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 - 03
COUNCILMANIC DISTRICT - 03
WATERSHED - 24-27
CENSUS TRACT - 4037.01
SUBGEKERSHED - 65
EXISTING ZONING - D.R. 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- 3138
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. GROSS ACREAGE — 6.99 ACRES
4. EXISTING ZONING — DR 3.5, DR-10.5, BR
5. TAX ACCOUNT NUMBERS — 21-00-00278
6. DEED REFERENCE — 15061/207
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 : 1,000 S.F. / UNIT = 11,000 S.F., 7150 S.F. ACTIVE AND 3850 S.F. PASSIVE
PROVIDED : O S.F., A WAIVER OF LOCAL OPEN SPACE IS BEING REQUESTED
8. AVERAGE DAILY TRIPS - RESIDENTIAL - 11 UNITS x 8.5 ADT = 93.5 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 #92236H. THIS DEVELOPMENT INCLUDES THE AREA ON THAT CRG PLAN KNOWN AS PHASE IV.
12. REFERENCE CRG # 1105019.
13. FDM # 13-352

ZONING NOTES: (PHASE IV ONLY)

1. THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN VIRGIN INTACT SINCE SITE, THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF SITE DWELLINGS.
2. DEVELOPER OR TYPICAL DWELLINGS AS SHOWN DEPICTS A SPECIFIC ORIENTATION WHICH IS INTENDED TO ALLOW COMPLIANCE WITH BALTIMORE COUNTY ZONING REGULATIONS OR POLICIES. SHOULD THE ORIENTATION CHANGE OR CREATE CONFLICTS WITH THE REGULATIONS OR POLICIES, THE ORIENTATION MUST BE CHANGED TO ALLEVIATE THE CONFLICT. SECTION 1B01.2.C CHART, SECTION 1B03.3.C.2 (R-20) IN PDM POLICY MANUAL - D.R. ZONES, SECTION 103.3 IN PDM POLICY MANUAL - R.C. ZONES.
W/WINDOWS - 25' MIN. FROM EX. OR PROP. R/W LINE
W/O WINDOWS - 17' MIN
W/ WINDOWS - 15'MIN. FROM LOT LINE
W/O WINDOWS - 0' MIN.
W/WINDOWS - 50' MIN. TO EX. STREET
W/WINDOWS - 30' MIN. TO TRACT BAUNDARY
W/O WINDOWS - 30'
3. THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 50 FEET IN ACCORDANCE WITH SECTION 1B02.3.A OF THE B.C.Z.R.
4. ALL PROPOSED SIGNS SHALL CONFORM TO SECTION 450 OF THE B.C.Z.R.
5. THE LOT LINES SHOWN HEREON ARE SCHEMATIC ONLY. THE PLANNED DWELLING STRUCTURES / PAVEMENTS, PROPERLY ORIENTED IN ACCORDANCE WITH B.C.Z.R. 1B-2 (R-20) ZONE, WILL BE PLACED.
6. BUILDING FOOTPRINTS SHOWN HEREON INDICATE THE LOCATION OF ALL PRINCIPLE BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE FOOTPRINT BUT MUST COMPLY WITH SECTIONS 400 AND 500.1F THE BALTIMORE COUNTY ZONING REGULATIONS. (SUBJECT TO CONTAINER AND APPLICABLE BUILDING PERMITS)
7. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS CANNOT BE LOCATED IN FLOODPLAIN AREAS, ENVIRONMENTAL EASEMENTS OR UTILITY EASEMENTS.
8. THERE ARE NO KNOWN ZONING HISTORIES ON THESE PARCELS.
9. THE DEVELOPER PROPOSES TO REQUEST A CHANGE IN ZONING FROM PHASE IV FROM BM TO D.R. 3.5 EFFECTIVE IN THE 2000 COMPREHENSIVE ZONING PROCESS.

ENVIRONMENTAL IMPACT REVIEW: (PHASE IV ONLY)

1. THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION AS IT IS A CRG REPRESENT ON A CRG PLAN THAT WAS ORIGINALLY APPROVED ON 9/19/89.
2. THERE ARE NO KNOWN ARCHEOLOGICAL SITES, BALTO. CO. LANDMARKS OR ENDANGERED SPECIES ON THIS PROPERTY.
3. THERE ARE NO KNOWN HAZARDOUS WASTE MATERIALS LOCATED ON THE PROPERTY AS DEFINED IN SECTION 6-1001 (D) 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 DESIGNATED 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 SUBDIVIDED OR DEVELOPED FOR RESIDENTIAL PURPOSES OR FOR 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 TRAFFIC DEFICIENT AREA.
3. FIELD VERIFICATION OF THE SITE LINES SHOWN HEREON HAVE BEEN CONDUCTED WITH A REPRESENTATIVE OF THE BUREAU OF DEVELOPERS PLANS REVIEW. THE AREA BETWEEN THE RIGHT LINE AND THE CURB LINE MUST BE CLEARED, GRADED AND KEPT FREE OF ANY ANY OBSTRUCTIONS. (THIS ACCESS HAS BEEN APPROVED)
4. THIS DEVELOPER SHALL PROVIDE A SIDEWALK AT NO COST TO BALTIMORE COUNTY THE HIGHWAY IMPROVEMENTS ARE TO BE BONDED AT THE TIME OF PLATTING.
5. SURVEY DATA SHOWN HEREON IS BASED ON THE NGS AND NAVD88 STANDARD HORIZONTAL & VERTICAL DATUM.

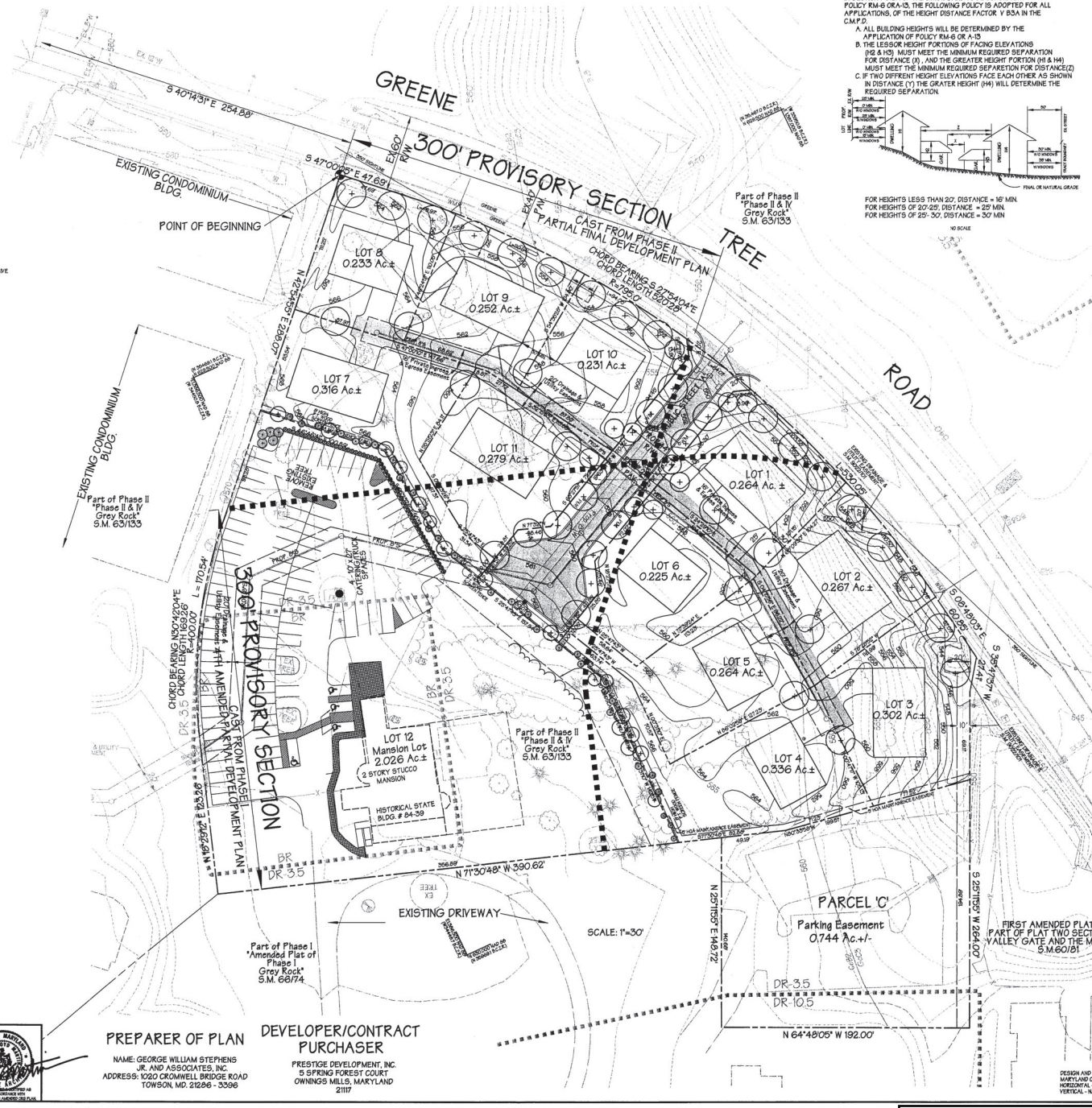
GREY ROCK DEVELOPMENT DENSITY TABULATION SUMMARY

OVERALL NET ACREAGE - 63.07 AC
OVERALL GROSS ACREAGE - 63.75 AC

OVERALL APPROVED CRG DENSITY PERMITTED - 321.7 D.U.
DENSITY UTILIZED BY PHASE:
PHASE I - 95 D.U. (BUILT)
PHASE II - 157 D.U. (BUILT)
PHASE III - 40 D.U. (BUILT 161 ASSISTED LIVING BEDS x .25)
PHASE IV - 11 D.U. (PROPOSED SINGLE FAMILY LOTS - THIS FDP)

TOTAL DENISTY UTILIZED - 283 D.U.

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



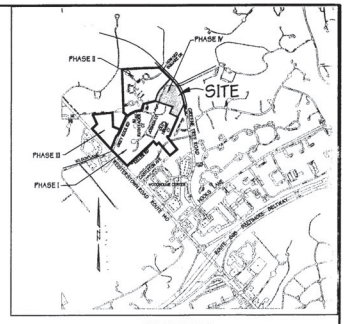
SETBACK CHART

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 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(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'

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

Per Ex. #1
477

PLAT TO ACCOMPANY SPECIAL HEARING TO AMEND A PARTIAL FINAL DEVELOPMENT PLAN FOR GREY ROCK PHASE IV

GREY ROCK MANSION

GREEN TREE ROAD

BALTIMORE CO. MD., ELECTION DISTRICT 2
SHEET 1 OF 1 - DATE: APRIL 9, 2003

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

THIS PLAN WAS ADOPTED AS RIGHT IN ACCORDANCE WITH THE APPROVED 5TH AMENDED CRG PLAN

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
OWNINGS MILLS, MARYLAND 21117

FILENAME:

Petitioners Exhibit 7B