ORDER CASE #III-421 (7.14.09)

THEREFORE, IT IS ORDERED by this Zoning Commissioner/Hearing Officer for Baltimore County this 14th day of July 2009 that the two paged, redlined/generalized development plan for the Old Court, LLC Property, identified herein as Developer's Exhibit 1A-1B, be and is hereby APPROVED, subject to the following conditions:

1) The Developer is permitted to proceed; however, the Developer is hereby made aware that doing so shall be at its own risk until the thirty (30) day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief herein could be rescinded.

2) Prior to the issuance of any building permits, the Developer shall submit building elevation drawings/revised Pattern Book of the proposed dwellings to the Office of Planning for review and approval.

3) A Final Landscape Plan in accordance with the site plan shall be submitted to the Office of Planning and Avery Harden, the Baltimore County Landscape Architect, for approval. A copy of this landscape plan is also to be provided to the Old Court/Crossspring Improvement Association. Most notably, the final approved landscape plan must show year round evergreen screening between the subject property and the south side of Old Court Road and those lots identified on the site plan as 1 through 4 and 42 through 46. The main focus of the landscape plan shall be to provide appropriate landscaping for a scenic route along the south side of Old Court Road.

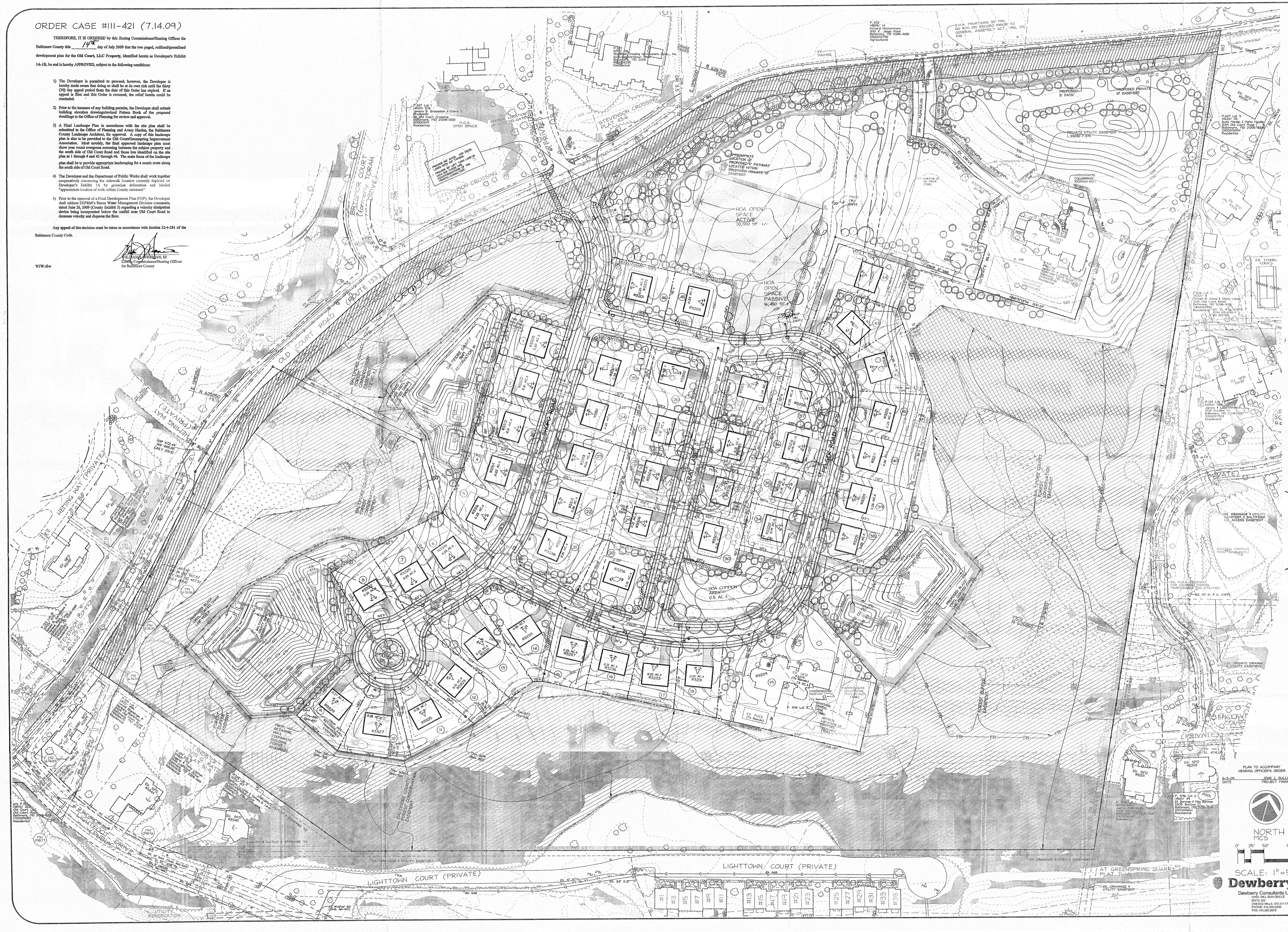
4) The Developer and the Department of Public Works shall work together cooperatively concerning the sidewalk location currently depicted on Developer's Exhibit 1A by generical delineation and labeled "approximate location of walk within County easement".

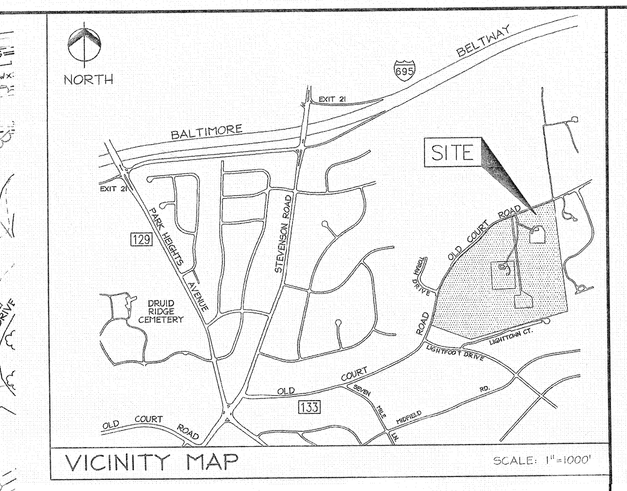
5) Prior to the approval of a Final Development Plan (FDP), the Developer shall address DEPRM's Storm Water Management Division comments, dated June 26, 2009 (County Exhibit 3) regarding a velocity dissipation device being incorporated below the outfall near Old Court Road to decrease velocity and disperse the flow.

Any appeal of this decision must be taken in accordance with Section 32-4-281 of the Baltimore County Code.

WILLIAM J. WISNIAM, III
Zoning Commissioner/Hearing Officer
for Baltimore County

W3W:dlw





DEVELOPMENT PLAN

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE HEARING OFFICER'S ORDER DATED 7.14.09, AND HAVE PREPARED WITH DUE DILIGENCE THIS DEVELOPMENT PLAN PURSUANT TO THAT ORDER.

(SIGNATURE) 4/11/2011 (DATE)

STATE OF MARYLAND — DAVID LEROY TAYLOR — No. 7511 — PROFESSIONAL ENGINEER

3rd REFINEMENT PREPARED BY DEWBERRY CONSULTANTS LLC (ORC NO. 040872A, APPROVED APRIL 4, 2017)
REASON FOR 3rd REFINEMENT: MODIFICATIONS TO THE SWA FRONTAGE, LOT LINE ADJUSTMENTS (LOTS 1, 2, 7, 8, 9, 12, 13, & 15-43) AND THE RELATED ADJUSTMENTS TO THE GRADING, LANDSCAPING, UTILITIES, FOREST CONSERVATION AND OTHER RELATED ITEMS.

THIS REVISED PLAN IS SEALED AND CERTIFIED TO BE IN ACCORDANCE WITH ALL AGENCY COMMENTS.

2nd REFINEMENT PREPARED BY DEWBERRY CONSULTANTS LLC (ORC NO. 102814A, APPROVED NOVEMBER 13, 2014)
REASON FOR 2nd REFINEMENT: ROAD NAME CHANGE FROM LORRY LANE TO TRAT LANE TO MATCH FINAL DEVELOPMENT PLAN & RECORD PLAT. UPDATES TO MATCH APPROVED FINAL ENGINEERING DRAWINGS FOR ROADS, UTILITIES AND STORMWATER MANAGEMENT. LOT LINE ADJUSTMENTS TO LOTS 34-37 TO MATCH RECORD PLAT. FRONTAGE IMPROVEMENTS & ADDITION OF DRU EASEMENT TO MATCH MDSHA ROW DEDICATION PLAT AND ACCESS PERMIT.

DAVID LEROY TAYLOR, JR. 4-14-2015
THIS REVISED PLAN IS SEALED AND CERTIFIED TO BE IN ACCORDANCE WITH ALL AGENCY COMMENTS.

1st REFINEMENT PREPARED BY DEWBERRY CONSULTANTS LLC (ORC NO. 041712B, APPROVED APRIL 30, 2012)
REASON FOR 1st REFINEMENT: LOT LINE ADJUSTMENT BETWEEN PARCEL 531 AND HOA COMMON AREA AND PRIVATE UTILITY EASEMENT (L.33070 F.375) OVER PORTION OF SAME HOA COMMON AREA ADDED.

DAVID LEROY TAYLOR, JR. 2-14-2013
THIS REVISED PLAN IS SEALED AND CERTIFIED TO BE IN ACCORDANCE WITH ALL AGENCY COMMENTS.

DEVELOPMENT PLAN

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE HEARING OFFICER'S ORDER DATED 7.14.09, AND HAVE PREPARED WITH DUE DILIGENCE THIS DEVELOPMENT PLAN PURSUANT TO THAT ORDER.

(SIGNATURE OF PROFESSIONAL) 7.23.09 (DATE)

STATE OF MARYLAND — DAVID LEROY TAYLOR — No. 7511 — PROFESSIONAL ENGINEER

LEGEND

EXISTING: TRACT BOUNDARY; EASEMENT; INDEX CONTOUR; INTER. CONTOUR; OVERHEAD; UNDERGROUND UTILITY; SANITARY SEWER; STORM DRAIN; WATER; 25% SLOPES; FIRE HYDRANT; SPECIMEN TREE; SOILS; EXISTING FRONT ORIENTATION; WETLANDS; ZONING LINE

PROPOSED: HOA COMMON AREA; ADT; HIGHWAY WIDENING; STREET LIGHT; FOREST CONSERVATION EASEMENT; MITIGATION; MAJOR DECIDUOUS TREE; MINOR DECIDUOUS TREE; EVERGREEN TREE; SHRUBS; FRONT ORIENTATION; SWM RESERVATION

PLAN TO ACCOMPANY HEARING OFFICER'S ORDER
4.22.15 DATE — J. GREN 2ND REF. PROJECT MANAGER

PLAN TO ACCOMPANY HEARING OFFICER'S ORDER
3.12.19 DATE — JAN 11 CORR 1ST REF. PROJECT MANAGER

PLAN TO ACCOMPANY HEARING OFFICER'S ORDER
5.5.09 DATE — JOHN J. SULLIVAN PROJECT MANAGER

PROJECT NAME: OLD COURT CROSSING

PLAN TITLE: 3rd REFINED DEVELOPMENT PLAN & SCHEMATIC LANDSCAPE PLAN

COUNCILMANIC DIST.: 2
ELECTION DIST.: 3
REGIONAL PLANNING DISTRICT: 313
PROJECT MANAGER: John Sullivan
CIF: MARCH 5, 2008
PAI: #03-421

APPLICANT:
OLD COURT LLC
3209 OLD COURT RD
BALTIMORE, MD 21208
410-484-4040

REVISIONS: 4.26.01
PLANNING: Add "Scenic Route" call out on plan; add notes 43 &44 and add note to 7.F; add lot areas, revise school data chart.
DEPRS: Adjust building setback on lot #48; add additional leader/downspouts for clarification; re-locate mitigation area; add notes regarding existing septic system on lot 89; adjust sewer location below SWM area #1.
HOUSE NUMBERS-REC 4: Revise addresses lots 13-9, 21, 37, 36-34; add road names.
PARKS: note 7.E.
DPR: Revise road width from 30'to28'; remove plantings from DRU easement; add TM/BM elevations; adjust sewer location below SWM area #1; add 30' DRU easement btw lots 54& and 1; revise note 2B; revise access note to lot #45; revise centerline of Road 'B' to 100' radius; indicate SWM fencing; remove one wide street; add 20' DRU Easement btw lots 10&11 and 14&12; adjust SD inlet location (lot #9) and angle of drain (lot #42); add dedication note to PP; call outs; revise cul-de-sac to 28'; identify existing lights along Old Court Road & add street lights; add walk/path along Old Court Road.
Remove parcel 531 (propose #6, #7 and #10

NORTH MCS
0' 25' 50' 100'
SCALE: 1"=50'

Dewberry
Dewberry Consultants LLC
10480 GILL RUN CIRCLE
SUITE 300
CHARLES HILLS, MD 21117
PHONE: 410.995.9000
FAX: 410.995.8979

D.S. THALER & ASSOC., INC.
CIVIL ENGINEERS — LAND PLANNERS — SURVEYORS — LANDSCAPE ARCHITECTS
7115 OAKLAND MILLS ROAD, COLUMBIA, MD 21046 — TEL (410) 992-7900 — FAX (410) 992-7901

RECEIVED
JUN 09 2017
Development Plans Review
Department of Permits, Approvals and Inspections

RECEIVED
JUN 21 2017
Development Plans Review
Department of Permits, Approvals and Inspections

3rd REFINED DEVELOPMENT PLAN & SCHEMATIC LANDSCAPE PLAN

OLD COURT CROSSING

Page 2 of 2

TO: Development Plans Review (DPR)
Attn: Dennis Kennedy

Attached is a copy of an approved, signed plan for your records.

Copies of this plan have been distributed along with an approval letter.

EPS E&P and PO have also received a copy of this plan.

Please call 887-3335 if you have questions about this project.

Department of Permits Approvals
County Office Bldg. Rm. 111
RE:VISIONS@BALTIMORECOUNTY.GOV