

COUNTY APPROVAL	
DRC ITEM #: NONE	PAI #: 15-1041
PUD NUMBER: NONE	
COMPANY NAME: WHEELER & REEVE ASSOCIATES, INC.	
ENGINEER NAME: JEFFREY COLLETTI	
ADDRESS: 1222-N EAST JEFFERSON ROAD, SUITE 400, TOWSON, MD 21286	
PHONE NUMBER: 410-821-1000	
E-MAIL: JCOLLETT@WRAEFACT.COM	
	PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 36291, EXPIRATION DATE: 9/13/2028
COUNTY APPROVAL STAMP	
PLAN TO ACCOMPANY HEARING OFFICER'S ORDER 7/25/24 PAI # 15-1041 DATE PROJECT MANAGER	

SITE DATA		PROPERTY INFORMATION			
1. OWNER:	ROSE FARM LAND INVESTMENT INC. (PARCEL 1) LAST 300' OF 2400 BEAR ROAD RD. 21000 ROSE HUBBLE ET AL. 274 FORTYFOURTH WAGGONROAD N.E. RD. 6000 RIVER ROAD (PARCEL 1) ROSE HUBBLE, E 220' STOKES RD. (PARCEL 2)	25. A PORTION OF THE EGRESS ASSOCIATED WITH THE PROPERTY PREVIOUSLY KNOWN AS THE FARM WAS SET ASH CONFORMANCE WITH THE PERMITS DEVELOPMENT OF THE PROPERTY. SEE ROLL BACK DEVELOPMENT CASE PLANNED AUGUST 31, 1988. PROPERTY IDENTIFICATION: PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 7			

PLANNING

1. THE SITE IS WITHIN GROWTH RIER I, SERVED BY PUBLIC WATER MAIN, SEWER, INSIDE THE URBAN-WARDEN DRAINAGE AREA (URDL). CORNELIUS, BULLHORN IS NOT A STATE ROUTE NOR BALDWIN COUNTY MASTER PLAN ACCESSORY.

2. THERE ARE NO EXISTING TRANSPORTATION AGENCIES, ROAD, OR

3. DEVELOPED ZONING DESIGN AREA FOR THE LOCATION OF PROPOSED BUILDING. ALL ACCESSORY STRUCTURES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE

4. ZONING DESIGN AREA. THE PROPOSED BUILDING IS NOT WITHIN THE ZONING DESIGN AREA OF A BUILDING PLAN.

5. BOTH THE BALDWIN COUNTY DEPARTMENT OF PLANNING AND THE OFFICE OF ZONING REVIEW (CZ) WILL HAVE THE OPPORTUNITY TO REVIEW THE DETAILS OF THE BUILDING

6. DESIGN. THE PROPOSED BUILDING IS NOT WITHIN THE ZONING DESIGN AREA OF A BUILDING PLAN.

7. THERE ARE NO HIGH-GROWTH TYPES OF UNITS PROPOSED ON THIS DEVELOPMENT PLAN.

8. THE PROPOSED BUILDING IS NOT WITHIN THE ZONING DESIGN AREA OF A BUILDING PLAN.

9. THE PROPOSED BUILDING IS NOT WITHIN THE NATIONAL REGISTER OF HISTORIC PLACES, OR THE NATIONAL ANTHROPOLOGICAL SURVEY. THE PROPOSED SITE IS NOT LOCATED IN ANY BALDWIN

10. COUNTY LANDMARKS LIST.

11. THE PROPERTY IS LOCATED WITHIN THE MIDDLE RIVER DESIGN REVIEW PANEL AREA, PURSUANT TO SECTION 26.02.27, ALL SINGLE FAMILY DETACHED LOTS ON THIS PLAN MEET THE MINIMUM MINIMUM REQUIREMENT OF 10 FEET MINIMUM FRONT YARD SETBACK, MINIMUM SIDE AND REAR YARD OF THE DRAINAGE AREA.

12. THE PROPOSED BUILDING IS NOT WITHIN THE MIDDLE RIVER DESIGN REVIEW PANEL AREA, PURSUANT TO SECTION 26.02.27, ALL SINGLE FAMILY DETACHED LOTS ON THIS PLAN MEET THE MINIMUM MINIMUM REQUIREMENT OF 10 FEET MINIMUM FRONT YARD SETBACK, MINIMUM SIDE AND REAR YARD OF THE DRAINAGE AREA.

13. AS REQUIRED BY SECTION 26.02.27, THE PROPOSED DEVELOPMENT PLAN WAS REFERRED TO THE ZONING REVIEW PANEL (CZ) FOR REVIEW. THE ZONING REVIEW PANEL (CZ) HAS REVIEWED THE PROPOSED DEVELOPMENT PLAN AND HAS

[illegible]

AVERAGE DAILY TRIPS ANALYSIS	
52 SINGLE FAMILY DETACHED:	553 AVERAGE DAILY TRIPS
102 SINGLE FAMILY ATTACHED (APLX):	727 AVERAGE DAILY TRIPS
TOTAL =	1,280 AVERAGE DAILY TRIPS

PERMIT HISTORY

LANDSCAPING

1. SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
2. ALL FENCING SHALL BE IN CONFORMANCE WITH THE CHURCH STREET QUIETLINE, AND ANY FENCE MORE THAN THREE FEET HIGH SHALL ALSO BE SETBACK AT LEAST TEN FEET FROM ANY PUBLIC RIGHT-OF-WAY OTHER THAN AN ALLEY. LANDSCAPING SHALL BE PROVIDED ON THE STREET SIDE OF THE FENCE.
3. EXISTING TREES TO BE REMOVED OR LIMBED UP AS NEARLY FOR SHORT DISTANCE TO BE DETERMINED DURING PHASE I OF BALTIMORE COUNTY.

[illegible]

ALTERNATIVE ANALYSIS NOTE
AN ALTERNATIVES ANALYSIS WAS APPROVED BY THE INDIANLAND COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY ON JANUARY 26, 2024. CONDITIONS WERE PLACED ON THE APPROVAL TO REDUCE WATER QUALITY IMPACTS INCLUDING ON-SITE PLANTING AND THE PURCHASE OF CREDITS IN A FOREST BUFFER MITIGATION BANK.

FOREST CONSERVATION VARIANCE NOTE
A FOREST CONSERVATION SPECIMEN TREE VARIANCE (TRACON NUMBER 00-25-3999) WAS GRANTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY TO ALLOW THE REMOVAL OF ONE SPECIMEN TREE. NO VARIATION IS REQUIRED FOR THE REMOVAL OF THE SPECIMEN TREE SINCE IT IS LOCATED WITHIN THE FOREST OF ANOTHER FOREST CONSERVATION. THE VARIANCE WILL BE REVIEWED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY. IF THE VARIANCE IS GRANTED, THE REMOVAL OF THE SPECIMEN TREE WILL BE ADDRESSED FOR THE DEVELOPMENT. IF ANY SPECIMEN TREE SHOWN ON THE PLAN TO REMAIN IS PROPOSED TO BE REMOVED, SPECIAL WORKING PERMITS OR WRITTEN AUTHORIZATION MUST FIRST BE OBTAINED FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.

STORMWATER QUANTITY MANAGEMENT

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION CONFIRMED ON 5/31/23 THAT NO DOWNSTREAM FLOODING ISSUES EXIST WITHIN 1000 LINEAR FEET OF THE PROPOSED OUTFALLS. THEREFORE, BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY IS NOT REQUIRING QUANTITY MANAGEMENT OF THE 2, 10, OR YEAR STORMS FOR THE PROPOSED DEVELOPMENT.

PROTECTIVE COVENANTS NOTE
ANY FOREST BUFFER, EASEMENT(S), FOREST CONSERVATION EASEMENT(S), AND FOREST BUFFER AND FOREST CONSERVATION EASEMENT(S) SHOWN HEREON ARE SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

STANDARD NON-DISTURBANCE NOTE

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISBURSMENT OF VEGETATION IN THE FOREST BUTTER EASEMENT(S), FOREST CONSERVATION EASEMENT(S), OR FOREST BURN EASEMENT(S). FOREST USE IS LIMITED TO THE BOUTWISSE COUNTY PERMANENT OPEN SPACE/RECREATION PROTECTION AND SUSTAINABILITY.

SLOPE PROTECTION NOTE
THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES AGAINST EROSION OR SLIDING 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 SPECIFIC ECR SOIL EROSION AND SEDIMENT CONTROL.

BLANKET ACCESS NOTE FOR STORMWATER
OWNERS OF LOTS CONTAINING STORMWATER MANAGEMENT FACILITIES SHALL GRANT TO AUTHORIZED BALTIMORE COUNTY PERSONNEL A RIGHT OF ENTRY FOR THE PURPOSE OF INSPECT AND/OR MONITORING SITE VISITS. SAID INSPECTION AND/OR MONITORING VISITS SHALL ONLY BE CONDUCTED DURING NORMAL BALTIMORE COUNTY WORKING HOURS (8:00 AM TO 4:00 P. MONDAY THROUGH FRIDAY).

SUITABLE OUTFALL STATEMENT

WEAVER FIELDS
CAMPBELL BOULEVARD
 BALTIMORE, MARYLAND

SPIGEL PROPERTY DEVELOPMENT

THE PRESERVE AT BOWMAN'S RUN DEVELOPMENT

PARCEL 1

PARCEL 2

SPIGEL PROPERTY DEVELOPMENT

OTHER PART COURT

FLAT RUA COURT

200 0 200 400

1" = 200'

PLAN
 SCALE 1" = 200'

OPEN SPACE		DELINQUENT ACCOUNTS STATEMENT	
1. TOTAL SCHOOL		L. JENSEN	
TOTAL PRESIDENTIAL DEVELOPMENT UNITS	= 154 UNITS	I. I HAVE CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS WITH REFERENCE TO THE FOLLOWING:	
TOTAL OPEN SPACE AVAILABLE AT 3,000 S.F. PER UNIT	= 184,000 S.F. / 254 AC ±	A. A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.	
TOTAL OPEN SPACE AREA PROVIDED	= 210,000 S.F. / 480 AC ±		
NO UTILITIES, WHETHER PUBLIC OR PRIVATE, INCLUDING, BUT NOT LIMITED TO, TELEPHONE, GAS OR PETROLEUM, GAS AND ELECTRIC, WATER, SEWER AND FIBER OPTICS, SHALL BE PLACED ON OR CONSTRUCTED ON OR WITHIN THE AREAS LABELED AS OPEN SPACE UNLESS PRIOR WRITTEN CONSENT FROM ULTIMATE COUNTY			

1. SECURITY FOR THE OPEN SPACE AMENITIES SHALL BE POSTED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT PER DOC 32-4-108(1).

2. THE DESIGN, CONSTRUCTION, AND INSTALLATION OF ALL AMENITIES SHOWN ON THE DEVELOPMENT PLAN SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. THE HOUSING CHOICES TO SUBMIT THE REQUEST TO SUBMIT AN EQUALLY TO PROVIDE A SATISFACTORY LEVEL OF EQUAL VALUE. ANY PROPOSAL TO SUBMIT AMENITIES MUST BE PRESENTED TO THE DIRECTORS OF THE DEPARTMENT OF REGULATION AND TAXES AND FINANCE, APPROVALS AND INSPECTIONS, WHO MAY REQUIRE ADDITIONAL PROCESS FOR APPROVAL.

3. HOA OPEN SPACE SHALL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.

4. *Donna M. Hubble Applicant 717 682 7388*

5. SIGNATURE TITLE PHONE

7. THE OPEN SPACE PROVIDED INCLUDES AN AREA, LABELED AS LOCAL OPEN SPACE IN, THAT IS PROPOSED TO BE REDDIFIED TO BARRETT COUNTY AS LOCAL OPEN SPACE UNDER INSTALLATION OF AERIAL TOWER TO CONNECT TO EXISTING TOWER, CONSTRUCTED WITH THE NEAREST AVAILABLE SURFACE, AND ALSO SAVING AREA UNDER EXISTING CONCRETE FOUNDATION. A REQUEST HAS BEEN SUBMITTED TO THE DIRECTORS OF REGULATION AND PLANS AND PERMITS, APPROVALS AND INSPECTIONS PER REC 32-01-0060, FILED ON 01/17/2024.

8. THE OPEN SPACE PROVIDED INCLUDES AN AREA, LABELED AS PRIVATE HOUSING UNIT NO. 1, THAT COULD BE CONSIDERED TOWARD LOCAL OPEN SPACE PROVIDED UNDER INSTALLATION OF AERIAL TOWER TO CONNECT TO EXISTING TOWER, CONSTRUCTED WITH THE NEAREST AVAILABLE SURFACE, AND ALSO SAVING AREA UNDER EXISTING CONCRETE FOUNDATION. A REQUEST HAS BEEN SUBMITTED TO THE DIRECTORS OF REGULATION AND PLANS AND PERMITS, APPROVALS AND INSPECTIONS PER REC 32-01-0060, FILED ON 01/17/2024.

PARKING TABULATION				 SIGNATURE TITLE PERIOD		
RESIDENTIAL PARKING COUNT	REQUIRED	PROVIDED				
154 PROPOSED RESIDENTIAL UNITS (2.00/ UNIT)	308	308				
TOTAL:	308	308				

ZONING

1. SET BACK REQUIREMENTS FOR EXISTING ZONING.
2. SET DATA POINTS REVIEW NOTES FOR INFORMATION ON SITE LAYOUTS.
3. SET LANDSCAPE NOTES AND PLAN FOR INFORMATION ON LANDSCAPING AND SOILS/EROSION.
4. OTHER NOTES ABOUT THE INFORMATION ON OVER SITE.
5. THE DEVELOPER'S CERTIFICATE HAS CONFIRMED THAT PART OF THE GROSS AREA OF THE PROPERTY AS SHOWN ON THE PLAN HAS BEEN UTILIZED, OCCUPIED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT THE CALCULATION OF ITS DENSITY OR THE HOME FROM DEVELOPMENT, PLAN APPROVED ON 5/25/2016. SET DENSITY CALCULATIONS NOTES UNDER SITE DATA.

FIRE MARSHAL

1. THE PROPOSED BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE COUNTY FIRE PROTECTION CODE, COUNTY BILL NO. 14-21.
2. A CRUISER HORN ROAD FIRE ACCESS TO ANY BUILDING SHALL BE MAINTAINED FOR THE USE BY EMERGENCY (SEE APPENDIX C) OF HANDLING EMERGENCY APPROACHES, INCLUDING SUBJECT VEHICLES, WHEN NECESSARY TO ENTER OR EXIT THE PROPERTY.
3. THE FIRE DEPARTMENT ACCESS ROADWAY SHALL NOT BE OBSTRUCTED FOR EMERGENCY APPROACHES IN ANY MANNER, INCLUDING PARKING OF VEHICLES, AND ALL SET BACKS PLANNED SHALL MEET THE 2016 IBC AND 2016 IFC REQUIREMENTS, WITH EMERGENCY APPROACHES TO THE PROPERTY, AND THE 2016 IBC AND 2016 IFC REQUIREMENTS, WITH EMERGENCY APPROACHES TO THE PROPERTY.
4. THE DEVELOPMENT IS OBLIGATED TO DISPLAY CALCULATIONS ON THE FRONT OF EACH BUILDING UNIT.

7. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO, ILLINOIS, AND THE STATE OF ILLINOIS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO, ILLINOIS, AND THE STATE OF ILLINOIS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO, ILLINOIS, AND THE STATE OF ILLINOIS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

ZONING HISTORY

1. CASE NO. R-1991-0720 - A PETITION FOR A ZONING RECLASSIFICATION FROM D.R. 1/2 D. 2 TO D.R. 2.5 FOR THE CONSTRUCTION OF 101 SINGLE FAMILY DETACHED DWELLINGS, DENIED DECEMBER 10, 1991.	11. PUBLIC FIRE DEPARTMENTS SHALL BE PERMITTED TO REMOVE FROM A FIRE ZONE ANY STRUCTURE OR OBJECT WHICH IS NOT IN ACCORDANCE WITH THE BATHURST COUNTY FIRE PREVENTION CODE, COUNTY BILL NO. 14-21, SECTION 1-10.5.10.5, FROM CODE.
2. CASE NO. 95-121-A - A PETITION FOR VARIANCE REQUESTED TO ALLOW BUILDING SETBACKS AND FRONT SETBACKS. PETITION GRANTED DECEMBER 04, 1994, PETITION FOR SIDE TO SIDE BUILDING SETBACKS DENIED, DECEMBER 04, 1994.	12. THE "PROPOSED HUMANITY" DURING THE DEVELOPMENT SHALL HAVE A MINIMUM CLEARANCE OF 24 FT. OF TRAVEL.
	13. IT SHALL BE THE HOME OWNERS ASSOCIATIONS RESPONSIBILITY TO ASSURE THE FINANCIAL COST FOR ANY UNDESIRABLE SIGNS IN ACCORDANCE WITH THE BATHURST COUNTY FIRE PREVENTION CODE, COUNTY BILL NO. 14-21.

[illegible]

ADMINISTRATIVE LAW JUDGE'S OPINION AND ORDER
PAI CASE No. 15-1041

THEFORE, IT IS ORDERED by this Administrative Law Judge/Hearing Officer for Baltimore County, this 22nd day of May 2024, that the "Weaver Fields" Bluelined/Redlined Development Plan marked and accepted into evidence as Developer's Exhibit 1 and attached hereto and incorporated herein, be and it is hereby APPROVED; and

IT IS FURTHER ORDERED, that the Forest Conservation Variance to remove one (1) specimen tree as listed on the Developer's Forest Conservation/Forest Buffer Protection Plan (Dev. Ex. 11), which plan is attached hereto and incorporated herein in its entirety, be, and it is hereby GRANTED; and

IT IS FURTHER ORDERED, that the Developer's request for Modification of Standards pursuant to the Manual of Regulations §§260.6.B.3 and 260.6.B.7 outlined in Developer's Exhibit 7, to allow 16-foot single panel garage doors on the "villa" styled units is hereby **GRANTED**; and

IT IS FURTHER ORDERED, that the Petition for Special Hearing under BCZR §500.7 to amend the 4th Amended (or more recently approved) Final Development Plan ("FDP") for Rohe Farm to remove Parcel A, be and is hereby **GRANTED**.

SPECIAL HEARING NOTE
AS PERMITTED BY BCC SECTION 32-6-230(2), ANYONE REQUESTS THAT THE PUBLIC HEARING ON THE PETITION FOR SPECIAL HEARING BE CONVENED WITH THE PUBLIC HEARING ON THE DEVELOPMENT PLAN, THE PURPOSE OF THE SPECIAL HEARING REQUEST IS TO REMOVE THE PROVISION SECTION FROM THE HOME FARM PARTIAL FINAL DEVELOPMENT PLAN.
SEE ZONING NOTE #8.

LIMIT OF DISTURBANCE = 1,671,800 / 38.38 AC MAJ# - 2022-00003 PAI# - 15-1041	DEVELOPER RUBEN DEVELOPMENT, LLC 8684 VILLAGE HARBOR WAY SUITE 203 MELLERSVILLE, MD 21108 ATTN: JOHN C. SPANATO PHONE: 410-571-9410	DATUM DESIGN & DRAWING BASED ON NAD83 HORIZONTAL COORDINATE SYSTEM (NAD83) HORIZONTAL NAD 83 (1991) VERTICAL NAVD 88
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SHEET INDEX:	
SHEET NO.	DESCRIPTION
DP-1	COVER SHEET
DP-2	EXISTING CONDITIONS AND CONSTRAINTS MAP - EAST
DP-3	EXISTING CONDITIONS AND CONSTRAINTS MAP - WEST
DP-4	PROPOSED SITE PLAN - EAST
DP-5	PROPOSED SITE PLAN - WEST
DP-6	PROPOSED DRAINAGE AND UTILITY PLAN - EAST
DP-7	PROPOSED DRAINAGE AND UTILITY PLAN - WEST
DP-8	PROPOSED DEDICATION PLAN - EAST
DP-9	PROPOSED DEDICATION PLAN - WEST
DP-10	PROPOSED ROAD SPACE AVAILABILITY DETAILS

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
 1220-B EAST JOPPA ROAD, SUITE 400K
 TOWSON, MARYLAND 21286
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WEAVER FIELDS
AKA FORMERLY KNOWN AS A PORTION OF ROHE FARM
(CAMPSHILL ESTATE)

DEVELOPMENT PLAN
COVER SHEET

		TOWN ELECTION DISTRICT		WILMINGTON COUNTY, MARYLAND		SRI COUNCILMANIC DISTRICT	
ROLL	REVIEWS			JOB NO.: 1807360			
				SCALE: AS SHOWN			
				DATE: 07/16/2020			
				DRAWN BY: M.			
				DESIGN BY: JTS/KK			
				REVIEW BY: MOC/JT			
				SHEET: 01 OF 01			