tract boundary line adjacent to dwellings or lots that would create an R.T.A.)

29. The proposed development appears to be outside of any designated areas of critical state concern as per The Designated Areas of Critical State Concern Map dated August 1977 in the Office of Planning. However, the site is within close proximity of the Limestone Valleys area per the referenced map.

30. There are no known limitations established by the courts, County Board of Appeals, Planning Board and/or Zoning Commissioner or restrictive covenants recorded with individuals or groups that would limit the proposed development of the site.

31. All community comments raised have been addressed, to the best of the Applicant's knowledge. To the extent that an argument is raised that there are unresolved issues, reference should be made to the minutes of the Community Input Meeting of January 13, 1998.

32. The character of Pot Spring Rd., a designated scenic route, shall be maintained as can be noted on the concept landscape plan and section through Pot Spring Rd. and Mercy Ridge frontage.

33. All sidewalks shall be 5' wide. All parking spaces shall be 9' X 18'. Private parking areas and driveways shall be paved in accordance with provisions of Sec. IX.A.2 of C.M.D.P. or Zoning Policy BM-11. Surfacing agent will be designated.

34. Refuse will be collected from inside buildings by a private service.

35. Accessory uses include but may not be limited to: swimming pool, auditorium, common dining facilities, craft and hobby areas, beauty shop, small gift or necessities shops, a small bank branch or automated bank teller machines, guest rooms for residents and potential residents, and other personal and recreational services. Accessory uses are for the sole use of Mercy Ridge residents and their guests. There will be no exterior announcement or other exterior evidence of accessory uses.

99-176-SPHXA

3. Site Area: 31.2 acres +/-

4. Site Data: Tax Map 52 - Grid 14 - Parcel 6
   Lot 1: Tax Account Number: 08-2200008515
   Lot 2: Tax Account Number: 08-2200008516
   Election District: 8
   Councilmanic District: 4
   Census Tract: 4085.2
   Watershed Number: 31
   Subsewershed Number: 10

DATA SOURCES

Boundary lines, easements for roads and utilities, mortgage lines, lot boundaries and numbers, and other deed information shown hereon were taken from "Plat of the Various Charitable Corporations associated with The Roman Catholic Archdiocese of Baltimore" by Kenneth J. Wells, Inc., December 20, 1991 and "Resubdivision Plat of the Cardinal Shehan Center, Incorporated Property" by Kenneth J. Wells, Inc., January 12, 1997.

Amendments to the plat will be required in order to conform to the approved Forest Buffer and Forest Conservation limits.

Topographic information shown hereon was taken from photogrammetry performed by Air Survey Corp April 8, 1996.

Soils information shown hereon was taken from USDA Baltimore County Soils Survey 1976. All soil "K" values less than or equal to .32.

Wetland limits and streams shown on Lots 1-5 were approved in the field by Baltimore County DEPRM on February 6, 1997. Forest Buffer Easement limits shown on Lots 1-5 were approved by Baltimore County DEPRM on April 14, 1997.

Wetlands, streams, and Forest Buffer Easement limits on Parcels 11 and 12 were approved in the field by Baltimore County DEPRM on October 24, 1997.

ANTICIPATED ZONING ACTIONS

PETITION FOR VARIANCE

A. Mercy Ridge Independent Living Units

1. Variance from B.C.Z.R. Section 1B01.2.C.1.e and CMDP IIA, Page 25, to permit a side building face to tract boundary separation of 0 feet in lieu of the required 30 feet. (Mercy Ridge Independent Living Units)

2. Variance from B.C.Z.R. Section 1B01.2.C.1.e and CMDP IIA, Page 25, to permit a building face to edge of internal private drive separation of 0 feet in lieu of the required 35 feet. (Mercy Ridge Independent Living Units)

3. Variance from B.C.Z.R. Section 1B02.2.A and CMDP IIA, Page 32, to permit a maximum building height of 66 feet in lieu of the maximum permitted 50 feet. (Mercy Ridge Independent Living Units)

4. Variance from B.C.Z.R. Section 1B01.2.B.2 and CMDP IIA, Page 26, to permit a maximum building length of 1,050 feet in lieu of the maximum permitted 240 feet. (Mercy Ridge Independent Living Units)

B. Mercy Ridge Assisted Living

1. Variance from B.C.Z.R. Section 1B01.2.C.1.a and CMDP IIA, Page 29, to permit a nonresidential principal structure (assisted living facility) mutually attached to other senior housing buildings to have a setback from the special exception boundary as little as 0 feet in lieu of the required front, side, and rear setbacks of 25, 20, and 50 feet, respectively. (Mercy Ridge Assisted Living)

2. Variance from B.C.Z.R. Section 1B01.2.B.2 and CMDP IIA, Page 29, to permit a maximum building length of 330 feet in lieu of the maximum permitted 200 feet. (Mercy Ridge Assisted Living)

C. Stella Maris/St. Elizabeth Hall/Long Crandon

1. Variance from B.C.Z.R. Section 1A03.4.B.2 to permit existing, nonconforming buildings on proposed Lot 2 (Stella Maris) and on proposed Lot 5 (St. Elizabeth Hall) to have a setback of 0 feet where buildings are mutually attached or 0 feet to the lot line where not mutually attached in lieu of the required 50 feet. (Stella Maris/St. Elizabeth Hall)

2. Variance from B.C.Z.R. Section 1A03.4.B.3 to permit existing, nonconforming improvements on proposed Lots 2, 5, and 6 to have an impervious surface area of 27.5%, 55.0%, and 13.7%, respectively, in lieu of the maximum permitted 10%. (Stella Maris/Elizabeth Hall, Long Crandon)

3. Variance from B.C.Z.R. Section 1A03.4.B.3 to permit existing, nonconforming improvements on proposed Lots 2 and 5 to have resulted in a 27.5% and 55.0%, respectively, removal of natural vegetation in lieu of the permitted 25%. (Stella Maris/St. Elizabeth Hall)

4. Variance from B.C.Z.R. Section 1A03.4.A to permit existing buildings to have a height of 78 feet (Stella Maris) and 48 feet (St. Elizabeth Hall) in lieu of the maximum permitted 35 feet. (Stella Maris/St. Elizabeth Hall)

5. Variance from B.C.Z.R. Section 1A03.4.B.2 to permit an existing, nonconforming building on proposed Lot 6 to have a side yard setback of 25 feet in lieu of the required 50 feet. (Long Crandon)

6. Variance from B.C.Z.R. Section 400.1 to permit an existing carriage house on proposed Lot 6 to be located in the side and front yard in lieu of the required rear yard and to permit a sideyard setback of 0 feet in lieu of the required 2.5 feet. (Long Crandon)

7. Variance from B.C.Z.R. Section 400.3 to permit an existing carriage house on proposed Lot 6 to have a height greater than 15 feet. (Long Crandon)

D. Bethany House

Variance from B.C.Z.R. Section 1B01.2.C.1.a and CMDP IIA, Page 29, to permit existing structures to have rear setback to lot line of 45 feet in lieu of the required 50 feet. (Bethany House)

E. Lot 1 and Villa Maria

Variance from B.C.Z.R. Section 400.1 to permit a 0 foot setback for a swimming pool straddling joint lot lines in lieu of the required 2.5 foot separation. (Lot 1 and Villa Maria)

PETITION FOR SPECIAL HEARING

A. Total Site

Special Hearing pursuant to B.C.Z.R. Section 409.12.B to approve a modified parking plan wherein all of the off-street parking spaces are used in common rather than being assigned to individual uses or buildings. (Total site)

B. RC-4 Portions

Special Hearing to determine that the proposed lot lines do not affect nonconforming status and use. (RC-4 portions)

PETITION FOR SPECIAL EXCEPTION

A. Mercy Ridge Assisted Living

Special Exception pursuant to B.C.Z.R. Section 1B01.1.C.26 for an assisted living facility (Class B) in a DR 10.5 zone to be developed as a component of a housing facility for the elderly. (Mercy Ridge Assisted Living)

FINAL DEVELOPMENT PLAN
Approved by:

Director of Planning — Date

Director of PDM — Date

DMW
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

Plan to Accompany a Petition for Special Hearing, Special Exception, and Variance

MERCY RIDGE

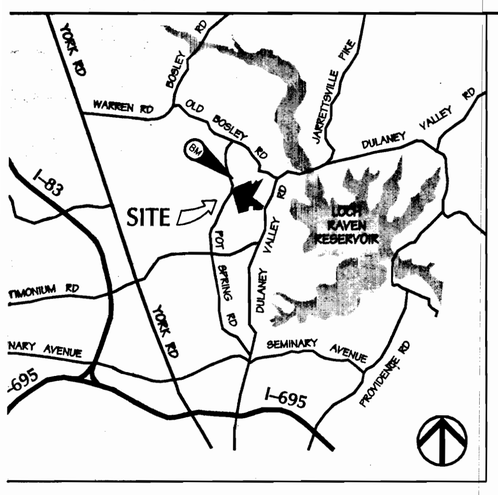
B.C.M.D.

STATE OF MARYLAND — No. 004 — REGISTERED LANDSCAPE ARCHITECT

DATE	BY	REVISIONS

ISSUE DATES			
REVIEW:	10/20/98	BASE:	BSM
BID:		DRAWN:	BSM
PERMIT:		DESIGNED:	RGC
CONSTRUCTION:		CHECKED BY:	
SCALE:	1"=100'	DATE CHECKED:	
PROJECT NO.:	90052.T	DRAWING:	1 of 4

Tue Oct 20 10:36:49 1998 e:\mesfiles\90052mercy\90052zon.bs1



VICINITY MAP

0 1 mile 2 miles 3 miles

BENCHMARK
Hub 16136 Elev. 502.605

DESCRIPTION
R.R. spike in macadam (1' off face of berm)
S.E. side Pot Spring Rd.
72' S. of C.L. of macadam drive to #2615
N 59615.24 E 3944.71

LEGEND

- Limit of Disturbance
- Property Line
- Property Line - Adjacent Lot
- Zoning Line (RC 4 / DR 10.5)
- Forest Buffer Easement
- Forest Conservation Easement
- 25' Principle Structure Setback
- Storm Water Management Easement
- Nontidal Wetland
- Head of Stream
- Stream
- Slope 25% or Greater
- Existing Specimen Tree
- Proposed Landscape Trees
- Existing / Proposed MTA Bus Stop (B / B)
- Proposed Directional Sign (within Site) (S)
- Private Local Open Space Areas
- Proposed Paving
- Soil Types (MbB2)
- Existing / Proposed Fire Hydrant

N 60250
E 4000

DIRECTOR OF PDM NOTE
This Development Plan is approved by the Director of PDM based on his interpretation of Zoning Regulations, that it complies with present policy, density and bulk 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 on said plan. Utilization will have occurred when a dwelling is constructed and transferred for the purpose of occupancy.

ACCESSORY STRUCTURE NOTE
Envelopes shown hereon 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 400 and 301 of Baltimore Co. Zoning Regulations, subject to covenants and applicable building permits. Accessory structures, fences and projections into yard cannot be located in flood plain areas or hydric soils.

Samuel & Stephanie Trivas
L. 7890 F. 107
Use: Residential
Tax # 08-2000014685
6.9 ac.

Ronald Scornavacca
L. 7784 F. 235
Use: Residential
Tax # 08-2000014684
4.5 ac.

Existing SWM Pond

Roger & Sandra Fink
L. 10865 F. 555
Use: Residential
Tax # 08-0805050490
1.0 ac.

LOT 4
785,556 sq. ft.
18.0 ac.

PART OF LOT 1

Forest Buffer Easement

Forest Conservation Easement

25' Principle Structure Setback

Pad Site for Future Weatherized Structure for Maintenance Vehicles & Staff Parking

Forest Conservation Easement

Associated Catholic Charities, Inc.
L. 4360 F. 360
Use: Exempt Commercial
Tax # 08-0801085690
43.2 ac.

Proposed Sign Location

Proposed Property Line

22' Private Ingress and Egress Easement

Retaining Wall

Associated Catholic Charities, Inc.
L. 10116 F. 184
Use: Exempt Commercial
Tax # 08-2200017172
39.8 ac.

Proposed Stormwater Management Pond

Proposed Sign Location

Relocated 10'-wide Baltimore County Access Easement

Private Local Open Space 4.25 ac.

Proposed Property Line (1.8 acres +/- to be conveyed to Mercy Ridge, Inc.)

Parcel 11
Villa Maria, Inc.
L. 3852 F. 618
Use: Exempt Commercial
13.1 ac.
Boundary of this parcel will be adjusted per this plan.

Existing Property Line

Retaining Wall

Parcel 12
Bethany Community, Inc.
L. 52 F. 55
Use: Exempt Commercial
1.0 ac.

Existing Property Line

Proposed Property Line

25' Principle Structure Setback

Forest Buffer Easement

Wetland

Drainage & Utility Reservation

Walter & Hope Adolph
L. 5827 F. 144
Use: Residential
Tax # 08-0806022360
0.8 ac.

Donald & Dorothy Roesch
L. 3754 F. 423
Use: Residential
Tax # 08-0818050090
1.8 ac.

Mark & Dolores Sullivan
L. 8829 F. 545
Use: Residential
Tax # 08-0819008711
1.5 ac.

Owen & Deborah Silvey
L. 7074 F. 354
Use: Residential
Tax # 08-0815069190
3.2 ac.

Warren Gore
L. 5419 F. 105
Use: Residential
Tax # 08-0807048440
1.7 ac.

Forest Buffer Easement

25' Principle Structure Setback

Forest Conservation Easement

Wetland

25' Wetlands Buffer

Forest Conservation Easement

Forest Buffer Easement

Relocated Loch Raven Road (private)

LOT 5
377,243 sq. ft.
8.7 ac.

Ex. 10,000 gal. Underground Storage Tank

Private Local Open Space 3.75 ac.

Residence for Retired Clerics

Special Exception Use for Assisted Living Facility Class B (1.1 ac.)

LOT 3
1,475,983 sq. ft.
33.9 ac.

Proposed LOT 6
139,178 sq. ft.
3.2 ac.

Power Plant (not in use)

UNDERGROUND CABLES IN AREA

Swimming Pool

Villa Maria, Inc.
L. 5036 F. 2[illegible]
Exempt
Tax # 08-08220[illegible]
3.2 ac.

I, ...
CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

FOREST BUFFER / CONSERVATION EASEMENT NOTES

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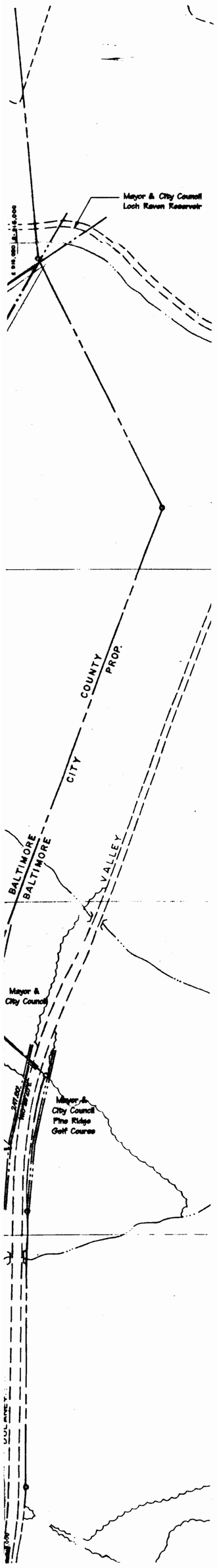
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Variances were granted by the Baltimore County Department of Environmental Protection and Resource Management from the Regulations for the Protection of Water Quality, Streams, Wetlands, and Floodplains, and from the Forest Conservation Act. The Forest Buffer and Forest Conservation Easements and building setbacks shown hereon are reflective of the fact that variances were granted. Conditions were placed on these variances to reduce water quality impacts.



ZONING DESCRIPTION OF THE CARDINAL SHEHAN CENTER INCORPORATED AND MERCY RIDGE EXISTING PROPERTIES

Beginning at a point located on the east side of Pot Spring Road approximately 240 feet South from the centerline of Loch Raven Road, thence binding along the east side of Pot Spring Road with a line curving to the left having a radius of 911.47 feet and an arc length of 309.82 feet and being subtended by a chord bearing of North 16 degrees 51 minutes 28 seconds East 308.33 feet, thence North 18 degrees 12 minutes 43 seconds East 46.24 feet; thence North 13 degrees 04 minutes 17 seconds West 18.08 feet, thence North 13 degrees 02 minutes 14 seconds West 17.63 feet, thence with a line curving to the left having a radius of 911.47 feet and an arc length of 356.96 feet being subtended by a chord bearing of North 9 degrees 03 minutes 54 seconds West 354.68 feet, thence North 20 degrees 17 minutes 03 seconds West 172.33 feet, thence leaving said Pot Spring Road North 79 degrees 45 minutes 25 seconds East 457.14 feet, thence North 60 degrees 57 minutes 00 seconds East 168.69 feet, thence North 29 degrees 03 minutes 00 seconds West 80.28 feet, thence North 60 degrees 57 minutes 00 seconds East 1000.51 feet, thence South 12 degrees 21 minutes 44 seconds East 1089.20 feet, thence North 40 degrees 21 minutes 14 seconds East 588.33 feet, thence South 50 degrees 02 minutes 45 seconds East 188.32 feet, thence North 55 degrees 50 minutes 38 seconds East 580.03 feet, thence South 29 degrees 32 minutes 25 seconds West 1910.71 feet, thence South 50 degrees 31 minutes 23 seconds East 1190.79 feet to the west side of Dulaney Valley Road, thence binding along said Dulaney Valley Road South 13 degrees 29 minutes 23 seconds West 247.60 feet, thence South 5 degrees 10 minutes 27 seconds West 23.36 feet, thence leaving said Dulaney Valley Road South 86 degrees 06 minutes 16 seconds West 810.73 feet, thence North 3 degrees 53 minutes 44 seconds West 350.00 feet, thence South 86 degrees 06 minutes 16 seconds West 400.00 feet, thence South 3 degrees 53 minutes 44 seconds East 350.00 feet, thence South 75 degrees 01 minute 16 seconds West 912.10 feet, thence North 14 degrees 19 minutes 18 seconds West 116.73 feet, thence North 15 degrees 03 minutes 17 seconds West 997.01 feet, thence North 14 degrees 42 minutes 17 seconds West 756.32 feet to the place of beginning. Containing 124.1365 acres of land more or less.

ZONING DESCRIPTION OF THE CARDINAL SHEHAN CENTER INCORPORATED AND MERCY RIDGE PROPOSED PROPERTIES

Beginning at a point located on the east side of Pot Spring Road approximately 558 feet South from the centerline of Loch Raven Road, thence binding along the east side of Pot Spring Road North 27 degrees 15 minutes 37 seconds East 299.71 feet; thence with a line curving to the left having a radius of 911.47 feet and an arc length of 756.35 feet and being subtended by a chord bearing of North 03 degrees 29 minutes 16 seconds East 734.83 feet, thence North 20 degrees 17 minutes 03 seconds West 172.33 feet, thence leaving said Pot Spring Road North 79 degrees 45 minutes 25 seconds East 457.14 feet, thence North 60 degrees 57 minutes 00 seconds East 168.69 feet, thence North 29 degrees 03 minutes 00 seconds West 80.28 feet, thence North 60 degrees 57 minutes 00 seconds East 1000.51 feet, thence South 12 degrees 21 minutes 44 seconds East 1089.20 feet, thence North 40 degrees 21 minutes 14 seconds East 588.33 feet, thence South 50 degrees 02 minutes 45 seconds East 188.32 feet, thence North 55 degrees 50 minutes 38 seconds East 580.03 feet, thence South 29 degrees 32 minutes 25 seconds West 1910.71 feet, thence South 50 degrees 31 minutes 23 seconds East 1190.79 feet to the west side of Dulaney Valley Road, thence binding along said Dulaney Valley Road South 13 degrees 29 minutes 23 seconds West 247.60 feet, thence South 5 degrees 10 minutes 27 seconds West 23.36 feet, thence leaving said Dulaney Valley Road South 86 degrees 06 minutes 16 seconds West 810.73 feet, thence North 3 degrees 53 minutes 44 seconds West 350.00 feet, thence South 86 degrees 06 minutes 16 seconds West 400.00 feet, thence South 3 degrees 53 minutes 44 seconds East 350.00 feet, thence South 75 degrees 01 minute 16 seconds West 912.10 feet, thence North 14 degrees 19 minutes 18 seconds West 116.73 feet, thence North 15 degrees 03 minutes 17 seconds West 997.01 feet, thence North 36 degrees 14 minutes 37 seconds West 565.02 feet to the place of beginning. Containing 125.9459 acres of land more or less.

ZONING DESCRIPTION OF THE EXISTING VILLA MARIA, INC. PROPERTY

Beginning at a point located on the east side of Pot Spring Road approximately 240 feet South from the centerline of Loch Raven Road, thence leaving said Pot Spring Road South 14 degrees 42 minutes 17 seconds East 756 32 feet; thence South 15 degrees 03 minutes 17 seconds East 997.01 feet; thence South 14 degrees 19 minutes 18 seconds East 32.94 feet; thence North 35 degrees 16 minutes 54 seconds West 277.19 feet; thence North 24 degrees 53 minutes 51 seconds West 276.42 feet, thence North 74 degrees 38 minutes 51 seconds West 246.81 feet, thence South 83 degrees 43 minutes 09 seconds West 361.98 feet; thence North 82 degrees 32 minutes 51 seconds West 203.30 feet to a point on the east side of Pot Spring Road, thence along the east side of Pot Spring Road North 27 degrees 15 minutes 42 seconds east 191.15, thence leaving said Pot Spring Road South 62 degrees 44 minutes 18 seconds East 45.33 feet; thence South 80 degrees 32 minutes 46 seconds East 32.87 feet, thence North 89 degrees 22 minutes 53 seconds East 95.63 feet, thence North 80 degrees 44 minutes 44 seconds East 45.32 feet, thence North 69 degrees 25 minutes 59 seconds East 28.25 feet; thence North 51 degrees 00 minutes 03 seconds East 28.64 feet; thence North 39 degrees 15 minutes 01 second East 21.66 feet; thence North 11 degrees 52 minutes 45 seconds East 19.42 feet; thence North 06 degrees 05 minutes 30 seconds West 52.65 feet; thence North 76 degrees 59 minutes 26 seconds East 49.83 feet; thence North 46 degrees 59 minutes 26 seconds East 128.00 feet; thence North 43 degrees 00 minute 34 seconds West 90.00 feet; thence North 46 degrees 59 minutes 26 seconds East 80.00 feet; thence North 43 degrees 00 minutes 34 seconds West 78 .00 feet, thence South 46 degrees 59 minutes 26 seconds West 210.53 feet, thence South 33 degrees 56 minutes 22 seconds East 66.33 feet, thence South 76 degrees 11 minutes 08 seconds West 53.10 feet; thence South 27 degrees 25 minutes 01 second East 30.41 feet, thence South 29 degrees 44 minutes 08 seconds West 20.16 feet; thence South 01 degrees 38 minutes 46 seconds East 17.51 feet; thence South 22 degrees 52 minutes 59 seconds East 34.73 feet; thence South 46 degrees 56 minutes 24 seconds East 31.48 feet; thence South 22 degrees 31 minutes 48 seconds East 22.19 feet; thence South 31 degrees 01 minute 38 seconds West 19.42 feet; thence South 69 degrees 25 minutes 59 seconds West 24.64 feet; thence South 80 degrees 44 minutes 44 seconds West 41.83 feet; thence South 89 degrees 22 minutes 53 seconds West 92.36 feet; thence North 80 degrees 32 minutes 46 seconds West 27.97 feet; thence North 62 degrees 44 minutes 18 seconds West 42.20 feet to a point on the east side of Pot Spring Road, thence along said east side of Pot Spring Road North 27 degrees 15 minutes 37 seconds East 1124.95 feet; thence with a line curving to the left having a radius of 911.47 feet and an arc length of 10 58 feet being subtended by a chord bearing of North 26 degrees 55 minutes 40 seconds East 10.58 feet to the place of beginning . Containing 13.1362 acres of land more or less.

ZONING DESCRIPTION OF THE PROPOSED VILLA MARIA, INC. PROPERTY

Beginning at a point located on the east side of Pot Spring Road approximately 558 feet South from the centerline of Loch Raven Road, thence leaving said Pot Spring Road South 36 degrees 14 minutes 37 seconds East 565.02 feet; thence South 15 degrees 03 minutes 17 seconds East 997.01 feet; thence South 14 degrees 19 minutes 18 seconds East 32.94 feet; thence North 35 degrees 16 minutes 54 seconds West 277.19 feet; thence North 24 degrees 53 minutes 51 seconds West 276.42 feet, thence North 74 degrees 38 minutes 51 seconds West 246.81 feet, thence South 83 degrees 43 minutes 09 seconds West 361.98 feet; thence North 82 degrees 32 minutes 51 seconds West 203.30 feet to a point on the east side of Pot Spring Road, thence along the east side of Pot Spring Road North 27 degrees 15 minutes 42 seconds east 191.15, thence leaving said Pot Spring Road South 62 degrees 44 minutes 18 seconds East 45.33 feet; thence South 80 degrees 32 minutes 46 seconds East 32.87 feet, thence North 89 degrees 22 minutes 53 seconds East 95.63 feet, thence North 80 degrees 44 minutes 44 seconds East 45.32 feet, thence North 69 degrees 25 minutes 59 seconds East 28.25 feet; thence North 51 degrees 00 minutes 03 seconds East 28.64 feet; thence North 39 degrees 15 minutes 01 second East 21.66 feet; thence North 11 degrees 52 minutes 45 seconds East 19.42 feet; thence North 06 degrees 05 minutes 30 seconds West 52.65 feet; thence North 76 degrees 59 minutes 26 seconds East 49.83 feet; thence North 46 degrees 59 minutes 26 seconds East 128.00 feet; thence North 43 degrees 00 minute 34 seconds West 90.00 feet; thence North 46 degrees 59 minutes 26 seconds East 80.00 feet; thence North 43 degrees 00 minutes 34 seconds West 78 .00 feet, thence South 46 degrees 59 minutes 26 seconds West 210.53 feet, thence South 33 degrees 56 minutes 22 seconds East 66.33 feet, thence South 76 degrees 11 minutes 08 seconds West 53.10 feet; thence North 66 degrees 14 minutes 09 seconds West 42.29 feet; thence South 23 degrees 45 minutes 51 seconds West 116.27 feet; thence South 66 degrees 14 minutes 09 seconds East 90.29 feet; thence North 76 degrees 51 minutes 12 seconds East 45.12 feet; thence South 22 degrees 31 minutes 48 seconds East 22.19 feet; thence South 31 degrees 01 minute 38 seconds West 19.42 feet; thence South 69 degrees 25 minutes 59 seconds West 24.64 feet; thence South 80 degrees 44 minutes 44 seconds West 41.83 feet; thence South 89 degrees 22 minutes 53 seconds West 92.36 feet; thence North 80 degrees 32 minutes 46 seconds West 27.97 feet; thence North 62 degrees 44 minutes 18 seconds West 42.20 feet to a point on the east side of Pot Spring Road, thence along said east side of Pot Spring Road North 27 degrees 15 minutes 37 seconds East 825.24 feet to the place of beginning . Containing 11.1175 acres of land more or less.

ZONING DESCRIPTION OF THE EXISTING PROPERTY OF THE BETHANY COMMUNITY, INC.

Beginning at a point located on the east side of Pot Spring Road approximately 1377 feet South from the centerline of Loch Raven Road, thence leaving said east side Pot Spring Road South 62 degrees 44 minutes 18 seconds East 42.20 feet; thence South 80 degrees 32 minutes 46 seconds East 27.97 feet; thence North 89 degrees 22 minutes 53 seconds East 92.36 feet, thence North 80 degrees 44 minutes 44 seconds East 41.83 feet; thence North 69 degrees 25 minutes 59 seconds East 24.64 feet; thence North 31 degrees 01 minutes 38 seconds East 19.42 feet; thence North 22 decrees 31 minutes 48 seconds West 22.19 feet; thence North 46 degrees 56 minutes 24 seconds West 31.48 feet, thence North 22 degrees 52 minutes 59 seconds West 34.73 feet; thence North 01 degrees 38 minutes 46 seconds West 17.51 feet; thence North 29 degrees 44 minutes 08 seconds East 20.16 feet; thence North 27 degrees 25 minutes 01 second West 30.41 feet; thence North 76 degrees 11 minutes 08 seconds East 53.10 feet; thence North 33 degrees 56 minutes 22 seconds West 66.33 feet, thence North 46 degrees 59 minutes 26 seconds East 210.53 feet; thence South 43 degrees 00 minutes 34 seconds East 78.00 feet; thence South 46 degrees 59 minutes 26 seconds West 80.00 feet; thence South 43 degrees 00 minutes 34 seconds East 90.00 feet; thence South 46 degrees 59 minutes 26 seconds West 128.00 feet; thence South 76 degrees 59 minutes 26 seconds West 49.83 feet; thence South 06 degrees 05 minutes 30 seconds East 52.65 feet; thence South 11 degrees 52 minutes 45 seconds West 19.42 feet; thence South 39 degrees 15 minutes 01 second West 21.66 feet; thence South 51 degrees 00 minutes 03 seconds West 28.64 feet; thence South 69 degrees 25 minutes 59 seconds West 28.25 feet, thence South 80 degrees 44 minutes 44 seconds West 45.32 feet; thence South 89 degrees 22 minutes 53 seconds West 95.63 feet; thence North 80 degrees 32 minutes 46 seconds West 32.87 feet, thence North 62 degrees 44 minutes 18 seconds West 45.33 feet to the east side of Pot Spring Road, thence along said Pot Spring Road North 27 degrees 15 minutes 42 seconds East 20.00 feet to the place of beginning. Containing 1.0367 acres of land more or less.

ZONING DESCRIPTION OF THE PROPOSED PROPERTY OF THE BETHANY COMMUNITY, INC.

Beginning at a point located on the east side of Pot Spring Road approximately 1377 feet South from the centerline of Loch Raven Road, thence leaving said east side Pot Spring Road South 62 degrees 44 minutes 18 seconds East 42.20 feet; thence South 80 degrees 32 minutes 46 seconds East 27.97 feet; thence North 89 degrees 22 minutes 53 seconds East 92.36 feet, thence North 80 degrees 44 minutes 44 seconds East 41.83 feet; thence North 69 degrees 25 minutes 59 seconds East 24.64 feet; thence North 31 degrees 01 minutes 38 seconds East 19.42 feet; thence North 22 decrees 31 minutes 48 seconds West 22.19 feet; thence South 76 degrees 51 minutes 12 seconds West 45.12 feet; thence North 66 degrees 14 minutes 09 seconds West 90.29 feet; thence North 23 degrees 45 minutes 51 seconds East 116.27 feet; thence South 66 degrees 14 minutes 09 seconds East 42.29 feet; thence North 76 degrees 11 minutes 08 seconds East 53.10 feet; thence North 33 degrees 56 minutes 22 seconds West 66.33 feet, thence North 46 degrees 59 minutes 26 seconds East 210.53 feet; thence South 43 degrees 00 minutes 34 seconds East 78.00 feet; thence South 46 degrees 59 minutes 26 seconds West 80.00 feet; thence South 43 degrees 00 minutes 34 seconds East 90.00 feet; thence South 46 degrees 59 minutes 26 seconds West 128.00 feet; thence South 76 degrees 59 minutes 26 seconds West 49.83 feet; thence South 06 degrees 05 minutes 30 seconds East 52.65 feet; thence South 11 degrees 52 minutes 45 seconds West 19.42 feet; thence South 39 degrees 15 minutes 01 second West 21.66 feet; thence South 51 degrees 00 minutes 03 seconds West 28.64 feet; thence South 69 degrees 25 minutes 59 seconds West 28.25 feet, thence South 80 degrees 44 minutes 44 seconds West 45.32 feet; thence South 89 degrees 22 minutes 53 seconds West 95.63 feet; thence North 80 degrees 32 minutes 46 seconds West 32.87 feet, thence North 62 degrees 44 minutes 18 seconds West 45.33 feet to the east side of Pot Spring Road, thence along said Pot Spring Road North 27 degrees 15 minutes 42 seconds East 20.00 feet to the place of beginning. Containing 1.2548 acres of land more or less.

ZONING DESCRIPTION OF PROPOSED ASSISTED LIVING FACILITY MERCY RIDGE PROPERTY

Beginning at a point located on the east side of Pot Spring Road approximately 240 feet South from the centerline of Loch Raven Road, thence leaving said Pot Spring Road South 14 degrees 42 minutes 17 seconds East 357 14 feet; thence North 75 degrees 17 minutes 43 seconds East 530.31 to the point of beginning, thence North 88 degrees 00 minutes 00 seconds East 106.85 feet, thence North 2 degrees 00 minutes 00 seconds West 115.50 feet; thence North 88 degrees 00 minutes 00 seconds East 117.89 feet, thence South 2 degrees 00 minutes 00 seconds East 55.57 feet, thence South 88 degrees 00 minutes 00 seconds West 23.80 feet, thence South 2 degrees 00 minutes 00 seconds East 127.25 feet, thence North 88 degrees 00 minutes 00 seconds East 66.28 feet, thence South 2 degrees 00 minutes 00 seconds East 83.28 feet, thence North 88 degrees 00 minutes 00 seconds East 17.65 feet, thence South 2 degrees 00 minutes 00 seconds East 55.58 feet, thence South 88 degrees 00 minutes 00 seconds West 130.81 feet, thence North 2 degrees 00 minutes 00 seconds West 76.87 feet, thence South 88 degrees 00 minutes 00 seconds West 55.73 feet, thence North 2 degrees 00 minutes 00 seconds West 40.91 feet, thence South 88 degrees 00 minutes 00 seconds West 98.33 feet, thence North 2 degrees 00 minutes 00 seconds West 88.31 to the place of beginning. Containing 1.1003 acres of land more or less.

kjWellsInc

DATA SOURCES:

Portions of Baltimore County 200' scale Zoning Maps: NE 15-A, NE 15-B, NE 16-A, NE 16-B

Property boundary computations by
Kenneth J. Wells
kjWellsInc
7405 New Cut Road
Kingsville, MD 21087
(410) 592-8600 Fax (410) 817-4329

DMW
Daft·McCune·Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

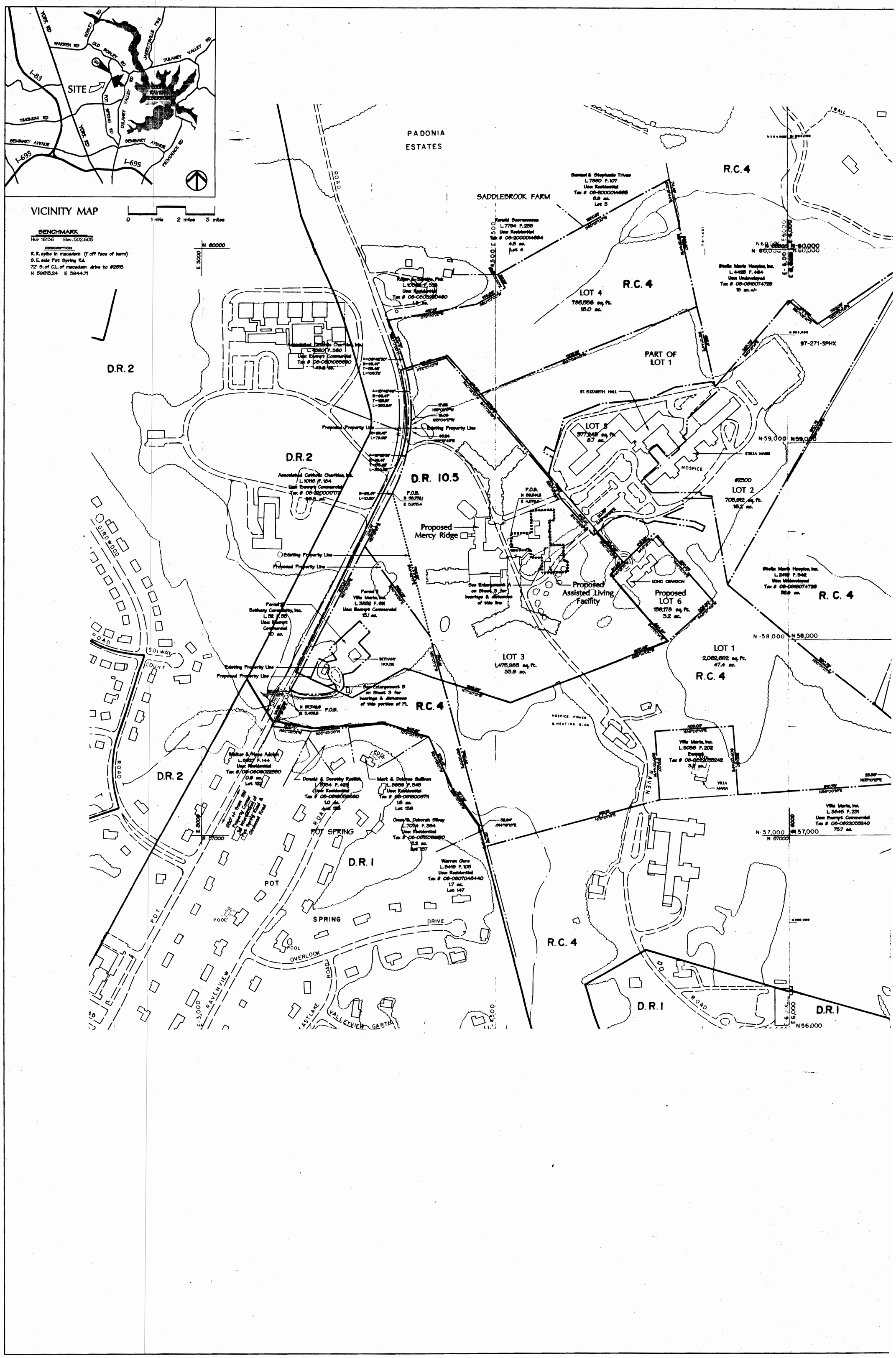
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

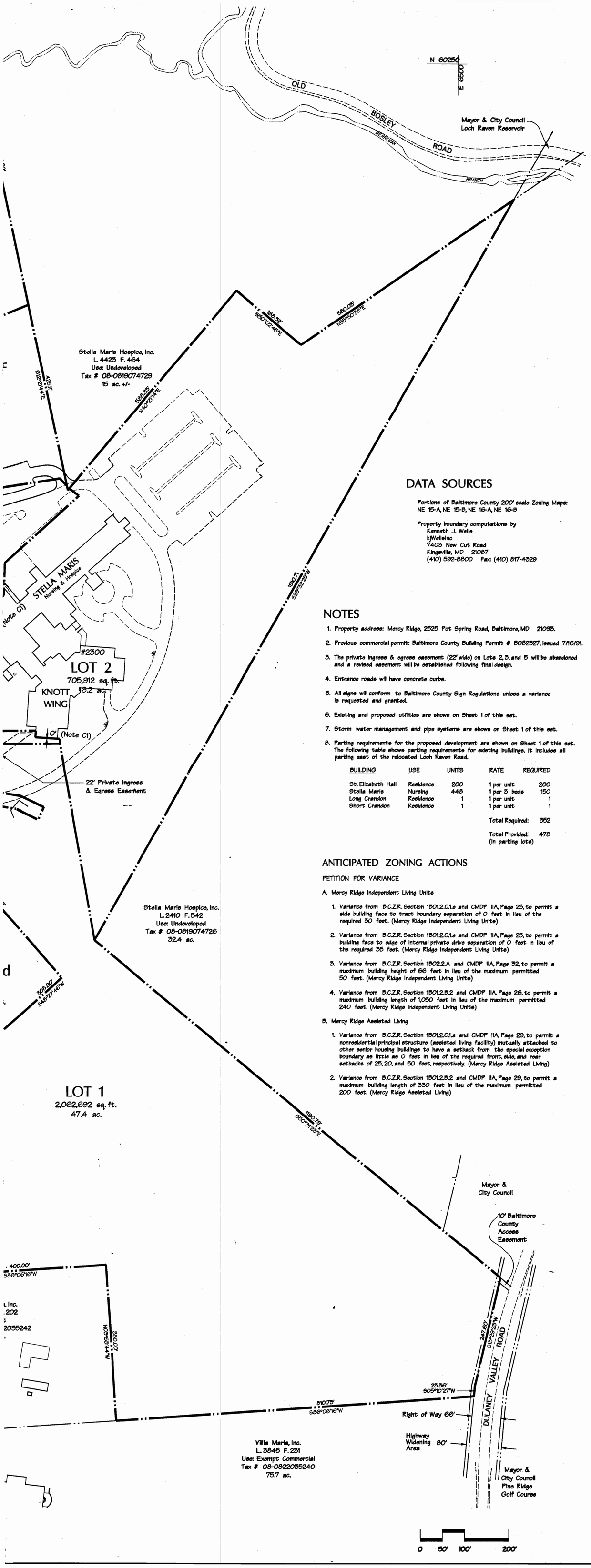
Plan to Accompany a Petition for Special Hearing, Special Exception, and Variance

MERCY RIDGE

DATE	BY	REVISIONS

ISSUE DATES			
REVIEW:		BASE:	DGM
BID:		DRAWN:	
PERMIT:		DESIGNED:	
CONSTRUCTION:		CHECKED BY:	
SCALE:	1"=200'	DATE CHECKED:	
PROJECT NO.:	90052T	DRAWING:	2 OF 4


VICINITY MAP
0 1 mile 2 miles 3 miles
SITE
I-83
I-695
YORK RD
WARREN RD
OLD BOSLEY RD
DULANEY VALLEY RD
JARRETTSVILLE PIKE
TIMONIUM RD
SEMINARY AVENUE
PROVIDENCE RD
POT SPRING RD
BENCHMARK
Hub 16136 Elev. 502.605
DESCRIPTION
R.R. spike in macadam (1' off face of berm)
S.E. side Pot Spring Rd.
72' S. of C.L. of macadam drive to #2615
N 59613.24 E 3844.71
PADONIA ESTATES
SADDLEBROOK FARM
R.C. 4
D.R. 2
D.R. 10.5
D.R. 1
LOT 1
2,082,692 sq. ft.
47.4 ac.
LOT 2
705,912 sq. ft.
16.2 ac.
LOT 3
1,475,955 sq. ft.
33.9 ac.
LOT 4
786,556 sq. ft.
18.0 ac.
LOT 5
377,249 sq. ft.
8.7 ac.
Proposed LOT 6
136,178 sq. ft.
3.2 ac.
PART OF LOT 1
Proposed Mercy Ridge
Proposed Assisted Living Facility
97-271-SPHX
ST. ELIZABETH HALL
STELLA MARIS HOSPICE
LONG GRANDON
GLADWOOD ROAD
SOLWAY COURT
POT SPRING ROAD
RAVENVIEW ROAD
OVERLOOK ROAD
EASTLAKE ROAD
VALLEYVIEW GARTH
POOL DRIVE
BETHANY HOUSE
HOSPICE POWER & HEATING BLDG.
VILLA MARIA
Associated Catholic Charities, Inc. L. 4560 F. 560 Use: Exempt Commercial Tax # 08-0801065690 45.8 ac.
Associated Catholic Charities, Inc. L. 1016 F. 164 Use: Exempt Commercial Tax # 08-2200017777 199.8 ac.
Parcel 'B' Villa Maria, Inc. L. 5662 F. 611 Use: Exempt Commercial 13.1 ac.
Parcel 'C' Bethany Community, Inc. L. 32 F. 56 Use: Exempt Commercial 2.0 ac.
Walter & Hope Adolph L. 5627 F. 144 Use: Residential Tax # 08-0808022560 0.9 ac. Lot 122
Donald & Dorothy Rastall L. 5764 F. 425 Use: Residential Tax # 08-0818056660 1.0 ac. Lot 135
Mark & Dolores Sullivan L. 5858 F. 545 Use: Residential Tax # 08-0818009711 1.5 ac. Lot 136
Owen & Deborah Silvey L. 7074 F. 364 Use: Residential Tax # 08-0818056620 1.2 ac. Lot 137
Warren Gore L. 5419 F. 105 Use: Residential Tax # 08-0807046440 1.7 ac. Lot 147
Samuel & Stephanie Trivas L. 7860 F. 107 Use: Residential Tax # 08-2000014666 6.9 ac. Lot 5
Ronald Scornavacca L. 7784 F. 255 Use: Residential Tax # 08-2000014684 4.5 ac. Lot 4
Roger & Sophia Pink L. 10055 F. 325 Use: Residential Tax # 08-0805680480 1.0 ac.
Stella Maris Hospice, Inc. L. 4425 F. 464 Use: Undeveloped Tax # 08-0818074729 15 ac. +/-
Stella Maris Hospice, Inc. L. 2419 F. 542 Use: Undeveloped Tax # 08-0818074729 32.4 ac.
Villa Maria, Inc. L. 5656 F. 202 Exempt Tax # 08-0822055242 3.4 ac.
Villa Maria, Inc. L. 5645 F. 221 Use: Exempt Commercial Tax # 08-0822055240 75.7 ac.
Proposed Property Line
Existing Property Line
See Enlargement A on Sheet 3 for bearings & distances of this line
See Enlargement B on Sheet 3 for bearings & distances of this portion of Pl.
F.O.B. N 58,728.1 E 5,678.4
F.O.B. N 57,748.8 E 5,468.8
N 60000
E 5000
N 59000
N 58000
N 57000
E 3,000
E 4,500
E 6,000



DATA SOURCES

Portions of Baltimore County 200' scale Zoning Maps:
NE 15-A, NE 15-B, NE 16-A, NE 16-B

Property boundary computations by
Kenneth J. Wells
kjWellsinc
7403 New Cut Road
Kingsville, MD 21087
(410) 592-8800 Fax: (410) 817-4329

NOTES

1. Property address: Mercy Ridge, 2525 Pot Spring Road, Baltimore, MD 21093.
2. Previous commercial permit: Baltimore County Building Permit # B082527, issued 7/16/91.
3. The private ingress & egress easement (22' wide) on Lots 2, 3, and 5 will be abandoned and a revised easement will be established following final design.
4. Entrance roads will have concrete curbs.
5. All signs will conform to Baltimore County Sign Regulations unless a variance is requested and granted.
6. Existing and proposed utilities are shown on Sheet 1 of this set.
7. Storm water management and pipe systems are shown on Sheet 1 of this set.
8. Parking requirements for the proposed development are shown on Sheet 1 of this set. The following table shows parking requirements for existing buildings. It includes all parking east of the relocated Loch Raven Road.

BUILDING	USE	UNITS	RATE	REQUIRED
St. Elizabeth Hall	Residence	200	1 per unit	200
Stella Maris	Nursing	448	1 per 3 beds	150
Long Crandon	Residence	1	1 per unit	1
Short Crandon	Residence	1	1 per unit	1
			Total Required:	352
			Total Provided: (in parking lots)	478

ANTICIPATED ZONING ACTIONS

PETITION FOR VARIANCE

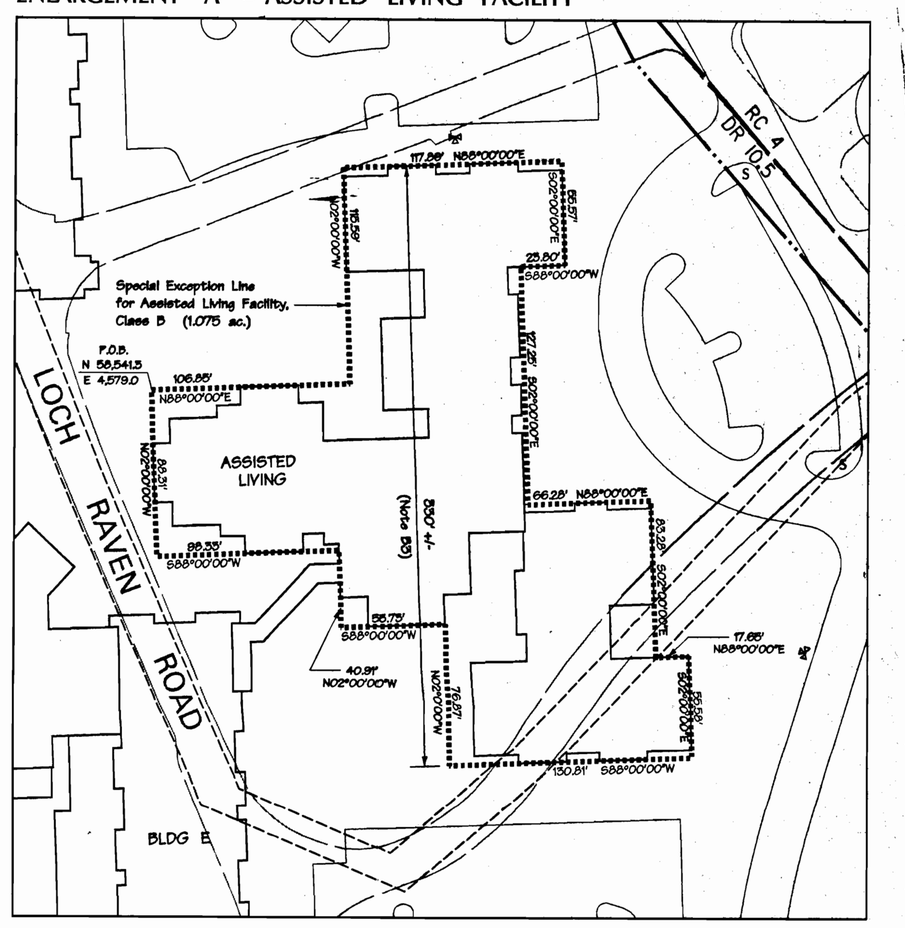
A. Mercy Ridge Independent Living Units

1. Variance from B.C.Z.R. Section 1B01.2.C.1.e and CMDP IIA, Page 25, to permit a side building face to tract boundary separation of 0 feet in lieu of the required 30 feet. (Mercy Ridge Independent Living Units)
2. Variance from B.C.Z.R. Section 1B01.2.C.1.e and CMDP IIA, Page 25, to permit a building face to edge of internal private drive separation of 0 feet in lieu of the required 35 feet. (Mercy Ridge Independent Living Units)
3. Variance from B.C.Z.R. Section 1B02.2.A and CMDP IIA, Page 32, to permit a maximum building height of 66 feet in lieu of the maximum permitted 50 feet. (Mercy Ridge Independent Living Units)
4. Variance from B.C.Z.R. Section 1B01.2.B.2 and CMDP IIA, Page 26, to permit a maximum building length of 1,050 feet in lieu of the maximum permitted 240 feet. (Mercy Ridge Independent Living Units)

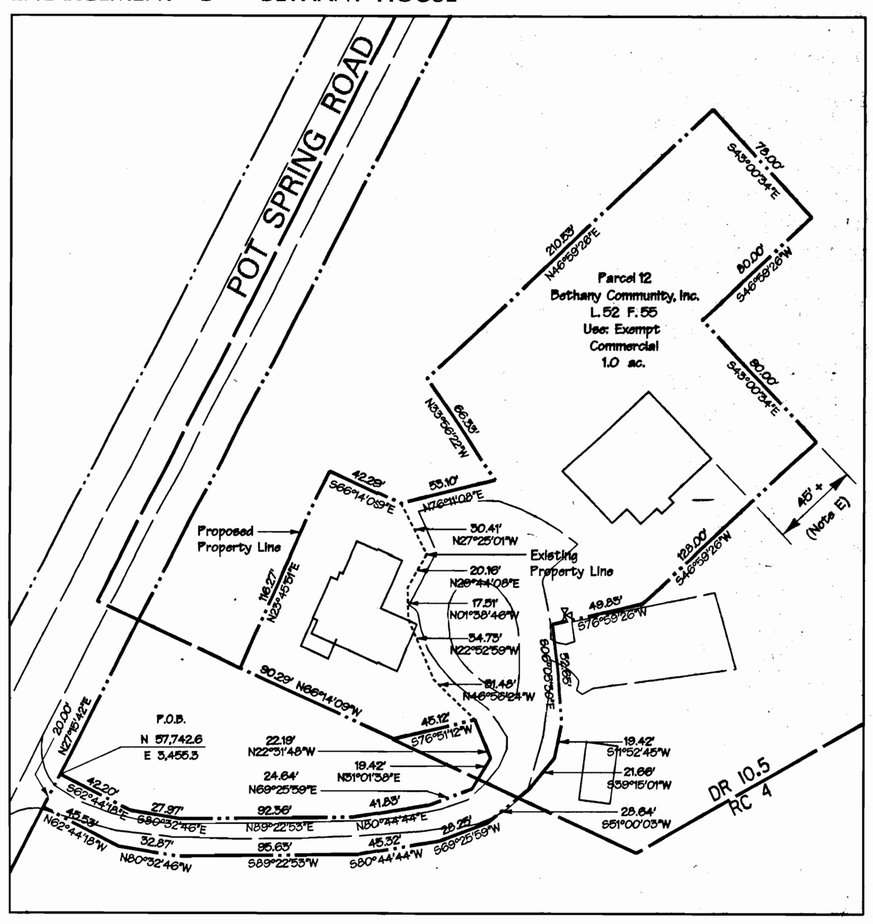
B. Mercy Ridge Assisted Living

1. Variance from B.C.Z.R. Section 1B01.2.C.1.a and CMDP IIA, Page 29, to permit a nonresidential principal structure (assisted living facility) mutually attached to other senior housing buildings to have a setback from the special exception boundary as little as 0 feet in lieu of the required front, side, and rear setbacks of 25, 20, and 50 feet, respectively. (Mercy Ridge Assisted Living)
2. Variance from B.C.Z.R. Section 1B01.2.B.2 and CMDP IIA, Page 29, to permit a maximum building length of 330 feet in lieu of the maximum permitted 200 feet. (Mercy Ridge Assisted Living)

ENLARGEMENT "A" – ASSISTED LIVING FACILITY



ENLARGEMENT "B" – BETHANY HOUSE



ANTICIPATED ZONING ACTIONS, continued

C. Stella Maris/St. Elizabeth Hall/Long Crandon

1. Variance from B.C.Z.R. Section 1A03.4.B.2 to permit existing, nonconforming buildings on proposed Lot 2 (Stella Maris) and on proposed Lot 5 (St. Elizabeth Hall) to have a setback of 0 feet where buildings are mutually attached or 0 feet to the lot line where not mutually attached in lieu of the required 50 feet. (Stella Maris/St. Elizabeth Hall)
2. Variance from B.C.Z.R. Section 1A03.4.B.3 to permit existing, nonconforming improvements on proposed Lots 2, 5, and 6 to have an impervious surface area of 27.5%, 53.0%, and 13.7%, respectively, in lieu of the maximum permitted 10%. (Stella Maris/Elizabeth Hall, Long Crandon)
3. Variance from B.C.Z.R. Section 1A03.4.B.3 to permit existing, nonconforming improvements on proposed Lots 2 and 5 to have resulted in a 27.5% and 53.0%, respectively, removal of natural vegetation in lieu off the permitted 25%. (Stella Maris/St. Elizabeth Hall)
4. Variance from B.C.Z.R. Section 1A03.4.A to permit existing buildings to have a height of 78 feet (Stella Maris) and 48 feet (St. Elizabeth Hall) in lieu of the maximum permitted 35 feet. (Stella Maris/St. Elizabeth Hall)
5. Variance from B.C.Z.R. Section 1A03.4.B.2 to permit an existing, nonconforming building on proposed Lot 6 to have a side yard setback of 25 feet in lieu of the required 50 feet. (Long Crandon)
6. Variance from B.C.Z.R. Section 400.1 to permit an existing carriage house on proposed Lot 6 to be located in the side and front yard in lieu of the required rear yard and to permit a sideyard setback of 0 feet in lieu of the required 2.5 feet. (Long Crandon)
7. Variance from B.C.Z.R. Section 400.3 to permit an existing carriage house on proposed Lot 6 to have a height greater than 15 feet. (Long Crandon)

D. Bethany House

Variance from B.C.Z.R. Section 1B01.2.C.1.a and CMDP IIA, Page 29, to permit existing structures to have rear setback to lot line of 45 feet in lieu of the required 50 feet. (Bethany House)

E. Lot 1 and Villa Maria

Variance from B.C.Z.R. Section 400.1 to permit a 0 foot setback for a swimming pool straddling joint lot lines in lieu of the required 2.5 foot separation. (Lot 1 and Villa Maria)

PETITION FOR SPECIAL HEARING

A. Total Site

Special Hearing pursuant to B.C.Z.R. Section 409.12.B to approve a modified parking plan wherein all of the off-street parking spaces are used in common rather than being assigned to individual uses or buildings. (Total site)

B. RC-4 Portions

Special Hearing to determine that the proposed lot lines do not affect nonconforming status and use. (RC-4 portions)

PETITION FOR SPECIAL EXCEPTION

A. Mercy Ridge Assisted Living

Special Exception pursuant to B.C.Z.R. Section 1B01.1.C.26 for an assisted living facility (Class B) in a DR 10.5 zone to be developed as a component of a housing facility for the elderly. (Mercy Ridge Assisted Living)

DMW
Daft·McCune·Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

Plan to Accompany
a Petition for Special Hearing,
Special Exception, and Variance

MERCY RIDGE

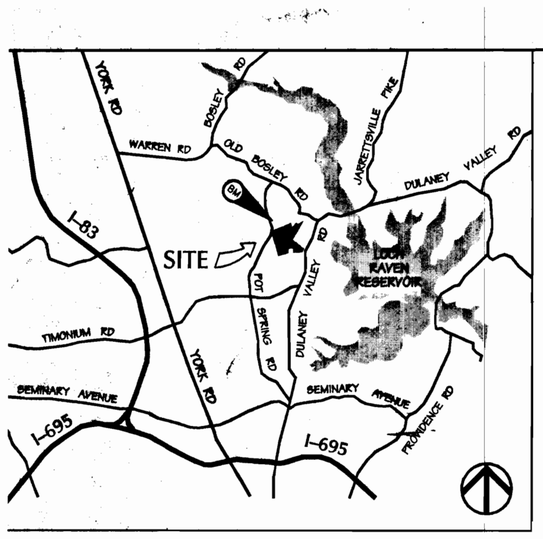
B.C.M.D.

STATE OF MARYLAND
DAVID E. LOCKE
REGISTERED LANDSCAPE ARCHITECT
NO. 804

DATE	BY	REVISIONS

ISSUE DATES			
REVIEW:		BASE:	BSM
BID:		DRAWN:	
PERMIT:		DESIGNED:	
CONSTRUCTION:		CHECKED BY:	
		DATE CHECKED:	
SCALE:	1"=100'	DRAWING:	3 of 4
PROJECT NO.:	90052.T		

Mon Oct 19 19:08:50 1998 c:\mesfiles\90052mercy\90052zon.ba3



VICINITY MAP

0 1 mile 2 miles 3 miles

BENCHMARK
Hub 16136 Elev. 502.605

DESCRIPTION
R.R. spike in macadam (1' off face of berm)
S.E. side Pot Spring Rd.
72' S. of C.L. of macadam drive to #2615
N 59613.24 E 3944.71

LEGEND

- Property Line
- Property Line - Adjacent Lot
- RC 4 / DR 10.5 — Zoning Line
- Existing Property Line - To be adjusted per this plan
- S — Proposed Directional Sign (within Site)
- Existing / Proposed Fire Hydrant

N 60250
E 4000

SADDLEBROOK FARM

Samuel & Stephanie Trivas
L. 7890 F. 107
Use: Residential
Tax # 08-2000014683
6.9 ac.

Ronald Scornavacca
L. 7794 F. 235
Use: Residential
Tax # 08-2000014684
4.5 ac.

Roger & Sandra Fink
L. 10365 F. 355
Use: Residential
Tax # 08-0803050490
1.0 ac.

Associated Catholic Charities, Inc.
L. 4360 F. 360
Use: Exempt Commercial
Tax # 08-0801085690
43.2 ac.

Associated Catholic Charities, Inc.
L. 10116 F. 184
Use: Exempt Commercial
Tax # 08-2200017172
39.8 ac.

Parcel 11
Villa Maria, Inc.
L. 3852 F. 611
Use: Exempt Commercial
13.1 ac.
Boundary of this parcel will be adjusted per this plan.

Parcel 12
Bethany Community, Inc.
L. 52 F. 55
Use: Exempt Commercial
1.0 ac.

Walter & Hope Adolph
L. 5627 F. 144
Use: Residential
Tax # 08-0806022380
0.8 ac.

Donald & Dorothy Roesch
L. 3754 F. 429
Use: Residential
Tax # 08-0818050680
1.0 ac.

Mark & Dolores Sullivan
L. 8839 F. 545
Use: Residential
Tax # 08-0819009711
1.5 ac.

Owen & Deborah Silvey
L. 7074 F. 354
Use: Residential
Tax # 08-0815069190
3.2 ac.

Warren Gore
L. 5419 F. 105
Use: Residential
Tax # 08-0807048440
1.7 ac.

POT SPRING

POT SPRING ROAD

LOCH RAVEN ROAD

LOCH RAVEN RD

LOT 4
785,556 sq. ft.
18.0 ac.

LOT 5
377,243 sq. ft.
8.7 ac.

LOT 3
1,475,983 sq. ft.
33.9 ac.

PART OF LOT 1

Proposed LOT 6
139,178 sq. ft
3.2 ac.

ST. ELIZABETH HALL
Independent Living

BLDG A
BLDG B
BLDG C
BLDG D
BLDG E
BLDG F
BLDG G
AUDITORIUM
COMMUNITY CENTER
ASSISTED LIVING
POOL
(Note A1)
(Note A2)
(Note A3)
(Note A4)
(Note B3)
(Note C1)
(Note D1)
(Note D2)
(Note E)
(Note F)

LONG GRANDON
Residence for Retired Clerics

SHORT GRANDON
Accessory Residence

Power Plant (not in use)

Villa Maria
L. 5056 F.
Exempt
Tax # 08-082
3.2 ac

Swimming Pool

SEE ENLARGEMENT "A" AT RIGHT

SEE ENLARGEMENT "B" AT RIGHT

P.O.B.
N 58,752.1
E 3,975.4

P.O.B.
N 58,541.3
E 4,579.0

P.O.B.
N 57,742.6
E 3,455.3

E 4000
N 57750

Proposed Sign Location

Relocated 10'-wide Baltimore County Access Easement

Existing Property Line to be adjusted

Proposed Property Line (1.8 acres +/- to be conveyed to Mercy Ridge, Inc.)

Proposed Property Line

Existing Property Line to be adjusted

22' Private Ingress and Egress Easement

Special Exception Line for Assisted Living Facility, Class B (1.1 ac.)

Relocated Loch Raven Road (private)

25' Paving

60' Right of Way

Drainage & Utility Reservation

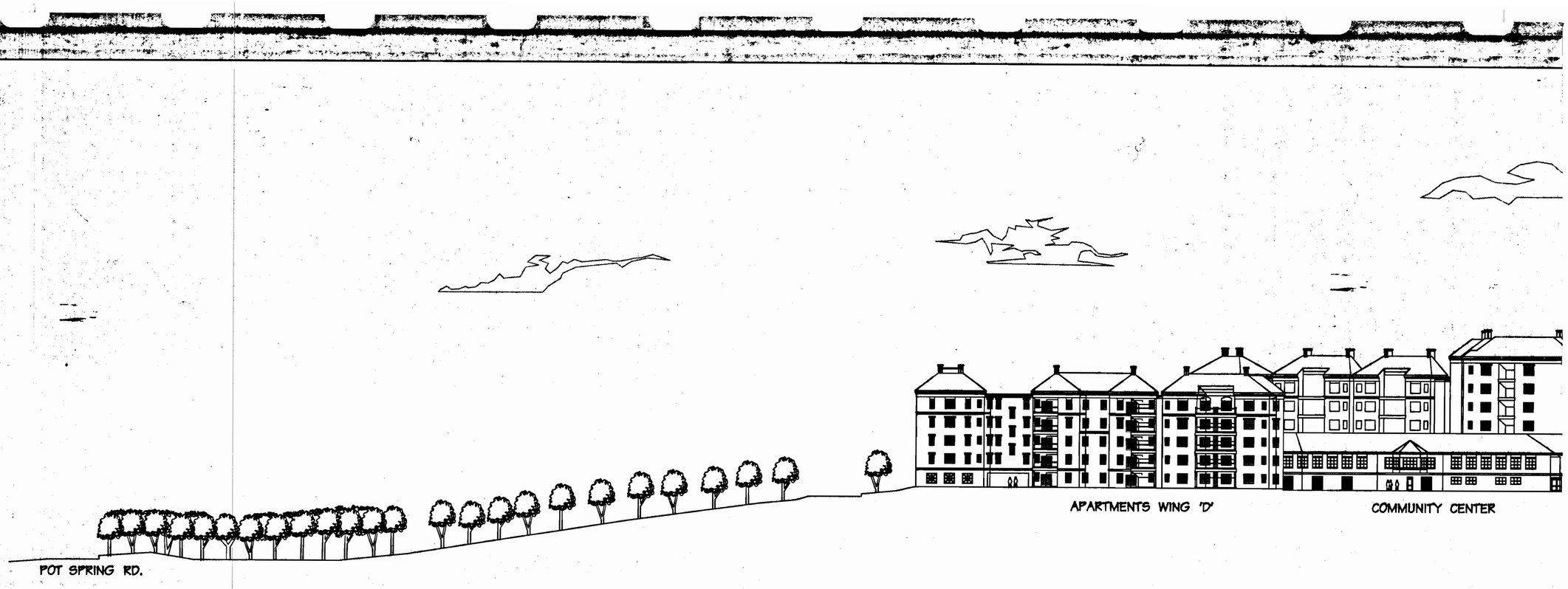
Δ = 15°43'49"
R = 911.47'
T = 125.91'
L = 250.24'

Δ = 06°42'30"
R = 911.47'
T = 53.42'
L = 106.72'

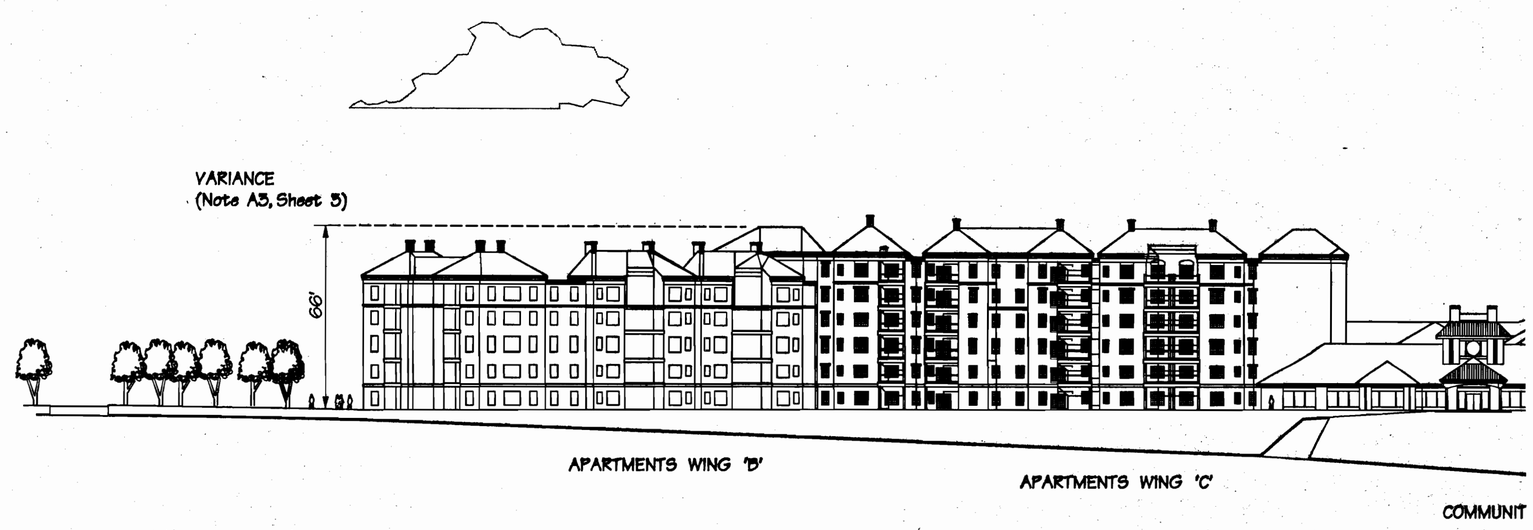
Δ = 19°28'31"
R = 911.47'
T = 156.42'
L = 309.82'

R = 911.47'
L = 10.58'

S72°13'43"W 215.97'
S29°08'00"E 80.28'
S60°57'00"W 168.69'
S79°48'25"W 457.14'
S22°17'08"E 172.53'
N40°52'18"W 251.49'
S40°52'18"E 569.23'
S67°36'43"W 1206.15'
S12°21'44"E 774.49'
N12°21'44"W 599.25'
S25°03'17"E 752.40'
S20°41'02"E 151.59'
S46°21'18"W 247.41'
S40°52'18"E 204.78'
S41°32'14"E 456.23'
S68°14'52"W 865.48'
S14°19'18"E 32.94'
S41°32'14"E 85.79'
N27°15'37"E 236.71'
N27°15'37"E 225.24'
S36°44'57"E 565.02'
S15°03'17"E 236.61'
N71°28'12"W 368.29'
N27°15'42"E 20.00'
N27°15'42"E 191.18'
N82°32'51"W 203.30'
S85°43'09"W 361.98'
N74°38'51"W 246.84'
N24°53'51"W 246.48'
N33°06'09"W 277.19'
S75°01'16"W 912.10'
S03°53'44"E 550.00'
N46°21'11"E 218.28'
S46°21'18"W 89.28'
S41°32'14"E 444.27'
S15°03'17"E 752.40'
S14°42'17"E 759.32'



EAST – WES



NORTH – SOU

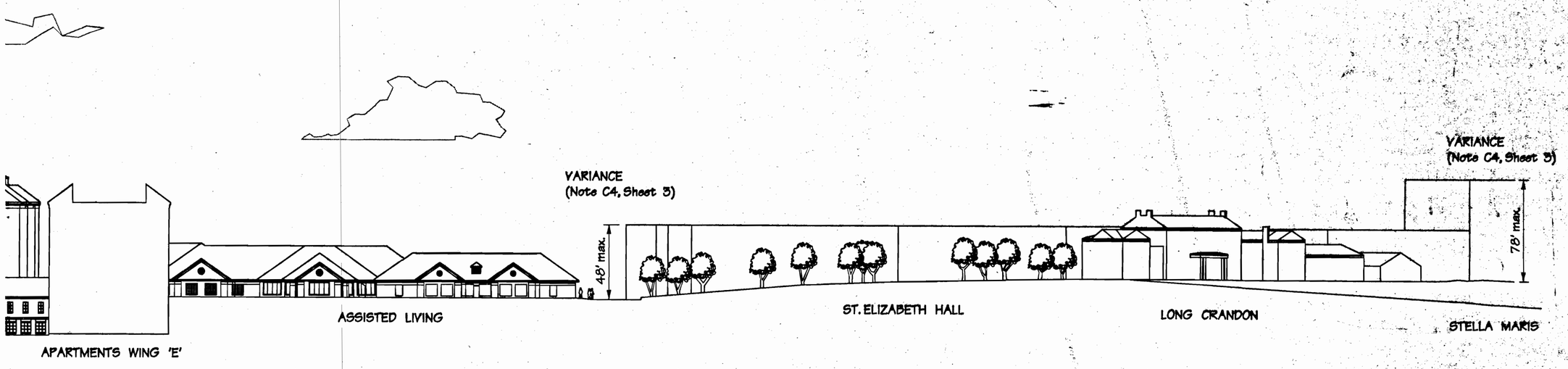
SITE SECTION

MARCH 12, 1998

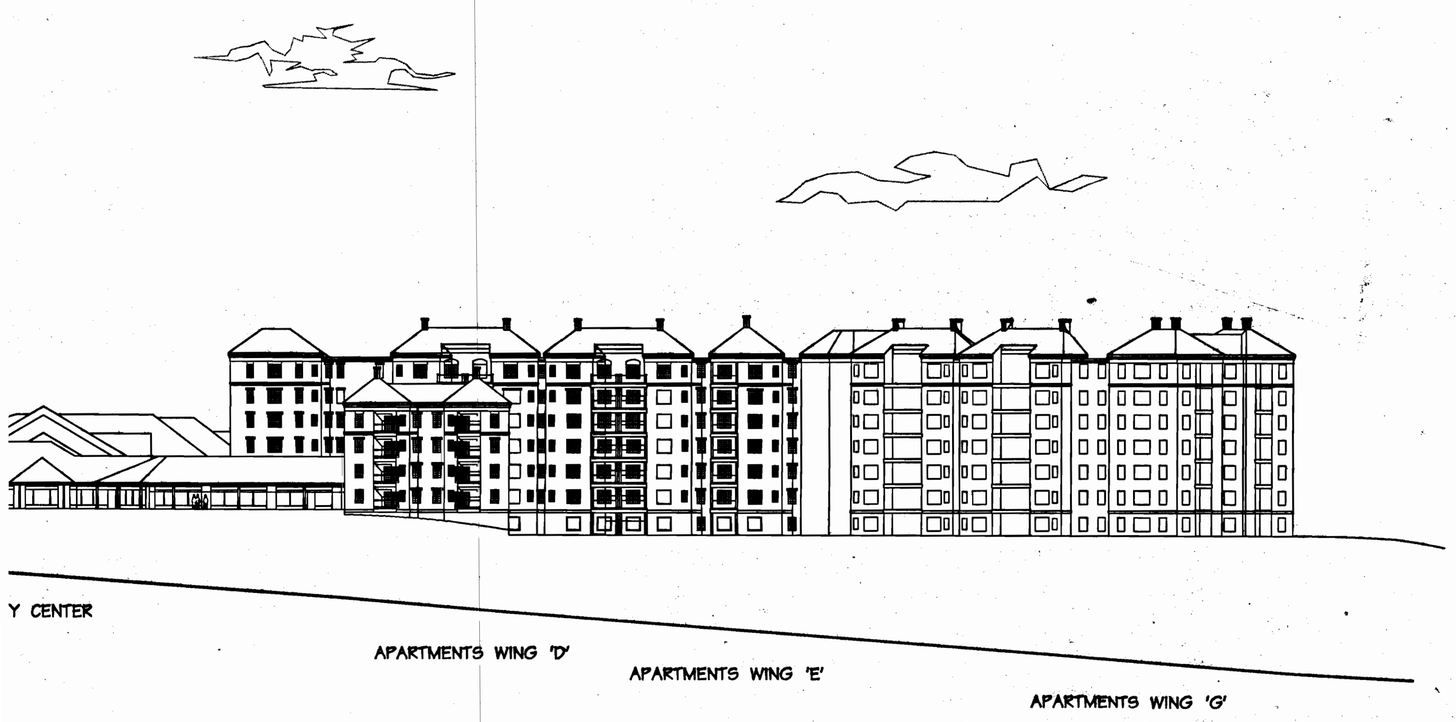
30' 0 15' 30' 60' 100'

MERC

SENIOR INDEPEN



T SECTION



TH SECTION

Y RIDGE

DENT LIVING COMMUNITY

CS&D

DMW

Daft·McCune·Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

Plan to Accompany
a Petition for Special Hearing,
Special Exception, and Variance

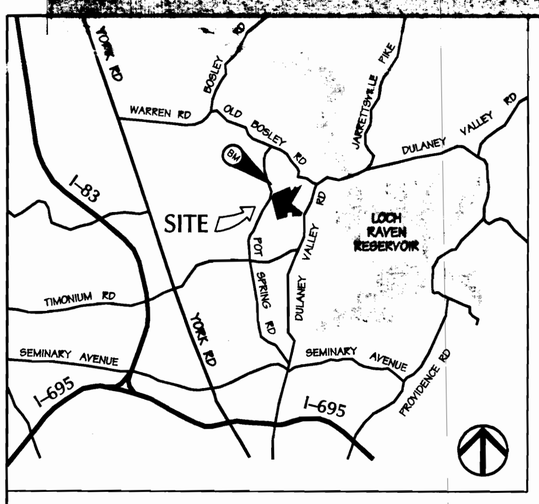
MERCY RIDGE

STATE OF MARYLAND
DAVID E. LOCKE
No. 954
REGISTERED LANDSCAPE ARCHITECT

DATE	BY	REVISIONS

ISSUE DATES:			
REVIEW:	9/1/98	BASE:	BOM
BID:		DRAWN:	CS&D
PERMIT:		DESIGNED:	CS&D
CONSTRUCTION:		CHECKED BY:	
SCALE:	1"=40'	DATE CHECKED:	
PROJECT NO.:	90052T	DRAWING:	4 of 4

Wed Sep 2 13:48:18 1998 x:\mefiles\90052mercy\90052zon.lwp



VICINITY MAP

0 1 mile 2 miles 3 miles

BENCHMARK

Hub 16136 Elev. 502.605

DESCRIPTION

R.R. spike in macadam (1' off face of berm)
S.E. side Pot Spring Rd.
72' S. of C.L. of macadam drive to #2615
N 59613.24 E 3944.71

LEGEND

- Limit of Disturbance
- Property Line
- Property Line - Adjacent Lot
- Zoning Line (RC 4 / DR 10.5)
- Forest Buffer Easement
- Forest Conservation Easement
- 25' Principle Structure Setback
- Storm Water Management Easement
- Nontidal Wetland
- Head of Stream
- Stream
- Slope 25% or Greater
- Existing Specimen Tree
- Proposed Landscape Trees
- Existing / Proposed MTA Bus Stop (B / B)
- Proposed Directional Sign (within Site) (S)
- Private Local Open Space Areas
- Proposed Paving
- Soil Types (MaF)
- Existing / Proposed Fire Hydrant

N 60250
E 4000

DIRECTOR OF PDM NOTE

This Development Plan is approved by the Director of PDM based on his interpretation of Zoning Regulations, that it complies with present policy, density and bulk 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 on said plan. Utilization will have occurred when a dwelling is constructed and transferred for the purpose of occupancy.

ACCESSORY STRUCTURE NOTE

Envelopes shown hereon 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 400 and 301 of Baltimore Co. Zoning Regulations, subject to covenants and applicable building permits. Accessory structures, fences and projections into yard cannot be located in flood plain areas or hydric soils.

Samuel & Stephanie Trivas
L.7850 F.107
Use: Residential
Tax # 08-2000014683
6.9 ac.

Ronald Scornavacca
L.7784 F.235
Use: Residential
Tax # 08-2000014684
4.5 ac.

Roger & Sandra Fink
L.10365 F.355
Use: Residential
Tax # 08-0803050490
1.8 ac.

Existing SWM Pond

LOT 4
785,556 sq. ft.
18.0 ac.

PART OF LOT 1

Forest Buffer Easement

Forest Conservation Easement

25' Principle Structure Setback

Pad Site for Future Weatherized Structure for Maintenance Vehicles & Staff Parking

Associated Catholic Charities, Inc.
L.4360 F.360
Use: Exempt Commercial
Tax # 08-0801085690
43.2 ac.

Proposed Sign Location

Proposed Property Line

22' Private Ingress and Egress Easement

Retaining Wall

Associated Catholic Charities, Inc.
L.10116 F.184
Use: Exempt Commercial
Tax # 08-2200017172
39.8 ac.

Proposed Stormwater Management Pond

Proposed Sign Location

Relocated 10'-wide Baltimore County Access Easement

Private Local Open Space 4.25 ac.

Proposed Property Line (1.8 acres +/- to be conveyed to Mercy Ridge, Inc.)

Parcel 11
Villa Maria, Inc.
L.3852 F.611
Use: Exempt Commercial
13.1 ac.
Boundary of this parcel will be adjusted per this plan.

Existing Property Line

Retaining Wall

Parcel 12
Bethany Community, Inc.
L.52 F.55
Use: Exempt Commercial
1.0 ac.

Existing Property Line

Proposed Property Line

25' Principle Structure Setback

Forest Buffer Easement

Wetland

Drainage & Utility Reservation

Walter & Hope Adolph
L.5827 F.144
Use: Residential
Tax # 08-0806022380
0.9 ac.

Donald & Dorothy Roesch
L.3754 F.429
Use: Residential
Tax # 08-0818050000
1.0 ac.

Mark & Dolores Sullivan
L.8839 F.545
Use: Residential
Tax # 08-0819008711
1.5 ac.

Owen & Deborah Silvey
L.7074 F.354
Use: Residential
Tax # 08-0815069190
3.2 ac.

Warren Gore
L.5419 F.105
Use: Residential
Tax # 08-0807048440
1.7 ac.

Forest Buffer Easement

Forest Conservation Easement

25' Principle Structure Setback

Wetland

25' Wetlands Buffer

Forest Conservation Easement

Forest Buffer Easement

Proposed Property Line (1.8 acres +/- to be conveyed to Mercy Ridge, Inc.)

Existing Property Line

Relocated Loch Raven Road (private)

Special Exception Line for Assisted Living Facility Class B (1.1 ac.)

LOT 3
1,415,783 sq. ft.
32.5 ac.

LOT 5
377,243 sq. ft.
8.7 ac.

LOT 6
139,178 sq. ft.
3.2 ac.

Private Local Open Space 33.75 ac.

Residence for Retired Clerics

Ex. 10,000 gal. Underground Storage Tank

22' Private Ingress & Egress Easement

Power Plant (not in use)

Swimming Pool

Villa Maria
L.5036 F.
Exempt
Tax # 08-082
3.2 ac.

BUILDING A — FF 499.0 LL 487.0 — SLAB ELEV. 499.0
BUILDING B — FF 499.0 LL 487.0
BUILDING C — FF 499.0 LL 487.0
BUILDING D — FF 487.0 LL 475.0
BUILDING E — FF 487.0 LL 475.0
BUILDING F — FF 487.0 LL 475.0
BUILDING G — FF 487.0 LL 475.0 — Phase 2
ASSISTED LIVING FAC. SLAB ELEV. 499.0
COMMUNITY CENTER — FF 487.0 LL 475.0 — SLAB ELEV. 487.0
AUDITORIUM Phase 2
Phase 2
Loading Area
POOL Phase 2
TV CABLE 25 DIA. CMP. EL. 487.0
Independent Living
LONG GRANDON
SHORT GRANDON
LOCH RAVEN RD
POT SPRING ROAD
DULANEY VALLEY ROAD

I, _____,
CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

FOREST BUFFER / CONSERVATION EASEMENT NOTES

There shall be no clearing, grading, construction, or disturbance of vegetation in the forest buffer and forest conservation easements except as permitted by the Baltimore County Department of Environmental Protection and Resources Management.

Hiking is permitted within the forest buffer and forest conservation easements. Other types of activities that require clearing, grading, construction, or disturbance of vegetation in the forest buffer and forest conservation easements require approval by the Baltimore County Department of Environmental Protection and Resources Management.

ACCESS NOTE

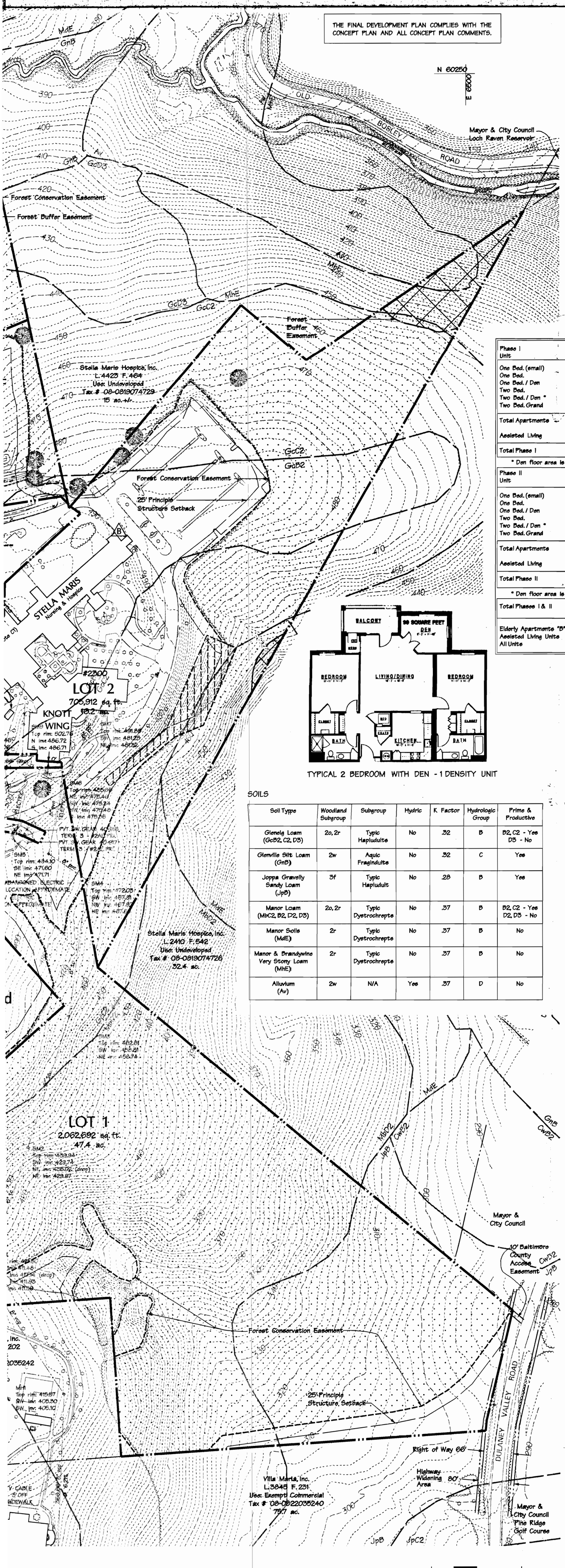
Access to the forest buffer and forest conservation easements shall be directly from Pot Spring Road and Dulaney Valley Road.

PROTECTIVE COVENANTS NOTE

Any forest buffer and forest conservation easements shown hereon are subject to protective covenants which may be found in the land records of Baltimore County and which restrict disturbance and use of these areas.

Variances were granted by the Baltimore County Department of Environmental Protection and Resource Management from the Regulations for the Protection of Water Quality, Streams, Wetlands, and Floodplains, and from the Forest Conservation Act. The Forest Buffer and Forest Conservation Easements and building setbacks shown hereon are reflective of the fact that variances were granted. Conditions were placed on these variances to reduce water quality impacts.

THE FINAL DEVELOPMENT PLAN COMPLIES WITH THE CONCEPT PLAN AND ALL CONCEPT PLAN COMMENTS.



TYPICAL 2 BEDROOM WITH DEN - 1 DENSITY UNIT

GENERAL NOTES

1. Property Owner: Mercy Ridge, Inc.
   c/o Cardinal Shehan Center, Inc.
   2300 Dulaney Valley Road
   Timonium, Maryland 21093

2. Preparer of Plan: Daft-McCune-Walker, Inc.
   200 East Pennsylvania Avenue
   Towson, Maryland 21286

3. Site Area: 32.5 acres +/- Proposed Mercy Ridge Property
   125.9 acres +/- Area of Zoning Actions

4. Site Data: Tax Map 52 - Grid 14 - Parcel 6
   Lot 1: Tax Account Number: 08-2200008315
   Lot 2: Tax Account Number: 08-2200008316
   Election District: 8
   Councilmanic District: 4
   Census Tract: 4085.2
   Watershed Number: 31
   Subsewershed Number: 10

5. DENSITY SUMMARY - AREA CHANGES

   a. Mercy Ridge Component (Class "B" Elderly Housing)

   DR 10.5 = 32.53 acres +/- NET

   33.34 acres +/- GROSS, including 30' Pot Spring Road R.O.W.
   − 0.17 acres +/- Now part of Lot 5

   Gross 10.5 Area = 33.17 acres +/-
   Assisted Living − 1.10 acres +/- Area of Special Exception

   = 32.07 acres +/- x 10.5 = 336.74 D.U.s

   b. Villa Maria Parcel
   DR 10.5 = 5.90 acres +/- NET

   7.00 acres +/- GROSS, including 30' Pot Spring Road R.O.W.
   Bethany House (Office Bldg.) − 1.25 acres +/-

   Gross 10.5 Area = 5.75 acres +/- x 10.5 = 60.38 D.U.s

   397.12 D.U.s

   Assisted Living (46 units x .25) = 11.50 D.U.s

   Total Permitted = 408.62 D.U.s

   c. Density Units Utilized = 408.60 D.U.s

Phase I Unit	Unit Area (sf)	No. of Units	Parking Required	Parking Provided	Density Factor	Density Units
One Bed. (small)	664	5	5		0.75	3.8
One Bed.	744	73	73		0.75	54.8
One Bed. / Den	929	49	49		1.00	49.0
Two Bed.	1,070	62	62		1.00	62.0
Two Bed. / Den *	1,305	42	42		1.00	42.0
Two Bed. Grand	1,446	26	26		1.50	39.0
Total Apartments	261,899	257 units	257	460		250.6
Assisted Living		30 beds	10	15	0.25	7.5
Total Phase I		287	267	475		258.1

* Den floor area is less than 100 sf

Phase II Unit	Unit Area (sf)	No. of Units	Parking Required	Parking Provided	Density Factor	Density Units
One Bed. (small)	664	-	-		0.75	-
One Bed.	744	38	38		0.75	28.5
One Bed. / Den	929	11	11		1.00	11.0
Two Bed.	1,070	40	40		1.00	40.0
Two Bed. / Den *	1,305	28	28		1.00	28.0
Two Bed. Grand	1,446	26	26		1.50	39.0
Total Apartments	146,673	143 units	143	140		146.5
Assisted Living		16 beds	6	10	0.25	4.0
Total Phase II		159	149	150		150.5

* Den floor area is less than 100 sf

Total Phases I & II	Unit Area (sf)	No. of Units	Parking Required	Parking Provided	Density Factor	Density Units
Elderly Apartments "B"		398 units				389.1
Assisted Living Units		46 beds				11.5
All Units	408,572	446	416	625		408.6

SOILS

Soil Type	Woodland Subgroup	Subgroup	Hydric	K Factor	Hydrologic Group	Prime & Productive
Glenelg Loam (GcB2, C2, D3)	2o, 2r	Typic Hapludults	No	.32	B	B2, C2 - Yes D3 - No
Glenville Silt Loam (GnB)	2w	Aquic Fragiudults	No	.32	C	Yes
Joppa Gravelly Sandy Loam (JpB)	3f	Typic Hapludult	No	.28	B	Yes
Manor Loam (MbC2, B2, D2, D3)	2o, 2r	Typic Dystrochrepts	No	.37	B	B2, C2 - Yes D2, D3 - No
Manor Soils (MdE)	2r	Typic Dystrochrepts	No	.37	B	No
Manor & Brandywine Very Stony Loam (MhE)	2r	Typic Dystrochrepts	No	.37	B	No
Alluvium (Av)	2w	N/A	Yes	.37	D	No

6. "Long Crandon" is a designated historic structure: MHT Inventory No. BA 1801. "Short Crandon" is a designated historic structure: MHT Inventory No. BA 1802.

7. There are no known archaeological sites on the property.

8. There are no hazardous materials in use or in storage on site.

9. There are no significant regulated plant or wildlife communities known to exist on site. There are no rare, threatened, or endangered species known to exist on site.

10. This site is not located within the Chesapeake Bay Critical Area.

11. Per FEMA Community Panel No. 240010 0255B, there are no FEMA mapped 100-year floodplains on this site. Floodplain shown hereon is the result of a study conducted by D.M.W.

12. Existing well and septic systems on and within 100 feet of the site are shown.

13. Average Daily Trips - Existing: 1,342
    ADT - After Proposed Development: 2,053

14. The property is served by public water and sanitary sewer connections. No additional water meters or sewer connections will be required for this development.

15. Loch Raven Road (private) will be relocated to accommodate the proposed development (1800 l.f. +/-). Ingress/egress easements will be adjusted accordingly. BGE gas and electric utilities will be relocated.

16. Portions of Loch Raven Road and parking to support this development are shared by several parcels. Easements and agreements will be created to cover shared use.

17. Adjustments to parcel and lot line easements and mortgage lot lines are included in this proposal.

18. Landscape Requirements:
    Interior Road: 4700 l.f. / 20 = 235 p.u.
    Adjacent Road: 940 l.f. / 40 = 23.5 p.u.
    Parking Spaces: 500 spaces / 12 = 41 p.u.
    Total Planting Units Required = 300 p.u.

19. A landscape plan must be approved by the Office of Planning prior to issuance of a building permit.

20. All signs will conform to Baltimore County Zoning Regulations, Section 450.

21. All buildings are scheduled for Phase 1 unless noted as Phase 2.

22. Lighting will be low cut-off fixtures provided for parking safety and illumination of pedestrian walks.

23. No fencing is anticipated at this time, except at the Stormwater Management Pond.

24. No utility easements have been established within or near the development area.

25. The only steep slopes (25% or steeper) within the development area occur along road edges. These areas are shown on the plan.

26. OPEN SPACE PROPOSAL

    Local Open Space Required = 6.2 ac. +/-

    * Residential Units: 398 living units x 650 sf = 258,700 sf = 5.9 ac.
    Assisted Living: 46 beds / 4 = 11.5 x 650 sf = 7,475 sf = 0.2 ac.

    Local Open Space Provided = 8.0 acres (Private)

27. The proposed use should not generate unacceptable levels of smoke, noise, dust, odors, vibrations, glare, and heat.

28. The proposed use does not generate an R.T.A. with respect to proposed building locations and existing off-site zoning, lots, and dwelling locations. (No proposed or existing buildings are within 150 feet of the tract boundary line adjacent to dwellings or lots that would create an R.T.A.)

29. The proposed development appears to be outside of any designated areas of critical state concern as per The Designated Areas of Critical State Concern Map dated August 1977 in the Office of Planning. However, the site is within close proximity of the Limestone Valleys area per the referenced map.

30. There are no known limitations established by the courts, County Board of Appeals, Planning Board and/or Zoning Commissioner or restrictive covenants recorded with individuals or groups that would limit the proposed development of the site.

31. All community comments raised have been addressed, to the best of the Applicant's knowledge. To the extent that an argument is raised that there are unresolved issues, reference should be made to the minutes of the Community Input Meeting of January 13, 1998.

32. The character of Pot Spring Rd., a designated scenic route, shall be maintained as can be noted on the concept landscape plan and section through Pot Spring Rd. and Mercy Ridge frontage.

33. All sidewalks shall be 5' wide. All parking spaces shall be 9' X 18'. Private parking areas and driveways shall be paved in accordance with provisions of Sec. IX.A.2 of C.M.D.P. or Zoning Policy BM-11. Surfacing agent will be designated.

34. Refuse will be collected from inside buildings by a private service.

35. Accessory uses include but may not be limited to: swimming pool, auditorium, common dining facilities, craft and hobby areas, beauty shop, small gift or necessities shops, a small bank branch or automated bank teller machines, guest rooms for residents and potential residents, and other personal and recreational services. Accessory uses are for the sole use of Mercy Ridge residents and their guests. There will be no exterior announcement or other exterior evidence of accessory uses.

36. There are no dwelling units with facing windows to another dwelling unit less than 20 feet.

DATA SOURCES

Boundary lines, easements for roads and utilities, mortgage lines, lot boundaries and numbers, and other deed information shown hereon were taken from "Plat of the Various Charitable Corporations associated with The Roman Catholic Archdiocese of Baltimore" by Kenneth J. Wells, Inc., December 20, 1991 and "Resubdivision Plat of the Cardinal Shehan Center, Incorporated Property" by Kenneth J. Wells, Inc., January 12, 1997.

Amendments to the plat will be required in order to conform to the approved Forest Buffer and Forest Conservation limits.

Topographic information shown hereon was taken from photogrammetry performed by Air Survey Corp April 8, 1996.

Soils information shown hereon was taken from USDA Baltimore County Soils Survey 1976. All soil "K" values less than or equal to .32.

Wetland limits and streams shown on Lots 1-5 were approved in the field by Baltimore County DEPRM on February 6, 1997. Forest Buffer Easement limits shown on Lots 1-5 were approved by Baltimore County DEPRM on April 14, 1997.

Wetlands, streams, and Forest Buffer Easement limits on Parcels 11 and 12 were approved in the field by Baltimore County DEPRM on October 24, 1997.

SEE SHEET 3 FOR ANTICIPATED ZONING ACTIONS

FINAL DEVELOPMENT PLAN
Approved by:

Director of Planning Date

Director of PDM Date

DMW
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

Plan to Accompany
a Petition for Special Hearing,
Special Exception, and Variance

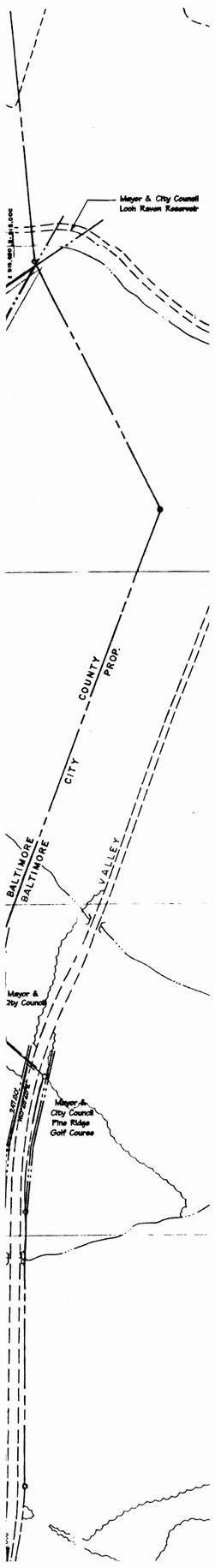
MERCY RIDGE

B.C.M.D.

STATE OF MARYLAND DAVID E. LOCKE REGISTERED LANDSCAPE ARCHITECT NO. 654

DATE	BY	REVISIONS
12/16/98	BSM	CHANGES MADE AS PER REDLINE
		REVISIONS

ISSUE DATES			
REVIEW:	10/20/98	BASE:	BSM
BID:		DRAWN:	BSM
PERMIT:		DESIGNED:	RGC
CONSTRUCTION:		CHECKED BY:	
SCALE:	1"=100'	DATE CHECKED:	
PROJECT NO.:	90052.T	DRAWING:	1 of 4



ZONING COMMISSIONER'S ORDER

THEREPORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of December 1998 that the development plan submitted in the within case as Developer/Petitioner's Exhibit No. 1, be and is hereby APPROVED in accordance with the terms and conditions as set forth herein; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Exception under Section 1B01.1.C.(26) of the BCZR, approval for an assisted living facility (Class B) in a D.R.10.5 zone to be developed as a component of the housing facility for the elderly which is to be known as the Mercy Ridge Assisted Living Canter, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that, pursuant to Petition for Special Hearing, under Section 409.12.B of the Baltimore County Zoning Regulations (BCZR), approval for a modified parking plan wherein all of the off-street parking spaces are used in common rather than being assigned to individual uses or buildings, and to determine that the proposed lot lines do not affect the nonconforming status and use of certain R.C.4 zoned portions of the property, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that variances as more fully set forth in the schedule attached hereto as Exhibit "A", be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Developer shall prepare and submit to Permits and Development Management (PDM), within 10 days from the date of this Order, a development plan which reflects and incorporates the terms, conditions, and restrictions of this opinion and Order and/or the development plan comments.

Any appeal from this decision must be taken in accordance with Section 26-209 of the Baltimore County Code and the applicable provisions of law.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

MERCY RIDGE
PETITION FOR VARIANCE

Variance from B.C.Z.R. Section 1B01.2.C.1.e and CMDP IIA, Page 25, to permit a side building face to tract boundary separation of 0 feet in lieu of the required 30 feet. (Mercy Ridge Independent Living Units)

Variance from B.C.Z.R. Section 1B01.2.C.1.e and CMDP IIA, Page 25, to permit a building face to edge of internal private drive separation of 0 feet in lieu of the required 35 feet. (Mercy Ridge Independent Living Units)

Variance from B.C.Z.R. Section 1B02.2.A and CMDP IIA, Page 32, to permit a maximum building height of 66 feet in lieu of the maximum permitted 50 feet. (Mercy Ridge Independent Living Units)

Variance from B.C.Z.R. Section 1B01.2.B.2 and CMDP IIA, Page 26, to permit a maximum building length of 1,050 feet in lieu of the maximum permitted 240 feet. (Mercy Ridge Independent Living Units)

Variance from B.C.Z.R. Section 1B01.2.C.1.a and CMDP IIA, Page 29, to permit a nonresidential principal structure (assisted living facility) mutually attached to other senior housing buildings to have a setback from the special exception boundary line as little as 0 feet in lieu of the required front, side, and rear setbacks of 25, 20, and 50 feet, respectively. (Mercy Ridge Assisting Living)

Variance from B.C.Z.R. Section 1B01.2.B.2 and CMDP IIA, Page 29, to permit a maximum building length of 330 feet in lieu of the maximum permitted 200 feet. (Mercy Ridge Assisted Living)

Variance from B.C.Z.R. Section 1A03.4.B.2 to permit existing, nonconforming buildings on proposed Lot 2 (Stella Maris) and on proposed Lot 5 (St. Elizabeth Hall) to have a setback of 0 feet where buildings are mutually attached or 0 feet to the lot line where not mutually attached in lieu of the required 50 feet. (Stella Maris/St. Elizabeth Hall)

Variance from B.C.Z.R. Section 1A03.4.B.3 to permit existing, nonconforming improvements on proposed Lots 2, 5, and 6 to have an impervious surface area of 27.5%, 53.0%, and 13.7%, respectively, in lieu of the maximum permitted 10%. (Stella Maris/St. Elizabeth Hall, Long Crandon)

Variance from B.C.Z.R. Section 1A03.4.B.3 to permit existing, nonconforming improvements on proposed Lots 2 and 5 to have resulted in a 27.5% and 53.0%, respectively, removal of natural vegetation in lieu of the permitted 25%. (Stella Maris/St. Elizabeth Hall)

Variance from B.C.Z.R. Section 1A03.4.A to permit existing buildings to have a height of 78 feet (Stella Maris) and 48 feet (St. Elizabeth Hall) in lieu of the maximum permitted 35 feet. (Stella Maris/St. Elizabeth Hall)

Variance from B.C.Z.R. Section 1A03.4.B.2 to permit an existing, nonconforming building on proposed Lot 6 to have a side yard setback of 25 feet in lieu of the required 50 feet. (Long Crandon)

Variance from B.C.Z.R. Section 400.1 to permit an existing carriage house on proposed Lot 6 to be located in the side and front yard in lieu of the required rear yard and to permit a side yard setback of 0 feet in lieu of the required 2.5 feet. (Long Crandon)

Variance from B.C.Z.R. Section 400.3 to permit an existing carriage house on proposed Lot 6 to have a height greater than 15 feet. (Long Crandon)

Variance from B.C.Z.R. Section 1B01.2.C.1.a and CMDP IIA, Page 29, to permit existing structures to have rear setback to lot line of 45 feet in lieu of the required 50 feet. (Bethany House)

Variance from B.C.Z.R. Section 400.1 to permit a 0 foot setback for a swimming pool straddling joint lot lines in lieu of the required 2.5 foot separation. (Lot 1 and Villa Maria)

T01DOCS1/PAM01/0071461.01

ZONING DESCRIPTION OF THE CARDINAL SHEHAN CENTER INCORPORATED AND MERCY RIDGE PROPOSED PROPERTIES WHICH ARE THE CONDITION OF THE ZONING ACTIONS

Beginning at a point located on the east side of Pot Spring Road approximately 558 feet South from the centerline of Loch Raven Road, thence binding along the east side of Pot Spring Road North 27 degrees 15 minutes 37 seconds East 299.71 feet; thence with a line curving to the left having a radius of 911.47 feet and an arc length of 756.35 feet and being subtended by a chord bearing of North 03 degrees 29 minutes 16 seconds East 734.83 feet, thence North 20 degrees 17 minutes 03 seconds West 172.33 feet, thence leaving said Pot Spring Road North 79 degrees 45 minutes 25 seconds East 457.14 feet, thence North 60 degrees 57 minutes 00 seconds East 168.69 feet, thence North 29 degrees 03 minutes 00 seconds West 80.28 feet, thence North 60 degrees 57 minutes 00 seconds East 1000.51 feet, thence South 12 degrees 21 minutes 44 seconds East 1089.20 feet, thence North 40 degrees 21 minutes 14 seconds East 588.33 feet, thence South 50 degrees 02 minutes 45 seconds East 188.32 feet, thence North 55 degrees 50 minutes 38 seconds East 580.03 feet, thence South 29 degrees 32 minutes 25 seconds West 1910.71 feet, thence South 50 degrees 31 minutes 23 seconds East 1190.79 feet to the west side of Dulaney Valley Road, thence binding along said Dulaney Valley Road South 13 degrees 29 minutes 23 seconds West 247.60 feet, thence South 5 degrees 10 minutes 27 seconds West 23.36 feet, thence leaving said Dulaney Valley Road South 86 degrees 06 minutes 16 seconds West 810.73 feet, thence North 3 degrees 53 minutes 44 seconds West 350.00 feet, thence South 86 degrees 06 minutes 16 seconds West 400.00 feet, thence South 3 degrees 53 minutes 44 seconds East 350.00 feet, thence South 75 degrees 01 minute 16 seconds West 912.10 feet, thence North 14 degrees 19 minutes 18 seconds West 116.73 feet, thence North 15 degrees 03 minutes 17 seconds West 997.01 feet, thence North 36 degrees 14 minutes 37 seconds West 565.02 feet to the place of beginning. Containing 125.9459 acres of land more or less.

ZONING DESCRIPTION OF PROPOSED ASSISTED LIVING FACILITY MERCY RIDGE PROPERTY

(SEE SHEET 3 OF 4)

Beginning at a point located on the east side of Pot Spring Road approximately 240 feet South from the centerline of Loch Raven Road, thence leaving said Pot Spring Road South 14 degrees 42 minutes 17 seconds East 357 14 feet; thence North 75 degrees 17 minutes 43 seconds East 530.31 to the point of beginning, thence North 88 degrees 00 minutes 00 seconds East 106.85 feet, thence North 2 degrees 00 minutes 00 seconds West 115.59 feet; thence North 88 degrees 00 minutes 00 seconds East 117.89 feet, thence South 2 degrees 00 minutes 00 seconds East 55.57 feet, thence South 88 degrees 00 minutes 00 seconds West 23.80 feet, thence South 2 degrees 00 minutes 00 seconds East 127.25 feet, thence North 88 degrees 00 minutes 00 seconds East 66.28 feet, thence South 2 degrees 00 minutes 00 seconds East 83.28 feet, thence North 88 degrees 00 minutes 00 seconds East 17.65 feet, thence South 2 degrees 00 minutes 00 seconds East 55.58 feet, thence South 88 degrees 00 minutes 00 seconds West 130.81 feet, thence North 2 degrees 00 minutes 00 seconds West 76.87 feet, thence South 88 degrees 00 minutes 00 seconds West 55.73 feet, thence North 2 degrees 00 minutes 00 seconds West 40.91 feet, thence South 88 degrees 00 minutes 00 seconds West 98.33 feet, thence North 2 degrees 00 minutes 00 seconds West 88.31 to the place of beginning. Containing 1.1003 acres of land more or less.

ZONING DESCRIPTION OF THE MERCY RIDGE PROPOSED PROPERTY

Beginning at a point located on the east side of Pot Spring Road approximately 558 feet South from the centerline of Loch Raven Road, thence binding along the east side of Pot Spring Road North 27 degrees 15 minutes 37 seconds East 299.71 feet; thence with a line curving to the left having a radius of 911.47 feet and an arc length of 649.63 feet and being subtended by a chord bearing of North 06 degrees 50 minutes 32 seconds East 635.97 feet, thence leaving said Pot Spring Road North 72 degrees 13 minutes 43 seconds East 215.97 feet, thence South 40 degrees 32 minutes 18 seconds East 820.72 feet, theence South 28 degrees 14 minutes 02 seconds East 111.53 feet, thence South 41 degrees 18 miinutes 09 seconds East 247.41 feet, thence North 48 degrees 48 minutes 03 seconds East 20.47 f feet, thence South 40 degrees 32 minutes 18 seconds East 204.78 feet, thence South 46 degrees 21 minutes 11 seconds West 89.83 feet, thence South 41 degrees 32 minutes 14 seconds East 4444.88 feet, thence South 68 degrees 14 minutes 52 seconds West 863.48 feet, thence North 711 degrees 28 minutes 12 seconds West 368.29 feet, thence North 15 degrees 03 minutes 17 secconds West 236.61 feet, thence North 36 degrees 14 minutes 37 seconds West 565.02 feet to thee place of beginning. Containing 32.5107 acres of land more or less.

STATE OF MARYLAND
KENNETH JAMES WELLS
No. 236
REGISTERED
PROPERTY LINE SURVEYOR

FINAL DEVELOPMENT PLAN
Approved by:

Director of Planning — Date

Director of PDM — Date

DMW
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4706

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

Plat to Accompany
a Petition for Special Hearing,
Special Exception, and Variance

MERCY RIDGE

STATE OF MARYLAND
DAVID E. LOCKE
No. 654
REGISTERED LANDSCAPE ARCHITECT

DATE	BY	REVISIONS
12/16/98	BSM	CHANGES MADE AS PER REDLINE
		REVISION

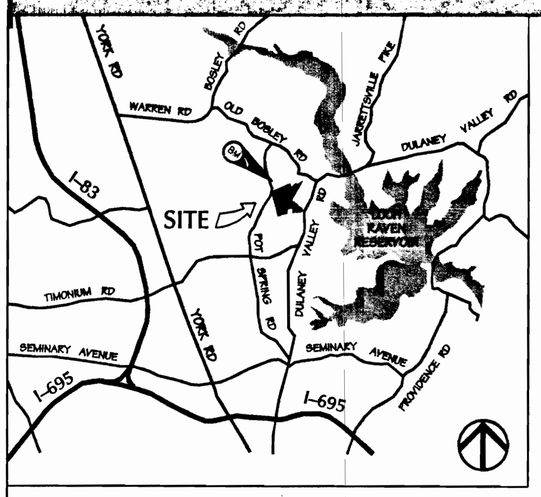
DATA SOURCES:

Portions of Baltimore County 200' scale Zoning Maps:
NE 15-A, NE 15-B, NE 16-A, NE 16-B

Property boundary computations by
Kenneth J. Wells
kjWellsInc
7403 New Cut Road
Kingsville, MD 21087
(410) 592-8800 Fax (410) 817-4329

ISSUE DATES			
REVIEW:		BASE:	BSM
BID:		DRAWN:	
PERMIT:		DESIGNED:	
CONSTRUCTION:		CHECKED BY:	
		DATE CHECKED:	
SCALE:	1"=200'	DRAWING:	2 OF 4
PROJECT NO.:	90052.T		

Thu Jan 7 16:36:54 1999 e:\mefiles\90052mercy\devplan99jan6\90052zon.be2



VICINITY MAP

0 1 mile 2 miles 3 miles

BENCHMARK
Hub 16136 Elev. 502.605

DESCRIPTION
R.R. spike in macadam (1' off face of berm)
S.E. side Pot Spring Rd.
72' S. of C.L. of macadam drive to #2615
N 59613.24 E 3944.71

PADONIA ESTATES

SADDLEBROOK FARM

R.C. 4

D.R. 2

D.R. 10.5

D.R. 1

LOT 4
765,556 sq. ft.
18.0 ac.

PART OF LOT 1

LOT 5
377,245 sq. ft.
8.7 ac.

LOT 2
705,912 sq. ft.
16.2 ac.

LOT 3
1,415,783 sq. ft.
32.5 ac.

Proposed Mercy Ridge

Proposed Assisted Living Facility

Proposed LOT 6
138,178 sq. ft.
3.2 ac.

LOT 1
2,062,692 sq. ft.
47.4 ac.

97-271-SPHX

ST. ELIZABETH HALL

STELLA MARIS HOSPICE

LONG CRANDON

BETHANY HOUSE

HOSPICE POWER & HEATING BLDG.

VILLA MARIA

Samuel & Stephanie Trivas
L. 7560 F. 107
Use: Residential
Tax # 08-2000014665
6.9 ac.
Lot 3

Ronald Soormavaca
L. 7794 F. 255
Use: Residential
Tax # 08-2000014684
4.5 ac.
Lot 4

Stella Maris Hospice, Inc.
L. 4423 F. 484
Use: Undeveloped
Tax # 08-0818074729
15 ac. +/-

Associated Catholic Charities, Inc.
L. 2660 F. 560
Use: Exempt Commercial
Tax # 08-0801066690
43.8 ac.

Associated Catholic Charities, Inc.
L. 10116 F. 164
Use: Exempt Commercial
Tax # 08-2200017772
38.0 ac.

Parcel 'B'
Villa Maria, Inc.
L. 3852 F. 611
Use: Exempt Commercial
13.1 ac.

Parcel 'A'
Bethany Community, Inc.
L. 52 F. 56
Use: Exempt Commercial
10 ac.

Stella Maris Hospice, Inc.
L. 2410 F. 542
Use: Undeveloped
Tax # 08-0818074726
32.4 ac.

Villa Maria, Inc.
L. 5056 F. 202
Exempt
Tax # 08-0822056242
3.3 ac.

Villa Maria, Inc.
L. 3845 F. 251
Use: Exempt Commercial
Tax # 08-0822056240
75.7 ac.

Walter & Hope Adolph
L. 5627 F. 144
Use: Residential
Tax # 08-0806022560
0.9 ac.
Lot 122

Donald & Dorothy Roesch
L. 3754 F. 423
Use: Residential
Tax # 08-0818050680
1.0 ac.
Lot 135

Mark & Dolores Sullivan
L. 5838 F. 545
Use: Residential
Tax # 08-0818009711
1.5 ac.
Lot 136

Owen & Deborah Silvey
L. 7074 F. 354
Use: Residential
Tax # 08-0815068190
3.2 ac.
Lot 137

Warren Gore
L. 5418 F. 105
Use: Residential
Tax # 08-0807048440
1.7 ac.
Lot 147

Existing Property Line
Proposed Property Line

See Enlargement A on Sheet 3 for bearings & distances of this line

See Enlargement B on Sheet 3 for bearings & distances of this portion of P.L.

P.O.B. N 58,841.3 E 4,578.0

P.O.B. N 57,748.8 E 5,465.5

P.O.B. N 58,782.1 E 3,978.4

POT SPRING ROAD

POT SPRING DRIVE

POOL OVERLOOK ROAD

EASTLAKE VALLEYVIEW GARTH

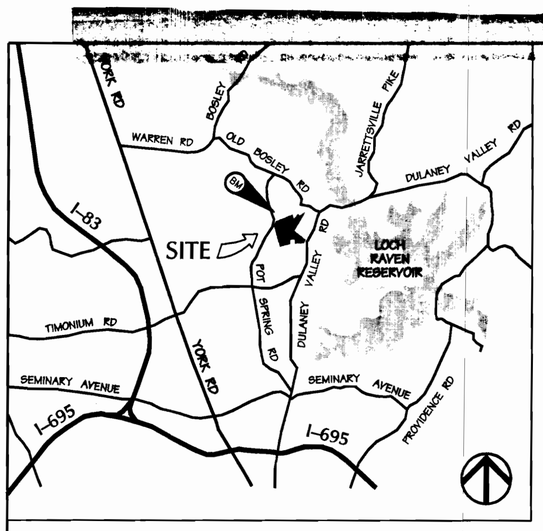
RAVENVIEW ROAD

GIRDWOOD ROAD

SOLWAY COURT

RAVEN ROAD

DULANEY



VICINITY MAP

0 1 mile 2 miles 3 miles

BENCHMARK
Hub 16136 Elev. 502.605

DESCRIPTION
R.R. spike in macadam (1' off face of berm)
S.E. side Pot Spring Rd.
72' S. of C.L. of macadam drive to #2615
N 59613.24 E 3944.71

LEGEND

- Property Line
- Property Line - Adjacent Lot
- RC 4 / DR 10.5 — Zoning Line
- Existing Property Line - To be adjusted per this plan
- S — Proposed Directional Sign (within Site)
- Existing / Proposed Fire Hydrant

N 60250
E 4000

Samuel & Stephanie Trivas
L.7890 F.107
Use: Residential
Tax # 08-2000014683
6.9 ac.

SADDLEBROOK FARM

Ronald Scornavacca
L.7794 F.233
Use: Residential
Tax # 08-2000014684
4.5 ac.

100.51' S60°57'00"W
74.49' S12°21'44"E
589.92' N12°21'44"W
80.28' S29°09'00"E
168.68' S60°57'00"W

Roger & Sandra Fink
L.10365 F.355
Use: Residential
Tax # 08-0803050490
1.8 ac.

457.14' S79°45'25"W

POT SPRING ROAD
172.35' S20°47'02"E

LOT 4
785,556 sq. ft.
18.0 ac.

PART OF LOT 1

1206.15' S67°36'43"W

LOT 5
NOTE C-1 0' SETBACK
C-2 IMPERVIOUS SURFACE
C-3 VEGETATION REMOVAL
C-4 HEIGHT OF ST. ELIZABETH HALL

Δ = 15°43'49"
R = 911.47'
T = 125.91'
L = 250.24'

215.97' S72°13'43"W

RC 4
DR 10.5

251.49' N40°32'18"W

569.25' S40°32'18"E

Associated Catholic Charities, Inc.
L.4360 F.360
Use: Exempt Commercial
Tax # 08-0801085690
43.2 ac.

Δ = 06°42'30"
R = 911.47'
T = 53.42'
L = 106.72'

25' Paving

Proposed Sign Location

17.63 N13°02'18"W
18.08 N13°04'17"W
46.24 N18°12'43"E

Proposed Property Line

Existing Property Line to be adjusted

22' Private Ingress and Egress Easement

Δ = 19°28'31"
R = 911.47'
T = 156.42'
L = 309.82'

LOT 5
377,243 sq. ft.
8.7 ac.

ST. ELIZABETH HALL
Independent Living

BLDG B
BLDG A
(Note A1)
BLDG C
AUDITORIUM
(Note A2)
BLDG D
COMMUNITY CENTER
POOL
BLDG E
BLDG G
BLDG F
ASSISTED LIVING
(Note B2)
(Note A4)
LOCH RAVEN ROAD

P.O.B.
N 58,541.3
E 4,579.0

SEE ENLARGEMENT "A" AT RIGHT

0' ((Note B1)

NOTE A3 - HEIGHT OF MERCY RIDGE

Associated Catholic Charities, Inc.
L.10116 F.184
Use: Exempt Commercial
Tax # 08-2200017172
39.8 ac.

R = 911.47'
L = 10.58'

P.O.B.
N 58,752.1
E 3,975.4

Proposed Sign Location

Relocated 10'-wide Baltimore County Access Easement

40'

235.71' N27°15'37"E
758.32' S14°42'17"E

Existing Property Line to be adjusted

Proposed Property Line (1.8 acres +/- to be conveyed to Mercy Ridge, Inc.)

835.24' N27°15'37"E
663.02' S36°14'37"E

Parcel 11
Villa Maria, Inc.
L.3852 F.611
Use: Exempt Commercial
13.1 ac.
Boundary of this parcel will be adjusted per this plan.

SEE ENLARGEMENT "B" AT RIGHT

Parcel 12
Bethany Community, Inc.
L.52 F.55
Use: Exempt Commercial
1.0 ac.

45' +

BETHANY HOUSE
NOTE D - 45' REAR SETBACK

Existing Property Line to be adjusted

Proposed Property Line

P.O.B.
N 57,742.6
E 3,455.3

20.00' N27°15'42"E

236.61' S15°03'17"E

E 4000
N 57750

DR 10.5
RC 4

368.29' N71°28'12"W

29' Paving

191.15' N27°15'42"E

RC 4
DR

203.30' N62°32'51"W

361.38' S83°43'09"W

60' Right of Way

Drainage & Utility Reservation

Walter & Hope Adolph
L.5627 F.144
Use: Residential
Tax # 08-0806022380
0.8 ac.

Donald & Dorothy Roesch
L 3754 F.429
Use: Residential
Tax # 08-0818050680
1.0 ac.

Mark & Dolores Sullivan
L.8839 F.545
Use: Residential
Tax # 08-0819009711
1.5 ac.

Owen & Deborah Silvey
L.7074 F.354
Use: Residential
Tax # 08-0815069190
3.2 ac.

246.81' N74°58'51"W
760.40' S15°03'17"E
296.42' N24°53'51"W
277.19' N35°16'54"W

Warren Gore
L.5419 F.105
Use: Residential
Tax # 08-0807048440
1.7 ac.

32.94' S14°19'18"E
83.79' S14°19'18"E

POT SPRING

LOT 3
1,415,783 sq. ft.
32.5 ac.

Special Exception Line for Assisted Living Facility, Class B (1.1 ac.)

25' + (Note C5)

DR 10.5
RC 4

444.87' S41°30'14"E
863.48' S68°14'52"W

Relocated Loch Raven Road (private)

LOCH RAVEN ROAD

Proposed LOT 6
139,178 sq. ft.
3.2 ac.

SHORT CRANDON
Accessory Residence

LONG CRANDON
Residence for Retired Clerics

Power Plant (not in use)

Villa Maria
L.5036
Exempt
Tax # 08-0
3.2

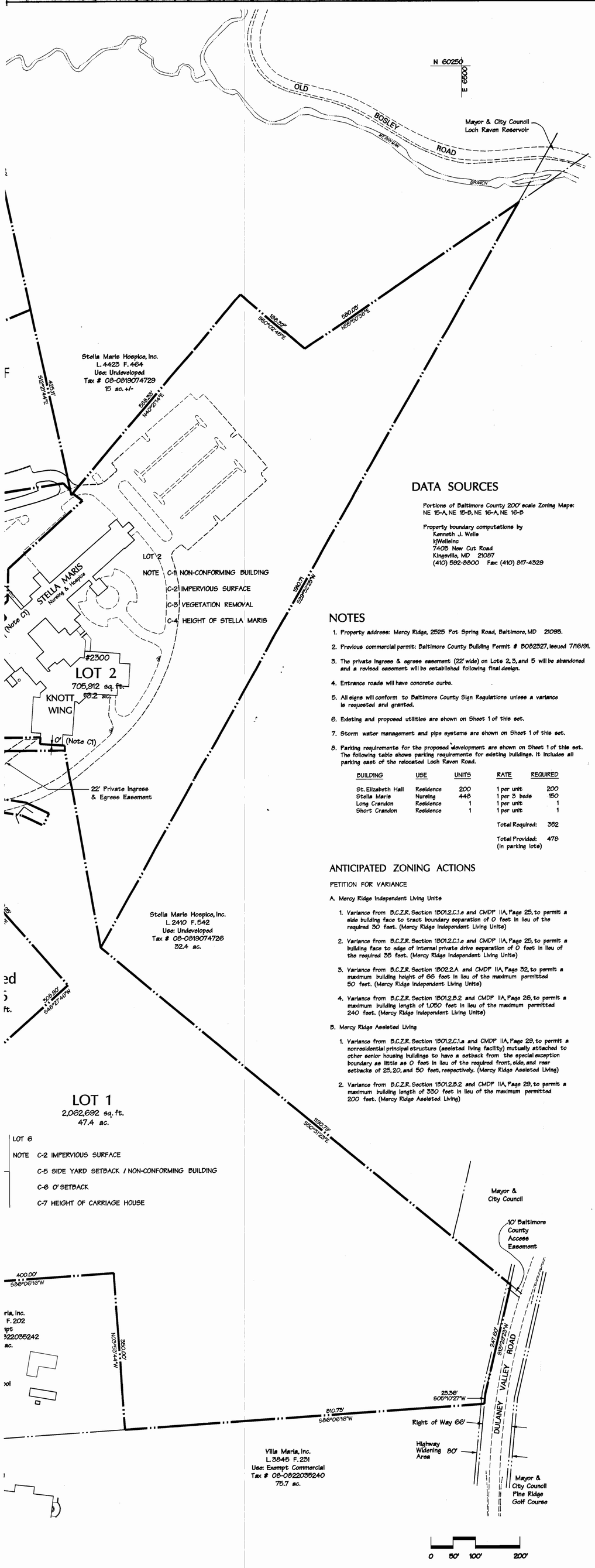
350.00' S03°53'44"E

Swimming P

0' (Note E)

LOT 1 / VILLA MARIA
NOTE E - 0' SWIMMING POOL SETBACK

912.10' S75°01'16"W



DATA SOURCES

Portions of Baltimore County 200' scale Zoning Maps:
NE 15-A, NE 15-B, NE 16-A, NE 16-B

Property boundary computations by
Kenneth J. Wells
kjWellsInc
7405 New Cut Road
Kingsville, MD 21087
(410) 592-8800 Fax: (410) 817-4329

NOTES

1. Property address: Mercy Ridge, 2525 Pot Spring Road, Baltimore, MD 21093.
2. Previous commercial permit: Baltimore County Building Permit # B082527, issued 7/16/91.
3. The private ingress & egress easement (22' wide) on Lots 2, 3, and 5 will be abandoned and a revised easement will be established following final design.
4. Entrance roads will have concrete curbs.
5. All signs will conform to Baltimore County Sign Regulations unless a variance is requested and granted.
6. Existing and proposed utilities are shown on Sheet 1 of this set.
7. Storm water management and pipe systems are shown on Sheet 1 of this set.
8. Parking requirements for the proposed development are shown on Sheet 1 of this set. The following table shows parking requirements for existing buildings. It includes all parking east of the relocated Loch Raven Road.

BUILDING	USE	UNITS	RATE	REQUIRED
St. Elizabeth Hall	Residence	200	1 per unit	200
Stella Maris	Nursing	448	1 per 3 beds	150
Long Crandon	Residence	1	1 per unit	1
Short Crandon	Residence	1	1 per unit	1
			Total Required:	352
			Total Provided: (in parking lots)	478

ANTICIPATED ZONING ACTIONS

PETITION FOR VARIANCE

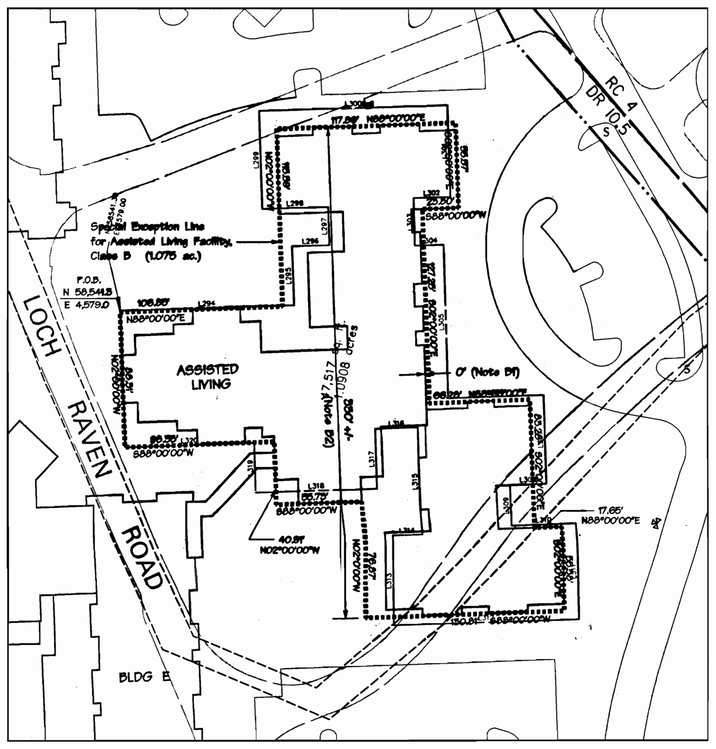
A. Mercy Ridge Independent Living Units

1. Variance from B.C.Z.R. Section 1B01.2.C.1.a and CMDP IIA, Page 25, to permit a side building face to tract boundary separation of 0 feet in lieu of the required 30 feet. (Mercy Ridge Independent Living Units)
2. Variance from B.C.Z.R. Section 1B01.2.C.1.a and CMDP IIA, Page 25, to permit a building face to edge of internal private drive separation of 0 feet in lieu of the required 35 feet. (Mercy Ridge Independent Living Units)
3. Variance from B.C.Z.R. Section 1B02.2.A and CMDP IIA, Page 32, to permit a maximum building height of 66 feet in lieu of the maximum permitted 50 feet. (Mercy Ridge Independent Living Units)
4. Variance from B.C.Z.R. Section 1B01.2.B.2 and CMDP IIA, Page 26, to permit a maximum building length of 1,050 feet in lieu of the maximum permitted 240 feet. (Mercy Ridge Independent Living Units)

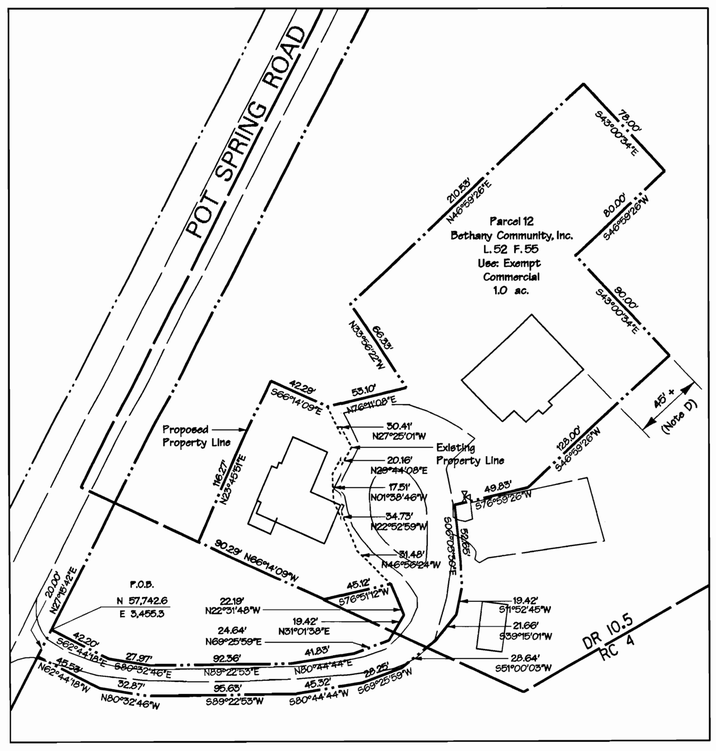
B. Mercy Ridge Assisted Living

1. Variance from B.C.Z.R. Section 1B01.2.C.1.a and CMDP IIA, Page 29, to permit a nonresidential principal structure (assisted living facility) mutually attached to other senior housing buildings to have a setback from the special exception boundary as little as 0 feet in lieu of the required front, side, and rear setbacks of 25, 20, and 50 feet, respectively. (Mercy Ridge Assisted Living)
2. Variance from B.C.Z.R. Section 1B01.2.B.2 and CMDP IIA, Page 29, to permit a maximum building length of 330 feet in lieu of the maximum permitted 200 feet. (Mercy Ridge Assisted Living)

ENLARGEMENT "A" – ASSISTED LIVING FACILITY



ENLARGEMENT "B" – BETHANY HOUSE



ANTICIPATED ZONING ACTIONS, continued

C. Stella Maris/St. Elizabeth Hall/Long Crandon

1. Variance from B.C.Z.R. Section 1A03.4.B.2 to permit existing, nonconforming buildings on proposed Lot 2 (Stella Maris) and on proposed Lot 5 (St. Elizabeth Hall) to have a setback of 0 feet where buildings are mutually attached or 0 feet to the lot line where not mutually attached in lieu of the required 50 feet. (Stella Maris/St. Elizabeth Hall)
2. Variance from B.C.Z.R. Section 1A03.4.B.3 to permit existing, nonconforming improvements on proposed Lots 2, 5, and 6 to have an impervious surface area of 27.5%, 53.0%, and 13.7%, respectively, in lieu of the maximum permitted 10%. (Stella Maris/Elizabeth Hall, Long Crandon)
3. Variance from B.C.Z.R. Section 1A03.4.B.3 to permit existing, nonconforming improvements on proposed Lots 2 and 5 to have resulted in a 27.5% and 53.0%, respectively, removal of natural vegetation in lieu of the permitted 25%. (Stella Maris/St. Elizabeth Hall)
4. Variance from B.C.Z.R. Section 1A03.4.A to permit existing buildings to have a height of 78 feet (Stella Maris) and 48 feet (St. Elizabeth Hall) in lieu of the maximum permitted 35 feet. (Stella Maris/St. Elizabeth Hall)
5. Variance from B.C.Z.R. Section 1A03.4.B.2 to permit an existing, nonconforming building on proposed Lot 6 to have a side yard setback of 25 feet in lieu of the required 50 feet. (Long Crandon)
6. Variance from B.C.Z.R. Section 400.1 to permit an existing carriage house on proposed Lot 6 to be located in the side and front yard in lieu of the required rear yard and to permit a sideyard setback of 0 feet in lieu of the required 2.5 feet. (Long Crandon)
7. Variance from B.C.Z.R. Section 400.3 to permit an existing carriage house on proposed Lot 6 to have a height greater than 15 feet. (Long Crandon)

D. Bethany House

Variance from B.C.Z.R. Section 1B01.2.C.1.a and CMDP IIA, Page: 29, to permit existing structures to have rear setback to lot line of 45 feet in lieu of the required 50 feet. (Bethany House)

E. Lot 1 and Villa Maria

Variance from B.C.Z.R. Section 400.1 to permit a 0 foot setback for a swimming pool straddling joint lot lines in lieu of the required 2.5 foot separation. (Lot 1 and Villa Maria)

PETITION FOR SPECIAL HEARING

A. Total Site

Special Hearing pursuant to B.C.Z.R. Section 409.12.B to approve a modified parking plan wherein all of the off-street parking spaces are used in common rather than being assigned to individual uses or buildings. (Total site)

B. RC-4 Portions

Special Hearing to determine that the proposed lot lines do not affect nonconforming status and use. (RC-4 portions)

PETITION FOR SPECIAL EXCEPTION

A. Mercy Ridge Assisted Living

Special Exception pursuant to B.C.Z.R. Section 1B01.1.C.26 for an assisted living facility (Class B) in a DR 10.5 zone to be developed as a component of a housing facility for the elderly. (Mercy Ridge Assisted Living)

FINAL DEVELOPMENT PLAN
Approved by:

Director of Planning Date

Director of PDM Date

DMW
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

Plat to Accompany a Petition for Special Hearing, Special Exception, and Variance

MERCY RIDGE

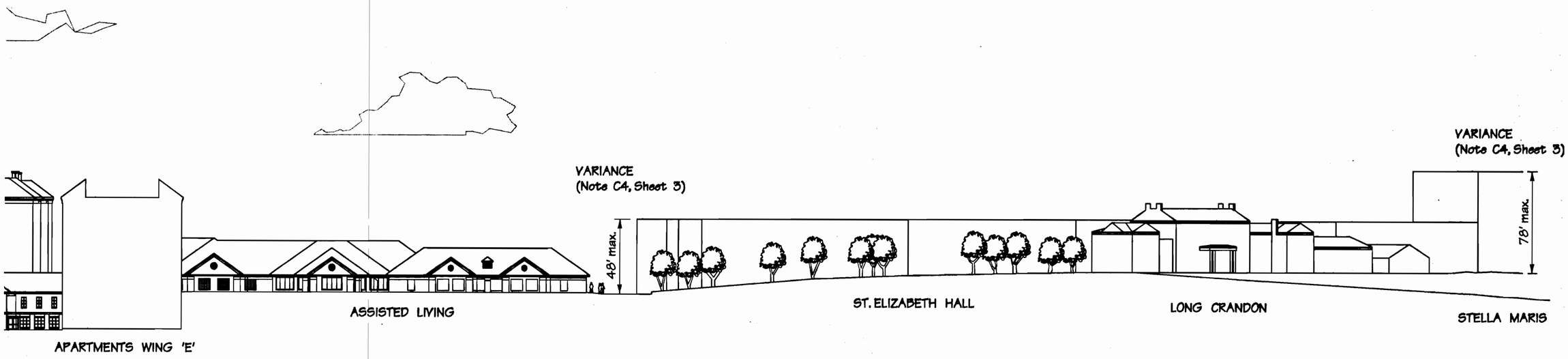
B.C.M.D.

STATE OF MARYLAND DAVID B. LOCKE NO. 6564 REGISTERED PROFESSIONAL ENGINEER

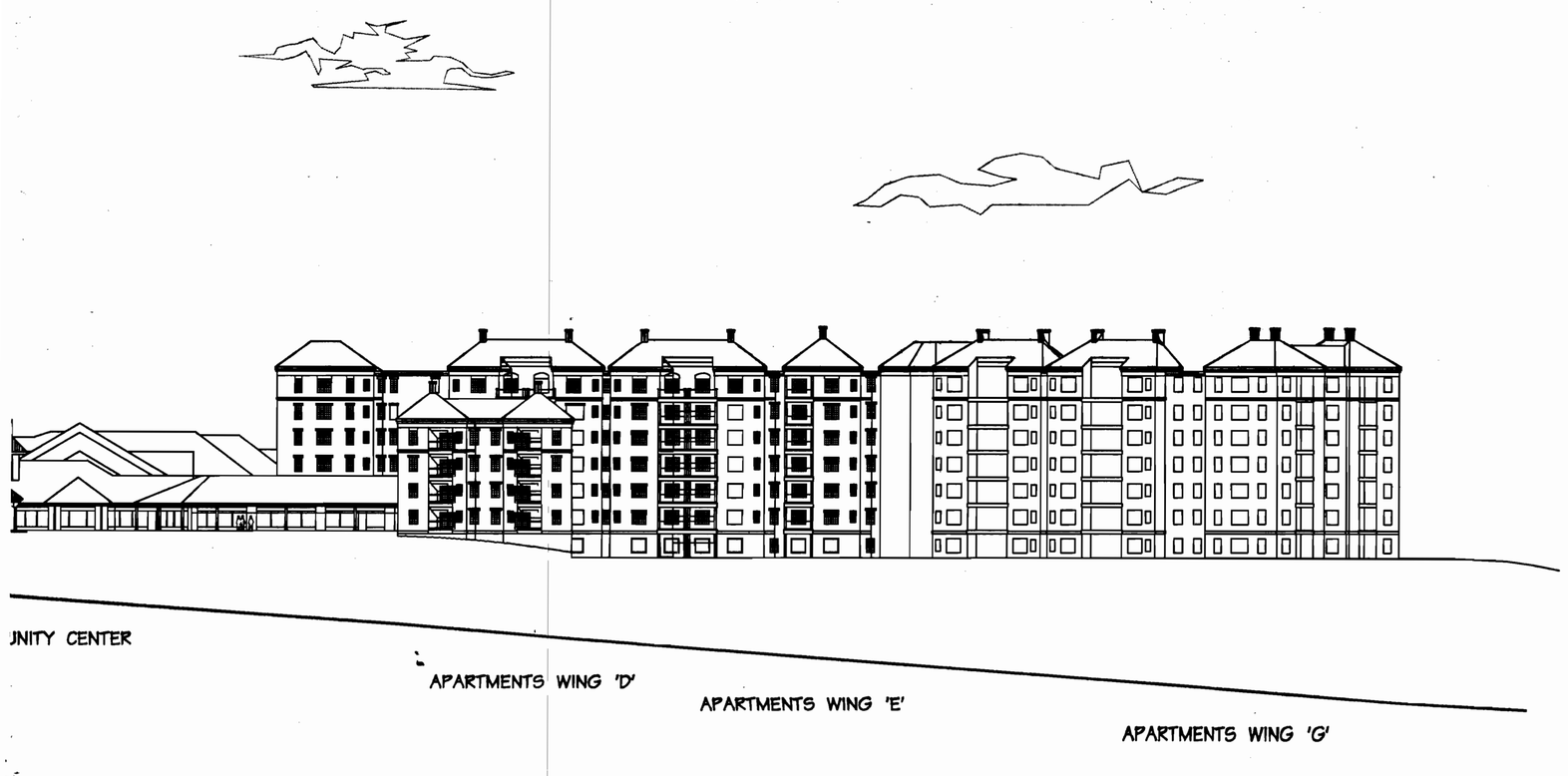
DATE	BY	REVISIONS
12/16/98	BSM	CHANGES MADE AS PER REDLINE
		REVISIONS

ISSUE DATES			
REVIEW:		BASE:	BSM
BID:		DRAWN:	
PERMIT:		DESIGNED:	
CONSTRUCTION:		CHECKED BY:	
SCALE:	1"=100'	DATE CHECKED:	
PROJECT NO.:	90052.T	DRAWING:	3 of 4

Thu Jan 7 14:45:32 1999 e:\mefiles\90052mercy\devplan98jan6\90052zon.tre3



ST SECTION



UTH SECTION

RCY RIDGE

ENDENT LIVING COMMUNITY

CS&D

DMW
Daft·McCune·Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4706

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

Plan to Accompany
a Petition for Special Hearing,
Special Exception, and Variance

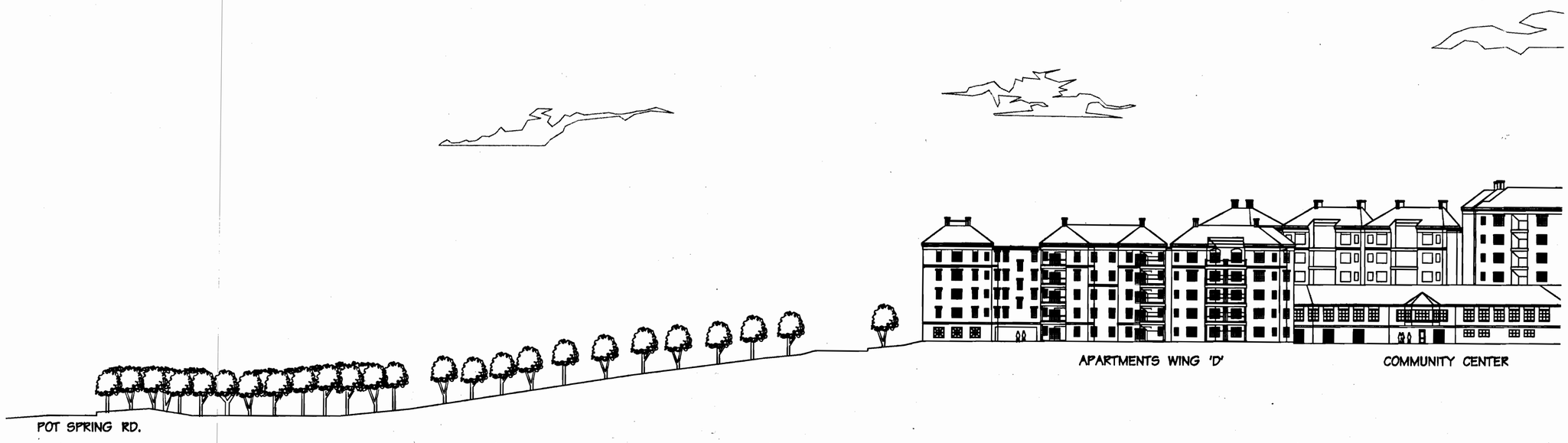
MERCY RIDGE

STATE OF MARYLAND
DAVID B. LOCKE
REGISTERED LANDSCAPE ARCHITECT
NO. 654

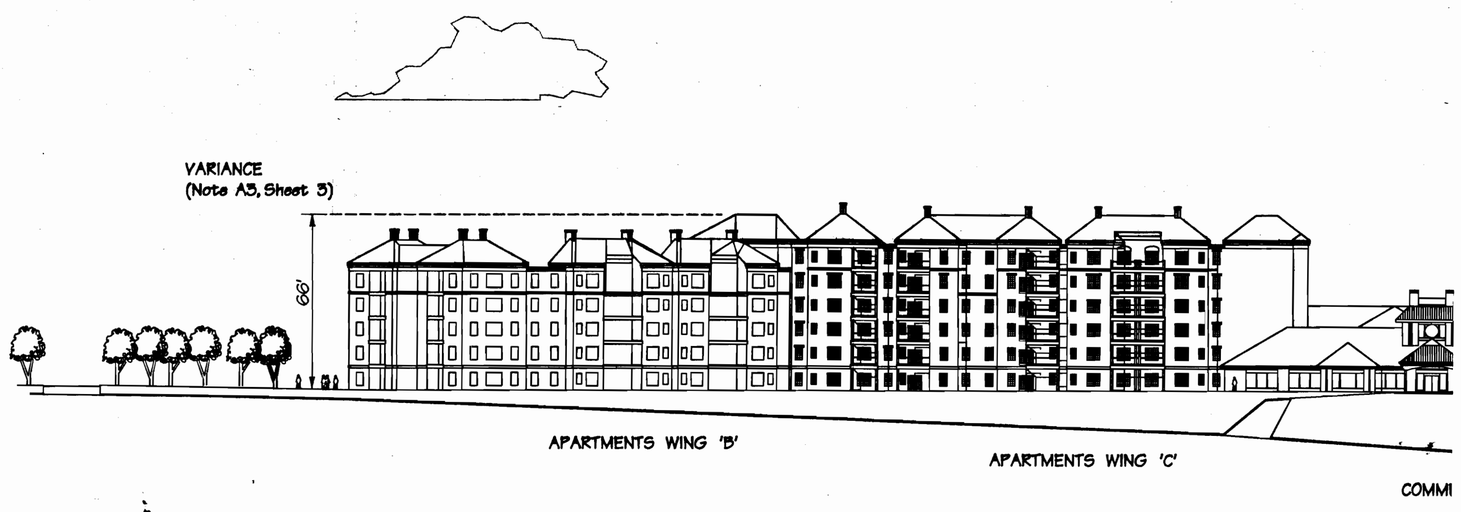
DATE	BY	REVISIONS

ISSUE DATES			
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PERMIT:		DESIGNED:	CS&D
CONSTRUCTION:		CHECKED BY:	
SCALE:	1"=40'	DATE CHECKED:	
PROJECT NO.:	90052.T	DRAWING:	4 of 4

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EAST – WE



NORTH – SO

SITE SECTION

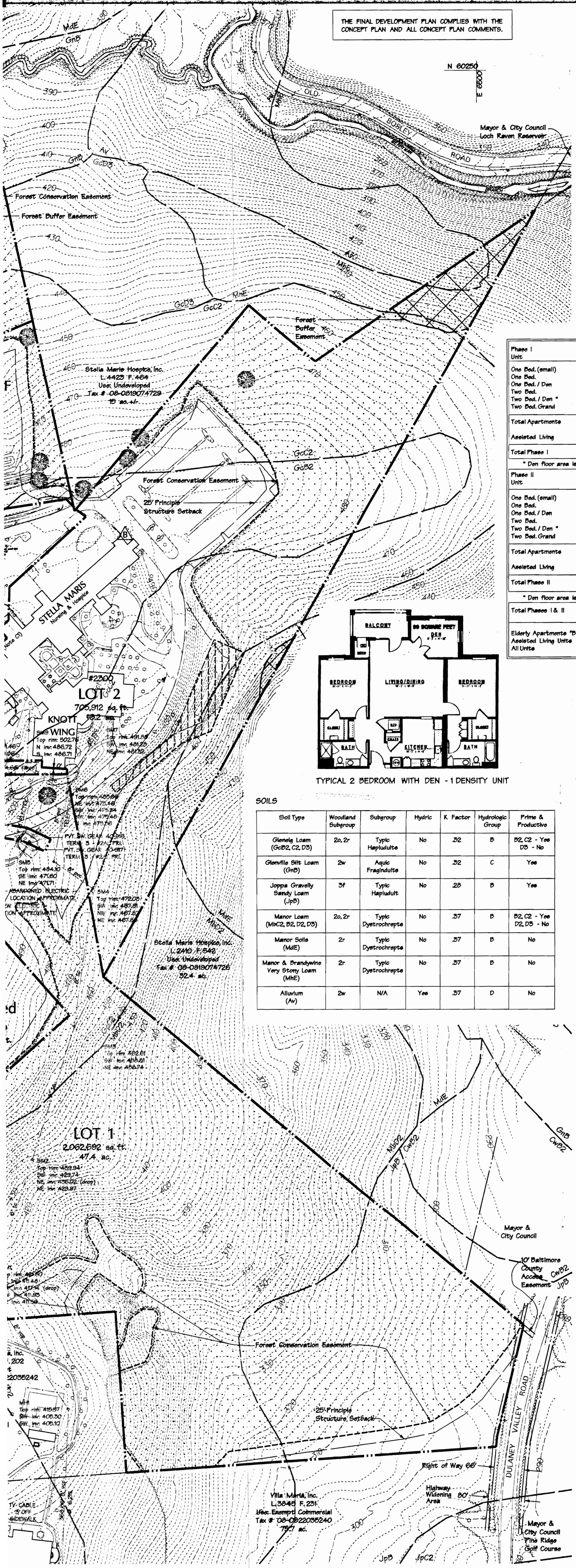
MARCH 12, 1998

50' 0 15' 30' 60' 100'

M E

SENIOR INDEP

THE FINAL DEVELOPMENT PLAN COMPLIES WITH THE CONCEPT PLAN AND ALL CONCEPT PLAN COMMENTS.



TYPICAL 2 BEDROOM WITH DEN - 1 DENSITY UNIT

SOILS

Soil Type	Woodland Subgroup	Subgroup	Hydric	K Factor	Hydrologic Group	Prime & Productive
Glenelg Loam (GcB2, C2, D3)	2o, 2r	Typic Hapludults	No	.32	B	B2, C2 - Yes D3 - No
Glenville Silt Loam (GnB)	2w	Aquic Fragiudults	No	.32	C	Yes
Joppa Gravelly Sandy Loam (JpB)	3f	Typic Hapludult	No	.28	B	Yes
Manor Loam (MbC2, B2, D2, D3)	2o, 2r	Typic Dystrochrepts	No	.37	B	B2, C2 - Yes D2, D3 - No
Manor Soils (MdE)	2r	Typic Dystrochrepts	No	.37	B	No
Manor & Brandywine Very Stony Loam (MhE)	2r	Typic Dystrochrepts	No	.37	B	No
Alluvium (Av)	2w	N/A	Yes	.37	D	No

GENERAL NOTES

1. Property Owner: Mercy Ridge, Inc.
   c/o Cardinal Shehan Center, Inc.
   2300 Dulaney Valley Road
   Timonium, Maryland 21093

2. Preparer of Plan: Daft-McCune-Walker, Inc.
   200 East Pennsylvania Avenue
   Towson, Maryland 21286

3. Site Area: 32.5 acres +/- Proposed Mercy Ridge Property
   125.9 acres +/- Area of Zoning Actions

4. Site Data: Tax Map 52 - Grid 14 - Parcel 6
   Lot 1: Tax Account Number: 08-2200008315
   Lot 2: Tax Account Number: 08-2200008316
   Election District: 8
   Councilmanic District: 4
   Census Tract: 4085.2
   Watershed Number: 31
   Subwatershed Number: 10

5. DENSITY SUMMARY - AREA CHANGES

   a. Mercy Ridge Component (Class "B" Elderly Housing)

   DR 10.5 = 32.53 acres +/- NET
   33.34 acres +/- GROSS, including 30' Pot Spring Road R.O.W.
   − 0.17 acres +/- Now part of Lot 5
   Gross 10.5 Area = 33.17 acres +/-
   Assisted Living − 1.10 acres +/- Area of Special Exception
   = 32.07 acres +/- x 10.5 = 336.74 D.U.s

   b. Villa Maria Parcel
   DR 10.5 = 5.90 acres +/- NET
   7.00 acres +/- GROSS, including 30' Pot Spring Road R.O.W.
   Bethany House (Office Bldg.) − 1.25 acres +/-
   Gross 10.5 Area = 5.75 acres +/- x 10.5 = 60.38 D.U.s
   397.12 D.U.s
   Assisted Living (46 units x .25) = 11.50 D.U.s
   Total Permitted = 408.62 D.U.s

   c. Density Units Utilized = 408.60 D.U.s

Phase I Unit	Unit Area (sf)	No. of Units	Parking Required	Parking Provided	Density Factor	Density Units
One Bed. (small)	664	5	5		0.75	3.8
One Bed.	744	73	73		0.75	54.8
One Bed. / Den	929	49	49		1.00	49.0
Two Bed.	1,070	62	62		1.00	62.0
Two Bed. / Den *	1,305	42	42		1.00	42.0
Two Bed. Grand	1,446	26	26		1.50	39.0
Total Apartments	261,899	257 units	257	460		250.6
Assisted Living		30 beds	10	15	0.25	7.5
Total Phase I		287	267	475		258.1

* Den floor area is less than 100 sf

Phase II Unit	Unit Area (sf)	No. of Units	Parking Required	Parking Provided	Density Factor	Density Units
One Bed. (small)	664	-	-		0.75	-
One Bed.	744	38	38		0.75	28.5
One Bed. / Den	929	11	11		1.00	11.0
Two Bed.	1,070	40	40		1.00	40.0
Two Bed. / Den *	1,305	28	28		1.00	28.0
Two Bed. Grand	1,446	26	26		1.50	39.0
Total Apartments	146,673	143 units	143	140		146.5
Assisted Living		16 beds	6	10	0.25	4.0
Total Phase II		159	149	150		150.5

* Den floor area is less than 100 sf

Total Phases I & II	Unit Area (sf)	No. of Units	Parking Required	Parking Provided	Density Factor	Density Units
Elderly Apartments "B"		398 units				389.1
Assisted Living Units		46 beds				11.5
All Units	408,572	446	416	625		408.6

6. "Long Crandon" is a designated historic structure: MHT Inventory No. BA 1801. "Short Crandon" is a designated historic structure: MHT Inventory No. BA 1802.

7. There are no known archaeological sites on the property.

8. There are no hazardous materials in use or in storage on site.

9. There are no significant regulated plant or wildlife communities known to exist on site. There are no rare, threatened, or endangered species known to exist on site.

10. This site is not located within the Chesapeake Bay Critical Area.

11. Per FEMA Community Panel No. 240010 0255B, there are no FEMA mapped 100-year floodplains on this site. Floodplain shown hereon is the result of a study conducted by D.M.W.

12. Existing well and septic systems on and within 100 feet of the site are shown.

13. Average Daily Trips - Existing: 1,342
    ADT - After Proposed Development: 2,055

14. The property is served by public water and sanitary sewer connections. No additional water meters or sewer connections will be required for this development.

15. Loch Raven Road (private) will be relocated to accommodate the proposed development (1800 l.f. +/-). Ingress/egress easements will be adjusted accordingly. BGE gas and electric utilities will be relocated.

16. Portions of Loch Raven Road and parking to support this development are shared by several parcels. Easements and agreements will be created to cover shared use.

17. Adjustments to parcel and lot line easements and mortgage lot lines are included in this proposal.

18. Landscape Requirements:
    Interior Road: 4700 l.f. / 20 = 235 p.u.
    Adjacent Road: 940 l.f. / 40 = 23.5 p.u.
    Parking Spaces: 500 spaces / 12 = 41 p.u.
    Total Planting Units Required = 300 p.u.

19. A landscape plan must be approved by the Office of Planning prior to issuance of a building permit.

20. All signs will conform to Baltimore County Zoning Regulations, Section 450.

21. All buildings are scheduled for Phase 1 unless noted as Phase 2.

22. Lighting will be low cut-off fixtures provided for parking safety and illumination of pedestrian walks.

23. No fencing is anticipated at this time, except at the Stormwater Management Pond.

24. No utility easements have been established within or near the development area.

25. The only steep slopes (25% or steeper) within the development area occur along road edges. These areas are shown on the plan.

26. OPEN SPACE PROPOSAL

    Local Open Space Required = 6.2 ac. +/-

    Residential Units: 398 living units x 650 sf = 258,700 sf = 5.9 ac.
    Assisted Living: 46 beds / 4 = 11.5 x 650 sf = 7,475 sf = 0.2 ac.

    Local Open Space Provided = 8.0 acres (Private)

27. The proposed use should not generate unacceptable levels of smoke, noise, dust, odors, vibrations, glare, and heat.

28. The proposed use does not generate an R.T.A. with respect to proposed building locations and existing off-site zoning, lots, and dwelling locations. (No proposed or existing buildings are within 150 feet of the tract boundary line adjacent to dwellings or lots that would create an R.T.A.)

29. The proposed development appears to be outside of any designated areas of critical state concern as per The Designated Areas of Critical State Concern Map dated August 1977 in the Office of Planning. However, the site is within close proximity of the Limestone Valleys area per the referenced map.

30. There are no known limitations established by the courts, County Board of Appeals, Planning Board and/or Zoning Commissioner or restrictive covenants recorded with individuals or groups that would limit the proposed development of the site.

31. All community comments raised have been addressed, to the best of the Applicant's knowledge. To the extent that an argument is raised that there are unresolved issues, reference should be made to the minutes of the Community Input Meeting of January 13, 1998.

32. The character of Pot Spring Rd., a designated scenic route, shall be maintained as can be noted on the concept landscape plan and section through Pot Spring Rd. and Mercy Ridge frontage.

33. All sidewalks shall be 5' wide. All parking spaces shall be 9' X 18'. Private parking areas and driveways shall be paved in accordance with provisions of Sec. IX.A.2 of C.M.D.P. or Zoning Policy BM-11. Surfacing agent will be designated.

34. Refuse will be collected from inside buildings by a private service.

35. Accessory uses include but may not be limited to: swimming pool, auditorium, common dining facilities, craft and hobby areas, beauty shop, small gift or necessities shops, a small bank branch or automated bank teller machines, guest rooms for residents and potential residents, and other personal and recreational services. Accessory uses are for the sole use of Mercy Ridge residents and their guests. There will be no exterior announcement or other exterior evidence of accessory uses.

36. There are no dwelling units with facing windows to another dwelling unit less than 20 feet.

DATA SOURCES

Boundary lines, easements for roads and utilities, mortgage lines, lot boundaries and numbers, and other deed information shown hereon were taken from "Plat of the Various Charitable Corporations associated with The Roman Catholic Archdiocese of Baltimore" by Kenneth J. Wells, Inc., December 20, 1991 and "Resubdivision Plat of the Cardinal Shehan Center, Incorporated Property" by Kenneth J. Wells, Inc., January 12, 1997.

Amendments to the plat will be required in order to conform to the approved Forest Buffer and Forest Conservation limits.

Topographic information shown hereon was taken from photogrammetry performed by Air Survey Corp April 8, 1996.

Soils information shown hereon was taken from USDA Baltimore County Soils Survey 1976. All soil "K" values less than or equal to .32.

Wetland limits and streams shown on Lots 1-5 were approved in the field by Baltimore County DEPRM on February 6, 1997. Forest Buffer Easement limits shown on Lots 1-5 were approved by Baltimore County DEPRM on April 14, 1997.

Wetlands, streams, and Forest Buffer Easement limits on Parcels 11 and 12 were approved in the field by Baltimore County DEPRM on October 24, 1997.

SEE SHEET 3 FOR ANTICIPATED ZONING ACTIONS

99-176-SPHXA
APPROVED FOR S.&I.
SEE SEPT. 22, 1999 ZONING LETTER FROM JOHN LEWIS
J. Lewis 10/14/99.

FINAL DEVELOPMENT PLAN
Approved by:

Director of Planning Date

Director of PDM Date

DMW
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

Plan to Accompany
a Petition for Special Hearing,
Special Exception, and Variance

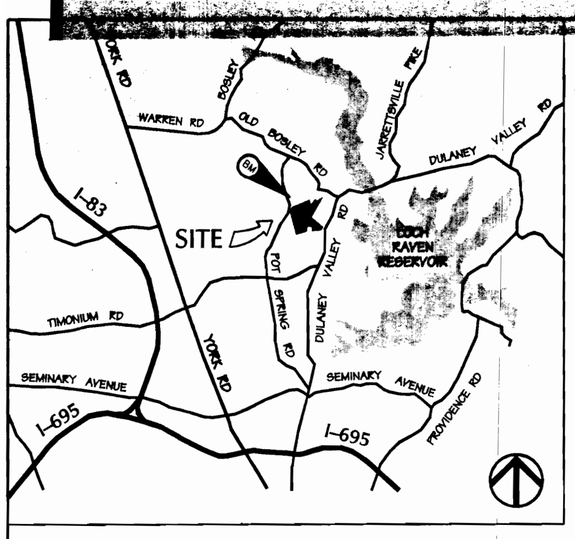
MERCY RIDGE

B.C.M.D.

STATE OF MARYLAND DAVID E. LOCKE NO. 654 REGISTERED LANDSCAPE ARCHITECT

DATE	BY	REVISIONS
12/16/98	BSM	CHANGES MADE AS PER REDLINE
		REVISIONS

ISSUE DATES			
REVIEW:	10/20/98	BASE:	BSM
BID:		DRAWN:	BSM
PERMIT:		DESIGNED:	RGC
CONSTRUCTION:		CHECKED BY:	
SCALE:	1"=100'	DATE CHECKED:	
PROJECT NO.:	90052.T	DRAWING:	1 of 4



VICINITY MAP

0 1 mile 2 miles 3 miles

BENCHMARK
Hub 16136 Elev. 502.605

DESCRIPTION
R.R. spike in macadam (1' off face of berm)
S.E. side Pot Spring Rd.
72' S. of C.L. of macadam drive to #2615
N 59613.24 E 3944.71

LEGEND

- Limit of Disturbance
- Property Line
- Property Line - Adjacent Lot
- Zoning Line (RC 4 / DR 10.5)
- Forest Buffer Easement
- Forest Conservation Easement
- 25' Principle Structure Setback
- Storm Water Management Easement
- Nontidal Wetland
- Head of Stream
- Stream
- Slope 25% or Greater
- Existing Specimen Tree
- Proposed Landscape Trees
- B / B — Existing / Proposed MTA Bus Stop
- S — Proposed Directional Sign (within Site)
- Private Local Open Space Areas
- Proposed Paving
- Soil Types (MdE)
- Existing / Proposed Fire Hydrant

N 60250
E 4000

DIRECTOR OF PDM NOTE

This Development Plan is approved by the Director of PDM based on his interpretation of Zoning Regulations, that it complies with present policy, density and bulk 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 on said plan. Utilization will have occurred when a dwelling is constructed and transferred for the purpose of occupancy.

ACCESSORY STRUCTURE NOTE

Envelopes shown hereon 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 400 and 301 of Baltimore Co. Zoning Regulations, subject to covenants and applicable building permits. Accessory structures, fences and projections into yard cannot be located in flood plain areas or hydric soils.

Samuel & Stephanie Trivas
L.7890 F.107
Use: Residential
Tax # 08-2000014683
6.9 ac.

Ronald Scornavacca
L.7794 F.235
Use: Residential
Tax # 08-2000014684
4.5 ac.

Existing SWM Pond

Roger & Sandra Fink
L.10365 F.355
Use: Residential
Tax # 08-0803050490
1.0 ac.

POT SPRING ROAD

LOT 4
785,556 sq. ft.
18.0 ac.

PART O
LOT 1

Forest Buffer Easement

Forest Conservation Easement

25' Principle Structure Setback

Pad Site for Future Weatherized Structure for Maintenance Vehicles & Staff Parking

Associated Catholic Charities, Inc.
L.4360 F.360
Use: Exempt Commercial
Tax # 08-0801085690
43.2 ac.

Proposed Sign Location

Proposed Property Line

22' Private Ingress and Egress Easement

Retaining Wall

Associated Catholic Charities, Inc.
L.10116 F.184
Use: Exempt Commercial
Tax # 08-2200017172
39.8 ac.

Proposed Stormwater Management Pond

Proposed Sign Location

Relocated 10'-wide Baltimore County Access Easement

LOT 5
377,243 sq. ft.
8.7 ac.

Independent Living

Ex. 10,000 gal. Underground Storage Tank

22' Private Ingress & Egress Easement

ASSISTED LIVING FAC.
SLAB ELEV. 499.0

SLAB ELEV. 487.0
COMMUNITY CENTER
FF 487.0
LL 475.0

BLDG D
FF 487.0
LL 475.0

Loading Area

POOL
Phase 2

BLDG E
LL 475.0

BLDG G
Phase 2
FF 487.0
LL 475.0

BLDG F
Phase 2
FF 487.0
LL 475.0

BLDG A
SLAB ELEV. 499.0

BLDG B
FF 499.0
LL 487.0

BLDG C
FF 499.0
LL 487.0

AUDITORIUM
Phase 2

Private Local Open Space
4.25 ac.

Private Local Open Space
3.75 ac.

Proposed Property Line
(1.8 acres +/- to be conveyed to Mercy Ridge, Inc.)

Parcel 11
Villa Maria, Inc.
L.3852 F.611
Use: Exempt Commercial
15.1 ac.
Boundary of this parcel will be adjusted per this plan.

Existing Property Line

Retaining Wall

Special Exception Line for Assisted Living Facility Class B - (1.1 ac.)

LOT 3
1,415,783 sq. ft.
32.5 ac.

Relocated Loch Raven Road (private)

Parcel 12
Bethany Community, Inc.
L.52 F.55
Use: Exempt Commercial
1.0 ac.

Existing Property Line

Proposed Property Line

25' Principle Structure Setback

Forest Buffer Easement

Forest Buffer Easement

Forest Conservation Easement

25' Principle Structure Setback

Wetland

Wetland

Drainage & Utility Reservation

Walter & Hope Adolph
L.5627 F.144
Use: Residential
Tax # 08-0806022350
0.9 ac.

Donald & Dorothy Roesch
L.3754 F.429
Use: Residential
Tax # 08-0818050660
1.0 ac.

Mark & Dolores Sullivan
L.8829 F.545
Use: Residential
Tax # 08-0819008711
1.5 ac.

Owen & Deborah Silvey
L.7074 F.354
Use: Residential
Tax # 08-0815069190
3.2 ac.

Warren Gore
L.5419 F.105
Use: Residential
Tax # 08-0807048440
1.7 ac.

Power Plant (not in use)

UNDERGROUND CABLES IN AREA

Villa Mar
L.5036
Exem
Tax # 08-08
3.2

Residence for Retired Clerics

Swimming Po

Wetland
25' Wetlands Buffer
Forest Conservation Easement
Forest Buffer Easement

I, ...
CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

FOREST BUFFER / CONSERVATION EASEMENT NOTES

There shall be no clearing, grading, construction, or disturbance of vegetation in the forest buffer and forest conservation easements except as permitted by the Baltimore County Department of Environmental Protection and Resources Management.

Hiking is permitted within the forest buffer and forest conservation easements. Other types of activities that require clearing, grading, construction, or disturbance of vegetation in the forest buffer and forest conservation easements require approval by the Baltimore County Department of Environmental Protection and Resources Management.

ACCESS NOTE

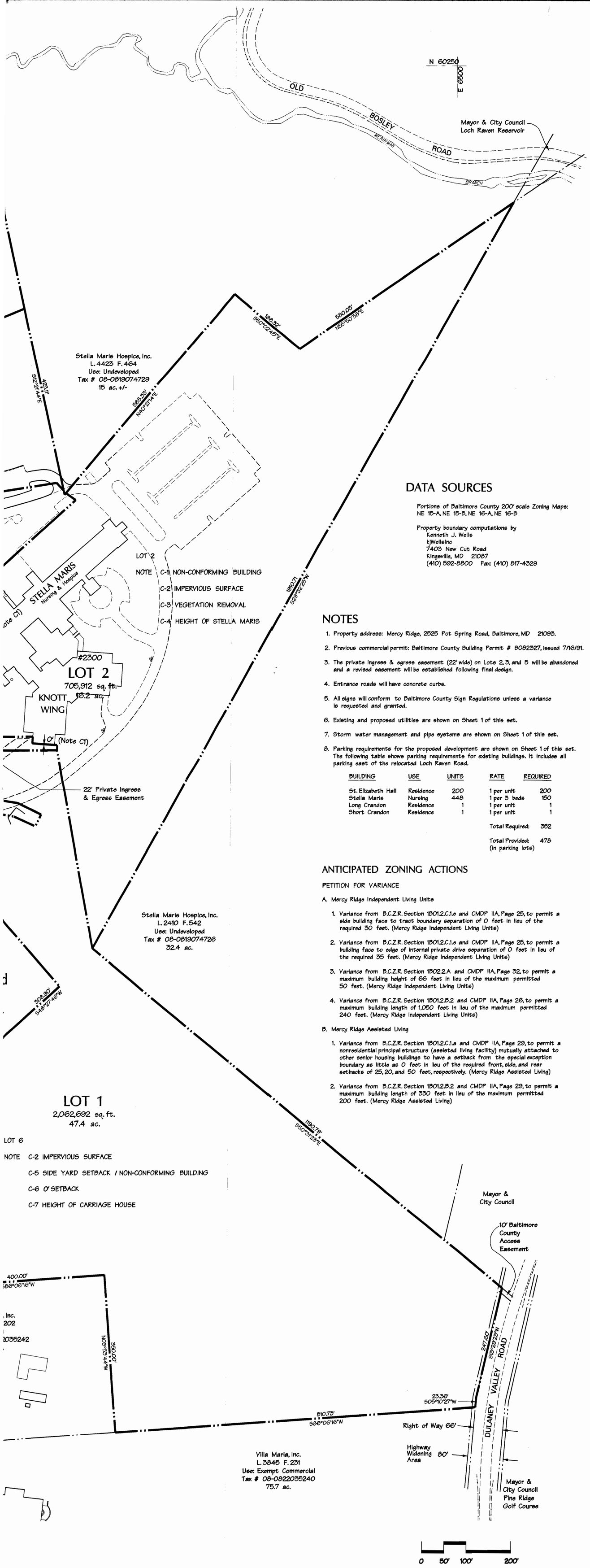
Access to the forest buffer and forest conservation easements shall be directly from Pot Spring Road and Dulaney Valley Road.

PROTECTIVE COVENANTS NOTE

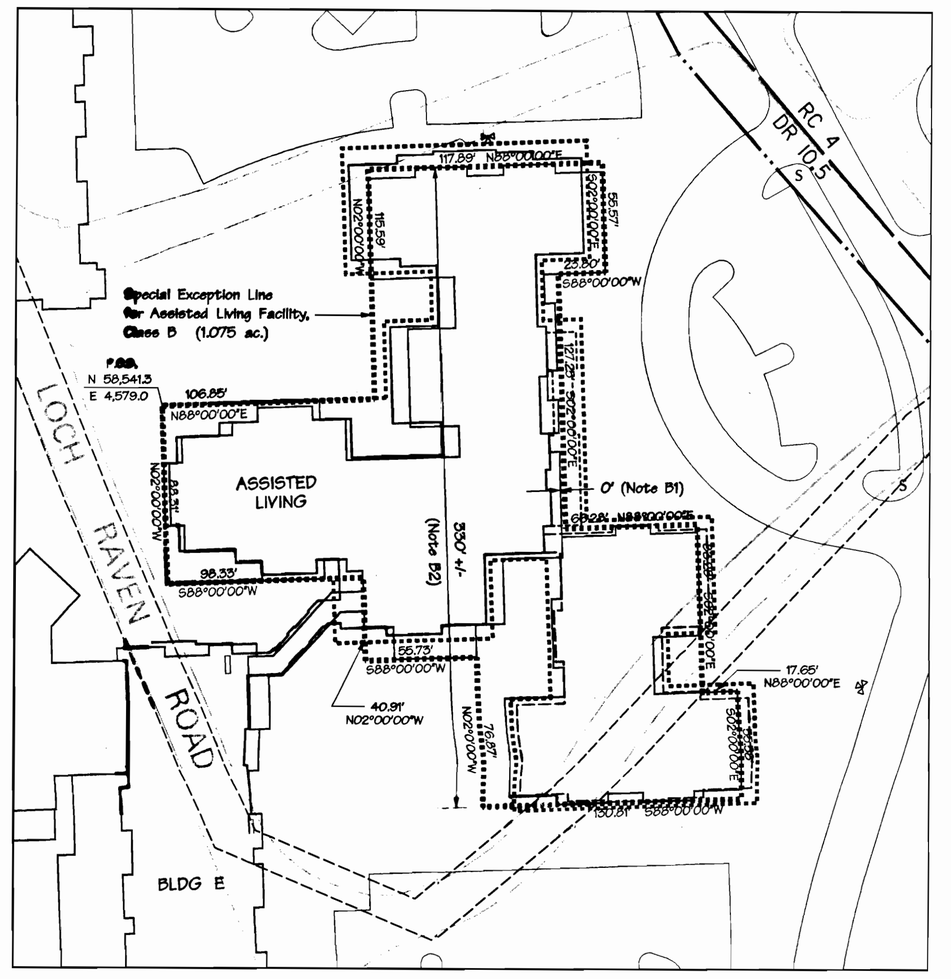
Any forest buffer and forest conservation easements shown hereon are subject to protective covenants which may be found in the land records of Baltimore County and which restrict disturbance and use of these areas.

Variances were granted by the Baltimore County Department of Environmental Protection and Resource Management from the Regulations for the Protection of Water Quality, Streams, Wetlands, and Floodplains, and from the Forest Conservation Act. The Forest Buffer and Forest Conservation Easements and building setbacks shown hereon are reflective of the fact that variances were granted. Conditions were placed on these variances to reduce water quality impacts.

RIDGE HEPRING



ENLARGEMENT "A" – ASSISTED LIVING FACILITY



DATA SOURCES

Portions of Baltimore County 200' scale Zoning Maps:
NE 15-A, NE 15-B, NE 16-A, NE 16-B

Property boundary computations by
Kenneth J. Wells
kjWellsInc
7403 New Cut Road
Kingsville, MD 21087
(410) 592-8800 Fax: (410) 817-4329

NOTES

1. Property address: Mercy Ridge, 2525 Pot Spring Road, Baltimore, MD 21093.
2. Previous commercial permit: Baltimore County Building Permit # B082327, issued 7/16/91.
3. The private ingress & egress easement (22' wide) on Lots 2, 3, and 5 will be abandoned and a revised easement will be established following final design.
4. Entrance roads will have concrete curbs.
5. All signs will conform to Baltimore County Sign Regulations unless a variance is requested and granted.
6. Existing and proposed utilities are shown on Sheet 1 of this set.
7. Storm water management and pipe systems are shown on Sheet 1 of this set.
8. Parking requirements for the proposed development are shown on Sheet 1 of this set. The following table shows parking requirements for existing buildings. It includes all parking east of the relocated Loch Raven Road.

BUILDING	USE	UNITS	RATE	REQUIRED
St. Elizabeth Hall	Residence	200	1 per unit	200
Stella Maris	Nursing	448	1 per 3 beds	150
Long Crandon	Residence	1	1 per unit	1
Short Crandon	Residence	1	1 per unit	1
			Total Required:	352
			Total Provided: (in parking lots)	478

ANTICIPATED ZONING ACTIONS

PETITION FOR VARIANCE

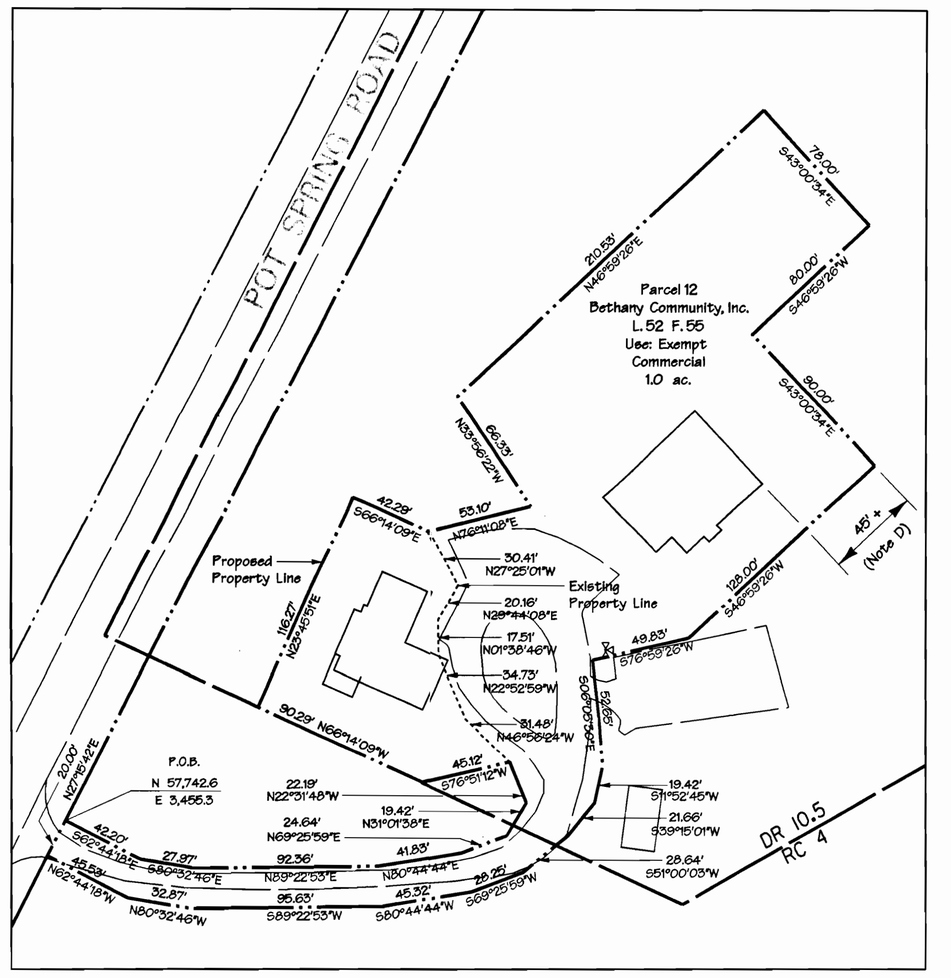
A. Mercy Ridge Independent Living Units

1. Variance from B.C.Z.R. Section 1B01.2.C.1.e and CMDP IIA, Page 25, to permit a side building face to tract boundary separation of 0 feet in lieu of the required 30 feet. (Mercy Ridge Independent Living Units)
2. Variance from B.C.Z.R. Section 1B01.2.C.1.e and CMDP IIA, Page 25, to permit a building face to edge of internal private drive separation of 0 feet in lieu of the required 35 feet. (Mercy Ridge Independent Living Units)
3. Variance from B.C.Z.R. Section 1B02.2.A and CMDP IIA, Page 32, to permit a maximum building height of 66 feet in lieu of the maximum permitted 50 feet. (Mercy Ridge Independent Living Units)
4. Variance from B.C.Z.R. Section 1B01.2.B.2 and CMDP IIA, Page 26, to permit a maximum building length of 1,050 feet in lieu of the maximum permitted 240 feet. (Mercy Ridge Independent Living Units)

B. Mercy Ridge Assisted Living

1. Variance from B.C.Z.R. Section 1B01.2.C.1.a and CMDP IIA, Page 29, to permit a nonresidential principal structure (assisted living facility) mutually attached to other senior housing buildings to have a setback from the special exception boundary as little as 0 feet in lieu of the required front, side, and rear setbacks of 25, 20, and 50 feet, respectively. (Mercy Ridge Assisted Living)
2. Variance from B.C.Z.R. Section 1B01.2.B.2 and CMDP IIA, Page 29, to permit a maximum building length of 330 feet in lieu of the maximum permitted 200 feet. (Mercy Ridge Assisted Living)

ENLARGEMENT "B" – BETHANY HOUSE



ANTICIPATED ZONING ACTIONS, continued

C. Stella Maris/St. Elizabeth Hall/Long Crandon

1. Variance from B.C.Z.R. Section 1A03.4.B.2 to permit existing, nonconforming buildings on proposed Lot 2 (Stella Maris) and on proposed Lot 5 (St. Elizabeth Hall) to have a setback of 0 feet where buildings are mutually attached or 0 feet to the lot line where not mutually attached in lieu of the required 50 feet. (Stella Maris/St. Elizabeth Hall)
2. Variance from B.C.Z.R. Section 1A03.4.B.3 to permit existing, nonconforming improvements on proposed Lots 2, 5, and 6 to have an impervious surface area of 27.5%, 53.0%, and 13.7%, respectively, in lieu of the maximum permitted 10%. (Stella Maris/Elizabeth Hall, Long Crandon)
3. Variance from B.C.Z.R. Section 1A03.4.B.3 to permit existing, nonconforming improvements on proposed Lots 2 and 5 to have resulted in a 27.5% and 53.0%, respectively, removal of natural vegetation in lieu of the permitted 25%. (Stella Maris/St. Elizabeth Hall)
4. Variance from B.C.Z.R. Section 1A03.4.A to permit existing buildings to have a height of 78 feet (Stella Maris) and 48 feet (St. Elizabeth Hall) in lieu of the maximum permitted 35 feet. (Stella Maris/St. Elizabeth Hall)
5. Variance from B.C.Z.R. Section 1A03.4.B.2 to permit an existing, nonconforming building on proposed Lot 6 to have a side yard setback off 25 feet in lieu of the required 50 feet. (Long Crandon)
6. Variance from B.C.Z.R. Section 400.1 to permit an existing carriage house on proposed Lot 6 to be located in the side and front yard in lieu of the required rear yard and to permit a sideyard setback of 0 feet in lieu of the required 2.5 feet. (Long Crandon)
7. Variance from B.C.Z.R. Section 400.3 to permit an existing carriage house on proposed Lot 6 to have a height greater than 15 feet. (Long Crandon)

D. Bethany House

Variance from B.C.Z.R. Section 1B01.2.C.1.a and CMDP IIA, Page 29, to permit existing structures to have rear setback to lot line of 45 feet in lieu of the required 50 feet. (Bethany House)

E. Lot 1 and Villa Maria

Variance from B.C.Z.R. Section 400.1 to permit a 0 foot setback for a swimming pool straddling joint lot lines in lieu of the required 2.5 foot separation. (Lot 1 and Villa Maria)

PETITION FOR SPECIAL HEARING

A. Total Site

Special Hearing pursuant to B.C.Z.R. Section 409.12.B to approve a modified parking plan wherein all of the off-street parking spaces are used in common rather than being assigned to individual uses or buildings. (Total site)

B. RC-4 Portions

Special Hearing to determine that the proposed lot lines do not affect nonconforming status and use. (RC-4 portions)

PETITION FOR SPECIAL EXCEPTION

A. Mercy Ridge Assisted Living

Special Exception pursuant to B.C.Z.R. Section 1B01.1.C.26 for an assisted living facility (Class B) in a DR 10.5 zone to be developed as a component of a housing facility for the elderly. (Mercy Ridge Assisted Living)

FINAL DEVELOPMENT PLAN
Approved by:

Director of Planning Date

Director of PDM Date

DMW
Daft·McCune·Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

Plat to Accompany
a Petition for Special Hearing,
Special Exception, and Variance

MERCY RIDGE

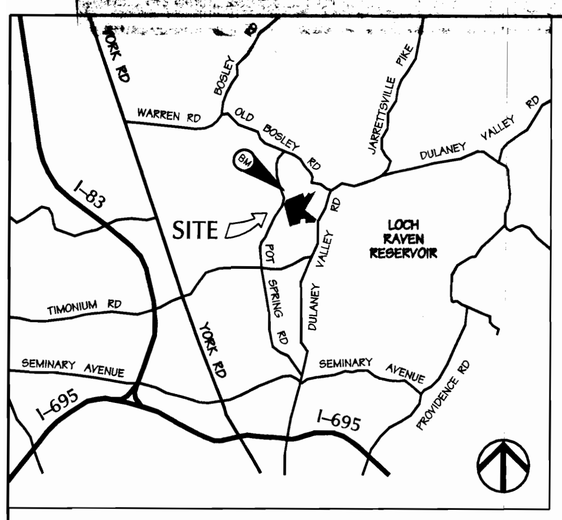
B.C.M.D.

STATE OF MARYLAND DAVID B. LOCKE REGISTERED

DATE	BY	REVISIONS
12/16/98	BSM	CHANGES MADE AS PER REDLINE
		REVISIONS

ISSUE DATES			
REVIEW:		BASE:	BSM
BID:		DRAWN:	
PERMIT:		DESIGNED:	
CONSTRUCTION:		CHECKED BY:	
SCALE:	1"=100'	DATE CHECKED:	
PROJECT NO.:	90052.T	DRAWING:	3 of 4

Thu Jan 7 14:45:32 1999 s:\mefiles\90052mercy\devplan99jan6\90052zon.be3



VICINITY MAP

0 1 mile 2 miles 3 miles

BENCHMARK
Hub 16136 Elev. 502.605

DESCRIPTION
R.R. spike in macadam (1' off face of berm)
S.E. side Pot Spring Rd.
72' S. of C.L. of macadam drive to #2615
N 59613.24 E 3944.71

LEGEND

- Property Line
- Property Line - Adjacent Lot
- RC 4 / DR 10.5 — Zoning Line
- Existing Property Line - To be adjusted per this plan
- S — Proposed Directional Sign (within Site)
- Existing / Proposed Fire Hydrant

N 60250
E 4000

SADDLEBROOK FARM

Samuel & Stephanie Trivas
L. 7890 F. 107
Use: Residential
Tax # 08-2000014683
6.9 ac.

Ronald Scornavacca
L. 7794 F. 233
Use: Residential
Tax # 08-2000014684
4.5 ac.

100.51' S60°57'00"W
714.48' S12°21'44"E
589.60' N12°21'44"W
80.28' S29°03'00"E
168.68' S60°57'00"W

Roger & Sandra Fink
L. 10365 F. 355
Use: Residential
Tax # 08-0803050490
1.8 ac.

457.14' S79°45'25"W

POT SPRING ROAD
172.33' S20°17'03"E

△ = 15°43'49"
R = 911.47'
T = 125.91'
L = 250.24'

215.97' S72°13'43"W

Associated Catholic Charities, Inc.
L. 4360 F. 360
Use: Exempt Commercial
Tax # 08-0801085690
43.2 ac.

△ = 06°42'30"
R = 911.47'
T = 53.42'
L = 106.72'

25' Paving

Proposed Sign Location
17.63 N13°02'42"W
18.08 N13°04'17"W
Proposed Property Line
46.24 N18°12'43"E
Existing Property Line to be adjusted

22' Private Ingress and Egress Easement

△ = 19°28'31"
R = 911.47'
T = 156.42'
L = 309.82'

RC 4 DR 10.5

251.49' N40°32'18"W
569.23' S40°32'18"E

LOT 4
785,556 sq. ft.
18.0 ac.

PART OF LOT 1

1206.15' S67°38'43"W

LOT 5
NOTE C-1 0' SETBACK
C-2 IMPERVIOUS SURFACE
C-3 VEGETATION REMOVAL
C-4 HEIGHT OF ST. ELIZABETH HALL

LOT 5
377,243 sq. ft.
8.7 ac.

ST. ELIZABETH HALL
Independent Living

Associated Catholic Charities, Inc.
L. 10116 F. 184
Use: Exempt Commercial
Tax # 08-2200017172
39.8 ac.

R = 911.47'
L = 10.58'
P.O.B.
N 58,752.1
E 3,975.4

Proposed Sign Location
Relocated 10'-wide Baltimore County Access Easement
45'
238.71' N27°15'37"E
756.32' S14°42'17"E

Existing Property Line to be adjusted
Proposed Property Line (1.8 acres +/- to be conveyed to Mercy Ridge, Inc.)
825.24' N27°15'37"E
565.02' S36°14'37"E

Parcel 11
Villa Maria, Inc.
L. 3852 F. 611
Use: Exempt Commercial
13.1 ac.
Boundary of this parcel will be adjusted per this plan.

SEE ENLARGEMENT "B" AT RIGHT

Parcel 12
Bethany Community, Inc.
L. 52 F. 55
Use: Exempt Commercial
1.0 ac.

45' +
BETHANY HOUSE
NOTE D - 45' REAR SETBACK

Existing Property Line to be adjusted
Proposed Property Line

P.O.B.
N 57,742.6
E 3,455.3

20.00' N27°15'42"E
131.15' N27°15'42"E
29' Paving
60' Right of Way

RC 4 DR 10.5
203.30' N82°32'51"W
361.98' S85°43'09"W
246.81' N74°33'51"W

E 4000
N 57750

368.29' N71°28'12"W
236.61' S15°03'17"E

Drainage & Utility Reservation

Walter & Hope Adolph
L. 5627 F. 144
Use: Residential
Tax # 08-0806022380
0.8 ac.

Donald & Dorothy Roesch
L 3754 F. 429
Use: Residential
Tax # 08-0818050680
1.0 ac.

Mark & Dolores Sullivan
L. 8839 F. 545
Use: Residential
Tax # 08-0819009711
1.5 ac.

Owen & Deborah Silvey
L. 7074 F. 354
Use: Residential
Tax # 08-0815069190
3.2 ac.

POT SPRING

216.42' N24°53'51"W
760.40' S15°03'17"E
277.19' N35°16'54"W

Warren Gore
L. 5419 F. 105
Use: Residential
Tax # 08-0807048440
1.7 ac.

32.94' S14°19'18"E
853.78' S14°19'18"E

P.O.B.
N 58,541.3
E 4,579.0

SEE ENLARGEMENT "A" AT RIGHT

ASSISTED LIVING
330' +/- (Note B2)
0' (Note B1)
0' +

(Note A2)
NOTE A3 - HEIGHT OF MERCY RIDGE
COMMUNITY CENTER
BLDG D
1050' +/- (Note A4)
POOL
BLDG E
BLDG G
BLDG F
AUDITORIUM
BLDG C
BLDG B
BLDG A
(Note A1)
0' +
LOCH RAVEN ROAD

Special Exception Line for Assisted Living Facility, Class B (1.1 ac.)

LOT 3
1,415,783 sq. ft.
32.5 ac.

25' + (Note C3)
RC 4 DR 10.5
444.97' S41°32'14"E
863.48' S68°14'52"W

Relocated Loch Raven Road (private)

Proposed LOT 6
139,178 sq. ft.
3.2 ac.

0' (Note C6,C7)
204.78' S46°32'15"E
219.28' N46°27'11"E
89.53' S46°21'13"W
456.23' S41°32'14"E
LONG CRANDON
Residence for Retired Clerics

SHORT CRANDON
Accessory Residence

Power Plant (not in use)

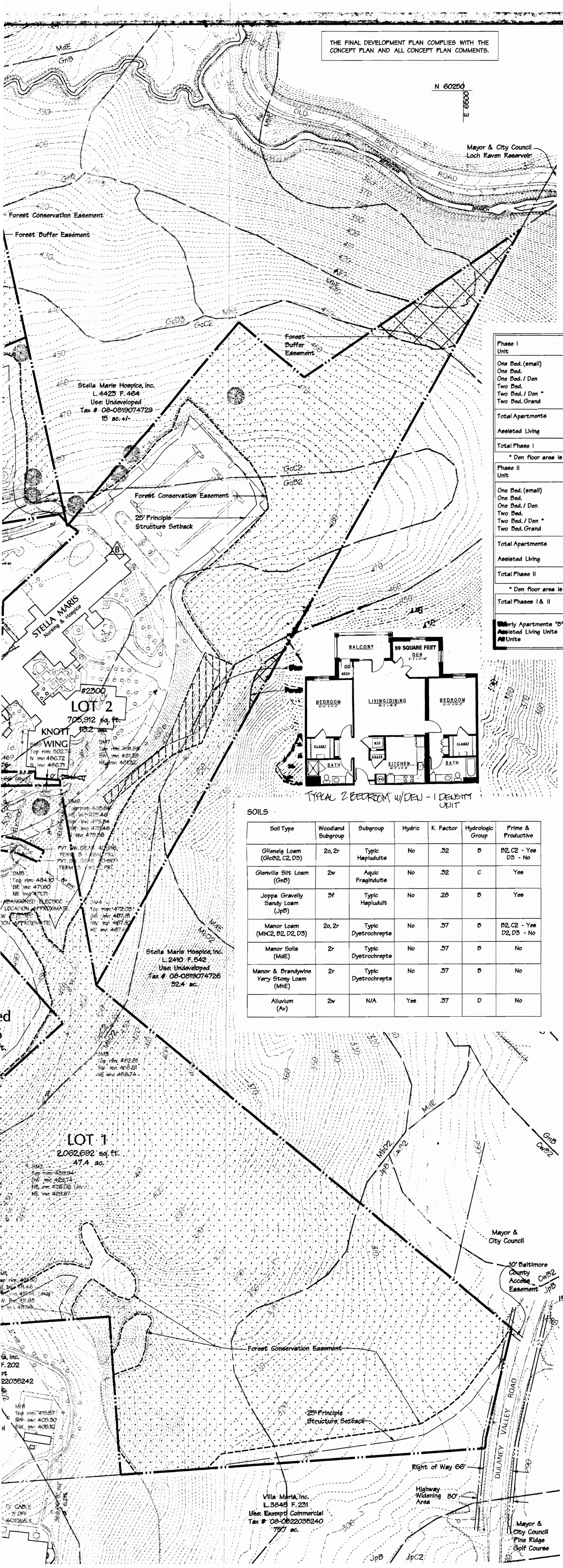
Villa Maria
L. 5036 F.
Exempt
Tax # 08-082
3.2 ac.

350.00' S03°53'44"E
Swimming Pool
0'
(Note E)

LOT 1 / VILLA MARIA
NOTE E - 0' SWIMMING POOL SETBACK

912.10' S75°01'16"W

LOCH RAVEN RD



GENERAL NOTES

1. Property Owner: Mercy Ridge, Inc.
   c/o Cardinal Shehan Center, Inc.
   2300 Dulaney Valley Road
   Timonium, Maryland 21093

2. Preparer of Plan: Daft-McCune-Walker, Inc.
   200 East Pennsylvania Avenue
   Towson, Maryland 21286

3. Site Area: ~~31.2~~ 32.5 acres +/- PROPOSED MERCY RIDGE PROPERTY
   125.9 ACRES +/- AREA OF ZONING ACTIONS

4. Site Data: Tax Map 52 - Grid 14 - Parcel 6
   Lot 1: Tax Account Number: 08-2200008315
   Lot 2: Tax Account Number: 08-2200008316
   Election District: 8
   Councilmanic District: 4
   Census Tract: 4085.2
   Watershed Number: 31
   Subsewershed Number: 10

5. DENSITY SUMMARY - AREA CHANGES

a. Mercy Ridge Component (Class "B" Elderly Housing)

32.59 ACRES +/- NET

DR 10.5	= 33.34 acres +/-	GROSS, INCL. 30' POT SPRING RD. R.O.W.
	– 0.17 acres +/-	NOW PART OF LOT 5
Gross 10.5 Area	= 33.17 acres +/-	
Assisted Living	– 1.10 acres +/-	AREA OF SPECIAL EXCEPTION
	= 32.07 acres +/- x 10.5 = 336.74 D.U.s	

b. Villa Maria Parcel

5.9 ACRES +/- NET

DR 10.5	= 7.00 acres +/-	GROSS, INCL. 30' POT SPRING RD. R.O.W.
Bethany House (Office Bldg.)	– 1.25 acres +/-	
Gross 10.5 Area	5.75 acres +/- x 10.5	60.38 D.U.s
		397.12 D.U.s
Assisted Living (46 units x .25)		11.50 D.U.s
Total Permitted		408.62 D.U.s

c. Density Units Utilized 408.60 D.U.s

Phase I Unit	Unit Area (sf)	No. of Units	Parking Required	Parking Provided	Density Factor	Density Units
One Bed. (small)	664	5	5		0.75	3.8
One Bed.	744	73	73		0.75	54.8
One Bed. / Den	929	49	49		1.00	49.0
Two Bed.	1,070	62	62		1.00	62.0
Two Bed. / Den *	1,305	42	42		1.00	42.0
Two Bed. Grand	1,446	26	26		1.50	39.0
Total Apartments	261,899	257 units	257	460		250.6
Assisted Living		30 beds	10	15	0.25	7.5
Total Phase I		287	267	475		258.1

* Den floor area is less than 100 sf

Phase II Unit	Unit Area (sf)	No. of Units	Parking Required	Parking Provided	Density Factor	Density Units
One Bed. (small)	664	-	-		0.75	-
One Bed.	744	38	38		0.75	28.5
One Bed. / Den	929	11	11		1.00	11.0
Two Bed.	1,070	40	40		1.00	40.0
Two Bed. / Den *	1,305	28	28		1.00	28.0
Two Bed. Grand	1,446	26	26		1.50	39.0
Total Apartments	146,673	143 units	143	140		146.5
Assisted Living		16 beds	6	10	0.25	4.0
Total Phase II		159	149	150		150.5

* Den floor area is less than 100 sf

Total Phases I & II	Unit Area (sf)	No. of Units	Parking Required	Parking Provided	Density Factor	Density Units
Elderly Apartments "B"		398 units				389.1
Assisted Living Units		46 beds				11.5
All Units	408,572	446	416	625		408.6

SOILS

Soil Type	Woodland Subgroup	Subgroup	Hydric	K Factor	Hydrologic Group	Prime & Productive
Glenelg Loam (GcB2, C2, D3)	2o, 2r	Typic Hapludults	No	.32	B	B2, C2 - Yes D3 - No
Glenville Silt Loam (GnB)	2w	Aquic Fragiudults	No	.32	C	Yes
Joppa Gravelly Sandy Loam (JpB)	3f	Typic Hapludult	No	.28	B	Yes
Manor Loam (MbC2, B2, D2, D3)	2o, 2r	Typic Dystrochrepts	No	.37	B	B2, C2 - Yes D2, D3 - No
Manor Soils (MdE)	2r	Typic Dystrochrepts	No	.37	B	No
Manor & Brandywine Very Stony Loam (MhE)	2r	Typic Dystrochrepts	No	.37	B	No
Alluvium (Av)	2w	N/A	Yes	.37	D	No

6. "Long Crandon" is a designated historic structure: MHT Inventory No. BA 1801. "Short Crandon" is a designated historic structure: MHT Inventory No. BA 1802.
7. There are no known archaeological sites on the property.
8. There are no hazardous materials in use or in storage on site.
9. There are no significant regulated plant or wildlife communities known to exist on site. There are no rare, threatened, or endangered species known to exist on site.
10. This site is not located within the Chesapeake Bay Critical Area.
11. Per FEMA Community Panel No. 240010 0255B, there are no FEMA mapped 100-year floodplains on this site. Floodplain shown hereon is the result of a study conducted by D.M.W.
12. Existing well and septic systems on and within 100 feet of the site are shown.
13. Average Daily Trips - Existing: 1,342
    ADT - After Proposed Development: 2,053
14. The property is served by public water and sanitary sewer connections. No additional water meters or sewer connections will be required for this development.
15. Loch Raven Road (private) will be relocated to accommodate the proposed development (1800 l.f. +/-). Ingress/egress easements will be adjusted accordingly. BGE gas and electric utilities will be relocated.
16. Portions of Loch Raven Road and parking to support this development are shared by several parcels. Easements and agreements will be created to cover shared use.
17. Adjustments to parcel and lot line easements and mortgage lot lines are included in this proposal.
18. Landscape Requirements:
    Interior Road: 4700 l.f. / 20 = 235 p.u.
    Adjacent Road: 940 l.f. / 40 = 23.5 p.u.
    Parking Spaces: 500 spaces / 12 = 41 p.u.
    Total Planting Units Required = 300 p.u.
19. A landscape plan must be approved by the Office of Planning prior to issuance of a building permit.
20. All signs will conform to Baltimore County ~~Sign Regulations, unless a variance is requested and granted.~~ ZONING SECTION 450.
21. All buildings are scheduled for Phase 1 unless noted as Phase 2.
22. Lighting will be low cut-off fixtures provided for parking safety and illumination of pedestrian walks. ALL PARKING SPACES SHALL BE PERMANENTLY STRIPED.
23. No fencing is anticipated at this time, except at the Stormwater Management Pond.
24. No utility easements have been established within or near the development area.
25. The only steep slopes (25% or steeper) within the development area occur along road edges. These areas are shown on the plan.
26. OPEN SPACE PROPOSAL

    Local Open Space Required = 6.2 ac. +/-

    Residential Units: 398 living units x 650 sf = 258,700 sf = 5.9 ac.
    Assisted Living: 46 beds / 4 = 11.5 x 650 sf = 7,475 sf = 0.2 ac.

    Local Open Space Provided = 8.0 acres (Private)

27. The proposed use should not generate unacceptable levels of smoke, noise, dust, odors, vibrations, glare, and heat.
28. The proposed use does not generate an R.T.A. with respect to proposed building locations and existing off-site zoning, lots, and dwelling locations. (No proposed or existing buildings are within ~~100~~ 150' feet of the tract boundary line adjacent to dwellings or lots that would create an R.T.A.)
29. The proposed development appears to be outside of any designated areas of critical state concern as per The Designated Areas of Critical State Concern Map dated August 1977 in the Office of Planning. However, the site is within close proximity of the Limestone Valleys area per the referenced map.
30. There are no known limitations established by the courts, County Board of Appeals, Planning Board and/or Zoning Commissioner or restrictive covenants recorded with individuals or groups that would limit the proposed development of the site.
31. All community comments raised have been addressed, to the best of the Applicant's knowledge. To the extent that an argument is raised that there are unresolved issues, reference should be made to the minutes of the Community Input Meeting of January 13, 1998.
32. The character of Pot Spring Rd., a designated scenic route, shall be maintained as can be noted on the concept landscape plan and section through Pot Spring Rd. and Mercy Ridge frontage.
33. All sidewalks shall be 5' wide. All parking spaces shall be 9' X 18'. Private parking areas and driveways shall be paved in accordance with provisions of Sec. IX.A.2 of C.M.D.P. or Zoning Policy BM-11. Surfacing agent will be designated.
34. Refuse will be collected from inside buildings by a private service.
35. Accessory uses include but may not be limited to: swimming pool, auditorium, community dining facilities, craft and hobby areas, beauty shop, small gift or necessities shops, a small bank branch or automated bank teller machines, guest rooms for residents and potential residents, and other personal and recreational services. Accessory uses are for the sole use of Mercy Ridge residents and their guests. There will be no exterior announcement or other exterior evidence of accessory uses.
36. THERE ARE NO DWELLING UNITS WITH FACING WINDOWS TO ANOTHER DWELLING UNIT LESS THAN 20 FEET.

DATA SOURCES

Boundary lines, easements for roads and utilities, mortgage lines, lot boundaries and numbers, and other deed information shown hereon were taken from "Plat of the Various Charitable Corporations associated with The Roman Catholic Archdiocese of Baltimore" by Kenneth J. Wells, Inc., December 20, 1991 and "Resubdivision Plat of the Cardinal Shehan Center, Incorporated Property" by Kenneth J. Wells, Inc., January 12, 1997.

Amendments to the plat will be required in order to conform to the approved Forest Buffer and Forest Conservation limits.

Topographic information shown hereon was taken from photogrammetry performed by Air Survey Corp April 8, 1996.

Soils information shown hereon was taken from USDA Baltimore County Soils Survey 1976. All soil "K" values less than or equal to .32.

Wetland limits and streams shown on Lots 1-5 were approved in the field by Baltimore County DEPRM on February 6, 1997. Forest Buffer Easement limits shown on Lots 1-5 were approved by Baltimore County DEPRM on April 14, 1997.

Wetlands, streams, and Forest Buffer Easement limits on Parcels 11 and 12 were approved in the field by Baltimore County DEPRM on October 24, 1997.

SEE SHEET 3 FOR

ANTICIPATED ZONING ACTIONS

PETITION FOR VARIANCE

A. Mercy Ridge Independent Living Units

1. Variance from B.C.Z.R. Section 1B01.2.C.1.c and CMDP IIA, Page 25, to permit a side building face to tract boundary separation of 0 feet in lieu of the required 30 feet. (Mercy Ridge Independent Living Units)
2. Variance from B.C.Z.R. Section 1B01.2.C.1.c and CMDP IIA, Page 25, to permit a building face to edge of internal private drive separation of 0 feet in lieu of the required 35 feet. (Mercy Ridge Independent Living Units)
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4. Variance from B.C.Z.R. Section 1B01.2.B.2 and CMDP IIA, Page 26, to permit a maximum building length of 1,050 feet in lieu of the maximum permitted 240 feet. (Mercy Ridge Independent Living Units)

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2. Variance from B.C.Z.R. Section 1B01.2.B.2 and CMDP IIA, Page 29, to permit a maximum building length of 330 feet in lieu of the maximum permitted 200 feet. (Mercy Ridge Assisted Living)

C. Stella Maris/St. Elizabeth Hall/Long Crandon

1. Variance from B.C.Z.R. Section 1A03.4.B.2 to permit existing, nonconforming buildings on proposed Lot 2 (Stella Maris) and on proposed Lot 5 (St. Elizabeth Hall) to have a setback of 0 feet where buildings are mutually attached or 0 feet to the lot line where not mutually attached in lieu of the required 50 feet. (Stella Maris/St. Elizabeth Hall)
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4. Variance from B.C.Z.R. Section 1A03.4.A to permit existing buildings to have a height of 78 feet (Stella Maris) and 48 feet (St. Elizabeth Hall) in lieu of the maximum permitted 35 feet. (Stella Maris/St. Elizabeth Hall)
5. Variance from B.C.Z.R. Section 1A03.4.B.2 to permit an existing, nonconforming building on proposed Lot 6 to have a side yard setback of 25 feet in lieu of the required 50 feet. (Long Crandon)
6. Variance from B.C.Z.R. Section 400.1 to permit an existing carriage house on proposed Lot 6 to be located in the side and front yard in lieu of the required rear yard and to permit a sideyard setback of 0 feet in lieu of the required 2.5 feet. (Long Crandon)
7. Variance from B.C.Z.R. Section 400.3 to permit an existing carriage house on proposed Lot 6 to have a height greater than 15 feet. (Long Crandon)

D. Bethany House

Variance from B.C.Z.R. Section 1B01.2.C.1.a and CMDP IA, Page 29, to permit existing structures to have rear setback to lot line of 45 feet in lieu of the required 50 feet. (Bethany House)

E. Lot 1 and Villa Maria

Variance from B.C.Z.R. Section 400.1 to permit a 0 foot setback for a swimming pool straddling joint lot lines in lieu of the required 2.5 foot separation. (Lot 1 and Villa Maria)

PETITION FOR SPECIAL HEARING

A. Total Site

Special Hearing pursuant to B.C.Z.R. Section 409.12.B to approve a modified parking plan wherein all of the off-street parking spaces are used in common rather than being assigned to individual uses or buildings. (Total site)

B. RC-4 Portions

Special Hearing to determine that the proposed lot lines do not affect nonconforming status and use. (RC-4 portions)

PETITION FOR SPECIAL EXCEPTION

A. Mercy Ridge Assisted Living

Special Exception pursuant to B.C.Z.R. Section 1B01.1.C.2b for an assisted living facility (Class B) in a DR 10.5 zone to be developed as a component of a housing facility for the elderly. (Mercy Ridge Assisted Living)

FINAL DEVELOPMENT PLAN
Approved by:

Director of Planning Date

Director of PDM Date

DMW
Daft·McCune·Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

– Development Plan –

– Plan to Accompany a Petition for Special Hearing, Special Exception, and Variance –

– Final Development Plan –

MERCY RIDGE

B.C.M.D.

STATE OF MARYLAND DAVID E. LOCKE REGISTERED LANDSCAPE ARCHITECT NO. 654

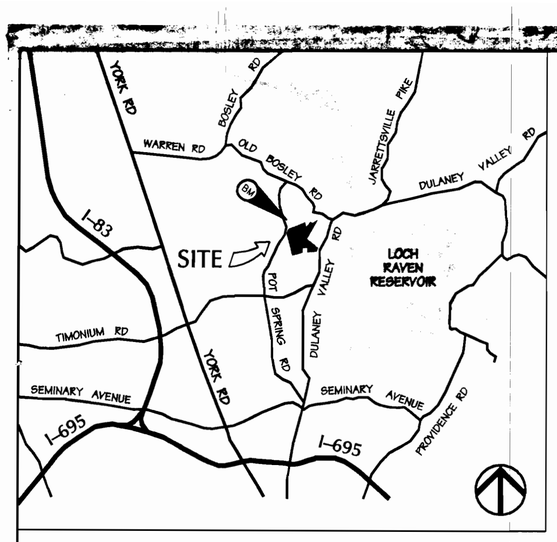
DATE	BY	REVISIONS
12/16/98	BSM	REDLINE REVISIONS AS NOTED

FOR REDLINE REVISIONS

STATE OF MARYLAND DAVID E. LOCKE REGISTERED LANDSCAPE ARCHITECT NO. 654

ISSUE DATES			
REVIEW:	10/20/98	BASE:	BSM
BID:		DRAWN:	BSM
PERMIT:		DESIGNED:	RGC
CONSTRUCTION:		CHECKED BY:	
SCALE:	1"=100'	DATE CHECKED:	
PROJECT NO.:	90052.T	DRAWING:	1 of 4

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VICINITY MAP

0 1 mile 2 miles 3 miles

BENCHMARK

Hub 16136 Elev. 502.605

DESCRIPTION

R.R. spike in macadam (1' off face of berm)
S.E. side Pot Spring Rd.
72' S. of C.L. of macadam drive to #2615
N 59613.24 E 3944.71

LEGEND

- Limit of Disturbance
- Property Line
- Property Line - Adjacent Lot
- Zoning Line (RC 4 / DR 10.5)
- Forest Buffer Easement
- Forest Conservation Easement
- 25' Principle Structure Setback
- Storm Water Management Easement
- Nontidal Wetland
- Head of Stream
- Stream
- Slope 25% or Greater
- Existing Specimen Tree
- Proposed Landscape Trees
- Existing / Proposed MTA Bus Stop (B / B)
- Proposed Directional Sign (within Site) (S)
- Private Local Open Space Areas
- Proposed Paving
- Soil Types
- Existing / Proposed Fire Hydrant

N 60250
E 4000

DIRECTOR OF PDM NOTE

This Development Plan is approved by the Director of PDM based on his interpretation of Zoning Regulations, that it complies with present policy, density and bulk 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 on said plan. Utilization will have occurred when a dwelling is constructed and transferred for the purpose of occupancy.

ACCESSORY STRUCTURE NOTE

Envelopes shown hereon 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 400 and 301 of Baltimore Co. Zoning Regulations, subject to covenants and applicable building permits. Accessory structures, fences and projections into yard cannot be located in flood plain areas or hydric soils.

Samuel & Stephanie Trivas
L.7880 F.107
Use: Residential
Tax # 08-2000014683
6.9 ac.

Existing SWM Pond

Ronald Scornavacca
L.7794 F.235
Use: Residential
Tax # 08-2000014684
4.5 ac.

Roger & Sandra Fink
L.10365 F.355
Use: Residential
Tax # 08-0803050490
1.8 ac.

LOT 4
785,556 sq. ft.
18.0 ac.

PART O
LOT 1

Forest Buffer Easement

Forest Conservation Easement

25' Principle Structure Setback

Pad Site for Future Weatherized Structure for Maintenance Vehicles & Staff Parking

Associated Catholic Charities, Inc.
L. 4360 F. 360
Use: Exempt Commercial
Tax # 08-0801085690
43.2 ac.
HIGHWAY WIDENING AREA

Proposed Sign Location

Proposed Property Line

22' Private Ingress and Egress Easement
TO BE ABANDONED

Retaining Wall

Associated Catholic Charities, Inc.
L. 10116 F. 184
Use: Exempt Commercial
Tax # 08-2200017172
39.8 ac.

Proposed Stormwater Management Pond

Proposed Sign Location

Relocated 10'-wide Baltimore County Access Easement

HIGHWAY WIDENING AREA

Proposed Property Line
(1.8 acres +/- to be conveyed to Mercy Ridge, Inc.)

Private Local Open Space 4.25 ac.

Parcel 11
Villa Maria, Inc.
L. 3852 F. 618
Use: Exempt Commercial
13.1 ac.
Boundary of this parcel will be adjusted per this plan.

Existing Property Line

Retaining Wall

Parcel 12
Bethany Community, Inc.
L. 52 F. 55
Use: Exempt Commercial
1.0 ac.

Existing Property Line

Proposed Property Line

25' Principle Structure Setback

Forest Buffer Easement

Wetland

Drainage & Utility Reservation

Walter & Hope Adolph
L. 5627 F. 144
Use: Residential
Tax # 08-0806022580
0.9 ac.

Donald & Dorothy Roesch
L. 3754 F. 429
Use: Residential
Tax # 08-0818050690
1.9 ac.

Mark & Dolores Sullivan
L. 8839 F. 545
Use: Residential
Tax # 08-0819009711
1.5 ac.

Owen & Deborah Silvey
L. 7074 F. 354
Use: Residential
Tax # 08-0815069190
3.2 ac.

Warren Gore
L. 5419 F. 105
Use: Residential
Tax # 08-0807048440
1.7 ac.

Forest Buffer Easement

25' Principle Structure Setback

Forest Conservation Easement

Wetland
25' Wetlands Buffer
Forest Conservation Easement
Forest Buffer Easement

LOT 5
377,243 sq. ft.
8.7 ac.

Private Local Open Space 3.75 ac.

Independent Living

Ex. 10,000 gal. Underground Storage Tank

22' Private Ingress & Egress Easement

ASSISTED LIVING FAC.
SLAB ELEV. 499.0

COMMUNITY CENTER
FF 487.0
LL 475.0

BLDG C
FF 499.0
LL 487.0

BLDG D
FF 487.0
LL 475.0

BLDG E
FF 487.0
LL 475.0

BLDG F
FF 487.0
LL 475.0

BLDG G
FF 487.0
LL 475.0

Loading Area

POOL
Phase 2

AUDITORIUM
Phase 2

Phase 2

LOT 3
1,475,983 sq. ft.
~~33.9 ac.~~
32.5 AC.

Special Exception Line for Assisted Living Facility, Class B (1.1 ac.)

Private Local Open Space 3.5 ac.

LONG CRANDON

ANTENNA

Residence for Retired Clerics

Relocated Loch Raven Road (private)

SHORT CRANDON

Rower Plant (not in use)

LOCH HAVEN RD

Swimming Po

Villa Ma
L.5036
Exem
Tax # 08-0
3.2

Proposed
LOT
139,178 sq.
3.2 ac.

I, ...
CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

FOREST BUFFER / CONSERVATION EASEMENT NOTES

There shall be no clearing, grading, construction, or disturbance of vegetation in the forest buffer and forest conservation easements except as permitted by the Baltimore County Department of Environmental Protection and Resources Management.

Hiking is permitted within the forest buffer and forest conservation easements. Other types of activities that require clearing, grading, construction, or disturbance of vegetation in the forest buffer and forest conservation easements require approval by the Baltimore County Department of Environmental Protection and Resources Management.

ACCESS NOTE

Access to the forest buffer and forest conservation easements shall be directly from Pot Spring Road and Dulaney Valley Road.

PROTECTIVE COVENANTS NOTE

Any forest buffer and forest conservation easements shown hereon are subject to protective covenants which may be found in the land records of Baltimore County and which restrict disturbance and use of these areas.

Variances were granted by the Baltimore County Department of Environmental Protection and Resource Management from the Regulations for the Protection of Water Quality, Streams, Wetlands, and Floodplains, and from the Forest Conservation Act. The Forest Buffer and Forest Conservation Easements and building setbacks shown hereon are reflective of the fact that variances were granted. Conditions were placed on these variances to reduce water quality impacts.

Total Metropolitan District Area

40.9149 Acres

DULANEY VALLEY ROAD

S 46123'04" W
85.00'

S 39145'54" E 455.22'

BD84

Remaining Lands of

Stella Maris Hospice, Inc.

LOT 1

Metropolitan District Area = 29.331 Acres

S 68115'17" W 864.10'

Villa Maria, Inc.
L. 5036 F. 202
Exempt
Tax # 08-0822035242
3.2 ac.

Metropolitan District Line Extension

BD85

575.36'

277.20'

N 23159'12" W

255.75'

N 35129'12" W

Owen & Deborah Silvey
L. 7074 F. 354
Use: Residential
3.2 ac.

Warren Gore
L. 5419 F. 105
Use: Residential
1.7 ac.

N 14144'12" W 884.95'

Existing Metropolitan District Line

· Existing Metropolitan District Line

Note:

For reference to the existing B.C.M.D. Line

see Extension B.C.M.D. Boundary Line

Pot Spring 58-1375

COORDINATE TABLE

Point	North	East
BD70	58756.39	3943.91
BD71	59393.34	4010.40
BD72	59454.12	4231.90
BD82	58390.87	5142.66
BD83	58332.24	5081.14
BD84	57982.32	5372.31
BD85	57662.19	4569.70
BD86	57847.92	4025.15
BD87	57694.59	3755.57
BD88	57810.00	3512.52
BD89	57554.66	3396.41
BD90	57595.67	3345.84

CURVE DATA

Name	Delta	Radius	Length	Bearing	Chord	Tangent
C-1	42136'07"	881.47'	655.41'	N 05157'32" E	640.41'	343.69'

DMW
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200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

– Development Plan –

METROPOLITAN WATER DISTRICT EXTENSION #133

MERCY RIDGE

B.C.M.D.

STATE OF MARYLAND
DAVID E. L'ORIENTE
NO. 884
REGISTERED LANDSCAPE ARCHITECT

DATE	BY	REVISIONS

ISSUE DATES			
REVIEW:	9/1/98	BASE:	WGZ
BID:		DRAWN:	
PERMIT:		DESIGNED:	
CONSTRUCTION:		CHECKED BY:	
		DATE CHECKED:	
SCALE:	1"=100'	DRAWING:	2 of 4
PROJECT NO.:	90052.T		

Tue Sep 1 18:28:32 1998 c:\mefiles\90052mercy\90052w.mds

POT SPRING ROAD

BD71

BD72

N 74°39'28" E 229.69'

S 40°35'00" E 1400.00'

BD82

BD83

Remaining Lands of
Stella Maris Hospice, Inc.
W.J.R. 3984/218
Metropolitan District Area = 1.709 Acres

A portion of Pot Spring
Road R/W is included in
Metropolitan District
1.364 Acres

R = 881.47'
C = 655.41'

BD70

Remaining Lands of
Villa Maria, Inc.
W.J.R. 3852/611
Metropolitan District Area = 8.545 Acres

N 71°10'02" W

BD86

S 60°22'15" W 310.13'

247.50'
N 73°25'

BD87

269.06'
N 64°55'59" W

BD88

S 27°15'37" W
253.50'

51.76'

5.31'

BD89

162.58'

219.60'
N 77°43'08" W

BD90

N 27°16'37" E 1305.75'

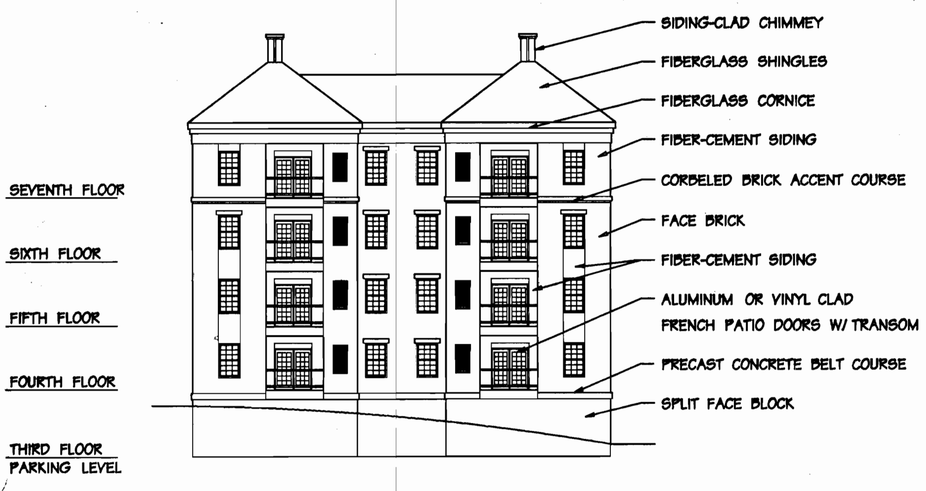
N 14°52'55" E

N 32°20'50" W 1593.49'

N 44°02'05" W 156.89'

Note:
For reference to the existing B.C.M.D. Line
see Addition to Baltimore County Metropolitan
District 58-1383

Note:
For reference to the existing B.C.M.D. Line
see Addition to Baltimore County Metropolitan
District 58-1375



ELEVATION A



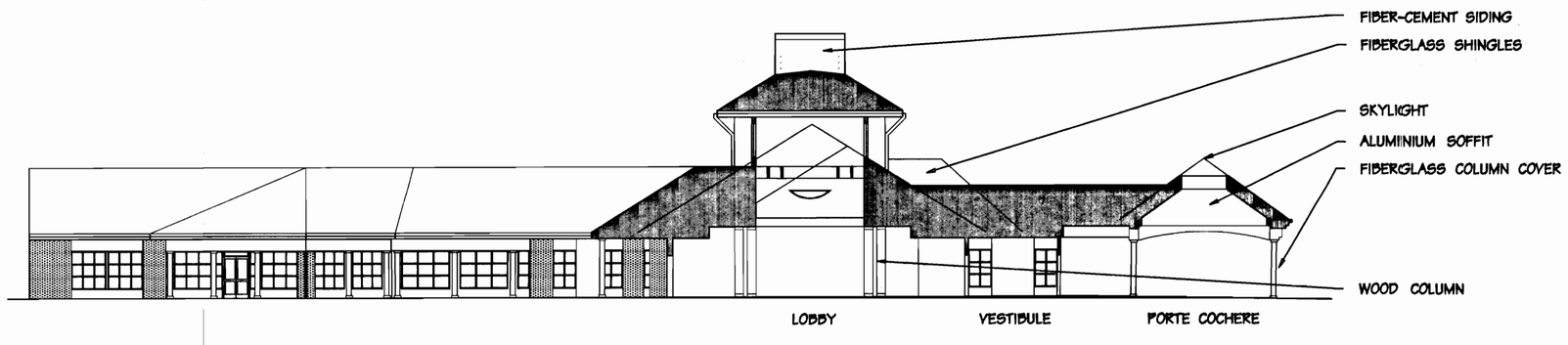
ELEVATION B



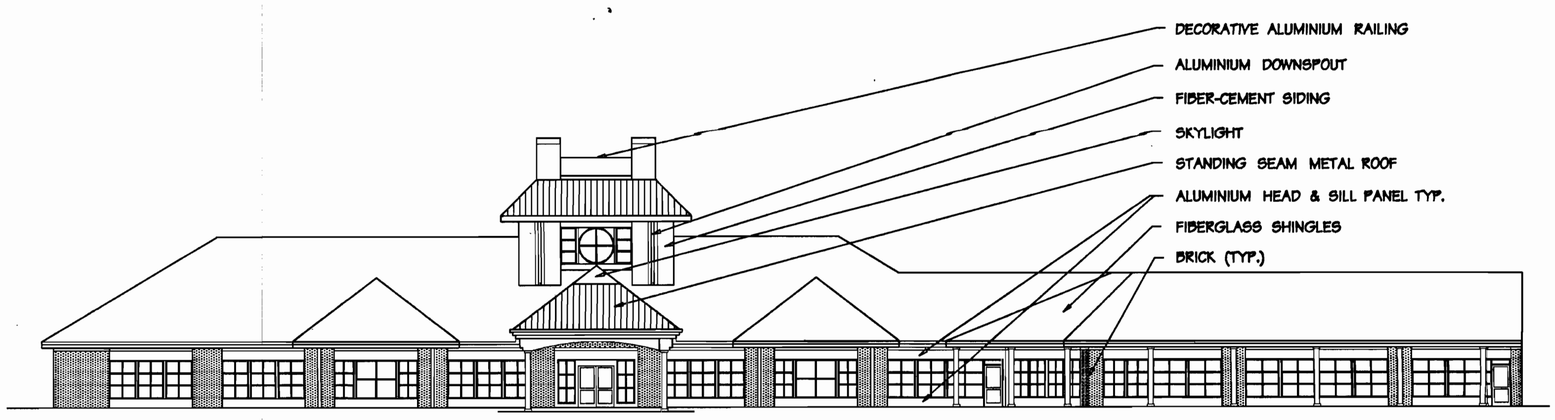
ELEVATION C

TYPICAL ELEVATIONS

APARTMENT BUILDINGS

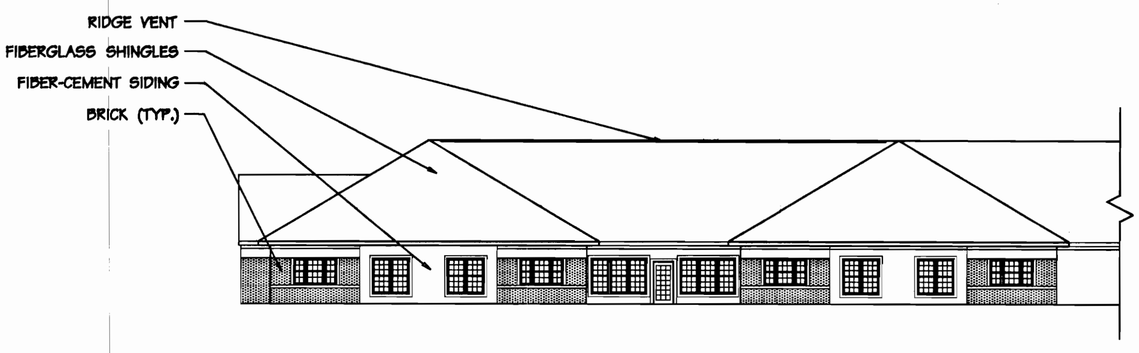


COMMUNITY CENTER SECTION / WEST ELEVATION D

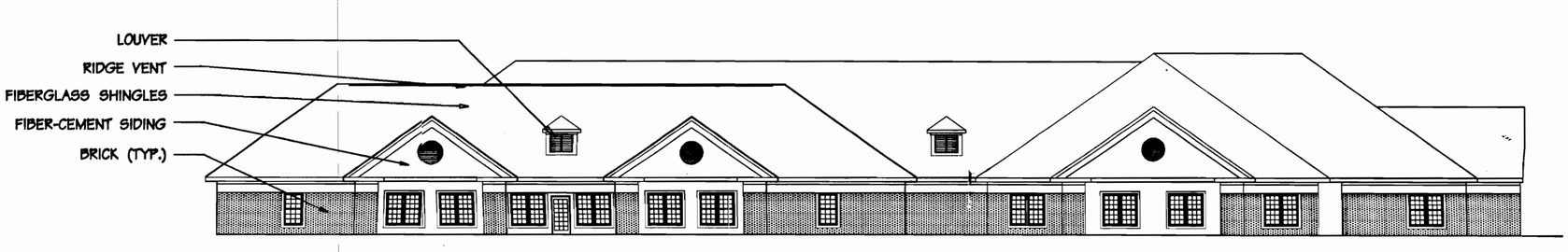


COMMUNITY CENTER SOUTH ELEVATION G

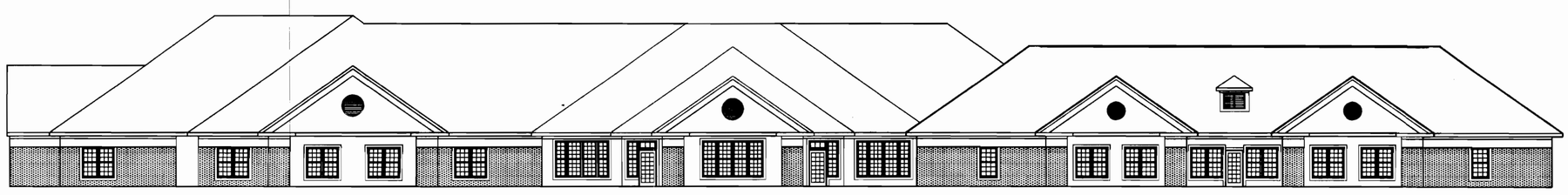
COMMUNITY CEN



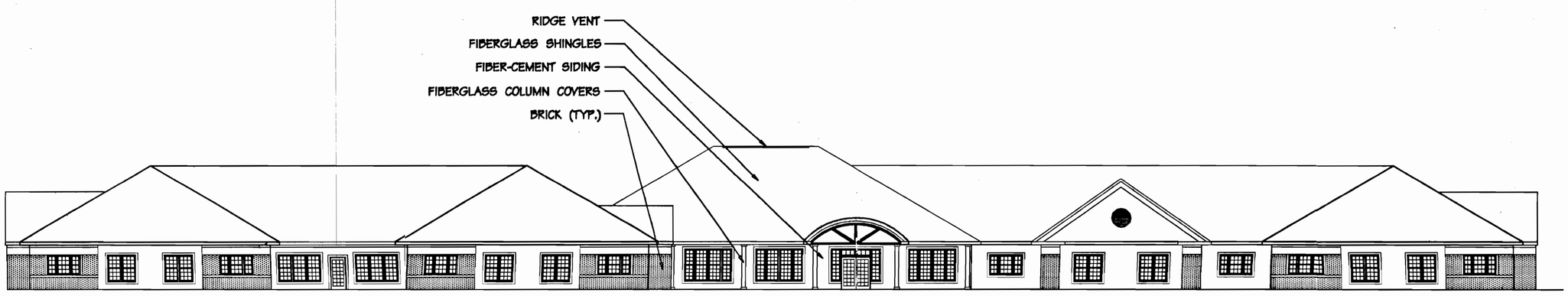
ALF WEST ELEVATION L



ALF NORTH ELEVATION H

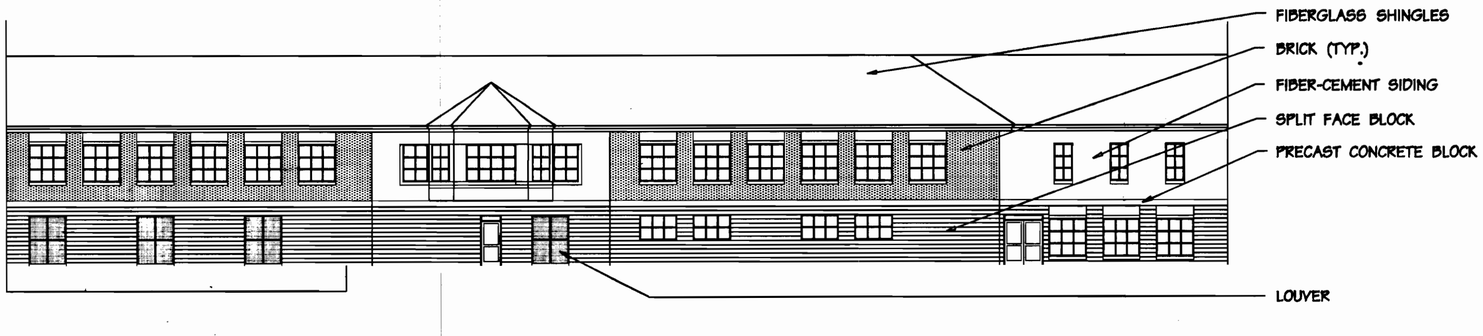


ALF SOUTH ELEVATION J

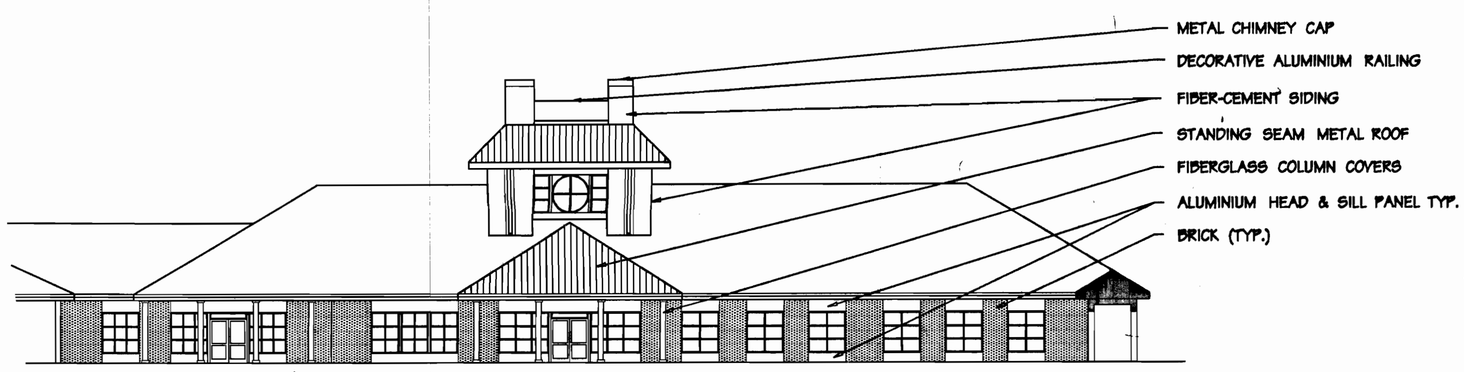


ALF EAST ELEVATION K

ASSISTED LIVING FACILITY



COMMUNITY CENTER EAST ELEVATION E



COMMUNITY CENTER NORTH ELEVATION F

TER

CS&D

DMW
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200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

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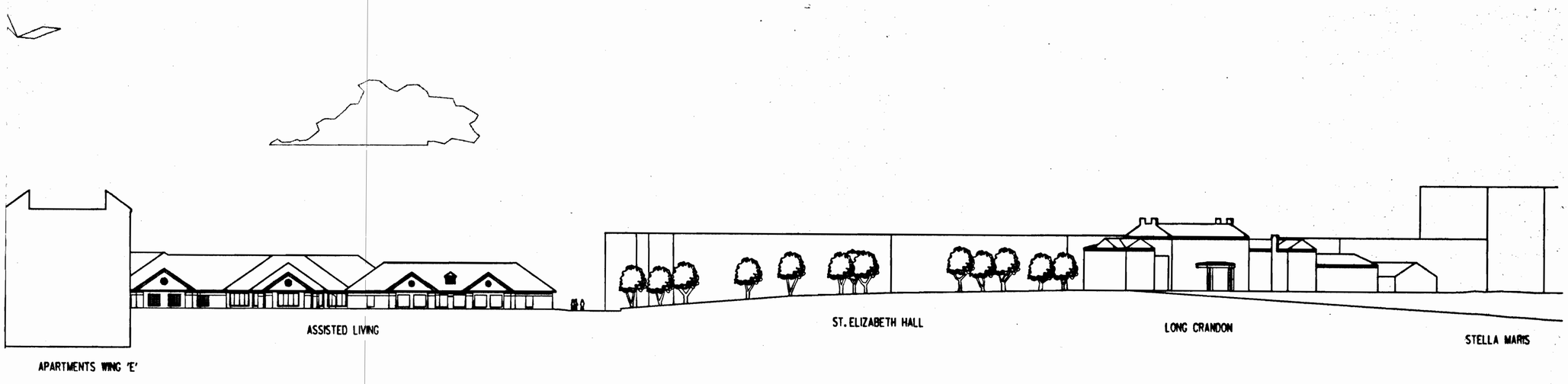
MERCY RIDGE

STATE OF MARYLAND DAVID E. LOCKE NO. 884 REGISTERED LANDSCAPE ARCHITECT

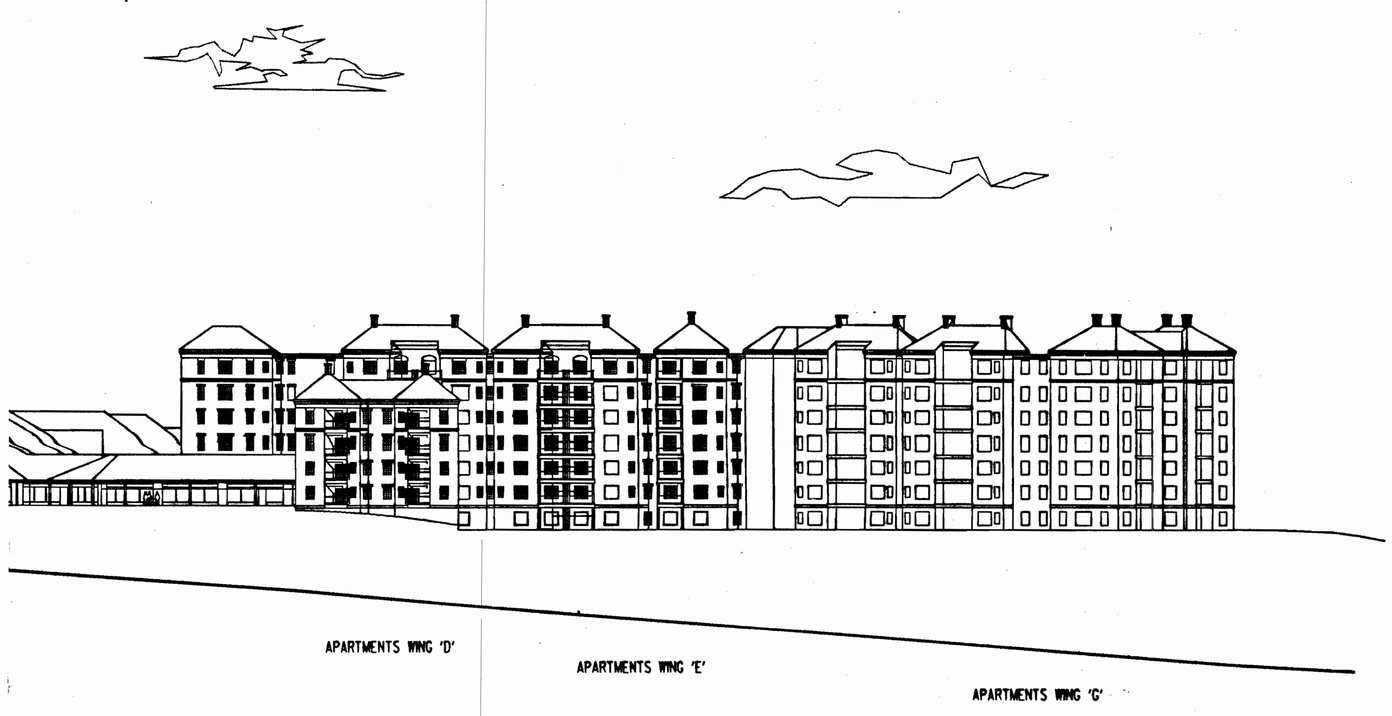
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ISSUE DATES			
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PERMIT:		DESIGNED:	CS&D
CONSTRUCTION:		CHECKED BY:	
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PROJECT NO.:	90052.T	DRAWING:	4 of 4

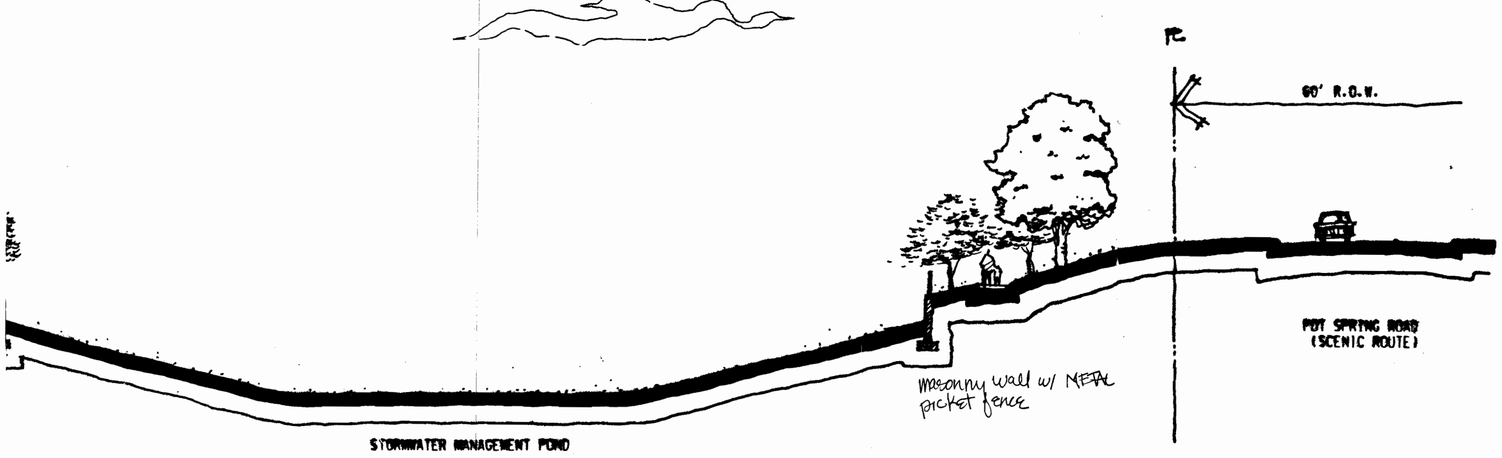
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ECTION



SECTION



UGH POND

RIDGE

ENT LIVING COMMUNITY

CS&D

FOR RED-LINE REVISIONS

STATE OF MARYLAND DAVID E. LOCKE NO. 654 REGISTERED LANDSCAPE ARCHITECT

DMW
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200 East Pennsylvania Avenue
Towson, Maryland 21286
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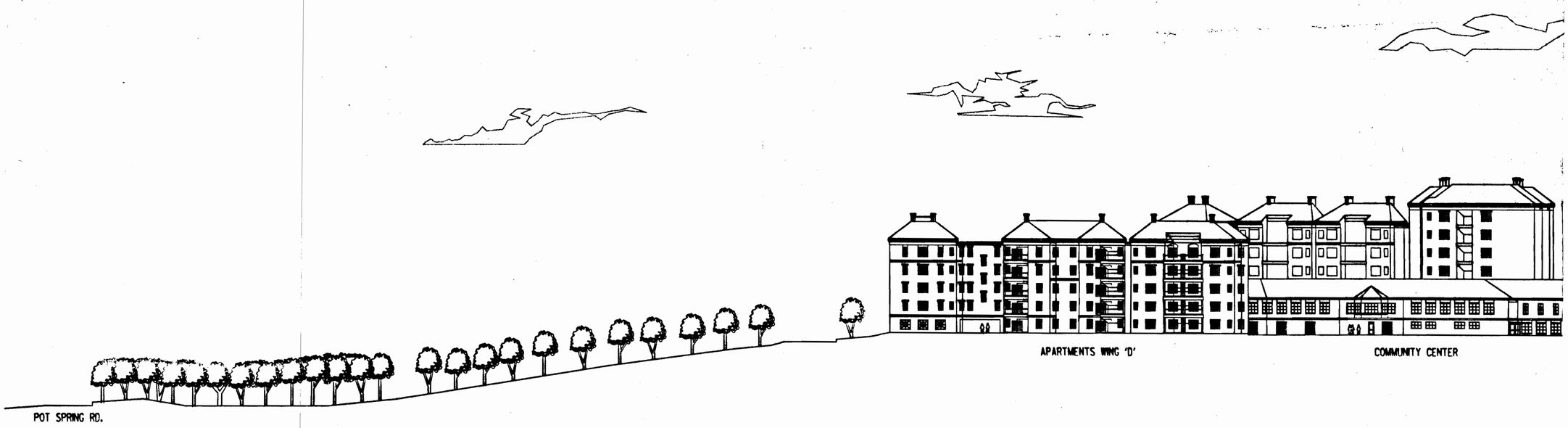
MERCY RIDGE

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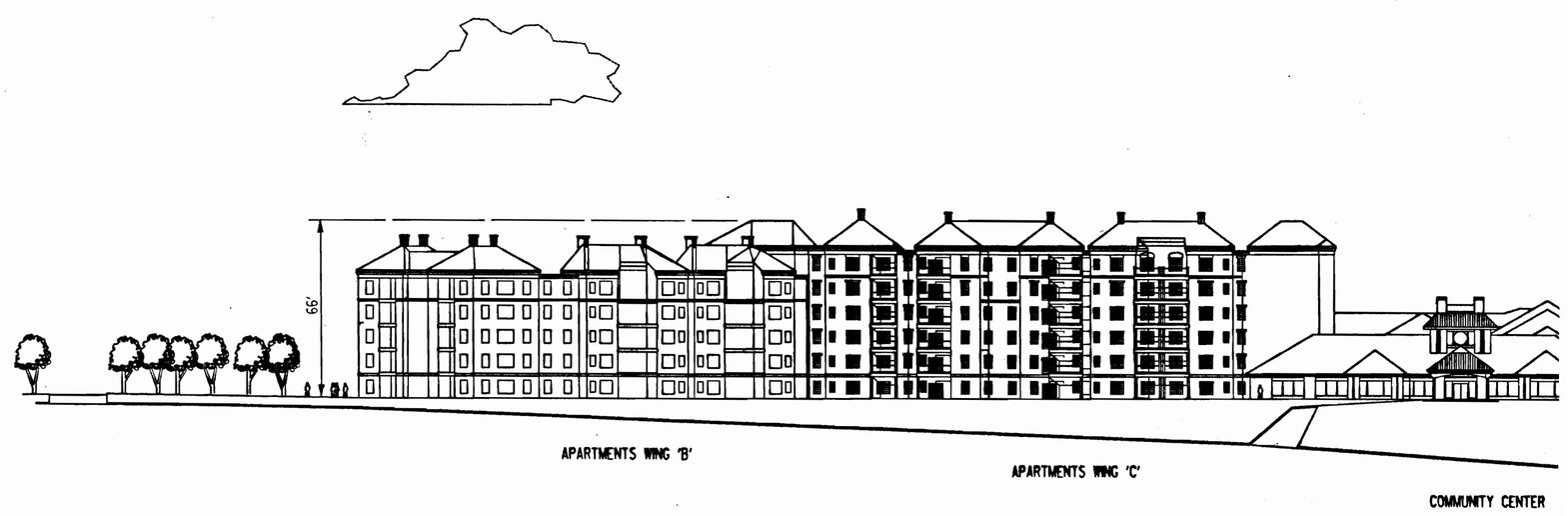
DATE	BY	REVISIONS
12/16/98	BSM	REDLINE REVISIONS AS NOTED

ISSUE DATES			
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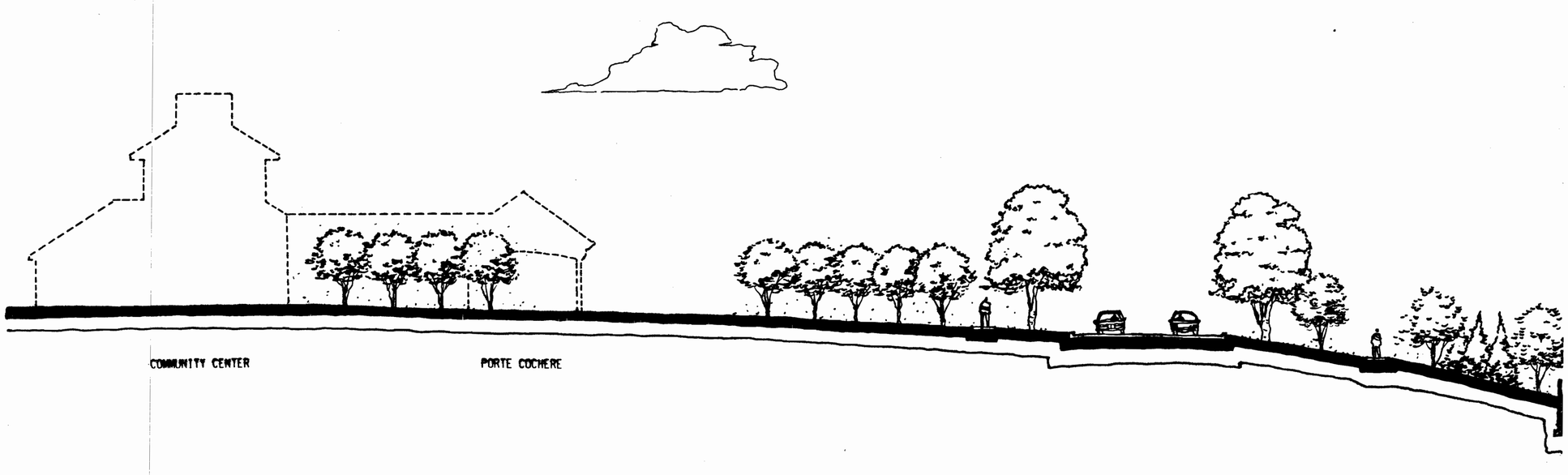
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EAST - WEST S



NORTH - SOUTH



SECTION THRO

SITE SECTION

MARCH 12, 1998

30' 0 15' 30' 60' 100'

MERCY

SENIOR INDEPEND