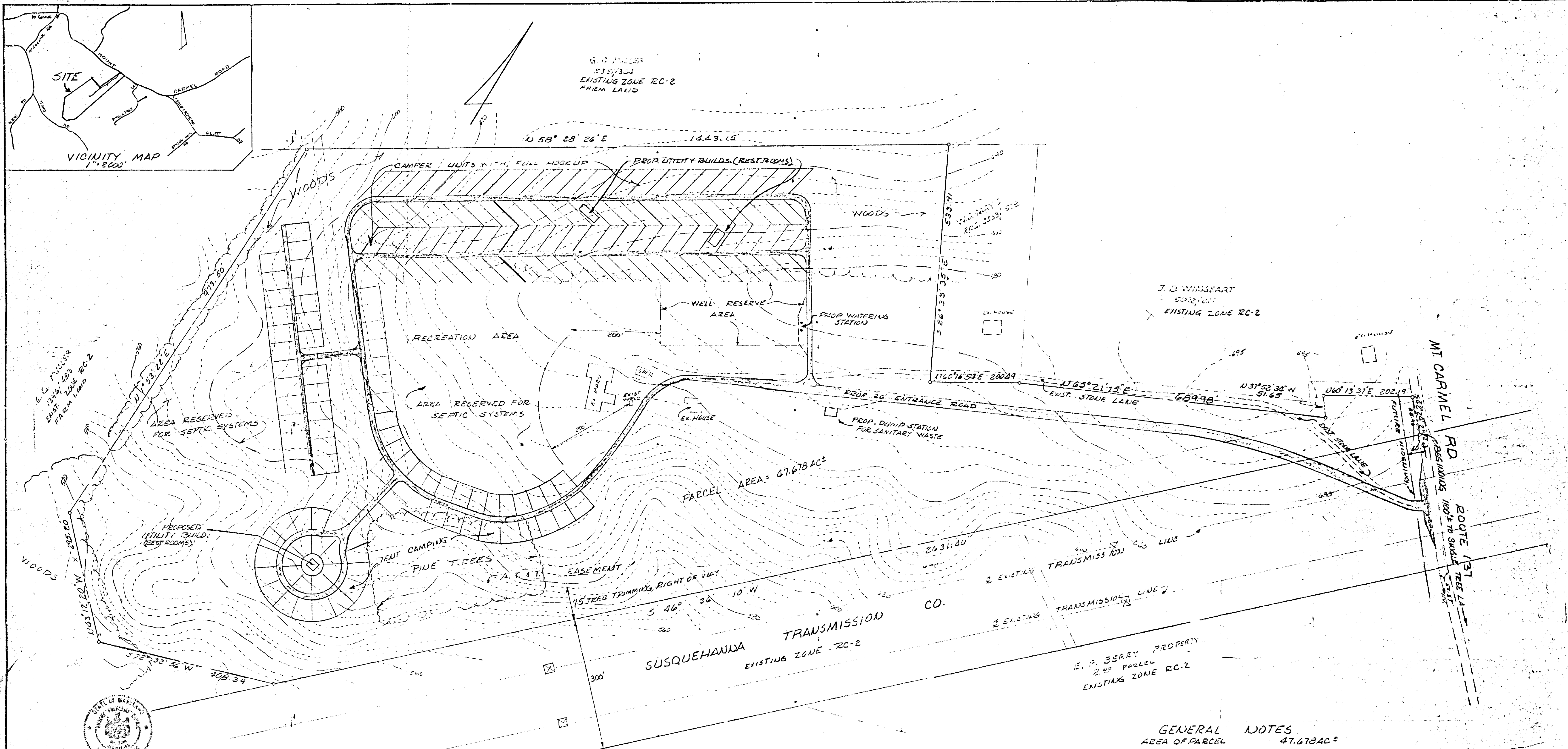
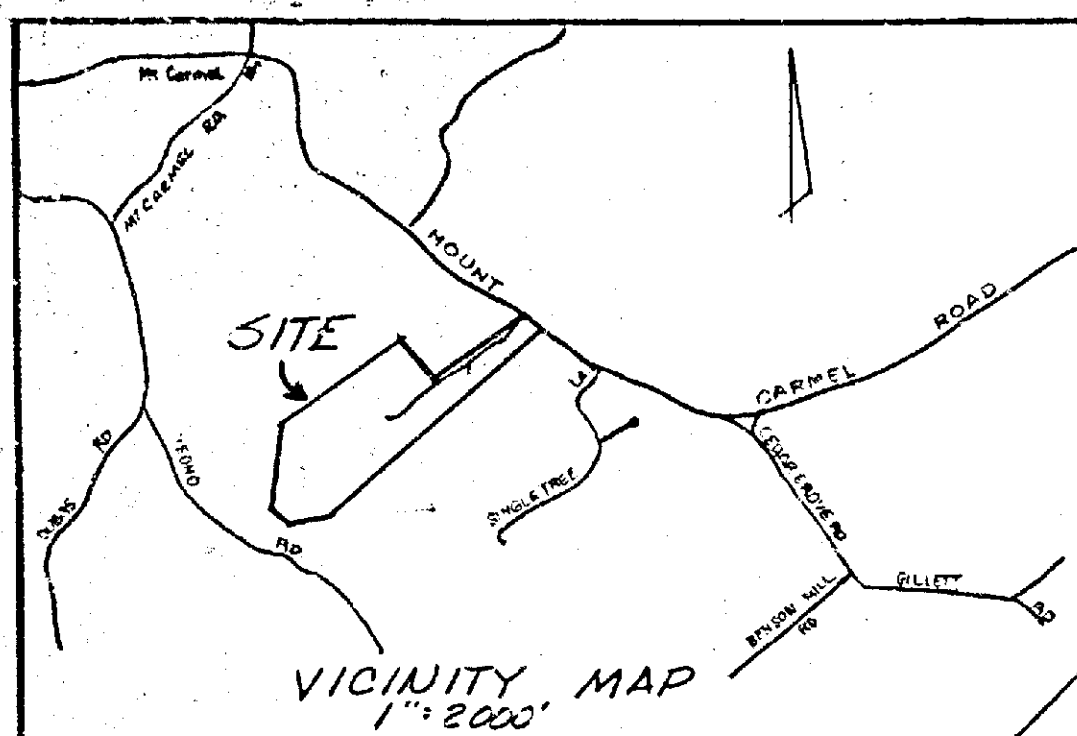




E. F. RAPHEL & ASSOC.
REGISTERED PROFESSIONAL LAND SURVEYORS
251 COURTLAND AVENUE
BOWSON, MARYLAND 21204

G. G. MILLER
ZONE RC-2
FALL 1965

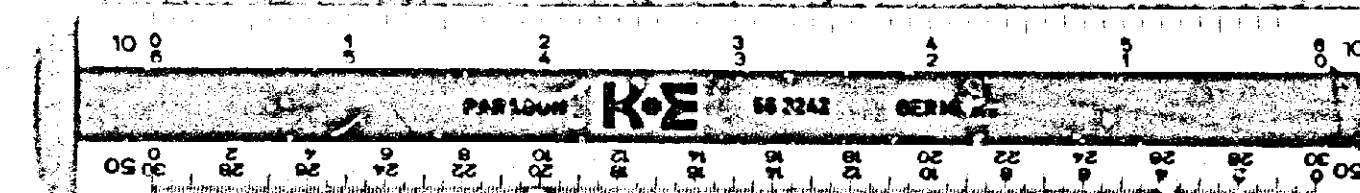
PLAT TO ACCOMPANY ZONING PETITION
FOR SPECIAL EXCEPTION
2227 MOUNT CARMEL ROAD

PROPERTY OF
EDGAR F. BERRY
5TH ELECT. DIST. BALTO. CO. MD.
SCALE: 1"=100' JUNE 14, 1984

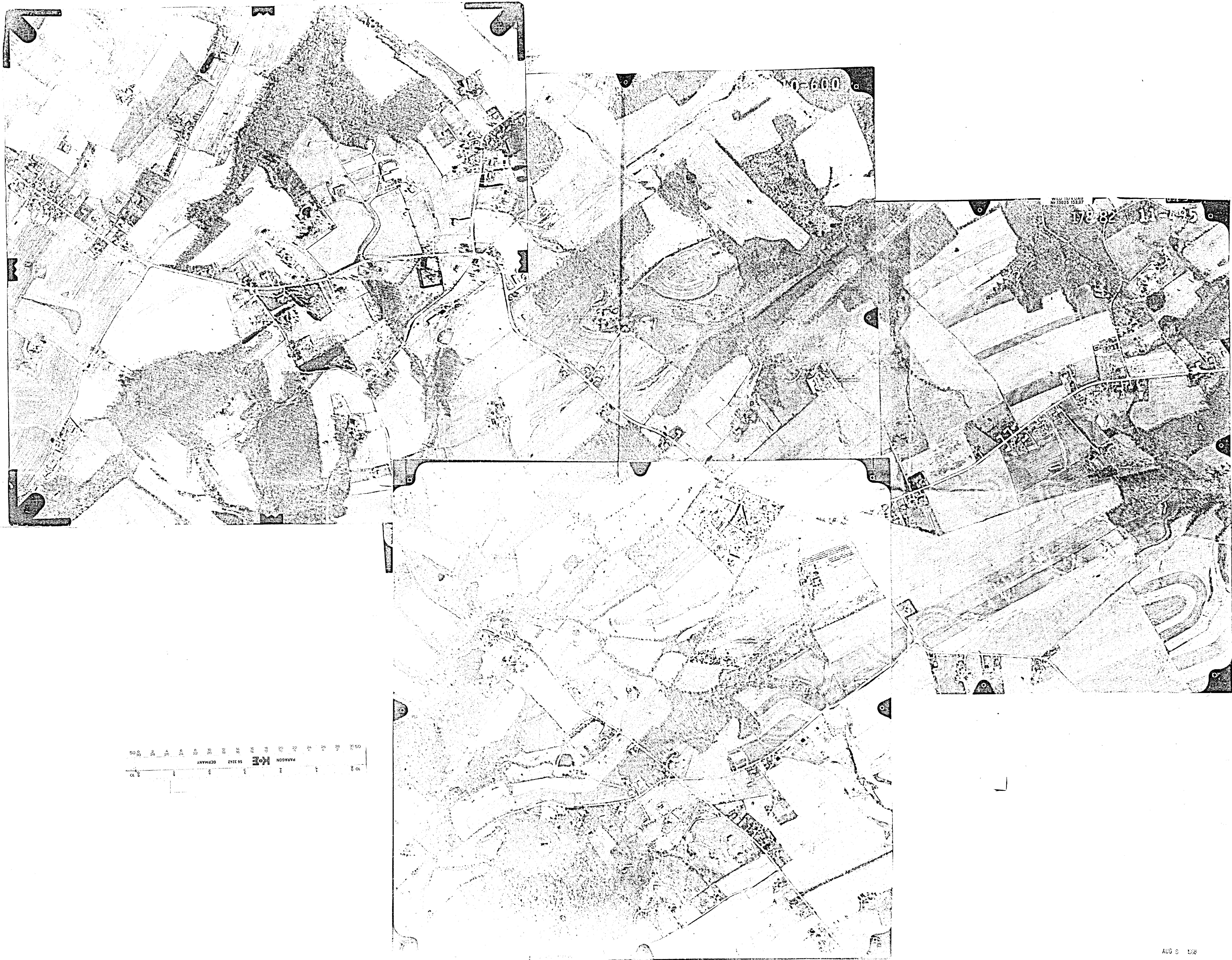
OWNER: EDGAR F. BERRY
2227 MOUNT CARMEL RD.
PARKTON MD
21120
TELE: 374-4356

GENERAL
AREA OF PARCEL
EXISTING ZONE
PROPOSED ZONE
EXISTING USE
PROPOSED USE

NOTES
47.678AC ±
RC-2
RC-2/SPECIAL EXCEPTION
RESIDENCE & IDLE LAND
CAMP GROUND FOR RECREATIONAL
VEHICLES & TENT CAMPING



#69.





PART OF WPC 607-31
47.678 AC. ±

DENSITY CALCULATIONS
GROSS AREA OF PARCEL 47.7 ACRES ±
EXISTING LAND USE
IDLE & AGRICULTURAL
PROPOSED LAND USE:
200 UNIT CAMP GROUND
FOR RECREATIONAL USE

MICROFILMED

PLAN TO ACCOMPANY APPLICATION
FOR TOCA SPECIAL EXEMPTION
FOR RECREATIONAL VEHICLE TRAILER
CAMP GROUNDS IN RC-2 ZONE

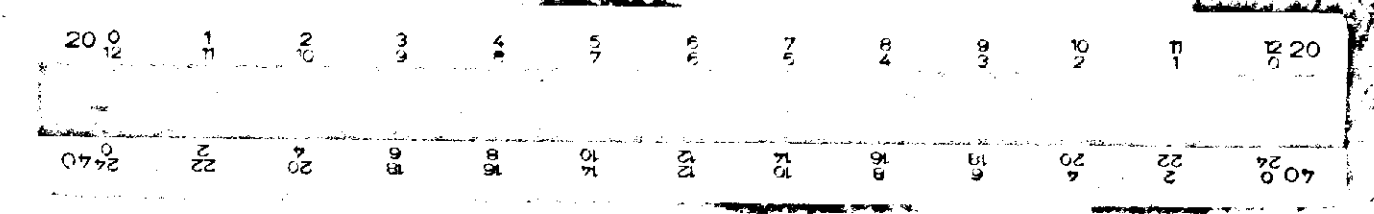
5TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=200'

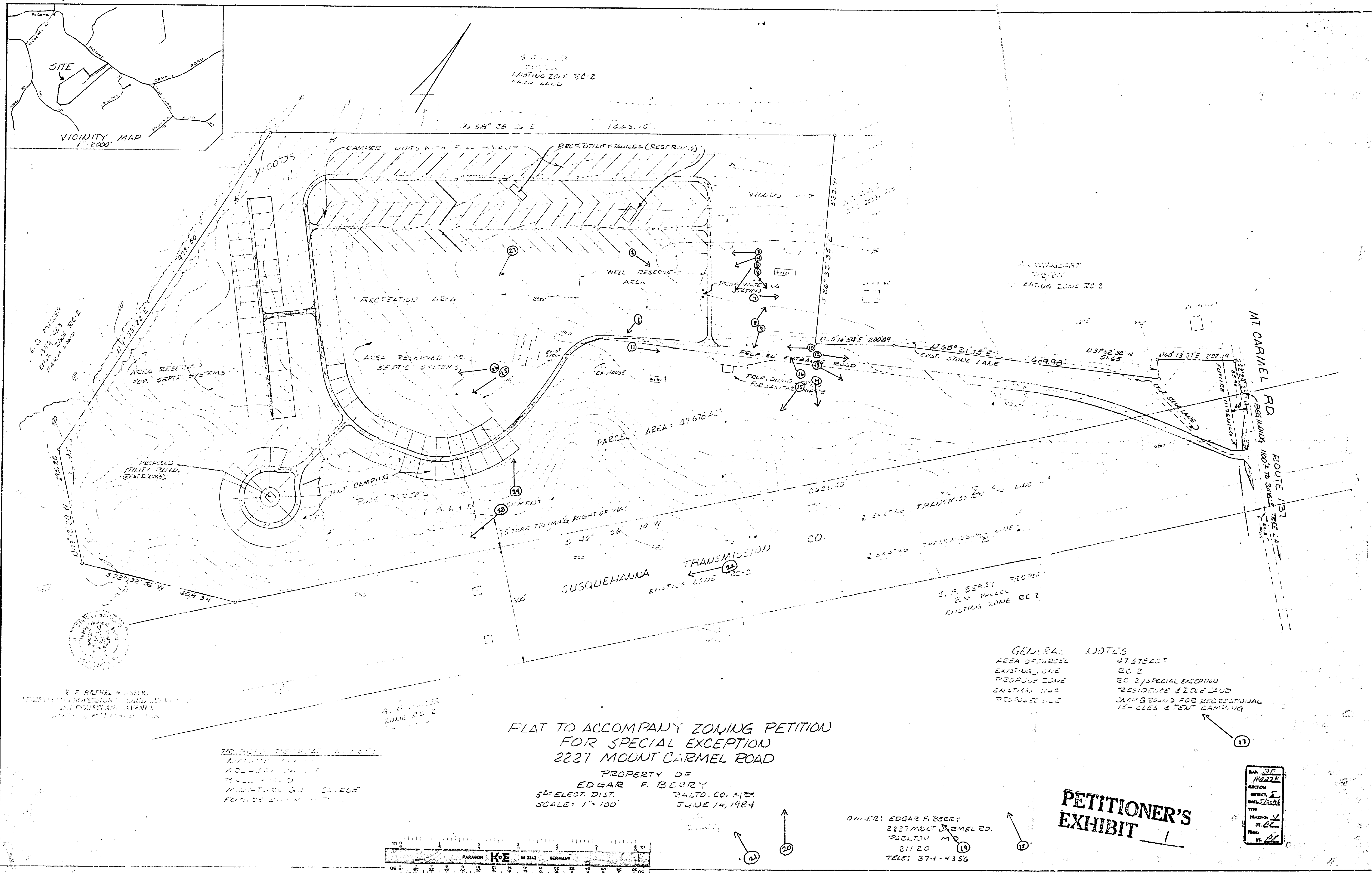
OWNER:
THE ESTATE OF ANNIE M. MAYS
c/o KENNETH MAYS
MT. CARMEL ROAD
PARKTON, MD.

APPLICANT (CONTRACT PURCHASER):
EDGAR F. BERRY
1213 WYNSIDE LANE
HAMPSTEAD, MD. 20711

ENGINEER:
D.L. KENNEDY ENGINEERING CO.
1720 GRAFTON, SUITE 201
FOREST HILL, MD. 21050

JULY 20, 1978

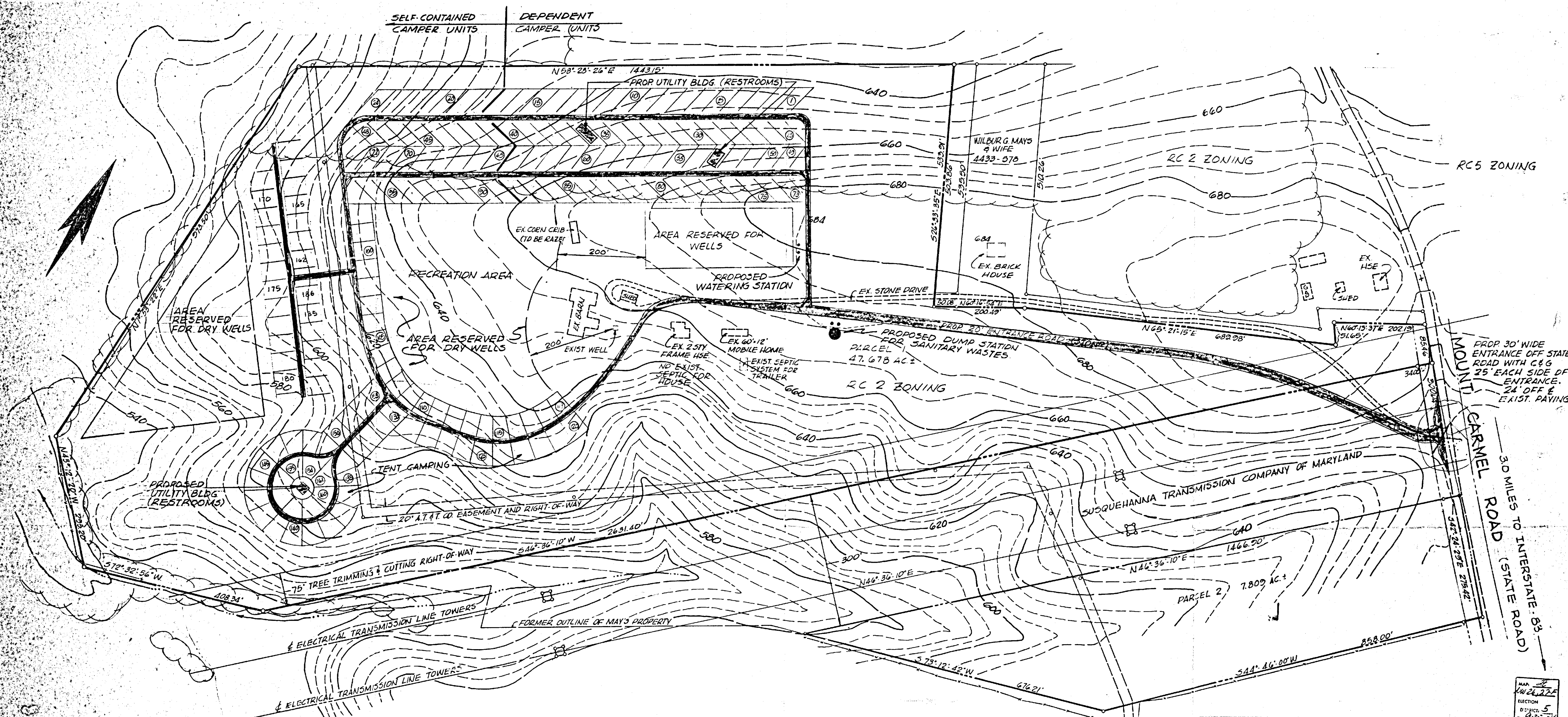




OWNER: EDGAR F. BEERY
2227 MANT. L. ZMEL RD.
PACHTON MD
21120 (19)
TELE: 374-4356

**PETITIONER'S
EXHIBIT**

BAR DE
N427E
 ELECTION
 DISTRICT 5
 DATE 5/20/76
 TYPE
 HEARING V
 ST. CR
 FINAL
 ST. DP



DENSITY CALCULATIONS
 AREA OF PARCEL 1 • 47.678 AC
 AREA OF PARCEL 2 • 7.809 AC
 TOTAL AREA • 55.487 AC

EXISTING ZONING
 RC-2

EXISTING LAND USE
 AGRICULTURAL & IDLE USE

PROPOSED ZONING
 RC-2 WITH SPECIAL EXCEPTION

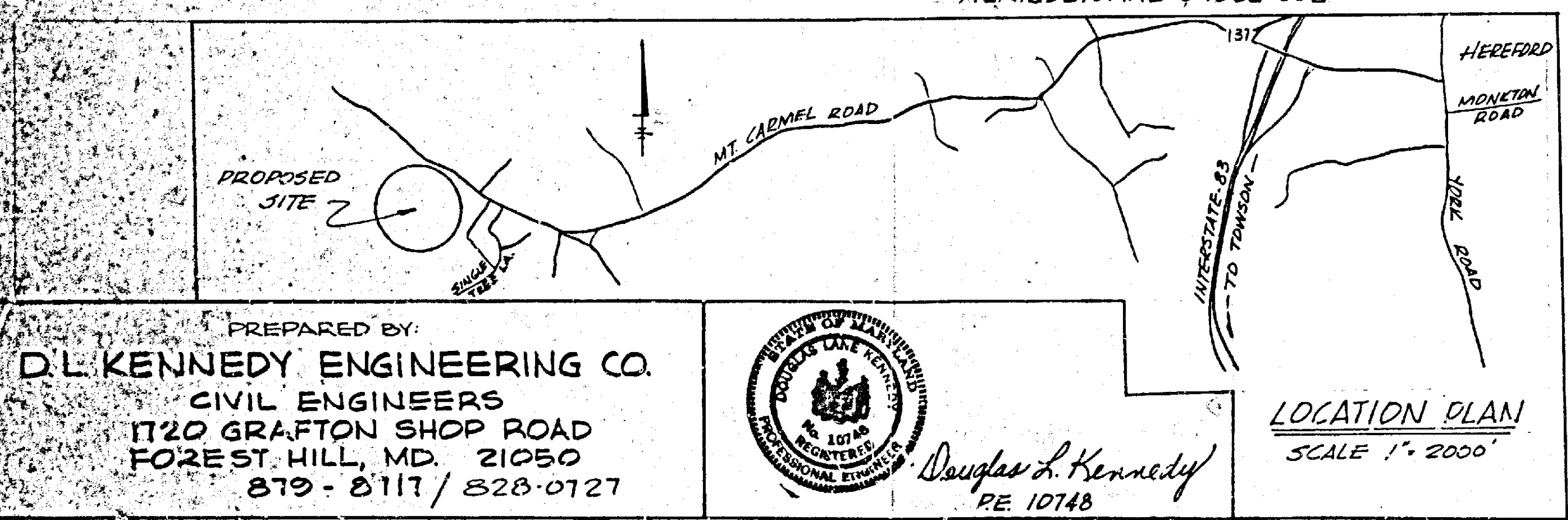
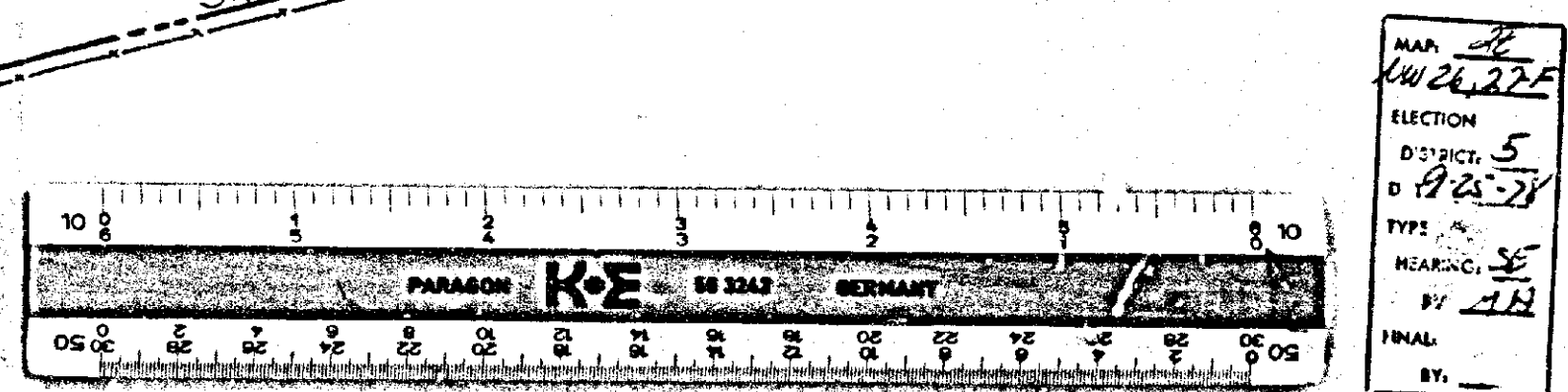
PROPOSED LAND USE
 200 UNIT CAMPGROUND FOR RECREATIONAL VEHICLES AND TENT CAMPING
 100 UNITS OF SELF-CONTAINED RECREATIONAL VEHICLES AND TRAILERS
 50 UNITS OF DEPENDENT TRAILERS
 50 UNITS FOR TENT CAMPERS

PROPOSED FACILITIES
 1 EACH WATERING STATION AND 1 EACH DUMPING STATION TO SERVE 100 UNITS OF SELF-CONTAINED RECREATIONAL VEHICLES AND TRAILERS
 3 EACH UTILITY BUILDINGS (RESTROOMS) TO SERVE 100 UNITS OF DEPENDENT TRAILERS AND TENT CAMPERS

PROPOSED RECREATIONAL USES
 (1) NATURE TRAILS, (2) ARCHERY RANGE, (3) BALL FIELD, (4) MINIATURE GOLF COURSE, (5) POSSIBLE FUTURE SWIMMING POOL

NOTE:
 THIS SITE SHALL BE DEVELOPED IN PHASES OF APPROXIMATELY 50 CAMPING UNITS EACH.

BOUNDARY DATA FROM:
 "PROPERTY SURVEY FOR ANNIE M. MAYS"
 NOVEMBER 30, 1917 AMENDED APRIL 8, 1918
 LEO W. RADER
 REGISTERED LAND SURVEYOR



PLAT TO ACCOMPANY PETITION FOR
 SPECIAL EXCEPTION IN A RC 2 ZONE
 PROPERTY OF ANNIE M. MAYS
 5TH DISTRICT, BALTIMORE COUNTY, MD.

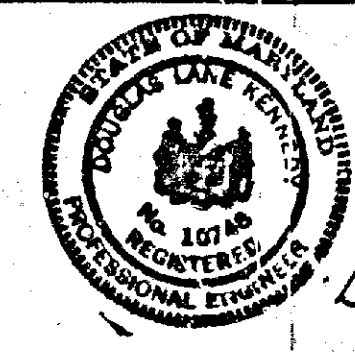
OWNER:
 THE ESTATE OF ANNIE M. MAYS
 C/O KENNETH MAYS
 MT. CARMEL ROAD
 PARKTON, MD.

APPLICANT (CONTRACT PURCHASER):
 EDGAR F. BERRY
 1213 WYNSIDE LANE
 HAMPSTEAD, MD. 21074

AUGUST 15, 1978

SCALE: 1" = 100'

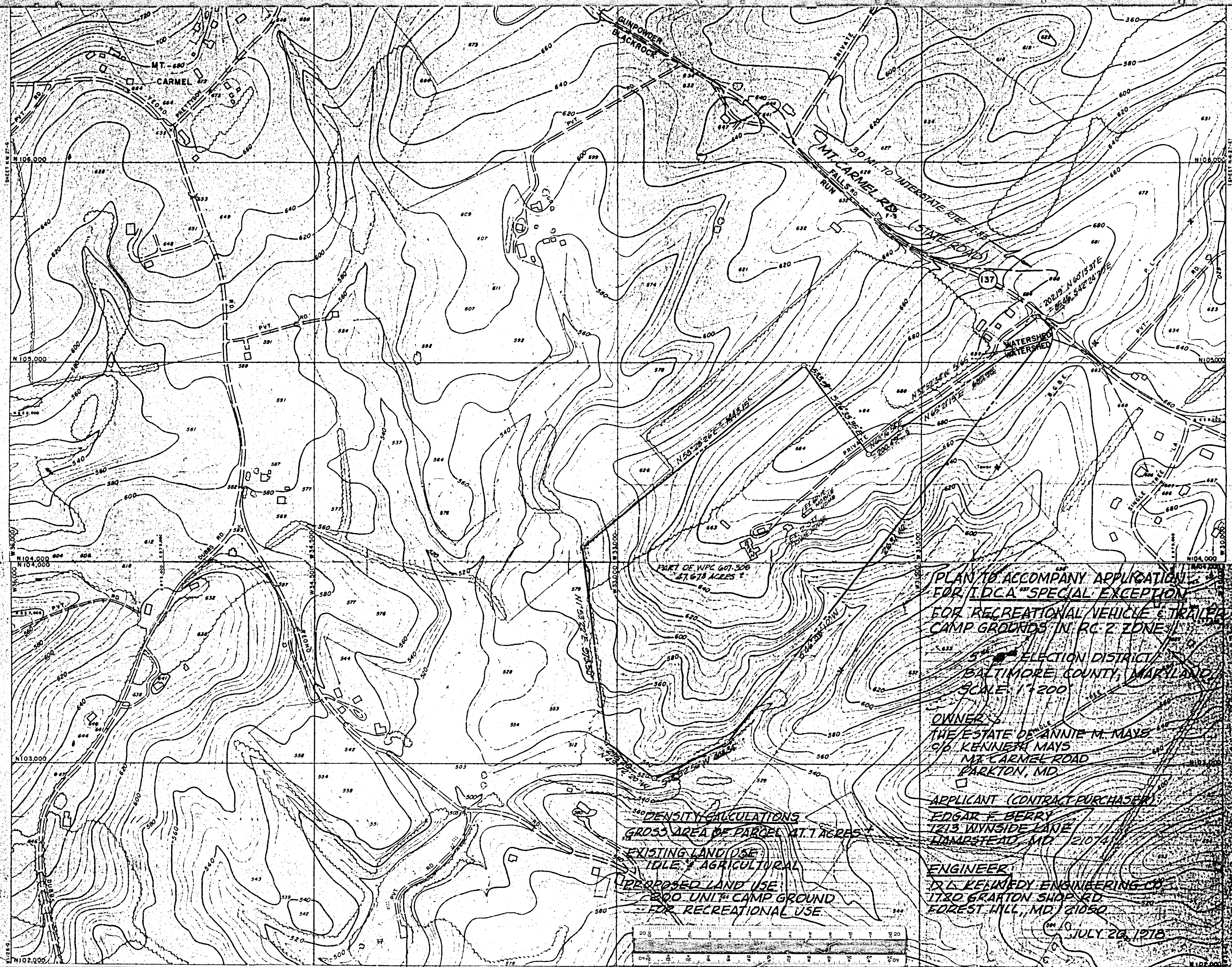
PREPARED BY:
D.L. KENNEDY ENGINEERING CO.
 CIVIL ENGINEERS
 1120 GRAFTON SHOP ROAD
 FOREST HILL, MD. 21050
 879-8117 / 828-0127



Douglas L. Kennedy
 P.E. 10748

LOCATION PLAN
 SCALE 1" = 2000'

MICROFILMED



PLAN TO ACCOMPANY APPLICATION
FOR IDCA "SPECIAL EXCEPTION"
FOR RECREATIONAL VEHICLE & TRAILER
CAMP GROUNDS IN RC-2 ZONE

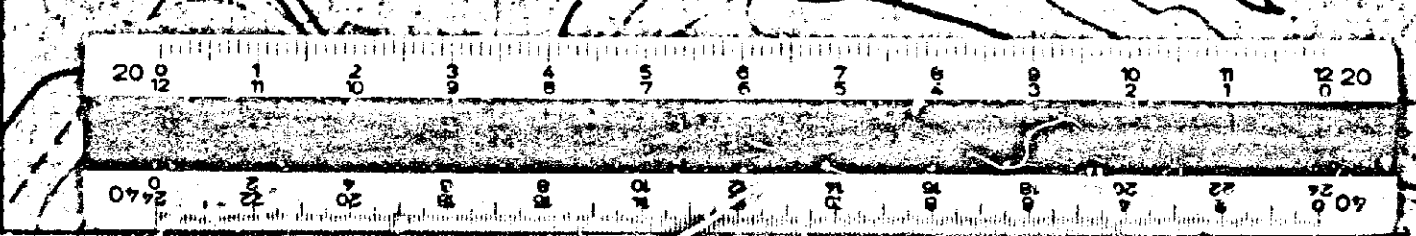
5th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=200'

OWNER:
THE ESTATE OF ANNIE M. MAYS
C/O KENNETH MAYS
MT CARMEL ROAD
PARKTON, MD

APPLICANT (CONTRACT PURCHASER):
EDGAR F. BERRY
1213 WYNSIDE LANE
HAMPSTEAD, MD 21074

ENGINEER:
D.L. KENNEDY ENGINEERING CO.
1780 GRANTON SHOP RD.
FOREST HILL, MD 21050

DENSITY CALCULATIONS
GROSS AREA OF PARCEL: 47.7 ACRES
EXISTING LAND USE:
IDLE / AGRICULTURAL
PROPOSED LAND USE:
200 UNIT CAMP GROUND
FOR RECREATIONAL USE



JULY 26, 1978

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE October 21, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Jeffrey H. Gray, Esquire
P.O. Box 51, 16951 York Road
Monkton, Maryland 21111

RE: Item No. 69 - Case No. 86-199-X
Petitioners - Edgar Frederick Berry, et ux
Special Exception Petition

Dear Mr. Gray:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer, Jr.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:rrr

Enclosures

cc: E. F. Raphael & Associates
201 Courtland Avenue
Towson, Maryland 21204



Maryland Department of Transportation
State Highway Administration

September 9, 1985

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

Re: Baltimore County
Item No. 69
Property Owner: Edgar
Frederick Berry, et ux
Location: W/S Mt. Carmel
Road, (Route 137), 1100'
NW of Single Tree Lane
Existing Zoning: R.C. 2
Proposed Zoning: Spec.
Exception for community
buildings, swimming pool
or other uses of a civic
or social recreational
or educational nature
(200 unit family camp-
ground for recreational
vehicle and tent camping)
Acres: 47.678
District: 5th

Att: James Dyer

Dear Mr. Dyer:

On review of the submittal of 6/14/84 and our files (Zoning Item #73 of October 13, 1978, and letter of August 6, 1982), the State Highway Administration will require the site plan to be revised to meet the requirements of our Letter of August 6, 1982 (see attachments).

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits

by: George Wittman

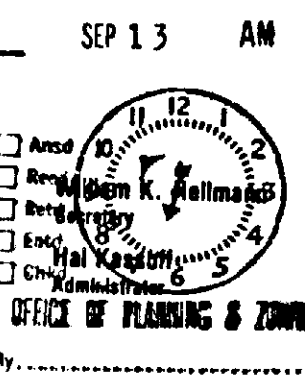
CL:GW:es

cc: Mr. J. Ogle

enclosures

My telephone number is 301-659-1350

Teleprinter for Impaired Hearing or Speech
303-7555 Baltimore Metro - 800-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



August 6, 1982

Mr. Edgar T. Berry
1213 Wynside Lane
Hampstead, Md. 21074

Re: I.A.C. Meeting of 10-3-78
ITEM: 73.
Property Owner: Estate of
Annie M. Mays
Location: S/W side Mt. Carmel
Rd. (Route 137), 850' NW
Single Tree Lane
Existing Zoning: R.C. 2
Proposed Zoning: Special
Exception for a 200 unit
campground for recreational
vehicles and tent camping.
IDCA 78-47-X.
Acres: 47.678
District: 5th

Dear Mr. Berry:

I have made an additional inspection of the site as discussed at our Baltimore County Office building meeting in July.

The comments in the letter of October 13, 1978 to Mr. S. Eric DiNenna, Baltimore County Zoning Commissioner concur with my findings.

Therefore, the proposed commercial entrance must be located approximately 15' to 20' to the southeast of the entrance shown on the plan of August 15, 1978. The center of this entrance will fall within the 35' concrete curb and gutter 24' from the centerline of Mt. Carmel Road.

The entrance must be 35' in width with 30' radii and S.H.A. type "A" concrete curb and gutter 24' from the centerline of Mt. Carmel Road.

The curb and gutter sections must be nosed down and a paving taper provided.

August 6, 1982

Mr. E. I. Berry

Bituminous paving must be provided from the edge of the traveled way to the proposed gutter pan and within the proposed entrance.

A. B.G.A.E. utility pole #280042 19' from the centerline of Mt. Carmel Road must be relocated in back of the proposed curb line.

With access falling within the Susquehanna Transmission Company's R/W permission will be required in writing for all access permit. This can be accomplished through Mr. Wm. Goode of B.G.A.E., 2034 Greenspring Drive, Timonium, Md. 21093 & 561-2650.

It is requested that the plan be revised, access permit applied for and a performance bond in the amount of \$20,000.00 be posed to guarantee construction with a letter of written approval from the Baltimore Gas & Electric Company granting access and construction permission.

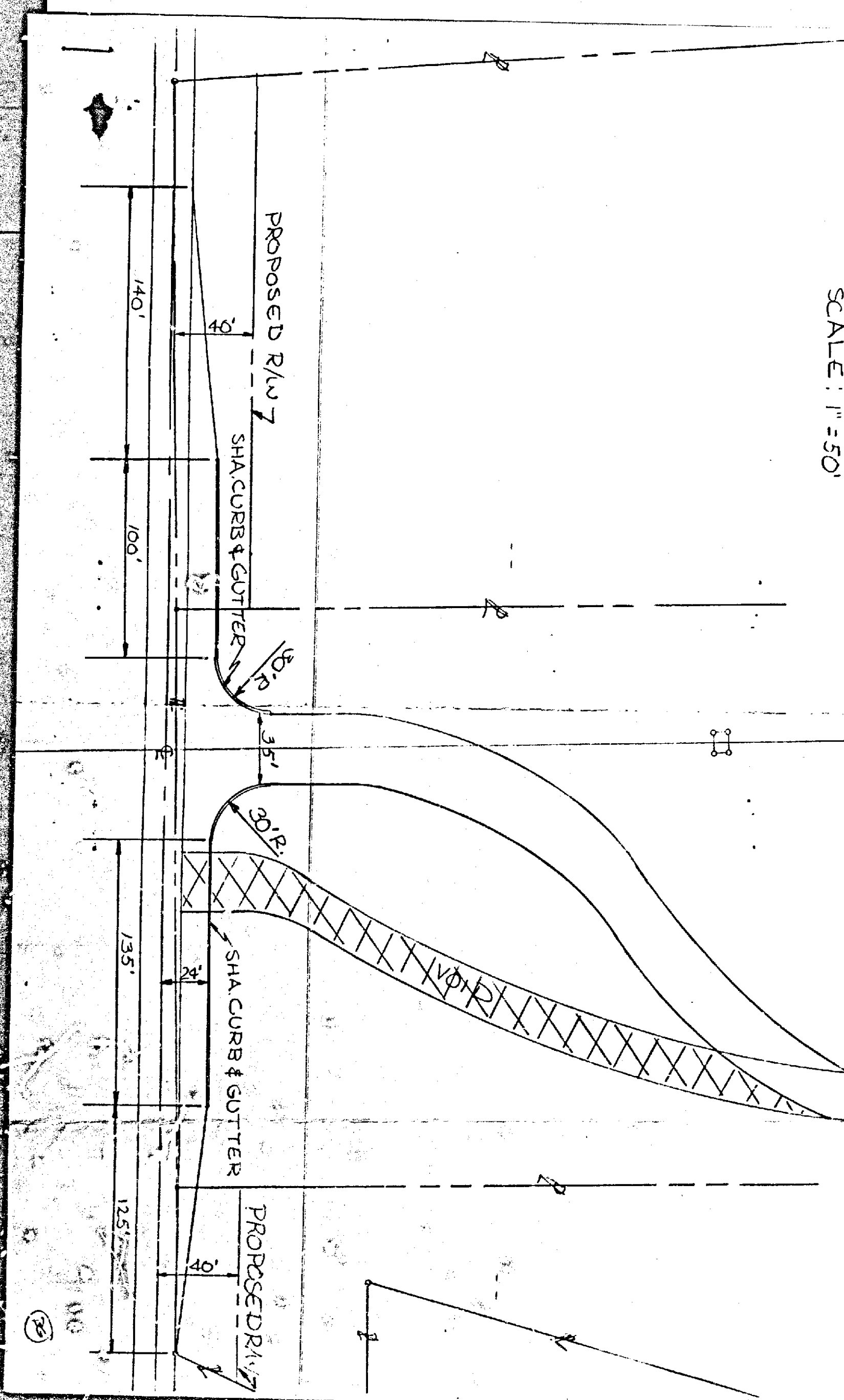
Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits
By: George Wittman

CL:GW:VED

cc: Mr. J. Wimbley
Mr. W. Hammond
Mr. W. Goode

- 2 -



Maryland Department of Transportation
State Highway Administration

October 13, 1978

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, October 3, 1978
Item: 73
Property Owner: Estate of Annie M. Mays
Location: SW/S Mt. Carmel Rd. (Rte.137)
850' NW Single Tree Lane
Existing Zoning: R.C. 2
Proposed Zoning: Special Exception for
a 200 unit campground
for recreational
vehicles and tent
camping. IDCA 78-47-
X.
Acres: 47.678
District: 5th

Dear Mr. DiNenna:

The location of the proposed entrance does not provide adequate stopping sight distance. This is especially critical since cumber- some, slow moving vehicles (campers, trailers, etc.) would be using the entrance. Stopping sight distance would be improved if the entrance could be located approximately 80' to the south, however, this would require extensive grading on the transmission company right of way. This may not be possible, but should be investigated.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits
By: John E. Meyers

CL:JEM:dj

My telephone number is (301) 383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

Herman K. Intemann
Secretary
M. S. Catlin
Administrator

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-0211
NORMAN E. GENDER
DIRECTOR

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

OCTOBER 31, 1985

Re: Zoning Advisory Meeting of August 27, 1985
Item: 69
Property Owner: EDGAR FREDERICK BERRY, et ux
Location: W/S Mt. Carmel Rd., 1100' NW of
Single Tree Lane

Dear Mr. Jablon:

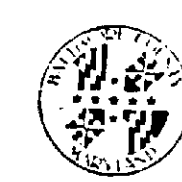
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review drawing meeting is required.
- ☒ A County Review drawing meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ The plan must show the entire tract.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-28 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 10/13/85.
- ☒ Landscaping must comply with Baltimore County Landscape Manual, 8111-170-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by 8111-170-79, and as conditions change are re-evaluated annually by the County Council.
- ☒ Additional comments:

cc: James Howell

Eunice A. Boor
Chief, Current Planning and Development

86-199-X



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-0550

STEPHEN E. COLLINS
DIRECTOR

September 24, 1985

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

Item No. 69 -ZAC-
Property Owner: Edgar Fredrick Berry, et ux
Location: W/S Mt. Carmel Road, 1100' NW of Single Tree Lane
Existing Zoning: R.C. 2
Proposed Zoning: Special Exception for community buildings, swimming pool or other uses of a civic or social recreational or educational nature (200 unit family campground for recreational vehicle and tent camping).

Dear Mr. Jablon:

The proposed special exception for community building, swimming pool and 200 unit camp ground can be expected to generate about 700 trips weekday, 2200 on Saturday and 2000 trips on Sundays.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc II

MSF/bld

AUG 6 1986

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

10/15/85
Date

BAITMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 69, Zoning Advisory Committee Meeting of Aug 27, 1985

Property Owner: ~~Edgar Frederick Berry, et ux~~ Edgar Frederick Berry, et ux

Location: W/S Mt. Carmel Rd., 1100' NW of Single Tree Lane

Water Supply: Private Sewage Disposal: Private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- (X) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 69 Zoning Advisory Committee Meeting of 10/15/85
Page 2

- () Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- (X) Soil percolation tests (have been/must be) conducted.
 - () The results are valid until _____.
 - () Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- (X) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - () shall be valid until _____.
 - () is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- (X) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- (X) Others CEG Approval may be required

Jan J. Gerber, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R

BAITMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. RENCKE
CHIEF

August 27, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Comodori, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Edgar Frederick Berry, et ux
Location: W/S Mt. Carmel Road, 1100' NW of Single Tree Lane
Item No.: 69 Zoning Agenda: Meeting of August 27, 1985

Contingents:

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 or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- (X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. All roads shall have a minimum width of 20' with hard surface & support 50,000 pound fire apparatus.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Jan J. Gerber Noted and Approved: John F. Skell
Planning Code Division Fire Prevention Bureau
Special Inspection Division

/mb

BAITMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee Chairperson Date: September 10, 1985

FROM: C. E. Burham, Chief, Building Plans Review C.E.B.

SUBJECT: Zoning Advisory Committee Meeting
Scheduled 8/27/85

Item #60	Standard Comment
Item #61	See Comments
Item #62	See Comments
Item #63	Standard Comment
Item #64	See Comments
Item #65	See Comments
Item #66	See Comments
Item #67	See Comments
Item #68	See Comments
Item #69	Standard Comments
Item #70	See Comments
Item #71	See Comments

CEB/vw



BAITMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

September 18, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 69 Zoning Advisory Committee Meeting are as follows:

Property Owner: Edgar Frederick Berry, et ux
Location: W/S Mt. Carmel Road, 1100' NW of Single Tree Lane
District: 5th.

APPLICABLE STANDARDS ARE:

() All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 41-45, the Maryland Code for the Handicapped and Aged (A.R.S.I. 41-1-1 - 1980) and other applicable Codes and Standards.

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

() Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is not required on plans and technical data.

() Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

() All the Groups except Sub-Group 1 require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. Sub-Group 1 requires a one hour wall if closer than 5'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 5'-0" of an interior lot line.

() 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 401 and 505 and have your Architect/Engineer contact this department.

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

() When filing for a required Change of Use/Occupancy 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 filed Use _____.

() The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 3-6.3 of the Building Code as adopted by Bill 41-45. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

() Comments:

() These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, the applicant may obtain additional information by visiting Room 100 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Jan J. Gerber, Director
BUREAU OF ENVIRONMENTAL SERVICES

U/27/85

BAITMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: November 3, 1985

Norman E. Gerber, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 86-199-X

This is an active farming area with prime and productive soils and is within 2800' of an existing Agricultural Land Preservation District. It is the opinion of this office that while the proposed type of land use might be appropriate in the area, it should not be developed in such a way so as to preempt agricultural productivity of the land.

NEG:JGH:alm

Norman E. Gerber, Director
Director of Planning and Zoning

Post A. Cassing 16410 York Rd. 21152
David W. Buck 16428 York Rd. 21152
Alan C. Buck 16428 York Rd. 21152
Edgar F. Berry 16428 York Rd. 21152
Janet A. Bennett 16321 York Rd. 21152
Buck Moran Jr. 5 Single Tree Ct. 21120
Chris Moran 55 Single Tree Ct. 21120
Buck Moran 245 Mt. Carmel Rd. 21120
James E. Biles 4 Single Tree Lane Parkers Md 41120
John R. Redden 16700 Single Tree Lane 21120 343-0799
John M. Murphy 17204 Hunt Green Rd. 21152 239-2585
Minnie R. Gillett 6 Hunt Green Rd. 21155 239-8381
Gerald Reiter 2125 Benson Mill Rd Sparks 21152 772-2824
Lydia Turnbaugh 2125 Benson Mill Rd Sparks 21152 472-2824
Emily T. Hill 2314 Benson Mill Rd Sparks 21152 771-9512
Robert S. Caron 1534 York Rd. Lutherville, Md. 21093 331-7744
Donald E. Pease 922 Mt. Carmel Rd. Parkton Md 21120 343-0776
Michael G. Barry 1501 Mt. Carmel Rd. Parkton Md 21120 343-4239
Kenneth V. H. 2001 Mt. Carmel Rd. Parkton MD 21120 343-1081
John S. Swank 16428 York Rd. 21152
John B. Hill 16501 York Rd. 21152
Carmel B. Hill 16501 York Rd. 21152
John P. Papp 1410 Mt. Carmel Rd. 21120
John P. Papp 1410 Mt. Carmel Rd. 21120 329-6259

AUG 5 1985

Harold C. Zimmerman 1705 Stanton Rd.
 Helen Thompson 2301 Mt Carmel Rd.
 William J. Kaufman M.D. 16535 Yeeko Rd. Sparks Md 21152
 Billy F. Smith 4701 Yeeko Rd. Sparks Md 21152
 James P. Chiaruttini 16420 DUBBS RD. SPARKS, MD. 21152
 Gene S. Miller 2727 Benson Mill Rd. Sparks Md 21152
 Ruth M. Rezin 2724 Benson Mill Rd. Sparks Md 21152
 John Stump 2335 Benson Mill Rd. Sparks Md 21152
 Alfred Engel 16540 Yeeko Rd. Sparks Md 21152
 Marlene Engel 16540 Yeeko Rd. Sparks Md 21152
 R. Frederick Lunn 3 SINGLETREE COURT PARKTON, MD. 21120
 BRUNT C. GRIGGS 16705 SINGLETREE LANE PARKTON MD 21120
 STEVE STANTON 5 MOUNT LAKES C. PARKTON MD 21155
 JAMES VONDERHORST 16920 Yeeko Rd. PARKTON MD 21120
 Raymond Prou 16334 Yeeko Rd. Sparks, Md 21152
 Paul Newman 17208 HUNTER GREEN BL. LEPPORCO MD 21155
 M. Mrs. S. R. Jones 2804 Mt Carmel Rd. Parkton MD 21120
 Mary Anne Kiska 2201 Mt Carmel Rd. Parkton MD 21120
 David D. Wargent 2201 Mt Carmel Rd. Parkton, Md. 21120
 Pamela W. Foster 17201 Massena Rd. Parkton Md. 21120
 Ed Cameron 16909 BETHESDA BL. PARKTON MD 21120
 MICHAEL D. WINGGART 16603 DUBBS RD. SPARKS MD 21152
 Dr. Jean Bailey-Wilson 4 Single Tree Lane Parkton, MD 21120
 Bill Bonas 16521 Yeeko Rd. Sparks, Md 21152
 Carl L. Bonas 16521 Yeeko Rd. Sparks Md 21152
 Tony J. Foster 16505 Yeeko Rd. Sparks Md 21152
 Elaine Foster 16505 Yeeko Rd. Sparks Md 21152
 Barbara L. Sillis 2201 Mt Carmel Rd. Parkton, MD. 21120
 Beryl Weckert 17119 Edna Rd. Parkton, MD. 21120
 Emma B. Necker 16213 Yeeko Rd. Sparks Md. 21152
 Chet Carney 16470 Yeeko Rd. Sparks, Md 21152

E. F. RAPHEL & ASSOCIATES
 Registered Professional Land Surveyors
 201 COURTLAND AVENUE
 TOWSON, MARYLAND 21204

OFFICE: 825-3808 DESCRIPTION: TO ACCOMPANY SPECIAL EXCEPTION RESIDENCE: 771-4592
 #2227 MOUNT CARMEL ROAD June 18, 1984

Beginning for the same at a point in Mount Carmel Road, said point being located northwesterly 1100' ± from the intersection of the # of Mount Carmel Road and the # of Single Tree Lane, thence leaving Mount Carmel Road and running on the outline of the Susquehanna Transmission line, S 46° 36' 10" W 2631.40', thence leaving the transmission line, and running the 10 following courses and distances:
 1) S 72° 32' 56" W 402.34' 2) N 43° 12' 20" W 295.20'
 3) N 1° 53' 22" E 973.50' 4) N 58° 28' 26" E 1443.15'
 5) S 26° 33' 35" E 533.91' 6) N 60° 16' 54" E 200.49'
 7) N 65° 21' 15" E 689.98' 8) N 37° 52' 34" W 51.65'
 9) N 60° 13' 37" E 202.19' to Mount Carmel Road, thence running in Mount Carmel Road 10) S 42° 24' 29" E 85.46' to the place of beginning.

Containing 47.678 Ac. ±
 being a part of Edgar Berry's property and known as 2227 Mount Carmel Road.

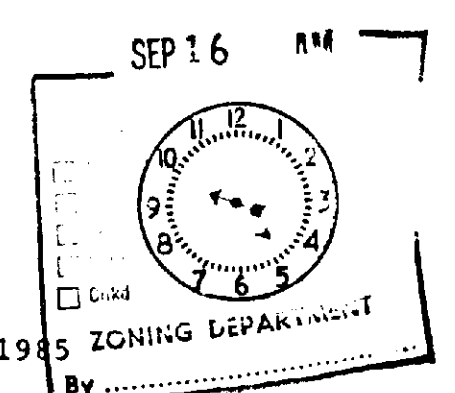


E. F. Raphael
 Reg. Prof. Land Surveyor
 # 2246

JEFFREY H. GRAY ATTORNEY AT LAW
 2ND FLOOR • HERFORD PROFESSIONAL BUILDING • 1881 YORK ROAD • CROFTON, MD 21111 • (201) 357-4074

86-654
 AG-DR
 On file

9/11/84
 TO SD
 JED Hand
 9-17-85



Office of the Zoning Commissioner
 of Baltimore County
 Room 106 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

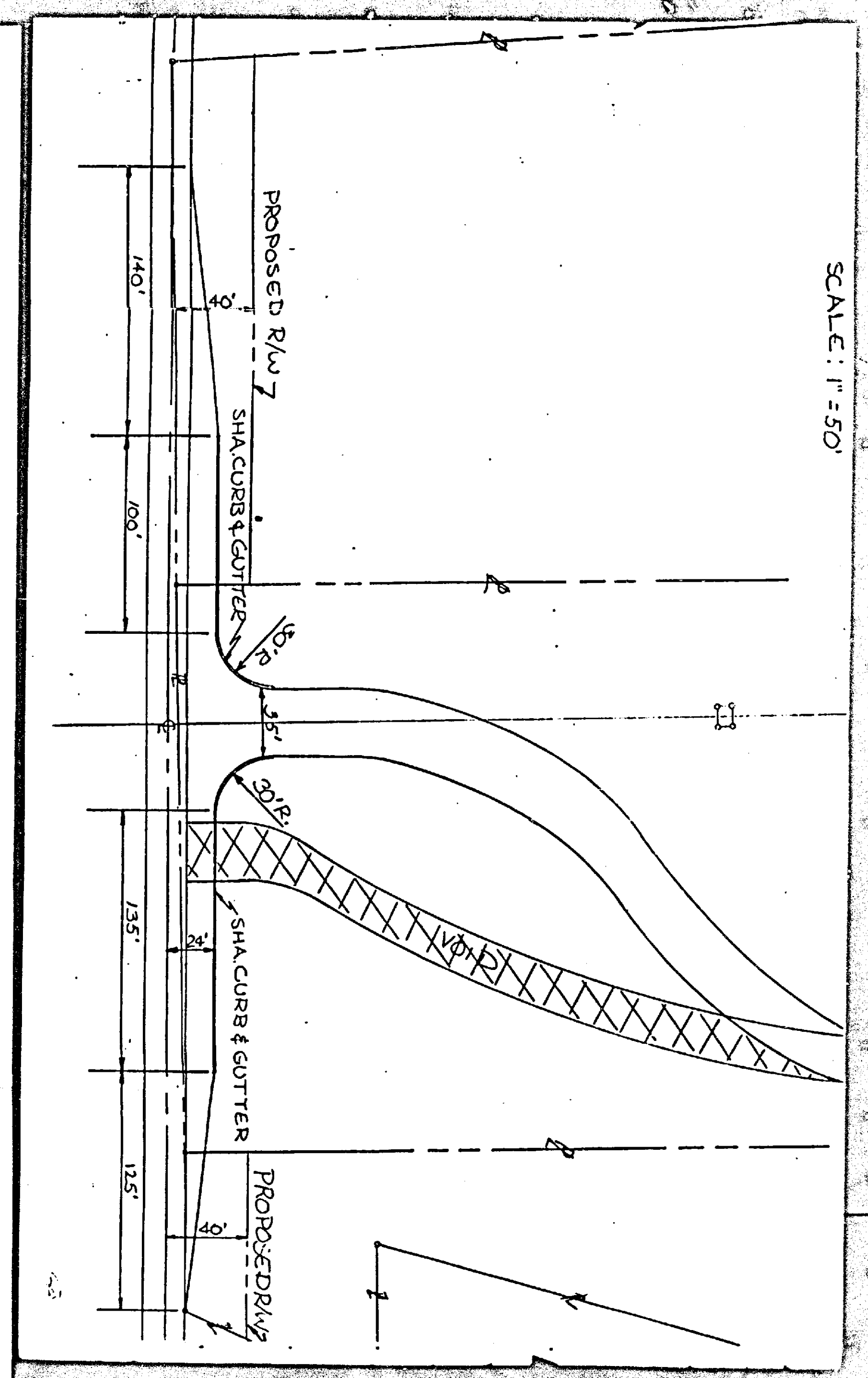
Re: Petition for Special Exception
 Filing Date 8-16-85
 Property Owner:
 Edgar F. Berry
 Location: 2227 Mt. Carmel Rd. 850 feet N/W Single Tree Lane

Dear Sir:
 Enclosed please find additional information to supplement the petition for special exception filed concerning the above-described property. As might be recalled from our prior discussions, a similar petition was filed in 1979 and is currently indexed as Case No. 75-134-X. I have not yet received notice of the current Case No. in any event, when the original petition was filed, some inquiry was made concerning the necessary modifications and their effect on Baltimore Gas and Electric Company poles.

Enclosed please find a copy of the most recent correspondence from the Gas and Electric Company concerning proposed changes and copies of their November 8, 1982 correspondence indicating that subject to a plan for final grading, there would be no difficulty in moving the poles to different locations. Please add this information to the current file. Thank you for your anticipated assistance in this regard.

Very truly yours,
 Jeffrey H. Gray
 Jeffrey H. Gray

JHG/rrg
 cc: Edgar F. Berry



BALTIMORE GAS AND ELECTRIC
 CHARLES CENTER • P.O. BOX 1475 • BALTIMORE, MARYLAND 21203
 September 16, 1985

Mr. Jeffrey H. Gray, Esquire
 P.O. Box 51
 16951 York Road
 Monkton, Maryland 21111

Dear Mr. Gray:

This will confirm our telephone conversation of September 6, 1985, concerning the proposed access road from Mt. Carmel Road across this Company's transmission line right of way.

As discussed, my letter to Mr. Edgar F. Berry, dated November 8, 1982 outlined this Company's position regarding this proposed entrance road.

Please note the 2nd paragraph of the subject letter. We cannot grant our approval until such time as we have reviewed the final construction plans for the proposed project.

Please call me at 301-583-4845 if I may be of any assistance in this matter.

Very truly yours,

R. E. Black
 Sr. Real Estate Representative
 Real Estate & Facilities Services

tmh

BALTIMORE GAS AND ELECTRIC
 CHARLES CENTER • P.O. BOX 1475 • BALTIMORE, MARYLAND 21203
 November 8, 1982

Mr. Edgar F. Berry
 1213 Wynside Lane
 Hampstead, MD 21074

Dear Mr. Berry:

This will confirm our telephone conversation of November 4, 1982 concerning your request to construct a new entrance road on this Company's transmission line right of way to your property on Mt. Carmel Road.

We have reviewed the preliminary plans that you have submitted to us and approve of the basic concept, subject of course to our approval when final construction plans are submitted showing the grading profile.

Construction on our right of way will be subject to the attached "Terms, Conditions and Limitations Governing Construction on the Property of the Baltimore Gas & Electric Company." The finished grade of the proposed roadway must provide a minimum clearance of 35 feet to our conductors and of the existing access road to our transmission line right of way is removed, a tie-in from the proposed roadway to the existing access road must be provided for.

Please call me at 301-583-4845 if I may be of any assistance in this matter.

Very truly yours,

R. E. Black
 Sr. Real Estate Representative
 Real Estate Services

njt

Terms, Conditions and Limitations Governing Construction on the Property of the Baltimore Gas & Electric Company

- Access to and from the Grantor's facilities must be maintained at all times. If existing access to and along the Grantor's fee simple and/or easement right of way or access to the Grantor's facilities is denied due to the Grantee's construction, the Grantee will provide temporary access during construction and permanent access thereafter or reimburse the Grantor for access obtained by the Grantor after prior approval by the Grantee of said cost (and where applicable, the approval of other governmental agencies). Where any access road is relocated and/or disturbed, the road shall be thoroughly compacted and restored to a condition equal to or better than its present condition.
- No blasting will be permitted within the Grantor's right of way and/or within forty (40) feet of the Grantor's facilities without prior approval and under arrangements satisfactory to the Grantor. The Grantor shall be fully reimbursed in the event any damages occur as the result of such operations. The Grantor must be notified as provided for in Section 13 at least three (3) working days in advance of any blasting in the vicinity of the Grantor's right of way in order that it may arrange to have a representative on the job site.
- The Grantee, at its expense, will protect and support all Grantor's facilities, install sheathing, and air ram the back fill of excavations including the use of select back fill materials as directed by the Grantor's representative, in order to avoid settlement which may result from Grantee's construction. Hand excavation shall be required when working within three (3) feet of any of Grantor's underground facilities.
- Should any rearrangement, repairs, replacement, modification or protection of Grantor's existing or planned facilities be necessitated by the construction of the Grantee, as determined by the Grantor, the Grantee will reimburse the Grantor for such expense incurred. However, prior to performing such work, Grantor will notify Grantee of the estimated cost and will wait for instructions from Grantor to proceed. It is agreed that should such work be required, the Grantor will be given an adequate and reasonable amount of time within which to complete said work.
- Every precaution, including the grounding of the Grantee's equipment and materials must be used while working near the Grantor's facilities. Under no circumstances should the Grantee's equipment maintain less than twenty (20) feet clearance from any overhead transmission wires or less than ten (10) feet clearance from any other overhead electric wires. In addition to these clearances required by the Grantor, the Grantee, its employees, agent, and contractors shall be subject to and must comply with those applicable provisions of the High Voltage Line Act, Maryland Code Article 89 Sections 58 through 62, as amended from time to time, and the Occupational Safety and Health Act Standards contained in Title 29 CFR Parts 1910 and 1926 which were also adopted by the State of Maryland.

3/19/81

Case No. 86-199-X

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

Your petition has been received and accepted for filing this 30th day of September, 1985.

ARNOLD JASLOW
 Zoning Commissioner

Petitioner: Edgar Frederick Berry, et al. Received by:
 Petitioner's Attorney: Jeffrey H. Gray, Esquire

Chairman, Zoning Plans Advisory Committee

RECEIVED SEP 11 1985

AUG 3 1986

6. Clearances between the Grantor's electric overhead wires and the finished grade of the said construction shall be maintained in conformity with accepted good engineering practice and the Grantor's standards.
7. No change in grade is to be made that will reduce the cover over the underground facilities of the Grantor to less than three (3) feet or increase it to more than five (5) feet without requiring rearrangement of the said facilities or as otherwise approved by the Grantor.
8. Clearances between the Grantor's underground facilities shall be maintained in conformity with accepted good engineering practice to avoid damage during construction and provide clearance for future maintenance. A minimum horizontal clearance of five (5) feet and a vertical clearance of twelve (12) inches must be maintained with underground facilities, unless greater clearances or special protective measures are stipulated.
9. No grading will be permitted on the Grantor's fee simple and/or easement right-of-way within forty (40) feet of any tower or steel pole foundations or within ten (10) feet of any wood pole existing as of the time of such grading.
10. The Grantor's fee simple and/or easement right-of-way, if disturbed by construction or future maintenance operations, shall be restored to an acceptable condition including necessary screening and landscaping, if applicable, subject to the Grantor's approval.
11. Any undesirable sediment, erosion and/or drainage conditions or ponding of water on the Grantor's fee simple and/or easement right-of-way caused by acts of the Grantee, its agents, and employees, which will adversely affect the Grantor's right-of-way or facilities, shall be the responsibility of the Grantee to correct.
12. Grantee agrees to indemnify, protect, and hold harmless the Grantor, its successors, and assigns, against and from any and all costs, liability, and expenses in respect of any and all loss of life or property, or injury or damage to persons or property of any person, firm or corporation (including the parties hereto, their respective officers, agents, and employees) and against and from any and all claims, demands, and actions in respect to such loss, injury, or damage, caused by or growing out of the existence or the installation, construction, reconstruction, maintenance, repair, operation and/or inspection of said installation, provided that such loss, injury, or damage is not caused by the vehicular traffic of the general public after completion of construction of the Grantee's facility.
13. Three (3) working days' notice must be given before the start of the work of construction and of any future maintenance which will affect the Grantor's fee simple or easement right-of-way or the Grantor's facilities by telephoning 301- , between the hours of 7:00 AM and 3:30 PM, so that arrangements can be made to send Grantor's representative to the site of such work. When the Grantee's agents, servants, employees, and/or contractors call for this notification, please be sure to refer to this job number .
14. In the event any rearrangement of the Grantor's facilities is necessitated by the right granted herein or by future maintenance requirements and/or alterations of the Grantee, the Grantor must be given reasonable notice so that adequate time may be had in which the rearrangement of the Grantor's facilities may be accomplished.

3/19/81

15. The Grantee shall notify its agents, servants, employees, and/or contractors performing the installation and maintenance of the Grantee's facilities of all conditions and provisions of this deed of easement.
16. The Grantor reserves the right to construct, operate, and maintain present and/or future gas and/or electric facilities, cables, pipes, and mains, and appurtenant facilities including, but not limited to, steam, sewer, oil, water and communication lines under and over the herein described parcel(s) of land together with the right of the Grantor, its successors and assigns, to cut, trim, and top and keep out, trimmed and topped any trees, which in the sole judgment of the Grantor, its successors and assigns, might interfere with or fall upon the Grantor's facilities. Any further installations or improvements by the Grantor, across public roads pursuant to this reservation are to be accomplished after prior notice to the Grantee and under such satisfactory and coordinate arrangements between the Grantor and Grantee as will not interfere with the rights granted herein.
17. Buildings or structures, on the Grantor's fee simple and/or easement rights-of-way are prohibited. Any further installations or improvements by the Grantee are prohibited unless approved by the Grantor and only after prior notice to the Grantor and under satisfactory and coordinated arrangements between the Grantee and the Grantor, as not to interfere with the rights reserved herein by the Grantor.
18. Any increase in property taxes caused by the improvements placed on the Grantee's property by the Grantee will be paid by the Grantee. The Grantee agrees to pay such increase within 30 days after receiving notification from the Grantor. (This will apply only to property owned in fee simple by the Grantor.)
19. No heavy equipment is to be moved over the Grantor's underground facilities without its approval.
20. The Grantee shall be responsible for obtaining any and all permits required by law before performing any work upon Grantor's premises.
21. The term "Grantee" as used herein shall include and be applicable to any and all successor(s) and assignee(s) of the Grantee.

3/19/81

BALTIMORE
GAS AND
ELECTRIC

CHARLES CENTER • P.O. BOX 1475 • BALTIMORE, MARYLAND 21203

September 10, 1985

Mr. Jeffrey H. Gray, Esquire
P.O. Box 51
16951 York Road
Monkton, Maryland 21111

Dear Mr. Gray:

This will confirm our telephone conversation of September 6, 1985, concerning the proposed access road from Mt. Carmel Road across this Company's transmission line right of way.

As discussed, my letter to Mr. Edgar F. Berry, dated November 6, 1982 outlined this Company's position regarding this proposed entrance road.

Please note the 2nd paragraph of the subject letter. We cannot grant our approval until such time as we have reviewed the final construction plans for the proposed project.

Please call me at 301-583-4845 if I may be of any assistance in this matter.

Very truly yours,

R. E. Black
R. E. Black
Property Management Representative
Real Estate & Facilities Services

tnh

PETITIONER'S
EXHIBIT 3

RECEIVED SEP 11 1985

BALTIMORE
GAS AND
ELECTRIC

CHARLES CENTER • P.O. BOX 1475 • BALTIMORE, MARYLAND 21203

November 8, 1982

Mr. Edgar F. Berry
1213 Wynside Lane
Hampstead, MD 21074

Dear Mr. Berry:

This will confirm our telephone conversation of November 4, 1982 concerning your request to construct a new entrance road on this Company's transmission line right of way to your property on Mt. Carmel Road.

We have reviewed the preliminary plans that you have submitted to us and approve of the basic concept, subject of course to our approval when final construction plans are submitted showing the grading profile.

Construction on our right of way will be subject to the attached "Terms, Conditions and Limitations Governing Construction on the Property of the Baltimore Gas & Electric Company." The finished grade of the proposed roadway must provide a minimum clearance of 35 feet to our conductors and of the existing access road to our transmission line right of way is removed, a tie-in from the proposed roadway to the existing access road must be provided for.

Please call me at 301-583-4845 if I may be of any assistance in this matter.

Very truly yours,

R. E. Black
R. E. Black
Sr. Real Estate Representative
Real Estate Services

njt

PETITIONER'S
EXHIBIT 4

Terms, Conditions and Limitations Governing
Construction on the Property of the
Baltimore Gas & Electric Company

1. Access to and from the Grantor's facilities must be maintained at all times. If existing access to and along the Grantor's fee simple and/or easement right of way or access to the Grantor's facilities is denied due to the Grantee's construction, the Grantee will provide temporary access during construction and permanent access thereafter or reimburse the Grantor for access obtained by the Grantor after prior approval by the Grantee of said cost (and where applicable, the approval of other governmental agencies). Where any access road is relocated and/or disturbed, the road shall be thoroughly compacted and restored to a condition equal to or better than its present condition.
2. No blasting will be permitted within the Grantor's right of way and/or within forty (40) feet of the Grantor's facilities without prior approval and under arrangements satisfactory to the Grantor. The Grantor shall be fully reimbursed in the event any damages occur as the result of such operations. The Grantor must be notified as provided for in Section 13 at least three (3) working days in advance of any blasting in the vicinity of the Grantor's right of way in order that it may arrange to have a representative on the job site.
3. The Grantee, at its expense, will protect and support all Grantor's facilities, install sheathing, and air ram the back fill of excavations including the use of select back fill materials as directed by the Grantor's representative, in order to avoid settlement which may result from Grantee's construction.
- Hand excavation shall be required when working within three (3) feet of any of Grantor's underground facilities.
4. Should any rearrangement, repairs, replacement, modification or protection of Grantor's existing or planned facilities be necessitated by the construction of the Grantee, as determined by the Grantor, the Grantee will reimburse the Grantor for such expense incurred. However, prior to performing such work, Grantor will notify Grantee of the estimated cost and will wait for instructions from Grantee to proceed. It is agreed that should such work be required, the Grantor will be given an adequate and reasonable amount of time within which to complete said work.
5. Every precaution, including the grounding of the Grantee's equipment and materials must be used while working near the Grantor's facilities. Under no circumstances should the Grantee's equipment maintain less than twenty (20) feet clearance from any overhead transmission wires or less than ten (10) feet clearance from any other overhead electric wires. In addition to these clearances required by the Grantor, the Grantee, its employees, agent, and contractors shall be subject to and must comply with those applicable provisions of the High Voltage Line Act, Maryland Code Article 89 Sections 58 through 62, as amended from time to time, and the Occupational Safety and Health Act Standard in Title 29 CFR Parts 1910 and 1926 which were also adopted by the State of Maryland.

3/19/81

6. Clearances between the Grantor's electric overhead wires and the finished grade of the said construction shall be maintained in conformity with accepted good engineering practice and the Grantor's standards.
7. No change in grade is to be made that will reduce the cover over the underground facilities of the Grantor to less than three (3) feet or increase it to more than five (5) feet without requiring rearrangement of the said facilities or as otherwise approved by the Grantor.
8. Clearances between the Grantor's underground facilities shall be maintained in conformity with accepted good engineering practice to avoid damage during construction and provide clearance for future maintenance. A minimum horizontal clearance of five (5) feet and a vertical clearance of twelve (12) inches must be maintained with underground facilities, unless greater clearances or special protective measures are stipulated.
9. No grading will be permitted on the Grantor's fee simple and/or easement right-of-way within forty (40) feet of any tower or steel pole foundations or within ten (10) feet of any wood pole existing as of the time of such grading.
10. The Grantor's fee simple and/or easement right-of-way, if disturbed by construction or future maintenance operations, shall be restored to an acceptable condition including necessary screening and landscaping, if applicable, subject to the Grantor's approval.
11. Any undesirable sediment, erosion and/or drainage conditions or ponding of water on the Grantor's fee simple and/or easement right-of-way caused by acts of the Grantee, its agents, and employees, which will adversely affect the Grantor's right-of-way or facilities, shall be the responsibility of the Grantee to correct.
12. Grantee agrees to indemnify, protect, and hold harmless the Grantor, its successors, and assigns, against and from any and all costs, liability, and expenses in respect of any and all loss of life or property, or injury or damage to persons or property of any person, firm or corporation (including the parties hereto, their respective officers, agents, and employees) and against and from any and all claims, demands, and actions in respect to such loss, injury, or damage, caused by or growing out of the existence or the installation, construction, reconstruction, maintenance, repair, operation and/or inspection of said installation, provided that such loss, injury, or damage is not caused by the vehicular traffic of the general public after completion of construction of the Grantee's facility.
13. Three (3) working days' notice must be given before the start of the work of construction and of any future maintenance which will affect the Grantor's fee simple or easement right-of-way or the Grantor's facilities by telephoning 301- , between the hours of 7:00 AM and 3:30 PM, so that arrangements can be made to send Grantor's representative to the site of such work. When the Grantee's agents, servants, employees, and/or contractors call for this notification, please be sure to refer to this job number .
14. In the event any rearrangement of the Grantor's facilities is necessitated by the right granted herein or by future maintenance requirements and/or alterations of the Grantee, the Grantor must be given reasonable notice so that adequate time may be had in which the rearrangement of the Grantor's facilities may be accomplished.

3/19/81

15. The Grantee shall notify its agents, servants, employees, and/or contractors performing the installation and maintenance of the Grantee's facilities of all conditions and provisions of this deed of easement.
16. The Grantor reserves the right to construct, operate, and maintain present and/or future gas and/or electric facilities, cables, pipes, and mains, and appurtenant facilities including, but not limited to, steam, sewer, oil, water and communication lines under and over the herein described parcel(s) of land together with the right of the Grantor, its successors and assigns, to cut, trim, and top and keep out, trimmed and topped any trees, which in the sole judgment of the Grantor, its successors and assigns, might interfere with or fall upon the Grantor's facilities. Any further installations or improvements by the Grantor, across public roads pursuant to this reservation are to be accomplished after prior notice to the Grantee and under such satisfactory and coordinate arrangements between the Grantor and Grantee as will not interfere with the rights granted herein.
17. Buildings or structures, on the Grantor's fee simple and/or easement rights-of-way are prohibited. Any further installations or improvements by the Grantee are prohibited unless approved by the Grantor and only after prior notice to the Grantor and under satisfactory and coordinated arrangements between the Grantee and the Grantor, as not to interfere with the rights reserved herein by the Grantor.
18. Any increase in property taxes caused by the improvements placed on the Grantee's property by the Grantee will be paid by the Grantee. The Grantee agrees to pay such increase within 30 days after receiving notification from the Grantor. (This will apply only to property owned in fee simple by the Grantor.)
19. No heavy equipment is to be moved over the Grantor's underground facilities without its approval.
20. The Grantee shall be responsible for obtaining any and all permits required by law before performing any work upon Grantor's premises.
21. The term "Grantee" as used herein shall include and be applicable to any and all successor(s) and assignee(s) of the Grantee.

3/19/81

"BERRY HILL" Family Campground Rules

- No motorized bikes, scooters, motorcycles or chain saws allowed in campground.
- We love pets too, but please keep them quiet and on a leash. A shovel is as necessary as a leash --clean up is your responsibility.
- Fireworks & firearms are strictly prohibited.
- Absolutely no washing of vehicles in campground.
- No ground campfires permitted -- hibachis & grills OK
- Please observe the 10 mph speed limit on all roads.
- Quiet hours are from 10 PM - 9 AM -- no guests or visitors allowed during quiet hours.
- Parents are responsible for the conduct and safety of their children throughout the campground.
- Family camping only!!!! No mixed singles or groups without parental supervision.
- No alcoholic beverages permitted away from campsites.
- No bicycling after dusk.
- Only (1) car per campsite.

PETITIONER'S
EXHIBIT 5

AUG 6 1985

Failure to observe these rules will result in immediate eviction without refunds.

Publisher	
Cost of Advertising	24.75

Publisher

District 5th Date of Posting October 28, 1985
 Posted for: Special Exception
 Petitioner: Eugene F. Barry, et al.
 Location of property: 11354 1/2nd Caronde Rd., 1100' W/ Single Trs.
Laurel 3227 Mt. Caronde Rd.
 Location of Sign: 11354 1/2nd Mt. Caronde Rd. approx. 75' north of
existing storm entrance.
 Remarks:
 Posted by: E. J. Avata Signature
 Number of Signs: _____ Date of return: November 6, 1985

