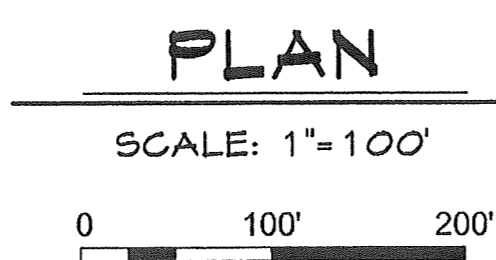
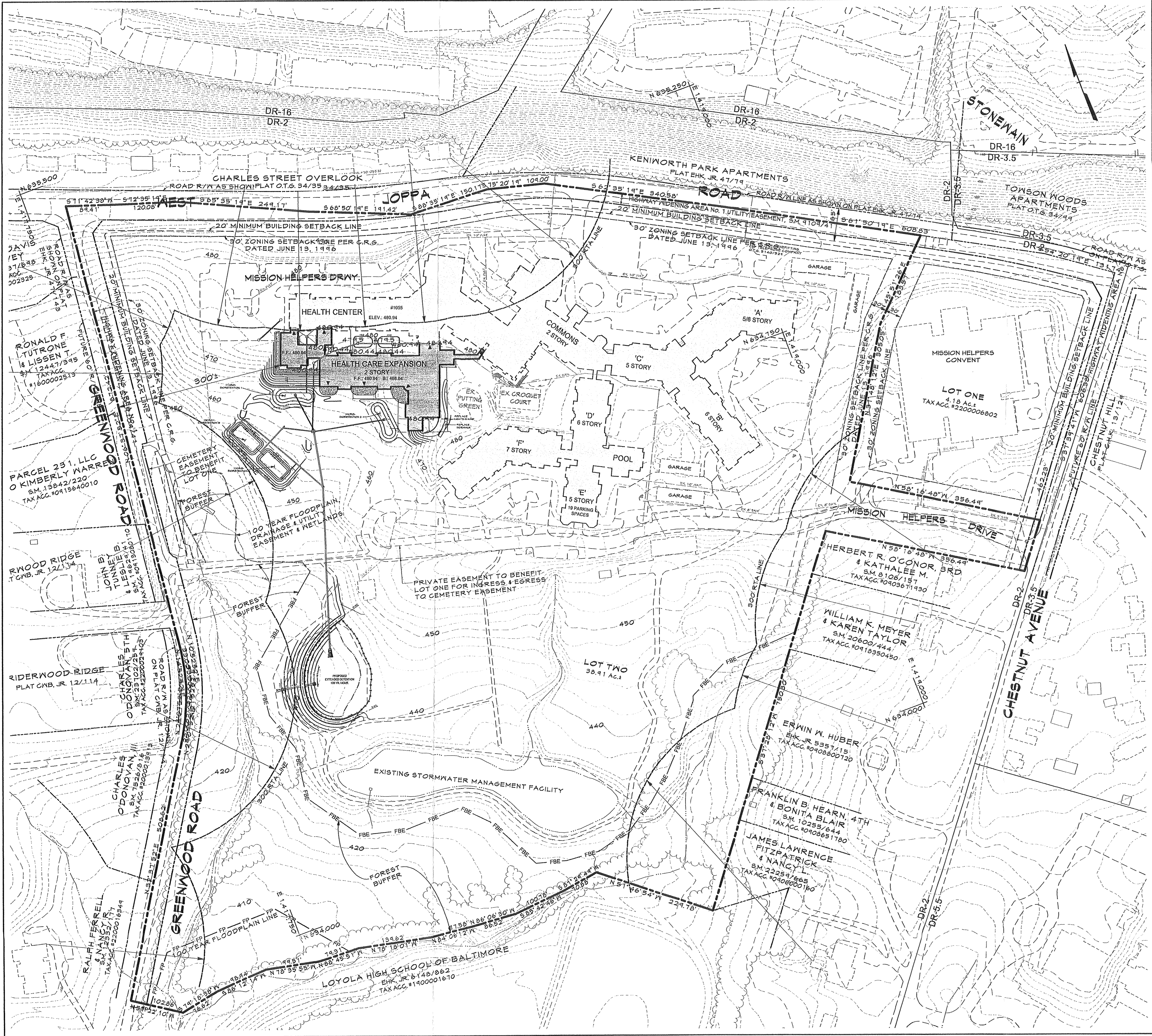


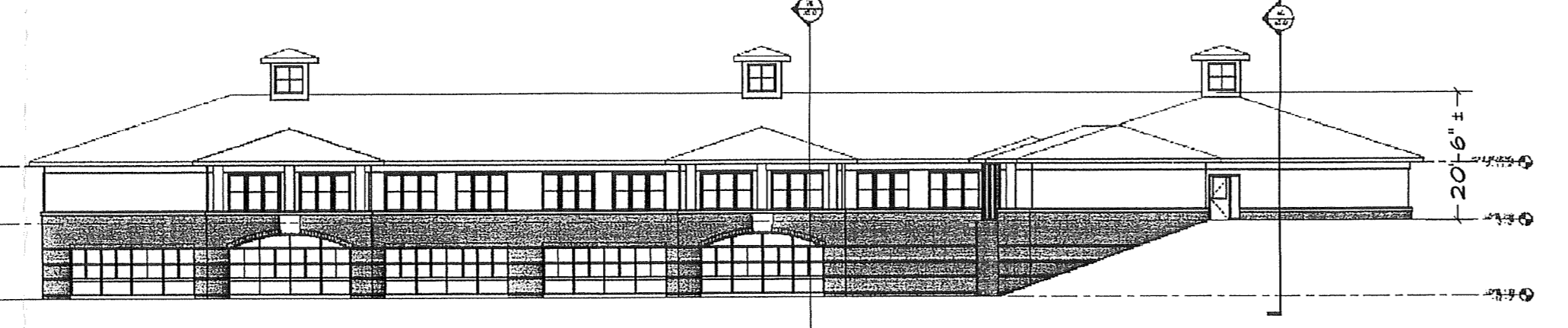
Amended/Refined Plan Approved

1st Material Amendment of the 6th Refined Plan

5.1.2010 (Facilities) 10124501 Blakelhurst Life Care Community CIVIL/CADD Drawings 10124501 (CRS) 1.15-01 (CRS) 1.15-01 6th Amended CRG Plan.dwg May 14, 2015 2:20pm krasauski



BALTIMORE COUNTY MD. COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On
With The Following Action Taken
PLAN APPROVED
Plan Approved DPW
Plan A: approved 077
Approval Expiration Date 6-8-2015
Plan Disapproved
Continued Mig. Required
Plan Referred To Plan, Bd.



PROPOSED BUILDING ELEVATION
NOT TO SCALE

- Zoning History:**
- The property is subject to an approved CRG Plan (PAI No. 09-0522). The CRG Plan for Blakelhurst Life Care Community (formerly Towson Life Care Community) was approved on September 8, 1988. The 5th Amended CRG Plan was approved on December 16, 2014 (DRG No. 11011C).
 - Case No. 8814X-522/Case No. 89-89-XA: In an Order dated October 25, 1988, the County Board of Appeals approved the CRG Plan and a special exception (pursuant to former §228 Section 432) for use of the property as a continuing care facility with a maximum residential density of 280 density units (6.85 LD/acre) and a maximum of 449 residents of Lot Two.
 - The Consent Order issued incorporated by reference a Restrictive Covenant Agreement, which was recently amended (8th Addendum to Restrictive Covenant Agreement, dated November 3, 2014) to accommodate the changes shown on this 6th Amended CRG Plan/Plan to Accompany Petition for Special Hearing. This plan is consistent with the 8th Addendum to Restrictive Covenant Agreement.
 - The property is subject to the Amended Final Development Plan for Blakelhurst, approved June 24, 1996.
 - Case No. 00-347-A: Petitioner requested variances related to construction signage. At Petitioner's request, an Order of Dismissal was issued on May 25, 2000.
- Reason for 6th Amended CRG Plan/Petition for Special Hearing:**
- A Petition for Special Hearing has been filed, requesting the Administrative Law Judge to: (1) amend the prior approved special exception and related zoning plan in Case No. 89-89-XA; (2) approve the 6th Amended Final Development Plan; and (3) approve the 6th Amended CRG Plan as a Material Amendment to the prior approved CRG Plan.
 - Petitioner asks that the CRG Meeting before the Administrative Law Judge, acting as the CRG, be combined with the hearing on Petition for Special Hearing.
 - This Plan and the Petition for Special Hearing pertain only to Lot Two. No changes are proposed to be made on Lot One. For additional information on Lot One, see 5th Amended CRG Plan.
- Reason for Material Amendment:**
- Petitioner is proposing to expand the existing continuing care facility, to reconfigure the unit mix, and to add 8 residents and nonresidents/staying beds to the facility as shown on this plan. The proposed changes shown on this plan constitute a "material amendment" to the 6th Amended CRG Plan.

GENERAL NOTES

- Owner/Petitioner: The Chestnut Real Estate Partnership
800 Second Street
Des Moines, Iowa 50304
(515) 265-1136
 - Address: 1055 W Joppa Road
 - Acres: Net Area: 34.114 acres
Gross Area: 40.882 acres
 - Zoning: DR 2
 - Use: Existing: Continuing care facility
Proposed: Continuing care facility
 - Election District: 4th
 - Councilmanic District: 5th
 - Census tract: 490101
 - Watershed: 23
 - Subwatershed: 56
 - Tax Account Number: 2200006803
 - Existing/Approved Density: 280 LU at 1 dwelling unit per LU; 280 Dwelling Units
11 ALB/SNB (no density attributed to ALB/SNB)
- Existing Unit Breakdown:
One bedroom LU (all types): 41
Two bedroom LU (all types): 195
Total LU: 236
- Existing Bed Breakdown:
ALB: 24
SNB: 44
Total ALB/SNB: 68
- Proposed Density: 280 LU at 1 dwelling unit per LU; 280 Dwelling Units
11 ALB/SNB (no density attributed to ALB/SNB)
- Proposed Unit Breakdown:
One bedroom LU (all types): 41
Two bedroom LU (all types): 195
Total LU: 236
- Proposed Bed Breakdown:
ALB: 35
SNB: 44
Total ALB/SNB: 79
- Parking Required for Existing Continuing Care Facility:
2.6 LU at 1 parking space per unit: 236 parking spaces
2.4 ALB at 1 parking space per 2 beds: 12 parking spaces
4.4 SNB at 1 parking space per 3 beds: 15 parking spaces
Total Parking Required: 263 parking spaces
 - Parking Required for Proposed Continuing Care Facility:
2.6 LU at 1 parking space per unit: 236 parking spaces
2.4 ALB at 1 parking space per 2 beds: 12 parking spaces
4.4 SNB at 1 parking space per 3 beds: 15 parking spaces
Total Parking Required: 263 parking spaces
 - Existing Parking Spaces: 394 parking spaces
1) Standard Parking: 219 spaces
2) Handicap Parking: 41 spaces
3) Visitor Parking: 8 spaces
4) Garage Parking: 42 spaces
 - Landscaping: Landscape planting for the expansion on Lot Two will be installed per the Baltimore County Landscape Manual as supplemented pursuant to agreement with the adjacent neighbors.
 - Soils:

Soils Series and Symbol	Hydro Class	With Basements	Without Basements	Streets/Parking
Gleng GcC2	B	Moderate Slope	Moderate Slope	Severe Slope
Gleng GcB2, s1B	B	Slight	Slight	Moderate Slope
Glennville s1B	C	Severe Water Table	Moderate Water Table	Severe Water Table
Balle BaB	D	Severe Water Table	Moderate Water Table	Severe Table Drainage
Manor Mde, McD3	B	Severe Slope	Severe Slope	Severe Slope
 - Existing vegetation consists primarily of pasture with mature hardwood ornamental plantings. Existing trees will be retained wherever possible.
 - Existing streams and stream buffers are shown per the former C.R.G. Plan.
 - Estimated Average Daily Trips: 1,115.1
a. 280 Retirement Units @ 3.3 = 924.0
b. 74 Nursing Units @ 2.7 = 213.3
Total ADTs = 1,137.3
 - Stormwater Management will be managed by micro-bio retention and an extended detention facility.
 - Wetlands have been field located and are shown. No clearing, grading or disturbance of wetland soils will occur except as permitted by Baltimore County Water Quality Policy.
 - There are no critical areas, endangered species habitats, hazardous materials, wells, underground fuel tanks, or septic systems on site.
 - Temporary boundary markers and tree protection devices shall be installed prior to any clearing and grading. Local open space shall not be disturbed except as approximately delineated on this plan without prior approval from the Department of Recreation and Parks.
 - Proposed building shall be designed and constructed so as to meet the applicable provisions of the Fire Prevention Code and NFPA 101 Life Safety Code, 2010 edition. All stairwells in the 6th Refined Expansion shall have wet standpipes.
 - The existing cemetery will remain and be owned and maintained by Blakelhurst.
 - Open Space:
 - All areas of the site not in the building envelope shall be labeled as "Open Space" in compliance with the intent of the former Baltimore County Zoning Regulations Section 432.3 C 2.
 - All open space shall be owned and maintained by Blakelhurst.
 - There are no Maryland Historical Trust Inventory, Landmarks, Preservation Commission, National Register of Historic Places, Maryland Archeological Surveys or Baltimore Historic District Areas of critical state concern associated with this property.
 - There are no hazardous materials located on site, as known by the applicant.
 - The development as proposed will include protective measures adequate to prevent erosion or sloughing of any steep slopes as defined by Section 92-4-101 of the Baltimore County Code and promote the preservation of the natural topographic features of the steep slope. This will be achieved by providing Erosion and Sediment Control measures in accordance with the requirements of the Baltimore County Soil Conservation District and the current State of Maryland Specifications for Soil Erosion and Sediment Control.
 - The platted, recorded Forest Buffer Easement must be conveyed to Baltimore County and its Declaration of Protective Covenants recorded prior to issuance of any building permit.
 - A blanket Stormwater Management Easement for access shall be recorded with Baltimore County.
 - Proposed expansion water and sewer will be served by existing utilities within the Health Center.

ZONING CASE NO. 2015-0126-SPH
THEREFORE, IT IS ORDERED this 22nd day of April, 2015, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") seeking the following relief:
• To amend the prior approved special exception and related zoning plan in Case No. 89-89-XA, in accordance with the terms of the Order and 6th Amended CRG Plan approved in PAI Case No. 09-0522, dated April 29, 2015; and
• To amend the most recently approved Final Development Plan (FDP), in accordance with the terms of the Order and 6th Amended CRG Plan approved in PAI Case No. 09-0522, dated April 29, 2015.
be and is hereby GRANTED.
IT IS FURTHER ORDERED that the Petition for Special Hearing pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to approve a "material amendment" to the most recently approved Amended CRG Plan, be and is hereby DISMISSED WITHOUT PREJUDICE. The 6th Amended CRG Plan for the Blakelhurst Life Care Community was approved by separate Order in PAI Case No. 09-0522, dated April 29, 2015.
The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
- Petitioner must provide notice to both the West-Towson Community Association and those community members in attendance at the hearing (a list of the citizens' names and addresses will be provided to Petitioner's counsel) in the same fashion and at the same time as the notice provided to those parties identified in the Eighth Addendum to Restrictive Covenant Agreement, Petitioner's Exhibit 3, at pp. 2-3.

ADMINISTRATIVE LAW JUDGE'S ORDER APPROVING CRG PLAN
(MATERIAL AMENDMENT OF THE 6TH AMENDED CRG PLAN)
Wherefore, for the foregoing reasons, it is this 22nd day of April, 2015 by this Administrative Law Judge for Baltimore County, that the "6th AMENDED BLAKELURST LIFE CARE COMMUNITY CRG PLAN", be and is hereby APPROVED.
A person aggrieved or feeling aggrieved by this Order may file a notice of appeal with the Baltimore County Board of Appeals within thirty (30) days after the date hereof.
JEB/dw
JOHN E. BRVLRUNGEN
Administrative Law Judge
for Baltimore County

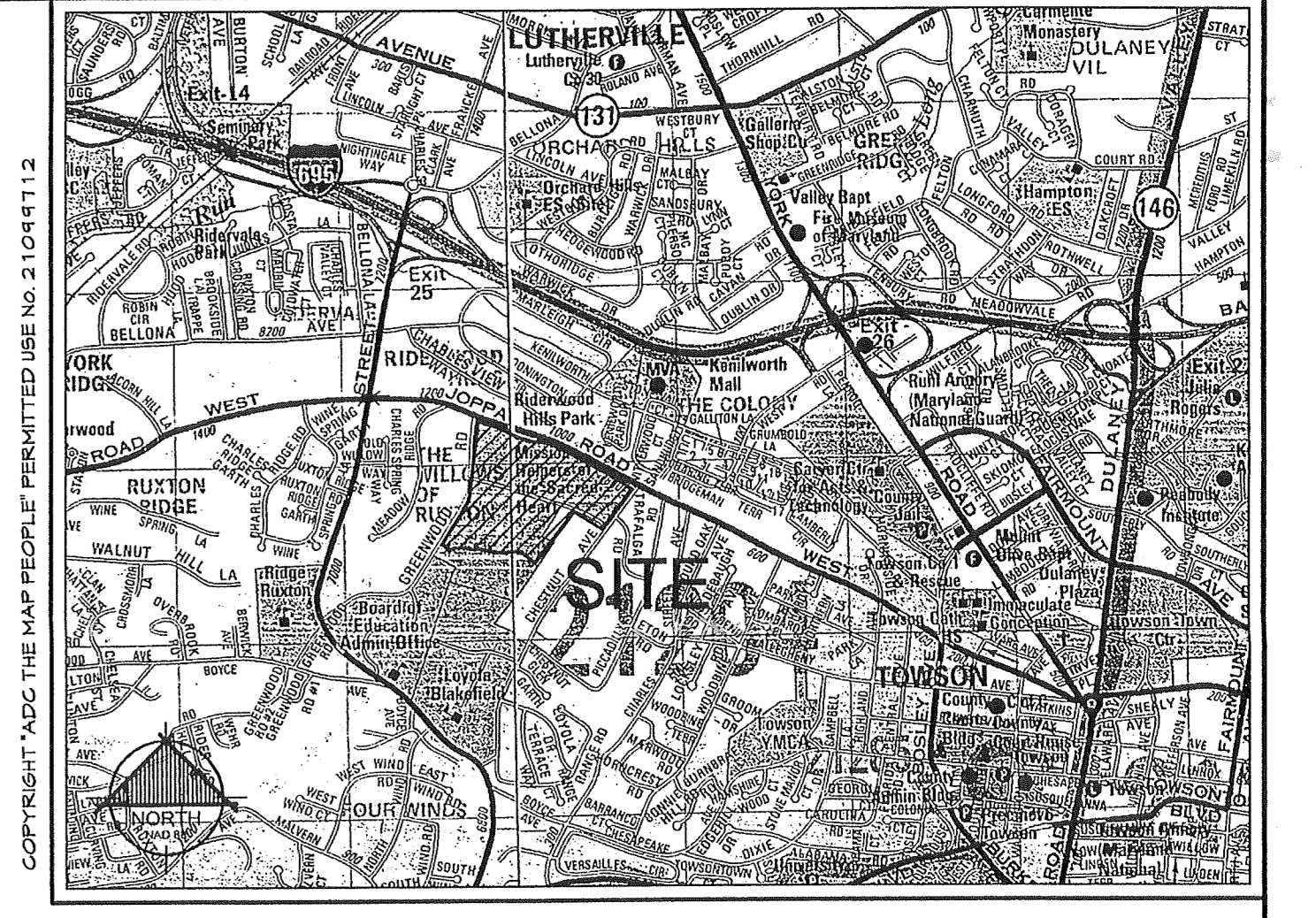
DEDICATION TABLE FOR 6th REFINED CRG

TYPE OF CONVEYANCE	NO.	TOTAL AREA ^(AC)
Stormwater Management Easement	4	0.89 AC.
Highway Widening	1	0.2 AC.

* NOTE: During the processing of development plans and prior to Final Development Plan (FDP) submittal, total areas in this table may be approximate.

DELINQUENT ACCOUNTS NOTE
I, *John E. Brvrunge*, owner of the subject property, certify under oath, that to the best of my knowledge, there are no delinquent accounts for any other development with respect to any of the following: the applicant, a person with a financial interest in the proposed development, or a person who will perform contractual services on behalf of the proposed development.
John E. Brvrunge
Owner's Signature
Date: 5/14/15

PAI No. 09 - 0522



VICINITY MAP
SCALE: 1\"/>

LEGEND

- 676 --- Existing Minor Contour
- 610 --- Existing Major Contour
- AV --- Existing Edge of Road
- Soil Line
- EX 15'D --- Existing Storm Drain and Inlet
- EX 12'x12' --- Existing Water and Fire Hydrant
- EX 6\" --- Existing Sewer
- Existing Gurb and Gutter
- Existing Tree Line
- Existing Drive
- Tract Boundary
- Utility Easement Line
- Existing Building
- Proposed Building
- Proposed Grades
- Proposed Sewer
- Proposed Water and Fire Hydrant
- Proposed Storm Drain and Inlets
- Proposed Gurb & Gutter
- Limit of Disturbance
- Wetlands
- Wetlands Limit
- 100 Year Flood Plain
- Forest Conservation Easement
- Forest Buffer Easement
- Forest Conservation Easement/Forest Buffer Easement

DATA SOURCES:
Topographic Information shown hereon is from the Baltimore County Office of Technology - GIS Lab, panels 06c1 and 06c2. Also from a field-run survey performed by Century Engineering, Inc. dated November, 2011.
Property boundary shown hereon is from an Amended Subdivision Plat of Blakelhurst Life Care Community, prepared by S.J. Marten & Company, Inc. recorded March 23, 1992, (SM. 64/034)

Utilities shown are approximate. See approved plans for details.

DATE	BY	REVISIONS

CENTURY ENGINEERING
CONSULTING ENGINEERS - PLANNERS
10710 Gilroy Road, Hunt Valley, MD 21031
Phone: 443.589.2400 Fax: 443.589.2401
www.centuryeng.com

Material Amendment of the 6th Refined CRG Plan and Plan to Accompany Petition for Special Hearing
Blakelhurst Life Care Community
9th Election District 5th Councilmanic District
Baltimore County, Maryland
PAI # 09-0522

ISSUE DATES: 5/14/15
REVIEW: _____
BID: _____
PERMIT: _____
CONSTRUCTION: _____
SCALE: 1\"/>
BASE: M.S.S.
DRAWN: M.S.S.
DESIGNED: M.J.P.
CHECKED BY: _____
DATE CHECKED: _____
DRAWING: 1 of 3



- LEGEND**
- 6.75 --- Existing Minor Contour
 - 6.70 --- Existing Major Contour
 - - - - - Existing Edge of Road
 - Av --- Soil Line
 - EX 15' D --- Existing Storm Drain and Inlet
 - EX 12' K --- Existing Water and Fire Hydrant
 - EX 8' S --- Existing Sewer
 - EX 8' G --- Existing Curb and Gutter
 - EX 10' T --- Existing Tree Line
 - --- Existing Drive
 - --- Tract Boundary
 - --- Utility Easement Line
 - --- Existing Building
 - --- Proposed Building
 - 6.50 --- Proposed Grades
 - PROP. 8" S --- Proposed Sewer
 - PROP. 8" K --- Proposed Water and Fire Hydrant
 - PROP. 15' D --- Proposed Storm Drain and Inlets
 - --- Proposed Curb & Gutter
 - --- Limit of Disturbance
 - --- Wetlands
 - --- Wetlands Limit
 - --- 100 Year Flood Plain
 - FCE --- Forest Conservation Easement
 - FBE --- Forest Buffer Easement
 - FCE/FBE --- Forest Conservation Easement/Forest Buffer Easement

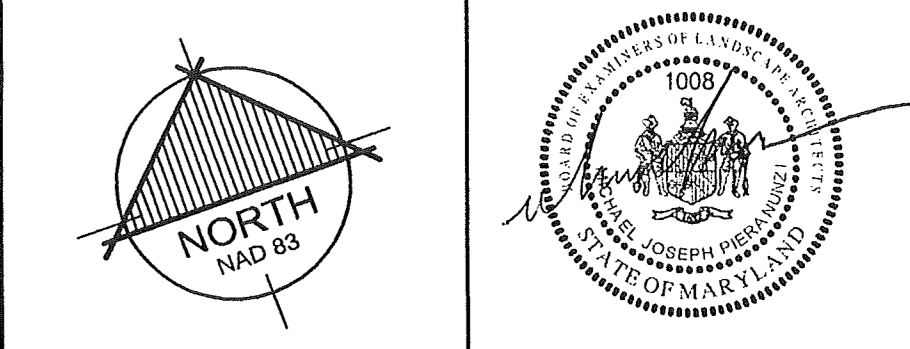
DATA SOURCES:
 Topographic information shown hereon is from the Baltimore County Office of Technology - GIS Lab, panels 06-11 and 06-12. Also from a field survey performed by Century Engineering, Inc. dated November, 2011.
 Property boundary shown hereon is from an Amended Subdivision Plat of Blakehurst Life Care Community, prepared by S. Martenet & Company, Inc., recorded March 28, 1992, (SM 64/054).

Utilities shown are approximate. See approved plans for details.

DATE	BY	REVISIONS

CENTURY ENGINEERING
 CONSULTING ENGINEERS - PLANNERS
 10710 Gilroy Road, Hunt Valley, MD 21031
 Phone: 443.589.2400 Fax: 443.589.2401
 www.centuryeng.com

Material Amendment of the 6th Refined CRG Plan and Plan to Accompany Petition for Special Hearing
Blakehurst Life Care Community
 9th Election District 5th Councilmanic District
 Baltimore County, Maryland PAI # 09-0522



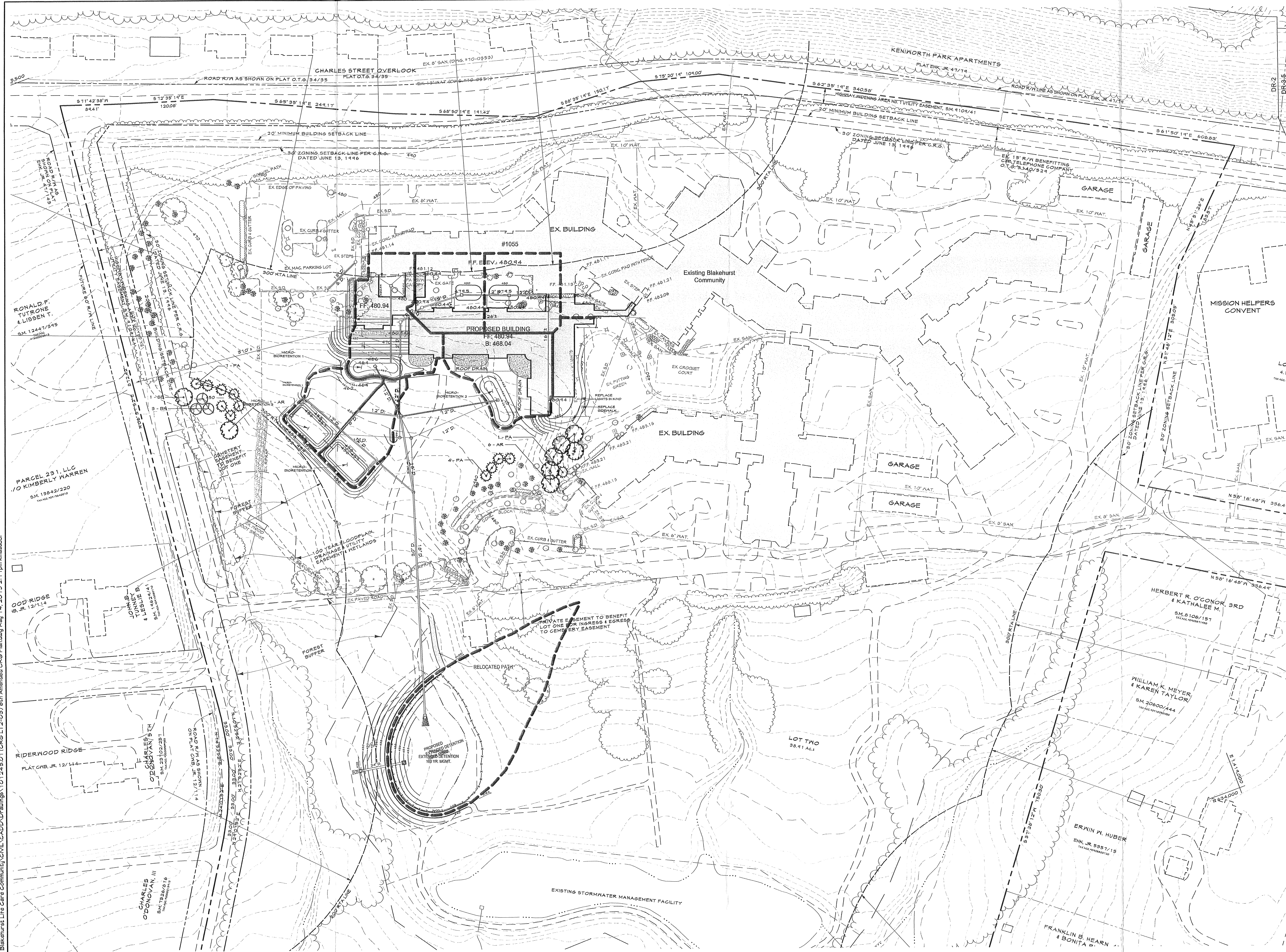
ISSUE DATES: <i>3/11/15</i>	BASE: M.S.S.
BID: _____	DRAWN: M.S.S.
PERMIT: _____	DESIGNED: M.J.P.
CONSTRUCTION: _____	CHECKED BY: _____
	DATE CHECKED: _____

SCALE: 1"=50' DRAWING: **2 of 3**
 PROJECT NO: 101245.01

PLAN
 SCALE: 1"=50'
 0 50' 100'

S:\2010\Facilities\101245.01 Blakehurst Life Care Community\CADD\Drawings\101245.01 CRG LT2-02) 6th Amended CRG Plan.dwg May 14, 2013 2:00pm kmassucci

PAI No. 09 - 0522



LEGEND

- 676 --- Existing Minor Contour
- 670 --- Existing Major Contour
- - - - - Existing Edge of Road
- AV Soil Line
- EX 15" D. Existing Storm Drain and Inlet
- EX 12" W. Existing Water and Fire Hydrant
- EX 8" S. Existing Sewer
- Existing Curb and Gutter
- Existing Tree Line
- Existing Drive
- - - - - Tract Boundary
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- Existing Building
- Proposed Building
- Proposed Grades
- Proposed Sewer
- Proposed Water and Fire Hydrant
- Proposed Storm Drain and Inlets
- Proposed Curb & Gutter
- Limit of Disturbance
- Wetlands
- Wetlands Limit
- 100 Year Flood Plain
- FCE Forest Conservation Easement
- FBE Forest Buffer Easement
- FCE/FBE Forest Conservation Easement/Forest Buffer Easement
- Proposed Trees

DATA SOURCES:
 Topographic information shown hereon is from the Baltimore County Office of Technology - GIS Lab, panels 069C1 and 069C2. Also from a field-run survey performed by Century Engineering, Inc. dated November, 2011.

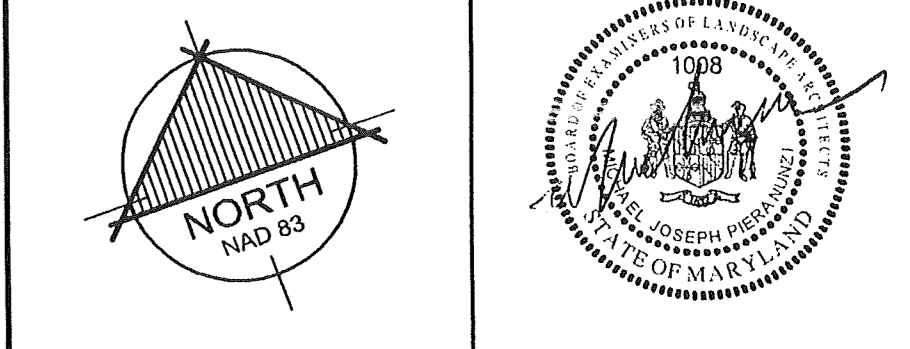
Property boundary shown hereon is from an Amended Subdivision Plat of Blakehurst Life Care Community prepared by S.J. Martens & Company, Inc. recorded March 23, 1992, (S.M. 64/034).

Utilities shown are approximate. See approved plans for details.

DATE	BY	REVISIONS

CENTURY ENGINEERING
 CONSULTING ENGINEERS - PLANNERS
 10710 Gilroy Road, Hunt Valley, MD 21031
 Phone: 443.589.2400 Fax: 443.589.2401
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Material Amendment of the 6th Refined CRG Plan and Plan to Accompany Petition for Special Hearing
Blakehurst Life Care Community
 9th Election District 5th Councilmanic District
 Baltimore County, Maryland PAI # 09-0522



ISSUE DATES		BASE:	
REVIEW:	3/11/15	DRAWN:	M.S.S.
BID:		DESIGNED:	M.J.P.
PERMIT:		CHECKED BY:	
CONSTRUCTION:		DATE CHECKED:	
SCALE:	1"=50'	DRAWING:	
PROJECT NO.:	101245.01		

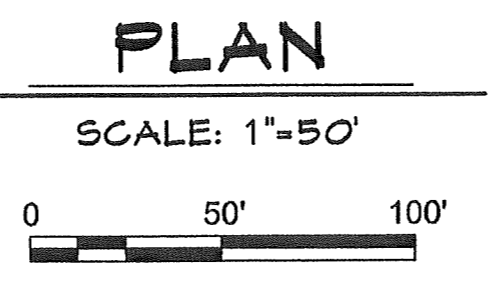
PAI No. 09 - 0522

3 of 3

PLANT LIST

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
TREES					
AR	7	Acer rubrum	Red Maple	3" cal, 14'-15" ht.	B & B, specimen
SB	1	Salix babylonica	Weeping Willow	3" cal, 14'-15" ht.	B & B, specimen
BN	3	Betula nigra	River Birch	10'-12" ht.	B & B, specimen
PA	12	Picea abies	Norway Spruce	10'-12" ht.	B & B, specimen

NOTE: The proposed addition shown as part of the 6th Amended CRG Plan does not incur any Baltimore County landscape requirements. Storm water management plantings will be provided with the Phase 2 SWM Plans.

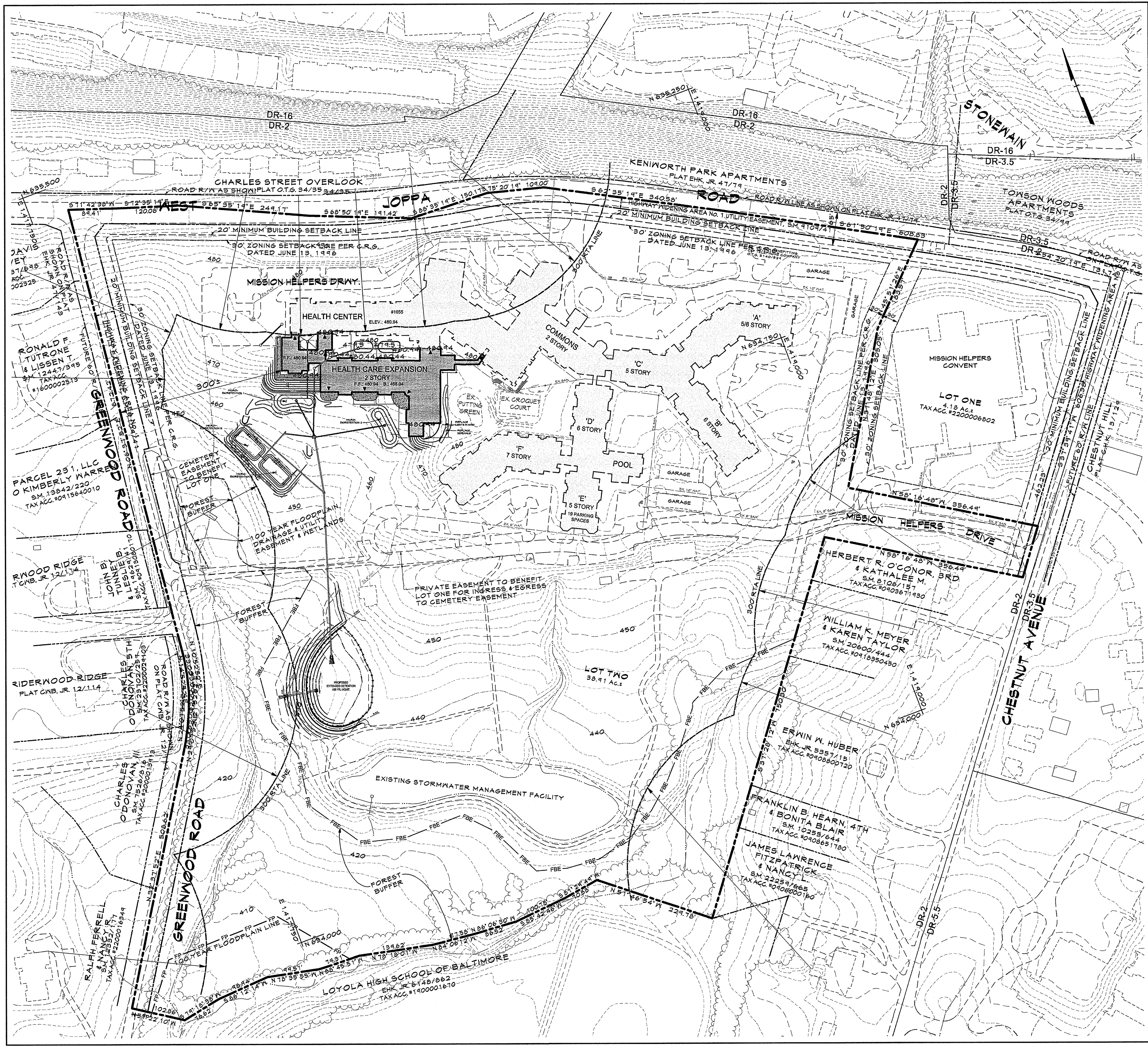


S:\2010\Facilities\101245.01 Blakehurst Life Care Community\CAD\Drawings\101245.01 CRG LT2-03 6th Amended CRG Plan.dwg May 14, 2015 2:11 pm kmasucci

Amended/Refined Plan Submitted

1st Material Amendment of the 6th Refined Plan

another submittal



Zoning History:

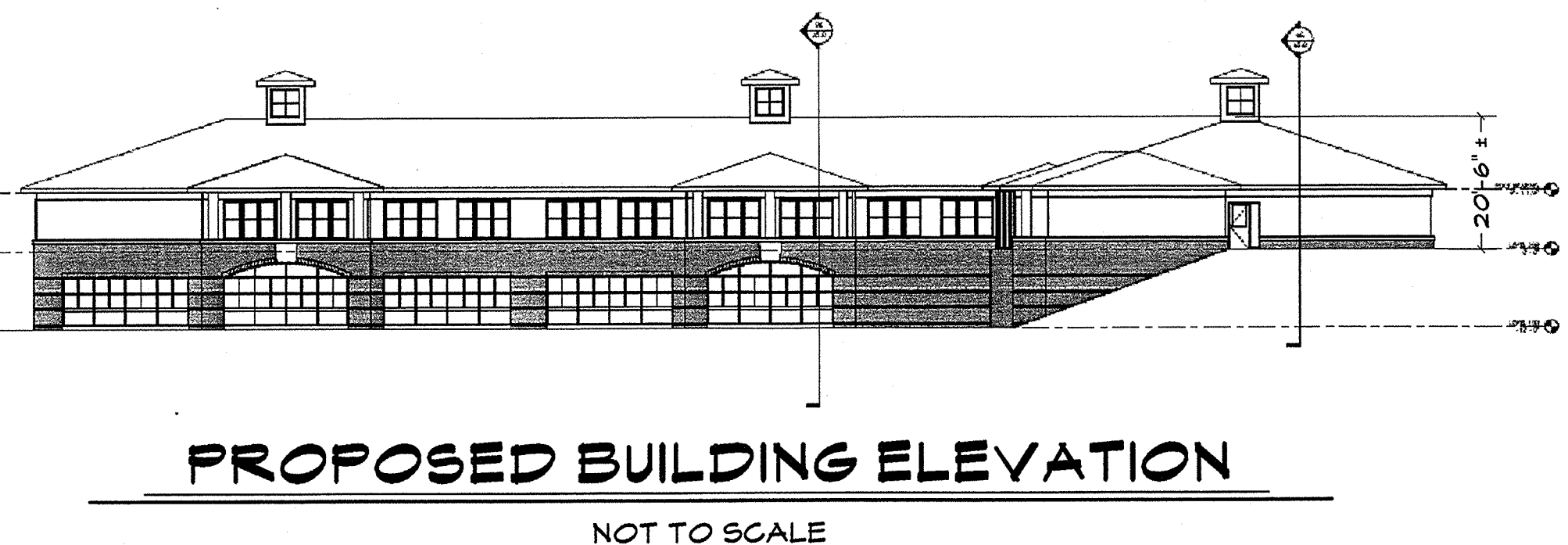
- The property is subject to an approved CRG Plan (PAI No. DX-522). The CRG Plan for Blaholmst Life Care Community (formerly Towne Life Care Community) was approved on September 8, 1988. The 5th Amended CRG Plan was approved on December 10, 2014 (DRG No. 11011C).
- Case No. 88-145-512/Case No. 89-89-XX: In an Order dated October 25, 1988, the County Board of Appeals approved the CRG Plan and a special exception (pursuant to former BCCR Section 432) for use of the property as a continuing care facility with a maximum residential density of 200 density units (6.85± DU/acre) not a maximum of 449 residents of Lot Two.
The Consolidated Consent Order issued incorporated by reference a Restorative Covenant Agreement, which was recently amended (6th Addendum to Restorative Covenant Agreement, dated November 3, 2014) to accommodate the changes shown on this 6th Amended CRG Plan (Plan to Accompany Petition for Special Hearing). This plan is consistent with the 6th Addendum to Restorative Covenant Agreement.
- The property is subject to the Amended Final Development Plan for Blaholmst, approved June 24, 1996.
- Case No. 08-347-A: Petitioner requested variances related to construction signage. At Petitioner's request, an Order of Dismissal was issued on May 25, 2000.

Reason for 6th Amended CRG Plan/Petition for Special Hearing:

- A Petition for Special Hearing has been filed, requesting the Administrative Law Judge to:
(1) amend the prior approved special exception and related zoning plan in Case No. 89-89-XX; (2) approve the 6th Amended Final Development Plan; and (3) approve the 6th Amended CRG Plan as a Material Amendment to the prior approved CRG Plan.
- Petitioner asks that the CRG Meeting before the Administrative Law Judge, acting as the CRG, be combined with the hearing on the Petition for Special Hearing.
- This Plan and the Petition for Special Hearing pertain only to Lot Two. No changes are proposed to be made on Lot One. For additional information on Lot One, see 5th Amended CRG Plan.

Reason for Material Amendment:

- Petitioner is proposing to expand the existing continuing care facility, to reconfigure the unit mix, and to add 8 residents and convalescence/missing beds to the facility as shown on this plan. The proposed changes shown on this plan constitute a "material amendment" to the 6th Amended CRG Plan.



PROPOSED BUILDING ELEVATION

NOT TO SCALE

GENERAL NOTES

- Owner/Petitioner: The Chestnut Real Estate Partnership
800 Second Street
Drew Home, Iowa 50304
(535) 265-7786
- Address: 1055 W. Joppa Road
Net Area: 34.41± acres
Gross Area: 40.082± acres
- Acres: 34.41± acres
Gross Area: 40.082± acres
- Zoning: DR-2
- Use: Existing: Continuing care facility
Proposed: Continuing care facility
- Election District: 4th
- Councilmanic District: 5th
- Census tract: 4407.01
- Watershed: 23
- Subwatershed: 56
- Tax Account Number: 220000603
- Existing/Approved Density: 200 LU at 1 dwelling unit per LU. 200 Dwelling Units
71 ALB/SNB (no density attributed to ALB/SNB)
- Existing Unit Breakdown:
One bedroom LU (all types): 91
Two bedroom LU (all types): 185
Total LU: 276
Existing Bed Breakdown:
ALB: 24
SNB: 44
Total ALB/SNB: 68
- Proposed Density: 200 LU at 1 dwelling unit per LU. 200 Dwelling Units
71 ALB/SNB (no density attributed to ALB/SNB)
Proposed Unit Breakdown:
One bedroom LU (all types): 91
Two bedroom LU (all types): 185
Total LU: 276
Proposed Bed Breakdown:
ALB: 35
SNB: 44
Total ALB/SNB: 79
- 19a. Parking Required for Existing Continuing Care Facility:
276 LU at 1 parking space per unit: 276 parking spaces
24 ALB at 1 parking space per 2 beds: 12 parking spaces
44 SNB at 1 parking space per 3 beds: 15 parking spaces
Total Parking Required: 303 parking spaces
- 19b. Parking Required for Proposed Continuing Care Facility:
200 LU at 1 parking space per unit: 200 parking spaces
35 ALB at 1 parking space per 2 beds: 18 parking spaces
44 SNB at 1 parking space per 3 beds: 15 parking spaces
Total Parking Required: 315 parking spaces
- 19c. Existing Parking Spaces: 354 parking spaces
1) Standard Parking: 213 spaces
2) Handicap Parking: 41 spaces
3) Visitor Parking: 8 spaces
4) Garage Parking: 92 spaces
- Landscaping: Landscape planting for the expansion on Lot Two will be installed per the Baltimore County Landscape Manual as supplemented pursuant to agreement with the adjacent neighbors.
- Soils:
Soils Series and Symbol Hydro Class Kith Basements Without Basements Streets/Parking
Glenelg GcC2 B Moderate Slope Moderate Slope Severe Slope
Glenelg GcB2 B Slight Slope Slight Moderate Slope
Glenelg GmB C Severe Water Table Moderate Water Table Severe Water Table
Balle Bab D Severe Water Table Moderate Water Table Severe Water Table
Manor MdE, McD3 B Severe Slope Severe Slope Severe Slope
- Existing vegetation consists primarily of pasture with mature hardwood ornamental plantings. Existing trees will be retained wherever possible.
- Existing streams and stream buffers are shown per the former C.R.G. Plan.
- Estimated Average Daily Trips: 1,115.7
a. 200 Retirement Units @ 3.5 = 424.0
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Total ADTs = 1,197.3
- Stormwater Management will be managed by microbio retention and an extended detention facility.
- Wetlands have been field located and are shown. No clearing, grading or disturbance of wetland soils will occur except as permitted by Baltimore County Water Quality Policy.
- There are no critical areas, endangered species habitats, hazardous materials, wells, underground fuel tanks, or septic systems on site.
- Temporary boundary markers and tree protection devices shall be installed prior to any clearing and grading. Local open space shall not be disturbed except as approximately delineated on this plan without prior approval from the Department of Recreation and Parks.
- Proposed building shall be designed and constructed so as to meet the applicable provisions of the Fire Prevention Code and NFPA 101 Life Safety Code, 2010 edition. All stairwells in the 6th Refined Expansion shall have wet standpipes.
- The existing cemetery will remain and be owned and maintained by Blakehurst.
- Open Space:
a. All areas of the site not in the building envelope shall be labeled as 'Open Space' in compliance with the intent of the former Baltimore County Zoning Regulations Section 432.9 C.2.
b. All open space shall be owned and maintained by Blakehurst.
- There are no Maryland Historical Trust Inventory, Landmarks, Preservation Commission, National Register of Historic Places, Maryland Archeological Surveys or Baltimore Historic District Areas of critical state concern associated with this property.
- There are no hazardous materials located on site, as known by the applicant.
- The development as proposed will include protective measures adequate to prevent erosion or sloughing of any steep slopes as defined by Section 32-4-101 of the Baltimore County Code and promote the preservation of the natural topographic features of the steep slopes. This will be achieved by providing Erosion and Sediment Control measures in accordance with the requirements of the Baltimore County Soil Conservation District and the current State of Maryland Specifications for Soil Erosion and Sediment Control.
- The platted, recorded Forest Buffer Easement must be conveyed to Baltimore County and its Declaration of Protective Covenants recorded prior to issuance of any building permit.
- A blanket Stormwater Management Easement for access shall be recorded with Baltimore County.
- Proposed expansion water and sewer will be served by existing utilities within the Health Center.

JEB/dw

ADMINISTRATIVE LAW JUDGE'S ORDER APPROVING CRG PLAN (MATERIAL AMENDMENT OF THE 6TH AMENDED CRG PLAN)

Wherefore, for the foregoing reasons, it is this 20th day of April, 2015 by this Administrative Law Judge for Baltimore County, that the "6th AMENDED BLAKEHURST LIFE CARE COMMUNITY CRG PLAN", be and is hereby APPROVED.

A person aggrieved or feeling aggrieved by this Order may file a notice of appeal with the Baltimore County Board of Appeals within thirty (30) days after the date hereof.

JEB
JOHN E. BEVERIDGEN
Administrative Law Judge
for Baltimore County

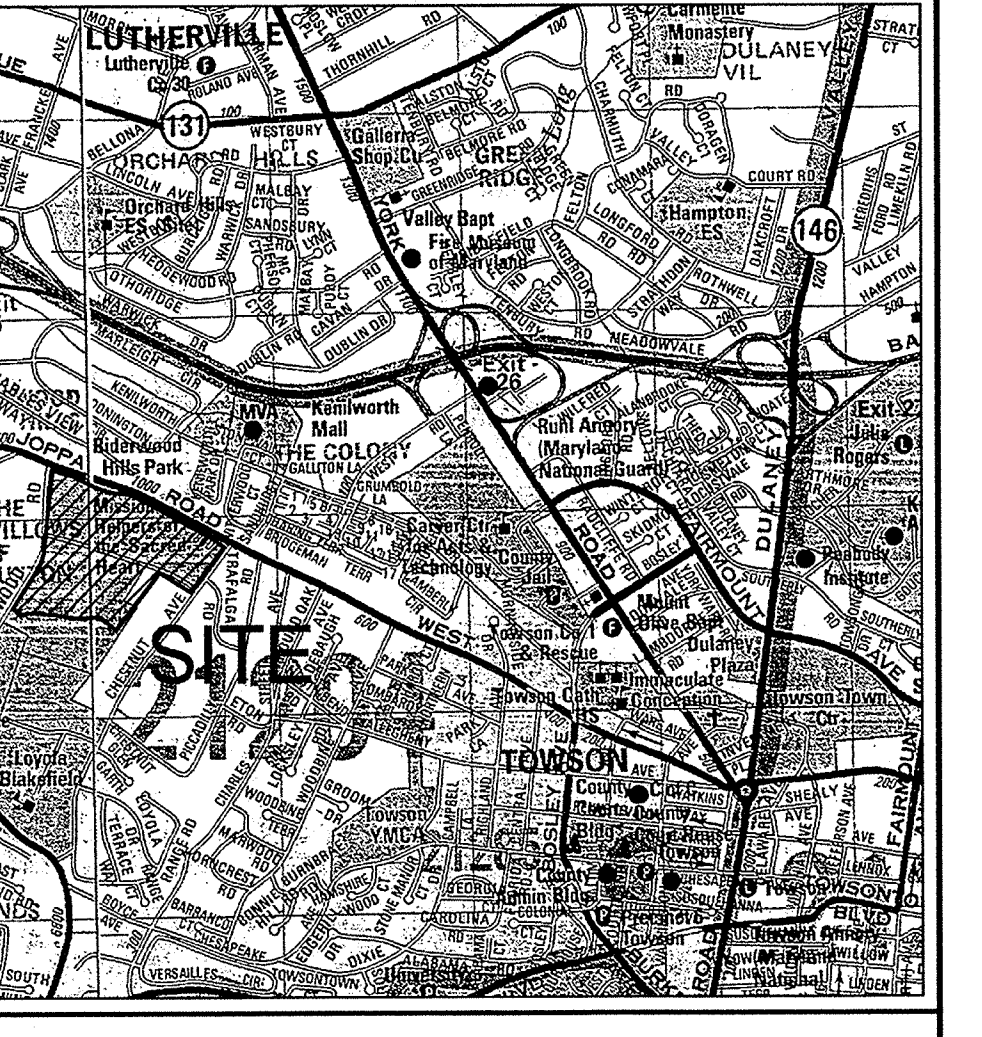
DEDICATION TABLE FOR 6th REFINED CRG

TYPE OF CONVEYANCE	NO.	TOTAL AREA± (AC.)
Stormwater Management Easement	4	0.89 AC.
Highway Widening	1	0.2 AC.

* NOTE: During the processing of development plans and prior to Final Development Plan (FDP) submission, total areas in this table may be approximate.

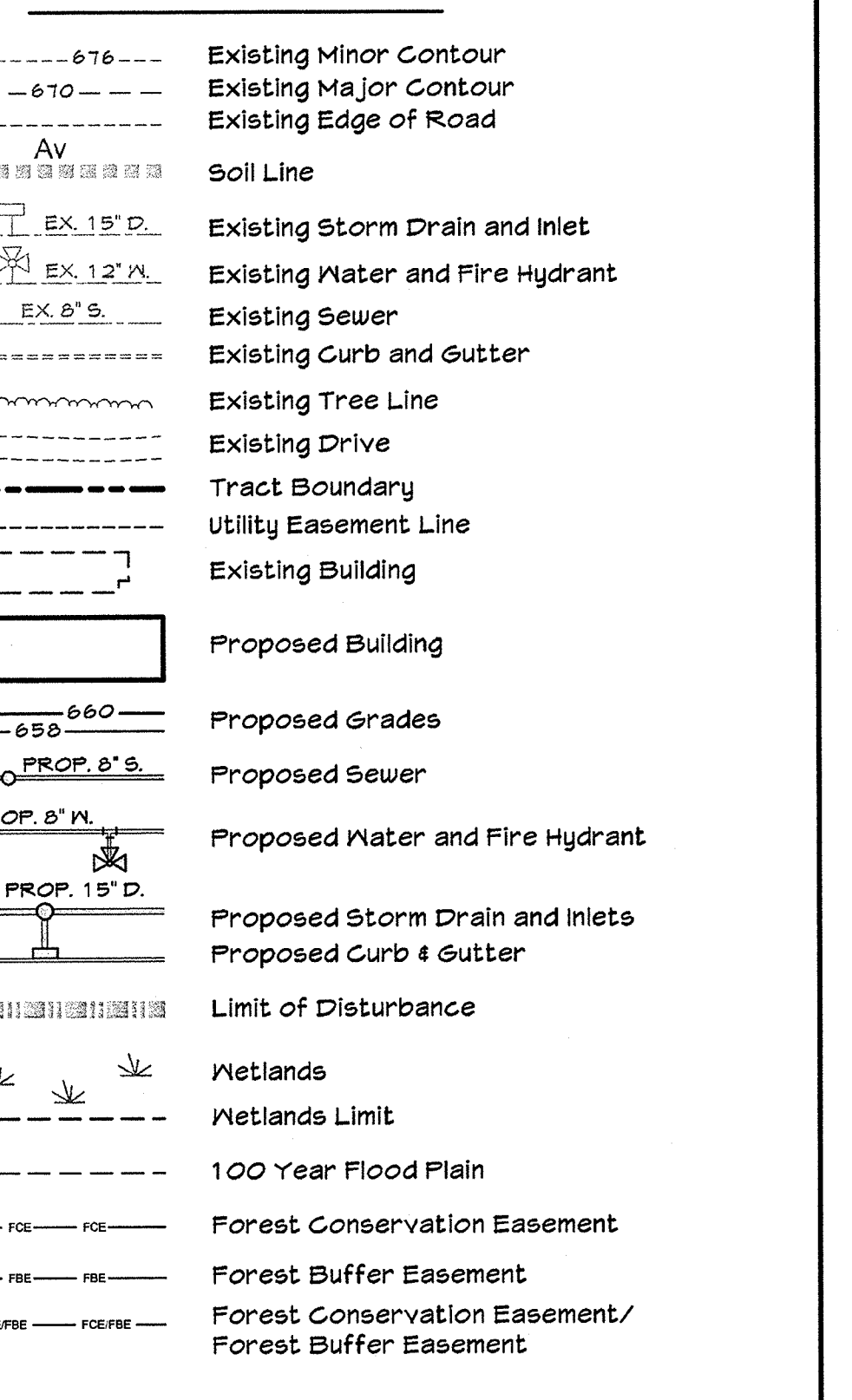
DELINQUENT ACCOUNTS NOTE

I, *John E. Beveridgen*, owner of the subject property, certify under oath, that to the best of my knowledge, there are no delinquent accounts for any other development with respect to any of the following: the applicant, a person with a financial interest in the proposed development, or a person who will perform contract services on behalf of the proposed development.
John E. Beveridgen Owner's Signature
John E. Beveridgen Date



VICINITY MAP
SCALE: 1"=2000'

LEGEND



DATA SOURCES:

Topographic information shown hereon is from the Baltimore County Office of Technology - GIS Lab, panels 064C1 and 064C2. Also from a field-run survey performed by Century Engineering, Inc. dated November, 2011.
Property boundary shown hereon is from an Amended Subdivision Plan of Blakehurst Life Care Community, prepared by S. J. Johnson & Company, Inc., recorded March 25, 1942, (S.M. 64/034).

Utilities shown are approximate. See approved plans for details.

DATE	BY	REVISIONS

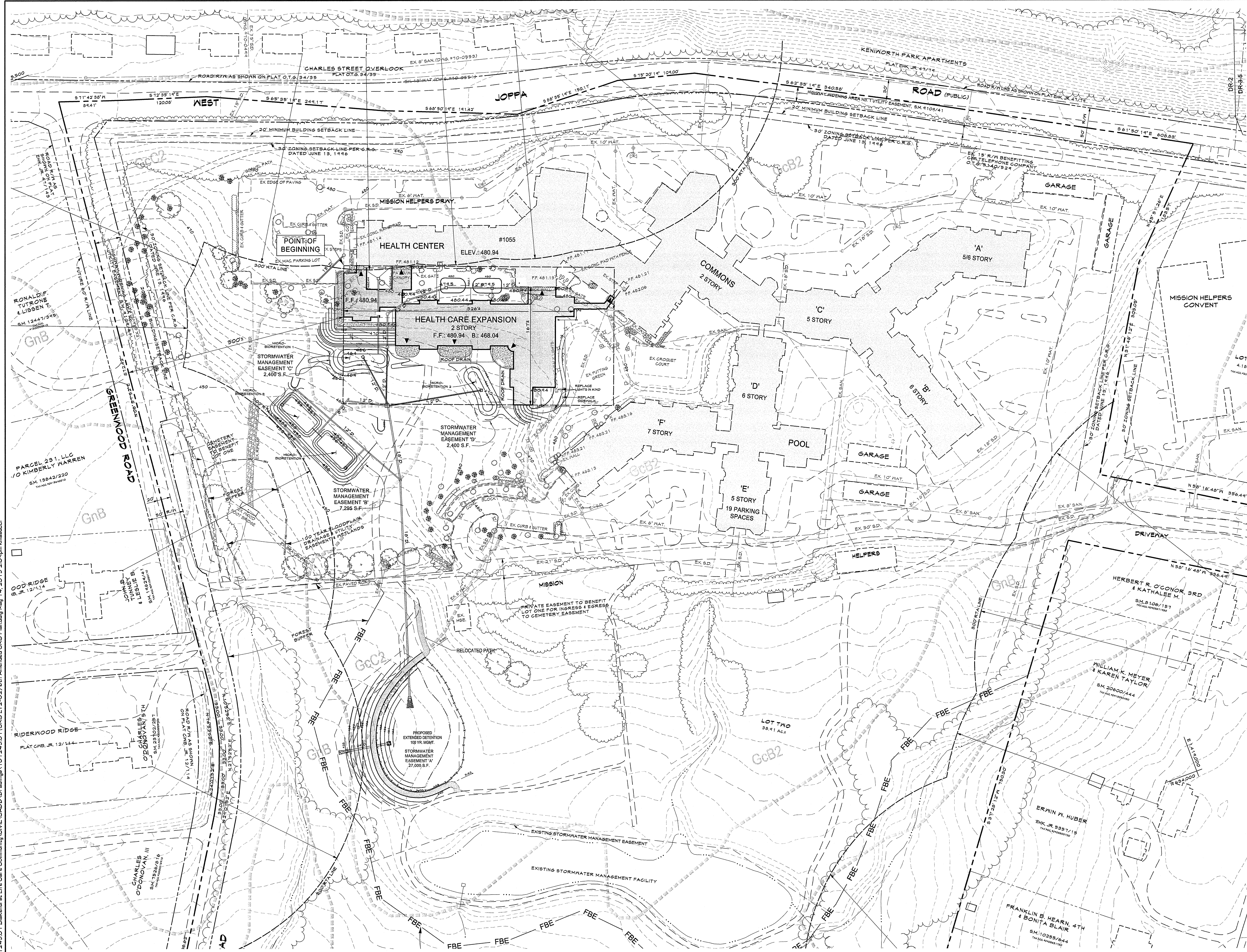
CENTURY ENGINEERING
CONSULTING ENGINEERS - PLANNERS
10710 Gilroy Road, Hunt Valley, MD 21031
Phone: 443.589.2400 Fax: 443.589.2401
www.centuryeng.com

Material Amendment of the 6th Refined CRG Plan and Plan to Accompany Petition for Special Hearing

Blakehurst Life Care Community
9th Election District 5th Councilmanic District
Baltimore County, Maryland PAI# 09-0522

ISSUE DATES		BASE:	
REVIEW:	5/14/15	DRAWN:	M.S.S.
BID:		DESIGNED:	M.J.P.
PERMIT:		CHECKED BY:	---
CONSTRUCTION:		DATE CHECKED:	----

SCALE: 1"=100'
PROJECT NO: 101245.01
DRAWING: 1 of 3



LEGEND

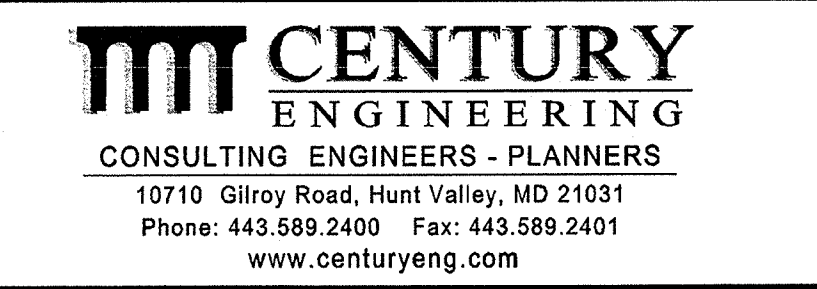
- 616 - Existing Minor Contour
- 670 - Existing Major Contour
- Existing Edge of Road
- Soil Line
- Existing Storm Drain and Inlet
- Existing Water and Fire Hydrant
- Existing Sewer
- Existing Curb and gutter
- Existing Tree Line
- Existing Drive
- Tract Boundary
- Utility Easement Line
- Existing Building
- Proposed Building
- Proposed Grades
- Proposed Sewer
- Proposed Water and Fire Hydrant
- Proposed Storm Drain and inlets
- Proposed Curb & Gutter
- Limit of Disturbance
- Wetlands
- Wetlands Limit
- 100 Year Flood Plain
- FCE - Forest Conservation Easement
- FBE - Forest Buffer Easement
- FCE/FBE - Forest Conservation Easement/Forest Buffer Easement

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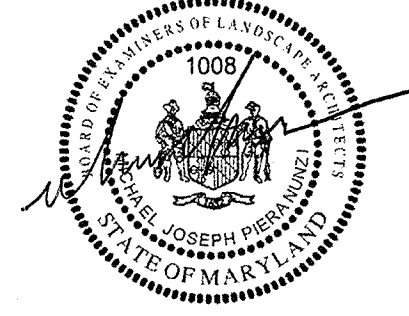
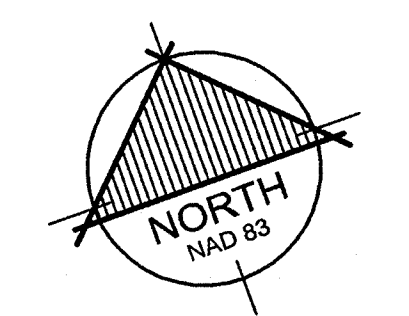
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DATE	BY	REVISIONS



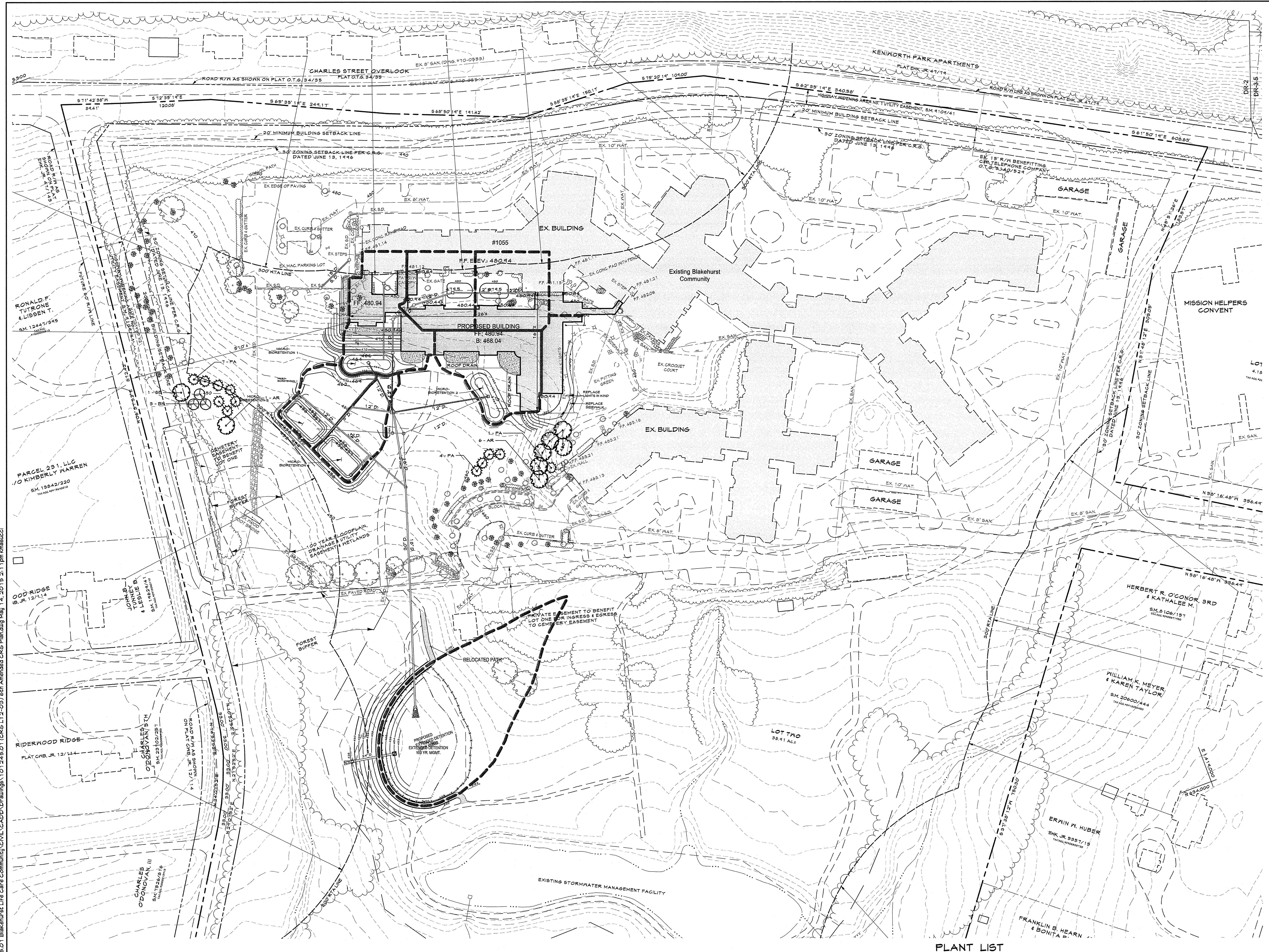
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Blakehurst Life Care Community
 9th Election District 5th Councilmanic District
 Baltimore County, Maryland PAI # 09-0522



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PERMIT: M.J.P.	DESIGNED: M.J.P.
CONSTRUCTION: M.J.P.	CHECKED BY: M.J.P.
	DATE CHECKED: M.J.P.

PLAN
 SCALE: 1"=50'
 0 50' 100'

S:\2010\Facilities\10124501 Blakehurst Life Care Community\CADD\Drawings\10124501 CRG LT2-02 6th Amended CRG Plan.dwg May 14, 2015 2:00pm kmasucci



LEGEND

- 616 --- Existing Minor Contour
- 610 --- Existing Major Contour
- --- Existing Edge of Road
- --- Soil Line
- EX 15" D --- Existing Storm Drain and Inlet
- EX 12" W --- Existing Water and Fire Hydrant
- EX 8" S --- Existing Sewer
- --- Existing Curb and Gutter
- --- Existing Tree Line
- --- Existing Drive
- --- Tract Boundary
- --- Utility Easement Line
- --- Existing Building
- --- Proposed Building
- 659 660 --- Proposed Grades
- PROP 8" S --- Proposed Sewer
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- --- Proposed Trees

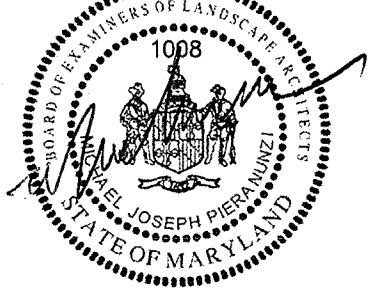
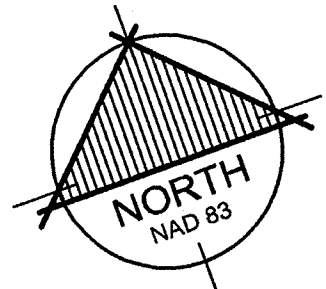
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DATE	BY	REVISIONS

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Blakehurst Life Care Community
 9th Election District 5th Councilmanic District
 Baltimore County, Maryland PAI # 09-0522



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REVIEW: M.J.P.	DRAWN: M.S.S./K.R.M.
PERMIT: M.J.P.	DESIGNED: M.J.P.
CONSTRUCTION: M.J.P.	CHECKED BY: M.J.P.
SCALE: 1"=50'	DATE CHECKED: ---
PROJECT NO: 10124501	DRAWING: 3 of 3

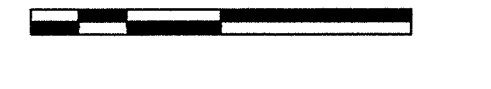
PLANT LIST

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
TREES					
AR	7	Acer rubrum	Red Maple	3" cal, 14'-15" ht.	B 4 B, specimen
SB	1	Salix babylonica	Weeping Willow	3" cal, 14'-15" ht.	B 4 B, specimen
BN	3	Betula nigra	River Birch	10'-12" ht.	B 4 B, specimen
PA	12	Picea abies	Norway Spruce	10'-12" ht.	B 4 B, specimen

NOTE: The proposed addition shown as part of the 6th Amended CRG Plan does not incur any Baltimore County landscape requirements. Storm water management plantings will be provided with the Phase 2 SWM Plans.

PLAN

SCALE: 1"=50'

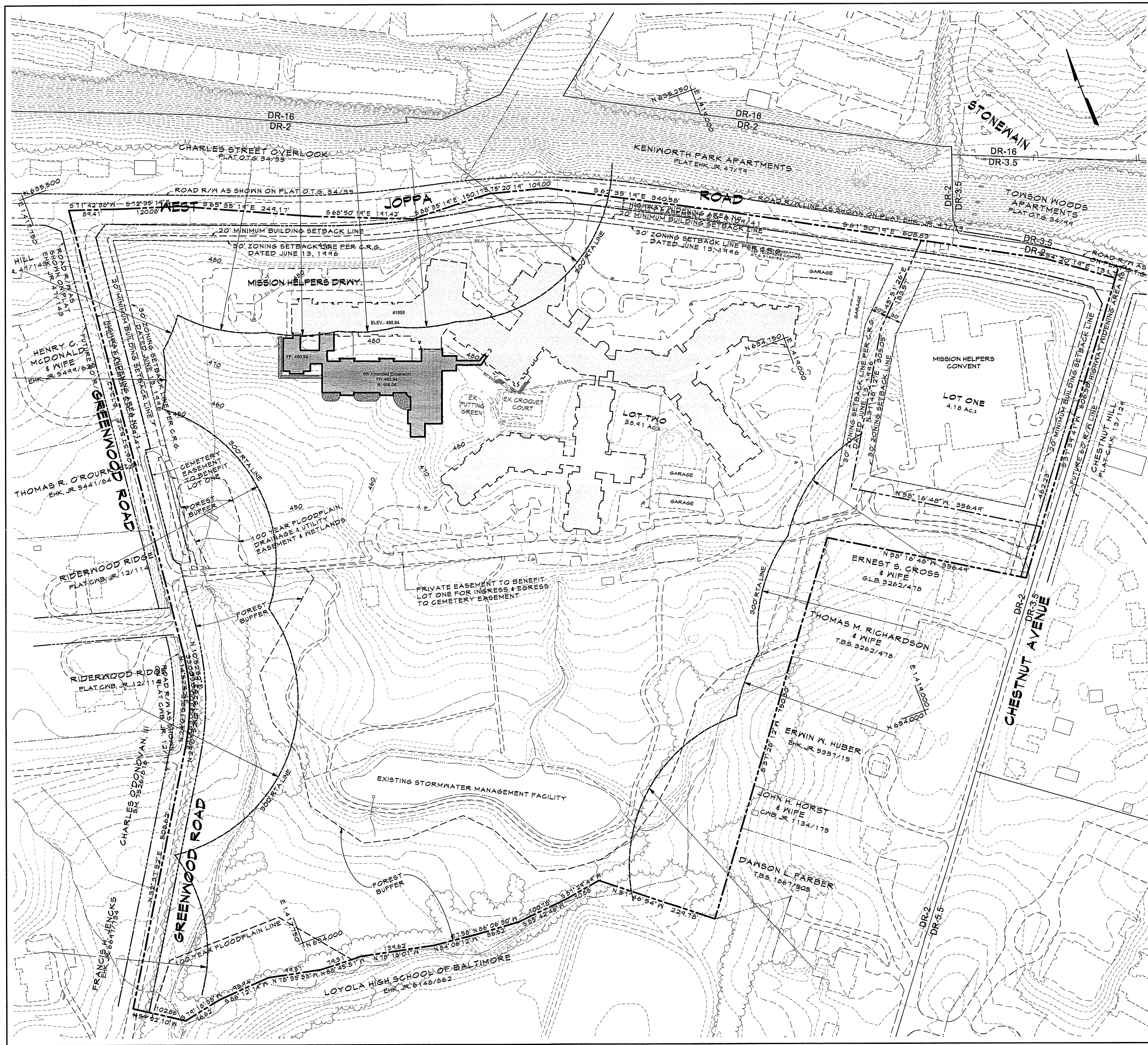


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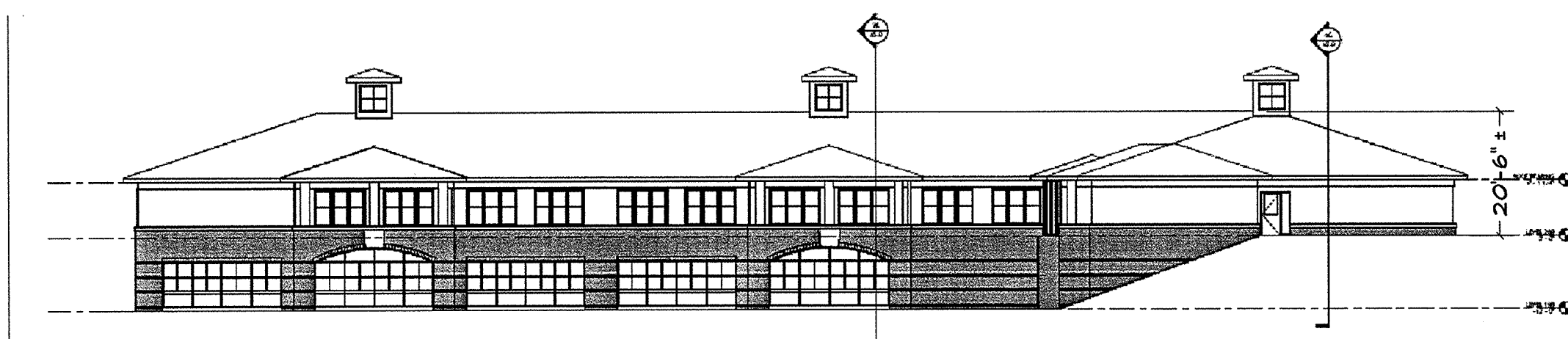
PAI No. 09 - 0522

Amended/Refined Plan Submitted

1st Material Amendment of the 6th Refined Plan



PLAN
SCALE: 1"=100'



PROPOSED BUILDING ELEVATION
NOT TO SCALE

GENERAL NOTES

- Owner/Petitioner: The Chestnut Real Estate Partnership
900 Second Street
Des Moines, Iowa 50304
(515) 265-1136
- Address: 1055 W. Joppa Road
- Acreage: Net Area: 39.914 acres
Gross Area: 40.882 acres
- Zoning: DR-2
- Use: Existing: Continuing care facility
Proposed: Continuing care facility
- Election District: 4th
- Councilmanic District: 5th
- Census Tract: 4107.01
- Watershed: 23
- Subwatershed: 56
- Tax Account Number: 220006803
- Existing/Approved Density: 280 LU at 1 dwelling unit per ILU; 280 Dwelling Units
11 ALB/SNB (no density attributed to ALB/SNB)

Existing Unit Breakdown

One bedroom IU (all types):	41
Two bedroom IU (all types):	185
Total ALU:	216

Existing Bed Breakdown

ALB:	24
SNB:	44
Total ALB/SNB:	68

- Proposed Density: 280 LU at 1 dwelling unit per ILU; 280 Dwelling Units
11 ALB/SNB (no density attributed to ALB/SNB)
- Proposed Unit Breakdown: One bedroom IU (all types): 41
Two bedroom IU (all types): 185
Total ALU: 216
- Proposed Bed Breakdown: ALB: 20
SNB: 54
Total ALB/SNB: 74

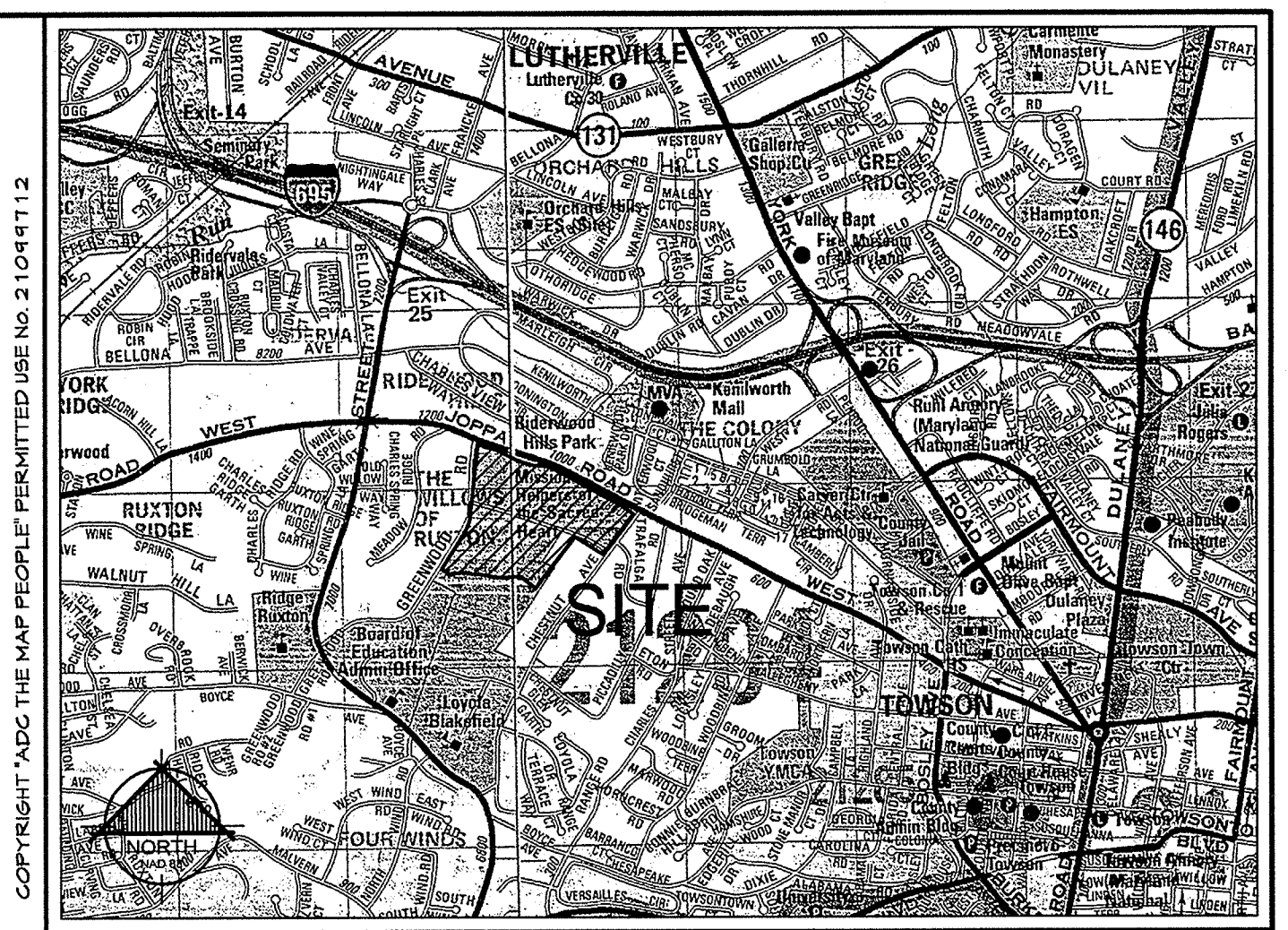
- Parking Required for Existing Continuing Care Facility: 216 LU at 1 parking space per unit: 216 parking spaces
24 ALB at 1 parking space per 2 beds: 12 parking spaces
44 SNB at 1 parking space per 3 beds: 15 parking spaces
Total Parking Required: 303 parking spaces
- Parking Required for Proposed Continuing Care Facility: 280 LU at 1 parking space per unit: 280 parking spaces
20 ALB at 1 parking space per 2 beds: 10 parking spaces
54 SNB at 1 parking space per 3 beds: 20 parking spaces
Total Parking Required: 310 parking spaces
- Existing Parking Spaces: 954 parking spaces
1) Standard Parking: 213 spaces
2) Handicap Parking: 41 spaces
3) Visitor Parking: 8 spaces
4) Garage Parking: 42 spaces

- Landscaping: Landscape planting for the expansion on Lot Two will be installed per the Baltimore County Landscape Manual as supplemented pursuant to agreement with the adjacent neighbors.
- Soils:

Soils Series and Symbol	Hydro Class	With Basements	Without Basements	Streets/Parking
Glennville GcC2	B	Moderate Slope	Moderate Slope	Severe Slope
Glennville GcB2, G1B	B	Slight Slope	Slight Slope	Moderate Slope
Glennville G1B	C	Severe Water Table	Moderate Water Table	Severe Water Table
Balle BaB	D	Severe Water Table Drainage	Moderate Water Table Drainage	Severe Table Drainage Drainage
Manor Mde, McD3	B	Severe Slope	Severe Slope	Severe Slope

- Existing vegetation consists primarily of pasture with mature hardwood ornamental plantings. Existing trees will be retained wherever possible.
- Existing streams and stream buffers are shown per the former CR.G. Plan.
- Estimated Average Daily Trips: 1,115.7
a. 280 Retirement Units @ 3.9 = 924.0
b. 14 Nursing Units @ 2.1 = 213.3
Total ADTs = 1,137.3

- Stormwater Management will be managed by microbio retention and an extended detention facility.
- Wetlands have been field located and are shown. No clearing, grading or disturbance of wetland soils will occur except as permitted by Baltimore County Water Quality Policy.
- There are no critical areas, endangered species habitats or hazardous materials on site.
- Temporary boundary markers and tree protection devices shall be installed prior to any clearing and grading. Local open space shall not be disturbed except as approximately delineated on this plan without prior approval from the Department of Recreation and Parks.
- Proposed building shall be designed and constructed so as to meet the applicable provisions of the Fire Prevention Code and NFPA 101 Life Safety Code, 2010 edition.
- The existing cemetery will remain and be owned and maintained by Blakehurst.
- Open Space:
 - All areas of the site not in the building envelope shall be labeled as 'Open Space' in compliance with the intent of the former Baltimore County Zoning Regulations Section 432.3 C 2.
 - All open space shall be owned and maintained by Blakehurst.
- There are no Maryland Historical Trust Inventory, Landmarks, Preservation Commission, National Register of Historic Places, Maryland Archeological Surveys or Baltimore Historic District Areas of critical state concern associated with this property.
- There are no hazardous materials located on site, as known by the applicant.
- The development as proposed will include protective measures adequate to prevent erosion or sloughing of any steep slopes as defined by Section 32-4-101 of the Baltimore County Code and promote the preservation of the natural topographic features of the steep slope. This will be achieved by providing Erosion and Sediment Control measures in accordance with the requirements of the Baltimore County Soil Conservation District and the current State of Maryland Specifications for Soil Erosion and Sediment Control.



VICINITY MAP
SCALE: 1"=2000'

LEGEND

- 616 --- Existing Minor Contour
- 610 --- Existing Major Contour
- --- Existing Edge of Road
- Av --- Soil Line
- --- Existing Storm Drain and Inlet
- EX 1.5' D --- Existing Water and Fire Hydrant
- EX 6" S --- Existing Sewer
- --- Existing Curb and Gutter
- --- Existing Tree Line
- --- Existing Drive
- --- Tract Boundary
- --- Utility Easement Line
- --- Existing Building
- --- Proposed Building
- 655-660 --- Proposed Grades
- PROP. 6" S --- Proposed Sewer
- PROP. 1.5' D --- Proposed Storm Drain and Inlets
- --- Proposed Curb & Gutter
- --- Limit of Disturbance
- --- Wetlands
- --- Wetlands Limit
- --- 100 Year Flood Plain
- --- Forest Conservation Easement
- --- Forest Buffer Easement
- --- Forest Conservation Easement/Forest Buffer Easement

DATA SOURCES:
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Utilities shown are approximate. See approved plans for details.

DATE	BY	REVISIONS

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Material Amendment of the 6th Refined CRG Plan and Plan to Accompany Petition for Special Hearing
Blakehurst Life Care Community
9th Election District 5th Councilmanic District
Baltimore County, Maryland PAI # 09-0522

ISSUE DATES: 12/9/14	BASE: M.S.S.
BID: _____	DRAWN: M.S.S.
PERMIT: _____	DESIGNED: M.J.P.
CONSTRUCTION: _____	CHECKED BY: _____
SCALE: 1"=100'	DATE CHECKED: _____
PROJECT NO: 101245.01	DRAWING: 1 of 3

DELINQUENT ACCOUNTS NOTE
I, *[Signature]*, owner of the subject property, certify under oath, that to the best of my knowledge, there are no delinquent accounts for any other development with respect to any of the following: the applicant, a person with a financial interest in the proposed development, or a person who will perform contractual services on behalf of the proposed development.
[Signature] Date: _____
Owner's Signature

- Zoning History:**
- The property is subject to an approved CRG Plan (PAI No. EX-522). The CRG Plan for Blakehurst Life Care Community (formerly Towson Life Care Community) was approved on September 8, 1988. The 5th Amended CRG Plan was approved on December 16, 2014 (DRG No. 11011C).
 - Case No. 88141X-522C case No. 89-89XA: In an order dated October 25, 1988, the County Board of Appeals approved the CRG Plan and a special exception (pursuant to former RCZB Section 432) for use of the property as a continuing care facility with a maximum residential density of 280 density units (68% DU/acre) and a maximum of 440 residents of Lot Two.
- The Consolidated Consent Order issued incorporated by reference a Restrictive Covenant Agreement, which was recently amended (8th Addendum to Restrictive Covenant Agreement, dated November 3, 2010) to accommodate the changes shown on this 6th Amended CRG Plan/Plan to Accompany Petition for Special Hearing. This plan is consistent with the 8th Addendum to Restrictive Covenant Agreement.
- The property is subject to the Amended Final Development Plan for Blakehurst, approved June 24, 1996.
 - Case No. 00-347-A: Petitioner requested variances related to construction signage. At Petitioner's request, an Order of Dismissal was issued on May 25, 2000.

- Reason for 3rd Amended CRG Plan/Petition for Special Hearing:**
- A Petition for Special Hearing has been filed, requesting the Administrative Law Judge to (1) amend the prior approved special exception and related zoning plan to Case No. 89-89-26A, (2) approve the 1st Amended Final Development Plan, and (3) approve the 6th Amended CRG Plan as a Material Amendment to the prior approved CRG Plan.
 - Petitioner asks that the CRG Meeting before the Administrative Law Judge, acting as the CRG, be combined with the hearing on Petition for Special Hearing.
 - This Plan and the Petition for Special Hearing pertain only to Lot Two. No changes are proposed to be made on Lot One. For additional information on Lot One, see 5th Amended CRG Plan.

- Reason for Material Amendment:**
- Petitioner is proposing to expand the existing continuing care facility, to reconfigure the unit mix, to add parking, and to add 8 residents and corresponding beds to the facility as shown on this plan. The proposed changes shown on this plan constitute a "material amendment" to the 5th Amended CRG Plan.

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LEGEND

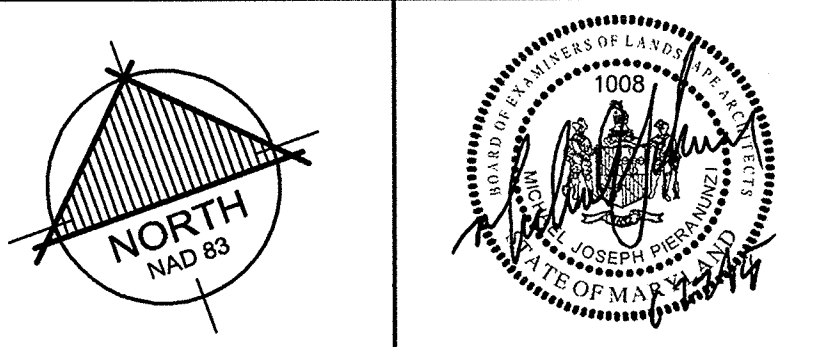
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- 670 --- Existing Major Contour
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- AV Soil Line
- EX 15" D Existing Storm Drain and Inlet
- EX 12" W Existing Water and Fire Hydrant
- EX 8" S Existing Sewer
- --- Existing Curb and Gutter
- --- Existing Tree Line
- --- Existing Drive
- - - - - Tract Boundary
- - - - - Utility Easement Line
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- Proposed Building
- 660 --- Proposed Grades
- PROF. 8" S Proposed Sewer
- PROF. 8" W Proposed Water and Fire Hydrant
- PROF. 15" D Proposed Storm Drain and Inlets
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- FBE Forest Buffer Easement
- FCE/FBE Forest Conservation Easement/
Forest Buffer Easement

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 and
 Plan to Accompany Petition for Special Hearing
**Blakehurst
 Life Care Community**
 9th Election District 5th Councilmanic District
 Baltimore County, Maryland PAI # 09-0522



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PERMIT:		CHECKED BY:	
CONSTRUCTION:		DATE CHECKED:	
SCALE:	1"=50'	DRAWING:	2 of 3
PROJECT NO:	101245.01		

PLAN
 SCALE: 1"=50'
 0 50' 100'

PAI No. 09 - 0522

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LEGEND

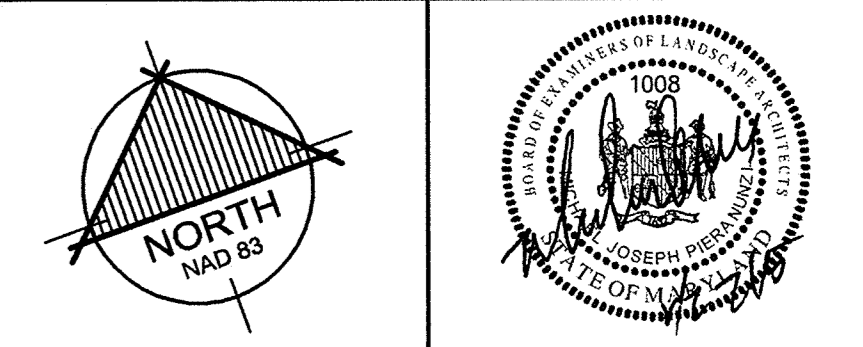
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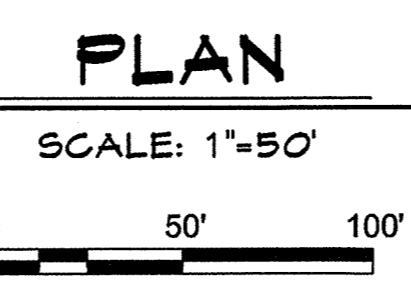


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CONSTRUCTION:			
SCALE: 1"=50'	DRAWING: 3 of 3		
PROJECT NO: 101245.01			

PLANT LIST

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
TREES					
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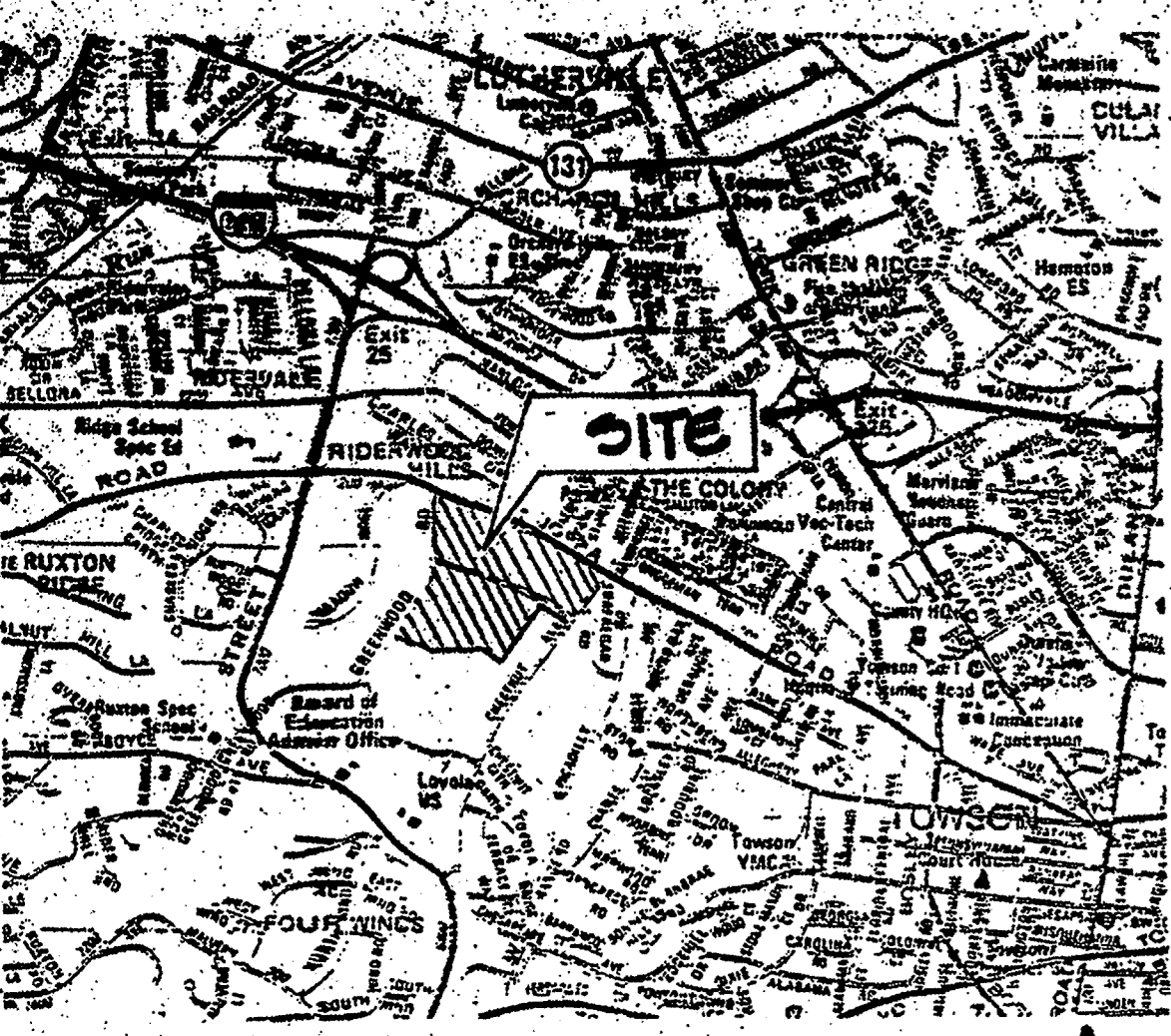
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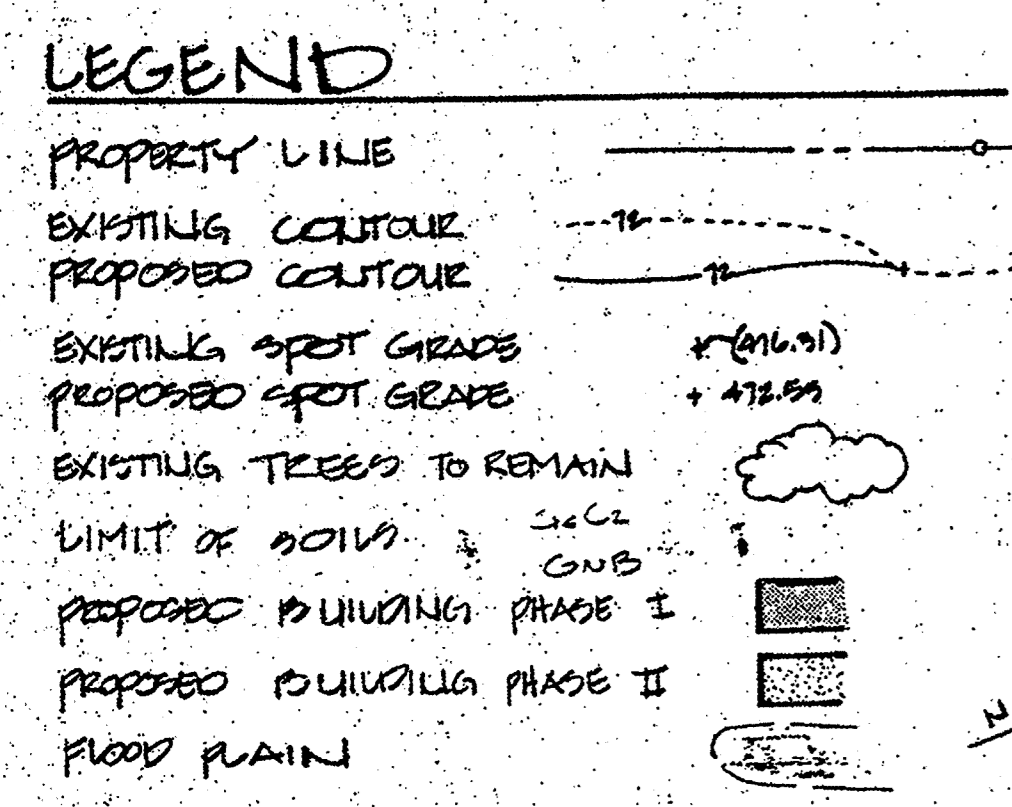
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5th

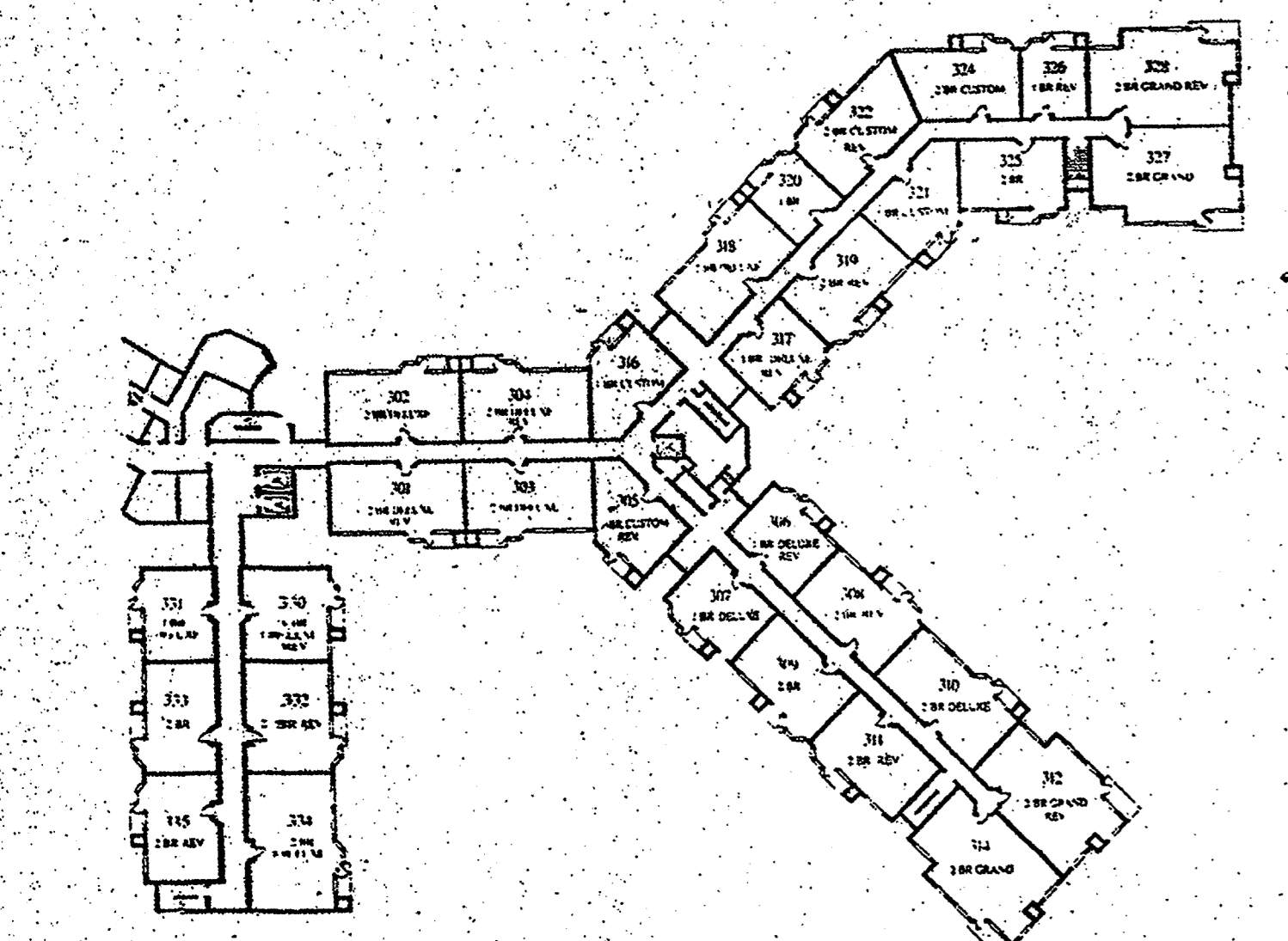
Amended/Refined Plan Approved



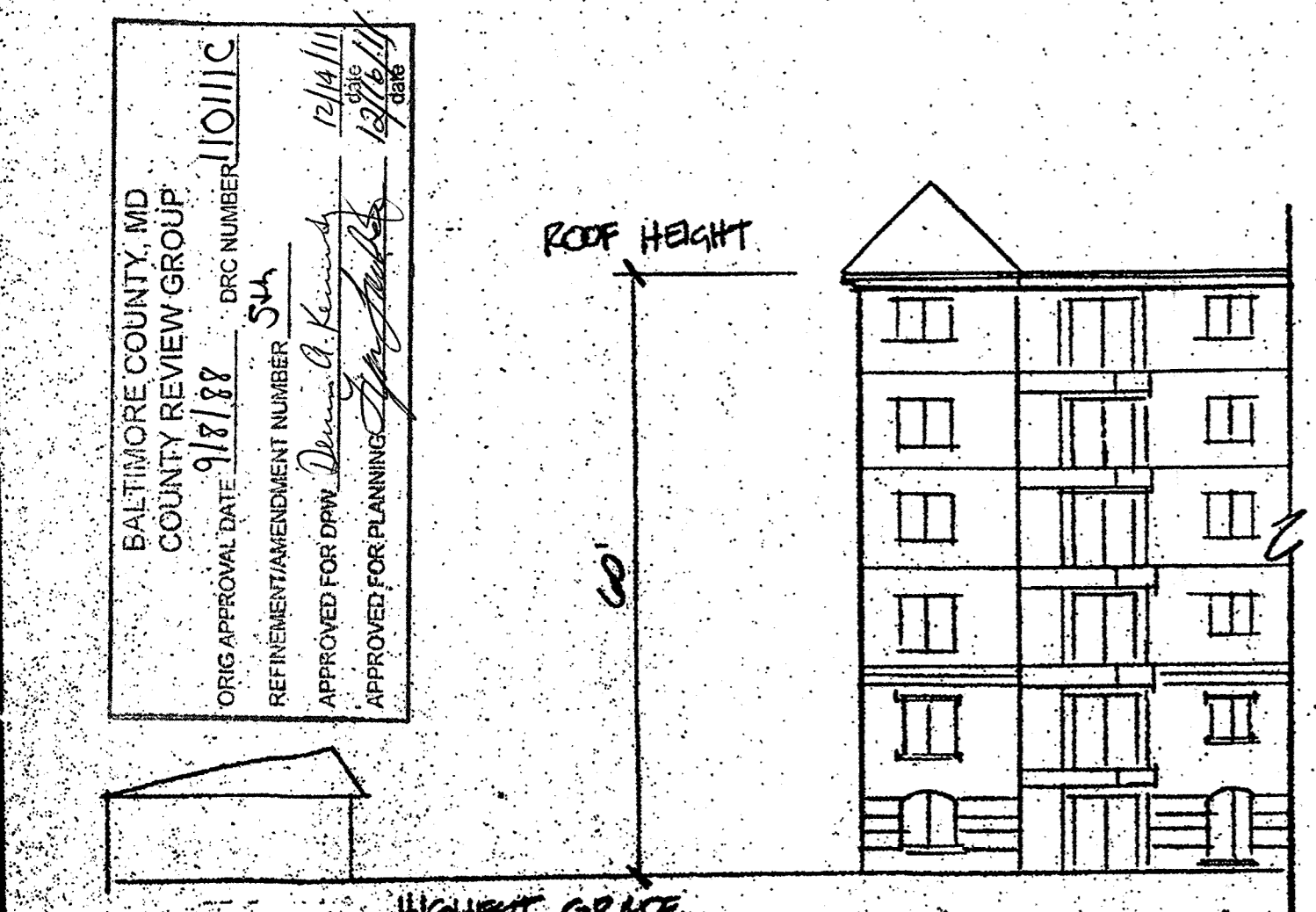
VICINITY MAP 1"=2000'



DENSITY
 BATTING DR-2 x 40,852 AC = 31 D.U.
 SPECIAL EXISTING ZONING CASE # 89-89
 8.7 D.U. FOR AC X 40,852 = 356 D.U.
 PROPOSED
 180 D.U.
 71 W/REINFORCED

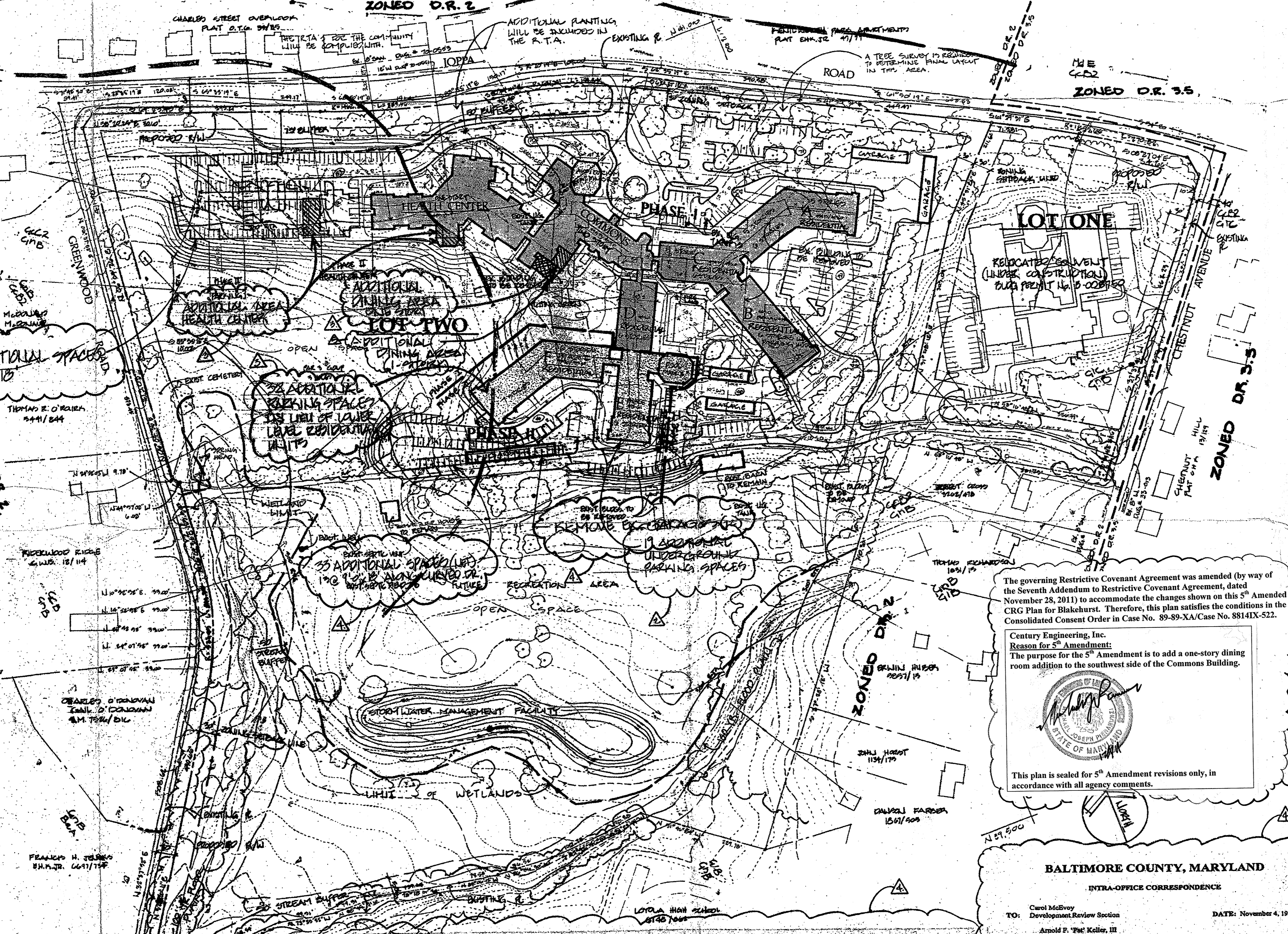


TYPICAL FLOOR PLAN OF RESIDENTIAL WINGS N.T.S.



HIGHEST GRADE HEIGHT DIAGRAM N.T.S.

TYPICAL PARKING LAYOUT N.T.S.



PARKING SPACES
 10'x15' UNDER ARCHWAY
 15'x15' HANDICAPPED
 8.5'x15' EXPANDED

GENERAL NOTES

Contract Purchaser/Applicant: The Chestnut Partnership
 200 Second Street
 200 Baltimore, MD 21202
 (410) 551-7294

Station: District 9; Councilman's District 4; Census Tract 42027

Vacated 23; Subvacated 56.

Site Data:
 Current Zoning and Area:
 Lot One: Net Area 4.379 Acres Area 4,700 acres DR-2
 Lot Two: Net Area 39,910 Acres Area 40,852 acres DR-2

REDEVELOP
 Lot One: Redeveloped Convent
 Permitted: 4.55 x 2 = 9 D.U.
 Proposed: 9 (Title and zoning are necessary to convert)

Lot Two: Permitted: 40,852 x 2 = 81 D.U.
 Proposed: 280 D.U. (maximum population of 440 residents)

Net Area: 43,000 acres DR-2
 Gross Area: 45,532 acres DR-2

Unit Counts

Lot One	Redeveloped Convent	Proposed
1 bedroom	2	8
2 bedroom	1	16
3 bedroom	1	32
Total		56

Lot Two:

Phase I & II	Phase III	Total
1 bedroom	10	10
2 bedroom	30	30
3 bedroom	60	60
Total		100

Subtotal:
 56 (beds) + 100 (beds) = 156 (beds)

EXISTING

Building Footprint: 200,000 sq. ft. (200,000 sq. ft.)

Landscaping: 10,000 sq. ft. (10,000 sq. ft.)

PROPOSED

Phase I & II: 200,000 sq. ft. (200,000 sq. ft.)

Phase III: 200,000 sq. ft. (200,000 sq. ft.)

RELANDSCAPING

200 trees (200 major, 200 minor) (200 trees (200 major, 200 minor))

100,000 sq. ft. (100,000 sq. ft.)

BALTIMORE COUNTY REVIEW GROUP
 This Plan Was Reviewed By The CRG On [Date]
 With The Following Action Taken [Action]

- 6-11-11 ADDITIONAL DINING SPACES
 11/20/10 REQUESTED BY AMIG OF COUNCIL
- 6/13/10 19 ADDITIONAL UNDERGROUND PARKING SPACES
- September 25, 1997
- One less dwelling unit for total project = 278 units/cottage.
 - Three less beds at Health Center = 68 beds total.
 - 32 Additional parking spaces in lieu of lower level of residential units wing F.
 - Additional length (25.5') of Health Center at west end.
 - Additional dining and activity areas at the Health Center.
 - Additional dining area (one story) at the Clubhouse.

- November 4, 1999
- 150 Additional parking spaces at Health Center. 8.5'x15'
 - Remove 12 existing garages at res. wing F.
 - 33 Additional parking spaces (net) at res. wing F. 15'x9'x18' along curved driveway.

The governing Restrictive Covenant Agreement was amended by way of the Seventh Addendum to Restrictive Covenant Agreement, dated November 28, 2011 to accommodate the changes shown on this 5th Amended CRG Plan for Blakelhurst. Therefore, this plan satisfies the conditions in the Consolidated Consent Order in Case No. 89-89-XA/Case No. 8814X-522.

Century Engineering, Inc.
 Reason for 5th Amendment:
 The purpose for the 5th Amendment is to add a one-story dining room addition to the southwest side of the Commons Building.

BALTIMORE COUNTY, MARYLAND
 INTRA-OFFICE CORRESPONDENCE

TO: Carol McElroy
 Development Review Section
 DATE: November 4, 1999

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

SUBJECT: Note to be provided on Blakelhurst CRG Plan Fourth Amended Plan November 4, 1999

The following notes shall be placed on the Blakelhurst CRG Plan, Fourth Amended Plan dated November 4, 1999:

- A. Parking lot extension west of the Health Center**
- The lot shall not be extended further than 60 feet from the western most portion.
 - Landscaping that includes a buffer and tree canopy shall be provided along the perimeter of the parking area, as approved by the Office of Planning.
 - This parking area shall be designated as employee parking and parking spaces shall not exceed 8' 2" by 15 feet in size.
 - The lighting for this entire area shall not exceed 12 feet in height as approved by Baltimore County.
- B. Parking lot extension southwest of Building F**
- The 13 spaces extending north and west along the curve of the parking lot shall be no greater than 9 by 18 feet in size.
 - The Office of Planning shall approve a landscaping and lighting plan for this area.
 - No further expansion of this parking lot towards the north or west will be considered.

APK/ps
 C. Donald Bacon, Development Manager, PDM

Baltimore County Government
 Department of Planning
 Development Management

111 West Chesapeake Avenue
 Towson, Md. 21286
 410-887-3355

November 4, 1999

The Chestnut Partnership
 c/o Robert A. Hoffman
 210 Alabaster Avenue
 Towson, MD 21284

Re: Blakelhurst Life Care Community
 PDM Number 10-228
 DRC Number 11019G Dns. 9C4

Dear Sir:

Pursuant to Article 25A, Section 9(1) of the Annotated Code of Maryland, and as provided in Section 602 (b) of the Baltimore County Charter, and Section 20-132 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for rezoning, removal, or modification of a blanket permit approval, suspension, or other form of non-judicial final action with this department.

Your request has been submitted for review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of these departments involved in land-use decisions. The purpose of the DRC is to ensure compliance with Sections 20-171 and Section 20-211 of the Baltimore County Code and to make recommendations to the Director, Department of Permit and Development Management.

The DRC has, in fact, met in an open meeting on November 1, 1999, and made the following recommendations:

The DRC has determined that your project meets the requirements of a refinement to the CRG plan, under Section 24-211.

After resolution of any outstanding issues, please submit a copy of this letter, and two copies of the plan to this office, Room 123, for signature.

I have reviewed the recommendations and I have determined to adopt the recommendations as forth above. It is this day of November 1999, and I have decided that the recommendations of the DRC are hereby accepted.

Should you submit an application for any permits that may be required for this project, your application will be processed subject to the conditions set forth above and any other applicable, non-judicial permits that may be required in accordance with County, State or Federal regulations.

Respectfully,
 Arnold F. "Pat" Keller, III
 Director

BALTIMORE COUNTY MD. COUNTY REVIEW GROUP

This Plan Was Reviewed By The CRG On [Date]
 With The Following Action Taken [Action]

REFERENTIAL PLAN APPROVED
 DEC # C4226D
 PLAN APPROVED DPW
 PLAN APPROVED OPZ
 APPROVAL EXPIRATION DATE [Date]

RECEIVED
 NOV 17 1999
 OFFICE OF PLANNING
 NOV 6 1997

Meyers & D'Aléo
 ARCHITECTURE • PLANNING
 INTERIOR & GRAPHIC DESIGN

1106 N. Charles Street
 Baltimore, Maryland 21201-5906
 301-752-7848

STATE OF MARYLAND
 DEPARTMENT OF ENVIRONMENT AND GENERAL SERVICES
 WETLANDS DIVISION

BLAKEHURST
 (FORMERLY TOWSON LIFE CARE COMMUNITY, MISSION HELPERS)

Developed by
 THE CHESTNUT PARTNERSHIP
 800 SECOND AVENUE
 DES MOINES IOWA

NOV 13 1997
 OFFICE OF PLANNING
 3RD AMENDED
CRG PLAN
 PHASE I & II

Project: [Date] 11/1/99
 Scale: 1"=100' Last Issue: [Date]
 POM # IX-228 [Date]
 1 OF 3

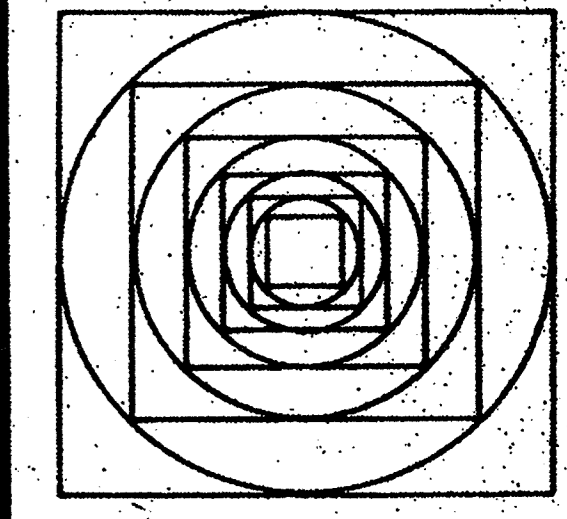
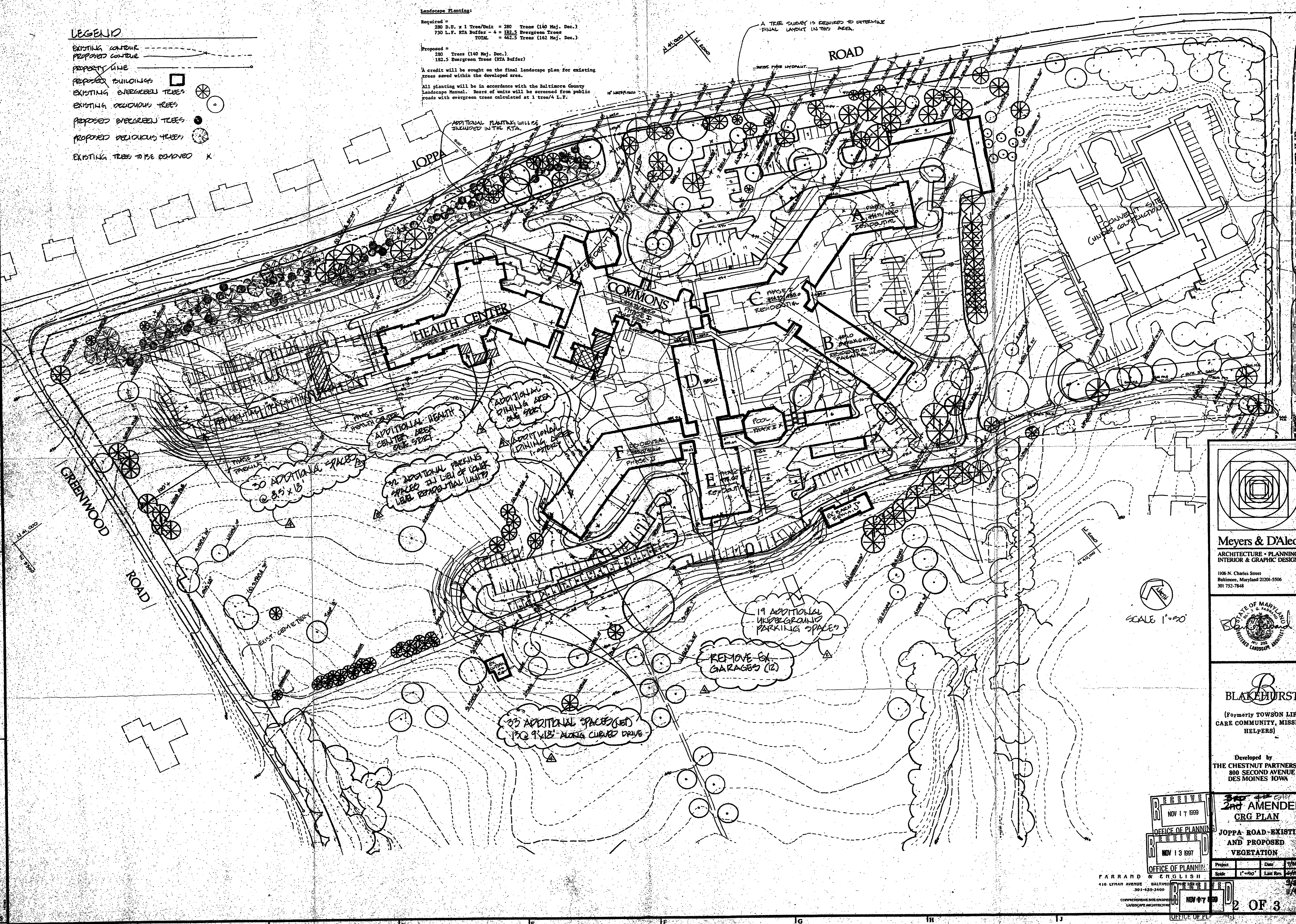
LEGEND

- EXISTING CONTOUR - - - - -
- PROPOSED CONTOUR - - - - -
- PROPERTY LINE - - - - -
- PROPOSED BUILDINGS
- EXISTING EVERGREEN TREES
- EXISTING DECIDUOUS TREES
- PROPOSED EVERGREEN TREES
- PROPOSED DECIDUOUS TREES
- EXISTING TREES TO BE REMOVED X

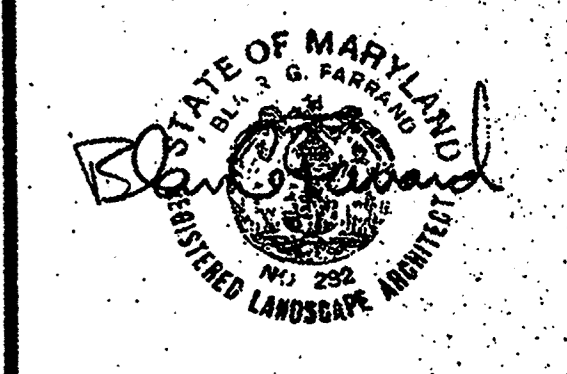
Landscape Planting:
 Required =
 280 D.U. x 1 Tree/Unit = 280 Trees (140 Maj. Dec.)
 730 L.F. RTA Buffer = 4 x 182.5 Evergreen Trees
 TOTAL = 462.5 Trees (162 Maj. Dec.)
 Proposed =
 280 Trees (140 Maj. Dec.)
 182.5 Evergreen Trees (RTA Buffer)
 A credit will be sought on the final landscape plan for existing trees saved within the developed area.
 All planting will be in accordance with the Baltimore County Landscape Manual. Rows of units will be screened from public roads with evergreen trees calculated at 1 tree/4 L.F.

A TREE SURVEY IS REQUIRED TO DETERMINE FINAL LAYOUT IN THIS AREA.

ADDITIONAL PLANTING WILL BE REQUIRED IN THE RTA.



Meyers & D'Aleo
 ARCHITECTURE + PLANNING
 INTERIOR & GRAPHIC DESIGN
 1106 N. Charles Street
 Baltimore, Maryland 21201-5506
 301 753-7848



BLAKEHURST
 (Formerly TOWSON LIFE CARE COMMUNITY, MISSION HELPERS)

Developed by
THE CHESTNUT PARTNERSHIP
 800 SECOND AVENUE
 DES MOINES IOWA

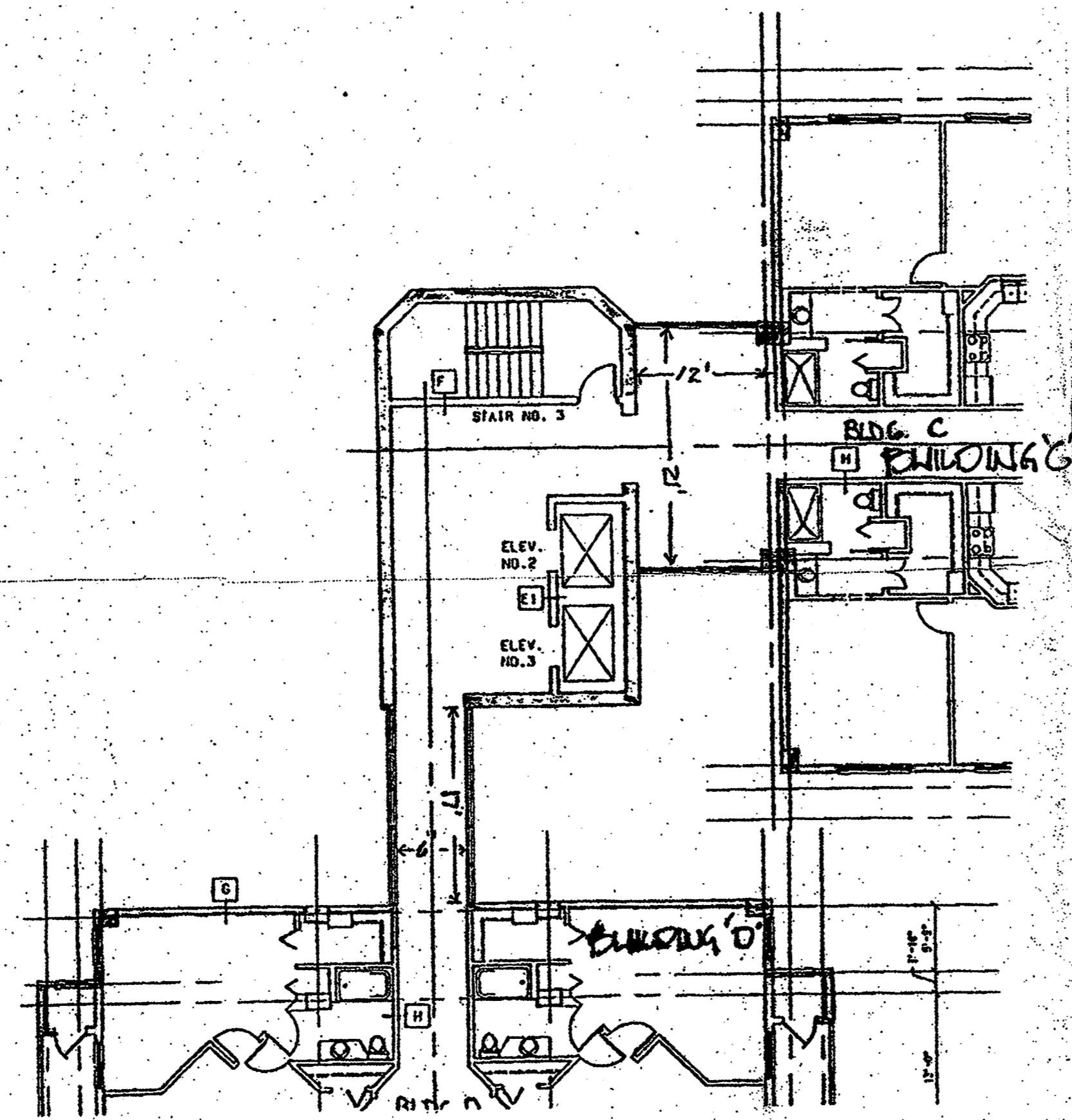
SCALE 1"=50'

RECEIVED
 NOV 17 1999
 OFFICE OF PLANNING
 RECEIVED
 NOV 13 1997
 OFFICE OF PLANNING

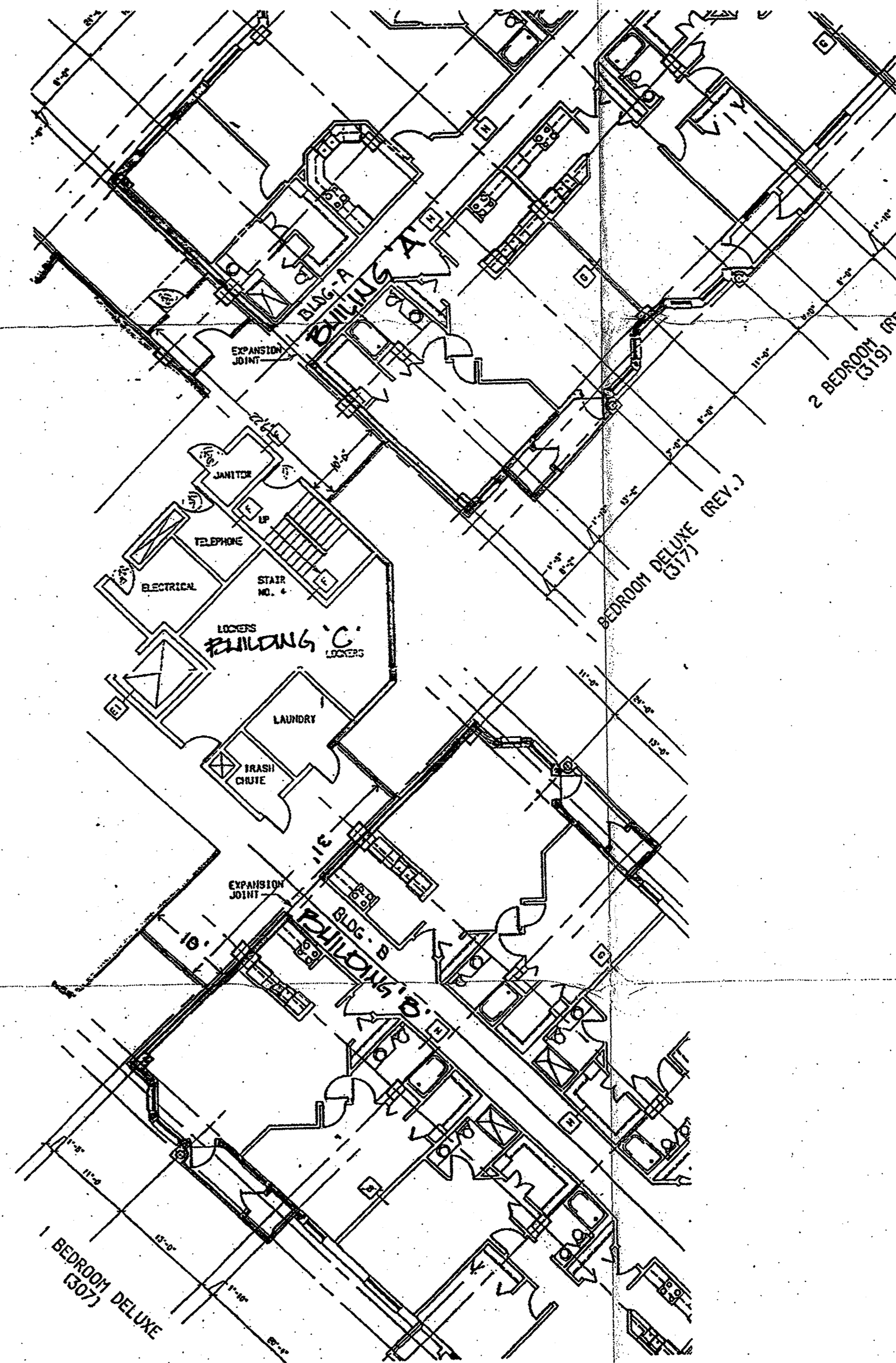
3RD AMENDED CRG PLAN
JOPPA ROAD-EXISTING AND PROPOSED VEGETATION

FARRAND & ENGLISH
 416 LYMAN AVENUE BALTIMORE, MD 21201
 301-428-3400

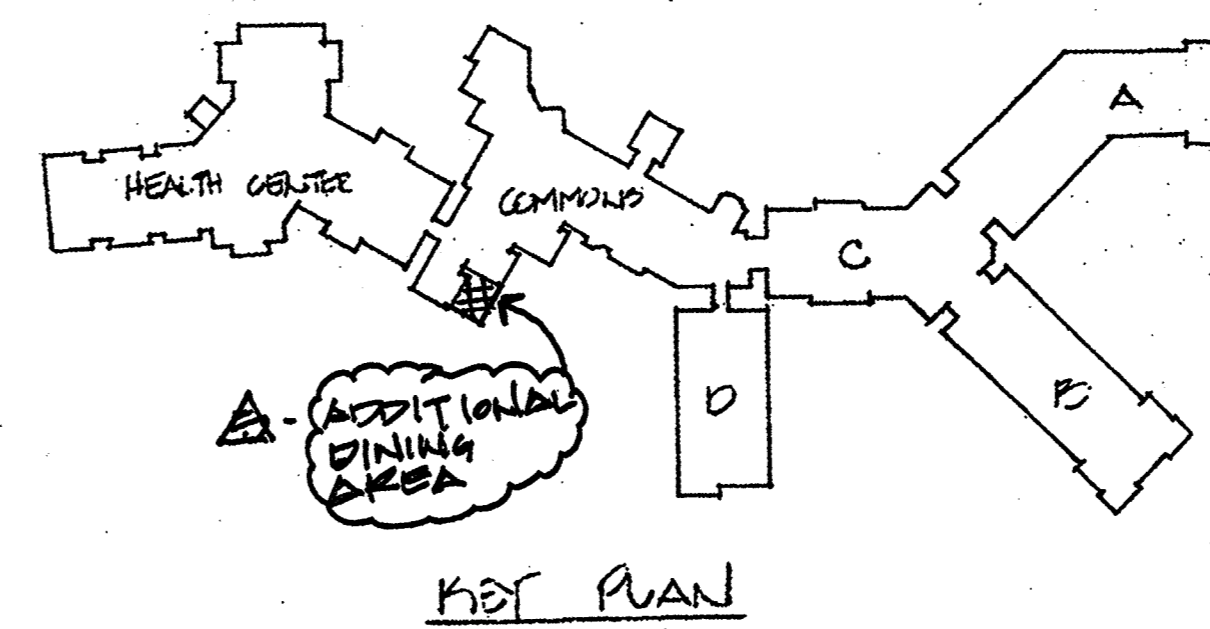
Project: Date: 7/99
 Scale: 1"=50' Last Rev: 11/99
 NOV 17 1999
 OFFICE OF PLANNING



CONNECTOR @ BUILDING C & D
SCALE 3/32" = 1'-0"

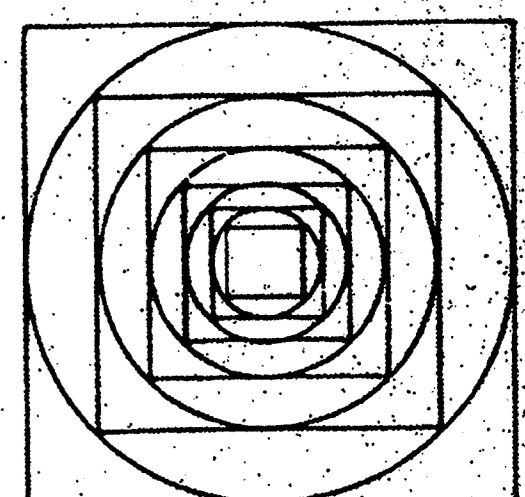


CONNECTOR @ BUILDING A & D
SCALE 3/32" = 1'-0"



KEY PLAN

PARRARD & ENGLISH II
110 SOUTH AVENUE BALTIMORE MD 21202
301-435-5400
parrardenglish.com



Meyers & D'Aleo
ARCHITECTURE • PLANNING
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1106 S. Charles Street
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DES MOINES IOWA

3RD AMENDED
CRG PLAN
PHASE I & II

RECEIVED
NOV 13 1997
OFFICE OF PLANNING

BUILDING CONNECTOR DETAILS

DATE: 8/26/90
LAST REV: 11/7/99

NOV 17 1999
3 OF 3