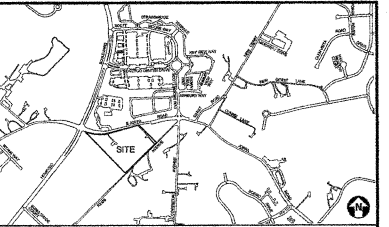
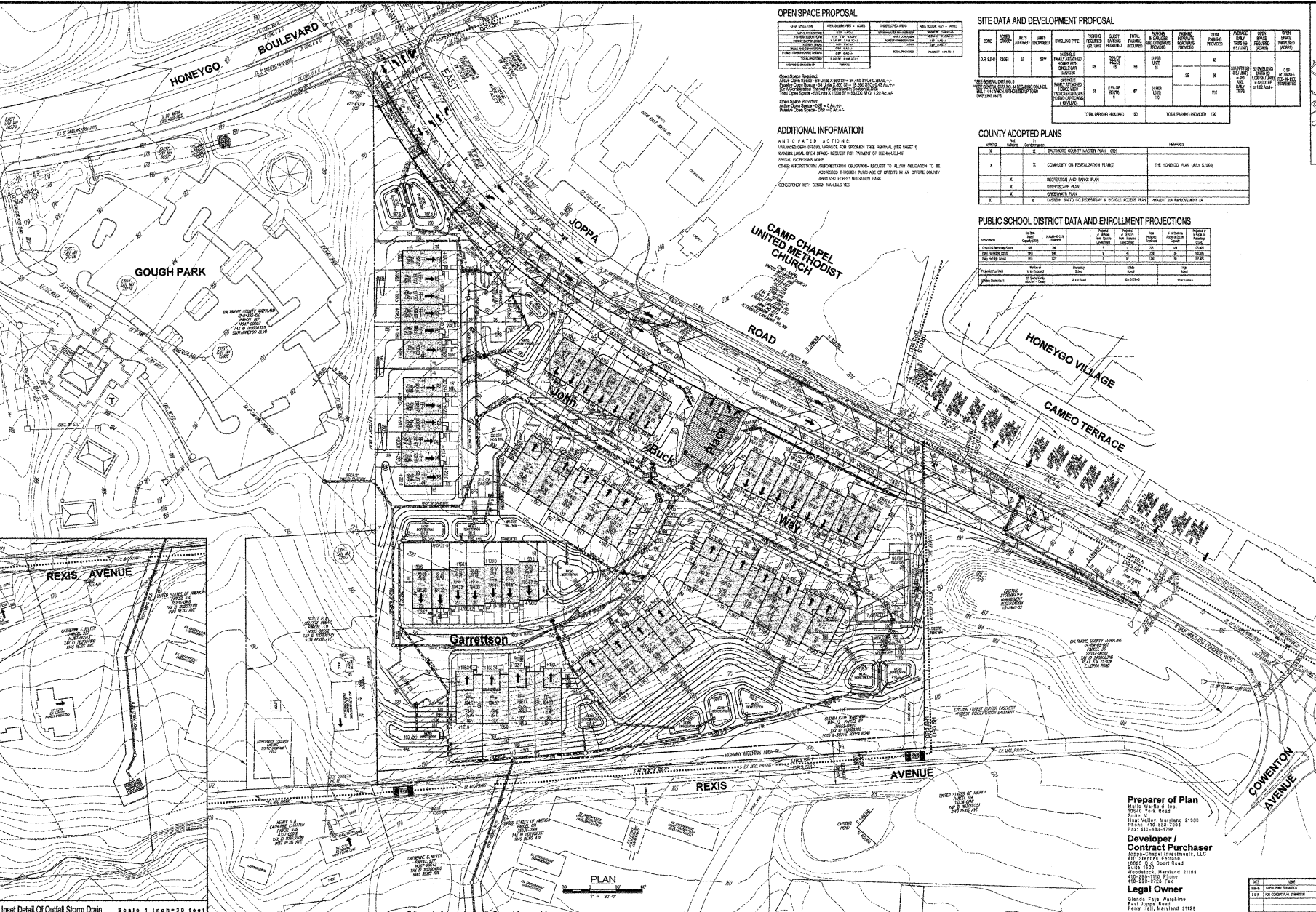


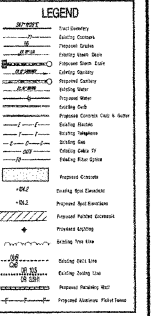
NO.	REVISION	DATE	BY	CHKD.	APP'D.
1	ISSUED FOR PERMITTING	08/15/2024	JM	SM	SM
2	REVISED TO REFLECT COMMENTS FROM THE BOARD OF PUBLIC WORKS	09/10/2024	JM	SM	SM
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4	REVISED TO REFLECT COMMENTS FROM THE BOARD OF PUBLIC WORKS	09/10/2024	JM	SM	SM
5	REVISED TO REFLECT COMMENTS FROM THE BOARD OF PUBLIC WORKS	09/10/2024	JM	SM	SM
6	REVISED TO REFLECT COMMENTS FROM THE BOARD OF PUBLIC WORKS	09/10/2024	JM	SM	SM
7	REVISED TO REFLECT COMMENTS FROM THE BOARD OF PUBLIC WORKS	09/10/2024	JM	SM	SM
8	REVISED TO REFLECT COMMENTS FROM THE BOARD OF PUBLIC WORKS	09/10/2024	JM	SM	SM
9	REVISED TO REFLECT COMMENTS FROM THE BOARD OF PUBLIC WORKS	09/10/2024	JM	SM	SM
10	REVISED TO REFLECT COMMENTS FROM THE BOARD OF PUBLIC WORKS	09/10/2024	JM	SM	SM
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14	REVISED TO REFLECT COMMENTS FROM THE BOARD OF PUBLIC WORKS	09/10/2024	JM	SM	SM
15	REVISED TO REFLECT COMMENTS FROM THE BOARD OF PUBLIC WORKS	09/10/2024	JM	SM	SM
16	REVISED TO REFLECT COMMENTS FROM THE BOARD OF PUBLIC WORKS	09/10/2024	JM	SM	SM
17	REVISED TO REFLECT COMMENTS FROM THE BOARD OF PUBLIC WORKS	09/10/2024	JM	SM	SM
18	REVISED TO REFLECT COMMENTS FROM THE BOARD OF PUBLIC WORKS	09/10/2024	JM	SM	SM
19	REVISED TO REFLECT COMMENTS FROM THE BOARD OF PUBLIC WORKS	09/10/2024	JM	SM	SM
20	REVISED TO REFLECT COMMENTS FROM THE BOARD OF PUBLIC WORKS	09/10/2024	JM	SM	SM
21	REVISED TO REFLECT COMMENTS FROM THE BOARD OF PUBLIC WORKS	09/10/2024	JM	SM	SM
22	REVISED TO REFLECT COMMENTS FROM THE BOARD OF PUBLIC WORKS	09/10/2024	JM	SM	SM
23	REVISED TO REFLECT COMMENTS FROM THE BOARD OF PUBLIC WORKS	09/10/2ITON	JM	SM	SM
24	REVISED TO REFLECT COMMENTS FROM THE BOARD OF PUBLIC WORKS	09/10/2024	JM	SM	SM
25	REVISED TO REFLECT COMMENTS FROM THE BOARD OF PUBLIC WORKS	09/10/2024	JM	SM	SM
26	REVISED TO REFLECT COMMENTS FROM THE BOARD OF PUBLIC WORKS	09/10/2024	JM	SM	SM
27	REVISED TO REFLECT COMMENTS FROM THE BOARD OF PUBLIC WORKS	09/10/2024	JM	SM	SM
28	REVISED TO REFLECT COMMENTS FROM THE BOARD OF PUBLIC WORKS	09/10/2024	JM	SM	SM
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30	REVISED TO REFLECT COMMENTS FROM THE BOARD OF PUBLIC WORKS	09/10/2024	JM	SM	SM
31	REVISED TO REFLECT COMMENTS FROM THE BOARD OF PUBLIC WORKS	09/10/2024	JM	SM	SM
32	REVISED TO REFLECT COMMENTS FROM THE BOARD OF PUBLIC WORKS	09/10/2024	JM	SM	SM
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42	REVISED TO REFLECT COMMENTS FROM THE BOARD OF PUBLIC WORKS	09/10/2024	JM	SM	SM
43	REVISED TO REFLECT COMMENTS FROM THE BOARD OF PUBLIC WORKS	09/10/2024	JM	SM	SM
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45	REVISED TO REFLECT COMMENTS FROM THE BOARD OF PUBLIC WORKS	09/10/2024	JM	SM	SM
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47	REVISED TO REFLECT COMMENTS FROM THE BOARD OF PUBLIC WORKS	09/10/2024	JM	SM	SM
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49	REVISED TO REFLECT COMMENTS FROM THE BOARD OF PUBLIC WORKS	09/10/2024	JM	SM	SM
50	REVISED TO REFLECT COMMENTS FROM THE BOARD OF PUBLIC WORKS	09/10/2024	JM	SM	SM



GENERAL DATA

PROPERTY INFORMATION
 1. SITE NO. 2024-0001
 2. PROJECT NAME: STRAWBRIDGE COMMONS PUD
 3. OWNER: STRAWBRIDGE COMMONS PUD
 4. ADDRESS: 5021 EAST JOPPA ROAD, BALTIMORE, MD 21286
 5. ZONING: R-10
 6. ADJACENT PROPERTIES:
 - NORTH: 5021 EAST JOPPA ROAD
 - SOUTH: 5021 EAST JOPPA ROAD
 - WEST: 5021 EAST JOPPA ROAD
 - EAST: 5021 EAST JOPPA ROAD

1. THE PROPERTY IS LOCATED WITHIN THE VILLAGE OF HONEYGO, BALTIMORE, MARYLAND.
2. THE PROPERTY IS ZONED R-10 (RESIDENTIAL SINGLE-FAMILY) BY BALTIMORE COUNTY.
3. THE PROPERTY IS SUBJECT TO THE BALTIMORE COUNTY ZONING ORDINANCES.
4. THE PROPERTY IS SUBJECT TO THE BALTIMORE COUNTY SUBDIVISION REGULATIONS.
5. THE PROPERTY IS SUBJECT TO THE BALTIMORE COUNTY DEVELOPMENT REGULATIONS.
6. THE PROPERTY IS SUBJECT TO THE BALTIMORE COUNTY UTILITIES REGULATIONS.
7. THE PROPERTY IS SUBJECT TO THE BALTIMORE COUNTY ENVIRONMENTAL REGULATIONS.
8. THE PROPERTY IS SUBJECT TO THE BALTIMORE COUNTY HISTORIC PRESERVATION REGULATIONS.
9. THE PROPERTY IS SUBJECT TO THE BALTIMORE COUNTY OPEN SPACE REGULATIONS.
10. THE PROPERTY IS SUBJECT TO THE BALTIMORE COUNTY PUBLIC UTILITIES REGULATIONS.
11. THE PROPERTY IS SUBJECT TO THE BALTIMORE COUNTY TRANSPORTATION REGULATIONS.
12. THE PROPERTY IS SUBJECT TO THE BALTIMORE COUNTY COMMUNITY DEVELOPMENT REGULATIONS.
13. THE PROPERTY IS SUBJECT TO THE BALTIMORE COUNTY ECONOMIC DEVELOPMENT REGULATIONS.
14. THE PROPERTY IS SUBJECT TO THE BALTIMORE COUNTY HOUSING REGULATIONS.
15. THE PROPERTY IS SUBJECT TO THE BALTIMORE COUNTY COMMUNITY IMPROVEMENT REGULATIONS.
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OPEN SPACE PROPOSAL

NO.	REVISION	DATE	BY	CHKD.	APP'D.
1	ISSUED FOR PERMITTING	08/15/2024	JM	SM	SM

Open Space: 15,120 sq. ft. (34.8% of total site area).
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ADDITIONAL INFORMATION

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.

SITE DATA AND DEVELOPMENT PROPOSAL

ZONE	AREA (ACRES)	AREA (SQ. FT.)	PERCENTAGE OF TOTAL SITE AREA	PERCENTAGE OF TOTAL DEVELOPABLE AREA
R-10	1.00	43,560	100%	100%

COUNTY ADOPTED PLANS

PLAN NO.	PLAN NAME	STATUS
K	COMPREHENSIVE ZONING PLAN	ADOPTED
X	DEVELOPMENT REGULATIONS	ADOPTED
X	UTILITIES REGULATIONS	ADOPTED
X	TRANSPORTATION REGULATIONS	ADOPTED
X	COMMUNITY DEVELOPMENT REGULATIONS	ADOPTED
X	ECONOMIC DEVELOPMENT REGULATIONS	ADOPTED
X	HOUSING REGULATIONS	ADOPTED
X	COMMUNITY IMPROVEMENT REGULATIONS	ADOPTED
X	PUBLIC SAFETY REGULATIONS	ADOPTED
X	ENVIRONMENTAL PROTECTION REGULATIONS	ADOPTED
X	HISTORIC PRESERVATION REGULATIONS	ADOPTED
X	OPEN SPACE REGULATIONS	ADOPTED

PUBLIC SCHOOL DISTRICT DATA AND ENROLLMENT PROJECTIONS

SCHOOL DISTRICT	NAME	TYPE	ENROLLMENT (2024)	ENROLLMENT (2025)	ENROLLMENT (2026)
1	Garrettson	Elementary	150	155	160
2	Honeygo	Elementary	150	155	160
3	Camp Chapel	Elementary	150	155	160
4	Honeygo Village	Elementary	150	155	160
5	Cameo Terrace	Elementary	150	155	160

MATISWARFIELD
 Consulting Engineers

1504 York Road, Suite 101, Towson, Maryland 21286
 Phone: 410-283-7004
 Fax: 410-283-7004
 Website: www.matiswarfield.com

Preparer of Plan
 Matiswarfield Consulting Engineers, Inc.
 1504 York Road, Suite 101, Towson, Maryland 21286
 Phone: 410-283-7004
 Fax: 410-283-7004

Developer / Contract Purchaser
 Strawbridge Commons PUD
 5021 East Joppa Road, Baltimore, Maryland 21286
 Phone: 410-283-7004
 Fax: 410-283-7004

Legal Owner
 PERRY HALL, BALTIMORE COUNTY, MARYLAND
 Phone: 410-283-7004
 Fax: 410-283-7004

Concept Plan Site Proposal Map
Strawbridge Commons PUD
 AT THE VILLAGE OF HONEYGO
 Formerly Town of Honeygo, Maryland
 NO. 5021 EAST JOPPA ROAD
 TAX MAP 72 PARCEL 67
 ELECTION DISTRICT 11
 BALTIMORE COUNTY, MARYLAND
 COUNCILMANIC DISTRICT 5
 PERRY HALL - BALTIMORE COUNTY, MARYLAND
 PLAN NO. 11-1133

Plan Scale 1 Inch = 30 feet Sheet 2 of 2