

WHITNEY LAND CO.

15-177-X

JD
ETH
above for on this.

March 29, 1976

Mr. S. Eric DiNenna
Zoning Commission
County Office Building
Towson, Maryland 21204

Re: 1205 Cranbrook Road

Dear Mr. DiNenna:

Since there was a public hearing granting the special exception for the office use, we feel that all interested parties have had a chance to be heard.

We therefore feel that a development plan for this parcel would constitute a duplication of public notice and thus we request a waiver.

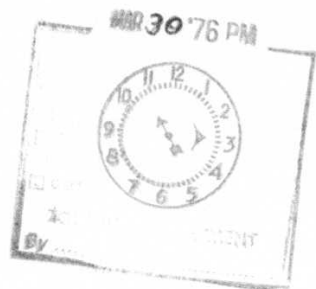
We understand that any future residential development in this area will require a development plan.

Thank you for your kind consideration.

Very truly yours,

Robert Sites
Robert Sites-Vice Pres.
Henderson-Webb

RS:maw



March 10, 1976

Charles E. Brooks, Esquire
610 Bosley Avenue
Towson, Maryland 21204

RE: Proposed Additional Pool
at Hunt Valley Golf Club
NW/corner of Paper Mill
and Phoenix Roads - 10th
Election District

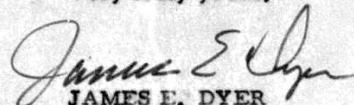
Dear Mr. Brooks:

Please be advised that your request for approval of an additional swimming pool, over and above that shown on the plan filed with the Special Exception hearing, has been reviewed for compliance with the Baltimore County Zoning Regulations. This review has resulted in the following determination.

Expansion of the pool facilities, from one pool to two complete pools, would represent an expansion over and above that which could be a reasonable deviation resulting from final design of the recreational facilities. A change, such as this, should take place only after a public "Special Hearing" to amend the site plan as originally petitioned.

If you have any further questions or if I can be of any further assistance to you, in the event that you decide to file for the above Special Hearing, please do not hesitate to call upon me.

Very truly yours,


JAMES E. DYER
Zoning Supervisor

JED/scw

cc: Mr. S. Eric DiNenna, Zoning Commissioner
Mr. George J. Martinak, Deputy Zoning Commissioner

rec'd 72-10-75

December 5, 1975

James E. Dyer
Deputy Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

RE: Hunt Valley Golf Club

Dear Mr. Dyer:

As you are aware, a special exception for the above-captioned property was requested and granted some time ago. The original site plan indicated only one pool, however in order to insure that adequate facilities are available for the members of the Club, it is respectfully requested that we be granted the right to construct a second pool if the need arises.

It is my understanding that the right to construct a second pool may be obtained by way of a letter of confirmation rather than the necessity of re-application in that a swimming pool was specifically referred to in the original special exceptions.

Therefore, it is respectfully requested that your offices provide me with confirmation in that a second pool may be constructed at the Hunt Valley Golf Club at such time as the owners thereof ascertain that a need for the same does exist. Your kind cooperation in reference to the above is greatly appreciated.

Sincerely,

BROOKS & TURNBULL

Charles E. Brooks

CEB/lp
cc Richard B. Edgar
Forrest Bramble

October 17, 1975

Charles E. Brooks, Esquire
610 Bosley Avenue
Towson, Maryland 21204

RE: NW/corner of Paper Mill and
Phoenix Roads - 8th Election
District
Richard B. Edgar - Petitioner
Case No. 75-177-X (Item No. 126)

Dear Mr. Brooks:

I am in receipt of your letter of October 7, 1975, and accompanying sealed surveys and site plans, indicating the boundaries of the proposed golf course and swimming pool for the above referenced property. These plats will be distributed to members of the Zoning Advisory Committee for their final review and comments and, ultimately, made a part of the zoning file.

The change in the location of the tennis courts, as originally shown on the plats presented at the hearing, is of a minor nature and should have no effect on the Special Exception, as granted. However, it should be noted that any lighting used must be situated in such a manner as to reflect away from any adjoining residential areas.

If you have any further questions regarding this matter, please feel free to contact this office.

Very truly yours,


JAMES E. DYER
Zoning Supervisor

JED/NBC/scw

cc: Mr. S. Eric DiNenna
Zoning Commissioner

Mr. Nicholas B. Commodari
Zoning Technician II

Case No. 75-177-X

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: James E. Dyer

FROM: Ellsworth N. Diver, P.E.

SUBJECT: Hunt Valley Golf Course
Zoning Petition No. 75-177-X
District 10C3

Date: September 18, 1975



In response to your letter, dated July 21, 1975, we wish to advise that all requirements in connection with the subject zoning petition, within our jurisdiction, were pursued in regard to storm drainage and sediment control.

A sediment control plan was approved by this office May 23, 1975 in connection with grading permit no. 472-75 for the Hunt Valley Golf Club and was duly approved by the Baltimore County Soil Conservation District on May 29, 1975.

Mr. R. M. Downes of this office met with Mr. John Berger, sediment control inspector for Baltimore County, and Mr. Richard B. Edgar, owner and developer of Hunt Valley Golf Course on July 1, 1975 as a result of complaints from Mrs. Marie Stewart in regard to silting of her farm pond. At that time, the grading operations were in the early stages and the area had been subjected to severe rain storms. All features indicated on the sediment control plan had not been installed and many of the devices had washed out. At that time, Mr. Edgar agreed to immediately restore all devices as soon as the flooded areas were dry enough to support equipment. Since Mr. Berger had received the complaint and enforcement is the responsibility of the sediment control inspector, this office was not directly involved.

As of this date, this office has not received any other complaints, except for your letter, and since Mrs. Stewart is a neighbor of Councilman Ritter, we assume your complaint concerns the same property.

In addition to the above mentioned project, this office has also reviewed and approved sediment control, highway and storm drain plans for the subdivision of The Highlands of Hunt Valley, which is inter-connected with the Hunt Valley Golf Course. Highway grading operations are currently under way and bids were received September 2, 1975 for the construction of highways and storm drains. At this time, we have not received any complaints in regard to the subdivision grading operations.

Apparently, some problems in regard to sediment or erosion exist and, by a copy of this letter, we are requesting the Department of Permits and Licenses to investigate the matter further.

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:RMD:ss

cc: Councilman Ritter/ S. E. DiNenna/ J. Berger/ John Seyfert -Please investigate complaint

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, RICHARD B. EDGAR, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an item 126 zone to an item 126-X zone, for the following reasons:

See attached descriptions

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for country club, golf course, swimming pool, tennis courts and other outdoor recreational facilities.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification 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.

Richard B. Edgar Contract purchaser
Address Springlake Farms
Charles E. Brooks Petitioner's Attorney
Address 610 Bosley Avenue
Brooks & Marshall Petitioner's Attorney
Address Towson, Maryland 21204

ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of February, 1975, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of February, 1975, at 10:00 o'clock.

Zoning Commissioner of Baltimore County.

(over)

March 12, 1975

Charles E. Brooks, Esquire
610 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
NW corner of Paper Mill and Phoenix
Roads - 10th District
Richard B. Edgar - Petitioner
NO. 75-177-X (Item No. 126)

Dear Mr. Brooks:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

James E. Dyer
JAMES E. DYER
Deputy Zoning Commissioner

JED/me

Attachments

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
NW corner of Paper Mill and Phoenix : DEPUTY ZONING
Roads - 10th District : COMMISSIONER
Richard B. Edgar - Petitioner :
NO. 75-177-X (Item No. 126) :
OF
BALTIMORE COUNTY

This Petition represents a request for a Special Exception for a country club, golf course, swimming pool, tennis courts and other outdoor recreational facilities. The property in question is situated at the northwest corner of Paper Mill and Phoenix Roads, in the Tenth Election District of Baltimore County.

The Petitioner's request is two fold, concerning two tracts of land located on Paper Mill and Phoenix Roads. The first parcel, a 174.5 acre tract, is presently being utilized as a golf course, being previously granted a Special Exception by Case No. 69-183-X. The Petitioner is presently requesting that this Special Exception, as originally granted, be expanded to include a country club concept of utilization. The parcel to the north of the existing golf course contains 238.73 acres on which the Petitioner is presently requesting a Special Exception for a golf course and country club.

Comments by the Zoning Plans Advisory Committee state that a preliminary plan has been processed by Baltimore County for a proposed residential subdivision on the 238 acre parcel around which the proposed golf course will be developed. They have properly requested that revised plans, or additional supporting plans indicating a juxtaposition of the proposed residential subdivision and golf course, be submitted prior to the hearing. Said plan has been duly submitted and has been made a part of this case record.

The individuals, testifying with regard to the Petitioner's request, included an area planner employed by Baltimore County, the developers and

designers of the complex in question and a real estate expert.

Testimony established that the proposed use was in compliance with the 1980 Guideplan as proposed by the Baltimore County Planning Board, and that all watering of the golf course would be accomplished by way of impounded surface waters which should alleviate any danger of overtaxing the well water supply of area residents. The real estate expert and the developers of the proposed complex, in describing the improvements, felt that the said proposed use would not in anyway overcrowd the land, create traffic congestion on surrounding roads or effect the health, safety and general welfare of the residents who reside in the surrounding countryside. The real estate expert, in particular, felt that the proposed use would, in fact, enhance property values in the area.

No area residents appeared in protest, however, the People's Counsel did appear expressing a concern of area residents only to the effect that well water would not be used to water the golf course.

Without reviewing all testimony in detail but based on all such testimony and evidence presented, it is the opinion of the Deputy Zoning Commissioner that the proposed use, with certain restrictions, will meet the prerequisites of Section 502.1 and should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 17th day of March, 1975, that the herein requested Special Exception should be and the same is hereby GRANTED. Said granting is subject, however, to the following restrictions:

1. All watering of the golf course shall be accomplished by the impoundment of surface waters within retention ponds.
2. The Special Exception, as herein granted, shall be considered of a temporary nature for the purpose of permitting preliminary grading and construction of the golf course and roads. The Special Exception shall be considered final only upon the submittal of a survey sealed description and the site plan indicating the complete boundary of the proposed golf course with bearings and

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiSenna, Zoning Commissioner Date: February 14, 1975
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #75-177-X, Petition for Special Exception for Country Club Golf Course, Swimming Pool, Tennis Courts and Other outdoor recreational facilities. Northwest corner of Paper Mill and Phoenix Roads. Petitioner - Richard B. Edgar

10th District

HEARING: Thursday, February 20, 1975 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comment to offer.

The concept of outdoor recreational facilities in this general location is not inconsistent with the policies of the 1980 Guideplan, the County's official Master Plan.

William D. Fromm
William D. Fromm, Director
Office of Planning

WDF:HES:FW

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. MILLER
DIRECTOR DEPUTY TRAFFIC ENGINEER

February 26, 1975

Mr. S. Eric DiSenna
Zoning Commissioner
County Office Building
Towson, Maryland - 21204

Re: Item 126 - ZAC - January 7, 1975
Property Owner: Richard B. Edgar
Location: E/S of Phoenix Rd. 2475' N of Paper Mill Rd.
Existing Zoning: RDP
Proposed Zoning: Special Exception for country club, golf course, swimming pool, tennis courts and other outdoor recreational facilities.
No. of Acres: 238.733 Acres
District: 10th

Dear Mr. DiSenna:

The proposed special exception for a country club, golf course, swimming pool, tennis courts, and outdoor recreational facilities is not expected to cause any major traffic problems.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Assoc.

MSF/bza

distances indicated thereon. Said description and site plan shall be submitted to the Deputy Zoning Commissioner for submittal for documentation as an exhibit as part of the subject case file.

3. The site plan shall be approved by the Department of Public Works with regard to engineering aspects, and particularly, storm drainage run-off and/or control as it pertains to the proposed complex, the Health Department and the Office of Planning and Zoning.

James E. Dyer
Deputy Zoning Commissioner of
Baltimore County

RECEIVED FOR FILING
FEB 26 1975
BY: John P. Carey

- 3 -

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 10th Date of Posting: 1-31-75
Posted for: Heating, Thursday Feb. 26, 1975, 2:00 p.m.
Petitioner: Richard B. Edgar
Location of property: NW cor. of Paper Mill and Phoenix Rd.
Location of Signs: Signs on Phoenix Rd. 1 sign each side
Remarks: Ordng. Sub. Bldg. of Club House 2 signs on Apr. 2nd 75
Posted by: Paul H. Huse Signature Date of return: 2/16/75

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Indexing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>JED</u>										
Previous case: <u>69-183-X</u>										

Revised Plans:
Change in outline or description Yes
Map # _____

Baltimore County
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Charles E. Brooks, Esq.
Brooks & Turnbull
610 Bosley Avenue
Towson, Md. 21204

Item 126

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for
filing this 20th day of January 1975

S. Eric DiNenna,
Zoning Commissioner

Petitioner Richard B. Edgar

Petitioner's Attorney Charles E. Brooks Reviewed by Franklin T. Hoggans, Jr.
cc: Dollenberg Brothers 412 Delaware Avenue
Towson, Md. 21204 Chairman, Zoning Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 10, 1975

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

Charles E. Brooks, Esq.
Brooks & Turnbull
610 Bosley Avenue
Towson, Maryland 21204

MEMBER

ZONING ADMINISTRATION

HEALTH DEPARTMENT

BUREAU OF FIRE PROTECTION

DEPARTMENT OF TRAFFIC ENGINEERING

STATE HIGHWAY ADMINISTRATION

BUREAU OF ENGINEERING

PROJECT AND DEVELOPMENT PLANNING

INDUSTRIAL DEVELOPMENT COMMISSION

BOARD OF EDUCATION

OFFICE OF THE BUILDINGS ENGINEER

RE: Special Exception Petition
Item 126
Richard B. Edgar - Petitioner

Dear Mr. Brooks:

The Zoning Plans 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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The petitioner's request is two-fold, and concerns two tracts of land located on Paper Mill and Phoenix Roads. On a 174.5 acre parcel presently utilized as a golf course, as permitted by a previous Special Exception, Hearing Case No. 69-183-X, the petitioner requests that the existing golf course Special Exception be expanded to include a country club concept of utilization. To the north of this existing golf course parcel lies a 238.733 acre tract on which the petitioner requests a Special Exception for a golf course and country club.

Although this parcel presently is not improved, a preliminary plan exists on record indicating a proposed residential subdivision on this 238 acre parcel around which the proposed golf course will be developed. In conjunction with the comments of Bureau

Charles E. Brooks, Esq.
Re: Item 126
February 10, 1975

Page 2

of Engineering, revised plans or additional supporting plans, indicating the juxtaposition of the proposed residential subdivision and proposed golf course, must be submitted prior to the hearing.

The plans submitted for review by this Committee show the only means of access to the proposed golf course via existing entrance drives and parking facilities now servicing the existing golf course and club house.

Adjacent properties consist of rural residential and farm utilizations.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Franklin T. Hoggans, Jr.
FRANKLIN T. HOGGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: Dollenberg Brothers
412 Delaware Avenue
Towson, Maryland 21204

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLENWORTH N. DIVER, P. E. CHIEF

February 3, 1975

U-MW & EE-24 Key Sheets
78 - 81 NE 1-4 and
82 NE 2 & 3 Top, Sheets
NE 20 & 21 - A Topo
43 & 35 Tax Maps

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #126 (1974-1975)
Property Owner: Richard B. Edgar
E/S of Phoenix Rd., 2475' N. of Paper Mill Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Special Exception for country club, golf course, swimming pool, tennis courts and other outdoor recreational facilities.
No. of Acres: 238.733 Acres District: 10th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The submitted plan must be revised or additional supporting plans/plats should be provided to correlate this site with the remainder of the Petitioner's property, the proposed subdivision within the subject site and the existing Country Club, its roads and facilities.

Formal comments, dated March 18, 1970 were supplied Maryland Properties, Inc. by the Bureau of Public Services in connection with Commercial Building Permit Application #195-70 (15593) for the existing club house and golf course. That agency also supplied formal comments, dated December 17, 1974 to Hunt Valley Associates in connection with the preliminary plan for "The Highlands of Hunt Valley". Those comments are referred to for your consideration.

In the event that public sanitary sewerage might be required or proposed in the area in the future, the Petitioner is advised that public utility easements would be required through the various golf course parcels as well as through the proposed subdivision proper.

Very truly yours,

Ellenworth N. Diver, P.E.
Chief, Bureau of Engineering

END:ENAM:PK:108

cc: O. Reier (File in The Highlands of Hunt Valley, Project #102)

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



February 6, 1975

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #126, Zoning Advisory Committee Meeting, January 7, 1975, are as follows:

Property Owner: Richard B. Edgar
Location: E/S of Phoenix Road 2475' N of Paper Mill Road
Existing Zoning: R.D.P.
Proposed Zoning: Special Exception for country club, golf course, swimming pool, tennis courts and other outdoor recreational facilities
No. of Acres: 238.733
District: 10th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This site plan has been reviewed by this office and there are no site planning factors requiring comment at this time, any remaining details can be considered during the subdivision and building permit stages of development.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 109 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-5511 ZONING 484-5511

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

January 17, 1975

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 126, Zoning Advisory Committee Meeting, January 7, 1975, are as follows:

Property Owner: Richard B. Edgar
Location: E/S of Phoenix Rd. 2475' N of Paper Mill Rd.
Existing Zoning: RDP
Proposed Zoning: Special Exception for country club, golf course, swimming pool, tennis courts and other outdoor recreational facilities.
No. of Acres: 238.733 Acres
District: 10th

Comments: Club house and swimming pool are existing; no health hazards are anticipated for the golf course.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

THB/ba

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E.
DIRECTOR
WM. T. MILLER
DEPUTY TRAFFIC ENGINEER

February 26, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland - 21204

Re: Item 126 - ZAC - January 7, 1975
Property Owner: Richard B. Edgar
Location: E/S of Phoenix Rd. 2475' N of Paper Mill Rd.
Existing Zoning: RDP
Proposed Zoning: Special Exception for country club, golf course, swimming pool, tennis courts and other outdoor recreational facilities.
No. of Acres: 238.733 Acres
District: 10th

Dear Mr. DiNenna:

The proposed special exception for a country club, golf course, swimming pool, tennis courts, and other outdoor recreational facilities is not expected to cause any major traffic problems.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Assoc.

NSF/ba

MICROFILMED

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

825-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Richard B. Edgar

Location: E/S of Phoenix Rd. 2475' N of Paper Mill Rd.

Item No. #126 Zoning Agenda January 7, 1975

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: H. J. Kelly Noted and Approved: Paul H. Reincke
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 8, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: January 7, 1975

Re: Item 126

Property Owner: Richard B. Edgar

Location: E/S of Phoenix Road., 2475' N. of Paper Mill Road

Present Zoning: R.D.P.

Proposed Zoning: Special Exception for country club, golf course, swimming pool, tennis courts and other outdoor recreational facilities.

District: 10th

No. acres: 238.733 acres

Dear Mr. DiNenna:

No adverse effect on student population.

WNP/ml

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich.,
Field Representative.

H. EMSLIE PARKS, PRESIDENT
EUGENE C. HESS, VICE-PRESIDENT
MRS. ROBERT L. BERNEY

MARCUS M. BOTSARIS
JOSEPH N. MCGOWAN
ALVIN LORECK

JOSHUA R. WHEELER, SUPERINTENDENT

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD K. WUERFEL

October 3, 1975
PARTICULAR DESCRIPTION

Three parcels of land surveyed for Richard B. Edgar for Special Zoning Exception, located off Phoenix Road, Tenth Election District, Baltimore County, Maryland.

Parcel 1
BEGINNING at the end of the thirteenth or South 26° 59' 31" East 57.23 feet line of that parcel of land known as parcel one conveyed and described in a deed dated August 1, 1972 from Belle Acres Partnership to Richard B. Edgar and recorded among the Land Records of Baltimore County in Liber 5290, folio 909; thence, running with and reversing the thirteenth through tenth courses and part of the ninth course of the abovementioned description the following five courses, viz: (1) North 27° 06' 38" West 56.16 feet, (2) North 71° 29' 30" East 272.83 feet, (3) South 39° 17' 36" East 321.16 feet, (4) North 88° 17' 49" East 383.01 feet, (5) North 10° 32' 10" West 35.00 feet; thence, for lines of division the following eighteen courses, viz: (6) North 68° 12' 30" East 393.78 feet, (7) North 38° 12' 38" East 380.63 feet, (8) North 30° 55' 99" East 215.85 feet, (9) North 03° 16' 14" West 230.00 feet, (10) by a curve to the right in an easterly direction whose radius is 466.52 feet, a distance on the arc of 24.01 feet, the chord of which bears North 88° 12' 14" East, (11) South 03° 16' 14" East 220.81 feet, (12) South 88° 23' 44" East 143.89 feet, (13) South 20° 35' 57" East 287.98 feet, (14) South 43° 06' 43" West 292.02 feet, (15) South 50° 52' 56" West 534.48 feet, (16) South 76° 45' 36" West 216.48 feet, (17) South 86° 19' 56" West 390.80 feet, (18) South 15° 23' 07" East 702.34

Page No. 2
Special Zoning Exception

feet, (19) South 63° 40' 45" West 179.47 feet, (20) South 07° 41' 05" West 170.22 feet, (21) by a curve to the left in a westerly direction whose radius is 5247.54 feet a distance on the arc of 24.00 feet the chord of which bears North 82° 11' 03" West, (22) North 07° 41' 05" East 226.41 feet, (23) North 37° 27' 15" West 461.11 feet to a pipe found at the end of the tenth or South 84° 02' East 1497.6 feet line of that tract or parcel of land conveyed by and described in a deed dated October 3, 1969 from Chalmers C. McElvain and wife to Clarence E. Ritter and wife recorded among the Land Records of Baltimore County in Liber 5040, folio 600; thence running with the eleventh line of the last abovementioned description (24) North 24° 55' 39" West 730.13 feet to the point of beginning hereof.
Containing 18.940 acres, more or less.

Parcel 2
COMMENCING at the end of the twentieth or South 07° 41' 05" West 176.22 feet line of the hereinabove described Parcel 1 at a point on the northerly outline of Lochwynd Court, a 50 foot right-of-way heretofore laid out; thence continuing along the same South 07° 41' 05" West and crossing Lochwynd Court 50.00 to the point of beginning; thence continuing along the same (1) South 07° 41' 05" West 319.04 feet to a point on the northerly line of Highland Ridge Drive, a 50 foot right-of-way heretofore laid out; thence along said Highland Ridge Drive (2) South 77° 50' 33" West 366.37 feet; thence leaving Highland Ridge Drive (3) North 03° 49' 36" East 24.97 feet (4) North 77° 50' 35" East 342.64 feet, (5) North

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Special Zoning Exception

07° 41' 05" East 302.24 feet to a point on the southerly line of Lochwynd Court abovementioned; thence, along Lochwynd Court (6) by a curve right in an easterly direction whose radius is 5197.54 feet a distance on the arc of 24.00 feet the chord of which bears South 82° 10' 58" East to the point of beginning.
Containing 0.366 acres, more or less.

Parcel 3
BEGINNING at a pipe at the end of the fifth or South 9° 45' 40" West 780.00 feet line of that parcel of land known as Parcel 1 conveyed by and described in a deed dated August 1, 1972 from Belle Acres Partnership to Richard B. Edgar and recorded among the Land Records of Baltimore County in Liber 5290, folio 909; thence running with and reversing the fifth through second courses of the abovementioned description the following seven courses, viz: (1) North 09° 44' 37" East 781.14 feet; (2) South 71° 43' 56" East 426.37 feet; (3) South 70° 44' 57" East 126.70 feet; (4) South 70° 41' 23" East 378.54 feet; (5) South 70° 40' 03" East 207.10 feet; (6) South 70° 47' 18" East 423.71 feet; (7) South 16° 13' 31" West 800.04 feet to a concrete monument found at the end of the fifth or North 23° East 180 perch line of that tract or parcel of land conveyed by and described in a deed dated December 6, 1938 from Marshall S. Turner, Jr. to William W. Cooper and recorded among the Land Records of Baltimore County in Liber 1047, folio 477; thence, along the line of said Cooper (8) South 71° 27' 28" East 1170.35 feet to a pipe found at the end of the first or North 66° 07' 30" West 441.32 feet line of that tract or

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parcel of land conveyed by and described in a deed dated August 2, 1947 from William W. Cooper to Philip H. Cooper and recorded among the Land Records of Baltimore County in Liber 1681, folio 216; thence, running with the lands of said Philip H. Cooper (9) South 18° 32' 32" West 165.00 feet and (10) South 71° 27' 28" East 73.03 feet to a pipe found in the line of lands of the abovementioned William W. Cooper; thence, through the lands of said William W. Cooper for lines of division the following nine courses, viz: (11) South 18° 32' 32" West 402.04 feet; (12) South 18° 32' 32" West 356.57 feet; (13) South 81° 05' 06" West 185.97 feet; (14) South 43° 02' 51" West 259.86 feet; (15) South 78° 54' 23" West 208.87 feet; (16) North 42° 05' 21" West 208.87 feet; (17) North 19° 10' 44" West 243.52 feet; (18) South 73° 22' 45" West 349.61 feet; and (19) South 35° 58' 21" West 85.38 feet to a point in the outline of the Richard B. Edgar tract abovementioned; thence, through the lands of said Richard B. Edgar for lines of division, the following eight courses, viz: (20) South 35° 58' 21" West 297.67 feet, (21) South 77° 34' 05" West 174.49 feet, (22) South 08° 50' 31" West 171.76 feet, (23) South 08° 50' 31" West 100.00 feet to a point on the northerly line of Glen Lyon Court, a 50 foot right-of-way heretofore laid out; (24) along the said northerly line of Glen Lyon Court by a curve to the left in a westerly direction whose radius is 497.62 feet a distance on the arc of 24.09 feet, the chord of which bears North 76° 19' 43" West; (25) North 08° 50' 31" East 347.76 feet, (26) North 14° 06' 41" East 462.39 feet, North 55° 17' 11" East 440.80 feet, and (27) North 43° 55' 09" East 154.40 feet to a point in the outline of the William W. Cooper tract abovementioned; thence running through the lands of said William W. Cooper the following sixteen courses, viz:

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(28) North 43° 55' 09" East 230.60 feet, (29) North 07° 07' 30" East 59.00 feet, (30) South 56° 14' 54" East 69.38 feet, (31) North 62° 19' 27" East 161.47 feet, (32) North 88° 42' 58" East 123.87 feet, (33) North 19° 22' 22" West 186.06 feet, (34) South 78° 46' 39" East 27.88 feet, (35) South 19° 22' 22" East 230.00 feet, (36) South 26° 13' 40" East 175.22 feet, (37) South 12° 40' 44" West 300.00 feet, (38) South 86° 23' 05" East 175.00 feet, (39) North 18° 23' 02" East 318.10 feet, (40) North 62° 54' 59" East 125.35 feet, (41) North 05° 42' 38" East 100.50 feet, (42) North 34° 30' 31" West 194.16 feet and (43) North 71° 27' 28" West 787.59 feet to a point in the outline of the Richard B. Edgar tract abovementioned; thence through the lands of said Richard B. Edgar the following seventeen courses, viz: (44) North 71° 27' 28" West 102.41 feet, (45) North 24° 08' 30" West 233.31 feet, (46) South 69° 24' 15" West 175.00 feet to a point on the northerly line of Highland Ridge Drive, a 50 foot right-of-way heretofore laid out; (47) along the said northerly line of Highland Ridge Drive by a curve to the left in a northwesterly direction whose radius is 515.00 feet a distance on the arc of 26.03 feet, the chord of which bears North 43° 22' 20" West; (48) North 69° 24' 15" East 191.13 feet, (49) North 06° 26' 26" West 160.49 feet, (50) North 37° 26' 19" East 403.02 feet, (51) North 10° 37' 11" West 100.00 feet, (52) North 87° 15' 34" West 331.57 feet, (53) North 60° 32' 47" West 500.00 feet, (54) South 29° 27' 13" West 199.08 feet, (55) South 32° 09' 33" East 438.23 feet, (56) South 09° 30' 52" West 220.50 feet to a point on the northerly line of Highland Ridge Drive, a 50 foot right-of-way heretofore laid out; (57) along the said northerly line of Highland Ridge Drive by a

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curve to the left in a westerly direction whose radius is 515.00 feet a distance on the arc of 144.92 feet, the chord of which bears North 86° 52' 41" West; (58) North 03° 16' 14" West 71.91 feet, (59) North 35° 54' 08" West 125.27 feet, (60) North 52° 54' 32" West 434.90 feet, and (61) South 76° 34' 46" West 100.00 feet to the point of beginning hereof.
Containing 57.848 acres, more or less.

Leaving a net acreage of this special zoning exception of 77.154 Acres

Being a part of three parcels of land, viz:

- (1) That tract or parcel of land conveyed by and described in a deed from Marshall S. Turner, Jr. to William W. Cooper and wife dated December 6, 1938 and recorded among the Land Records of Baltimore County in Liber 1047, folio 477.
- (2) Those two tracts or parcels conveyed by and described in a deed from Richard B. Edgar and George W. Helfrich Co-Partners trading as Belle Acres Partnership to Richard B. Edgar dated August 1, 1972 and recorded among the Land Records of Baltimore County in Liber 5290, folio 909.

OCT 15 1975



PARTICULAR DESCRIPTION

4.215 acre parcel of land surveyed for Richard Edgar located on Highland Ridge Drive, Tenth Election District, Baltimore County, Maryland.

BEGINNING for the same at a point said point being at the end of the thirteenth South 89° 00' 00" East 720.00 feet line of that tract or parcel of land conveyed by and described in a deed from Belle Acres Partnership to Richard B. Edgar dated August 1, 1972 and recorded among the Land Records of Baltimore County in Liber 5290, folio 909 thence binding reversely on a part of said line North 89° 00' 00" West 110.81 feet to the southeasterly most corner of the 0.768 acre parcel heretofore laid out for Richard Edgar thence binding reversely on the second line thereof North 12° 09' 27" West 125.07 feet to a point on the southerly right-of-way line of a fifty foot right-of-way heretofore laid out and known as Highland Ridge Drive thence binding thereon two courses viz: (1) North 77° 50' 33" East 430.00 feet to a point of curvature thence (2) by a curve to the left in a northeasterly direction of radius 243.71 feet an arc distance of 68.43 feet said arc being subtended by a chord bearing North 69° 47' 57" East 68.20 feet to a point thence leaving Highland Ridge Drive running through and across the lands of Edgar three courses viz: (3) South 28° 14' 39" East 220.87 feet (4) North 73° 24' 00" East 249.14 feet and (5) North 08° 50' 31" East 260.00 feet to a point on the southerly right-of-way line of a fifty foot right-of-way now laid out and known as Glen Lyon Court thence binding thereon by a curve to the right in a

Page No. 2

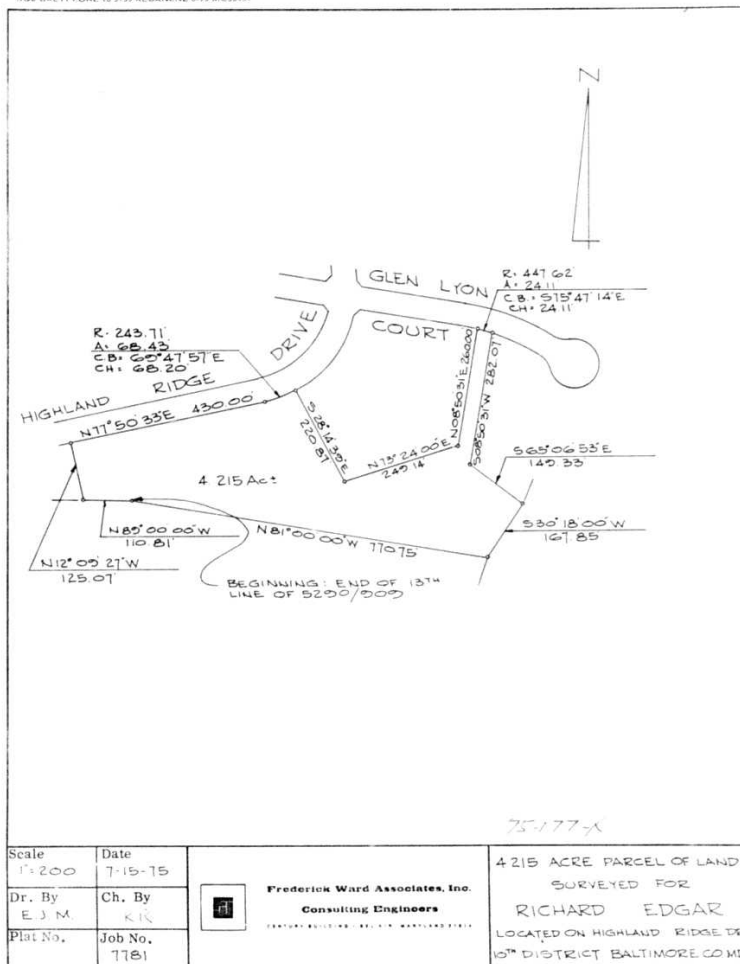
4.215 acre parcel of land

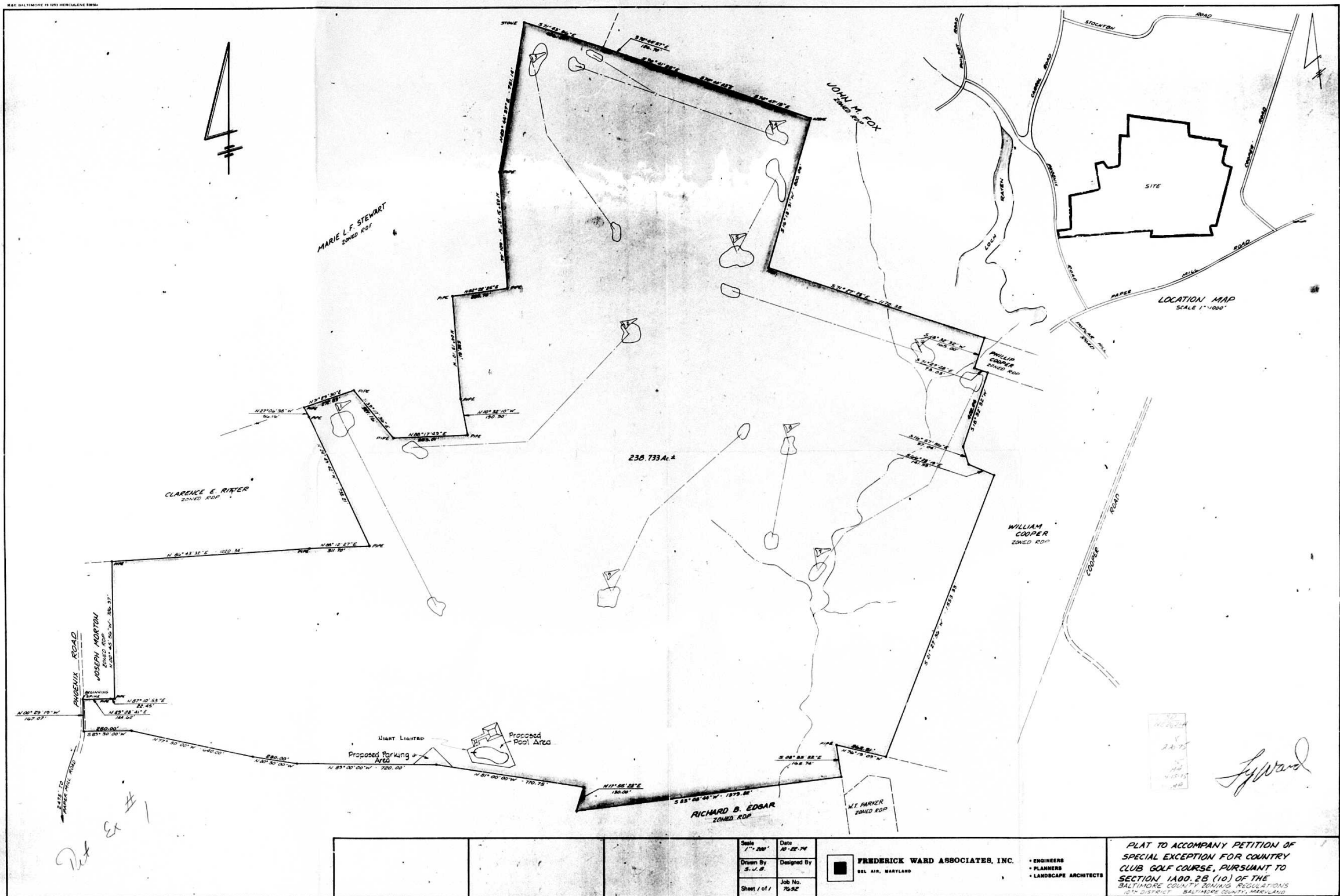
southeasterly direction of radius 447.62 feet an arc distance of 24.11 feet said arc being subtended by a chord bearing South 75° 47' 14" East 24.11 feet to a point thence leaving Glen Lyon Court running through and across the lands of Edgar three courses viz: (6) South 08° 50' 31" West 282.07 feet (7) South 65° 06' 53" East 149.33 feet and (8) South 30° 18' 00" West 167.85 feet to a point in the outline of the first mentioned conveyance to Edgar thence binding thereon North 81° 00' 00" West 770.75 feet to the beginning hereof.

Containing 4.215 acres, more or less.

Being part of Parcel No. 1 of that tract or parcel of land conveyed by and described in a deed from Richard B. Edgar and George W. Helfrich co-partners trading as Belle Acres Partnership to Richard B. Edgar dated August 1, 1972 and recorded among the Land Records of Baltimore County in Liber 5290, folio 909.

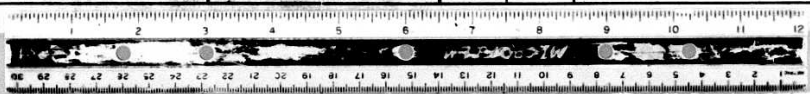
N&E BALTIMORE 10-5155 ALBANY 6-15 MC3057





Det Ex #1

			Scale 1" = 200'	Date 10-28-74	 FREDERICK WARD ASSOCIATES, INC. REL. AIR, MARYLAND	• ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS	PLAT TO ACCOMPANY PETITION OF SPECIAL EXCEPTION FOR COUNTRY CLUB GOLF COURSE, PURSUANT TO SECTION 1A00.2B (10) OF THE BALTIMORE COUNTY ZONING REGULATIONS 10TH DISTRICT BALTIMORE COUNTY, MARYLAND
			Drawn By S.V.B.	Designed By			
			Sheet 1 of 1	Job No. 76-92			



SUBDIVISION DATA

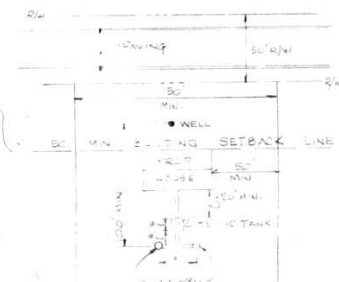
TOTAL AREA 213 ACRES
PUBLIC ROADS 10.5 ACRES
OPEN AREA AND GOLF COURSE 96 ACRES
NET AREA 118 ACRES
ZONED RDP
NUMBER OF LOTS 78
AVERAGE AREA/LOT 1.5 ACRES
DENSITY 0.69 LOTS/AC

NOTE

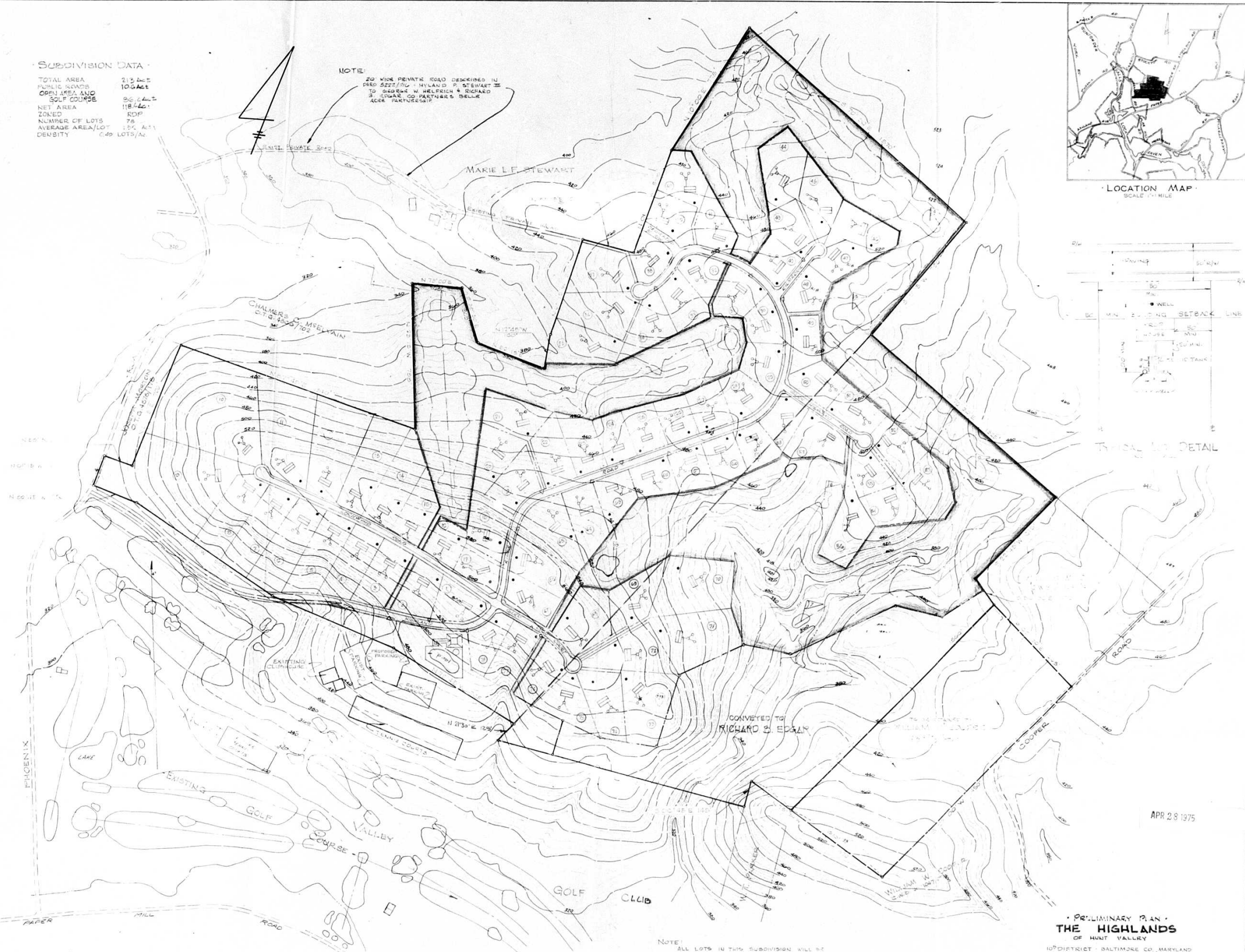
20' WIDE PRIVATE ROAD DESCRIBED IN DEED 5227/90 - MYLAND P. STEWART III TO GEORGE W. HELFRICH & RICHARD A. EDGAR CO PARTNERS & BELLE ACRA PARTNERSHIP



LOCATION MAP
SCALE 1/4 MILE



TECHNICAL DETAIL



APR 28 1975

PRELIMINARY PLAN THE HIGHLANDS OF HUNT VALLEY

10th DISTRICT - BALTIMORE CO., MARYLAND
HUNT VALLEY ASSOCIATES
800 BOWLEY AVENUE TOWSON, MARYLAND
SCALE 1" = 20'

NOTE:
ALL LOTS IN THIS SUBDIVISION WILL BE
SUBJECT TO COVENANTS WHICH WILL PRECLUDE
FURTHER SUBDIVISION OF ANY LOT.

A DENOTES STREET LIGHTING

REVISED OCT 23, 1974 DEDICATED R/W
REVISED OCT 24, 1974

REV. OCT 16, 1974 12, 13, 14, 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, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 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PARCEL No 3
51.848 Ac:

SCOTTS MOORE ET

RICHARD B. EDGAR
5200/000

PARCEL No 1
18.940Ac±

POINT OF BEGINNING
PARCEL No. 2

PARCEL No 2
0.366 Acs

NOTE

- 1) TOTAL ACREAGE 77154 AC
- 2) FOR BEARINGS AND DISTANCES SEE DESCRIPTIONS ATTACHED HERETO.

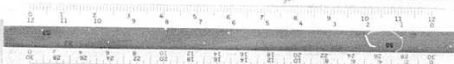
OWNER
RICHARD B. EDGAR
PAPER MILL ROAD
PHOENIX, MARYLAND

FREDERICK WARD ASSOCIATES, INC.
DEL AIR MARYLAND

- ENGINEERS
- PLANNERS
- LANDSCAPE ARCHITECTS

PLAT TO ACCOMPANY DESCRIPTION
FOR
SPECIAL EXCEPTION
NINE HOLE GOLF COURSE
SECTION DISTRICT BALTIMORE COUNTY, MD.

SCALE 1"=200'	DATE 10-6-75	DR. BY E. J. M.	CK'D BY	JOB NO 7781
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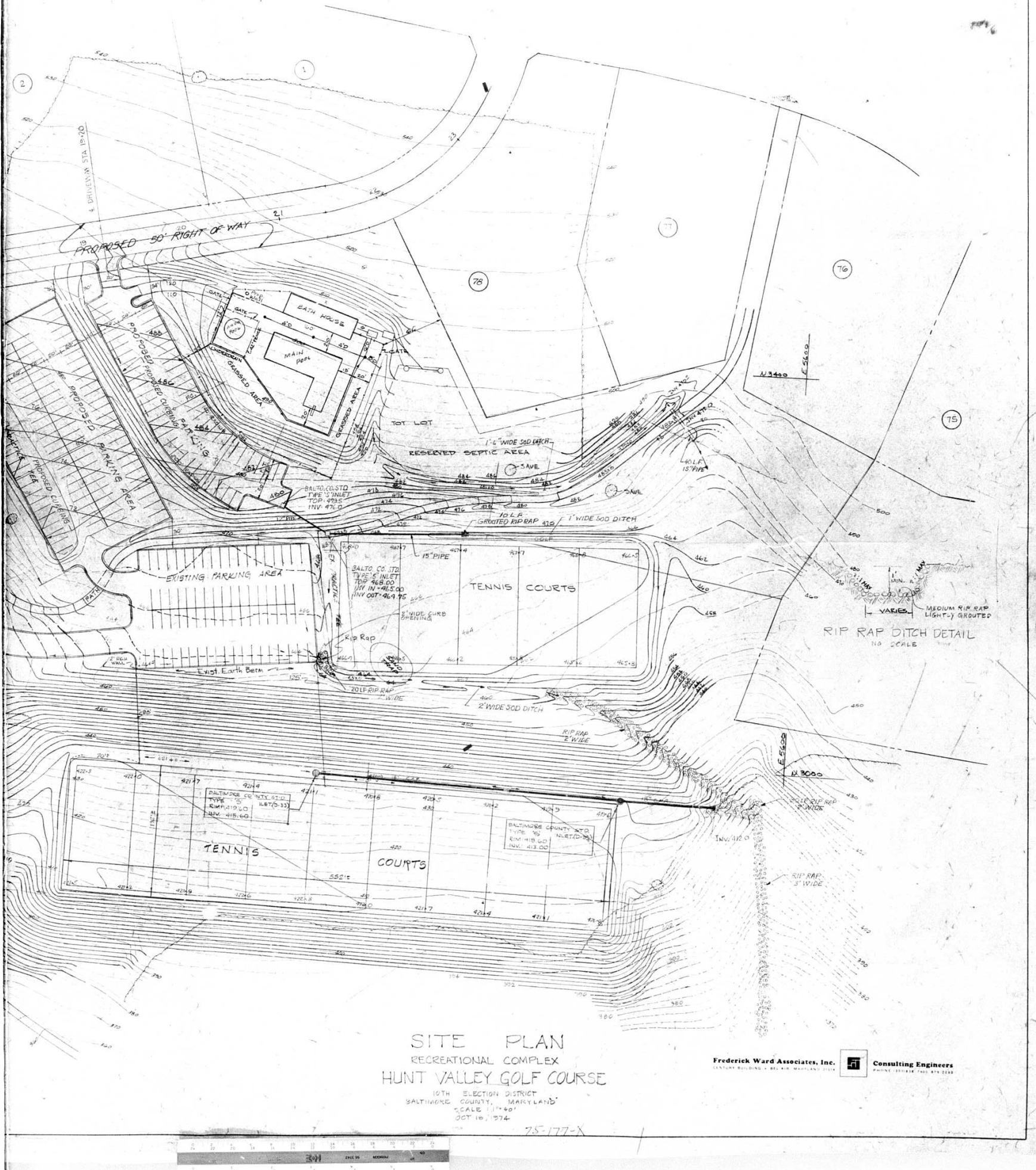


SITE PLAN RECREATIONAL COMPLEX HUNT VALLEY GOLF COURSE

10TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE 1"=40'
JCT 10/1374

Frederick Ward Associates, Inc. Consulting Engineers
CENTURY BUILDING • BAL AIR MARYLAND CITY
PHONE 333-1414 • TEL 475-2228

75-177-X





SITE PLAN
RECREATIONAL COMPLEX
HUNT VALLEY GOLF CLUB
10TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE 1"=40'
OCT 10, 1974

