

75-253 Case No. 70 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, the undersigned, are legal owners of the property situated in Baltimore County and which is described in the description and plat attached hereto and make 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 _____ zone to an _____ zone; for the following reasons:

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 an amendment to a development plan of Clearfield Estates.

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 be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

CLEARFIELD ESTATES LIMITED PARTNERSHIP

I. H. Hammerman, II - General Partner

Legal Owner

Address: 100 N. Mt. Vernon Rd., Baltimore 21204

Protestant's Attorney

Address: 308 Jefferson Building - Towson, Md.

James F. Orfitt, Plaintiff's Attorney

Address: 308 Jefferson Building - Towson, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

of _____ 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1975, at 10:00 o'clock

A. M.

Signature of Zoning Commissioner

Zoning Commissioner of Baltimore County

Signature of Plaintiff's Attorney

Plaintiff's Attorney

Address: 308 Jefferson Building - Towson, Md.

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Address: 308 Jefferson Building - Towson, Md.

Address: 308 Jefferson Building - Towson, Md.

RE: PETITION FOR SPECIAL EXCEPTION FOR AN AMENDMENT TO A DEVELOPMENT PLAN OF CLEARFIELD ESTATES Northwest side of Pot Spring Road opp. Farmstead Road at the end of Lakespring Way 8th District

Clearfield Estates Limited Partnership

* BEFORE THE
* ZONING COMMISSIONER
* OF
* BALTIMORE COUNTY
* Case No. 75-253-X

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.



I HEREBY CERTIFY That a copy of the foregoing Order for Appeal was mailed this 24th day of April, 1975 to James F. Orfitt, Jr., Esquire, Jefferson Building, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III

MICROFILMED

I will not attend. JWH.

WILLIAM M. EDGETT
ATTORNEY AT LAW
111 WEST CHESAPEAKE AVENUE
BALTIMORE, MARYLAND 21204
(800) 888-0087

May 30, 1975

Mr. Eric S. DiNenna, Zoning Commissioner
Room 121
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: 75 253X
Clearfield Estates

Dear Mr. DiNenna:

Please enter an Appeal to the Board of Appeals from the decision in the above-referenced matter dated May 2, 1975.

Very truly yours,

William M. Edgett
13 Chesham Court
Cockeysville, Maryland 21030

WME/pj

Noted 6-10-75 at 2:00 PM
The Chief was notified
at

MICROFILMED

Baltimore County Fire Department



J. Austin Deitz
Chief

Towson, Maryland 21204

410-7319

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Clearfield Estates

Location: NW/4 of Pot Spring Rd. opposite Farmstead Rd. at the end of Lakespring Way.

Isan No. Zoning Agenda October 8, 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 driveway condition shown at _____
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
5. The buildings and structures 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.

Reviewed and Approved: _____
Special Inspection Division Deputy Chief
Fire Prevention Bureau

MICROFILMED

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Director

Wm. T. Miller Deputy Traffic Engineer

October 23, 1974

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

Re: Item 76-2AC - October 8, 1974
Property Owner: Clearfield Estates
Location: NW/4 of Pot Spring Rd. opposite Farmstead Rd. at the end of Lakespring Way.
Existing Zoning: D.R. 3-5
Proposed Zoning: SPECIAL EXCEPTION for an amendment to a development plan.
No. of Acres: 72.326
District: 8th

Dear Mr. DiNenna:

There are no major traffic problems anticipated by the requested special exception.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Assoc.

MSF/ib

MICROFILMED

Baltimore County, Maryland Department of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

James F. Orfitt, Jr., Esq.
KLEWORTH N. DIVER, P.E. Chief

October 31, 1974

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

Re: Item #76 (1974-1975)
Property Owner: Clearfield Estates
Location: NW/4 of Pot Spring Rd. opposite Farmstead Rd. at the end of Lakespring Way
Existing Zoning: D.R. 3-5
Proposed Zoning: SPECIAL EXCEPTION for an amendment to a development plan.
No. of Acres: 72.326 District: 8th

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:

Baltimore County utilities and highway improvements are as secured by Public Works Agreement #8723 executed in connection with the development of "Clearfield Estates".

Public water supply and sanitary sewerage are serving this development. This office has no further comment in regard to the plans submitted for Zoning Advisory Committee review in connection with this Item #76 (1974-1975).

Very truly yours,

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

END:PM/MSF

1-2X Key sheet
65 XE & Pot. Sheet

MICROFILMED

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. ROOP, D.O., M.P.H.
BUREAU CHIEF AND COUNTY HEALTH OFFICER

October 23, 1974

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

Dear Mr. DiNenna:

Comments on Item 76, Zoning Advisory Committee Meeting, October 8, 1974, are as follows:

Property Owner: Clearfield Estates
Location: NW/4 of Pot Spring Rd. opposite Farmstead Rd. at the end of Lakespring Way.
Existing Zoning: D.R. 3-5
Proposed Zoning: SPECIAL EXCEPTION for an amendment to a development plan.
No. of Acres: 72.326
District: 8th

Comments: Since these units have been built and are connected to metropolitan water and sewer, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

E HVB/nco

MICROFILMED

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: October 10, 1974

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

Re: Item 76 Z.A.C. Meeting of: October 8, 1974
Property Owner: Clearfield Estates
Location: NW/4 of Pot Spring Rd. opposite Farmstead Rd. at the end of Lakespring Way.
Proposed Zoning: SPECIAL EXCEPTION for an amendment to a development plan.

District: 8th
No. Acres: 72.326

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,
Field Representative

MSF/ib

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MICROFILMED

JUN 19 1975

PETITIONER'S
EXHIBIT #1

TOPFIELD CONDOMINIUM TOWNHOUSES

A part of: CLEARFIELD ESTATES

E.H.K., JR. 2 FOLIO 64

Filed for record
Date OCT 29 1973
Test:

George J. Pillorge Clerk

LIST OF DRAWINGS

- 1-3 Survey Plats
- A1 Foundation & Framing Plans
- A2 1st Floor Plans & Schedules-T6
- A3 2nd Floor Plans-T6
- A4 1st Floor Plans & Schedules-T4
- A5 2nd Floor Plans-T4
- A6 Elevations
- A7 Details
- A8 Details
- M1 Mechanical

I, George J. Pillorge, Registered Architect, certify that the
seventeen townhouse buildings have been substantially con-
structed in accordance with the building plans depicted on
sheets A-1 through A-8 and M-1.

Signed and sealed:

George J. Pillorge



Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, a Special Exception for an amendment to a development plan of Clearfield Estates, dated September 23, 1974, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of May, 1975, that the Special Exception for an amendment to a development plan of Clearfield Estates, dated September 23, 1974, should be and the same is GRANTED, from and after the date of this Order, subject to the approval of said development plan and the plan by the Department of Public Works and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of:

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of May, 1975, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as to remain a _____ zone, and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Page No. 3 of 4

LEO W. RADER
REGISTERED SURVEYOR

SUBDIVISION
ENGINEERING
TITLE SURVEYS
LAND PLANNING

38 Belts Road - Timonium, Maryland 21093

252-2920 OH
CL 2-2920

CLEARFIELD ESTATES/Pg. 3/ Nov. 22, 1972 (cont'd.)

disc marked CLEARFIELD 20 on the top of a concrete monument at the distance of 334.99 feet for a total distance of 350.00 feet to a P.M. nail now set in the center of the macadam paving of the above-mentioned private road, thence running with and binding on a part of said third line of said deed of agreement and on a part of the fourth line thereof, and running in or near the center of the existing macadam paving of said private road, the five following courses and distances respectively, viz: South 66 degrees 53 minutes 51 seconds East 607.64 feet to a P.M. nail now set; thence leaving said private road and line of agreement and running for lines of division now made, the five following lines, viz: North 11 degrees 53 minutes 30 seconds East passing over a brass disc marked CLEARFIELD 21 on the top of a concrete monument now set at the distance of 15.16 feet for a total distance of 1265.12 feet to a brass disc marked CLEARFIELD 22 on the top of a concrete monument now set; North 45 degrees 30 minutes 17 seconds West 1979.41 feet to a brass disc marked CLEARFIELD 23 on the top of a concrete monument now set, by a line curving to the right with a radius of 619.61 feet for a distance of 206.00 feet (the chord of said curving line bearing North 36 degrees 19 minutes 54 seconds West 235.05 feet) to a brass disc marked CLEARFIELD 24 on the top of a concrete monument now set, by a line curving to the left with a radius of 900.00 feet to intersect the centerline of the electrical transmission tower line at the distance of 134.20 feet for a total distance of 753.36 feet (the chord of said curving line bearing North 59 degrees 32 minutes 19 seconds West 731.56 feet) to a brass disc marked CLEARFIELD 25 on the top of a concrete monument now set, and North 2 degrees 01 minute 11 seconds East 546.10 feet to a brass disc marked CLEARFIELD 26 on the top of a concrete monument now set in the South 59 degrees 31 minutes 03 seconds East 442.70 foot outline of Springdale, as shown on Plat 16 Section 4 and as recorded among the Land Records of Baltimore County in Plat Book O.T.G. No. 33 Folio 05; thence running with and binding on a part of said outline, as now surveyed, South 59 degrees 32 minutes 04 seconds West 260.79 feet to the place of beginning as surveyed by Leo W. Rader, Registered Surveyor, in 1972, and shown on the attached plat dated August 29, 1972, and titled PROPERTY SURVEY OF CLEARFIELD ESTATES, which plat is hereby made a part hereof.

CONTAINING 69,769 acres of land more or less.

Being a part of the land described in the four following deeds recorded among the Land Records of Baltimore County, as follows:

- dated May 19, 1936 and recorded in Liber C.W.N., Jr. No. 976
- dated 105, from William T. Whiteley, Jr. and wife to Clyde A. Clapp, et al.

LEO W. RADER
REGISTERED SURVEYOR

SUBDIVISION
ENGINEERING
TITLE SURVEYS
LAND PLANNING

252-2920 OH
CL 2-2920

38 Belts Road - Timonium, Maryland 21093

CLEARFIELD ESTATES SECTION 3 PENINSULA

November 22, 1972

All that piece or parcel of land situate, lying, and being in the Eighth Election District of Baltimore County, State of Maryland, and described as follows, to wit:

BEGINNING for the same at a brass disc marked CLEARFIELD 17 on the top of a concrete monument heretofore set at the beginning of the nineteenth or South 72 degrees 33 minutes 11 seconds East 136.25 foot line of the parcel of land described in a deed from a "straw-man" to Clearfield Estates, a limited partnership, which bears even date herewith and was recorded or intended to be recorded among the Land Records of Baltimore County immediately before the date of this survey, thence running with and binding on said nineteenth line and on the twentieth and twenty-first lines thereof, referring all bearings of the present description to the grid meridian of the Baltimore County Metropolitan District Control survey, by the three following courses and total distances respectively, viz: South 72 degrees 31 minutes 11 seconds East 136.25 feet to a brass disc marked CLEARFIELD 18 on the top of a concrete monument heretofore set; South 55 degrees 31 minutes 08 seconds East 217.00 feet to a brass disc marked CLEARFIELD 19 on the top of a concrete monument heretofore set, and South 25 degrees 19 minutes 13 seconds West passing over a brass disc marked CLEARFIELD 20 on the top of a concrete monument heretofore set at the distance of 334.99 feet for a total distance of 350.00 feet to a P.M. nail here situate and in the third line of a deed of agreement between Springdale Homes Association, Inc. and Roger A. Clapp, et al., recorded or intended to be recorded among the Land Records of Baltimore County immediately prior hereto, thence binding reversely for a part on a part of said third line, and reversely near the center of the macadam paving of said private road, by the two following courses and distances respectively, viz: North 66 degrees 53 minutes 51 seconds East 607.64 feet to a P.M. nail heretofore set, and North 72 degrees 30 minutes 17 seconds West 1979.41 feet to the southeasterly side of Anglihill Road, a distance of 51.65 feet (the chord of said curving line bearing North 10 degrees 04 minutes 20 seconds East 51.43 feet); thence leaving Anglihill Road, by a line defining a northeasterly outline of Lot No. 2 of Section 3, Clearfield Estates, South 72 degrees 30 minutes 11 seconds East 227.05 feet to the beginning of the eighteenth or North 23 degrees 06 minutes 19 seconds East 355.57 foot line of the above-mentioned deed from a "straw-man" to Clearfield Estates, a limited partnership, thence running with and binding on said eighteenth line North 23 degrees 06 minutes 19 seconds East 355.57 feet to the place of beginning.

CONTAINING 1.557 acres of land more or less.

Leo W. Rader

LEO W. RADER
REGISTERED SURVEYOR

SUBDIVISION
ENGINEERING
TITLE SURVEYS
LAND PLANNING

Page No. 4 of 4

38 Belts Road - Timonium, Maryland 21093

252-2920 OH
CL 2-2920

CLEARFIELD ESTATES/Pg. 4/ Nov. 22, 1972 (cont'd.)

- dated July 1, 1937, and recorded in Liber C.W.N., Jr. No. 104 Folio 10, from William T. Whiteley, Jr. and wife to Clyde A. Clapp, et al.
 - dated February 2, 1960, and recorded in Liber O.T.G. No. 4946 Folio 135, from Edwin R. Harrall, et al. to Springdale, Inc.
 - dated October 30, 1969, and recorded in Liber O.T.G. No. 5953 Folio 309, from Springdale, Inc. to L.H. Hammerman, II.
- SUBJECT MATTER: An easement 30 feet wide described in a deed dated February 2, 1960, and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 609 Folio 170, which was conveyed by John F. Wheeler and wife to Consolidated Electric, Light and Power Company of Baltimore.

SUBJECT MATTER: And together with the use thereof in common with others entitled thereto, of a road 30 feet wide described in a deed dated February 2, 1960, and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4946 Folio 135, which was conveyed by Edwin R. Harrall, et al. to Springdale, Inc.

Leo W. Rader



LEO W. RADER
REGISTERED SURVEYOR

SUBDIVISION
ENGINEERING
TITLE SURVEYS
LAND PLANNING

Page No. 2 of 4

38 Belts Road - Timonium, Maryland 21093

252-2920 OH
CL 2-2920

CLEARFIELD ESTATES

November 22, 1972

All that piece or parcel of land situate, lying, and being in the Eighth Election District of Baltimore County, State of Maryland, and described as follows, to wit:

BEGINNING for the same at a brass disc marked CLEARFIELD 1 on the top of a concrete monument now set in the rear line of Lot No. 99 as shown on block O of Plat 16 Section 4 Springdale recorded among the Plat Records of Baltimore County in Plat Book O.T.G. No. 33 Folio 03, said place of beginning being distant, as now surveyed, South 17 degrees 38 minutes 13 seconds East 23.63 feet from the northeast corner of said Lot No. 99, thence running with and binding on a part of the outline of Springdale as shown on said Plat 16 Section 4 Springdale, as now surveyed, referring all bearings of the present description to the grid meridian of the Baltimore County Metropolitan District Control survey, the six following courses and distances respectively, viz: South 17 degrees 38 minutes 13 seconds East 139.07 feet to a brass disc marked CLEARFIELD 1 on the top of a concrete monument now set, South 13 degrees 12 minutes 23 seconds East 162.06 feet to a brass disc marked CLEARFIELD 3 on the top of a concrete monument now set, South 7 degrees 44 minutes 15 seconds East 377.52 feet to a brass disc marked CLEARFIELD 4 on the top of a concrete monument now set, South 82 degrees 15 minutes 45 seconds East 154.95 feet to a brass disc marked CLEARFIELD 7 on the top of a concrete monument now set, and South 82 degrees 15 minutes 45 seconds East 154.95 feet to a brass disc marked CLEARFIELD 7 on the top of a concrete monument now set in the easterly outline of Springdale as shown on Plat 13 Section 4 Springdale, recorded among the aforesaid Plat Records in Plat Book O.T.G. No. 33 Folio 02; thence running with and binding on a part of the easterly outlines of Springdale, as shown on said Plat 13 Section 4 Springdale, as now surveyed, the four following courses and total distances respectively, viz: South 7 degrees 02 minutes 50 seconds East to intersect the centerline of the electrical transmission tower line there situate at the distance of 32.73 feet for a total distance of 46.99 feet to a brass disc marked CLEARFIELD 6 on the top of a concrete monument now set, South 28 degrees 58 minutes 59 seconds East 190.44 feet to a brass disc marked CLEARFIELD 5 on the top of a concrete monument now set, South 3 degrees 54 minutes 24 seconds East 196.00 feet to a brass disc marked CLEARFIELD 10 on the top of a concrete monument now set, and South 13 degrees 56 minutes 50 seconds East 123.20 feet to a brass disc marked CLEARFIELD 11 on the top of a concrete monument now set at the end of the eighteenth or North 65 degrees 09 minutes 31 seconds West 277.66 foot line of the parcel of land described in a deed dated February 1, 1960, and recorded among the Land Records of Baltimore County in

June 3, 1975

William M. Edgett, Esquire
13 Chatham Court
Cockeysville, Maryland 21030

RE: Petition for Special Exception
NW 8 of Pot Spring Road opposite
Farmstead Road at the end of Lake-
spring Way - 8th Election District
Clearfield Estates Limited Partnership
- Petitioner
NO. 75-253-X (Item No. 76)

Dear Mr. Edgett:

As per my conversation with your office this date, I am herewith returning your letter of appeal, dated May 31, 1975. I am returning same in that Section 22-27 of the Baltimore County Code was not complied with. The required fee of \$75.00 was not submitted prior to the expiration of the thirty (30) day appeal period.

Very truly yours,

5/31
S. ERIC DI NENNA
Zoning Commissioner

SED/ari
Enclosure

LEO W. RADER
REGISTERED SURVEYOR

SUBDIVISION
ENGINEERING
TITLE SURVEYS
LAND PLANNING

Page No. 2 of 4

38 Belts Road - Timonium, Maryland 21093

252-2920 OH
CL 2-2920

CLEARFIELD ESTATES/Pg. 2/ Nov. 22, 1972 (cont'd.)

Liber O.T.G. No. 4846 Folio 135, which was conveyed by Edwin R. Harrall, et al. to Springdale, Inc., thence binding reversely on said eighth line, and reversely on the seventeenth and sixteenth lines thereof, as now surveyed, the following courses and distances respectively, viz: South 65 degrees 09 minutes 12 seconds East 297.66 feet to a brass disc marked CLEARFIELD 14 on the top of a concrete monument now set, South 61 degrees 16 minutes 13 seconds East 195.05 feet to a brass disc marked CLEARFIELD 13 on the top of a concrete monument now set, and South 62 degrees 36 minutes 13 seconds East 292.15 feet to a brass disc marked CLEARFIELD 14 on the top of a concrete monument now set in the second or North 13 degrees 12 minutes East 1465 foot line of the parcel of land described in a deed dated May 19, 1936, and recorded among the aforesaid Land Records in Liber O.T.G. No. 976 Folio 109, which was conveyed by William T. Whiteley, Jr. and wife to Clyde A. Clapp, et al., thence binding reversely on a part of said second line, and binding for a part on the easterly side of said 30 foot wide road, as now surveyed, South 25 degrees 54 minutes 15 seconds West passing over a brass disc marked CLEARFIELD 15 on the top of a concrete monument now set at the distance of 1291.40 feet for a total distance of 1291.40 feet to a P.M. nail now set near the center of the existing macadam paving there situate and at the beginning of the first line of a deed of agreement between Springdale Homes Association, Inc. and Roger A. Clapp, et al., and recorded or intended to be recorded among the aforesaid Land Records immediately prior hereto, said beginning of said first line of agreement being distant North 26 degrees 54 minutes 55 seconds East 10.71 feet from a brass disc marked OTGUE O.H. on the bay of a concrete monument heretofore set; thence running in or near the center of the macadam paving of a private road there situate, with the use thereof in common with others entitled thereto, and running with and binding on a part of the first line of agreement of said deed of agreement South 72 degrees 33 minutes 11 seconds East 214.50 feet to the southeasterly side of Anglihill Road, fifty feet wide, as the present northeasterly end thereof; thence leaving said line of agreement and running for lines of division by the six following lines respectively, viz: by a line curving to the left to form a part of the easterly side of a proposed northerly extension of said Anglihill Road with a radius of 157.16 feet for a distance of 51.65 feet (the chord of said curving line bearing North 10 degrees 04 minutes 20 seconds East 51.43 feet), South 72 degrees 33 minutes 11 seconds East leaving said proposed extension 227.05 feet to a point distant North 23 degrees 06 minutes 19 seconds East 36.10 feet from a brass disc marked CLEARFIELD 16 on the top of a concrete monument, North 23 degrees 06 minutes 19 seconds East 355.57 feet to a brass disc marked CLEARFIELD 17 on the top of a concrete monument, South 72 degrees 33 minutes 11 seconds East 136.25 feet to a brass disc marked CLEARFIELD 18 on the top of a concrete monument, South 55 degrees 31 minutes 08 seconds East 217.00 feet to a brass disc marked CLEARFIELD 19 on the top of a concrete monument, and South 25 degrees 19 minutes 13 seconds West passing over a brass

January 22, 1975

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

Dear Mr. DiNenna:

This letter will acknowledge that the As-Ho Committee of the Residents of Towardville, with the Clearfield representatives in cooperation of the Assembled Development Plans filed with the Zoning Commissioner of Baltimore County. During the course of the preparation of this Plan, a general membership meeting was held to discuss the Plan. After the discussion, a resolution was passed authorizing the Committee to approve a Plan for Clearfield Estates to file. With the assistance of one of the residents of Towardville, this Plan was developed and subsequently filed.

This letter will acknowledge that the Plan, as filed, is done with the approval of the residents of the As-Ho Committee and the approval of the Board of Directors as presently constituted and is a duly representative of the residents of Towardville, except for the additional landscaping as shown. This work, I understand, will be done by the Developer as soon as the Plan is approved.

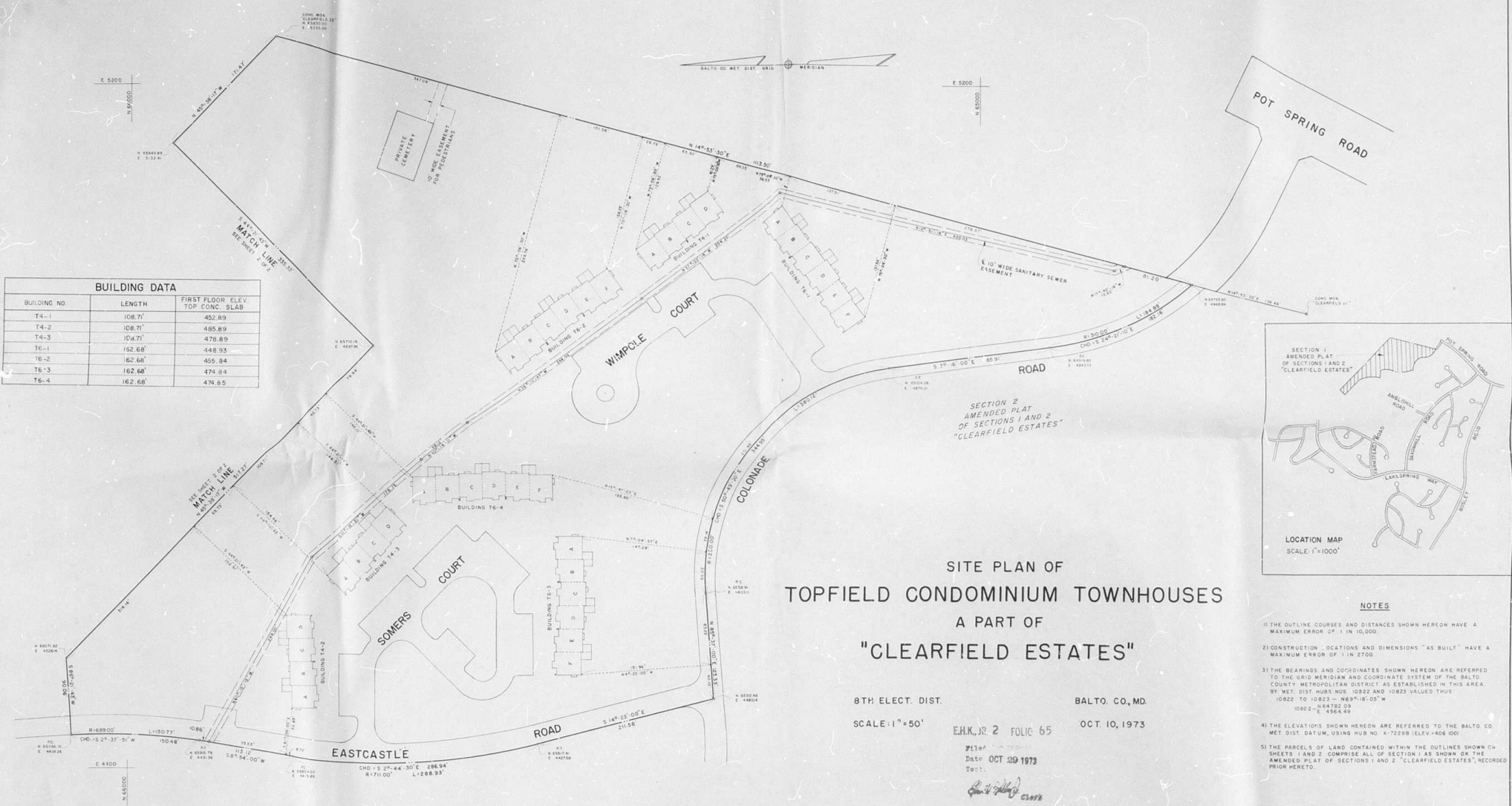
This letter further acknowledges the willingness of the Officers and Directors of Towardville to cooperate with the As-Ho Committee and the Planning and Zoning Authorities of Baltimore County.

Yours truly,

George Terrell
President of the Board
of 14 members of Towardville



BUILDING DATA		
BUILDING NO	LENGTH	FIRST FLOOR ELEV. TOP CONC. SLAB
T4-1	108.71'	452.89
T4-2	108.71'	485.89
T4-3	104.71'	478.89
T6-1	162.68'	448.93
T6-2	162.68'	455.84
T6-3	162.68'	474.84
T6-4	162.68'	474.85



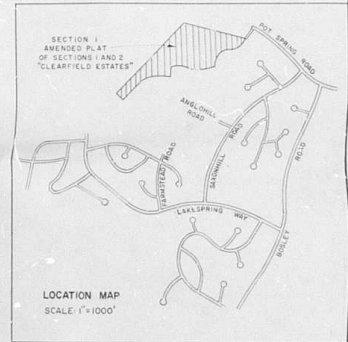
SITE PLAN OF
TOPFIELD CONDOMINIUM TOWNHOUSES
A PART OF
"CLEARFIELD ESTATES"

BTH ELECT. DIST. BALTO. CO., MD.
SCALE: 1"=50' OCT 10, 1973

EHK, JR. 2 FOLIO 65

Date OCT 29 1973

[Signature]



NOTES

- 1) THE OUTLINE COURSES AND DISTANCES SHOWN HEREON HAVE A MAXIMUM ERROR OF 1 IN 10,000.
- 2) CONSTRUCTION LOCATIONS AND DIMENSIONS "AS BUILT" HAVE A MAXIMUM ERROR OF 1 IN 2700.
- 3) THE BEARINGS AND COORDINATES SHOWN HEREON ARE REFERRED TO THE GRID MERIDIAN AND COORDINATE SYSTEM OF THE BALTO. COUNTY METROPOLITAN DISTRICT AS ESTABLISHED IN THIS AREA BY MET. DIST. HUBS NOS. 10822 AND 10823 VALUED THUS:
10822 TO 10823 - N 69° 18' 05" W
10822 - HATCHED ON
10823 - E 456.43
- 4) THE ELEVATIONS SHOWN HEREON ARE REFERRED TO THE BALTO. CO. MET. DIST. DATUM, USING HUB NO. X-72298 (ELEV. 406.100).
- 5) THE PARCELS OF LAND CONTAINED WITHIN THE OUTLINES SHOWN ON SHEETS 1 AND 2 COMPRISE ALL OF SECTION 1 AS SHOWN ON THE AMENDED PLAT OF SECTIONS 1 AND 2 "CLEARFIELD ESTATES", RECORDED PRIOR HERETO.

SURVEYOR'S CERTIFICATE
I, LEO W. RADER, PROFESSIONAL LAND SURVEYOR, HOLDING MARYLAND REGISTRATION NO. 1825, HEREBY CERTIFY THAT THE BUILDINGS AND UNITS HEREON ARE LOCATED AS SHOWN, BASED UPON AN ACCURATE TRANSIT-TAPE "AS BUILT" SURVEY.

OWNER'S CERTIFICATE
THE REQUIREMENT OF ARTICLE 17, SECTION 59-42, OF THE EASEL CODE OF MARYLAND, 1971 EDITION, HAS BEEN COMPLIED WITH BY SUPPLEMENTING THERETO, AS FAR AS THEY CONCERN THE MAKING OF THE PLAT AND SETTING OF THE MARKERS AND BEEN COMPLIED WITH.

CLEARFIELD ESTATES LIMITED PARTNERSHIP
BY *[Signature]*
IN WITNESS WHEREOF, GENERAL PARTNER

APPROVED FOR BALTIMORE COUNTY HEALTH DEPARTMENT
BY *[Signature]* DATE 10/10/73
HEALTH, STATE AND COUNTY HEALTH OFFICER

APPROVED FOR BALTIMORE COUNTY PLANNING BOARD
BY *[Signature]* DATE 10/10/73
DIRECTOR

HIGHWAY DEPARTMENT OF BALTIMORE COUNTY
APPROVED FOR STREET ALIGNMENT AND LOCATION
BY *[Signature]* DATE 10/23/73
PAID TOLSON

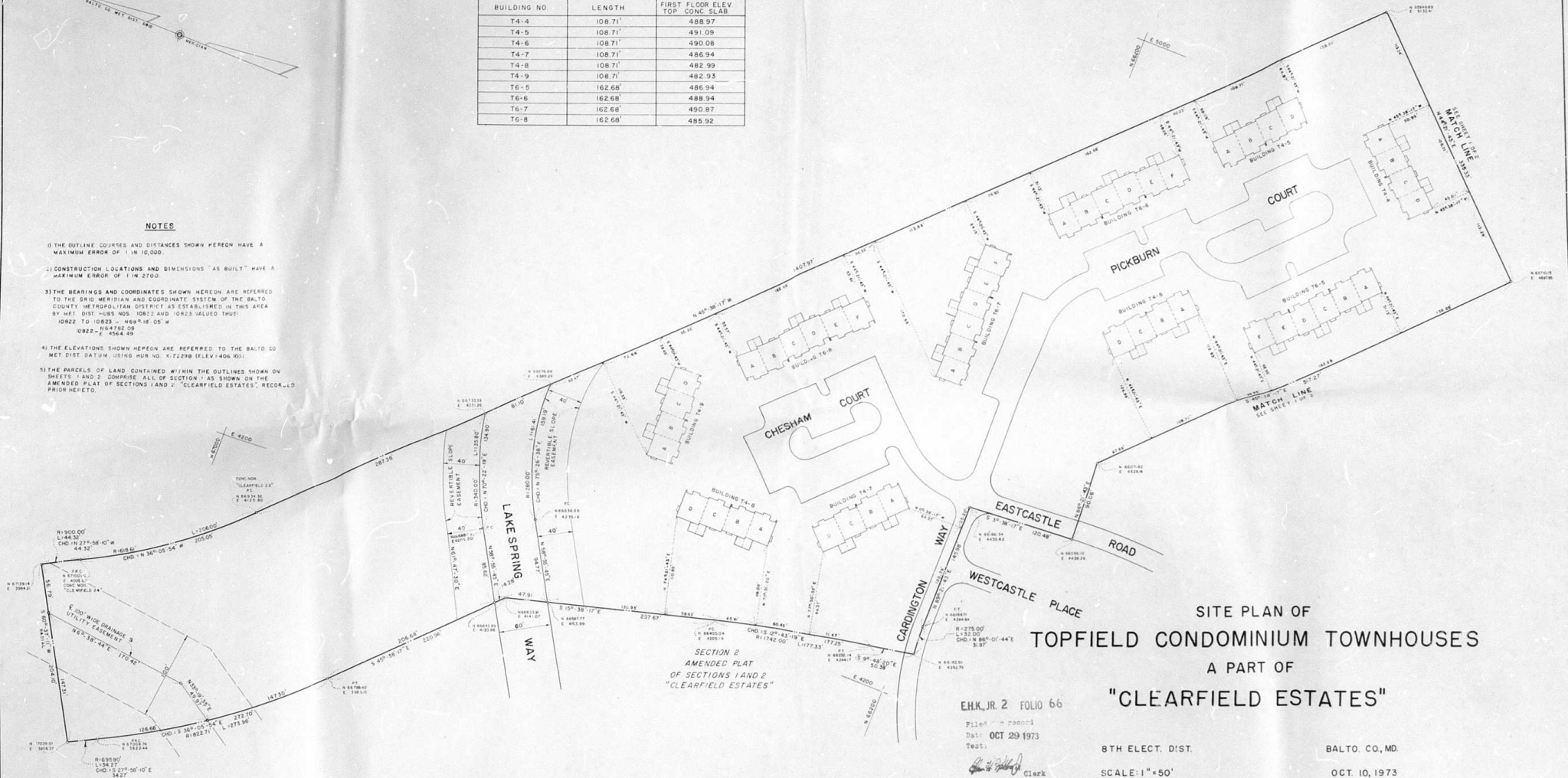
SHEET 1 OF 2
LEO W. RADER
REG. LAND SURVEYOR
39 BELFAST ROAD
TIMONUM, MD. CL. F-2950



BUILDING DATA		
BUILDING NO	LENGTH	FIRST FLOOR ELEV TOP CONC SLAB
T4-4	108.71'	488.97
T4-5	108.71'	491.09
T4-6	108.71'	490.08
T4-7	108.71'	486.94
T4-8	108.71'	482.99
T4-9	108.71'	482.93
T6-5	162.68'	486.94
T6-6	162.68'	488.94
T6-7	162.68'	490.97
T6-8	162.68'	485.92

NOTES

- 1) THE OUTLINE COURTES AND DISTANCES SHOWN HEREON HAVE A MAXIMUM ERROR OF 1 IN 10,000.
- 2) CONSTRUCTION LOCATIONS AND DIMENSIONS "AS BUILT" HAVE A MAXIMUM ERROR OF 1 IN 2700.
- 3) THE BEARINGS AND COORDINATES SHOWN HEREON ARE REFERRED TO THE GRID MERIDIAN AND COORDINATE SYSTEM OF THE BALTO COUNTY METROPOLITAN DISTRICT AS ESTABLISHED IN THIS AREA BY MET. DIST. HUB NOS. 10812 AND 10823 VALUED THUS:
10822 TO 10823 - N 69° 18' 05" W
10823 TO 10824 - N 69° 18' 05" W
10824 TO 10825 - N 69° 18' 05" W
- 4) THE ELEVATIONS SHOWN HEREON ARE REFERRED TO THE BALTO. CO. MET. DIST. DATUM, USING HUB NO. X-7229B (ELEV. 406.00).
- 5) THE PARCELS OF LAND CONTAINED WITHIN THE OUTLINES SHOWN ON SHEETS 1 AND 2 COMPOSE ALL OF SECTION 2 AS SHOWN ON THE AMENDED PLAT OF SECTIONS 1 AND 2 "CLEARFIELD ESTATES", RECORDED PRIOR HERETO.



SITE PLAN OF TOPFIELD CONDOMINIUM TOWNHOUSES A PART OF "CLEARFIELD ESTATES"

EHK, JR. 2 FOLIO 66

Filed - RECORD
Date OCT 29 1973
Test.

BY *[Signature]*
Clerk

8TH ELECT. D'ST.

SCALE: 1" = 50'

BALTO. CO. MD.

OCT. 10, 1973

SURVEYOR'S CERTIFICATE

LEO W. RADER, PROFESSIONAL LAND SURVEYOR, HOLDING MARYLAND REGISTRATION NO. 1825 HEREBY CERTIFY THAT THE BUILDINGS AND UNITS HEREON ARE LOCATED AS SHOWN, BASED UPON AN ACCURATE TRANSIT-TAPE "AS BUILT" SURVEY.

REGISTERED LAND SURVEYOR NO. 1825

OWNER'S CERTIFICATE

THE REQUIREMENT OF ARTICLE 17 SECTION 59-42, OF THE ANNOTATED CODE OF MARYLAND, 1957 EDITION, 1966 REPLACEMENT VOLUME AND SUPPLEMENTS THEREOF, AS FAR AS THEY CONCERN THE MAKING OF THE PLAT AND SETTING OF THE MARKERS HAVE BEEN COMPLIED WITH.

CLEARFIELD ESTATES' MITO PARTNERSHIP

BY *[Signature]*
LEO W. RADER, C. GENERAL, BALTO.

APPROVED FOR BALTIMORE COUNTY HEALTH DEPARTMENT

BY *[Signature]* DATE 10/15/73

APPROVED FOR BALTIMORE COUNTY PLANNING BOARD

BY *[Signature]* DATE 10/15/73

HIGHWAY DEPARTMENT OF BALTIMORE COUNTY

APPROVED FOR STREET ALIGNMENT AND LOCATION
BY *[Signature]* DATE 10/23/73

SHEET 2 OF 2

LEO W. RADER
REG. LAND SURVEYOR
38 BELFAST ROAD
TIMONUM, MD. 21150

[illegible]

SHEET 3				
GENERAL NOTES				
ITEM	SECTION			TOTAL
	1	2	3	
TOTAL AREA OF TRACT (ACRES ±)	24.000	64.769	5.557	72.926
AREA WITHIN ROAD RIGHTS OF WAY (AC ±)	0.324	2.214	—	2.538
31'-0" MAX	—	—	—	—
DWELLING UNITS SHOWN				
1 BEDROOM APARTMENTS	—	48	—	48
2 BEDROOM APARTMENTS	—	90	—	90
3 BEDROOM APARTMENTS	—	18	—	18
TOWNHOUSES	84	—	—	84
SINGLE FAMILY DETACHED	—	—	3	3
TOTAL	84	156	3	243

NOTE THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE 1983 NAD 83 HORIZONTAL COORDINATE SYSTEM OF THE BALTO COUNTY, MARYLAND, WHICH HAS BEEN ESTABLISHED BY THE BALTO COUNTY DEPARTMENT OF PUBLIC WORKS. THIS AREA IS BY NO MEANS SURVEYED AND THE COORDINATES SHOWN HEREON ARE BASED UPON THE 1983 NAD 83 HORIZONTAL COORDINATE SYSTEM OF THE BALTO COUNTY, MARYLAND, WHICH HAS BEEN ESTABLISHED BY THE BALTO COUNTY DEPARTMENT OF PUBLIC WORKS.	NOTE *THE STREETS AND ADJACENT ROADS AS SHOWN HEREON ARE BASED UPON THE 1983 NAD 83 HORIZONTAL COORDINATE SYSTEM OF THE BALTO COUNTY, MARYLAND, WHICH HAS BEEN ESTABLISHED BY THE BALTO COUNTY DEPARTMENT OF PUBLIC WORKS. THIS AREA IS BY NO MEANS SURVEYED AND THE COORDINATES SHOWN HEREON ARE BASED UPON THE 1983 NAD 83 HORIZONTAL COORDINATE SYSTEM OF THE BALTO COUNTY, MARYLAND, WHICH HAS BEEN ESTABLISHED BY THE BALTO COUNTY DEPARTMENT OF PUBLIC WORKS.	OWNERS CERTIFICATE THE REQUIREMENTS OF SECTION 72-6, ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND, (FLAHC 147 SUPPLEMENT) AS FAR AS THEY RELATE TO THE PREPARATION OF THIS PLAN HAVE BEEN COMPLIED WITH.	SURVEYORS CERTIFICATE I, LEO W. RADNER, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAYED OUT, AND THE PLAT THEREOF HAS BEEN PREPARED, IN ACCORDANCE WITH THE LAW RELATING TO THE SUBDIVISION OF LANDS AS HOUSE BILL #439, CHAPTER 106 OF THE ACTS OF 1946, AND SUBSEQUENT AMENDATORY ACTS.
DATE 11/16/94	DATE 11/16/94	DATE 11/16/94	DATE 11/16/94

LEO W. RADER
REGISTERED LAND SURVEYOR
38 BELFAST ROAD
TIMONIUM, MD. CL. 2-2920





PROPERTY SURVEY

OF

"CLEARFIELD ESTATES"

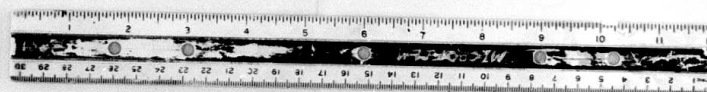
BALTO. CO., MD.

NOV. 20, 1972

SCALE

0' 100' 200' 300' 400' 500'

BALTO. CO. MET. DIST.



NOW OR FORMERLY
PEARRE

PLAT 15,
SECTION 32,
SPRINGDALE
OTG 33 FOLIO 82

LANCWOOD
ROAD

NOW OR FORMERLY
PEARCE

SECTION 2
44.769 ACRES ±

SECTION 1
24.000 ACRES ±

SECTION 3
3.557 ACRES ±

RESUBDIVISION OF
PART OF
PLAT 4, SECTION 2, AND PLAT 10, SECTION 3,
SPRINGDALE
OTG 33 FOLIO 6

PLAT 10 (REVISED)
A PART OF SECTION 3
SPRINGDALE
OTG 33 FOLIO 8

PLAT 7 (REVISED)
A PART OF SECTION 3
SPRINGDALE
OTG 33 FOLIO 7

1113.50
15.62
1265.12

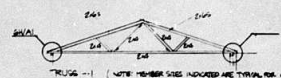


Leo W. Rader

Map 32
A-E 17-3
SECTION
1-8
DATE 10-27-78
BY LEO W. RADER
CHECKED BY
DATE 11-1-78
BY

LEO W. RADER
REGISTERED SURVEYOR
18 BELLEVILLE ROAD
SPRINGDALE, MO 65750

TRUSS DETAILS

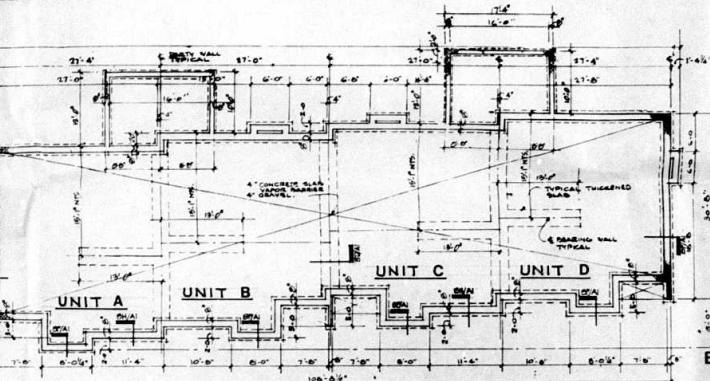
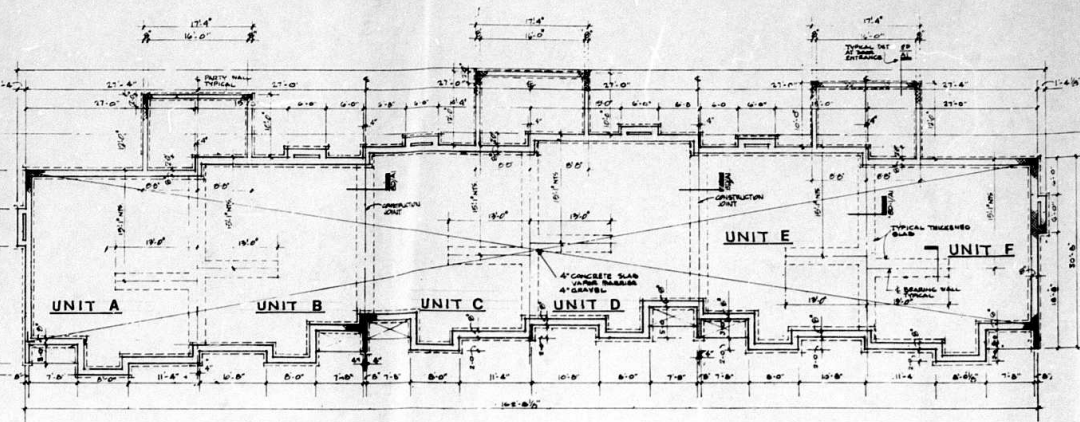


DETAIL AT EACH ENTRANCE 2D

NOTE:
SEE ELEVATION 2D FOR
DETAILS OF ENTRANCE
DOOR AND SILL

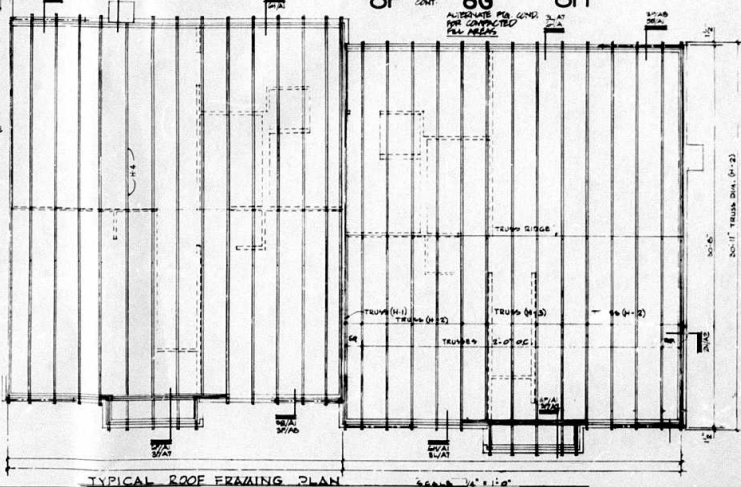
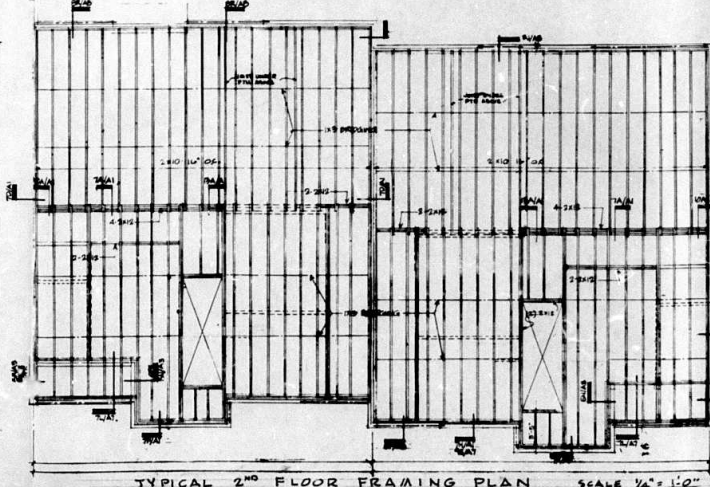
FOUNDATION PLAN BUILDINGS T6-1 THRU T6-8

SCALE 1/8" = 1'-0"

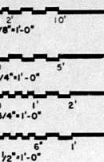


FOUNDATION PLAN BUILDINGS T4-1 THRU T4-9

SCALE 1/8" = 1'-0"



GRAPHIC SCALES



REGISTERED PROFESSIONAL ENGINEER
STATE OF MARYLAND
J. P. Pallage
J.P. Pallage & Associates, Inc.

NOTE:
DIMENSIONS SHOWN
ON PLANS ARE TO
FACE OF SOLIDS

REVISIONS

NO.	DATE	DESCRIPTION

ENK. JR. 2 FOLIO 68

Date: OCT 29 1973

Test:

Clerk

CLEARFIELD ESTATES

Pot Springs Rd.
Baltimore County, Md.
Election District No. 8

RTKL, INC.

Architects, Engineers
806 Cathedral St.
Baltimore, Md.

SHEFFERMAN & BIGELSON CO.

Mechanical Engineers
1111 Spring St.
Silver Spring, Md.

TOPFIELD

Condominium
Townhouses

FOUNDATION PLANS FRAMING PLANS

DATE: 12-22-78
BY: AS NOTED
CHECKED: 5-24-79

A1

MICROFILMED



CLAREFIELD ESTATES
LIMITED PARTNERSHIP
10 LIGHT STREET
BALTIMORE MD. 21201
AND
ROGER A. CLAPP
P.O. BOX 120
TIMONIA MD 21093



ITEM	SECTORS			TOTAL
	1	2	3	
AREA OF TRACT (ACRES)	24.00	12.69	3.557	77.305
PRESENT ZONING	C-2.5	TR-5.5	DR-5	—
PERMITTED HP DWELL UNITS	54	156	12	252
DWELLING UNITS (SHOW)	94	156	3	243
1-BEDROOM APARTMENTS	—	45	—	45
2-BEDROOM APARTMENTS	—	90	—	90
3-BEDROOM APARTMENTS	—	15	—	15
3-BEDROOM TOWNHOUSES	54	—	—	54
SINGLE FAMILY DETACHED	—	—	3	3
PARKING SPACES REQUIRED	169	312	6	486
PARKING SPACES PROVIDED	198	312	6	511
OPEN SPACE REQUIRED (SQ)	0.00	18.33	—	2.043
OPEN SPACE PROVIDED	12.043	21.04	0.200	33.282

TRAFFIC COUNTS		ADT
STREET	SQUARES - PAGES	
QUESHAW PLACE	18	415
PICKERIN PLACE	30	200
SOMEY'S NEWS	20	170
WINNIE'S NEWS	16	130
CARDINGTON WAY (EAST)	45	320
CARDINGTON WAY (WEST)	48	320
WESTCASTLE ROAD	60	330

GENERAL NOTES

1. CEMENT CONCRETE FLOORING MAINTENANCE OF
CERAMIC SPACE ARE ATTACHED TO THE PLAN.
2. BEHIND WALL BE REMOVED FROM THE GATE BE BOUND
TO BE REMOVED. THERE MUST HAVE DRAINAGE TUBES WILL
BE LOCATED WHEN SHOWN ON THE PLANS. COLLECTION
WASTE WATER WHEN PROVIDED FOR A FOURTH
FLOOR.
3. ALL APARTMENTS (BUILDING TYPES A AND B) WILL
BE CENTRAL UNITS.
4. ALL TOWNHOUSES (BUILDING TYPES F AND G) WILL BE
SEMI-DETACHED UNITS.
5. SINGLE FAMILY DETACHED UNITS SHALL BE SOLD
AS SEMI-DETACHED UNITS.
6. ALL ROAD AND PARKING LOTS SHALL HAVE A BITUMINOUS
CONCRETE SURFACE COURSE.
7. FOR ENTIRE TOWNHOMES AND BOUNDS BE SHEET NO 1
REMARKS IN SECTION 4 WILL NOT BE ASSIGNED TWO SPACES
HAVE BEEN ALLOWED FOR EACH DWELLING UNIT.
8. IN SECTIONS 1 AND 2, THERE WILL BE TWO PARKING
SPACES ASSIGNED TO EACH UNIT. AN ADDITIONAL 0.2
SPACES PER UNIT TO BE PROVIDED FOR UNASSIGNED PARKING.
9. OTHER: CLEARFIELD STAYS
BONNIE RD
BONNIE RD
10. ALL PARKING SPACES SHALL BE 8' x 11'
11. HEIGHT OF PROPOSED BUILDINGS BE AS FOLLOWS
TYPE 1: 12' 6" 13' 6" 14' 6"
TYPE 2: 12' 6" 13' 6" 14' 6"
TYPE 3: 12' 6" 13' 6" 14' 6"
12. ALL BUILDINGS HAVE 10' MIN. OVERHANG ON THE SIDES

**CLEARFIELD
ESTATES**

ELECTION DISTRICT 8
SECTIONS 1,2,3,4
POT-SPRING ROAD

BALTIMORE CO. MARYLAND

2ND AMENDED FINAL DEVELOPMENT PLAN

SHEET	TITLE SHEET	INDEX OF SHEETS
SHEET 1	CALCULATING	SHEET 1
SHEET 2	RECORDING	SHEET 2
SHEET 3	RECORDING	SHEET 3
SHEET 4	RECORDING	SHEET 4
SHEET 5	RECORDING	SHEET 5
SHEET 6	RECORDING	SHEET 6
SHEET 7	RECORDING	SHEET 7
SHEET 8	RECORDING	SHEET 8
SHEET 9	RECORDING	SHEET 9
SHEET 10	RECORDING	SHEET 10
SHEET 11	RECORDING	SHEET 11
SHEET 12	RECORDING	SHEET 12
SHEET 13	RECORDING	SHEET 13
SHEET 14	RECORDING	SHEET 14
SHEET 15	RECORDING	SHEET 15
SHEET 16	RECORDING	SHEET 16
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SHEET 19	RECORDING	SHEET 19
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SHEET 27	RECORDING	SHEET 27
SHEET 28	RECORDING	SHEET 28
SHEET 29	RECORDING	SHEET 29
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SHEET 95	RECORDING	SHEET 95
SHEET 96	RECORDING	SHEET 96
SHEET 97	RECORDING	SHEET 97
SHEET 98	RECORDING	SHEET 98
SHEET 99	RECORDING	SHEET 99
SHEET 100	RECORDING	SHEET 100

OFFICE OF PLANNING AND
ZONING
Approved by:

 DIRECTOR

 Date

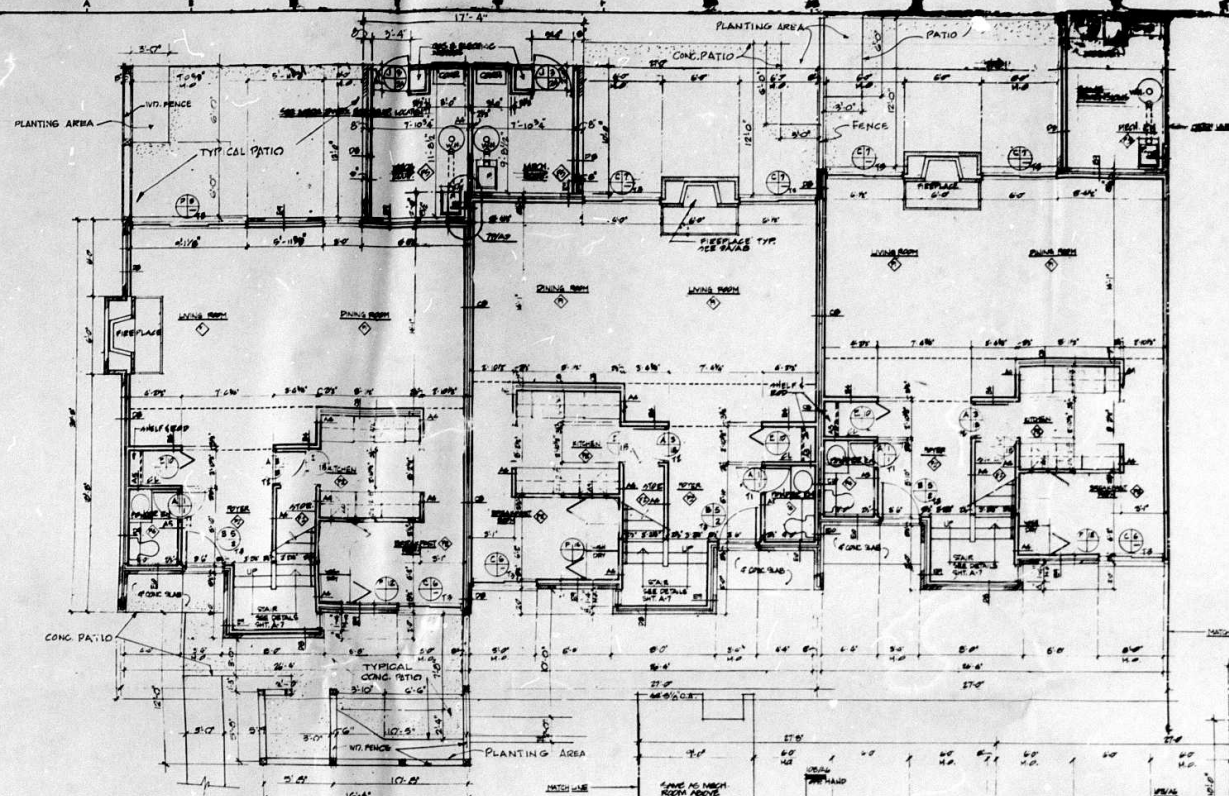
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RTKL INC
ARCHITECTS-ENGINEERS
806 CATHEDRAL STREET
BALTIMORE MARYLAND 21201
(301) 539-7497

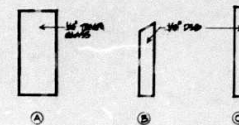
306 CATHEDRAL STREET
BALTIMORE MARYLAND 21201
(301) 539-7497

307) 539-4497

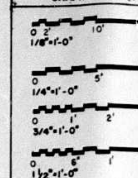
72004
AS SHOWN
8-21-72



WINDOW SCHEDULE



GRAPHIC SCALES



CONSTRUCTION OF PLAN ARE CONSIDERED AS SHOWN IN ALL CASES.

FINISH SCHEDULE

MATERIALS	FINISH NUMBER											
	1	2	3	4	5	6	7	8	9	10	11	12
Ceilings												
Walls												
Floors												

NOTES: FINISH SCHEDULE

1. ALL FINISHES ARE TO BE FINISHED IN 1" PROFILES AND DETAIL BOTH Sides.

EHK, JR. 2 FOLIO 69

Filed: OCT 29 1973

Date: OCT 29 1973

Test:

Clear

REV. SIONS

NO.	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

CLEARFIELD ESTATES

Pat Springs Rd.
Baltimore County, Md.
Election District No. 8

RTKL, INC.

Architects, Engineers
806 Cathedral St.
Baltimore, Md.

SHEFFERMAN & BIGELSON CO.

Mechanical Engineers
1111 Spring St.
Silver Spring, Md.

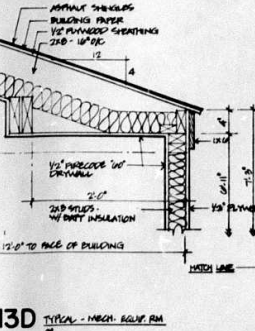
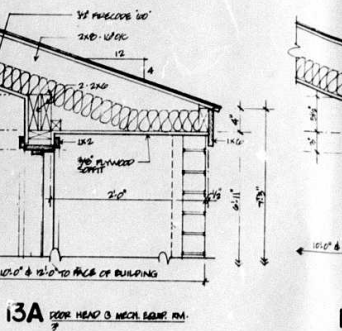
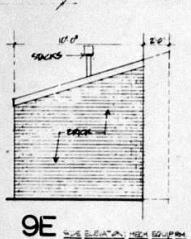
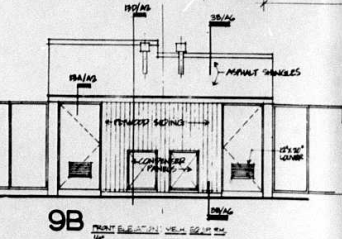
TOPFIELD Condominium Townhouses

1st FLOOR PLANS - TO WINDOW SCHEDULE FINISH SCHEDULE

1st FLOOR PLANS - TO WINDOW SCHEDULE FINISH SCHEDULE

1st FLOOR PLANS - TO WINDOW SCHEDULE FINISH SCHEDULE

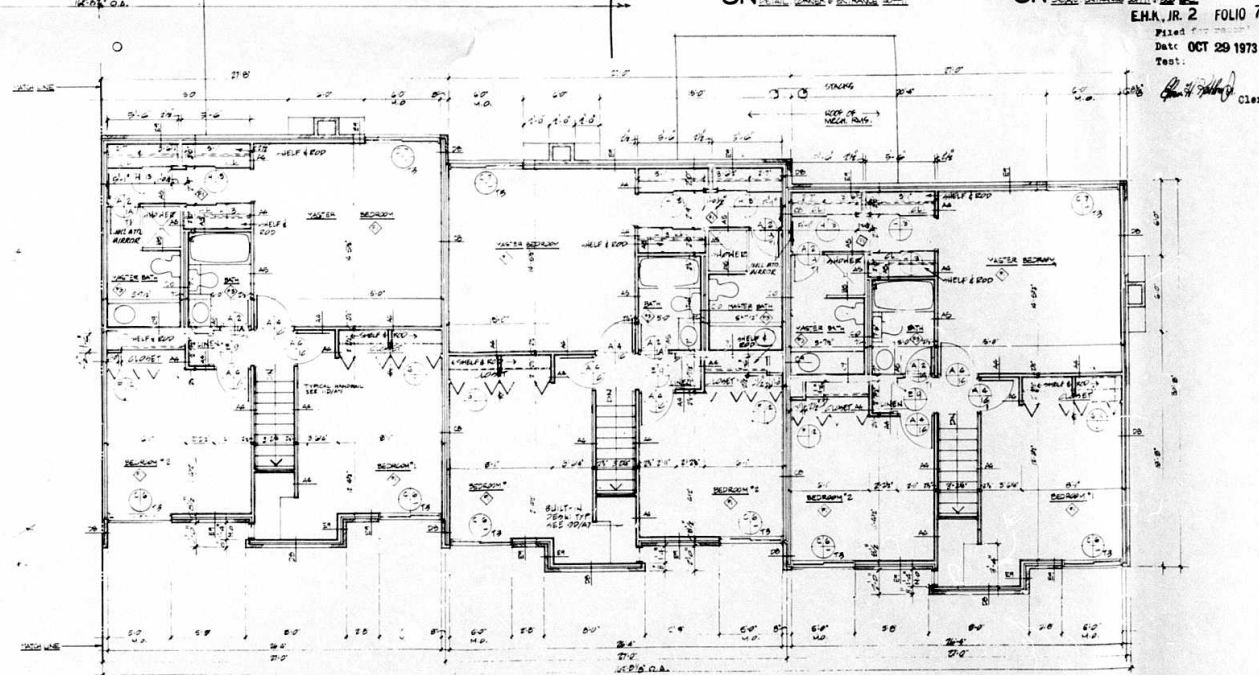
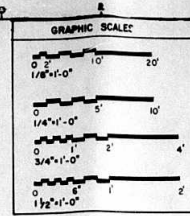
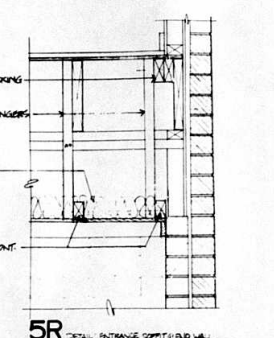
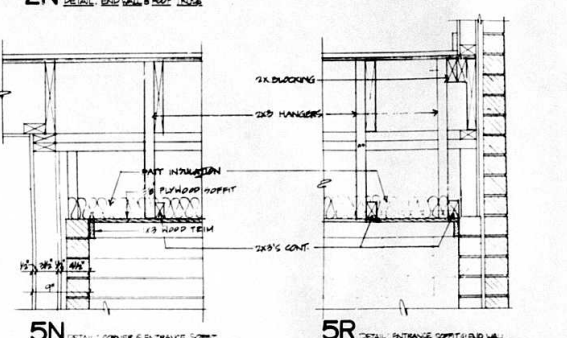
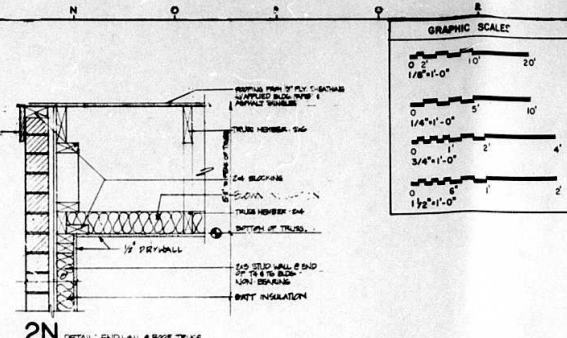
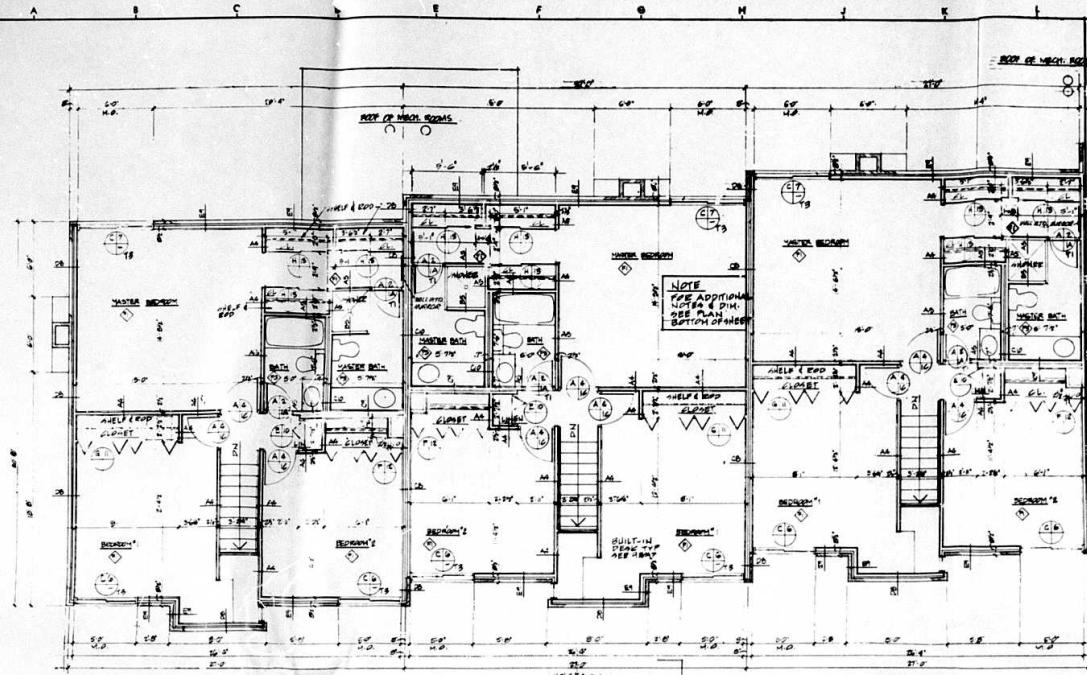
1st FLOOR PLANS - TO WINDOW SCHEDULE FINISH SCHEDULE



NOTE: DOOR SWING IS OPTIONAL ON ALL PORCHES ROOMS.

FIRST FLOOR PLAN - BUILDINGS T6-1 - T6-2

MICROFILMED



SECOND FLOOR PLAN - BUILDINGS T6-1 - T6-2

EHA, JR. 2 FOLIO 70
 Plan
 Date: OCT 29 1973
 Test:
 Clerk

REVISIONS	
NO.	DESCRIPTION

CLEARFIELD ESTATES
 Pot Springs Rd.
 Baltimore County, Md.
 Election District No. 8

RTKL, INC.
 Architects, Engineers
 806 Cathedral St.
 Baltimore, Md.

SHEFFERMAN & BIGELSON CO.
 Mechanical Engineers
 1111 Spring St.
 Silver Spring, Md.

TOPFIELD
 Condominium
 Townhouses

2 ND FLOOR PLANS-T6	
DATE: 10-29-73	A3
SCALE: 1/4" = 1'-0"	
DATE: 5-22-78	

MICROFILMED

TOPFIELD CONDOMINIUM TOWNHOUSES

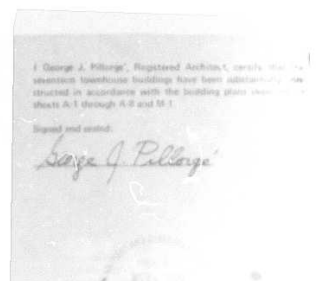
A part of: CLEARFIELD ESTATES

LIST OF DRAWINGS

- 1-3 Survey Plats
- A1 Foundation & Framing Plans
- A2 1st Floor Plans & Schedules-T6
- A3 2nd Floor Plans-T6
- A4 1st Floor Plans & Schedules-T4
- A5 2nd Floor Plans-T4
- A6 Elevations
- A7 Details
- A8 Details
- M1 Mechanical

EHA 102-10-10-64

OCT 25 1971

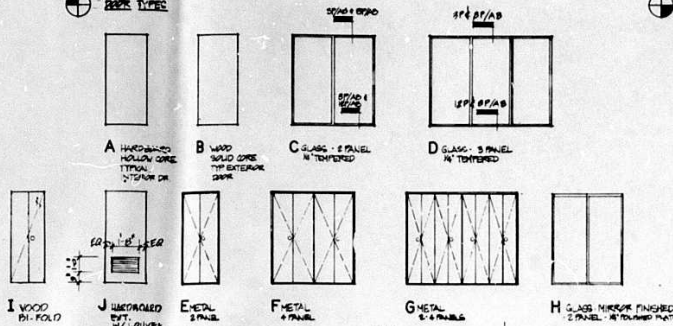


DOOR SCHEDULE

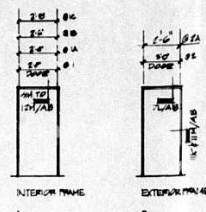
DOOR TYPES

- 1 2'-0" x 6'-0" 1/2"
- 2 2'-0" x 6'-0" 3/4"
- 3 2'-0" x 6'-0" 1"
- 4 2'-0" x 6'-0" 1 1/4"
- 5 2'-0" x 6'-0" 1 1/2"
- 6 2'-0" x 6'-0" 1 3/4"
- 7 2'-0" x 6'-0" 1 1/2" x 6'-0" x 6'-0"
- 8 2'-0" x 6'-0" 1 1/2" x 6'-0" x 6'-0"
- 9 2'-0" x 6'-0" 1 1/2" x 6'-0" x 6'-0"
- 10 2'-0" x 6'-0" 1 1/2" x 6'-0" x 6'-0"
- 11 2'-0" x 6'-0" 1 1/2" x 6'-0" x 6'-0"
- 12 2'-0" x 6'-0" 1 1/2" x 6'-0" x 6'-0"
- 13 2'-0" x 6'-0" 1 1/2" x 6'-0" x 6'-0"

DOOR TYPES



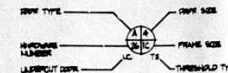
FRAME TYPE



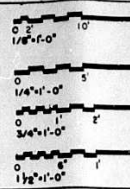
DOOR SYMBOL

- T1 - MARBLE
- T2 - WOOD
- T3 - ALUMINUM

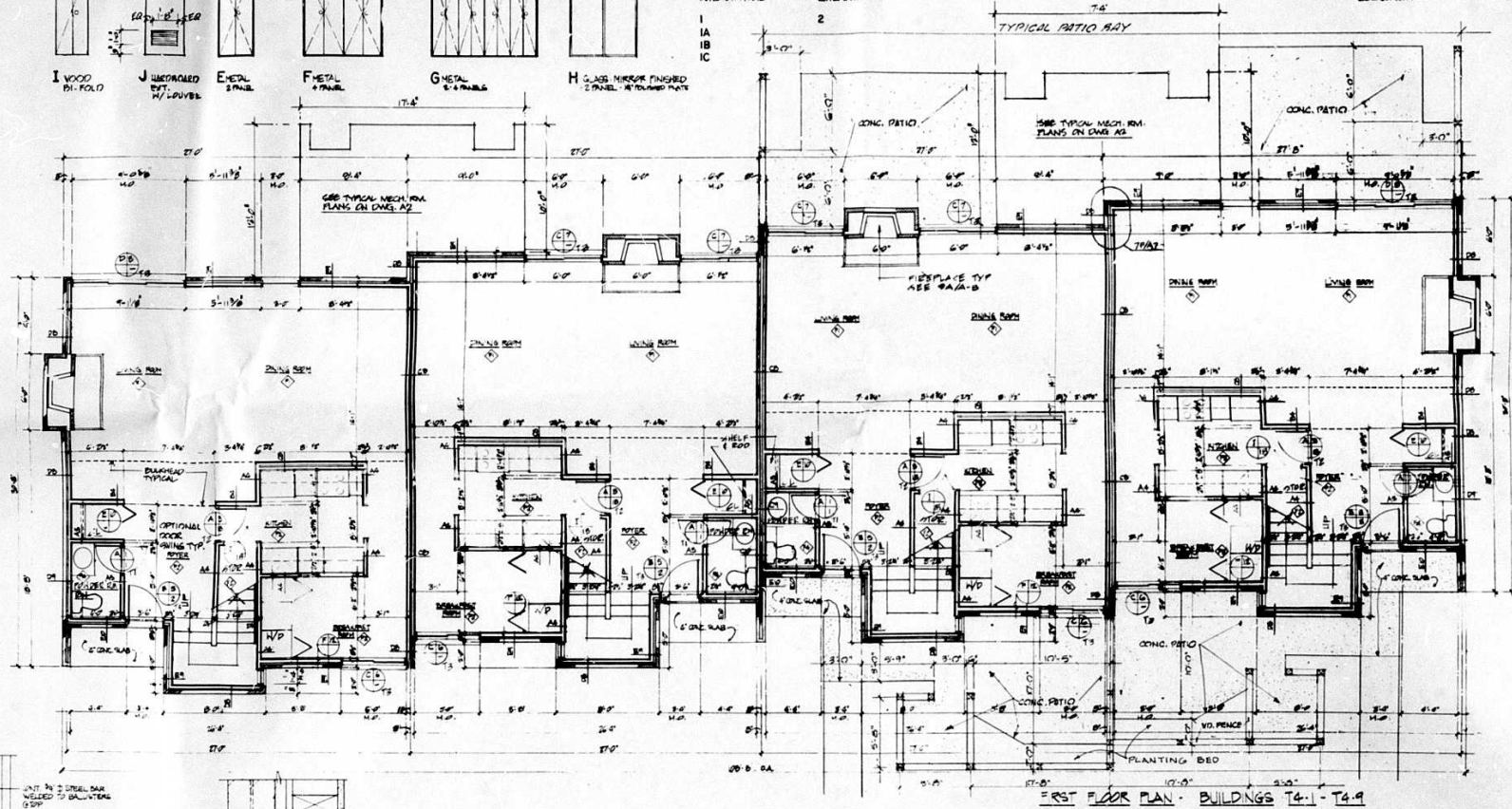
DOOR SYMBOL



GRAPHIC SCALES



SEE ADDITIONAL NOTES
DIMENSIONS & DEPT.
SEE SHEET A-2



ENK, JR. 2 FOLIO 71

Date OCT 29 1973

Test.

Clark

REVISIONS

NO.	DATE	DESCRIPTION
1		
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13		

CLEARFIELD ESTATES

Pot Springs Rd.
Baltimore County, Md.
Election District No. 8

RTKL, INC.

Architects, Engineers
806 Cathedral St.
Baltimore, Md.

SHEFFERMAN & BIGELSON CO.

Mechanical Engineers
1111 Spring St.
Silver Spring, Md.

TOPFIELD Condominium Townhouses

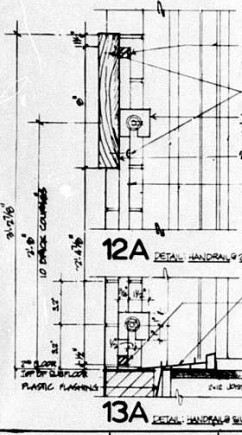
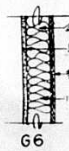
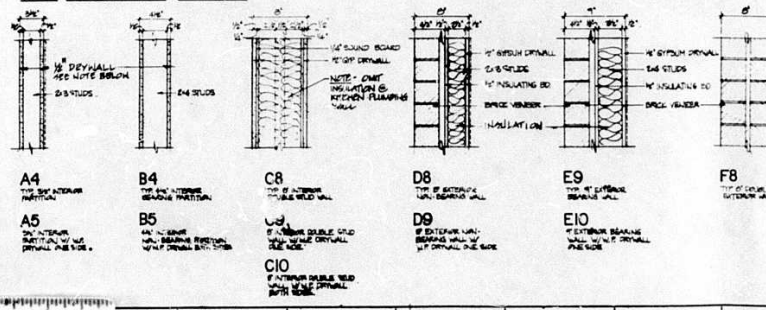
FLOOR PLANS

DOOR & WALL SCHEDULE

NO.	DATE	DESCRIPTION
1		
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A4

WALL CONSTRUCTION SCHEDULE



11E

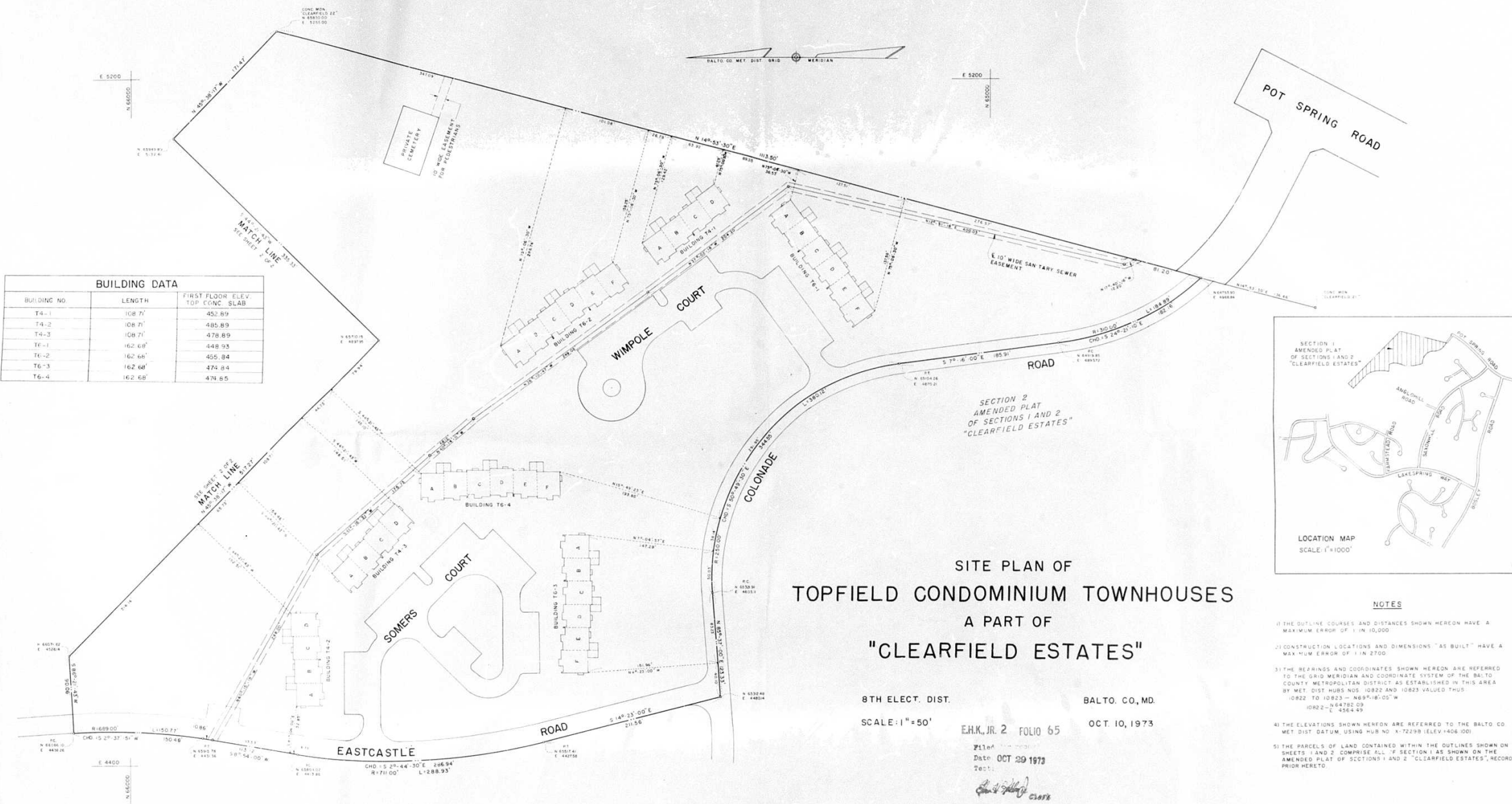
12A

13A



MICROFILMED

BUILDING DATA		
BUILDING NO.	LENGTH	FIRST FLOOR ELEV. TOP CONC. SLAB
T4-1	108.71'	452.89
T4-2	108.71'	485.89
T4-3	108.71'	478.89
T6-1	162.68'	448.93
T6-2	162.68'	455.84
T6-3	162.68'	474.84
T6-4	162.68'	474.85



SITE PLAN OF TOPFIELD CONDOMINIUM TOWNHOUSES A PART OF "CLEARFIELD ESTATES"

8TH ELECT. DIST. BALTO. CO, MD.
SCALE: 1"=50' OCT 10, 1973

E.H.K., JR. 2 FOLIO 65

Date OCT 20 1973
Tect: [Signature]

NOTES

- THE OUTLINE COURSES AND DISTANCES SHOWN HEREON HAVE A MAXIMUM ERROR OF 1 IN 10,000.
- CONSTRUCTION LOCATIONS AND DIMENSIONS "AS BUILT" HAVE A MAXIMUM ERROR OF 1 IN 2700.
- THE BEARINGS AND COORDINATES SHOWN HEREON ARE REFERRED TO THE GRID MERIDIAN AND COORDINATE SYSTEM OF THE BALTO COUNTY METROPOLITAN DISTRICT AS ESTABLISHED IN THIS AREA BY MET. DIST. HUBS NOS. 10822 AND 10823 VALUED THUS:
10822 - N 64782.09
10823 - N 69718.05' W
E 4564.49
- THE ELEVATIONS SHOWN HEREON ARE REFERRED TO THE BALTO CO. MET. DIST. DATUM, USING HUB NO. X-72298 (ELEV. 1406.00).
- THE PARCELS OF LAND CONTAINED WITHIN THE OUTLINES SHOWN ON SHEETS 1 AND 2 COMPRISE ALL 1/2 SECTION 1 AS SHOWN ON THE AMENDED PLAT OF SECTIONS 1 AND 2 "CLEARFIELD ESTATES", RECORDED PRIOR HERETO.

SURVEYOR'S CERTIFICATE
LEO W. RADER, PROFESSIONAL LAND SURVEYOR, HOLDING MARYLAND REGISTRATION NO. 1825 HEREBY CERTIFY THAT THE BUILDINGS AND UNITS HEREON ARE LOCATED AS SHOWN, BASED UPON AN ACCURATE TRANSIT-TAPE "AS BUILT" SURVEY.

REGISTERED LAND SURVEYOR NO. 1825

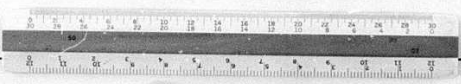
OWNER'S CERTIFICATE
THE REQUIREMENT OF ARTICLE 17 SECTION 59-62, OF THE ANNOTATED CODE OF MARYLAND, 1957 EDITION, 1966 REPLACEMENT VOLUME AND SUPPLEMENTS THEREON, AS FAR AS THEY CONCERN THE MAKING OF THE PLAT AND SETTING OF THE MARKERS HAVE BEEN COMPLIED WITH.
CLEARFIELD ESTATES LIMITED PARTNERSHIP
BY [Signature] GENERAL PARTNER

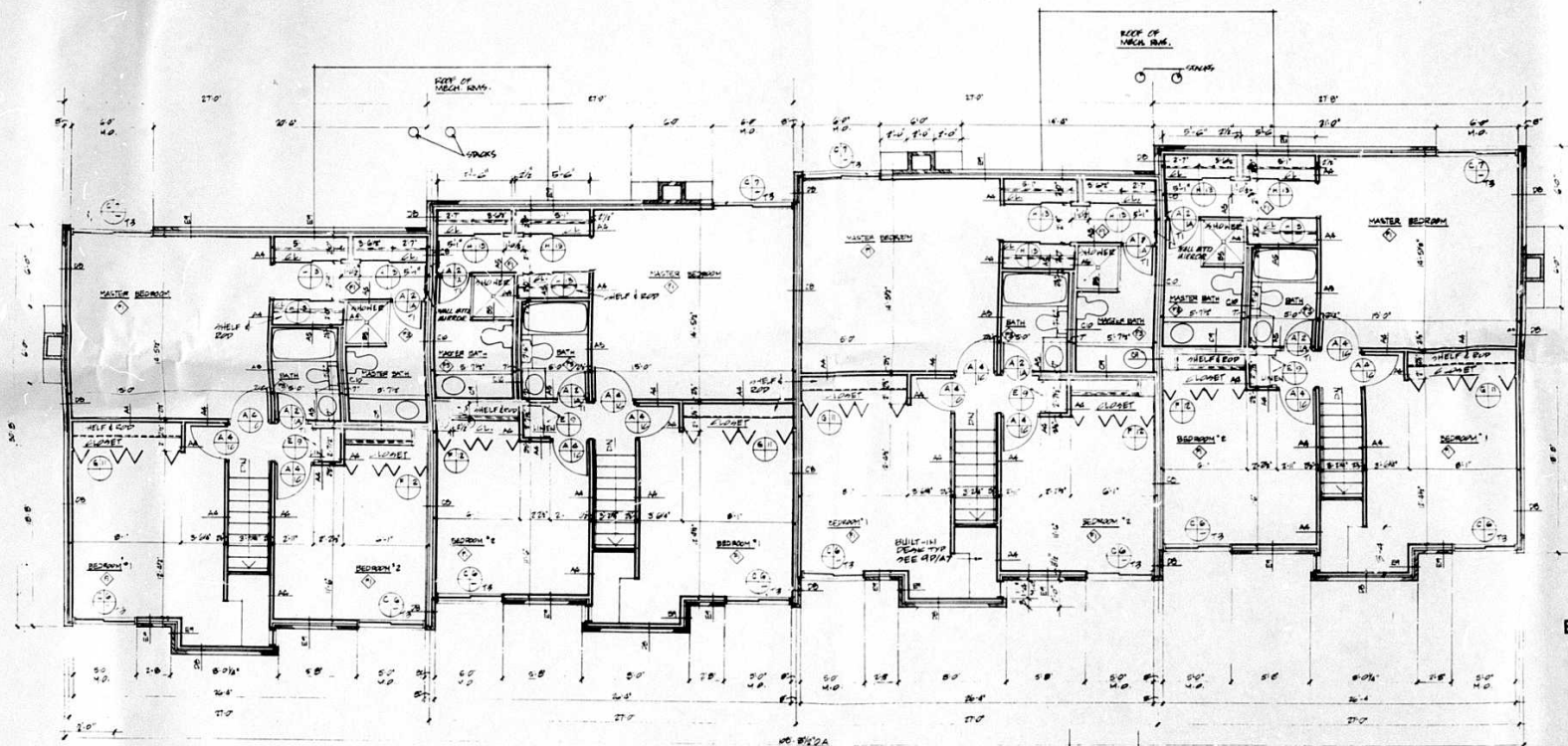
APPROVED FOR BALTIMORE COUNTY HEALTH DEPARTMENT
BY [Signature] DATE 10/10/73
DEPUTY STATE AND COUNTY HEALTH OFFICER

APPROVED FOR BALTIMORE COUNTY PLANNING BOARD
BY [Signature] DATE 10/10/73
DIRECTOR

HIGHWAY DEPARTMENT OF BALTIMORE COUNTY
APPROVED FOR STREET ALIGNMENT AND LOCATION
BY [Signature] DATE 10/23/73
ROAD ENGINEER

SHEET 1 OF 2
LEO W. RADER
REG. LAND SURVEYOR
38 BELFAST ROAD
TIMonium, MD. CL 2-2920

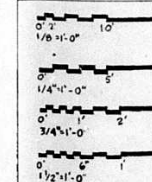




E.H.K. JR. 2 FOLIO 72
 Filed for record
 Date OCT 29 1973
 Test:

[Signature] Clerk

GRAPHIC SCALES



GENERAL NOTES

FOR ADDITIONAL NOTES,
 DIMENSIONS & REF.
 SEE SHEET A-5

[Signature]
 S. J. Pilloge
 ARCHITECT
 BALTIMORE, MD.

REVISIONS

NO.	DATE	DESCRIPTION

DESIGNED BY
 DRAWN BY
 CHECKED BY
 APPROVED BY

CLEARFIELD ESTATES

Pot Springs Rd.
 Baltimore County, Md.
 Election District No. 8

RTKL, INC.

Architects, Engineers
 806 Cathedral St.
 Baltimore, Md.

SHEFFERMAN & BIGELSON CO.

Mechanical Engineers
 1111 Spring St.
 Silver Spring, Md.

TOPFIELD
 Condominium Townhouses

2ND FLOOR PLANS-T4

JOB NO. 72-100-05
 SCALE 1/4"=1'-0"
 DATE 5 OCT. 73
 A5

BUILDING DATA		
BUILDING NO.	LENGTH	FIRST FLOOR ELEV. TOP CONC. SLAB
T4-4	108.71'	488.97
T4-5	108.71'	491.09
T4-6	108.71'	490.08
T4-7	108.71'	486.94
T4-8	108.71'	482.99
T4-9	108.71'	482.93
T6-5	162.68'	486.94
T6-6	162.68'	488.94
T6-7	162.68'	490.87
T6-8	162.68'	485.92

NOTES

- 1) THE OUTLINE COURSES AND DISTANCES SHOWN HEREON HAVE A MAXIMUM ERROR OF 1 IN 10,000.
- 2) CONSTRUCTION LOCATIONS AND DIMENSIONS AS BUILT HAVE A MAXIMUM ERROR OF 1 IN 2700.
- 3) THE BEARINGS AND COORDINATES SHOWN HEREON ARE REFERRED TO THE GRID MERIDIAN AND COORDINATE SYSTEM OF THE BALTO. COUNTY METROPOLITAN DISTRICT AS ESTABLISHED IN THIS AREA BY MET. DIST. +485 NOS. 108-1 AND 108-2 VALUED THUS:
10822 TO 10823 - 466° 16' 05" W
10823 TO 10824 - 464° 42' 29"
10824 TO 10825 - 456° 48' 49"
- 4) THE ELEVATIONS SHOWN HEREON ARE REFERRED TO THE BALTO. CO. MET. DIST. DATUM, USING HUR. NO. X-722208 (ELEV. 406.40').
- 5) THE PARCELS OF LAND CONTAINED WITHIN THE OUTLINES SHOWN ON SHEETS 1 AND 2 COMPREHEND ALL OF SECTION 1 AND 2 SHOWN ON THE AMENDED PLAT OF SECTIONS 1 AND 2 "CLEARFIELD ESTATES", RECORDED PRIOR HERETO.



SITE PLAN OF TOPFIELD CONDOMINIUM TOWNHOUSES A PART OF "CLEARFIELD ESTATES"

ENCL. JR. 2 FOLIO 66

Filed in 700001
Date OCT 29 1973
Test.

[Signature] Clerk

8TH ELECT. DIST.

SCALE: 1"=50'

BALTO. CO., MD.

OCT. 10, 1973

SURVEYOR'S CERTIFICATE

LEO W. RADER, PROFESSIONAL LAND SURVEYOR, HOLDING MARYLAND REGISTRATION NO. 1825, HEREBY CERTIFY THAT THE BUILDINGS AND UNITS HEREON ARE LOCATED AS SHOWN, BASED UPON AN ACCURATE TRANSIT TAPE "AS BUILT" SURVEY.

REGISTERED LAND SURVEYOR NO. 1825

OWNER'S CERTIFICATE

THE REQUIREMENT OF ARTICLE 17, SECTION 59-62, OF THE ANNOTATED CODE OF MARYLAND, 1957 EDITION, 1966 REPLACEMENT VOLUME AND SUPPLEMENTS THEREIN, AS FAR AS THEY CONCERN THE MARKING OF THE PLAT AND SETTING OF THE MARKERS HAVE BEEN COMPLIED WITH.

CLEARFIELD ESTATES LIMITED PARTNERSHIP

BY *[Signature]*
LEO W. RADER, SURVEYOR

APPROVED FOR BALTIMORE COUNTY HEALTH DEPARTMENT

[Signature] DATE 10/15/73

APPROVED FOR BALTIMORE COUNTY PLANNING BOARD

[Signature] DATE 10/15/73

HIGHWAY DEPARTMENT OF BALTIMORE COUNTY

APPROVED FOR STREET ALIGNMENT AND LOCATION
[Signature] DATE 10/23/73

SHEET 2 OF 2

LEO W. RADER
REG. LAND SURVEYOR
38 BELFAST ROAD
TIMONUM, MD. CL. 2-18250

CURVE DATA FOR ROAD ALIGNMENT						
CURVE	RADIUS	ARC(L)	Δ	TAN.	LCB	CHORD
A	107.16	169.08	90° 24' 08"	107.91	N 25° 42' 50" W	152.08
B	157.16	247.97	90° 24' 08"	158.27	N 25° 42' 50" W	223.04
C	280.00	388.60	81° 33' 54"	241.54	S 40° 51' 12" E	365.79
D	340.00	480.99	81° 03' 18"	290.67	S 40° 35' 24" E	441.87
E	340.00	718.03	121° 00' 00"	400.93	S 40° 34' 15" E	591.84
F	280.00	591.32	121° 00' 00"	454.90	S 60° 34' 15" E	487.40
G	280.00	161.41	33° 01' 46"	83.02	N 75° 26' 38" E	159.19
H	340.00	135.80	22° 53' 07"	68.82	N 70° 22' 19" E	134.90

NOW OR FORMERLY
PEARRE
G.L.B. 2306-203
DTG 4846 385

PLAT 13
SECTION 12
SPRINGDALE
DTG 33 FOLIO 82

PLAT 14
SECTION 12
SPRINGDALE
DTG 33 FOLIO 82

COORDINATES		
NO.	NORTH	EAST
1	67979.84	30867.77
2	67946.11	32389.71
3	67688.15	32755.93
4	67355.84	33209.99
5	67314.45	33267.76
6	6731.87	33073.99
7	67300.01	33087.87
8	67187.00	33245.10
9	67166.14	33701.81
10	67100.65	33718.10
11	66930.94	3265.11
12	66745.57	32779.96
13	66625.73	32482.26
14	66502.77	32118.42
15	66414.64	31693.32
16	66280.21	31552.70
17	66339.06	31474.87
18	66234.05	31452.12
19	66101.09	31399.86
20	66141.78	31556.76
21	66126.79	31504.49
22	64995.27	30229.92
23	64600.73	30297.87
24	63800.00	32580.00
25	63676.69	32592.84
26	63733.59	32511.26
27	63954.32	31955.80
28	63700.00	31405.00
29	63754.25	31402.00
30	63811.07	31420.95
31	63702.26	31468.14
32	63702.43	31608.14
33	63624.26	31548.39
34	63624.74	31608.39
35	63554.86	31608.39
36	63534.56	31573.36
37	63524.04	31593.37
38	63522.73	31507.72
39	63522.73	31507.72
40	63522.73	31507.72
41	63522.73	31507.72
42	63522.73	31507.72
43	63522.73	31507.72
44	63522.73	31507.72
45	63522.73	31507.72
46	63522.73	31507.72
47	63522.73	31507.72
48	63522.73	31507.72
49	63522.73	31507.72
50	63522.73	31507.72

LOCAT:ON P.I.A. OF "CLEARFIELD ESTATES"

8TH ELECT. DIST. BALTO. CO., MD.
SCALE: 1"=100'
SEPT. 28, 1973

OWNERS
CLEARFIELD ESTATES LIMITED PARTNERSHIP
10 LIGHT STREET
BALTIMORE, MD.

AND
ROGER A. CLAPP
POT SPRING ROAD
TIMONIUM, MD.
21093

E.H.K., JR. 2 FOLIO 67
Date OCT 29 1973
Test:
Clark

DENSITY CALCULATIONS				
ITEM	SECTION 1	SECTION 2	SECTION 3	TOTAL
GROSS ACREAGE OF SITE (ACRES ±)	24.000	44.769	3.957	72.726
PERMITTED DWELLING UNITS (AC 1.35)	84	156	12	252
DWELLING UNITS SHOWN	84	156	3	243
OPEN SPACE REQUIRED 3% (ACRES ±)	0.720	1.343	—	2.063
OPEN SPACE SHOWN (ACRES ±)	11.304	31.194	0.200	42.698
PARKING SPACES REQUIRED	168	312	6	486
PARKING SPACES SHOWN	173	312	6	511
PRESENT ZONING OF SITE	DR 35	DR 35	DR 35	

SHEET 3 GENERAL NOTES				
ITEM	SECTION 1	SECTION 2	SECTION 3	TOTAL
TOTAL AREA OF TRACT (ACRES ±)	24.000	44.769	3.957	72.726
AREA WITHIN ROAD RIGHTS OF WAY (AC ±)	0.524	2.214	—	2.738
HEIGHT OF BUILDINGS	35'-0" MAX			
DWELLING UNITS SHOWN		48	6	54
1 BEDROOM APARTMENTS		30	30	60
2 BEDROOM APARTMENTS		18	18	36
TOWNHOUSES	84	—	—	84
SINGLE FAMILY DETACHED	—	—	3	3
TOTAL	84	156	3	243

NO...
THE BEGINNING AND COORDINATES SHOWN HEREON ARE REFERRED TO THE GRID MERIDIAN AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THIS AREA BY MET DIST. HUBS NOS. 10822 AND 10823 VALUED THUS 10822 TO 10823-NET-10-01-W 10822 24840.00

NOTE
THE STREETS AND/OR ROADS AS SHOWN HEREON AND MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAN IS ATTACHED THEIR HEIRS AND ASSIGNS.

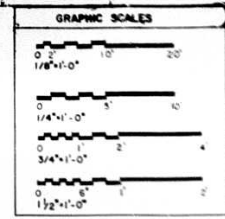
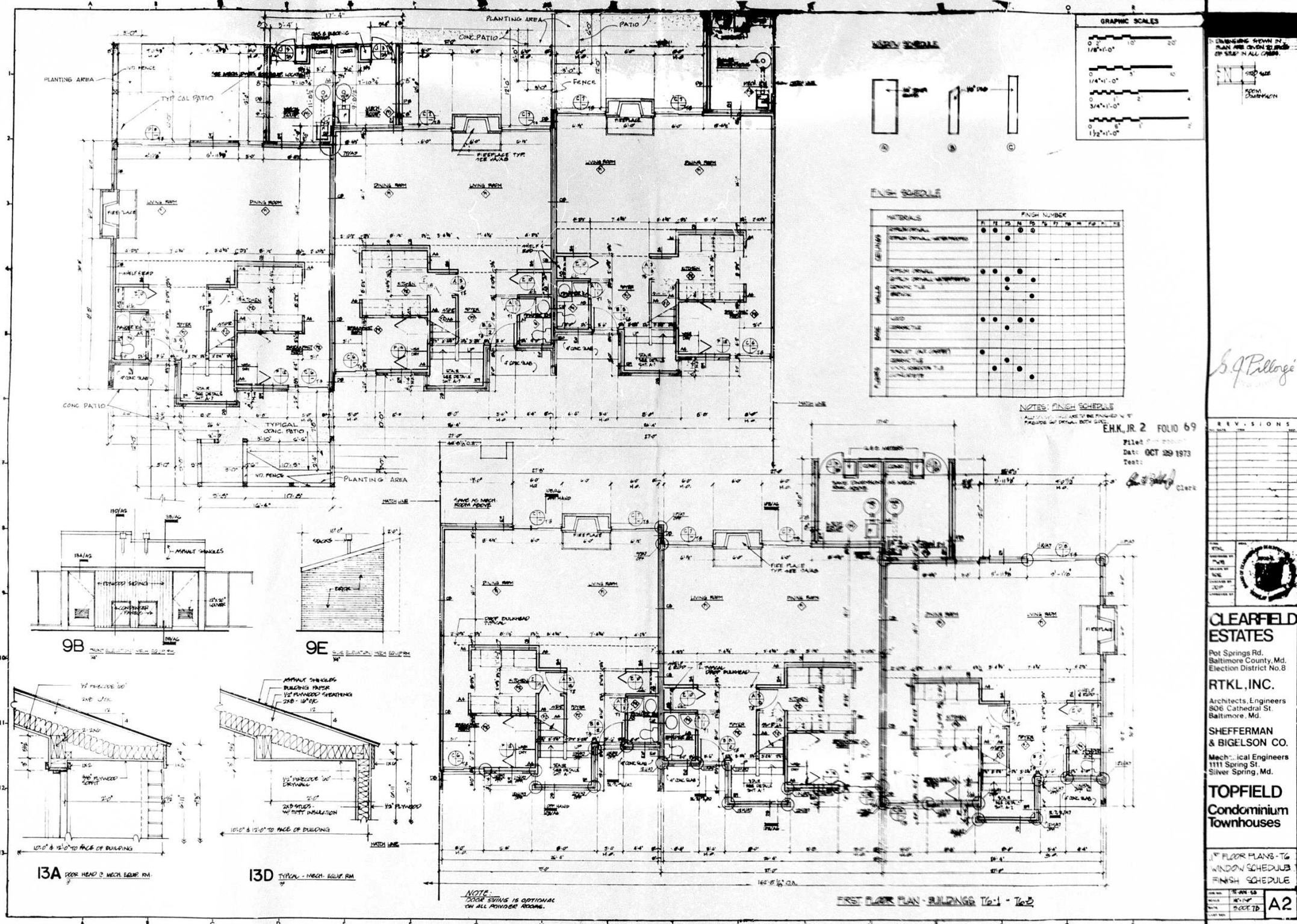
OWNERS CERTIFICATE
THE REQUIREMENTS OF SECTION 72-B, ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND, (FLAC 1947 SUPPLEMENT) AS FAR AS THEY RELATE TO THE PREPARATION OF THIS PLAN HAVE BEEN COMPLIED WITH.

SURVEYORS CERTIFICATE
I, LEO W. RADER, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN Laid OUT, AND THE PLAN THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE LAW RELATING TO THE SUBDIVISION OF LAND KNOWN AS HOUSE BILL #405, CHAPTER 106 OF THE ACTS OF 1945, AND SUBSEQUENT AMENDATORY ACTS.

DATE 10/29/73
DATE 10/29/73
REGISTERED LAND SURVEYOR NO. 1465

LEO W. RADER
REGISTERED LAND SURVEYOR
38 BELFAST ROAD
TIMONIUM, MD.
CL 2-2920





MATERIALS	FINISH NUMBER											
	1	2	3	4	5	6	7	8	9	10	11	12
CEILING												
WALL												
FLOOR												

NOTES: FINISH SCHEDULE

ALL FINISHES TO BE INDICATED BY FINISH NUMBER ON DRAWING BOTH SIDE

E.H.K., JR. 2 FOLIO 69

Plot: 10-100000

Date: OCT 29 1973

Test:

CHANGING SHEET IN PLANS AND SECTION TO BE SHOWN IN ALL CASES

REV. SIONS

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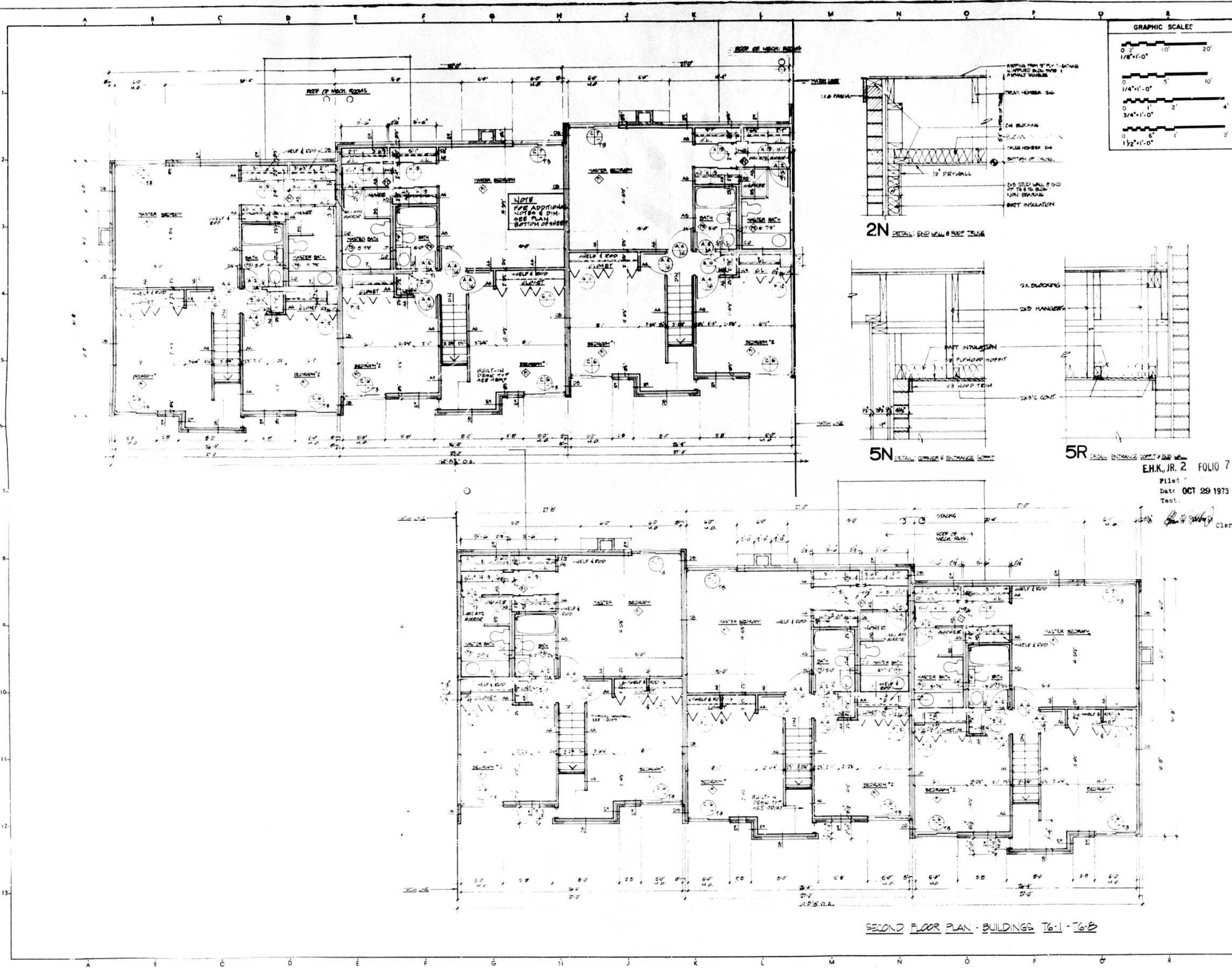
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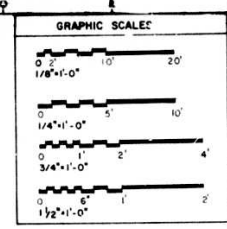
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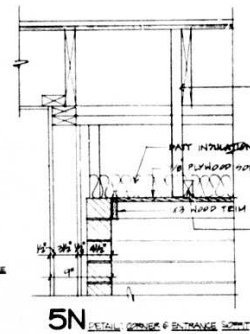
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SECOND FLOOR PLAN - BUILDINGS 76-1 - 76-8



2N DETAIL: BED WALL & BED TRUSS



5R DETAIL: ENTRANCE DOOR & DOOR CASE

EHK, JR. 2 FOLIO 70
 Filed:
 Date: OCT 29 1973
 Test:
 Clerk

Sy. Talley

REVISIONS	
NO.	DESCRIPTION

CLEARFIELD ESTATES

Pot Springs Rd.
 Baltimore County, Md.
 Election District No. 8

RTKL, INC.

Architects, Engineers
 806 Cathedral St.
 Baltimore, Md.

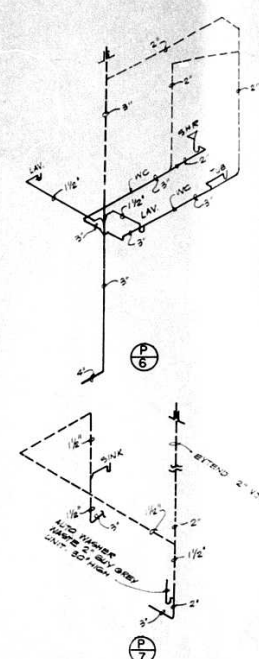
SHOFFERMAN & BIGELSON CO.

Mechanical Engineers
 1111 Spring St.
 Silver Spring, Md.

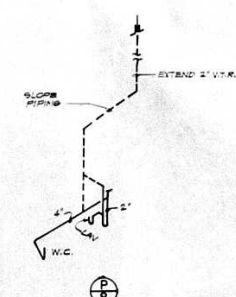
TOPFIELD
 Condominium Townhouses

2nd FLOOR PLANS 76-1

DATE	7/2/73	A3
BY	EHK	
CHECKED	7/2/73	

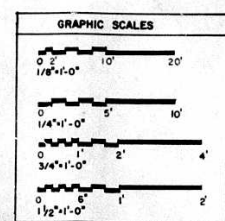
[illegible]

NOTE: END TOWN HOUSE (LENNOX EQUIPMENT) FURNACE: 612 G3 - B2 @ 65,000 BTU OUT A.C.: C4 - 51V 4/ H9N4 - B11 @ 30,900 BTU OUT	NOTE: (SAME DUCT WORK) INSIDE TOWNHOUSE - FURNACE: 612 G3 - B2 @ 35,000 BTU OUT A.C.: C4 - 41/ 4/ H9N4 - B11 @ 20,000 BTU OUT
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[illegible]

MECHANICAL ENGINEERS
1111 Spring St.
Silver Spring, Md.

MI



MICROFILMED

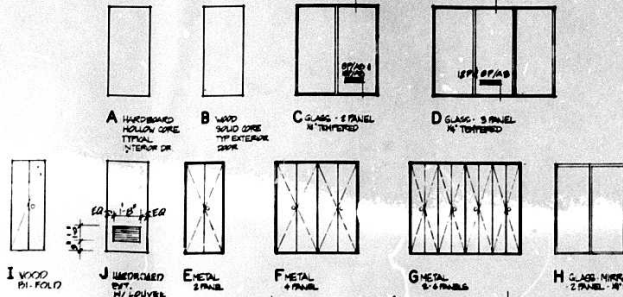


DOOR SCHEDULE

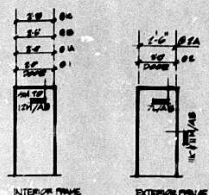
DOOR TYPES

- 1 2'-0" x 8'-0" SWH
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- 13 2'-0" x 8'-0" SWH

DOOR TYPES



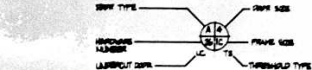
FRAME TYPES



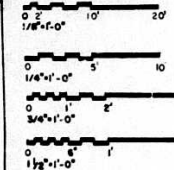
DOOR SYMBOLS

- T1 - MARBLE
- T2 - WOOD
- T3 - ALUMINUM

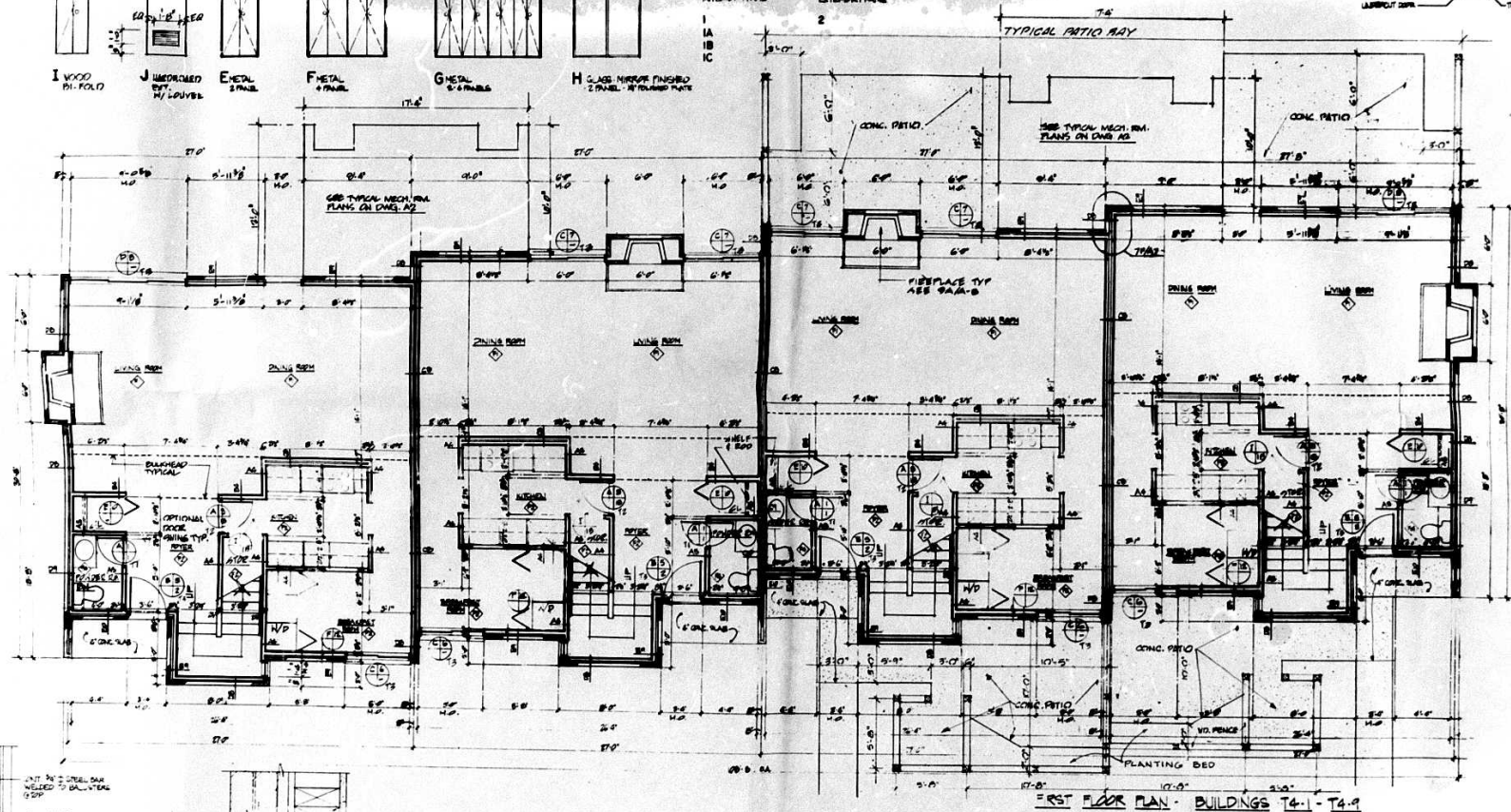
DOOR SYMBOLS



GRAPHIC SCALES



SEE ADDITIONAL NOTES
ON SHEET A-2



ENK, JR. 2 FOLIO 71

Date: OCT 29 1973

Test:

Clark

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CLEARFIELD ESTATES

Pot Springs Rd.
Baltimore County, Md.
Election District No. 8

RTKL, INC.

Architects, Engineers
806 Cathedral St.
Baltimore, Md.

SHEFFERMAN & BIGELSON CO.

Mechanical Engineers
1111 Spring St.
Silver Spring, Md.

TOPFIELD Condominium Townhouses

1st FLOOR PLANS: T4

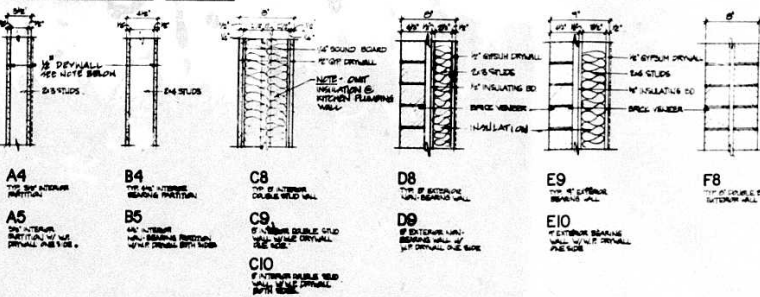
DOOR & WALL SCHEDULE

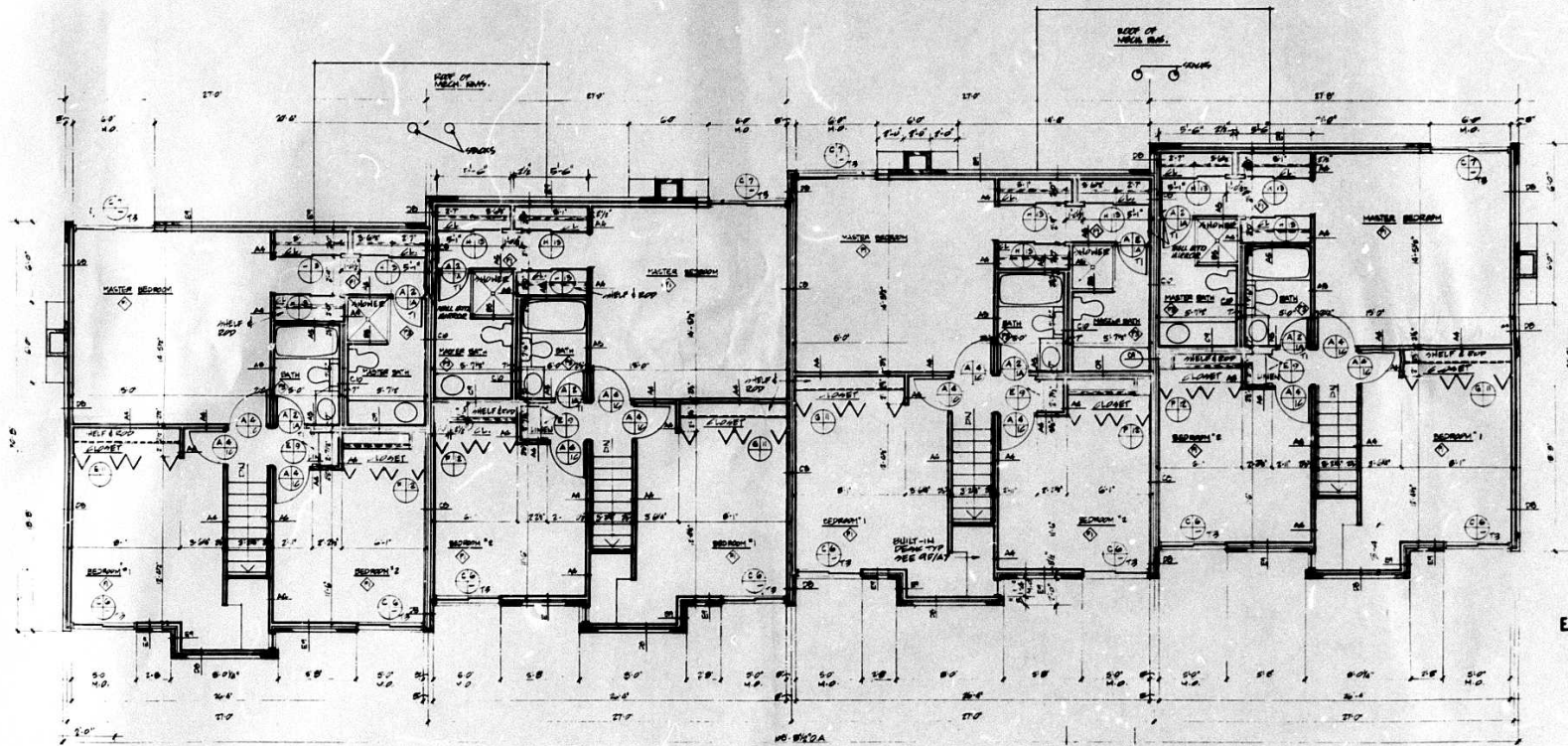
DATE: 5 OCT 73

BY: [Signature]

1A4

WALL CONSTRUCTION SCHEDULE

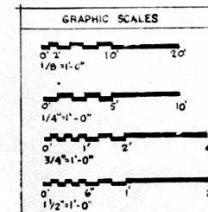




ENK. JR. 2 FOLIO 72

Filed for record
Date OCT 29 1973
Test:

[Signature] Clerk



GENERAL NOTES

SEE ADDITIONAL NOTES
ON SHEET A5
SEE SHEET A5

REVISIONS

NO.	DATE	DESCRIPTION



CLEARFIELD ESTATES

Pot Springs Rd.
Baltimore County, Md.
Election District No. 8

RTKL, INC.

Architects, Engineers
806 Cathedral St.
Baltimore, Md.

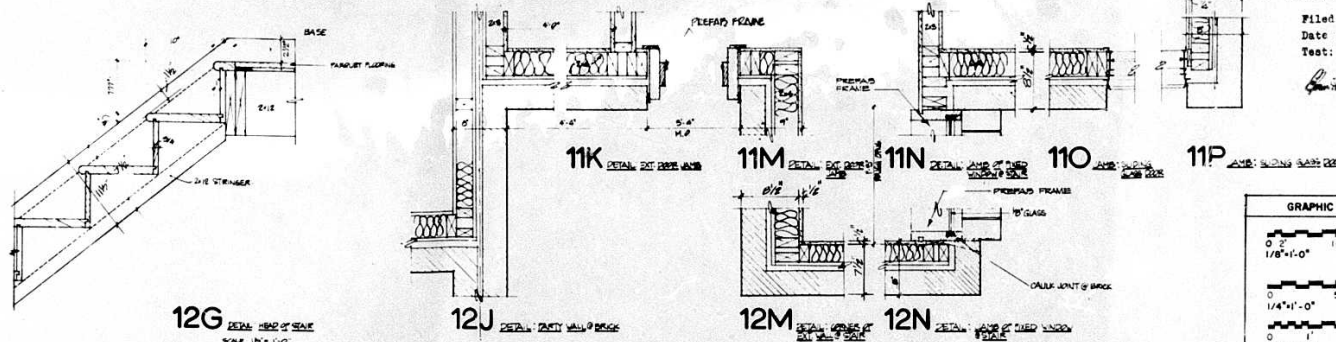
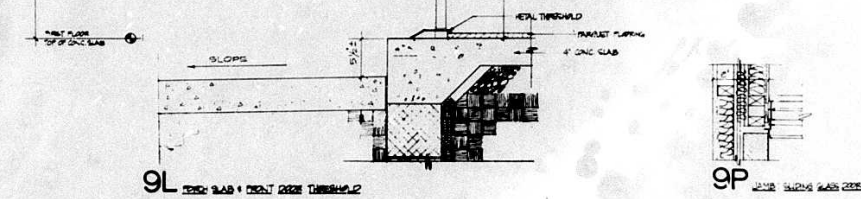
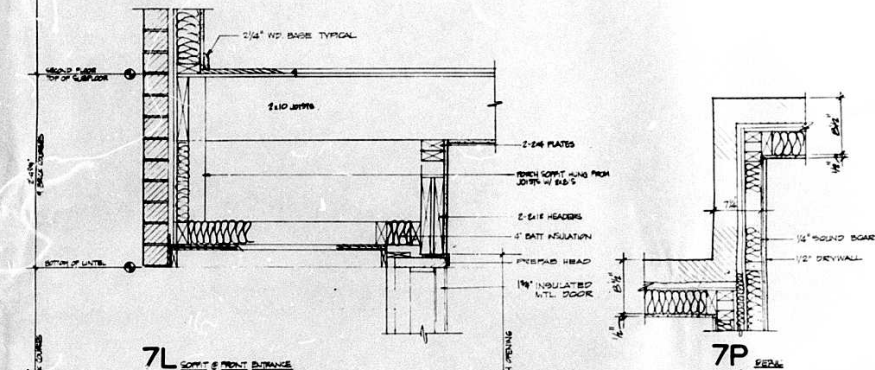
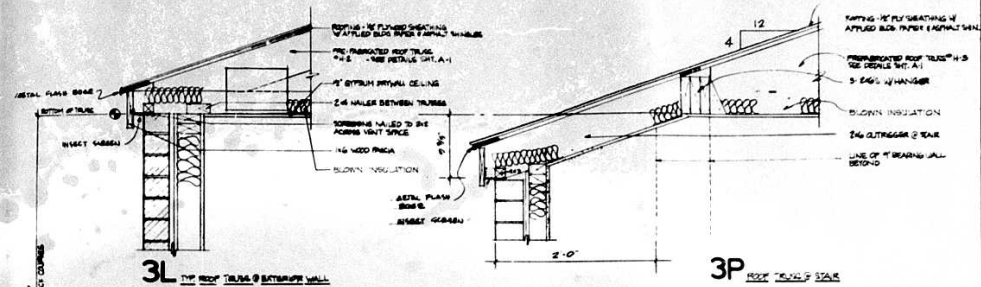
SHEFFERMAN & BIGELSON CO.

Mechanical Engineers
1111 Spring St.
Silver Spring, Md.

TOPFIELD Condominium Townhouses

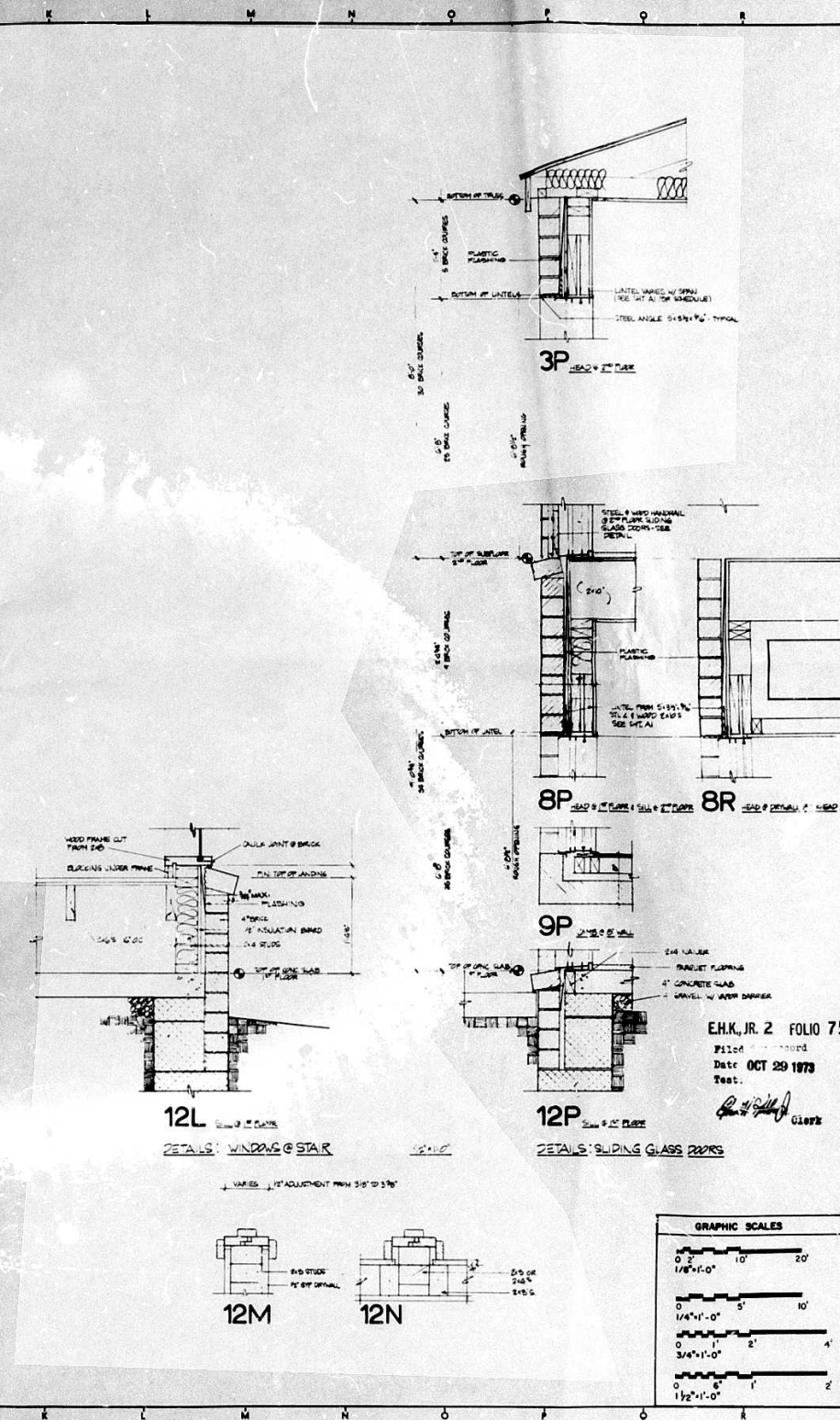
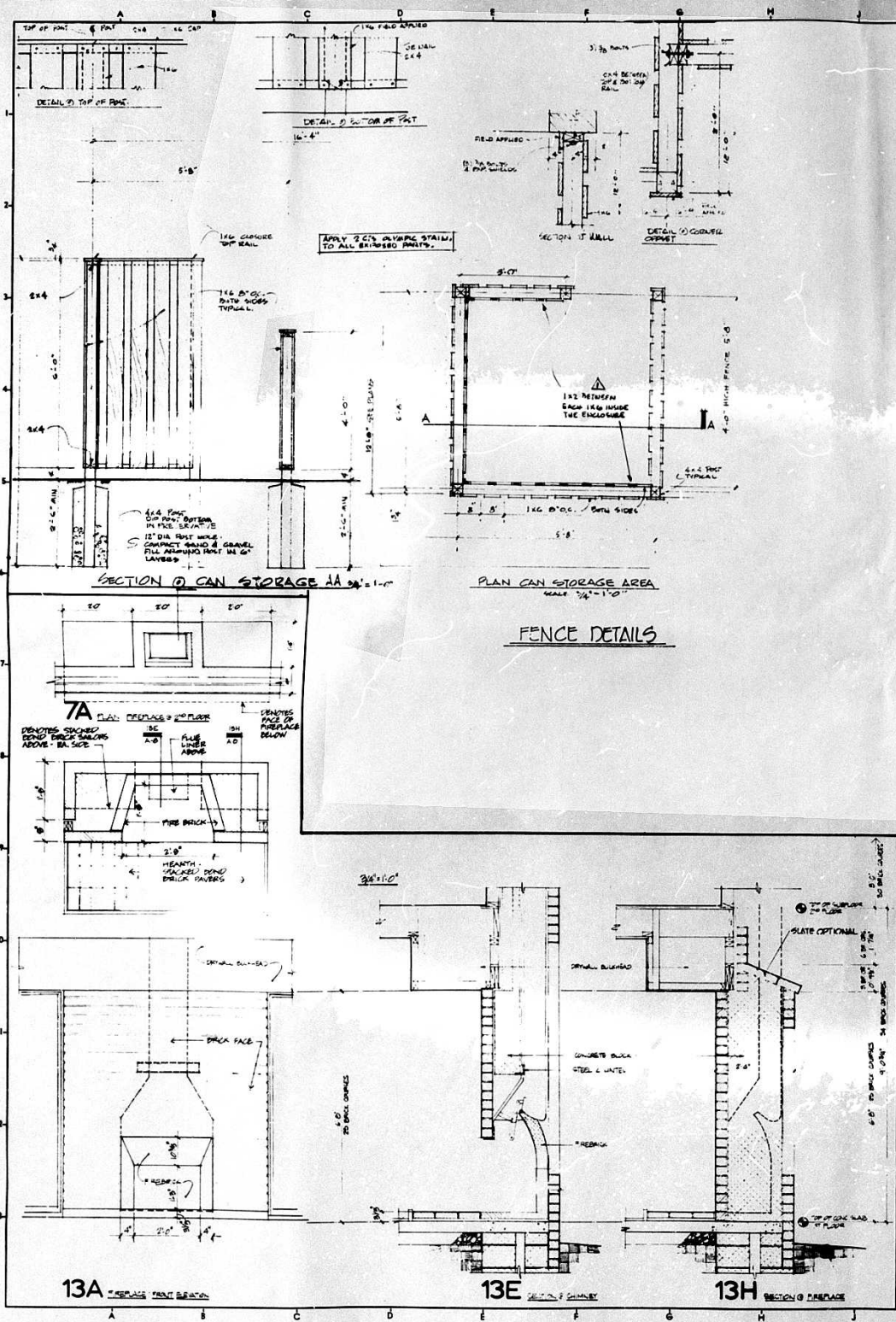
2ND FLOOR PLANS-T6

DATE 5 OCT 73
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E.H.K., JR. 2 FOLIO 75

Filed: **OCT 29 1975**

Date: **OCT 29 1975**

Test: **CL**

CLEARFIELD ESTATES

Pot Springs Rd.
Baltimore County, Md.
Election District No. 8

RTKL, INC.

Architects, Engineers
806 Cathedral St.
Baltimore, Md.

SHEFFERMAN & BIGELSON CO.

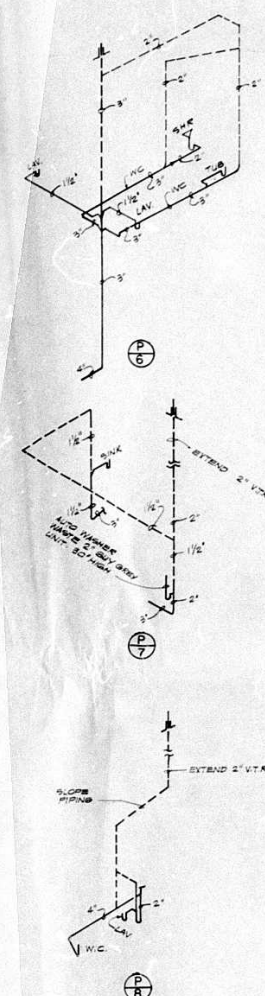
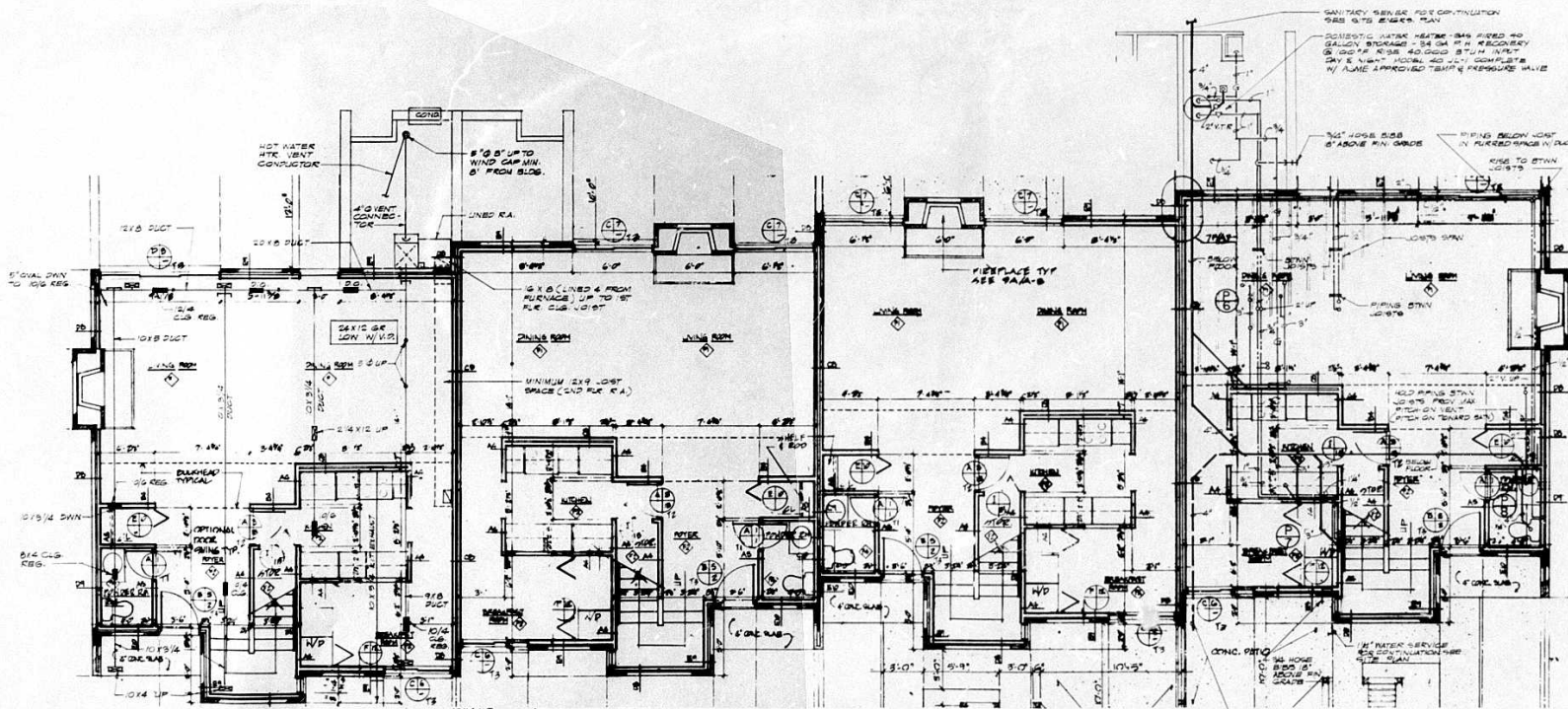
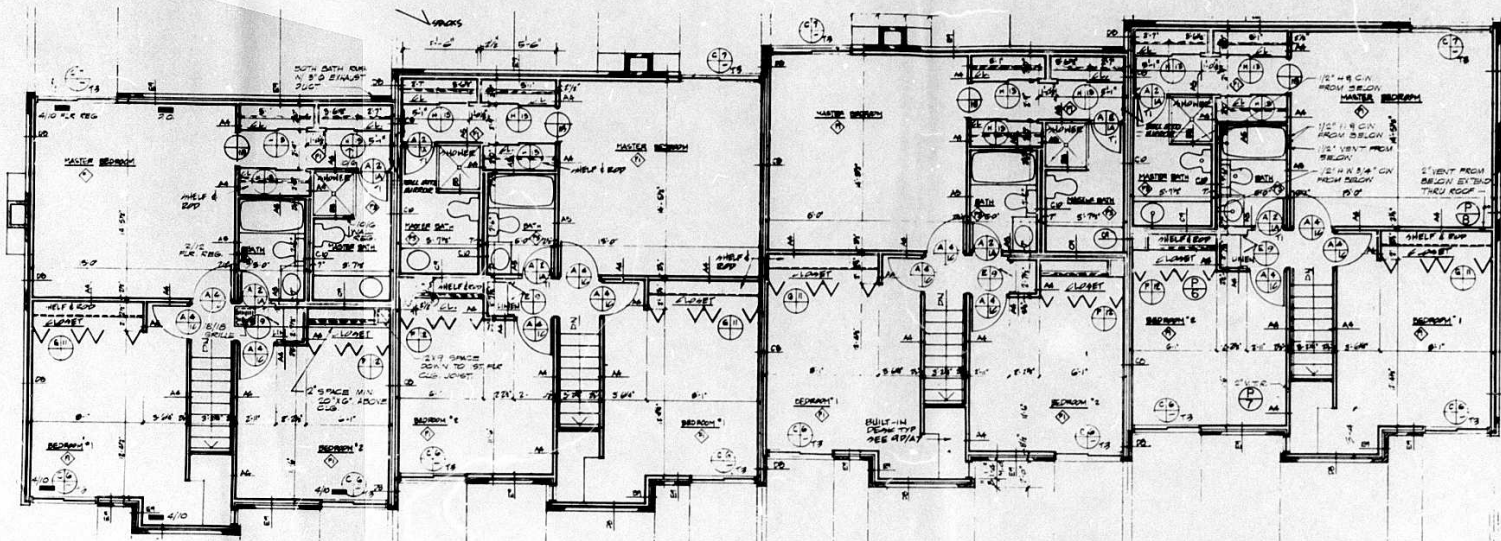
Mechanical Engineers
1111 Spring St.
Silver Spring, Md.

TOPFIELD Condominium Townhouses

DETAILS

A8





EH.K., JR. 2 FOLIO 76

Filed for record
Date OCT 29 1973
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CLEARFIELD ESTATES

Pot Springs Rd.
Baltimore County, Md.
Election District No.8

RTKL, INC.

Architects, Engineers
806 Cathedral St.
Baltimore, Md.

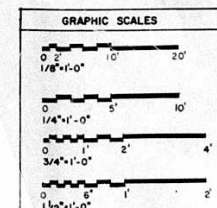
**SHEFFERMAN
& BIGELSON CO.**

Mechanical Engineers
1111 Spring St.
Silver Spring, Md.

TOPFIELD
Condominium
Townhouses

PLANS

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JUN 19 1975



Pat Springs Rd.
Baltimore County, Md.
Election District No. 3

RTKL, INC.

Architects, Engineers
806 Cathedral St.
Baltimore, Md.

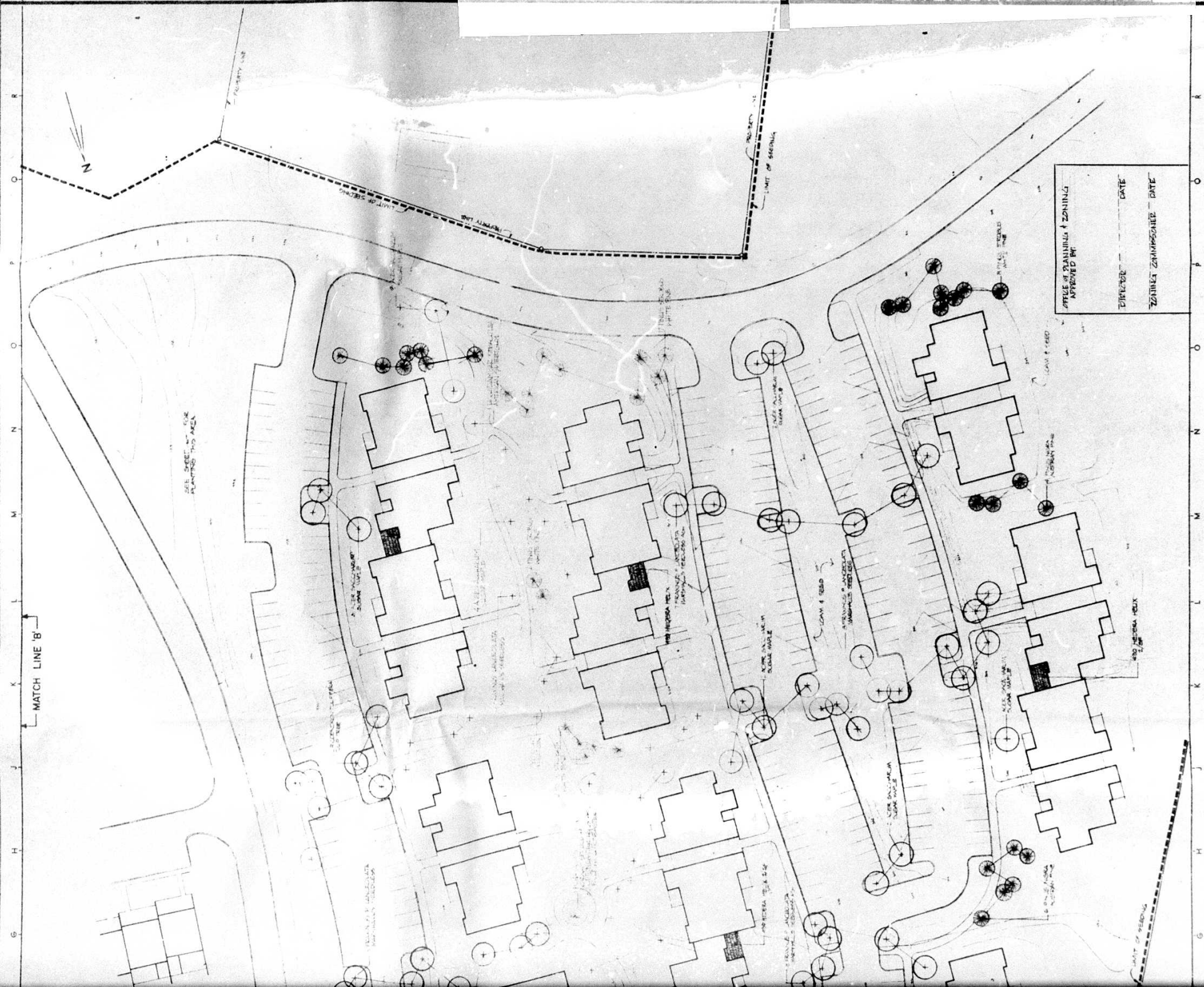
SHEFFERMAN

& BIGELSON CO.
Mechanical Engineers
1000 15th St., N.W., Wash., D.C.

TOPFELD

LANDSCAPING

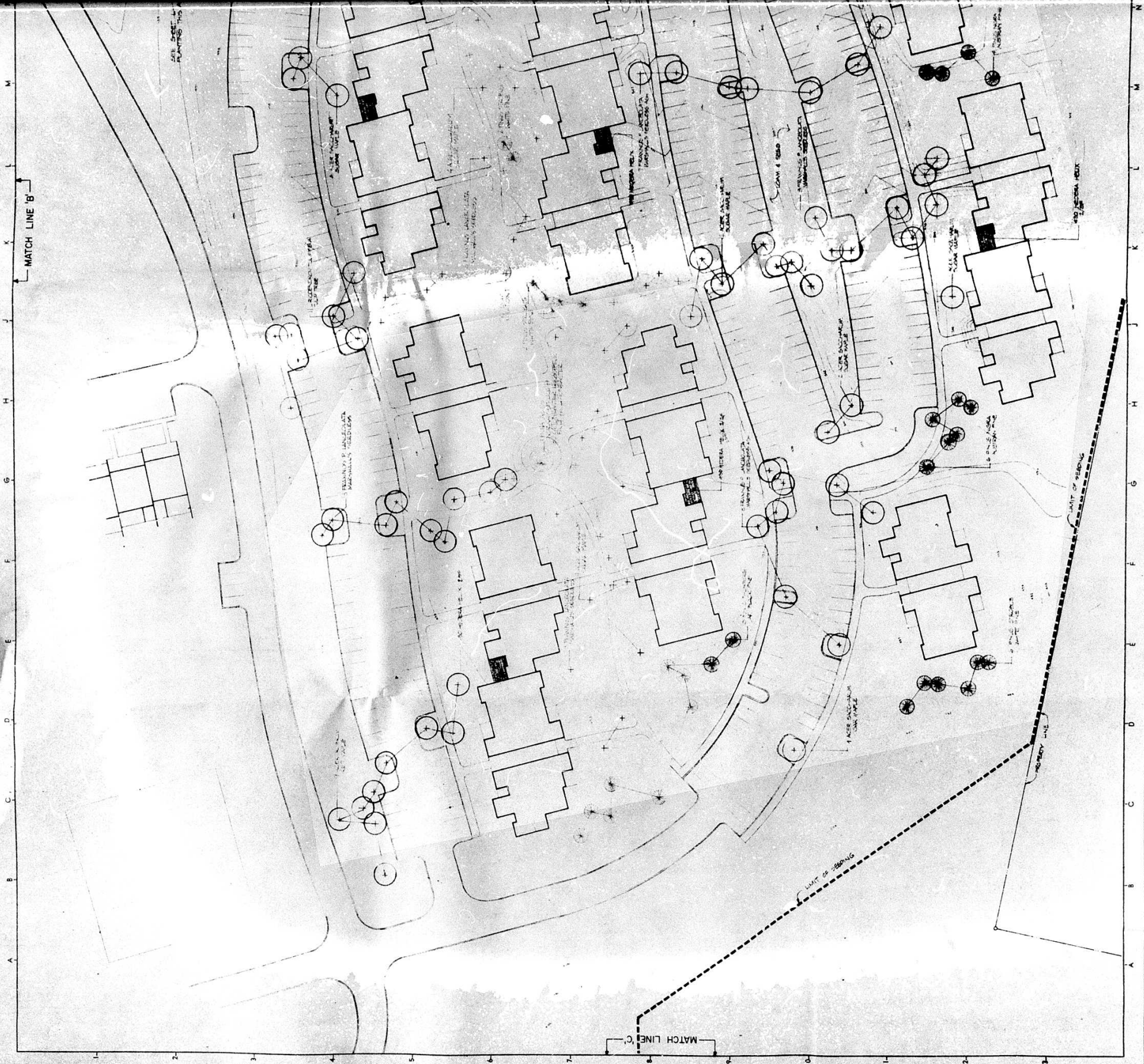
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OFFICE OF PLANNING & ZONING
APPROVED FOR:

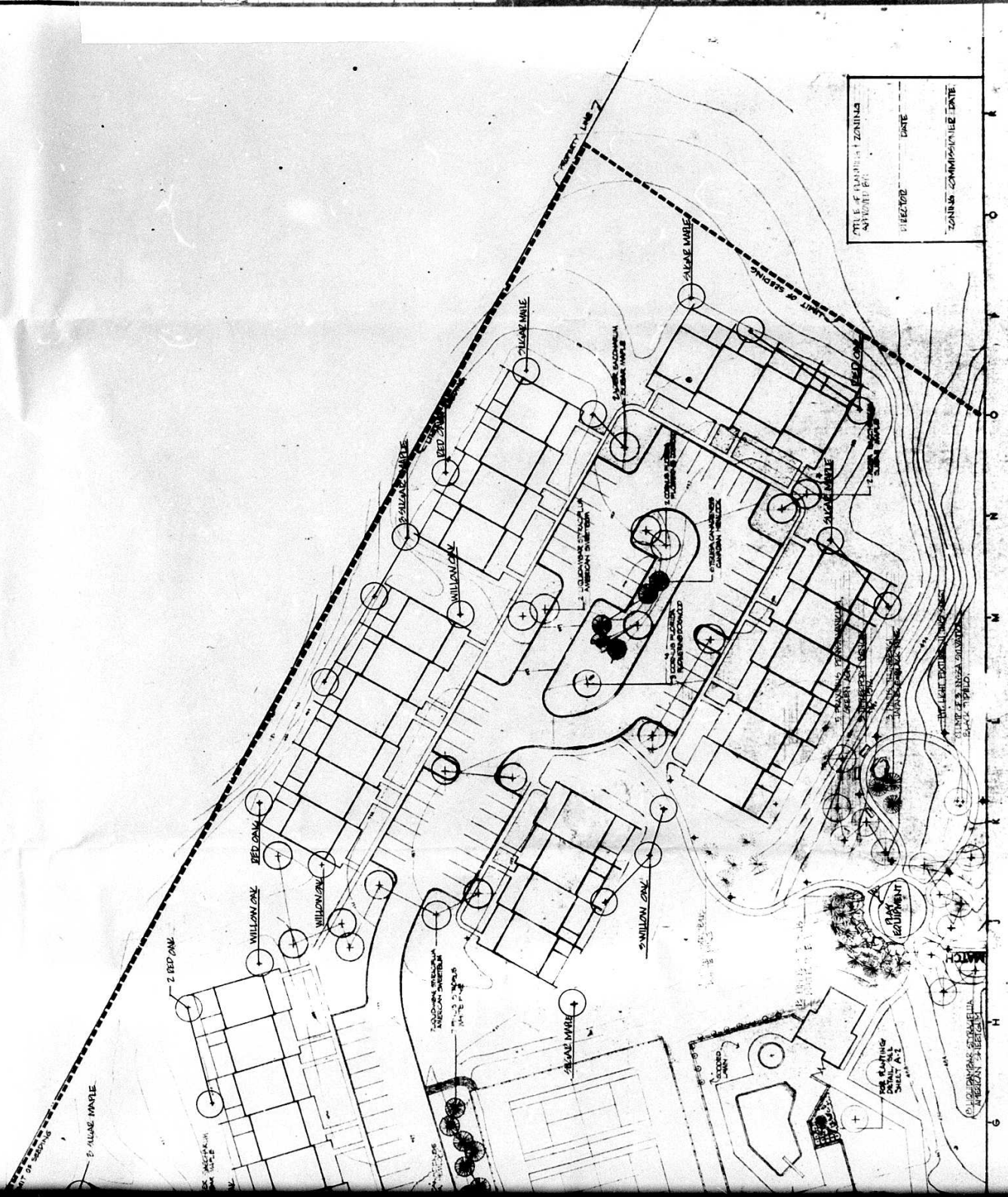
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ZONING COMMISSIONER - DATE

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1st Springs Rd.
Baltimore County, Md.
Election District No. 8

RTKL INC.

Architects, Engineers
806 Cathedral St.
Baltimore, Md.

MECHANICAL ENGINEERS
1111 Spring St.
Silver Spring, Md.

SHEFFERMAN
& BIGELOW CO.

MECHANICAL ENGINEERS
1111 Spring St.
Silver Spring, Md.

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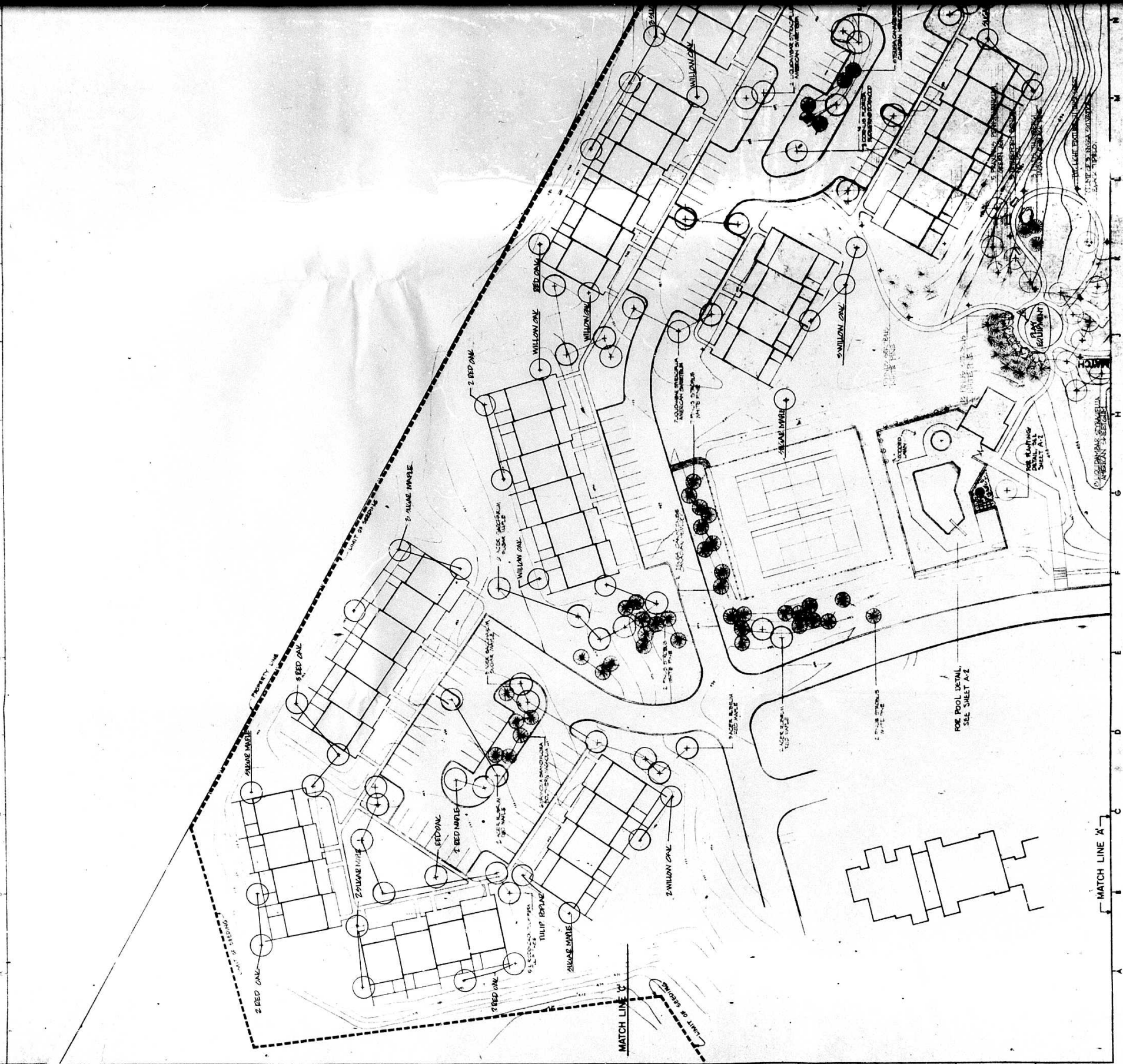
1111 Spring St.
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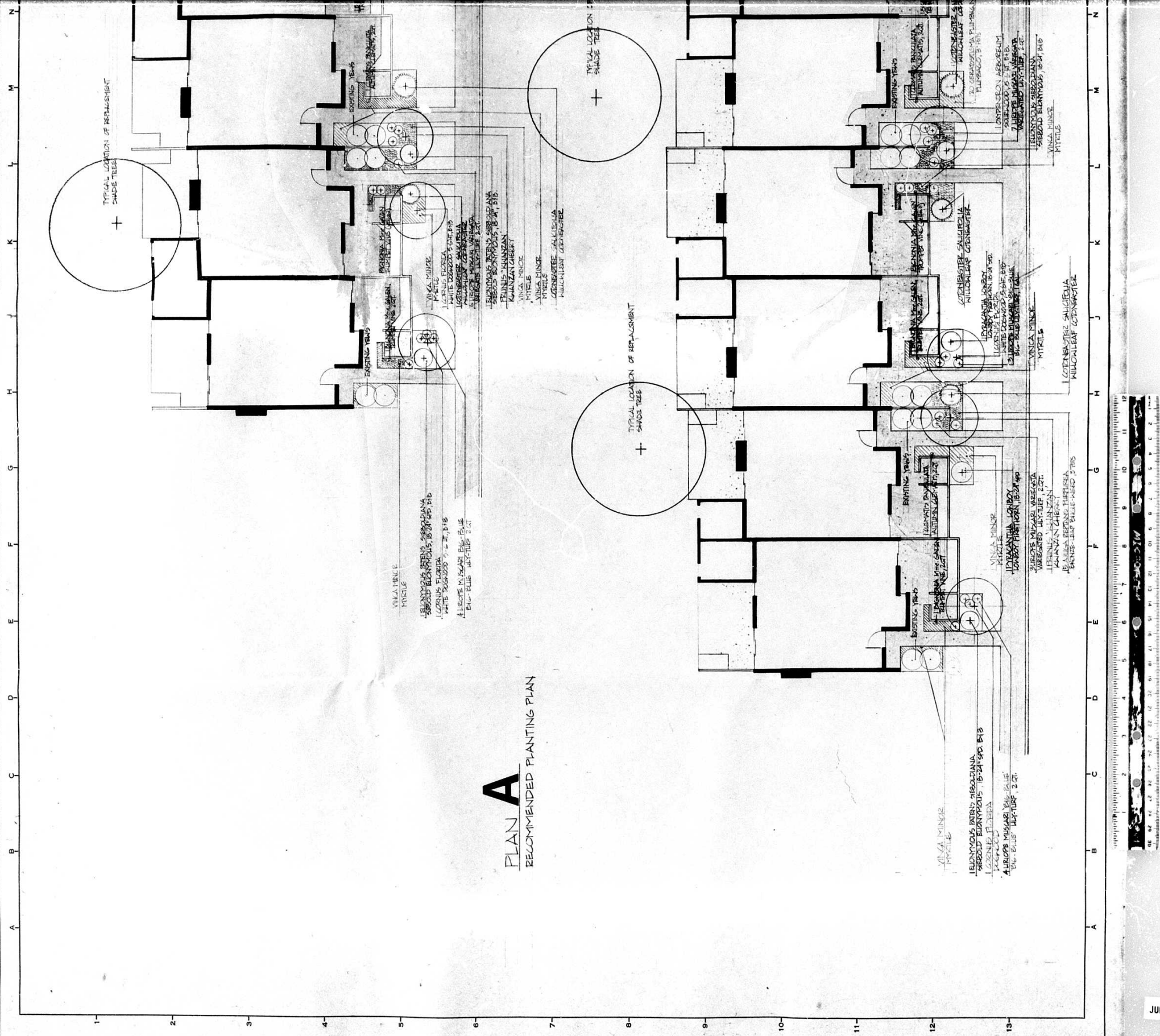
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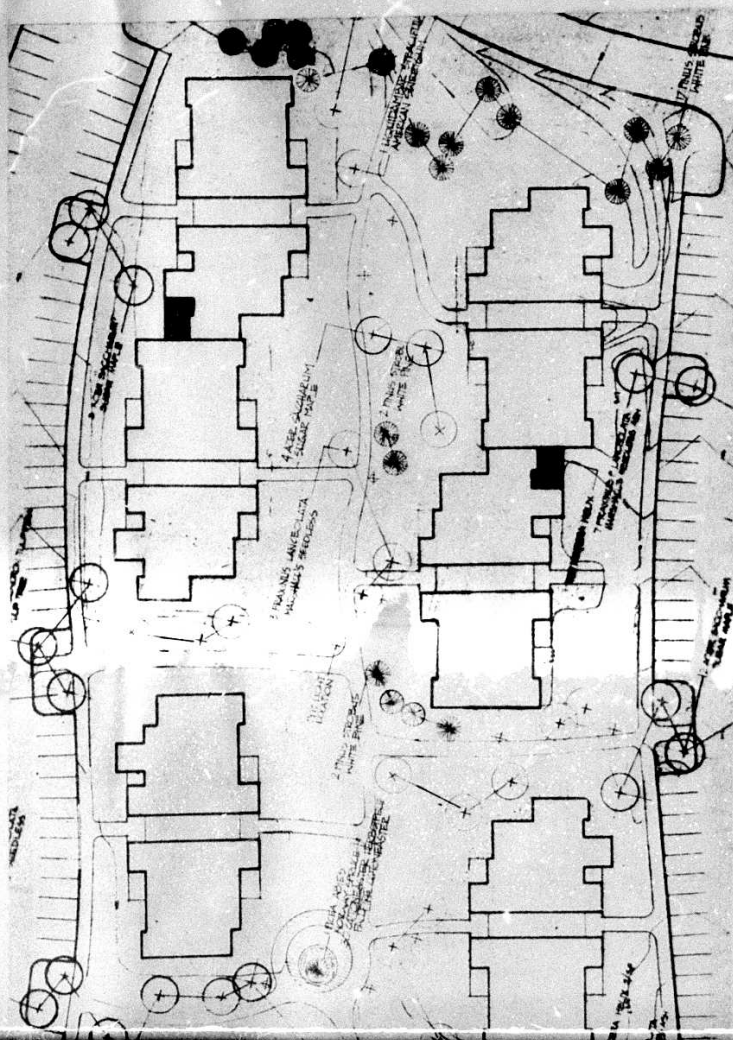
1111 Spring St.
Silver Spring, Md.

TITLE OF PLANNING ZONING	
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TYPICAL LANDSCAPE PLAN GARDEN APARTMENTS
Scale: 1" = 30'-0"

OFFICE OF PLANNING & ZONING
APPROVED BY:

DATE

ZONING ZONING CODE DATE



REVISIONS

NO.	DATE	DESCRIPTION
1	4/14/80	ISSUED FOR PERMIT
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CLEARFIELD
ESTATES

Post Springs Rd.
Baltimore County, Md.
Election District No. 8

RTKL, INC.

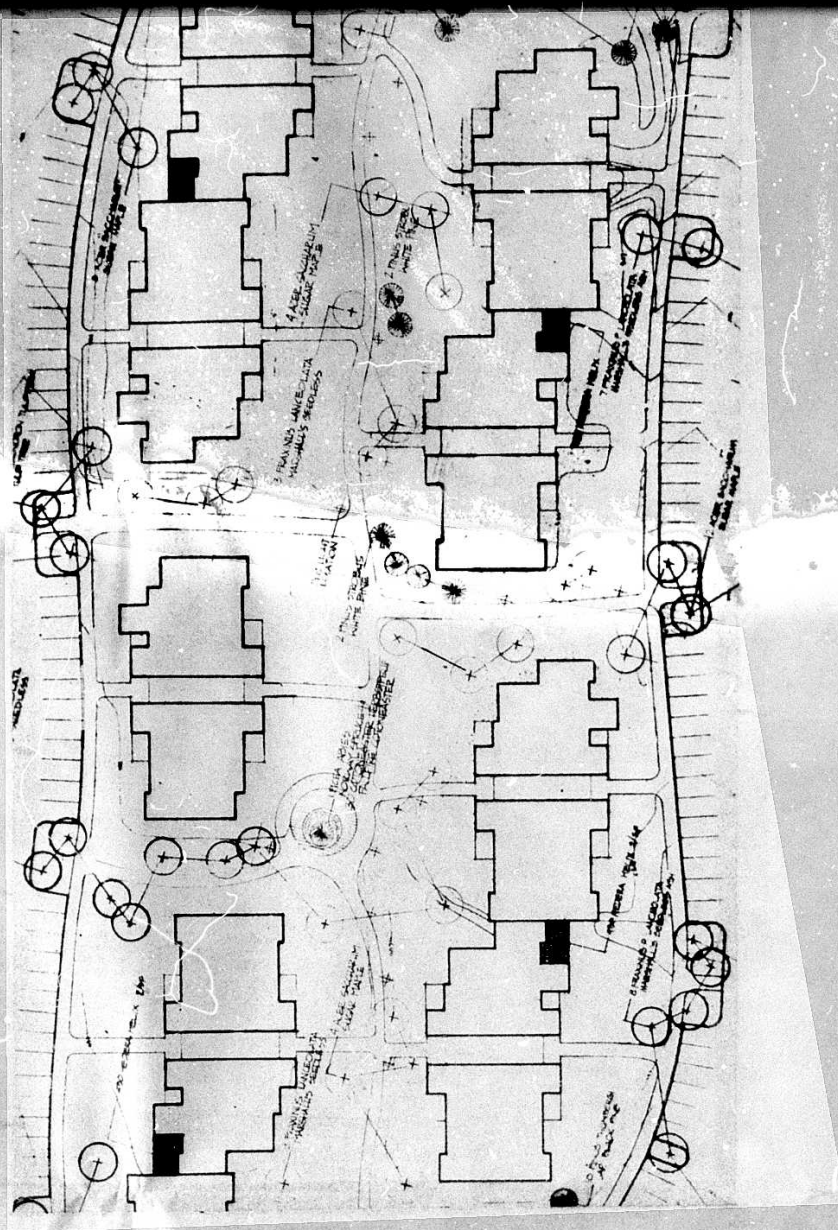
Architects/Engineers
208 Cathedral St.
Baltimore, Md.

SHEFFERMAN
& BIGELSON CO.

Mechanical Engineers
1111 Spring St.
Baltimore, Md.

TYPICAL
LANDSCAPE
PLAN

6



TYPICAL LANDSCAPE PLAN: GARDEN APARTMENTS
Scale: 1" = 30'0"



CLYDE A. CLAPP
 CIVIL ENGINEER
 ZONING DISTRICT NO. 8



SEE SHEET 2

SECTION #2
 44.163 A. 1

SECTION #1
 44.163 A. 1

FLOOD PLAIN
 50 YR STAGE

LOCAL OPEN SPACE
 44.163 A. 1

SECTION #2
 44.163 A. 1

AUBREY FEARRE
 ZONING DISTRICT NO. 8

LOCAL OPEN SPACE
 44.163 A. 1

SECTION #2
 44.163 A. 1

SPRINGDALE
 SECTION IV
 OTG. 33 FOLIO 82
 ZONING DISTRICT NO. 8
 (Revised but undeveloped)

APPLICABLE ZONING DISTRICT
 44.163 A. 1
 DATE
 ZONING DISTRICT NO. 8



REVISIONS

NO.	DATE	DESCRIPTION
1	10/2/72	PRELIMINARY
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98	10/2/72	REVISION
99	10/2/72	REVISION
100	10/2/72	REVISION

SCALE
 1" = 100'



CLEARFELD ESTATES

Pot Springs Rd.
 Baltimore County, Md.
 Election District No. 8

RTKL, INC.

Architects, Engineers
 806 Cathedral St.
 Baltimore, Md.

SHEFFERMAN & BIGELSON CO.

Mechanical Engineers
 1111 Spring St.
 Silver Spring, Md.

LAKESPRING WAY

5

JUN 1

CLYDE A CLAPP
CWB # 1004 FOLD 183
ZONING DR 10

LOCAL OPEN SPACE
ZONING DR 10

SECTION #1
44.769 A.1

FLYING PLAIN
SC VP STORM

LOCAL OPEN SPACE
ZONING DR 10

SECTION #2
44.769 A.1

CLYDE A CLAPP
CWB # 1004 FOLD 183
ZONING DR 10

RIGHT OF WAY FOR LAKE SPRING WAY

N 2° 01' 14" W 546.10'

FOR ADDITIONAL PROPS
LINE INFO SEE SHEET 4

SECTION #2
44.769 A.1

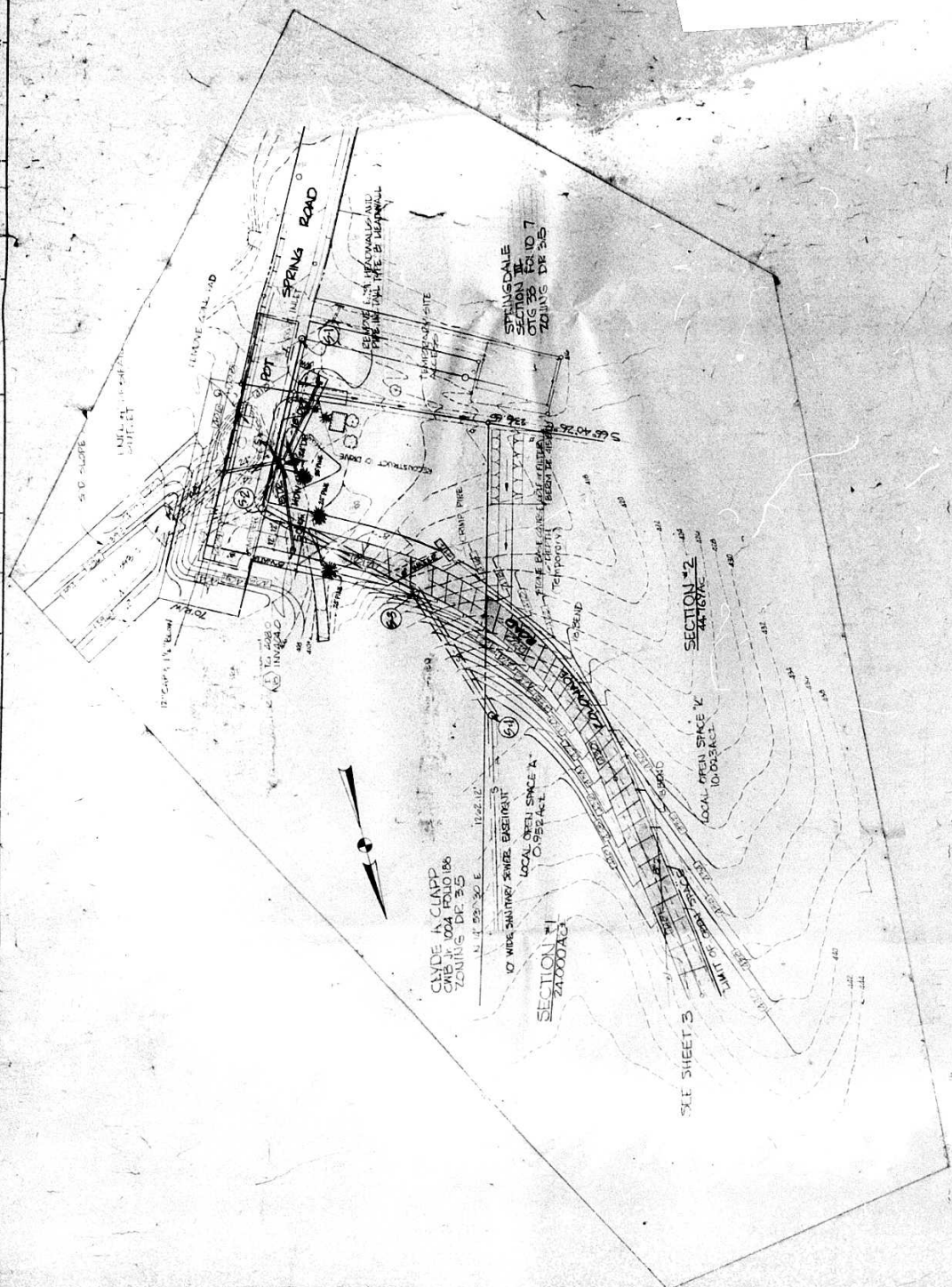
SPRINGDALE
SECTION IV
OTG 38 FOLD 82
ZONING DR 8.5

SPRINGDALE
SECTION IV
OTG 38 FOLD 82
ZONING DR 8.5
(Recorded but undeveloped)

SAIDENHAM ROAD

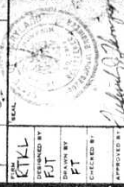
LAKEFRILLS

OFFICE OF PLANNING & ZONING
ATTENTION: ZONING
DATE: _____
ZONING COMMISSIONER DATE: _____



VISIONS

NO.	DATE	DESCRIPTION
1	10/1/77	PRELIMINARY
2	10/1/77	REVISION
3	10/1/77	REVISION
4	10/1/77	REVISION
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98	10/1/77	REVISION
99	10/1/77	REVISION
100	10/1/77	REVISION



CLEARFELD ESTATES

Pot Springs Rd.
Baltimore County, Md.
Election District No. 8

RTKL, INC.

Architects, Engineers
806 Cathedral St.
Baltimore, Md.

SHEFFERMAN & BIGELSON CO.

Mechanical Engineers
1111 Spring St.
Silver Spring, Md.

POT SPRING
DCAD

4

10/1/77

10/1/77

10/1/77

10/1/77

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10/1/77

10/1/77

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10/1/77

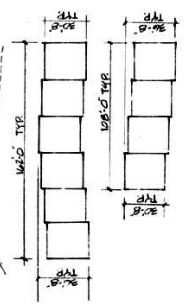
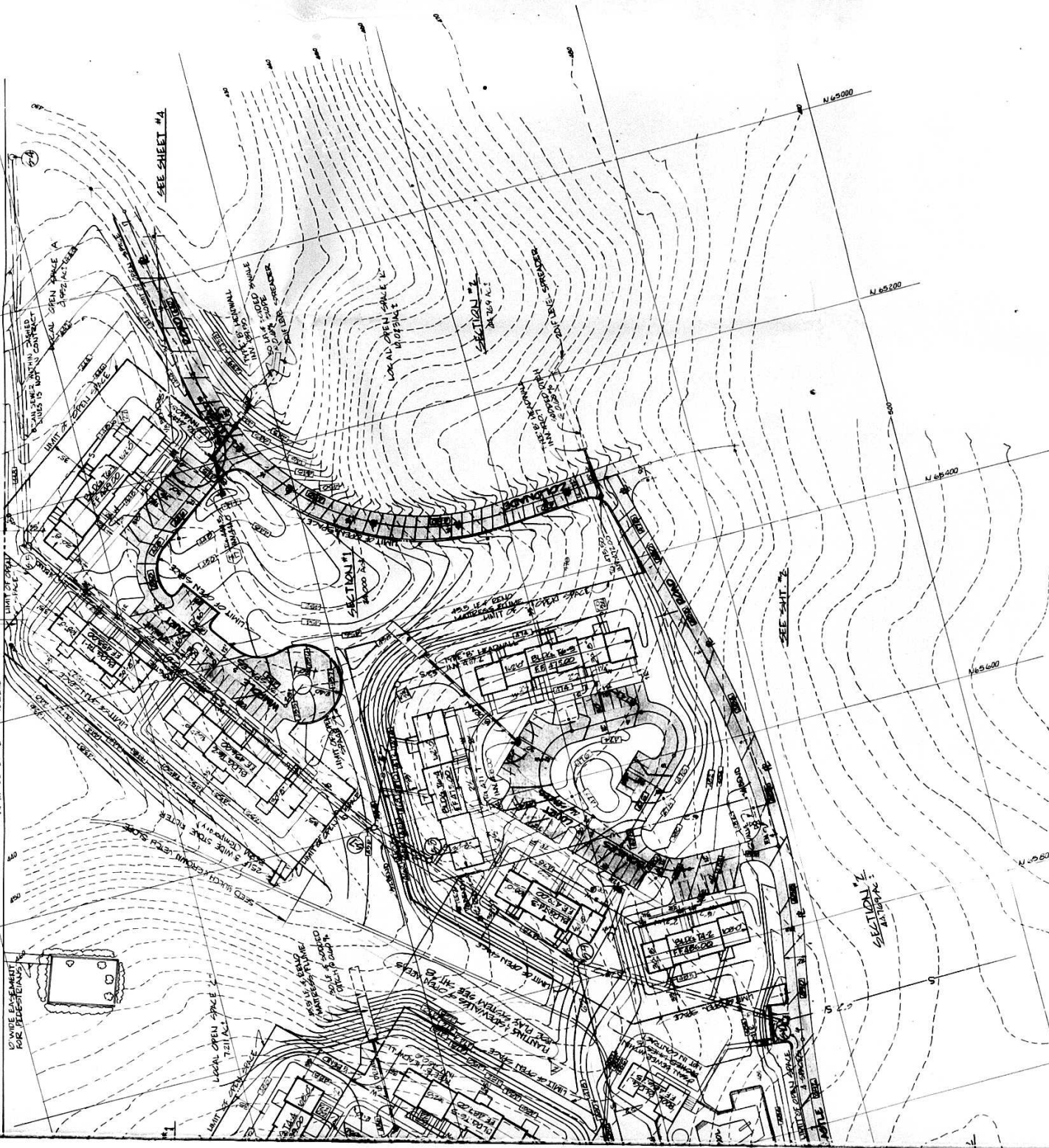
OFFICE PLANNING DESIGN
APPROVED BY:
LIFE/DE
DATE
2018/06/01

JUN

NOTE: SEWER STEDALS TO EACH TOWNHOUSE TO BE 4" DIA.
 THE CONNECTIONS TO TOWNHOUSES TO BE 1 1/4" DIA.

CLYDE A. CLAPP
 CIVIL ENGINEER
 ZONING DEPT.

LOCAL OPEN SPACE 'B'
 6000 SQ. FT.



NOTE: THE EXISTING SHOWN HEREIN ARE FOR THE CONVENIENCE OF THE FIELD ENGINEER. THE FIELD ENGINEER SHALL BE RESPONSIBLE FOR THE LOCATION OF THE STEDALS IN THE FIELD. THE STEDALS WILL BE LOCATED BY A SURVEYOR AND SHOWN ON THE PLANS.

OFFICE OF PLANNING/ZONING
 APPROVED BY: _____
 DIRECTOR DATE _____
 ZONING COMMISSIONER DATE _____

LIMITING STANDARD



REVISIONS	
1	1/1/78
2	1/1/78
3	1/1/78
4	1/1/78
5	1/1/78
6	1/1/78
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15	1/1/78
16	1/1/78
17	1/1/78
18	1/1/78
19	1/1/78
20	1/1/78

RTKL, INC.
 Architects, Engineers
 806 Cathedral St.
 Baltimore, Md.
 SHEFFERMAN
 & BIGELOW CO.
 Mechanical Engineers
 1111 Spring St.
 Silver Spring, Md.

TOPFELD

GRADING PAVING UTILITIES	
DATE	7/2/04
SCALE	1"=50'-0"
DATE	11/22/72
DATE	9/18/71

3



SEE SHEET 3

SECTION #1
24,000 AC.

SEE SHEET 3

SEE SHEET 3

SECTION #1
24,000 AC.

LOCAL OPEN SPACE "E"
1,200 AC.

SECTION #2
44,769 AC.

LOCAL OPEN SPACE "H"
8,724 AC.

SEE SHEET 3

SECTION #2
44,769 AC.

LOCAL OPEN SPACE "M"
6,699 AC.

AUBREY FEARRE
ZONED DR-35

OFFICE OF PLANNING & ZONING APPROVED BY	
_____ DIRECTOR	_____ DATE
ZONING COMMISSIONER	
_____ DATE	

NOTE:
LINES OF FACING SHOWN HEREON
ARE NOT TO BE CONSIDERED AS
FINAL. THE FACING LINES
SHOWN IN THE FIELD
WILL BE INDICATED BY A 4" STUPE
PAINTED ON CURBS ONLY.

