APPLICATION FOR AMENDMENT TO DEVELOPMENT PLAN

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Beazer Homes legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for an Amendment to the Development Plan under Section 1B01.3A.7.c. of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve the Amendment of Lot 14

Block _____ Plat JLE 79-737 as previously approved on the 3rd Amendment to the Final

Development Plan of Old Court Crossing

Section _____. Said Amendment is necessitated to permit

a building restriction line adjustment on Lot 14.

Property is to be posted and I, or we, agree to pay expenses of processing and posting upon filing of this request, additional public hearing and reposting fees if I decide to proceed after a Protestant's public hearing request and further agree to and are to be bound by the Zoning Regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Date

Legal Owner(s) Signature(s)
Kevin Prenderville
Authorized Signatory - East Region

Beazer Homes
8965 Guilford Rd. #290
Columbia, MD 21046
Address (type or print) zip
Phone # Work - 443-539-9261
Home -

PUBLIC HEARING REQUEST

I, or we, _____ request that the proposed Amendment be the subject of a public hearing as provided for in Section 1B01.3A.7b.iii of the Zoning Regulations. I also agree to pay a processing fee for this public hearing request.

Date

Protestant's Signature

Address (type or print) zip
Phone # Work -
Home -

CERTIFICATION

VA-2019-0001-SL

It is hereby CERTIFIED by the Zoning Commissioner of Baltimore County, this 23RD day of MAY 2019, that the herein Certification for Amendment to Development Plan is in keeping with the spirit and intent of the Baltimore County Zoning Regulations and other Baltimore County land use and development requirements and that said amendment does not violate the spirit and intent of the original development plan.

5-23-19

ZONING COMMISSIONER OF BALTIMORE COUNTY By: Date

APPLICATION FOR AMENDMENT TO DEVELOPMENT PLAN

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5-23-19

ZONING COMMISSIONER OF BALTIMORE COUNTY By: Date

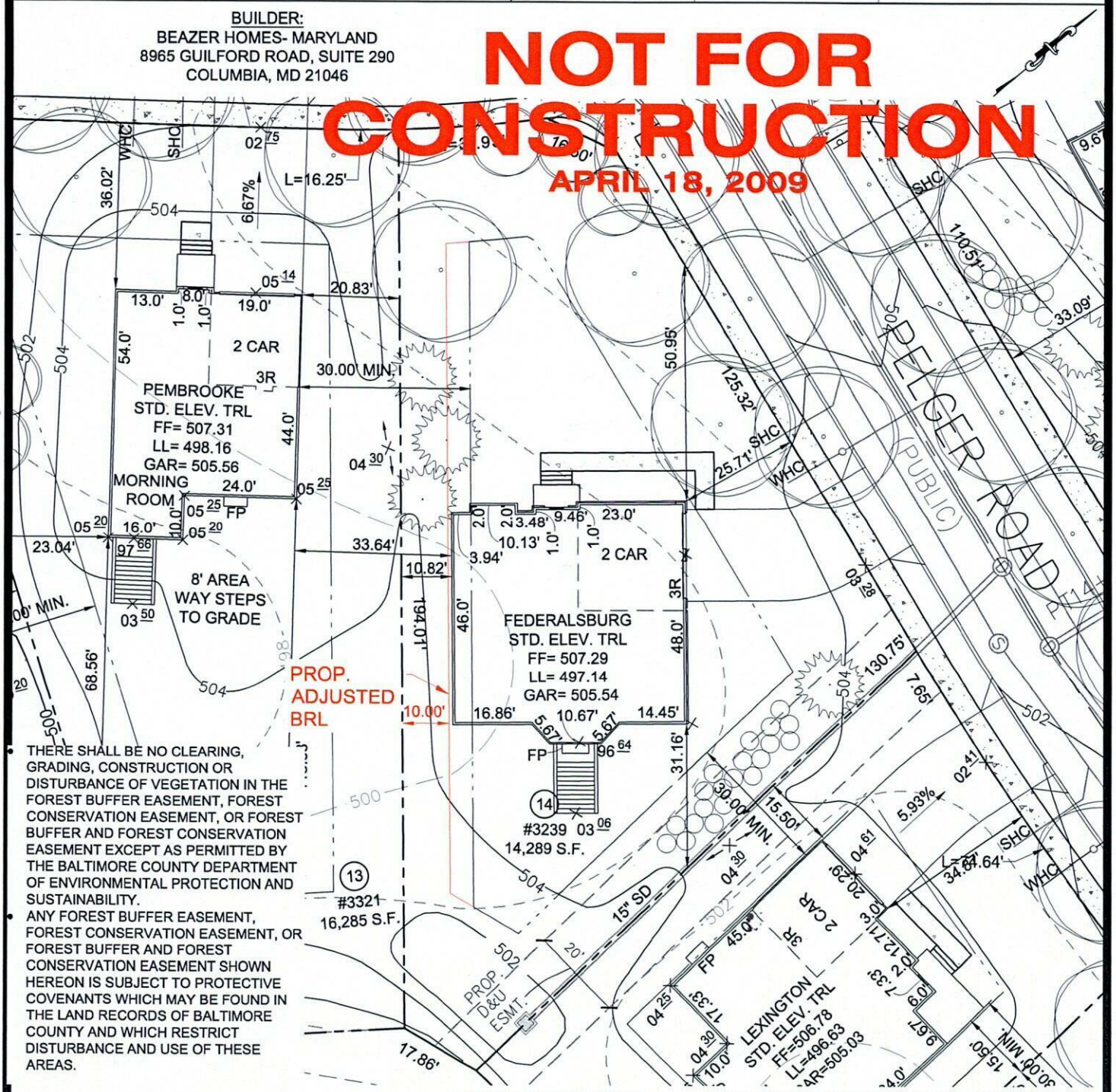
VA-2019-0001-SL Approved 5/23/19
3239 PELGER RD

Dewberry®
Dewberry Engineers Inc.
10461 MILL RUN CIRCLE- SUITE 300
OWINGS MILLS, MD 21117
PHONE: (410) 265-9500 FAX: (410) 265-8875

DATE: 04-18-2019		PAGE 1 OF 1
SITE AND GRADING PLAN LOT 14 - 3239 PELGER ROAD		
JOB: OLD COURT CROSSING		DRAWN BY: DWL
JOB #: 50042919	PAI# 03-421	CHECKED BY: GSG

BUILDER:
BEAZER HOMES- MARYLAND
8965 GUILFORD ROAD, SUITE 290
COLUMBIA, MD 21046

NOT FOR CONSTRUCTION
APRIL 18, 2009



- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT, FOREST CONSERVATION EASEMENT, OR FOREST BUFFER AND FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.
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SETBACKS:

FRONT YARD:	25' MIN.
SIDE YARD:	30' BUILDING TO BUILDING; 30' MIN. TO PAVING OF PRIVATE ROAD; 25' MIN. TO PUBLIC R/W OR TRACT BOUNDARY
REAR YARD:	30' MIN.

HOUSE DIMENSIONS SHOWN DO NOT INCLUDE BRICK OR STONE VENEER OR WATERTABLE

0' 30' 60'
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EXHIBIT TO ACCOMPANY SINGLE LOT AMENDMENT TO DEVELOPMENT PLAN

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ZONING COMMISSIONER OF BALTIMORE COUNTY By: Date

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING
FOR AN INDIVIDUAL LOT OWNER'S AMENDMENT TO A DEVELOPMENT PLAN
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Amendment has been reviewed and is accepted for filing by JUN FERNANDO on 4/24/19 (A) Date.

A sign indicating the proposed Amendment must be posted on the property for fifteen (15) days before a decision can be rendered. The cost is $60.00 for filing, $35.00 per sign for posting; total of $95.00.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

*SUGGESTED POSTING DATE 5/6/19 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES ___ NO ___ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 5/21/19 C (B-3 Work Days)

TENTATIVE DECISION DATE 5/24/19 B (A + 30 Days)

*Usually within 15 days of filing

AA-2019-0001-OL

CERTIFICATE OF POSTING

District 3RD

Location of property: Lot 14 3239 PELGER RD

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

AMEND (TXTSOPH)
Revised 4/1/92

* To amend the 3rd Amended Final Development Plan of Old Court Crossing as Lot 14, to permit a building restriction line adjustment.

Dewberry®
Dewberry Engineers Inc.
10461 MILL RUN CIRCLE- SUITE 300
OWINGS MILLS, MD 21117
PHONE: (410) 265-9500 FAX: (410) 265-8875

DATE: 04-18-2019		PAGE 1 OF 1
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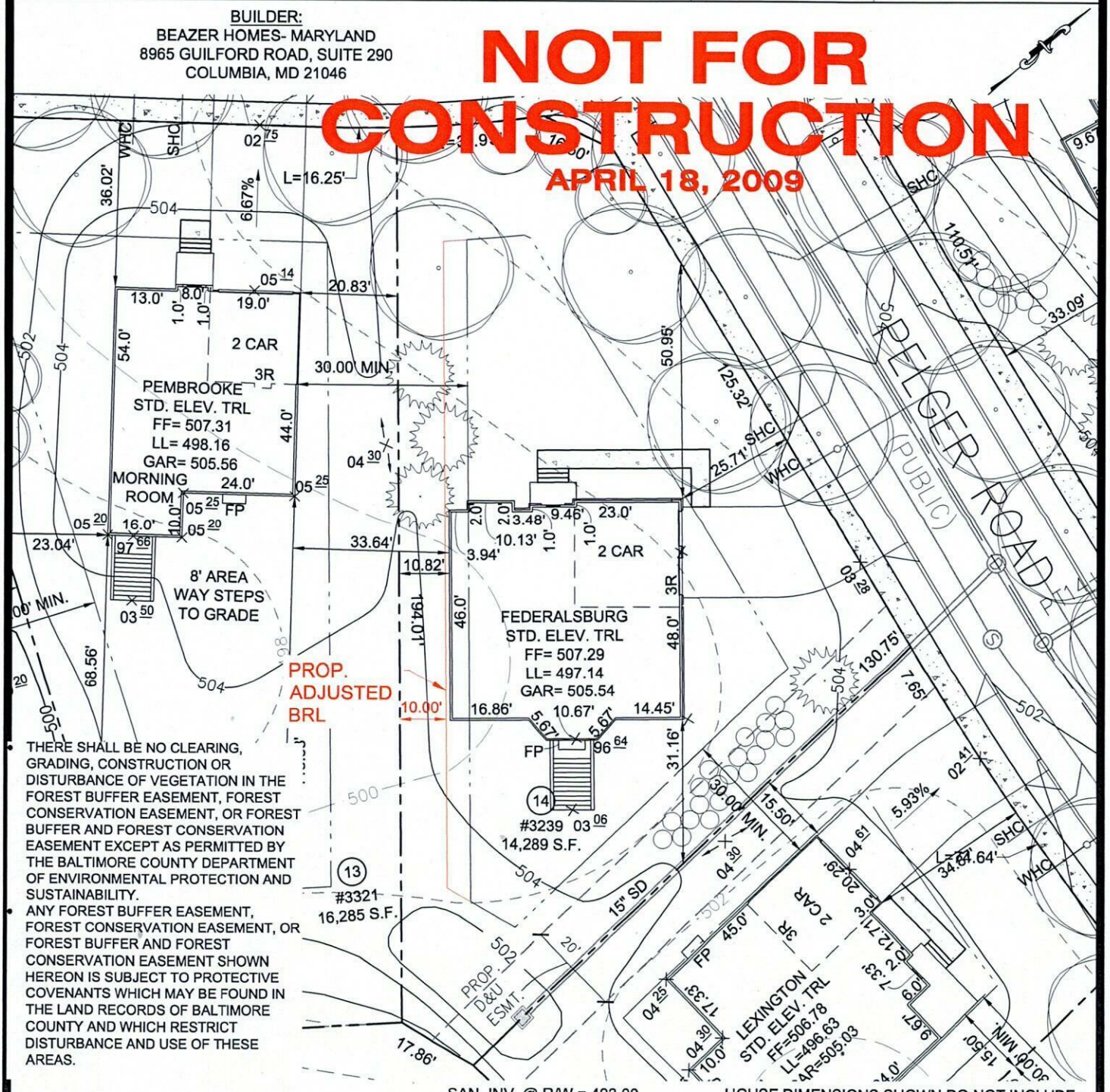

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SAN. INV. @ R/W = 493.00

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DATE POSTED _____

HEARING REQUESTED-YES ___ NO ___ -DATE _____

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AA-2019-0001-OL

CERTIFICATE OF POSTING

District 3RD

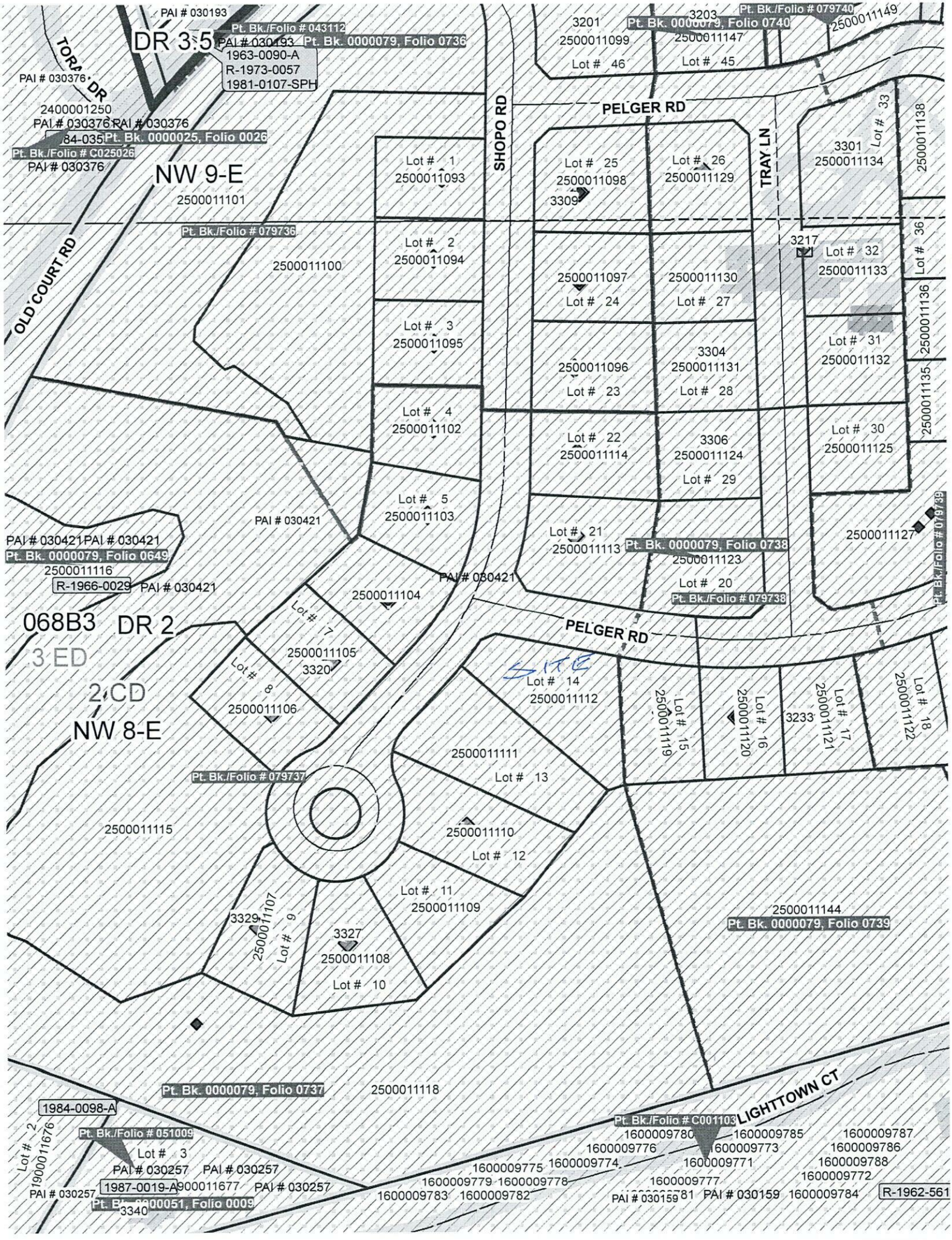
Location of property: Lot 14 3237 PELGER RD

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

AMEND (TXTSOPH)
Revised 4/1/92

* To amend the 3rd Amended Final Development Plan of Old Court Crossing on Lot 14, to permit a building restriction line adjustment.


PAI # 030193
DR 3.5
Pt. Bk./Folio # 043112
PAI # 030193
Pt. Bk. 0000079, Folio 0736
1963-0090-A
R-1973-0057
1981-0107-SPH
TORA DR
PAI # 030376
2400001250
PAI # 030376 PAI # 030376
84-035 Pt. Bk. 0000025, Folio 0026
Pt. Bk./Folio # C025026
PAI # 030376
NW 9-E
2500011101
OLD COURT RD
Pt. Bk./Folio # 079736
2500011100
SHOPO RD
Lot # 1
2500011093
Lot # 2
2500011094
Lot # 3
2500011095
Lot # 4
2500011102
Lot # 5
2500011103
PAI # 030421
PAI # 030421 PAI # 030421
Pt. Bk. 0000079, Folio 0649
2500011116
R-1966-0029 PAI # 030421
068B3
3 ED
2 CD
NW 8-E
DR 2
2500011104
Lot # 7
2500011105
3320
Lot # 8
2500011106
Pt. Bk./Folio # 079737
2500011115
2500011111
Lot # 13
2500011110
Lot # 12
Lot # 11
2500011109
3329
2500011107
Lot # 9
3327
2500011108
Lot # 10
3201
2500011099
Lot # 46
3203
Pt. Bk. 0000079, Folio 0740
2500011147
Lot # 45
Pt. Bk./Folio # 079740
2500011149
PELGER RD
Lot # 25
2500011098
3309
Lot # 26
2500011129
TRAY LN
3301
2500011134
Lot # 33
2500011138
2500011097
Lot # 24
2500011130
Lot # 27
3217
Lot # 32
2500011133
Lot # 36
2500011096
Lot # 23
3304
2500011131
Lot # 28
Lot # 31
2500011132
2500011136
2500011135
Lot # 22
2500011114
3306
2500011124
Lot # 29
Lot # 30
2500011125
Lot # 21
2500011113
Pt. Bk. 0000079, Folio 0738
2500011123
Lot # 20
Pt. Bk./Folio # 079738
2500011127
Pt. Bk./Folio # 079739
PAI # 030421
PELGER RD
SITE
Lot # 14
2500011112
Lot # 15
2500011119
Lot # 16
2500011120
3233
Lot # 17
2500011121
Lot # 18
2500011122
2500011144
Pt. Bk. 0000079, Folio 0739
Pt. Bk. 0000079, Folio 0737
2500011118
1984-0098-A
Pt. Bk./Folio # 051009
Lot # 3
PAI # 030257 PAI # 030257
1987-0019-A
PAI # 030257
Pt. Bk. 0000051, Folio 0009
3340
Lot # 2
2500011676
Pt. Bk./Folio # C001103
LIGHTTOWN CT
1600009780
1600009785
1600009787
1600009776
1600009773
1600009786
1600009775
1600009774
1600009771
1600009788
1600009779
1600009778
1600009777
1600009772
1600009783
1600009782
PAI # 030159
PAI # 030159
1600009784
R-1962-561

CERTIFICATE OF POSTING

AA-2019-0001-SL

RE: Case No.: _____

Petitioner/Developer: _____

Old Court Crossing Lot 14

May 21, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

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: _____

3237 Pelger Road Lot # 14

_____

May 5, 2019

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

_____ **May 5, 2019**
(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)

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING
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*Usually within 15 days of filing

CERTIFICATE OF POSTING

District _____

Location of property: _____

_____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

AMEND (TXTSOPH)
Revised 4/1/92

Dewberry®
Dewberry Engineers Inc.
10461 MILL RUN CIRCLE- SUITE 300
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PHONE: (410) 265-9500 FAX: (410) 265-8875

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JOB #: 50042919	PAI# 03-421	CHECKED BY: GSG

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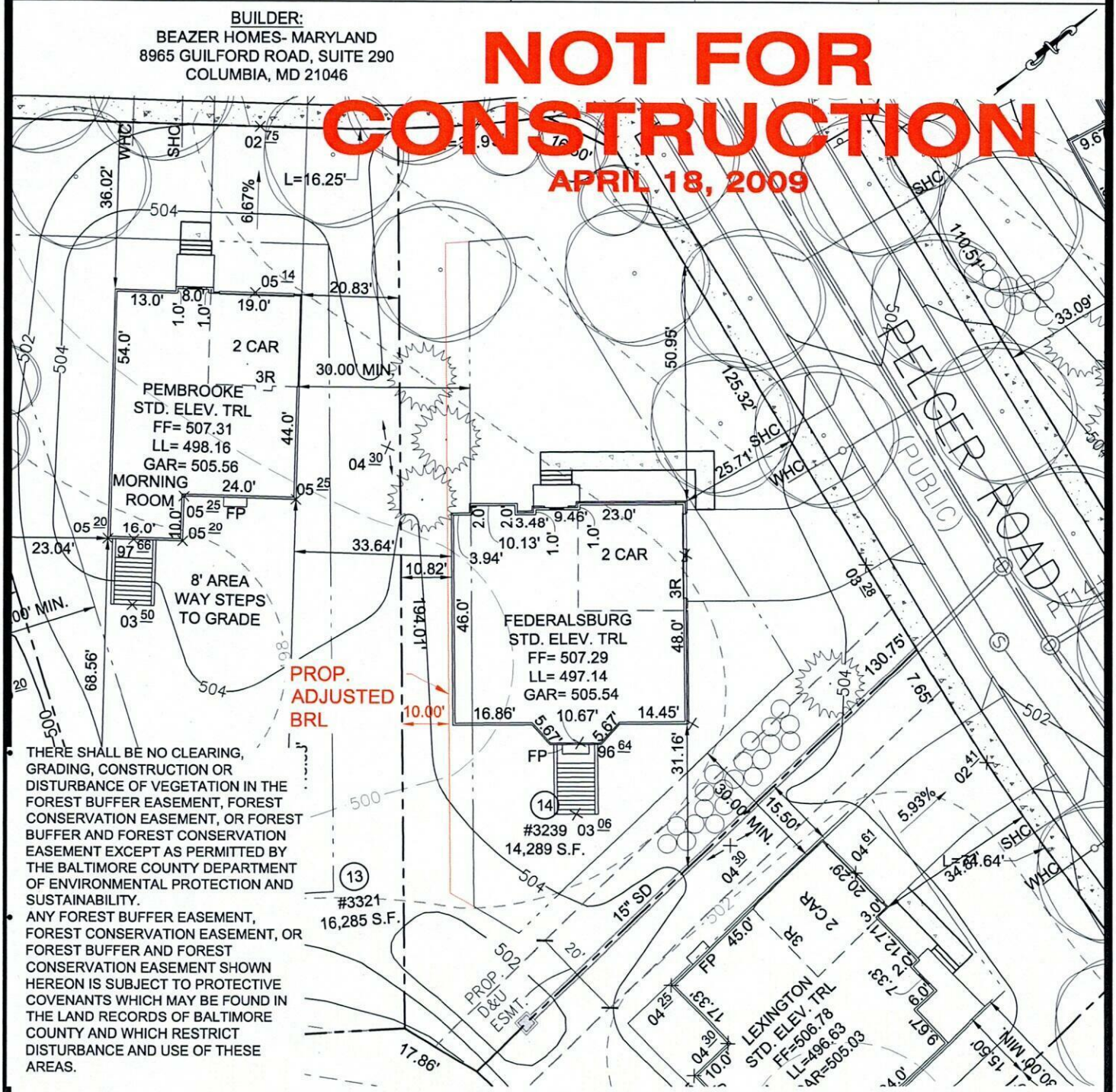

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0' 30' 60'

SCALE: 1" = 30'

EXHIBIT TO ACCOMPANY SINGLE LOT AMENDMENT TO DEVELOPMENT PLAN

ANNEX A

Officers and Other Designated Agents

East Region

For the purpose of executing documents pursuant to the authority granted hereunder, any individual with a title of President or Vice President shall sign in such capacity. All other individuals shall use the title "Authorized Signatory – East Region."	
NAME	**TITLE**
Bruce R. Craig	Area President – Houston, Indianapolis, Orlando and Tampa
Geoffrey R. Hart	President Divisional – Nashville
Rodney A. Hart	President Divisional – Maryland and Delaware
Kevin Prenderville	Director Divisional FP&A – Maryland, Delaware and Virginia
J. Martin Shaffer	Area President – Sacramento, Southern California, Maryland, Virginia, Delaware and New Jersey
Ryan T. Smith	President Divisional – Indianapolis
Gary A. Szebalskie	General Manager – Virginia
Zac W. Thompson	President Divisional - Gatherings

ANNEX B

Officers and Other Designated Agents

East Region

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NAME	**TITLE**

ANNEX C

Officers and Other Designated Agents

East Region

1. Non-binding letters of intent prior to approval by Beazer USA's Land Acquisition and Review Committee (the "LAR").
2. All other documents, including but not limited to (a) purchase agreements, (b) option agreements and (c) disposition agreements, provided that (i) the document has been reviewed and approved by the Corporate Legal Department or an attorney designated by the Corporate Legal Department, (ii) the agreement includes a due diligence period allowing the agreement to be completely terminated without any obligation or cost and (iii) any deposits under the agreement are fully refundable.
3. All purchase and/or sale agreements and option agreements, so long as the contemplated purchase or sale has received approval from the LAR.

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Section _____. Said Amendment is necessitated to permit

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_____ _____
Date

_____ _____
Legal Owner(s) Signature(s) Address (type or print) zip

Phone # Work - _____

Home - _____

IIII

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING
FOR AN INDIVIDUAL LOT OWNER'S AMENDMENT TO A DEVELOPMENT PLAN
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Amendment has been reviewed and is accepted for filing by _____ on _____.
Date (A)

A sign indicating the proposed Amendment must be posted on the property for fifteen (15) days before a decision can be rendered. The cost is $60.00 for filing, $35.00 per sign for posting; total of $95.00.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

*SUGGESTED POSTING DATE _____ D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES ____NO ____-DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) _____ C (B-3 Work Days)

TENTATIVE DECISION DATE _____ B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District _____

Location of property: _____

_____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

AMEND (TXTSOPH)
Revised 4/1/92

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING
FOR AN INDIVIDUAL LOT OWNER'S AMENDMENT TO A DEVELOPMENT PLAN
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Amendment has been reviewed and is accepted for filing by _____ on _____.
Date (A)

A sign indicating the proposed Amendment must be posted on the property for fifteen (15) days before a decision can be rendered. The cost is ~~$60.00~~ 75.00 for filing, ~~$35.00~~ per sign for posting; total of ~~$95.00~~.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

*SUGGESTED POSTING DATE _____ D (15 Days Before C)

DATE POSTED _____

are HEARING REQUESTED-YES ____ NO ____ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) _____ C (B-3 Work Days)

TENTATIVE DECISION DATE _____ B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District _____

Location of property: _____

_____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

AMEND (TXTSOPH)
Revised 4/1/92

APPLICATION FOR AMENDMENT TO DEVELOPMENT PLAN

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Beazer Homes legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for an Amendment to the Development Plan under Section 1B01.3A.7.c. of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve the Amendment of Lot 14

Block _____ Plat JLE 79-737 as previously approved on the 3rd Amendment to the Final

Development Plan of Old Court Crossing

Section _____. Said Amendment is necessitated to permit

a building restriction line adjustment on Lot 14.

Property is to be posted and I, or we, agree to pay expenses of processing and posting upon filing of this request, additional public hearing and reposting fees if I decide to proceed after a Protestant's public hearing request and further agree to and are to be bound by the Zoning Regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Date

Beazer Homes
8965 Guilford Rd. #290
Columbia, MD 21046

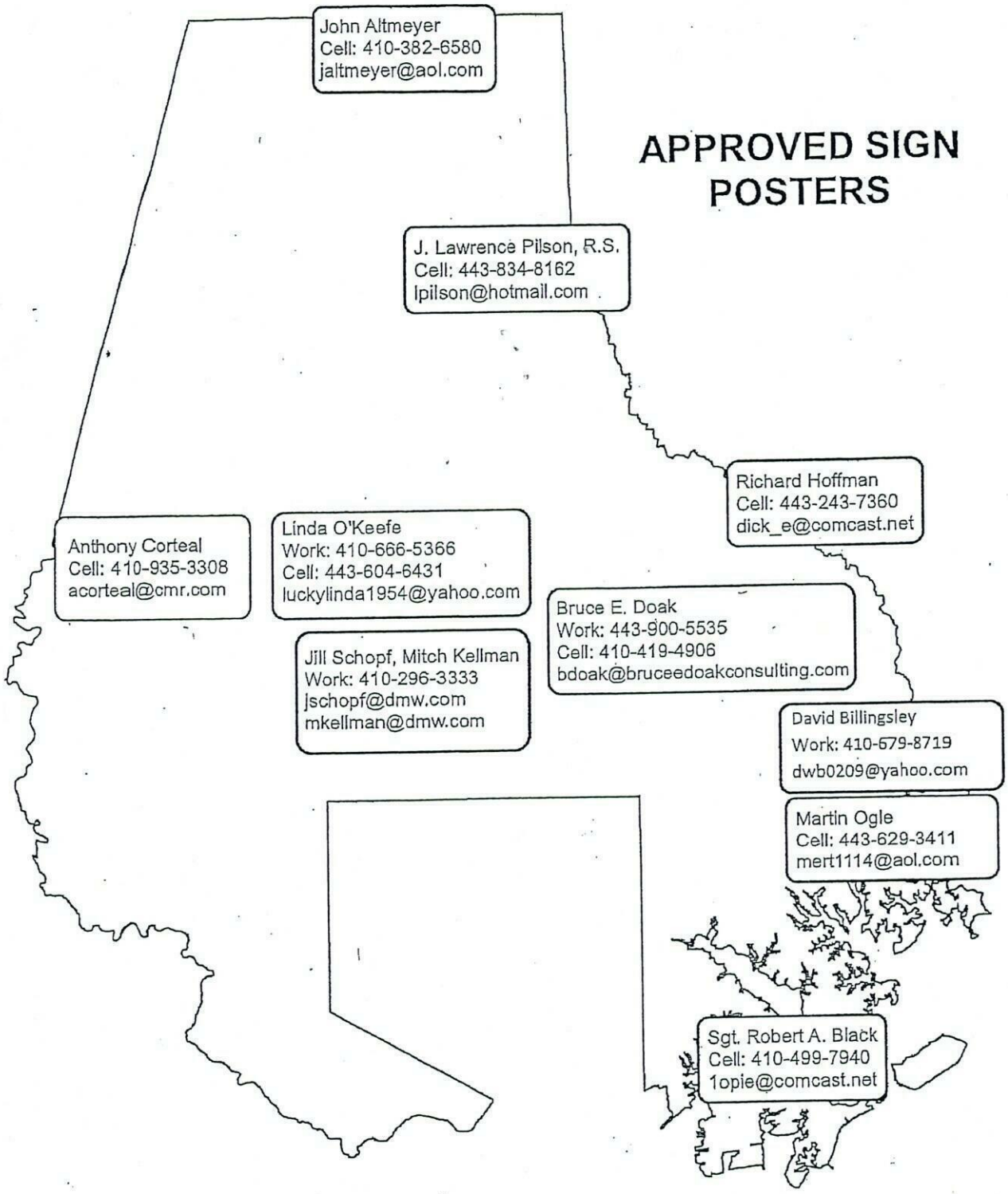
Legal Owner(s) Signature(s)
Kevin Prenderville
Authorized Signatory - East Region

Address (type or print) zip
Phone # Work - 443-539-9261
Home -

IIII

BALTIMORE COUNTY DEPARTMENTS OF PERMITS APPROVALS & INSPECTIONS

APPROVED SIGN POSTERS



The petitioner must use one of the sign posters on this approval list. Any reposting must also be done by one of these approved posters. If you wish to select a poster not listed on the list above, prior approval by the Department of Permits, Approvals and Inspections/Zoning is required.

This department is not associated with any of the above posters, nor do we recommend any specific one. We do suggest that you contact a number of them to compare prices, since their charges may vary.

PDM GA11w

Rev 07/18

OLD COURT CROSSING

EXHIBIT TO ACCOMPANY SINGLE LOT AMENDMENT.
3rd AMENDMENT TO THE FINAL DEVELOPMENT PLAN
FOR OLD COURT CROSSING

ORDER CASE #III-421 (7.14.09)

THEREFORE, IT IS ORDERED by this Zoning Commissioner/Hearing Officer for Baltimore County this 14th day of July 2009 that the two paged, redlined/generalized development plan for the Old Court, LLC Property, identified herein as Developer's Exhibit 1A-1B, be and is hereby APPROVED, subject to the following conditions:

1) The Developer is permitted to proceed; however, the Developer is hereby made aware that doing so shall be at its own risk until the thirty (30) day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief herein could be rescinded.

2) Prior to the issuance of any building permits, the Developer shall submit building elevation drawings/colored Pattern Book of the proposed dwellings to the Office of Planning for review and approval.

3) A Final Landscape Plan in accordance with the site plan shall be submitted to the Office of Planning and Avery Harden, the Baltimore County Landscape Architect, for approval. A copy of this landscape plan is also to be provided to the Old Court/Greenspring Improvement Association. Most notably, the final approved landscape plan must show year round evergreen screening between the subject property and the south side of Old Court Road and those lots identified on the site plan as 1 through 4 and 42 through 46. The main focus of the landscape plan shall be to provide appropriate landscaping for a scenic route along the south side of Old Court Road.

4) The Developer and the Department of Public Works shall work together cooperatively concerning the sidewalk location currently depicted on Developer's Exhibit 1A by greenline delineation and labeled "approximate location of walk within County easement".

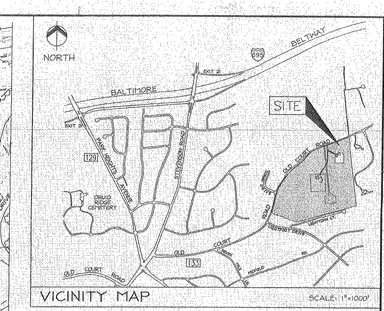
5) Prior to the approval of a Final Development Plan (FDP), the Developer shall address DEPRM's Storm Water Management Division comments, dated June 26, 2009 (County Exhibit 3) regarding a velocity dissipation device being incorporated below the outfall near Old Court Road to decrease velocity and disperse the flow.

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

WJW:dlw

NORTH



VICINITY MAP SCALE: 1"=1000'

3rd AMENDMENT PREPARED BY DEMBERRY CONSULTANTS LLC (DRC NO. 040417A, APPROVED APRIL 4, 2017) REASON FOR 3rd REFINEMENT: MODIFICATIONS TO THE SHA FRONTAGE, LOT LINE ADJUSTMENTS (LOTS 1, 2, 7, 8, 9, 12, 13, & 15-43) AND THE RELATED ADJUSTMENTS TO THE GRADING, LANDSCAPING, UTILITIES, FOREST CONSERVATION AND OTHER RELATED ITEMS.

STATE OF MARYLAND — DAVID LEROY TAYLOR — No. 21131 — REGISTERED PROFESSIONAL ENGINEER — 3/24/2017

THIS PLAN AGREES WITH THE LAST APPROVED DEVELOPMENT PLAN, CASE #03-421 AS APPROVED 8/5/2011 AND ALL AGENCIES COMMENTS.

2nd AMENDMENT PREPARED BY DEMBERRY CONSULTANTS LLC (DRC NO. 102804A, APPROVED NOVEMBER 13, 2014) REASON FOR 2nd AMENDMENT: ROAD NAME CHANGE FROM LOWRY LANE TO TRAY LANE TO MATCH FINAL DEVELOPMENT PLAN & RECORD PLAT. UPDATES TO MATCH APPROVED FINAL ENGINEERING DRAWINGS FOR ROADS, UTILITIES AND STORMWATER MANAGEMENT. LOT LINE ADJUSTMENTS TO LOTS 34-37 TO MATCH RECORD PLAT. FRONTAGE IMPROVEMENTS & ADDITION OF DRU EASEMENT TO MATCH MDSHA ROW DEDICATION PLAT AND ACCESS PERMIT.

STATE OF MARYLAND — DAVID LEROY TAYLOR — No. 21131 — REGISTERED PROFESSIONAL ENGINEER — 6-24-2015

THIS PLAN AGREES WITH THE LAST APPROVED DEVELOPMENT PLAN, CASE #03-421 AS APPROVED ON 4/22/2015 AND ALL AGENCIES COMMENTS.

1ST AMENDMENT (REFINEMENT) PREPARED BY DEMBERRY CONSULTANTS LLC APPROVED BY PLANNING & ZONING ON MARCH 1, 2013 (DRC NO. 04-117121, APPROVED APRIL 30, 2012). REASON FOR 1ST AMENDMENT: LOT LINE ADJUSTMENT BETWEEN PARCEL 931 AND HOA COMMON AREA AND PRIVATE UTILITY EASEMENT (L.33070 F.375) OVER PORTION OF SAME HOA COMMON AREA ADDED.

STATE OF MARYLAND — DAVID LEROY TAYLOR — No. 21131 — REGISTERED PROFESSIONAL ENGINEER — 2-14-2013

THIS REVISED PLAN IS SEALED AND CERTIFIED TO BE IN ACCORDANCE WITH ALL AGENCY COMMENTS.

OFFICE OF PLANNING AND ZONING APPROVED BY:	OFFICE OF PLANNING AND ZONING APPROVED:	FINAL DEVELOPMENT PLAN APPROVED:
John L. Lewis for Director of Planning — Date: JUN 04, 2009	Leonard Horbinski for: Director of Planning — Date: 9/1/2013	Leonard Horbinski for: Director of Planning — Date: 7/1/15
Director of P.D.P.S. — Date:	Director of P.A.I. — Date:	Director of P.A.I. — Date:

DIRECTOR OF PAI NOTE

This development plan is approved by the Director of PAI based on his interpretation of the Zoning Regulations, that it complies with present density, density, and bulk controls as they are delineated in the regulations. Any part or parcel of this tract that has been utilized for density to support dwellings shown thereon shall not be further divided, subdivided or developed for additional dwellings or any purpose other than that indicated presently on said plan. Utilization will have occurred when a dwelling is constructed and transferred for the purpose of occupancy.

LEGEND

EXISTING
- TRACT BOUNDARY
- EASEMENT
- INDEX CONTOUR
- INTERM. CONTOUR
- OVERHEAD
- UNDERGROUND UTILITY
- SANITARY SEWER
- STORM DRAIN
- WATER
- 25% SLOPES
- FIRE HYDRANT
- SPECIMEN TREE
- SOILS
- EXISTING FRONT ORIENTATION
- WETLANDS
- ZONING LINE

PROPOSED
- HOA COMMON AREA
- ADT
- HIGHWAY WIDENING
- STREET LIGHT
- FOREST CONSERVATION EASEMENT
- MITIGATION
- MAJOR DECIDUOUS TREE
- MINOR DECIDUOUS TREE
- EVERGREEN TREE
- SHRUBS
- FRONT ORIENTATION
- SWM RESERVATION

NORTH
0' 25' 50' 100'
SCALE: 1"=50'

PROJECT NAME:
OLD COURT CROSSING
FKA: OLD COURT LLC PROPERTY

PLAN TITLE:
3rd AMENDED FINAL DEVELOPMENT PLAN

COUNCILMANIC DIST.: 2
ELECTION DIST.: 3
REGIONAL PLANNING DISTRICT: 313
PROJECT MANAGER: John Sullivan
CITY: MARCH 6, 2006
PAI: #03-421

APPLICANT:
OLD COURT, LLC
3219 OLD COURT RD
BALTIMORE, MD 21208
410-484-4040

REVISIONS: ORIGINAL FINAL DEVELOPMENT PLAN APPROVED BY PLANNING & ZONING ON JUNE 6, 2006

FINAL DEVELOPMENT PLAN APPROVED
Director of P.A.I. — Date: 3/6/17

I HEREBY CERTIFY THAT I HAVE BEEN INVOLVED WITH AND GUIDANCE THE DEVELOPMENT PLAN DATED 05/05/2009 & WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 19491 APPROVED DEVELOPMENT PLAN.
DAVID A. HAHN, P.E. — 6/23/10
DATE(S)

DAVID A. HAHN, P.E.
THIS FINAL DEVELOPMENT PLAN COMPLIES WITH ALL COUNTY COMMENTS AND IS IN AGREEMENT WITH THE DEVELOPMENT PLANS AND ALL OTHER PLANS AND/OR ZONING AND DEVELOPMENT HEARING ORDERS.

D.S. THALER & ASSOC., INC.
CIVIL ENGINEERS — SURVEYORS

DATE: July 26, 2
SCALE: 1"=50'

ORDER CASE #III-421 (7.14.09)

THEREFORE, IT IS ORDERED by this Zoning Commissioner/Hearing Officer for Baltimore County this 14th day of July 2009 that the two page, outlined/gerrymined development plan for the Old Court, LLC Property, identified herein as Developer's Exhibit 1A-1B, be and is hereby APPROVED, subject to the following conditions:

1) The Developer is permitted to proceed; however, the Developer is hereby made aware that doing so shall be at its own risk until the thirty (30) day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief herein could be rescinded.

2) Prior to the issuance of any building permits, the Developer shall submit building elevation drawings/preferred Pattern Book of the proposed dwellings to the Office of Planning for review and approval.

3) A Final Landscape Plan in accordance with the site plan shall be submitted to the Office of Planning and Avery Harden, the Baltimore County Landscape Architect, for approval. A copy of this landscape plan is also to be provided to the Old Court/Greenspring Improvement Association. Most notably, the final approved landscape plan must show year round evergreen screening between the subject property and the south side of Old Court Road and those lots identified on the site plan as 1 through 4 and 42 through 44. The main focus of the landscape plan shall be to provide appropriate landscaping for a scenic route along the south side of Old Court Road.

4) The Developer and the Department of Public Works shall work together cooperatively concerning the sidewalk location currently depicted on Developer's Exhibit 1A by greenline delineation and labeled "approximate location of walk within County easement".

5) Prior to the approval of a Final Development Plan (FDP), the Developer shall address DEPRM's Storm Water Management Division comments, dated June 26, 2009 (County Exhibit 3) regarding a velocity dissipation device being incorporated below the outfall near Old Court Road to decrease velocity and dispense the flow.

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

WJW:dlw

NORTH

VICINITY MAP

SCALE: 1"=1000'

3rd AMENDMENT PREPARED BY DENBERRY CONSULTANTS LLC (DRC NO. 040417A, APPROVED APRIL 4, 2017)
REASON FOR 3rd REFINEMENT: MODIFICATIONS TO THE SHA FRONTAGE, LOT LINE ADJUSTMENTS (LOTS 1, 2, 7, 8, 9, 12, 13, & 18-43) AND THE RELATED ADJUSTMENTS TO THE GRADING, LANDSCAPING, UTILITIES, FOREST CONSERVATION AND OTHER RELATED ITEMS.

THIS PLAN AGREES WITH THE LAST APPROVED DEVELOPMENT PLAN, CASE #III-421 AS APPROVED 8/14/2017 AND ALL AGENCIES COMMENTS.

3/24/2017

2nd AMENDMENT PREPARED BY DENBERRY CONSULTANTS LLC (DRC NO. 102814A, APPROVED NOVEMBER 13, 2014)
REASON FOR 2nd AMENDMENT: ROAD NAME CHANGE FROM LOWRY LANE TO TRAFT LANE TO MATCH FINAL DEVELOPMENT PLAN & RECORD PLAT. UPDATES TO MATCH APPROVED FINAL ENGINEERING DRAWINGS FOR ROADS, UTILITIES AND STORMWATER MANAGEMENT. LOT LINE ADJUSTMENTS TO LOTS 34-37 TO MATCH RECORD PLAT. FRONTAGE IMPROVEMENTS & ADDITION OF DRJ EASEMENT TO MATCH MDSHA ROW DEDICATION PLAT AND ACCESS PERMIT.

DAVID LEROY TAYLOR, JR. 6-24-2015

THIS PLAN AGREES WITH THE LAST APPROVED DEVELOPMENT PLAN, CASE #III-421 AS APPROVED ON 4/27/2015 AND ALL AGENCIES COMMENTS.

1ST AMENDMENT (REFINEMENT) PREPARED BY DENBERRY CONSULTANTS LLC APPROVED BY PLANNING & ZONING ON MARCH 1, 2013 (DRC NO. 04-117121, APPROVED APRIL 30, 2012). REASON FOR 1ST AMENDMENT: LOT LINE ADJUSTMENT BETWEEN PARCEL 531 AND HOA COMMON AREA AND PRIVATE UTILITY EASEMENT (L.33070 F.375) OVER PORTION OF SAME HOA COMMON AREA ADDED.

DAVID LEROY TAYLOR, JR. 2-14-2013

THIS REVISED PLAN IS SEALED AND CERTIFIED TO BE IN ACCORDANCE WITH ALL AGENCY COMMENTS.

OFFICE OF PLANNING AND ZONING APPROVED BY:		OFFICE OF PLANNING AND ZONING APPROVED		FINAL DEVELOPMENT PLAN APPROVED	
John J. Lisle for John Hayden Director of Planning	4/24/2009 Date	Leonard Horstman for Director of Planning	9/1/2015 Date	Leonard Horstman for Director of Planning	7/1/15 Date
Director of P.A.I.	Date	Director of P.A.I.	Date	Director of P.A.I.	Date

DIRECTOR OF PAI NOTE

This development plan is approved by the Director of PAI based on his interpretation of the Zoning Regulations, that it complies with present policy, density, and bulk controls as they are delineated in the regulations. Any part or parcel of this tract that has been utilized for density to support dwellings shown thereon shall not be further divided, subdivided or developed for additional dwellings or any purpose other than that indicated presently on said plan. Utilization will have occurred when a dwelling is constructed and transferred for the purpose of occupancy.

LEGEND

EXISTING
- TRACT BOUNDARY
- EASEMENT
- INDEX CONTOUR
- INTER. CONTOUR
- OVERHEAD
- UNDERGROUND UTILITY
- SANITARY SEWER
- STORM DRAIN
- WATER
- 25% SLOPES
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- HOA COMMON AREA
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- STREET LIGHT
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- MITIGATION
- MAJOR DECIDUOUS TREE
- MINOR DECIDUOUS TREE
- EVERGREEN TREE
- SHRUBS
- FRONT ORIENTATION
- SWM RESERVATION

PROJECT NAME:
OLD COURT CROSSING
FKA: OLD COURT LLC PROPERTY

PLAN TITLE:
3rd AMENDED FINAL DEVELOPMENT PLAN

COUNCILMANIC DIST.: 2
ELECTION DIST.: 3
REGIONAL PLANNING DISTRICT: 313
PROJECT MANAGER: John Sullivan
DPI: MARCH 6, 2006
PAI: #03-421

APPLICANT:
OLD COURT, LLC
9211 OLD COURT RD
BALTIMORE, MD 21208
410-454-4040

REVISIONS: ORIGINAL FINAL DEVELOPMENT PLAN APPROVED BY PLANNING & ZONING ON JUNE 4, 2012

FINAL DEVELOPMENT PLAN APPROVED
Director of Planning — Date
Director of P.A.I. — Date

I HEREBY CERTIFY THAT I HAVE PERFORMED THE DUE DILIGENCE THE DEVELOPMENT PLAN DESIGN AND/OR I HAVE PREPARED OR SUPERVISED THE PREPARATION OF THE FINAL DEVELOPMENT PLAN PURSUANT TO THAT APPROVED DEVELOPMENT PLAN.

DAVID A. HANSEL, PE — 4/20/16
DAVID A. HANSEL, PE — DATE

THIS FINAL DEVELOPMENT PLAN COMPLIES WITH ALL COUNTY COMMENTS AND IS IN AGREEMENT WITH THE DEVELOPMENT PLAN AND ALL OTHER PLANS AND/OR ZONING AND DEVELOPMENT HEARING ORDERS.

NORTH
0' 25' 50' 100'
SCALE: 1"=50'

D.S. THALER & ASSOC., INC.
CIVIL ENGINEERS — SURVEYORS

DATE: July 24, 2015
SCALE: 1"=50'

EXHIBIT TO ACCOMPANY SINGLE LOT AMENDMENT.
3rd AMENDMENT TO THE FINAL DEVELOPMENT PLAN FOR OLD COURT CROSSING

OLD COURT CROSSING

EXHIBIT TO ACCOMPANY SINGLE LOT AMENDMENT.
3rd AMENDMENT TO THE FINAL DEVELOPMENT PLAN FOR OLD COURT CROSSING

ORDER CASE #111-421 (7.14.09)

THEREFORE, IT IS ORDERED by this Zoning Commissioner/Hearing Officer for Baltimore County this 14th day of July 2009 that the two-paged, zoned/generalized development plan for the **Old Court, LLC Property**, identified herein as Developer's Exhibit 1A-1B, be and is hereby APPROVED, subject to the following conditions:

1) The Developer is permitted to proceed; however, the Developer is hereby made aware that doing so shall be at its own risk until the thirty (30) day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief herein could be rescinded.

2) Prior to the issuance of any building permits, the Developer shall submit building elevation drawings/architect Prints Book of the proposed dwellings to the Office of Planning for review and approval.

3) A Final Landscape Plan in accordance with the site plan shall be submitted to the Office of Planning and Avery Harden, the Baltimore County Landscape Architect, for approval. A copy of this landscape plan is also to be provided to the Old Court/Greenspring Improvement Association. Most notably, the final approved landscape plan must show year round evergreen screening between the subject property and the south side of Old Court Road and those lots identified on the site plan as 1 through 4 and 42 through 46. The main focus of the landscape plan shall be to provide appropriate landscaping for a woods road along

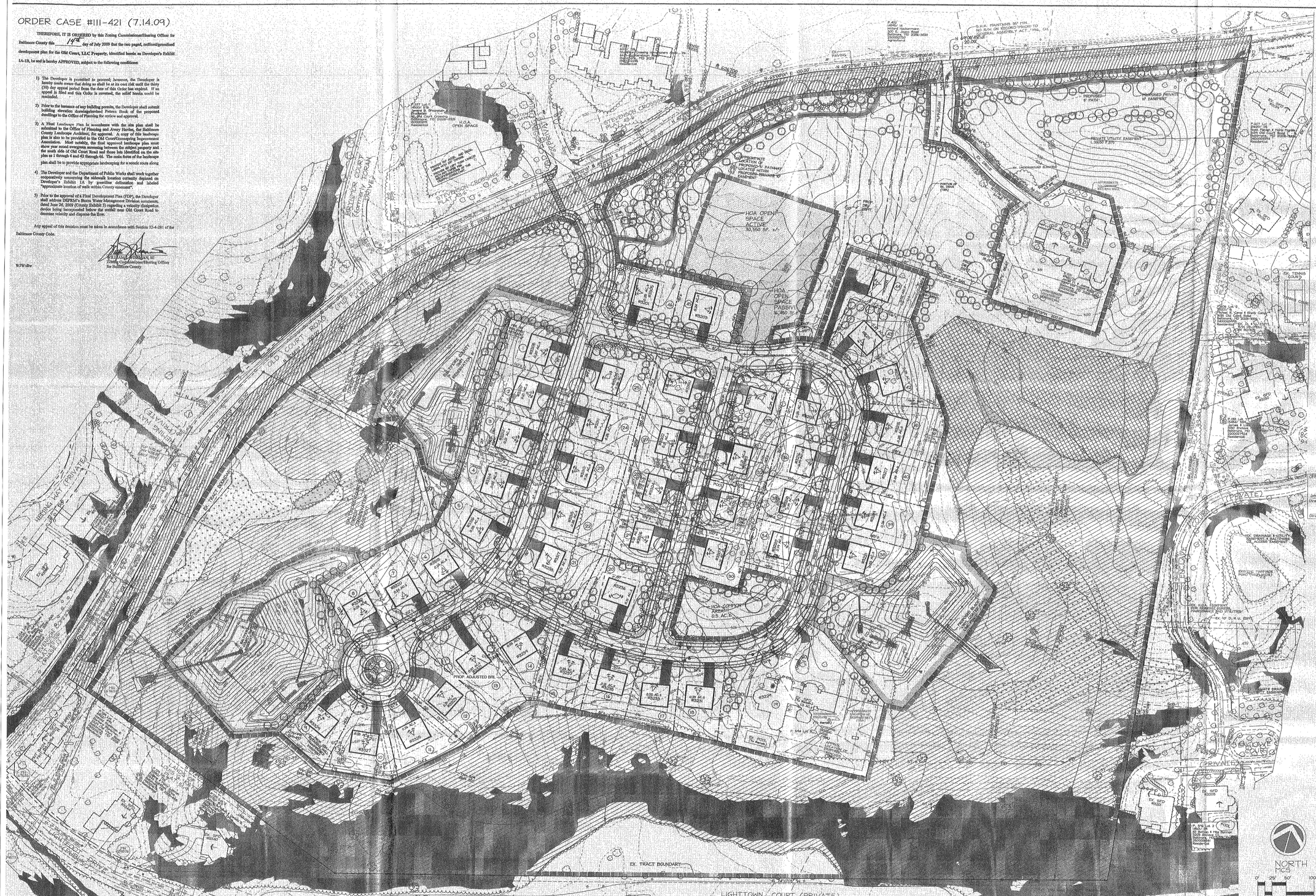
4) The Developer and the Department of Public Works shall work together cooperatively concerning the sidewalk location currently depicted on Developer's Exhibit 1A by greenline delineation and labeled "approximate location of walk within County easement".

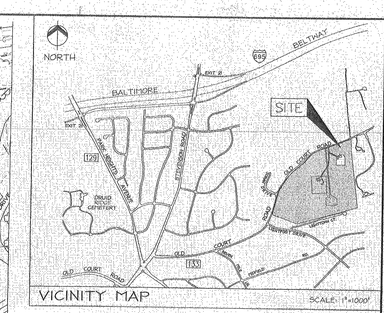
5) Prior to the approval of a Final Development Plan (FDP), the Developer shall address DEPRM's Storm Water Management Division comments, dated June 26, 2009 (County Exhibit 2) regarding a velocity dissipation device being incorporated below the outfall near Old Court Road to decrease velocity and disperse the flow.

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

/s/ LAWRENCE M. STAHLEY, III
Zoning Commissioner/Hearing Officer
for Baltimore County

WJW:dlw





3rd AMENDMENT PREPARED BY DEMBERRY CONSULTANTS LLC (ORC NO. 040417A, APPROVED APRIL 4, 2017)
REASON FOR 3rd REFINEMENT: MODIFICATIONS TO THE SHA FRONTAGE, LOT LINE ADJUSTMENTS (LOTS 1, 2, 7, 8, 9, 12, 13, & 15-45) AND THE RELATED ADJUSTMENTS TO THE GRADING, LANDSCAPING, UTILITIES, FOREST CONSERVATION AND OTHER RELATED ITEMS.

STATE OF MARYLAND — DEPARTMENT OF PLANNING — APPROVED — 7/24/2017

THIS PLAN AGREES WITH THE LAST APPROVED DEVELOPMENT PLAN, CASE #05-421 AS APPROVED 8/26/2011 AND ALL AGENCIES COMMENTS.

2nd AMENDMENT PREPARED BY DEMBERRY CONSULTANTS L