RE: PETITION FOR SPECIAL HEARING AND VARIANCE	*	BEFORE THE
E/S Pleasant Hill Rd, opposite Run Crossing Dr	*	ZONING COMMISSIONER
4th Election & 4th Councilmanic Districts		
Legal Owner(s): Daniel & Jean Schuster & Pleasant Hill Development Associates	*	FOR
Petitioner(s)	*	BALTIMORE COUNTY
	*	07-522-SPHA

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

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 22nd day of May, 2007, a copy of the foregoing Entry of Appearance was mailed Robert A Hoffman, Esquire, Venable, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED
MAY 23 2007
Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at E/S of Pleasant Hill Road, Opposite Run Crossing ~~Road~~ Drive

which is presently zoned ML-IM/OT

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

Residential buildings in the OT zone.

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:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

See Attached

Name - Type or Print

Signature

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Robert A. Hoffman, Esquire

Name - Type or Print

Robert A. Hoffman /CAM

Signature

Venable, LLP

Company

210 Allegheny Avenue (410) 494-6200

Address — Telephone No.

Towson, Maryland 21204

City — State — Zip Code

Representative to be Contacted:

Robert A. Hoffman, Esquire

Name

210 Allegheny Avenue (410) 494-6200

Address — Telephone No.

Towson, Maryland 21204

City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By KTD Date 5/15/07

Case No. 07-522-SPHA

REV 9/15/98

Petition for Special Hearing
Signature Page

E/S of Pleasant Hill Road, Opposite Run Crossing ~~Road~~ Drive

LEGAL OWNER:

525 Pleasant Hill Road
Owings Mills, Maryland 21117
Tax Map 58, Parcel 355
04-04-16-001-920

Daniel G. Schuster
16225 Dark Hollow Road
Upperco, Maryland 21155

and

Jean K. Schuster
16225 Dark Hollow Road
Upperco, Maryland 21155

TO1DOCS1/245364v1

Item #522

Petition for Special Hearing
Signature Page

E/S of Pleasant Hill Road, Opposite Run Crossing ~~Road~~ Drive

LEGAL OWNER & PETITIONER:

Pleasant Hill Development Associates II, LLC

609 Pleasant Hill Road
Owings Mills, Maryland 21117
Tax Map 58 Parcel 354
04-1401-0600

427 Pleasant Hill Road
Owings Mills, Maryland 21117
Tax Map 58 Parcel 416
04-0300-2190

Pleasant Hill Road
Owings Mills, Maryland 21117
Tax Map 58 Parcel 607
17-0000-8304

By: Howard S. Brown, Manager
100 Painters Mills Road
Suite 900
Owings Mills, Maryland 21117
(410) 363-3434

TO1DOCS1/245364v1

Item #522

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at E/S of Pleasant Hill Road, Opposite Run Crossing ~~Road~~ Drive

which is presently zoned ML-IM/OT

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

Residential buildings in the OT zone.

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:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

See Attached

Name - Type or Print

Signature

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Robert A. Hoffman, Esquire

Name - Type or Print

Robert A. Hoffman/CDM

Signature

Venable, LLP

Company

210 Allegheny Avenue (410) 494-6200

Address — Telephone No.

Towson, Maryland 21204

City — State — Zip Code

Representative to be Contacted:

Robert A. Hoffman, Esquire

Name

210 Allegheny Avenue (410) 494-6200

Address — Telephone No.

Towson, Maryland 21204

City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By KTP Date 5/15/07

Case No. 07-522-SPHA

REV 9/15/98

Petition for Special Hearing
Signature Page

E/S of Pleasant Hill Road, Opposite Run Crossing ~~Road~~ Drive

LEGAL OWNER:

525 Pleasant Hill Road
Owings Mills, Maryland 21117
Tax Map 58, Parcel 355
04-04-16-001-920

~~Daniel G.~~ Schuster
16225 Dark Hollow Road
Upperco, Maryland 21155

and

Jean K. Schuster
16225 Dark Hollow Road
Upperco, Maryland 21155

TO1DOCS1/245364v1

Item #522

Petition for Special Hearing
Signature Page

E/S of Pleasant Hill Road, Opposite Run Crossing ~~Road~~ Drive

LEGAL OWNER & PETITIONER:

Pleasant Hill Development Associates II, LLC

609 Pleasant Hill Road
Owings Mills, Maryland 21117
Tax Map 58 Parcel 354
04-1401-0600

427 Pleasant Hill Road
Owings Mills, Maryland 21117
Tax Map 58 Parcel 416
04-0300-2190

Pleasant Hill Road
Owings Mills, Maryland 21117
Tax Map 58 Parcel 607
17-0000-8304

By: Howard S. Brown, Manager
100 Painters Mills Road
Suite 900
Owings Mills, Maryland 21117
(410) 363-3434

TO1DOCS1/245364v1

Item # 522

Matis Warfield
consulting engineers

ZONING DESCRIPTION to Accompany Petition For Variance Request

Beginning at a point on the east side of Pleasant Hill Road which is 50-feet wide and 312 feet +/- down from Fritsch Road and across from Run Crossing Drive. Thence the following courses and distances:

S 79° 28' 44" E 200.00'
N 10° 31' 16" E 300.00'
S 79° 28' 44" E 391.98'
S 34° 28' 44" E 75.21'
S 79° 28' 44" E 284.97';
S 02° 34' 21" W 569.48';
N 73° 05' 54" W 1015.16';
N 10° 31' 16" E 204.38';

To the place of beginning,
Containing 10.6-acres±, and being Parcels 354, 355, 416, and 607 as shown on Baltimore County Tax Map No. 58. Parcel 354 includes lots 10 & 11 in the subdivision known as "The H. Disney Property- Sec. A" Recorded in Baltimore County Plat Book G.L.B. No. 20, Folio 159; also known as 609 Pleasant Hill Road. Parcel 355 is also known as 525 Pleasant Hill Road. Parcel 416 is also known as 416 Pleasant Hill Road. All parcels are located in the 4th Election District + 4th Councilmanic District

THIS DESCRIPTION COMPILED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCES OR AGREEMENTS

Matis Warfield, Inc.
10540 york road • suite m • hunt valley, maryland 21030
phone 410-683-7004 • facsimile 410-683-1798
www.matiswarfield.com

Item #522

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 27997

DATE 5/15/07 ACCOUNT R 001 006 6150

AMOUNT $ 650.00

RECEIVED FROM: Pleasant Hill Dev. Ass.

FOR: zoning hearing
case # 07-522-SPHA

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
5/16/2007	5/15/2007	14:22:18	1

REG USER WALKTH DRIC INR
>>RECEIPT # 031224 5/15/2007 OFLN
Dept 5 520 ZONING VERIFICATION
CR NO. 027997
Recpt Tot $650.00
$650.00 CK $.00 CA
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: # 07-522-SPHA
E/s Pleasant Hill Road, opposite Run Crossing Drive
4th Election District — 4th Councilmanic District
Legal Owner(s): Daniel & Jean Schuster, Pleasant Hill Development Associates, II, LLC

Special Hearing to approve residential buildings in the OT zone. **Variance:** to permit a minimum setback from a street line of 30.7 feet in lieu of the required 50 feet.

Hearing: Thursday, June 21, 2007 at 2:00 p.m. and Friday, June 22, 2007 at 9:00 a.m. in Room 407, County Courts Building, Towson 21204.

WILLIAM J. WISEMAN, III
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.

JT 6/656 June 5 137919

CERTIFICATE OF PUBLICATION

6/7/, 2007

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 6/5/, 2007.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 07-522-SPHA

Petitioner/Developer: DANIEL & JEAN SCHUSTER, PLEASNT HILL DEVELOP

Date of Hearing/Closing: 6-21-07

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

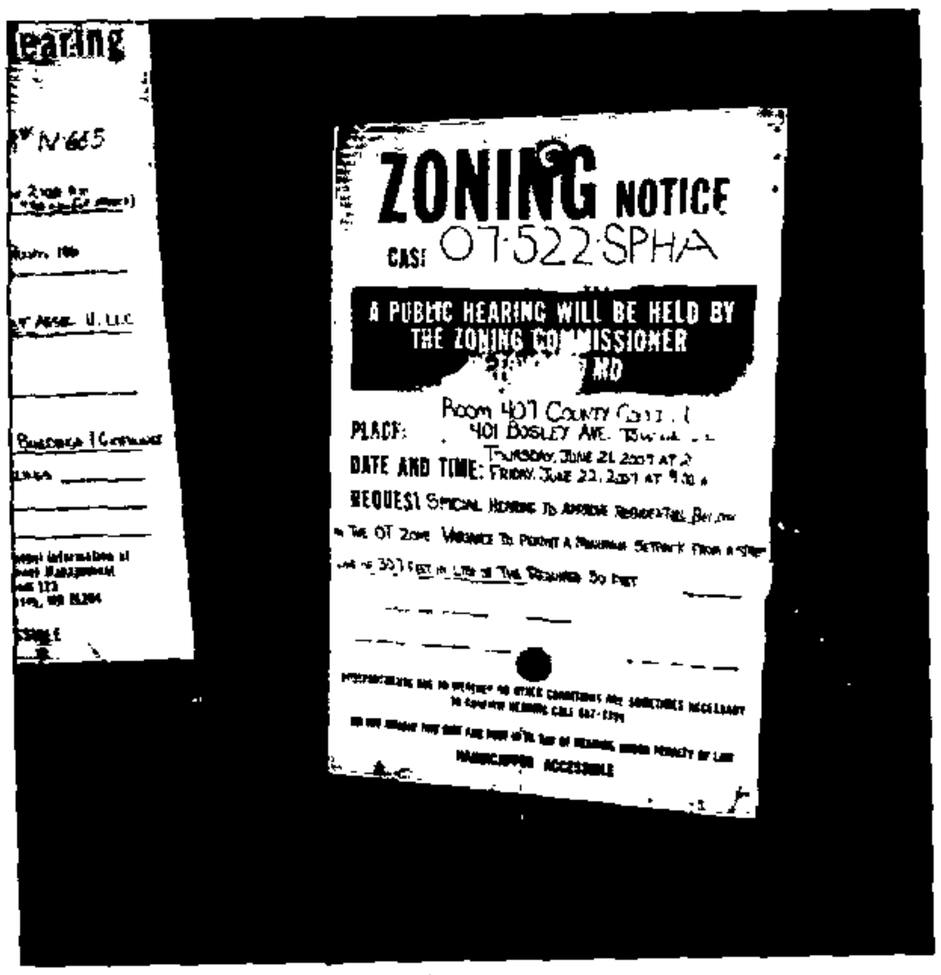
ATTN: Kristen Matthews {(410) 887-3394}

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: E/S PLEASANT HILL RD, OPPOSITE RUN CROSSING DRIVE

The sign(s) were posted on 6-5-07
(Month, Day, Year)

Sincerely,



Robert Black 6-6-07
(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

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

(410) 282-7940
(Telephone Number)

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

May 31, 2007

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

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: 07-522-SPHA
E/s Pleasant Hill Road, opposite Run Crossing Drive
4th Election District – 4th Councilmanic District
Legal Owners: Daniel & Jean Schuster, Pleasant Hill Development Associates, II, LLC

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Hearing: Thursday, June 21, 2007 at 2:00 p.m. and Friday, June 22, 2007 at 9:00 a.m. in Room 407, County Courts Building, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Robert Hoffman, Venable, 210 Allegheny Avenue, Towson 21204
Daniel & Jean Schuster, 16225 Dark Hollow Road, Upperco 21155
Howard S. Brown, Manager, 100 Painters Mill Road, Ste. 900, Owings Mills 21117

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JUNE 6, 2007.**
(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.

Post-it® Fax Note 7671	Date 6/1	# of pages ▶ 1
To Amy	From Timothy	
Co./Dept.	Co.	
Phone #	Phone # 410 887 3391	
Fax # 410 821 0147	Fax #	

Director's Office | County Off
111 West Chesapeake Avenue, Room 105 | Towson, Maryland 21
www.baltimorecountym

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 5, 2007 Issue - Jeffersonian

Please forward billing to:
Amy Dontell
Venable, LLP
210 Allegheny Avenue
Towson, MD 21204

410-494-6244

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: 07-522-SPHA
E/s Pleasant Hill Road, opposite Run Crossing Drive
4th Election District – 4th Councilmanic District
Legal Owners: Daniel & Jean Schuster, Pleasant Hill Development Associates, II, LLC

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WILLIAM J. WISEMAN III
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.

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: 07-522-SPHA

Petitioner: Pleasant Hill Development Associates II, LLC

Address or Location: E/S of Pleasant Hill Rd., Opposite Run Crossing Dr.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amy Dontell

Address: 210 Allegheny Avenue
Towson, MD. 21204

Telephone Number: (410) 494-6244

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

June 13, 2007

Robert A. Hoffman, Esquire
Venable, LLP
210 Allegheny Avenue
Towson, MD 21204

Dear Mr. Hoffman:

RE: Case Number: 07-522-SPHA, E/S of Pleasant Hill Road, Opposite Run Crossing

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 15, 2007. This letter is not an approval, but only a **NOTIFICATION.**

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.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf
Enclosures
c: People's Counsel
Daniel and Jean Schuster 16225 Dark Hollow Road Upperco 21155
Pleasant Hill Development Associates, II, LLC Howard S. Brown, Manager 100 Painters Mill Road, Ste 900 Owings Mills 21117

Martin O'Malley, *Governor*
Anthony G. Brown, *Lt. Governor*

SHA
State Highway Administration
Maryland Department of Transportation

John D. Porcari, *Secretary*
Neil J. Pedersen, *Administrator*

Date: MAY 22, 2007

Ms. Kristen Matthews
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 7-522-SPHA
SCHUSTER & PLEASANT HILL DEVELOPMENT ASSOCIATES PROPERTY
525 PLEASANT HILL RD AND
609 PLEASANT HILL RD
SPECIAL HEARING VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 7-522-SPHA

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Michael P. Bailey

FOR Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY
MARYLAND

Kristen:
Please file in
Case # 4-665
Tim
Walt Smith has this file

MEMORANDUM

TO: Tim Kotroco

FROM: David Iannucci

RE: PDM# 4-665, Run Crossing in Owings Mills

DATE: May 31, 2007

This memorandum is to indicate the opposition of the Department of Economic Development to the proposed Run Crossing multi-tenant residential project in Owings Mills. The project is 6 proposed dwellings with a total of 216 multi-family units. Although this is primarily OT-zoned land, we understand that a small portion of this land is zoned ML. My concern is that the particular region of Owings Mills is an "employment-intensive office development" area, surrounded by some major employers, such as Toyota Financial, ADP and Euler Hermes.

As you know, the Department of Economic Development has long-standing concerns about the loss of commercial/industrial land to residential projects. The entire premise of the corporate area of Owings Mills is to keep the businesses in one area and residential in another. There are very few parcels left for further office construction. The continued encroachment of residential into the corporate community is a real problem. Our opposition to ML and OT sites used solely for residential, with no office component, remains in place.

cc: Pat Keller
Jeff Long
Curtis Murray

From: Debra Wiley
To: Murray, Curtis
Date: 06/15/07 11:27:09 AM
Subject: Comment Needed - 07-522-SPHA - 6/21 Hearing

Hi Curtis,

Per my telephone conversation with Kristen Matthews this morning, the above-referenced zoning case has just been added to our calendar to go along with the Run Crossing HOH scheduled for 2 PM on 6/21.

Could you provide Bill with an Office of Planning comment on this issue. Thanking you in advance.

CASE NO. 07-522-SPHA
E/S Pleasant Hill Road, opposite Run Crossing Drive
4th Election Distrist - 4th Council District
Legal Owners: Daniel & Jean Schuster, Pleasant Hill Development Associates, II, LLC

Special Hearing to approve residential buildings in the OT zone.
Variance to permit a minimum setback from a street line of 30.7 feet in lieu of the required 50 feet.

Hearing: Thursday, June 21, 2007 at 2:00 p.m. and Friday, June 22, 2007 at 9:00 a.m. in Room 407, County Courts Building, Towson, 21204

Tuesday
OP
Comment
email sent 6/15/07

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

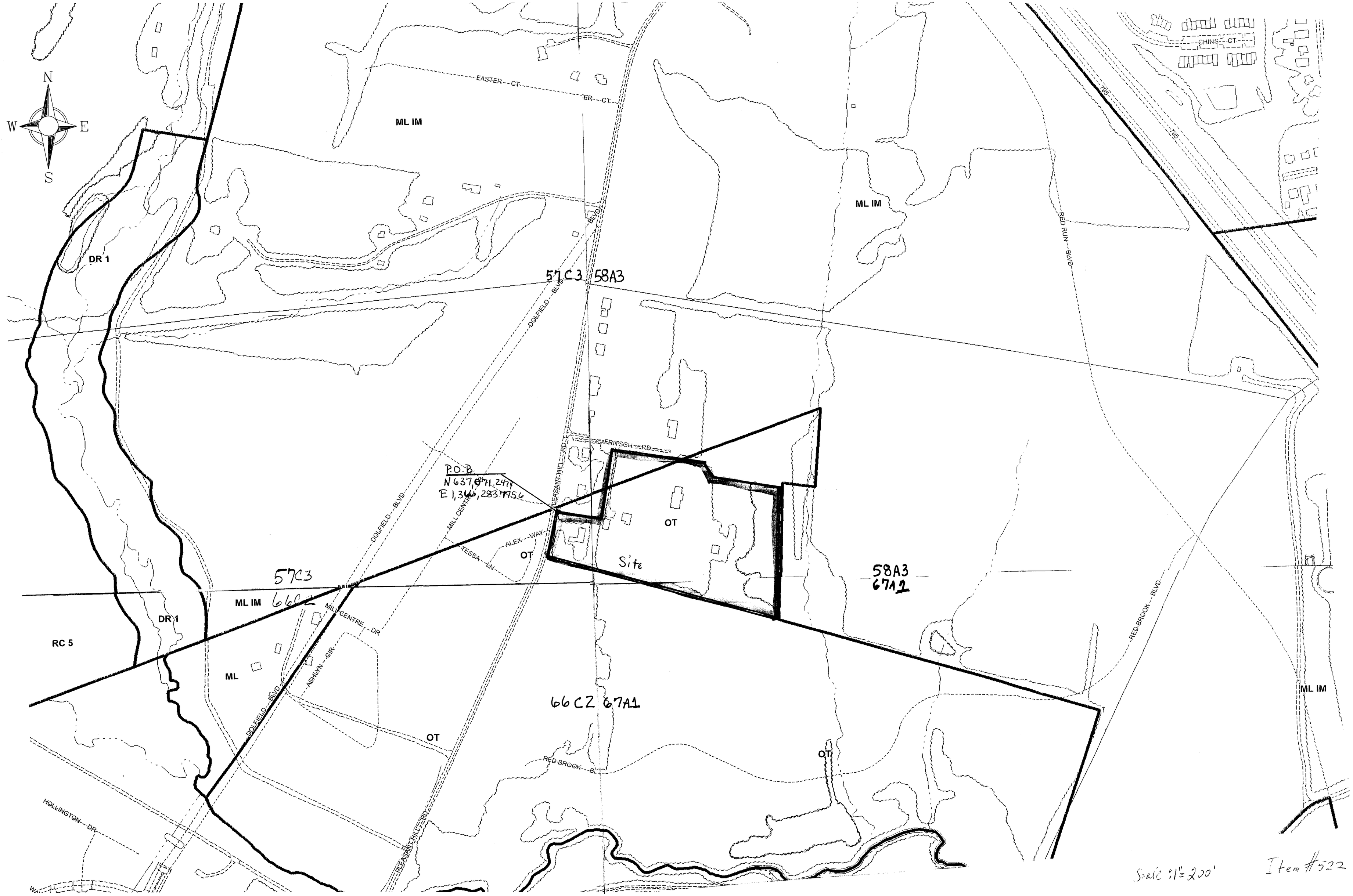
DATE: May 24, 2007

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 28, 2007
Item Nos. 07-500, 512, 513,514, 515,
516, 517, 519, 520, 522, 523, 524, 525

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-05242007.doc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DOLFIELD BLVD
ML IM
RED RUN BLVD
CHINS CT
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FRITSCH RD
P.O.B.
N 637,671.2471
E 1,346,283.7756
PLEASANT HILL RD
MILL CENTRE
ALEX WAY
TESSA LN
OT
Site
57C3
ML IM 66C2
MILL CENTRE DR
DR 1
RC 5
ML
ASHLYN CIR
DOLFIELD BLVD
58A3
67A1
RED BROOK BLVD
66C2 67A1
OT
OT
RED BROOK BL
HOLLINGTON DR
PLEASANT HILL RD
ML IM
Scale 1" = 200'
Item #522

PLAN PREPARED BY:

NAME: MATIS WARFIELD, INC.
ADDRESS: 10540 YORK ROAD
SUITE M
HUNT VALLEY, MARYLAND 21030
PHONE: (410) 683-7004

DATE: April 17, 2007

DEVELOPER / CONTRACT PURCHASER:

NAME: PLEASANT HILL DEVELOPMENT ASSOCIATES II, LLC
CONTACT: HOWARD S. BROWN
ADDRESS: 100 PAINTERS MILL ROAD – STE. 900
OWINGS MILLS, MD 21117-4793
PHONE: (410) 363-3434
FAX: (410) 581-2528

SITE DATA

OWNER & PROPERTY REFERENCES:

OWNER	ADDRESS	TAX ACCOUNT #	TAX MAP & PARCEL	LOT	DEED REF.
PLEASANT HILL DEVELOPMENT ASSOCIATES II, LLC	100 PAINTERS MILL ROAD STE. 900 OWINGS MILLS, MD 21117	04-1401-0600 04-0300-2190 17-0000-8304	58-354 58-416 58-607	10 & 11 - -	24577/156 24577/163 24577/163
DANIEL G. SCHUSTER JEAN K. SCHUSTER	16225 DARK HOLLOW RD UPPERCO, MD 21155	04-1600-1920	58-355	-	6862/784

EXISTING ZONING AND DENSITY

Zone	Gross Acres	Density Units	Dwelling Unit Conversion Factor	Permitted Density Units	Dwellings Proposed
ML-IM	0.6	-	-	-	0
OT	10.2	-	-	-	216 CONDOMINIUM UNITS
TOTAL	10.8	-	-	-	216 CONDOMINIUM UNITS

DENSITY CERTIFICATION NOTE:
The boundaries of the property shown on this plan have remained intact since 1971. The developer's engineer has confirmed that no part of the gross area of this property, as shown on this plan has ever been utilized, recorded or represented as density or area to support offsite dwellings subsequent to 1971.

O.T. ZONE BULK REGULATIONS

BALTIMORE COUNTY ZONING REGULATIONS SECTION 209.4

A. MINIMUM NET LOT AREA: 30,000 SF, EXCEPT THAT PUBLIC UTILITY USES SHALL BE EXEMPT FROM MINIMUM NET LOT AREA REQUIREMENTS. THE TERM 'NET LOT AREA' AS USED HEREIN DOES NOT INCLUDE THE PORTION OF ANY LOT WHICH IS WITHIN A STREET RIGHT-OF-WAY.

B. MINIMUM LOT WIDTH AT BUILDING LINE: 150 FEET, EXCEPT THAT PUBLIC UTILITY USES SHALL BE EXEMPT FROM MINIMUM LOT WIDTH REQUIREMENTS.

C. BUILDING SETBACKS
1. MINIMUM SETBACK FROM ANY LOT LINE OTHER THAN A STREET LINE: 50 FEET. THE MINIMUM SETBACK MAY BE REDUCED TO ZERO FOR THE PURPOSES OF INTEGRATING, ADJOINING OR CONNECTING STRUCTURES ON CONTIGUOUS LOTS WITH THE EXPRESSED APPROVAL OF THE OWNER OF THE CONTIGUOUS LOT.
2. MINIMUM SETBACK FROM ANY STREET LINE: 50 FEET.
3. MINIMUM SETBACK FROM ANY ABUTTING D.R., R.A.E. OR R-O ZONE LINE OTHER THAN A BOUNDARY LINE THAT LIES WITHIN A STREET: 50 FEET.
4. MINIMUM SETBACK FROM ANY ABUTTING R.C., D.R.1, D.R.2, D.R.3.5, D.R.5.5 OR D.R.10.5 ZONE LINE OTHER THAN A BOUNDARY THAT LIES WITHIN A STREET: 150 FEET.

D. MAXIMUM BUILDING HEIGHT: 150 FEET WHEN LOCATED IN A TOWN CENTER OR WHEN WITHIN 3,000 FEET OF A TOWN CENTER BOUNDARY; 60 FEET WHEN LOCATED MORE THAN 3,000 FEET OUTSIDE OF A TOWN CENTER.

E. MINIMUM HEIGHT OF RESIDENTIAL USES: 52 FEET.

F. MINIMUM AREA DEVOTED TO AMENITY OPEN SPACE: 25% OF THE NET LOT AREA. THE TERM 'NET LOT AREA' AS USED HEREIN DOES NOT INCLUDE THE PORTION OF ANY LOT WHICH IS WITHIN A STREET RIGHT-OF-WAY.

SITE DATA NOTES:

GROSS AREA OF SITE = 10.8 Acres+/- (Includes 30-ft of existing Pleasant Hill Road Right-of-way)
NET AREA OF SITE 10.5 Acres+/-
EXISTING ZONING - ML-IM & OT
EXISTING USE - ONE SINGLE-FAMILY DETACHED DWELLING EACH ON PARCELS 354 (LOT 10/11), 355 & 416.
PROPOSED USE - 216 NEW CONDOMINIUM UNITS
PREVIOUS DEVELOPMENT APPROVAL:
CASE NOS. IV-665 DEVELOPMENT PLAN - APPROVED AUGUST 11, 2006
06-571-SPH - TO ALLOW RESIDENTIAL UNITS IN AN OT ZONE - GRANTED AUGUST 11, 2006
COUNCILMANIC DISTRICT: 4
ELECTION DISTRICT 4
WATERSHED 7 - GWYNNS FALLS
SUBSEWER SHED 91
REGIONAL PLANNING DISTRICT - 306B
CENSUS TRACT 4041
ZIP CODE 21117
ZONING TILE: 058A3, 057C3, & 067A1
THIS SITE IS LOCATED WITHIN 3000' OF THE OWINGS MILLS TOWN CENTER BOUNDARY.

SCHOOL DISTRICT INFORMATION:

School Name	State Rated Capacity (SRC)	Commited Students	Projected # of Pupils For Specific Development	Projected # of Pupils For Prev. Approved Development	Actual 9/30/2006 Enrollment 2006-2007	Total Projected Enrollment	# of Students Above or (Below) Capacity	Projected # of Pupils as Porcentage of SRC
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DEER PARK MAGNET MS	1,368	0	4	65	1,223	1,292	(76)	94.44%
NEW TOWN HS	1,348	0	8	141	1,037	1,186	(162)	87.98%

Projected Pupil Yield	Number of Units Proposed	Elementary School	Middle School	High School
Single Family Attached Owned	216	216 x 0.036 = 7.8 = 8	216 x 0.015 = 3.2 = 4	216 x 0.034 = 7.3 = 8

ENVIRONMENTAL INFORMATION

Existing	Not Existing	Field Delineated	Field Verified		REMARKS
x				TOPOGRAPHY AND STREET GRADES (MIN. 5 ft. CONTOUR APPROPRIATELY LABELED)	FROM BALTIMORE COUNTY GIS TOPO (SUPPLEMENTED WITH FIELD RUN TOPO)
x			x	SLOPES GREATER THAN 25%	
x			x	100-YEAR FLOODPLAIN	OFF-SITE
x				SOILS MAPPED ACCORDING TO SOIL SURVEYS BALTIMORE COUNTY, MARYLAND	MAP 26
x			x	STREAMS, SEEPS, PONDS OR OTHER WATER BODIES SHOWN ON SITE AND WITHIN 200 FT. OF SITE BOUNDARIES	
x			x	WETLANDS	
x			x	FOREST BUFFER LIMITS INCLUDING ADJUSTMENTS FOR STEEP SLOPES AND/OR ERODIBLE SOILS	
x				LAND COVER ON AND WITHIN 200 FT OF SITE	
	x		x	SIGNIFICANT REGULATED PLANT OR WILDLIFE COMMUNITIES	BY EXPLORATION RESEARCH, INC.
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	x			UNDERGROUND FUEL TANKS ON SITE AND WITHIN 100 FT. OF SITE	NO KNOWN UNDERGROUND STORAGE TANKS
	x			SOIL EVALUATION TESTS (PERC TESTS) PERFORMED	N/A

EXISTING BUILT CONDITIONS

EXISTING	NOT EXISTING		REMARKS
x		LOCATIONS OF EXISTING BUILDINGS WITHIN 200 FT. OF SITE BOUNDARIES	
x		LOCATION OF EXISTING ROADS WITHIN 200 FT. OF SITE BOUNDARIES	
	x	DESIGNATED HISTORIC SITES	CONFIRMED WITH JOHN McGRAIN
	x	DESIGNATED ARCHEOLOGICAL SITES	
	x	SIGNIFICANT VIEWS	
	x	SIGNIFICANT FEATURES (SPECIMEN TREES, BUILDINGS, STREETSCAPE, ETC.)	
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	x		RECREATION AND PARKS PLAN	
	x		STREETSCAPE PLAN	
x		x	GREENWAYS PLAN	
	x		OTHER	

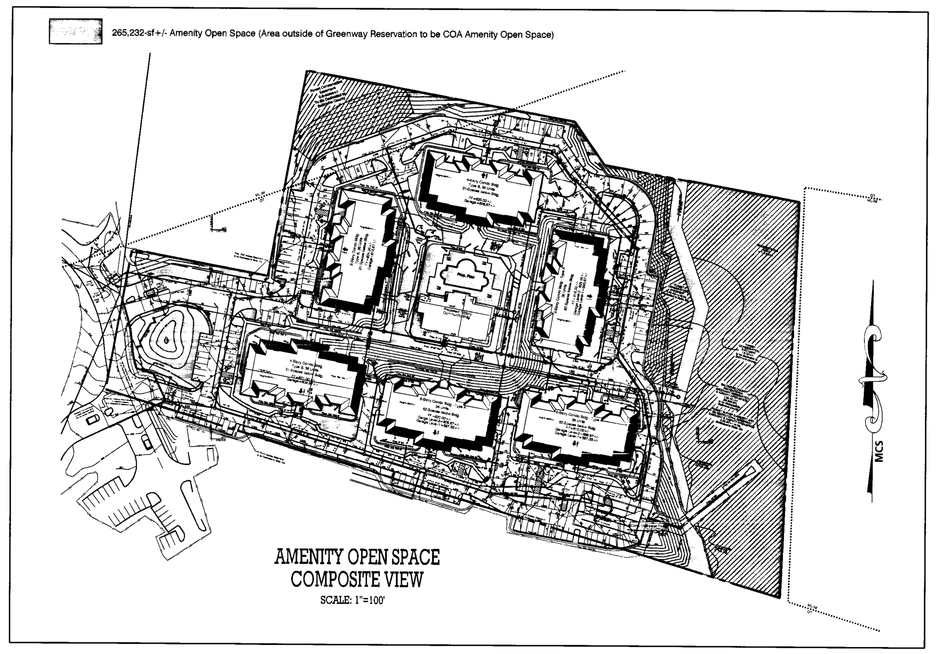
SITE DEVELOPMENT PROPOSAL

Dwelling Type	Units Proposed	Parking Required	Parking Proposed	Open Space Required	Open Space Proposed	Average Daily Trips	Phase	Development Schedule
Multi-Family Attached	216	(1.5 spaces/unit x 216 units) + 15% for visitors = 373 - spaces reqd.	447 spaces proposed	140,400 sf = 3.22 acres (active l.o.s.) 75,600 sf = 1.74 acres (passive l.o.s.) Total 216,000 sf = 4.96 acres or 25% of the OT Lot Area = 2.55-acres	265,232-sf+/- = 6.09 acres+/- AMENITY OPEN SPACE PROVIDED	1,404 (6.5/UNIT)	N/A	N/A

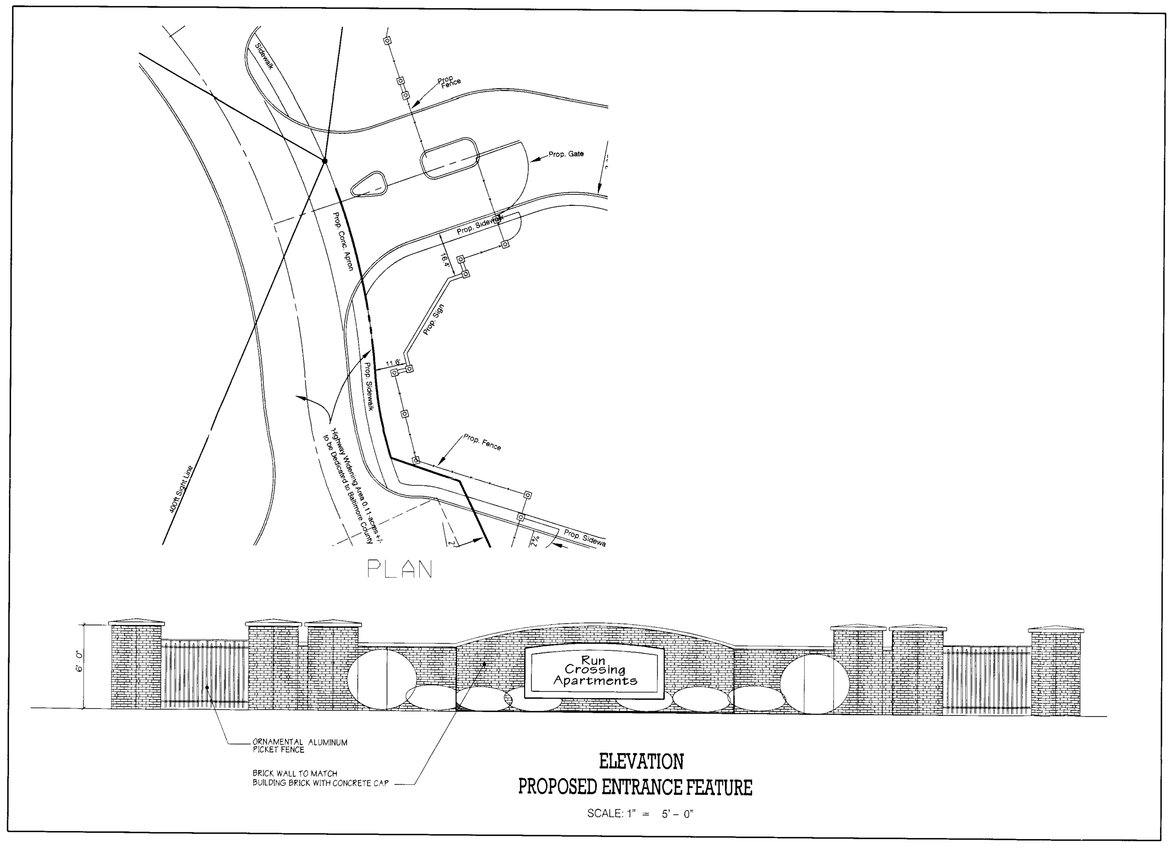
LOCAL OPEN SPACE PROPOSAL

Open Space Type	Area (Acres)
Active Open Space	0-sf
100 Year Flood Plain	N / A
Forest Buffer	2.22 acres+/- (Included in Amenity Areas)
Amenity Areas	6.09-acres+/-
Trails and Connectors	N / A
Other	N / A
Total Provided	6.09 acres+/-
Proposed Ownership	C.O.A.

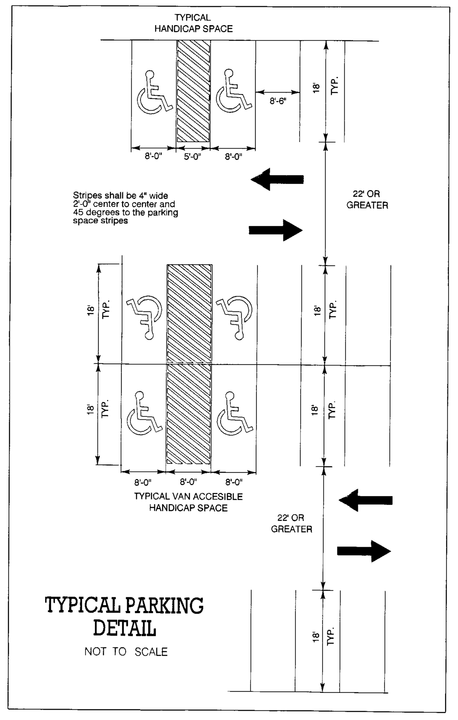
Undeveloped Areas	Area (Acres)
Storm Water Management	N / A (Underground)
HOA/COA Areas	N / A
Forest Conservation	2.4 acres+/-
Other	N / A
Total Provided	2.4 acres+/-



AMENITY OPEN SPACE COMPOSITE VIEW
SCALE: 1"=100'



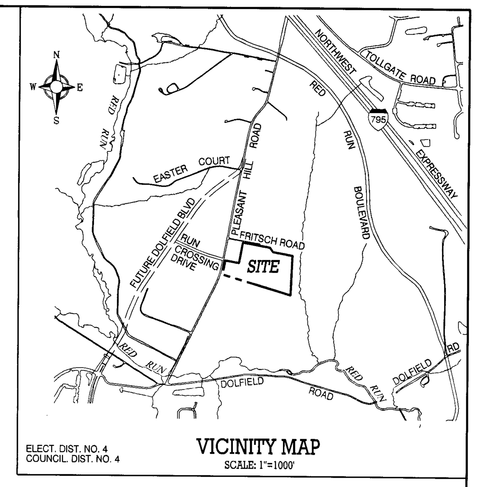
ELEVATION
PROPOSED ENTRANCE FEATURE
SCALE: 1" = 5' - 0"



TYPICAL PARKING DETAIL
NOT TO SCALE

LEGEND

Property Line
Proposed Lot Line
Proposed Contour — 140
Existing Contour — 140
Soil Boundary — LFD (B), KeC2 (C)
Existing Storm Drain
Proposed Storm Drain
Existing Sanitary
Proposed Sanitary
Existing Water
Proposed Water
Existing Curb
Prop. Curb and Gutter
Existing Tree Line
Zoning Line — D.R.16, D.R.5.5
Forest Buffer Easement — FB
Limit Of Disturbance — LOD
Flood Plain — FP
Forest Conservation Easement — FCE
Wetlands
Proposed Lot # — 6
Average Daily Traffic — 162
Specimen Tree



ELECT. DIST. NO. 4
COUNCIL. DIST. NO. 4

VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES

1) PRIOR PERMITS: NONE KNOWN.
2) PRIOR ZONING HISTORY:
CASE #06-571-SPH: SPECIAL HEARING TO ALLOW RESIDENTIAL UNITS IN AN OT ZONE APPROVED
3) PRIOR DEVELOPMENT PLAN HISTORY:
PDM #IV-665, DEVELOPMENT PLAN FOR 10 MULTIFAMILY BUILDINGS WITH A TOTAL OF 110 UNITS APPROVED, AUGUST 11, 2006.
4) PRIOR MODIFICATION OF STANDARDS:
7 UNITS IN A ROW ALLOWED IN LIEU OF 6 PERMITTED, APPROVED WITH DEVELOPMENT PLAN ON AUGUST 11, 2006.
5) PRIOR PUBLIC WORKS WAIVERS:
22-FT. WIDE PRIVATE ROAD PAVING ALLOWED IN LIEU OF 24-FT REQUIRED, AND SIDEWALKS ALLOWED ON ONE SIDEOF THE PRIVATE ROADS IN LIEU OF BOTH SIDES, APPROVED WITH DEVELOPMENT PLAN ON AUGUST 11, 2006.
6) DRAWING AND FUTURE PLANS TO BE BASED ON MCS AND NAVD 88
7) THIS SITE DOES NOT FALL IN A FAILING OR NEAR FAILING TRAFFIC SHED.
8) RUN CROSSING ROAD IS A PUBLIC ROAD, THERE ARE NO PUBLIC OR PRIVATE ROADS PROPOSED ON-SITE, ONLY DRIVEWAYS AND PARKING BAYS ARE PROPOSED.
9) PUBLIC ROADS AND EASEMENTS INDICATED FOR DEDICATION TO BALTIMORE COUNTY WILL BEOFFERED FOR DEDICATION AT NO COST TO THE COUNTY.
10) PARCELS DESIGNATED AS "C.O.A" WILL BE DEDICATED TO THE CONDIMINIUM OWNERS ASSOCIATION.
11) ALL EXISTING STRUCTURES, WILL BE RAZED AFTER THE GRADING PERMIT IS ISSUED AND RAZINGPERMITS ARE ISSUED.
12) ALL UNITS ARE FOR SALE.
13) REFUSE COLLECTION WILL BE PROVIDED BY BALTIMORE COUNTY.
14) ALL PARKING AND DRIVE AISLES WILL BE PAVED WITH MACADAM AND PERMANENTLY STRIPED.
15) UTILITIES SHALL BE PRIVATE UNLESS OTHERWISE NOTED.
16) NO SIGNAGE IS PROPOSED AT THIS TIME; HOWEVER ANY FUTURE SIGNAGE TO COMPLY WITH SECTION 450 BCZR AND ALL ZONING SIGN POLICIES, OR A VARIANCE REQUESTED PURSUANT TOBCZR SECTION 307.
17) THERE ARE NO KNOWN UNDERGROUND STORAGE TANKSON THIS SITE.
18) THE SITE IS NOT LOCATED WITHIN A DEFICIENT ZONE PER THE BALTIMORE COUNTY 2006 BASICSERVICES MAPS, WATER SUPPLY AREA MAP, SEWAGE AREA MAP, AND TRANSPORTATION MAP.
19) THE BUREAU OF TRAFFIC ENGINEERING AND PLANNING HAS CONFIRMED THAT THE SUBJECT SITEIS NOT WITHIN A TRAFFIC DEFICIENT AREA.
20) AREAS BETWEEN THE SIGHT LINE AND CURB LINE MUST BE CLEARED, GRADED AND KEPT FREE OFANY OBSTRUCTIONS.
21) FOREST CONSERVATION SHALL BE PROVIDED THROUGH A COMBINATION OF ON-SITE AND OFF-SITEREFORESTATION.
22) THERE ARE NO RESIDENTIAL TRANSITION AREAS (RTAs) ON-SITE.
23) THERE ARE NO KNOWN AREAS OF CRITICAL STATE CONCERN ON-SITE.
24) A FIRE FLOW TEST WILL BE OBTAINED IN CONJUNCTION WITH PREPRATION OF FINAL CONSTRUCTION DOCUMENTS.
25) OPEN SPACE REQUIRED IS 140,400 SQUARE FEET ACTIVE AND 75,600 SQUARE FEET PASSIVE, OR A COMBINATION THEREOF AS SPECIFIED IN SECTION 1B.D.3: OPEN SPACE PROVIDED =0 SQUARE FEET. OPEN SPACE REQUIREMENT IS SATISFIED BY THE PROVISION OF AMENITYOPEN SPACE AS ALLOWED IS SECTION 11D4.
26) ANY FOREST CONSERVATION EASEMENT AND FOREST BUFFER EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORECOUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
27) THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN ANY FOREST BUFFER EASEMENT OR FOREST CONSERVATION AREA EXCEPT AS PERMITTED BYTHE BALTIMORE COUNTY OFFICE OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
28) THIS SITE DOES NOT LIE WITHIN THE LIMITS OF THE CHESAPEAKE BAY CRITICAL AREA.
29) BALTIMORE COUNTY WILL NOT OWN OR BE RESPONSIBLE FOR MAINTENANCE OF ANY RETAINING WALLSHOWN ON THIS PLAN.
30) STORMWATER MANAGEMENT:
AN UNDERGROUND FACILITY IS PROPOSED.
MANAGEMENT WILL CONFORM TO BALTIMORE COUNTY REQUIREMENTS. Wqv, Rev, Cpv, and Qf are required for this project
THE CHANNEL PROTECTION RELEASE TIME WILL BE DESIGNED BASED ON THE RECEIVING STREAMS BEING USE III WATERS
THE STORMWATER MANAGEMENT FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED
PRELIMINARY HYDROLOGY WAS APPROVED WITH THE PREVIOUSLY APPROVED DEVELOPMENT PLAN
THE OUTFALL WAS FOUND TO BE SUITABLE WITH THE PREVIOUSLY APPROVED DEVELOPMENT PLAN
31) THE LOCATION OF PUBLIC STREETLIGHTS WILL BE PROVIDED ON THE PUBLIC ROAD PLAN FOR RUN CROSSING DRIVE.
32) NON DISTURBANCE NOTES:

"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 DISTURBANCEAND USE OF THESE AREAS."

"THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCES OF VEGETATION in THEFOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY BALTIMORE COUNTY DEPARTMENT OFENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT."

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33) AN ALTERNATIVES ANALYSIS WAS APPROVED AND A FOREST BUFFER VARIANCE WAS APPROVED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT FROM THE BALTIMORE COUNTY CODE, ARTICLE 33, TITLE 3: PROTECTION OF WATER QUALITY, STREAMS, WETLANDS, AND FLOODPLANS. THE LOCATIONS OF THE SEWER LINE CONNECTION AND STORMWATER MANAGEMENT OUTFALL WITHIN THE FOREST BUFFER EASEMENT ARE REFLECTIVE OF THE FACT THAT THE ALTERNATIVES ANSLYSIS WAS APPROVED.

ECO SCIENCE PROFESSIONALS, INC. HAS PREPARED A REVISED FOREST BUFFER VARIANCE WHICH INCLUDES A REQUEST TO ALLOW A BUFFER ESEMENT SETBACK OF LESS THAN 35-FEET.

34) PRIOR TO RAZING THE EXISTING BUILDINGS ON SITE, THE EXISTING WELLS SHALL BE BACKFILLED BY A LICENSED MASTER WELL DRILLER WHO SHALL SUBMIT A WELL ABANDONMENT REPORT TO DEPRM.

35) PRIOR TO RAZING THE EXISTING BUILDONS ON SITE, THE EXISTING SEPTIC SYSTEMS MUST BE PUMPED AND BACKFILLED OR REMOVED BY A LICENSED SEWAGE DISPOSAL CONTRACTOR.

LIGHTING:
ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED TO REFLECT LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.

THEREFORE, IT IS ORDERED by the Hearing Officer/Zoning Commissioner of Baltimore County this 11th day of August, 2006, that the redlined Run Crossing Development Plan, entered into evidence as Developer's Exhibit 1A-1B, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED, that the Petition for Special Hearing, pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), requesting approval for the proposed residential buildings in the OT zone, is hereby GRANTED.

Any appeal of this decision must be taken in accordance with Section 32-4-281 of the Baltimore County Code.

WILLIAM J. WISEMAN, III
Zoning Commissioner/Hearing Officer
for Baltimore County

ZONING HEARING REQUEST:

1. SPECIAL HEARING TO ALLOW RESIDENTIAL UNITS IN AN O.T. ZONE
2. VARIANCE FOR BUILDING SETBACK TO PROPOSED GATE HOUSE

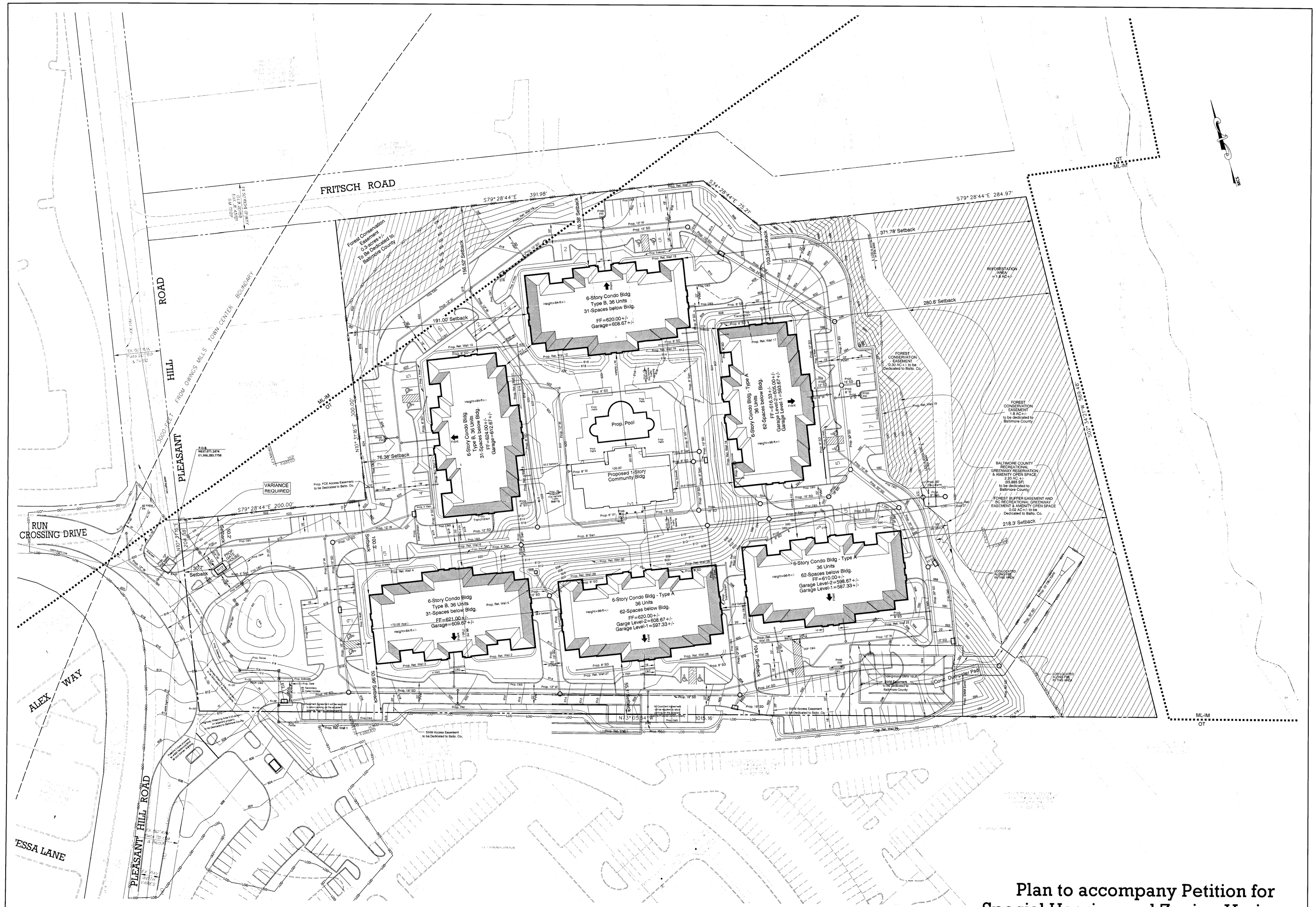
Plan to accompany Petition for Special Hearing and Zoning Variance
Run Crossing

Baltimore County, Maryland
Election District No. 4
Councilmanic District 4
PDM File#: IV-665
Sheet 1 of 2

RJD
#07-522-SPHA

DATE	ISSUE
04-26-07	ZONING PLAN
05-15-07	ZONING PLAN

Matis Warfield
consulting engineers
10540 york road suite m
hunt valley, maryland 21030
phone 410-683-7004
facsimile 410-683-1768
www.matiswarfield.com



Plan

30' 0 30' 60'

1" = 30'-0"

Plan to accompany Petition for Special Hearing and Zoning Variance

Run Crossing

Baltimore County, Maryland
Election District No. 4
Councilmanic District 4

PDM File#: IV-665

Sheet 2 of 2

Matis Warfield
consulting engineers
10540 york road suite n
hunt valley, maryland 21030
phone 410-683-7904
facsimile 410-683-1798
www.matiswarfield.com

DATE	ISSUE
04-26-07	ZONING PLAN
05-15-07	ZONING PLAN

PLAN PREPARED BY:

NAME: MATIS WARFIELD, INC.
ADDRESS: 10540 YORK ROAD, SUITE M, HUNT VALLEY MARYLAND 21030
PHONE: (410) 683-7004
DATE: April 17, 2007

DEVELOPER / CONTRACT PURCHASER:

NAME: PLEASANT HILL DEVELOPMENT ASSOCIATES II, LLC
CONTACT: HOWARD S. BROWN
ADDRESS: 100 PAINTERS MILL ROAD - STE. 900, OWINGS MILLS, MD 21117-4793
PHONE: (410) 363-3434
FAX: (410) 581-2528

SITE DATA

OWNER & PROPERTY REFERENCES:

OWNER	ADDRESS	TAX ACCOUNT #	TAX MAP & PARCEL	LOT	DEED REF.
PLEASANT HILL DEVELOPMENT ASSOCIATES II, LLC	100 PAINTERS MILL ROAD STE. 900 OWINGS MILLS, MD 21117	04-1401-0600 04-0300-2190 17-0000-8304	58-354 58-416 58-407	10 & 11 - -	24577/156 24577/163 24577/163
DANIEL O. SCHUSTER JEAN K. SCHUSTER	16225 DARK HOLLOW RD UPPERCO, MD 21155	04-1600-1920	58-355	-	6862/784

EXISTING ZONING AND DENSITY

Zone	Gross Acres	Density Units	Dwelling Unit Conversion Factor	Permitted Density Units	Dwellings Proposed
ML-IM	0.6	-	-	-	0
OT	10.2	-	-	-	216 CONDOMINIUM UNITS
TOTAL	10.8	-	-	-	216 CONDOMINIUM UNITS

DENSITY CERTIFICATION NOTE:
The boundaries of the property shown on this plan have remained intact since 1971. The developer's engineer has confirmed that no part of the gross area of this property, as shown on this plan has ever been utilized, recorded or represented as density or area to support offsite dwellings subsequent to 1971.

O.T. ZONE BULK REGULATIONS

BALTIMORE COUNTY ZONING REGULATIONS SECTION 209.4

A. MINIMUM NET LOT AREA: 30,000 SF, EXCEPT THAT PUBLIC UTILITY USES SHALL BE EXEMPT FROM MINIMUM NET LOT AREA REQUIREMENTS. THE TERM "NET LOT AREA" AS USED HEREIN DOES NOT INCLUDE THE PORTION OF ANY LOT WHICH IS WITHIN A STREET RIGHT-OF-WAY.

B. MINIMUM LOT WIDTH AT BUILDING LINE: 150 FEET, EXCEPT THAT PUBLIC UTILITY USES SHALL BE EXEMPT FROM MINIMUM LOT WIDTH REQUIREMENTS.

C. BUILDING SETBACKS
1. MINIMUM SETBACK FROM ANY LOT LINE OTHER THAN A STREET LINE: 50 FEET. THE MINIMUM SETBACK MAY BE REDUCED TO ZERO FOR THE PURPOSES OF INTEGRATING, ADJOINING OR CONNECTING STRUCTURES ON CONTIGUOUS LOTS WITH THE EXPRESSED APPROVAL OF THE OWNER OF THE CONTIGUOUS LOT.
2. MINIMUM SETBACK FROM ANY STREET LINE: 50 FEET.
3. MINIMUM SETBACK FROM ANY ABUTTING D.R., R.A.E. OR R-O ZONE LINE OTHER THAN A BOUNDARY LINE THAT LIES WITHIN A STREET: 50 FEET.
4. MINIMUM SETBACK FROM ANY ABUTTING R.C., D.R.1, D.R.2, D.R.3.5, D.R.5.5 OR D.R.10.5 ZONE LINE OTHER THAN A BOUNDARY THAT LIES WITHIN A STREET: 150 FEET.

D. MAXIMUM BUILDING HEIGHT: 150 FEET WHEN LOCATED IN A TOWN CENTER OR WHEN WITHIN 3,000 FEET OF A TOWN CENTER BOUNDARY; 80 FEET WHEN LOCATED MORE THAN 3,000 FEET OUTSIDE OF A TOWN CENTER.

E. MINIMUM HEIGHT OF RESIDENTIAL USES: 52 FEET.

F. MINIMUM AREA DEVOTED TO AMENITY OPEN SPACE: 25% OF THE NET LOT AREA. THE TERM "NET LOT AREA" AS USED HEREIN DOES NOT INCLUDE THE PORTION OF ANY LOT WHICH IS WITHIN A STREET RIGHT-OF-WAY.

SITE DATA NOTES:

GROSS AREA OF SITE = 10.8 Acres +/- (includes 30-ft of existing Pleasant Hill Road Right-of-way)
NET AREA OF SITE 10.5 Acres +/-
EXISTING ZONING - ML-IM & OT
EXISTING USE - ONE SINGLE-FAMILY DETACHED DWELLING EACH ON PARCELS 354 (LOT 10/11), 355 & 416.
PROPOSED USE - 216 NEW CONDOMINIUM UNITS
PREVIOUS DEVELOPMENT APPROVAL:
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	x		x	SIGNIFICANT REGULATED PLANT OR WILDLIFE COMMUNITIES	BY EXPLORATION RESEARCH, INC
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	x		x	SEPTIC ON SITE OR WITHIN 100 FT. OF SITE	
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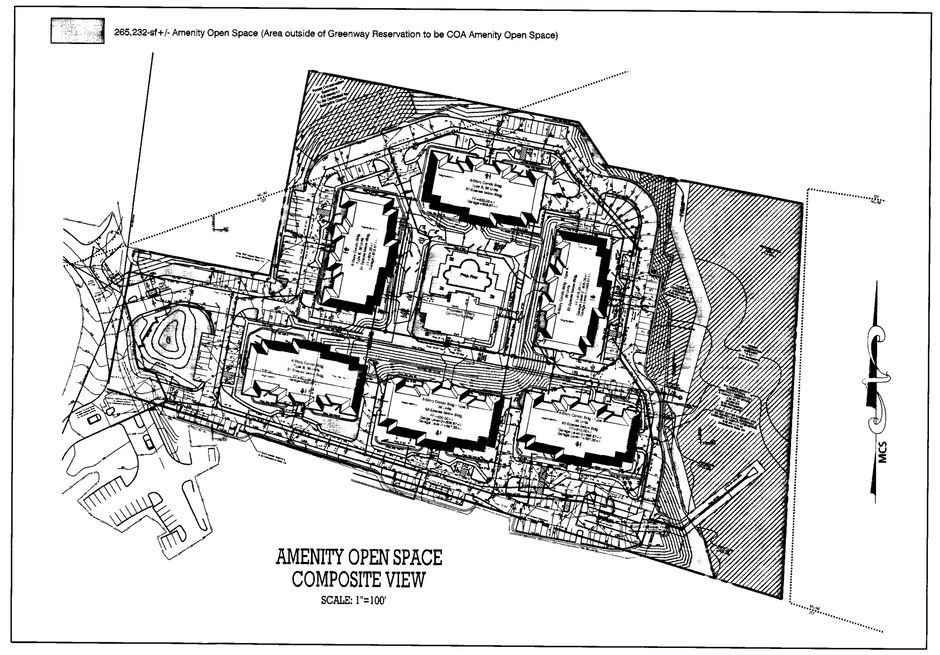
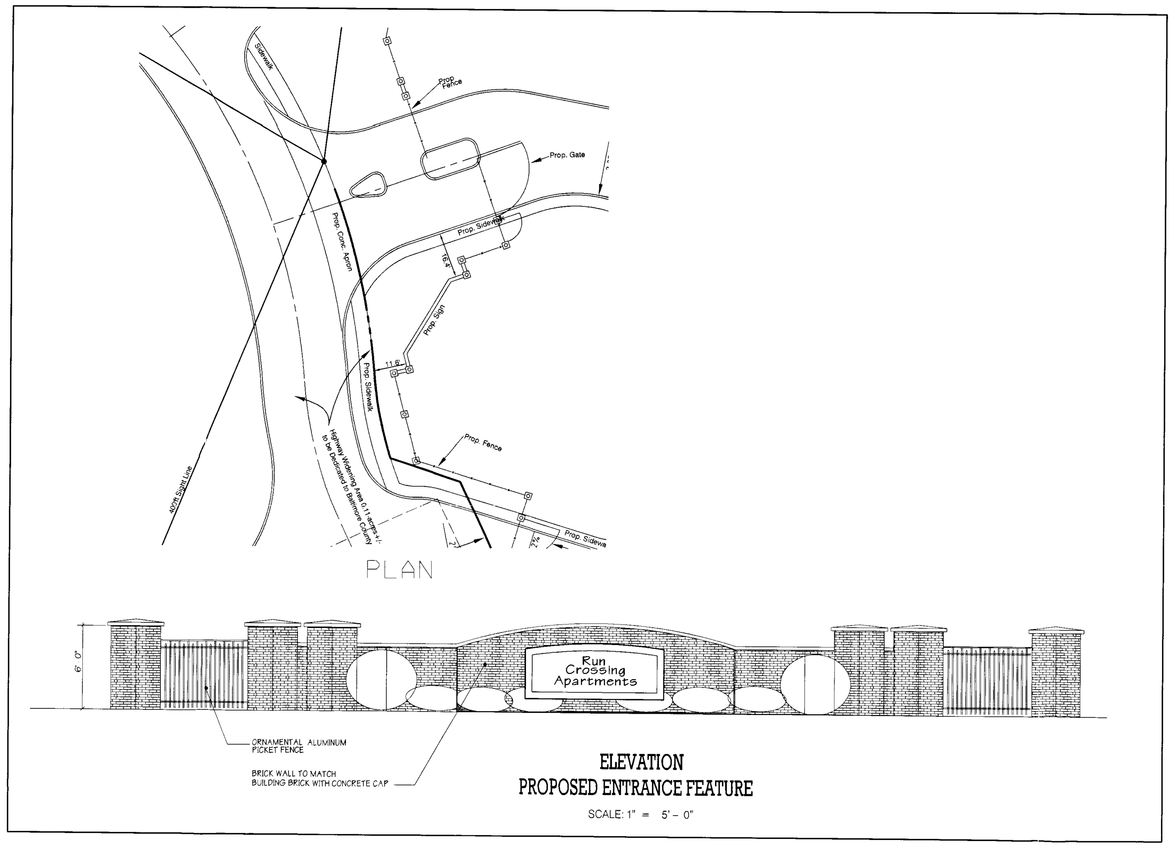
HOA/COA Areas	N / A
Forest Conservation	2.4 acres+/-
Other	N / A
Total Provided	2.4 acres+/-

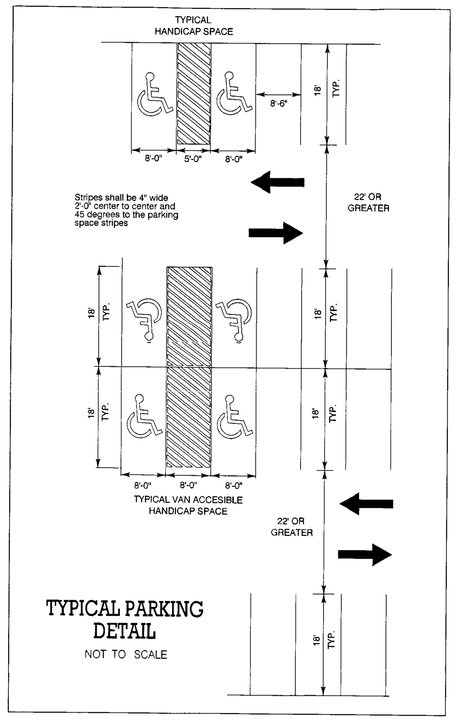


AMENITY OPEN SPACE COMPOSITE VIEW
SCALE: 1"=100'



PLAN

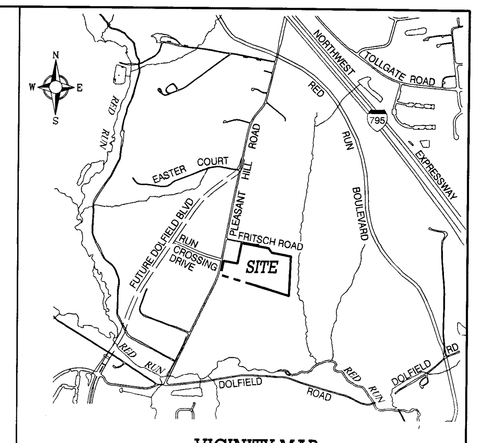
ELEVATION
PROPOSED ENTRANCE FEATURE
SCALE: 1" = 5' - 0"



TYPICAL PARKING DETAIL
NOT TO SCALE

LEGEND

Property Line
Proposed Lot Line
Proposed Contour — 140
Existing Contour — 140 / 142
Soil Boundary — LfD (B) / KeC2 (C)
Existing Storm Drain
Proposed Storm Drain
Existing Sanitary
Proposed Sanitary
Existing Water
Proposed Water
Existing Curb
Prop. Curb and Gutter
Existing Tree Line
Zoning Line — D.R.16 / D.R. 5.5
Forest Buffer Easement — FB
Limit Of Disturbance — LOD
Flood Plain — FP
Forest Conservation Easement — FCE
Wetlands
Proposed Lot # — 6
Average Daily Traffic — 162
Specimen Tree



ELECT. DIST. NO. 4
COUNCIL. DIST. NO. 4

VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES

1) PRIOR PERMITS: NONE KNOWN.
2) PRIOR ZONING HISTORY:
CASE #06-571-SPH: SPECIAL HEARING TO ALLOW RESIDENTIAL UNITS IN AN OT ZONE APPROVED
3) PRIOR DEVELOPMENT PLAN HISTORY:
PDM #IV-665, DEVELOPMENT PLAN FOR 10 MULTIFAMILY BUILDINGS WITH A TOTAL OF 110 UNITS APPROVED, AUGUST 11, 2006.
4) PRIOR MODIFICATION OF STANDARDS:
7 UNITS IN A ROW ALLOWED IN LIEU OF 6 PERMITTED, APPROVED WITH DEVELOPMENT PLAN ON AUGUST 11, 2006.
5) PRIOR PUBLIC WORKS WAIVERS:
22-FT WIDE PRIVATE ROAD PAVING ALLOWED IN LIEU OF 24-FT REQUIRED, AND SIDEWALKS ALLOWED ON ONE SIDEOF THE PRIVATE ROADS IN LIEU OF BOTH SIDES, APPROVED WITH DEVELOPMENT PLAN ON AUGUST 11, 2006.
6) DRAWING AND FUTURE PLANS TO BE BASED ON MCS AND NAVD 88
7) THIS SITE DOES NOT FALL IN A FAILING OR NEAR FAILING TRAFFIC SHED.
8) RUN CROSSING ROAD IS A PUBLIC ROAD, THERE ARE NO PUBLIC OR PRIVATE ROADS PROPOSED ON-SITE, ONLY DRIVEWAYS AND PARKING BAYS ARE PROPOSED.
9) PUBLIC ROADS AND EASEMENTS INDICATED FOR DEDICATION TO BALTIMORE COUNTY WILL BEOFFERED FOR DEDICATION AT NO COST TO THE COUNTY.
10) PARCELS DESIGNATED AS "C.O.A" WILL BE DEDICATED TO THE CONDIMINIUM OWNERS ASSOCIATION.
11) ALL EXISTING STRUCTURES, WILL BE RAZED AFTER THE GRADING PERMIT IS ISSUED AND RAZINGPERMITS ARE ISSUED.
12) ALL UNITS ARE FOR SALE.
13) REFUSE COLLECTION WILL BE PROVIDED BY BALTIMORE COUNTY.
14) ALL PARKING AND DRIVE AISLES WILL BE PAVED WITH MACADAM AND PERMANENTLY STRIPED.
15) UTILITIES SHALL BE PRIVATE UNLESS OTHERWISE NOTED.
16) NO SIGNAGE IS PROPOSED AT THIS TIME.HOWEVER ANY FUTURE SIGNAGE TO COMPLY WITH SECTION 450 BCZR AND ALL ZONING SIGN POLICIES, OR A VARIANCE REQUESTED PURSUANT TOBCZR SECTION 307.
17) THERE ARE NO KNOWN UNDERGROUND STORAGE TANKSON THIS SITE.
18) THE SITE IS NOT LOCATED WITHIN A DEFICIENT ZONE PER THE BALTIMORE COUNTY 2006 BASICSERVICES MAPS, WATER SUPPLY AREA MAP, SEWAGE AREA MAP, AND TRANSPORTATION MAP.
19) THE BUREAU OF TRAFFIC ENGINEERING AND PLANNING HAS CONFIRMED THAT THE SUBJECT SITEIS NOT WITHIN A TRAFFIC DEFICIENT AREA.
20) AREAS BETWEEN THE SIGHT LINE AND CURB LINE MUST BE CLEARED, GRADED AND KEPT FREE OFANY OBSTRUCTIONS.
21) FOREST CONSERVATION SHALL BE PROVIDED THROUGH A COMBINATION OF ON-SITE AND OFF-SITEREFORESTATION.
22) THERE ARE NO RESIDENTIAL TRANSITION AREAS (RTAs) ON-SITE.
23) THERE ARE NO KNOWN AREAS OF CRITICAL STATE CONCERN ON-SITE.
24) A FIRE FLOW TEST WILL BE OBTAINED IN CONJUNCTION WITH PREPRATION OF FINAL CONSTRUCTION DOCUMENTS.
25) OPEN SPACE REQUIRED IS 140,400 SQUARE FEET ACTIVE AND 75,600 SQUARE FEET PASSIVE, OR A COMBINATION THEREOF AS SPECIFIED IN SECTION II.D.3: OPEN SPACE PROVIDED =0 SQUARE FEET. OPEN SPACE REQUIREMENT IS SATISFIED BY THE PROVISION OF AMENITYOPEN SPACE AS ALLOWED IS SECTION 11D4.
26) ANY FOREST CONSERVATION EASEMENT AND FOREST BUFFER EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORECOUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
27) THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN ANY FOREST BUFFER EASEMENT OR FOREST CONSERVATION AREA EXCEPT AS PERMITTED BYTHE BALTIMORE COUNTY OFFICE OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
28) THIS SITE DOES NOT LIE WITHIN THE LIMITS OF THE CHESAPEAKE BAY CRITICAL AREA.
29) BALTIMORE COUNTY WILL NOT OWN OR BE RESPONSIBLE FOR MAINTENANCE OF ANY RETAINING WALLSHOWN ON THIS PLAN.
30) STORMWATER MANAGEMENT:
AN UNDERGROUND FACILITY IS PROPOSED
MANAGEMENT WILL CONFORM TO BALTIMORE COUNTY REQUIREMENTS. WQv, Rev, Cpv, and Qf are required for this project
THE CHANNEL PROTECTION RELEASE TIME WILL BE DESIGNED BASED ON THE RECEIVING STREAMS BEING USE III WATERS
THE STORMWATER MANAGEMENT FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED
PRELIMINARY HYDROLOGY WAS APPROVED WITH THE PREVIOUSLY APPROVED DEVELOPMENT PLAN
THE OUTFALL WAS FOUND TO BE SUITABLE WITH THE PREVIOUSLY APPROVED DEVELOPMENT PLAN
31) THE LOCATION OF PUBLIC STREETLIGHTS WILL BE PROVIDED ON THE PUBLIC ROAD PLAN FOR RUN CROSSING DRIVE.
32) NON DISTURBANCE NOTES:

"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 DISTURBANCEAND USE OF THESE AREAS."

"THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCES OF VEGETATION IN THEFOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY BALTIMORE COUNTY DEPARTMENT OFENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT."

"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."

"THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCES OF VEGETATION IN THE FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTALPROTECTION AND RESOURCE MANAGEMENT."

33) AN ALTERNATIVES ANALYSIS WAS APPROVED AND A FOREST BUFFER VARIANCE WAS APPROVED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT FROM THE BALTIMORE COUNTY CODE, ARTICLE 33, TITLE 3: PROTECTION OF WATER QUALITY, STREAMS, WETLANDS, AND FLOODPLAINS. THE LOCATIONS OF THE SEWER LINE CONNECTION AND STORMWATER MANAGEMENT OUTFALL WITHIN THE FOREST BUFFER EASEMENT ARE REFLECTIVE OF THE FACT THAT THE ALTERNATIVES ANSLYSIS WAS APPROVED.

ECO SCIENCE PROFESSIONALS, INC. HAS PREPARED A REVISED FOREST BUFFER VARIANCE WHICH INCLUDES A REQUEST TO ALLOW A BUFFER EESMENT SETBACK OF LESS THAN 35-FEET.

34) PRIOR TO RAZING THE EXISTING BUILDINGS ON SITE, THE EXISTING WELLS SHALL BE BACKFILLED BY A LICENSED MASTER WELL DRILLER WHO SHALL SUBMIT A WELL ABANDONMENT REPORT TO DEPRM.

35) PRIOR TO RAZING THE EXISTING BUILDING ON SITE, THE EXISTING SEPTIC SYSTEMS MUST BE PUMPED AND BACKFILLED OR REMOVED BY A LICENSED SEWAGE DISPOSAL CONTRACTOR.

LIGHTING:
ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED TO REFLECT LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.

THEREFORE, IT IS ORDERED by the Hearing Officer/Zoning Commissioner of Baltimore County this 11th day of August, 2006, that the redlined Run Crossing Development Plan, entered into evidence as Developer's Exhibit 1A-1B, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED, that the Petition for Special Hearing, pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), requesting approval for the proposed residential buildings in the OT zone, is hereby GRANTED.

Any appeal of this decision must be taken in accordance with Section 32-4-281 of the Baltimore County Code.

WILLIAM J. WISEMAN, III
Zoning Commissioner/Hearing Officer
for Baltimore County

ZONING HEARING REQUEST:

1. SPECIAL HEARING TO ALLOW RESIDENTIAL UNITS IN AN O.T. ZONE
2. VARIANCE FOR BUILDING SETBACK TO PROPOSED GATE HOUSE

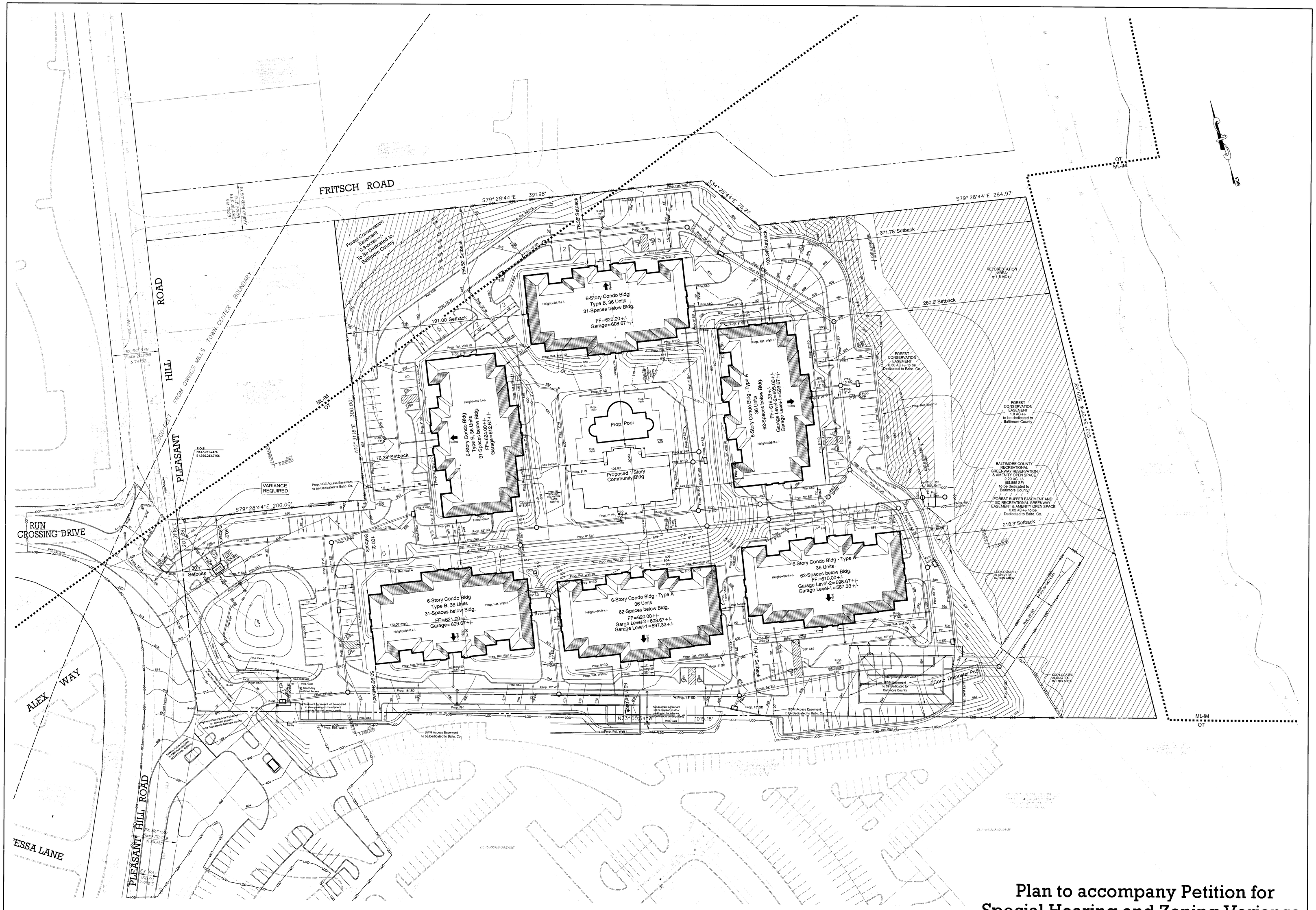
Plan to accompany Petition for Special Hearing and Zoning Variance
Run Crossing

Baltimore County, Maryland
Election District No. 4
Councilmanic District 4
PDM File#: IV-665
Sheet 1 of 2

RDD
#07-522-SPHA

DATE	ISSUE
04-26-07	ZONING PLAN
05-15-07	ZONING PLAN

Matis Warfield
consulting engineers
10540 york road suite m
hunt valley, maryland 21030
phone 410-683-7004
facsimile 410-683-1794
www.matiswarfield.com



Plan

30' 0 30' 60'
1" = 30'-0"

Plan to accompany Petition for Special Hearing and Zoning Variance
Run Crossing

Baltimore County, Maryland
Election District No. 4
Councilmanic District 4

Item # 522

PDM File#: IV-665
Sheet 2 of 2

Matis Warfield
consulting engineers
10540 york road suite m
hunt valley, maryland 21030
phone 410-683-7004
facsimile 410-683-1798
www.matiswarfield.com

DATE	ISSUE
04-26-07	ZONING PLAN
05-15-07	ZONING PLAN

PLAN PREPARED BY:

NAME: MATIS WARFIELD, INC.

ADDRESS: 10540 YORK ROAD
SUITE M
HUNT VALLEY, MARYLAND 21030

PHONE: (410) 683-7004

DATE: April 17, 2007

DEVELOPER / CONTRACT PURCHASER:

NAME: PLEASANT HILL DEVELOPMENT ASSOCIATES II, LLC

CONTACT: HOWARD S. BROWN

ADDRESS: 100 PAINTERS MILL ROAD - STE. 900
OWINGS MILLS, MD 21117-4793

PHONE: (410) 363-3434

FAX: (410) 581-2528

SITE DATA

OWNER & PROPERTY REFERENCES:

OWNER	ADDRESS	TAX ACCOUNT #	TAX MAP & PARCEL	LOT	DEED REF.
PLEASANT HILL DEVELOPMENT ASSOCIATES II, LLC	100 PAINTERS MILL ROAD STE. 900 OWINGS MILLS, MD 21117	04-1401-0600 04-0200-8150 17-0000-8304	58-354 58-416 58-607	10 & 11 - -	24577/156 24577/163 24577/163
DANIEL G. SCHUSTER JEAN K. SCHUSTER	16225 DARK HOLLOW RD UPPERCO, MD 21155	04-1600-1920	58-355	-	6862/784

EXISTING ZONING AND DENSITY

Zone	Gross Acres	Density Units	Dwelling Unit Conversion Factor	Permitted Density Units	Dwellings Proposed
ML-IM	0.6	-	-	-	0
OT	10.2	-	-	-	216 CONDOMINIUM UNITS
TOTAL	10.8	-	-	-	216 CONDOMINIUM UNITS

DENSITY CERTIFICATION NOTE:
The boundaries of the property shown on this plan have remained intact since 1971. The developer's engineer has confirmed that no part of the gross area of this property, as shown on this plan has ever been utilized, recorded or represented as density or area to support offsite dwellings subsequent to 1971.

O.T. ZONE BULK REGULATIONS

BALTIMORE COUNTY ZONING REGULATIONS SECTION 209.4

A. MINIMUM NET LOT AREA: 30,000 SF, EXCEPT THAT PUBLIC UTILITY USES SHALL BE EXEMPT FROM MINIMUM NET LOT AREA REQUIREMENTS. THE TERM "NET LOT AREA" AS USED HEREIN DOES NOT INCLUDE THE PORTION OF ANY LOT WHICH IS WITHIN A STREET RIGHT-OF-WAY.

B. MINIMUM LOT WIDTH AT BUILDING LINE: 150 FEET, EXCEPT THAT PUBLIC UTILITY USES SHALL BE EXEMPT FROM MINIMUM LOT WIDTH REQUIREMENTS.

C. BUILDING SETBACKS
1. MINIMUM SETBACK FROM ANY LOT LINE OTHER THAN A STREET LINE: 50 FEET. THE MINIMUM SETBACK MAY BE REDUCED TO ZERO FOR THE PURPOSES OF INTEGRATING, ADJOINING OR CONNECTING STRUCTURES ON CONTIGUOUS LOTS WITH THE EXPRESSED APPROVAL OF THE OWNER OF THE CONTIGUOUS LOT.
2. MINIMUM SETBACK FROM ANY STREET LINE: 50 FEET.
3. MINIMUM SETBACK FROM ANY ABUTTING D.R., R.A.E. OR R-O ZONE LINE OTHER THAN A BOUNDARY LINE THAT LIES WITHIN A STREET: 50 FEET.
4. MINIMUM SETBACK FROM ANY ABUTTING R.C., D.R.1, D.R.2, D.R.3.5, D.R.5.5 OR D.R.10.5 ZONE LINE OTHER THAN A BOUNDARY THAT LIES WITHIN A STREET: 150 FEET.

D. MAXIMUM BUILDING HEIGHT: 150 FEET WHEN LOCATED IN A TOWN CENTER OR WHEN WITHIN 3,000 FEET OF A TOWN CENTER BOUNDARY; 60 FEET WHEN LOCATED MORE THAN 3,000 FEET OUTSIDE OF A TOWN CENTER.

E. MINIMUM HEIGHT OF RESIDENTIAL USES: 52 FEET.

F. MINIMUM AREA DEVOTED TO AMENITY OPEN SPACE: 25% OF THE NET LOT AREA. THE TERM "NET LOT AREA" AS USED HEREIN DOES NOT INCLUDE THE PORTION OF ANY LOT WHICH IS WITHIN A STREET RIGHT-OF-WAY.

SITE DATA NOTES:

GROSS AREA OF SITE = 10.8 Acres+/- (includes 30-ft of existing Pleasant Hill Road Right-of-way)
NET AREA OF SITE 10.5 Acres+/-
EXISTING ZONING - ML-IM & OT
EXISTING USE - ONE SINGLE-FAMILY DETACHED DWELLING EACH ON PARCELS 354 (LOT 10/11), 355 & 416.
PROPOSED USE - 216 NEW CONDOMINIUM UNITS
PREVIOUS DEVELOPMENT APPROVAL:
CASE NOS. IV-665 DEVELOPMENT PLAN - APPROVED AUGUST 11, 2006
06-571-SPH - TO ALLOW RESIDENTIAL UNITS IN AN OT ZONE - GRANTED AUGUST 11, 2006
COUNCILMANIC DISTRICT: 4
ELECTION DISTRICT 4
WATERSHED 7 - GWYNNS FALLS
SUBSEWER SHED 91
REGIONAL PLANNING DISTRICT - 306B
CENSUS TRACT 4041
ZIP CODE 21117
ZONING TILE: 058A3, 057C3, & 067A1
THIS SITE IS LOCATED WITHIN 3000' OF THE OWINGS MILLS TOWN CENTER BOUNDARY.

SCHOOL DISTRICT INFORMATION:

School Name	State Rated Capacity (SRC)	Committed Students	Projected # of Pupils For Specific Development	Projected # of Pupils For Prev. Approved Development	Actual 9/30/2006 Enrollment (2006-2007)	Total Projected Enrollment	# of Students Above or (Below) Capacity	Projected # of Pupils as Percentage of SRC
NEW TOWN ES	697	0	8	117	625	750	53	107.60%
DEER PARK MAGNET MS	1,368	0	4	65	1,223	1,292	(76)	94.44%
NEW TOWN HS	1,348	0	8	141	1,037	1,186	(162)	87.98%

Projected Pupil Yield	Number of Units Proposed	Elementary School	Middle School	High School
Single Family Attached Owned	216	216 x 0.036 = 7.8 = 8	216 x 0.015 = 3.2 = 4	216 x 0.034 = 7.3 = 8

ENVIRONMENTAL INFORMATION

Existing	Not Existing	Field Delineated	Field Verified		REMARKS
x				TOPOGRAPHY AND STREET GRADES (MIN. 5 ft. CONTOUR APPROPRIATELY LABELED)	FROM BALTIMORE COUNTY GIS TOPO (SUPPLEMENTED WITH FIELD RUN TOPO)
x			x	SLOPES GREATER THAN 25%	
x			x	100-YEAR FLOODPLAIN	OFF-SITE
x				SOILS MAPPED ACCORDING TO SOIL SURVERY, BALTIMORE COUNTY, MARYLAND	MAP 26
x			x	STREAMS, SEEPS, PONDS, OR OTHER WATER BODIES SHOWN ON SITE AND WITHIN 200 FT. OF SITE BOUNDARIES.	
x			x	WETLANDS	
x			x	FOREST BUFFER LIMITS (INCLUDING ADJUSTMENTS FOR STEEP SLOPES AND/OR ERODIBLE SOILS)	
x				LAND COVER ON AND WITHIN 200 FT. OF SITE	
	x		x	SIGNIFICANT REGULATED PLANT OR WILDLIFE COMMUNITIES	BY EXPLORATION RESEARCH, INC.
	x		x	WELLS ON SITE OR WITHIN 100 FT. OF SITE	
	x		x	SEPTIC ON SITE OR WITHIN 100 FT. OF SITE	
	x			UNDERGROUND FUEL TANKS ON SITE AND WITHIN 100 FT. OF SITE	NO KNOWN UNDERGROUND STORAGE TANKS
	x			SOIL EVALUATION TESTS (PERC. TESTS) PERFORMED	N/A

EXISTING BUILT CONDITIONS

EXISTING	NOT EXISTING		REMARKS
x		LOCATIONS OF EXISTING BUILDINGS WITHIN 200 FT. OF SITE BOUNDARIES	
x		LOCATION OF EXISTING ROADS WITHIN 200 FT. OF SITE BOUNDARIES	
	x	DESIGNATED HISTORIC SITES	CONFIRMED WITH JOHN McGRAIN
	x	DESIGNATED ARCHEOLOGICAL SITES	
	x	SIGNIFICANT VIEWS	
	x	SIGNIFICANT FEATURES (SPECIMEN TREES, BUILDINGS, STREETSCAPE, ETC.)	
x		LAND USES ON AND WITHIN 200 FT. OF SITE	
x		ROADS, RIGHT-OF -WAYS, AND EASMENTS	

COUNTY ADOPTED PLANS

EXISTING	NOT EXISTING	IN CONFORMANCE		REMARKS
x		x	BALTIMORE COUNTY MASTER PLAN 2001-2010	
	x		COMMUNITY OR REVITALIZATION PLAN(S)	
	x		RECREATION AND PARKS PLAN	
	x		STREETSCAPE PLAN	
x		x	GREENWAYS PLAN	
	x		OTHER	

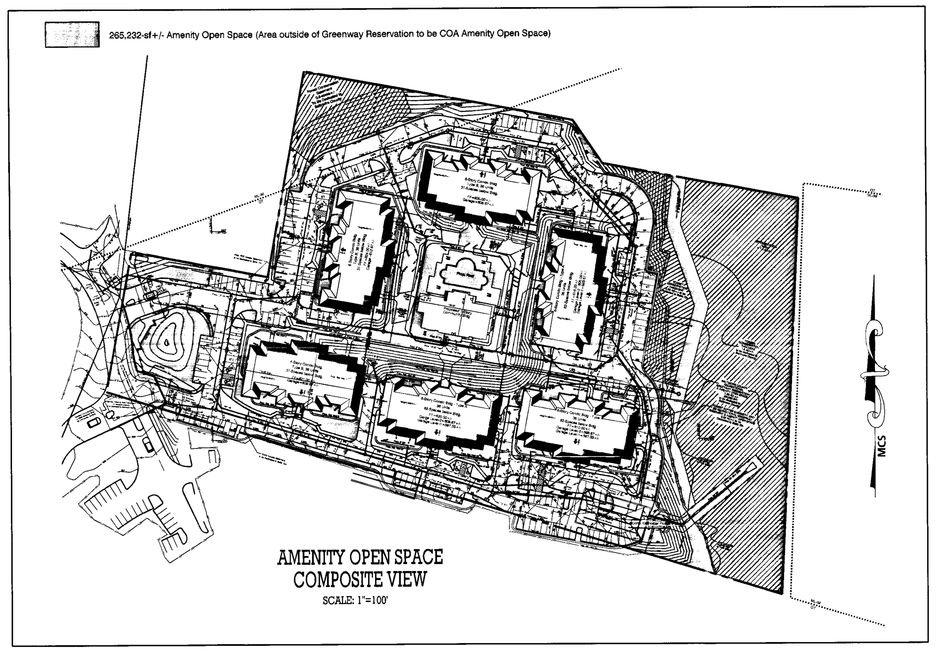
SITE DEVELOPMENT PROPOSAL

Dwelling Type	Units Proposed	Parking Required	Parking Proposed	Open Space Required	Open Space Proposed	Average Daily Trips	Phase	Development Schedule
Multi-Family Attached	216	(1.5 spaces/unit x 216 units) + 15% for visitors = 373 - spaces reqd.	447 spaces proposed	140,400 sf = 3.22 acres (active l.o.s.) 75,600 sf = 1.74 acres (passive l.o.s.) Total 216,000 sf = 4.96 acres or 25% of the OT Lot Area = 2.55-acres	265,232-sf+/- = 6.09 acres+/- AMENITY OPEN SPACE PROVIDED	1,404 (6.5/UNIT)	N/A	N/A

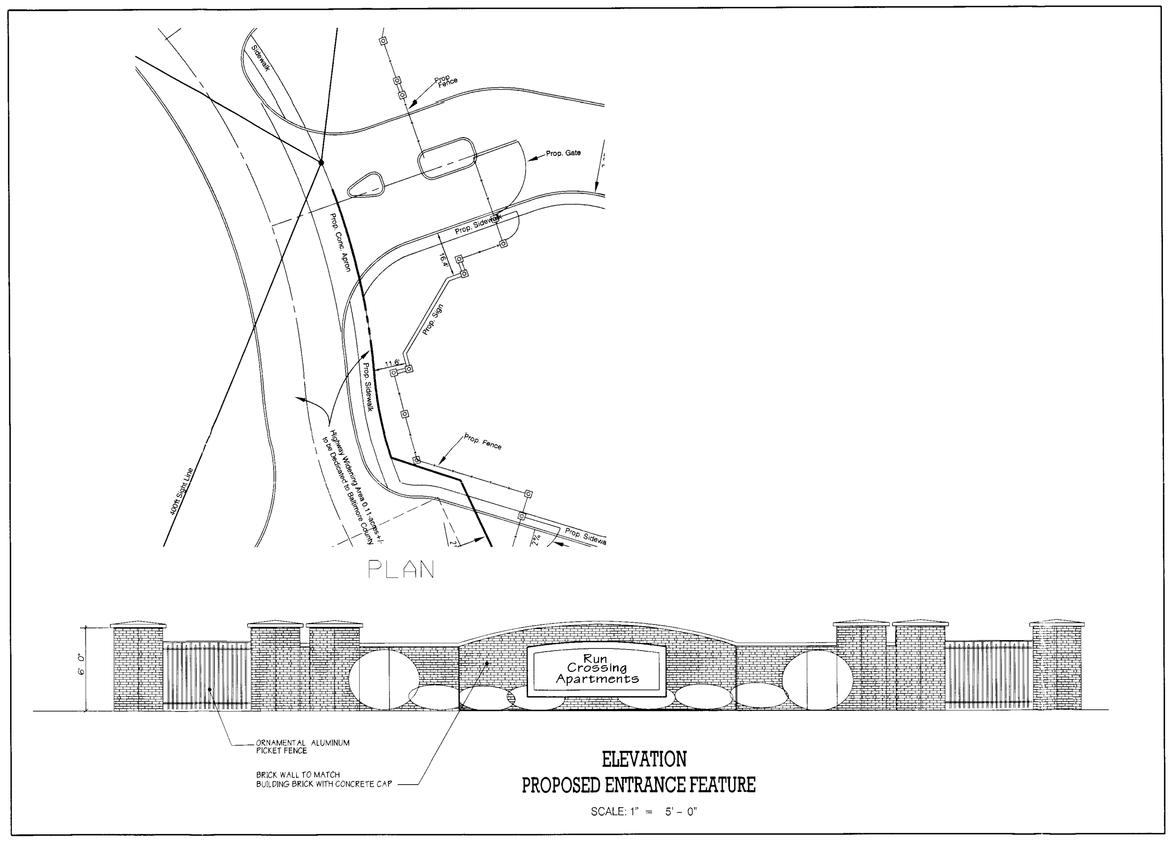
LOCAL OPEN SPACE PROPOSAL

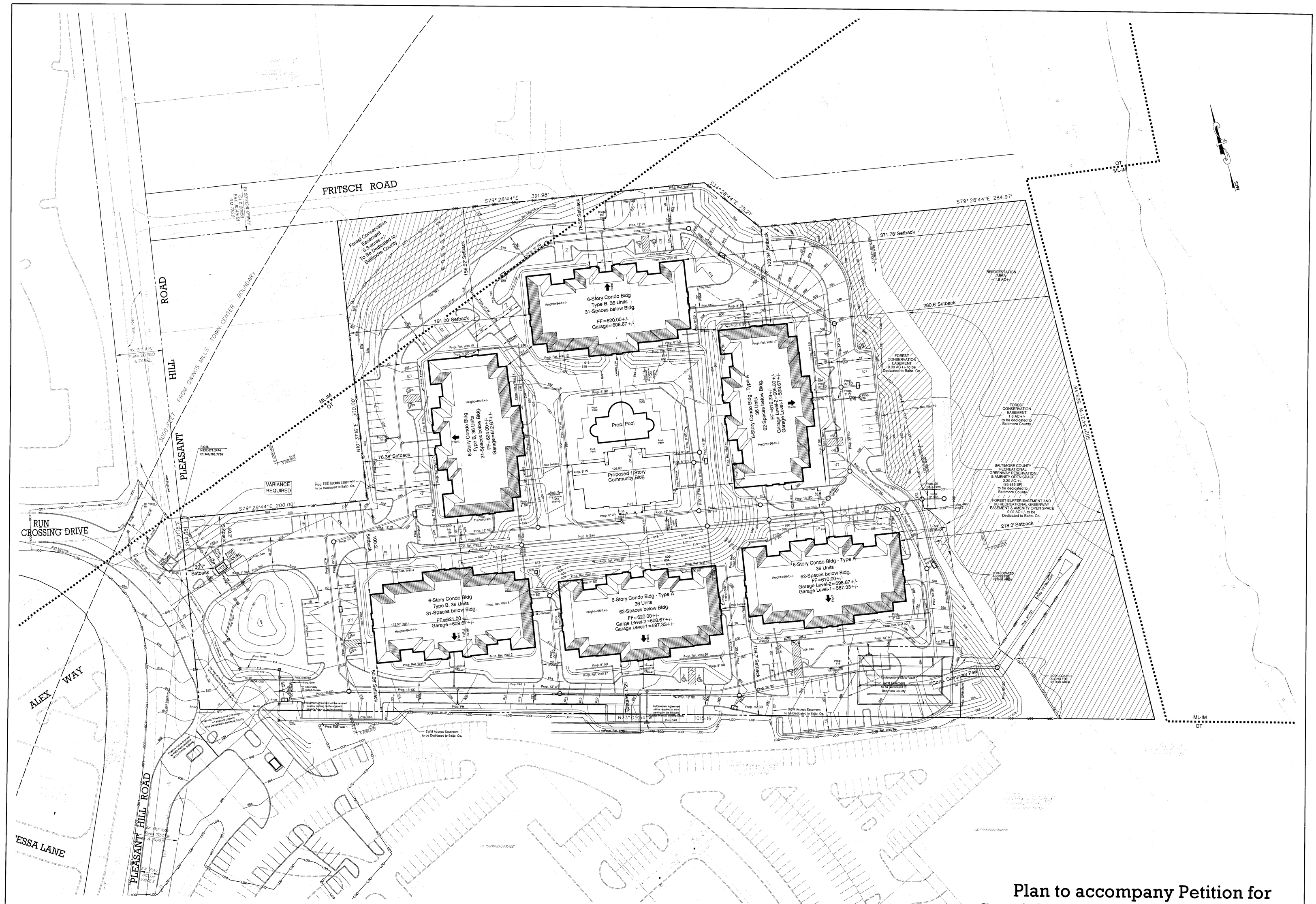
Open Space Type	Area (Acres)
Active Open Space	0-sf
100 Year Flood Plain	N / A
Forest Buffer	2.22 acres+/- (Included in Amenity Areas)
Amenity Areas	6.09-acres+/-
Trails and Connectors	N / A
Other	N / A
Total Provided	6.09 acres+/-
Proposed Ownership	C.O.A.

Undeveloped Areas	Area (Acres)
Storm Water Management	N / A (Underground)
HOA/COA Areas	N / A
Forest Conservation	2.4 acres+/-
Other	N / A
Total Provided	2.4 acres+/-



AMENITY OPEN SPACE
COMPOSITE VIEW
SCALE: 1"=100'


Proposed Fence
Proposed Gate
Proposed Sidewalk
Proposed Curb
Proposed Sidewalk
Proposed Fence



Plan

30' 0 30' 60'

1" = 30'-0"

Plan to accompany Petition for Special Hearing and Zoning Variance

Run Crossing

Baltimore County, Maryland
Election District No. 4
Councilmanic District 4

PDM File#: IV-665

Sheet 2 of 2

Matis Warfield
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10540 york road suite m
hunt valley, maryland 21030
phone 410-683-7004
facsimile 410-683-1798
www.matiswarfield.com

DATE	ISSUE
04-26-07	ZONING PLAN
05-15-07	ZONING PLAN

Fire Department

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

Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

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

May 24,2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: May 21, 2007

5
Item Number: 512 through 529 and 522 and 523

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C)443-829-2946
MS-1102F

cc: File

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