

RE: PETITION FOR RECLASSIFICATION
from an "R-40" Zone to an "R-20"
Zone,
250' from E of Coopers Avenue
opposite Concordia Avenue,
9th District
Charles J. McLennan, et al,
The Shelton Construction Co.,
Petitioners

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 63-60

OPINION

This case involves a tract of approximately seven-seven acres along Coopers Avenue north of the Lincolnton Valley Road which is presently zoned as "R-40", as is all the rest of the land eastward along the Valley Road to Loch Raven. The Shelton Construction Company, present applicants, have successfully developed under "R-20" classification the land adjoining this property along the west side of Coopers Avenue. They now ask that the subject property be rezoned to "R-20".

Mr. Robert A. Williams, President of the Shelton Construction Company, testified that the present real estate market will not support a development of homes on "R-40" lots and that there is a great demand for smaller lots. As a matter of fact, he expects to build the same kind of homes on either size lots. As a matter of fact, the Company has constructed at least four homes on the present tract on "R-40" size lots which appear, from pictures submitted in evidence and from actual inspection of the property, to be in the \$40,000 to \$60,000 class. Mr. Williams, however, presented no testimony indicating that there had been either a mistake in the original zoning or any change in the character of the neighborhood other than the fact that County sewers are now available.

Mr. John Hacheder, Jr., an expert site planner and engineer connected with G. W. Stevens & Associates who are eminently qualified and have appeared frequently as witnesses before this Board, testified that the Public Works Department has approved his plans; the sewer is now available; and that there would be a difference in the price plans; the sewer is now available; and that there would be a difference in the price plans; the sewer is now available; and that there would be a difference in the price plans.

A realtor, expert, testified for the petitioner that the proposed reclassification would result in a more reasonable and appropriate use of the land, and relied upon the development of Chatterleigh nearby, by the same builder, and stated that he felt that

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY TOWSON, MARYLAND

District: 9th Date of Posting: 9/24/63
Posted for: Charles J. McLennan
Petitioner: Charles J. McLennan
Location of property: 250' from E of Coopers Ave. opposite Concordia Ave.
Location of Sign: On the East Side of Coopers Ave. - Concordia Ave.
Remarks: As per the map, the lot is 250' from E of Coopers Ave. opposite Concordia Ave.
Number: 1123 Name: COOPERS AVE.

the present "R-40" classification should be considered as a reservoir area. He stated further that the development of this land under either classification would have the same impact on the neighborhood, and would not necessarily cause any change in conditions pertinent to neighboring property unless the owners of such would sell or develop themselves.

These opinions, however, were disputed by two qualified expert realtors testifying for the petitioners who said that they felt that the property would be more attractive to buyers under the "R-40" classification, and that the property could be economically developed in this manner. The neighboring land owners were almost unanimous in their objections to the reclassification for numerous reasons and produced affirmative testimony which indicates that there was no mistake nor were the County Commissioners under any misapprehensions at the time of the original zoning. They also felt that if this piece of land out of Coopers Road were reclassified the entire valley would sooner or later go "R-20". With this the Board is inclined to agree and we feel that under all of the evidence in this case there is no reason to find, as a fact, either an error in the original zoning or such change in conditions as to warrant the granting of this petition.

"R-40" zoning is at times rather confusing in its implications, being sometimes designated for a development of one acre lots; sometimes for open farm lands; often for acreage residential estates; or as a reservoir classification. In this particular case we feel that the present zoning is logical and appropriate which opinion is apparently joined in by the Planning staff of Baltimore County. The petition will, therefore, be denied.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 8 day of December, 1964 by the County Board of Appeals, ORDERED that the reclassification petitioned for, be and the same is hereby denied.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

G. Mitchell Austin, Chairman
W. Giles Parker

William S. Baldwin

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: August 30, 1963
FROM: Mr. George J. McLennan, Deputy Director
SUBJECT: 63-60, R-40 to R-20, 250 feet from east side of Coopers Avenue opposite Concordia Avenue. Being property of Charles J. McLennan.
9th District
REMARKS: Wednesday, September 11, 1963 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-40 to R-20 zoning and has the following advisory comments with respect to pertinent planning factors:

- The subject property is situated in close proximity to the interchange of the Beltway and Greenbelt Bridge. The Valley serves as a gateway to Loch Raven and is one of the first truly open areas which suburbanites can experience. The Valley is characterized by lot sizes and development which generally are far in excess of the standards required by R-40 zoning. Tentative studies by the Planning staff indicate the desirability of maintaining the open character of Line 114 Valley. A reclassification of the subject property may have a consequential effect on the zoning status of other properties in the valley which may affect the intentions of the 9th District Zoning Map for larger lot zoning and a sense of openness in the valley.
- On the other hand, Line 114 Valley is perhaps one of the most pleasant areas in close proximity to the Baltimore Urban area. The Valley serves as a gateway to Loch Raven and is one of the first truly open areas which suburbanites can experience. The Valley is characterized by lot sizes and development which generally are far in excess of the standards required by R-40 zoning. Tentative studies by the Planning staff indicate the desirability of maintaining the open character of Line 114 Valley. A reclassification of the subject property may have a consequential effect on the zoning status of other properties in the valley which may affect the intentions of the 9th District Zoning Map for larger lot zoning and a sense of openness in the valley.

TRIMBLE & ALDERMAN
ATTORNEYS AT LAW
JEFFERSON BUILDING
COUNTY HOUSE SQUARE
TOWSON 4, MARYLAND

October 2, 1963

Mr. John G. Rose
Zoning Commissioner of Baltimore County
County Office Building
Towson, Maryland 21204

Dear Mr. Rose:

Re: Petition of Charles J. McLennan, et ux, and Sheldan Construction Co., Inc., No. 63-60

Please accept an appeal on behalf of the Petitioners in the above captioned case from your decision dated September 17, 1963, to the Board of Appeals for Baltimore County.

Enclosed please find my check in the amount of \$70.00 to cover the costs of the appeal.

Very truly yours,

Ernest C. Trimble
Attorney for Petitioners

ECT:jfb
Encl.



BALTIMORE COUNTY, MARYLAND

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Baltimore County Department of Public Works

April 25, 1963

George William Stephens, Jr.
and Associates, Inc.
Engineers
P.O. Box 6928
Towson 4, Maryland

Re: Availability of Sewer
McLennan Tract
Gentlemen:

Receipt is acknowledged of your letter of April 24 concerning the availability of sewer facilities to serve the subject tract.

This tract was first considered by this office in May of 1961 and approval of its sewerage was received from the Maryland Department of Health in September 1961 contingent upon the provision of a new relief sewer from the Greenridge Pumping Station. This latter condition has been fulfilled and we can therefore give approval to the sewerage of the McLennan tract without restriction, within the limits shown on the original plan now in our file.

It is understood, of course, that any costs of temporary pumping to facilitate the construction of public sewers serving this area will be borne by the developer.

Very truly yours,

ALBERT B. KALTENBACH
Director, Department of Public Works

ABK:jwb
cc J.B. Wall
S.A. Bellestar

Division of Public Safety
GEORGE H. LEWIS, Chief

July 12, 1963

Baltimore County Department of Public Works
COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND

Sheldan Construction Company, Inc.
P. O. Box 6703
Towson 4, Maryland

Re: BROOK MEADOWS
Electrical District 9

Gentlemen:

This is to advise that the preliminary plan of the subject subdivision has been reviewed by the Office of Planning, and the following comments have been furnished for the information and guidance of you and your engineers:

These comments are based on such information as shown on the preliminary plan and are subject to change and/or addition with submission of a more complete plan. They shall not be construed to indicate tentative approval, which is obtained only with the signatures of authorized County officials on the plan itself.

Brook Meadows subdivision was reviewed by the Baltimore County Joint Subdivision Planning Committee on May 7, 1963. We request that your engineers conform to the recommendations made at that meeting.

OFFICE OF PLANNING COMMENTS:

1. The frontage of the Coopers Road is noted for R-40 development. The balance of the Brook Meadows tract is zoned R-40. Lot sizes in Section 1, of Brook Meadows, are in conformity to the applicable zoning. Approval and comment at this time is requested only for Section 1.

2. The Office of Planning and Zoning in processing the preliminary plans for Section 1 has had to consider the street and lot pattern for the entire tract as well as a pattern of circulation for Section 1. As a result of this study, it was determined that Brook Meadows must serve as a collector street, must be extended westerly with a direct route along the knoll, and must have a 60 foot right-of-way.

3. Also, as a result of the study, the Office of Planning and Zoning would propose that Concordia Drive not be

COPY

July 12, 1963

extended easterly past Cowans Avenue through Section 1. Further, the street now indicated in Section 1, as Concordia Drive, should be moved southerly approximately 225 feet center line to center line of the existing Concordia Drive intersection.

4. That portion of the tract not included in Section 1 is proposed in part for development. The Planning Staff notes that the pre-proposed re-zoning has not been accomplished and that the developer proceeds at his own peril with Section 1 pending resolution of the zoning issues and concurrence by the County on an acceptable tract and lot pattern for the remainder of the property.

5. These comments have been discussed with the engineer who informs us that along changes in lot lines are contemplated along Cowans Road. It is suggested that, prior to filing for tentative approval, the engineer review the revised subdivision plan with the Planning Staff.

DIVISION OF LAND DEVELOPMENT COMMENTS

Non compliance with the foregoing comments the plan may be submitted for tentative approval.

Very truly yours,

James M. Watson
James M. Watson, Chief
Bureau of Public Services

CR:SP/WHM

cc: Geo. W. Stephens, V. Robertson, Office of Planning, Health Department, Bureau of Engineering, File.

July 9, 1963

Highway Comments (cont'd)

a. The grading of the widening and existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for necessary repairs.

f. The construction of the bituminous concrete curbing and 12" x 7" feet of manhole having adjacent thereto for the frontage of the subdivision.

g. Where existing utilities or poles must be relocated due to road improvements, the Developer shall be financially responsible for this work.

All horizontal and vertical highway alignment and design shall be in accordance with Baltimore County "Design Manual and Standard Details", dated 1955, for the particular type of road and street classification.

All mile-end shall be improved with 10 foot concrete on radius with combinations curb and gutter and manhole having on a 100 foot diameter right-of-way and shall be the Developer's full responsibility.

Concordia Drive, Brook Meadow Drive and Road "A" will extend beyond the limits of the subdivision into undeveloped areas; therefore, the Developer's (Applicant's) engineer shall be responsible to submit profiles for 200 ft. or more beyond the limits of the subdivision or as may be required to establish road grade for these streets within this portion of the subdivision.

The contours on the preliminary plat reveal rather excessive grades and the Developer's (Applicant's) engineer is cautioned in the establishment of street grades, not to exceed the maximum of 10 per cent as set by Baltimore County Standards.

It shall be the responsibility of the Developer's (Applicant's) engineer to clarify all right-of-way within to abutting, widen or extend said right-of-way. The Developer (Applicant) shall be responsible for the submission of all necessary data and for all costs of acquisition and/or abandonment of these right-of-way.

Guard rails shall be required on "Roads" for protection to pedestrians along the storm drain reservation and shall be

July 9, 1963

the Developer's (Applicant's) responsibility. The guard rail shall be constructed in accordance with Baltimore County Standards.

This plat has been referred to the State Roads Commission for their comment and approval. If they have any comments, they will be forwarded.

Storm Drain Comments

The proposed subdivision, comprising an area of about 127 acres, is located west of and adjacent to Cowans Avenue, the subdivision known as Minebank. The area as indicated on the submitted preliminary plan is located within the Minebank Run Watershed.

The southern portion of the property drains directly to Minebank Run, traversing the property in easterly direction near the south property line. The northern portion of the property is presently served by two smaller drainage courses merging onto near the east property line and running off-site in a southeasterly direction to Minebank Run.

Minebank Run and the above mentioned drainage courses serve 3 yrs of 100 ft. areas to the south, west and north of the proposed subdivision.

Open stream drainage requires a drainage reservation of sufficient width to cover flood plain of a 50-year design storm. However, a minimum width of 50 ft. is required for any drainage reservation. For tentative approval of this plat, the Developer must furnish the Bureau of Engineering with a drainage study containing the following information:

- A map of scale 1"=500' for the entire drainage area with contour lines and a 50-year design storm including a tabulation of flow quantities.
- Field plan cross-sections of the stream with the flood plain of a 50-year design storm indicated on them. These sections are to be taken at 100 ft. intervals and are to be shown on a standard cross-section paper at 1"=20' horizontal to 1"=40' vertical scale.
- A profile of the stream on the same scale as the aforementioned cross-sections.

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Storm Drain Comments (cont'd)

d. A plat with the limits of a 50 year design storm and the location of the field run cross-section indicated.

e. Hydraulic computations which were used to establish the elevation of the flood plain for each cross-section based on Manning's formula.

f. Hydraulic computations which determined the size of the culvert under Cowans Avenue north of "Spartan Road".

The Developer is responsible for the cost of any rechanneling required to keep 50 year storm flows within the drainage reservation provided. Rechanneling must be in accordance with Baltimore County Storm Drain Design Standards, adequate for 50 year storm flows with banks stabilized with sod. Slopes are not to be steeper than 1 ft. horizontal to 1 ft. vertical. Rechanneling required is to be on open drainage construction plans and channel work completed prior to execution of utility contracts.

This subdivision represents a combination of 1-20 and 1-40 areas. The Developer's cost responsibilities shall be as stated in the present County policy, and shall be determined by cost estimates based on the proposed drainage facilities for the various areas - and/or as specified by the Director of Public Works.

Construction drawings are required. The plans are to be designed in accordance with Baltimore County Standards and Specifications, and the drawings submitted for review and approval by the Baltimore County Bureau of Engineering. Construction is to be completed under a County contract and/or as specified by the Director of Public Works.

The subdivision affects an existing State Road Commission right-of-way at the southeast corner of the property. The changes as they affect this right-of-way are subject to approval by the State Roads Commission.

The following data pertaining to existing and proposed drainage facilities are available for your information.

Construction drawings 57-120, A-9 to 58-123, A-9 and 59-676, A-9 to 58-676, A-9 concerning the adjacent subdivision.

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Storm Drain Comments (cont'd)

Construction plans for the proposed low culvert under Cowans Avenue at the southeast corner of the property.

The Developer must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisance or damage to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Developer.

Water Comments

A preliminary print of this subdivision has been referred to Baltimore City, Bureau of Water Supply, for review and comments in regard to adequacy of water resource in this development. Their comments are as follows:

This development can best be served from the Eastern Third Zone. In order to supply water to this development from the Eastern Third Zone, a 12" main must be installed in Cowans Avenue from Cromwell Bridge Road to Concordia Drive.

If this subdivision is to be developed by sections, a preliminary plat of each section should be submitted to us for our review and comments regarding the availability of water before the construction drawings are sent for our approval.

Public water will be available to serve this property when the proposed 12" inch water main extension in Cowans Avenue, shown on Drawings 60-175 and 60-176, A-1-C is constructed. Permission to obtain water connections to the proposed water main may be obtained from the Department of Public Works and Licenses.

The Developer is responsible for any deficit to be incurred by the construction, under County contract and inspection, of public water main extension required to serve this property. He is responsible for the construction and the cost of construction drawings and right-of-way rate required. He is further responsible for covering the required right-of-way to Baltimore County at no cost to the County.

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Water Comments (cont'd)

This property is located in the Eastern Third Zone of Water Service and Area 115, subject to a "Water Area Connection Charge of 135.00 per equivalent dwelling unit.

The total Water Area Connection Charge is determined, and payable, upon receipt of bid for the utility construction contract. This charge is in addition to the normal front foot assessment and water charges.

This property is located outside of the Baltimore County Metropolitan District. An extension of the Metropolitan District boundary is required, to include the property, before public water can be extended to serve this property.

Sanitary Sewer Comments

Sanitary sewerage is available to serve a portion of this property. There is existing 12" inch sanitary sewerage in Cowans Avenue, and the existing sanitary sewer may be obtained from the Department of Public Works and Licenses.

Sanitary sewerage can be made available to serve the remainder of this property by constructing a 12" inch sanitary sewerage running facility or facilities and force-main, together with public gravity sanitary sewerage from the existing 12" inch sanitary sewer in Cowans Avenue shown on Drawing 59-676, A-10.

The Developer is responsible for any deficit to be incurred by the construction, under County contract and inspection, of the public sanitary sewerage required to serve this property. He is responsible for the entire cost of the construction, operation and maintenance of such sewerage running facilities and force-main as required to serve this property. Baltimore County will operate and maintain the sewerage pumping facilities. The Developer is to pay the costs thereof in advance upon approval of the installation, or he may post a bond for the operation and maintenance costs and for any costs which may arise as a result of damage to the installation. The Developer is responsible for the preparation and cost of construction drawings and right-of-way rate if required. He is further responsible for the cost of any acquisition of right-of-way.

The Developer is responsible for all accompanying right-of-way acquisition cost.

The sanitary sewerage flows from this property are

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Sanitary Sewer Comments (cont'd)

not to be directed to the Minebank Sewage Pumping Station until the diversion of the sewage flows from the Minebank Pumping Station for treatment, via "Spartan Road" to the Western Branch of Minebank Run Sanitary Interceptor Sewer has been accomplished.

This property is located in Area 115, subject to a Sanitary Sewer Area Connection Charge of 135.00 per equivalent dwelling unit. The total Sanitary Sewer Area Connection Charge is determined, and payable, upon receipt of bid for the utility construction contract. This charge is in addition to the normal front-foot assessment and water charges.

No Sanitary Sewer Area Connection Charge is applicable against the costs of the proposed sanitary facilities. The Sanitary Sewer Area Connection Charge is applicable only against the cost of the future water "Intercept Sanitary Interceptor Sewer, and is applicable to the Developer's responsibility for a minimum of one-third of the construction costs for this Interceptor in the area of, or adjacent to, this property.

The preliminary plat of this subdivision has been forwarded for Maryland State Department of Health Approval, prior to acceptance of the preliminary or final plat for recordation. The Developer will be notified if, for any reason, such approval is withheld.

The Developer must execute a Public Works Agreement for the above mentioned improvements, prior to the recording of the record plat.

DIVISION OF LAND DEVELOPMENT COMMENTS

Non compliance with the foregoing comments the plan may be submitted for tentative approval.

Very truly yours,

James M. Watson
James M. Watson, Chief
Bureau of Public Services

CR:SP/WHM

cc: George W. Stephens, V. Robertson, Office of Planning, Health Dept., Bureau of Engineering, File.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

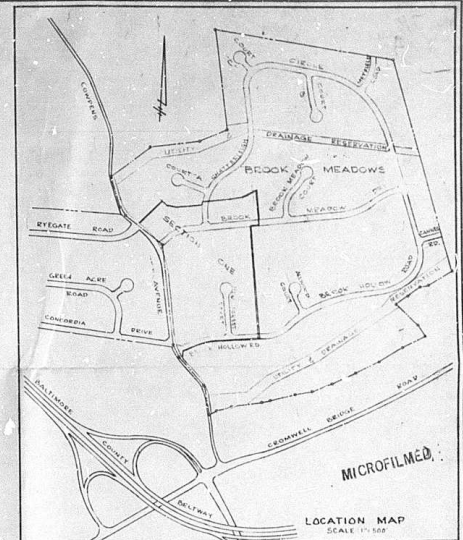
District: 973 Date of Posting: 8/2/63
Filed for: Heavens Wood, Sept. 11, 63, 17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 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, 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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, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1

WM. R. PADGETT
G.L.B. 3198-555

Pet Ex #2

HOWARD R. HOWE
T.D.S. 1829-543

WM. E. HILL
G.L.B. 2715-435



LOCATION MAP
SCALE 1"=500'

63-60

DENSITY CALCULATIONS

1. GROSS AREA	177.00 AC.
2. GROSS RESIDENTIAL AREA	115.50 AC.
3. NET RESIDENTIAL AREA	108.00 AC.
4. TOTAL NUMBER OF LOTS	108
5. GROSS RESIDENTIAL DENSITY	0.51
6. NET RESIDENTIAL DENSITY	0.51

SUBJECT AREA - 77 AC.
SEC. #1 EXIST. 15 R-40 LOTS
SEC. #2 & #3 - 57 R-40 LOTS
TOTAL - 72 R-40 LOTS
GROSS DENSITY = 0.93 FAM/AC.
DEVELOPMENT COST = \$4,985/LOT
LAND COST = \$4,300/LOT
CHARLES F. ECK ETUX.
R.J.B. 1129-56
TOTAL LOT COST = \$9,285/LOT



MINEBANK
G.L.B. 25-51
W.J.R. 24-111
W.J.R. 24-68

BALTIMORE LUTHERAN
HIGH SCHOOL ASSN. INC.
G.L.B. 3373-189

"SECTION ONE"
15 R-40 LOTS

GUY INCORPORATED
G.L.B. 3303-485

Wm. S. HART ETUY.
G.L.B. 2556-98
G.L.B. 3111-505

PRELIMINARY PLAN BROOK MEADOWS

BALTO. CO. MD. ELECT. DIST. #3
SCALE: 1" = 100' JUNE 6, 1963
REVISED JUNE 12, 1963
OCT. 20, 1963
NOV. 10, 1963
OWNER
SHETLAND CONSTRUCTION CO. INC.
P.O. BOX # 6703
TOWSON 4, MARYLAND

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHANY AVENUE
TOWSON 4, MARYLAND



