

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Springdale, Inc., legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R 40 and an R 30 zone to an SEC. 2-D zone, for the following reasons:

Change in zoning and utilities in the neighborhood and economic unfeasibility in developing area in individual homes.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I, James F. Offutt, Jr., Attorney at Law, 400 Jefferson Building, Towson, Maryland 21204, being duly sworn, depose and say that I am the Attorney for the above named Springdale, Inc., and that the foregoing is a true and correct statement of the contents of the petition filed by me on this 10th day of November, 1969, at Baltimore, Maryland.

Address 107 Jefferson Building, Towson, Maryland 21204
Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of July, 1969, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of August, 1969, at 11:00 o'clock.

James F. Offutt, Jr.
Zoning Commissioner of Baltimore County

RE: PETITION FOR RECLASSIFICATION
N/S and S/S of Lakespring Way,
115' E of Sandingham Road -
8th District
Springdale, Incorporated -
Petitioners
NO. 70-38-R (Item No. 284)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioners have withdrawn their Petition and it is, therefore, ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 4 day of November, 1969, that the said Petition be and the same is hereby DISMISSED without prejudice.

Edward D. Hinchey
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE 10/14/69
BY James F. Offutt, Jr.

BEGINNING for the same at a point distant the five following courses from the Northeasternmost intersection of Sandingham Road 50 feet wide and Lakespring Way, 60 feet wide, as shown on Plat 14, Section IV Springdale, recorded among the Land Records of Baltimore County in Plat Book O.T.G. No. 33, folio 83:

- (1) North 32 degrees 14 minutes 44 seconds East 115.00 feet
- (2) North 07 degrees 45 minutes 16 seconds West 317.65 feet
- (3) North 13 degrees 13 minutes 24 seconds West 162.12 feet
- (4) North 17 degrees 39 minutes 14 seconds West 139.12 feet and
- (5) North 39 degrees 31 minutes 03 seconds East 65.24 feet

thence, from said point of beginning and binding on the Southernmost outline of Plat 16, Section IV Springdale, recorded among the aforementioned Land Records in Plat Book O.T.G. No. 33, folio 85, the two following courses:

- (1) North 39 degrees 31 minutes 03 seconds East 377.46 feet
- (2) South 54 degrees 41 minutes 18 seconds East 481.37 feet to

intersect the outline of the whole tract of land of which this parcel is a portion, conveyed by Edwin R. Harrall, et ux, to Springdale, Inc., by Deed dated February 2, 1968, and recorded among the aforesaid Land Records in Liber O.T.G. No. 4846, folio 135, and binding thereon the five following courses:

- (1) South 05 degrees 01 minute 16 seconds East 330.00 feet
- (2) South 12 degrees 37 minutes 16 seconds East 272.50 feet
- (3) South 14 degrees 26 minutes 49 seconds West 271.29 feet
- (4) South 02 degrees 32 minutes 49 seconds West 181.30 feet and
- (5) South 11 degrees 46 minutes 11 seconds East 178.35 feet to a

zoning line previously established and binding thereon the six following courses:

- (1) by a curve to the right with a radius of 550.00 feet an arc distance of 335.13 feet said arc being subtended by a chord bearing North 36 degrees 55 minutes 47 seconds West 329.97 feet

- (2) North 19 degrees 28 minutes 26 seconds West 154.49 feet
- (3) North 70 degrees 34 minutes 34 seconds East 160.00 feet
- (4) by a curve to the left with a radius of 560.00 feet an arc distance of 640.82 feet said arc being subtended by a chord bearing North 52 degrees 15 minutes 23 seconds West 606.42 feet.
- (5) North 07 degrees 56 minutes 11 seconds West 141.31 feet and
- (6) by a curve to the left with a radius of 550.00 feet an arc distance of 374.39 feet said arc being subtended by a chord bearing North 27 degrees 26 minutes 15 seconds West 357.21 feet to the place of beginning.

CONTAINING 11.2666 acres, more or less.



BEGINNING for the same at a point on the Northernmost side of Lakespring Way, 60 feet wide, as shown on Plat 14, Section IV Springdale, recorded among the Land Records of Baltimore County in Plat Book O.T.G. No. 33, folio 83, said point being distant North 82 degrees 14 minutes 44 seconds East 115.00 feet from the intersection of said Lakespring Way with Sandingham Road, 50 feet wide, said point being the Southeasternmost corner of Lot 106, Block "O" as shown on said Plat 14 of Springdale, thence binding on the Easternmost boundary of said Plat 14 of Springdale the three following courses:

- (1) North 07 degrees 45 minutes 16 seconds West 317.65 feet
- (2) North 13 degrees 13 minutes 24 seconds West 162.12 feet and
- (3) North 17 degrees 39 minutes 14 seconds West 139.12 feet

to the Southernmost boundary of Plat 16, Section IV Springdale, recorded among the aforementioned Land Records in Plat Book O.T.G. No. 33, folio 85, and binding thereon North 39 degrees 31 minutes 03 seconds East 65.24 feet; thence leaving said boundary and binding on a portion of a Zoning line previously established the six following courses:

- (1) by a curve to the right with a radius of 550.00 feet an arc length of 374.39 feet said arc being subtended by a chord bearing South 27 degrees 26 minutes 15 seconds East 357.21 feet
- (2) South 07 degrees 56 minutes 11 seconds East 141.31 feet
- (3) by a curve to the right with a radius of 560.00 feet an arc length of 640.82 feet said arc being subtended by a chord bearing South 52 degrees 15 minutes 23 seconds East 606.42 feet.
- (4) South 70 degrees 34 minutes 34 seconds West 160.00 feet
- (5) South 19 degrees 28 minutes 26 seconds East 154.49 feet and
- (6) by a curve to the left with a radius of 550.00 feet an arc length of 335.13 feet said arc being subtended by a chord

bearing South 36 degrees 55 minutes 47 seconds East 329.97 feet to the outline of the whole tract conveyed by Edwin R. Harrall, et ux, to Springdale, Inc., by Deed dated February 2, 1968, and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4896, folio 135 of which this parcel is a portion, thence

binding on said outline the five following courses:

- (1) South 11 degrees 46 minutes 11 seconds East 178.35 feet
- (2) South 26 degrees 54 minutes 49 seconds West 246.30 feet
- (3) North 02 degrees 32 minutes 01 seconds West 292.15 feet
- (4) North 63 degrees 45 minutes 41 seconds West 194.75 feet and
- (5) North 65 degrees 09 minutes 31 seconds West 297.66 feet to

the outline of Plat 13, Section IV Springdale recorded among the aforementioned Land Records in Plat Book O.T.G. No. 33, folio 82, and binding on said outline the four following courses:

- (1) North 13 degrees 55 minutes 57 seconds East 123.32 feet
- (2) North 03 degrees 55 minutes 25 seconds West 186.00 feet
- (3) North 27 degrees 00 minutes 00 seconds West 190.50 feet and
- (4) North 07 degrees 03 minutes 51 seconds West 60.01 feet to the

southernmost outline of Plat 14 of Springdale first herein mentioned and binding on the outline of said Plat the four following courses:

- (1) North 82 degrees 14 minutes 44 seconds East 115.00 feet
- (2) North 07 degrees 45 minutes 16 seconds West 317.65 feet
- (3) North 13 degrees 13 minutes 24 seconds East 162.12 feet and
- (4) North 07 degrees 45 minutes 16 seconds West 60.00 feet to the

place of beginning

CONTAINING 16.8121 acres, more or less.



JAMES F. OFFUTT, JR.
ATTORNEY AT LAW
400 JEFFERSON BUILDING
TOWSON 4, MARYLAND

October 17th, 1969.

Zoning Commissioner of Baltimore County,
County Office Building,
Towson, Maryland 21204

Dear Sir: Re: Petition for Reclassification for Springdale, Inc. # 70-38-R

Please enter the above captioned matter "Withdrawn without prejudice".

Yours very truly,

James F. Offutt, Jr.
James F. Offutt, Jr.,
Attorney for Springdale, Inc.

cc: John H. Garner, Esq.,
400 Jefferson Building
Towson, Md. 21204
Werner G. Schoeler, Esq.,
6030 Baltimore National Pike
Baltimore, Md. 21228

TABLE I
Total Sewage Design Flows (Revised)
Springdale Sewage Pumping Station "A"

Area	Acres	Density	Population	Average Flows	Peak Flows	Infiltration (600 gpd)	Design Flows mgd
B	75	11/Ac	825				
B-1	72	"	792				
B-2	66	"	726				
Total	213	"	2343	0.211	0.845	0.128	0.973
B-3 (pump)	91	"	1001	0.090	0.360	0.055	0.415
Total P.S. "B"	304	"	33.4	0.301	1.205	0.183	1.388
A	92	"	1012	0.091			
A-1	84	"	924	0.093			
A-2	93	"	1023	0.092			
Total	269	"	2959	0.266	0.950	0.161	1.121
A-3	108	"	1188	0.107			
Apts	28	45/Ac	1260	0.114			
Total P.S. "C"	136	"	2448	0.221	0.880	0.082	0.962
A-4 (pump)	140	11/Ac	1540	0.140	0.560	0.084	0.644
Total P.S. "A"	849	"	10291		3.605	0.510	4.115 (2,860 gpm)

WHITEFORD, FALLI, AND HARRIS
Consulting Engineers - Land Surveyors
Local Planners
JEFFERSON BUILDING
TOWSON, MARYLAND 21204

July 2, 1969

Mr. George A. Reiser, Chief
Bureau of Public Services
Baltimore County
County Office Building
Towson, Maryland 21204

Re: Sanitary Sewer Study
Springdale, Inc. Zoning
Petition - R-40 & R-10 Zones
to R-10 Zone - 28 Acres -
Northeast Corner of
Sandringham Road & Lakespring
Way - Item No. 284

Dear Mr. Reiser:

In accordance with comments from Mr. Oliver L. Myers, Chairman, Baltimore County Zoning Advisory Committee, dated June 10, 1969, we are submitting herewith a sanitary sewerage study showing the feasibility of sewerage for the subject property into the existing sanitary sewerage system. In the comments it was requested that the developer's engineer prepare a sewerage study, including cost estimates, to determine the extent of improvements necessary to provide the subject area with adequate sewerage facilities. The "Plan to Accompany Petition for Reclassification of Zoning", dated May 16, 1969, showed a proposed garden apartment layout of 306 units on 28 acres with a sewage pumping station and force-main discharging into the gravity sewer in Lakespring Way in Section IV of Springdale.

Sections I, II and III of Springdale have been provided with sanitary sewer service. Springdale Pumping Station "A", serving Sections I and II, receives flows from Springdale Pumping Station "B", serving Section III, and discharges into the Texas sewerage system. A portion of Section IV is now in the process of being developed and is to be served by gravity into Pumping Station "A". The subject property, consisting of approximately 28 acres, is part of Section IV and was shown on the preliminary plan as an R-10 layout with a pumping station and force main to discharge into the gravity system of Section IV.

Figure I shows the existing gravity sewer system in Springdale Sections I and II and the proposed gravity system in Section IV along with the proposed pumping station to serve the proposed apartment development. The various drainage basins for Springdale and adjacent tributary areas are shown on Figure II. As shown, the pumping station to serve the proposed apartment area in Section IV, shown as Springdale Pumping Station "C", will also serve adjacent Area A-1. Total sewage design flows, including flows from the proposed apartment area, are shown in Table I. The sanitary sewerage system between Springdale Pumping Station "A" and Springdale Pumping Station "C" is shown in profile on Figure III.

The total sewage flows to be handled by each segment of gravity system between the two pumping stations are shown on the profiles with corresponding capacities. With the exception of a short segment of existing sewer between M.H. Nos. 38747 and 38743 (101 ft), the system has sufficient capacity to accommodate estimated total sewage flows. Existing hydraulic conditions and depths of sewer are such, however, that the slight surcharging that will occur at peak periods as a result of the short stretch of under capacity sewer, will have little or no effect on the performance of the overall system.

Existing Springdale Pumping Station "A" presently contains two 54-inch - 5414-A pumps with 15 and 13 1/2-inch diameter impellers operating at 1150 rpm with 50 HP motors. Present installed capacity with one pump operating is 1750 gpm. The station was designed to accommodate a third pump of similar size permitting the operation of two pumps with an ultimate capacity of 2700 gpm with one pump acting as standby. As shown in Table I, the total design flow with the additional flow from the proposed apartment area, will be increased to 2860 gpm. In order to accommodate the slight increase in total design flow, the third pump, when it is installed, should be slightly larger than that originally planned. As shown on the pump characteristic and system curves on Figure IV, a third 54-inch - 5414-A pump with a 16-inch impeller operating at 1175 rpm with a 60 HP motor will increase station capacity to approximately 2900 gpm with one existing pump operating in parallel with the new pump. Even with the additional flows from the apartment area, the third pump will not be required for some time. Total flows from Springdale Sections I, II, III, IV and the proposed 28 acre apartment area will generate only 850 gpm. Present installed capacity of Pumping Station "A" is more than double this amount.

It can be seen from the above analysis that the existing sewer system presently has sufficient capacity to accommodate the increased flows as a result of the petition for rezoning of the 28 acre parcel to R-10 classification. When the remaining tributary basins develop and total flows exceed the

presently installed capacity in Springdale Pumping Station "A", installation of a third pump, with a slightly larger output capacity than originally planned, will suffice. No improvements will be necessary to the gravity system between Pumping Station "C" and Pumping Station "A". No additional storage capacity for protection against spillage in the Loch Rav 30-minute storage requirement is predicated on gravity flows only. When Pumping Station "C" is constructed, it should be designed to accommodate Area A-1 as well as the subject property and other protective devices required by the Maryland State Health Department and Baltimore City will have to be provided.

It is estimated that the additional cost of furnishing and installing the slightly larger pump and appurtenances in Springdale Pumping Station "A" to accommodate the increase in capacity from 2700 gpm to 2860 gpm will be less than \$500. Springdale, Inc., the developers of the proposed apartment area, will be responsible for the incremental cost. Proposed Springdale Pumping Station "C" is presently covered under Public Works Agreement #86905, approved April 17, 1969. Under the terms of that agreement, Springdale, Inc. is required to deposit two-thirds (2/3) cost for the pumping station and force main in the amount of \$79,740. Such deposit is to be considered pre-payment of sanitary sewer system connection charges for this development.

We trust that this information regarding the method of sewerage for the proposed apartment development in Springdale will be sufficient for the Zoning Administration Division to complete the processing of the petition for rezoning and to establish a hearing date before the Zoning Commissioner.

Very truly yours,

Robert A. Whiteford, Jr.
Robert A. Whiteford

RAW:cjl

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

JOHN L. FALLI
VALLEY VIEW
TOWSON, MARYLAND 21204

James F. Offutt, Jr.,
107 Jefferson Building
Towson, Maryland 21204

Re: Type of Hearing: Reclassification
From an R-40 and R-10 zone to an R-10 zone
Location: NE Cor. of Sandringham Rd. &
Lakespring Way
Sun District
Petitioner: Springdale, Inc.
Committee Meeting of June 3, 1969
Item 284

Dear Sir:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently undeveloped and surrounded by undeveloped rolling hills and agricultural uses. None of the streets as shown on the site plan are improved, they are just recorded in a subdivision.

BUREAU OF ENGINEERING

Highways

Lakespring Way and the unnamed road shall be improved as 60-foot closed sections with flexible pavement on 60-foot rights-of-way. Based on information shown on previously prepared highway drawings, it will not be possible to construct the intersection of Lakespring Way and the unnamed road unless the Developer acquires additional land adjacent to the proposed intersection.

Storm Drains

No provisions for accommodating storm water or drainage have been indicated on the subject plan; however, a storm drainage study and plans will be required prior to obtaining approval of the preliminary plan.

James F. Offutt, Jr.,
107 Jefferson Building
Towson, Maryland 21204
Page 2 Item 284

June 10, 1969

Storm Drains: (Continued)

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

Sediment Control

Development of this property through striping, grading, and stabilization could result in a sediment pollution problem, damaging private and public holdings down stream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

Sanitary Sewers

Public sanitary sewerage can be made available to the subject property by constructing a sewage pumping station and the necessary gravity and force main to convey the sewage into the sewerage system proposed for construction in Springdale Section IV. However, this site contributes sewage to the existing Springdale sewage pumping station which was not designed to allow for the increased density that apartment units will create.

Therefore, the Developer must have his engineer prepare a sewerage study, including cost estimates, to determine the extent of improvements, etc. required to provide the subject area with adequate sewerage facilities. In addition, all off site privately owned area which would contribute sewage flows to the proposed sewage pumping station will have to be considered as being ultimately developed as apartment units. The Developer would be fully responsible for all additional costs required to provide the additional sewerage facilities. Any proposed sewerage facilities will be subject to the approval of the Maryland State Department of Health.

Water

Public water supply can be made available to serve this property by extension of the proposed water mains to be constructed in Springdale Section IV.

PROJECT PLANNING DIVISION

This office has reviewed the site plan and has no comment on the road alignment. The interior layout, especially that in the North quadrant is unacceptable, and will be commented on at a later date.

James F. Offutt, Jr.,
107 Jefferson Building
Towson, Maryland 21204
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June 10, 1969

FIRE DEPARTMENT

Owner shall be required to comply to all Fire Department regulations when plans are submitted for approval.

BUILDING ENGINEER'S OFFICE

This office has no comment.

BUREAU OF TRAFFIC ENGINEERING

Review of the subject petition indicates a change from R-40 and P-10 to R-10. The street system in Springdale has been designed to accommodate a low density development.

BOARD OF EDUCATION

The ultimate student yield from the present zoning could be approximately 40 pupils, while with the requested zoning change a possible pupil yield could range from possibly 52 to 115 students, depending on the type of apartments constructed. At the present time the three schools in the area show a combined enrollment of 23 pupils (as shown in the April 30th enrollment figures). The three schools are Colleyville Elementary, Pot Spring Elementary and Potomac Elementary.

HEALTH DEPARTMENT

At the present time there are no restrictions on the Jones Falls Interceptor which could result in a delay for construction in this project.

ZONING ADMINISTRATION DIVISION

In view of the comments by the Bureau of Engineering, this office is withdrawing a hearing date until such time as the sewer study is submitted.

Very truly yours,

James F. Offutt, Jr.
James F. Offutt, Jr.

BUREAU

Enc.

TELEPHONE
823-5000
EXT. 267

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 67044

DATE July 2, 1969

To: James F. Offutt, Jr., Esq.
Jefferson Building
Towson, Md. 21204

REPORT TO ACCOUNT NO.	QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT
Advertising and posting of property for Springdale, Inc.	1		\$28.75
4			

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO: DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

TELEPHONE
823-5000
EXT. 267

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 64648

DATE Aug. 4, 1969

To: James F. Offutt, Jr., Esq.
Jefferson Building
Towson, Md. 21204

REPORT TO ACCOUNT NO.	QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT
Petition for Reclassification for Springdale, Inc.	1		\$8.00
4			

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO: DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

James F. Offutt, Jr., BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
Jefferson Building
Towson, Maryland 21204

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this

July day of July 1969

John C. Rose,
Zoning Commissioner

Petitioner: Springdale, Inc.
Petitioner's Attorney: James F. Offutt, Jr., Esq.
Reviewed by: James F. Offutt, Jr., Esq.
Chairman of Advisory Committee

B. L. Myers

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#70-38-R

District: 5th
Posted for: Hearing Wed. Aug. 27, 1969, 9:15 a.m.
Petitioner: Springdale, Inc.
Location of property: SE S. Cor. of Lakespring Way & Sandringham Rd.
Location of Sign: 1 Post on Sandringham Rd. & 2 Post on Lakespring Way
Remarks:
Posted by: M. V. H. H.
Date of return: July 13, 1969

By Ruth Morgan

Cost of Advertisement, \$.....

[illegible]By Ruth Morgan

Cost of Advertisement, \$

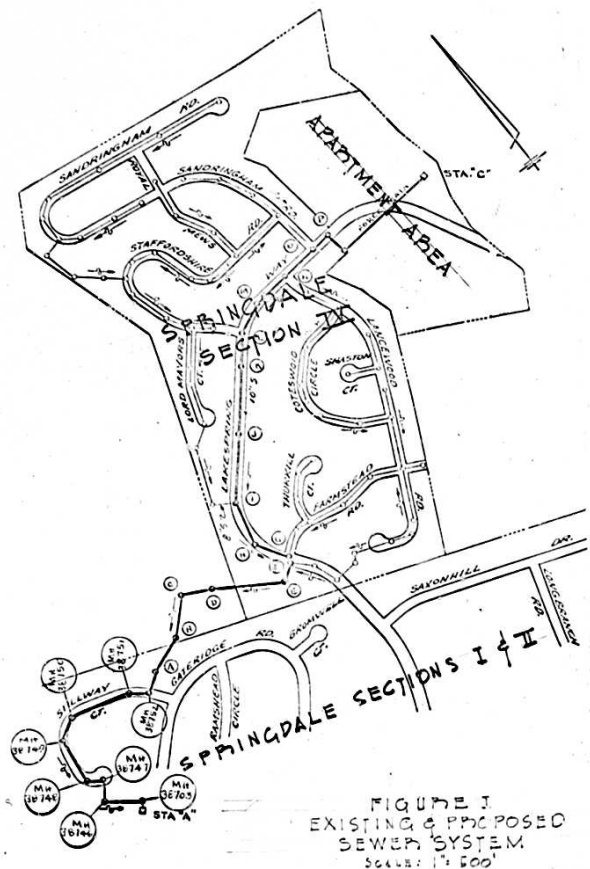


FIGURE I
EXISTING & PROPOSED
SEWER SYSTEM
SCALE: 1" = 500'

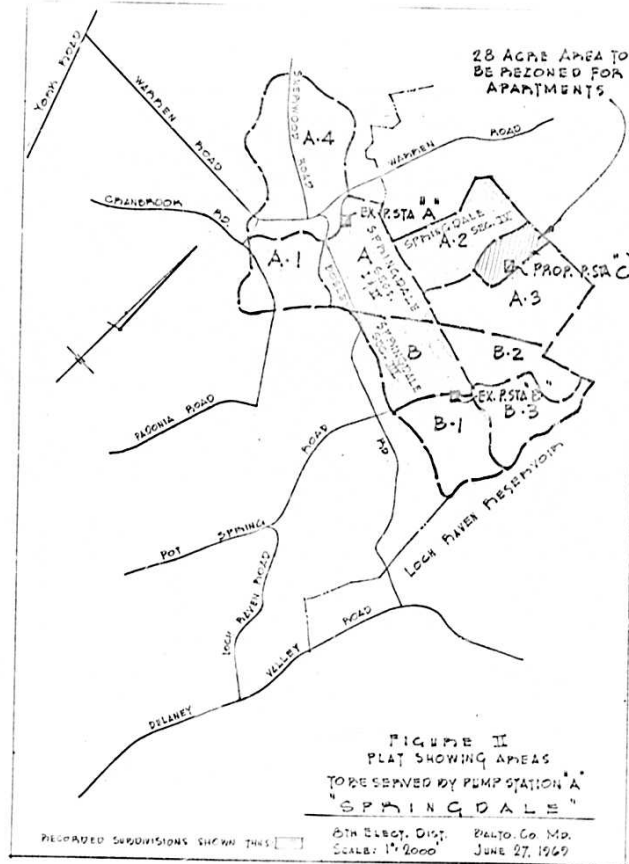


FIGURE II
MAP SHOWING AREAS
TO BE SERVED BY PUMP STATION A
"SPRINGDALE"

28 ACRES AREA TO BE REZONED FOR APARTMENTS

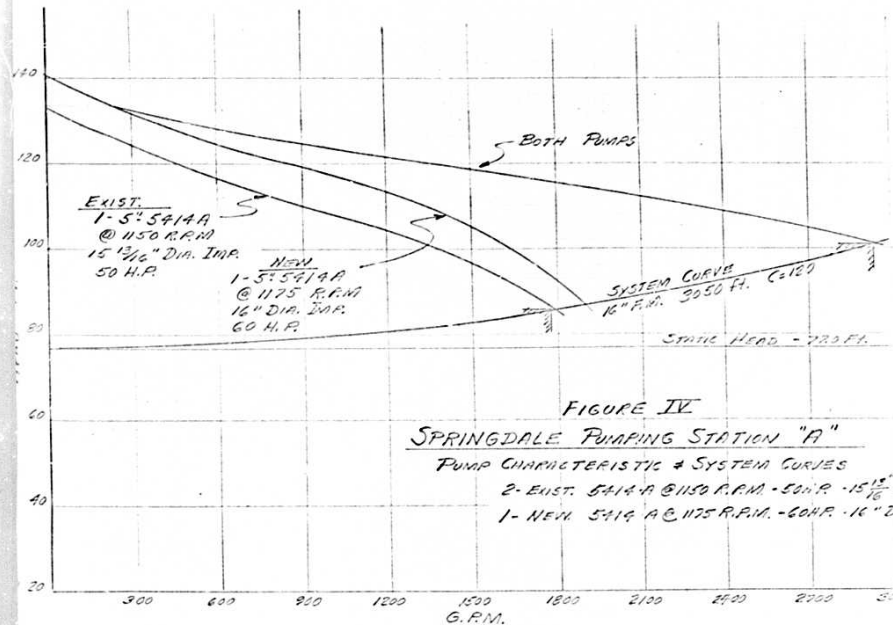


FIGURE IV
SPRINGDALE PUMPING STATION "A"
PUMP CHARACTERISTIC & SYSTEM CURVES
2- EXIST. 5414A @ 1150 R.P.M. - 50 H.P. - 15 1/2" DIA.
1- NEW 5414A @ 1175 R.P.M. - 60 H.P. - 16" DIA.

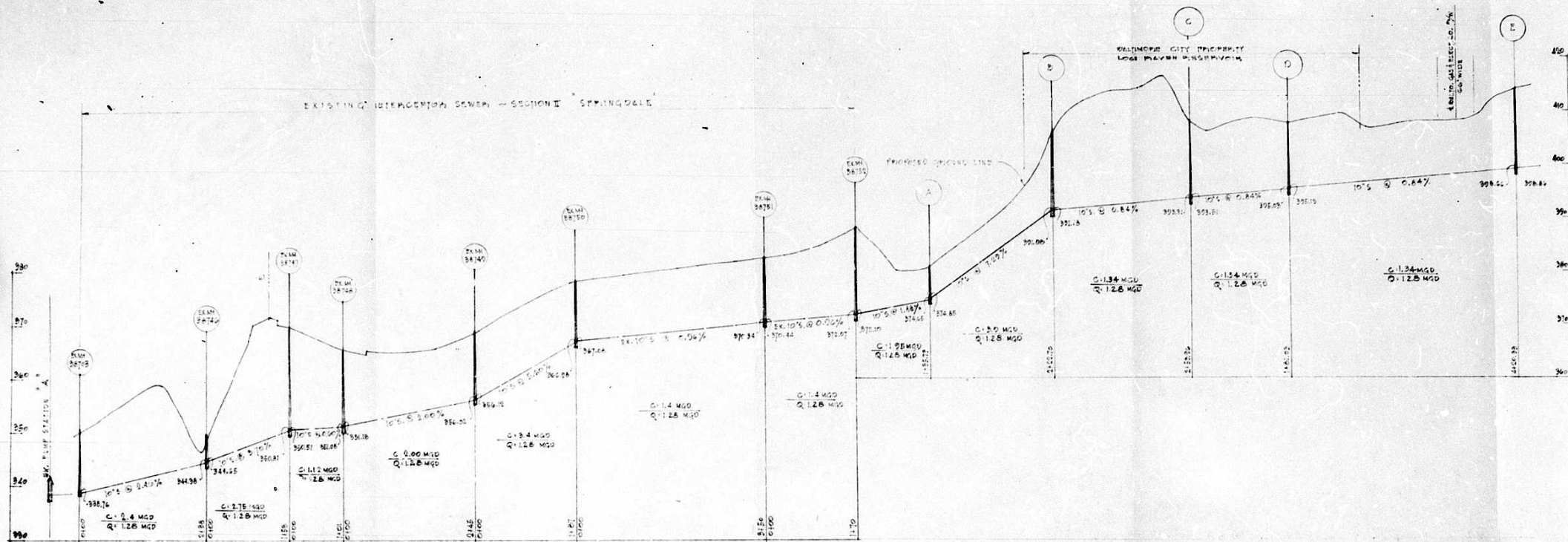


FIGURE III
SHEET 1 OF 2
SANITARY SEWER PROFILE
10" COLLECTOR - SPRINGDALE
8TH ELEC. DIST. DELTO. CO. MO.
SCALE: 1" = 100 HOR. JUNE 27, 1969
1" = 10 VERT

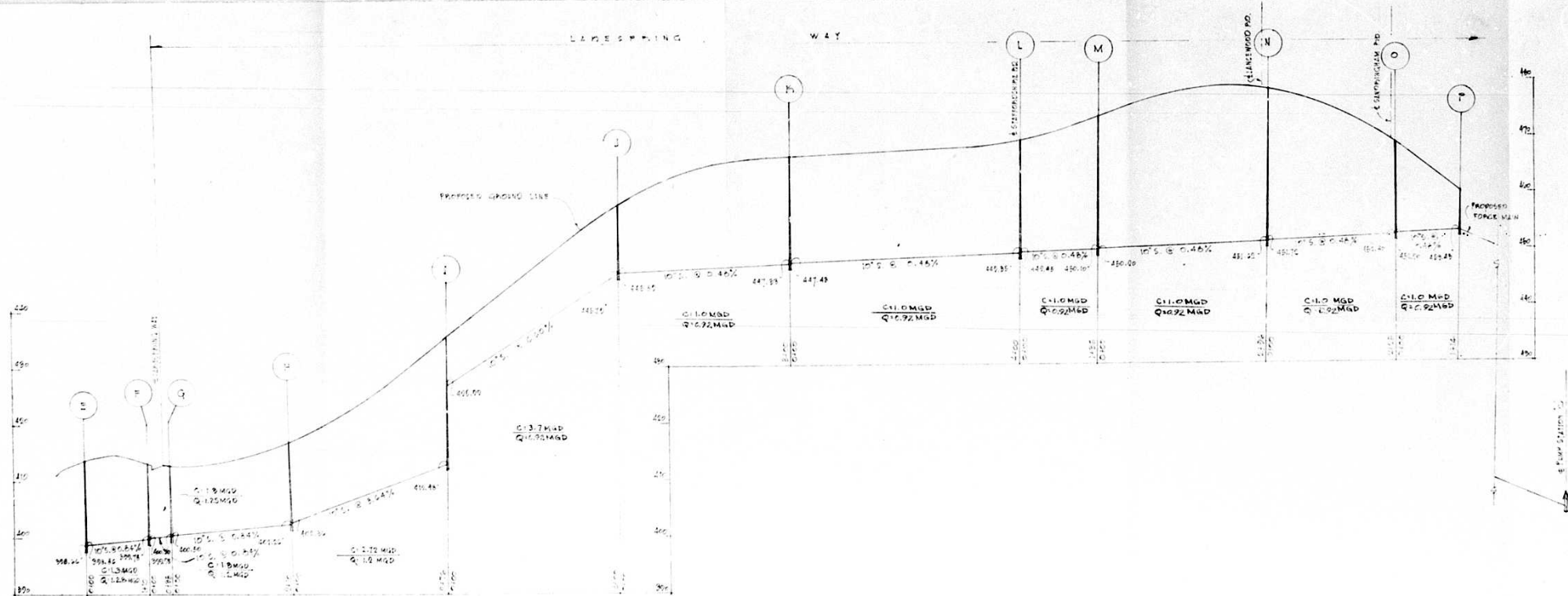


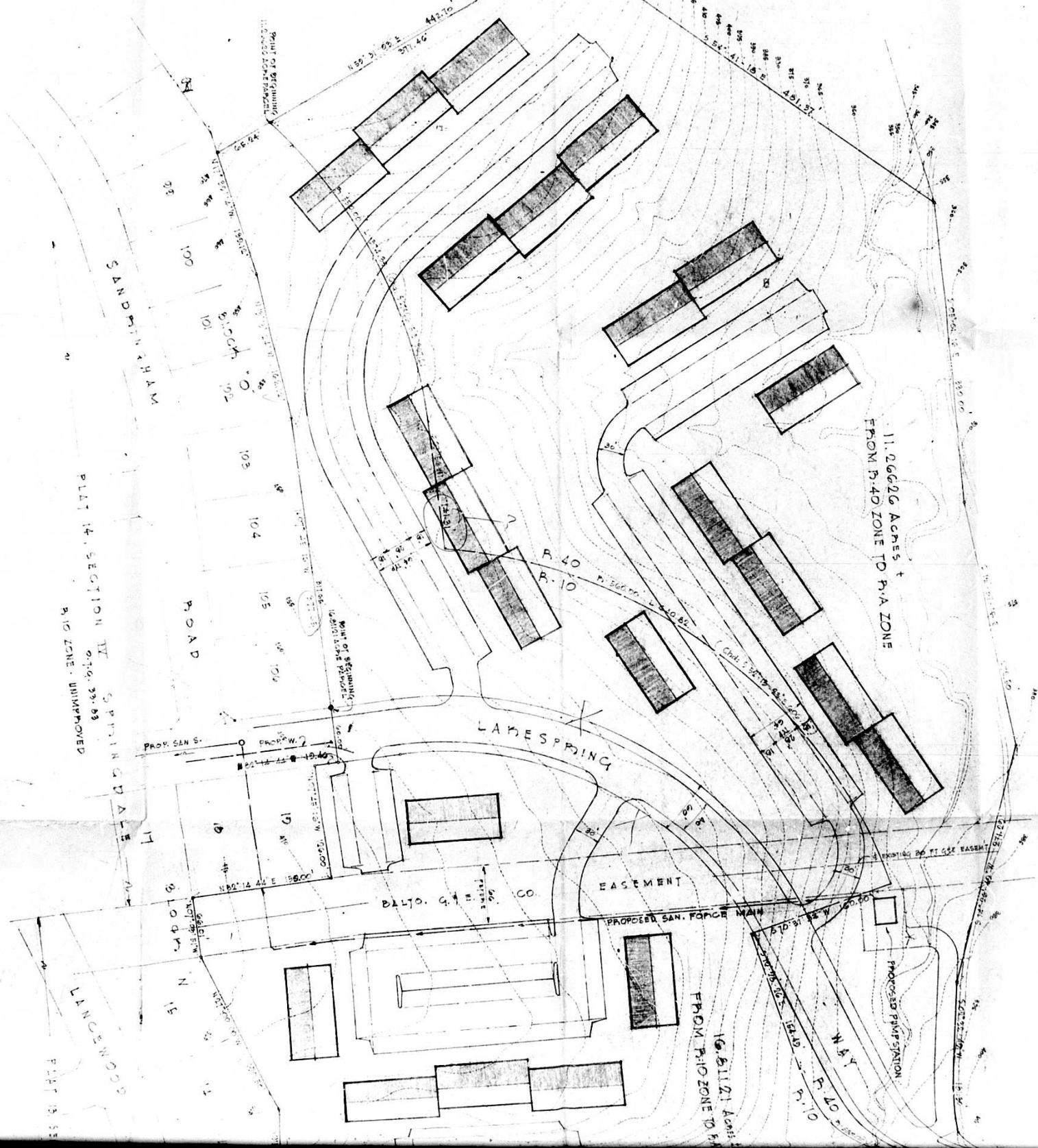
FIGURE III
SHEET 2 OF 2
SANITARY SEWER PROFILE
10' COLLECTOR, ~ SPRINGDALE
BTH ENCL. DIST BALTO CO. MD.
SCALE: 1" = 100' HOR. 1" = 10' VERT.
JUNE 27, 1969

PLAT 16, SECTION IV - SPRINGDALE

LOCAL OPEN SPACE

R-10 ZONE

R-10 ZONE



CLYDE A. CLAPP
CITY ENGINEER
R-10 ZONE AGRICULTURAL USE

PLAT TO ACCOMPANY
RECLASSIFICATION
FROM R-10 AND R-40 ZONE
TO SPRINGDALE
6TH ELECTION DISTRICT, 1911
SCALE: 1" = 50'

F-1

