1st Amended
Final Development Plan Approved

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

ACCESSORY STRUCTURE NOTE
Envelopes shown hereon are for the location of all principal buildings only. Accessory structures, fences and projections into yards may be constructed outside the envelope, but must comply with sections 400 and 301 of the Baltimore County Zoning Regulations. (Subject to covenants and applicable building permits.)

WALKWAY AND ACCESS EASEMENTS (where applicable)
If drainage, utility and walkway access easements are fenced, the at least 5 feet must remain open for pedestrian access.

SITE DATA

Existing Zoning and Maximum Density Permitted

Zone	Acres	Units Allowed	Units Proposed
DR 10.5	9.8611	103.54	96
DR 3.5	4.9063	17.17	0
Total	14.7674	120.71	96

SITE DEVELOPMENT PROPOSAL

Dwelling Type	Proposed Units	Parking Required	Parking Proposed	Phase	Development Schedule
MULTI-FAMILY	96	188	196		9/02
Total	96	188	196		

OPEN SPACE PROPOSAL

Open Space Type	Acres
Local Open Space	2.29
Baltimore County Greenway/Easement	N/A
Stormwater Management	N/A
Total Provided	2.29

ADDITIONAL INFORMATION
Anticipated Actions:
Waivers – OPEN SPACE REGULATIONS (SEE NOTE #6)
Special Exceptions – NONE
Other – SPECIAL HEARING TO AMEND DOCUMENTED SITE PLAN (SEE NOTE #7)
Consistency with design manuals? YES

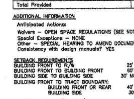
SETBACK REQUIREMENTS
BUILDING FRONT TO R/W 25'
BUILDING FRONT TO BUILDING FRONT 60'
BUILDING SIDE TO BUILDING SIDE 30' MIN.
BUILDING FRONT TO TRACT BOUNDARY:
BUILDING FRONT OR REAR 40'
BUILDING SIDE 30'

Local Open Space (Required)
96 Units @ 1000 S.F. / Unit = 96,000 S.F., 2.204 Ac.±
Active 96 Units @ 650 S.F. / Unit = 62,400 S.F., 1.433 Ac.±
Passive 96 Units @ 350 S.F. / Unit = 33,600 S.F., 0.771 Ac.±

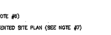
Local Open Space (Proposed)
Active Open Space = 62,774 S.F., 1.44 Ac.±
Passive Open Space = 37,610 S.F., 0.86 Ac.±
Total = 2.32 Ac.±

PARKING TABULATION
PARKING REQUIRED = 1.5 SPACES PER UNIT
PROPOSED UNITS = 96 (2 BR OR LESS)
1.5 SPACES/UNIT X 96 UNITS = 144 SPACES
144 SPACES x 0.3 = 43.2 SPACES
TOTAL REQUIRED = 188 SPACES
TOTAL PROVIDED = 196 SPACES

TYPICAL PARKING & DROP-OFF AREA DETAIL
N.T.S.

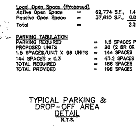


DROP-OFF AREAS TO BE LOCATED AT BLDG. ENTRANCES



MULCH TRAIL SECTION
N.T.S.

TYPICAL PARKING SPACE WITH WHEEL STOPS DETAIL
N.T.S.



FOREST CONSERVATION WORKSHEET
FOR
BALTIMORE COUNTY

BASIC DATA

	ACRES (0.1 acre)
GROSS SITE AREA	14.8
AREA WITHIN 100 YEAR FLOODPLAIN	0.4
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL (if applicable)	—
AREA IN OVERHEAD TRANSMISSION LINE EASEMENTS (if applicable)	—
NET TRACT AREA	14.4
LAND USE CATEGORY (see p.31 of Manual or Baltimore County Code, Section 14-410B)	

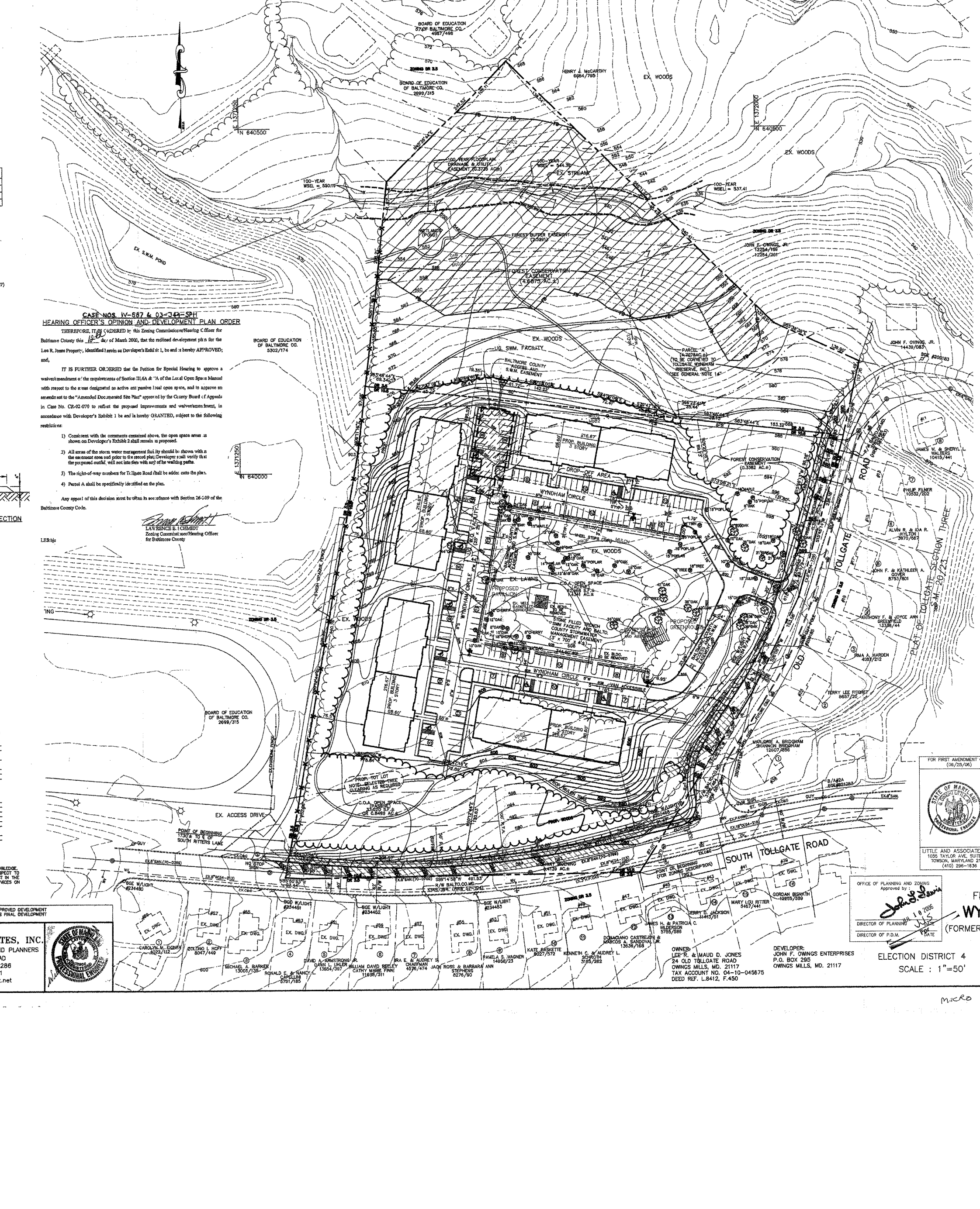
INFORMATION FOR CALCULATIONS

A. NET TRACT AREA	14.4
B. FOREST CONSERVATION THRESHOLD (20 % x A)	2.9
C. AFFORESTATION THRESHOLD (15 % x A)	2.2
D. EXISTING FOREST ON NET TRACT AREA	11.9
E. EXISTING FOREST ABOVE FOREST CONSERVATION THRESHOLD	8.0
F. BREAK-EVEN POINT (the amount of forest to be retained for no mitigation). {(E x 0.2) + B}	4.7
G. FOREST TO BE CLEARED	—
H. FOREST TO BE RETAINED	—

I, WILBUR L. DUVALL, JR. 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.

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED DEVELOPMENT PLAN DATED3/21/2003, AND HAVE PREPARED WITH DUE DILIGENCE THIS FINAL DEVELOPMENT PLAN PURSUANT TO THAT APPROVED DEVELOPMENT PLAN.

W. DUVALL & ASSOCIATES, INC.
ENGINEERS . SURVEYORS . LAND PLANNERS
530 EAST JOPPA ROAD
TOWSON, MARYLAND 21286
Phone: 410.583.9571
E-mail: wduvall2@qwest.net



CASE NOS. IV-587 & 03-344-SPH
HEARING OFFICER'S OPINION AND DEVELOPMENT PLAN ORDER

THEREFORE, IT IS ORDERED by this Zoning Commissioner/Hearing Officer for Baltimore County this 12th day of March 2003, that the redlined development plan for the Lee R. Jones Property, identified herein as Developer's Exhibit 1, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing to approve a waiver/amendment of the requirements of Section III.6A & "A of the Local Open Space Manual with respect to the areas designated as active and passive local open space, and to approve an amendment to the "Amended Documented Site Plan" approved by the County Board of Appeals in Case No. CR-02-070 to reflect the proposed improvements and waiver/amendment, in accordance with Developer's Exhibit 1 be and is hereby GRANTED, subject to the following restrictions:

1) Consistent with the comments contained above, the open space areas as shown on Developer's Exhibit 2 shall remain as proposed.

2) All areas of the storm water management facility should be shown within the easement area and prior to the record plat; Developer shall verify that the proposed outfall will not interfere with any of the walking paths.

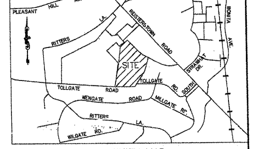
3) The right-of-way numbers for Tollgate Road shall be added onto the plan.

4) Parcel A shall be specifically identified on the plan.

Any appeal of this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.

LAWRENCE E. SCHMIDT
Zoning Commissioner/Hearing Officer
for Baltimore County

LES:bjs



VICINITY MAP
1"=1000'

GENERAL NOTES

1. APPLICANT:
John F. Owings Enterprises
P.O. Box 295
Owings Mills, Maryland 21117
Phone No. (410) 833-1187

2. SITE LOCATION:
Election District No.4 Councilmanic District No.3
Watershed No. 27 Subsewershed No. 67
Census Tract 4041

3. PROPERTY INFORMATION:
Ownership:
Lee R. & Maud D. Jones
24 Old Tollgate Road
Owings Mills, Md. 21117
Tax Account No. 04-10-045675
Deed Ref. L.8412, F.450

4. REFERENCE FOR EXISTING FEATURES SHOWN ON PLAN:
A. Topography shown hereon is based on Baltimore County 200 scale GIS Tile 58a3.
B. Property outline shown is taken from a boundary survey prepared by William E. Doyle, dated Jan. 12, 2001.
C. Existing zoning is DR3.5 & DR10.5 200,scale map N.W. 12 I.
D. Soil lines and types shown are taken from Baltimore County USDA Soils Map No. 27.

5. GENERAL INFORMATION:
A. Existing use on site: Single Family Detached
Proposed Use: Age Restricted Multi-Family use (Condos)
B. Stormwater Management is provided on site.
C. Existing land use within 200' of site is single family & High School.
D. Wetlands shown hereon have been field verified.
E. There are no known endangered species habitats, archeological or historical sites or contaminated areas on the subject property.
F. Average daily trips (A.D.T.'s) for this site shown thus (##).
G. There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer Easement, and Forest Conservation Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.
H. Any Forest Buffer Easement, and Forest Conservation Easement shown hereon is subject to protective covenants which may be found in the land records of Baltimore County and which restrict disturbance and use of these areas.
I. Sidewalk to be provided adjacent to all public roads.
J. Site is located in the Gwynns Falls Watershed drainage area.
K. School Districts: Owings Mills Elementary School
Deer Park Middle School
Owings Mills High School
L. This property as shown on the plan has been held intact since prior to Sept. 8, 1972. 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 dwelling.
M. There are no known underground storage tanks on site.
N. All signage to comply with Section 450 of the BCZR.
O. Bureau of Traffic Engineering and Transportation Planning has confirmed that the subject site is not within a traffic deficient area. The site is not in any failed basic service areas.
P. Areas between the sight lines and the curb lines must be cleared, graded and kept free of any obstructions.
Q. A landscape plan must be approved prior to the issuance of a building permit. Landscaping to conform with sidewalk/ tree placement of Baltimore County Specification (Detail Plate G-5A).
R. All units are for sale.

6. Waiver of Open Space Regulations: Requesting not to grade active open space to a 4.0% maximum grade. Reason; want to save existing trees, plan to construct a pavilion, greenhouse, and pathway network. Requesting not to grade passive open space area to a 10.0% maximum grade. Reason; want to save trees in buffer area and a tot lot is proposed. active and passive open space will be owned and maintained by the condominium association. This is a development for those 55 years or older.

7. Special Hearing To Amend The Amended Documented Site Plan (Case No. CR-02-070) Amendments: Change building size to 216.67' width and 68.60' depth from 205' width and 70' depth; Revise location of greenhouse and added pavilion and pathway network to active open space area, actual locations to be determined; Changed facade of building to stone from brick; Changed entrance configuration to produce better traffic flow; Changed location of proposed mulch trail per field meeting with DEPRM; Changed forest coservation reservation to forest conservation easement; Revised limits of forest conservation easement per latest computations; Removed wall mounted sign from greenhouse, signage shall comply with section 450 of the BCZR.

8. Local Open Space:
a. All Local Open Space shall be in compliance with the Local Open Space Manual, Latest Edition.
b. Temporary open space boundary markers, tree protection devices and four foot high snow fencing or approved equivalent shall be installed prior to any clearing or grading.
c. Within the area shown as open space, disturbance beyond that which is shown on the development plan shall not be allowed without prior approval from the Department of Recreation and Parks.
d. No utilities, whether public or private, including, but not limited to, telephone, cable, television, gas & electric, water, sewer, and storm drains shall be placed or constructed on or within the areas labled as open space without prior written consent from Baltimore County Department of Recreation and Parks.
e. The design construction and installation of all amenities shown on the Development Plan shall be the responsibility of the Developer.

9. All proposed stormwater management facilities shall be within Baltimore County Drainage and Utilities Easements. These easements shall be delineated on the record plat for this development and conveyed to Baltimore County for inspection purposes. A blank easement will be conveyed to Baltimore County in order to provide access to all easement areas which will be necessary for Storm Water Management, etc.

10. Prior to Record Plat approval, the existing well must be backfilled by a licensed Master Well Driller who must submit a well abandonment report to DEPRM.

11. Prior to Record Plat approval the existing septic system must be pumped and backfilled or removed by a licensed sewage disposal contractor.

12. Any drainage area diversion resulting from final site design must be approved by the Department of Public Works.

13. Prior to the issuance of building permits, the developer must submit items in accordance with the Office of Planning regulations so that a finding can be made by that agency on compliance with the 'Residential Performance Standards'.

14. Parcel 'A' is to be conveyed to the Tollgate Wyndham Preserve, Inc. which is or will be established as part of the Tollgate Action Group specifically in regard to this parcel.

15. An alternative analysis was approved by the Baltimore County Department of Environmental Protection and Resource Management on January 21, 2002. Conditions were placed on this alternative analysis to reduce water quality impacts.

ZONING RECLASSIFICATION ORDER

ORDER

THEREFORE, IT IS ORDERED, by the Baltimore County Board of Appeals, this 15th day of April, 2002, that the Petition for Reclassification from D.R. 3.5 to D.R. 10.5 in Case No. CR-02-070 be and the same is hereby GRANTED, pursuant to the Documented Site Plan submitted as Petitioner's Exhibit #1.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Lawrence S. Wescott

C. Lynn Barranger

FOR FIRST AMENDMENT ONLY
(06/28/06)

LITTLE AND ASSOCIATES, INC.
1055 TAYLOR AVE, SUITE 307
TOWSON, MARYLAND 21236
(410) 296-1636

REASONS FOR FIRST AMENDMENT (06/28/06)
1) TO ADD THE PROPOSED TRAIL NETWORK, PROPOSED PAVILION AND PROPOSED GREENHOUSE WITHIN THE OPEN SPACE AREA.
2) THESE CHANGES WERE APPROVED BY THE DEVELOPMENT REVIEW COMMITTEE AS A REFINEMENT (DRC# 042406G) ON MAY 4, 2006 (ADOPTED ON MAY 15, 2006).
3) THIS AMENDMENT IS TO COMPLY WITH THE ZONING COMMISSIONER'S ORDER (CASE #'S IV-587 & 03-344-SPH), AND PURSUANT TO THE APPROVED FIRST REVISED DEVELOPMENT PLAN. THIS IS A NON MATERIAL CHANGE.

OFFICE OF PLANNING AND ZONING
Approved by : John L. Lewis
DIRECTOR OF PLANNING JUL 10 2006 DATE
DIRECTOR OF P.D.M. JJS for DATE

OWNER:
LEE R. & MAUD D. JONES
24 OLD TOLLGATE ROAD
OWINGS MILLS, MD. 21117
TAX ACCOUNT NO. 04-10-045675
DEED REF. L.8412, F.450

DEVELOPER:
JOHN F. OWINGS ENTERPRISES
P.O. BOX 295
OWINGS MILLS, MD. 21117

FIRST AMENDED (06/28/06)
FINAL DEVELOPMENT PLAN

WYNDHAM COMMON

(FORMERLY KNOWN AS "JONES PROPERTY")
COUNCILMANIC DISTRICT 4
ELECTION DISTRICT 4
BALTIMORE COUNTY, MARYLAND
SCALE : 1"=50'
DATE : JUNE 26, 2003
SHEET 1 OF 1
PDM# IV 587

00129

MICRO

Final Development Plan Approved

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

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Total	14.7674	120.71	96

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Dwelling Type	Proposed Units	Parking Required	Parking Proposed	Phase	Development Schedule
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Total	96	188	196		

OPEN SPACE PROPOSAL

Open Space Type	Acres
Local Open Space	2.29
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Stormwater Management	N/A
Total Provided	2.29

ADDITIONAL INFORMATION

Anticipated Actions:
Waivers – OPEN SPACE REGULATIONS (SEE NOTE #6)
Special Exceptions – NONE
Other – SPECIAL HEARING TO AMEND DOCUMENTED SITE PLAN (SEE NOTE #7)
Consistency with design manuals? YES

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BUILDING FRONT TO R/W 25'
BUILDING FRONT TO BUILDING FRONT 60'
BUILDING SIDE TO BUILDING SIDE 30' MIN.
BUILDING FRONT TO TRACT BOUNDARY:
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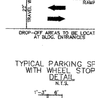

DROP-OFF AREAS TO BE LOCATED AT BLDG. ENTRANCES

MULCH TRAIL SECTION
N.T.S.

TYPICAL PARKING SPACE WITH WHEEL STOPS DETAIL
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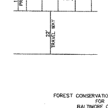

FOREST CONSERVATION WORKSHEET
FOR
BALTIMORE COUNTY

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AREA WITHIN 100 YEAR FLOODPLAIN	0.4
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL (if applicable)	—
AREA IN OVERHEAD TRANSMISSION LINE EASEMENTS (if applicable)	—
NET TRACT AREA	14.4
LAND USE CATEGORY (see p.31 of Manual or Baltimore County Code, Section 14-410B)	

INFORMATION FOR CALCULATIONS

A. NET TRACT AREA	14.4
B. FOREST CONSERVATION THRESHOLD (20 % x A)	2.9
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D. EXISTING FOREST ON NET TRACT AREA	11.9
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G. FOREST TO BE CLEARED	—
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I, WILBUR L. DUVALL, JR. 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.

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED DEVELOPMENT PLAN DATED3/21/2003, AND HAVE PREPARED WITH DUE DILIGENCE THIS FINAL DEVELOPMENT PLAN PURSUANT TO THAT APPROVED DEVELOPMENT PLAN.

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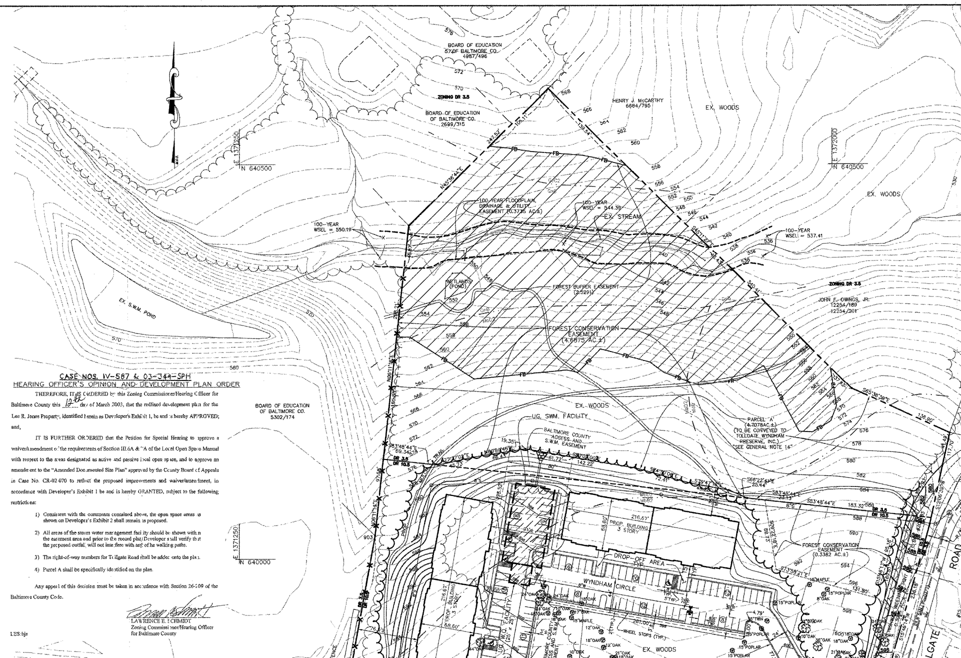


CASE NOS. IV-587 & 03-344-SPH
HEARING OFFICER'S OPINION AND DEVELOPMENT PLAN ORDER

THEREFORE, IT IS ORDERED by this Zoning Commissioner/Hearing Officer for Baltimore County this 12th day of March 2003, that the redlined development plan for the Lee R. Jones Property, identified herein as Developer's Exhibit 1, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing to approve a waiver/amendment of the requirements of Section III.6A & 7A of the Local Open Space Manual with respect to the areas designated as active and passive local open space, and to approve an amendment to the "Amended Documented Site Plan" approved by the County Board of Appeals in Case No. CR-02-070 to reflect the proposed improvements and waiver/amendment, in accordance with Developer's Exhibit 1 be and is hereby GRANTED, subject to the following restrictions:

1) Consistent with the comments contained above, the open space areas as shown on Developer's Exhibit 2 shall remain as proposed.

2) All areas of the storm water management facility should be shown within the easement area and prior to the record plat, Developer shall verify that the proposed outfall will not interfere with any of the walking paths.

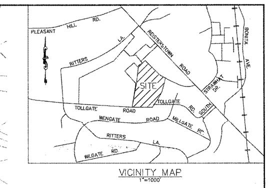
3) The right-of-way numbers for Tollgate Road shall be added onto the plan.

4) Parcel A shall be specifically identified on the plan.

Any appeal of this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.

LAWRENCE E. SCHMIDT
Zoning Commissioner/Hearing Officer
for Baltimore County

LES:bjs



VICINITY MAP
1"=1000'

GENERAL NOTES

1. APPLICANT:
John F. Owings Enterprises
P.O. Box 295
Owings Mills, Maryland 21117
Phone No. (410) 833-1187

2. SITE LOCATION:
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Watershed No. 27 Subsewershed No. 67
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3. PROPERTY INFORMATION:
Ownership:
Lee R. & Maud D. Jones
24 Old Tollgate Road
Owings Mills, Md. 21117
Tax Account No. 04-10-045675
Deed Ref. L.8412, F.450

4. REFERENCE FOR EXISTING FEATURES SHOWN ON PLAN:
A. Topography shown hereon is based on Baltimore County 200 scale GIS Tile 58c3.
B. Property outline shown is taken from a boundary survey prepared by William E. Doyle, dated Jan. 12, 2001.
C. Existing zoning is DR3.5 & DR10.5 200,scale map N.W. 12 I.
D. Soil lines and types shown are taken from Baltimore County USDA Soils Map No. 27.

5. GENERAL INFORMATION:
A. Existing use on site: Single Family Detached
Proposed Use: Age Restricted Multi-Family use (Condos)
B. Stormwater Management is provided on site.
C. Existing land use within 200' of site is single family & High School.
D. Wetlands shown hereon have been field verified.
E. There are no known endangered species habitats, archeological or historical sites or contaminated areas on the subject property.
F. Average daily trips (A.D.T.'s) for this site shown thus (##).
G. There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer Easement,and Forest Conservation Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.
H. Any Forest Buffer Easement,and Forest Conservation Easement shown hereon is subject to protective covenants which may be found in the land records of Baltimore County and which restrict disturbance and use of these areas.
I. Sidewalk to be provided adjacent to all public roads.
J. Site is located in the Gwynns Falls Watershed drainage area.
K. School Districts: Owings Mills Elementary School
Deer Park Middle School
Owings Mills High School
L. This property as shown on the plan has been held intact since prior to Sept. 8, 1972. 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 dwelling.
M. There are no known underground storage tanks on site.
N. All signage to comply with Section 450 of the BCZR.
O. Bureau of Traffic Engineering and Transportation Planning has confirmed that the subject site is not within a traffic deficient area. The site is not in any failed basic service area.
P. Areas between the sight lines and the curb lines must be cleared, graded and kept free of any obstructions.
Q. A landscape plan must be approved prior to the issuance of a building permit. Landscaping to conform with sidewalk/ tree placement of Baltimore County Specification (Detail Plate G-5A).
R. All units are for sale.

6. Waiver of Open Space Regulations: Requesting not to grade active open space to a 4.0% maximum grade. Reason: want to save existing trees, plan to construct a pavilion, greenhouse, and pathway network. Requesting not to grade passive open space area to a 10.0% maximum grade. Reason: want to save trees in buffer area and a tot lot is proposed. active and passive open space will be owned and maintained by the condominium association. This is a development for those 55 years or older.

7. Special Hearing To Amend The Amended Documented Site Plan (Case No. CR-02-070) Amendments: Change building size to 216.67' width and 68.60' depth from 205' width and 70' depth; Revise location of greenhouse and added pavilion and pathway network to active open space area, actual locations to be determined; Changed facade of building to stone from brick; Changed entrance configuration to produce better traffic flow; Changed location of proposed mulch trail per field meeting with DEPRM; Changed forest conservation reservation to forest conservation easement; Revised limits of forest conservation easement per latest computations; Removed wall mounted sign from greenhouse, signage shall comply with section 450 of the BCZR.

8. Local Open Space:
a. All Local Open Space shall be in compliance with the Local Open Space Manual, Latest Edition.
b. Temporary open space boundary markers, tree protection devices and four foot high snow fencing or approved equivalent shall be installed prior to any clearing or grading.
c. Within the area shown as open space, disturbance beyond that which is shown on the development plan shall not be allowed without prior approval from the Department of Recreation and Parks.
d. No utilities, whether public or private, including, but not limited to, telephone, cable, television, gas & electric, water, sewer, and storm drains shall be placed or constructed on or within the area labled as open space without prior written consent from Baltimore County Department of Recreation and Parks.
e. The design construction and installation of all amenities shown on the Development Plan shall be the responsibility of the Developer.

9. All proposed stormwater management facilities shall be within Baltimore County Drainage and Utilities Easements. These easements shall be delineated on the record plat for this development and conveyed to Baltimore County for inspection purposes. A blank easement will be conveyed to Baltimore County in order to provide access to all easement areas which will be necessary for Storm Water Management, etc.

10. Prior to Record Plat approval, the existing well must be backfilled by a licensed Master Well Driller who must submit a well abandonment report to DEPRM.

11. Prior to Record Plat approval the existing septic system must be pumped and backfilled or removed by a licensed sewage disposal contractor.

12. Any drainage area diversion resulting from final site design must be approved by the Department of Public Works.

13. Prior to the issuance of building permits, the developer must submit items in accordance with the Office of Planning regulations so that a finding can be made by that agency on compliance with the 'Residential Performance Standards'.

14. Parcel 'A' is to be conveyed to the Tollgate Wyndham Preserve, Inc. which is or will be established as part of the Tollgate Action Group specifically in regard to this parcel.

15. An alternative analysis was approved by the Baltimore County Department of Environmental Protection and Resource Management on January 21, 2002. Conditions were placed on the alternative analysis to reduce water quality impacts.

ZONING RECLASSIFICATION ORDER

ORDER

THEREFORE, IT IS ORDERED, by the Baltimore County Board of Appeals, this 15th day of April, 2002, that the Petition for Reclassification from D.R. 3.5 to D.R. 10.5 in Case No. CR-02-070 be and the same is hereby GRANTED, pursuant to the Documented Site Plan submitted as Petitioner's Exhibit #1.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Lawrence S. Wescott

C. Lynn Barranger

OFFICE OF PLANNING AND ZONING
Approved by:
Director of P.D.M. Date 8/04/03

RECEIVED
AUG 4 2003
DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT

FINAL DEVELOPMENT PLAN

WYNDHAM COMMON

(FORMERLY KNOWN AS "JONES PROPERTY")

COUNCILMANIC DISTRICT 3

ELECTION DISTRICT 4 BALTIMORE COUNTY, MARYLAND

SCALE : 1"=50' DATE : JUNE 26, 2003

SHEET 1 OF 1 PDM# IV 587

OWNER:
LEE R. & MAUD D. JONES
24 OLD TOLLGATE ROAD
OWINGS MILLS, MD. 21117
TAX ACCOUNT NO. 04-10-045675
DEED REF. L.8412, F.450

DEVELOPER:
JOHN F. OWINGS ENTERPRISES
P.O. BOX 295
OWINGS MILLS, MD. 21117

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MICRO