IN RE:	PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE	*	BEFORE THE
	W/S Garrison Forest Road	*	ZONING
	(Rosewood State Hospital Property)		
	3rd Election District	*	COMMISSIONER
	3rd Councilmanic District		
		*	OF
	State of Maryland, Dept. of Mental Hygiene, Owners	*	BALTIMORE COUNTY
	The Associated: Jewish Community Fed. Of Baltimore, Contract Purchasers	*	Case No. 04-021-SPHXA

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

NOTICE OF APPEAL

Appellants, Friends of Garrison Forest, and individuals Sarah and Jay Eastman, 533 Garrison Forest Rd., Owings Mills, MD, 21117; Kimberly and David Simonetti, 6 St. Thomas Lane, Owings Mills, MD, 21117; and Cheryl and Jonathan Aaron, 121 St. Thomas Lane, Owings Mills, MD, 21117, by and through their attorney, J. Carroll Holzer and Holzer and Lee, feeling aggrieved by the decision of the Zoning Commissioner in the above captioned case, hereby appeal to the County Board of Appeals from the Findings of Fact and Conclusions of Law dated September 30, 2003, attached hereto, and incorporated herein as **Exhibit #1.**

Filed concurrently with this Notice of Appeal is a check made payable to Baltimore County to cover the costs of the appeal. Appellants were parties below and fully participated in the proceedings.

RECEIVED
OCT 2 8 2003
Per..KL.....

Respectfully submitted,

J. Carroll Holzer
Holzer & Lee
508 Fairmount Avenue
Towson, Maryland 21286
410-825-6961
Attorney for Appellants

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on the 28th day of October, 2003, a copy of the foregoing Notice of Appeal was mailed first class, postage pre-paid to Jeffrey Scherr, Esquire, Kramon & Graham, P.A., One South Street, Suite 2600, Baltimore, MD 21202; the County Board of Appeals, Basement Old Court House, 400 Washington Ave., Towson, MD 21204, and People's Counsel for Baltimore County, Basement, Old Courthouse, 400 Washington Ave., Towson, MD 21204.

J. Carroll Holzer

NOTICES\Aaron-Rosewood Property.NOA-CBA

IN RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE - W/S Garrison Forest Road, 343.6' S of the c/l Rosewood Lane **(Maryland Dept. of Mental Hygiene Rosewood State Hospital Property)** 3rd Election District 3rd Council District	*	BEFORE THE
	*	ZONING COMMISSIONER
	*	OF BALTIMORE COUNTY
	*	Case No. 04-021-SPHXA
	*	

State of Maryland, Dept. of Mental Hygiene, Owners;
The Associated: Jewish Community Fed. *
of Baltimore, Contract Purchasers/Developers

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for Baltimore County for consideration of Petitions for Special Hearing, Special Exception and Variance filed by the State of Maryland, Department of Health and Mental Hygiene, Owners, and The Associated: Jewish Community Federation of Baltimore, Contract Purchasers/Developers, through their attorney, Jeffrey H. Scherr, Esquire. The Petitioners request a special hearing to approve the continued use of the subject property and surrounding area for such purposes and with such structures as were allowed by the State during its ownership of the property, and to approve the proposed improvements; to determine and grant such variances as may be necessary for existing and proposed buildings and for parking combinations as might be necessary to permit the existing and proposed uses on the subject property; and, approval of such other and further zoning relief as the nature of the proposed use may require. In addition, the Petitioners request a special exception for a convalescent or nursing home use on the subject property, pursuant to Section 1B01.C.3 of the Baltimore County Zoning Regulations, and as defined in Section 101 thereof as "Nursing Home." Finally, the Petitioners request variance relief from Section 504.2 of the B.C.Z.R. and the Comprehensive Manual of Development Policies, Division II, Section A, p. 29 thereof, to permit a building length of 1100' and width of 420 feet in lieu of the maximum allowed length and width of 300 feet. The subject property and requested relief are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

ORDER RECEIVED FOR FILING
Date 9/30/03
By

Appearing at the requisite public building in support of the request were Elizabeth Barnard, a representative of the State of Maryland, Department of Health and Mental Hygiene, property owners; Ron Rothstein, on behalf of The Associated: Jewish Community Federation of Baltimore, Contract Purchasers/Developers; and Jeffrey H. Scherr, Esquire, attorney for the Petitioners. Also appearing on behalf of the Petitioners were David S. Thaler, the Professional Engineer who prepared the site plan for this property; Lee Coplan, the Architect retained by the Contract Purchasers/Developers; and, Mickey Cornelius, a traffic engineer. Appearing as interested citizens were Jack Dillon, Executive Director of the Valleys Planning Council, and Barbara Pash, on behalf of the Baltimore Jewish Times. Numerous residents from the surrounding community appeared as Protestants in the matter, all of who signed the Protestants' Sign In Sheet that was circulated at the hearing. It is to be noted that due to ongoing negotiations between the parties, the original hearing date of August 11, 2003 was postponed to September 24, 2003 at which time Cheryl Aaron and Jay Eastman acted as spokespersons for the group and were represented by J. Carroll Holzer, Esquire.

Testimony and evidence offered revealed that the subject property is a large, irregular shaped parcel located on the west side of Garrison Forest Road, near Reisterstown Road in Owings Mills. The property contains a gross area of 67.04 acres in area, predominantly zoned D.R.1; however, approximately .5 acres is zoned D.R.3.5. The property has been owned by the State of Maryland and used for governmental purposes for many years. The Rosewood State Hospital Center was located on this property for a number of years and is a landmark in this community. The State of Maryland has decided to sell a large portion of the property and has located a buyer in The Associated: Jewish Community Federation of Baltimore. As more particularly shown on the site plan marked as Petitioner's Exhibit 4, The Associated will acquire approximately 54.6 acres of the property. On the land acquired, The Associated will construct a three-story, 250,000 sq.ft. nursing home/convalescent center. It is anticipated that the Center will accommodate up to 288 residents. The details of the proposed building are more particularly shown on the site plan; however, it is to be noted that the building reaches approximately 1100' in length and nearly 400' in depth. The nursing home/convalescent center will be a state-of-the-art facility. As is a favored practice within the current

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industry, the center will not "warehouse" residents; rather, will provide intensive services and opportunities to the residents.

Obviously, the impact of The Associated's acquisition and development of the property is of concern to the neighbors. As noted above, the Petitions were originally scheduled for a hearing on August 11, 2003; however, that hearing date was postponed and rescheduled for September 24, 2003 in order to give the parties an opportunity to discuss all issues. As a result of their ongoing discussion and negotiation, the plan has been amended. In this regard, the initial plan submitted with the Petitions (Petitioner's Exhibit 1) was amended prior to the hearing (Petitioner's Exhibit 2). At the hearing, it was indicated that further amendment was necessitated as a result of the agreement reached between the parties and a revised plan was submitted subsequent to the hearing and marked as Petitioner's Exhibit 4.

The primary area of concern of the neighbors relates to vehicular access to the site. Specifically, the neighbors were particularly concerned about a proposed access to the interior of the property from Garrison Forest Road. As a result of this concern, the Petitioner's amended their plan to eliminate direct access from that road. Specifically, The Associated will acquire another parcel of land presently owned by the State and improved with a structure known as the Outen Building. That building will be razed and a new connection made through that lot to access Garrison Forest Road. This modification as well as others shown on the plan largely eliminates the concerns that the neighbors expressed.

Turning to the special exception relief, the Petitioners request approval of a convalescent/nursing home on the subject property, which is permitted pursuant to Section 1B01.1.3 of the B.C.Z.R. Based upon the testimony and evidence presented, I am easily persuaded that the proposed use will not detrimentally affect the health safety and general welfare of the surrounding locale, and meets the requirements set out in Section 502.1 of the B.C.Z.R. The longstanding use of the subject property for institutional purposes is persuasive to a finding that the proposed use will not adversely impact adjacent properties. It is also to be noted that the Petitioners submitted a traffic

ORDER RECEIVED FOR FILING
Date 9/29/03
By

analysis as Petitioner's Exhibit 5, which demonstrates that the proposed use will not overwhelm the existing road system in the neighborhood.

As to the variance requests, relief is requested to allow the proposed structure length of approximately 1100 feet and 400 feet in width. Obviously, as a nursing home, the building will be occupied by persons with limited mobility. Thus, it is necessary that the facility not be a high rise structure with multi-levels. The building will have three floors and be served by elevators. The architectural style, including a series of interconnected wings was explained at the hearing. There are no variances needed to any tract boundaries and given the large size of the site and nature of the use, I am persuaded that the relief requested meets the spirit and intent of Section 307 of the B.C.Z.R.

Turning to the special hearing relief, notwithstanding The Associated's acquisition of a large portion of the property, certain existing uses will remain. Presently there are three uses on the site that will remain. One use is a facility operated by an organization known as Right Turn, which serves individuals with drug and alcohol addictions. The Right Turn facility occupies Buildings Nos. 33, 36, 37, 44, 45, and 46 as shown on the plan and will continue to occupy those buildings and operate on the property pursuant to its lease with the State. The second use that will remain on the site is called Interrim, which occupies Buildings Nos. 42 and 43, and serves mothers and small children in need. The third use on the site is the Rosewood Day Care facility, which occupies Buildings Nos. 34 and 35 and serves at risk and in need "dual diagnosis" children. It was indicated that Buildings Nos. 38, 40, 41 and 47 will be razed. The special hearing relief is requested to allow the existing uses and the proposed nursing home to operate contemporaneously on the site in that they are distinct and separate uses. Relief is also requested to allow those existing buildings to remain and to grant whatever zoning relief may be necessary to legitimize their location and parking areas serving same.

After due consideration of the testimony and evidence presented, I am persuaded to grant special hearing and variance relief as may be deemed appropriate. It is clear that the proposed nursing home/convalescent center is consistent with existing uses on the property and that the use proposed will not be detrimental to the health, safety and general welfare of the surrounding locale.

ORDER RECEIVED FOR FILING
Date 9/30/03
By

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of September 2003 that the Petition for Special Hearing to approve the continued use of the subject property and surrounding area for such purposes and with such structures as were allowed by the State during its ownership of the property, and to approve the proposed improvements; to determine and grant such variances as may be necessary for existing and proposed buildings and for parking combinations as might be necessary to permit the existing and proposed uses on the subject property; and, approval of such other and further zoning relief as the nature of the proposed use may require, in accordance with Petitioner's Exhibit 4, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception for a convalescent or nursing home use on the subject property, pursuant to Section 1B01.C.3 of the Baltimore County Zoning Regulations, and as defined in Section 101 thereof as "Nursing Home," in accordance with Petitioner's Exhibit 4, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 504.2 of the B.C.Z.R. and the Comprehensive Manual of Development Policies, Division II, Section A, p. 29 thereof, to permit a building length of 1100' and width of 420 feet in lieu of the maximum allowed length and width of 300 feet, in accordance with Petitioner's Exhibit 4, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 9/30/03
By

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at Rosewood Lane & Garrison Forest Road

which is presently zoned DR-1

This Petition shall be filed with the Department of Permits and 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 a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve the proposed improvements described in the Petition for Special Exception and Petition for Variance for the property filed simultaneously herewith, which property and surrounding area was previously and will continue to be used for such purposes and in such structures as were allowed by the State during its ownership of the property and surrounding area; AND to determine and grant such variances for set backs from existing and proposed buildings and for parking accommodations as may be necessary to permit the requested improvements for the property; AND for such other and further zoning relief as the nature of this Petition may require.

See Attached

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded 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:

The Associated: Jewish Community Federation of Baltimore

Name - Type or Print

Signature Matthew Freedman, V.P. Community Planning

101 West Mount Royal Avenue — 410-727-4828
Address — Telephone No.

Baltimore — Maryland — 21201-5781
City — State — Zip Code

Attorney For Petitioner:

Jeffrey H. Scherr

Name - Type or Print

Signature

Kramon & Graham, P.A.

Company

One South Street, Suite 2600 — 410-752-6030
Address — Telephone No.

Baltimore — Maryland — 21202-3201
City — State — Zip Code

Legal Owner(s):

State of Maryland to the use of The Department of Health & Mental Hygiene

Name - Type or Print

Signature

Nelson J. Sabatini, Secretary, DHMH
Name - Type or Print

Signature

CONTACT ATTORNEY ONLY

Address — Telephone No.

City — State — Zip Code

Representative to be Contacted:

Ms. Elizabeth G. Barnard

Name

201 West Preston Street — 410-767-6816
Address — Telephone No.

Baltimore — Maryland — 21201
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2HRS

UNAVAILABLE FOR HEARING —

Reviewed By JL Date 7/10/03

Case No. 04-021 SPHXA

0090v0/00080790.WPDy1

REV 9/15/98

The variance sought is to permit a building for a state of the art convalescent or nursing home as permitted by special exception in a DR-1 zone of 1,100 feet in length and 420 feet in width in lieu of 300 feet in width and length, the requested length and width being required to accommodate chronic or convalescent patients and attendant facilities necessary and important to their care in a facility of no greater than 3 stories. The topography of the property is of uneven grade and high elevation. In order to construct the proposed building and accommodate its facilities and preserve the natural grade, the structure will "step down" the natural grade and will not be greater than 3 stories so as not to create a multi-story building at the top of a high grade on the site.

The State of Maryland, legal owner, joins in this Petition to cooperate with the Associated Jewish Community Federation of Baltimore (the "Associated") subject to the Associated's acknowledgment that:

1. the State is not subject to local zoning laws;
   Notwithstanding anything herein to the contrary,
2. all costs associated with this Petition are the responsibility of the Associated; and

3. the State makes no representations as to the amount or intended use of the property.

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at Rosewood Lane & Garrison Forest Road

which is presently zoned DR-1

This Petition shall be filed with the Department of Permits and 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 a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

a convalescent or nursing home as permitted by special exception pursuant to BCZR §1BO1 C.3 and as defined by BCZR §101 "Nursing Home."

See Attached

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded 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:

The Associated: Jewish Community Federation of Baltimore
Name - Type or Print

Signature Matthew Freedman, V.P. Community Planning
101 West Mount Royal Avenue 410-727-4828
Address Telephone No.
Baltimore Maryland 21201-5781
City State Zip Code

Legal Owner(s):

State of Maryland to the use of The Department of Health & Mental Hygiene
Name - Type or Print

Signature
Nelson J. Sabatini, Secretary, DHMH
Name - Type or Print

Signature
Contact Attorney, JHS
Address Telephone No.
City State Zip Code

Attorney For Petitioner:

Jeffrey H. Scherr
Name - Type or Print

Signature
Kramon & Graham, P.A.
Company
One South Street, Suite 2600 410-752-6030
Address Telephone No.
Baltimore Maryland 21202-3201
City State Zip Code

Representative to be Contacted:

Ms. Elizabeth G. Barnard
Name
201 West Preston Street 410-767-6816
Address Telephone No.
Baltimore Maryland 21201
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2HRS
UNAVAILABLE FOR HEARING —
Reviewed By JL Date 7/10/03

Case No. 04 021 SPHXA

REV 09/15/98

The variance sought is to permit a building for a state of the art convalescent or nursing home as permitted by special exception in a DR-1 zone of 1,100 feet in length and 420 feet in width in lieu of 300 feet in width and length, the requested length and width being required to accommodate chronic or convalescent patients and attendant facilities necessary and important to their care in a facility of no greater than 3 stories. The topography of the property is of uneven grade and high elevation. In order to construct the proposed building and accommodate its facilities and preserve the natural grade, the structure will "step down" the natural grade and will not be greater than 3 stories so as not to create a multi-story building at the top of a high grade on the site.

The State of Maryland, legal owner, joins in this Petition to cooperate with the Associated Jewish Community Federation of Baltimore (the "Associated") subject to the Associated's acknowledgment that:

1. the State is not subiect to local zoning laws:
Notwithstanding anything herein to the contrary,
2. all costs associated with this Petition are the responsibility of the Associated; and

3. the State makes no representations as to the amount or intended use of the property.

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Rosewood Lane & Garrison Forest Road

which is presently zoned DR-1

This Petition shall be filed with the Department of Permits and 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 a part hereof, hereby petition for a Variance from Section(s)

504.2 and CMDP Division II, Sec. A, p. 29

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

See Attached

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

The Associated: Jewish Community Federation of Baltimore
Name - Type or Print

Signature Matthew Freedman, V.P. Community Planning

101 West Mount Royal Avenue — 410-727-4828
Address — Telephone No.

Baltimore — Maryland — 21201-5781
City — State — Zip Code

Attorney For Petitioner:

Jeffrey H. Schert
Name - Type or Print

Signature

Kramon & Graham, P.A.
Company

One South Street, Suite 2600 — 410-752-6030
Address — Telephone No.

Baltimore — Maryland — 21202-3201
City — State — Zip Code

Legal Owner(s):

State of Maryland to the use of The Department of Health & Mental Hygiene
Name - Type or Print

Signature

Nelson J. Sabatini, Secretary
Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Representative to be Contacted:

Ms. Elizabeth G. Barnard
Name

201 West Preston Street — 410-767-6816
Address — Telephone No.

Baltimore — Maryland — 21201
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2 HRS

UNAVAILABLE FOR HEARING —

Reviewed By JL Date 7/10/03

Case No. 04-021-SPHXA

REV 9/15/98

The variance sought is to permit a building for a state of the art convalescent or nursing home as permitted by special exception in a DR-1 zone of 1,100 feet in length and 420 feet in width in lieu of 300 feet in width and length, the requested length and width being required to accommodate chronic or convalescent patients and attendant facilities necessary and important to their care in a facility of no greater than 3 stories. The topography of the property is of uneven grade and high elevation. In order to construct the proposed building and accommodate its facilities and preserve the natural grade, the structure will "step down" the natural grade and will not be greater than 3 stories so as not to create a multi-story building at the top of a high grade on the site.

The State of Maryland, legal owner, joins in this Petition to cooperate with the Associated Jewish Community Federation of Baltimore (the "Associated") subject to the Associated's acknowledgment that:

1. the State is not subject to local zoning laws;
   Notwithstanding anything herein to the contrary,
2. all costs associated with this Petition are the responsibility of the Associated; and

3. the State makes no representations as to the amount or intended use of the property.

021

ZONING DESCRIPTION
PART OF THE PROPERTY OF
THE STATE OF MARYLAND
DEPARTMENT OF MENTAL HYGIENE
ROSEWOOD STATE HOSPITAL
THIRD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the westmost right of way line of Garrison Forest Road, 40 feet wide, South 9 degrees 54 minutes 46 seconds East, 181.40 feet and South 8 degrees 51 minutes 13 seconds East, 162.20 feet from the intersection of the centerline of Rosewood Lane and the westmost right of way line of Garrison Forest Road, running thence and binding on said right of way line and referring the courses of this description to the Maryland State Grid Meridian NAD 83

1.) South 8 degrees 51 minutes 13 seconds East, 231.59 feet
2.) Southeasterly 257.82 feet along the arc of a curve to the left having a radius of 510.00 feet and a chord of South 23 degrees 20 minutes 10 seconds East, 255.09 feet
3.) Southeasterly 196.24 feet along the arc of a curve to the left having a radius of 1350.00 feet and a chord of South 41 degrees 58 minutes 59 seconds East, 196.07 feet, thence leaving said right of way line and running across the lands of the State of Maryland, Department of Mental Hygiene, Rosewood State Hospital
4.) South 55 degrees 52 minutes 30 seconds West, 466.00 feet
5.) South 34 degrees 09 minutes 04 seconds East, 300.58 feet
6.) South 6 degrees 56 minutes 06 seconds East, 111.47 feet
7.) South 8 degrees 16 minutes 44 seconds West, 322.74 feet
8.) South 69 degrees 40 minutes 50 seconds West, 364.75 feet
9.) South 69 degrees 42 minutes 08 seconds West, 955.85 feet
10.) South 1 degree 38 minutes 30 seconds East, 466.02 feet
11.) North 76 degrees 05 minutes 05 seconds West, 771.60 feet
12.) North 18 degrees 19 minutes 28 seconds West, 615.68 feet
13.) South 71 degrees 46 minutes 48 seconds West, 66.12 feet
14.) North 56 degrees 28 minutes 37 degrees West, 814.31 feet
15.) North 26 degrees 38 minutes 02 seconds East, 476.82 feet
16.) South 37 degrees 45 minutes 26 seconds East, 439.41 feet
17.) South 61 degrees 32 minutes 05 seconds East, 182.18 feet
18.) South 70 degrees 50 minutes 08 seconds East, 167.94 feet
19.) Southeasterly, 80.83 feet along the arc of a curve to the right having a radius of 155.91 feet and a chord of South 55 degrees 58 minutes 56 seconds East, 79.93 feet
20.) Southeasterly, 119.79 feet along the arc of a curve to the right having a radius of 99.36 feet and a chord of South 6 degrees 35 minutes 37 seconds East, 112.66 feet

021

21.) South 71 degrees 15 minutes 32 seconds East, 178.55 feet
22.) South 64 degrees 06 minutes 57 seconds East, 256.89 feet
23.) North 2 degrees 53 minutes 37 seconds East, 437.45 feet
24.) Northeasterly, 216.74 feet along the arc of a curve to the right having a radius of 230.81 feet and a chord of North 29 degrees 47 minutes 42 seconds East, 208.86 feet
25.) North 56 degrees 41 minutes 48 seconds East, 38.95 feet
26.) South 33 degrees 18 minutes 12 seconds East, 37.07 feet
27.) North 44 degrees 51 minutes 37 seconds East, 223.36 feet
28.) North 86 degrees 48 minutes 54 seconds East, 219.98 feet
29.) North 1 degree 30 minutes 42 seconds West, 120.16 feet
30.) North 85 degrees 30 minutes 40 seconds East, 67.87 feet
31.) North 66 degrees 31 minutes 06 seconds East, 152.92 feet
32.) North 40 degrees 33 minutes 54 seconds East, 139.51 feet
33.) North 84 degrees 01 minutes 21 seconds East, 133.52 feet
34.) North 52 degrees 36 minutes 18 seconds East, 161.97 feet
35.) North 14 degrees 51 minutes 08 seconds West, 184.47 feet
36.) North 56 degrees 52 minutes 32 seconds East, 309.56 feet
37.) North 28 degrees 21 minutes 05 seconds East, 83.41 feet
38.) North 80 degrees 26 minutes 03 seconds East, 232.14 feet
39.) North 40 degrees 28 minutes 07 seconds East, 26.46 feet

Containing 67.0391 acres of land more or less.

Being part of the property of the State of Maryland, Department of Mental Hygiene, Rosewood State Hospital.

STATE OF MARYLAND
BERNARD F. LINSENMEYER
No. 503
PROPERTY LINE SURVEYOR

6/9/03

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT 021 JL

No. 25077

DATE 7/10/03 ACCOUNT 001 006 6150

AMOUNT $ 800.00

RECEIVED FROM: KRAMON + GRAHAM PA

FOR: SPHXA

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

DATE OF ISSUE
(MO/DAY/YR)

Baltimore County, Maryland

CASHIER'S VALIDATION

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: #04-021-SPHXA
Rosewood Lane & Garrison Forest Road
W/side of Garrison Forest Road, 343.6 feet south of Rosewood Lane
3rd Election District – 3rd Councilmanic District
Legal Owner(s): State of MD to the use of the Dept. of Health & Mental Hygiene, Nelson J. Sabatini, Secretary
Contract Purchaser: The Associated Jewish Community Federation of Baltimore, Matthew Freedman, V.P. Community Planning.

Special Hearing: to approve the proposed improvements for the property which will continue to be used as allowed by the State during its ownership; and to determine and grant such variances necessary to permit the requested improvements for the property; and for such other and further zoning relief as the nature of this Petition may require. **Special Exception:** to permit a convalescent or nursing home. **Variance:** to permit a building of 1,100 feet in length and 420 feet in width in lieu of the allowed 300 feet in width and length.
Hearing: Monday, August 11, 2003 at 2:00 p.m., in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
T/7/835 July 29 C617972

CERTIFICATE OF PUBLICATION

7/31/, 2003

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/29/, 2003.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

ZONING NOTICE

CASE # [illegible]PHXA

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

PLACE: [illegible]

DATE AND TIME: [illegible]

REQUEST: [illegible]

ZONING NOTICE

CASE # [illegible]PHXA

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

PLACE: [illegible]

DATE AND TIME: [illegible]

REQUEST: [illegible]

CERTIFICATE OF POSTING

RE: Case No.: 04-021-SPHXA

Petitioner/Developer: MATTHEW FREEDMAN, V.P. COMMUNITY PLANNING

Date of Hearing/Closing: 8/11/03

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at ROSEWOOD LANE + GARRISON FOREST RD W/SIDE OF GARRISON FOREST ROAD 313.6 FEET SOUTH OF ROSEWOOD LANE (TWO SIGNS)

The sign(s) were posted on 7/26/03
(Month, Day, Year)

Sincerely,

7/26/03
(Signature of Sign Poster and Date)

SSG ROBERT BLACK
(Printed Name)

1508 Leslie Rd
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

9/96
cert.doc

24K2

APPEAL SIGN POSTING REQUEST

CASE NO.: 04-021-SPHXA

MARYLAND DEPARTMENT OF MENTAL HYGIENE
ROSEWOOD STATE HOSPITAL

GARRISON FOREST ROAD/ROSEWOOD LANE

3RD ELECTION DISTRICT APPEALED: 10/28/2003

ATTACHMENT – (Plan to accompany Petition – Petitioner's Exhibit No. 1)

**********COMPLETE AND RETURN BELOW INFORMATION*****

CERTIFICATE OF POSTING

TO: Baltimore County Board of Appeals
400 Washington Avenue, Room 49
Towson, Maryland 21204

Attention: Kathleen Bianco
Administrator

RE: CASE NO.: 04-021-SPHXA

Petitioner/Developer:

MARYLAND DEPARTMENT OF MENTAL HYGIENE
ROSEWOOD STATE HOSPITAL

This is to certify that the necessary appeal sign was posted conspicuously on the property located at:

ROSEWOOD STATE HOSPITAL
GARRISON FOREST ROAD/ROSEWOOD LANE

The sign was posted on 12/12, 2003

By: _____
(Signature of Sign Poster)

GARY FREUND
(Printed Name)

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: 04-021 SPHXA

Petitioner: State of Maryland

Address or Location: Rosewood Lane and Garrison Forest Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jeffrey H. Scherr

Address: Kramon & Graham, PA

One South Street, 26th Floor, Balto., Md 21202

Telephone Number: 410-752-6030

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 24, 2003 Issue - Jeffersonian

Please forward billing to:
Jeffrey Scherr 410-752-6030
Kramon & Graham
One South Street, 26th Floor
Baltimore, MD 21202

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: 04-021-SPHXA
Rosewood Lane & Garrison Forest Road
W/side of Garrison Forest Road, 343.6 feet south of Rosewood Lane
3rd Election District – 3rd Councilmanic District
Legal Owner: State of MD to the use of the Dept. of Health & Mental Hygiene, Nelson J. Sabatini, Secretary
Contract Purchaser: The Associated Jewish Community Federation of Baltimore, Matthew Freedman, V.P. Community Planning

Special Hearing to approve the proposed improvements for the property which will continue to be used as allowed by the State during its ownership; and to determine and grant such variances necessary to permit the requested improvements for the property; and for such other and further zoning relief as the nature of this Petition may require. Special Exception to permit a convalescent or nursing home. Variance to permit a building of 1,100 feet in length and 420 feet in width in lieu of the allowed 300 feet in width and length.

Hearings: Monday, August 11, 2003 at 2:00 p.m., in Room 407, County Courts Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

July 21, 2003

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: 04-021-SPHXA
Rosewood Lane & Garrison Forest Road
W/side of Garrison Forest Road, 343.6 feet south of Rosewood Lane
3rd Election District – 3rd Councilmanic District
Legal Owner: State of MD to the use of the Dept. of Health & Mental Hygiene, Nelson J. Sabatini, Secretary
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Hearings: Monday, August 11, 2003 at 2:00 p.m., in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Jeffrey Scherr, Kramon & Graham, P.A., One South Street, Ste. 2600, Baltimore 21202-3201
Associated Jewish Community Federation of Baltimore, Matthew Freedman, 101 W. Mount Royal Ave., Baltimore 21201-5781
Elizabeth Barnard, 201 W. Preston Street, Baltimore 21201

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JULY 26, 2003.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Printed with Soybean Ink
on Recycled Paper

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

Hearing Room – Room 48
Old Courthouse, 400 Washington Avenue

February 6, 2004

NOTICE OF ASSIGNMENT

CASE #: 04-021-SPHXA

IN THE MATTER OF: ROSEWOOD STATE HOSPITAL PROPERTY
Maryland Department of Mental Hygiene – Legal Owner /Petitioner
W/s Garrison Forest Road, 343.6' S of c/l of Rosewood Lane
3rd Election District; 3rd Councilmanic District

9/30/03 – Z.C.'s Order in which requested relief was GRANTED. .

ASSIGNED FOR: TUESDAY, APRIL 27, 2004 at 10:00 a.m.

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix C, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Kathleen C. Bianco
Administrator

---

c: Counsel for Appellants /Protestants : J. Carroll Holzer, Esquire
Appellants /Protestants : Friends of Garrison Forest
c/o J. Carroll Holzer, Esquire
Sarah and Jay Eastman
Kimberly and David Simonetti
Cheryl and Jonathan Aaron

Counsel for Petitioner /Legal Owner : Jeffrey Scherr, Esquire
Petitioner /Legal Owner : Elizabeth Barnard /State of Maryland
Dept. of Health & Mental Hygiene

Contract Purchaser /Lessee : Matthew Freedman
Associated Jewish Community
Federation of Baltimore

Jack Dillon /Valleys Planning Council

Office of People's Counsel
Lawrence E. Schmidt /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM

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on Recycled Paper

Appellant Exhibits

D

✓A*. Agreement between parties — exhibit was returned so Valley Planning Council may sign it — a number of agreements are attached to this exhibit

* Returned signed and fully executed on 5-06-04.

AGREEMENT

THIS AGREEMENT (the "Agreement") is made this 27th day of April, 2004 by and between THE ASSOCIATED JEWISH CHARITIES OF BALTIMORE (the "AJC") and VALLEYS PLANNING COUNCIL, REISTERSTOWN, OWINGS MILLS, GLYNDON COMMUNITY ASSOCIATION, FRIENDS OF GARRISON FOREST, CHERYL AARON, JONATHAN AARON, SARAH EASTMAN, JAY EASTMAN, KIMBERLY SIMONETTI, and DAVID SIMONETTI (the "Neighborhood Representatives").

RECITALS

A. The AJC desires to acquire property located at Rosewood and use it in the manner described in and shown on the Zoning Petitions for Special Exception, Variance, and Special Hearing and plans that accompany said Petitions, Case No.: 04-021 SPHXA (the "Zoning Petitions") and the Findings of Fact and Conclusions of Law of the Zoning Commissioner for Baltimore County dated September 30, 2003 (the "Zoning Commissioner's Approval").

B. The Neighborhood Representatives expressed certain concerns with such planned use and appealed the Zoning Commissioner's Approval to the County Board of Appeals.

C. The AJC and Neighborhood Representatives have agreed to address the aforesaid concerns as hereinafter set forth in this Agreement.

D. In consideration for the AJC's said agreements as hereinafter set forth, the Neighborhood Representatives agree to dismiss the aforesaid appeal.

AGREEMENTS

NOW, THEREFORE, in consideration of the covenants hereinafter set forth and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

1. The Levindale resident visitor's entrance shall be located on Rosewood Lane at or about the location of the Kanner Building as shown on Exhibit A, which shows the proposed resident visitor's entrance road connecting to the Levindale Nursing Home.

RECEIVED
MAY 06 2004
BALTIMORE COUNTY
BOARD OF APPEALS

2. AJC and Levindale will require all traffic to Levindale other than resident visitors, such as employees and vendors, to use the Reisterstown Road/Rosewood Lane road network for ingress and egress to Levindale and not the Rosewood Lane resident visitor's entrance. AJC and Levindale will enforce this requirement by (i) putting up a gate or other device between the resident visitor's parking lot and the employee parking lot and vendor delivery area so that employees and vendors may not pass through the resident visitor's lot (see Exhibit B, the exact dimensions and location of these lots and area are subject to change); (ii) if it is determined that employees or vendors are attempting to use the resident visitor's entrance, controlling the resident visitor's parking lot with a device, such as a special coin operated gate, which coin would only be available to resident visitors and not to employees or vendors; (iii) adopting a written policy distributed to employees and vendors that makes clear that they are to utilize the Reisterstown Road/Rosewood Lane road network; and (iv) making employee violation of this policy a disciplinary matter.

3. The AJC will limit the student population of any high school on the portion of the Rosewood campus that is being considered for a high school by the AJC as shown on the attached Exhibit C to 350 and will adopt as its written policy that employee, student, and teacher ingress and egress to the school be via the Reisterstown Road/Rosewood Lane road network, the closest road network to this potential high school site. The AJC will enforce this policy by distributing a policy statement to all employees, students, and parents and by making employee and student violation of the policy a disciplinary matter.

4. At the request of the Neighborhood Representatives, made within one (1) year of the date of this Agreement by written notice to AJC, the AJC will agree to hire and fund up to one-half of the costs with the community funding the other one-half of the costs of a planner and a traffic engineer mutually acceptable to the community and the AJC, which planner and engineer will work with the community and the AJC to devise a proposed master plan and traffic analysis for institutional use for the balance of the Rosewood campus of approximately 150 to 160 acres. The plan and the traffic analysis will be presented to the State of Maryland, Department of Health and Mental Hygiene (the "State") and the community and the AJC will urge the State to adopt the plan and analysis in the State's plans, if any, for the disposition of the balance of the Rosewood campus. The cost for such a plan and traffic analysis will not exceed $25,000 unless the AJC and Neighborhood Representatives mutually agree to an amount in excess of $25,000.

(a) The parties mutually agree to incorporate the letters from DPW and DHMH as incorporated herein as Exhibits D, E, and F.

5. AJC and Levindale will design its perimeters and parking lot lighting and mechanical systems so they are as unobtrusive as reasonably possible to Levindale residents and therefore, necessarily, to surrounding neighbors as well.

6. Upon the full execution of this Agreement, the Neighborhood Representatives will dismiss, with prejudice, the appeal of the Findings of Fact and Conclusions of Law of the Zoning Commissioner to the Baltimore County Board of Appeals.

7. Any notice, request, demand, waiver, consent, approval or other communication which is required or permitted hereunder shall be in writing and shall be deemed given only if delivered personally, sent by a confirmed facsimile on a business day during business hours, sent by commercial overnight delivery or by registered or certified mail, postage prepared, as follows:

If to AJC:

The Associated Jewish Charities of Baltimore
c/o Jeffrey H. Scherr, Esquire
Kramon & Graham, P.A.
One South Street, Suite 2600
Baltimore, Maryland 21202-3201

If to Neighborhood Representatives:

J. Carroll Holzer, Esquire
Holzer & Lee
508 Fairmount Avenue
Towson, Maryland 21286

or to such other address as the addressee may have specified in a notice duly given to the sender as provided herein. Such notice, request, demand, waiver, consent, approval or other communication will be deemed to have been given as of the date so delivered or faxed on the next business day if delivered after business hours or on a Saturday, Sunday or holiday and three days after it is mailed.

(Signature Pages Follow)

AS WITNESS the hands and seals of the parties hereto as of the day and year first above written.

WITNESS/ATTEST:

ASSOCIATED JEWISH CHARITIES OF BALTIMORE

By: _____ (SEAL)
Name: Jeffrey H. Schwartz
Title: President

WITNESS/ATTEST:

VALLEYS PLANNING COUNCIL

By: _____ (SEAL)
Name: John J. Dillon, Jr.
Title: Executive Director

WITNESS/ATTEST:

REISTERSTOWN, OWINGS MILLS, GLYNDON COMMUNITY ASSOCIATION

By: _____ (SEAL)
Name: Vicki L. Almond
Title: Vice President ROG

WITNESS/ATTEST:

FRIENDS OF GARRISON FOREST

By: _____ (SEAL)
Name: JAY EASTMAN
Title: _____

(Signatures Continue)

WITNESS:

Cheryl Aaron

WITNESS:

Jonathan Aaron

WITNESS:

Sarah Eastman

WITNESS:

Jay Eastman

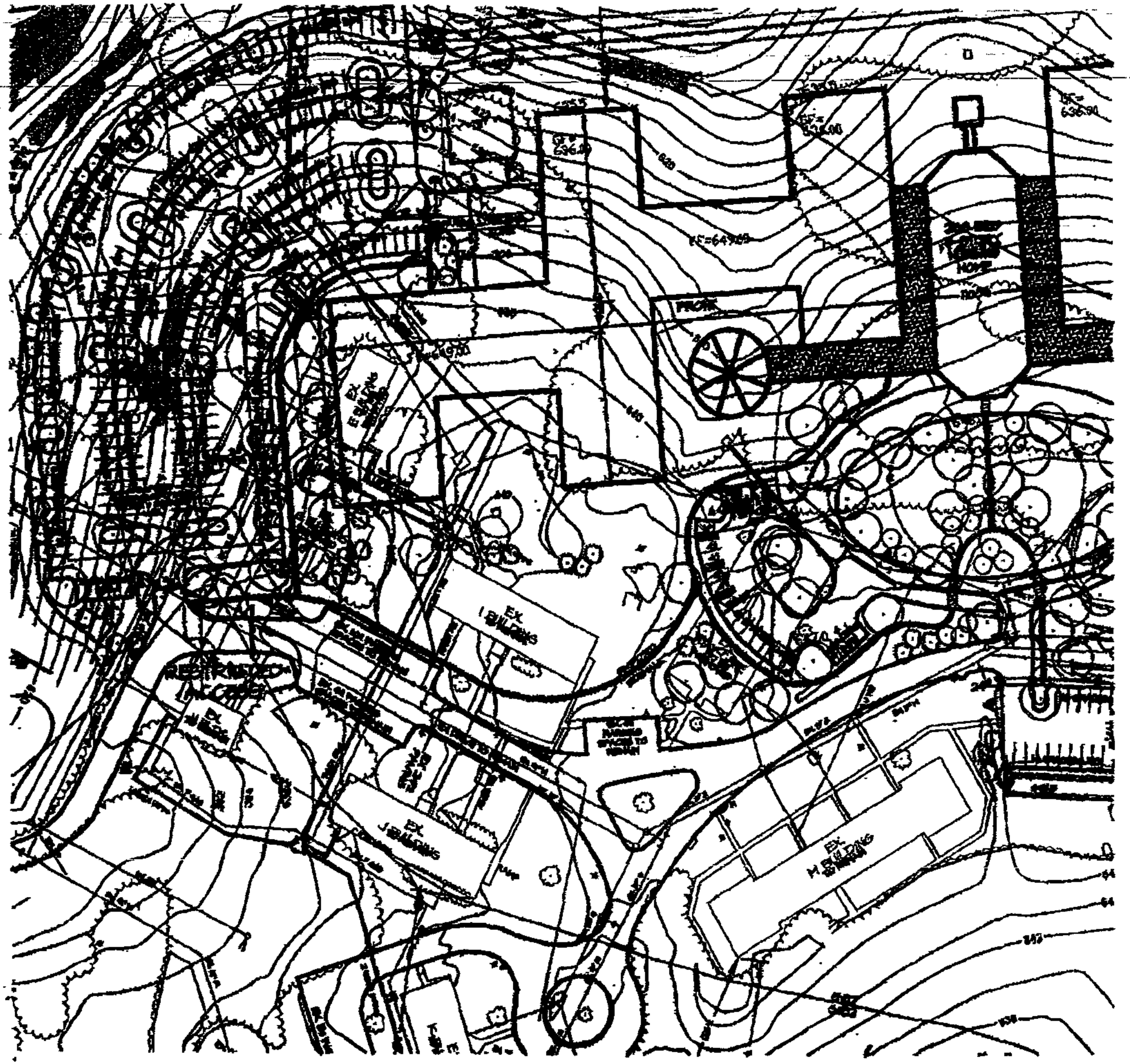
WITNESS:

Kimberly Simonetti

WITNESS:

David Simonetti

EX PARKING
49 SPACES
EX.
FINESINGER
EX PARKING
29 SPACES
EX. PARKING
KANNER CENTER
REVISED
ENTRANCE
ROSEWOOD LANE
JOHNSON FOREST ROAD
RESIDENCE
NORTHWEST
ROSEWOOD
EXHIBIT 'A'



D. S. THALLER & ASSOC., INC.

ROSEWOOD

EXHIBIT "B"

The Traffic Group

Ref No 5

Traffic Impact Analysis

for

ROSEWOOD NURSING HOME PROPERTY

Baltimore County, Maryland

Prepared for

The Associated Jewish Charities

September 23, 2003

Traffic Impact Analysis

for

Rosewood Nursing Home Property

Baltimore County Maryland

Prepared for

The Associated Jewish Charities

The Traffic Group, Inc.

September 23, 2003

TABLE OF CONTENTS & EXHIBITS/TABLES

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2 Existing Lane Use 6
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4 Trip Generation Rates and Totals for Subject Site 8
5 Trip Assignment for Subject Site 9
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APPENDICES

APPENDIX A - Intersection Turning Movement Counts, Condition Diagrams and Photos

APPENDIX B - Intersection Capacity Analysis Worksheets

The Traffic Group

September 23, 2003

Mr. Kenneth Karsh
Vice President, Finance & Administration
The Associated Jewish Community
Federation of Baltimore
101 West Mount Royal Avenue
Baltimore, Maryland 21201

RE: Rosewood Property
Baltimore County, Maryland
Our Job No.: 2002-0804

Dear Mr. Karsh:

The Traffic Group, Inc. has undertaken a Traffic Impact Analysis to determine the effect of a proposed 288-bed nursing home (Levandale II) to be developed by the Associated Jewish Charities on the Rosewood State Center-Hospital Campus in the Owings Mills area of Baltimore County.

The nursing home is proposed to be served by a primary access for employees and service vehicles along Rosewood Lane, south of the subject property. A secondary access for visitors only will be provided along Rosewood Lane to the north of the subject site, just south of Garrison Forest Road.

Based upon the data and analysis contained in this report, it is our opinion that the proposed development will not create an adverse effect on surrounding area traffic conditions. The site has a minimal impact on overall traffic conditions and no level of service changes are projected as a result of the proposed development at the surrounding intersections.

The following are the exhibits we prepared to undertake our analysis:

Exhibit 1 is a site location map showing the Rosewood State Center bordered by Garrison Forest Road on the east, Crondall Lane and Owings Mills Boulevard to the north, and MD 140 (Reisterstown Road) and St. Thomas Lane to the south.

Based upon the location of the subject property, The Traffic Group, Inc. obtained existing intersection level of service information for the surrounding key signalized intersections. Those intersections and the current levels of service, based upon Baltimore County standards, are as follows:

- MD 140 and the Owings Mills Boulevard ramps – Level of Service "B"
- MD 140 and Rosewood Lane – Level of Service "B"
- MD 140 and Painters Mill Road – Level of Service "B"
- Owings Mills Boulevard and Crondall Lane – Level of Service "C"

In addition to these signalized intersections, intersection turning movement counts were also conducted at the following nearby unsignalized intersections:

- Garrison Forest Road and St. Thomas Lane
- Garrison Forest Road and Rosewood Lane
- Garrison Forest Road and Crondall Lane

Exhibit 2 displays the existing lane use at the intersections in the study area where new traffic counts were collected.

Exhibit 3 shows the existing weekday morning and peak hour traffic volumes at those intersections where new traffic volumes were collected. **Appendix A** of this report contains intersection turning movement count summary sheets along with condition diagrams and photographs of these locations.

Exhibit 4 shows the projected trip generation for the proposed 288-bed nursing home. These trips were projected using the Institute of Transportation Engineers (ITE) Trip Generation Report (6th Edition).

Exhibit 5 shows the projected trip distribution and trip assignment for the proposed nursing home development.

Exhibit 6 shows the total future traffic volumes at the intersections in the study area where new traffic volumes were collected, which considers both the existing traffic and the traffic projected to be generated by the Rosewood Development.

Exhibit 7 shows the existing and projected levels of service for all of the key intersections in the study area. Please note that for the unsignalized intersections, level of service analyses were prepared using the Critical Lane Volume methodology used by the Maryland State Highway Administration. For the signalized intersections, Baltimore County's existing level of service designations are shown and the projected levels of service were based upon the additional traffic projected to be added to each of these intersections by the development of Rosewood.

RESULTS, RECOMMENDATIONS, AND CONCLUSIONS

The traffic count information shows that there are 3,644 vehicles passing through the MD 140/ Rosewood Lane intersection during the weekday evening peak hour (4:45 PM to 5:45 PM). The proposed nursing home development is projected to add 30 trips through this intersection during this time period. This results in an impact of 0.8% increase over existing peak hour traffic volumes. Clearly, this impact would not affect overall traffic conditions. It is typical for daily traffic volumes to fluctuate up to 10% at a particular location. Therefore, the minimal increase due to this development will not be noticeable to passing motorists. Similarly, during the morning peak hour, the proposed Nursing Home results in a 1.17% increase in traffic at the MD 140/Rosewood Lane intersection.

The Traffic Group also undertook traffic counts along Rosewood Lane at the Torah Institute and found that the Institute is generating approximately 42 trips out of the school onto Rosewood Lane during the morning peak hour and 25 trips out of the school onto Rosewood Lane during the morning peak hour. This equates to 0.6% of the peak hour volumes. .

Counts were conducted along Garrison Forest Road at the Ruxton School entrance and it was determined that the school was generating 125 trips out of the site during the morning peak hour with 82 of those cars making a right turn. During the evening peak hour, 46 cars were generated from the school with 25 cars making a right turn. Both of these uses were accounted for in the existing traffic volumes.

While the analyses show that the proposed development will have a minimal impact on surrounding area traffic conditions, it should be pointed out that some road improvements are planned by Baltimore County on the surrounding area roadways. Specifically, Owings Mills Boulevard is going to be widened to provide a second northbound through lane at Crondall Lane. This will further improve traffic conditions at that location. In addition, based upon total projected traffic volumes at the MD 140/Rosewood Lane intersection, we have determined that by restriping Rosewood Lane approaching MD 140 from the Rosewood site to allow three outbound lanes would further improve traffic operations at that intersection. This improvement is not necessitated by the proposed development, nor is it required in order to maintain acceptable levels of service.

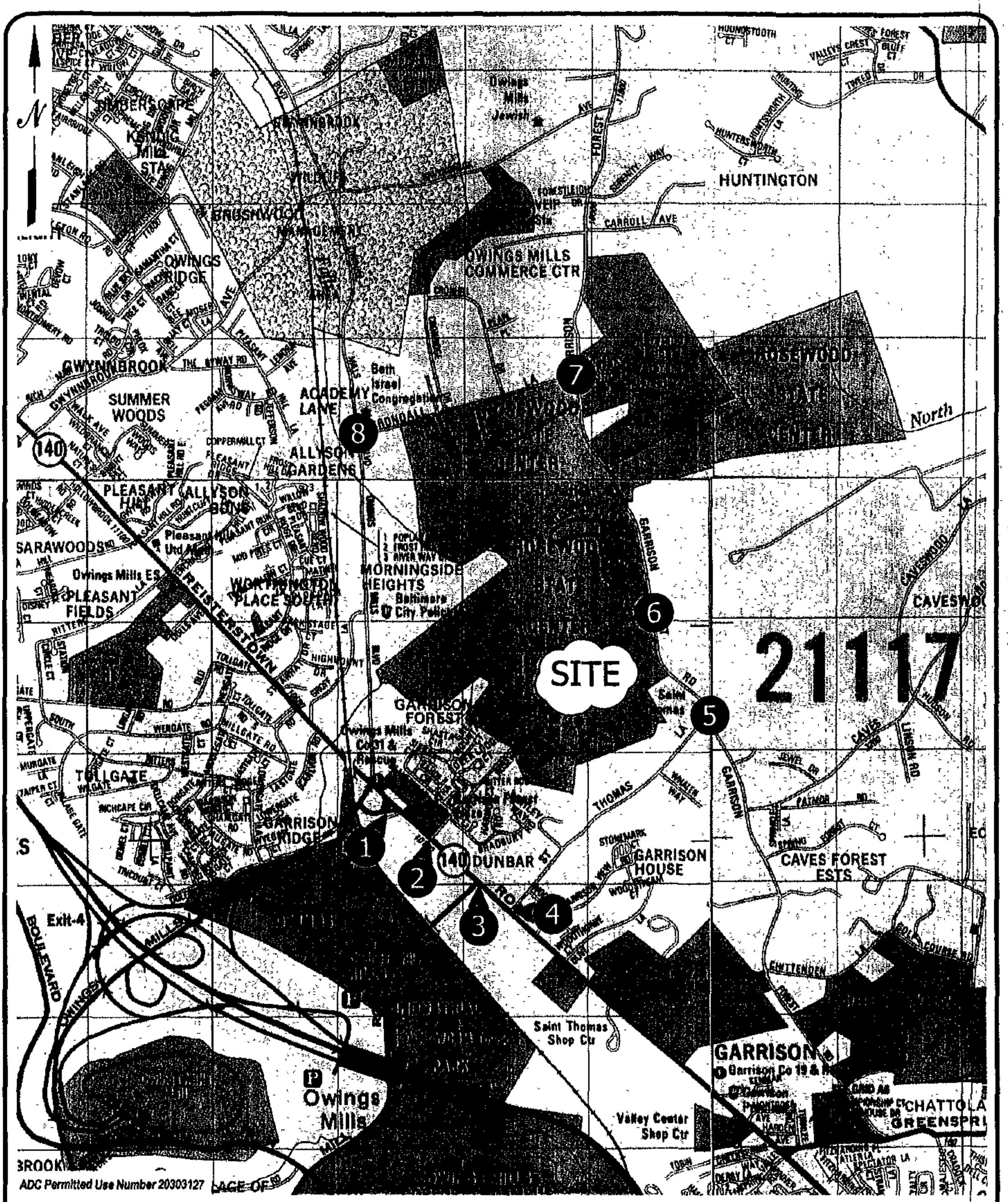
Based upon the data and analyses presented in this study, the surrounding area road system is capable of supporting the proposed Levandale II Nursing Home Development. This development will have a minimal impact on surrounding area traffic conditions.

Sincerely,

Mickey A. Cornelius, P.E., P.T.O.E.
Senior Vice President

MAC:rmh

cc: Wes Guckert
Shulin Li
Ming-yu Chien



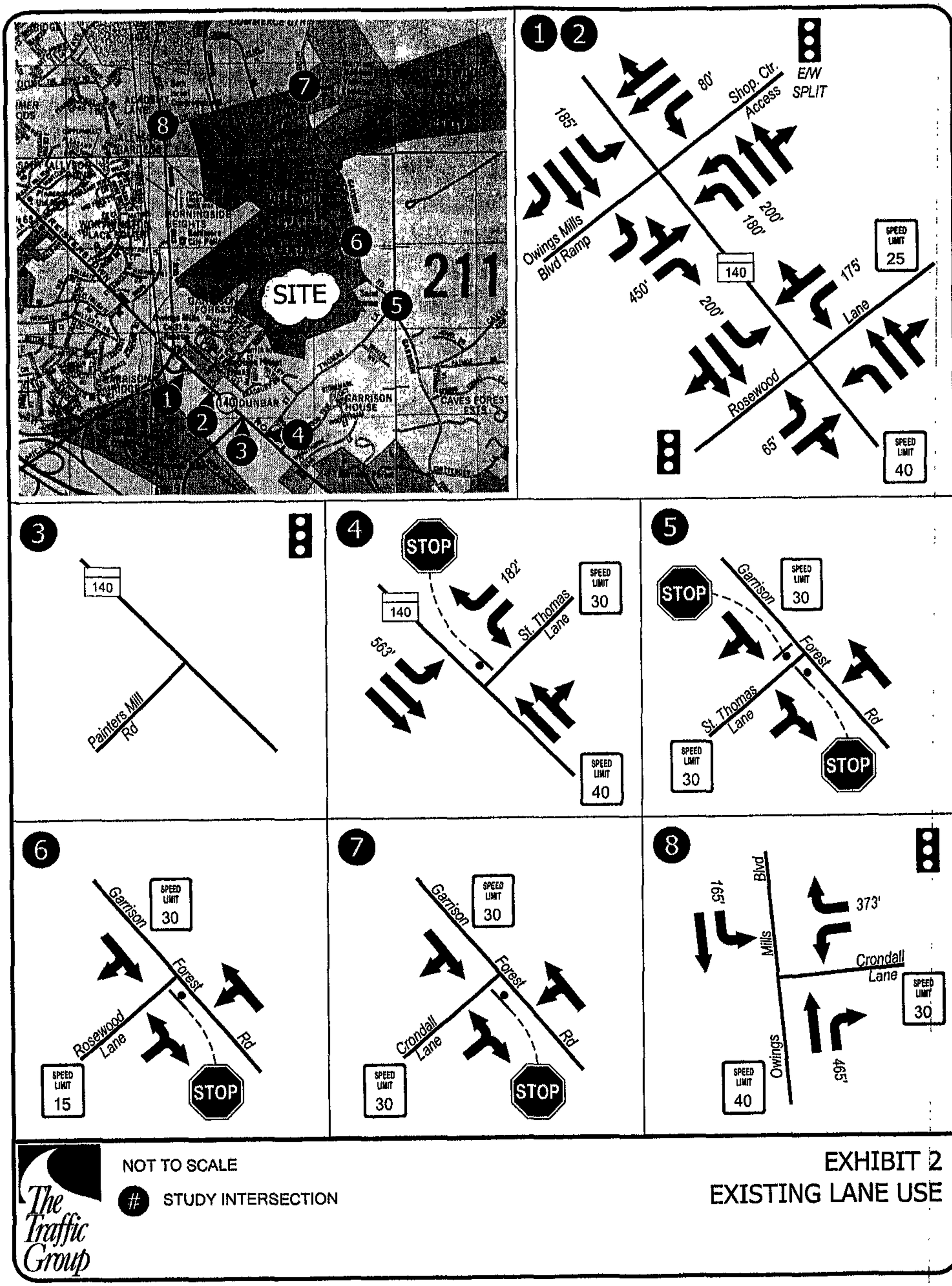
SCALE: GRID SPACING = 2,000 FT

STUDY INTERSECTION

The Traffic Group

EXHIBIT 1
SITE LOCATION MAP

MYC, 020804\1002.DWG-LOC_ST, O09/23/03



NOT TO SCALE

STUDY INTERSECTION

The Traffic Group

EXHIBIT 2
EXISTING LANE USE

MYC, 020804\1002.DWG-LU-EX, O09/22/03

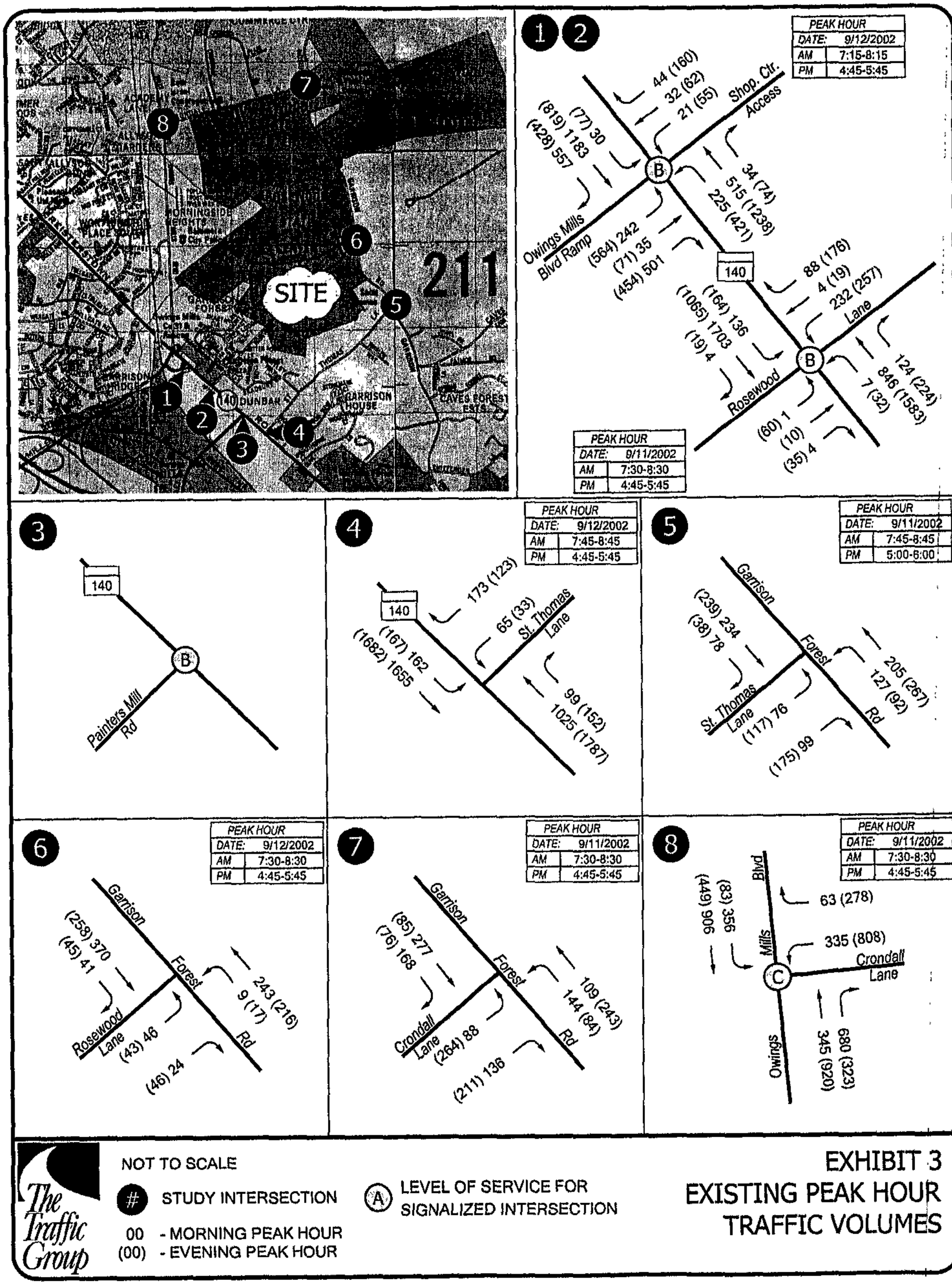


EXHIBIT 3
EXISTING PEAK HOUR TRAFFIC VOLUMES

MYC, 020804\1002.DWG-EXIST, O09/22/03

TRIP GENERATION RATES

LAND USE	FORMULA	DISTRIBUTION
Nursing Home (beds, ITE-620)		
	Morning Trips = 0.19 x beds	63/37
	Evening Trips = 0.17 x beds	41/59

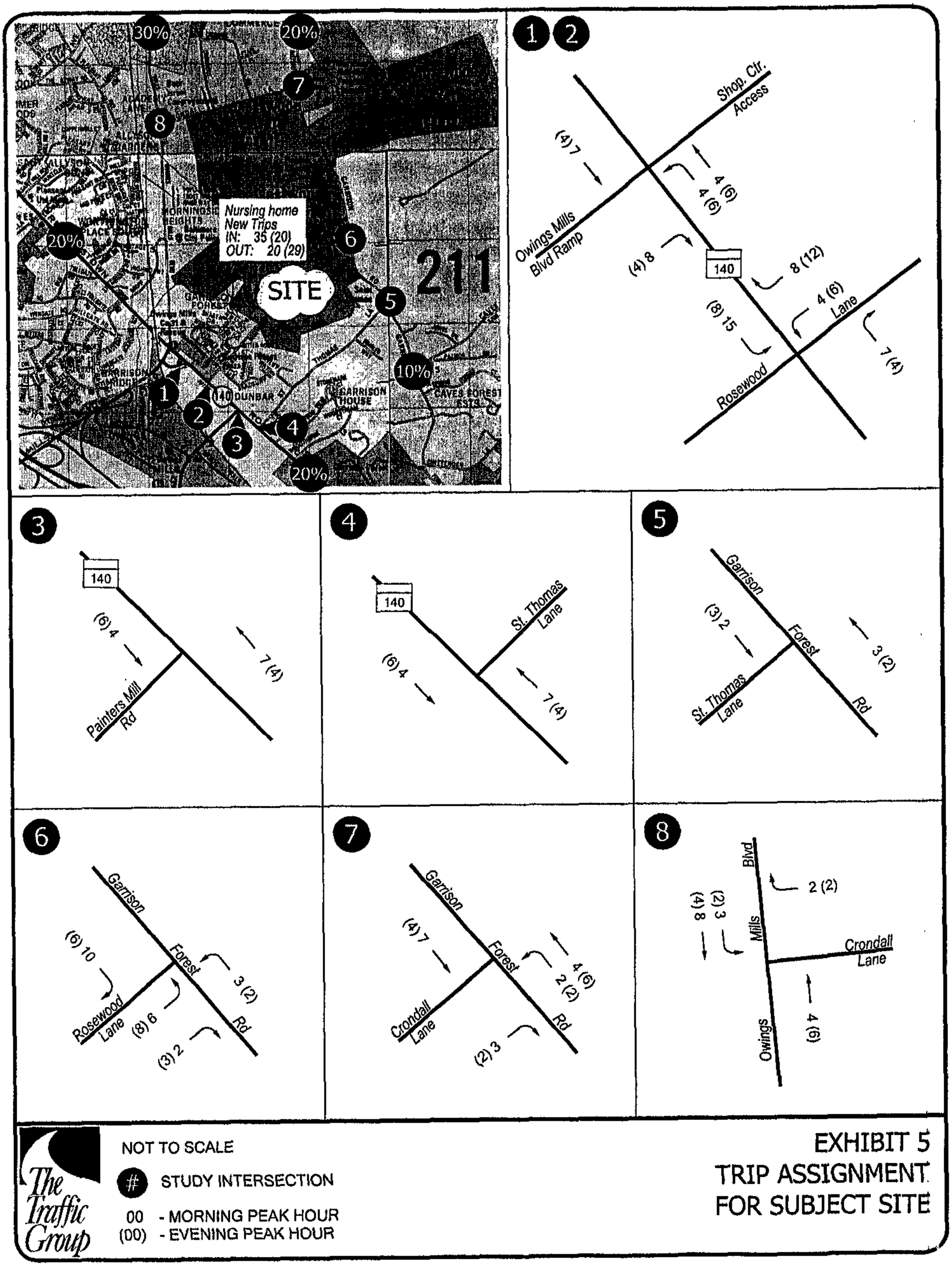
TRIP GENERATION TOTALS

	Morning Peak Hour			Evening Peak Hour		
	In	Out	Total	In	Out	Total
JCC - Rosewood						
288 Bed Nursing Home	35	20	55	20	29	49

The Traffic Group

EXHIBIT 4
TRIP GENERATION RATES AND TOTALS
FOR SUBJECT SITE

MYC, 020804\TRIP.XLS-SITE, 09/22/03



NOT TO SCALE

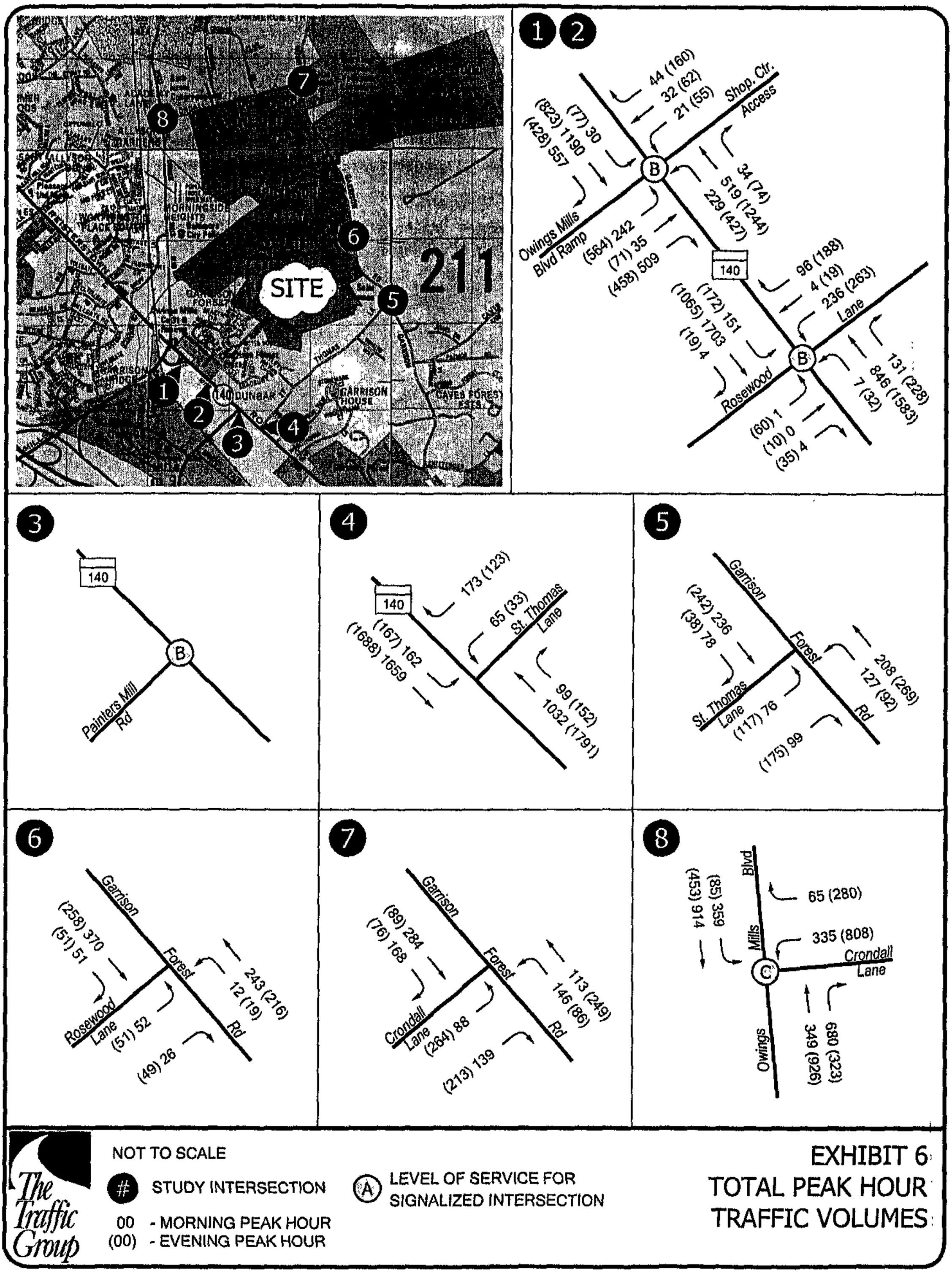
STUDY INTERSECTION

00 - MORNING PEAK HOUR
(00) - EVENING PEAK HOUR

The Traffic Group

EXHIBIT 5
TRIP ASSIGNMENT
FOR SUBJECT SITE

MYC, 020804\1002.DWG-STN, O09/22/03



NOT TO SCALE

STUDY INTERSECTION

00 - MORNING PEAK HOUR
(00) - EVENING PEAK HOUR

(A) LEVEL OF SERVICE FOR SIGNALIZED INTERSECTION

The Traffic Group

EXHIBIT 6
TOTAL PEAK HOUR
TRAFFIC VOLUMES

MYC, 020804\1002.DWG-TOT, O09/22/03

	Existing Traffic	Total Traffic	CLV Increase From AJC
Morning Peak Hour Traffic	**LOS / CLV**	**LOS / CLV**	
1. MD 140 & Owings Mills Blvd Ramp*	B / -	B / -	-
2. MD 140 & Rosewood Lane*	B / -	B / -	-
3. MD 140 & Painters Mill Road*	B / -	B / -	-
4. MD 140 & St. Thomas Lane	B / 975	A / 977	2
5. Garrison Forest Road & St. Thomas Lane	A / 634	A / 637	3
6. Garrison Forest Road & Rosewood Lane	A / 490	A / 511	21
7. Garrison Forest Road & Crondall Lane	A / 813	A / 825	12
8. Owings Mills Boulevard & Crondall Lane*	C / -	C / -	-
Evening Peak Hour Traffic	**LOS / CLV**	**LOS / CLV**	
1. MD 140 & Owings Mills Blvd Ramp*	B / -	B / -	-
2. MD 140 & Rosewood Lane*	B / -	B / -	-
3. MD 140 & Painters Mill Road*	B / -	B / -	-
4. MD 140 & St. Thomas Lane	C / 1266	C / 1269	3
5. Garrison Forest Road & St. Thomas Lane	A / 743	A / 745	2
6. Garrison Forest Road & Rosewood Lane	A / 409	A / 428	19
7. Garrison Forest Road & Crondall Lane	A / 810	A / 821	11
8. Owings Mills Boulevard & Crondall Lane*	C / -	C / -	-

Note: Results for those intersections with an asterisk (*) are derived from Baltimore Couty's official website.

EXHIBIT 7
RESULTS OF INTERSECTION
CAPACITY ANALYSES

APPENDIX A

Intersection Turning Movement Counts,

Condition Diagrams & Photos

The Traffic Group

VEHICLE TURNING MOVEMENT COUNT - SUMMARY

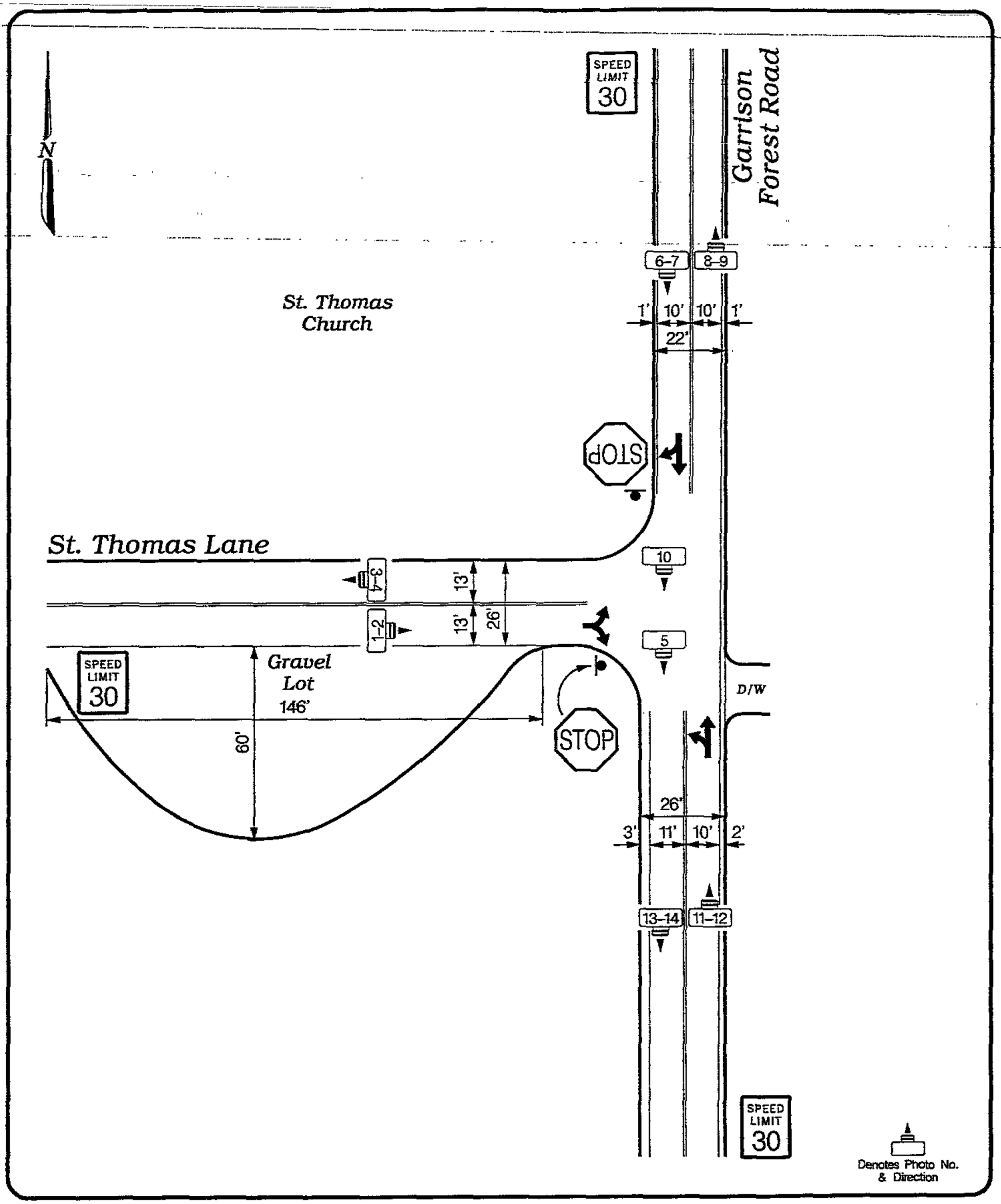
Intersection of: Garrison Forest Rd.
and: St. Thomas Ln.
Location: Baltimore Co., Md.

Counted by: AT
Date: September 11, 2002
Weather: Fair, Hot
Entered by: TT

Day: Wednesday

The Traffic Group

TIME	TRAFFIC FROM NORTH on: Garrison Forest Rd.					TRAFFIC FROM SOUTH on: Garrison Forest Rd.					TRAFFIC FROM EAST on:					TRAFFIC FROM WEST on: St. Thomas Ln.					TOTAL N + S + E + W
	RIGHT	THRU	LEFT	U-TN	TOTAL	U-TN	LEFT	THRU	RIGHT	TOTAL	RIGHT	THRU	LEFT	U-TN	TOTAL	U-TN	LEFT	THRU	RIGHT	TOTAL	
AM																					
07:0-15	14	34			48		18	15		33					0		13		11	24	105
15-30	15	43			58		25	19		44					0		12		21	33	135
30-45	14	56			70		25	24		49					0		11		26	37	156
45-00	18	49			67		21	56		77					0		24		30	54	198
08:0-15	27	72			99		42	48		90					0		26		25	51	240
15-30	21	60			81		39	42		81					0		12		23	35	197
30-45	12	53			65		25	59		84					0		14		21	35	184
45-00	11	47			58		34	51		85					0		12		28	40	183
2 Hr Totals	132	414	0	0	546	0	229	314	0	543	0	0	0	0	0	0	124	0	185	309	1398
1 Hr Totals																					
07-08	61	182	0	0	243	0	89	114	0	203	0	0	0	0	0	0	60	0	88	148	594
715-815	74	220	0	0	294	0	113	147	0	260	0	0	0	0	0	0	73	0	102	175	729
730-830	80	237	0	0	317	0	127	170	0	297	0	0	0	0	0	0	73	0	104	177	791
745-845	78	234	0	0	312	0	127	205	0	332	0	0	0	0	0	0	76	0	99	175	819
08-09	71	232	0	0	303	0	140	200	0	340	0	0	0	0	0	0	64	0	97	161	804
PEAK HOUR																					
745-845	78	234	0	0	312	0	127	205	0	332	0	0	0	0	0	0	76	0	99	175	819
PM																					
04:0-15	6	44			50		24	53		77					0		17		27	44	171
15-30	9	49			58		26	45		71					0		12		31	43	172
30-45	6	49			55		29	38		67					0		25		38	63	185
45-00	9	36			45		26	39		65					0		15		30	45	155
05:0-15	12	95			107		22	62		84					0		28		42	70	261
15-30	11	59			70		20	71		91					0		30		58	88	249
30-45	10	43			53		24	61		85					0		29		33	62	200
45-00	5	42			47		26	73		99					0		30		42	72	218
2 Hr Totals	68	417	0	0	485	0	197	442	0	639	0	0	0	0	0	0	186	0	301	487	1611
1 Hr Totals																					
04-05	30	178	0	0	208	0	105	175	0	280	0	0	0	0	0	0	69	0	126	195	683
415-515	36	229	0	0	265	0	103	184	0	287	0	0	0	0	0	0	80	0	141	221	773
430-530	38	239	0	0	277	0	97	210	0	307	0	0	0	0	0	0	98	0	168	266	850
445-545	42	233	0	0	275	0	92	233	0	325	0	0	0	0	0	0	102	0	163	265	865
05-06	38	239	0	0	277	0	92	267	0	359	0	0	0	0	0	0	117	0	175	292	928
PEAK HOUR																					
05-06	38	239	0	0	277	0	92	267	0	359	0	0	0	0	0	0	117	0	175	292	928

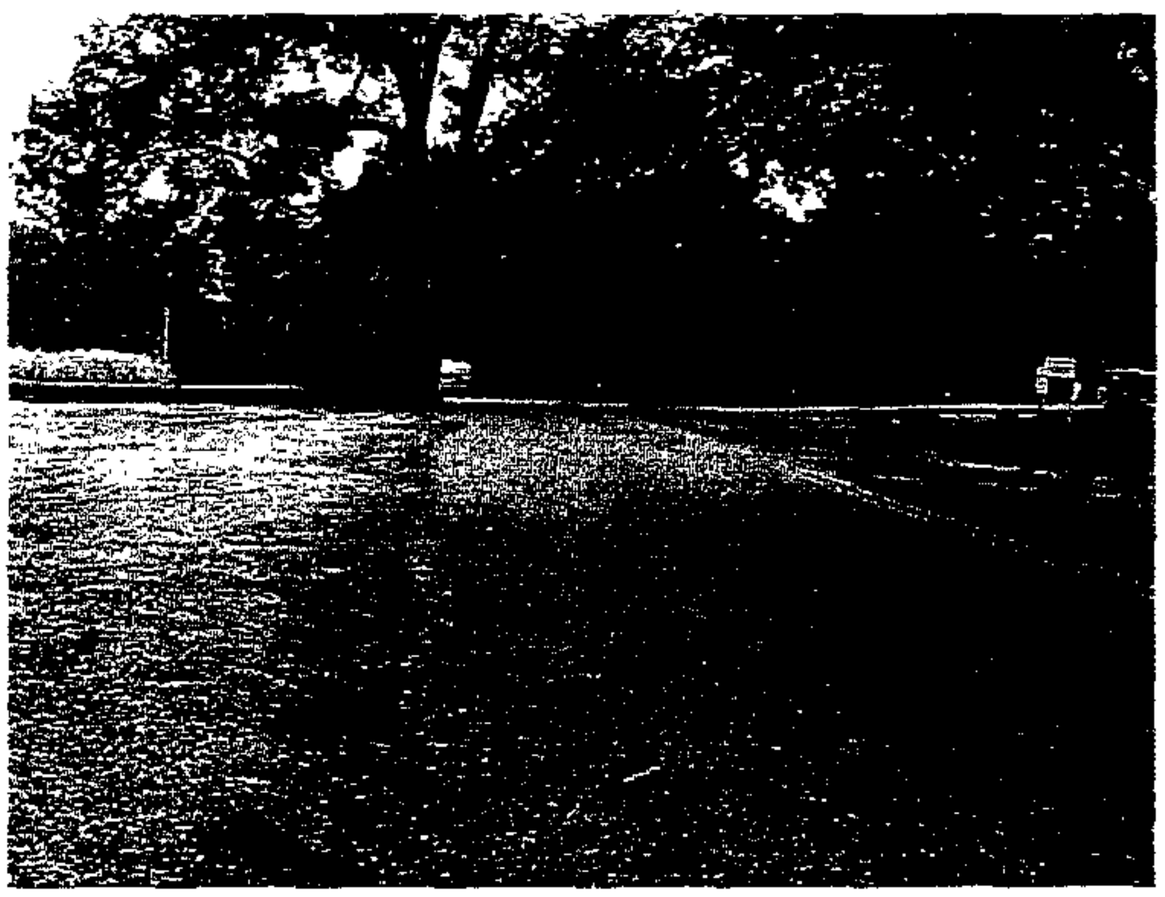


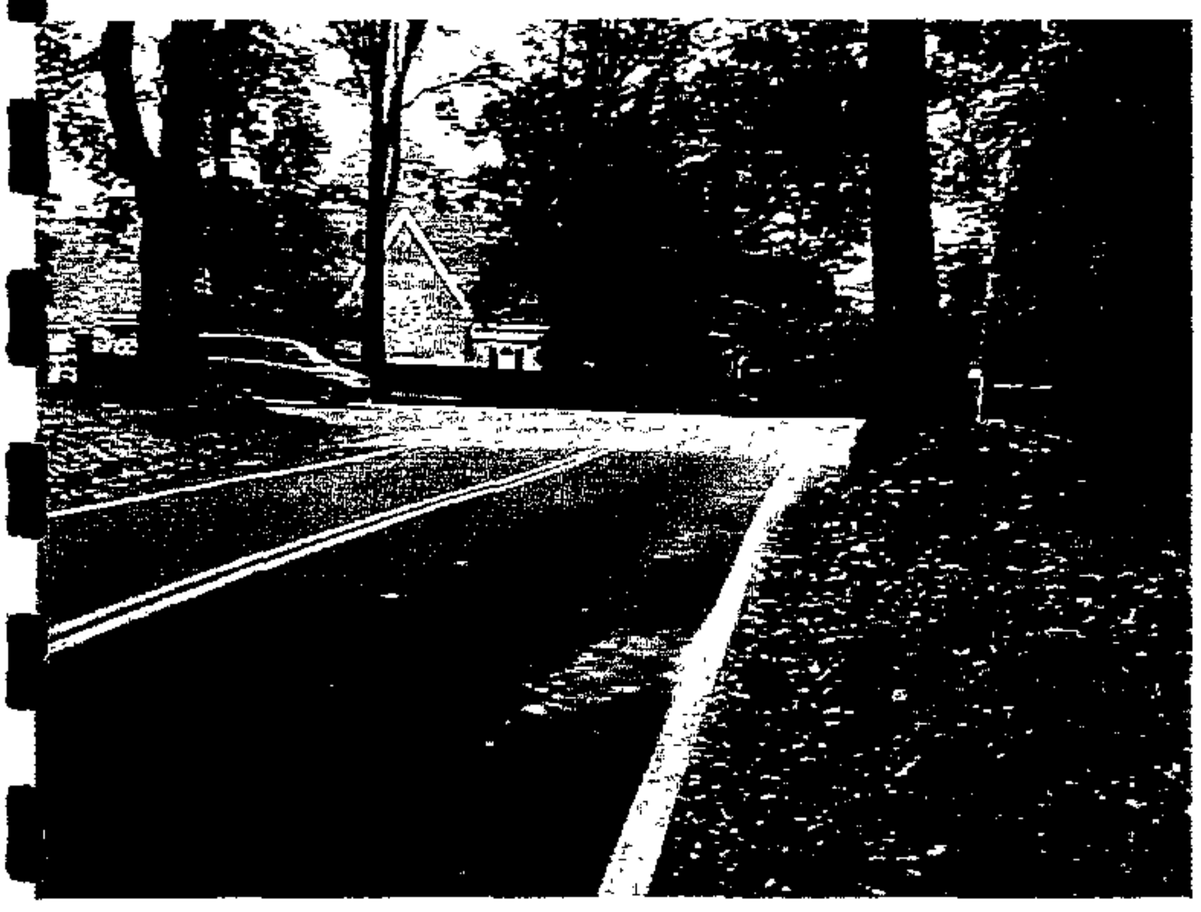
The Traffic Group

Garrison Forest Road at St. Thomas Lane

FIELD WORK BY: Fred Cowart
DRAWN BY: S. Langley
DATE: August, 2002
SCALE: N/A

JOB NO.: 2002-0804
DWG NAME: CD4.DGN
LOCATION: Baltimore Co., MD
SHEET NO.: 4 OF 7





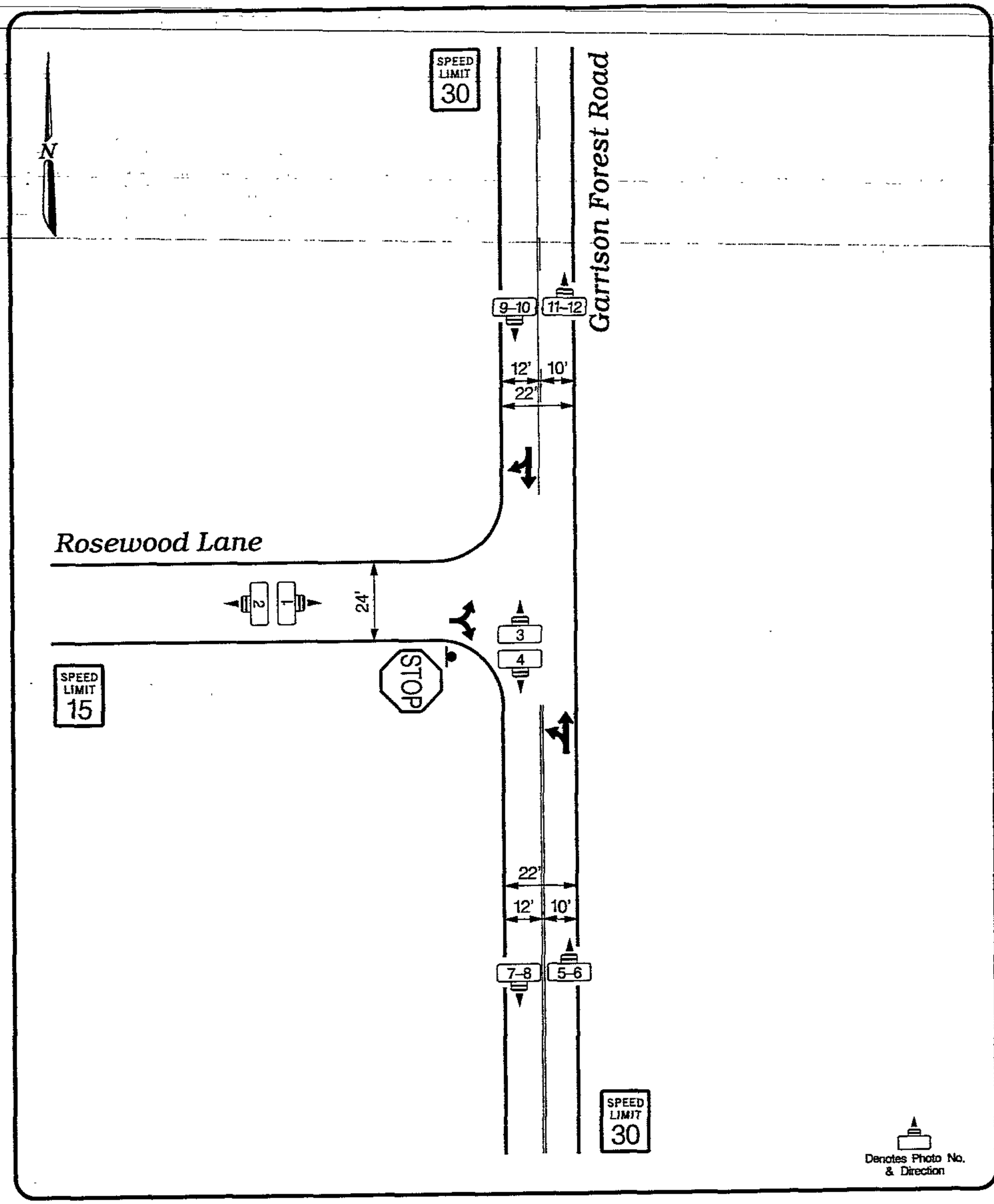
VEHICLE TURNING MOVEMENT COUNT - SUMMARY

Intersection of: Garrison Forest Rd.
and: Rosewood Ln.
Location: Baltimore Co., Md.

Counted by: GC
Date: September 12, 2002 Day: Thursday
Weather: Fair, Hot
Entered by: TT

The Traffic Group

TIME	TRAFFIC FROM NORTH on: Garrison Forest Rd.					TRAFFIC FROM SOUTH on: Garrison Forest Rd.					TRAFFIC FROM EAST on:					TRAFFIC FROM WEST on: Rosewood Ln.					TOTAL N + S + E + W
	RIGHT	THRU	LEFT	U-TN	TOTAL	U-TN	LEFT	THRU	RIGHT	TOTAL	RIGHT	THRU	LEFT	U-TN	TOTAL	U-TN	LEFT	THRU	RIGHT	TOTAL	
AM																					
07:0-15	4	21			25		10	17		27					0		3		2	5	57
15-30	7	55			62		2	30		32					0		4		8	12	106
30-45	7	76			83		1	47		48					0		10		5	15	146
45-00	8	88			96		1	74		75					0		15		6	21	192
08:0-15	17	114			131		2	72		74					0		15		8	23	228
15-30	9	92			101		5	50		55					0		6		5	11	167
30-45	8	45			53		7	50		57					0		1		7	8	118
45-00	9	47			56		7	52		59					0		6		4	10	125
2 Hr Totals	69	538	0	0	607	0	35	392	0	427	0	0	0	0	0	0	60	0	45	105	1139
1 Hr Totals																					
07-08	26	240	0	0	266	0	14	168	0	182	0	0	0	0	0	0	32	0	21	53	501
715-815	39	333	0	0	372	0	6	223	0	229	0	0	0	0	0	0	44	0	27	71	672
730-830	41	370	0	0	411	0	9	243	0	252	0	0	0	0	0	0	46	0	24	70	733
745-845	42	339	0	0	381	0	15	246	0	261	0	0	0	0	0	0	37	0	26	63	705
08-09	43	298	0	0	341	0	21	224	0	245	0	0	0	0	0	0	28	0	24	52	638
PEAK HOUR																					
730-830	41	370	0	0	411	0	9	243	0	252	0	0	0	0	0	0	46	0	24	70	733
PM																					
04:0-15	10	46			56		4	32		36					0		7		7	14	106
15-30	6	43			49		5	34		39					0		15		5	20	108
30-45	5	40			45		1	34		35					0		13		5	18	98
45-00	8	46			54		4	59		63					0		12		14	26	143
05:0-15	15	85			100		6	55		61					0		12		10	22	183
15-30	13	72			85		3	44		47					0		8		10	18	150
30-45	9	55			64		4	58		62					0		11		12	23	149
45-00	10	42			52		4	33		37					0		10		7	17	106
2 Hr Totals	76	429	0	0	505	0	31	349	0	380	0	0	0	0	0	0	88	0	70	158	1043
1 Hr Totals																					
04-05	29	175	0	0	204	0	14	159	0	173	0	0	0	0	0	0	47	0	31	78	455
415-515	34	214	0	0	248	0	16	182	0	198	0	0	0	0	0	0	52	0	34	86	532
430-530	41	243	0	0	284	0	14	192	0	206	0	0	0	0	0	0	45	0	39	84	574
445-545	45	258	0	0	303	0	17	216	0	233	0	0	0	0	0	0	43	0	46	89	625
05-06	47	254	0	0	301	0	17	190	0	207	0	0	0	0	0	0	41	0	39	80	588
PEAK HOUR																					
445-545	45	258	0	0	303	0	17	216	0	233	0	0	0	0	0	0	43	0	46	89	625

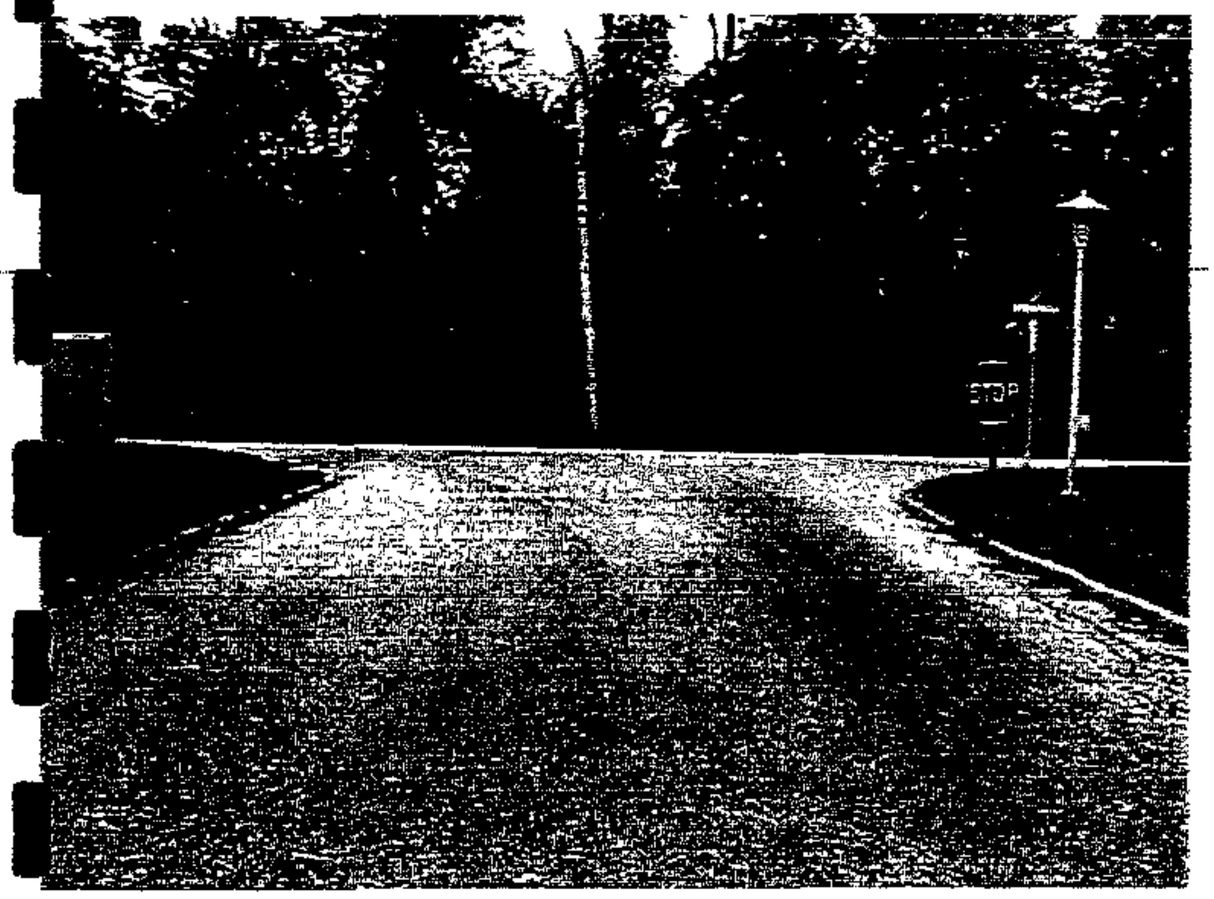


The Traffic Group

Garrison Forest Road at Rosewood Lane

FIELD WORK BY: *Fred Cowart*
DRAWN BY: *S. Langley*
DATE: *August, 2002*
SCALE: *N/A*

JOB NO.: *2002-0804*
DWG NAME: *CD5.DGN*
LOCATION: *Baltimore Co., MD*
SHEET NO.: *5* OF *7*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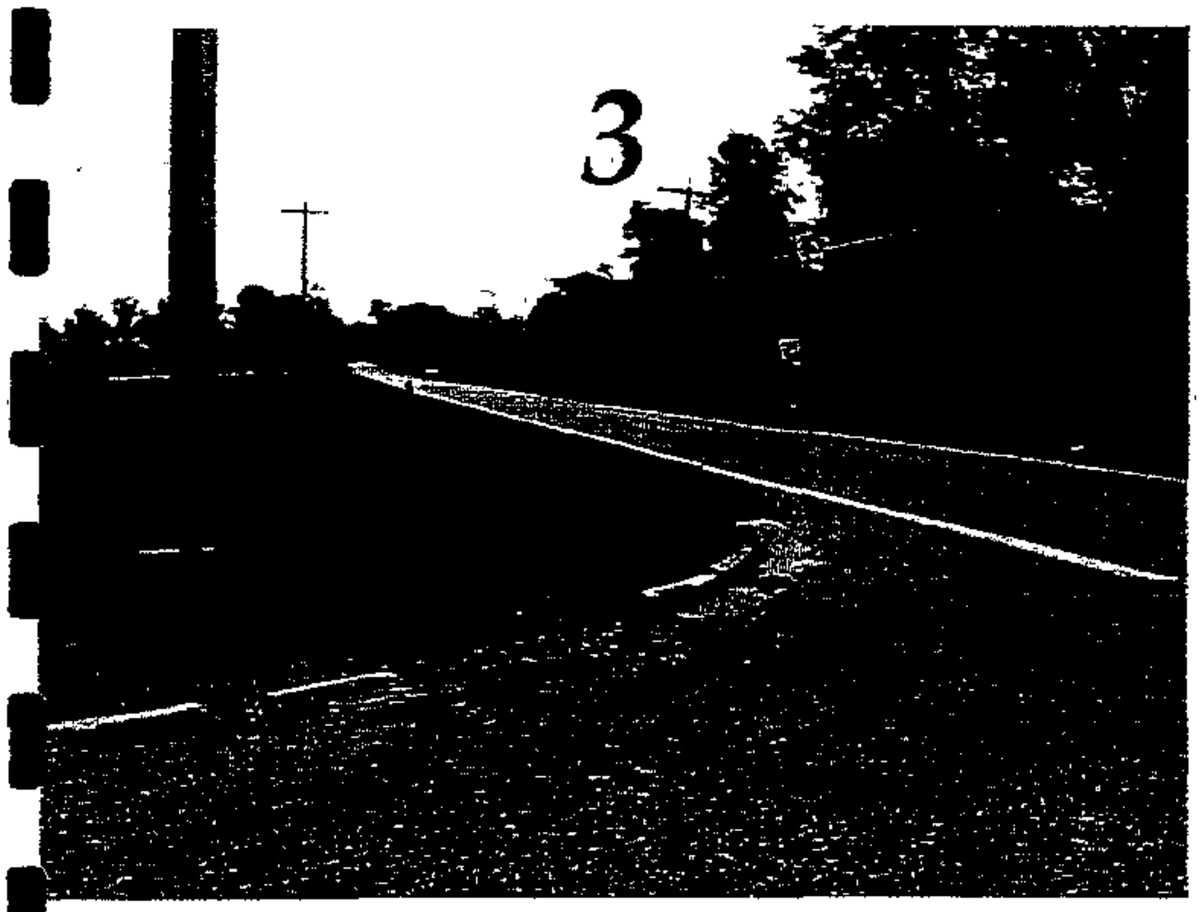
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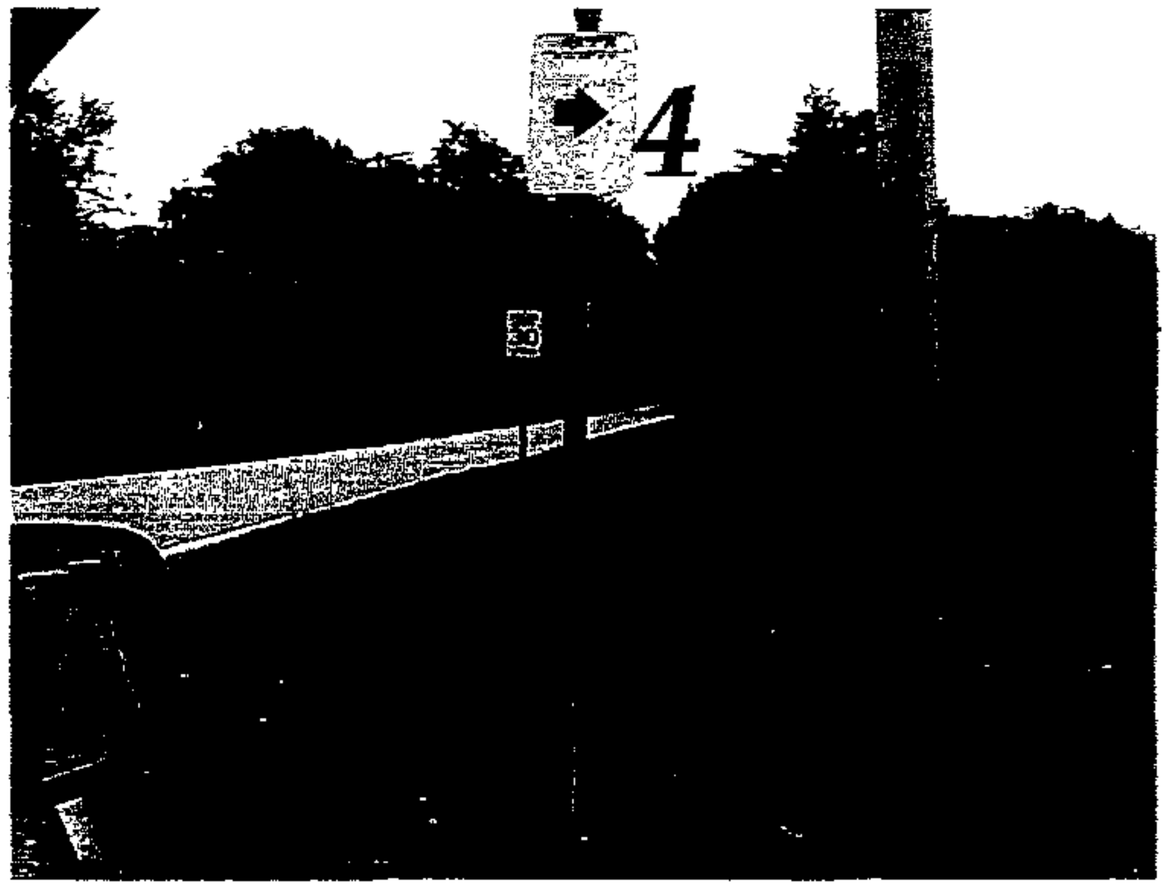
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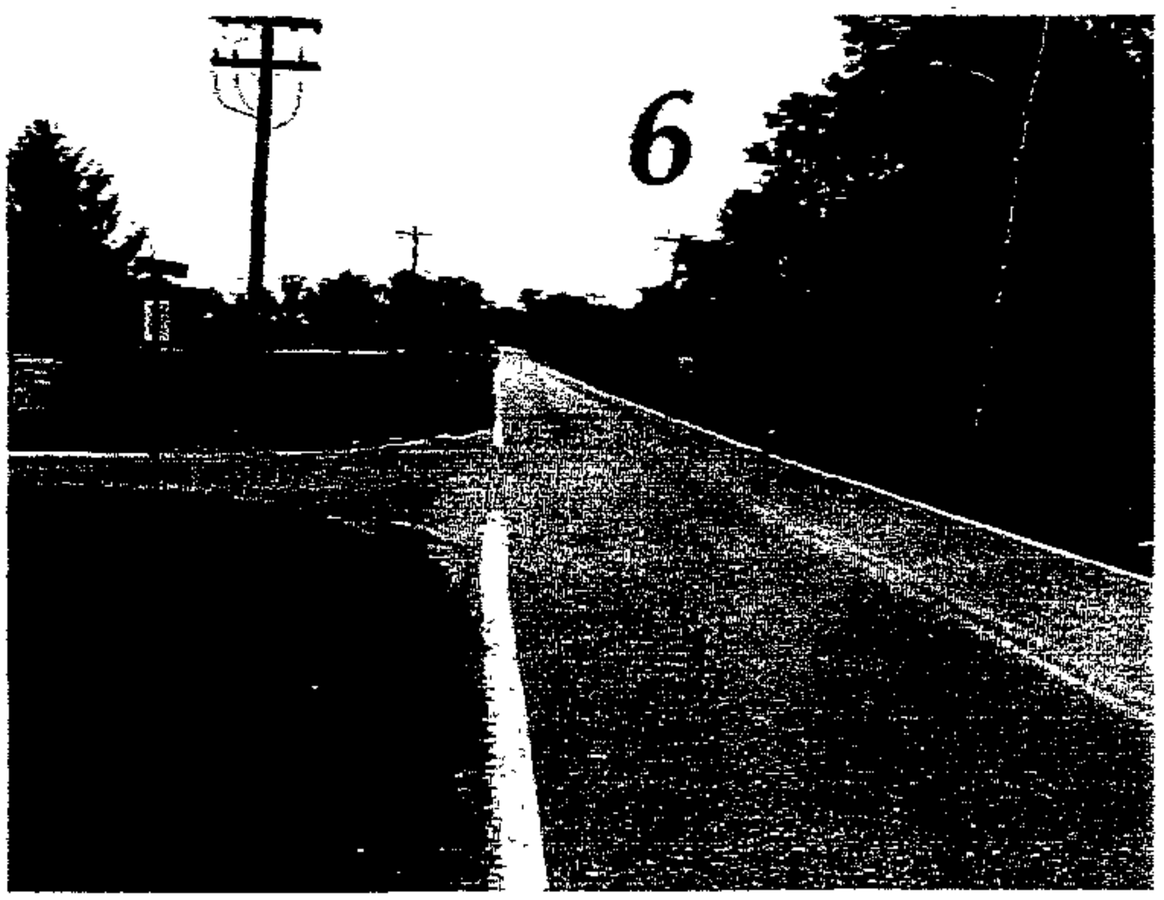
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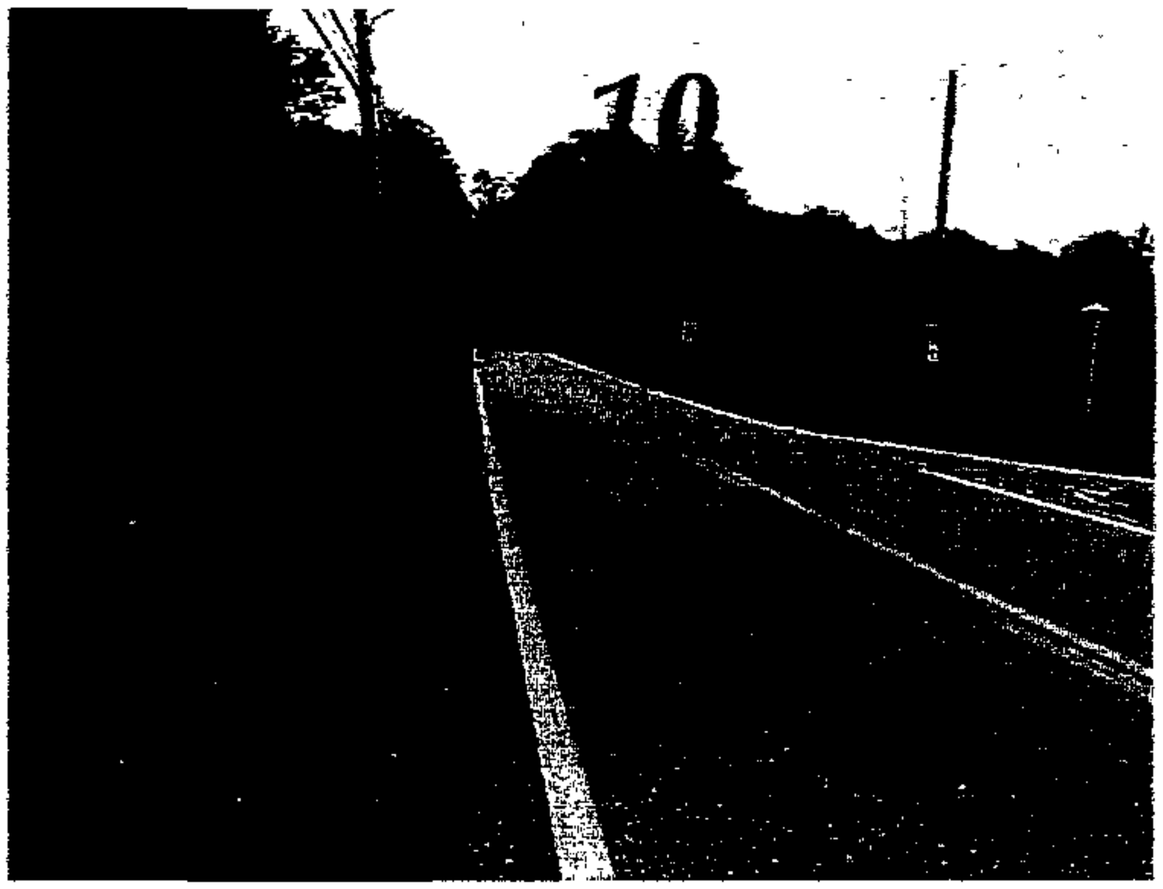
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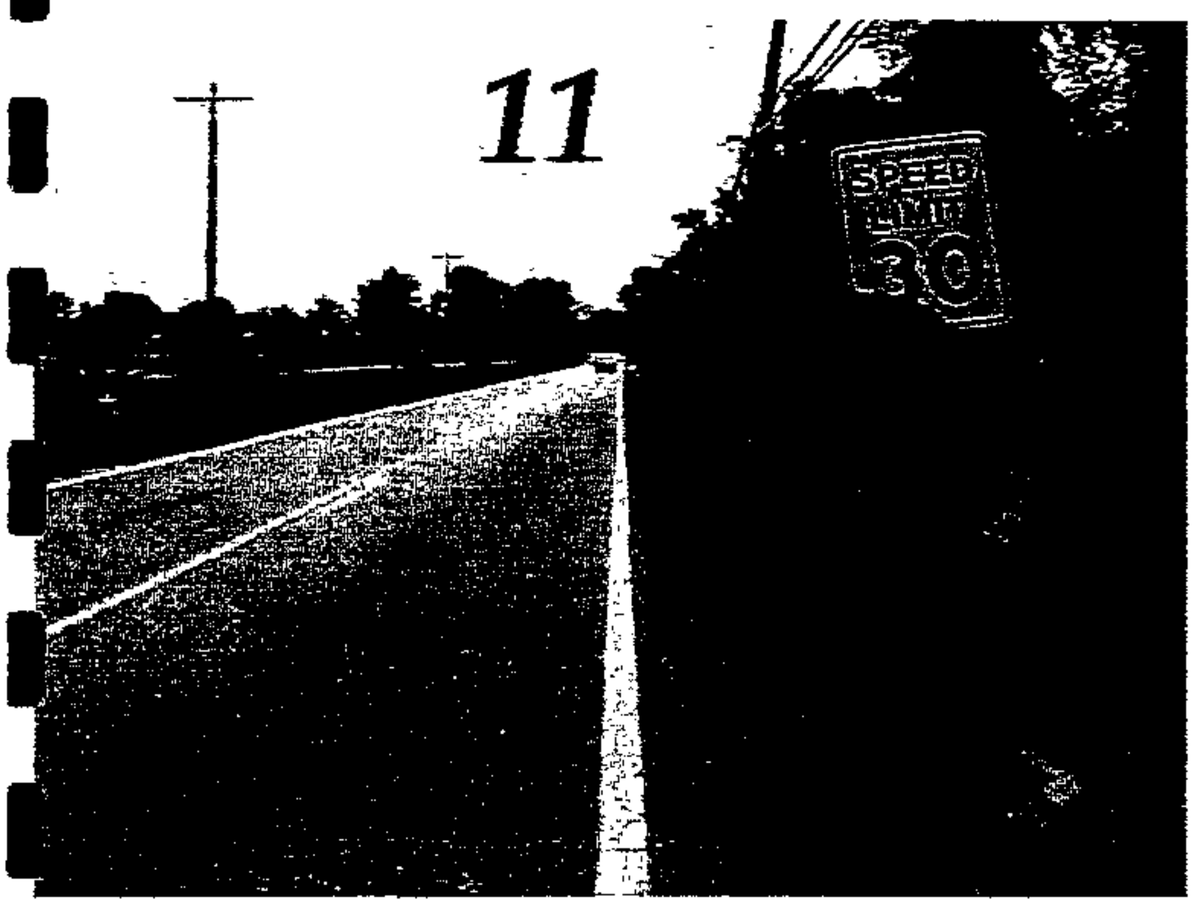
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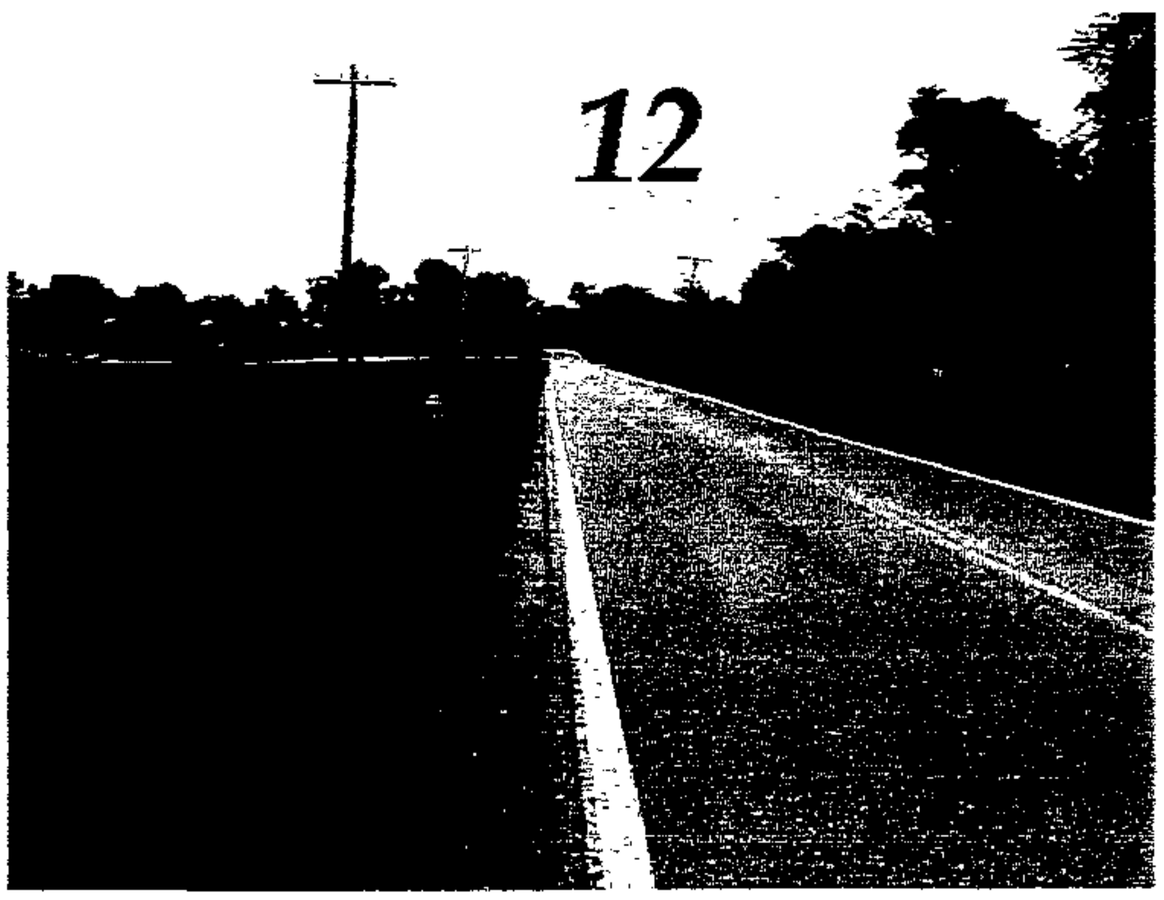
SPEED
LIMIT
30


12

VEHICLE TURNING MOVEMENT COUNT - SUMMARY

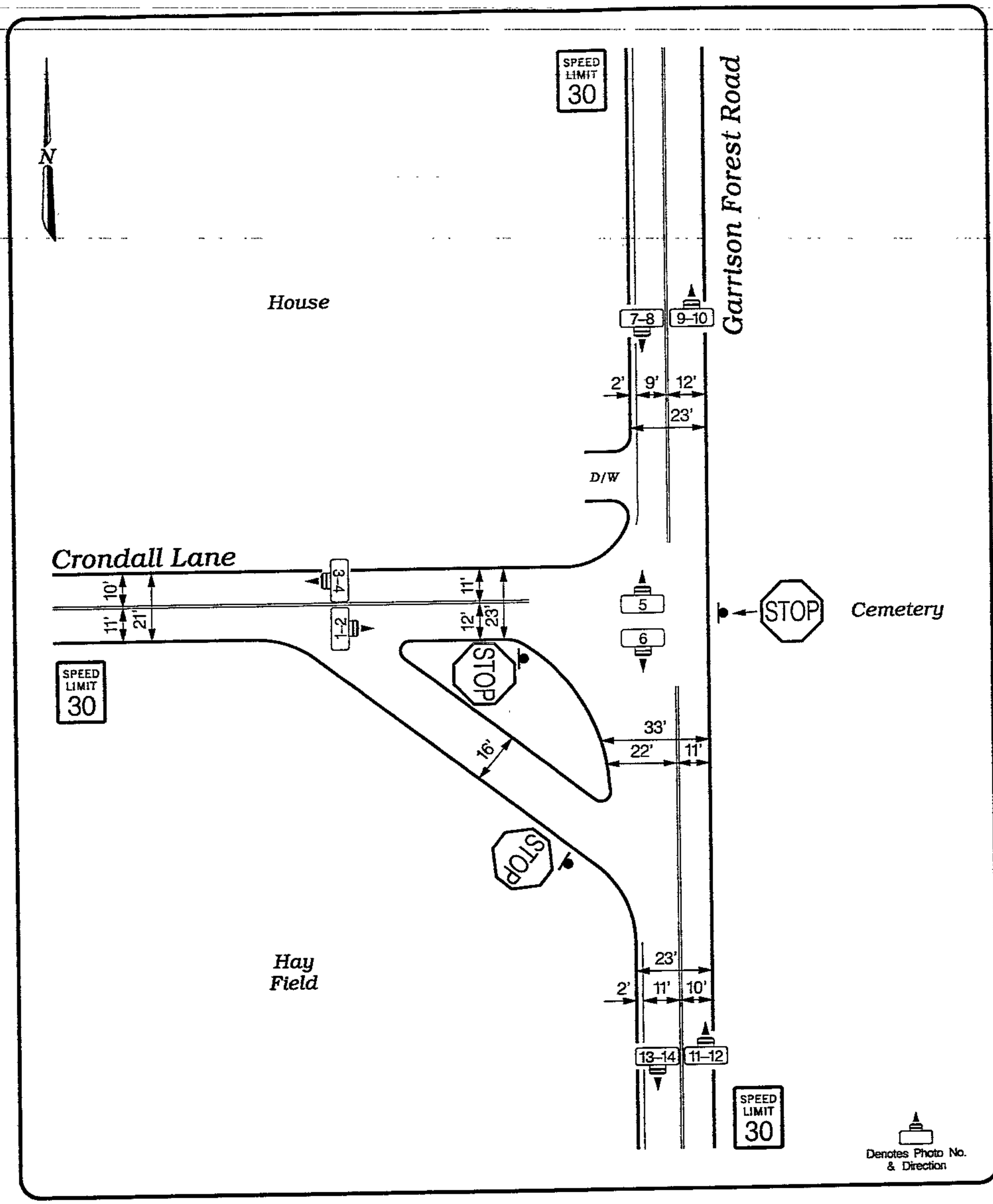
Intersection of: Garrison Forest Rd.
and: Crondall Ln.
Location: Baltimore Co., Md.

Counted by: GC
Date: September 11, 2002
Weather: Fair, Hot
Entered by: TT

Day: Wednesday

The Traffic Group

TIME	TRAFFIC FROM NORTH on: Garrison Forest Rd.					TRAFFIC FROM SOUTH on: Garrison Forest Rd.					TRAFFIC FROM EAST on:					TRAFFIC FROM WEST on: Crondall Ln.					TOTAL N + S + E + W
	RIGHT	THRU	LEFT	U-TN	TOTAL	U-TN	LEFT	THRU	RIGHT	TOTAL	RIGHT	THRU	LEFT	U-TN	TOTAL	U-TN	LEFT	THRU	RIGHT	TOTAL	
AM																					
07:0-15	33	17			50		8	8		16					0		12		10	22	88
15-30	51	36			87		15	13		28					0		20		18	38	153
30-45	32	65			97		21	23		44					0		29		35	64	205
45-00	42	79			121		27	34		61					0		22		45	67	249
08:0-15	50	78			128		51	29		80					0		21		24	45	253
15-30	44	55			99		45	23		68					0		16		32	48	215
30-45	51	33			84		42	21		63					0		10		29	39	186
45-00	51	29			80		38	30		68					0		14		22	36	184
2 Hr Totals	354	392	0	0	746	0	247	181	0	428	0	0	0	0	0	0	144	0	215	359	1533
1 Hr Totals																					
07-08	158	197	0	0	355	0	71	78	0	149	0	0	0	0	0	0	83	0	108	191	695
715-815	175	258	0	0	433	0	114	99	0	213	0	0	0	0	0	0	92	0	122	214	860
730-830	168	277	0	0	445	0	144	109	0	253	0	0	0	0	0	0	88	0	136	224	922
745-845	187	245	0	0	432	0	165	107	0	272	0	0	0	0	0	0	69	0	130	199	903
08-09	196	195	0	0	391	0	176	103	0	279	0	0	0	0	0	0	61	0	107	168	838
PEAK HOUR																					
730-830	168	277	0	0	445	0	144	109	0	253	0	0	0	0	0	0	88	0	136	224	922
PM																					
04:0-15	14	24			38		15	40		55					0		41		24	65	158
15-30	17	22			39		12	42		54					0		34		16	50	143
30-45	18	27			45		17	42		59					0		32		34	66	170
45-00	21	19			40		17	57		74					0		60		40	100	214
05:0-15	17	20			37		24	62		86					0		64		73	137	260
15-30	18	20			38		23	72		95					0		71		57	128	261
30-45	20	26			46		20	52		72					0		69		41	110	228
45-00	21	19			40		16	58		74					0		40		26	66	180
2 Hr Totals	146	177	0	0	323	0	144	425	0	569	0	0	0	0	0	0	411	0	311	722	1614
1 Hr Totals																					
04-05	70	92	0	0	162	0	61	181	0	242	0	0	0	0	0	0	167	0	114	281	685
415-515	73	88	0	0	161	0	70	203	0	273	0	0	0	0	0	0	190	0	163	353	787
430-530	74	86	0	0	160	0	81	233	0	314	0	0	0	0	0	0	227	0	204	431	905
445-545	76	85	0	0	161	0	84	243	0	327	0	0	0	0	0	0	264	0	211	475	963
05-06	76	85	0	0	161	0	83	244	0	327	0	0	0	0	0	0	244	0	197	441	929
PEAK HOUR																					
445-545	76	85	0	0	161	0	84	243	0	327	0	0	0	0	0	0	264	0	211	475	963



The Traffic Group

Garrison Forest Road at Crondall Lane

FIELD WORK BY: Fred Cowart
DRAWN BY: S. Langley
DATE: August, 2002
SCALE: N/A

JOB NO.: 2002-0804
DWG NAME: CD6.DGN
LOCATION: Baltimore Co., MD
SHEET NO.: 6 OF 7

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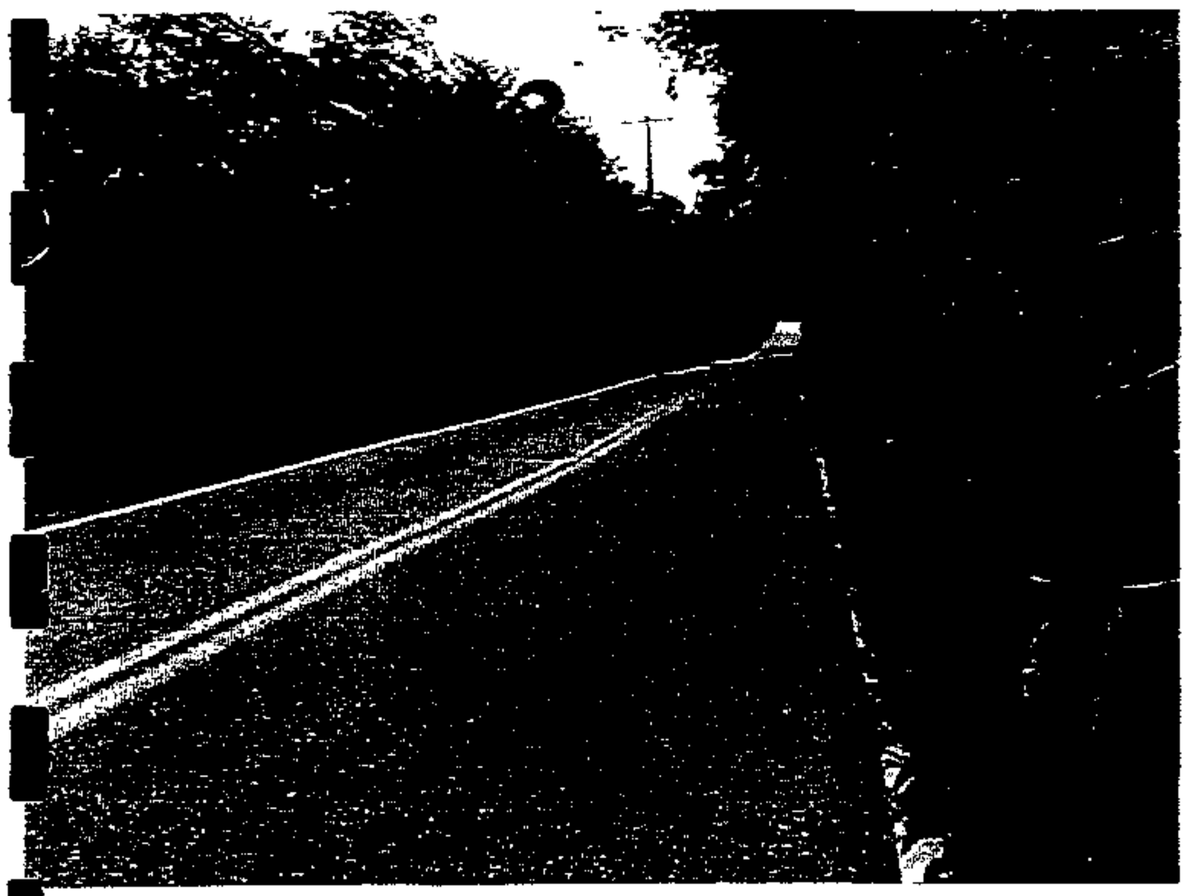
2



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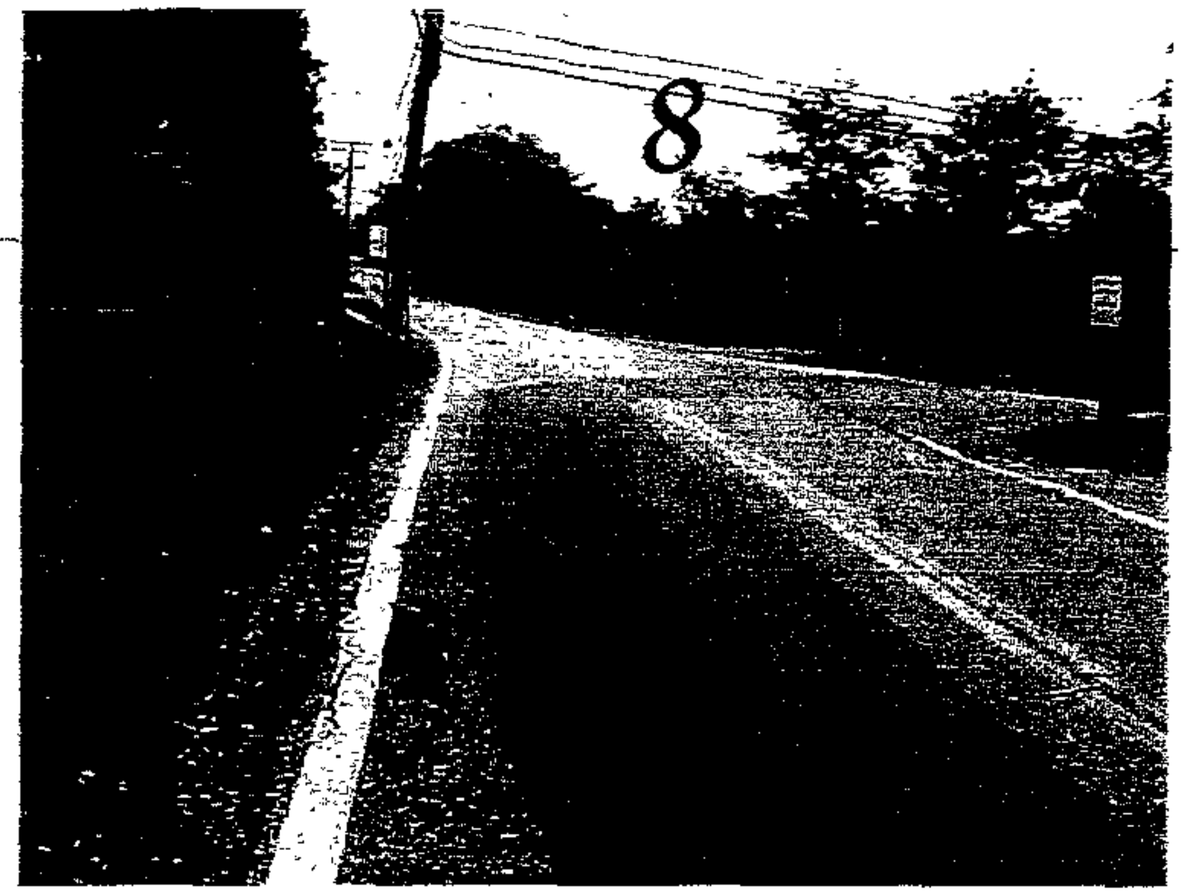
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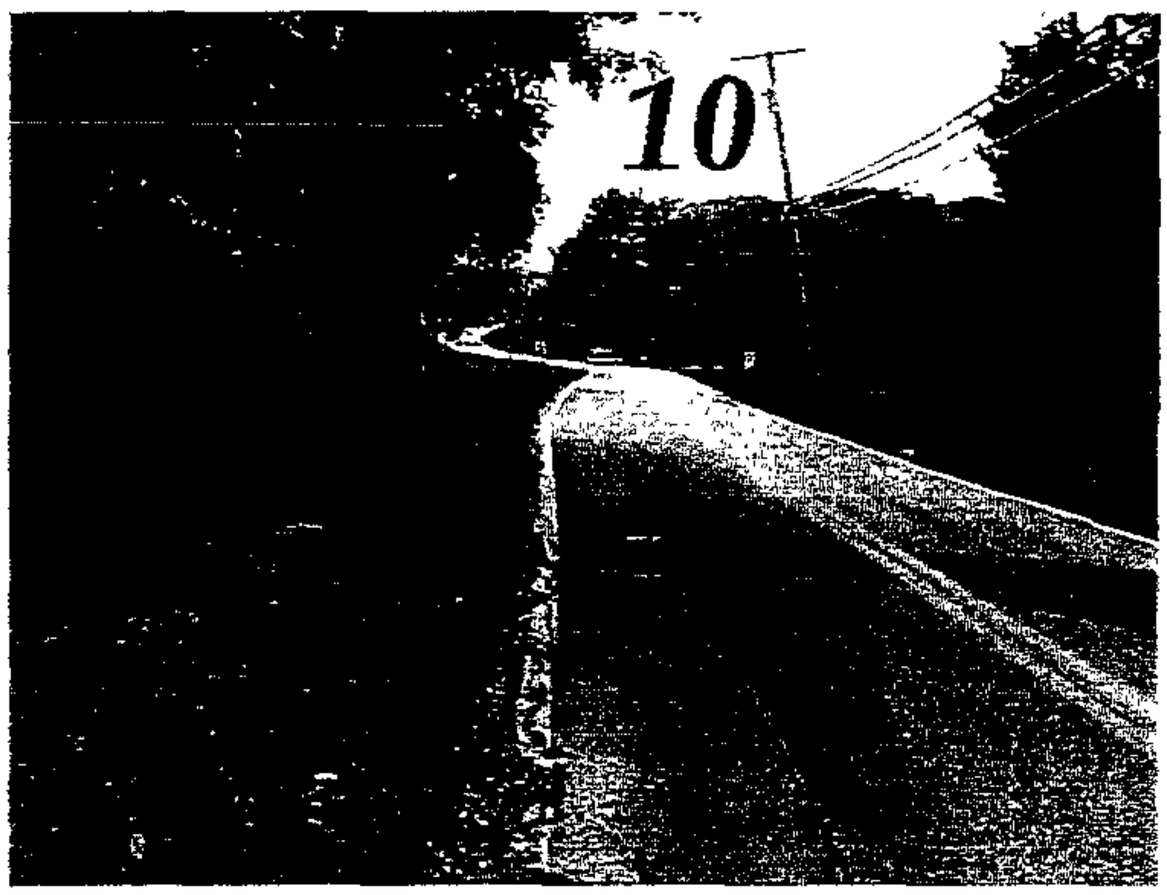
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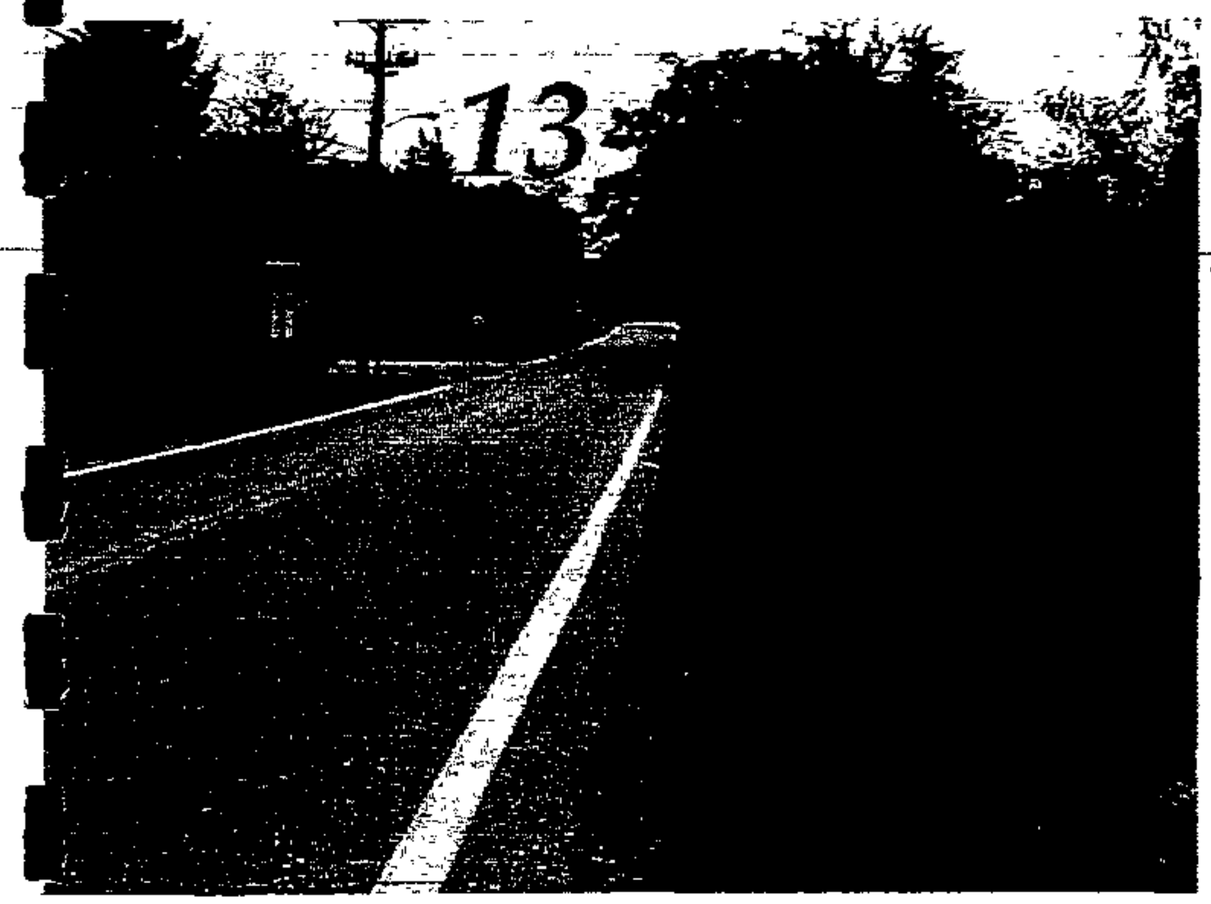
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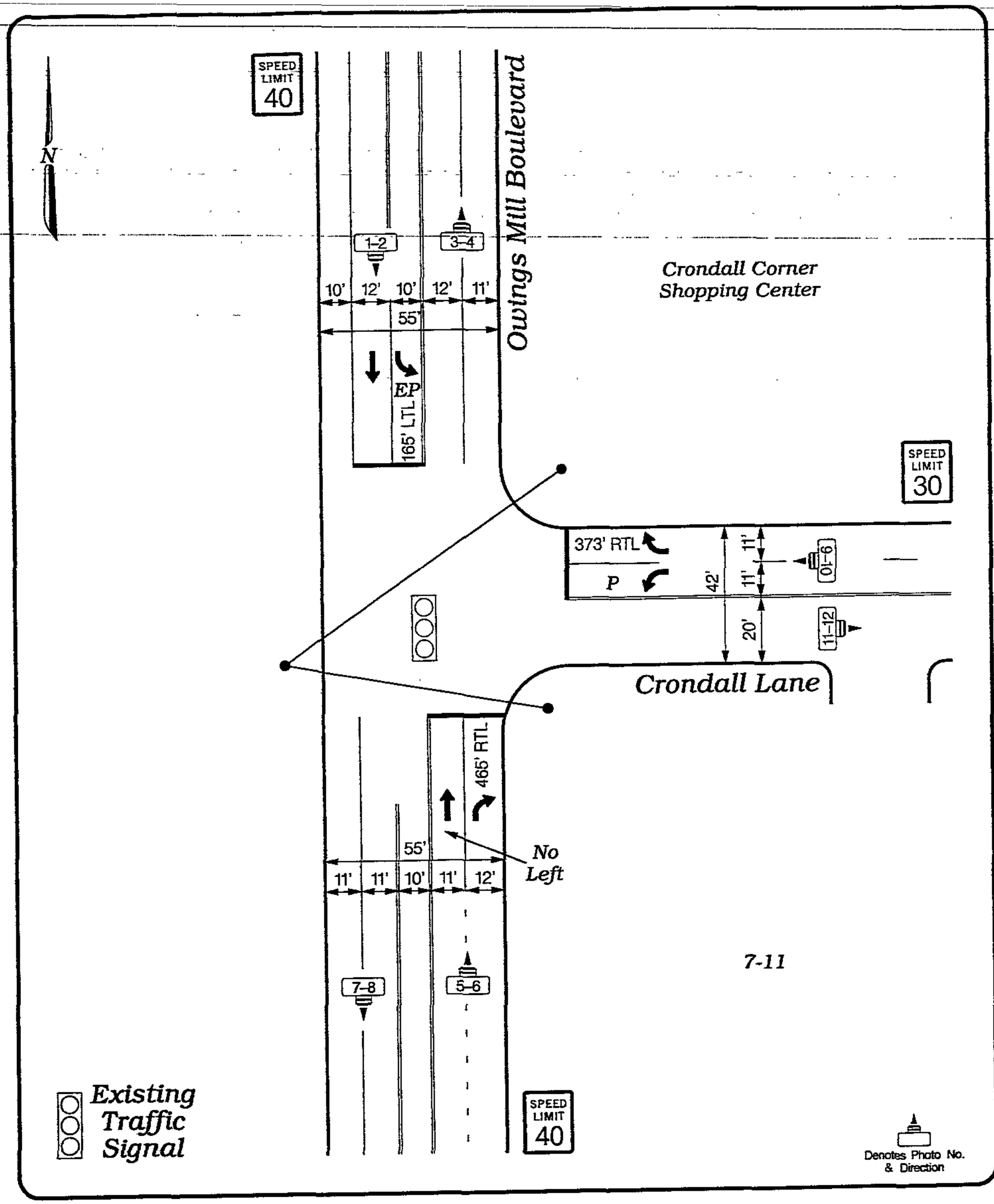
VEHICLE TURNING MOVEMENT COUNT - SUMMARY

Intersection of: Owings Mills Blvd.
and: Crondall Ln.
Location: Baltimore Co., Md.

Counted by: TT
Date: September 11, 2002 Day: Wednesday
Weather: Fair, Hot
Entered by: TT

The Traffic Group

TIME	TRAFFIC FROM NORTH on: Owings Mills Blvd.					TRAFFIC FROM SOUTH on: Owings Mills Blvd.					TRAFFIC FROM EAST on: Crondall Ln.					TRAFFIC FROM WEST on:					TOTAL N + S + E + W
	RIGHT	THRU	LEFT	U-TN	TOTAL	U-TN	LEFT	THRU	RIGHT	TOTAL	RIGHT	THRU	LEFT	U-TN	TOTAL	U-TN	LEFT	THRU	RIGHT	TOTAL	
AM																					
07:0-15		226	44		270			59	84	143	9		68		77					0	490
15-30		188	54		242			67	114	181	9		93		102					0	525
30-45		246	77		323			69	133	202	16		80		96					0	621
45-00		203	108		311			81	156	237	16		75		91					0	639
08:0-15		239	87		326			102	191	293	15		84		99					0	718
15-30		218	84		302			93	200	293	16		96		112					0	707
30-45		175	78		253			76	185	261	7		39		46					0	560
45-00		205	72		277			77	198	275	12		76		88					0	640
2 Hr Totals	0	1700	604	0	2304	0	0	624	1261	1885	100	0	611	0	711	0	0	0	0	0	4900
1 Hr Totals																					
07-08	0	863	283	0	1146	0	0	276	487	763	50	0	316	0	366	0	0	0	0	0	2275
715-815	0	876	326	0	1202	0	0	319	594	913	56	0	332	0	388	0	0	0	0	0	2503
730-830	0	906	356	0	1262	0	0	345	680	1025	63	0	335	0	398	0	0	0	0	0	2685
745-845	0	835	357	0	1192	0	0	352	732	1084	54	0	294	0	348	0	0	0	0	0	2624
08-09	0	837	321	0	1158	0	0	348	774	1122	50	0	295	0	345	0	0	0	0	0	2625
PEAK HOUR																					
730-830	0	906	356	0	1262	0	0	345	680	1025	63	0	335	0	398	0	0	0	0	0	2685
PM																					
04:0-15		90	28		118			153	61	214	19		122		141					0	473
15-30		86	30		116			148	60	208	31		129		160					0	484
30-45		107	18		125			178	61	239	59		164		223					0	587
45-00		130	13		143			199	77	276	58		194		252					0	671
05:0-15		103	26		129			217	84	301	104		228		332					0	762
15-30		110	22		132			241	80	321	62		205		267					0	720
30-45		106	22		128			263	82	345	54		181		235					0	708
45-00		115	18		133			255	75	330	46		141		187					0	650
2 Hr Totals	0	847	177	0	1024	0	0	1654	580	2234	433	0	1364	0	1797	0	0	0	0	0	5055
1 Hr Totals																					
04-05	0	413	89	0	502	0	0	678	259	937	167	0	609	0	776	0	0	0	0	0	2215
415-515	0	426	87	0	513	0	0	742	282	1024	252	0	715	0	967	0	0	0	0	0	2504
430-530	0	450	79	0	529	0	0	835	302	1137	283	0	791	0	1074	0	0	0	0	0	2740
445-545	0	449	83	0	532	0	0	920	323	1243	278	0	808	0	1086	0	0	0	0	0	2861
05-06	0	434	88	0	522	0	0	976	321	1297	266	0	755	0	1021	0	0	0	0	0	2840
PEAK HOUR																					
445-545	0	449	83	0	532	0	0	920	323	1243	278	0	808	0	1086	0	0	0	0	0	2861

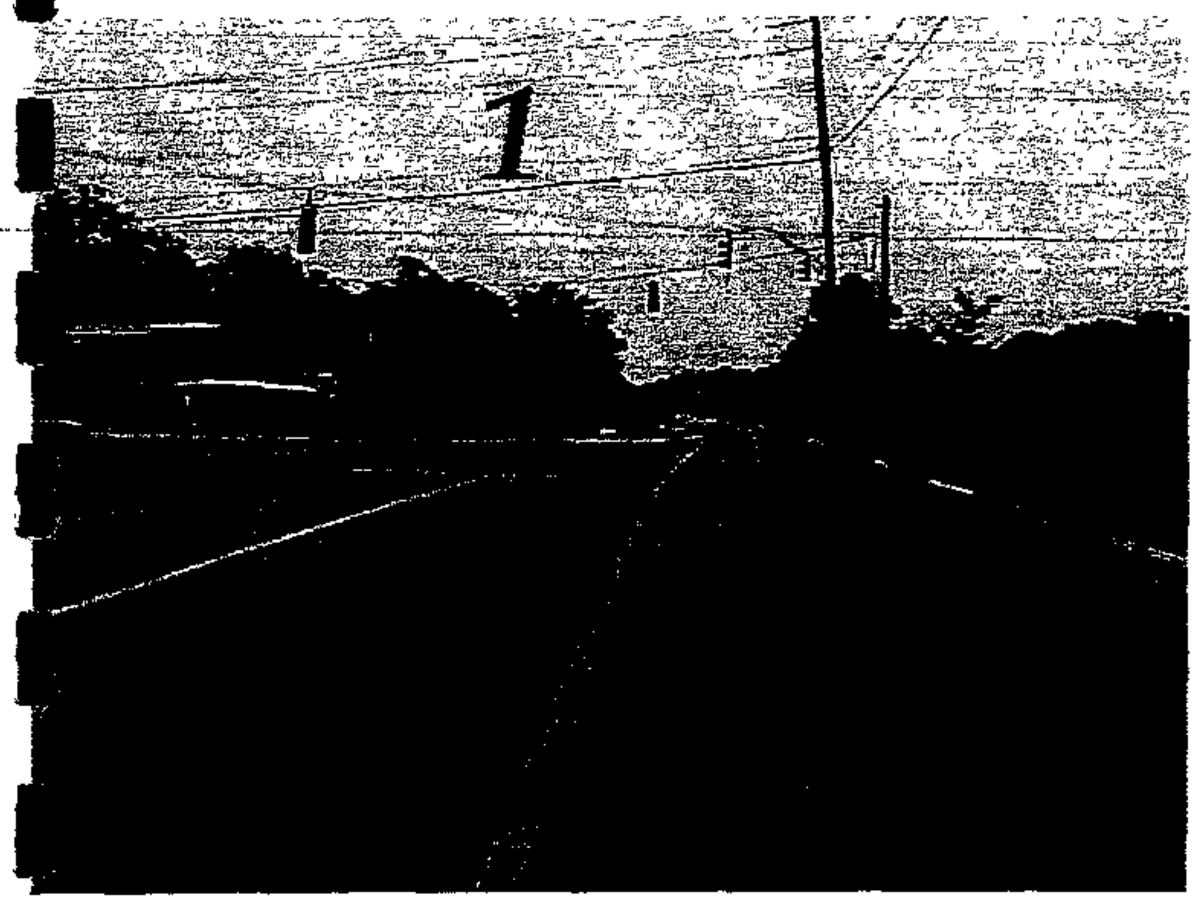


The Traffic Group

Owings Mill Boulevard at Crondall Lane

FIELD WORK BY: Fred Cowart
DRAWN BY: S. Langley
DATE: August, 2002
SCALE: N/A

JOB NO.: 2002-0804
DWG NAME: CD7.DGN
LOCATION: Baltimore Co., MD
SHEET NO.: 7 OF 7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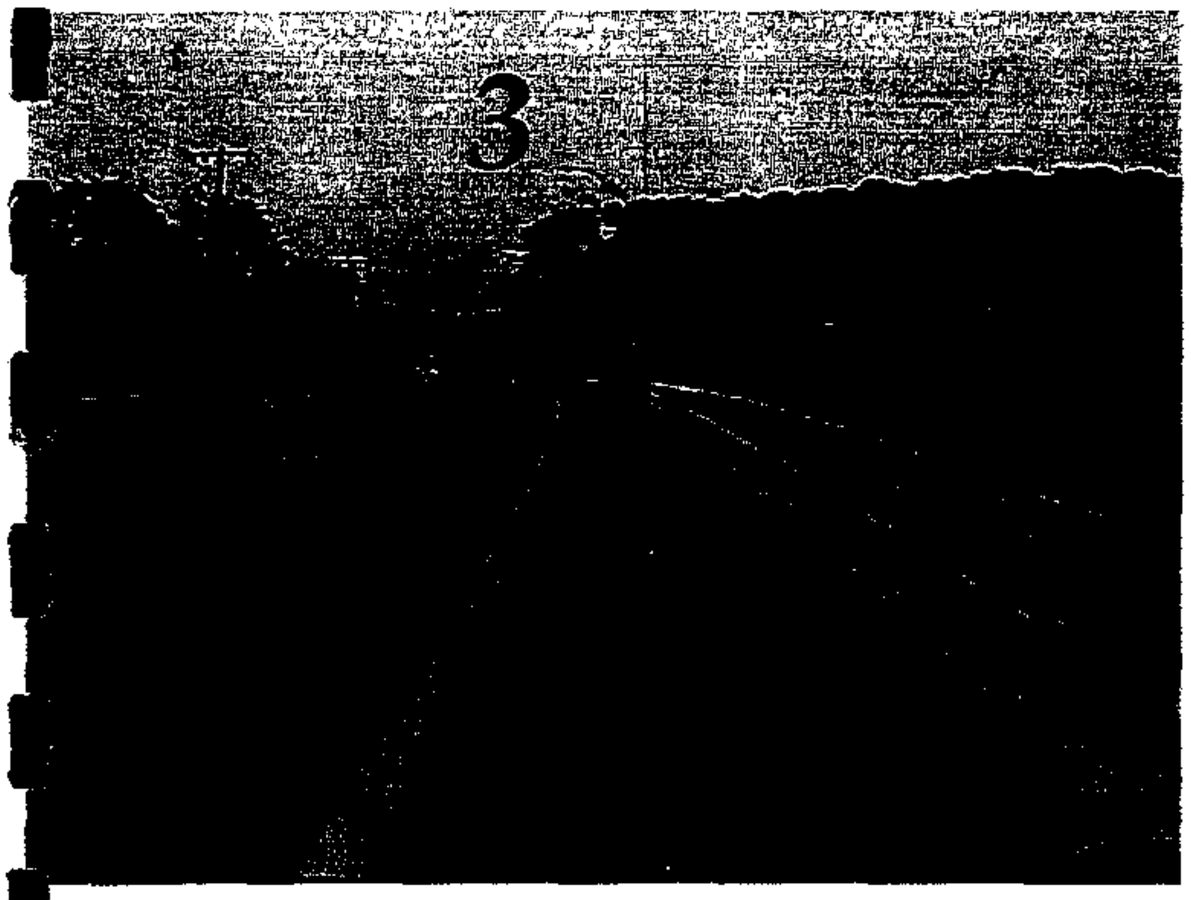
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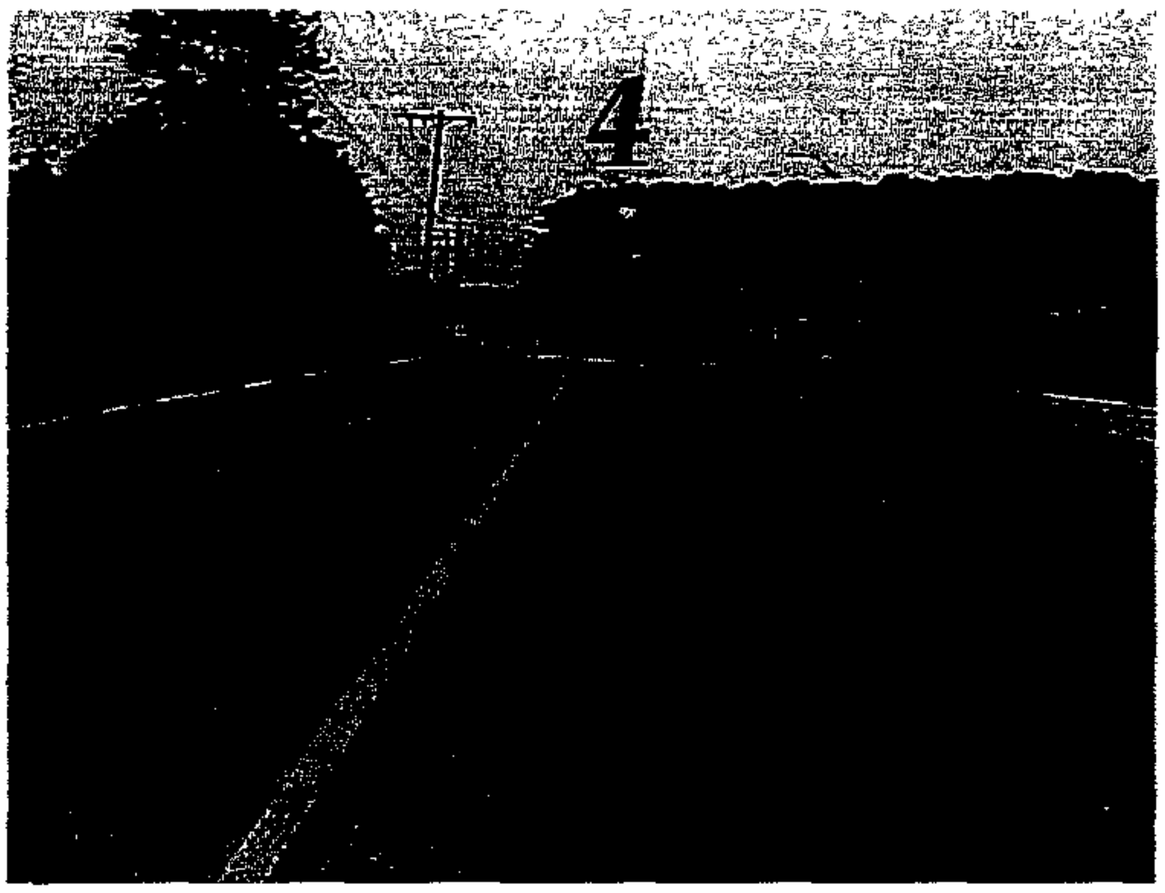
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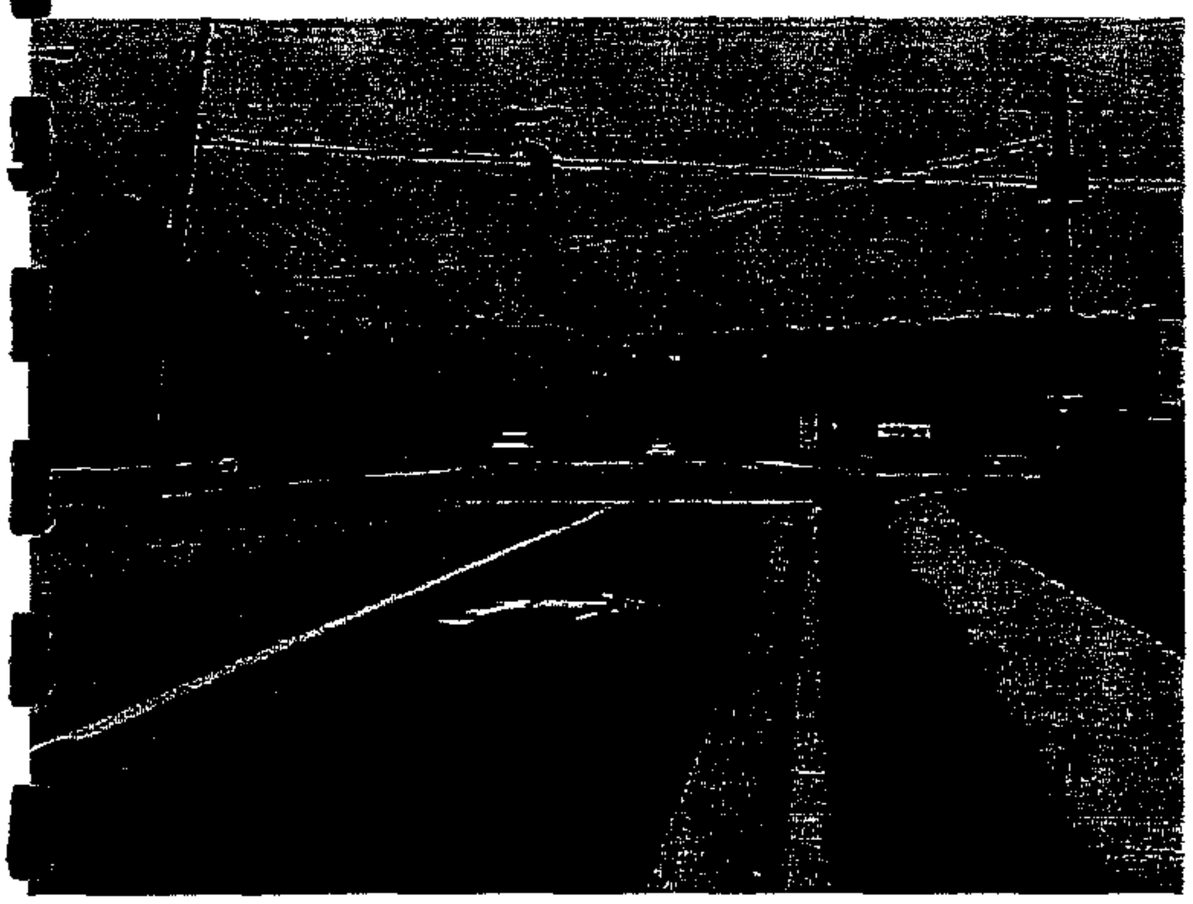

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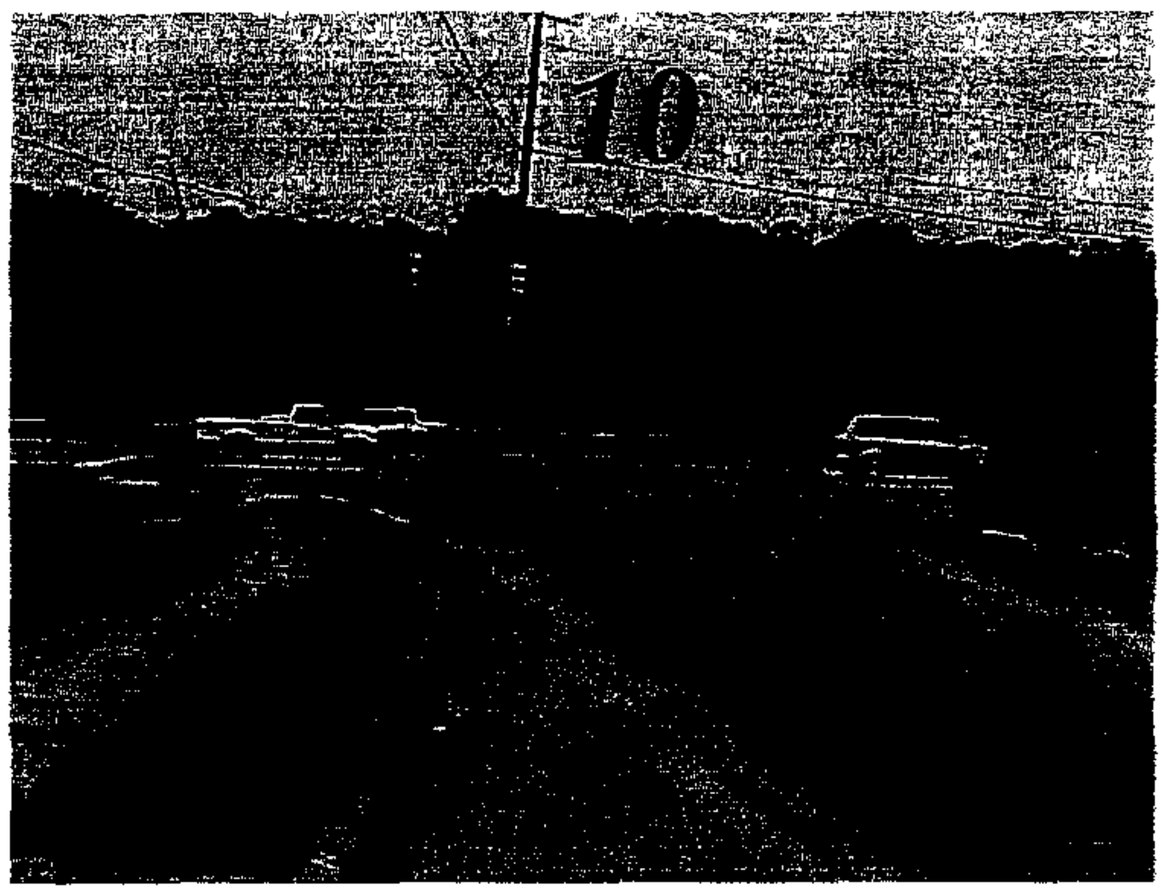
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11

12

VEHICLE TURNING MOVEMENT COUNT - SUMMARY

Intersection of: Garrison Forest Rd.
and: Ruxton Co. School Access
Location: Baltimore City, Md.

Counted by: BG
Date: February 6, 2003
Weather: Fair, Cold
Entered by: TT

Day: Thursday

The Traffic Group

TIME	TRAFFIC FROM NORTH on: Garrison Forest Rd.					TRAFFIC FROM SOUTH on: Garrison Forest Rd.					TRAFFIC FROM EAST on:					TRAFFIC FROM WEST on: Ruxton Co. School Access					TOTAL N + S + E + W
	RIGHT	THRU	LEFT	U-TN	TOTAL	U-TN	LEFT	THRU	RIGHT	TOTAL	RIGHT	THRU	LEFT	U-TN	TOTAL	U-TN	LEFT	THRU	RIGHT	TOTAL	
AM																					
07:0-15	0	17			17		1	16		17					0		0		0	0	34
15-30	3	55			58		7	21		28					0		0		1	1	87
30-45	6	71			77		6	37		43					0		2		2	4	124
45-00	14	86			100		34	57		91					0		5		21	26	217
08:0-15	46	75			121		32	42		74					0		25		36	61	256
15-30	13	72			85		12	64		76					0		9		21	30	191
30-45	2	65			67		0	55		55					0		4		4	8	130
45-00	3	56			59		3	50		53					0		1		1	2	114
2 Hr Totals	87	497	0	0	584	0	95	342	0	437	0	0	0	0	0	0	46	0	86	132	1153
1 Hr Totals																					
07-08	23	229	0	0	252	0	48	131	0	179	0	0	0	0	0	0	7	0	24	31	462
715-815	69	287	0	0	356	0	79	157	0	236	0	0	0	0	0	0	32	0	60	92	684
730-830	79	304	0	0	383	0	84	200	0	284	0	0	0	0	0	0	41	0	80	121	788
745-845	75	298	0	0	373	0	78	218	0	296	0	0	0	0	0	0	43	0	82	125	794
08-09	64	268	0	0	332	0	47	211	0	258	0	0	0	0	0	0	39	0	62	101	691
PEAK HOUR																					
745-845	75	298	0	0	373	0	78	218	0	296	0	0	0	0	0	0	43	0	82	125	794
PM																					
04:0-15	2	44			46		5	49		54					0		3		3	6	106
15-30	3	45			48		7	72		79					0		5		8	13	140
30-45	6	30			36		1	34		35					0		2		7	9	80
45-00	3	54			57		3	52		55					0		10		18	28	140
05:0-15	3	66			69		1	79		80					0		5		3	8	157
15-30	2	63			65		3	68		71					0		3		1	4	140
30-45	1	59			60		0	75		75					0		3		3	6	141
45-00	1	57			58		2	74		76					0		0		1	1	135
2 Hr Totals	21	418	0	0	439	0	22	503	0	525	0	0	0	0	0	0	31	0	44	75	1039
1 Hr Totals																					
04-05	14	173	0	0	187	0	16	207	0	223	0	0	0	0	0	0	20	0	36	56	466
415-515	15	195	0	0	210	0	12	237	0	249	0	0	0	0	0	0	22	0	36	58	517
430-530	14	213	0	0	227	0	8	233	0	241	0	0	0	0	0	0	20	0	29	49	517
445-545	9	242	0	0	251	0	7	274	0	281	0	0	0	0	0	0	21	0	25	46	578
05-06	7	245	0	0	252	0	6	296	0	302	0	0	0	0	0	0	11	0	8	19	573
PEAK HOUR																					
445-545	9	242	0	0	251	0	7	274	0	281	0	0	0	0	0	0	21	0	25	46	578

VEHICLE TURNING MOVEMENT COUNT - SUMMARY

Intersection of: Rosewood Ln.
and: Torah Institute Access
Location: Baltimore Co., Md.

Counted by: MN
Date: February 6, 2003
Weather: Fair, Cold
Entered by: TT

Day: Thursday

The Traffic Group

TIME	TRAFFIC FROM NORTH on: Rosewood Ln.					TRAFFIC FROM SOUTH on: Rosewood Ln.					TRAFFIC FROM EAST on: Torah Institute Access					TRAFFIC FROM WEST on:					TOTAL N + S + E + W
	RIGHT	THRU	LEFT	U-TN	TOTAL	U-TN	LEFT	THRU	RIGHT	TOTAL	RIGHT	THRU	LEFT	U-TN	TOTAL	U-TN	LEFT	THRU	RIGHT	TOTAL	
AM																					
07:0-15		17	0		17			56	0	56	0		0		0					0	73
15-30		29	0		29			30	8	38	0		0		0					0	67
30-45		19	0		19			30	6	36	0		8		8					0	63
45-00		14	0		14			43	1	44	0		0		0					0	58
08:0-15		26	0		26			37	1	38	0		1		1					0	65
15-30		20	0		20			31	4	35	0		1		1					0	56
30-45		15	0		15			33	19	52	0		7		7					0	74
45-00		20	2		22			32	52	84	2		31		33					0	139
2 Hr Totals	0	160	2	0	162	0	0	292	91	383	2	0	48	0	50	0	0	0	0	0	595
1 Hr Totals																					
07-08	0	79	0	0	79	0	0	159	15	174	0	0	8	0	8	0	0	0	0	0	261
715-815	0	88	0	0	88	0	0	140	16	156	0	0	9	0	9	0	0	0	0	0	253
730-830	0	79	0	0	79	0	0	141	12	153	0	0	10	0	10	0	0	0	0	0	242
745-845	0	75	0	0	75	0	0	144	25	169	0	0	9	0	9	0	0	0	0	0	253
08-09	0	81	2	0	83	0	0	133	76	209	2	0	40	0	42	0	0	0	0	0	334
PEAK HOUR																					
08-09	0	81	2	0	83	0	0	133	76	209	2	0	40	0	42	0	0	0	0	0	334
PM																					
04:0-15		47	0		47			23	0	23	0		0		0					0	70
15-30		30	2		32			23	15	38	0		1		1					0	71
30-45		27	0		27			20	12	32	7		33		40					0	99
45-00		13	0		13			16	1	17	0		2		2					0	32
05:0-15		31	0		31			27	3	30	0		3		3					0	64
15-30		39	0		39			32	6	38	0		1		1					0	78
30-45		33	0		33			31	6	37	2		16		18					0	88
45-00		35	0		35			28	1	29	1		2		3					0	67
2 Hr Totals	0	255	2	0	257	0	0	200	44	244	10	0	58	0	68	0	0	0	0	0	569
1 Hr Totals																					
04-05	0	117	2	0	119	0	0	82	28	110	7	0	36	0	43	0	0	0	0	0	272
415-515	0	101	2	0	103	0	0	86	31	117	7	0	39	0	46	0	0	0	0	0	266
430-530	0	110	0	0	110	0	0	95	22	117	7	0	39	0	46	0	0	0	0	0	273
445-545	0	116	0	0	116	0	0	106	16	122	2	0	22	0	24	0	0	0	0	0	262
05-06	0	138	0	0	138	0	0	118	16	134	3	0	22	0	25	0	0	0	0	0	297
PEAK HOUR																					
05-06	0	138	0	0	138	0	0	118	16	134	3	0	22	0	25	0	0	0	0	0	297

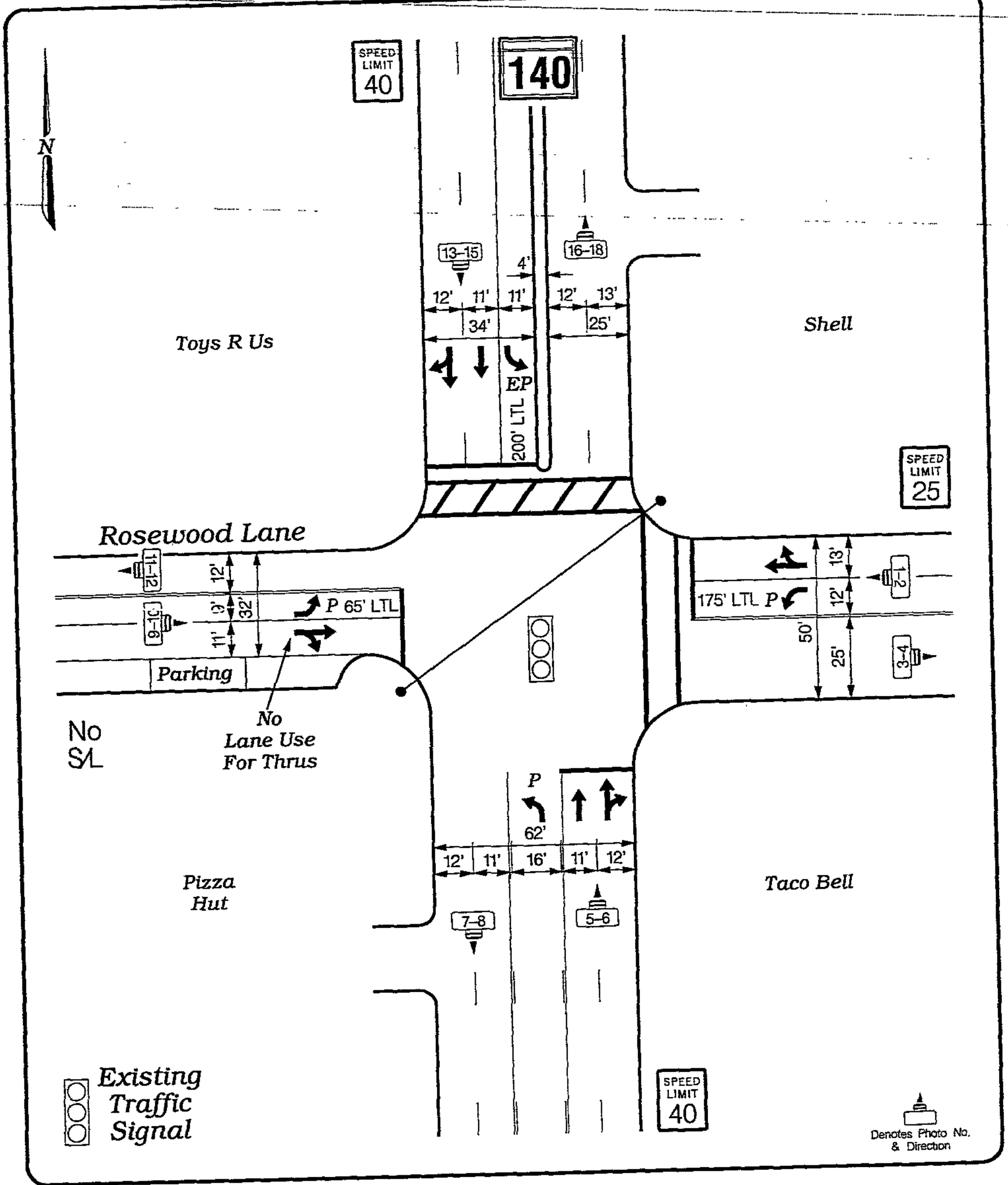
VEHICLE TURNING MOVEMENT COUNT - SUMMARY

Intersection of: Md. 140
and: Rosewood Ln.
Location: Baltimore Co., Md.

Counted by: JL,BM
Date: September 11, 2002 Day: Wednesday
Weather: Fair, Hot
Entered by: TT

The Traffic Group

TIME	TRAFFIC FROM NORTH on: Md. 140					TRAFFIC FROM SOUTH on: Md. 140					TRAFFIC FROM EAST on: Rosewood Ln.					TRAFFIC FROM WEST on: Rosewood Ln.					TOTAL N + S + E + W
	RIGHT	THRU	LEFT	U-TN	TOTAL	U-TN	LEFT	THRU	RIGHT	TOTAL	RIGHT	THRU	LEFT	U-TN	TOTAL	U-TN	LEFT	THRU	RIGHT	TOTAL	
AM																					
07:0-15	4	233	23	1	261	0	0	117	12	129	17	2	29		48		2	0	0	2	440
15-30	2	374	19	0	395	0	0	135	32	167	38	0	58		96		0	0	0	0	658
30-45	0	422	33	0	455	0	1	187	20	208	37	2	57		96		1	0	1	2	761
45-00	0	447	37	0	484	0	0	239	34	273	14	0	55		69		0	0	0	0	826
08:0-15	2	398	35	1	436	0	1	219	39	259	25	1	77		103		0	0	2	2	800
15-30	2	436	30	0	468	0	5	201	31	237	12	1	43		56		0	0	1	1	762
30-45	5	313	47	0	365	0	2	207	50	259	25	1	51		77		0	0	0	0	701
45-00	5	326	48	0	379	0	2	197	70	269	26	0	85		111		1	0	0	1	760
2 Hr Totals	20	2949	272	2	3243	0	11	1502	288	1801	194	7	455	0	656	0	4	0	4	8	5708
1 Hr Totals																					
07-08	6	1476	112	1	1595	0	1	678	98	777	106	4	199	0	309	0	3	0	1	4	2685
715-815	4	1641	124	1	1770	0	2	780	125	907	114	3	247	0	364	0	1	0	3	4	3045
730-830	4	1703	135	1	1843	0	7	846	124	977	88	4	232	0	324	0	1	0	4	5	3149
745-845	9	1594	149	1	1753	0	8	866	154	1028	76	3	226	0	305	0	0	0	3	3	3089
08-09	14	1473	160	1	1648	0	10	824	190	1024	88	3	256	0	347	0	1	0	3	4	3023
PEAK HOUR																					
730-830	4	1703	135	1	1843	0	7	846	124	977	88	4	232	0	324	0	1	0	4	5	3149
PM																					
04:0-15	10	252	27	1	290	0	6	349	46	401	35	4	56		95		7	4	10	21	807
15-30	7	283	45	0	335	0	8	351	85	444	48	0	41		89		5	3	6	14	882
30-45	3	251	33	0	287	0	10	372	63	445	48	3	72		123		11	2	10	23	878
45-00	5	278	41	0	324	0	6	371	61	438	45	1	76		122		11	2	9	22	906
05:0-15	5	224	25	0	254	0	9	417	49	475	45	5	67		117		19	1	3	23	869
15-30	6	297	37	0	340	0	6	379	59	444	41	6	51		98		14	6	16	36	918
30-45	3	266	61	0	330	0	11	416	55	482	45	7	63		115		16	1	7	24	951
45-00	10	272	41	0	323	0	19	413	46	478	41	2	42		85		8	4	8	20	906
2 Hr Totals	49	2123	310	1	2483	0	75	3068	464	3607	348	28	468	0	844	0	91	23	69	183	7117
1 Hr Totals																					
04-05	25	1064	146	1	1236	0	30	1443	255	1728	176	8	245	0	429	0	34	11	35	80	3473
415-515	20	1036	144	0	1200	0	33	1511	258	1802	186	9	256	0	451	0	46	8	28	82	3535
430-530	19	1050	136	0	1205	0	31	1539	232	1802	179	15	266	0	460	0	55	11	38	104	3571
445-545	19	1065	164	0	1248	0	32	1583	224	1839	176	19	257	0	452	0	60	10	35	105	3644
05-06	24	1059	164	0	1247	0	45	1625	209	1879	172	20	223	0	415	0	57	12	34	103	3644
PEAK HOUR																					
445-545	19	1065	164	0	1248	0	32	1583	224	1839	176	19	257	0	452	0	60	10	35	105	3644



The Traffic Group

MD 140 at Rosewood Lane

FIELD WORK BY: S. Scalzo
DRAWN BY: S. Langley
DATE: September, 2002
SCALE: N/A

JOB NO.: 2002-0804
DWG NAME: CD2.DGN
LOCATION: Baltimore Co., MD
SHEET NO.: 2 OF 7

EXIST2

CRITICAL LANE VOLUME (CLV) METHODOLOGY
for MSHA

Intersection of: Rosewood Ln
and: MD 140
Conditions: Existing Traffic

Date of Count: 9/11/2002
am Wednesday
Analyst: Ming-Yu Chien

The Traffic Group
www.trafficgroup.com

Lane Use + Traffic Volumes

AM Peak: 7:30-8:30 AM
PM Peak: 4:45-5:45 PM

N

MD 140

19	1065	164	PM
4	1703	136	AM
R	T	L	

TR T L

ROSEWOOD LN

— TR
— L

R	88	176
T	4	19
L	232	257
	AM	PM

PM	AM	
60	1	L
10	0	T
35	4	R

L —
TR —

L T TR

ROSEWOOD LN

	L	T	R
AM	7	846	124
PM	32	1583	224

MD 140

Capacity Analysis

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
NB	970	0.55	534	136	1.00	136	946
SB	1707	0.55	939	7	1.00	7	
EB	4	1.00	4	232	1.00	232	236
WB	92	1.00	92	1	1.00	1	

CLV TOTAL= 1182
Level of Service (LOS)= C
AM V/C =0.74

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
NB	1807	0.55	994	164	1.00	164	1158
SB	1084	0.55	596	32	1.00	32	
EB	45	1.00	45	257	1.00	257	302
WB	195	1.00	195	60	1.00	60	

CLV TOTAL= 1460
Level of Service (LOS)= E
PM V/C =0.91

MC, 020804\CLV.XLS-INT2, 10/02/02

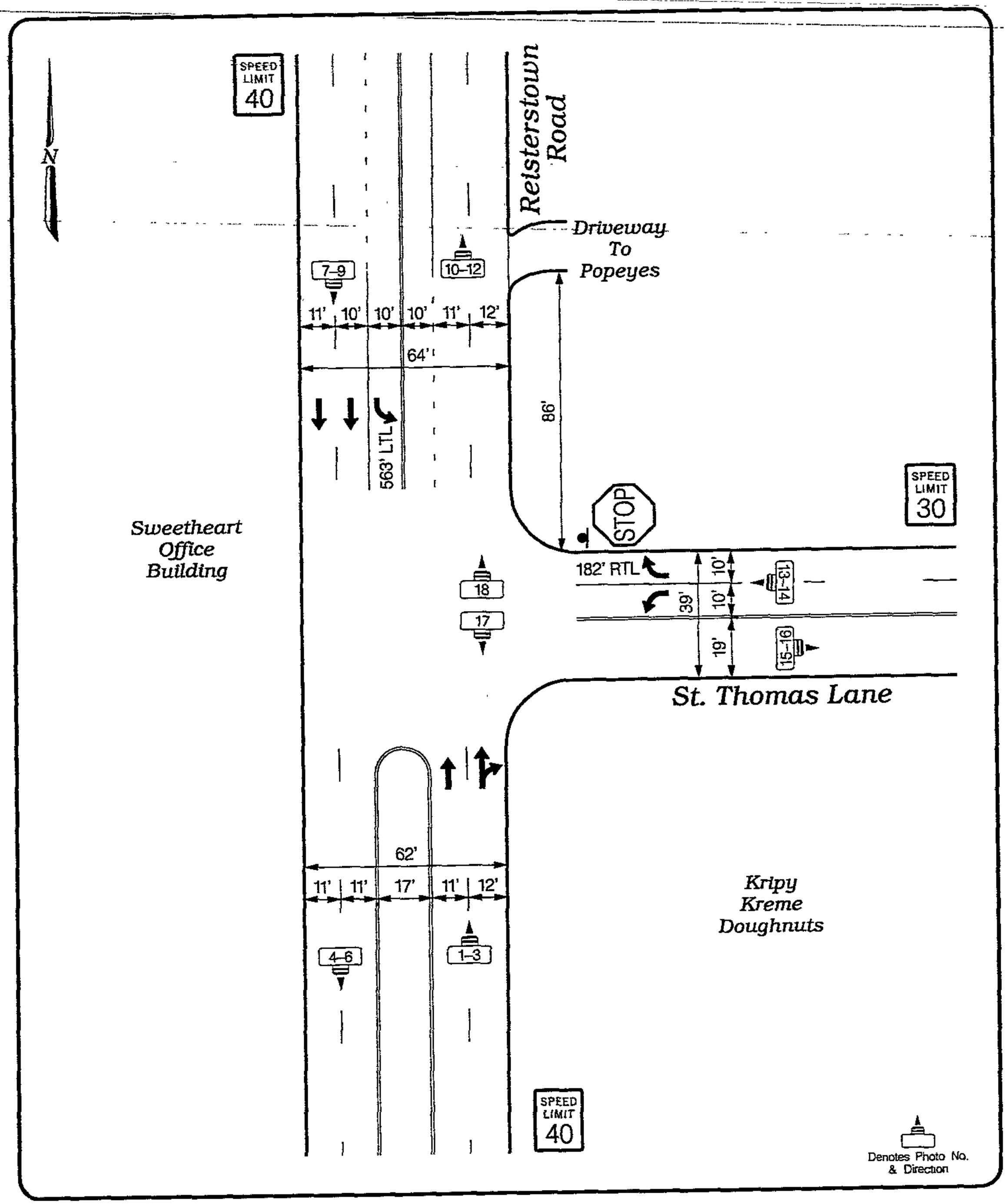
VEHICLE TURNING MOVEMENT COUNT - SUMMARY

Intersection of: Md. 140
and: St. Thomas Ln.
Location: Baltimore Co., Md.

Counted by: LL, TP
Date: September 12, 2002 Day: Thursday
Weather: Fair, Hot
Entered by: TT

The Traffic Group

TIME	TRAFFIC FROM NORTH on: Md. 140					TRAFFIC FROM SOUTH on: Md. 140					TRAFFIC FROM EAST on: St. Thomas Ln.					TRAFFIC FROM WEST on:					TOTAL N + S + E + W
	RIGHT	THRU	LEFT	U-TN	TOTAL	U-TN	LEFT	THRU	RIGHT	TOTAL	RIGHT	THRU	LEFT	U-TN	TOTAL	U-TN	LEFT	THRU	RIGHT	TOTAL	
AM																					
07:0-15		276	20		296			146	5	151	17		4		21					0	468
15-30		367	22		389			168	4	172	26		5		31					0	592
30-45		415	47		462			190	2	192	20		5		25					0	679
45-00		426	38		464			261	20	281	39		3		42					0	787
08:0-15		425	47		472			260	26	286	46		18		64					0	822
15-30		440	49		489			261	20	281	50		21		71					0	841
30-45		364	28		392			243	33	276	38		23		61					0	729
45-00		367	31		398			288	33	321	38		19		57					0	776
2 Hr Totals	0	3080	282	0	3362	0	0	1817	143	1960	274	0	98	0	372	0	0	0	0	0	5694
1 Hr Totals																					
07-08	0	1484	127	0	1611	0	0	765	31	796	102	0	17	0	119	0	0	0	0	0	2526
715-815	0	1633	154	0	1787	0	0	879	52	931	131	0	31	0	162	0	0	0	0	0	2880
730-830	0	1706	181	0	1887	0	0	972	68	1040	155	0	47	0	202	0	0	0	0	0	3129
745-845	0	1655	162	0	1817	0	0	1025	99	1124	173	0	65	0	238	0	0	0	0	0	3179
08-09	0	1596	155	0	1751	0	0	1052	112	1164	172	0	81	0	253	0	0	0	0	0	3168
PEAK HOUR																					
745-845	0	1655	162	0	1817	0	0	1025	99	1124	173	0	65	0	238	0	0	0	0	0	3179
PM																					
04:0-15		388	32		420			386	29	415	31		13		44					0	879
15-30		351	34		385			399	30	429	43		15		58					0	872
30-45		393	28		421			460	25	485	27		9		36					0	942
45-00		424	34		458			443	34	477	27		11		38					0	973
05:0-15		407	41		448			454	45	499	27		7		34					0	981
15-30		416	52		468			424	30	454	33		10		43					0	965
30-45		435	40		475			466	43	509	36		5		41					0	1025
45-00		399	37		436			473	23	496	29		7		36					0	968
2 Hr Totals	0	3213	298	0	3511	0	0	3505	259	3764	253	0	77	0	330	0	0	0	0	0	7605
1 Hr Totals																					
04-05	0	1556	128	0	1684	0	0	1688	118	1806	128	0	48	0	176	0	0	0	0	0	3666
415-515	0	1575	137	0	1712	0	0	1756	134	1890	124	0	42	0	166	0	0	0	0	0	3768
430-530	0	1640	155	0	1795	0	0	1781	134	1915	114	0	37	0	151	0	0	0	0	0	3861
445-545	0	1682	167	0	1849	0	0	1787	152	1939	123	0	33	0	156	0	0	0	0	0	3944
05-06	0	1657	170	0	1827	0	0	1817	141	1958	125	0	29	0	154	0	0	0	0	0	3939
PEAK HOUR																					
445-545	0	1682	167	0	1849	0	0	1787	152	1939	123	0	33	0	156	0	0	0	0	0	3944



The Traffic Group

Reisterstown Road at St. Thomas Lane

FIELD WORK BY: Fred Cowart
DRAWN BY: S. Langley
DATE: August, 2002
SCALE: N/A

JOB NO.: 2002-0804
DWG NAME: CD3.DGN
LOCATION: Baltimore Co., MD
SHEET NO.: 3 OF 7

EXIST3

CRITICAL LANE VOLUME (CLV) METHODOLOGY
for MSHA

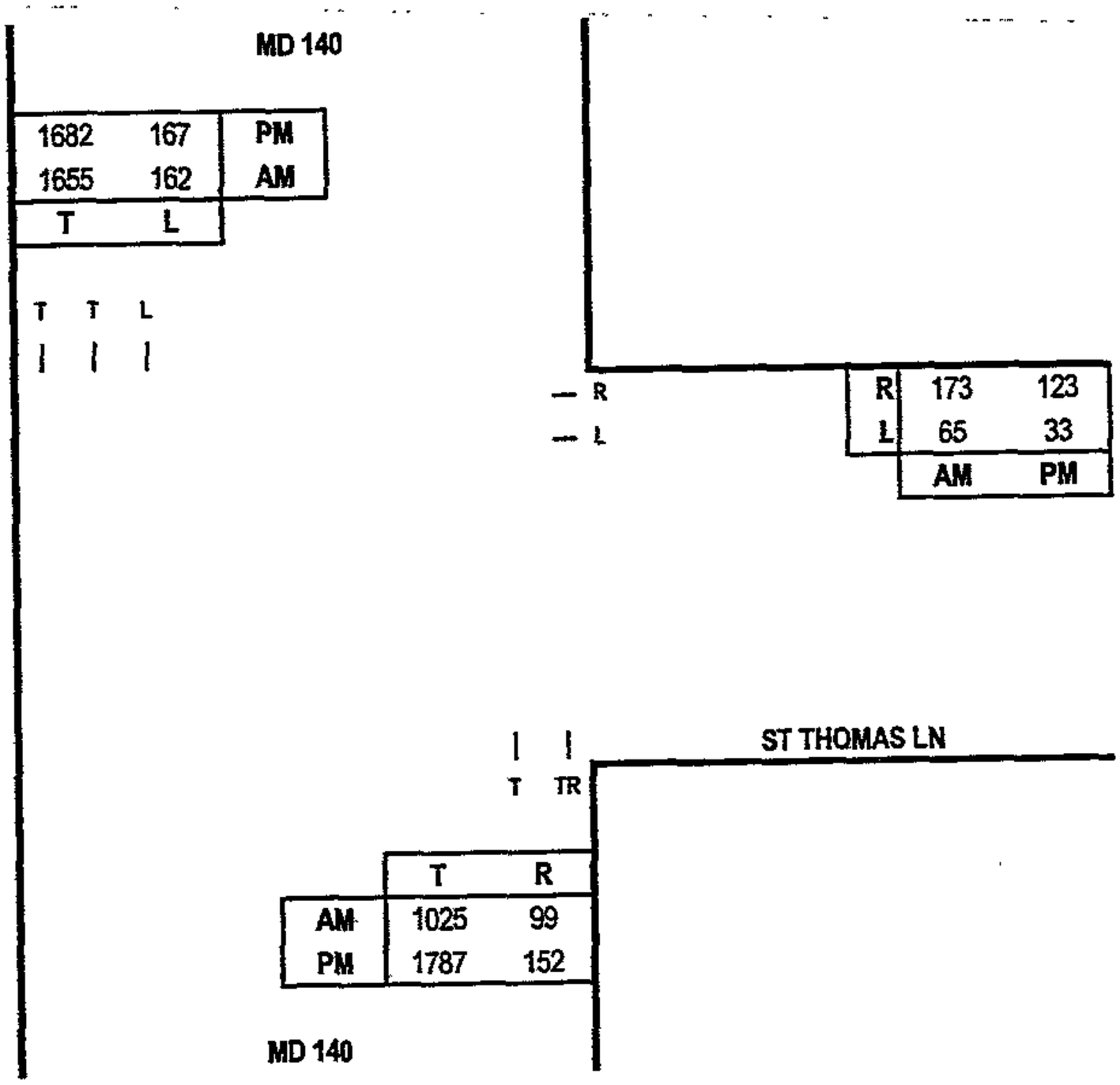
Intersection of: St Thomas Ln
and: MD 140
Conditions: Existing Traffic

Date of Count: 9/12/2002
Day of Week: Thursday
Analyst: Ming-Yu Chien

The Traffic Group
www.trafficgroup.com

Lane Use + Traffic Volumes

AM Peak: 7:45-8:45 AM
PM Peak: 4:45-5:45 PM



Capacity Analysis

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
WB	65	1.00	65				65
NB	1124	0.55	618	162	1.00	162	910
SB	1655	0.55	910				

CLV TOTAL= 975
Level of Service (LOS)= A
AM V/C =0.61

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
WB	33	1.00	33				33
NB	1939	0.55	1066	167	1.00	167	1233
SB	1682	0.55	925				

CLV TOTAL= 1266
Level of Service (LOS)= C
PM V/C =0.79

MC, 020804\CLV.XLS-INT3, 10/03/02

MAPQUEST

Send To Printer Back to Map

Reisterstown Rd & Rosewood Ln
Owings Mills MD
21117 US

Notes:

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NAVTECH ON BOARD

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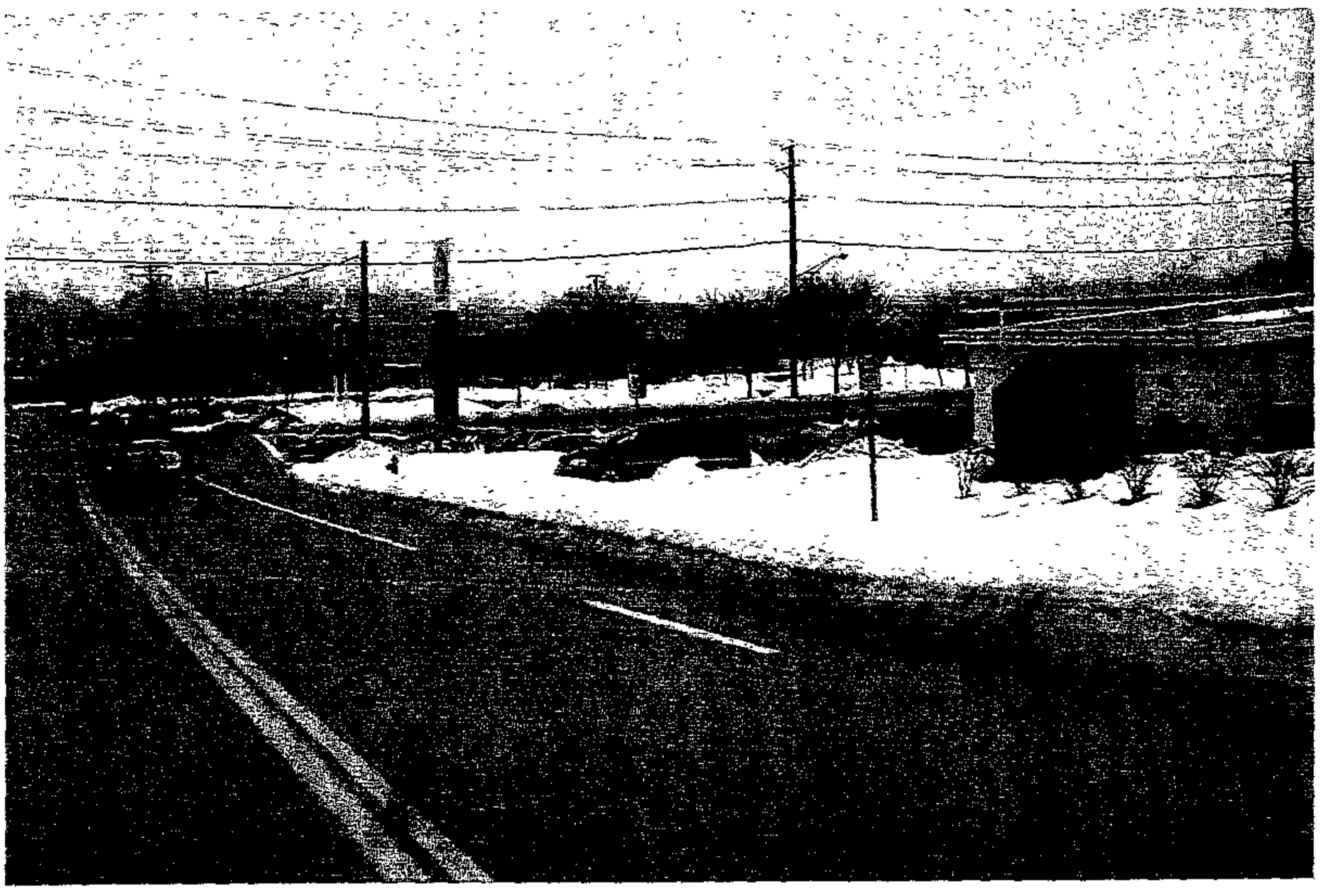


APPENDIX B

Intersection Capacity Analysis Worksheets

The Traffic Group

CRITICAL LANE VOLUME (CLV) METHODOLOGY
for MSHA

Intersection of: MD 140
and: St Thomas Ln
Conditions: Existing Traffic

Date of Count: 9/12/2002
Day of Week: Thursday
Analyst: Ming-Yu CHIEN

The Traffic Group
www.trafficgroup.com

Lane Use + Traffic Volumes

AM Peak: 7:45-8:45 AM
PM Peak: 4:45-5:45 PM

N

MD 140

	T	T	L
PM	1682	167	
AM	1655	162	

	R	L
PM	173	65
AM	123	33

--- R
--- L

ST THOMAS LN

	T	TR
AM	1025	99
PM	1787	152

MD 140

Capacity Analysis

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
WB	65	1.00	65				65
NB	1124	0.55	618	162	1.00	162	910
SB	1655	0.55	910				

CLV TOTAL= **975**
Level of Service (LOS)= **A**
AM V/C =0.61

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
WB	33	1.00	33				33
NB	1939	0.55	1066	167	1.00	167	1233
SB	1682	0.55	925				

CLV TOTAL= **1266**
Level of Service (LOS)= **C**
PM V/C =0.79

Scenario ID - EXIST4

CRITICAL LANE VOLUME (CLV) METHODOLOGY
for MSHA

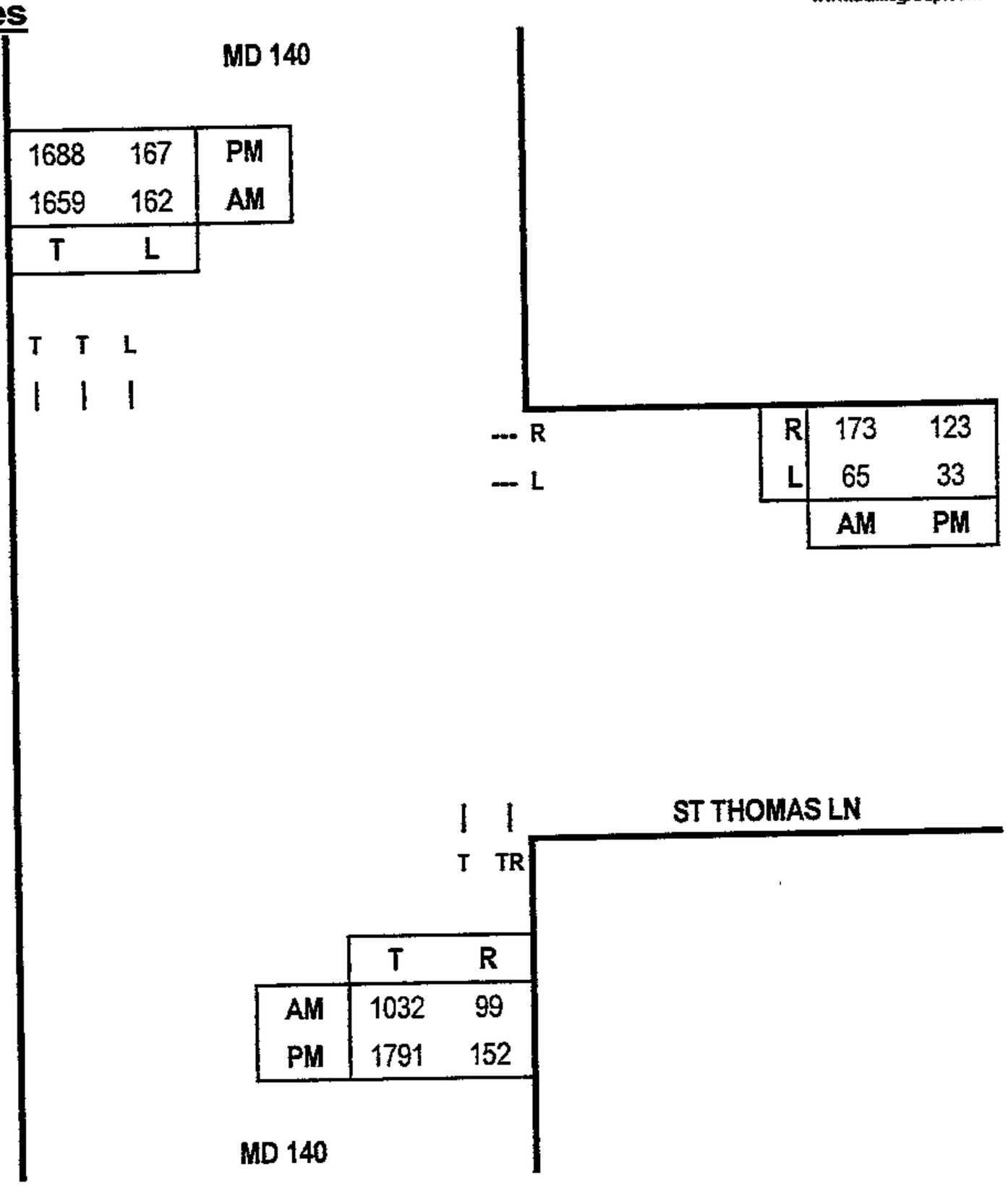
Intersection of: MD 140
and: St Thomas Ln
Conditions: Total Traffic

Date of Count: 9/12/2002
Day of Week: Thursday
Analyst: Ming-Yu CHIEN

The Traffic Group
www.trafficgroup.com

Lane Use + Traffic Volumes

AM Peak: 7:45-8:45 AM
PM Peak: 4:45-5:45 PM



Capacity Analysis

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
WB	65	1.00	65				65
NB	1131	0.55	622	162	1.00	162	912
SB	1659	0.55	912				

CLV TOTAL= 977
Level of Service (LOS)= A
AM V/C =0.61

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
WB	33	1.00	33				33
NB	1943	0.55	1069	167	1.00	167	1236
SB	1688	0.55	928				

CLV TOTAL= 1269
Level of Service (LOS)= C
PM V/C =0.79

Scenario ID - TOT4

CRITICAL LANE VOLUME (CLV) METHODOLOGY
for MSHA

Intersection of: Garrison Forest Rd
and: St Thomas Lane
Conditions: Existing Traffic

Date of Count: 9/11/2002
Day of Week: Wednesday
Analyst: Ming-Yu CHIEN

The Traffic Group
www.trafficgroup.com

Lane Use + Traffic Volumes

AM Peak: 7:45-8:45 AM
PM Peak: 5:00-6:00 PM

GARRISON FOREST RD

R	T	
38	239	PM
78	234	AM

TR

ST THOMAS LANE

PM	AM	
117	76	L
175	99	R

LR

LT

adjusted lefts		L	T
254	AM	127	205
184	PM	92	267

GARRISON FOREST RD

Capacity Analysis

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
EB	175	1.00	175				175
NB	459	1.00	459				459
SB	312	1.00	312	127	1.00	127	

CLV TOTAL= **634**
Level of Service (LOS)= **A**
AM V/C =0.4

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
EB	292	1.00	292				292
NB	451	1.00	451				451
SB	277	1.00	277	92	1.00	92	

CLV TOTAL= **743**
Level of Service (LOS)= **A**
PM V/C =0.46

Scenario ID - EXIST5

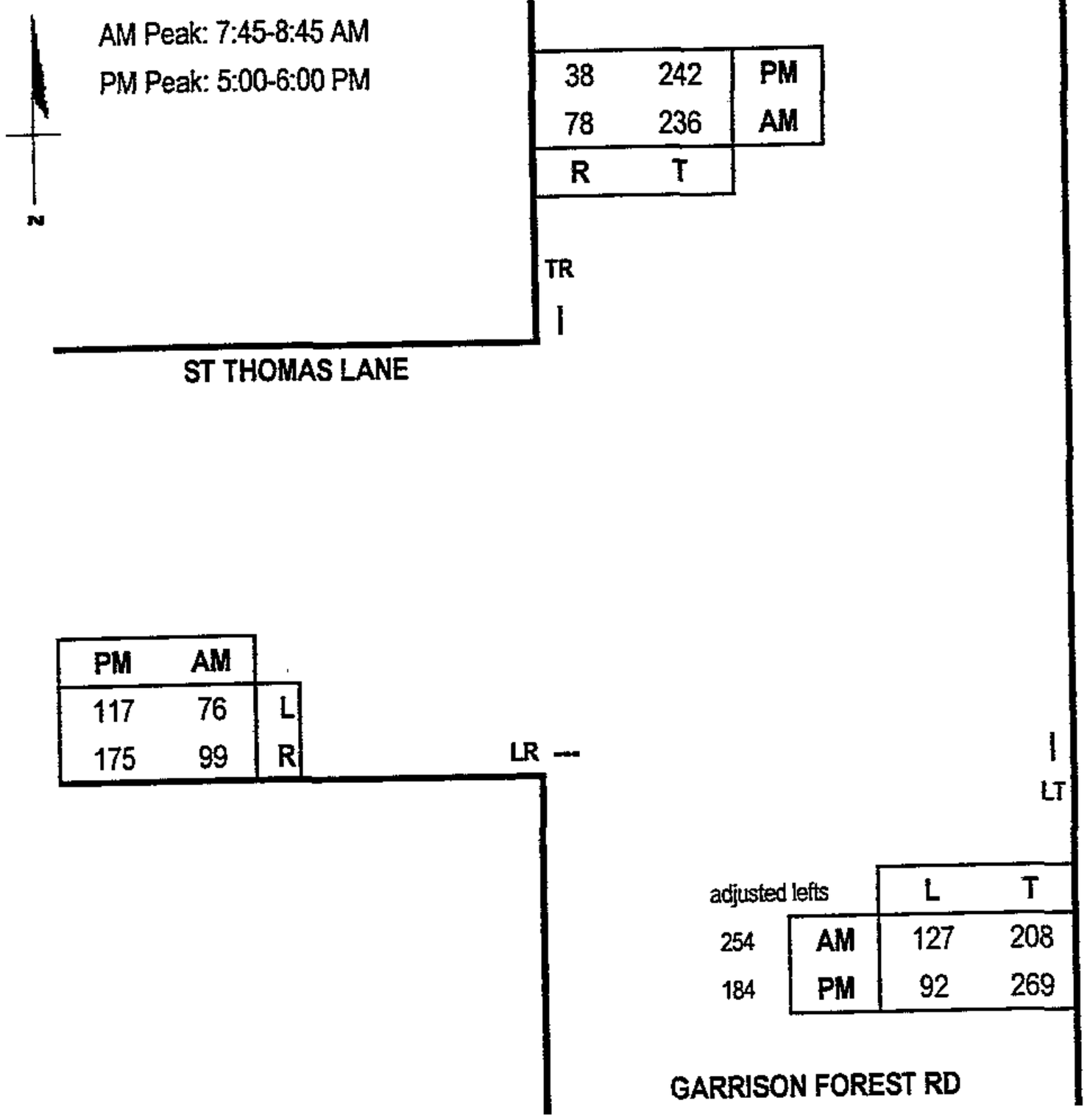
CRITICAL LANE VOLUME (CLV) METHODOLOGY
for MSHA

Intersection of: Garrison Forest Rd
and: St Thomas Lane
Conditions: Total Traffic

Date of Count: 9/11/2002
Day of Week: Wednesday
Analyst: Ming-Yu CHIEN

The Traffic Group
www.trafficgroup.com

Lane Use + Traffic Volumes



Capacity Analysis

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
EB	175	1.00	175				175
NB	462	1.00	462				462
SB	314	1.00	314	127	1.00	127	

CLV TOTAL= **637**
Level of Service (LOS)= **A**
AM V/C =0.4

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
EB	292	1.00	292				292
NB	453	1.00	453				453
SB	280	1.00	280	92	1.00	92	

CLV TOTAL= **745**
Level of Service (LOS)= **A**
PM V/C =0.47

Scenario ID - TOT5

MYC, 020804\CLV-0922\CLV-INT6.XLS-CLV, 09/22/03

CRITICAL LANE VOLUME (CLV) METHODOLOGY
for MSHA

Intersection of: Garrison Forest Rd
and: Rosewood Lane
Conditions: Existing Traffic

Date of Count: 9/12/2002
Day of Week: Thursday
Analyst: Ming-Yu CHIEN

The Traffic Group
www.trafficgroup.com

Lane Use + Traffic Volumes

AM Peak: 7:30-8:30 AM
PM Peak: 4:45-5:45 PM

N

GARRISON FOREST RD

45	258	PM
41	370	AM
R	T	

TR

ROSEWOOD LANE

PM	AM	
43	46	L
46	24	R

LR

LT

adjusted lefts		L	T
18	AM	9	243
34	PM	17	216

GARRISON FOREST RD

Capacity Analysis

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
EB	70	1.00	70				70
NB	261	1.00	261				420
SB	411	1.00	411	9	1.00	9	

CLV TOTAL= **490**
Level of Service (LOS)= **A**
AM V/C =0.31

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
EB	89	1.00	89				89
NB	250	1.00	250				320
SB	303	1.00	303	17	1.00	17	

CLV TOTAL= **409**
Level of Service (LOS)= **A**
PM V/C =0.26

Scenario ID - EXIST6

MYC, 020804\CLV-0922\CLV-INT6.XLS-CLV, 09/22/03

CRITICAL LANE VOLUME (CLV) METHODOLOGY
for MSHA

Intersection of: Garrison Forest Rd
and: Rosewood Lane
Conditions: Total Traffic

Date of Count: 9/12/2002
Day of Week: Thursday
Analyst: Ming-Yu CHIEN

The Traffic Group
www.trafficgroup.com

Lane Use + Traffic Volumes

AM Peak: 7:30-8:30 AM
PM Peak: 4:45-5:45 PM

N

GARRISON FOREST RD

51	258	PM
51	370	AM
R	T	

TR

ROSEWOOD LANE

PM	AM	
51	52	L
49	26	R

LR

LT

adjusted lefts		L	T
24	AM	12	243
38	PM	19	216

GARRISON FOREST RD

Capacity Analysis

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
EB	78	1.00	78				78
NB	267	1.00	267				433
SB	421	1.00	421	12	1.00	12	

CLV TOTAL= **511**
Level of Service (LOS)= **A**
AM V/C =0.32

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
EB	100	1.00	100				100
NB	254	1.00	254				328
SB	309	1.00	309	19	1.00	19	

CLV TOTAL= **428**
Level of Service (LOS)= **A**
PM V/C =0.27

Scenario ID - TOT6

CRITICAL LANE VOLUME (CLV) METHODOLOGY
for MSHA

Intersection of: Garrison Forest Rd
and: Crondall Lane
Conditions: Existing Traffic

Date of Count: 9/11/2002
Day of Week: Wednesday
Analyst: Ming-Yu CHIEN

The Traffic Group
www.trafficgroup.com

Lane Use + Traffic Volumes

AM Peak: 7:30-8:30 AM
PM Peak: 4:45-5:45 PM

GARRISON FOREST RD

PM	AM	
76	85	PM
168	277	AM
R	T	

TR

CRONDALL LANE

PM	AM	
264	88	L
211	136	R

LR

LT

adjusted lefts		L	T
288	AM	144	109
92	PM	84	243

GARRISON FOREST RD

Capacity Analysis

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
EB	224	1.00	224				224
NB	397	1.00	397				589
SB	445	1.00	445	144	1.00	144	

CLV TOTAL= **813**
Level of Service (LOS)= **A**
AM V/C =0.51

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
EB	475	1.00	475				475
NB	335	1.00	335				335
SB	161	1.00	161	84	1.00	84	

CLV TOTAL= **810**
Level of Service (LOS)= **A**
PM V/C =0.51

Scenario ID - EXIST7

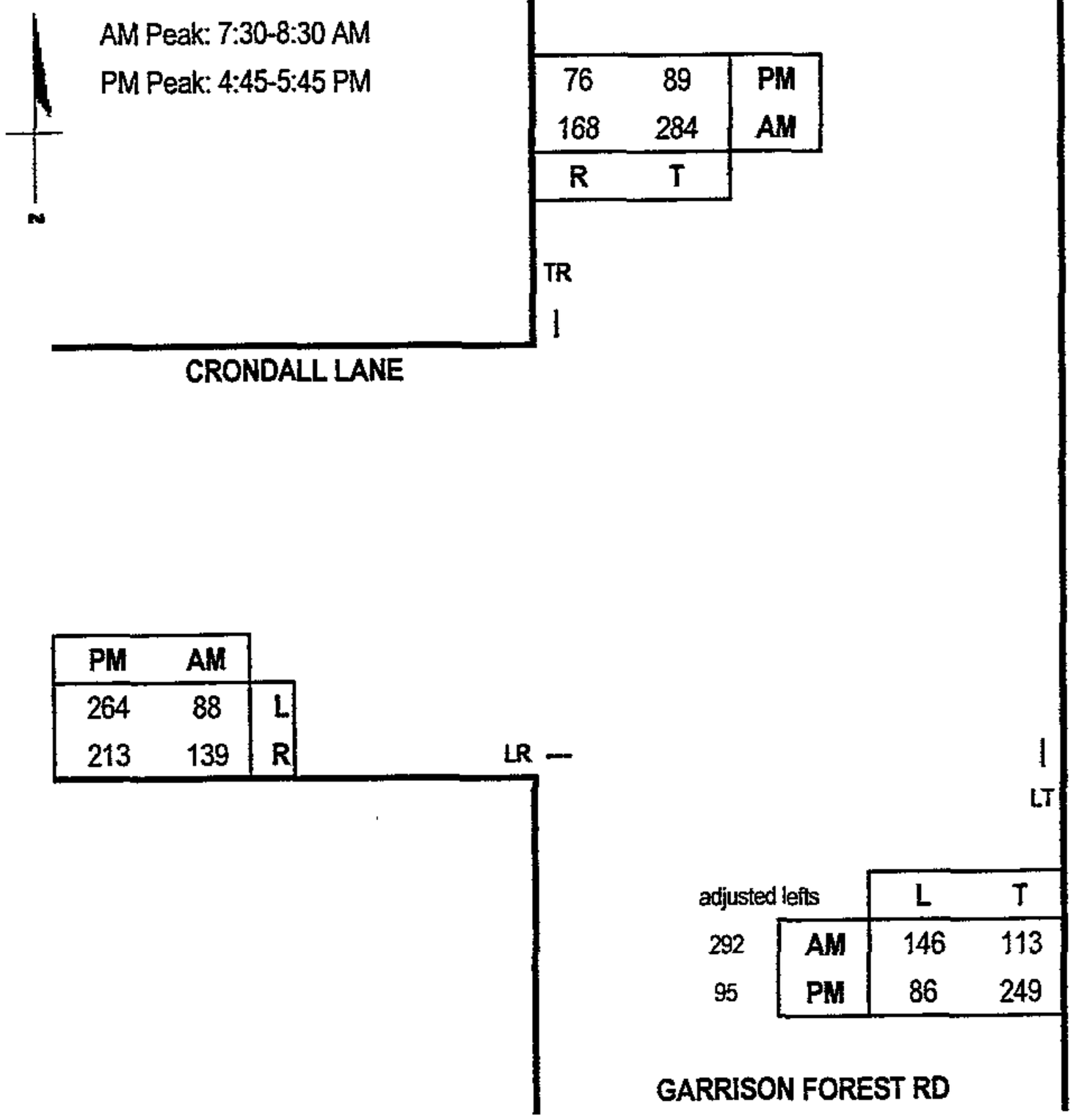
CRITICAL LANE VOLUME (CLV) METHODOLOGY
for MSHA

Intersection of: Garrison Forest Rd
and: Crondall Lane
Conditions: Total Traffic

Date of Count: 9/11/2002
Day of Week: Wednesday
Analyst: Ming-Yu CHIEN

The Traffic Group
www.trafficgroup.com

Lane Use + Traffic Volumes



Capacity Analysis

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
EB	227	1.00	227				227
NB	405	1.00	405				598
SB	452	1.00	452	146	1.00	146	

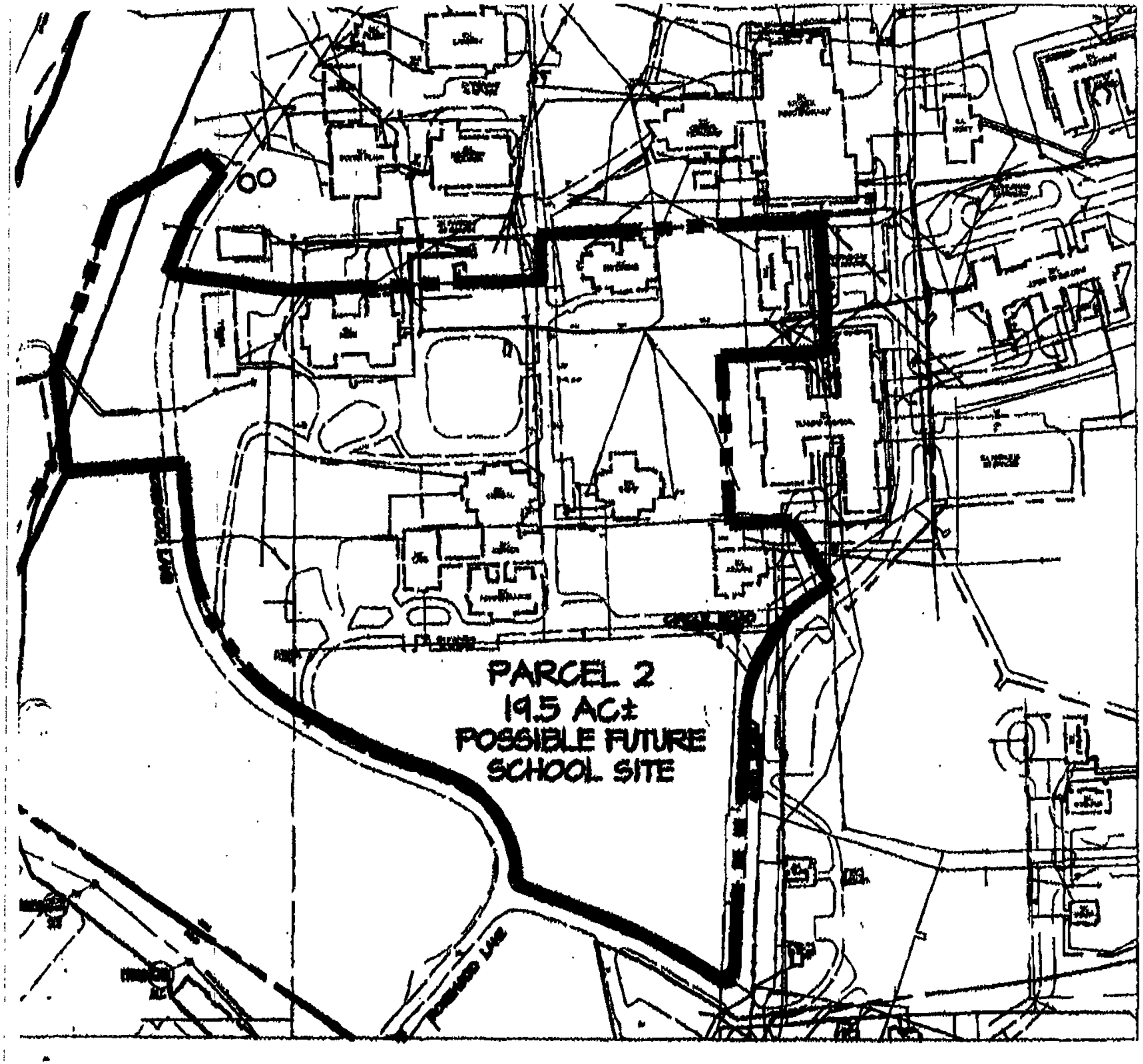
CLV TOTAL= **825**
Level of Service (LOS)= **A**
AM V/C =0.52

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
EB	477	1.00	477				477
NB	344	1.00	344				344
SB	165	1.00	165	86	1.00	86	

CLV TOTAL= **821**
Level of Service (LOS)= **A**
PM V/C =0.51

Scenario ID - TOT7



B. S. WALKER & ASSOC., INC.
CIVIL ENGINEERS
LANDSCAPE ARCHITECTS
REGISTERED
LAND PLANNERS
THE ANNAPOLIS ROAD
P.O. BOX 2163
BALTIMORE, MARYLAND 21203-2163

ROSEWOOD

EXHIBIT 'C'

EXHIBIT D

Department of Public Works

Office of the Director
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3300 • Fax: 410-887-3406

Baltimore County

James T. Smith, Jr., County Executive
Edward C. Adams, Jr., Director

March 11, 2004

Mr. J. Carroll Holzer, PA
Holzer & Lee
The 508 Building
508 Fairmount Avenue
Towson, Maryland 21286

Garrison Forest Road

Dear Mr. Holzer:

In follow-up to our recent conversation, I wanted to confirm our shared concerns with the potential impacts if development of the Rosewood site were permitted to proceed unrestrained.

We support the position of the Maryland Department of Health and Mental Hygiene (DHMH) to condition the sale and/or development of the site with a restriction on additional access points. That is, the use of the remaining 160± acres of the Rosewood Center Campus would be limited to the existing three (3) access points, as indicated in DHMH's letter to you earlier this Winter.

I hope our commitment to this position demonstrates our concerns with significant additional traffic on Garrison Forest Road.

Sincerely,

Edward C. Adams, Jr., P.E.
Director

EA/DAW/jam

C: George G. Perdikakis, GGP & Associates, LLC
Jeffrey H. Scherr, Kramon & Graham, PA

Printed on Recycled Paper

EXHIBIT E

Department of Public Works

Office of the Director
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3300 • Fax: 410-887-3406

Baltimore County

James T. Smith, Jr., County Executive
Edward C. Adams, Jr., Director

December 17, 2003

Mr. George Perdikakis
GGP & Associates, LLC
1527 York Road
Lutherville, Maryland 21093

Rosewood – Garrison Forest Road

Dear Mr. Perdikakis:

Thank you for your letter of December 11, 2003 indicating State agencies' willingness to limit access to Garrison Forest Road as a condition of the sale/development of a 160± acre portion of the Rosewood Center Campus.

We share the concerns of other interested parties with the potential impacts of additional traffic on Garrison Forest Road. The adequacy of the ultimate access plan is obviously dependent upon the proposed uses, the site plan and the plans for the remainder of the property. Although some adjustments in the existing three points of access on Garrison Forest Road may be desirable, we do not anticipate that additional access points on Garrison Forest will be necessary.

Sincerely,

Edward C. Adams, Jr., P.E.
Director

EA/DAW/jam

C: Darrell Wiles
Bob Bowling

EXHIBIT F

STATE OF MARYLAND

DRAFT

Maryland Department of Health and Mental Hygiene
201 W. Preston Street • Baltimore, Maryland 21201
Robert L. Ehrlich, Jr., Governor - Michael S. Steele, Lt. Governor - Nelson J. Sabatini, Secretary

Mr. Carroll J. Holzer
Attorney at Law
508 Fairmount Avenue
Baltimore, Maryland 21286

Dear Mr. Holzer:

The Department of Health and Mental Hygiene and the Department of General Services support your request, on behalf of the Friends of Garrison Forest, to restrict future ingress and egress from Rosewood Center onto Garrison Forest Road. There are currently three points of ingress/egress from Rosewood Center onto Garrison Forest Road, one of which is used as a main access to the campus from the North.

If the State were to dispose of the remaining +/-160 acres of the Rosewood Center campus at anytime in the future, conditions of the disposal will include a restriction on any additional access points on Garrison Forest Road. In addition, a traffic study would be required for proposed uses. The recent proposal from The Associated: The Federation of Jewish Charities of Baltimore required a traffic study and a requirement for an institutional use consistent with current zoning. The State would also support any action by the Friends of Garrison Forest to request Baltimore County to restrict access to Garrison Forest Road.

As we said in our recent conference call, we will also ask for support from the Maryland Department of Planning (MDP) for your request to restrict access to Garrison Forest Road. The MDP reviews all proposed State property transactions and recommends that certain requirements be addressed as part of a final disposition agreement for Board of Public Works' approval.

We want to assure you that the State wishes to be a good neighbor and is sensitive to the concerns of the community. Any future plans for the Rosewood property will be presented to the community to encourage participation and input in the disposition process. We appreciate your good faith negotiations regarding this issue.

If you should need more information or have additional concerns regarding the State's future plans for Rosewood Center, please feel free to contact Elizabeth Barnard, Director of the Office of Planning and Capital Financing, Department of Health and Mental Hygiene, at 410-767-6816 or Nelson E. Reichart, Assistant Secretary for Real Estate, Department of General Services, at 410-767-4302.

Sincerely,

Nelson J. Sabatini, Secretary
Department of Health and Mental Hygiene

Boyd K. Rutherford, Secretary
Department of General Services

cc. Elizabeth Barnard
Steve Cassard
Nelson Reichart

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

August 8, 2003

Jeffrey Scherr
Kramon & Graham, P.A.
One South Street, Ste. 2600
Baltimore, MD 21202-3201

Dear Mr. Scherr:

RE: Case Number: 04-021-SPHXA, Rosewood Lane & Garrison Forest Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 10, 2003.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel
Elizabeth Barnard, 201 W. Preston Street, Baltimore 21201
Associated Jewish Comm. Federation, Matthew Freedman, 101 W. Mount Royal Ave., Baltimore 21201-5781

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on Recycled Paper

Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

July 21, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: July 21, 2003

Item No.: 021

Dear Ms. Hart:

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.

4. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code, (2000 edition of NFPA 1 & 101), prior to occupancy or beginning of operation.

LIEUTENANT JIM MEZICK
Fire Marshal's Office
PHONE 887-4881
MS-1102F

cc: File

Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

July 21, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: July 21, 2003

Item No.: 021

Dear Ms. Hart:

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.

4. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code, (2000 edition of NFPA 1 & 101), prior to occupancy or beginning of operation.

LIEUTENANT JIM MEZICK
Fire Marshal's Office
PHONE 887-4881
MS-1102F

cc: File

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

State Highway Administration
Driven to Excel

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 7.22.03

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

RE: Baltimore County
Item No. 021 JL

Dear. Ms. Hart:

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. Gredlein

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: September 12, 2003

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For July 28, 2003
Item No. 021

The Bureau of Development Plans Review has reviewed the subject-zoning item.

Adequate sight distance along Garrison Forest Road does not exist.

RWB:CEN:jrb

cc: File

ZAC-07-28-2003-ITEM NO 021-09122003

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: August 11, 2003

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case 04-021**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A Cunningham

Mark Cunningham for

Section Chief: Lynn Lanham

AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley RBS HTGT

DATE: August 14, 2003

SUBJECT: Zoning Item 21
Address Rosewood Lane and Garrison Forest Road

Zoning Advisory Committee Meeting of

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

__X__ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

__X__ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

__X__ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

Additional Comments:

This property is sufficiently large enough to meet all of the forest conservation requirements on site. Additionally, with the presence of the Gwynns Falls and tributaries, priority retention/ afforestation areas exist, in conjunction with forest buffers. All of the buffer and conservation requirements can easily be addressed without adverse impacts. In addition, this office has not received any environmental information for this portion of Rosewood and the proposed development area contrary to the notes included on sheet 3 of 3 of the June 2003 plat to accompany the zoning petition.

Reviewer: Betty Kelley Date: August 14, 2003

RE: PETITION FOR SPECIAL HEARING SPECIAL EXCEPTION & VARIANCE Rosewood Ln & Garrison Forest Rd; W/side Garrison Forest Rd 343.6' S Rosewood Ln 3rd Election & 3rd Councilmanic Districts Legal Owner(s): State of MD, Dep't of Health & Mental Hygiene, Nelson J Sabatini, Sec. Contract Purchaser(s): Associated Jewish Comm. Federation of Balto, Matthew Freeedman, VP Comm Planning Petitioner(s)	* * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 04-021-SPHXA

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

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

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 25th day of July, 2003, a copy of the foregoing Entry of Appearance was mailed to Ms. Elizabeth G. Barnard, 201 W Preston Street, Baltimore, MD 21201, & to Jeffrey H Scherr, Kramon & Graham, P.A., One South Street, Suite 2600, Baltimore, MD 21202-3201, Attorney for Petitioner(s).

RECEIVED
JUL 25 2003
Per.....

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Department of Permits and Development Management

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

November 12, 2003

Jeffrey Scherr
Kramon & Graham, P.A.
One South Street, Ste. 2600
Baltimore, MD 21202-3201

RECEIVED
NOV 13 2003
BALTIMORE COUNTY
BOARD OF APPEALS

Dear Mr. Scherr:

RE: Case :04-021-SPHXA, Rosewood Lane and Garrison Forest Road

Please be advised that an appeal of the above-referenced case was filed in this office on October 28, 2003 by J. Carroll Holzer. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to call the Board at 410-887-3180.

Sincerely,

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

c: Lawrence E. Schmidt, Zoning Commissioner
Timothy Kotroco, Director of PDM
People's Counsel
Associated Jewish Community Federation of Balto., Matthew Freedman, 101 W. Mount Royal Avenue, Baltimore 21201-5781
Ms. Elizabeth Barnard, 201 W. Preston St., Baltimore 21201
J. Carroll Holzer, 508 Fairmount Ave., Towson 21286

Printed on Recycled Paper

Case No. 04-021-SPHXA

In the Matter of: Rosewood State Hospital Property
Maryland Department of Mental Hygiene –Legal Owner; Associated Jewish Community Federation of Baltimore – Contract Purchaser /Lessee

SPH – To approve continued use of property and area as aloed by State during its ownership of property; proposed improvements; variances as may be necessary for existing and proposed buildings and parking as might be necessary to permit existing and proposed uses
SE – For convalescent or nursing home
VAR – To permit building length of 1100' and width of 420' ilo max allowed length and width of 300'.

9/30/03–Z.C.'s Order in which requested relief was GRANTED.

2/06/04 -Notice of Assignment sent to following; assigned for hearing on Tuesday, April 27, 2004 at 10 a.m.:

J. Carroll Holzer, Esquire
Friends of Garrison Forest c/o J. Carroll Holzer, Esquire
Sarah and Jay Eastman
Kimberly and David Simonetti
Cheryl and Jonathan Aaron
Jeffrey Scherr, Esquire
Elizabeth Barnard /State of Maryland Dept. of Health & Mental Hygiene
Matthew Freedman / Associated Jewish Community Federation of Baltimore
Jack Dillon /Valleys Planning Council
Office of People's Counsel
Lawrence E. Schmidt /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM

4/27/04 – Board convened for hearing (Wescott, Crizer, Mohler); advised by counsel that the parties to this matter have reached a settlement; submitted Appellant Exhibit A – Agreement between the parties; exhibit was returned to counsel so that Valleys Planning Council may sign it – to be returned and then order issued.

5/06/04 – Executed Agreement submitted by the parties to this case. Order of Dismissal to be issued by this Board pursuant to paragraph 6 of the Agreement.

BALTIMORE COUNTY, MARYLAND
Board of Appeals of Baltimore County
Interoffice Correspondence

DATE: July 26, 2004

TO: Timothy Kotroco, Director
Permits & Development Management
Attn.: David Duvall

FROM: Theresa R. Shelton trs
Board of Appeals

SUBJECT: **CLOSED APPEAL CASE FILES**

The following case(s) have been finalized and the Board of Appeals is closing the copy of the appeal case file(s) and returning the file(s) and exhibits (if applicable) attached herewith.

BOARD OF APPEALS CASE NUMBER	*PDM FILE NUMBER*	NAME	LOCATION
04-021-SPHXA	*04-021-SPHXA*	MARYLAND DEPARTMENT OF MENTAL HYGIENE	ROSEWOOD STATE HOSPITAL ROSEWOOD LANE

Attachment: SUBJECT FILE(S) / EXHIBIT(S) ATTACHED;

PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Jeffrey H. Schen	One South St	Balto., Md	21202	JSchen@KG-LAW.com
MICKEY CORNELIUS	9900 FRANKLIN SQ. DR. STE. H	BALTO. MD	21236	mcornelius@trafficgroup.com
LEE COPLAN	111 MARKET PL.	BALTO. MD.	21202	LCOPLAN@HCM2.com
RON ROTHSTEIN	12 ASHGROWN WAY	REISTERSTOWN, MD	21136	rrothste@lifebridgehealth.org
~~ELIZABETH~~ BARNARD	201 W PRESTON ST.	BALTO. MD	21201	barnardb@DHMH.STATE.MD.US
DAVID THALER	BOX 47428	BALT. MD	21244-7428	dsthaler@dsthaler.com

Coplan - architect
Rothstein - arborist
Thaler - PE
Barnard - State

Case Number 04-021-SPHA

PLEASE *PRINT* LEGIBLY

PROTESTANT'S SIGN-IN SHEET

Name	Address	City, State	Zip Code
Kitty Duer	St Thomas Ln		
Christina Poe	Garrison Forest Rd		
Edgar Poe	" "	"	
Emily Kaufman	St Thomas Lane		
Larry Kaufman	" " "		
A. L. Cummings	Garrison Forest Rd		
Jill Coleman	10707 Sprinkle Lane	O.M.	21117
Richard Cover	232 St Thomas Lane St Thomas Church	OM	21117
David Simonetti	6 St. Thomas Ln,	O.M.	21117
Linda Corbin	6 Chittenden Lane	OM	
Liza Corbin	6 Chittenden Ln	OM	" "
Cleon Shutt, Jr	511 GARRISON FOREST RD.	"	21117
JAY EASTMON	533 Garrison Forest Rd	"	"
VIRGINIA Joyce	7 Chittenden Ln	Owings Mills, Md	21117
M.T. Zeider & III	515 Garrison Forest Rd	OM	21117
BARBARA PASH	1040 Park Ave St 200	BALT ~~21201~~	21201
E B Jarrett Jr.	411 Garrison Forest	O M	21117
E K Jarrett	"	"	"
Kimberly Simonetti	6 St. Thomas La	"	21117

Revised 4/17/00

Case Number 04-021-SPHA

PLEASE *PRINT* LEGIBLY

PROTESTANT'S SIGN-IN SHEET

Name	Address	City, State	Zip Code
R. B. Burch	11219 Greenspring Ave	Lutherville Md	21093
Jack R. Dillon	207 Courtland Ave	Towson	21285
Bob Walker	P.O. Box 51	Boring	21020
Virginia Dobbs	8 St. Thomas La	Owings Mills	21117

Case Number 04-021-SPHVA

PLEASE *PRINT* LEGIBLY

PROTESTANT'S SIGN-IN SHEET

Name	Address	City, State	Zip Code
Gabriele MORAVEC	3218 Caves Rd.	Owings Mills	21117
CHERYL AARON	121 ST. THOMAS CT.	OWINGS MILLS	21117
Len Bradford	505 GARRISON FOREST RD	OWINGS MILLS	21117

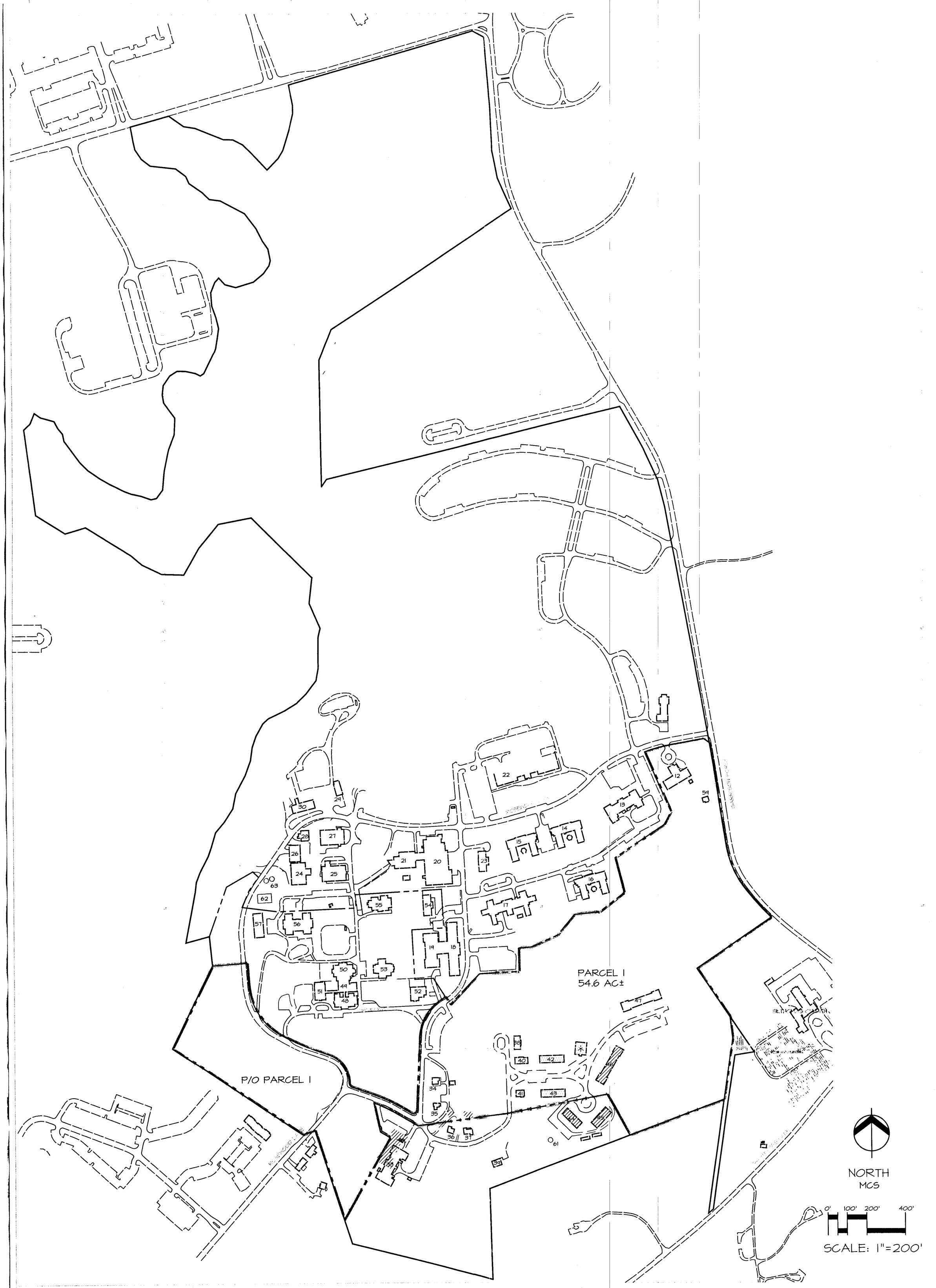
Revised 4/17/00

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 04-081-SPHXA
DATE

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Jack Dilla - VPC	27 Courtland Ave	Towson	dillavpc@comcast.net
CHERYL AARON	121 ST. THOMAS LA.	OWINGS MILLS, MD. 21117	
JAY EASTMAN	533 GARRISON FOREST RD	OWINGS MILLS, MD 21117	EASTMANATHOME@
J. Carroll Haber	508 Fairmount Ave	Towson MD	21286 COMCAST.COM
BARBARA PASH	BALT JEWISH TIMES 1040	Park Ave ST. 200 BALT	21201



ROSEWOOD CENTER

COUNCILMANIC DIST.: 3RD ELECTION DIST.: 3RD

PROPERTY TAX ACCOUNT NUMBERS:
p. 346: 0418047450 & 1

DATE: 4.24.03

D.S. THALER & ASSOC., INC.

CIVIL ENGINEERS
LANDSCAPE ARCHITECTS
SURVEYORS
LAND PLANNERS

7115 AMBASSADOR ROAD
P.O. BOX 47428
BALTIMORE, MARYLAND 21244-7428
(410) 944-ENGR, (410) 944-3647

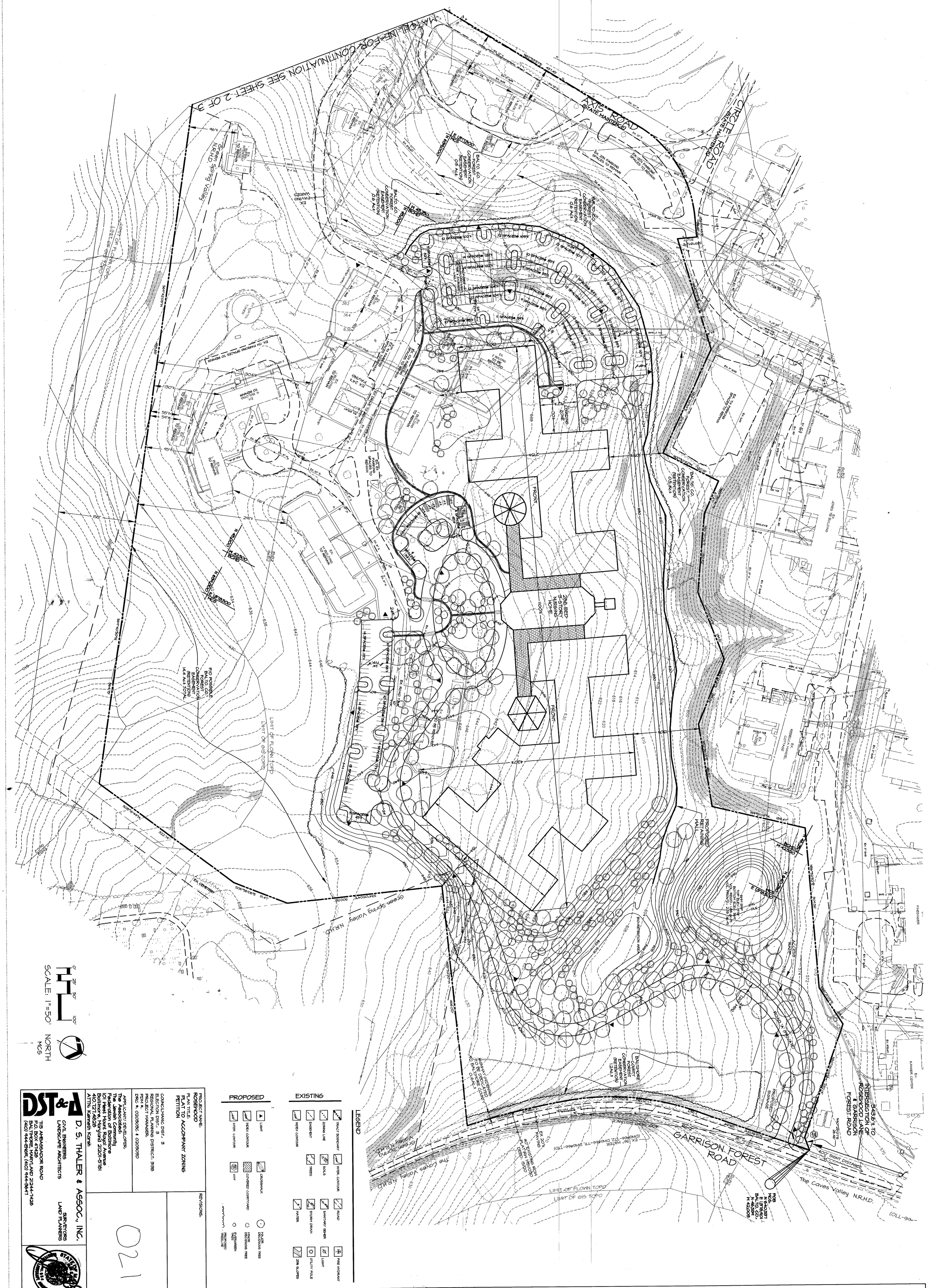
PROPERTY OWNER:
STATE OF MARYLAND
DEPARTMENT OF MENTAL HYGIENE
ROSEWOOD STATE HOSPITAL
OWINGS MILLS, MD 21117

THE ASSOCIATED: ROSEWOOD CENTER

AMENDED AREA OF SPECIAL EXCEPTION/ SPECIAL HEARING

Pet No 3

R:\ROSEWOOD\Planning\Dwgs\Exhibits\ZoningPetition-Sht1.dwg Wed Jul 09 14:32:09 2003



LEGEND

EXISTING	PROPOSED
TRACT BOUNDARY	LIGHT
INTER. CONTOUR	CROSSWALK
ROAD	MAJOR DECIDUOUS TREE
ZONING LINE	INTER. CONTOUR
SOILS	INDEX CONTOUR
SANITARY SEWER	COVERED COURTYARD
FIRE HYDRANT	MINOR DECIDUOUS TREE
EASEMENT	LIGHT
TREES	ADT
STORM DRAIN	EVERGREEN TREE
INDEX CONTOUR	UTILITY POLE
WATER	PROPOSED TREELINE
25% SLOPES	

ROSEWOOD

PLAT TO ACCOMPANY
ZONING PETITION

DST&A

D. S. THALER & ASSOC., INC.
CIVIL ENGINEERS — SURVEYORS
LANDSCAPE ARCHITECTS — LAND PLANNERS
7115 AMBASSADOR ROAD
P.O. BOX 47428
BALTIMORE, MARYLAND 21244-7428
(410) 944-ENGR, (410) 944-3647

PROJECT NAME:
ROSEWOOD
PLAN TITLE:
PLAT TO ACCOMPANY ZONING PETITION

CONCILIMANIC DIST.: 3
ELECTION DIST.: 5
REGIONAL PLANNING DISTRICT: 31B
PROJECT MANAGER:
PDM #: 0203036 & 0203035D
DRC #: 0203036 & 0203035D

APPLICANT/ DEVELOPER:
The Associated:
The Jewish Community Federation of Baltimore
101 West Mount Royal Avenue
Baltimore, Maryland 21201-5781
410.727.4828
ATTN: Kenneth Kansh

REVISIONS:

021

DATE: JUNE 2003
SCALE: 1" = 50'
C.I.: 2'
PROJ. NO.: 2620
SHEET 1 OF 3

ROSEWOOD

PLAT TO ACCOMPANY
ZONING PETITION

MATCHLINE-FOR CONTINUATION SEE SHEET 1 OF 3
ROSEWOOD LANE
JENSON LANE
LAWN
LAWN
EX. FOREST
P/O POSSIBLE BALTO. CO. FOREST CONSERVATION EASEMENT (RETENTION) 14.4 AC± TOTAL
BALTO. CO. FOREST CONSERVATION EASEMENT (RETENTION) 0.4 AC±
BALTO. CO. FOREST CONSERVATION EASEMENT (RETENTION) 2.9 AC±
PROPOSED SIGNAGE
EX. PARKING
LIMIT OF FLOWN TOPO
LIMIT OF G/S TOPO
APPROX. 100 YR FLOODPLAIN
GWYNNS FALLS
Green Spring Valley N.R.H.D.
N 69°19'00" W
N 69°19'00" E
N 49°19'00" W
N 49°19'00" E
N 49°19'00" W
N 49°19'00" E
N 49°19'00" W
N 49

GENERAL NOTES

1. DEVELOPMENT NAME: Rosewood
2. APPLICANT/ DEVELOPER:
   The Associated: The Jewish Community Federation of Baltimore
   101 West Mount Royal Avenue
   Baltimore, Maryland 21201-5781
   410.727.4828
   ATTN: Kenneth Karsh
3. OWNERS:
   State of Maryland
   Dept. of Mental Hygiene
   Rosewood State Hospital
   Owings Mills, MD 21117
4. PLAN PREPARED BY:
   D.S. Thaler & Associates, Inc.
   7115 Ambassador Road,
   P.O. Box 47428
   Baltimore, Maryland 21244
   ATTN: Alan E. Scott, R.L.A.
   (410) 444-3647
5. PROPERTY REFERENCES:

PARCEL	TAX ACCOUNT #	AREA	DEED REFERENCE	HELD SINCE	TAX MAP-GRID	ADC MAP
P. 346	0418047450	67.04 AC±	2146/567	1952	58 - 16	25-K2

Boundary: D.S. Thaler & Associates, Inc. (March 2003)

Topography: Baltimore County - 615 Tiles 5063 & 5065
Hinge Aerial Mapping Co., Inc. (September 2002)

Utilities: Baltimore County Key Map (T-58)
Baltimore County Design Drawings as noted.

Zoning: Baltimore County 200 Scale Zoning Map (2000) (NW-12H & 12G)

Soils: U.S.D.A. Baltimore County Soil Survey Manual (Map 27-L)

Floodplain: There is a 100-year floodplain within the area of the Special Exception, per Gwynns Falls Flood Plain Study prepared by Baker-Wilbert & Associates, Inc. Plate 6B & 6H

Wetlands: Per American Land Concepts, there are no wetlands within this parcel.

Forest Stand Delineation: American Land Concepts (June 2003)
Approved by DERM's. (pending)

Forest Conservation Worksheet: D.S. Thaler & Associates, Inc. (June 2003)
Approved by DERM's (pending)

Preliminary Forest Conservation Plan: D.S. Thaler & Associates, Inc. (June 2003)
Approved by DERM's. (pending)

6. GENERAL DATA:
   Election District: 3 — Watershed: Gwynns Falls
   Census Tract: 4042.02 — Subwatershed: 67
   Councilmanic District: 2

7. SITE INFORMATION:
   A. Parcel Acreage:
      Net Area: 67.04 Ac.±
      Gross Area: 67.51 Ac.± (669.65 LF± x 30' R/W = 0.47 Ac. ±)
   B. Existing Zoning: (for density purposes only).
      DR-1 @ 67.04 Ac.±
      DR-3.5 @ 0.47 Ac.±
   C. Density Calculations:

		Allowed:	Proposed:
DR-1	@ 67.04 Ac.± =	67 D.U.	Nursing Home (288 beds)
DR-3.5	@ 0.47 Ac.± =	1 D.U.	n/a

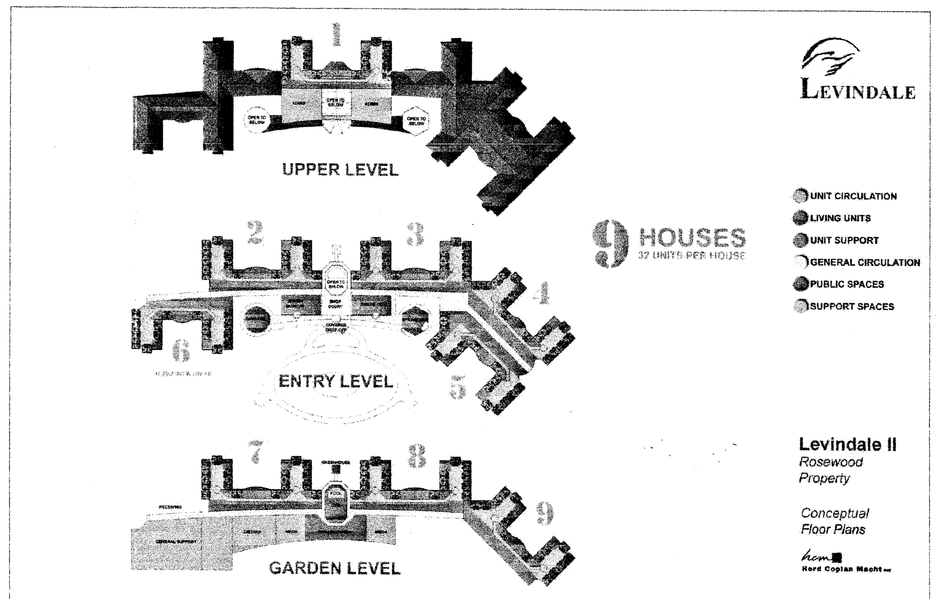
      NOTE: No residential density is proposed to be utilized.
   D. Parking: Required: 1 space per 3 beds or 96 spaces
      Proposed: 348 spaces
   E. Open Space: Not required
   F. Landscape requirements as specified in the Baltimore County Landscape Manual, adopted August 7, 2000 and as amended.
      Note: Schematic Landscape Plan shown is preliminary in nature and is to show compliance with the Baltimore County Landscape Manual. The Schematic Landscape Plan is subject to a Final Landscape Plan.
      1 Planting Unit (PU) =
      1 major deciduous tree (2-2½" cal.) or
      1 minor deciduous trees (1-1½" cal.) or
      2 evergreen trees (6' ht.) or
      5 shrubs or
      class A: 24- 30" ht.
      class B: 18" ht.
      500 S.F. of ground cover or
      10 herbaceous/perennial (1 gal./Mar
      20 herbaceous/perennial (1 quart)

      *To meet Class D screening requirements only.

	Required	Proposed
A. STREET FRONTAGE: (Condition A) Adjacent Road @ 1 PU/40 L.F.	640 LF±/40= 17.25 P.U.	17.25 P.U.
Interior Road @ 1 PU/20 L.F.	2240 LF±/20= 113 P.U.	113 P.U.
B. PARKING LOTS. (Condition B) Perimeter Screening - Adjacent to public right-of-way Class 'B' (minimum installed height of 18" for shrubs and 6' for evergreen trees) @ 1PU/15 L.F. of perimeter	n/a	
- Interior landscape @ 1 PU/12 spaces (75% of parking lot) Island/median: 4' minimum width Building face-to-face of curb: 6'	348 spaces @ 1 PU/12 spaces = 29 P.U.	29 P.U.
I. SWM (Condition Y) Screen adjoining properties, public and private roads when slopes are 3:1 & 4:1 Class 'A' screen 1 PU/15 LF of perimeter measures at toe of fill slopes and top of cut slopes. No woody vegetation within 15 feet of the toe of fill embankments. 10 foot landscape strip between no planting zone and property line. No woody vegetation within 50 feet of inlet structure. Fencing shall be located min 10' from R/W.	500 LF±/15= 33.3 P.U.	33.3 P.U.
J. SLOPES, EMBANKMENTS, AND RETAINING WALLS (Condition Y) Slopes 2:1 or greater, exceeding 5 feet in height from toe to top of slope; slopes 3:1 or greater, exceeding 10 feet in height, and retaining walls exceeding 5 feet in height shall generate the following landscape requirements: 1 PU/15 LF of perimeter measures at toe of slope or base of wall. One additional PU per 15 linear feet shall be generated for each 20 feet in height for 2:1 slopes, and for each 30 feet in height for 3:1 slopes. Provide a 5-foot wide landscape strip at the base of retaining walls less than 5' in height. Provide a 10-foot wide landscape strip at the base of retaining walls 5' in height or greater.	Retaining Walls 167± LF±/15= 11.2 P.U.	11.2 P.U.
TOTAL:	271.25 P.U.	271.25 P.U.

   Credit may be applied for at time of Final Landscape Plan submittal.
   The Final Landscape Plan will be approved prior to grading permit application.

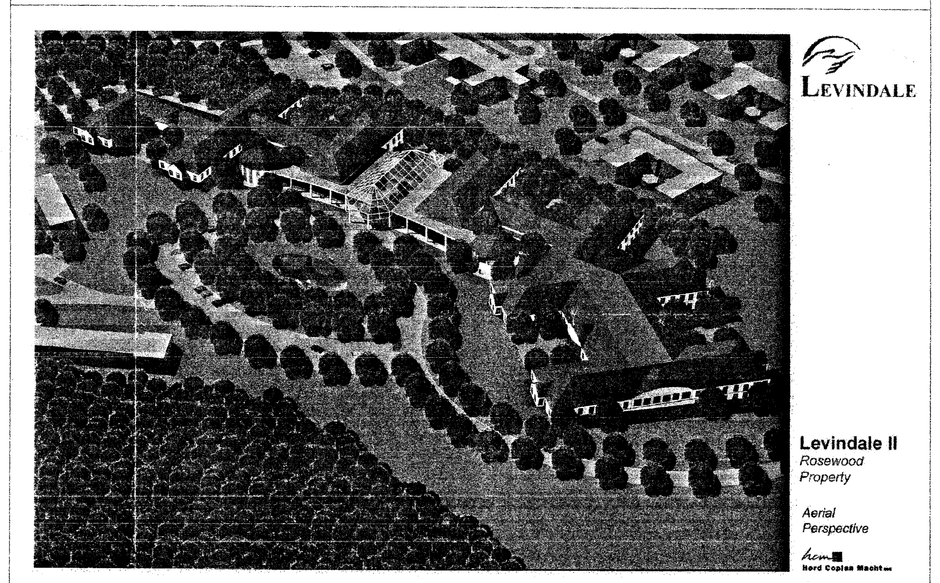
8. UTILITIES: Public water and sewer will be provided. On-site utilities will be private.
9. USE: The existing use is Institutional, providing social service programs in various buildings. The proposed use is Nursing Home and Institutional. There are no changes to the existing uses in the buildings that remain at this time.
10. AVERAGE DAILY TRIPS (ADTS): Average daily trips as calculated per the Traffic Group. 3.24 ADT/BED x 288 beds = 933 ADTS
11. STORMWATER MANAGEMENT: Stormwater management will conform to Baltimore County Standards.
    Stormwater management facilities will be privately owned and maintained.
    Stormwater management facilities shall be screened from adjacent residential properties.
    Preliminary hydrology computations have been provided with the filing of the Development Plan.
    The Hydrology Report verifies that the outfalls are suitable.
12. GRADING: Grading shown is schematic only.
13. VEGETATION: Existing vegetation will be retained in areas not needed for construction or grading. Existing vegetation consists of woods lawn and meadow.
14. SIGHT LINES: Proposed sight lines are shown on the plan and will be cleared and graded and kept permanently clear to ensure unobstructed sight at all times.
15. STORAGE TANKS: There are no known underground storage tanks located within the area of the Special Exception.
16. LIGHTING: Proposed lighting is shown as A. Lighting is schematic and subject to change.
17. ENVIRONMENTAL: There are no known critical areas, archaeological sites, endangered species, or hazardous materials* located within the area of the Special Exception.
    *As known to the applicant, location and description of hazardous materials as defined by Section 7-101 of the Environmental Article of the annotated Code of Maryland, as from time to time amended.
    A Hydrogeological Report and an Environmental Effects Report has been filed conformity with this Development Plan.
    A Preliminary Forest Conservation Plan and worksheet has been filed independently of this plan in accordance with Section 14-403.
    The area of the Special Exceptions does not lie within the limits of the Chesapeake Bay Critical Area.
    No additional information is requested by the Department of Environmental Protection and Resource Management to determine compliance with the Critical Area Local Protection Program pursuant to Section 26-443(a).
18. This property used for density calculations has been held intact since 1952. No residential density will be utilized to support the proposed use. Existing buildings (as noted on the plan) to be removed will be razed by the developer at the time of grading operations.
19. Future signs shall conform with BCZR Section 450 and all zoning policies.
20. Building envelopes and/or footprints shown are for illustrative purposes and may not represent the final location or outline of the structure.
21. Maximum building height allowed is 50 feet. A three-story structure is proposed.
22. Soil and Slope Mitigation Measures:
    The developer shall do the following in those areas where severe or moderate soil limitations are indicated and/or steep slopes occur:
    a. Insure that grading plans consider protection of these areas from increase in runoff. This may include draining roof down spouts and drives into storm drains.
    b. Stabilization of disturbed areas in accordance with approved sediment control practices.
    c. Consider geotechnical assistance with on-site inspectors as appropriate.
23. According to Michelle Gardner, Office of Planning, MTA, the nearest MTA service to this parcel is located at the intersection of Garrison Forest Road and Rosewood Lane (bus line #67).
24. There are no known limitations established by the County, County Board of Appeals, Planning Board or Zoning Commissioner or restrictive covenants recorded with individuals or groups which would limit proposed development on this parcel.
25. There are no buildings, properties or sites within the proposed development parcel included on the National Register of Historic Places, The Maryland Archaeological Survey. A portion of the proposed development parcel is located within the Green Spring Valley National National Register Historic District.
26. There are no Recommended Areas of Critical State Concern within the area of the Special Exception (see map this sheet); however, the Gwynns Falls transects a portion of the remaining Rosewood property.
27. All proposed roads are private. The proposed roads are neither arterial or collector roads. All easements indicated for dedication to Baltimore County will be offered for dedication at no cost to the County.
28. Keith Link of the Bureau of Traffic Engineering and Planning has confirmed that the subject site is not within a traffic deficient area. Keith noted that the completion of the diamond interchange at Reisterstown Road and the Baltimore Beltway will improve traffic flow in the area.
29. Refuse collection will be provided via a private contractor.
30. All parking aisles and maneuvering areas and parking spaces will be paved with macadam and permanently striped, (unless otherwise noted).
31. "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."
32. "There shall be no clearing, grading, construction or disturbances of vegetation in the Forest Conservation Easement except as permitted by Baltimore County Department of Environmental Protection and Resource Management."
33. "Any Forest Buffer 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."
34. "There shall be no clearing, grading, construction or disturbances of vegetation in the Forest Buffer Easement except as permitted by Baltimore County Department of Environmental Protection and Resource Management."
35. Handicap parking spaces shall be provided in accordance with the Maryland Building Code for the Handicapped, contained in the Code of Maryland Regulations 05.02.02.
36. Water for fire protection will be provided in accordance with the Fire Department Regulations.
37. A blanket easement over proposed drive aisles and parking areas will be provided to Baltimore County for access purposes to all Baltimore County Forest Conservation Easement areas.
38. There are no small lots of record (less than 2 acres) that are vacant and/or have adjacent property which is zoned DR-1, 2, 3.5, 5.5 or RC supporting a single family detached, semi-detached or duplex within 150 feet of within the area of the Special Exception that creates a Residential Transition Area (RTA).
39. No changes to the facilities located outside of the Special Exception area are proposed as a result of plan/petition.



Levindale II
Rosewood Property

Conceptual Floor Plans

Hord Coplan Macht



Levindale II
Rosewood Property

Aerial Perspective

Hord Coplan Macht

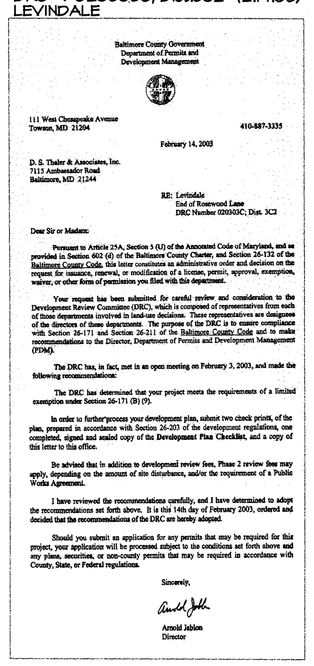
NOTE: ALL DIAGRAMMATIC AND PLAN INFORMATION RELATED TO THE PROPOSED BUILDING IS PRELIMINARY AND SUBJECT TO CHANGE. THE OUTLINE SHOWN IS INTENDED TO SHOW CERTAIN SETBACK AND OVERALL DIMENSIONAL CONSTRAINTS, AND NOT A PRECISE FOOTPRINT.

CERTIFICATION OF DELINQUENT ACCOUNTS

I, KENNETH KARSH, CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FROM 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.

Kenneth Karsh
SIGNATURE

DRG #: 020303G; Dist.3C2 (2.14.03)
LEVINDALE



Baltimore County Government
Department of Permits and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 — 410-887-3335

February 14, 2003

D. S. Thaler & Associates, Inc.
7115 Ambassador Road
Baltimore, MD 21244

RE: Levindale
End of Rosewood Lane
DRC Number 020303C; Dist. 3C2

Dear Sir or Madam:

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 these departments involved in land use decisions. These representatives are designees of the Directors of their respective agencies, who have been duly appointed in accordance with Section 26-117, and Section 26-121 of the Baltimore County Code and to make recommendations to the Director, Department of Permits and Development Management (PDM).

The DRC has, in fact, met in an open meeting on February 3, 2003, and made the following recommendation:

The DRC has determined that your project meets the requirements of a limited exemption under Section 26-171 (B) (9).

In order to further process your development plan, submit two check prints, of the plan, prepared in accordance with Section 26-203 of the development regulations, now completed, signed and sealed copy of the Development Plan Checklist, and a copy of this letter to this office.

Be advised that in addition to development review fees, Phase 2 review fees may apply, depending on the amount of site disturbance, and/or the requirement of a Public Works Agreement.

I have reviewed the recommendations carefully, and I have determined to adopt the recommendations set forth above. It is this 14th day of February 2003, 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, exceptions or variances, necessary permits that may be required in accordance with County, State, or Federal regulations.

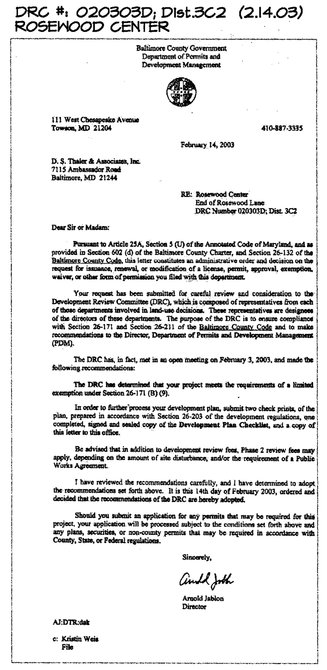
Sincerely,

Arnold Jablon
Director

AJ:DTR:dak

c: Kristin Wisle
File

DRG #: 020303D; Dist.3C2 (2.14.03)
ROSEWOOD CENTER



Baltimore County Government
Department of Permits and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 — 410-887-3335

February 14, 2003

D. S. Thaler & Associates, Inc.
7115 Ambassador Road
Baltimore, MD 21244

RE: Rosewood Center
End of Rosewood Lane
DRC Number 020303D; Dist. 3C2

Dear Sir or Madam:

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 these departments involved in land use decisions. These representatives are designees of the Directors of their respective agencies, who have been duly appointed in accordance with Section 26-117, and Section 26-121 of the Baltimore County Code and to make recommendations to the Director, Department of Permits and Development Management (PDM).

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The DRC has determined that your project meets the requirements of a limited exemption under Section 26-171 (B) (9).

In order to further process your development plan, submit two check prints, of the plan, prepared in accordance with Section 26-203 of the development regulations, now completed, signed and sealed copy of the Development Plan Checklist, and a copy of this letter to this office.

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I have reviewed the recommendations carefully, and I have determined to adopt the recommendations set forth above. It is this 14th day of February 2003, 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, exceptions or variances, necessary permits that may be required in accordance with County, State, or Federal regulations.

Sincerely,

Arnold Jablon
Director

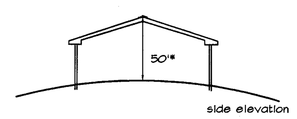
AJ:DTR:dak

c: Kristin Wisle
File

SUITABLE OUTFALL STATEMENT

The stormwater management facility, BMP #1, manages runoff which flows to Design Point #1. The principal spillway for the overflow facility will outfall into an existing storm drain system adjacent to the Finesinger Building. The drainage from this portion of the site is currently captured by this system. The existing storm drains have adequate capacity to accept the discharge from the proposed facility. The ultimate outfall for this system is an offsite, unnamed tributary of the Gwynns Falls. The discharge point is heavily armored with riprap and the channel is well-defined, stabilized, and well-vegetated. With the provision of onsite 1-, 10-, and 100-year management, we anticipate no significant adverse change in the rate, velocity, or degree of concentration of the runoff after development. Therefore, we conclude that the proposed outfall for BMP #1 constitutes a suitable outfall based on criteria provided by the Baltimore County Department of Public Works and the Department of Environmental Protection and Resource Management.

The stormwater management facility, BMP #2, manages runoff which flows to Design Point #2. This facility will be an underground storage system which will discharge into an existing storm drain along Jenson Lane. The existing storm drains have adequate capacity to accept the discharge from the proposed facility. The existing system outfalls into a rocky, well-defined, tree-lined channel with vegetated banks. With the provision of onsite 1-, 10-, and 100-year management, we anticipate no significant adverse change in the rate, velocity, or degree of concentration of the runoff after development. Therefore, we conclude that the proposed outfall for BMP #2, constitutes a suitable outfall based on criteria provided by the Baltimore County Department of Public Works and the Department of Environmental Protection and Resource Management.



Schematic Height Detail

NTS

(*50' maximum height from highest point of natural grade to highest point of the building.)

SPECIAL HEARING

To allow existing building setbacks and parking areas to remain as indicated on the plan.

ZONING REQUESTS

Variance Requests:

(V-1) Per Division II, Section A, page 24 of the CMDP (Non-Residential Principal Buildings in a DR Zone) and Per Section 1B01.3.B.2. (BCZR).

To allow a total building length of 1100± feet in length and 420± feet in width in lieu of the allowed maximum length and width of 300 feet.

Special Exception Request:

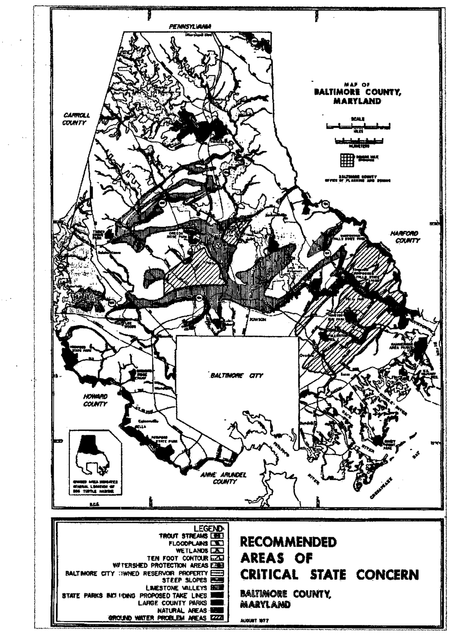
To allow a Nursing Home in a DR zone.

PUBLIC WORKS WAIVER REQUEST

(W-1) To waive the required improvements to Garrison Forest Avenue.

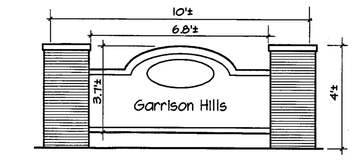
SOILS		LIMITATIONS			
SYMBOL	NAME	HOMES WITH BASEMENTS	HOMES W/O BASEMENTS	STREETS AND PARKING LOTS	AGRICULTURAL CAPABILITY
ENB2*	Elioak silt loam, 3 to 8% slopes, moderately eroded	SLIGHT	SLIGHT	MODERATE	IIIe-4
GcB2*	Glenelg loam, 3 to 8% slopes, moderately eroded	SLIGHT	SLIGHT	MODERATE	IIIe-4
GcC2*	Glenelg loam, 8 to 15% slopes, moderately eroded	MODERATE	MODERATE	SEVERE	IIIe-4
MkC2*	Manor loam, 8 to 15% slopes, moderately eroded	MODERATE	MODERATE	SEVERE	IIIe-4

(*) DENOTES PRIME AND PRODUCTIVE SOILS



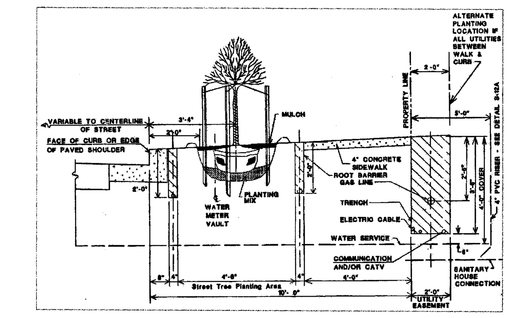
Materials to reflect the proposed structure.

25 SQ. FT. MAX. AREA
exterior illumination



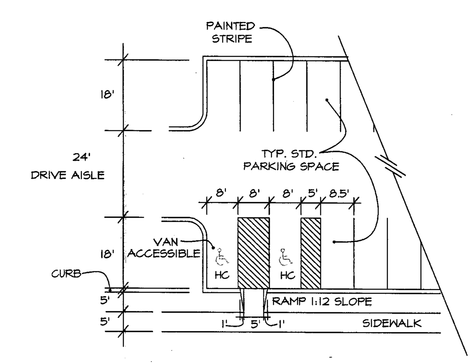
SCHEMATIC SIGN ELEVATION 'A'

N.T.S.



TYPICAL SIDEWALK/STREET TREE DETAIL (BALTO. CO. PLATE G-5A)*

N.T.S.



PARKING DETAIL

N.T.S.

PLAT TO ACCOMPANY ZONING PETITION

ROSEWOOD

PROJECT NAME:
ROSEWOOD

PLAN TITLE:
PLAT TO ACCOMPANY ZONING PETITION

COUNCILMANIC DIST.: 3
ELECTION DIST.: 3
REGIONAL PLANNING DISTRICT: 31B
PROJECT MANAGER:
PDM #:
DRC #: 020303G & 020303D

APPLICANT/ DEVELOPER:
The Associated:
The Jewish Community
Federation of Baltimore
101 West Mount Royal Avenue
Baltimore, Maryland 21201-5781
410.727.4828
ATTN: Kenneth Karsh

REVISIONS:

D. S. THALER & ASSOC., INC.
CIVIL ENGINEERS
LANDSCAPE ARCHITECTS
SURVEYORS
LAND PLANNERS
7115 AMBASSADOR ROAD
P.O. BOX 47428
BALTIMORE, MARYLAND 21244-7428
(410) 444-ENGR, (410) 444-3647

STATE OF MARYLAND — ALAN E. SCOTT — No. 854 — PROFESSIONAL ENGINEER

DATE: JUNE 2003
SCALE: 1" = 50'
C.I.: 2'
PROJ. NO.: 2620
SHEET 3 OF 3

R:\2002\2620\Planning\Dwgs\Exhibits\Zoning\Petition-2003.dwg Wed Jul 09 14:43:06 2003

PROJECT NAME:
ROSEWOOD
PLAN TITLE:
PETITIONERS EXHIBIT #4
TO ACCOMPANY ZONING HEARING
HELD ON SEPTEMBER 24, 2003

COUNCILMANIC DIST.: 3
ELECTION DIST.: 3
REGIONAL PLANNING DISTRICT: 31B
PROJECT MANAGER:
PDM #:
DRC #: 020303C & 020305D

APPLICANT/ DEVELOPER:
The Associated:
The Jewish Community
Federation of Baltimore
101 West Mount Royal Avenue
Baltimore, Maryland 21201-5181
410.727-4828
ATTN: Kenneth Karsh

DST&A
D. S. THALER & ASSOC., INC.
CIVIL ENGINEERS
LANDSCAPE ARCHITECTS
SURVEYORS
LAND PLANNERS
7115 AMBASSADOR ROAD
P.O. BOX 47420
BALTIMORE, MARYLAND 21244-7420
(410) 944-EIGER, (410) 944-3641

REVISIONS:

DATE: 9/24/2003
SCALE: 1" = 50'
C.I.: 2'
PROJ. NO.: 2620
SHEET 1 OF 3

ROSEWOOD

PETITIONERS EXHIBIT #4
TO ACCOMPANY ZONING HEARING
HELD ON SEPTEMBER 24, 2003

R:\ROSEWOOD\Planning\Dwgs\Submittals\ZoningPetition-Sht1-9-24-03.dwg Mon Sep 29 13:24:10 2003

PROJECT NAME:
ROSEWOOD
PLAN TITLE:
PETITIONERS EXHIBIT #4
TO ACCOMPANY ZONING HEARING
HELD ON SEPTEMBER 24, 2003
COUNCILMANIC DIST.: 3
ELECTION DIST.: 3
REGIONAL PLANNING DISTRICT: 31B
PROJECT MANAGER:
PDM #:
DRC #: 020903C & 020903D

APPLICANT/DEVELOPER:
The Associated
The Jewish Community
Federation of Baltimore
101 West Mount Royal Avenue
Baltimore, Maryland 21201-5781
410.727.4828
ATTN: Kenneth Karsh

REVISIONS:

DST&A
D. S. THALER & ASSOC., INC.
CIVIL ENGINEERS
LANDSCAPE ARCHITECTS
SURVEYORS
LAND PLANNERS
7115 AMBASSADOR ROAD
P.O. BOX 47428
BALTIMORE, MARYLAND 21244-7428
(410) 944-ENGR, (410) 944-3647

STATE OF MARYLAND
RUSSA A. HONCHARENKO
No. 781
LANDSCAPE ARCHITECT

DATE: 9/24/2003
SCALE: 1" = 50'
C.I.: 2
PROJ. NO.: 2620
SHEET 1 OF 3

ROSEWOOD

PETITIONERS EXHIBIT #4
TO ACCOMPANY ZONING HEARING
HELD ON SEPTEMBER 24, 2003

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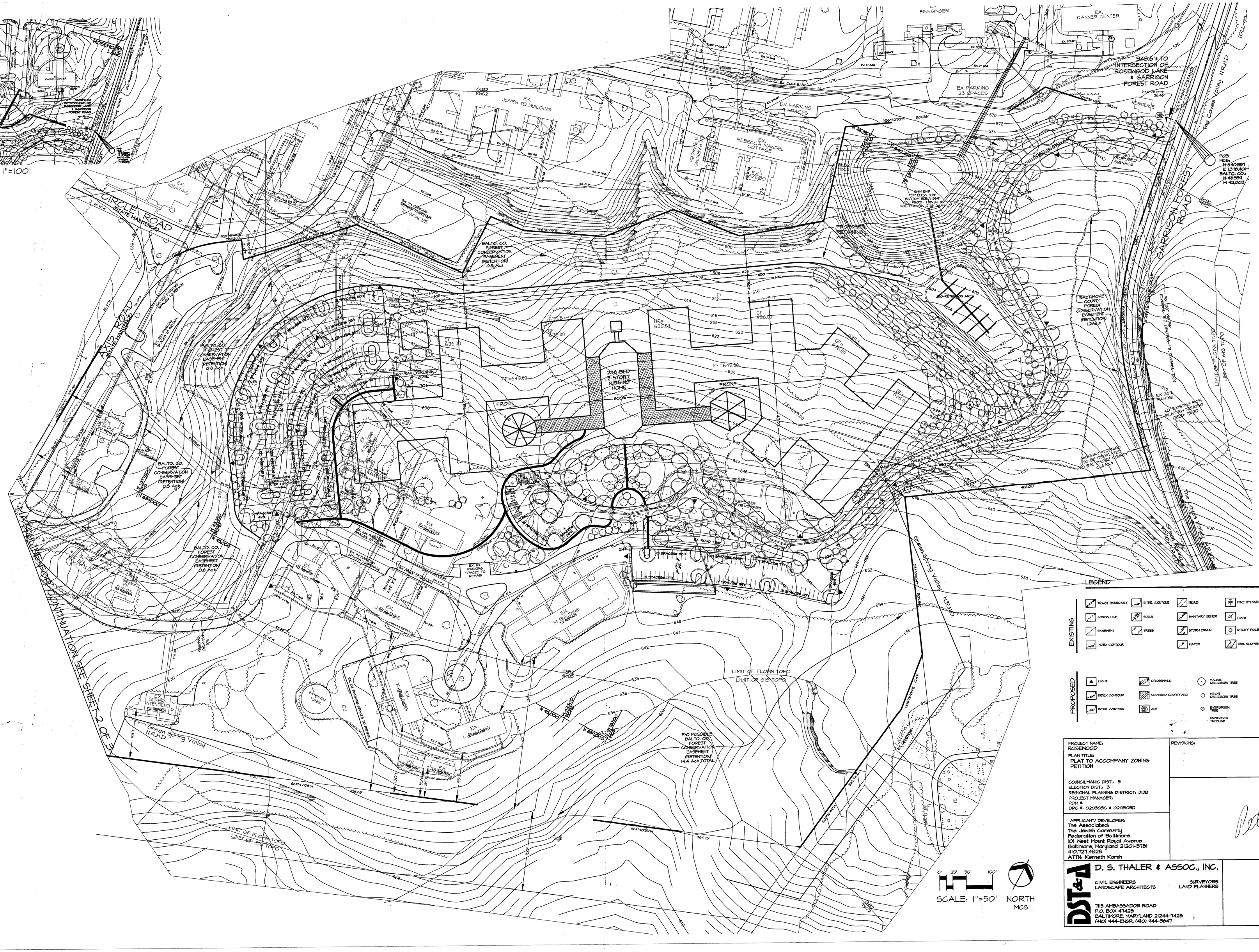
ROSEWOOD

PLAT TO ACCOMPANY
ZONING PETITION

SCALE: 1"=100'


CIRCLE ROAD
(STATE MAINTENANCE)
AXIS ROAD
(STATE MAINTENANCE)
GARRISON FOREST ROAD
EX. JONES TB BUILDING
EX. KANNER CENTER
EX. PARKING 23 SPACES
EX. PARKING 4 SPACES
EX. PARKING 6 SPACES
EX. REBECCA HANDEL COTTAGE
EX. KEATING
EX. 70 INDOOR BOCCE COURTS 17 SPACES
BALTO. CO. FOREST CONSERVATION EASEMENT (RETENTION) 0.5 AC±
BALTO. CO. FOREST CONSERVATION EASEMENT (RETENTION) 3.8 AC±
BALTO. CO. FOREST CONSERVATION EASEMENT (RETENTION) 0.6 AC±
BALTO. CO. FOREST CONSERVATION EASEMENT (RETENTION) 12.4 AC±
P/O POSSIBLE BALTO. CO. FOREST CONSERVATION EASEMENT (RETENTION) 14.4 AC± TOTAL
PROPOSED RETAINING WALL
PROPOSED SIGNAGE
288 BED 3-STORY NURSING HOME
FRONT
LOADING ZONE
EX. 69 PARKING SPACES TO REMAIN
EX. 18 PARKING SPACES TO REMAIN
EX. 16 PARKING SPACES TO REMAIN
EX. 15 PARKING SPACES TO REMAIN
EX. 10 PARKING SPACES TO REMAIN
EX. 8 PARKING SPACES TO REMAIN
EX. 6 PARKING SPACES TO REMAIN
EX. 4 PARKING SPACES TO REMAIN
EX. 2 PARKING SPACES TO REMAIN
EX. 1 PARKING SPACE TO REMAIN
EX. 3 PARKING SPACES TO REMAIN
EX. 5 PARKING SPACES TO REMAIN
EX. 7 PARKING SPACES TO REMAIN
EX. 9 PARKING SPACES TO REMAIN
EX. 11 PARKING SPACES TO REMAIN
EX. 13 PARKING SPACES TO REMAIN
EX.