

OWNER'S CERTIFICATE

WE THE OWNERS OF THE PROPERTY SHOWN HEREON, CERTIFY THAT THE REQUIREMENTS OF SECTION 5-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974), AS ENACTED PERTAINING TO THE PREPARATION OF RECORD PLATS AND THE SETTING OF MARKERS, AND SUBSEQUENT ACTS, IF ANY, AMENDATORY THEREUNTO HAVE BEEN COMPLIED WITH.

ELANE MILESTONE JETTER

RICHARD KALLAR
TRUSTEES OF THE SCOTT ADAM MILESTONE IRREVOCABLE TRUST (1979)

MATTHEW S. ATKINSON, III

FRANK H. NEWELL, and

MARTHA E. ATKINSON, GUARDIAN, and

MARTHA E. ATKINSON, his wife

COORDINATE LIST

NO.	NORTH	EAST	NO.	NORTH	EAST
3	38382.84	-40276.79	30	37943.80	-40924.17
4	38215.31	-40424.13	31	38143.11	-40942.77
5	38457.77	-40927.24	32	38143.11	-41048.43
6	38072.34	-40601.37	33	38258.81	-41049.70
7	38076.86	-40413.27	34	38239.10	-40993.42
8	38059.91	-40451.52	35	38258.81	-40927.29
9	38045.18	-40455.90	36	38276.04	-40828.81
10	38457.77	-40927.24	37	38271.88	-40799.50
11	38042.04	-40443.10	38	38271.28	-40769.81
12	37984.90	-40439.44	39	38258.81	-40881.68
13	38457.77	-40927.24	40	38258.81	-40851.17
14	37953.33	-40733.49	41	38259.22	-40811.87
15	37911.58	-40691.11	42	38243.72	-40477.86
16	37354.24	-40795.16	43	38203.98	-40448.63
17	37797.72	-41073.76	44	38294.80	-40491.49
18	37837.21	-41118.74	45	38271.88	-40580.79
19	38023.62	-41215.63	46	38259.22	-40576.48
20	38129.43	-41316.79	47	38145.80	-40539.49
21	38334.08	-41340.95	48	38098.84	-40423.29
22	38403.54	-40928.40	49	38076.99	-40489.81
23	38447.52	-40524.33	50	38144.19	-40479.07
24	38452.70	-40354.22	51	38231.54	-40769.86
25	38382.84	-40276.78	52	38252.93	-40800.59
26	37921.09	-40885.74	53	38258.70	-40884.08
27	37908.98	-40862.89	54	38230.40	-40901.09
28	37896.85	-40900.98	55	38196.81	-40917.48
29	37904.80	-40919.80	56	38198.20	-40904.94
			57	38011.28	-40791.48

SECTION 9
McDONOUGH TOWNSHIP

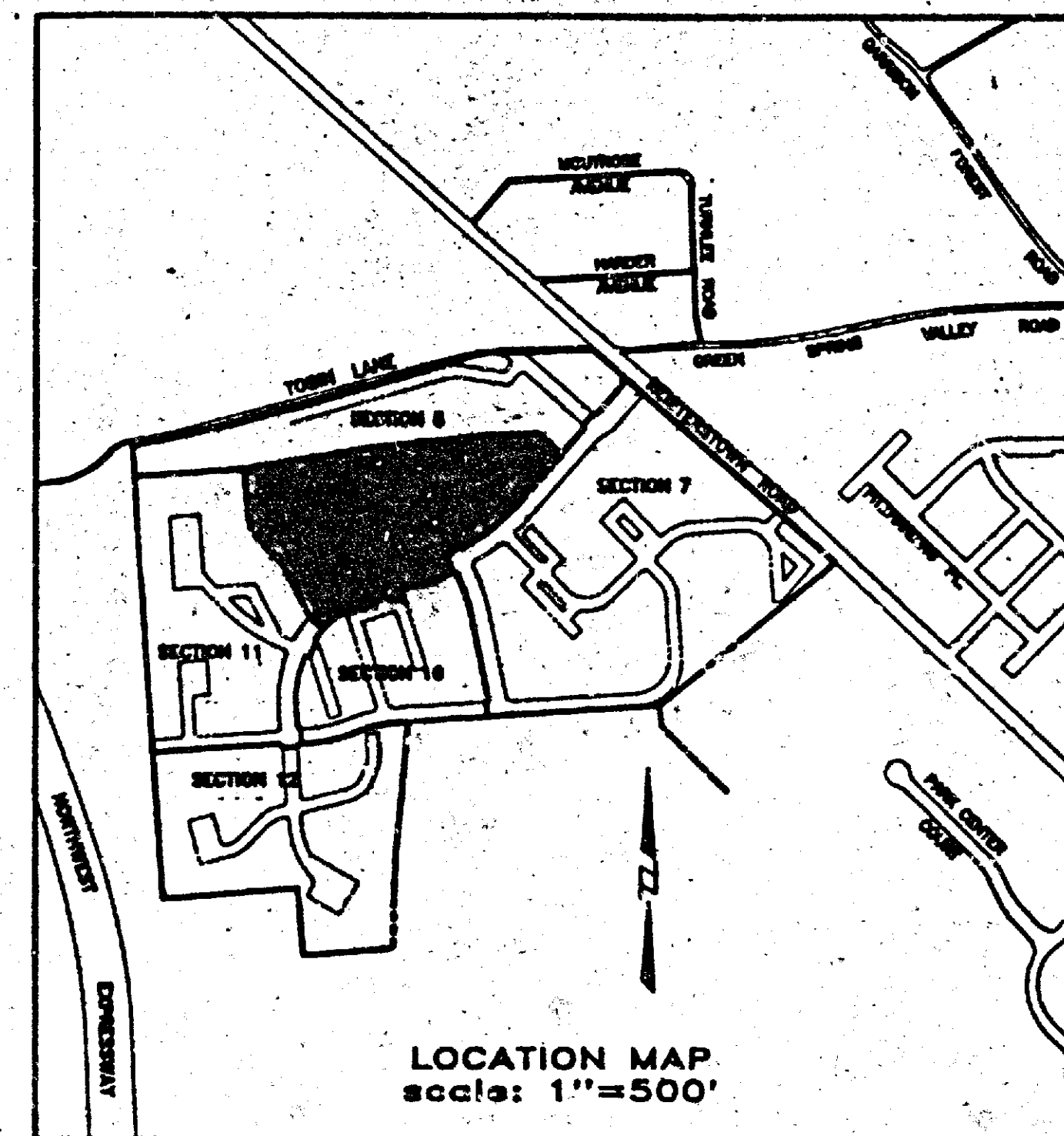
VARIANCE NOTE:

A variance has been applied for to reduce the window to street R/W and garage to street R/W from 25' and 22' respectively to a 14' minimum for buildings B,C,D,E & I.

If the variance is denied or an appeal is upheld the following public roads will become private drives to be owned and maintained by the condominium/home owners association: DERBY LANE - from the intersection of Championship Ct. to its terminus. CHAMPIONSHIP COURT - from a point 530' +/- north and west of Greenspring Valley Road to its terminus in a northerly and southerly direction.

NOTES:

- The recording of this plat does not constitute or imply acceptance by the county of any street easement, park, open space or other public area shown on the plat.
- This plat may expire in accordance with the provisions of Section 22-68 Bill 88-82.
- The recording of this plat does not guarantee installation of streets or utilities by Baltimore County.
- The information shown may be superseded by a subsequent or amended plat.
- Additional information concerning this plat may be obtained from the Office of Planning and Zoning and the Department of Public Works.
- The formal irrevocable offers of dedication have been made.



LOCATION MAP
scale: 1"=500'

GENERAL NOTES

- Total Area of Section 9: 9.2045 Ac. +/-
- Existing Zoning: DR-18
- Total Number of Dwelling Units Allowed: (see Overall Density Plat for McDonough Township recorded)
- Living Units Proposed: 97 - 3BR w/Garages
Density Units Proposed: 97 x 1.50 = 145.5
97 - Total Townhomes
Total = 145.5
- Total Number of Parking Spaces Required: 145.5 x 1.53 = 222.8 Spaces
- Total Number of Parking Spaces Proposed: 229
- Total Local Open Space Required: 97 x 850sf = 1.45 Ac. +/-
- Total Local Open Space Proposed: 1.22 Ac. +/-
- CRG Plan was approved March 22, 1985
- All Units are to be sold or rented.
- Refuse to be collected by Baltimore County.
- Homeowners Association will maintain Local Open Space.
- Councilmatic District #5
- Census Tract #4037.02
- Site falls in Watershed #27
- Site falls in Sub-Sewershed #85
- Highway and Highway Widening, Slope and Drainage and Utility Easements shown hereon are reserved unto the developer and are hereby offered for dedication to Baltimore County, Maryland. The developer, his personal representatives and assigns, shall convey said areas by deed to Baltimore County, Maryland at no cost.
- Baltimore County Property Tax Account Numbers: 03-13-080890 03-01-088410 03-18-051770

DEED REFERENCES

8124/783, 4566/572, 5230/97

CURVE DATA

FROM	TO	RADIUS	Δ	L	TAN	CHORD	FROM	TO	RADIUS	Δ	L	TAN	CHORD
4	6	670.00	19° 34' 03"	228.87	15.93	351° 06' 51" W 127.71	41	42	120.00	17° 42' 25"	37.09	18.65	116° 15' 08" E 34.94
9	11	670.00	00° 40' 18"	7.65	8.33	366° 26' 45" W 7.89	43	44	80.00	17° 42' 25"	24.72	12.46	368° 15' 07" W 24.63
12	14	790.00	08° 00' 21"	102.00	91.88	370° 47' 09" W 101.92	45	46	120.00	25° 15' 58"	48.60	24.47	370° 09' 29" W 48.35
15	17	370.00					47	48	187.62	17° 40' 28"	57.89	29.18	319° 15' 09" E 57.66
18	20	490.00	31° 00' 57"	233.48	19.69	N 86° 42' 20" E 234.48	49	50	227.62	17° 40' 28"	70.23	35.40	N 16° 15' 09" W 68.36
51	52	89.90	92° 08' 51"	14.48	98.79	N 84° 54' 49" W 122.40	51	52	180.00	17° 40' 17"	57.50	18.65	N 68° 28' 32" W 57.21
33	34	120.00	48° 14' 24"	94.75	50.00	377° 59' 19" E 92.91	53	54	80.00	5° 26' 37"	71.85	36.34	374° 45' 19" W 69.44
35	36	120.00	91° 36' 37"	102.74	57.81	N 74° 45' 18" E 104.10	35	36	120.00	15° 14' 15"	40.29	20.34	518° 10' 07" E 40.10
37	38	80.00	17° 50' 17"	24.97	12.95	368° 24' 30" E 24.81	37	38	80.00	08° 05' 21"	56.62	46.89	N 76° 47' 04" E 56.54
39	40	80.00	22° 15' 55"	32.34	16.44	N 70° 37' 22" E 32.34							

SECTION 9

"McDONOUGH TOWNSHIP"

3rd ELECTION DISTRICT BALTO. CO. MD.

OWNER/DEVELOPER

BANCROFT HOMES of GREENSPRING VALLEY INC.
10404 STEVENSON ROAD
STEVENSON MD. 21153
(301) 653-0292

SURVEYOR'S CERTIFICATE

I, JAMES W. MARE, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAYED OUT AND THE PLAT PREPARED IN COMPLIANCE WITH SECTION 5-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974), AS ENACTED PERTAINING TO THE PREPARATION OF RECORD PLATS AND SUBSEQUENT ACTS, IF ANY, AMENDATORY THEREUNTO.

MD. REG. NO. 902

DATE

PREPARED BY:
Bancroft Homes
ENGINEERING

10404 STEVENSON ROAD STEVENSON, MD. 21153
(301) 653-0292

APPROVED: BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

BY:

DATE:

APPROVED: BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS

BY:

APPROVED: BALTIMORE COUNTY HEALTH DEPARTMENT

BY:

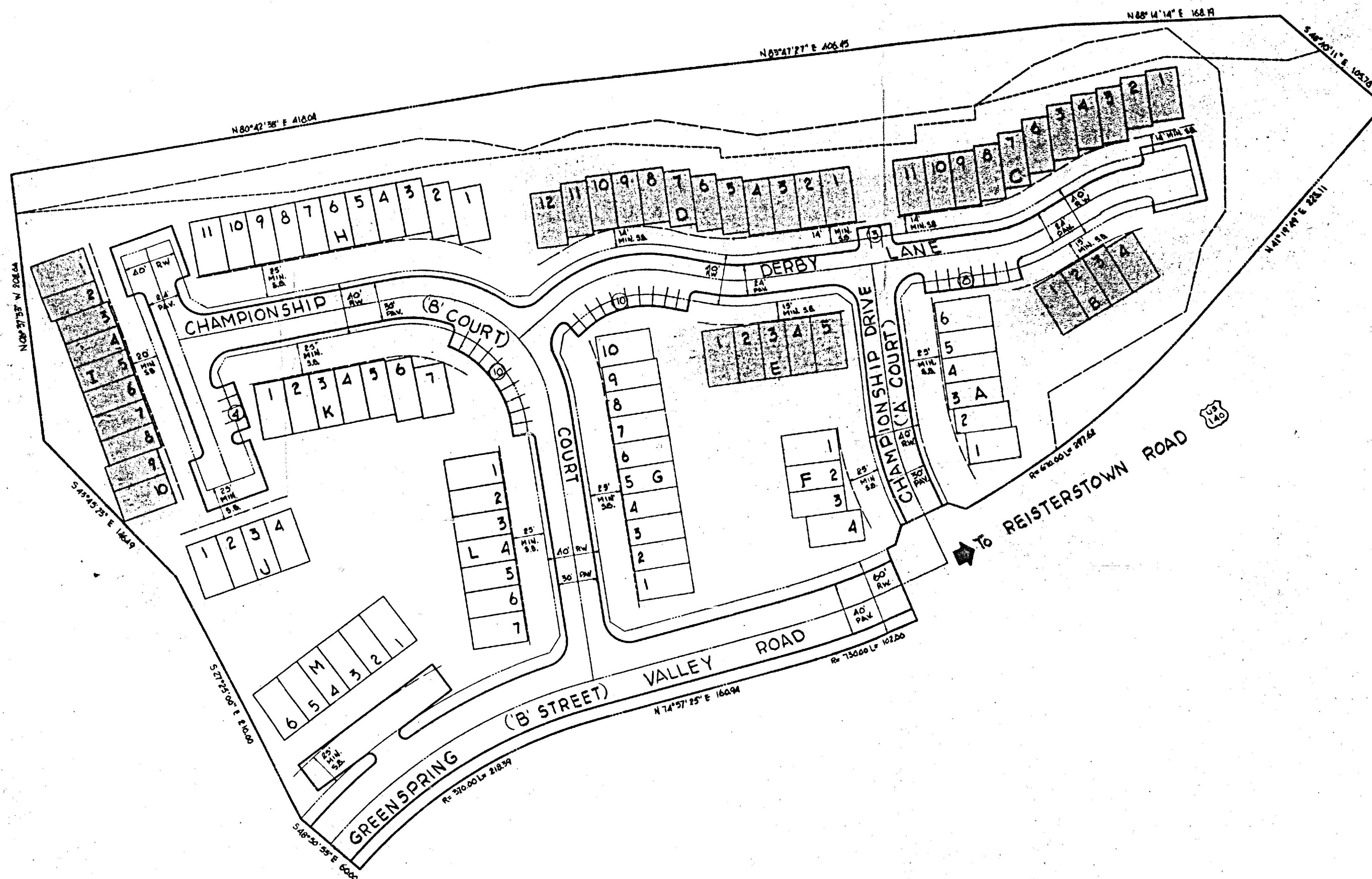
DATE:

THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE 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 TO THE REFS THEREOF IS EXPRESSLY RESERVED IN THE CHARACTERS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

THE COURSES AND COORDINATES SHOWN HEREON ARE REFERRED TO THE COORDINATE SYSTEM AS ESTABLISHED BY THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE REFERRED TO THE FOLLOWING TRAVERSE STATIONS:
X-4445 N 34.578.82 W 37.872.37
13122 N 38.888.84 W 37.188.48

GRAPHIC SCALE 1"=50'

PETITIONER'S
EXHIBIT



SECTION 9
PLAT TO ACCOMPANY
ZONING VARIANCE

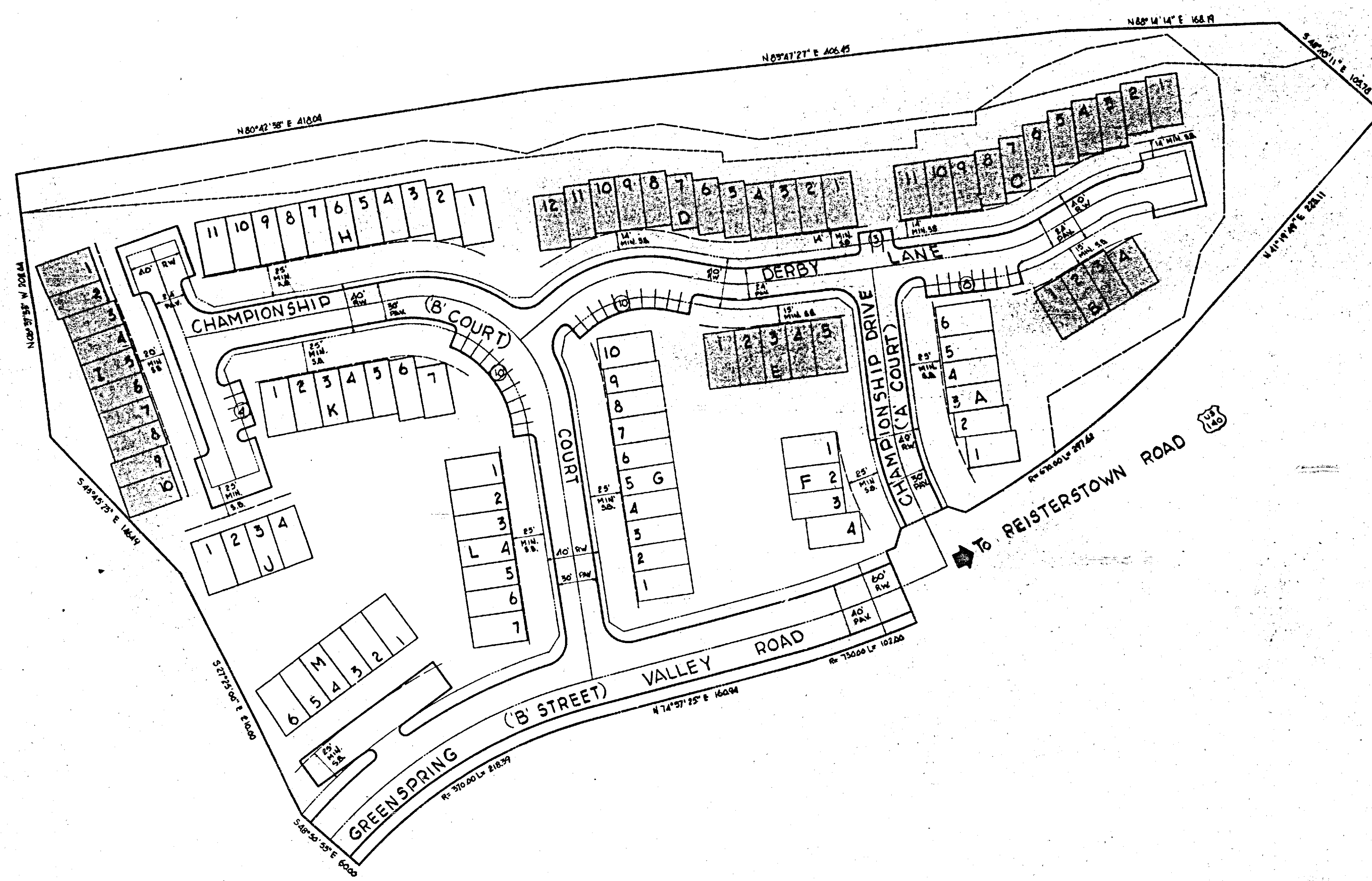
PROPERTY OF
BANCROFT HOMES OF GREENSPRING VALLEY INC.
10404 STEVENSON ROAD
STEVENSON, MD. 21153

JULY 17, 1965

(301) 653-0292

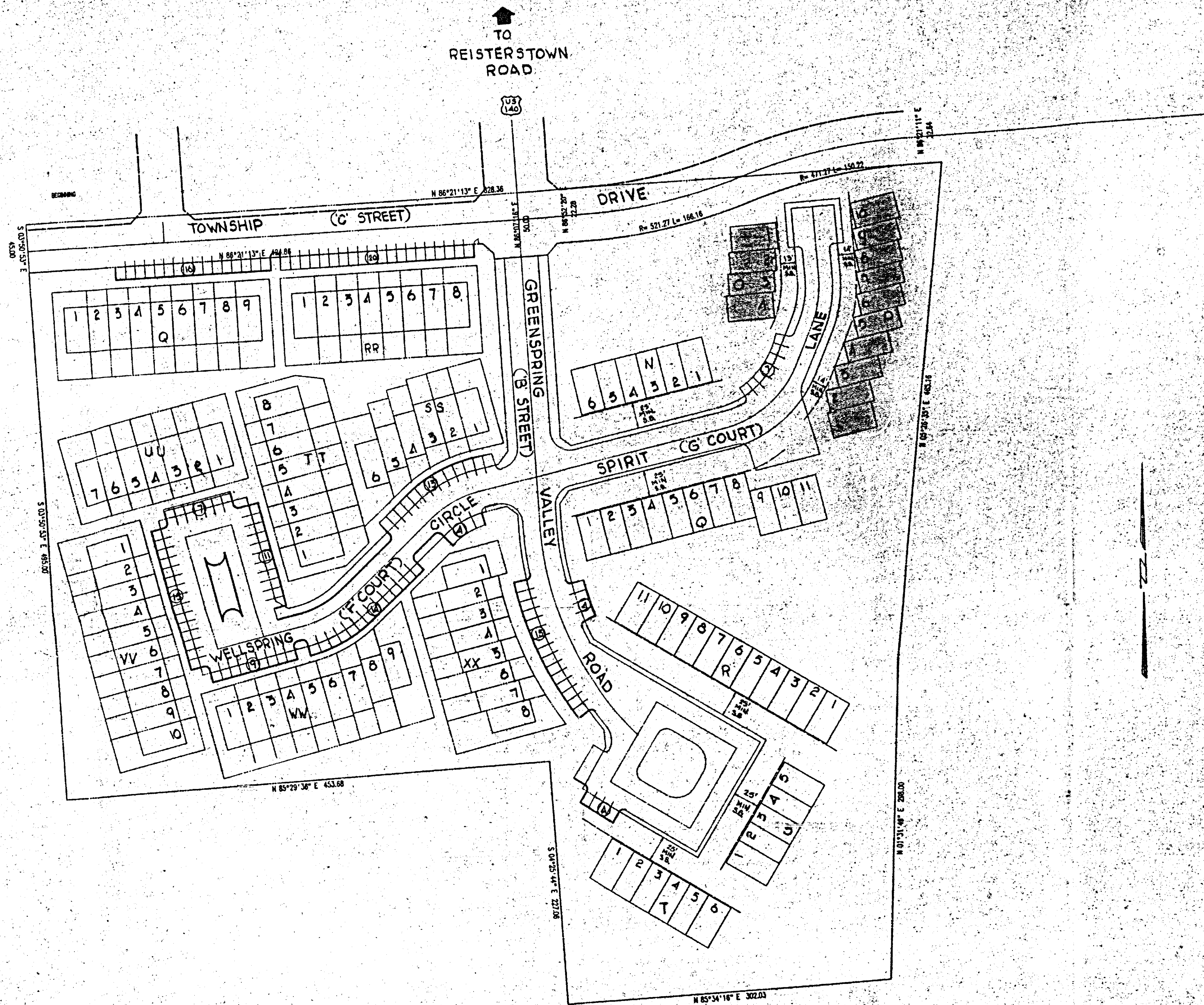
SHEET 2 OF 3

PETITIONER'S
EXHIBIT



SECTION 9
PLAT TO ACCOMPANY
ZONING VARIANCE

PROPERTY OF
BANCROFT HOMES OF GREENSPRING VALLEY INC.
10404 STEVENSON ROAD
STEVENSON, MD. 21153
(301) 653-0292



SECTION 12
PLAT TO ACCOMPANY
ZONING VARIANCE

PROPERTY OF
BANCROFT HOMES OF GREENSPRING VALLEY INC.
10404 STEVENSON ROAD
STEVENSON, MD. 21153

JULY 17, 1985 (301) 653-0292 SHEET 2 OF 3

EXHIBIT 2

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

* Legal Owner(s)

Elaine Milestone Fletcher

Richard Kalmar
Trustees of the Scott Adam
Milestone Irrevocable Trust (1979)
c/o Louis Pohoryles, Esquire
1920 N Street, N.W.
Suite 800
Washington, D.C. 20036-1601
(202) 785-2940

MATTHEW S. ATKINSON, III

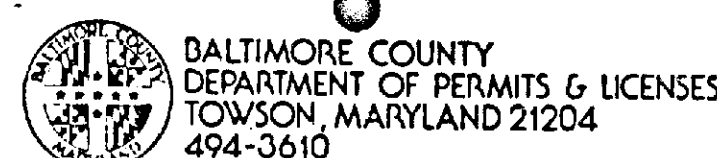
By: Frank H. Newell, and,

Martha E. Atkinson, Guardians, and

Martha E. Atkinson, his wife
c/o William L. Balfour, Esquire
Suite 1600, 10 Light Street
Baltimore, Maryland 21202 (301) 685-1120

STEWART J. GREENEBAUM CO.

By: Stewart J. Greenebaum
Commerce Center East
1777 Reisterstown Road, Suite 275
Baltimore, Maryland 21208
(301) 484-8400



TED ZALESKI, JR.
DIRECTOR

August 26, 1985

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Town, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 28 Zoning Advisory Committee Meeting are as follows:

Property Owners: Bancroft Homes of Greenspring Valley, Inc.
Location: S/W Corner Reisterstown Road and Tobin Lane
District: 3rd.

APPLICABLE CODES ARE CIRCLED

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 - 1980) and other applicable Codes and Standards.

2. A building and other miscellaneous permits shall be required before the start of any construction.

3. Residential: The sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on Plans and Technical data.

4. Commercial: These sets of construction drawings are required to file a permit application. Registered seals are not acceptable.

5. All Use Groups except the Single Family Detached Dwelling require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. All Use Groups require a one hour wall if closer than 5'-0" to an interior lot line. Any wall built up an interior lot line shall require a fire or party wall. See Table 101, Section 101.7, Section 101.8, and Table 101.7. No openings are permitted in an exterior wall within 5'-0" of an interior lot line.

6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.

7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

8. When filing for a required Change of Use/Temporary Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use _____ See Section 312 of the Building Code.

9. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.1 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

10. Comments: Please review Section 501.3 for height limits. Townhouses will require 2 hour fire walls by Council Bill #17-85. Window opening protectives shall comply with Section 101.10. See definition of "Fire Separation-Exterior Fire Exposure" Page 29. Height and area requirements of the Code shall be complied with.

11. These abbreviated comments reflect only on the information provided by the developer submitted to the office. With the exception of zoning and are not intended to be construed as the full extent of any permit. If desired, comply with the applicable Maryland Code provisions for the proposed project. If desired, comply with the applicable Maryland Code provisions for the proposed project. If desired, comply with the applicable Maryland Code provisions for the proposed project.

12. State Handicapped Code Condos or Garden Apts. Comply with Table 809.3 or R-2 Use Group Requirements.

13. Chesapeake Avenue, Towson, Maryland 21204.

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SPECIAL NOTE FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS
BILL #17-85 BALTIMORE COUNTY BUILDING CODE 1984
EFFECTIVE - APRIL 22, 1985

SECTION 516.0 A Section added to read as follows:

SECTION 516.0 CONSTRUCTION IN AREAS SUBJECT TO FLOODING

516.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

1. Whenever building or additions are constructed in areas subject to inundation by tides, the building's lowest floor (including basement) shall be not lower than one (1) foot above the 100-year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is more restrictive. These buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.

Areas beneath buildings will not be considered as basements if headroom to underside of floor joists is less than six feet or if enclosure walls are at least 50 percent open.

2. Crawl spaces under buildings constructed in the tidal plain, as determined by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

516.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAIN:

1. No structures or additions shall be within the 100-year flood plain of any watercourse. The 100-year flood plain shall be based upon the Federal Flood Insurance Study or the Department of Public Works, whichever is the more restrictive. This determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by Sections 103.0 or 120.0 as applicable, except that rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 516.1 of this Section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 516.1 when damage exceeds 50 percent of physical value.

April 1985

COUNTY REVIEW GROUP MEETING MINUTES
Thursday, December 27, 1984

MCDONOUGH TOWNSHIP
District 3 C3

COUNTY REVIEW GROUP - THOSE PRESENT*

Catherine Warfield, Chairman - Dept. of Public Works
Susan Carroll, Co-Chairman - Office of Planning

Agency Representatives

Bob Covahey - Developers Engineering Division
Gregory M. Jones - Traffic Engineering
Stephanie Taylor - Health Department
Larry Pilson - Health Department
John Meyers - State Highway Administration

Developer and/or Representatives

Tim Thompson - Bancroft Homes
Jeffrey H. Scherr - Atty., Bancroft Homes
Ben Bronstein - Atty.
D. S. Thaler - D. S. Thaler & Associates, Inc.
Hank Sadler - D. S. Thaler & Associates, Inc.

*Attachment - List of Interested Citizens

Mrs. Warfield opened the meeting at 11:10 a.m., introduced the staff and explained the purpose of the meeting.

Mr. Thaler presented the plan.

Ms. Carroll summarized the written comments submitted from the Office of Planning and Zoning, Developers Engineering Division, Board of Education, Traffic Engineering, Storm Water Management Section, State Highway Administration for Hydraulics, Health Department, Dept. of Recreation & Parks, and Fire Prevention, which are made a part of these minutes. A copy of the comments was also given to the developer and developer's engineer. The comments from the Developers Engineering Division which were summarized at the meeting were highlights only; a full set of comments is being furnished with these minutes. There were no written comments from the State Highway Administration regarding highways and access. Mr. John Meyers from the State Highway Administration gave verbal comments. He stated that formal comments are forthcoming and that the State is concerned about the proximity to Tobins Lane of the proposed access to this site. The State has no current plans to relocate the intersection of Greenspring Valley Road on the opposite side of Reisterstown Road; therefore, it is the State's recommendation that the site use Tobins Lane as its access to accommodate existing conditions. Several residents living on Field Road expressed strong concern for the planting

MCDONOUGH TOWNSHIP -2- December 27, 1984

treatment around the boundary of their lots which are in common with the proposed subdivision. They requested additional planting from what is shown on the plan.

The potential increase in traffic on McDonough Road was also a concern of many residents. The timing of improvements to McDonough Road was also questioned with a request to attempt to complete all road improvements from Reisterstown Road to the western limit of this site as a single contract.

There were several issues noted in the comments which must be resolved prior to approval of this project. They are: 1) show the layout of houses and Field Road on the plan; 2) revise parking layouts and numbers to comply with the density calculations; 3) provide a traffic study per comments; 4) complete the Hydrogeological Study and Environmental Effects Report; 5) provide additional Local Open Space at the northwest corner of the site at Tobins Lane; 6) provide additional fire hydrants in conformance with County standards and specifications, and investigate turning radii into Courts to allow large service vehicles to maneuver; 7) provide a layout on the SHA property at the Northwest Expressway as possible future acquisition.

Mr. Thaler responded to Items 2, 3 and 4. He furnished a traffic study, a revised parking layout and soil borings. He also explained that the developer is uncertain as to whether or not he will acquire the undeveloped SHA property and requested to be relieved from providing a layout. Ms. Carroll agreed to waive the requirements.

A Continued Meeting must be held to resolve Issues 1, 5 and 6 at stated above. The developer was advised by the Committee to increase the planting adjacent to existing lots and to be sensitive to the needs of the community relative to heavier screening along common boundaries of adjacent property. The developer was also advised to attempt to coordinate road improvements on McDonough Road with the developer of the adjacent property.

The meeting was adjourned at 12:30 p.m.

C. R. G. MEETING AGENDA

1. Convene Meeting
2. Introductory statement concerning aims and goals of development regulations
3. Introduction of County representatives
4. Presentation of Plan by developer's representative
5. Comments of County agencies
6. Citizens' comments or questions
7. Developer's response
8. County Review Group decision
9. Adjourn meeting

SIGN IN

Name	Address
Mr. Walter Sparks	9101 Field Rd. Pikesville 21208
Mr. & Mrs. Charles Calkins	4100 Field Rd. Pikesville 21208
Larry Pilson	Heath
Dr. & Mrs. Sherrin Paulman	5014 P.H. Road Rd. Pikesville 21208
Barbara Rubin	7015 Rittenberg Rd. " " 21208
Carol Salomon	8111 McDonough Rd. 21208
Donald H. Salomon	7133 Field Rd. 21208
DIANE LIEBERMAN	5 Burette Ct 21208
Mr. & Mrs. Ira Blake	8019 McDonough Rd 21208
Gudith B. Brix	Bx 5402 21208
Jeff Stern	PB Box 441 21208
Martha Atkinson	9506 Reisterstown Rd. 21055
Dick Butenker	8015 McDonough Rd 21208

Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

August 6, 1985

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Att: N. Commodari

Re: Item # 28
Property Owner: Bancroft
Homes of Greenspring
Valley, Inc.
Location: S/W corner
Reisterstown, Road (Rte
140) and Tobin Lane
Existing Zoning: D.R. 16
and D.R. 3.5
Proposed Zoning: Var.
to permit a minimum
distance of 14' in lieu
of the required 25'
window to street of
right of way and 22'
garage to street right of
way for buildings B, C,
D, E, 1, in Section 9
and buildings O and P
in Section 12.
Acre: 63.17 acres
District: 3rd

Dear Mr. Jablon:

The State Highway Administration has no objection to the petitioned variance. This should have no adverse effects to the State Highway.

Very truly yours,

Charles Lee, Chief
Bureau of Engr. Access Permits

by: John Meyers

CL-JM:es
cc: J. Ogle
G. Wittman

My telephone number is 301-659-1350
Teletypewriter for impaired hearing or speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

February 27, 1985

Mr. J. Markle, Chief
Bureau of Public Services
County Office Building
Towson, Maryland 21204

Re: Continued Meeting
of 2-28-85
"McDonough Township"
Route 140 @ Greenspring
Valley Road

Dear Mr. Markle:

On review of the revised site plan of 2-12-85 for the McDonough Township, the State Highway Administration offers the following comments.

On February 8, 1985 the State Highway Administration provided conceptual design approval for the relocation of Greenspring Valley Road (Route 130) as indicated on the revised site plan.

The concept design as shown on the revised site plan of 2-12-85 is very vague in detail and does not show geometric improvements that should be a requirement for County Review Group (CRG) approval.

Therefore, we recommend to Baltimore County that the plan of concept approval dated 1-22-85 should be made a part of the CRG Meeting of today.

The State Highway Administration strongly recommends to Baltimore County that a revised site plan showing all geometric improvement to Reisterstown Road and relocated Greenspring Valley Road be approved by the State Highway Administration's District Traffic Engineer prior to final approval by the County Review Group (CRG) and signing of the plan.

My telephone number is 301-659-1350
Teletypewriter for impaired hearing or speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

APR 10 1988

Mr. J. Markle -2- February 27, 1985

Attached for your use and review is a copy of our February 8, 1985 letter and concept sketch.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

Attachment

cc: Mr. J. Ugle (w-attachment)
Mr. S. Vlemens
Mr. R. Tyson
Mr. T. Hicks
Mr. D. Wiles
Mr. R. Olsen
Mr. R. Moore
Mr. C. Stanton

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: 2/26/85

FROM: ZONING OFFICE

PROJECT NAME: McDonough Township PLAN: (cont'd meeting)

LOCATION: w/s Reisterstown Rd. DEVELOPMENT PLAN:

DISTRICT: 3rd Election District PLAT:

These comments were written on the CRG plan dated 2/18/85 received 2/25/85, therefore these comments are preliminary only. The following revisions are needed on the CRG plan prior to CRG approval, most of which were requested previously in comments dated Dec. 27, 1984.

- All residential transition areas must be indicated on the plan:
 - 300 feet from any dwelling located in a D. R. zone or 250 feet from any vacant lot of less than 2 acres in area. Specifically, the zoning and uses on the east side of Reisterstown Rd. must be clearly indicated. It appears that the James Frenkell property is zoned D. R. 16, and created an r.t.a. which must be indicated. The layout in the vicinity of Tobins Lane and Reisterstown Rd. is acceptable only if it is not within a r.t.a.
- Zone boundaries must agree with the 1985 zoning map; the Levinson property is now zoned B. M., the McDonough Crossroads is C-2. The plan must reflect the adjacent zoning accurately as well as the zoning of the site itself.
- The density calculations must be revised as follows:
 - As previously indicated, the density chart on the bottom of the plan is done in a somewhat confusing manner and must be revised. There are 1251 density units on the overall tract as well as 159.74 dwelling units. Units are either density units or dwelling units, they cannot be both and should not be indicated as both in the chart. Corrections have been made in the general notes.
 - The revised parking calculations in the general note # 5 contain some errors in the number of parking spaces proposed: apt. (Density units) 84 X 1.53 = 128.5 instead of 122. The other error shows slightly more parking required than actually is. Townhouses (Density units) 151 X 1.53 = 231 instead of 697.
 - The plan which indicates a breakdown for parking based on the number of dwelling and density units appears to contain an error. The general notes indicate a total of 157 dwelling unit townhouses, however upon review of the parking chart only 112 can be located throughout the plan. Dwelling unit townhouses require 2 p. s. per unit instead of 1.53 per density unit. The plan must be corrected accordingly in order for this office to determine whether the parking provided is adequate or inadequate.
 - The recreational uses as indicated previously should be studied in order to determine whether there is a need to provide additional parking for those uses. Tennis courts, pools, bathhouses must

(cont'd)

meet other principle building setbacks for D. R. 16 which are 30' front and rear yards, 25' side yards.
5. A different height detail is needed for townhouses in an r.t.a., it must show the actual height of the townhouse and the actual distance between townhouses.

John Little
John Little
Zoning Associate III

DI/za

2-27-85
Date

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH

McDonough Township

Subdivision Name, Section and/or Plat

995 Corporation

Developer and/or Engineer

D.S. Thaler + Assoc. I

Hydram Falls

161

131.19

Water

Sewer

Water

No. of Lots

Total Acreage

Water

Sewer

COMMENTS ARE AS FOLLOWS:

- Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.
- Soil percolation test have been conducted. Revised plans, must be submitted prior to approval of plat, are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.
- Public sewers ☒, public water ☒, must be utilized and/or extended to serve the property.
- A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, are not required, is incomplete and must be revised, ☒ has/have been reviewed and approved.
- A Water Appropriation Permit Application, must be submitted, has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.
- It is recommended the plan, be approved as submitted, ☒ be approved as submitted subject to the following conditions noted: *on the attached memo dated 2-27-85*

It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS:

SS 783R

BALTIMORE COUNTY, MARYLAND

DATE: February 25, 1985

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU

Captain Joseph Kelly

PROJECT NAME: McDonough Township PRELIMINARY PLAN

PROJECT NUMBER: CRG Agenda 2/28/85, 11:00 am TENTATIVE PLAN

LOCATION: Reisterstown & McDonough Roads DEVELOPMENT PLAN

DISTRICT: 3 FINAL PLAT

Comments

- Proposed buildings shall be designed and constructed so as to meet the applicable provisions of the Fire Prevention Code and the NFPA 101 Life Safety Code, 1981 Edition.
- Fire flow test is required to be conducted by the Baltimore City Water Dept. on Reisterstown Rd., also McDonough Road as close to proposed site as possible. Test results are to be forwarded to the office of the Fire Protection Engineer.
- Submitted site plan fails to indicate proposed fire hydrant spacing at 300 feet intervals in accordance with Baltimore County Standard Design Manual. Move hydrant to corner of "A" circle, also move hydrant to corner of "B" circle also move hydrant to corner of "H" court, add hydrant at other corner of "A" circle and circle area of "A" court.
- Fire mains shall be a minimum size of 12 inches from McDonough Road to Reisterstown Road, minimum size of fire main near pool area shall be 8 inches.
- Units on "E" court, "F" street, "C" court, "F" court, end of "B" street, "H" court, unmarked court adjacent to "T" court and "K" court have poor access for fire apparatus. Plan is unacceptable as drawn.
- Turning radius for circles and courts shall be a minimum of 35 feet and cul-de-sacs and t-turnarounds shall be in accordance with Standard Baltimore County Design Manual.

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

FROM: OFFICE OF PLANNING AND ZONING

DATE: February 28, 1985

PROJECT NAME: McDonough Township PLAN: XXXXXXXX

COUNCIL & ELECTION DISTRICT: 111-271 PLAN EXTENSION

continued REVISED PLAN

PLAT

The Office of Planning and Zoning has reviewed the subject plan dated February 12, 1985 and has the following comments:

The limits of the Hydric soil/Wetland area are not clear in the Northwest corner of "C" Street and "A" Court. If this is in fact a wetland area, the swimming pool and tennis courts must be relocated.

The plan must show the proposed development of McDonough Crossroads property adjacent to this site. Since townhouse units are proposed in close proximity to the office park, this information is necessary to review the relationship between the two uses.

The information showing proposed planting treatment for the buffer areas and the area adjacent to the Lyon Areas Subdivision is acceptable. This information will also be reviewed by the Planning Board as part of their responsibility to determine compatibility. This office will present a favorable recommendation to the Planning Board on this issue.

The previous comments relative to the Landscape Manual requirements are still applicable. It should also be noted that the landscape requirements for the R.T.A. Buffer Areas are over and above the Landscape Quantities listed on the plan. Section IX.D. requires one tree for every 4 linear feet of buffer area. The Stormwater Management area located at the corner of "A" Street and "B" Street and Reisterstown Road must be attractively landscaped.

The information showing more detail for the units adjacent to the steep slope areas is acceptable.

Susan Carrell
Susan Carrell

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

TO: Mr. Robert A. Norton DATE: December 26, 1984

FROM: C. Richard Moore

SUBJECT: C.R.G. COMMENTS

PROJECT NAME: McDonough Township C.R.G. PLAN: X

PROJECT NUMBER & DISTRICT: 3C3 DEVELOPMENT PLAN:

LOCATION: Reisterstown Road & McDonough Road RECORD PLAT:

A traffic study will be needed to determine the impact of traffic upon Reisterstown Road and McDonough Road. The study should also address:

- The design of a median or Jersey barrier along the Reisterstown Road property frontage.
- The design and location of access to Tobins Lane. There needs to be a direct connection without parking between Tobins Lane and B Street. The Tobins Lane connection needs to be approximately 400ft. west of Reisterstown Road.
- The design of the intersection of Greenspring Valley Road and Reisterstown Road. Greenspring Valley Road should be re-aligned, and B Street needs to have 3 approach lanes. All costs including signalization will be the responsibility of the developer.
- The design of and the need for the southern access on Reisterstown Road will need to be studied.

McDonough Road needs to be adjusted, especially the curve west of Pittsfield Road, and McDonough Road needs to be 55ft. wide.

D Street needs to have 3 approach lanes at McDonough Road, with opposing left turns directly opposite.

The access roads on D Street need to be relocated farther back from McDonough Road.

The ADT appears to be too high for parking on certain roads including C Street and D Court, which connects to 2 SHA parcels.

The access opposite C Court needs to be eliminated. Adequate sight distance needs to be provided on the inside of curves.

The internal courts need to be restudied to provide an adequate number of parking spaces.

The design of the courts need to be restudied concerning width, parking layout, and turnarounds.

Gregory M. Jones
Gregory M. Jones
Traffic Engineer II

GMJ/can

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

TO: Mr. James A. Markle DATE: February 26, 1985

FROM: C. Richard Moore

SUBJECT: C.R.G. Comments

PROJECT NAME: McDonough Township C.R.G. PLAN: X

PROJECT NUMBER & DISTRICT: 3C3 DEVELOPMENT PLAN:

LOCATION: Reisterstown Road and McDonough Road RECORD PLAT:

This Department has reviewed the traffic study, and agrees that this development will not cause any failing intersections in the area.

The realignment of Green Spring Valley Road is needed, however, any specific comments concerning this intersection including channelization, medians, and number of approach lanes and width will have to be made at a later date when construction drawings are being prepared.

Street "A" needs to tie into Tobin Lane at a 90 degree angle, and in such a way to provide adequate Intersection Sight Distance.

This Department generally recommends against emergency access points, however, if one is required for staging purposes, then it should be closed when "D" Street is completed or before problems arise.

The horizontal and vertical alignment of McDonough Road will need to be improved in conjunction with this development, and McDonough Road needs to be 55ft. wide east of Street "D". Street "D" needs to be 42ft. wide for 200ft. back from McDonough Road.

The projected ADT appears too high on "E" Street.

Grading and clearing and an area kept clear of sight obstructions, landscaping and buildings will be needed past the right-of-way line on the inside of the curves in this subdivision to insure adequate AASHTO Intersection Sight Distance. These areas need to be shown on future plans including the development plan.

The access opposite "C" Court needs to be eliminated.

All signalization costs will be the financial responsibility of the developer.

C. Richard Moore
C. Richard Moore
Deputy Director Traffic Engineering

CRJ/GMJ/can

APR 10 1985



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

September 26, 1985

Jeffrey H. Sherr, Esquire
Kramon & Graham, P. A.
Sun Life Building, Charles Center
Baltimore, Md. 21201

RE: Petition for Variance
SW corner of Reisterstown Road
and Tobin Lane - 3rd Elec. Dist.
Elaine Milestone Fletcher, Petitioner
Case 86-142-A

This is to advise you that \$57.51 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland 21204.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 012520

DATE 10-3-85 ACCOUNT R-01-61500

AMOUNT \$ 57.51

RECEIVED FROM Jeffrey H. Sherr

FOR Advertising & Posting 10/3/85

6 BOND*****07111 20561

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE 3rd Election District

LOCATION: Southwest corner of Reisterstown Road and Tobin Lane
DATE AND TIME: Thursday, October 3, 1985 at 10:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variance from Sections 1801.2.C.6, 504, CMDF V.B.6.a. and V.B.8. to permit a minimum distance of 14 feet in lieu of the required 25 feet window to street right of way and 22 feet garage to street right of way for Buildings B, C, D, E, I in Section 9 and Buildings O and P in Section 12. Being the property of Elaine Milestone Fletcher as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

NEWSPAPERS OF MARYLAND, INC.
Baltimore, Md. Sept. 12, 1985
I certify that the annexed Reg. #182138, P.O. #69108
1) Xerox copy of the annexed Reg. #182138, P.O. #69108
of Sept. 1985, in the
Daily Times, a daily newspaper published
in Westminster, Carroll County, Maryland,
in News, a weekly newspaper published
in Baltimore County, Maryland,
Times, a weekly newspaper published
in Baltimore County, Maryland,
NEWSPAPERS OF MARYLAND, INC.

86-142-A

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By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Sept. 12

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 12, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on September 12, 1985

THE JEFFERSONIAN,

18 Kenton
Publisher

24.75

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 3rd
Posted for: Variance
Petitioner: Elaine Milestone Fletcher
Location of property: SW Corner of Reisterstown Road and Tobin Lane
Location of Signs: SW Corner of Reisterstown Road and Tobin Lane
Remarks: [Signature]
Posted by: [Signature] Date of return: Sept 20, 1985
Number of Signs: 1

Jeffrey H. Scherr, Esquire
Kramon & Graham, P. A.
Sun Life Building, Charles Center
Baltimore, Maryland 21201

August 30, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
SW corner of Reisterstown Road
and Tobin Lane - 3rd Elec. Dist.
Elaine Milestone Fletcher, Petitioner
Case No. 86-142-A

TIME: 10:30 a.m.

DATE: Thursday, October 3, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 007378

DATE 7/12/85 ACCOUNT R-01-61500

RECEIVED FROM [Signature] AMOUNT \$3500

FOR [Signature]
B 8037*****07013 5148F

VALIDATION OR SIGNATURE OF CASHIER

William L. Balfour, Esquire
Suite 1600, 10 Light Street
Baltimore, Maryland 21202

Stewart J. Greenebaum
Commerce Center East
1777 Reisterstown Road, Suite 275
Baltimore, Maryland 21208

SECTION 10
McDONOUGH TOWNSHIP

SECTION 11
McDONOUGH TOWNSHIP

TOWNSHIP DRIVE

FUTHER DEVELOPMENT BY
McDONOUGH CROSSING JOINT VENTURE

100 YEAR FLOODPLAIN RESERVATION

LOCAL

OPEN

SPACE

GREENSPRING VALLEY ROAD

GREENSPRING CIRCLE



10404 STEVENSON ROAD STEVENSON, MD. 21153
(301) 653-0292

APPROVED: BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

BY: _____

DATE: _____

APPROVED: BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS

BY: _____

DATE: _____

APPROVED: BALTIMORE COUNTY HEALTH DEPARTMENT

BY: _____

DATE: _____

THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE 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 TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAN IS ATTACHED, THEIR HEIRS AND ASSIGNS.

THE COURSES AND COORDINATES SHOWN HEREON ARE REFERRED TO THE COORDINATE SYSTEM AS ESTABLISHED BY THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE REFERRED TO THE FOLLOWING TRAVELING STATIONS:
1-4+00 N 58.573.82 W 37.073.27
13130 N 33.889.94 W 37.160.48

SURVEYOR'S CERTIFICATE

JAMES W. MCKEE, 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 CONFORMANCE WITH SECTION 5-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974), AS AMENDED PERTAINING TO THE PREPARATION OF RECORD PLATS, AND SUBSEQUENT ACTS, IF ANY, AMENDATORY THERETO HAVE BEEN COMPLIED WITH.

J.W. MCKEE 1/1/82

MD. REG. NO. 9012



VARIANCE NOTE

A variance has been applied for to reduce the window to street R/W and garage to street R/W from 25' and 22' respectively to a 14' minimum for buildings O & P.

If the variance is denied or an appeal is upheld the following public roads will become private drives to be owned and maintained by the condominium/home owners association:

SPIRIT LANE - from a point 250' +/- east of Greenspring Valley Road to its terminus.

OWNER'S CERTIFICATE

WE, THE OWNERS OF THE PROPERTY SHOWN HEREON, CERTIFY THAT THE REQUIREMENTS OF SECTION 5-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974), AS AMENDED PERTAINING TO THE PREPARATION OF RECORD PLATS AND THE SETTING OF MARKERS, AND SUBSEQUENT ACTS, IF ANY, AMENDATORY THERETO HAVE BEEN COMPLIED WITH.

McDONOUGH CROSSINGS JOINT VENTURE

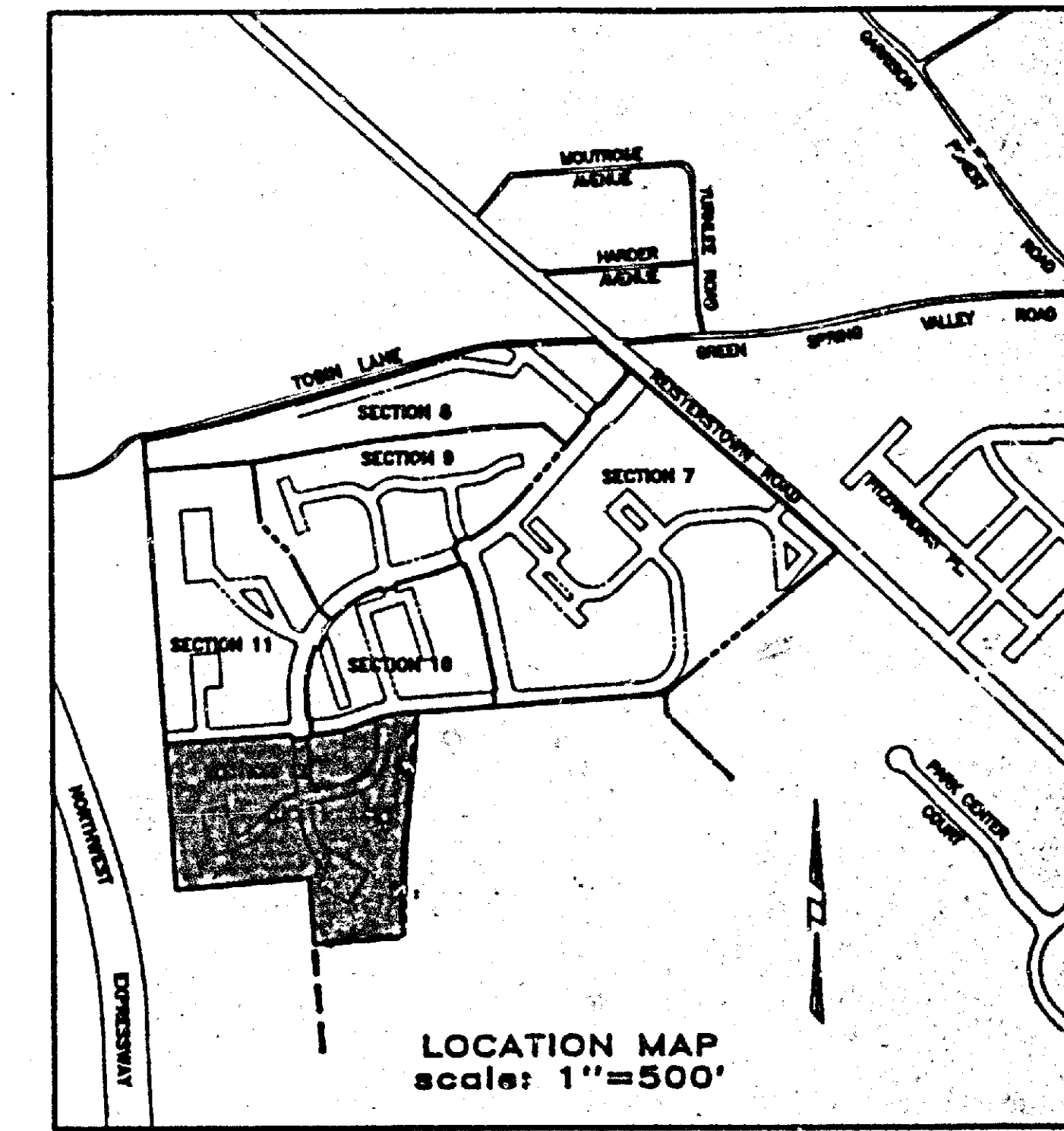
BY: _____

PETITIONER'S
EXHIBIT

- GENERAL NOTES
- Total Area of Section 12: 10.8258 Ac. +/-
 - Existing Zoning: DR-18
 - Total Number of Dwelling Units Allowed:
(see Overall Density Plot for McDonough Township recorded)
 - Living Units Proposed: 48-2BR(int.) 48x1.00= 48
18-3BR(int.) 18x1.50= 24
33-3BR(w/Garage) 33x1.50= 49.5
118- Total Townhomes Total = 118
 - Total Number of Parking Spaces Required:
118 x 1.53 = 233.3 Spaces
 - Total Number of Parking Spaces Proposed: 281
 - Total Local Open Space Required:
118 x 0.50 = 59.0 Ac. +/-
 - Total Local Open Space Proposed: 1.21 Ac. +/-
 - CRG Plan was approved March 22, 1985
 - All Units are to be sold or rented.
 - Refuse to be collected by Baltimore County.
 - Homeowners Association will maintain Local Open Space.
 - Councilmatic District #3
 - Census Tract #4037.02
 - Site falls in Watershed #27
 - Site falls in Sub-Severed #85
 - Highway and Highway Widening, Slope and Drainage and Utility Easements shown hereon are reserved unto the developer and are hereby offered for dedication to Baltimore County, Maryland. The developer, his personal representatives and assigns, shall convey said areas by deed to Baltimore County, Maryland at no cost.
 - Baltimore County Property Account Numbers:
03-13-060890 03-19-036421

DEED REFERENCES
6883/214, 6811/589

- NOTES:
- The recording of this plot does not constitute or imply acceptance by the county of any street, easement, park, open space or other public area shown on the plot.
 - This plot may expire in accordance with the provisions of Section 22-68, B&E 58-82.
 - The recording of this plot does not guarantee installation of streets or utilities by Baltimore County.
 - The information shown may be superseded by a subsequent or amended plot.
 - Additional information concerning this plot may be obtained from the Office of Planning and Zoning and the Department of Public Works.
 - The formal irrevocable offers of dedication have been made.



		NORTH		EAST	
NO.					
21	37257.41	37257.41	37257.41	37257.41	37257.41
22	37305.43	37305.43	37305.43	37305.43	37305.43
23	37340.83	37340.83	37340.83	37340.83	37340.83
24	37377.07	37377.07	37377.07	37377.07	37377.07
25	37380.34	37380.34	37380.34	37380.34	37380.34
26	37382.99	37382.99	37382.99	37382.99	37382.99
27	37390.61	37390.61	37390.61	37390.61	37390.61
28	37318.58	37318.58	37318.58	37318.58	37318.58
29	37150.77	37150.77	37150.77	37150.77	37150.77
30	37041.05	37041.05	37041.05	37041.05	37041.05
31	36956.43	36956.43	36956.43	36956.43	36956.43
32	37148.07	37148.07	37148.07	37148.07	37148.07
33	37162.07	37162.07	37162.07	37162.07	37162.07
34	37141.02	37141.02	37141.02	37141.02	37141.02
35	37045.66	37045.66	37045.66	37045.66	37045.66
36	37038.00	37038.00	37038.00	37038.00	37038.00
37	37075.56	37075.56	37075.56	37075.56	37075.56
38	37094.00	37094.00	37094.00	37094.00	37094.00
39	37169.36	37169.36	37169.36	37169.36	37169.36
40	37200.82	37200.82	37200.82	37200.82	37200.82

		NORTH		EAST	
NO.					
3	37383.28	37383.28	37383.28	37383.28	37383.28
4	37412.80	37412.80	37412.80	37412.80	37412.80
5	37402.96	37402.96	37402.96	37402.96	37402.96
6	37397.97	37397.97	37397.97	37397.97	37397.97
7	37401.39	37401.39	37401.39	37401.39	37401.39
8	37411.97	37411.97	37411.97	37411.97	37411.97
9	37412.27	37412.27	37412.27	37412.27	37412.27
10	37413.18	37413.18	37413.18	37413.18	37413.18
11	37433.46	37433.46	37433.46	37433.46	37433.46
12	37439.78	37439.78	37439.78	37439.78	37439.78
13	37012.54	37012.54	37012.54	37012.54	37012.54
14	37482.84	37482.84	37482.84	37482.84	37482.84
15	37484.94	37484.94	37484.94	37484.94	37484.94
16	37021.88	37021.88	37021.88	37021.88	37021.88
17	37473.78	37473.78	37473.78	37473.78	37473.78
18	37000.64	37000.64	37000.64	37000.64	37000.64
19	37477.04	37477.04	37477.04	37477.04	37477.04
20	37481.40	37481.40	37481.40	37481.40	37481.40

		RADIUS		TAN.		CHORD	
FROM	TO						
10	12	321.27	18° 15' 46"	166.15	69.73	N 77° 15' 19" E	168.48
12	14	471.27	18° 15' 46"	196.22	73.75	N 77° 15' 19" E	199.26
21	22	80.00	54° 22' 16"	72.92	41.09	N 48° 56' 08" E	73.10
23	24	80.00	26° 29' 17"	36.98	18.85	N 08° 30' 23" E	38.46
25	26	120.00	26° 29' 17"	55.48	28.24	S 08° 30' 23" W	54.98
27	28	120.00	54° 22' 16"	118.88	61.48	S 48° 56' 08" W	109.65
29	30	280.00	25° 28' 35"	114.73	58.18	S 15° 57' 01" E	113.92
31	32	320.00	57° 53' 07"	211.78	109.93	N 23° 15' 17" W	207.93
33	34	80.00	31° 12' 19"	43.37	22.84	S 60° 45' 01" W	43.04
35	36	120.00	29° 29' 09"	81.76	81.58	S 29° 53' 09" W	61.08
37	38	80.00	29° 29' 09"	41.17	21.05	N 59° 52' 09" E	40.78
39	40	120.00	50° 39' 42"	64.92	83.27	N 60° 37' 29" E	64.13

SECTION 12
"McDONOUGH TOWNSHIP"
3rd ELECTION DISTRICT BALTO. CO. MD.

OWNER/DEVELOPER
BANCROFT HOMES of GREENSPRING VALLEY INC.
10404 STEVENSON ROAD
STEVENSON MD. 21153
(301) 653-0292