

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 490.1, to permit an existing accessory building to be located in a front yard/and 400.3, to permit said building to exceed a height of 15 feet with a 26 foot height.

Proposed Lot 117 in the Meadowcroft subdivision is improved with an existing dwelling and accessory building. The 100-year floodplain and wetland soils impose practical limitations to a workable arrangement of lots as permitted here by DR-1 zoning. The only feasible location for proposed Meadowcroft Lane would continue to place the existing accessory building in a front yard. Strict compliance with the provisions of Sections 400.1 and 400.3 result in practical difficulty and/or unreasonable hardship.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
(Type or Print Name) P.F. & M. Enterprises, Inc.
Signature: (Type or Print Name)
Address: Herbert A. Fredekine, President
(Type or Print Name)
City and State: Suite 200, The Gatehouse
Green Spring Station
10749 Falls Road 583-1919
Lutherville, Maryland 21093
City and State: Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name: Address: Phone No.

Attorney for Petitioner: John B. Howard, Esquire
(Type or Print Name)
Signature: Cook, Howard, Downes and Tracy
210 Allegheny Avenue
Towson, Maryland 21204 823-4111
City and State: Attorney's Telephone No.:
Address: Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of May, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 9th day of June, 1986, at 11:30 o'clock.

RE: PETITION FOR VARIANCES
SW/Corner of Dulany Valley Rd. and Seminary Ave., 713' SW of the Corner, 9th District
P. F. & M. ENTERPRISES, INC.,
Petitioner
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-506-A

ENTRY OF APPEARANCE
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188
I HEREBY CERTIFY that on this 8th day of May, 1986, a copy of the foregoing Entry of Appearance was mailed to John B. Howard, Esquire, Cook, Howard, Downes & Tracy, 210 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner.

Description to Accompany
Petition for Variances
(Lot 117 "Meadowcroft," to be Recorded)
9th Election District
Baltimore County, Maryland

Beginning for the same on the north side of Meadowcroft Lane, 50 feet wide, at a point distant South 58 degrees 43 minutes 47 seconds West 713 feet more or less measured from the point formed by the intersection of the centerline of Dulany Valley Road with the centerline of Seminary Avenue, as shown on the Comprehensive Zoning Map for Baltimore County, Sheet NE 12A, thence leaving said point of beginning and running and binding on said north side and on the northeasterly side of Meadowcroft Lane the six following courses and distances viz: (1) South 74 degrees 00 minutes 00 seconds West 85.27 feet, thence (2) Southwesterly by a line curving to the right with a radius of 400.00 feet for a distance of 157.08 feet (the arc of said curve being subtended by a chord bearing South 85 degrees 15 minutes 00 seconds West 156.07 feet) to a point of compound curve, thence (3) Northwesterly by a line curving to the right with a radius of 195.00 feet for a distance of 115.23 feet (the arc of said curve being subtended by a chord bearing North 66 degrees 34 minutes 19 seconds West 113.56 feet), thence (4) North 01 degrees 14 minutes 48 seconds East 13.01 feet, thence (5) North 50 degrees 39 minutes 38 seconds East 3.53 feet, and thence (6) Northeasterly by a line curving to the left with a radius of 75.00 feet for a distance of 46.68 feet (the

Page 1 of 2

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

May 28, 1986

John B. Howard, Esquire
Cook, Howard, Downes and Tracy
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCES
SW/Corner of Dulany Valley Rd. and Seminary Ave.,
713' SW of the corner
9th Election District
P. F. & M. Enterprises, Inc. - Petitioner
Case No. 86-506-A

Dear Mr. Howard:

This is to advise you that \$93.00 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

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

No. 021730

County, Maryland, and remit
ding, Towson, Maryland

DATE: ACCOUNT: RECEIVED FROM: AMOUNT: \$ RECEIVED FROM: AMOUNT: \$ RECEIVED FROM: AMOUNT: \$

arc of said curve being subtended by a chord bearing North 32 degrees 49 minutes 52 seconds East 45.93 feet), thence leaving said northeasterly side of Meadowcroft Lane and running the four following courses and distances, viz: (7) North 60 degrees 40 minutes 00 seconds East 182.90 feet, thence (8) North 11 degrees 15 minutes 00 seconds East 272.00 feet, thence (9) North 89 degrees 35 minutes 00 seconds East 152.00 feet, and thence (10) South 06 degrees 53 minutes 09 seconds West 423.09 feet to the point of beginning. Containing 2.179 acres of land more or less.

NOTE: THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR CONVEYANCE.

Job No. 85082 (1D:185082.6)
April 7, 1986

Page 2 of 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 22, 1986

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 May 22, 1986.

THE JEFFERSONIAN,
Publisher

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 21, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on May 21, 1986.

TOWSON TIMES,
Publisher

PETITION FOR ZONING VARIANCES
9th Election District
Case No. 86-506-A

LOCATION: Southwest Corner of Dulany Valley Road and Seminary Avenue, 713 feet Southwest of the Corner

DATE AND TIME: Monday, June 9, 1986, at 11:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. 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 Zoning Variances to permit an existing accessory building to be located in the front yard in lieu of the required rear yard and that the building be 26 feet in height in lieu of the required 15 feet in height

Being the property of P. F. & M Enterprises, Inc., as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th
Posted for: Variance
Petitioner: P.F. & M. Enterprises, Inc.
Location of property: SW/Corner of Dulany Valley Rd. & Seminary Ave., 713' SW of the corner
Location of Sign: SW/Corner of Dulany Valley Rd. & Seminary Ave., 713' SW of the corner
Remarks: 12x60 sign
Posted by: Arnold Jablon
Number of Signs: 1
Date of return: 5/14/86
Signs reported down - Posted 5/14/86

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 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/would not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of June, 1986, that the Petition for Zoning Variances to permit an accessory building to be located in the front yard in lieu of the required rear yard and to be 26 feet in height in lieu of the permitted maximum 15 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following restriction which is a condition precedent to the relief granted herein:

1. The accessory structure shall not be used for commercial or residential purposes.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl

cc: John B. Howard, Esquire
People's Counsel

John B. Howard, Esquire
Cook, Howard, Downes and Tracy
210 Allegheny Avenue
Towson, Maryland 21204

May 2, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
SW/cor. of Dulaney Valley Rd. and Seminary Ave.,
713' SW of the corner
9th Election District
P. F. & M. Enterprises, Inc. - Petitioner
Case No. 86-506-A

TIME: 11:30 a.m.

DATE: Monday, June 9, 1986

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

[Signature]
Zoning Commissioner
of Baltimore County

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

No. 319334

DATE 4/10/86 ACCOUNT 01-615-000

AMOUNT \$ 35.00

RECEIVED FROM: [Signature]

FOR: 11/20 - 367

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: May 19, 1986

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

SUBJECT: Zoning Petition No. 86-506-A

The CRG plan (File No. IX-468) was approved on October 10, 1986 and amended on January 26, 1986.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGR:slm

86-506-A

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 1st day of May, 1986.

Petitioner: P.F.M. Enterprises, Inc.
Petitioner's Attorney: John B. Howard, Esquire

Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 21, 1986

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

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Item No. 367 - Case No. 86-506-A
Petitioner - P.F.M. Enterprises, Inc.
Variance Petition

Dear Mr. Howard:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above referenced petition. The following comments from the CRG have been substituted for those to the Zoning Plans Advisory Committee. They 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.

This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
James E. Dyer, Esq.
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:hsb

Enclosures

cc: Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Md. 21204

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204

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

MAY 12, 1986

Re: Zoning Advisory Meeting of APRIL 22, 1986
Item # 367
Property Owner: P.F.M. ENTERPRISES, INC.
Location: SW/CORNER DULANEY VALLEY RD. & SEMINARY AVE (713' SW CORNER)

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 Group meeting is required.
- ☒ A County Review Group 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 access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Planning calculations must be shown on the plan.
- ☒ 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 20-50 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.

Enclosure: Just copy with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by B11 170-70. 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 "T" level intersection as defined by B11 170-70, and its conditions change from time to time. The traffic volume is usually 1000 to 1500 vehicles per hour.- ☒ THE CRG PLAN NO. 468 (K/M MEADOWCROFT) WAS APPROVED ON OCT. 10, 1985.
- ☒ A VARIANCE TO THE ZONING REGULATIONS WAS GRANTED ON 2/20/86 SEE FILE # W-86-21.

cc: James Howell

Encl: Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

April 28, 1986

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

Item No. 367
Property Owner: -ZAC-
Location: Meeting of April 22, 1986
P.F.M. Enterprises, Inc.
SW/ Corner Dulaney Valley Road and Seminary Avenue (713 feet SW of corner)
D.R. 1
Variance to permit an existing accessory building to be located in a front yard instead of required rear yard and to permit said building to exceed a height of 15 feet with a 26 foot height
2.179 acres
9th

Acres:
District:

Dear Mr. Jablon:

For item number 367, please see the CRG comments.

[Signature]
Michael S. Flanagan
Traffic Engineer Associate II

MSP:lt

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

PAUL H. REINCKE
CHIEF

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

RE: Property Owner: P.F.M. Enterprises, Inc.

Location: SW/Corner Dulaney Valley Rd. and Seminary Ave. (713 ft. SW of corner)

Item No.: 367 Zoning Agenda: Meeting of April 22, 1986

Gentlemen:

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

- ☒ 1. Fire hydrants for the referenced property are required and shall be located at intervals of see below feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Fire hydrants at 750' & within 500' of centerline of dwelling
- ☐ 2. A second means of vehicle access is required for the site.
- ☐ 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- ☐ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ☒ 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.

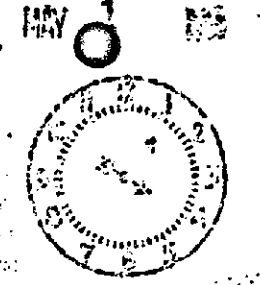
REVIEWER: *[Signature]*
Planning Group
Special Inspection Division

Noted and
Approved:

[Signature]
John F. O'Neill
Fire Prevention Bureau

/mb

Maryland Department of Transportation
State Highway Administration



William K. Holman
Secretary
Hal Kassoff
Administrator

April 28, 1986

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

Attention: Mr. James Dyer

Re: ZAC Meeting of 4-22-86
ITEM: #367.
Property owner: P.F.M. Enterprises, Inc.
Location: SW/Corner Dulaney Valley Road, Route 146, and Seminary Avenue (713 feet SW of corner)
Existing Zoning: D.R. 1
Proposed Zoning: Variance to permit an existing accessory building to be located in a front yard instead of required rear yard and to permit said building to exceed a height of 15 feet with a 26 foot height
Acres: 2.179 acres
District: 9th Election District

Dear Mr. Jablon:

On review of the submittal of 1-27-86, the State Highway Administration finds the site plan generally acceptable.

Very truly yours,

[Signature]
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:naw

By: George Wittman

cc: Mr. J. Ogle

May 14, 1986

TED ZALFSKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 367 Zoning Advisory Committee Meeting are as follows:

Property Owner: P.F.M. Enterprises, Inc.
Location: SW/Corner Dulany Valley Road and Seminary Avenue (713 feet SW of cor.)
District: 9C4

APPLICABLE CODES AND STANDARDS:

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.S.S.I. #17-1 - 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: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

4. 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. Separate seals are not acceptable.

5. All Use Groups except B-4 Single Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls closer than 0'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

6. The structure does not appear to comply with Table 505 for minimum 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/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 Mixed Use. See Section 312 of the Building Code.

9. The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 516.0 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 finish floor levels including basement.

J. Comments:

10. 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 102 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Latham
BRI C. E. Latham, Chief
Building Plans Review

LW/185

SPECIAL CODE 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 REVERSED 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 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, October 10, 1985

P. F. & M. ENTERPRISES
District 9 C4

COUNTY REVIEW GROUP - THOSE PRESENT*

Catherine Warfield, Chairman - Dept. of Public Works
Gary Kerns, Co-Chairman - Office of Planning and Zoning

Agency Representatives

Capt. Joseph Kelly - Fire Department
Dwight Little - Developers Engineering Division
Grey Jones - Traffic Engineering
Larry Pilsen - Health Department

Developer and/or Representatives

Thomas Peddy - P. F. & M. Enterprises
Herb Froeking - P. F. & M. Enterprises
Tim Dulaney - P. F. & M. Enterprises
Ed Hulle - Daft-McCune-Walker, Inc.
Stacy Fisher - Daft-McCune-Walker, Inc.

*Interested Citizens - See Attached

Mrs. Warfield opened the meeting at 9:10 a.m., introduced the staff, and explained the purpose of the meeting.

Mrs. Fisher presented the Plan.

Mr. Kerns summarized the staff comments submitted from the Fire Department, Storm Water Management Review Section, Board of Education, Bureau of Sanitation, Dept. of Recreation and Parks, State Highway Administration, Developers Engineering Division, Office of Planning, Office of Zoning, Traffic Engineering, and Health Department. These comments have been made a part of these minutes, and a copy was also given to the developer and developer's engineer.

The citizens present were invited to comment. They questioned the general scope of the project, number of lots, values, type of housing, limits of zoning, etc.

Sister Constance raised questions regarding the location and use of the private road through the Sutland Property, any work proposed in the stream, if lighting would be installed at the new entrance, and what effect the new access to the Zappacosta Property might have on the Carmelite Sisters Property.

All of the citizens' concerns were discussed and resolved to their satisfaction.

The staff comments were as follows:

The State Highway Administration requested revisions as follows:

1. Radii of 25' - 30'
2. 70' closed section Dulany Valley Rd.

COUNTY REVIEW GROUP MEETING MINUTES

-2-

October 10, 1985

P. F. & M. ENTERPRISES

1. Close existing private drive
2. Relocate existing utility poles
3. No direct access to Dulany Valley Road for Lots 1, 23 and 24.

Developers Engineering Division required a 45' radius for the turnaround and the extension of the water main and the paving to the property line of the Zappacosta Property.

Office of Planning required that the area of trees to remain along the south side of the site be noted on the CRG, Grading, and Sediment Control Plans.

Department of Traffic Engineering required a cleared and graded area on the inside of the curve for right distance and a 90 degree intersection on the east connection of the toadrop.

Health Department required that the existing stream crossing the road between Lots 1 and 2 be shown on the plan. A revised Environmental Effects Report must be submitted for hydric soils on the site and preservation of existing wetlands.

It was pointed out that although the Department of Public Works will allow the installation of a storm water management facility in the wetland area, the Health Dept. must also be consulted and approval obtained from that Agency also.

The Developer agreed to modify the turnaround and place a street light at the intersection as requested. However, the Developer objected to and advised that a waiver would be submitted for onsite street lights and the extension of the paving and water main to the Zappacosta Property line.

The Plan was revised in accordance with all agency comments and was approved. The meeting was adjourned at 10:00 a.m.

140

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

DATE: October 10, 1985

FROM: ZONING OFFICE

PROJECT NAME: P. F. & M. ENTERPRISES

PLAN: 9/4/85

LOCATION: SW/Corner Dulany Valley Road and Seminary Avenue

DEVELOPMENT PLAN:

DISTRICT: 9th Election District

PLAT:

Note on Plans: Prior to any other permits in the subdivision being approved by Zoning, the barn on Lot 19 must be approved for a change of occupancy for a dwelling or be removed.

WCR
W. CARL RICHARDS, JR.
Zoning Associate III

WCR:rbg

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

DATE: October 9, 1985

FROM: OFFICE OF PLANNING AND ZONING

PROJECT NAME: P. F. & M. ENTERPRISES

PLAN

XXXXXXXXXXXXXX

COUNCIL & ELECTION DISTRICT IX-468

PLAN EXTENSION

REVISED PLAN

PLAT

The Office of Planning has reviewed the revised subject plan dated September 4, 1985 and submits the following comments:

The access road should be extended to the west property line to permit a future extension.

The turn around area should be landscaped.

A final landscape plan, prepared by a registered landscape architect, must be approved prior to the issuance of building permits.

Gary Kerns
Gary Kerns

CRG MEETING OF OCTOBER 12, 1985
P.F. & M. ENTERPRISES (C.T. Williams Rep)

1. A waiver was denied for this site on 9/20/85. We will agree to infiltration of the first inch of rainfall in conjunction with 2 year peak S.W.M. Field investigation noted erosion on the downstream Norman Church site if we have a complaint on file noting the same.

2. Since the stream discharges directly into Lush River, design should guarantee that runoff from both houses and the roadway are intercepted for infiltration.

3. S.W.M. must be designed to protect & preserve existing wetlands. mitigation

4. A detailed flood plain delineation is required for Long Quarter Branch

G. Kerns & Williams
9/20/85

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS

DATE: October 8, 1985

FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division

PROJECT NAME: P. F. & M. Enterprises

PROJECT NUMBER: 485230

LOCATION: Seminary Avenue and Valley Road

DISTRICT: 9C4

The Plan for the subject site, dated August 21, 1985 and revised September 4, 1985, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 3.0 times payroll for Metropolitan District Projects and 2.0 times payroll for the Capital Improvement Fund.

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

The Developer is responsible for the full cost of all highway and storm drain construction.

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, prior to the recording of a record plat.

In accordance with Bill No. 56-82, dredging, filling or construction in any wetland is prohibited.

P. F. & M. ENTERPRISES
Thursday, October 10, 1985
9:00 a.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
<i>Ken C. Lerner</i>	16 Oakhampton Dr. 21093
<i>Kenneth J. Schroyer</i>	4 Oakhampton Dr 21093
<i>Jeanne Reese</i>	1322 Dulany Valley Rd 21304
<i>Carmelite Sisters</i>	1318 Dulany Valley Rd 21304
<i>J. Patricia Seaton</i>	1306 Dulany Valley Rd
<i>Mr. B. Rivera, Jr. M.D.</i>	

REVIEW

Project #85230
P. F. & M. Enterprises
Page 2
October 8, 1985

GENERAL COMMENTS: (Cont'd)

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his subdivision. Occupancy Permits will be withheld until such damages have been corrected.

Where construction contracts do not cover an entire Public Works Agreement, an additional Public Works Agreement fee will be collected. This fee will be the difference in cost between the fee/unit as covered in the Public Works Agreement and the fee/unit cost for the number of lots covered by the proposed contract. This additional fee will be collected at the time of contract for all partial contracts.

The Developer's engineer shall furnish along with the quantity estimates, the total number of units covered by the Public Works Agreement and the number of units served by the proposed contract.

The Plan is satisfactory pending conformance with the following comments.

HIGHWAY COMMENTS:

Seminary Avenue is an existing road, which shall ultimately be improved as a 40-foot street cross-section on a 60-foot right-of-way. The Developer shall be responsible for the dedication of a revertible slope easement adjacent to the existing right-of-way, at no cost to the County.

All streets in this subdivision shall be improved with a 24-foot paving cross-section with bituminous concrete curbing on a 50-foot right-of-way and shall be the Developer's full responsibility.

The paving thickness shall conform with Baltimore County Standards and requirements for 11-inch thick paving.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

Driveways shall be constructed in accordance with Baltimore County Standards (Detail 17A), with depressed curb and 7-inch concrete aprons within the right-of-way.

Panhandles shall be a minimum of 20 feet in width to serve one lot and a minimum of 10 feet in width per lot where two or more lots are involved. In developments within the metropolitan area where public water and sewer service is available, the minimum panhandle width for two or more lots is 12 feet per lot. The Developer shall be required to provide a paved panhandle drive where more than one lot is to be served prior to occupancy.

Project #85230
P. F. & M. Enterprises
Page 3
October 8, 1985

HIGHWAY COMMENTS: (Cont'd)

Covenants must be recorded prior to, or along with the recording of the plat, establishing a cross easement over the panhandles for access over and maintenance of the common panhandle driveway; and for installation and maintenance of the private water and/or sewer connections where applicable.

In accordance with Bill No. 32-72, street lights are required in all subdivisions. The Developer will be responsible for the full cost of installation of the cable, poles and fixtures. The County will assume the cost of the power when the streets have been accepted for County maintenance.

Ramps shall be provided for physically handicapped persons at all street intersections.

The Developer shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

It shall be the Developer's responsibility to have his engineer set property line corner stakes on the points of curvature and points of tangency and on adjacent rights-of-way along proposed roads to be used as control for the stake-out of utilities.

The minimum allowable radius in the proposed turnaround shall be 45 feet.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

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

Project #85230
P. F. & M. Enterprises
Page 4
October 8, 1985

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

Drainage studies and storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

In accordance with Baltimore County Council Ordinance (B.11 No. 13-85) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit.

A sediment control plan is required. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (with Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year frequency storm, in conjunction with infiltration of the first inch of rainfall, must be provided on the site.

Storm water management must comply with the requirements of the 1984 Baltimore County Storm Water Management Policy and Design Manual adopted September 11, 1984.

The Developer must furnish the Bureau of Public Services with a drainage study containing the following information:

- A map of scale 1"=200', for the entire drainage area which contributes to the open stream including a tabulation of flow quantities.
- Field run cross-sections of the stream with the flood plain of a 100-year design storm indicated on them. These sections are to be taken at 50-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.
- A profile of the stream.
- A plan with the location of the field run cross-sections indicated.
- Hydraulic computations which were used to establish the elevation of the flood plain for each cross-section based on "The Standard Step Method" or "The U. S. Corps of Engineers Computer Program HEC-2".

Project #85230
P. F. & M. Enterprises
Page 5
October 8, 1985

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

f. Hydraulic computations, including inlet and outlet control analysis, which determine the size of any proposed structure within the flood plain. The Developer's engineer shall submit economically comparable alternate designs (type, size and location), with estimated construction costs included, to verify his selection.

g. The stream is to be cleared of all fallen trees, stumps and debris.

In accordance with Bill No. 56-82, filling within a flood plain is prohibited.

The Developer is responsible for the cost of temporary structures and measures required in the event of sectional development.

The Developer shall provide a minimum 10-foot drainage and utility easement along all bordering property lines which are not adjacent to County rights-of-way or storm drain reservations, unless a similar easement has previously been provided along the property lines of the adjacent subdivision.

The rear of buildings may not be constructed within 20 feet of the limits of the flood plain as established for a 100-year flood level with a 1 foot free-board. See Plate 19D in the Baltimore County Design Manual, dated 1982 and adopted 1983.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

WATER AND SANITARY SEWER COMMENTS:

A preliminary print of this property has been referred to the Baltimore City Water Division for review and comment in regard to adequacy of water pressure in this development. If Baltimore City has any comment, it will be forwarded.

The Developer is responsible for any deficit to be incurred by the construction, under County contract and inspection, of public water main extension and/or public sanitary sewerage required to serve this property. He is responsible for the preparation and the cost of construction drawings and right-of-way plats required. He is further responsible for conveying any required right-of-way to Baltimore County at no cost to the County.

The Developer is responsible for the cost of capping or plugging any existing house connection not used to serve the proposed site.

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized in accordance with current County policy.

Project #85230
P. F. & M. Enterprises
Page 6
October 8, 1985

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

The total Water and/or Sewer System Connection Charge is determined, and payable, upon receipt of bids for the utility construction contract. This charge is in addition to the normal front foot assessment and permit charges.

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

EDWARD A. McDONOUGH, P.E., Chief
Developers Engineering Division

EAM:RBC:GDL:iss

cc: File

BALTIMORE COUNTY, MARYLAND

Subject: County Review Group Comments Date: October 4, 1985

From: Dept. of Recreation and Parks

Project Name: P.F. & M. Enterprises Preliminary Plan
Project Number: 65230 Development Plan
Location: Seminary Avenue and Valley Road Final Plat
Districts: 9, C-4 CRG Plan
Zoning: DR-1

COMMENTS:

- L.O.S. is not required.
- E.O.A. open space is provided and is acceptable.
- The usual covenants are required.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Brooks Stafford, Director
TO: Environmental Support Services

Date: 10-9-85

FROM: *Quint Plott*

Waste and Water Quality Management

SUBJECT: ENVIRONMENTAL EFFECTS REPORT P.F. & M. Enterprises

CRG MEETING 10-10-85 9 AM

PLAN REVIEW NOTES

- 24 single family lots on 24.02 acres (Describe site)
- Public water and Public sewer is proposed.
- Two branches of Long Quarter Branch along north and east lot sides of property. (Describe streams on site)
- Melvin (Mn, Ma) (Describe wetland soils on site)

- Storm Water Management required.
- proposed impervious area.

RESPONSES

The Environmental Effects Report is not approved. In order to receive approval, the following checked items/conditions must be met.

The Environmental Effects Report is approved, subject to the following checked items/conditions.

- No development is allowed in Melvin (Mn, Ma) (Soil name & symbol)
- A revised site plan indicating no development in must be submitted.

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

P.F. & M. ENTERPRISES

Subdivision Name, Section and/or Plat

Lock River Developer and/or Engineer *Doyle McCune & Walker*
Watershed 24 No. of Lots 2402 Total Acreage 24.02
Water Public Sewer Public

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 site attached name dated 10-9-85*
- It is recommended this plan not be approved at this time. See revisions and/or comments. *QEP*

REVISIONS AND/OR COMMENTS:

Any wells and septic systems must be backfilled. Attached as a "Well Abandonment Report" to be completed by a licensed well driller and submitted to the Bureau of Environmental Services, Technical Services Division. The septic system must be pumped and backfilled prior to connection to public sewers.

SS 783R

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

PAUL H. REINCKE
CHIEF

BALTIMORE COUNTY, MARYLAND

DATE: September 24, 1985

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION
BUREAU, PLANS REVIEW DIVISION
CAPTAIN JOSEPH KELLY

PROJECT NAME: P.F. & M. Enterprises

PROJECT NUMBER: CRG Agenda 10/10/85, 9:00 am

LOCATION: Seminary Avenue and Valley Road

DISTRICT # 9

COMMENTS:

File: CRG COMMENTS
Page 1
Report: CRG COMMENTS

CRG 01
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.

CRG 02
FIRE FLOW TEST IS REQUIRED TO BE CONDUCTED BY THE BALTIMORE CITY WATER DEPARTMENT AS CLOSE TO THE SITE AS POSSIBLE, SPECIFICALLY: Dulany Valley Road. TEST RESULTS ARE TO BE FORWARDED TO THE OFFICE OF THE FIRE PROTECTION ENGINEER.

CRG 03
PROPOSED PANHANDLE DRIVEWAY MUST BE A MINIMUM OF 16 FEET WIDE AND OF A HARD SURFACE CAPABLE OF SUPPORTING EMERGENCY APPARATUS, WEIGHING 50,000 LBS ON TWO AXLES.

CRG 06
ALL ROADS SHALL HAVE A MINIMUM WIDTH OF 24 FEET.

CRG 07
DRIVEWAYS OR DEADEND ROADS IN EXCESS OF 300 FEET SHALL HAVE CUL-DE-SAC OR T-TURNAROUND. LOT #17.

Mr. Brooks Stafford
Environmental Effects Report P.F. & M. Enterprises
(Name)

Page Two

- ✓ 1. The developer must follow the Health Department Wetland Guidelines.
- ✓ 2. ^{CRB} Revised plan must be submitted showing branch of stream on east portion of property. *

C. BEST MANAGEMENT PRACTICES

✓ 1. All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.

2. Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.

3. Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.

4. Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.

5. Filling will not occur in grassed or lined drainage ditches or swales.

6. _____

* Revised Environmental Effects Report must be submitted to report hydric soils on site.

DEPARTMENT OF PLANNING
BALTIMORE COUNTY PUBLIC SCHOOLS

COUNTY REVIEW GROUP MEETING

OF 10/10/85

Development P. F. & M. Enterprises
Location Seminary Ave + Dulaney Valley Rd.
District 9

Comments

School Situation 9/85

<u>School</u>	<u>Enrollment</u>	<u>Capacity</u>	<u>Over/Under</u>
Hampton El.	433	375	+58
Ridgely Mid.	750	1294	-544
Towson High	1244	1775	-531

Future Construction

<u>School</u>	<u>Status</u>	<u>Capacity</u>	<u>Estimated To Open</u>
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*Programmed Construction

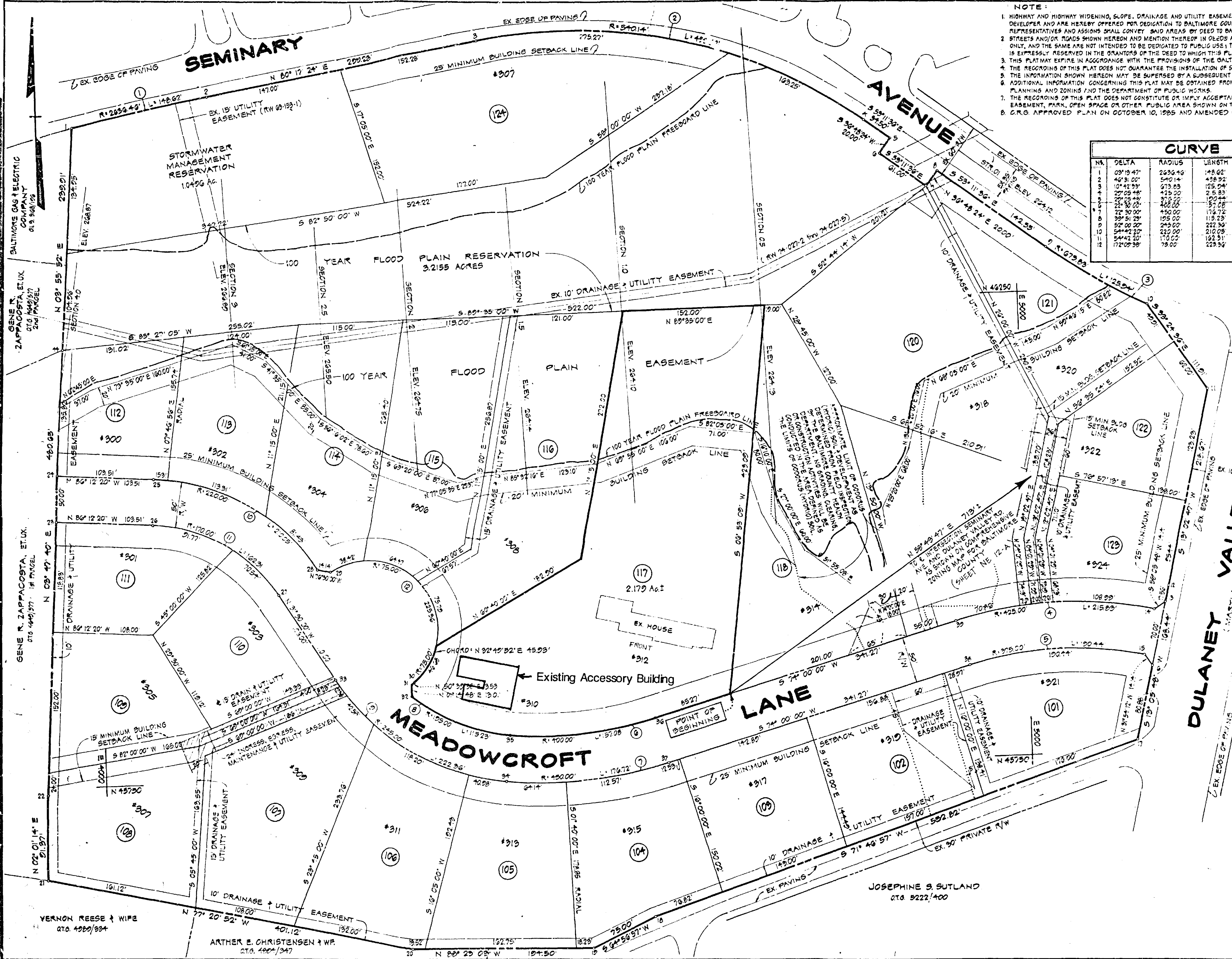
<u>School</u>	<u>Capacity</u>	<u>Year Programmed</u>	<u>Estimated To Open</u>
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Possible Student Yield

Elementary 2

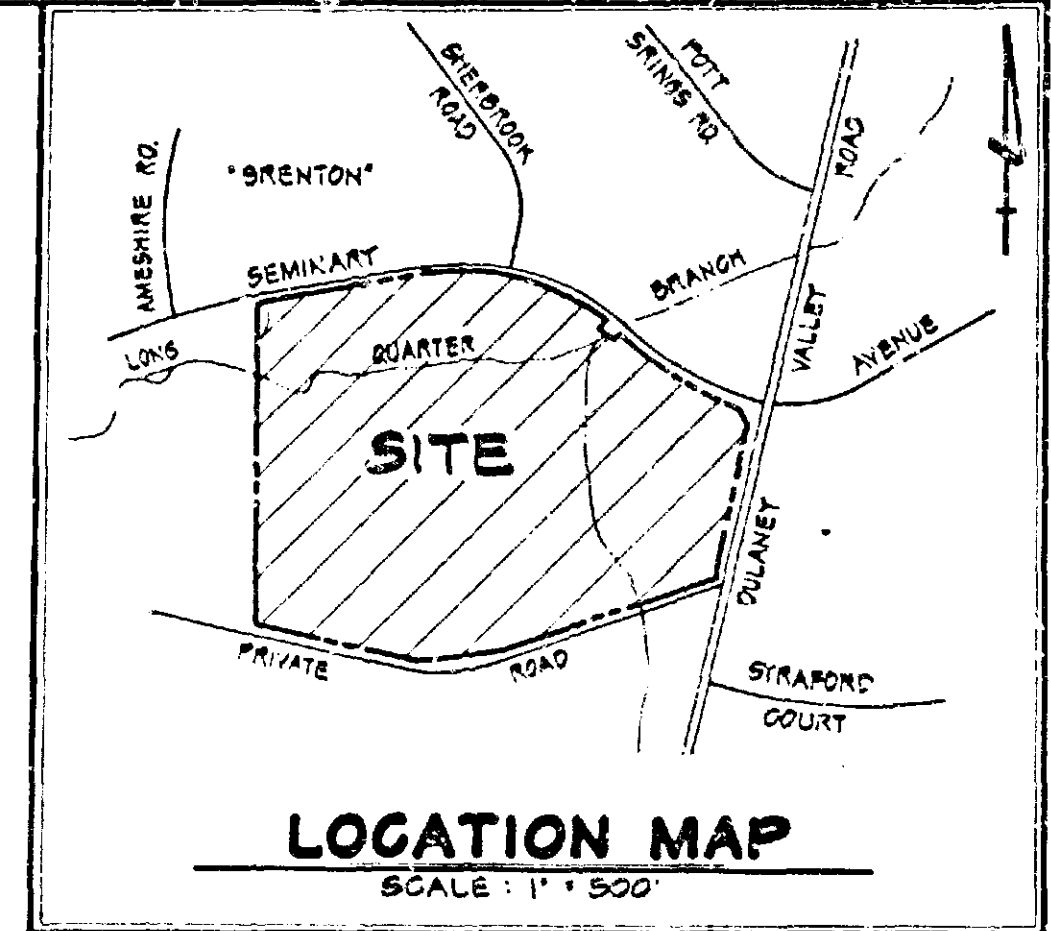
Junior 1

Senior 4



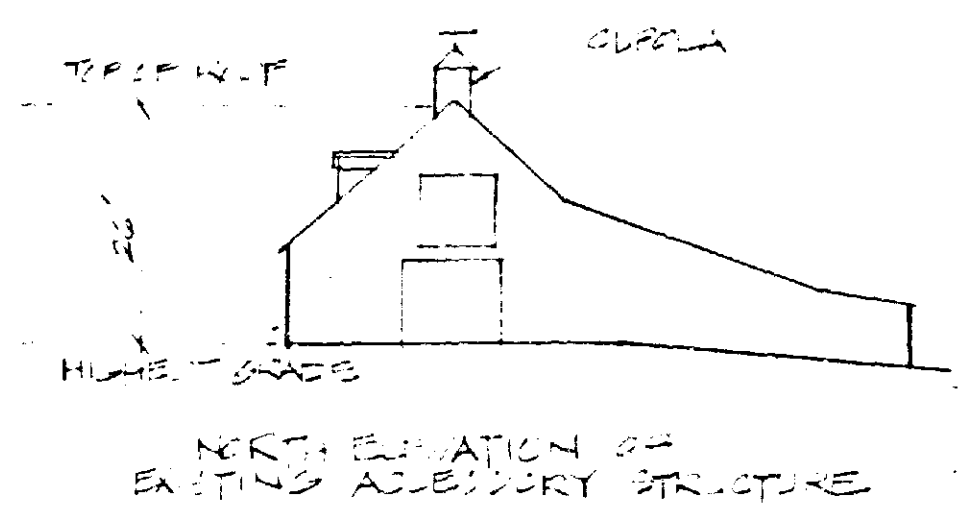
NOTE:
1. HIGHWAY AND HIGHWAY WIDENING, SLOPE, DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND, THE DEVELOPER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND, AT NO COST.
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8. C.R.G. APPROVED PLAN ON OCTOBER 10, 1985 AND AMENDED ON JANUARY 23, 1986.

CURVE DATA					
NO.	DELTA	RADIUS	LENGTH	TAN.	CHORD
1	0° 13' 47"	2439.42	149.02	74.29	149.02
2	40° 31' 00"	540.14	438.92	282.10	422.58
3	10° 42' 33"	613.03	125.04	63.16	125.04
4	20° 29' 48"	425.00	25.83	110.30	110.30
5	25° 35' 45"	350.00	21.52	110.30	110.30
6	25° 35' 45"	400.00	15.70	110.30	110.30
7	22° 30' 00"	450.00	17.72	80.51	80.51
8	39° 51' 29"	125.00	113.23	58.29	58.29
9	42° 38' 41"	407.50	12.45	110.30	110.30
10	52° 00' 00"	225.00	22.30	110.30	110.30
11	54° 42' 10"	210.00	21.00	110.30	110.30
12	54° 42' 10"	170.00	16.21	87.34	87.34
13	17° 09' 38"	75.00	223.94	104.58	104.58



COORDINATES					
№	NORTH	EAST	№	NORTH	EAST
1	46461.96	38860.05	26	46050.55	4060.58
2	46461.96	38861.74	27	45949.55	4104.59
3	46461.96	38860.78	28	45972.58	4250.60
4	46461.96	38861.44	29	45972.58	4250.60
5	46461.02	38860.06	30	45950.42	4397.26
6	46462.00	38867.08	31	45848.18	4394.05
7	46468.99	38863.02	32	45848.18	4394.36
8	46468.44	38867.90	33	45855.74	4264.74
9	46469.07	38867.90	34	45848.18	4392.00
10	46469.00	38869.32	35	45860.03	4438.58
11	46469.03	38869.04	36	45860.25	4504.10
12	46469.00	38865.58	37	45754.80	4607.00
13	46469.00	38865.58	38	45754.80	4755.23
14	46469.48	38869.48	39	45867.02	4902.18
15	46465.73	38869.27	40	45862.74	4724.77
16	46464.72	38864.74	44	46422.6	5009.58
17	46462.04	38864.74			
18	46460.02	38864.36			
19	46458.36	38862.03			
20	46458.35	38862.36			
21	46455.71	38864.55			
22	46463.02	38867.77			
23	46469.20	38867.09			
24	46467.00	38865.00			
25	46460.24	38869.67			

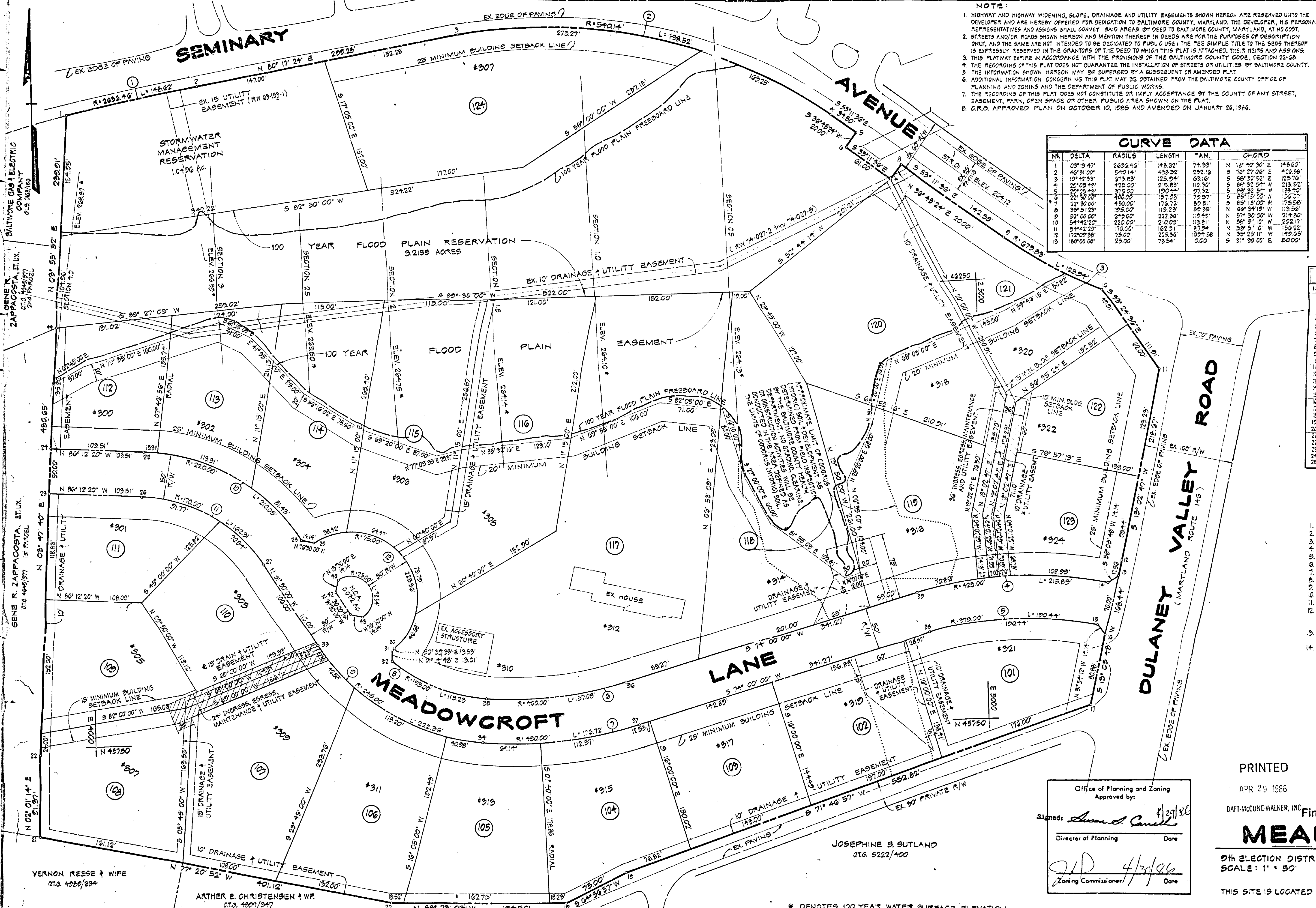
- GENERAL NOTES
- GROSS AREA OF SITE: 24.02 ACRES.
 - NET AREA OF SITE: 22.81 ACRES.
 - THIS SITE IS ZONED ON 1.
 - DWELLING UNITS ALLOWED: 24-02
 - DWELLING UNITS PROPOSED: 24
 - PARKING SPACES REQUIRED: 40
 - PARKING SPACES PROVIDED: 44
 - LOCAL OPEN SPACE NOT REQUIRED.
 - ALL LOTS SHOWN ARE FOR SALE.
 - SEWER WILL BE COLLECTED BY BALTIMORE COUNTY.
 - STORMWATER MANAGEMENT AREA - 1.0426 ACRES.
 - PROPERTY OUTLINE IS BASED ON A SURVEY PREPARED BY GEORGE W. STEPHENS AND ASSOCIATES, DATED FEBRUARY 13, 1979.
 - ACCESS TO DULANEY VALLEY ROAD FROM LOTS 101, 122 AND 123 IS PROHIBITED.



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APR 08 1986
DAFT-McCUNE-WALKER, INC.

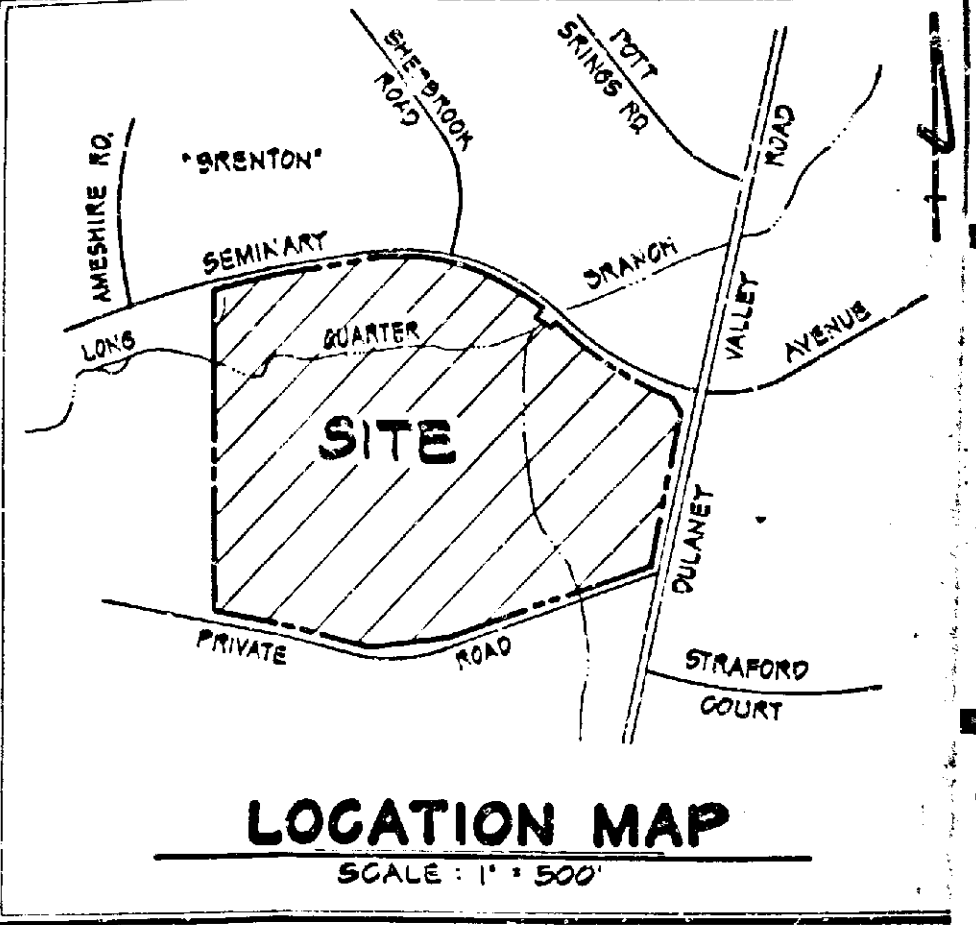
PROPOSED RECORD PLAT
MEADOWCROFT
5th ELECTION DISTRICT
SCALE: 1" = 50'
BALTIMORE COUNTY, MARYLAND
JANUARY 27, 1986
THIS SITE IS LOCATED IN THE GUNPOWDER SANITARY SEWERSHED
PLAT TO ACCOMPANY PETITION FOR VARIANCES

APPROVED DATE DEPUTY STATE & COUNTY HEALTH OFFICER	OWNER/DEVELOPER P.F.M. ENTERPRISES, INC. 10749 FALLS ROAD LUTHERVILLE, MARYLAND 21093 DEED REFERENCE: EHKJN 7004/811 PROPERTY ACCOUNT N.B. 09-23-500500, 09-23-500501, 09-23-500502	NOTE COORDINATES AND BEARINGS shown on this plat are referred to the system of coordinates established in The Baltimore County Metropolitan District and are based on the following traverse stations X-1557 N 46560.55 E 4664.30 X-15604 N 46170.72 E 5222.08	OWNER'S CERTIFICATE The undersigned, owner of the land shown on this plat, hereby certifies that, to the best of its knowledge, the requirements of Subsection (C) of Section 3-108 of the Real Property Article of the Annotated Code of Maryland have been complied with insofar as same concerns the making of the plat and setting of the markers P.F.M. ENTERPRISES, INC. By _____ Date _____	SURVEYOR'S CERTIFICATE The undersigned, a Registered Land Surveyor of the State of Maryland, does hereby certify that he is the surveyor who prepared this plat and that the land shown on this plat has been as set out, and the plat thereof has been prepared in compliance with Subsection (C) of Section 3-108 of the Real Property Article of the Annotated Code of Maryland; particularly insofar as same concerns the making of the plat and setting of the markers Registered Land Surveyor No. _____ Date _____	DAFT-McCUNE-WALKER, INC. LAND PLANNING CONSULTANTS LANDSCAPE ARCHITECTS ENGINEERS JULIUS EASTMAN AVENUE, TOWSON, MD 21204 TELEPHONE: 507-2033
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NOTE:
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8. C.R.G. APPROVED PLAN ON OCTOBER 10, 1985 AND AMENDED ON JANUARY 26, 1986.

CURVE DATA									
NO.	DELTA	RADIUS	LENGTH	TAN.	CHORD	NO.	DELTA	RADIUS	LENGTH
1	0°19'47"	2636.46	148.02	74.33	148.02	11	1°12'40"	100.00	17.50
2	46°31'04"	540.14	438.52	232.10	438.52	12	1°12'40"	100.00	17.50
3	10°42'53"	673.83	125.04	63.10	125.04	13	1°12'40"	100.00	17.50
4	25°05'48"	425.00	225.83	110.30	225.83	14	1°12'40"	100.00	17.50
5	22°05'48"	425.00	225.83	110.30	225.83	15	1°12'40"	100.00	17.50
6	22°05'48"	425.00	225.83	110.30	225.83	16	1°12'40"	100.00	17.50
7	22°05'48"	425.00	225.83	110.30	225.83	17	1°12'40"	100.00	17.50
8	22°05'48"	425.00	225.83	110.30	225.83	18	1°12'40"	100.00	17.50
9	22°05'48"	425.00	225.83	110.30	225.83	19	1°12'40"	100.00	17.50
10	22°05'48"	425.00	225.83	110.30	225.83	20	1°12'40"	100.00	17.50



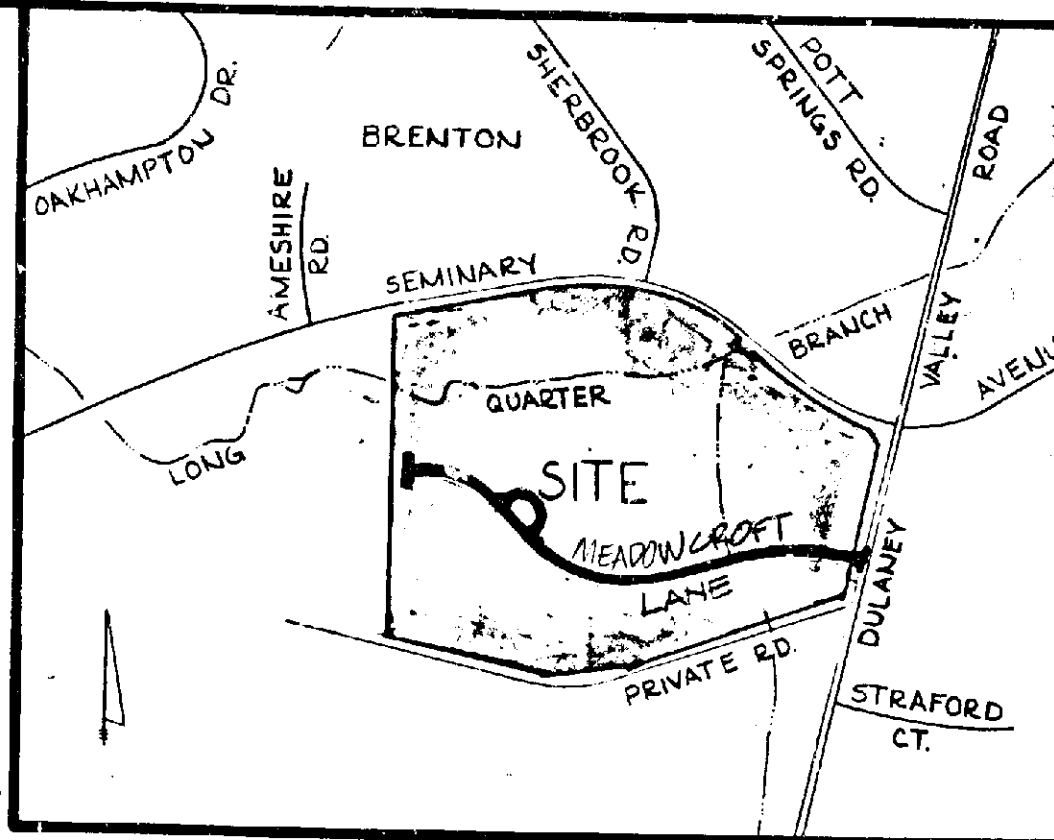
COORDINATES					
NO.	NORTH	EAST	NO.	NORTH	EAST
1	46461.63	3986.03	25	46230.35	4000.56
2	46461.63	4000.56	26	46230.35	4000.56
3	46461.63	4000.56	27	46230.35	4000.56
4	46461.63	4000.56	28	46230.35	4000.56
5	46461.63	4000.56	29	46230.35	4000.56
6	46461.63	4000.56	30	46230.35	4000.56
7	46461.63	4000.56	31	46230.35	4000.56
8	46461.63	4000.56	32	46230.35	4000.56
9	46461.63	4000.56	33	46230.35	4000.56
10	46461.63	4000.56	34	46230.35	4000.56
11	46461.63	4000.56	35	46230.35	4000.56
12	46461.63	4000.56	36	46230.35	4000.56
13	46461.63	4000.56	37	46230.35	4000.56
14	46461.63	4000.56	38	46230.35	4000.56
15	46461.63	4000.56	39	46230.35	4000.56
16	46461.63	4000.56	40	46230.35	4000.56
17	46461.63	4000.56	41	46230.35	4000.56
18	46461.63	4000.56	42	46230.35	4000.56
19	46461.63	4000.56	43	46230.35	4000.56
20	46461.63	4000.56	44	46230.35	4000.56
21	46461.63	4000.56	45	46230.35	4000.56
22	46461.63	4000.56	46	46230.35	4000.56
23	46461.63	4000.56	47	46230.35	4000.56
24	46461.63	4000.56	48	46230.35	4000.56
25	46461.63	4000.56	49	46230.35	4000.56

- GENERAL NOTES**
- GROSS AREA OF SITE: 24.02 ACRES.
 - NET AREA OF SITE: 22.81 ACRES.
 - THIS SITE IS ZONED OR 1.
 - DWELLING UNITS ALLOWED - 2402
 - DWELLING UNITS PROPOSED - 24
 - PARKING SPACES REQUIRED - 43
 - PARKING SPACES PROVIDED - 43
 - LOCAL OPEN SPACE NOT REQUIRED.
 - ALL LOTS SHOWN ARE FOR SALE.
 - REFUSE WILL BE COLLECTED BY BALTIMORE COUNTY.
 - STORMWATER MANAGEMENT AREA - 1.0456 ACRES
 - PROPERTY OUTLINE IS BASED ON A SURVEY PREPARED BY GEORGE W. STEPHENS AND ASSOCIATES, DATED DECEMBER 13, 1979.
 - ACCESS TO DULANEY VALLEY ROAD FROM LOTS 101, 102 AND 103 IS PROHIBITED.
 - THIS PLAT IS BEING APPROVED BY THE OFFICE OF PLANNING AND ZONING BASED ON THE ASSUMPTION THAT VARIANCES REGARDING AN EXISTING ACCESSORY STRUCTURE ON LOT 117 ARE GRANTED, IF NOT GRANTED THE EXISTING ACCESSORY STRUCTURE WILL BE RAZED.

Office of Planning and Zoning
Approved by:
Signed: Susan C. Canale
Director of Planning
Date: 4/30/86
Zoning Commissioner: [Signature]
Date: 4/30/86

PRINTED
APR 29 1986
DAFT-McCUNE-WALKER, INC.
Final Development Plan
MEADOWCROFT
9th ELECTION DISTRICT
SCALE: 1" = 50'
BALTIMORE COUNTY, MARYLAND
JANUARY 27, 1986
Sheet 2 of 2
THIS SITE IS LOCATED IN THE GUNPOWDER SANITARY SEWERSHED

APPROVED: DATE: _____ DEPUTY STATE & COUNTY HEALTH OFFICER		OWNER/DEVELOPER P.F. & M. ENTERPRISES, INC. 10740 FALLS ROAD LUTHERVILLE, MARYLAND 21093 DEED REFERENCE: EHKJ 7004/811 PROPERTY ACCOUNT N/A 09-23-500000, 09-23-500001, 09-23-500002		OWNER'S CERTIFICATE The undersigned, owner of the land shown on this plat, hereby certifies that, to the best of its knowledge the requirements of Subsection (C) of Section 3-108 of the Real Property Article of the Annotated Code of Maryland have been complied with, insofar as same concerns the making of the plat and setting of the markers. P.F. & M. ENTERPRISES, INC. By: [Signature] Date: _____		SURVEYOR'S CERTIFICATE The undersigned, a Registered Land Surveyor of the State of Maryland, does hereby certify that he is the surveyor who prepared this plat and that the land shown on this plat has been laid out, and the plat thereof has been prepared in compliance with Subsection (C) of Section 3-108 of the Real Property Article of the Annotated Code of Maryland, particularly insofar as same concerns the making of the plat and setting of the markers. Registered Land Surveyor: No Date: _____		DAFT-McCUNE-WALKER, INC. LAND PLANNING CONSULTANTS LANDSCAPE ARCHITECTS ENGINEERS 200 EAST PENNSYLVANIA AVENUE, TOWSON, MD 21204 TELEPHONE: 301-236-3333 MICROFILM	
DATE: _____ DIRECTOR OF PLANNING & ZONING		DATE: _____ DIRECTOR OF PUBLIC WORKS		COMPUTED M.T.M. DRAWN M.B.S. CHECKED M.T.M. JO: 0500		22"			

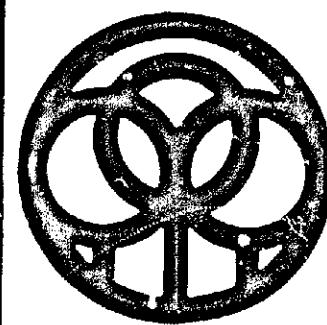


LOCATION MAP
SCALE 1"=500'

General Notes

- Owner/Developer: PPM Enterprises, Inc.
10749 Falls Road
Lutherville, Maryland 21093
(301) 583-1919
- Site Data:
 - Current Zoning: D.R. 1
 - Acres: Gross = 24.02 Acres +/- (includes 30 feet of Seminary Avenue and Dulane Valley Road right-of-way.)
Net = 22.81 Acres +/-
 - Density:
 - Permitted = 24.02 ± 1 = 24.02 Units
 - Proposed = 24 Single Family LotsAll units will be for sale.
 - Local open space is not required, however open space as provided will be maintained by a H.O.A.
 - Parking:
 - Required = 24 Units in D.R. 1 @ 2 Spaces/Unit = 48 Spaces
 - Provided = A minimum of 2 (9' x 18') off-street spaces per dwelling unit will be provided at a 1:1 ratio of 48 spaces.
 - Landscape Planting:
 - Required = 1 Tree/Unit = 24 Trees
 - Proposed = 24 Major Deciduous TreesAll planting shall be done in accordance with the requirements of the Baltimore County Landscape Manual. A Final Landscape Plan will be approved by the Office of Planning and Zoning prior to issuance of building permits.
- Setbacks:
 - Minimum setbacks in plan shall meet requirements as follows:
 - 30 Feet Building to Tract Boundary
 - 15 Feet Building to Lot Line
 - 25 Feet Building to Existing Street Right-Of-Way
 - 22 Feet Garage or Carport to Street Right-Of-Way
 - Where windows are provided, they will meet the following minimum setbacks:
 - 35 Feet Window to Tract Boundary
 - 15 Feet Window to Lot Line
 - 40 Feet Between Opposing Windows
 - 25 Feet Window to Street Right-Of-Way
 - Building shall conform to meet height and length requirements as follows:
 - 20 Foot Average Height = 16 Feet Between Buildings
 - 25 Foot Average Height = 25 Feet Between Buildings
 - 30 Foot Average Height = 30 Feet Between Buildings
 - 300 Foot Maximum Building Length
- There are no Residential Transition Areas associated with this development.
- Buildings shown herein are for the location of all principal buildings only.
 - Accessory structures, fences and projections into yards may be constructed outside the envelope, but must comply with Sections 400 and 501 of the Baltimore County Zoning Regulations (subject to covenants and applicable building permits).
- Private Space Factor: A minimum contiguous area of 500 square feet with a depth of 15 feet or greater is required in all developed lots. Covered areas such as porches cannot be calculated in this space.
- Estimated Average Daily Trips:
 - 24 Large Lots @ 12.4 = 297.6 A.D.T.'s
- All streets are public. All 24 foot wide roads shall be posted to prohibit parallel parking.
- Handmade drives will be 16 feet wide and will be maintained equally by all parties having rights to their use.
- All driveways and parking areas shall be paved with a durable and dustless surface of bituminous concrete, portland cement concrete or macadam.
- Trash and refuse shall be collected by Baltimore County at curb.
- Existing vegetation consists primarily of open lawn areas with some agricultural uses and mature deciduous growth.
- This development plan is approved by the Zoning Commissioner based on his interpretation of the Zoning Regulations that it complies with present policy, density and bulk controls as they are delineated in the regulations. Any part or parcel of this tract that has been utilized for density to support dwellings shown thereon shall not be further divided, subdivided or developed for additional dwellings or any purpose other than that indicated presently on said plan. Utilization will have occurred when a building is constructed and transferred for the purpose of occupancy.
- Plan of PPM Enterprises approved by County Review Group on October 10, 1985. The Public Works Project No. is 83230. Amended CRG Approved March 7, 1986.
- Boundary shown herein was surveyed by:
George W. Stephens and Associates
303 Allegheny Avenue
Towson, Maryland 21204
(301) 425-6128

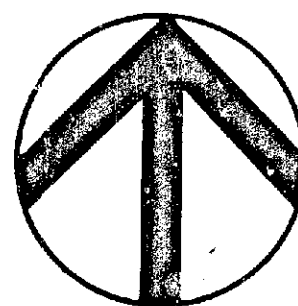
STREET LIGHT



DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

MEADOWCROFT FINAL DEVELOPMENT PLAN

ELECTION DISTRICT 9



SCALE:
1" = 50'
JOB ORDER NO.
85082
ISSUE DATE
1/7/90

DATE	REVISIONS
4/10/86	REV PER COMMENTS
4/29/86	Per. plan. to 16' from loop to west R.

Office of Planning and Zoning
Approved by:
Signed: *Susan D. Currell*
Director of Planning
Zoning Commissioner
Date: 4/30/86

MICROFILMED

Minimum Horizontal Separation Between Buildings	Minimum Horizontal Separation Between Buildings
Less Than 20 Feet	20 Feet
20 Feet to 25 Feet	25 Feet
25 Feet to 30 Feet	30 Feet
30 Feet to 35 Feet	35 Feet
35 Feet to 40 Feet	40 Feet
40 Feet to 45 Feet	45 Feet
45 Feet to 50 Feet	50 Feet

MINIMUM HORIZONTAL BUILDING SEPARATION
NO SCALE