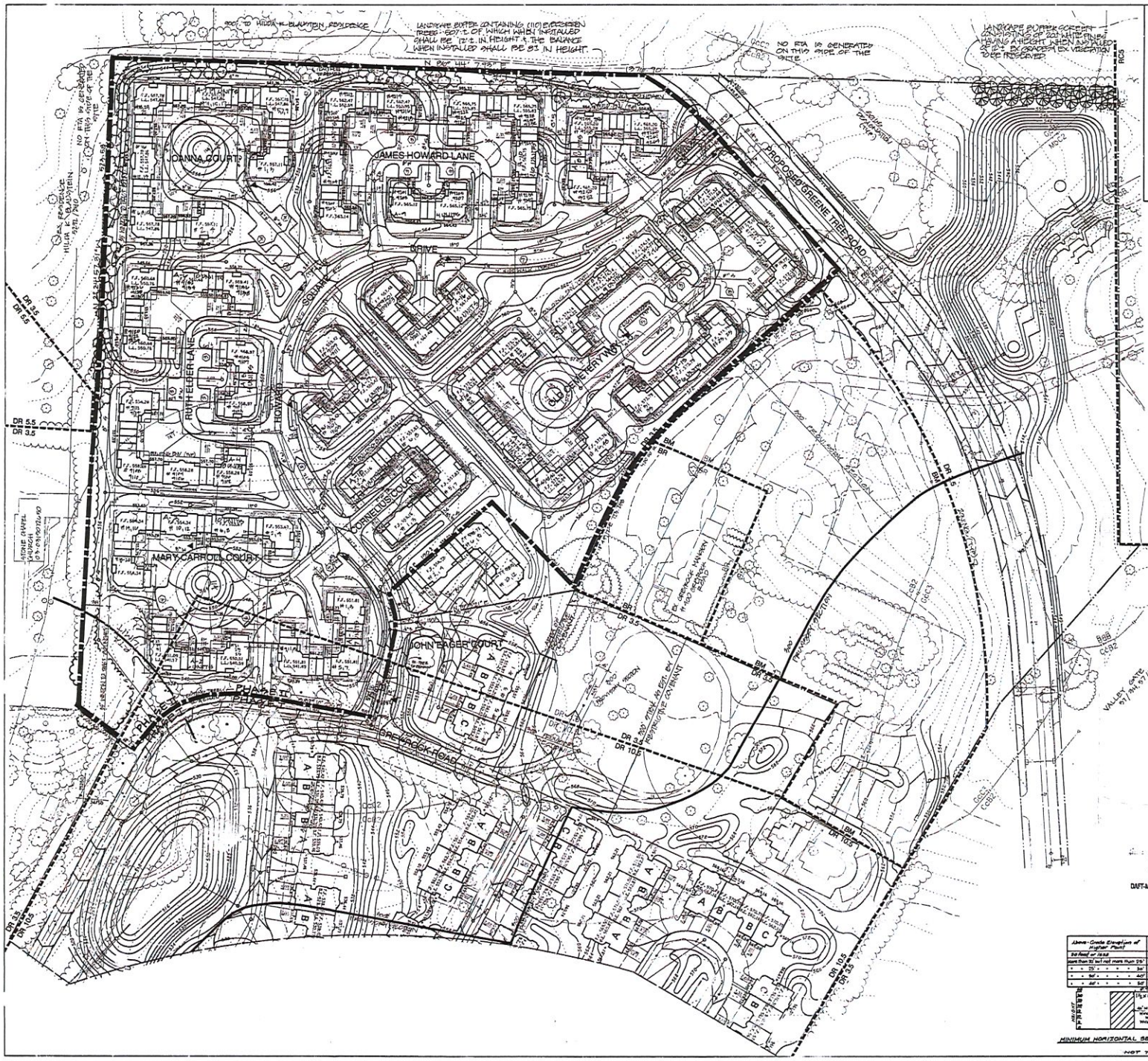
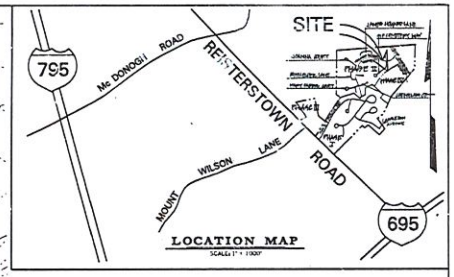
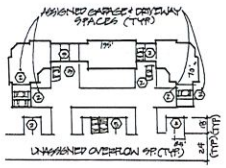
Final Development Plan Approved

Phase 2







VILLA CONDOS TYP. PARKING

OFFICE OF PLANNING AND ZONING
Approved by:
Director of Planning — Date
6/10/91
Zoning Commissioner — Date

DAFT McCUNE WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS SURVEYORS
200 EAST PENNSYLVANIA AVENUE
TOWSON, MD. 21204
TELEPHONE 301-296-3333

PARTIAL DEVELOPMENT PLAN
GREYROCK
PHASE 2

3rd ELECTION DISTRICT — BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 50'
JOB ORDER NO. 87030C
ISSUE DATE 4/1/91

DATE	REVISIONS
6-5-91	PRELIMINARY DEV. LOCATION MAP, NOTE #2, ADDRESSES

1/2

PRINTED JUN 14 1991 DAFT-McCUNE-WALKER, INC.

RECEIVED JUN 2 1991 DEPARTMENT OF PUBLIC SERVICES

Name - Grade Elevation of Higher Point	Minimum Horizontal Separation of Buildings
50 feet or less	15 feet
more than 50 feet not more than 75'	25'
" " 75' " " " " 3a'	30
" " 3a' " " " " 4a'	40
" " 4a' " " " " 5a'	50

MINIMUM HORIZONTAL SEPARATION OF BUILDINGS

NOT TO SCALE

GRNYROCK - Ph. 2

General Notes

1. Owner/Developer: Grey Rock Inc.
   P. O. Box 4308
   Lutherville, MD 21093
   (301) 561-9900

2. Site Data

Acreage

Net = 60.92 Ac.± Total
Gross = 61.60 Ac.± (Including 30' of Reisterstown Road Right-of-Way)

Current Zoning

Residential

Net DR = 34.17 Ac.± DR3.5
18.30 Ac.± DR10.5
52.47 Ac.± Total Net DR

Gross DR = 34.85 Ac.± DR3.5
18.30 Ac.± DR10.5
53.15 Ac.± Total Gross DR

Net and Gross RCS = 2.998 Ac.±

Commercial

Net and Gross BR/BM = 0.91 Ac.± BR
4.54 Ac.± BM
5.45 Ac.± Total BR/BM

2.998 Ac. of RCS is in the process of being conveyed to Trinity Fathers and is not a part of this Development Plan.

Density (DR only)

Permitted DR = 34.85 Ac. x 3.5 = 121.98 D.U.
18.30 Ac. x 10.5 = 192.15 D.U.
Total = 314.13 D.U.

Proposed DR -- Phase 1 87 3 BR Townhouse Condos
3 3 BR Villa Condos
5 2 BR Villa Condos
Total = 95 D.U.

Phase 2 14 3 BR Villa Condos
146 2 BR Villa Condos
Total = 159 D.U.

* Phase 3 52 D.U. Future Development
Total Phases 1-3 = 306 D.U.

* (Not part of this Development Plan)

All units will be sold.

Parking (Phase 2 only)

Required = 14 3 BR @ 2/unit = 28 Spaces
146 2 BR @ 1.8/unit = 262 Spaces
Total = 290 Spaces

Proposed = 336 garage/driveway spaces (assigned)
70 overflow spaces
406 Total

All spaces will be 8-1/2' x 18'. Garages must remain for storage of cars and cannot be converted for other uses. All driveway spaces will be assigned to the same unit.

Local Open Space (Phase 2 only)

	PH-1	PH-2	PH-3	PH-4	TOTAL
No. of Units	95	159	52	N/A	306 D.U.
LOS Required @ 650 S.F. (Ac.)	1.59	2.30	0.93	—	4.62 Ac.
LOS Proposed (Ac.)	3.0	0	0	1.71	4.71 Ac.

Maintenance and ownership of Local Open Space will be determined prior to record plat. Condominium Open Areas (C.O.A.) will be retained and maintained by a condo. association.

Landscape Planting (Phase 2 only)

Required = * 350 L.F. Adj. Rd. @ 1/40 = 9 P.U. (7 maj. dec.)
3,300 L.F. Int. Rd. @ 1/20 = 165 P.U. (124 maj. dec.)
180 L.F. Cl. A Scr. @ 1/15 = 12 P.U.
Total = 186 P.U. (131 maj. dec.)

* Including 350 L.F. 50' planted promenade

** 1,250 L.F. Cl. A Scr.

Proposed = 167 P.U. (122 maj. dec.)

* Details of 50' promenade along Green Tree Road will be developed consistent with the RRCS.

** Property lines adjacent to the Blanstain property will be planted in accordance with an agreement executed between both parties.

All planting will be in accordance with the Baltimore County Landscape Manual. A credit may be sought for retention of existing trees within the net buildable area.

3. Setbacks:

Minimum setbacks in plan meet zoning requirements as follows:

0 Feet Building to Lot Line or Property R/W (Public Road)
30 Feet Building to Tract Boundary
50 Feet Building to Existing Street Centerline
25 Feet Building to Existing Street Right-of-Way (Public Road)
22 Feet Garage or Carport to Street Right-of-Way (Public Road)

Where windows are provided, they will meet the following minimum setbacks:

35 Feet Window to Tract Boundary
15 Feet Window to Lot Line
40 Feet Between Opposing Windows
25 Feet Window to Street Right-of-Way (Public Road)

Building will conform to meet height and length requirements as follows:

0-20 Foot Height = 16 Feet Between Buildings
20-25 Foot Height = 25 Feet Between Buildings
25-30 Foot Height = 30 Feet Between Buildings
30-40 Foot Height = 40 Feet Between Buildings
40-50 Foot Height = 50 Feet Between Buildings
200 Foot Maximum Building Length
50 Foot Maximum Building Height

In Transition/Unlike Use/Facing Residential Setbacks will be as follows:

Front	-	75 Feet
Side	-	75 Feet
Rear	-	150 Feet
Parking	-	75 Feet
Building Height	-	35 Feet Maximum
Building Length	-	130 Feet Maximum
Distance Between Facing Elevation	=	3-1/2 x Height of Highest Building

4. Envelopes shown hereon are for the locations of all principal buildings only.

Accessory structures, fences, and projections into yards may be constructed outside the envelope, but must apply with Sections 400 and 301 of the Baltimore County Zoning Regulations (subject to covenants and applicable building permits).

Accessory structures, fences, and projections into yard cannot be located in flood plain areas or hydric soils.

5. Existing private sewage disposal system shall be pumped and either backfilled or removed prior to record plat. Existing drilled wells shall be backfilled by a licensed well driller prior to record plat and well abandonment reports submitted to the Department of Environmental Protection and Resource Management.

6. Existing vegetation consists primarily of open lawn areas with a few ornamental plantings. Existing trees will be retained wherever possible. Slopes of 25 percent or greater are minimal and are shown.

7. Estimated Average Daily Trips: (Phase 2 only)

154 Condo Units @ 6.1 A.D.T.'s = 939 A.D.T.'s

8. All driveways and parking areas will be paved with a durable and dustless surface of bituminous concrete, portland cement concrete or macadam. A 4-1/2" mountable curb and gutter will be used.

9. Trash and refuse shall be collected privately at curb.

10. This development plan is approved by the Zoning Commissioner 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 dwelling 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 building is constructed and transferred for the purpose of occupancy.

11. Plan of Grey Rock approved by County Review Group on September 7, 1989. An amended CRG was approved February 14, 1991. This development plan complies with the CRG plan and all CRG comments.

12. All dwellings and lots of record less than two acres in size off site that create an RCA on site are shown to the best of our knowledge with their respective 300 and 250-foot area and required buffer areas. There are no proposed buildings, accessory structures, or projections within the RCA.

13. All proposed interior roads excluding Greens Tree Road and Castleton Avenue are private. Unless otherwise indicated, all utilities are private. All 24-foot wide roads shall be posted to prohibit parallel parking.

14. When the right-of-way for Castleton Avenue is acquired by Baltimore County, a franchise agreement will be executed to allow private utilities to remain within the right-of-way.

15. School District: Millbrook
    Capacity: 416
    1990 Enrollment: 417
    1991 Projected: 430
    Estimated Pupil Yield (Phase 1): 12

16. A Final Landscape Plan must be approved by the Office of Planning prior to the issuance of grading permits.

17. A zoning hearing was held to permit a commercial sign in a residential zone and approved. Should the existing sign be changed, a sign permit will be applied for. Prior to zoning approval of a sign relocation, the owner must request in writing to the zoning commissioner that the new location is within the spirit and intent of the zoning order and plan in Zoning Case No. 87-279A.

18. Provisory Section

The provisory section of this partial development plan is not intended nor should it be utilized as a final development plan from which building applications may be approved or issued. Its purpose is to provide those who purchase homes within 300 feet thereof with a reasonable understanding as to how the developer will improve all adjoining vacant land that lies within 300 feet of their home.

The dimensioned boundaries of the "Provisory Section" as indicated hereon are not intended to separate it from the overall approval of this partial development plan including the "Provisory Section" must be approved in accordance with Section 1B01.3.A.7, Baltimore County Zoning Regulations.

Approval of the "Provisory Section" is not based on final engineered plans; however, it is intended to establish: the final location, height, use, and density of buildings or their envelopes to within 25 feet of their engineered location; the location and type of existing major vegetation that is to be retained; screening, parking areas and drive to the extent possible so as to coincide with their final or permanent improvements, and other pertinent amenities.

At the time of building permit applications, the "Provisory Section" of this development plan must be updated to comply in all respects to the form and content required by Section 1B01.3 of the Zoning Regulations.

19. Walkway Easement and Deck Note

If drainage, utility, and walkway easements are fenced, then at least 5 feet must remain open for pedestrian access.

Grey Rock - Phase II
Partial Development Plan

Mary Carroll Court (23 Units)

Required = 21 2 BR @ 1.5 = 32 Sp.
2 3 BR @ 2.0 = 4
36 Sp.

Proposed = 50 Sp. Assigned
10 Sp. Overflow
60 Sp.

Ruth Elder Lane (22 Units)

Required = 20 2 BR @ 1.5 = 30 Sp.
2 3 BR @ 2.0 = 4
34 Sp.

Proposed = 50 Sp. Assigned
11 Sp. Overflow
61 Sp.

Joanna Court (19 Units)

Required = 17 2 BR @ 1.5 = 26 Sp.
2 3 BR @ 2.0 = 4
30 Sp.

Proposed = 40 Sp. Assigned
12 Sp. Overflow
52 Sp.

James Howard Lane (24 Units)

Required = 22 2 BR @ 1.5 = 33 Sp.
2 3 BR @ 2.0 = 4
37 Sp.

Proposed = 48 Sp. Assigned
11 Sp. Overflow
59 Sp.

Building A-11 (8 Units)

Required = 8 2 BR @ 1.5 = 12 Sp.

Proposed = 16 Sp. Assigned
4 Sp. Overflow
20 Sp.

Old Cemetery Way (28 Units)

Required = 34 2 BR @ 1.5 = 51 Sp.
4 3 BR @ 2.0 = 8
59 Sp.

Proposed = 76 Sp. Assigned
11 Sp. Overflow
87 Sp.

Building A-16 (6 Units)

Required = 6 2 BR @ 1.5 = 9 Sp.

Proposed = 16 Sp. Assigned
3 Sp. Overflow
19 Sp.

Building A-17 (6 Units)

Required = 6 2 BR @ 1.5 = 9 Sp.

Proposed = 16 Sp. Assigned
4 Sp. Overflow
20 Sp.

Cornelius Court (8 Units)

Required = 6 2 BR @ 1.5 = 9 Sp.
2 3 BR @ 2.0 = 4
13 Sp.

Proposed = 24 Sp. Assigned
4 Sp. Overflow
28 Sp.

TOTAL (CTS. 1 - 9)

Required = 143 2 BR @ 1.5 = 215 Sp.
14 3 BR @ 2.0 = 28
243 Sp.

Proposed = 336 Sp. Assigned
70 Sp. Overflow
406 Sp.

OFFICE OF PLANNING AND ZONING
Approved by:

Director of Planning — Date

Zoning Commissioner — Date 6/8/91

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS & SURVEYORS
200 E. PENNSYLVANIA AVE.
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

PARTIAL DEVELOPMENT PLAN
GREYROCK
PHASE 2

3rd ELECTION DISTRICT — BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 50'

JOB ORDER NO. 87030C

ISSUE DATE 4/1/91

DATE	REVISIONS
6-5-91	PRELIMINARY DEV. LOCATION MAP
	NOTE #3, ADDRESSED

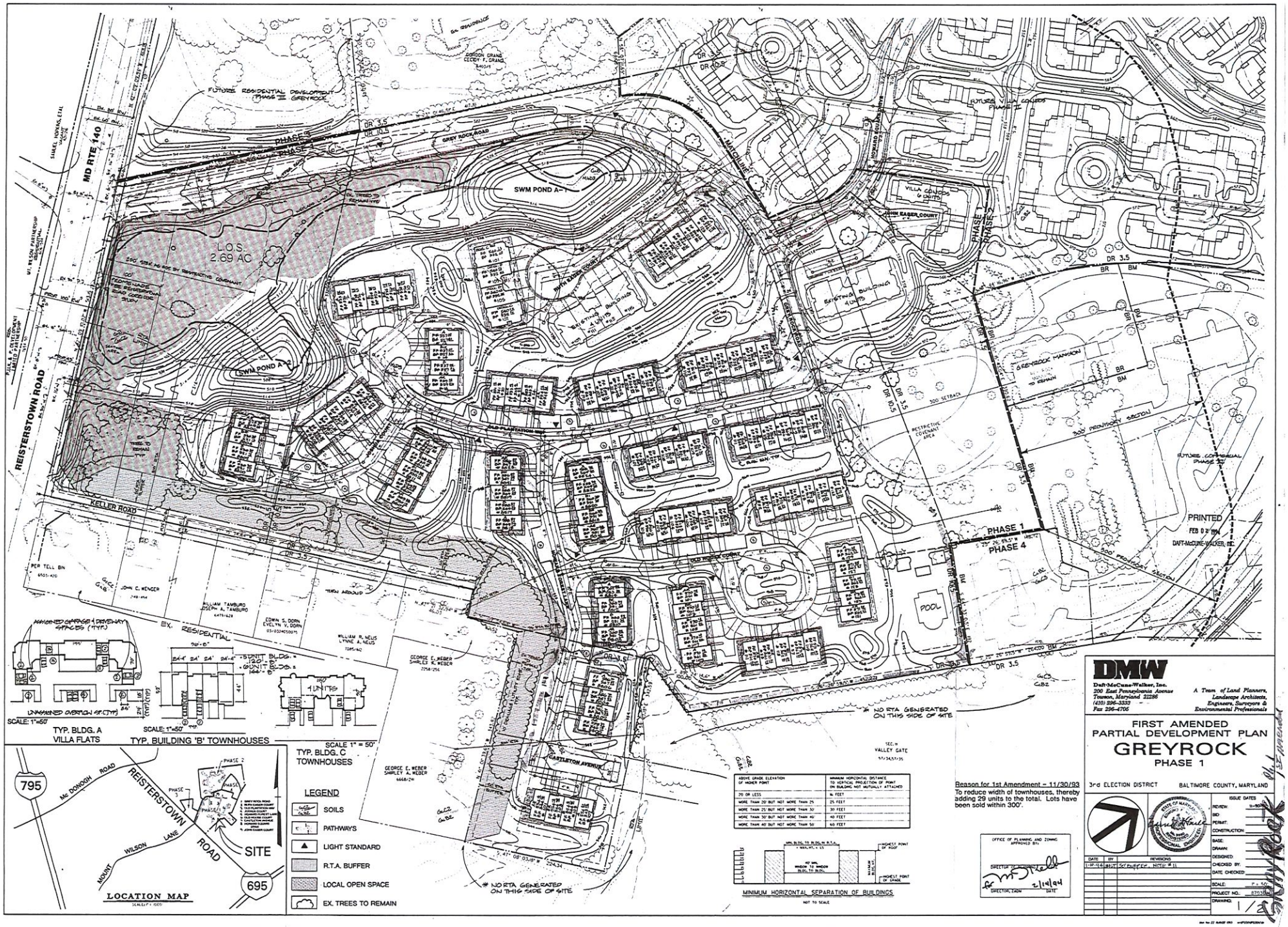
2/2

PRINTED
JUN 24 1991
DAFT-McCUNE-WALKER, INC.

RECEIVED
OCT - 2 1991
BUREAU OF PUBLIC SERVICES

1st Amended
Final Development Plan Approved

Phase 1



ABOVE GRADE ELEVATION OF HIGHER POINT	MINIMUM HORIZONTAL DISTANCE TO VERTICAL PROJECTION OF POINT ON BUILDING NOT MUTUALLY ATTACHED
20 OR LESS	16 FEET
MORE THAN 20' BUT NOT MORE THAN 25	25 FEET
MORE THAN 25' BUT NOT MORE THAN 30	30 FEET
MORE THAN 30' BUT NOT MORE THAN 40	40 FEET
MORE THAN 40' BUT NOT MORE THAN 50	60 FEET

MINIMUM HORIZONTAL SEPARATION OF BUILDINGS

NOT TO SCALE

Reason for 1st Amendment - 11/30/93
To reduce width of townhouses, thereby adding 29 units to the total. Lots have been sold within 300'.

OFFICE OF PLANNING AND ZONING
APPROVED BY:
DIRECTOR
for DIRECTOR, ZADM
2/14/94
DATE

DMW

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

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

FIRST AMENDED PARTIAL DEVELOPMENT PLAN
GREYROCK
PHASE 1

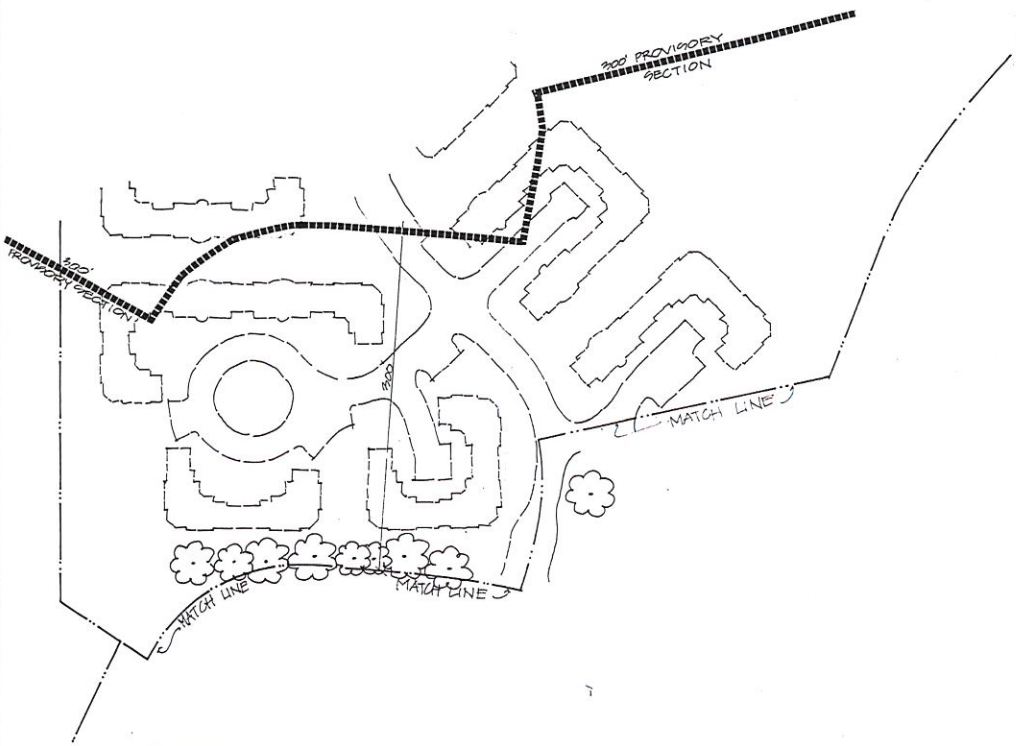
3rd ELECTION DISTRICT — BALTIMORE COUNTY, MARYLAND

STATE OF MARYLAND — DAVID L. WALKER — REG. NO. 9000 — PROFESSIONAL ENGINEER

DATE	BY	REVISIONS
1-19-94	WLT	50' BUFFER - NOTE #11

ISSUE DATES
REVIEW: 11-30-93
BID:
PERMIT:
CONSTRUCTION:
BASE:
DRAWN:
DESIGNED:
CHECKED BY:
DATE CHECKED:
SCALE: 1" = 50'
PROJECT NO.: 8701.01
DRAWING: 1 / 2

GREYROCK 1st Amendment



GREY ROCK FLATS CONDOMINIUM COUNCIL, INC.
Baltimore, Maryland

January 31, 1994

Mr. Arnold Jablon, Director
ZADM
111 W. Chesapeake Ave.
Towson, Maryland 21204

Re: First Amended Partial Development Plan
Grey Rock, Phase I

Dear Mr. Jablon:

I am the president of the Grey Rock Flats Condominium Council, Inc. (the "Association"), which is the flats community association in the subdivision known as Grey Rock.

With respect to the proposed villas reflected on the First Amended Partial Development Plan of Grey Rock, Phase I, the Association has no objection to the proposed unit density and width changes reflected on that plan, which changes consist of reduction in the widths of the villas and the addition of 29 villas units in Phase I.

The Association will not request a hearing on these proposed changes.

Very truly yours,

Grey Rock Flats
Condominium Council, Inc.

Earl Mittleman,
President

GREY ROCK VILLA CONDOMINIUM COUNCIL, INC.

Baltimore, Maryland

January 31, 1994

Mr. Arnold Jablon, Director
ZADM
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: First Amended Partial Development Plan
Grey Rock, Phase I

Dear Mr. Jablon:

I am the president of the Grey Rock Villa Condominium Council, Inc. (the "Association"), which is the villa community association in the subdivision known as Grey Rock.

With respect to the proposed villas reflected on the First Amended Partial Development Plan of Grey Rock, Phase I, the Association has no objection to the proposed unit density and width changes reflected on that plan, which changes consist of reduction in the widths of the villas and the addition of 29 villas units in Phase I.

The Association will not request a hearing on these proposed changes.

Very truly yours,

Grey Rock Villa
Condominium Council, Inc.

Marc J. Lipchin
President

General Notes

1. Owner/Developer: Grey Rock, Inc.
P. O. Box 4308
Lutherville, MD 21093
(410) 561-9900

2. Site Data

Acreage

Net = 60.92 Ac.± Total
Gross = 61.60 Ac.± (Including 30' of Reisterstown Road R/W)

Current Zoning

Residential

Net DR = 4.84 Ac.± DR3.5, Phase III
29.33 Ac.± DR3.5
18.30 Ac.± DR10.5
52.47 Ac.± Total Net DR

Gross DR = 5.16 Ac.± DR3.5, Phase III
29.69 Ac.± DR3.5
18.30 Ac.± DR10.5
53.15 Ac.± Total Gross DR

Net and Gross RC5 = 2.998 Ac.±

Commercial

Net and Gross BR/BM = 0.91 Ac.± BR
4.54 Ac.± BM
5.45 Ac.± BR/BM

2.998 Ac. of RC5 has been conveyed to Trinity Fathers and is not a part of this Development Plan.

Density (DR only)

Permitted DR =	5.16 Ac. x 3.5	= 18.06	D.U.
	29.69 Ac. x 3.5	= 103.92	D.U.
	18.30 Ac. x 10.5	= 192.15	D.U.
	Total	= 314.13	D.U.

Proposed DR = Phase 1		103	3 BR 'B' Townhouse Condos
		12	3 BR 'C' Townhouse Condos
		3	3 BR Villa Condos
		3	2 BR Villa Condos
	**Total =	121	D.U.
* Phase 2		14	3 BR Villa Condos
		140	2 BR Villa Condos
	**Total =	154	D.U.
* Phase 3		39	D.U. Future Development ***
Phases 1-3 Total =		314	D.U.

* Not part of this Development Plan
** Per restrictive covenant recorded in the land records at 8049/702 no more than 300 total dwelling units may be constructed on the "first parcel" described in deed S.M. 7769, 369.
*** Total possible if 4' strip is acquired

All units will be sold.

Parking (Phase 1 only)

Required = 118 3 BR @ 2/unit = 236 Spaces
3 2 BR @ 1.5/unit = 5 Spaces
Total = 241 Spaces

Community Pool = 25 Spaces

Proposed = 262 garage/driveway spaces
43 overflow spaces
305 Total
25 pool spaces

All spaces will be 8-1/2' x 18'. Garages must remain for storage of cars and cannot be converted for other uses. All driveway spaces will be assigned to the same unit as the garage. All other spaces are unassigned. The Zoning Commissioner has approved this parking plan as it regards Section 409.2 BCZR. Parking for Phase IV is restricted to 210 spaces per a covenant signed October 24, 1991. A portion of said parking may be used to service amenities constructed on residential portions of the Grey Rock development.

Local Open Space (Phase 1 only)

Required = 121 D.U. @ 650 s.f. = 1.81 Ac.±

Proposed = 2.69 Ac.±

Maintenance and ownership of Local Open Space will be determined prior to record plat. Condominium Open Areas (C.O.A.) will be retained and maintained by a condominium association.

Landscape Planting (Phase 1 only)

The final landscape plan has been approved.

Details of 100' promenade along Reisterstown Road will be developed consistent with the RRCS as allowed by DEPRM.

Planting required for RTA will be determined on Final Landscape Plan.

All planting including RTA buffers will be in accordance with the Baltimore County Landscape Manual. A credit may be sought for retention of existing trees within the net buildable area.

3. Setbacks:

Minimum setbacks in plan meet zoning requirements as follows:

0 Feet Building to Lot Line or Property R/W (Public Road)
30 Feet Building to Tract Boundary
50 Feet Building to Existing Street Centerline
25 Feet Building to Existing Street Right-of-Way (Public Road)
22 Feet Garage or Carport to Street Right-of-Way (Public Road)

Where windows are provided, they will meet the following minimum setbacks:

35 Feet Window to Tract Boundary
15 Feet Window to Lot Line
40 Feet Between Opposing Windows
25 Feet Window to Street Right-of-Way (Public Road)

Building will conform to meet height and length requirements as follows:

0-20 Foot Height = 16 Feet Between Buildings
20-25 Foot Height = 25 Feet Between Buildings
25-30 Foot Height = 30 Feet Between Buildings
30-40 Foot Height = 40 Feet Between Buildings
40-50 Foot Height = 50 Feet Between Buildings
300 Foot Maximum Building Length
50 Foot Maximum Building Height

In Transition/Unlike Use/Facing Residential Setbacks will be as follows:

Front	-	75 Feet
Side	-	75 Feet
Rear	-	150 Feet
Parking	-	75 Feet
Building Height	-	35 Feet Maximum
Building Length	-	130 Feet Maximum

Distance between Facing Elevation = 1-1/2 x Height of Highest Building

4. Envelopes shown hereon are for the locations of all principal buildings only.

Accessory structures, fences, and projections into yards may be constructed outside the envelope, but must apply with Sections 400 and 301 of the Baltimore County Zoning Regulations (subject to covenants and applicable building permits).

Accessory structures, fences, and projections into yard cannot be located in flood plain areas or hydric soils.

5. Existing private sewage disposal system shall be pumped and either backfilled or removed prior to record plat. Existing drilled wells shall be backfilled by a licensed well driller prior to record plat and well abandonment reports submitted to the Department of Environmental Protection and Resource Management.

6. Existing vegetation consists primarily of open lawn areas with a few ornamental plantings. Existing trees will be retained wherever possible. Slopes of 25 percent or greater are minimal and are shown.

7. Estimated Average Daily Trips (Phase 1 only):

121 Townhouse/Condominium Units @ 8.5 A.D.T.'s = 1,029 A.D.T.'s

8. All driveways and parking areas will be paved with a durable and dustless surface of bituminous concrete, portland cement concrete or macadam. A 4-1/2" mountable curb and gutter will be used.

9. Trash and refuse shall be collected privately at curb.

10. This development plan is approved by the Director of ZADM 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 dwelling 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 building is constructed and transferred for the purpose of occupancy.

11. CRG Plan of Grey Rock was approved by County Review Group on 9/7/89. Revised CRG adding pool in Phase 1 was approved 2/4/91. Amended CRG for Phases 2 and 3 relocated villa flats and was approved 2/14/91. 2nd Revised Amended CRG for Ph. 1 relocated some townhouse building groups and the pool and was approved 3/11/91. 2nd Amended CRG of Ph. 1 which changed the number and size of townhouse units was approved 8/26/93. This Development Plan complies with the CRG plan and all CRG comments.

12. All dwellings and lots of record less than two acres in size off site that create an RTA on site are shown to the best of our knowledge with their respective 300 and 250-foot arcs and required buffer areas.

13. All proposed interior roads excluding Greene Tree Road and Castleton Avenue are private. Unless otherwise indicated, all utilities are private. All 24-foot wide roads shall be posted to prohibit parallel parking.

14. When the right-of-way for Castleton Avenue is acquired by Baltimore County, a franchise agreement will be executed to allow private utilities to remain within the right-of-way.

15. School District: Millbrook
Capacity: 416
1990 Enrollment: 417
1991 Projected: 430
Estimated Pupil Yield (Phase 1): 12

16. A Final Landscape Plan must be approved by the Office of Planning prior to the issuance of grading permits.

17. Provisory Section

The provisory section of this partial development plan is not intended nor should it be utilized as a final development plan from which building applications may be approved or issued. Its purpose is to provide those who purchase homes within 300 feet thereof with a reasonable understanding as to how the developer will improve all adjoining vacant land that lies within 300 feet of their home.

The dimensioned boundaries of the "Provisory Section" as indicated hereon are not intended to separate it from the overall approval of this partial development plan including the "Provisory Section" must be approved in accordance with Section 1B01.3.A.7, Baltimore County Zoning Regulations.

Approval of the "Provisory Section" is not based on final engineered plans; however, it is intended to establish: the final location, height, use, and density of buildings or their envelopes to within 25 feet of their engineered location; the location and type of existing major vegetation that is to be retained; screening, parking areas and drive to the extent possible so as to coincide with their final or permanent improvements, and other pertinent amenities.

At the time of building permit applications, the "Provisory Section" of this development plan must be updated to comply in all respects to the form and content required by Section 1B01.3 of the Zoning Regulations.

18. The limit of the Forest Buffer Easement (F.B.E.) is shown on the plan. There shall be no clearing, grading, construction, or disturbance of vegetation in the F.B.E. except as permitted by the Baltimore County Department of Environmental Protection and Resource Management. Protective covenants governing the use of the F.B.E. shall be recorded with the Land Records of Baltimore County at the time of plat recordation and shall run with the land in perpetuity.

PRINTED
FEB 0 2 1994
DAFT-McCUNE-WALKER, INC.

OFFICE OF PLANNING AND ZONING
Approved by:

Director of Planning
for [signature] 2/14/94
DIRECTOR ZADM Date

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS & SURVEYORS
200 E. PENNSYLVANIA AVE
TOWSON, MD 21204
TELEPHONE (301) 296-3333

1ST AMENDED
PARTIAL DEVELOPMENT PLAN
GREYROCK
PHASE 1

3rd ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS
1-10-94	50 BUFFER, NOTE #11

Reason for 1st Amendment – 11/30/93
To reduce width of townhouses, thereby adding 29 units to the total. Lots have been sold within 300'.

SCALE: 1" = 50'
JOB ORDER NO. 87030.4
ISSUE DATE 11-30-93

2/2

T B S

Final Development Plan Approved

Phase 4

1. DEVELOPMENT NAME: GREY ROCK (PHASE IV ONLY)

2. OWNER / APPLICANT: PRESTIGE DEVELOPMENT, INC.
5 SPRING FOREST COURT
OWINGS MILLS, MARYLAND 21117
(410) 356-4700

3. DEVELOPMENT PLAN PREPARED BY: G. W. STEPHENS, JR. & ASSOCIATES
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286
(410) 825-8120

4. GENERAL INFORMATION:
ELECTION DISTRICT - 3
COUNCILMANIC DISTRICT - 2
WATERSHED - 24.27
CENSUS TRACT - 4037.01
SUBSEWERSHED - 65
EXISTING ZONING - DR. 3.5, DR10.5, BR
TAX MAP NO: 68 - PARCEL 312
ADC MAP NO: 25-D-7
ZONING MAP: NW 10-F
REGIONAL PLANING DISTRICT - 315B
SCHOOL DISTRICT - MILBROOK ELEMENTARY
- PIKESVILLE MIDDLE SCHOOL
- PIKESVILLE HIGH SCHOOL

5. SITE DATA
A. EXISTING ACREAGE AND ZONING
1. EXISTING LAND USE: VACANT, COMMERCIAL
2. NET ACREAGE: 6.039 ACRES
4. EXISTING ZONING: DR 3.5, DR-10.5, BR
5. TAX ACCOUNT NUMBERS: 21-00-002711
6. DEED REFERENCE: 11506/207

B. PROPOSED DEVELOPMENT
PROPOSED LAND USE:
11 RESIDENTIAL SINGLE FAMILY DETACHED LOTS AND 1 COMMERCIAL LOT
(THE EXISTING COMMERCIAL USE WILL REMAIN ON THE COMMERCIAL LOT)

6. PARKING
REQUIRED : RESIDENTIAL - 2 SPACES PER UNIT = 11 x 2 = 22 SPACES
PROVIDED : 22 PARKING SPACES
(104 PARKING SPACES ARE PROVIDED FOR THE EXISTING COMMERCIAL USE)

7. OPEN SPACE
REQUIRED : 650 S.F. / UNIT = 7150 S.F. = 0.16 AC.+/-
PROVIDED : 0.16 AC. - LOCATED IN OPEN SPACE AREAS ON PHASES I & II.

8. AVERAGE DAILY TRIPS - RESIDENTIAL - 11 UNITS x 10 ADT = 110 ADT
9. MTA SERVICE - ON REISTERSTOWN ROAD.
10. ALL RESIDENTIAL LOTS ARE FOR SALE.
11. THIS PLAN REFLECTS THE 5TH AMENDMENT TO THE GREYROCK CRG PLAN #12236H. THIS DEVELOPMENT INCLUDES THE AREA ON THAT CRG PLAN KNOWN AS PHASE IV.
12. REFERENCE DRC # 110501G.
13. PDM # III-352

ZONING NOTES: (PHASE IV ONLY)

1. [illegible]
2. [illegible]

W/WINDOWS - [illegible] MIN. FROM EX. OR PROP. R/W LINE
W/O WINDOWS - 0' MIN
W/ WINDOWS - [illegible] FROM LOT LINE
W/O WINDOWS - 0' MIN.
W/WINDOWS - 50' MIN. TO EX. STREET
W/WINDOWS - 35' MIN. TO TRACT BOUNDARY
W/O WINDOWS - 30'

3. [illegible]
4. ALL PROPOSED SIGNS SHALL CONFORM TO SECTION 450 OF THE B.C.Z.R.
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
* 9. [illegible]
10. [illegible]
11. [illegible]

ENVIRONMENTAL IMPACT REVIEW: (PHASE IV ONLY)

1. [illegible]
2. [illegible]
3. [illegible]
4. THERE ARE NO KNOWN WELLS OR SEPTICS ON THE PROPERTY.
5. THERE ARE NO 100 YEAR FLOOD PLAINS ON THIS PROPERTY.
6. THERE ARE NO STREAMS, SEEPS OR WETLANDS ON THIS PROPERTY.

PERMITS & DEVELOPMENT MANAGEMENT: (PHASE IV ONLY)

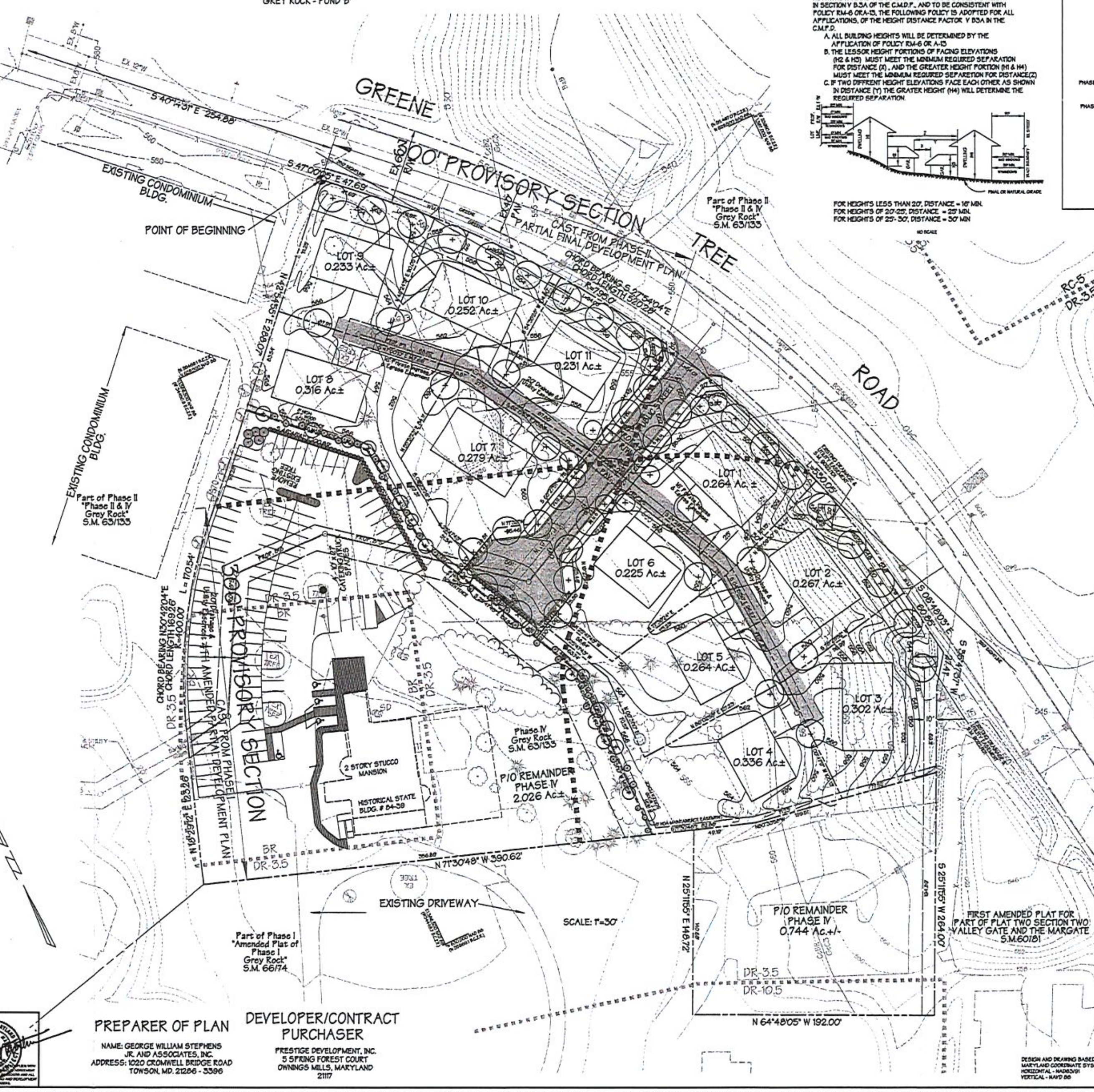
1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]

GREY ROCK DEVELOPMENT DENSITY TABULATION SUMMARY

DENSITY CALCULATIONS				
OVERALL SITE DATA				
1. AREA NET ACREAGE = [illegible] AC. +/- GROSS ACREAGE = [illegible] AC. +/- 2. ZONING (GROSS) D.R. 3.5 = [illegible] AC. +/- D.R. 10.5 = [illegible] AC. +/- RCS = [illegible] AC +/- BR = [illegible] AC. +/- 3. DWELLING UNITS PERMITTED D.R. 3.5 [illegible] D.R. 10.5 [illegible] TOTAL = [illegible]				
PROPOSED SITE DATA	PHASES I & II	PHASE III	PHASE IV	TOTAL
4. AREA NET ACREAGE GROSS ACREAGE	47.[illegible] AC. [illegible] AC.	[illegible] AC. 7.43 AC.	[illegible] AC. [illegible] AC.	[illegible] AC. [illegible] AC.
5. DWELLING UNITS PROPOSED	275	40	11	[illegible]
6. LOCAL OPEN SPACE REQUIRED UNITS X 650 SF/UNIT	4.10 AC.	[illegible] AC.	0.16 AC.	[illegible] AC.
7. CONDOMINIUM OPEN SPACE DESIGNATED AS LOCAL OPEN SPACE	4.75 AC.	[illegible] AC.	0	[illegible] AC.

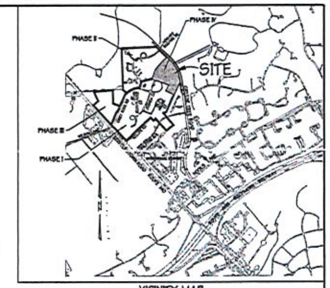
NOTE: THIS PLAN IS CONSISTENT WITH DRC [illegible] AND THE 6TH AMENDED CRG FOR GREYROCK.

STORM WATER MANAGEMENT HAS BEEN PROVIDED BY GREY ROCK - POND 'B'



SETBACK CHART
NOTWITHSTANDING THE DIAGRAM OF AVERAGE BUILDING HEIGHT IN SECTION V B.3A OF THE C.M.D.P., AND TO BE CONSISTENT WITH POLICY RM-6 OR A-13, THE FOLLOWING POLICY IS ADOPTED FOR ALL APPLICATIONS, OF THE HEIGHT DISTANCE FACTOR V B3A IN THE C.M.P.D.
A. ALL BUILDING HEIGHTS WILL BE DETERMINED BY THE APPLICATION OF POLICY RM-6 OR A-13
B. THE LESSOR HEIGHT PORTIONS OF FACING ELEVATIONS (H2 & H3) MUST MEET THE MINIMUM REQUIRED SEPARATION FOR DISTANCE (X), AND THE GREATER HEIGHT PORTION (H1 & H4) MUST MEET THE MINIMUM REQUIRED SEPARETION FOR DISTANCE(Z)
C. IF TWO DIFFRENT HEIGHT ELEVATIONS FACE EACH OTHER AS SHOWN IN DISTANCE (Y) THE GRATER HEIGHT (H4) WILL DETERMINE THE REQUIRED SEPARATION.

FOR HEIGHTS LESS THAN 20', DISTANCE = 16' MIN.
FOR HEIGHTS OF 20'-25', DISTANCE = 25' MIN.
FOR HEIGHTS OF 25'-30', DISTANCE = 30' MIN
NO SCALE



VICINITY MAP
SCALE: 1"=1,000'

ZONING COMMISSIONERS ORDER - CASE NO. 03-477-SPH

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 14th day of May, 2003, that the Petitioners' Request for Special Hearing, to approve the amendment of the Provisory Sections of the Fourth Amended Partial Development Plan for Grey Rock Phase I and the Original Partial Development Plan for Grey Rock Phase II, be and is hereby APPROVED, subject to the following conditions and restrictions:

1. The developer shall be required to submit a copy of the approved Final Development Plan for Grey Rock Phase IV in the files associated with Phase I of Grey Rock and Phase II of Grey Rock.
2. The developer shall be required to comply with the comment dated May 5, 2003 from the Office of Planning relative to architectural elevation drawings and landscaping treatment as enunciated therein.

IT IS FURTHER ORDERED that any appeal of this decision must be made within thirty (30) days of the date of this Order.

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LEGEND

TRACT BOUNDARY
PARCEL LINES
EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE
EASEMENT
EXISTING TREELINES
PROPOSED TREELINES
ZONING LINE
EXISTING 2' CONTOUR
EXISTING 10' CONTOUR
PROPOSED 2' CONTOUR
PROPOSED 10' CONTOUR
PROP. STREET LIGHT
PROP. MAJOR DECIDUOUS TREE
PROP. MINOR DECIDUOUS TREE
PROP. EVERGREEN TREE
PROP. SHRUB

OFFICE OF PLANNING & ZONING APPROVED BY:
DIRECTOR OF PLANNING — DATE 6/20/03
DIRECTOR OF PDM — DATE

DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM
HORIZONTAL - NAD83/91
VERTICAL - NAVD 88

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286-3396
(410) 825-8120

PREPARER OF PLAN
NAME: GEORGE WILLIAM STEPHENS JR. AND ASSOCIATES, INC.
ADDRESS: 1020 CROMWELL BRIDGE ROAD TOWSON, MD. 21286 - 3396

DEVELOPER/CONTRACT PURCHASER
PRESTIGE DEVELOPMENT, INC.
5 SPRING FOREST COURT
OWINGS MILLS, MARYLAND 21117

PARTIAL DEVELOPMENT PLAN FOR GREY ROCK PHASE IV
GREY ROCK
GREEN TREE ROAD
BALTIMORE COUNTY, MARYLAND
COUNCILMANIC DISTRICT - 2
ELECTION DISTRICT - 3
SHEET 1 OF 1 DATE: JUNE 17, 2003

RECEIVED

1st Amended
Final Development Plan Approved

Phase 4

Petitioner's Exhibit 6

1. DEVELOPMENT NAME: GREY ROCK (PHASE IV ONLY)
2. OWNER / APPLICANT: PRESTIGE DEVELOPMENT, INC.
5 SPRING FOREST COURT
OWINGS MILLS, MARYLAND 21117
(410) 356-4700
3. DEVELOPMENT PLAN PREPARED BY: G. W. STEPHENS, JR. & ASSOCIATES
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286
(410) 825-8120
4. GENERAL INFORMATION:
ELECTION DISTRICT - 3
COUNCILMANIC DISTRICT - 2
WATERSHED - 24.27
CENSUS TRACT - 4037.01
SUBSEWERSHED - 65
EXISTING ZONING - DR 3.5, DR10.5, BR
TAX MAP NO. 68 - PARCEL 352
ADC MAP NO. 25-D-7
ZONING MAP: NW 10-F
REGIONAL PLANING DISTRICT - 303B
SCHOOL DISTRICT - MILBROOK ELEMENTARY
- FREEVILLE MIDDLE SCHOOL
- FREEVILLE HIGH SCHOOL
5. SITE DATA
A. EXISTING ACREAGE AND ZONING
1. EXISTING LAND USE — VACANT, COMMERCIAL
2. NET ACREAGE — 6.059 ACRES
3. EXISTING ZONING — DR 3.5, DR 10.5, BR
4. TAX ACCOUNT NUMBERS — 2100-002711
5. DEED REFERENCE — 15006/207
B. PROPOSED DEVELOPMENT
PROPOSED LAND USE:
11 RESIDENTIAL SINGLE FAMILY DETACHED LOTS AND 1 COMMERCIAL LOT
(THE EXISTING COMMERCIAL USE WILL REMAIN ON THE COMMERCIAL LOT)
6. PARKING
REQUIRED: RESIDENTIAL - 2 SPACES PER UNIT - 11 x 2 = 22 SPACES
PROVIDED: 22 PARKING SPACES
(104 PARKING SPACES ARE PROVIDED FOR THE EXISTING COMMERCIAL USE)
7. OPEN SPACE
REQUIRED: 650 S.F. / UNIT = 750 S.F. = 0.30 AC.+/-
PROVIDED: 0.30 AC. - LOCATED IN OPEN SPACE AREAS ON PHASES I & II
8. AVERAGE DAILY TRIPS - RESIDENTIAL - 11 UNITS x 10 ADT = 110 ADT
9. MTA SERVICE - ON REISTERSTOWN ROAD
10. ALL RESIDENTIAL LOTS ARE FOR SALE.
11. THIS PLAN REFLECTS THE 5TH AMENDMENT TO THE GREYROCK CRD PLAN #222369.
THIS DEVELOPMENT INCLUDES THE AREA ON THAT CRD PLAN KNOWN AS PHASE IV.
12. REFERENCE DRC # 110507G.
13. FDM # B 352

ZONING NOTES: (PHASE IV ONLY)

1. THIS PROPERTY AS SHOWN ON THE PLANS WAS REZONED MAY SINCE 5PH. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLANS WAS EVER BEEN UTILIZED RESIDENTIAL OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.
2. EMPLOYEE OR TYPICAL DWELLINGS AS SHOWN DEPICTS A SPECIFIC DESIGN THAT IS INTENDED TO ALLOW COMPLIANCE WITH BALTIMORE COUNTY ZONING REGULATIONS OR POLICIES. SHOULD THE DESIGN FUTURE CHANGE OR CREATE CONFLICTS WITH THE REGULATIONS OR POLICIES, THE DEVELOPER MUST BE RESPONSIBLE FOR REVISING THE DESIGN TO COMPLY WITH THE REGULATIONS. SECTION 103.2(G) OF THE ZONING REGULATIONS (BCZR) AND THE ZONING PRACTICE MANUAL - DR. ZONES, SECTION 103.3 IN PDM POLICY MANUAL - R.L. ZONES.
W/WINDOWS - 25' MIN. FROM EL OR PROP. R/W LINE
W/O WINDOWS - 21' MIN
W/ WINDOWS - 15' MIN. FROM LOT LINE
W/O WINDOWS - 3' MIN.
W/WINDOWS - 30' MIN. TO EL STREET
W/WINDOWS - 30' MIN. TO TRACT BOUNDARY
W/O WINDOWS - 30'
3. THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 50 FEET IN ACCORDANCE WITH SECTION 503.3.A OF THE BCZR.
4. ALL PROPOSED SIGNS SHALL CONFORM TO SECTION 450 OF THE BCZR.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING STRUCTURES, PAVEMENTS, TRASH AND DEBRIS, IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
6. BUILDING FOOTPRINTS SHOWN HEREON INDICATE THE LOCATION OF ALL PRINCIPLE BUILDINGS ONLY. ACCESSORY STRUCTURES, PORCHES AND PROJECTIONS MAY THEN ANY BE CONSTRUCTED OUTSIDE THE FOOTPRINT BUT MUST COMPLY WITH SECTIONS 400 AND 500 OF THE BALTIMORE COUNTY ZONING REGULATIONS OR APPROVED ZONING VARIANCE PROCEDURES.
7. ACCESSORY STRUCTURES, PORCHES AND PROJECTIONS MAY THEN CANNOT BE LOCATED IN FLOOD PLAIN AREAS, ENVIRONMENTAL EASEMENTS OR UTILITY EASEMENTS.
8. ZONING HISTORY - ONE SMALL AREA OF 4.04 ACRES RECLASSIFIED TO DR 3.5 IN THE 2000 CYCLE ZONING PROCESS.
9. THIS PDP AMENDMENT REFLECTS A CHANGED ZONING DESIGNATION ON PHASE IV FROM BM TO DR 3.5 EFFECTIVE IN THE 2000 COMPREHENSIVE ZONING PROCESS.
10. BUILDING ELEVATIONS SHALL BE IN KEEPING WITH THE ARCHITECTURAL ELEVATION DRAWINGS SUBMITTED WITH THE ORIGINAL PDP.
11. EXTERIOR LIGHTING & TREE PLANTING WILL BE PROVIDED AS SHOWN ON THE DRAWINGS SUBMITTED TO THE PLANNING OFFICE FOR THE REVIEW AND APPROVAL OF THE PROPOSED DWELLINGS THAT ARE VISIBLE FROM GREENE TREE ROAD. LANDSCAPING WILL ALSO BE PROVIDED AT THE END OF THE PUBLIC RIGHT-OF-WAY/ROADWAY.

ENVIRONMENTAL IMPACT REVIEW: (PHASE IV ONLY)

1. THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION AS IT IS A CRD REPRESENT ON A CRD PLAN THAT WAS ORIGINALLY APPROVED ON 5/19/2003.
2. THERE ARE NO KNOWN ARCHEOLOGICAL SITES, SALTS OR LANDMARKS OR ENDANGERED SPECIES ON THIS PROPERTY.
3. THERE ARE NO KNOWN HAZARDOUS WASTE MATERIALS LOCATED ON THE PROPERTY AS DEFINED IN COMAR 26.10.01.07 (REFERENCING SECTION 7-101 OF THE ENVIRONMENTAL ARTICLE OF THE ANNOTATED CODE OF MARYLAND).
4. THERE ARE NO KNOWN WELLS OR SEPTICS ON THE PROPERTY.
5. THERE ARE NO 100 YEAR FLOOD PLAINS ON THIS PROPERTY.
6. THERE ARE NO STREAMS, DEEPS OR WETLANDS ON THIS PROPERTY.

PERMITS & DEVELOPMENT MANAGEMENT: (PHASE IV ONLY)

1. DIRECTOR OF FDM NOTE - THIS FINAL DEVELOPMENT PLAN IS APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS THAT IT COMPLIES WITH PRESENT POLICY, DENSITY AND BULK CONTROLS AS THEY ARE CURRENTLY ADOPTED. THE DIRECTOR OF FDM HAS NO AUTHORITY TO VARY THE ZONING REGULATIONS. ANY DEVIATION TO BUILDING ENVELOPES SHOWN HEREON SHALL NOT BE PLACEMENT SUBJECTED OF DEVELOPER FOR ADDITIONAL ENVELOPES 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.
2. THE BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS DETERMINED THAT THE SUBJECT SITE IS NOT WITHIN A TPC REPORTING AREA.
3. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLANS WAS EVER BEEN UTILIZED RESIDENTIAL OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.
4. THE DEVELOPER SHALL PROVIDE EXCLUSIVE, IF NECESSARY TO BALTIMORE COUNTY THE MEANS OF INGRESS AND THE RIGHT OF WAYS SHOWN HEREON.
5. SURVEY DATA SHOWN HEREON IS BASED ON THE NGS AND NAVDS8 STANDARD HORIZONTAL & VERTICAL DATUM.

Department of Permits and Development Management — Baltimore County

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

April 20, 2004

Jennifer R. Busse
Whiteford, Taylor, & Preston, LLP
210 West Pennsylvania Avenue
Towson, Maryland 21204-4515

RE: Grey Rock Phase IV
1st Amended Partial Development Plan
3rd Election District, Revised Response

Dear Ms. Busse,

This is a response to your letter dated April 9, 2004 requesting reconsideration of a zoning review and issue Administrator made in a letter dated February 2, 2004.

Based on the provided information and your meeting with Mr. Kinnane and myself on March 2, 2004, the response of this office has not changed. The changes to the lot lines to reduce pedestals widths and encumbering the lots has been determined to be within the 10% and 20% of the center and plan in case # 03-477-SPH.

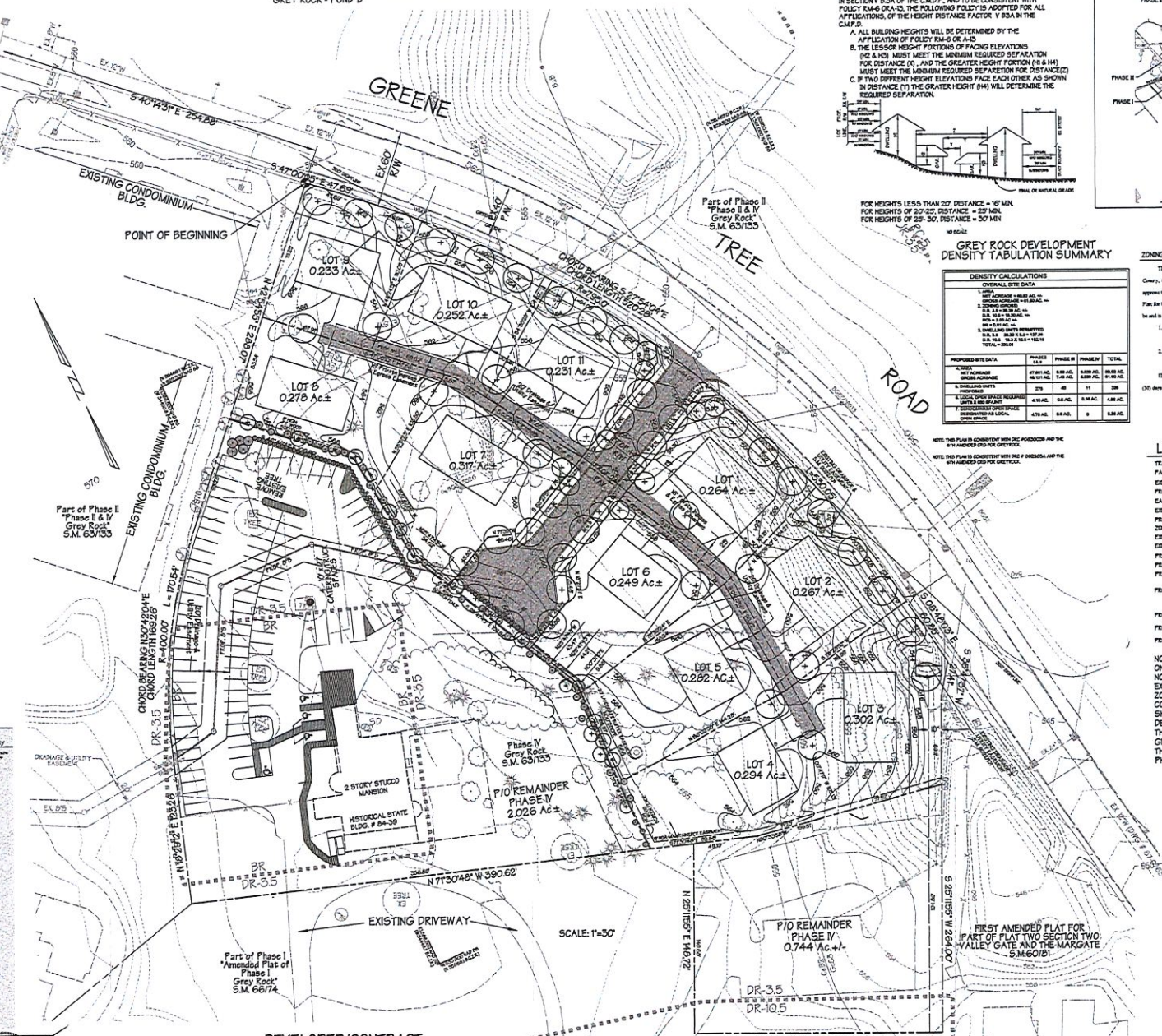
Please document this response verbatim on 10 revised final development plans and send these plans, attention to Kristen Wells, FDM Room 133, Baltimore County Office Building, for final approval. The $20.00 fee was paid under Order # 2172.

I trust that the information set forth in this letter is a Maximum detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at (410-887-3391).

Very truly yours,

Kristen L. Lewis
Planner II
Zoning Review

STORM WATER MANAGEMENT HAS BEEN PROVIDED BY GREY ROCK - POND 'B'



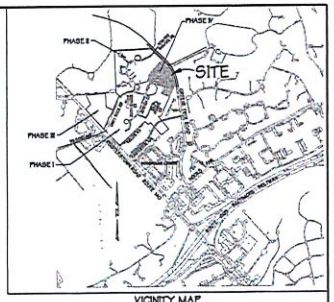
SETBACK CHART

NOTWITHSTANDING THE DIAGRAM OF AVERAGE BUILDING HEIGHT IN SECTION V B.3.A OF THE C.M.D.P., AND TO BE CONSISTENT WITH POLICY RM-6 ORA-13, THE FOLLOWING POLICY IS ADOPTED FOR ALL APPLICATIONS, OF THE HEIGHT DISTANCE FACTOR V B3A IN THE C.M.P.D.

A. ALL BUILDING HEIGHTS WILL BE DETERMINED BY THE APPLICATION OF POLICY RM-6 OR A-13
B. THE LESSOR HEIGHT PORTIONS OF FACING ELEVATIONS (H2 & H3) MUST MEET THE MINIMUM REQUIRED SEPARATION FOR DISTANCE (X) , AND THE GREATER HEIGHT PORTION (H1 & H4) MUST MEET THE MINIMUM REQUIRED SEPARATION FOR DISTANCE(2X)
C. IF TWO DIFFERENT HEIGHT ELEVATIONS FACE EACH OTHER, AS SHOWN IN DISTANCE (Y) THE GRATER HEIGHT (H4) WILL DETERMINE THE REQUIRED SEPARATION.

FOR HEIGHTS LESS THAN 20', DISTANCE = 16' MIN.
FOR HEIGHTS OF 20'-25', DISTANCE = 25' MIN.
FOR HEIGHTS OF 25'-30', DISTANCE = 30' MIN

NO SCALE



VICINITY MAP
SCALE: 1"=2000'

GREY ROCK DEVELOPMENT DENSITY TABULATION SUMMARY

DENSITY CALCULATIONS — OVERALL SITE DATA				
1. AREA: NET ACREAGE = 60.59 AC. +/- GROSS ACREAGE = 91.60 AC. +/-				
2. ZONING (GROSS): D.R. 3.5 = 38.38 AC. +/- D.R. 10.5 = 10.80 AC. +/- BUSINESS = 0.41 AC. +/- RD = 0.01 AC. +/-				
3. DWELLING UNITS PERMITTED: D.R. 3.5 — 38.38 X 3.5 = 137.33; D.R. 10.5 — 10.8 X 10.5 = 113.19; TOTAL = 250.51				
PROPOSED SITE DATA	PHASES I & II	PHASE III	PHASE IV	TOTAL
1. ZONE: DR3.5 GROSS ACREAGE	27.67 AC. 45.131 AC.	8.88 AC. 7.49 AC.	3.039 AC. 3.039 AC.	39.59 AC. 91.60 AC.
2. DWELLING UNITS PROPOSED	279	40	11	330
3. LOCAL OPEN SPACE REQUIRED (.75 X 2.00 SP/UNIT)	4.10 AC.	0.6 AC.	0.16 AC.	4.86 AC.
7. DEDICATION OF OPEN SPACE DESIGNATED AS LOCAL OPEN SPACE	4.76 AC.	0.6 AC.	0	5.36 AC.

NOTE: THIS PLAN IS CONSISTENT WITH DRC #043020B AND THE 6TH AMENDED CRD FOR GREYROCK.

NOTE: THIS PLAN IS CONSISTENT WITH DRC # 092303A AND THE 6TH AMENDED CRD FOR GREYROCK.

ZONING COMMISSIONERS ORDER - CASE NO. 03-477-SPH

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 14th day of May, 2003, that the Petitioners' Request for Special Hearing, to approve the amendment of the Provisory Sections of the Fourth Amended Partial Development Plan for Grey Rock Phase I and the Original Partial Development Plan for Grey Rock Phase II, be and is hereby APPROVED, subject to the following conditions and restrictions:

1. The developer shall be required to submit a copy of the approved Final Development Plan for Grey Rock Phase IV to the Site concerned with Phase I of Grey Rock and Phase II of Grey Rock.
2. The developer shall be required to comply with the comment dated May 2, 2003 from the Office of Planning relative to architectural elevation drawings and landscaping treatment to emaciated therein.

IT IS FURTHER ORDERED that any appeal of this decision must be made within thirty (30) days of the date of this Order.

Timothy M. Kotroco
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LEGEND

TRACT BOUNDARY
PARCEL LINES
EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE
EASEMENT
EXISTING TREELINES
PROPOSED TREELINES
ZONING LINE
EXISTING 2' CONTOUR
EXISTING 10' CONTOUR
PROPOSED 2' CONTOUR
PROPOSED 10' CONTOUR
PROP. STREET LIGHT
PROP. MAJOR DECIDUOUS TREE
PROP. MINOR DECIDUOUS TREE
PROP. EVERGREEN TREE
PROP. SHRUB

NOTE: THERE ARE NO 300' PROVISORY SECTIONS ON GREY ROCK PHASE IV. AT THE HEARING FOR CASE NO. 03-477-SPH IT WAS DETERMINED THAT NONE EXISTED ON GREY ROCK PHASE IV BECAUSE THE ZONING AT THAT TIME OF THE ORIGINAL PLANS WAS COMMERCIAL. AS SUCH THE PROVISORY SECTIONS SHOWN ON THE FORTH AMENDED PARTIAL DEVELOPMENT PLAN FOR GREY ROCK PHASE I AND THE ORIGINAL PARTIAL DEVELOPMENT PLAN FOR GREY ROCK PHASE II WERE INCORRECT WHERE THEY ENCOMPASSED AREAS OF GREY ROCK PHASE IV. SEE RULING ON CASE NO. 03-477-SPH

DATE OF FIRST AMENDMENT- DECEMBER 15, 2003
REASON FOR FIRST AMENDMENT PER DRC #092203A

1. REVISED LOT LINES ON LOTS 4, 5, 6, 7 & 8.

OFFICE OF PLANNING & ZONING
APPROVED BY:
DIRECTOR OF PLANNING — DATE 5/12/04
DIRECTOR OF FDM — DATE

FIRST AMENDED
PARTIAL DEVELOPMENT PLAN FOR
GREY ROCK PHASE IV

GREY ROCK

GREEN TREE ROAD
BALTIMORE COUNTY, MARYLAND
COUNCILMANIC DISTRICT - 2
ELECTION DISTRICT - 3
SHEET 1 OF 1 DATE: MAY 4, 2004

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286-3396
(410) 825-8120

PREPARER OF PLAN
NAME: GEORGE WILLIAM STEPHENS JR. AND ASSOCIATES, INC.
ADDRESS: 1020 CROMWELL BRIDGE ROAD TOWSON, MD. 21286 - 3396

DEVELOPER/CONTRACT PURCHASER
PRESTIGE DEVELOPMENT, INC.
5 SPRING FOREST COURT
OWINGS MILLS, MARYLAND 21117

DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM
HORIZONTAL - NAD83/91
VERTICAL - NAVD 88

FILENAME

MICRO