MATISWARFIELD
Consulting Engineers

November 13, 2013

W. Carl Richards, Zoning Supervisor
Baltimore County Department of
Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Subject: Expedited Spirit and Intent Letter for
Case Nos. 89-409-SPHX, 89-476-SPHX & 90-362-SPHA
Caves Valley Golf Club-2910 Blendon Road
4th Election District, 2nd Councilmanic District

Caves Valley Club, Inc. ("CVC") is the owner of the above referenced Caves Valley Golf Club property, located in the Owings Mills area of Baltimore County (the "Property").

In Case No. 89-409-SPHX, the Zoning Commissioner for Baltimore County approved a country club use as a special exception on the Property. Subsequently, by way of another case in 1989 (89-476-SPHX) and one in 1990 (90-362-SPHA), the Zoning Commissioner approved petitions for special hearing to amend the site plan for the country club and a petition for variance for certain reduced building-to-building setbacks. Among the permitted variances shown on the 1990 plan was for a setback of 40 feet between Building 'D' (the Men's Locker Room Building) and Building "E", in lieu of the required 70 feet. CVC now proposes to build a 2,445 square feet addition to the Men's Locker Room Building, which addition will be on the south side of the existing locker room building towards the internal courtyard area of the site. The setbacks between the proposed addition will meet or be greater than the setbacks required under the Baltimore County Zoning Regulations or reduced as part of the previous zoning variance case, as applicable. We are requesting confirmation, by countersignature below, that the minor reconfiguration of the Building "D" is within the spirit and intent of the Zoning Commissioner's decisions issued in Case Nos. 89-409-SPHX, 89-476-SPHX, and 90-362-SPHA.

As a brief background, in 1989, the Zoning Commissioner, by way of an order and an amended order issued in Case No. 89-409-SPHX (copies enclosed), granted a petition for special exception approving a country club use on the Property, consistent with a site plan accepted as an exhibit in that case. Later that year, the Zoning Commissioner issued an order in Case No. 89-476-SPHX (copy enclosed) granting a petition for special hearing to permit CVC to add additional land area to the special exception approved in Case No. 89-409-SPHX and to amend the site plan approved in that case. Thereafter, in Case No. 90-362-SPHA, the Zoning Commissioner approved a petition for special hearing to amend the site plan approved in the 1989 cases and a petition for variance to

Matis Warfield, Inc. 410.683.7004
10540 York Road, Suite M 410.683.1798 FAX
Hunt Valley, MD 21030 www.matiswarfield.com

permit reduced setbacks between several buildings proposed for the Property (copy of order enclosed). The three sheet site plan approved in the 1990 case formed the basis for the subsequent development and layout of the country club use on the Property. The 1990 site plan includes on sheet three a legend of buildings proposed for the Property. Over the years, CVC has made minor changes to the building layout on the Property, for which it obtained confirmation from your office that those changes were within the spirit and intent of the orders issued in the above-referenced zoning cases. Now, as described in greater detail above, CVC likewise proposes a minor addition to the Men's Locker Room Building, which will respect all required/approved setbacks.

If you are in agreement, please confirm, by countersignature below, that the proposed addition to Building "D" (the Men's Locker Room Building) as shown on the Plan to Accompany DRC request, is within the spirit and intent of the Zoning Commissioner's decisions in Case Nos. 89-409-SPHX, 89-476-SPHX, and 90-362-SPHA.

With this letter, find enclosed check in the amount of $500.00 made payable to "Baltimore County, Maryland" to cover the administrative costs associated with your expedited review of this request. If you have any questions or require any additional information, please contact me. Thank you for your attention to this matter.

Sincerely,
MATIS WARFIELD, INC.

Stephen A. Warfield, P.E., President

AGREED AND ACCEPTED

W. Carl Richards, Jr. Supervisor
Zoning Review Office

RDG:saw
Enclosures

LEGEND

- TRACT BOUNDARY
- EXISTING STREAM
- WETLAND/STREAM BUFFER
- LIMIT OF WETLANDS
- NATURAL RESOURCE CONSERVATION LINE: AREA SUBJECT TO ENVIRONMENTAL RESTRICTIONS
- LIMIT OF 100 YEAR FLOODPLAIN
- ZONE LINE
- CONTOUR LINE, 10' INTERVAL
- EXIST. EDGE OF WOODS
- POWER TRANSMISSION TOWER
- (10) PROPOSED GOLF HOLE
- POND, EXISTING
- PROPOSED POND
- PROPOSED GOLF PATH
- STEEP SLOPES (25%+)
- EXISTING WELL
- PERC TEST LOCATION
- EXISTING TREE
- M.E.T. EASEMENT

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On 4/19/89
With The Following Action Taken
4th Refinement PLAN APPROVED
DAC# 070505B
Plan Approved DPW — Dennis A. Kennedy 9/11/06
Plan Approved OPZ — Jeffrey Clark Vessella
Approval Expiration Date — Vested
Plan Disapproved
Continued Mtg. Required
Plan Referred To Plan. Bd.

REASON FOR 5TH AMENDMENT:
PROPOSED ADDITION TO EXISTING MENS LOCKER BUILDING (BUILDING "D")

LOCATION MAP
SCALE: 1" = 2000'
2000' 0 2000'

VICINITY MAP
1000' 0 1000'

SOILS

SOIL SERIES & SYMBOL	HYDRO CLASS	WATERSHEDVIEW	UNDERGROUND BASEMENT	STREETS & PARKING
Atkins&Lake(Ak)	D	Severe: water table flooding	Severe: water table flooding	Severe: water table, flooding
Baltimore(BmA)	B	Slight	Slight	Slight
Codorus(CaA)	C	Moderate: water table	Slight	Moderate: water table
Codorus(CaB2)	C	Moderate: water table	Slight	Moderate: water table
Codorus(Co)	C	Severe: flooding	Severe: flooding	Severe: flooding
Conestoga(CnB3)	B	Slight	Slight	Moderate: Slope
Dunning(Du)	D	Severe: water table, drainage, flooding	Severe: water table, drainage, flooding	Severe: water table, drainage, flooding
Elkton(ElB2)	B	Slight	Slight	Moderate: Slope
Glenelg(GlC2)	B	Slight	Slight	Moderate: Slope
Glenelg(GlD2)	B	Moderate: slope	Moderate: slope	Severe: slope
Glenville(GnB2)	C	Severe: water table	Moderate: water table	Severe: water table
Hatboro(Ha)	D	Severe: water table, flooding	Severe: water table, flooding	Severe: water table, flooding
Lindside(Ld)	C	Severe: water	Severe: flooding	Severe: flooding
Manor(MaB2)	B	Slight	Slight	Moderate: Slope
Manor(MaC2)	B	Moderate: slope	Moderate: Slope	Severe: Slope
Manor(MaD2)	B	Severe: Slope	Severe: Slope	Severe: Slope
Manor(MaE)	B	Severe: Slope	Severe: Slope	Severe: Slope
Manor(MaF)	B	Severe: Slope	Severe: Slope	Severe: Slope
Manor(MeB)	B	Severe: Slope	Severe: Slope	Severe: Slope
Melvin(Me)	D	Severe: water table, drainage, flooding	Severe: water table, drainage, flooding	Severe: water table, drainage, flooding

.4	8/29/06	PLAN REFINEMENT
3.	6/14/05	PHASE 1 and PHASE 2 RENOVATIONS AND ADDITIONS
2.	10/3/94	REVISED LOCATION OF COTTAGES J, K & L
1	12/27/93	REVISED LOCATION AND AREA OF COTTAGE J, (FILL COTTAGE L&J)
		FOR COTTAGES, J, K & L, ONLY

ZONING HISTORY

A. Most of this property was formerly owned by Joseph Gould, et. al. and was purchased by him (the Gould Parcel) and is now owned by Ann B. and Patrick L. Norgard. (The Norgard Parcel) and is shown hatched in Caves Valley Golf, Inc.

B. The Gould Parcel (which is zoned almost entirely RC-2) has been subject to the following rezoning requests and applications in the last five years:

1. In 1984, the Gould Parcel was the subject of a legal request to rezone 306 acres from RC-2 to RC-5 as part of the Comprehensive Map Process (Item 306). The request was not granted.

2. In 1988, Comprehensive Application 604 a petition seeking rezoning of 693.5 acres including the Gould Parcel from RC-2 to RDO on the property now known as Caves Valley Golf. The Board of Appeals denied the request on May 1, 1987 and this case was subsequently upheld.

3. In 1988, the Gould Parcel was the subject of a request to rezone a 2023.2 acre properties from RC-2 to RC-5 as part of the Comprehensive Map Process (Item 306D). The request was not approved.

4. The Norgard Parcel (which is zoned entirely RC-2) was the subject of the 1984 Comprehensive Map Process (Item 306) and was retained in the RC-5 rezoning that did occur.

5. The Norgard Parcel (which is zoned entirely RC-2) was the subject of a petition for rezoning 1,122 acres from RC-2 to RC-5. On January 15, 1988 the Planning Board voted to the County Council that the property be rezoned to RC-5. The Board of Appeals subsequently denied the petition stating that the request for rezoning was inconsistent with the Master Plan. The County Council adopted the recommendation of the Planning Board and the Board of Appeals and rezoned the Norgard Parcel to RC-5 on October 3, 1988.

6. The Gould Parcel (which is zoned almost entirely RC-2) was the subject of a petition for rezoning 1,122 acres from RC-2 to RC-5. On January 15, 1988 the Planning Board voted to the County Council that the property be rezoned to RC-5. The Board of Appeals subsequently denied the petition stating that the request for rezoning was inconsistent with the Master Plan. The County Council adopted the recommendation of the Planning Board and the Board of Appeals and rezoned the Norgard Parcel to RC-5 on October 3, 1988.

C. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

D. Pursuant to Section 500.7 of the BCZR, this Order shall be void and of no further force or effect unless the Petitioner files a petition for special hearing to approve the site plan and landscape plan within one year after the date of this Order.

E. Within seventy (70) building permits, the site plan and landscape plan shall have received approval and all trees and landscaping required to be planted in accordance with the approved site plan shall have been planted. Failure to comply with this condition shall result in the withholding of any further building permits, occupancy permits or use permits, whichever shall be appropriate, until the requirement of the site plan and landscape plan has been fulfilled. The Petitioner shall post a bond or letter of credit with the Department of Permits and Development Management in an amount sufficient to guarantee the planting of the trees and landscaping required by the site plan and landscape plan.

F. Upon request and reasonable notice, the Petitioner shall permit representatives of the Office of Planning and Zoning to make inspections of the subject property to assure strict compliance with this Order.

On June 8, 1988, the Zoning Commissioner entered into the Special Exception proceeding at Case No. 88-176-SX and granted the Special Petition to amend the previously granted Special Exception by Case No. 69-469-X by adding additional golf areas shown and described on the golf course expansion and to apply a new Special Exception site plan (Petitioner's Exhibit 1, and for the purpose of this Order, hereinafter referred to as the "Site Plan"). Among other terms, conditions and restrictions of the Order of June 8, 1988 in Zoning Case No. 88-176-SX are as follows:

1. The Petitioner shall not have exclusive use of the golf course. Golf course memberships and fees as facilities generally available to the public shall be offered on a reasonable basis. Petitioner shall not be denied or refused membership because of race, color, religion or national origin. Petitioner shall not be denied or refused membership because of race, color, religion or national origin. Petitioner shall not be denied or refused membership because of race, color, religion or national origin.

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3. The Petitioner shall not be denied or refused membership because of race, color, religion or national origin.

4. The Petitioner shall not be denied or refused membership because of race, color, religion or national origin.

5. The Petitioner shall not be denied or refused membership because of race, color, religion or national origin.

6. The country club and golf course shall be operated as a non-membership facilities and not as facilities generally available to the public.

7. The facilities shall not be rented or leased for commercial purposes to the general public, other than golf tournaments or other events, provided that this limitation shall not prevent the Club itself from holding or sponsoring tournaments or other events at which primary social members may be invited.

8. No further changes, use or other terms, conditions and restrictions of this original Order of June 8, 1988 and June 15, 1988 not specifically amended by this Order shall remain in full force and effect.

On June 15, 1988, the Zoning Commissioner entered into the Special Petition proceeding at Case No. 88-176-SX and granted the Special Petition to amend the previously granted Special Exception by Case No. 69-469-X by adding additional golf areas shown and described on the golf course expansion and to apply a new Special Exception site plan (Petitioner's Exhibit 1, and for the purpose of this Order, hereinafter referred to as the "Site Plan"). Among other terms, conditions and restrictions of the Order of June 8, 1988 in Zoning Case No. 88-176-SX are as follows:

1. The Petitioner shall not have exclusive use of the golf course. Golf course memberships and fees as facilities generally available to the public shall be offered on a reasonable basis. Petitioner shall not be denied or refused membership because of race, color, religion or national origin. Petitioner shall not be denied or refused membership because of race, color, religion or national origin. Petitioner shall not be denied or refused membership because of race, color, religion or national origin.

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BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On 4-19-89
With The Following Action Taken:
Revised PLAN APPROVED
Plan Approved DPW — Dennis A. Kennedy 9/11/06
Plan Approved OPZ — Jeffrey Clark Vessella
Approval Expiration Date — Vested
Plan Disapproved
Continued Mtg. Required
Plan Referred To Plan. Bd.

PLAN TO ACCOMPANY DRC REQUEST
5TH (4TH) AMENDED CRG PLAN
CAVES VALLEY CLUB INC.
GOLF COURSE/COUNTRY CLUB
ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT 2ND BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 300'
SHT. 2006
JOB ORDER NO. 88015A
ISSUE DATE 8-90
SHEET 1 OF 2

STATE OF MARYLAND
DAVID E. LOCKE
REGISTERED LANDSCAPE ARCHITECT
NO. 654

RECEIVED
OCT 2 A 9:59
PLANNING & ZONING

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
300 EAST JOPPA ROAD, SUITE 1010
TOWSON, MARYLAND 21286
(410) 821-1100
(410) 821-1551 FAX
MRA@MRAMD.COM
MRAMD.COM

Consulting Engineers
849 Fairmount Avenue
Baltimore, Maryland 21286
(410) 512-4500
WHITNEY, BAILEY, COX & MAGNANI

THE WHITING-TURNER CONTRACTING CO.
300 E. JOPPA ROAD TOWSON
BALTIMORE, MARYLAND 21204-3048
301-821-1100

DAFT McCUNE WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERING SURVEYORS
200 EAST PENNSYLVANIA AVENUE
TOWSON, MD. 21204
TELEPHONE (301) 296-3333

EXISTING PAVING
EX. 8" SD
EX. 8" PVC
EX. WALK
EXISTING 1 STORY MENS LOCKER BUILDING
EXISTING MEETING HOUSE
BLDG TO BLDG 44'
EXISTING WOMEN'S LOCKER BUILDING
EX. BRICK WALK
PROPOSED 1-STORY LOCKER BUILDING ADDITION HEIGHT= 22'+/-
31'
87.33'
PR WALK
PROPOSED WALK
STONE SLAB
EXISTING OFFICE BUILDING
SANITARY MANHOLE TOP ELEV. 668.81' INV. OUT (SE) 8" PVC 656.51' INV. IN (W) 8" PVC 656.61'
SANITARY MANHOLE TOP ELEV. 667.84' INV. OUT (S) 8" PVC 655.74' INV. IN (NW) 8" PVC 655.84'
SANITARY MANHOLE TOP ELEV. 661.76' INV. OUT (S) 8" PVC 654.16' INV. IN (N) 8" PVC 654.26' INV. IN (N) 8" PVC 654.36'
STORM DRAIN MANHOLE TOP ELEV. 663.22' INV. OUT (N) 8" PVC 655.47' INV. IN (E) 8" PVC 655.47'
STORM DRAIN INLET TOP ELEV. 661.92 INV. 12" RCCP 655.87 INV. 12" RCCP 655.60 INV. 12" RCCP 655.75
SANITARY MANHOLE TOP ELEV. 660.47' INV. OUT (N) 8" PVC 653.97' INV. IN (SW) 8" PVC 654.07'
INV. 12" RCCP 657.90
STORM DRAIN INLET TOP ELEV. 658.07
RELOCATED INLET
INV. 8" PVC ELEV. 657.46'
INLET TOP ELEV. 662.19'
INV. 8" PVC ELEV. 657.25'
EX. 10" SD
EX. 8" SAN
EX. 8" SD
EX. 6" W
EX. 2" W
M DRAIN MANHOLE TOP ELEV. 665.22' (W) 8" PVC 658.32' (E) 8" PVC 658.42' (SW) 8" PVC 658.52'
LIGHT W/ BRICK BASE
LIGHT W/ BRICK BASE
SPECIAL PAVING AREA
BRICK WALL LANDING ELEV. 663.60
BRICK WALL
STONE WALL
EDGE OF MAC
EDGE OF BRICK
MACADAM
BRICK
BLUESTONE
STEPS
CANOPY
WINDOW WELL
WINDOW WELLS
CONC PAD
BRICK AND BLUESTONE PATIO
CLUB HOUSE ADDITION
PROPOSED TRELLIS
BRICK PATH RELOCATION
6" CLUSTER
4" CLUSTER
MAIN STREET
IRRIGATION CONTROL VALVE
COBBLE CROSSING
GRANITE CURB (TYP.)
6' LIGHTING (TYP.)
STONE RETAINING WALL
LIGHT DUTY ASPHAULT (TYP.)
PROP. FENCE (TYP.)
FLOWERS
CONCRETE CURB (TYP.)
VALVE BOX
PATH
FLOW LINE
12"
14" CLUSTER
18"
HEAVY DUTY ASPHALT (TYP.)
EX. PATH TO BE REMOVED
SPECIAL PAVING AREA
TALL SHRUBS
UPLIGHTING (TYP.)
CURB AND GUTTER
WHITE FLAG
BLUE FLAG (TYP.)
ORANGE FLAG (TYP.)
10' MIN
(4) CART SPACES
WOOD BOLLARDS (TYP)
ELECTRIC HAND BOX
PEDISTAL
UNKOWN MANHOLE SEALED SHUT
TELEPHONE MANHOLE TOP ELEV. 657.44'
BLENDON ROAD
STOP SIGN
PROPOSED GATE
METAL BOXES
6" PVC, VERTICAL 5'± W/ BENT METAL PIPE PROTRUDING VERTICALLY
PROP. COBBLE CROSSING
STONE
RIP-RAP
92" CLUSTER

PARKING LOT AND SERVICE ENTRANCE FIELD SURVEY BY MRA AUGUST 2006.

CLUB HOUSE SURVEY BY DMW OCTOBER 2005.

CLUB HOUSE ADDITION BY ARCHITECTURAL DESIGN GROUP JULY 2006.

REASON FOR 5TH AMENDMENT:
PROPOSED ADDITION TO EXISTING MENS LOCKER BUILDING (BUILDING "D")

20 0 20 40 60
Scale 1" = 20'

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX: (410) 821-1748
MRAGTA.COM

STATE OF MARYLAND DAVID E. LOCKE REGISTERED LANDSCAPE ARCHITECT NO. 65A

PAN TO ACCOMPANY DRC REQUEST 5TH 4TH AMENDED CRG PLAN

CAVE'S VALLEY

REDLINE SITE PLAN ENLARGEMENT

OCT 2 4 2006

ELECTION DISTRICT – 4 COUNCILMANIC DISTRICT – 2

DATE	REVISIONS

JOB NO.: 15165
SCALE: 1"= 20'
DATE: 8/29/2006
DRAWN BY: MAB
DESIGN BY: DL
REVIEW BY: DL
SHEET: 1 OF 1

CLUBHOUSE AREA

LEGEND

PHASE ONE

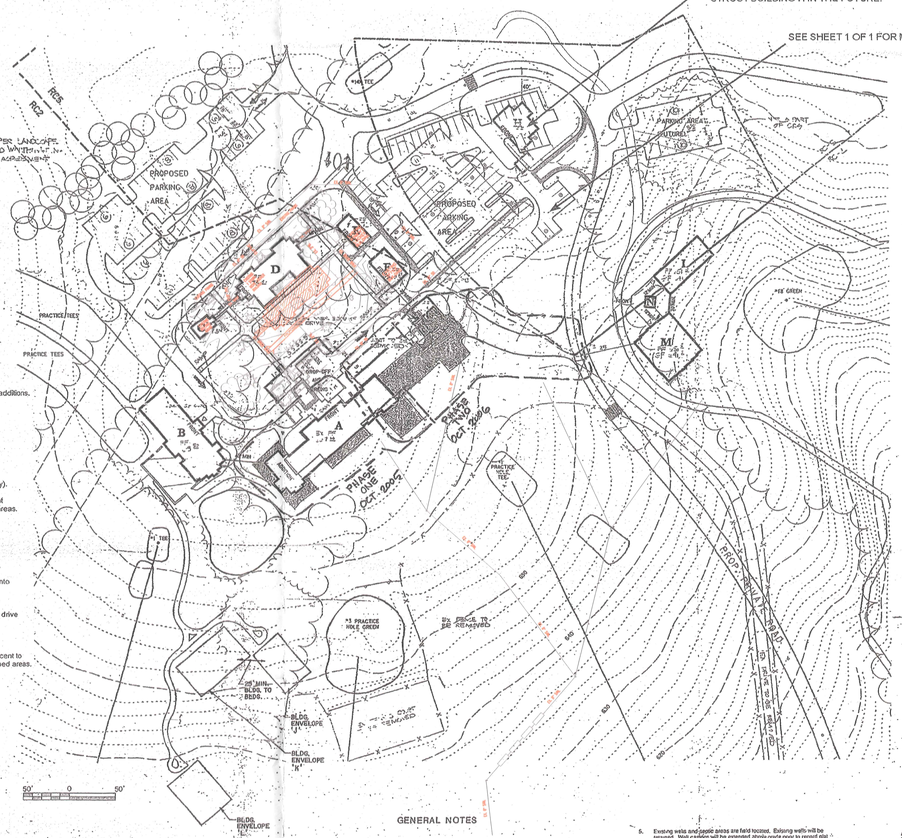
A CLUBHOUSE
B PRO SHOP AND CART SHED
C MEETING HOUSE
D MEN'S LOCKER BUILDING
E GUEST HOUSE
F ADMINISTRATION BUILDING
H RESIDENT MANAGER'S HOUSE

PHASE TWO (FUTURE)

G HOUSEKEEPING
I 18TH HOLE DORMITORY
J COTTAGE #ONE
K COTTAGE #TWO
L COTTAGE #THREE
M 18TH HOLE DINING AREA
N 18TH HOLE PAVILION

"THE CLUB RESERVES THE RIGHT TO MODIFY THIS PROPOSED PARKING LOT AND CONSTRUCT BUILDING H IN THE FUTURE."

SEE SHEET 1 OF 1 FOR MORE DETAIL



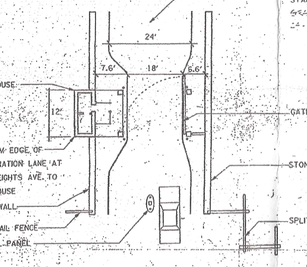
The existing building is two stories with a basement. The new porches and the new kitchen are one story additions.

Phase One will include:

1. Renovation and expansion of the existing 19th hole bar and service area to include grille and service access from the exterior.
2. Addition of 2 handicapped toilets adjacent to the 19th hole.
3. Addition of a covered members porch (one story).
4. Removal of exterior paved social areas adjacent to this covered terrace and restoration of lawn areas.
5. Central porch will not be modified.

Phase Two will include:

1. Remodeling of the existing Dining Room areas.
2. Relocation and expansion of the main kitchen into the existing service court area. Relocation of grease traps to the new service court.
3. Realignment and reconfiguration of the service drive to screen from member view.
4. Addition of covered exterior dining porch.
5. Removal of existing paved social terraces adjacent to this porch and restoration of lawn and landscaped areas.



GATEHOUSE (PRELIMINARY)

(NOT TO SCALE)

GENERAL NOTES

1. Developer/Owner: Caves Valley Golf Club, Inc. 2910 Blenheim Rd. Owings Mills, MD 21117
2. Election District 4; Councilmanic District 3; Census Tract 4049
3. Watershed 24; Subswatershed 61
4. Site Data:
   a. Current Zoning and Acreage: (See Zoning History)
      Net & Gross = 141.2 Ac.± RC-5
      = 173.2 Ac.± RC-2
      Total = 314.4 Ac.±
   b. Density:
      Allowed: RC-5 per Zoning Order: 32 Lots
      6.7 Ac. RC-2 (former Fisher tract) 21 Lots
      Total 54 Lots
      (Not a part of this CRG)
      Proposed: 18 hole golf course with accessory clubhouse and maintenance facilities (see zoning history).
      The majority of the property northeast of Park Heights Avenue zoned RC-5 and the portion of the Fisher tract not included in the golf course special exception are reserved for future residential development for 34 lots, as shown on the plan (not a part of this CRG).
   No structure will exceed 35 feet in height, except as permitted by Section 300.1(C)2. Buildings in the RC5 shall be set back a minimum of 75 feet from the centerline of Park Heights Avenue, 50 feet from any lot line other than a street line, and 50 feet from any lot line other than a street line, as modified herein by recovered variances.
   c. Open Space: not required in RC-2 or RC-5 zones.
   d. Landscape Requirements: RC-5 Golf course/county club only
      Required: 1000'/lot, RC is 1000 x .75 Trees (34 Mid. Dec.)
      119 p.s. at 1/12 = 9 Trees (9 Mid. Dec.)
      Total Required = 86 Trees (47 Mid. Dec.)
      1. Less 50% Credit for trees retained = 43 Trees (23 Mid. Dec.)
      Total = 43 Trees (24 Mid. Dec.)
      150 L.F. screening for parking, loading and dumpsters
      Provided: 45 Trees (24 Mid. Dec.)
      300 L.F. screening @ RC-2 adjacent lots or 3 OC trees/L.F.
      All plantings will be in accordance with Baltimore County Landscape Manual, Section 256.4.2 notes, and the Community Enhancement Guidelines for Baltimore County.
      Waivers or variances will be requested to eliminate the requirement for an 8' planting strip along property lines based on the heavily wooded condition of the site.
5. Existing wells and septic areas are field located. Existing wells will be retained. Well casings will be extended above grade prior to record plat.
   The existing septic system serving the existing Konigsand residence will be pumped and abandoned after connection to sewage disposal system prior to occupancy of the converted residence.
   The existing cesspool will be pumped and backfilled prior to record plat.
6. Soils: (See sheet 1 of 2)
7. Existing streams with associated flood plains are as shown on the plan. Flood plains were established using the TR-20 and HEC-2 computer programs with a 5' freeboard.
8. Existing wetlands and ponds are as shown on the site plan. Existing wetlands may be disturbed during construction of golf holes. Mitigation will occur in accordance with Baltimore County Water Quality Policy and in coordination with Baltimore County DEPRM.
9. The area within the golf course special exception includes a golf course, which is currently under construction, and a large parcel of undeveloped property consisting mainly of Tallow Beats (southeast of Park Heights Avenue). The remainder of the property is hardwood trees and is reserved for future residential development.
   The site includes two existing residential structures and other accessory structures as shown. The existing Konigsand residence will be retained as the clubhouse. The remaining structures will be razed. The existing swimming pool and tennis court will also be demolished prior to occupancy of the course. THIS IS NOW DONE.
10. There are no known endangered species or hazardous materials on the site.
11. Current Ownership: Caves Valley Golf Club, Inc. 2910 Blenheim Rd. Owings Mills, MD 21117
    Deed Reference: Gil 8000468, 8000481, 8000491, 8029720, 8029707, 8213394
    Property Number: 04-000090, 04-000091, 04-000092, 04-000093, 04-000094, 04-000095, 04-000096, 04-000097, 04-000098, 04-000099, 04-000100, 04-000101, 04-000102, 04-000103, 04-000104, 04-000105, 04-000106, 04-000107, 04-000108, 04-000109, 04-000110, 04-000111, 04-000112, 04-000113, 04-000114, 04-000115, 04-000116, 04-000117, 04-000118, 04-000119, 04-000120, 04-000121, 04-000122, 04-000123, 04-000124, 04-000125, 04-000126, 04-000127, 04-000128, 04-000129, 04-000130, 04-000131, 04-000132, 04-000133, 04-000134, 04-000135, 04-000136, 04-000137, 04-000138, 04-000139, 04-000140, 04-000141, 04-000142, 04-000143, 04-000144, 04-000145, 04-000146, 04-000147, 04-000148, 04-000149, 04-000150, 04-000151, 04-000152, 04-000153, 04-000154, 04-000155, 04-000156, 04-000157, 04-000158, 04-000159, 04-000160, 04-000161, 04-000162, 04-000163, 04-000164, 04-000165, 04-000166, 04-000167, 04-000168, 04-000169, 04-000170, 04-000171, 04-000172, 04-000173, 04-000174, 04-000175, 04-000176, 04-000177, 04-000178, 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    Property Number: 16-00-007943
12. Estimated Average Daily Trips: (Golf Course only)
    Clubhouse Entry Drive:
    Approximately 18,000 rounds of golf planned per year x 10,000 / 365 days = 28 rounds/day in and 28 out = 56, plus 100 ADT's miscellaneous traffic delivered. Total = 156 ADT's
    Maintenance facility driveway = 105 ADT's
13. Water Quality: (Golf Course only)
    A Stormwater Management exemption has been granted. Water quality will be managed locally throughout the site as follows:
    Golf Holes: runoff from the southernmost golf holes will be managed by ponds located northeast of Park Heights Avenue. Remaining areas of the golf course will be managed thru infiltration in natural and man-made depressions, and thru vegetative practices.
    Maintenance facility: detailed management of 1 inch storm in extended detention pond/infiltration practices.
    Clubhouse Entry Drive: detailed management of 1 inch storm in extended detention pond/infiltration practices.
14. Stream Crossings:
    The Club is advised that all crossings of streams must be approved by the Army Corps of Engineers. Current applications are as follows:
    - Two stream crossings for golf cart and maintenance equipment.
    - One private driveway crossing for access to maintenance facility.
    - One stream crossing for a golf cart bridge and pedestrian bridge.
    - Stream and wetland crossings for golf holes and pedestrian walkways (not a part of this CRG).

Areas disturbed for golf cart stream crossings shall be revegetated to the following minimum standards:

Cut paths will be field aligned to avoid major deciduous trees. Disturbed areas will be planted with indigenous species of understory trees, shrubs, and herbaceous plant material. All planting will be spaced according to tree species density. Plantings are to be used to stabilize disturbance to stream channels, and to provide adequate canopy for the stream channel.

A detailed planting plan for areas along the stream to be cleared for the golf course will be provided to ensure adequate shading of the stream and for stream bank stabilization. The cleared planting site will be revegetated with the final landscape plan.

15. Natural Resources Conservation Easement: (Golf course/County Club only)
    No clearing, grading or disturbance will occur in the Natural Resource Conservation Easement, except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.
16. Underground tank will be removed prior to record plat.
17. Wash for by precipitation will be provided in accordance with adopted Baltimore County Regulations.
18. Historical Register Historic District of Caves Valley:
    The applicant has contacted the Maryland Historical Trust and will conduct a 106* review as required for all federal permit applications;
    Information from the Office of Planning and Zoning reveals no Landmarks on the Caves Valley Site. The Konigsand House is considered to be worthy of inclusion on the National Register.
19. A waiver of Public Works Standards (Right-of-way width of 40 feet, paving setback, maximum grade of 12 percent, horizontal alignment) was granted November 22, 1999. (01-02-223).
20. 4 bathroom and maintenance facilities:
    This application includes the proposed development concept for the golf course, the clubhouse and maintenance facilities. The proposed buildings are shown on the plan and are further delineated as follows:

CLUBHOUSE COMPLEX

Phase I

Building	Area (square ft.)	Use
A Clubhouse	23,370 (Clubhouse 19,370 / Basement 13,000 / Lower Level 4,000)	Clubhouse (golf registration desk), Dining Room, Lounge, Kitchen, Pro Shop, Men's Locker Room (as a basement of the clubhouse)
B Pro Shop / Golf Shed	2,700	Pro shop, golf equipment, golf cart storage and repair
C Meeting House	1,000	Meeting room
D Men's Locker Building	3,000	Men's locker room
E Guest House	4,000	Guest house (overnight accommodations)
F Administration Building	1,600	Administrative offices
H Resident House	3,000	Resident manager's house

Phase II

Building	Area (square ft.)	Use
G Housekeeping	1,200	Laundry facility
I 18th Hole Dormitory	4,000	Overnight accommodations
J Cottage (1) 1900 TO 1920	1,500	Overnight accommodations
K Cottage (2) 1900 TO 1920	1,500	Overnight accommodations
L Cottage (3) 1900 TO 1920	1,500	Overnight accommodations
M 18th Hole Dining Area	4,000	Restaurant, bar and grill
N 18th Hole Pavilion	250	Outdoor pavilion

MAINTENANCE FACILITY

Building	Area (square ft.)	Use
A Equipment Storage	6000	Machinery repair, and storage
B Wash Station	500	Equipment wash area
C Bulk Material Storage	2000	Fertilizer and chemical storage
D Employee Residence	800	Employee residence
E Shop/Administration	6400	Equipment repair and parts storage, office, lunch
F Storage Shed	1200	Seasonal equipment storage
G Storage/Hoist	400	Storage
H Alternative Residence Facility	2200	Permit holder's (or Contractor's) employee housing and/or office space for a resident caretaker, if the maintenance facility is converted to non-residential use.

The Clubhouse complex, including the Clubhouse itself, Phase 1 guest rooms, 18th hole facility, and the cottages will provide overnight accommodations in a maximum of 28 bedrooms for not more than 40 members and their guests. All overnight accommodations will be available only for club members and members's guests visiting the club in order to use it's golf facilities.

21. This CRG Plan is a conceptual document upon which minor changes may occur with approval of the CRG.
22. A WAIVER TO SETBACK FROM THE LINE RESIDENTIAL ZONE TO THE CLUBHOUSE, GOLF HOLES, & THE MAINTENANCE FACILITY.

LOT TABULATION

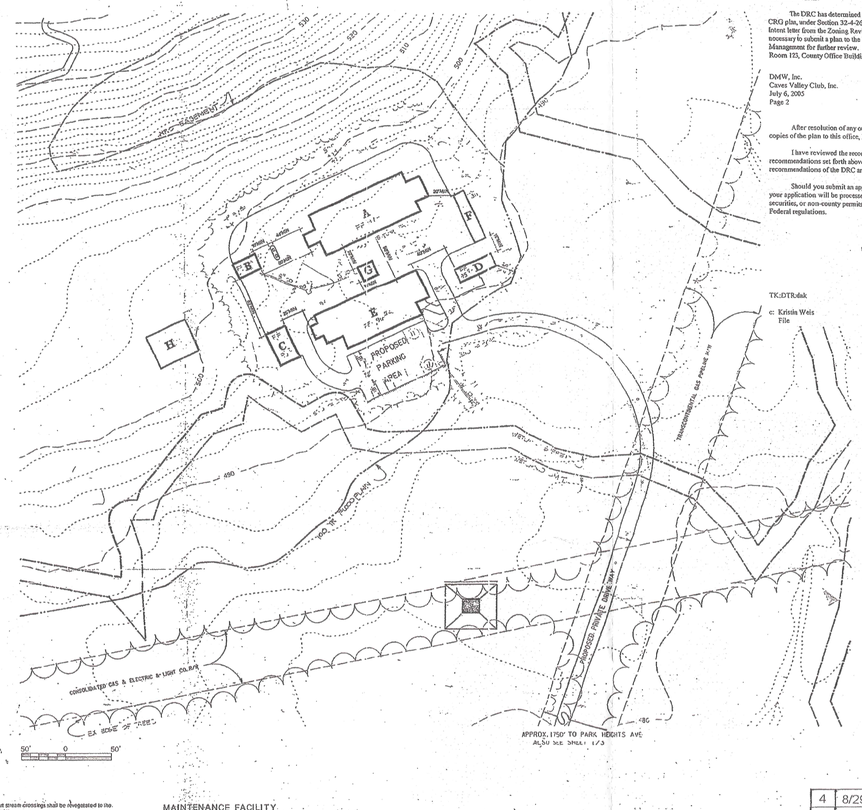
OWNER	DEED REFERENCE	ZONING	AREA: GOLF COURSE	AREA: NON-COUNTRY	TOTAL ± SQ'S
West of Park Heights Avenue					
Caves Valley Club, Inc.					
1st Parcel	SM 8029749	RC-2		12.60	13.00
2nd Parcel	SM 8029749	RC-2	289.21		289.21
3rd Parcel	SM 8029709	RC-2	45.47		45.47
4th Parcel	SM 8029709	RC-2	5.10		5.10
5th Parcel	SM 8029709	RC-5		1.22	1.22
6th Parcel	SM 8029709	RC-5	49.39		49.39
Lot 1	SM 8029707	RC-5	4.64		4.64
Parcel A	SM 8029707	RC-5		0.78	0.78
Parcel C	SM 8029707	RC-2	2.00		2.00
		Subtotal	396.81	13.58	410.39 (total of all land owned by Caves Valley Club, Inc.)
East of Park Heights Avenue					
Parcel A	01/03/0456	RC-5	65.91		65.91
Parcel B	01/03/0456	RC-5	3.01	3.37	6.38
Parcel C	01/03/0456	RC-5	4.00		4.00
Lot 1	01/03/0456	RC-5	0.68		0.68
Lot 2	SM 8029749	RC-5	93.50	97.50	191.00
Lot 3	SM 8029749	RC-5	213.47		213.47
Parcel D	SM 8029749	RC-5		13.29	13.29
Parcel E	SM 8029749	RC-5	21.26		21.26
Parcel F	SM 8029749	RC-5	9.82		9.82
		Subtotal	555.69	114.16	551.85
		Grand Total	752.50	127.74	880.24

All lands are subject to the requirement for zoning hearing reclassification, site zoning, public filing and technical review before subdivision activities may occur by any zoning permit approvals. During the reclassification process there is more specific plan to be developed. It should be progressively of development concept shown in more detail and in accordance with any waivers granted by the Director of the Department of Permits and Development Management or variances granted by the Board of Appeals.

MAINTENANCE AREA

LEGEND

A EQUIPMENT STORAGE
B WASH STATION
C BULK MATERIAL STORAGE
D EMPLOYEE RESIDENCE
E SHOP/ADMINISTRATION
F STORAGE SHED
G STORAGE/HOIST
H ALTERNATIVE RESIDENCE FACILITY
(TO BE USED IF D IS CONVERTED TO NONRESIDENTIAL USE)



Maryland Beltway Business Community Lot 6
Baltimore County Government
Department of Permits and Development Management

111 West Chesapeake Avenue
Towson, MD 21204
410-887-3335

July 14, 2005

DMW, Inc.
200 East Pennsylvania Avenue
Towson, MD 21286

RE: Caves Valley Club, Inc.
PDM Number IV-349
DRC Number 070506B, Dist. 4C2

Dear Sir or Madam:

Pursuant to Article 25A, Section 5 (X) of the Annotated Code of Maryland and the authority provided in Section 602 (d) of the Baltimore County Charter, and Sections 32-1-101, 32-3-401, and 32-3-517 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal, or modification of a license, permit, approval, exemption, waiver, or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land-use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to ensure compliance with Section 32-4-106 and Section 32-4-260 of the Baltimore County Code and to make recommendations to the Director, Department of Permits and Development Management (PDM).

The DRC has, in fact, met in an open meeting on July 5, 2005, and made the following recommendations:

The DRC has determined that your project meets the requirements of refinement to the CRG plan, under Section 32-4-202. Please be advised that your project will require a Spirit and Intent letter from the Zoning Review Section. They may be reached at 410-887-3391. It is also necessary to submit a plan to the Department of Environmental Protection and Resource Management for further review. Please forward the plan, along with a copy of this DRC letter, to Room 123, County Office Building; 111 West Chesapeake Avenue; Towson, MD 21204.

After resolution of any outstanding issues, please submit a copy of this letter, and ten copies of the plan to this office, Room 123, for signature.

I have reviewed the recommendations carefully, and have determined to adopt the recommendations set forth above. It is this 14th day of July 2005, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permits that may be required for this project, your application will be processed subject to the conditions set forth above and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

Sincerely,

Timothy Kotroco
Director

TK:DTR:dak

c: Kristin Weis
File

STATE OF MARYLAND
DAVID E. LOCKE
MD. 654
REGISTERED LANDSCAPE ARCHITECT

4	8/29/06	PLAN REFINEMENT
3	6/14/06	PHASE 1 AND PHASE 2 RENOVATIONS AND ADDITIONS
2	10/5/10	REVISED LOCATION OF COTTAGES. J,K & L
1	12/21/99	REVISED LOCATION AND AREA OF COTTAGES. J,K,L (COTTAGE 1,2,3)
FOR COTTAGES J,K & L ONLY		

REASON FOR 8TH AMENDMENT:
PROPOSED ADDITION TO EXISTING MENS LOCKER BUILDING (BUILDING "D")

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On
[illegible] With The Following Action Taken
Revised PLAN APPROVED
Plan Approved DRW 6/27/06
Plan Approved OZ 6/27/06
Plan Approved Conservation Sec. 33-33
Plan Disapproved
Additional Information Required
Plan Referred To Plan. Bd.

MRA

NORRIS & RITCHIE ASSOCIATES, INC.
PLANNERS, ENGINEERS, AND LANDSCAPE ARCHITECTS
11350 EAST ROCKSPRING DRIVE, SUITE 200
RIVERS MILL
MARYLAND 21029
410-584-1000
FAX 410-584-1001

Consulting Engineers
849 Fairmount Avenue
Baltimore, Maryland 21286
(410)-512-2500

WHITNEY, BAILEY, COX & MAGNANI

DAFT McGUIRE WALKER INC.
LAND PLANNERS CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
700 EAST PENNSYLVANIA AVENUE
TOWSON, MD. 21286
TELEPHONE 410-296-3333

PLAN TO ACCOMPANY CRG REQUEST

GOLF CLUB
CAVES VALLEY CLUB, INC.
5TH 4TH AMENDED CRG PLAN

ELECTION DISTRICT 4 TH COUNCILMANIC DISTRICT 3 RD BALTIMORE COUNTY, MARYLAND

LEGEND

- EXISTING ZONE LINE
- CONTOUR LINE
- STREAM
- EDGE OF EXSITING WOODS
- POWER TRANSMISSION TOWER
- LIMIT OF WETLANDS
- STREAM BUFFER
- PROPOSED GOLF CART PATH
- NATURAL RESOURCE CONSERVATION EASEMENT
- LIMIT OF 100 YEAR FLOODPLAIN

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On
[illegible] With The Following Action Taken
Revised PLAN APPROVED
Plan Approved DRW 6/27/06
Plan Approved OZ 6/27/06
Plan Approved Conservation Sec. 33-33
Plan Disapproved
Additional Information Required
Plan Referred To Plan. Bd.

DATE

SCALE: 1" = 100'
DATE: 12/21/99
DRAWN BY: JKL
CHECKED BY: JKL

19900362

NOTE - NO "A"

90-362 - SP1A
NO "A"

1

IN RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE - 470' W of the intersection of Park Heights Avenue and Caves Road
4th Election District
3rd Councilmanic District
Caves Valley Club, Inc., et al
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 90-362-SPHA
*

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to approve amendments to the special exception previously granted in Case Nos. 89-409-X and 89-476-SPHX by deleting the land originally designated as the "maintenance area" for the purpose of relocating the maintenance facility to an interior portion of Petitioners' property; to approve the deletion of a portion of the property; to approve an expansion of the special exception area for the interior of Petitioners' site to accommodate the subject relocation of the maintenance facility; to amend the aforementioned special exception to provide a maximum of 40 overnight accommodations and a maximum of 28 rooms; to amend the aforementioned special exception to include Petitioners' "Concept Plan" for the subject golf course facility; to amend the aforementioned special exception to include revisions to relevant notes on the original special exception plan to conform said plan to the modified plan submitted pursuant to the hearing in this matter; and to approve the inclusion of an accessory use within the golf club facility authorized by the aforementioned special exception of two residences for use by designated employees of the Club and their families, all as more particularly described in the concept plan filed herein and Petitioners' Exhibits 1 through 7. Petitioners also requests a Petition for Zoning

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By M Smith

Variance to permit the principal structures accessory to the golf course and included within the clubhouse and maintenance facility complexes to be separated from one another by the distances indicated on the list below and the golf course and area concept plans in lieu of the customarily required 70 feet or 100 feet:

1) Clubhouse Complex:

a) Building A to B - 42 feet in lieu of 70 feet

b) Building C to D - 30 feet in lieu of 70 feet

c) Building D to E - 40 feet in lieu of 70 feet

d) Building E to F - 12 feet in lieu of 70 feet, and 12 feet in lieu of 100 feet (R.C. 5 zone)

e) Building F to G - 32 feet in lieu of 70 feet

f) Building K to L - 25 feet in lieu of 70 feet

g) Building N to I - 12 feet in lieu of 70 feet, and 12 feet in lieu of 100 feet (R.C. 5 zone)

h) Building N to M - 12 feet in lieu of 70 feet

i) Building I to M - 20 feet in lieu of 70 feet;

2) Maintenance Facility:

a) Building A to Pump Island - 44 feet in lieu of 70 feet

b) Building A to B - 60 feet in lieu of 70 feet

c) Building B to Pump Island - 10 feet in lieu of 70 feet

d) Building B to C - 62 feet in lieu of 70 feet

e) Building C to E - 25 feet in lieu of 70 feet

f) Building D to E - 40 feet in lieu of 70 feet

g) Building D to F - 15 feet in lieu of 70 feet

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By

h) Building F to A - 20 feet in lieu of 70 feet

i) Building A to G - 20 feet in lieu of 70 feet

j) Building E to G - 10 feet in lieu of 70 feet

k) Building A to E - 50 feet in lieu of 70 feet;

as more particularly described herein and in accordance with the concept plan and Petitioners' Exhibits 1 through 7.

The Petitioners, Alvin B. Krongard and Patricia L. Krongard, Legal Owners, and Caves Valley Club, Inc., Contract Purchasers and Legal Owners, by George A. Nilson, Esquire, appeared and testified. Also appearing on behalf of the Petitions were: George E. Gavrelis, Land Planner, and Jack Rinehart, Architect, Karen Meyer with the Valleys Planning Council. Glenn Shaffer appeared and testified on behalf of Baltimore County's Department of Environmental Protection and Resource Management (DEPREM). Phyllis Friedman, Esquire appeared on behalf of the People's Counsel for Baltimore County.

Testimony indicated that the subject property, known as the proposed "Caves Valley Club", is being developed as a championship golf course as indicated on Petitioners' Exhibit 7. This plan is a refinement of the Special Exception plan from earlier cases. More detail is provided herein and on the other Exhibits then was provided in other earlier cases. Approval for the subject special exception use was granted in Case Nos. 89-409-SPHX and 89-476-SPHX. Proffered testimony indicated that Petitioners are desirous of amending the Orders issued in Case Nos. 89-409-SPHX and 89-476-SPHX to include the various revisions more specifically set forth in the instant Petitions for Special Hearing and Zoning Variance and as shown on the plans submitted. Some exhibits are refined con-

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cept plans and some exhibits are offered in final detail. The concept plans are offered to provide the foundation for relief that is to be granted.

Jack Rinehart, Petitioners' Architect, testified regarding the general architectural scheme of the Club. Mr. Rinehart testified that the existing home on the subject site is of Georgian-style architecture. He indicated that Petitioners are planning to incorporate the home into the "Clubhouse Area" indicated on Petitioner's Exhibit 6 and add additional aggrarian-type buildings around it. He testified that the subject "Clubhouse Area" is being designed with a "Williamsburg" scale and design which dictates the need for the requested variances. He testified that in his opinion, requiring the Petitioners to meet all the building setback requirements would destroy the aesthetic appeal of the Club and would serve no practical purpose since the buildings are used as a unified complex.

Proffered testimony indicated that Petitioners intend to incorporate two single-family residences into the total golf course area to accommodate the Club's resident manager and maintenance manager. They are specifically designated as Building H (Clubhouse Area) and Building D (Maintenance Area) on Petitioner's Exhibit 6. The house in the maintenance area (known as Building D) may be replaced by Building H (known as Alternative Residence Facility) at a later date.

George Gavrelis testified that the subject dwellings are "accessory structures" for purposes of Section 101 of the B.C.Z.R. He testified that in his opinion, the subject dwellings will provide a benefit to both the Club and the surrounding community in that they will provide 24-hour surveillance of the subject property and provide the community with a liaison between themselves and the Club. Mr. Gavrelis indicated that in

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his opinion, the proposed residences would have no adverse impact on the community or environment and otherwise meet the requirements of Section 502.1 of the B.C.Z.R. Proffered testimony indicated Petitioners have requested that approval of the residents' facilities and the maintenance area complex indicated on Petitioner's Exhibit 6 be sufficiently flexible so as to allow the substitution at some point in the future of a detached residence in Building H of the maintenance area should Building D be utilized for a non-residential use. The Petitioners stressed that Petitioners' Exhibit 6 is a concept plan and facilities or buildings shown thereon may be rearranged or moved within the general area to comply with both best management practices and building and environmental concerns.

Much of Petitioners' testimony, as well as the focus of the Zoning Commissioner's site visit, was directed at Petitioners' request for approval of the deletion of land previously designated as the "maintenance area" on the plans in case No. 89-409-X. Petitioner is desirous of relocating the maintenance facility to an interior portion of the Petitioners' property as shown on Petitioners' Exhibit 7, which will require the granting of variances as indicated on Petitioners' Exhibit 6. Testimony indicated that Petitioners are proposing, subject to County approval, residential homesites in the currently designated maintenance area. (see Petitioners' Exhibit 7) These homesites have been approved by the Baltimore County Board of Appeals.

In opposition to Petitioners' request, Phyllis Friedman, Esquire, on behalf of People's Counsel, illicited testimony from Glenn Shaffer, a Sanitarian with DEPREM. Mr. Shaffer testified that the proposed relocation site is within a natural resource conservation area and that his department is opposed to the proposed transfer. Mr. Shaffer testified

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By Penny M.

that considerable forest area would need to be cleared and that low-lying wetlands in the proposed area would be at risk of chemical contamination from runoff. He testified that in his opinion, from an environmental viewpoint, the most appropriate place for chemical storage would be in an area of the property farthest removed from the wetlands.

Testimony and evidence indicated that the two proposed sites for the "maintenance area" involve two separate and distinct geological formations known as the Loch Raven Schist and the Cockeysville Marble. The current location of the maintenance facility is on the Loch Raven Schist which has a thicker soil overburden above the bedrock where cracks and fisures provide storage for ground water. The soil overburden is permeable and would provide rapid vertical transport in the event of a contamination incident from such a maintenance facility. The relocation site sits on the Cockeysville Marble formation which is characterized by a shallow ground water table, but more impermeable soils above it. Additionally, the volume of ground water in the Cockeysville Marble aquifer is far superior to the miniscule supplies found in the Shist formation. Based on the testimony and evidence presented, it appears that neither site is significantly preferable over the other, considering the impact of a chemical spill. Further, in view of the inter-office comments from the Director of DEPREM dated May 23, 1990, it appears that given state of the art controls and monitoring systems, the relocation site would support the subject maintenance facility with the potential for an "incident" "virtually remote". Such controls would include above-ground storage tanks for fuel so that they could be monitored on a daily basis, complete containment of the site so that runoff could be captured and treated, and provisions made for

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the safe handling of pesticides and herbicides used in normal golf course maintenance (see DEPREM's comments dated May 23, 1990).

The aforementioned comments were received by the Zoning Commissioner after the close of testimony. The parties were offered an additional opportunity to address the comments, but having received no such request after the passage of a reasonable amount of time, no further testimony was heard on this matter.

Mr. Gavrelis testified regarding the difficulty Petitioners were experiencing in attempting to locate wells that would produce adequate yields outside of the special exception area for the homesites. He indicated that similar difficulties were encountered for the proposed septic areas for a few homesites. Mr. Gavrelis testified that the wells and septic systems for the proposed residential dwellings would need to be at least partially located in the special exception area, but that Petitioners had not yet determined, specifically, where the wells and septic areas would be located. During his testimony, it was made clear that the Easement Areas for wells and septic, as indicated on Petitioners' Exhibit 7, were represented thereon in "concept" form and not as absolute locations. The Zoning Commissioner thereupon requested that Petitioners submit a detailed and site-specific document indicating the exact location of the subject Easement Areas to supplement Petitiones's Exhibit 7. On August 1, 1990, the Zoning Commissioner received after the hearing Petitioners' Exhibits A, B and C which have been incorporated into the case file and made a part of this Order. Said exhibits define specifically the location of the subject Easement Areas on the site.

Petitioners have also requested approval of the deletion of a 6.7 acre tract from the subject special exception golf course for possible

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residential development. Testimony indicated that the subject parcel was formerly owned by Catherine Fisher and is zoned R.C. 2 (see Petitioners' Exhibit 7). Additionally, Petitioners are seeking approval to expand the subject special exception area by 2.8 acres as indicated on Petitioners' Exhibit 7. Testimony indicated that a deletion of the 6.7 acres from the special exception area and the addition of the 2.8 acres thereto will not affect the character or nature of the subject use.

Petitioners are also requesting an increase in the number of overnight accommodations granted in prior Case No. 89-476-SPHX. In that case, Petitioners were granted 8 overnight accommodation rooms. Petitioners are now seeking to increase the number of overnight accommodations to facilitate 40 guests, which includes cottages and a dormitory structure, to be located near the 18th hole, as shown on Petitioners' Exhibit No. 6. Testimony indicated that the proposed overnight accommodations would be dissimilar to a hotel or motel operation. Again, as in the prior case, Petitioners emphasized that the proposed overnight accommodations would be an indispensable part of the Caves Valley Club facility and would conform to the accessory use definition. The evidence established that the proposed rooms would be available only to members and their guests who are at the site for the purpose of using the golf course. Testimony indicated that the rooms would not be available to guests unless the sponsoring member is also staying at the facility with them. Petitioners testified that the proposed additional rooms would constitute an accessory use incidental to the primary use of the private golf club facility, which is for members only.

Regarding Petitioners' request for the dormitory, testimony clearly indicated that the proposed use is only anticipated; there are current-

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ly no concrete plans to build the subject dormitory at this time. Considering that there are rooms in the clubhouse and that the cottages will be approved, it is the opinion of the Zoning Commissioner that there are a sufficient number of overnight accommodations to make the subject club functional. As the requested relief concerning the dormitory is speculative in nature, it is not necessary to issue building permits for the dormitory at this time. The concept and proposal will be approved. However, the actual need for the facility will be reviewed at a later date by the Zoning Commissioner.

Petitioners have also requested variances to accommodate the subject Maintenance facility and the "Williamsburg style" Clubhouse area as indicated on Petitioners' Exhibit 6. These variance requests are based upon the concept plan for these facilities. Prior to the issuance of any building permits for the structures in these two areas, the Petitioners shall clearly define and establish the actual placement of the structures. All of the variances are internal to the golf course and there is no impact upon the adjoining properties.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

> 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
>
> 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

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3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances are granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare. It is equally clear, based upon the testimony and evidence presented, that the unique architectural scheme ("Williamsburg style") of the proposed clubhouse facility will be harmonious with the architectural integrity of the surrounding community. In fact, the requested variances relative to this facility actually decrease its "sprawl" thereby reducing the visual impact on the neighboring community.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the Petitions for Special Hearing and Zoning Variances should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of August, 1990 that the Petition for Special Hearing to approve amendments to the special exception granted in Case Nos. 89-409-X and 89-476-SPHX by deleting the land previously designated as the "maintenance area" for the purpose of relocating the maintenance facility to an interior portion of Petitioner's property, as shown on Petitioners' Exhibits 6 and 7 and Exhibits A, B and C be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing to amend the aforementioned special exception to approve the deletion of a

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Date 8/10/90
By M Norvell

portion of the property, as depicted on Petitioners' Exhibits 6 and 7 be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing to amend the aforementioned special exception to approve the addition of the subject "Easement Area", as indicated on Petitioners' After Exhibits A, B, and C, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing to amend the aforementioned special exception for an expansion of the special exception area at the interior of Petitioners' site to accommodate the subject relocation of the maintenance facility, as indicated on Petitioner's Exhibits 6 and 7, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing to amend the aforementioned special exception to provide a maximum of 40 overnight accommodations and a maximum of 28 rooms, as indicated on Petitioners' Exhibits 6 and 7, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1) The Petitioners may construct the three (3) cottages to be used in conjunction with the rooms in the Clubhouse for overnight accommodations. The Petitioners may request, one year after the opening of the "Caves Valley Club" for regular golf play, for a building permit for the dormitory building. At the time of the request for the building permit, the Petitioners shall provide the Zoning Commissioner with proof that the additional overnight accommodations are necessary for the successful operation of the Club.

IT IS FURTHER ORDERED that the Petition for Special Hearing to amend the aforementioned special exception to include Petitioners' "Concept Plan" for the subject golf course facility, specifically, Petitioner's Exhibits 1

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Date 5/2/96
By

through 7 and Exhibits A, B and C, be and is hereby GRANTED, to the extent said plans are consistent with provisions and subsections of this Order; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing to amend the aforementioned special exception to include revisions to relevant notes on the original special exception plan to conform said plan to the modified plan submitted pursuant to the hearing in this matter and as shown on Petitioners' Exhibits A, B and C, be and is hereby GRANTED, to the extent said note revisions are consistent with the provisions of this Order; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing to approve the inclusion of an accessory use within the golf club facility authorized by the aforementioned special exception of two residences for use by designated employees of the Club and their families, as indicated on Petitioner's Exhibits 6 and 7, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Zoning Variance to permit the principal structures accessory to the golf course and included within the clubhouse and maintenance facility complexes to be separated from one another by the distances indicated as follows in lieu of the customarily required 70 feet or 100 feet:

1) Clubhouse Complex:

a) Building A to B - 42 feet in lieu of 70 feet;

b) Building C to D - 30 feet in lieu of 70 feet;

c) Building D to E - 40 feet in lieu of 70 feet;

d) Building E to F - 12 feet in lieu of 70 feet, and 12 feet in lieu of 100 feet (R.C. 5 zone);

e) Building F to G - 32 feet in lieu of 70 feet;

f) Building K to L - 25 feet in lieu of 70 feet;

g) Building N to I - 12 feet in lieu of 70 feet, and

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12 feet in lieu of 100 feet (R.C. 5 zone);

h) Building N to M - 12 feet in lieu of 70 feet;

i) Building I to M - 20 feet in lieu of 70 feet;

2) Maintenance Facility:

a) Building A to Pump Island - 44 feet in lieu of 70 feet;

b) Building A to B - 60 feet in lieu of 70 feet;

c) Building B to Pump Island - 10 feet in lieu of 70 feet;

d) Building B to C - 62 feet in lieu of 70 feet;

e) Building C to E - 25 feet in lieu of 70 feet;

f) Building D to E - 40 feet in lieu of 70 feet;

g) Building D to F - 15 feet in lieu of 70 feet;

h) Building F to A - 20 feet in lieu of 70 feet;

i) Building A to G - 20 feet in lieu of 70 feet;

j) Building E to G - 10 feet in lieu of 70 feet;

k) Building A to E - 50 feet in lieu of 70 feet;

in accordance with the concept plan and Petitioners' Exhibits 1 through 7 and Exhibits A, B and C, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) Prior to the issuance of any building permits, Petitioners shall produce and file a site specific development plan supplementing and showing the exact location of all buildings and parking areas in contrast to the more general "Concept Plan" indicated on

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Date 8/9/90
By W. Wrone

Petitioner's Exhibit No. 6. Said plan shall be submitted to the Zoning Commissioner for final approval.

3) CRG approval of the plan and/or a waiver of same, if applicable, is required prior to the issuance of any permits. If the approved CRG plan differs from Petitioner's Exhibit 1, the revised plan shall be redlined and submitted to the Zoning Commissioner for approval and a determination that it is within the spirit and intent of the original plan.

4) Upon request and reasonable notice, the Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

5) When applying for a building permit, the site plan and/or landscaping plan filed shall reference this case and all previous cases for this property setting forth and addressing the restrictions in these Orders.

6) Pursuant to Section 502.3 of the B.C.Z.R. the Special Exception may be utilized within five years of the date of this final Order.

7) The Petitioners shall provide a landscape plan to the Office of Current Planning for approval by the Baltimore County Landscape Planner and said landscape plan shall then be submitted to the Zoning Commissioner for approval. The approved landscape plan shall become a permanent part of the record and file in this matter.

8) The Petitioners shall use the land incorporated into the special exception area for the purposes and in a manner consistent with Petitioners' Exhibits 6 and 7 and Exhibits A, B and C. Any additional use or different use of any part, area, lot or parcel included within the special exception area shall require an amendment to the special exception country club granted in zoning case No. 89-409-X and as amended in zoning case No. 89-476-SPHX.

9) The country club and golf course shall be operated as private membership facilities and not as facilities generally available for public use. The facilities shall not be rented or leased for commercial purposes to the general public, either for golf tournaments or other events, provided that this limitation

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Date 8/16/90
By M. Gorman

shall not prevent the Club itself from holding or sponsoring tournaments or other events to which persons other than members may be invited.

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

ORDER RECEIVED FOR FILING
Date 8/10/90
By Mr. Smith

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

August 10, 1990

Dennis F. Rasmussen
County Executive

George A. Nilson, Esquire
36 S. Charles Street
Baltimore, Maryland 21201

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
470' W of the intersection of Park Heights Avenue and Caves Road
4th Election District - 3rd Councilmanic District
Alvin B. Krongard, et ux - Petitioners
Case No. 90-362-SPHA

Dear Mr. Nilson:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: People's Counsel

File

#203

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-362-SPHA

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 Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

The inclusion as an accessory use within the golf club facility authorized by Special Exception (Zoning Cases 89-409X and 89-476SPHX) of two residences for use by designated employees of the Club and (see attached)

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

I, or we, agree to pay expenses of the above Special Hearing 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 (Gould & Fisher Parcels)

Caves Valley Club, Inc.
(Type or Print Name)

Leslie B. Wakeman
Signature

2 Hopkins Plaza, Suite 1210
Address

Baltimore, Maryland 21201
City and State

Legal Owner(s):

Alvin B. Krongard
(Type or Print Name)

Alvin B. Krongard
Signature

Patricia L. Krongard
(Type or Print Name)

Patricia L. Krongard
Signature

Attorney for Petitioner:

George A. Nilson
(Type or Print Name)

George A. Nilson
Signature

36 South Charles Street
Address

Baltimore, Maryland 21201
City and State

Attorney's Telephone No.: 576-1769

11747 Park Heights Ave. 356-6287
Address Phone No.

Owings Mills, Maryland 21117
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

George A. Nilson
Name

36 South Charles Street 576-1769
Address Phone No.
Baltimore, Maryland 21201

ORDERED By The Zoning Commissioner of Baltimore County, this 10 day of Jan, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20 day of March, 1990, at 9:30 o'clock A.M.

J. Robert Haines

Zoning Commissioner of Baltimore County.

Z.C.O.—No. 1

(over)

ESTIMATED LENGTH OF HEARING -1/2HR. +1HR. → est. time will be 2 hrs

AVAILABLE FOR HEARING

MON./TUES./WED. - NEXT TWO MONTHS

OTHER

REVIEWED BY: MJK DATE 12/21/89

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts:

#203

90-362-SPHA

their families, as indicated on the concept plan filed with this petition and the companion applications. [See attached for additional details]. These accessory use residences were the subject of testimony at the prior hearings on petitioner's original Special Exception application, and the motion for reconsideration thereof. Ownership of these residences will be retained by the Club, and occupancy will be limited to designated employees and their families. As the Club plan shows, one of these facilities is designated as the resident manager's residence and is located in the immediate clubhouse complex, and the other facility is planned to be located in the area of the maintenance facility. Petitioner's initial intention is to provide for the residence at the maintenance facility site within the maintenance facility complex of buildings and not as a separate detached residence. Petitioner asks, however, that the approval of a residence facility in the maintenance complex be sufficiently flexible so as to allow the substitution at some point in the future of a detached residence in lieu of the initially contemplated residential quarters.

#1203

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-362-SPHA

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(s) 1A01.3B3 (RC-2), 1A04.3B3 (RC-5) and 102.2 to permit the principal structures accessory to the golf course and ~~included within the clubhouse and maintenance facility complexes~~ to be separated from one another by the distances indicated herein ~~instead of by the customarily required 70 feet or 100 feet~~ (see attached list and golf course concept plan, filed herewith).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE ATTACHED.

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 (Gould & Fisher Parcels)
~~Cayes Valley Clubs, Inc.~~
(Type or Print Name)

Signature

2 Hopkins Plaza, Suite 1210
Address

Baltimore, Maryland 21201
City and State

Legal Owner(s):

Alvin B. Krongard
(Type or Print Name)

Signature

Patricia L. Krongard
(Type or Print Name)

Signature

Attorney for Petitioner:

George A. Nilson
(Type or Print Name)

Signature

36 South Charles Street
Address

Baltimore, Maryland 21201
City and State

Attorney's Telephone No.: 576-1769

11747 Park Heights Ave., 356-6287
Address Phone No.

Owings Mills, Maryland 21117
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

George A. Nilson
Name

36 South Charles Street 576-1769
Address Phone No.

Baltimore, Maryland 21201

ORDERED By The Zoning Commissioner of Baltimore County, this 10 day of Jan, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20 day of March, 1990, at 9:30 o'clock A.M.

J. Robert Haines

Zoning Commissioner of Baltimore County

(over)

90-362-SPHA

I. The location of the clubhouse complex is significantly constrained by fixed and unchangeable location characteristics of holes 1, 9, 10, 18 and the practice area, as well as by the insistence of the adjacent residents (Worthington/Woodsyde) that the clubhouse complex be located no closer to them than the gas transmission line. While these constraints require that the clubhouse complex be located within a fairly small area, petitioner seeks to avoid the construction of a large monolithic structure or a small number of large structures, but instead seeks to create an environment with a human scale more in keeping with a campus or village square atmosphere. None of these variances will place petitioner's proposed buildings close to any off-site building; rather, the variances relate entirely to the distances between petitioner's own proposed buildings and facilities on this site. No building is proposed to be located within 75 feet of the center line of any publicly owned or maintained road.

II. The maintenance facility complex, which has been relocated at the specific urging of the adjacent Worthington/Woodsyde community, is similarly constrained by external features including topography, certain fixed locations of adjacent golf holes and the necessity of avoiding flood plain and/or wetland areas in the vicinity of the maintenance facility complex. The general location chosen for the maintenance facility is ideal in that it places that facility at virtually the furthest possible point from any existing residences. As in the case of the clubhouse complex, the design of the maintenance facility as a number of buildings is intended to avoid a single monolithic structure. It also provides various functional advantages.

90-362-SPHA

LIST OF ZONING VARIANCES REGARDING DISTANCES BETWEEN BUILDINGS:

I. This petition for zoning variance seeks approval for the following buildings (as designated on the concept plan) to be located the indicated distances from one another, in lieu of the customarily required distances and as generally shown on the plan:

Clubhouse Complex

a.

b.

c.

d.

e.

f.

g.

Maintenance Facility

a.

b.

c.

d.

e.

90-362-SPHA

Listing of Variances, Distances between Buildings

1. Clubhouse Complex (RC-2 and RC-5)

   a. Building A to B - 42 instead of 70 feet

   b. Building C to D - 30 instead of 70 feet

   c. Building D to E - 40 instead of 70 feet

   d. Building E to F - 12 instead of 70 feet
      12 instead of 100 feet (RC-5)

   e. Building F to G - 32 instead of 70 feet

   f. Building K to L - 25 instead of 70 feet

   g. Building N to I - 12 instead of 70 feet
      N to I - 12 instead of 100 feet (RC-5)

   h. Building N to M - 12 instead of 70 feet

   i. Building I to M - 20 instead of 70 feet

2. Maintenance Facility (RC-2)

   a. Building A to pump island 44 instead of 70 feet

   b. Building A to B - 60 instead of 70 feet

   c. Building B to pump island 10 instead of 70 feet

   d. Building B to C - 62 instead of 70 feet

   e. Building C to E - 25 instead of 70 feet

   f. Building D to E - 40 instead of 70 feet

   g. Building D to F - 15 instead of 70 feet

   h. Building F to A - 20 instead of 70 feet

   i. Building A to G - 20 instead of 70 feet

   j. Building E to G - 10 instead of 70 feet

   k. Building A to E - 50 instead of 70 feet

#203

90-362-SPHA

CONCEPT PLAN

The following more particularly describes the matters for which approval is requested by the within Petition for Special Hearing:

(1a) Petitioner requests approval of the deletion of the land previously designated as the "maintenance area" for the purpose of relocating the maintenance facility to an interior portion of the petitioner's property as shown on the overall concept plan submitted herewith, and for the purpose of allowing the development of several homesites in the original maintenance area, as the same may be approved by the Baltimore County Board of Appeals, the County Review Group and other appropriate County authorities. The original site of the possible maintenance facility and the present site of the proposed maintenance facility (including a new entrance drive) are both clearly indicated on the overall concept/site plan.

(1b) Petitioner seeks approval of the deletion of a portion of the property formerly owned by Katherine Fisher from the special exception area, contingent upon the approval by the Board of Appeals of Baltimore County of the development of two additional homesites on that portion of petitioner's property adjacent to the golf course which is already zoned RC-5. The portion of the Fisher parcel which is subject to this conditional request for deletion is indicated on the overall concept plan.

(1c) Petitioner seeks approval of an expansion of the special exception area towards the interior of petitioner's site and in the area indicated on the overall concept/site plan as "special exception expansion area".

(2) Petitioner seeks approval as required by the prior Special Exception order(s) of phases I and II of its plan for overnight guest accommodations for a maximum of 40 guests in a maximum of 28 bedrooms. Phase I of the plan is contemplated as a part of the initial development, with Phase II to follow. The locations of these various overnight accommodations are shown on the overall concept plan, with indications of the maximum number of bedrooms contemplated at each location (all subject to an overall maximum of 28 bedrooms and a capacity for 40 guests).

(3) Petitioner seeks approval of its modified overall concept plan for the golf course development, as required by the prior Special Exception Order(s). The plan for which approval is sought is attached hereto and made a part hereof.

(4) Petitioner seeks approval for the amendment of relevant notes so as to conform the plan submitted with the petition for the original Special Exception with the modified concept plan submitted for approval herewith.

#203

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-362-SPHA

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 Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve ------

(1) amendments to the Special Exception granted by zoning cases 89-409X and 89-476SPHX deleting certain parcels from the area covered by the special exception and adding a certain interior parcel (see attached

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I, or we, agree to pay expenses of the above Special Hearing 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 (Gould & Fisher Parcels)
Caves Valley Club, Inc.
(Type or Print Name)

Leslie B. Michaelis
Signature

2 Hopkins Plaza, Suite 1210
Address

Baltimore, Maryland 21201
City and State

Legal Owner(s):

Alvin B. Krongard
(Type or Print Name)

Alvin B. Krongard
Signature

Patricia L. Krongard
(Type or Print Name)

Patricia L. Krongard
Signature

Attorney for Petitioner:

George A. Nilson
(Type or Print Name)

George A. Nilson
Signature

36 South Charles Street
Address

Baltimore, Maryland 21201
City and State

Attorney's Telephone No.: 576-1769

11747 Park Heights Ave. 356-6287
Address Phone No.

Owings Mills, Maryland 21117
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

George A. Nilson
Name

36 South Charles Street 576-1769
Address Phone No.
Baltimore, Maryland 21201

ORDERED By The Zoning Commissioner of Baltimore County, this 10 day of Jan, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20 day of March, 1990, at 9:30 o'clock A. M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

Z.C.O.—No. 1

(over)

90-362-SPHA

thereto; (2) phases I and II of the plan for overnight accommodations for a maximum of 40 guests in a maximum of 28 rooms; (3) the overall concept plan for the golf course facility authorized by the original special exception, and as required by the Order(s) granting that special exception; and (4) revisions to various notes accompanying petitioner's submission for the original Special Exception - all as more fully described on the concept plan filed with this petition and the companion applications. See attached text and plan for additional details.

90-362-SPHA

CONCEPT PLAN

The following more particularly describes the matters for which approval is requested by the within Petition for Special Hearing:

(1a) Petitioner requests approval of the deletion of the land previously designated as the "maintenance area" for the purpose of relocating the maintenance facility to an interior portion of the petitioner's property as shown on the overall concept plan submitted herewith, and for the purpose of allowing the development of several homesites in the original maintenance area, as the same may be approved by the Baltimore County Board of Appeals, the County Review Group and other appropriate County authorities. The original site of the possible maintenance facility and the present site of the proposed maintenance facility (including a new entrance drive) are both clearly indicated on the overall concept/site plan.

(1b) Petitioner seeks approval of the deletion of a portion of the property formerly owned by Katherine Fisher from the special exception area, contingent upon the approval by the Board of Appeals of Baltimore County of the development of two additional homesites on that portion of petitioner's property adjacent to the golf course which is already zoned RC-5. The portion of the Fisher parcel which is subject to this conditional request for deletion is indicated on the overall concept plan.

(1c) Petitioner seeks approval of an expansion of the special exception area towards the interior of petitioner's site and in the area indicated on the overall concept/site plan as "special exception expansion area".

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(3) Petitioner seeks approval of its modified overall concept plan for the golf course development, as required by the prior Special Exception Order(s). The plan for which approval is sought is attached hereto and made a part hereof.

(4) Petitioner seeks approval for the amendment of relevant notes so as to conform the plan submitted with the petition for the original Special Exception with the modified concept plan submitted for approval herewith.

#203

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-362-SPHA

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 102.2 and zoning policy RSD-5 to permit RC-2 areas within the golf course special exception area to be subjected to easements benefitting the RC-5 lots adjoining these areas and to provide for wells and septic areas within these RC-2 areas to serve the adjoining RC-5 lots.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Requiring petitioner to locate adequate individual wells and septic areas within the boundaries of each of the lots in the portions of petitioner's property zoned RC-5 will impose a hardship and create practical difficulties. As a result of adjustments to the location of the golf course since the original RC-5 zoning and lot layout for petitioner's property, several "gaps" have been created between the RC-5 zoned lots and the actual golf holes, as now located. The requirement that all wells and septic areas be located on the lots

Property is to be posted and advertised as prescribed by Zoning Regulations. (continued on attached sheet)

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 (Gould & Fisher Parcels)

Cayes Valley Club, Inc.
(Type or Print Name)

Signature

2 Hopkins Plaza, Suite 1210
Address

Baltimore, Maryland 21201
City and State

Legal Owner(s):

Alvin B. Krongard
(Type or Print Name)

Signature

Patricia L. Krongard
(Type or Print Name)

Signature

Attorney for Petitioner:

George A. Nilson
(Type or Print Name)

Signature

36 South Charles St.
Address

Baltimore, Maryland 21201
City and State

Attorney's Telephone No.: 576-1769

11747 Park Heights Ave. 356-6287
Address Phone No.

Owings Mills, Maryland 21117
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

George A. Nilson
Name

36 S. Charles Street 576-1769
Address Phone No.
Baltimore, Maryland 21201

ORDERED By The Zoning Commissioner of Baltimore County, this 10 day of Jan, 19 90, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20 day of March, 19 90, at 9:30 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

(over)

90-362-SPHA

and within the RC-5 zone imposes an unnecessary hardship and practical difficulty on petitioner. Allowing such facilities and the extension of general easement privileges with respect to the RC-2 land intervening between these lots and the golf holes themselves will tend to relieve that hardship and practical difficulty, without any adverse effect.

DAFT·McCUNE·WALKER, INC. 200 East Pennsylvania Avenue Towson, Maryland 21204 301 296 3333 FAX 301 296 4705

Land Planning & Development Consultants

Description

To Accompany Petition for Special Exception

781.1 Acre Parcel, Part of Caves Valley Club, Inc. Property,

Northeast and Southwest of Park Heights Avenue,

Fourth Election District, Baltimore County, Maryland

Land Planning
Engineering
Landscape Architecture
Surveying
Computer Design
Graphics

Beginning for the same at the end of the following course and distance measured from the intersection of the centerline of Caves Road, with the centerline of Park Heights Avenue (Maryland Route 129) (1) Northwesterly 470 feet, more or less, measured along the centerline of Park Heights Avenue, thence leaving said beginning point, referring all courses of this description to the Grid Meridian established in the Baltimore County Metropolitan District, and running the 41 following courses and distances, viz: (1) Northwesterly 1531 feet, more or less measured along said centerline of Park Heights Avenue, thence leaving said centerline (2) South 38 degrees 48 minutes 34 seconds West 165.85 feet, thence (3) South 40 degrees 48 minutes 34 seconds West 784.43 feet, thence (4) South 31 degrees 48 minutes 10 seconds East 453.85 feet, thence (5) South 31 degrees 48 minutes 10 seconds East 324.19 feet, thence (6) North 83 degrees 10 minutes 00 seconds East 382.15 feet, thence (7) Southeasterly by a line curving to the left with a radius of 250.00 feet for a distance of 176.86 feet (the arc of said curve being subtended by a chord bearing South 30 degrees 08 minutes

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13 seconds East 173.19 feet), thence (8) South 58 degrees 38 minutes 57 seconds East 31.00 feet, thence (9) South 51 degrees 06 minutes 15 seconds East 202.93 feet, thence (10) South 56 degrees 09 minutes 10 seconds East 664.46 feet, thence (11) South 11 degrees 09 minutes 00 seconds East 83.17 feet, thence (12) South 27 degrees 36 minutes 00 seconds West 693.00 feet, thence (13) South 27 degrees 36 minutes 00 seconds West 387.75 feet, thence (14) South 30 degrees 21 minutes 00 seconds West 232.65 feet, thence (15) South 29 degrees 36 minutes 00 seconds West 97.35 feet, thence (16) North 26 degrees 09 minutes 00 seconds West 1476.75 feet, thence (17) South 69 degrees 51 minutes 00 seconds West 1209.45 feet, thence (18) North 31 degrees 19 minutes 00 seconds West 449.00 feet, thence (19) North 85 degrees 57 minutes 10 seconds West 1080.32 feet, thence (20) North 37 degrees 57 minutes 10 seconds West 1591.30 feet, thence (21) South 69 degrees 01 minute 40 seconds West 464.00 feet, thence (22) South 69 degrees 36 minutes 00 seconds West 1848.00 feet, thence (23) North 20 degrees 24 minutes 00 seconds West 1947.00 feet, thence (24) South 83 degrees 39 minutes 00 seconds East 1191.30 feet, thence (25) South 83 degrees 39 minutes 00 seconds East 582.49 feet, thence (26) North 07 degrees 19 minutes 37 seconds East 347.68 feet, thence (27) North 87 degrees 29 minutes 22 seconds East 610.01 feet, thence (28) North 13 degrees 48 minutes 17 seconds East 729.15

feet, thence (29) North 58 degrees 58 minutes 38 seconds West 408.09 feet, thence (30) South 75 degrees 34 minutes 36 seconds West 29.44 feet, thence (31) North 01 degree 03 minutes 52 seconds West 124.98 feet, thence (32) North 13 degrees 21 minutes 33 seconds East 100.83 feet, thence (33) North 44 degrees 06 minutes 38 seconds East 76.69 feet, thence (34) North 67 degrees 13 minutes 53 seconds East 376.57 feet, thence (35) North 64 degrees 01 minute 03 seconds East 308.75 feet, thence (36) North 50 degrees 17 minutes 18 seconds East 173.32 feet, thence (37) North 42 degrees 20 minutes 08 seconds East 182.44 feet, thence (38) North 48 degrees 13 minutes 28 seconds East 198.42 feet, thence (39) North 35 degrees 08 minutes 58 seconds East 49.69 feet, thence (40) Northeasterly by a line curving to the right with a radius of 140.00 feet for a distance of 122.54 feet (the arc of said curve being subtended by a chord bearing North 10 degrees 04 minutes 29 seconds East 118.66 feet), and thence (41) North 15 degrees 00 minutes 00 seconds West 25.85 feet to intersect the southern right-of-way line of Hunting Tweed Drive, 50 feet wide, thence binding on said right-of-way line (42) Northeasterly by a line curving to the left with a radius of 442.23 feet for a distance of 127.08 feet (the arc of said curve being subtended by a chord bearing North 68 degrees 03 minutes 49 seconds East 126.64 feet), thence continuing along said southern right-of-way line of Hunting Tweed Drive and along

an extension thereof (43) Northeasterly by a line curving to the right with a radius of 380.00 feet for a distance of 168.81 feet (the arc of said curve being subtended by a chord bearing North 72 degrees 33 minutes 33 seconds East 167.43 feet), to the centerline of aforementioned Park Heights Avenue, thence binding on the centerline of Park Heights Avenue the following four courses and distances, viz: (44) North 08 degrees 12 minutes 56 seconds West 250.00 feet, thence (45) North 03 degrees 18 minutes 57 seconds West 260.00 feet, thence (46) North 13 degrees 47 minutes 10 seconds West 105.00 feet, and thence (47) North 36 degrees 47 minutes 21 seconds West 76.15 feet, thence leaving said centerline and running the following thirty-three courses and distances, viz: (48) South 80 degrees 10 minutes 35 seconds West 53.58 feet, thence (49) North 07 degrees 49 minutes 59 seconds East 189.36 feet, thence (50) North 34 degrees 17 minutes 25 seconds East 197.08 feet, thence (51) North 05 degrees 07 minutes 12 seconds East 392.90 feet, thence (52) North 79 degrees 53 minutes 21 seconds East 1385.71 feet, thence (53) South 49 degrees 31 minutes 14 seconds East 245.14 feet, thence (54) North 50 degrees 52 minutes 39 seconds East 101.48 feet, thence (55) North 82 degrees 17 minutes 25 seconds East 397.96 feet, thence (56) North 69 degrees 33 minutes 34 seconds East 337.70 feet, thence (57) North 51 degrees 51 minutes 28 seconds East 243.26 feet, thence (58) North 51 degrees 51

minutes 28 seconds East 147.81 feet, thence (59) South 89 degrees 39 minutes 23 seconds East 168.08 feet, thence (60) South 70 degrees 13 minutes 30 seconds East 1123.33 feet, thence (61) North 17 degrees 06 minutes 44 seconds East 370.96 feet, thence (62) South 66 degrees 59 minutes 38 seconds East 269.35 feet, thence (63) South 01 degree 25 minutes 56 seconds West 411.38 feet, thence (64) South 43 degrees 33 minutes 56 seconds East 574.89 feet, thence (65) North 48 degrees 43 minutes 51 seconds East 441.36 feet, thence (66) South 29 degrees 50 minutes 32 seconds East 327.13 feet, thence (67) South 65 degrees 19 minutes 43 seconds West 455.16 feet, thence (68) South 16 degrees 24 minutes 33 seconds East 396.28 feet, thence (69) South 01 degree 00 minutes 26 minutes West 340.68 feet, thence (70) South 26 degrees 25 minutes 37 seconds East 257.41 feet, thence (71) South 35 degrees 19 minutes 26 seconds East 317.62 feet, thence (72) South 26 degrees 46 minutes 52 seconds East 702.03 feet, thence (73) South 12 degrees 17 minutes 58 seconds West 187.28 feet, thence (74) South 47 degrees 59 minutes 13 seconds West 366.25 feet, thence (75) South 60 degrees 17 minutes 31 seconds West 445.28 feet, thence (76) South 40 degrees 22 minutes 42 seconds East 415.25 feet, thence (77) South 42 degrees 56 minutes 30 seconds West 869.22 feet, thence (78) South 50 degrees 58 minutes 40 seconds East 393.92 feet, and thence (79) South 38 degrees 44 minutes 05

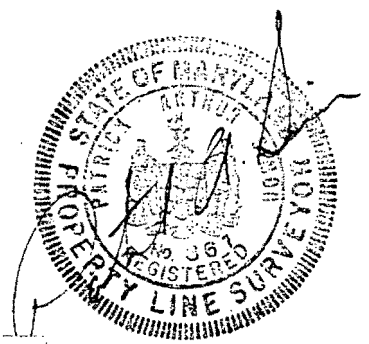
seconds West 906.66 feet to the point of beginning; containing 821.7 acres of land, more or less.

Saving and excepting from the above described parcel of land the two following parcels of land: A 36.8 acre parcel of land zoned RC-5 and a 3.8 parcel of land situate on the southwest side of Park Heights Avenue owned by the Consolidated Gas, Electric and Light Company both as shown on the Plan and Plat to Accompany Petition, prepared by Daft-McCune-Walker, Inc. on February 9, 1990, and intended to be filed herewith. The area of land being Petitioned for Special Exception is 781.1 acres.

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

February 8, 1990

Our Job No. 88015 (L88015A)



With Fisher

DAFT·McCUNE·WALKER, INC. 200 East Pennsylvania Avenue Towson, Maryland 21204 301 296 3333 FAX 301 296 4705

Land Planning & Development Consultants

Description

To Accompany Petition for Special Exception

774.4 Acre Parcel, Part of Caves Valley Club, Inc. Property,

Northeast and Southwest of Park Heights Avenue,

Fourth Election District, Baltimore County, Maryland

Land Planning
Engineering
Landscape Architecture
Surveying
Computer Design
Graphics

Beginning for the same at the end of the following course and distance measured from the intersection of the centerline of Caves Road, with the centerline of Park Heights Avenue (Maryland Route 129) (1) Northwesterly 470 feet, more or less, measured along the centerline of Park Heights Avenue, thence leaving said beginning point, referring all courses of this description to the Grid Meridian established in the Baltimore County Metropolitan District, and running the 41 following courses and distances, viz: (1) Northwesterly 1531 feet, more or less measured along said centerline of Park Heights Avenue, thence leaving said centerline (2) South 38 degrees 48 minutes 34 seconds West 165.85 feet, thence (3) South 40 degrees 48 minutes 34 seconds West 784.43 feet, thence (4) South 31 degrees 48 minutes 10 seconds East 453.85 feet, thence (5) South 31 degrees 48 minutes 10 seconds East 324.19 feet, thence (6) North 83 degrees 10 minutes 00 seconds East 382.15 feet, thence (7) Southeasterly by a line curving to the left with a radius of 250.00 feet for a distance of 176.86 feet (the arc of said curve being subtended by a chord bearing South 30 degrees 08 minutes

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13 seconds East 173.19 feet), thence (8) South 58 degrees 38 minutes 57 seconds East 31.00 feet, thence (9) South 51 degrees 06 minutes 15 seconds East 202.93 feet, thence (10) South 56 degrees 09 minutes 10 seconds East 664.46 feet, thence (11) South 11 degrees 09 minutes 00 seconds East 83.17 feet, thence (12) South 27 degrees 36 minutes 00 seconds West 693.00 feet, thence (13) South 27 degrees 36 minutes 00 seconds West 387.75 feet, thence (14) South 30 degrees 21 minutes 00 seconds West 232.65 feet, thence (15) South 29 degrees 36 minutes 00 seconds West 97.35 feet, thence (16) North 26 degrees 09 minutes 00 seconds West 1476.75 feet, thence (17) South 69 degrees 51 minutes 00 seconds West 1209.45 feet, thence (18) North 31 degrees 19 minutes 00 seconds West 449.00 feet, thence (19) North 85 degrees 57 minutes 10 seconds West 1080.32 feet, thence (20) North 37 degrees 57 minutes 10 seconds West 1591.30 feet, thence (21) South 69 degrees 01 minute 40 seconds West 464.00 feet, thence (22) South 69 degrees 36 minutes 00 seconds West 1848.00 feet, thence (23) North 20 degrees 24 minutes 00 seconds West 1947.00 feet, thence (24) South 83 degrees 39 minutes 00 seconds East 1191.30 feet, thence (25) South 83 degrees 39 minutes 00 seconds East 582.49 feet, thence (26) North 07 degrees 19 minutes 37 seconds East 347.68 feet, thence (27) North 87 degrees 29 minutes 22 seconds East 610.01 feet, thence (28) North 13 degrees 48 minutes 17 seconds East 729.15

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an extension thereof (43) Northeasterly by a line curving to the right with a radius of 380.00 feet for a distance of 168.81 feet (the arc of said curve being subtended by a chord bearing North 72 degrees 33 minutes 33 seconds East 167.43 feet), to the centerline of aforementioned Park Heights Avenue, thence binding on the centerline of Park Heights Avenue the following four courses and distances, viz: (44) North 08 degrees 12 minutes 56 seconds West 250.00 feet, thence (45) North 03 degrees 18 minutes 57 seconds West 260.00 feet, thence (46) North 13 degrees 47 minutes 10 seconds West 105.00 feet, and thence (47) North 36 degrees 47 minutes 21 seconds West 76.15 feet, thence leaving said centerline and running the following thirty-three courses and distances, viz: (48) South 80 degrees 10 minutes 35 seconds West 53.58 feet, thence (49) North 07 degrees 49 minutes 59 seconds East 189.36 feet, thence (50) North 34 degrees 17 minutes 25 seconds East 197.08 feet, thence (51) North 05 degrees 07 minutes 12 seconds East 392.90 feet, thence (52) North 79 degrees 53 minutes 21 seconds East 1385.71 feet, thence (53) South 49 degrees 31 minutes 14 seconds East 245.14 feet, thence (54) North 50 degrees 52 minutes 39 seconds East 101.48 feet, (55) North 82 degrees 17 minutes 25 seconds East 397.96 feet, thence (56) North 69 degrees 33 minutes 34 seconds East 337.70 feet, and thence (57) North 51 degrees 51 minutes 28 seconds East 243.26 feet, thence (58) North 51 degrees 51

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West 906.66 feet to the point of beginning; containing 821.7 acres of land, more or less.

Saving and excepting from the above described parcel of land the three following parcels of land: a 36.8 acre parcel of land zoned RC-5, a 3.8 acre parcel of land situate on the southwest side of Park Heights Avenue owned by the Consolidated Gas, Electric and Light Company, both as shown on Plan and Plat to Accompany Zoning Petition, prepared by Daft-McCune-Walker Inc. on February 9, 1990 and intended to be filed herewith, and a 6.7 acre parcel of land, more particularly described as follows:

Beginning for the same at the beginning of the forty-fourth or North 08 degrees 12 minutes 56 seconds West 250.00 foot line of the abovedescribed 821.7 acre parcel of land, said point of beginning also being on the centerline of Park Heights Avenue, thence leaving said beginning point and running and binding on the outlines of the abovedescribed parcel and binding on the centerline of Park Heights Avenue, referring all courses of this description to the Grid Meridian established in the Baltimore County Metropolitan District, the four following courses and distances, viz: (1) North 08 degrees 12 minutes 56 seconds West 250.00 feet, thence (2) North 03 degrees 18 minutes 57 seconds

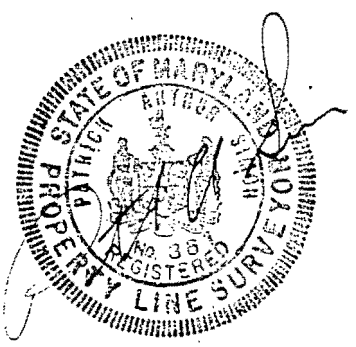
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All parcels of land are shown on the Plan and Plat to Accompany Petition, prepared by Daft-McCune-Walker, Inc. on February 9, 1990. The area of land being Petitioned for Special Exception is 774.4 acres.

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

FEBRUARY 8, 1990

Our Job No. 88015 (L88015A-1)



Without Fisher

DAFT·McCUNE·WALKER, INC. 200 East Pennsylvania Avenue Towson, Maryland 21204 301 296 3333 FAX 301 296 4705

Land Planning & Development Consultants

Old

90-362-SPHA

Description

To Accompany Petition for Special Exception

773.9 Acre Parcel, Part of Caves Valley Club, Inc. Property,

Northeast and Southwest of Park Heights Avenue,

Fourth Election District, Baltimore County, Maryland

Land Planning
Engineering
Landscape Architecture
Surveying
Computer Design
Graphics

Beginning for the same at the end of the following course and distance measured from the intersection of the centerline of Caves Road, with the centerline of Park Heights Avenue (Maryland Route 129) (1) Northwesterly 470 feet, more or less, measured along the centerline of Park Heights Avenue, thence leaving said beginning point, referring all courses of this description to the Grid Meridian established in the Baltimore County Metropolitan District, and running the 41 following courses and distances, viz: (1) Northwesterly 1531 feet, more or less measured along said centerline of Park Heights Avenue, thence leaving said centerline (2) South 38 degrees 48 minutes 34 seconds West 165.85 feet, thence (3) South 40 degrees 48 minutes 34 seconds West 784.43 feet, thence (4) South 31 degrees 48 minutes 10 seconds East 453.85 feet, thence (5) South 31 degrees 48 minutes 10 seconds East 324.19 feet, thence (6) North 83 degrees 10 minutes 00 seconds East 382.15 feet, thence (7) Southeasterly by a line curving to the left with a radius of 250.00 feet for a distance of 176.86 feet (the arc of said curve being subtended by a chord bearing South 30 degrees 08 minutes

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West 906.66 feet to the point of beginning; containing 821.7 acres of land, more or less.

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

Saving and excepting from the above described parcel of land the three following parcels of land: a 37.3 acre parcel of land zoned RC-5, a 3.8 acre parcel of land situate on the southwest side of Park Heights Avenue owned by the Consolidated Gas, Electric and Light Company, as shown on Plan and Plat to Accompany Zoning Petition, prepared by Daft-McCune-Walker Inc. on December 20, 1989 and intended to be filed herewith, and a 6.7 acre parcel of land, more particularly described as follows:

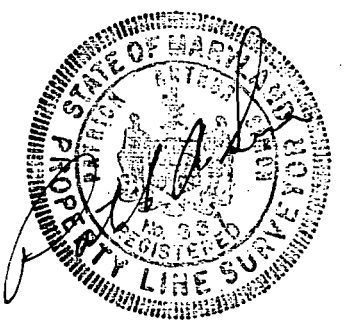
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All parcels of land are shown on the Plan and Plat to Accompany Petition, prepared by Daft-McCune-Walker, Inc. on December 20, 1989. The area of land being Petitioned for Special Exception is 773.9 acres.

December 19, 1989

Our Job No. 88015 (L88015A-1)



DAFT·McCUNE·WALKER, INC. 200 East Pennsylvania Avenue Towson, Maryland 21204 301 296 3333 FAX 301 296 4705

Land Planning & Development Consultants

90-362-SPHA

Description

To Accompany Petition for Special Exception

780.6 Acre Parcel, Part of Caves Valley Club, Inc. Property,

Northeast and Southwest of Park Heights Avenue,

Fourth Election District, Baltimore County, Maryland

Land Planning
Engineering
Landscape Architecture
Surveying
Computer Design
Graphics

Beginning for the same at the end of the following course and distance measured from the intersection of the centerline of Caves Road, with the centerline of Park Heights Avenue (Maryland Route 129) (1) Northwesterly 470 feet, more or less, measured along the centerline of Park Heights Avenue, thence leaving said beginning point, referring all courses of this description to the Grid Meridian established in the Baltimore County Metropolitan District, and running the 41 following courses and distances, viz: (1) Northwesterly 1531 feet, more or less measured along said centerline of Park Heights Avenue, thence leaving said centerline (2) South 38 degrees 48 minutes 34 seconds West 165.85 feet, thence (3) South 40 degrees 48 minutes 34 seconds West 784.43 feet, thence (4) South 31 degrees 48 minutes 10 seconds East 453.85 feet, thence (5) South 31 degrees 48 minutes 10 seconds East 324.19 feet, thence (6) North 83 degrees 10 minutes 00 seconds East 382.15 feet, thence (7) Southeasterly by a line curving to the left with a radius of 250.00 feet for a distance of 176.86 feet (the arc of said curve being subtended by a chord bearing South 30 degrees 08 minutes

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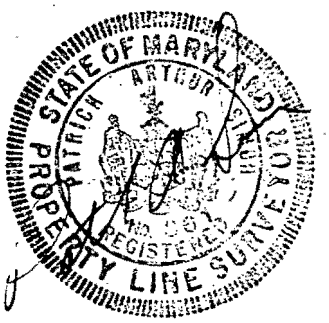
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Saving and excepting from the above described parcel of land a 37.3 acre parcel of land proposed to be zoned RC-5 and a 3.8 acre parcel of land situate on the southwest side of Park Heights Avenue owned by the Consolidated Gas, Electric and Light Company both as shown on the Plan and Plat to Accompany Petition, prepared by Daft-McCune-Walker, Inc. on December 20, 1989. The area of land being Petitioned for Special Exception is 780.6 acres.

December 19, 1989

Our Job No. 88015 (L88015A)



Baltimore County
Zoning Commisioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150

Number № 1798

Date

90-362

B B123*****34225a 0716F

3/20/90 M9000571

PUBLIC HEARING FEES	QTY	PRICE
080 -POSTING SIGNS / ADVERTISING	1 X	$342.26
	TOTAL:	$342.26

LAST NAME OF OWNER: CAVES VALLEY

Bal

Please make checks payable to: Baltimore County

Cashier Validation:

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

DATE 3-2-90

Dennis F. Rasmussen
County Executive

Caves Valley, Club, Inc.
2 Hopkins Plaza, Suite 1210
Baltimore, Maryland 21201

Re: Petitions for Special Hearing and Zoning Variance
CASE NUMBER: 90-362-SPHA
NW/S of Caves Road, N & S of Park Heights Avenue
4th Election District - 3rd Councilmanic
Legal Owner(s): Alvin B. Krongard, et ux
Contract Purchaser & Legal Owner: Caves Valley Club, Inc.
HEARING: TUESDAY, MARCH 20, 1990 at 9:30 a.m.

Gentlemen:

Please be advised that $342.26 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S)
RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE.
DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY
UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional $50.00 added to the above amount for each such set not returned.

Very truly yours,

J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER

JRH:gs

cc: George A. Nilson, Esq.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

90-362-SPHA

District 4th Date of Posting 2-25-90

Posted for: Special Hearing & Variance

Petitioner: Caves Valley Club Inc.

Location of property: W W/S of Caves Road, N & S of of Park Heights avenue Avenue

Location of Signs: N E side of Park Heights Avenue approx 1000' North of Caves Road

Remarks:

Posted by A. J. Ogata Date of return: 3-2-90

Signature

Number of Signs: 5

$217.26

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 22, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in OWINGS MILLS TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Feb 22, 1990.

OWINGS MILLS TIMES,

S. Zeke Orlinsky

Publisher

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petitions for Special Hearing and Zoning Variance
Case number: 90-362-SPHA
NW/S of Caves Road, N & S of Park Heights Avenue
4th Election District
3rd Councilmanic
Legal Owner(s):
Alvin B. Krongard, et ux
Contract Purchaser & Legal Owner: Caves Valley Club, Inc.
Hearing Date: Tuesday, Mar. 20, 1990 at 9:30 a.m.

Special Hearing: to approve the inclusion as an accessory use within the golf club facility authorized by Special Exception (zoning cases #89-409-X and #89-476SPHX) of two residences for use by designated employees of the Club and their families. **Special Hearing:** to approve (1) amendment to the Special Exception granted by zoning cases #89-409-X and #89-476-SPHX deleting certain parcels from the area covered by the Special Exception and adding a certain interior parcel thereto; (2) phases I and II of the plan for overnight accomodations for a maximum of 40 guests in a maximum of 28 rooms; (3) the overall convept plan for the golf course facility authorized by the original Special Exception and as required by the Order(s) granting the Special Exception; and (4) revisions to various notes accompanying petitioner's fully described on the concept plan filed with this petition and the companion applications. **Variance:** to permit R.C.-2 areas within the golf course Special Exception area to be subjected to easements benefitting the R.C.-5 lots adjoining these areas and to provide for wells and septic areas within these R.C.2 areas to serve the adjoining R.C.-5 lots. **Variance:** to permit the principal

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 22, 19 90

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Feb 22, 19 90.

THE JEFFERSONIAN,

S. Zeke Orlinsky

Publisher

NOTICE OF HEAR

The Zoning Commis
Baltimore County, by au
the Zoning Act and Re
of Baltimore County w
public hearing on the
identified herein in Roo
the County Office Bui
cated at 111 W. Chesap
enue in Towson, Maryla
as follows:

Petitions for Special
and Zoning Variance
Case number: 90-3
NW/S of Caves Roa
of Park Heights Ave
4th Election District
3rd Councilmanic
Legal Owner(s):
Alvin B. Krongard, et ux
Contract Purchaser & Legal
Owner: Caves Valley Club,
Inc.
Hearing Date: Tuesday,
Mar. 20, 1990 at 9:30 a.m.

Special Hearing: to approve the inclusion as an accessory use within the golf club facility authorized by Special Exception (zoning cases #89-409-X and #89-476SPHX) of two residences for use by designated employees of the Club and their families. **Special Hearing:** to approve (1) amendment to the Special Exception granted by zoning cases #89-409-X and #89-476-SPHX deleting certain parcels from the area covered by the Special Exception and adding a certain interior parcel thereto; (2) phases I and II of the plan for overnight accomodations for a maximum of 40 guests in a maximum of 28 rooms; (3) the overall convept plan for the golf course facility authorized by the original Special Exception and as required by the Order(s) granting the Special Exception; and (4) revisions to various notes accompanying petitioner's fully described on the concept plan filed

feet in lieu of 70 feet, Building B to C — 62 feet in lieu of 70 feet, Building C to E — 25 feet in lieu of 70 feet, Building B to C — 62 feet in lieu of 70 feet, Building D to F — 15 feet in lieu of 70 feet, Building D to E — 40 feet in lieu of 70 feet, Building D to F — 15 feet in lieu of 70 feet, Building F to A — 20 feet in lieu of 70 feet, Building A to G — 20 feet in lieu of 70 feet, Building E to G — 10 feet in lieu of 70 feet, and Building A to E — 50 feet in lieu of 70 feet.

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

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

OMT/J/2/368 Feb. 22.

OMT/J/2/368 Feb. 22.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

May 21, 1990

George A. Nilson, Esquire
Piper & Marbury
1100 Charles Center South
36 South Charles Street
Baltimore, Maryland 21201

Phyllis Friedman, Esquire
Peoples Counsel
County Office Building
Towson, Maryland 21204

RE: Caves Valley Club - Various Pending Requests for Special Hearing
Special Exception and Variance - Case #90-362-SPHA

Dear George and Phyllis:

This letter will serve as a follow-up to our meeting today in which it has been determined that an additional hearing may be necessary in order to resolve the environmental issues related to the proposed maintenance area of the Caves Valley Club.

If agreed, I have set aside the following dates and times for a possible hearing concerning the environmental issues:

June 13, 1990 at 4:00 P.M.
June 20, 1990 at 3:30 P.M.
June 28, 1990 at 3:00 P.M.
July 12, 1990 at 3:00 P.M.

If and when either of you believe it is necessary to reconvene the hearing on the Caves Valley maintenance area, you should contact my office immediately for the selection of the most convenient of the above four (4) listed dates and times.

Thank you for your anticipated cooperation.

Very truly yours,

J. Robert Haines

J. Robert Haines
Zoning Commissioner

JRH:mmn
bcc: Robert Sheesley, Director - DEPRM

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

February 6, 1990

Dennis F. Rasmussen
County Executive

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland, as follows:

Petitions for Special Hearing and Zoning Variance
CASE NUMBER: 90-362-SPHA
NW/S of Caves Road, N & S of Park Heights Avenue
4th Election District - 3rd Councilmanic
Legal Owner(s): Alvin B. Krongard, et ux
Contract Purchaser & Legal Owner: Caves Valley Club, Inc.
HEARING: TUESDAY, MARCH 20, 1990 at 9:30 a.m.

Special Hearing to approve the inclusion as an accessory use within the golf club facility authorized by Special Exception (zoning cases #89-409-X and #89-476SPHX) of two residences for use by designated employees of the Club and their families.
Special Hearing to approve (1) amendment to the Special Exception granted by zoning cases #89-409-X and #89-476-SPHX deleting certain parcesls from the area covered by the Special Exception and adding a certain interior parcel thereto ; (2) phases I and II of the plan for overnight accomodations for a maximum of 40 guests in a maximum of 28 rooms; (3) the overall concept plan for the golf course facility authorized by the original Special Exception and as required by the Order(s) granting the Special Exception; and (4) revisions to various notes accompanying petitioner's fully described on the concept plan filed with this petition and the companion applications.
Variance to permit R.C.-2 areas within the golf course Special Exception area to be subjected to easements benefitting the R.C.-5 lots adjoining these areas and to provide for wells and septic areas within these R.C.2 areas to serve the adjoining R.C.-5 lots.
Variance to permit the principal structures accessory to the golf course and included within the clubhouse and maintenance facility complexes to be separated from one another by the distance indicated: clubhouse Complex-- Building A to B - 42 feet in lieu of 70 feet; Building C to D - 30 feet in lieu of 70 feet, Building D to E - 40 feet in lieu of 70 feet, Building E to F - 12 feet in lieu of 70 feet (R.C.-2) and 12 feet in lieu of 100 feet (R.C.-5), Building F to G - 32 feet in lieu of 70 feet, Building K to L - 25 feet in lieu of 70 feet, Building N to I - 12 feet in lieu of 70 feet (R.C.-2) and 12 feet in lieu of 100 feet (R.C.-5), Building N to M - 12 feet in lieu of 70 feet, and Building I to M - 20 feet in lieu of 70 feet; and Maintenance Facility -- Building A to pump island - 44 feet in lieu of 70 feet, Building A to B - 60 feet in lieu of 70 feet, Building B to pump island - 10 feet in lieu of 70 feet, Building B to C - 62 feet in lieu of 70 feet, Building C to E - 25 feet in lieu of 70 feet, Building B to C - 62 feet in lieu of70 feet, Building D to F - 15 feet in lieu of 70 feet, Building D to E - 40 feet in lieu of 70 feet, Building D to F - 15 feet in lieu of 70 feet, Building F to A - 20 feet in lieu of 70 feet, Building A to G - 20 feet in lieu of 70 feet, Building E to G - 10 feet in lieu of 70 feet, and Building A to E - 50 feet in lieu of 70 feet.

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

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

JRH:gs

cc: Mr. & Mrs. Krongard
Caves Valley Club, Inc.
George A. Nilson, Esq.

FAX-GAITHERSB...

RECEIVED FEB 0 6 1990

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

February 6, 1990

Dennis F. Rasmussen
County Executive

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland, as follows:

Petitions for Special Hearing and Zoning Variance
CASE NUMBER: 90-362-SPHA
NW/S of Caves Road, N & S of Park Heights Avenue
4th Election District - 3rd Councilmanic
Legal Owner(s): Alvin B. Krongard, et ux
Contract Purchaser & Legal Owner: Caves Valley Club, Inc.
HEARING: TUESDAY, MARCH 20, 1990 at 9:30 a.m.

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Special Hearing to approve (1) amendment to the Special Exception granted by zoning cases #89-409-X and #89-476-SPHX deleting certain parcels from the area covered by the Special Exception and adding a certain interior parcel thereto ; (2) phases I and II of the plan for overnight accomodations for a maximum of 40 guests in a maximum of 28 rooms; (3) the overall concept plan for the golf course facility authorized by the original Special Exception and as required by the Order(s) granting the Special Exception; and (4) revisions to various notes accompanying petitioner's fully described on the concept plan filed with this petition and the companion applications.
Variance to permit R.C.-2 areas within the golf course Special Exception area to be subjected to [illegible] benefitting the R.C.-5 lots adjoining these areas and to provide for wells and septic areas within these R.C.2 areas to serve the adjoining R.C.-5 lots.
Variance to permit the principal structures accessory to the golf course and included within the clubhouse and maintenance facility complexes to be separated from one another by the distance indicated: clubhouse Complex-- Building A to B - 42 feet in lieu of 70 feet; Building C to D - 30 feet in lieu of 70 feet, Building D to E 40 feet in lieu of 70 feet, Building E to F - 12 feet in lieu of 70 feet (R.C.-2) and 12 feet in lieu of 100 feet (R.C.-5), Building F to G - 32 feet in lieu of 70 feet, Building K to L - 25 feet in lieu of 70 feet, Building N to I - 12 feet in lieu of 70 feet (R.C.-2) and 12 feet in lieu of 100 feet (R.C.-5), Building N to M - 12 feet in lieu of 70 feet, and Building I to M - 20 feet in lieu of 70 feet; and Maintenance Facility -- Building A to pump island - 44 feet in lieu of 70 feet, Building A to B - 60 feet in lieu of 70 feet, Building B to pump island - 10 feet in lieu of 70 feet, Building B to C - 62 feet in lieu of 70 feet, Building C to E - 25 feet in lieu of 70 feet, Building B to C - 62 feet in lieu of70 feet, Building D to F - 15 feet in lieu of 70 feet, Building D to E - 40 feet in lieu of 70 feet, Building D to F - 15 feet in lieu of 70 feet, Building F to A - 20 feet in lieu of 70 feet, Building A to G - 20 feet in lieu of 70 feet, Building E to G - 10 feet in lieu of 70 feet, and Building A to E - 50 feet in lieu of 70 feet.

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

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

JRHjrs

cc: Mr. & Mrs. Krongard
Caves Valley Club, Inc.
[illegible]orge A. Nilson, Esq.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

March 13, 1990

Dennis F. Rasmussen
County Executive

George A. Nilson, Esquire
36 S. Charles Street
Baltimore, MD 21201

RE: Item No. 203, Case No. 90-362-SPHA
Petitioner: Alvin B. Krongard, et ux
Petition for Zoning Variance and
Special Hearing

Dear Mr. Nilson:

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. 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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. & Mrs. Alvin B. Krongard
Caves Valley Club, Inc.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner



Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this

10th day of January, 1989.

J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer

Chairman,
Zoning Plans Advisory Committee

Petitioner: Alvin B. Krongard, et ux

Petitioner's Attorney: George A. Nilson

Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

January 12, 1990

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attn: Mr. James Dyer

Re: Baltimore County
Caves Valley Club, Inc.
Zoning Meeting of 1-9-90
E/S Park Heights Ave.
(MD 129) North of
Cove Road
(Item 203)

Dear Mr. Haines:

After reviewing the submittal for a Special Hearing to approve the inclusion as an accessory use within the golf club facility and amendments to the proposed zoning, we find the plan acceptable with a note stating all work along Park Heights Avenue will be as stated in our CRG comments.

All work within SHA right of way must be performed under a SHA access permit which must be applied for prior to issuance of building permits.

If you have any questions, please contact Larry Brocato at 333-1350.

Very truly yours,

Charles Rose, Acting Chief
Engineering Access Permits
Division

LB:maw

cc: Daft, McCune, Walker, Inc.
Mr. J. Ogle

RECEIVED
JAN 18 1990
ZONING OFFICE

My telephone number is (301) 333-1350 (Fax #333-1041)

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

January 11, 1990

Dennis F. Rasmussen
County Executive

J. Robert Haines
Zoning Commissioner
County Office Building
Towson, MD 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 198, 199, 200, 201, 202, (203), 204, 205, 206, 207, 208, 210 and 212.

Very truly yours,

Michael S. Flanigan,
Traffic Engineer Assoc. II

MSF/lab

RECEIVED
JAN 29 1990
ZONING OFFICE

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21204-5500
(301) 887-4500

Paul H. Reincke
Chief

JANUARY 11, 1990

Dennis F. Rasmussen
County Executive

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: CAVES VALLEY CLUB, INC.

Location: NW/S OF CAVES ROAD, N & S OF PARK HEIGHTS AVENUE

Item No.: 203 Zoning Agenda: JANUARY 9, 1990

Gentlemen:

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

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. WATER FOR FIRE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE URBAN GUIDE FOR FIRE PREVENTION AND CONTROL MASTER PLANNING.

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", 1988 edition prior to occupancy.

REVIEWER: Capt Joseph Kelly 1-12-90 Noted and Approved Capt Wm T Bradley Jr
Planning Group
Special Inspection Division
Fire Prevention Bureau

JK/KEK

JAN 18 1990

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Zoning Advisory Committee DATE: January 19, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for January 9, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 198, 199, 200, 201, 202, 204, 207, 208, 210 and 212.

For Items ~~203~~, 205, and 206 the County Review Group Comments for each item still apply.

ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Robert Haines
Zoning Commissioner

March 19, 1990

RECEIVED
MAR 20 1990
ZONING OFFICE

FROM: Donald C. Outen, Chief
Bureau of Water Quality

SUBJECT: Caves Valley Club Petitions
for Special Hearing and Zoning
Variances ITEM #203

The Bureau of Water Quality and Resource Management has reviewed the above referenced petitions as well as the plan accompanying these petitions (hereafter referred to as "the plan") and offers the following comments:

1. This Bureau has no concerns regarding the following issues:

   a. The requested zoning variances for the clubhouse complex building setbacks.

   b. The special exception request to allow overnight accommodations for a maximum of 40 guests in the clubhouse complex.

   c. The special exception request to allow the club manager's residing in the clubhouse complex only - not proposed buildings "D" or "H" of maintenance complex.

   d. The special exception request to allow deletion of the portion of the property formerly owned by Katherine Fisher. However, any subsequent development of this tract must conform strictly to Department of Environmental Protection and Resource Management policies and regulations.

   e. The special exception expansion area.

2. This Bureau recommends the granting of the special exception request to delete the land previously designated as the maintenance facility area, only if an alternate site for the maintenance complex acceptable to DEPRM is established. The proposed location for the maintenance facility shown on

the plan is unacceptable to this Bureau. As shown, it is entirely within the limits of the Natural Resource Conservation Area (NRCA) required for approval of the CRG plan. This proposed location would require significant additional forest clearing in this buffer and construction within 25 feet of the wetlands. It also requires wetland fill to provide access to the facility from Park Heights Avenue. The maintenance facility must be relocated out of the NRCA and preferably off the valley floor to reduce the potential for groundwater contamination. The previously designated area on the approved CRG plan was acceptable to DEPRM.

3. In whatever area the maintenance facility is eventually located, the following requirements should apply:

   a. All fuel storage tanks should be located above ground in accordance with all Baltimore County Fire Code requirements. The plan should include tank berming in the event of spillage, leakage or catastrophic failure.

   b. The pesticide storage building should be designed without floor drains of any kind. In addition, the floor should be bermed to prevent fertilizer or pesticide spills from outside migration.

   c. Due to the potential for improper pesticide cleaning and mixing, an additional monitoring well must be located down gradient from the maintenance facility. The monitoring well sampling, analysis and reporting should be incorporated into the overall operational monitoring plan.

   d. Contingency plans should be prepared in the event of an unexpected release from the maintenance facility storage area. That contingency plan should be reviewed and a copy on file with DEPRM.

   e. Water Quality Management of the stormwater runoff from the maintenance facility must be provided. Any discharges from the equipment and truck washing station must be directed to the sewage disposal system.

4. The requested zoning variance to allow easements for wells and/or sewage disposal areas serving building lots in RC-5 zoning to be located in adjacent RC-2 zoning is not approved at this time.

The developer and engineer have been directed to exhaust all possibilities in placement of new well sites on this project before this Bureau will consider said easements. This includes realignment of lot lines and additional soil percolation tests.

If the easements are eventually granted, no portion of the easements should encroach on the Natural Resource Conservation Area. Any significant forest clearing required to facilitate the installation of private utilities should be mitigated by including these areas into the Reforestation/Afforestation Plan required for the Caves Valley Club.

5. On June 15, 1988 the Caves Valley Club entered into an agreement with the Valleys Planning Council and other interested community groups. This agreement placed certain restrictions and requirements on the design and operation of the project to gain the support of these community groups for the zoning special exception. This agreement was supplemented with an Environmental Agreement in April 1989. Set forth in the Environmental Agreement was a requirement that the Caves Valley Club develop and implement a surface water monitoring program. The Department of Environmental Protection and Resource Management developed the criteria for this monitoring program including sampling protocol, required time period for monitoring, etc. This monitoring program was to be implemented in accordance with this criteria. In direct contradiction to this criteria, the Caves Valley Club terminated this monitoring program without prior notification to or approval from DEPRM. It is therefore requested that immediate reimplementation of the surface water monitoring program be a condition of any approvals for the requested zoning exceptions or variances.

Donald C. Outen, A.I.C.P.
Bureau of Water Quality and Resource Management

DCO:ROP:sp

Given

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES
NW/S of Caves Rd., N & S of : OF BALTIMORE COUNTY
Park Heights Ave.,
4th Election District : Case No. 90-362-SPHA
3rd Councilmanic District
:
ALVIN B. KRONGARD, Owners
CAVES VALLEY CLUB, INC., :
Contract Purchaser & Owner

: : : : : : :

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

Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
Towson, Maryland 21204
887-2188

I HEREBY CERTIFY that on this 16th day of February, 1990, a copy of the foregoing Entry of Appearance was mailed to George A. Nilson, Baltimore, MD
Esquire, 36 S. Charles Street, /21201, Attorney for Petitioner.

Peter Max Zimmerman

Peter Max Zimmerman

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

August 1, 1990

Dennis F. Rasmussen
County Executive

George A. Nilson, Esquire
36 S. Charles Street
Baltimore, Maryland 21201

RE: Petitions for Special Hearing and Zoning Variance
470' W of the intersection of Park Heights Avenue and Caves Road
4th Election District - 3rd Councilmanic District
Caves Valley Club, Inc., et al - Petitioners
Case No. 90-362-SPHA

Dear Mr. Nilson:

As you are aware, this office has been awaiting receipt of a revised site plan for the above-referenced property for the past several weeks. I have prepared a draft opinion which is ready for signature; however, until such time as I receive the revised site plan, the Order will not be issued.

Please advise me at your earliest convenience as to when I can expect the revised site plan. Thank you for your attention in this matter.

Very truly yours,

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: Case File

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

March 31, 1995

George A. Nilson, Esquire
Piper and Marbury
Charles Center South
36 South Charles Street
Baltimore, MD 21201-3010

RE: Caves Valley Club Overnight Accommodations and Proposed 4th Overnight Cottage in lieu of a Dormitory
Zoning Case #90-362-SPHA
4th Election District

Dear Mr. Nilson:

Reference is made to your March 27 letter to Arnold Jablon, Director, and I am also in receipt of your March 21 letter to Lawrence Schmidt, Zoning Commissioner, which has been referred to me for reply.

As per our telephone conversation yesterday, that I had met with the Director and Zoning Commissioner and the staff agrees that the 4th cottage can be approved within the spirit and intent of the original zoning case and plan provided:

1. that the cottage will replace the originally approved dormitory and that the maximums of 40 overnight accommodations and 28 rooms will not be exceeded; also

2. that the Valleys Planning Council will review the plan and agree in writing that they have no objection to the change; and

3. that all plans processed reference #1 and #2.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 887-3391 (FAX - 887-5708).

Very truly yours,

W. Carl Richards, Jr.
Zoning Supervisor

WCR:scj

c: zoning case #90-362-SPHA

Printed with Soybean Ink
on Recycled Paper

THE VALLEYS
PLANNING COUNCIL, INC.

212 Washington Avenue
P.O. Box 5402
Towson, Maryland 21285-5402
410-337-6877
410-296-5409 (FAX)

April 18, 1995

George A. Nilson, Esq.
Piper & Marbury
Charles Center South
36 South Charles Street
Baltimore, Maryland 21201-3010

Re: Cayes Valley Club

Dear Mr. Nilson:

As you have requested, this letter will confirm that The Valleys Planning Council does not oppose the Club's pending request to construct a fourth cottage for overnight accommodations, in lieu of its originally-planned dormitory. We understand that the existing limits of 28 rooms and 40 guests overall would not be affected by the Club's request.

Very truly yours,

John C. Bernstein

John C. Bernstein
Executive Director

JCB:bjz

2110-95

To: JLC
5/16 Ltr
S+I —

May 10, 1995

Mr. Arnold Jablon, Director
Zoning Administration and Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

F.I.C
90-362
Caves Valley Club

RE: Caves Valley Club
DMW Proj. 94007.C

DMW

Daft·McCune·Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286
410 296 3333
Fax 296 4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

Dear Mr. Jablon:

The Caves Valley Golf Club received an approved CRG several years ago for a golf course with attendant club house and practice facilities and a number of single family homes. A special hearing was also required to allow the golf course use within the RC zone. Record plats were subsequently recorded and the championship course and golf facilities built according to those plans.

The owners originally built three practice holes near the clubhouse which they now wish to convert to a more standard practice tee arrangement. The desired practice tee configuration is shown on the attached sediment and erosion control plan for the area. Although somewhat different in layout, the notion of a practice facility and the area designated for the provision of a practice facility area are not changed from the original plan.

The plan changes were presented to the DRC at its February 21 meeting and were determined to constitute a CRG refinement. At that time, Carl Richards requested that we submit a request to you for a determination that the practice facility changes are within the spirit and intent of the original zoning order.

Thank you for your consideration. Enclosed is our check for $40.00.

Very truly yours,

MRS

Jean Tansey
Landscape Architect

/js
Enc.

Speed Letter

In the interest of speed and economy, we are replying to your letter with marginal notes. If you need more information, do not hesitate to call or write. Thank you for your interest.

June 20, 1995
4th Election District

Dear Ms. Tansey:

Staff has reviewed red-lined plans received on June 8, 1995 and has determined that the proposed revisions to the practice tees, greens, and target areas are within the spirit and intent of the zoning order in case #90-362-SPHA.

A special hearing will not be required to amend these plan changes for zoning. Should you have any questions, please contact me on 887-3391.

Sincerely,

John L. Lewis
Planner II
Department of Permits and
Development Management

JLL/nmn

Baltimore County Government
Department of Permits and Licenses

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3610

August 8, 1995

Leslie B. Disharoon, President
Caves Valley Golf Club
2910 Blendon Road
Owings Mills, MD 21117

RE: Caves Valley Club Overnight Accommodations
Zoning Case #90-362-SPHA
4th Election District

Dear Mr. Disharoon:

Reference is made to your July 26 letter to Arnold Jablon requesting a minor increase in the overnight rooms, which has been referred to me for reply.

As you have stated, due to the single occupancy preference by guests, you are requesting that the "approved" 28 rooms be increased to 31 without exceeding the maximum 40 guests. I have discussed your request with the director and zoning commissioner and the staff agrees that, based on the information provided in your letter, the 3 room increase would be within the spirit and intent of the original zoning case and plan provided:

1. that the 40 guest limit not be exceeded;

2. that the Valleys Planning Council be notified of the requested change; and

3. that a plan be prepared referencing #1 and #2 to be approved by this office and included in the permanent zoning file.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 887-3391 (FAX - 887-5708).

Very truly yours,

W. Carl Richards, Jr. /scj

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review
Permits and Development Management

WCR:scj

c: George A. Nilson, Esquire
Lawrence Schmidt, zoning commissioner
zoning file #90-362-SPHA

Printed with Soybean Ink on Recycled Paper

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

November 30, 1999

George A. Nilson, Esquire
Piper and Marbury, LLP
Charles Center South
36 South Charles Street
Baltimore, Maryland 21201-3018

Dear Mr. Nilson:

RE: Caves Valley Golf Club, Zoning Case 89-409-SPH, 4th Election District

This is a response to your letter of October 11, 1999 regarding the proposed construction of an indoor (golf) learning facility at the above location.

Based on the latest red lined plan and accompanying letters of support from Councilman Bryan McIntire and Mr. Jack Dillon of the Valleys Planning Council, your request for a spirit and intent determination is approved for zoning in case #89-409-SPH.

Please document this response on all future related site plans.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

John L. Lewis
Planner II
Zoning Review

JLL:kew
Enclosure

c: Ms. Nancy S. Palmer, Caves Valley Golf Club, 2910 Blendon Road, Owings Mills, Maryland 21117
Zoning Case 89-409-SPH

Printed with Soybean Ink on Recycled Paper

2110-95

5/11 To: JLC
TO W&I 5/16 S+I

May 10, 1995

Mr. Arnold Jablon, Director
Zoning Administration and Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

RE: Caves Valley Club
DMW Proj. 94007.C

DMW

Daft McCune Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286
410 296 3333
Fax 296 4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

Dear Mr. Jablon:

The Caves Valley Golf Club received an approved CRG several years ago for a golf course with attendant club house and practice facilities and a number of single family homes. A special hearing was also required to allow the golf course use within the RC zone. Record plats were subsequently recorded and the championship course and golf facilities built according to those plans.

The owners originally built three practice holes near the clubhouse which they now wish to convert to a more standard practice tee arrangement. The desired practice tee configuration is shown on the attached sediment and erosion control plan for the area. Although somewhat different in layout, the notion of a practice facility and the area designated for the provision of a practice facility area are not changed from the original plan.

The plan changes were presented to the DRC at its February 21 meeting and were determined to constitute a CRG refinement. At that time, Carl Richards requested that we submit a request to you for a determination that the practice facility changes are within the spirit and intent of the original zoning order.

Thank you for your consideration. Enclosed is our check for $40.00.

Very truly yours,

MRS. Jean Tansey
Landscape Architect

/js
Enc.

RECEIVED
MAY 15 1995
ZADM

June 20, 1995
4th Election District

Dear Ms. Tansey:

Staff has reviewed red-lined plans received on June 8, 1995 and has determined that the proposed revisions to the practice tees, greens, and target areas are within the spirit and intent of the zoning order in case #90-362-SPHA.

A special hearing will not be required to amend these plan changes for zoning. Should you have any questions, please contact me on 887-3391.

Sincerely,

John L. Lewis
Planner II
Department of Permits and
Development Management

JLL/nmn

Alexander Whitney, Jr., P.E.
Paul E. Cox, P.E.
Richard Wm. Magnani, P.E.
Douglas J. Suess, P.E.
Wm. Preston Davis, P.E.
Philip Der, P.E.
David G. Mangan, P.E.

1850 York Road
Timonium, Maryland 21093
410-252-6060
Fax 410-561-1194

WHITNEY BAILEY COX MAGNANI
Consulting Engineers

Associates:
Barton C. Clark, P.E.
Brian D. Jones, P.E.
Burruss E. Holloway, P.E.
Leon J. Kriebel, P.E.
W. Howard Garrett, AIA
Frank S. Waesche III, P.E.
John J. Knight, P.E.
John D. Wayne, P.L.S.
Albert M. Copp

422-94

01244B

RECEIVED
JAN 24 1994
ZADM

1/24/94 CJ To LOCK

TO: JLL 1/25/94 WCR
SPIRIT + INTENT

January 14, 1994

Mr. Arnold Jablon
Director of Zoning Administration
and Development Management
Baltimore County Office Building
Towson, Maryland 21204

RE: Caves Valley Golf Club
Request for ~~CRG Plan Refinement~~ Amendment to Zoning Hearing Plans
WBCM Job No. 93190.00.1

Dear Mr. Jablon:

On behalf of our Client, Caves Valley Golf Club, Inc., we are requesting Baltimore County's approval of a refinement of the approved CRG Plan for the referenced property, as shown on the enclosed red-lined prints of Sheets 1 and 2 of 2 of the amended CRG Plan.

Following our December 22, 1993 request, Baltimore County's Development Review Committee approved the refinement to the amended CRG at their Monday, December 26, 1993 meeting.

Since the development of the Caves Valley Golf Club project has necessarily involved zoning issues, we also request approval of the proposed CRG Refinement Plan from the Office of Zoning.

The history of zoning issues is outlined on Sheet 2 of 2 and includes Case Numbers CR-89-367, 89-409-X, and 89-476-SPHX, including the December 21, 1989 Zoning Commissioner's order to revise the limits of the golf course/country club special exception by approval of Phases I and II of the overnight guest accommodations.

Also, by zoning Case No. 90-362 SPHA, the Zoning Commissioner granted approval for a maximum of 40 overnight accommodations and a maximum of 28 rooms and three cottages which may be used in conjunction therewith. This order also granted a separation between cottages of 25 feet, in lieu of 70 feet.

The proposed refinement consists of moving Cottage J to the vicinity of Cottages K and L, thereby keeping all proposed cottages in the same general location. This provides for economy of operations, ease of construction, enhanced screening, and greater marketing potential.

Quality through Peer Review

Member ACEC

WHITNEY BAILEY COX MAGNANI

Job No. 93190.001 File Code 410
Circulation: Initials:
Jones
Johnson
Filed By:

Since the general area allocated for the cottages contains numerous large trees, it appears that a building envelop concept for the individual cottages offers the most flexibility for preserving these trees. Site plans required for building permits will reflect the individual building locations and the surrounding trees.

The owners are committed to excellence in site selection and building design, as evidenced by all present club facilities. The plan to construct the cottages together, as shown, is in keeping with the spirit of the present approved CRG plan and represents a minor change thereto.

We have presented the enclosed CRG Refinement Plan to the Valleys Planning Council, Inc. and have their concurrence, as evidenced by their attached letter dated January 11, 1994.

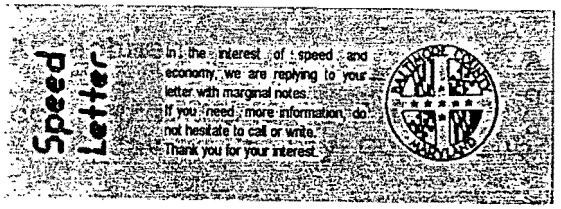
Should you have any questions regarding this matter, please do not hesitate to contact us.

Sincerely,

WHITNEY, BAILEY, COX & MAGNANI

Brian D. Jones, P.E.
Associate

BDJ/slw
9319000L.003



This letter and accompanying red-lined CRG plans were remanded to zoning administration (development control section) by the Development Review Committee for a response.

Based on the provided information the proposed cottage relocation is within the spirit and intent of the order and plan in zoning case 90-362-SPHA and is therefore approved. This is subject to an approved red-lined zoning hearing plan from case number 90-362-SPHA being provided for inclusion in the zoning case file for permanent record as the latest approved plan. Once this plan is received this approval will become effective. Please forward the plan to myself.

JOHN L. LEWIS, Planner II

2910 Blendon Road
Owings Mills, Maryland 21117
410 356 1313

Caves Valley
Golf Club

TO: George Nilson

FROM: Nancy Palmer

DATE: March 23, 1995

RE: Caves Valley Cottages

As you know, Caves Valley's zoning order of August, 1990, approved a maximum of 40 overnight accommodations and 28 guest rooms. When the Club opened in 1991, it opened with 10 overnight rooms. Since that time, the Club's occupancy rates have grown significantly. In order to better serve our Membership during peak golf times, the Club decided in late 1994 to build the three cottages approved in the 1990 zoning order. Building permits have been received and construction is in process on these cottages, two with 4 guest rooms and one with 5 guest rooms. Thus, the Club's total number of guest rooms is currently 23.

At its last Board meeting, the Club Directors approved the construction of an additional cottage, bringing the total to four. This cottage will be the last and final cottage constructed at the Club. It will have 4 guest rooms, bringing the total to 27. The fourth cottage will be located near the other three cottage structures. The architect has designed the site for the cottages to be aesthetically pleasing and a compliment to the other Club structures.

The need for this fourth cottage is as follows:

Occupancy - The Club's occupancy rate during its prime golf season, May - October, in 1994 was over 50% (This rate is calculated based on the number of nights the rooms are occupied). Many of these rooms were occupied as double rooms due to our shortage of rooms. However, our members and guests in general prefer to stay in single rooms. There were many nights during the season that the rooms were sold out and members either stayed elsewhere or canceled their visit completely. The Club currently has over 150 members who do not reside locally, thus, their Club usage often is contingent on the availability of overnight rooms.

Construction and Business Interruption - The three cottages are currently in various stages of construction. In order for construction vehicles to obtain access to the site, a temporary road has been installed on acreage in front of the Clubhouse. This acreage was originally designed for 3 practice holes and is currently under construction to be converted into a practice range. Once the cottage construction is complete, the temporary road will be replanted as a part of

the new practice range. Adding a fourth cottage at a later date will again require construction of this temporary access road. The construction costs for this road will be $15,000 - $20,000. Additionally, since the four cottages are in the same general area, landscaping for the first three cottages will be disturbed if the fourth cottage is added at a later date. If the fourth cottage is added now, the construction crews can move from the third cottage directly to the fourth and thus, costs will be reduced. The general contractor's staff and temporary facilities will be already in place. Furthermore, once the three cottages are open for business, construction of a fourth cottage at a later date will be disruptive to these three cottages.

In conclusion, based on the above, it is the Club's opinion that the fourth cottage is necessary for the successful operation of the Club now and in the future and construction of this cottage should be started as soon as possible. Should you have any questions, please don't hesitate to contact me. Best regards.

3572-95

2910 Blendon Road
Owings Mills, Maryland 21117
410 356 1313

7/31/95
JO WCR
ve me

Caves Valley
Golf Club

July 26, 1995

Honorable Arnold Jablon
Baltimore County Director of the Department
of Permits & Development Management
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Arnold:

According to our August 10, 1990 Zoning Order, Caves Valley Golf Club was approved to have overnight accommodations to facilitate a maximum number of 40 guests and a maximum of 28 rooms. These rooms were to be provided in the Clubhouse, three cottages and a proposed dormitory structure. In April of this year, the Club received approval from your office to build a fourth Cottage in lieu of the originally approved dormitory structure. Approval of the fourth cottage, which is currently under construction, brings the Club's total number of overnight rooms to 27 vs. the overall permitted maximum of 28.

Activity at Caves Valley Golf Club has been increasing each year due to our growth in membership. The construction earlier this year of three cottages has allowed us to better meet the increasing demand for overnight facilities by our Members and their guests. Prior to the construction of these cottages, we found our overnight accommodations to be inadequate. One of the main factors in the shortage of rooms is the fact that most of our overnight guests prefer single occupancy. We reviewed our occupancy statistics for the past three months and found on an average we accommodated fewer than 14 guests per night. This was based on having 23 rooms available for use. The number of guests when we were "sold out" averaged between 23 and 30. Even with the additional cottage rooms, we have never reached our 40 guest maximum.

We would like at this time to request approval from your office to raise the guest room limit from 28 to 31. As stated earlier, we now have 27 rooms available or under construction. We would like to add two additional guest rooms in the basements of both Cottage Three and Four. If approved, these four rooms would raise our total number to 31 rooms. We understand, with this increase, we would be required to limit our total number of overnight guests to a maximum of 40. Due to our preference for single occupancy, limiting the number to 40 will not be a problem. During our peak golf season, these additional rooms will be in great demand.

RECEIVED
JUL 31 1995
ZADM

As we have communicated to you previously, overnight accommodation are an indispensable part of the Caves Valley facility. These rooms are only available to Members and their guests while at the Club for the purpose of playing the golf course. Caves Valley's intended purpose was to attract successful business executives to Baltimore from all over the world. We believe we are well on our way toward that goal and are pleased by the nationwide interest being shown in the Club and, as a result, in Maryland.

We hope you will act positively on this request and look forward to hearing from you as to the steps you believe we should take to obtain the necessary approvals. Since the construction of Cottage Four is in process, we would appreciate a timely response. Best regards.

Sincerely,
CAVES VALLEY CLUB, INC.

Leslie B. Disharoon
President

cc: George A. Nilson, Esquire
Commissioner Schmidt

2910 Blendon Road
Owings Mills, Maryland 21117
410 356 1313

Caves Valley
Golf Club

October 24, 1995

Mr. John Bernstein
Executive Director
The Valleys Planning Council, Inc.
212 Washington Avenue
P.O. Box 5402
Towson, MD 21285-5402

Dear John:

According to our August 10, 1990 Zoning Order, Caves Valley Golf Club was approved to have overnight accommodations to facilitate a maximum number of 40 guests and a maximum of 28 rooms. These rooms were to be provided in the Clubhouse, three cottages and a proposed dormitory structure. In April of this year, the Club received zoning approval to build a fourth Cottage in lieu of the originally approved dormitory structure. Approval of the fourth cottage, which is currently under construction, brings the Club's total number of overnight rooms to 27 vs. the overall permitted maximum of 28.

Activity at Caves Valley Golf Club has been increasing each year due to our growth in membership. The construction earlier this year of three cottages has allowed us to better meet the increasing demand for overnight facilities by our Members and their guests. Prior to the construction of these cottages, we found our overnight accommodations to be inadequate. One of the main factors in the shortage of rooms is the fact that most of our overnight guests prefer single occupancy. We reviewed our occupancy statistics earlier this year and found on an average we accommodated fewer than 14 guests per night. This was based on having 23 rooms available for use. The number of guests when we were "sold out" averaged between 23 and 30. Even with the additional cottage rooms, we have never reached our 40 guest maximum.

At this time, we are requesting zoning approval to raise the guest room limit from 28 to 31. As stated earlier, we now have 27 rooms available or under construction. We would like to add two additional guest rooms in the basements of both Cottage Three and Four. If approved, these four rooms would raise our total number to 31 rooms. We have agreed with this increase to limit our total number of overnight guests to a maximum of 40 per night. Due to our preference for single occupancy, limiting the number to 40 will not be a problem. We have been notified by the Zoning Supervisor that they believe this request to be "within the spirit and intent of the original zoning case" and have asked us to notify you of this requested change.

As you know, overnight accommodations are an indispensable part of the Caves Valley facility. The rooms are only available to Members and their guests while at the Club for the purpose of playing the golf course. Caves Valley's intended purpose is to attract successful business executives to Baltimore from all over the world. We believe we are well on our way toward that goal and are pleased by the nationwide interest being shown in the Club and, as a result, in Maryland.

If you have any questions regarding this request, please call Nancy Palmer or me at 356-1315. Best regards.

Sincerely,

CAVES VALLEY CLUB, INC.

Leslie B. Disharoon
President

cc: George A. Nilson, Esquire

2910 Blendon Road
Owings Mills, Maryland 21117
410 356 1313

Caves Valley
Golf Club

October 28, 1999

Mr. Arnold Jablon
Director of P.D.M.
111 West Chesapeake Avenue
Towson, MD 21204

Dear Mr. Jablon:

This letter is to confirm that we met with Jack Dillon from the Valleys Planning Council yesterday to review with him the proposed Learning Center. After a review of the intended purpose of the building and the siting thereof, he concluded that the Valleys Planning Council would be supportive of the structure. Should you have any questions or need additional information, please call me at (410) 356-1315. Best regards.

Sincerely,

CAVES VALLEY GOLF CLUB

Nancy S. Palmer
General Manager

DAFT·McCUNE·WALKER, INC. 200 East Pennsylvania Avenue Towson, Maryland 21204 301 296 3333 FAX 301 296 4705

Land Planning & Development Consultants

FEB 15 1990

February 14, 1990

Mr. W. Carl Richards, Jr.
Zoning Coordinator
Office of Planning and Zoning
Towson, Maryland 21204

Re: Zoning Case 90-362SPHA; Caves Valley Club
Project No. 88015.A

Land Planning
Engineering
Landscape Architecture
Surveying
Computer Design
Graphics

Dear Carl:

In accordance with your request, Whiting-Turner is transmitting a check for $75.00 to cover processing costs of revised descriptions and plans for the subject case.

You requested a brief explanation of the substance of this petition particularly as it concerns deletion to or expansion of the present limits of the Caves Valley Golf Club. At your suggestion, we are enclosing a table that summarizes golf course areas in relationship to prior Cases 89-409X and 476SPHX.

Case 90-362SPHA requests that certain deletions or additions be made to the limits of the golf course by means of a Special Hearing. These are identified on Sheet 1 by the legend in the upper left corner and on affected portions of the course as shown. The present area is 793.1 acres. The 15.3 acre RC-5 area previously designated as the maintenance area would be deleted from the course and the maintenance facility will be relocated elsewhere as shown. Residential development would take place instead. The clubhouse complex has expanded by 2.8 acres into the RC-5 area and another 0.5 acres of RC-5 is impacted by minor changes to the course that also require expansion of the golf course. The net result of these is to reduce the course area by 12 acres for a new area of 781.1 acres.

Changes to the RC-5 area will require counterpart revision of the documented site plan granted by the Board of Appeals in Case CR-89-367. A motion has been filed before the board to do so. Included is a request to increase the maximum permitted lots from 32 to 34. A contingent special hearing request would delete an additional 6.7 acre area from the course to provide two lots on the former Fisher property if the board does not permit two additional homesites within the RC-5 area.

All other matters that are the subjects of either the special hearing or variance petitions are quite clear and are set forth on the petitions or on attachments thereto.

FEB 15 1990

REVISED PLANS
Item #203
CS#90-362

If you have any other concerns, we should be pleased to respond.

Very truly yours,

George

George E. Gavrelis
Vice President

GEG/lmr

Enclosure

cc: George Nilson, Esquire

Caves Valley Golf Club

Summary of Golf S.E. Areas

1.	Area golf course - Case 89-409X	783.9 Acres ±
2.	Area added - Case 89-476SPHX	9.2 Acres ±
3.	Present area of golf course	793.1 Acres ±
4.	Refinement of golf course area as requested in 90-362SPHA	
	a. Delete previous maintenance area	-15.3 Acres ±
	b. Expand clubhouse area	+ 2.8 Acres ±
	c. Expand golf holes, etc.	+ 0.5 Acres ±
	d. Subtotal	-12.0 Acres ±
	e. Refined golf course area	781.1 Acres ±
5.	Refined golf course area if Board of Appeals does not approve two additional homesites within RC-5 documented site plan	
	a. Delete 6.7 acres from Fisher parcel to enable two lots	- 6.7 Acres ±
	b. Refined golf course area based on this contingency request	774.4 Acres ±

DAFT·McCUNE WALKER, INC.
200 East Pennsylvania Avenue Towson, Maryland 21204 301 296 3333 FAX 301 296 4705

August 1, 1990

Mr. Robert J. Haines
Zoning Commissioner
Courts Building
Towson, MD 21204

Re: Caves Valley Golf Club - Residential Lot Layout/Well and Septic Easement - "Revised Plan and Plat to Accompany Zoning Petition" Case No. 90-362-SPHA

Dear Mr. Haines:

A copy of Sheet 1, "Revised Plan and Plat to Accompany Zoning Petition" is enclosed for your records. We apologize for the delay in providing this material which we know you have been waiting for. In this revision, we show the current lot line configuration and we have shown the scaled down water and sewer easement areas for which we need the originally requested variance based upon current well and septic tests and irrigation revisions at the golf course. We are formally requesting that our pending variance request be granted allowing easements in the areas shown on the enclosed revisions for the benefit of the adjacent lot owners at the Caves Valley Golf Club holding property in RC-5 lands to use portions of adjacent RC-2 lands held by the Caves Valley Golf Club for septic and well development. This submission reflects several revisions to the originally requested easement areas. I have attached an annotated plan which illustrates these revisions for your use.

The enclosed "Well and Septic Easement Plan" Sheet 1, shows the lots in more detail than the above referenced revised plan and plat and is enclosed for additional reference. This is a preliminary version of the amended CRG which will be submitted shortly. This plan shows the wells in the central ridge residential area with the GPM test, verified yields and respective septic areas for each lot. These easements are being requested for either locating septic areas where DEPRM design criteria does not allow on-site location or where wells have been located outside of the lot due to unsuccessful well drilling efforts within the designated RC-5 lots. Further, we are requesting easements in RC-5 areas adjacent to lots with poor or minimal yields (1 gpm) to provide owners with the future flexibility to relocate septic fields within these areas if required for additional or replacement wells.

Land Planning
Environmental Sciences
Landscape Architecture
Computer Technologies
Engineering
Surveying/GIS

Several minor revisions are shown on the zoning plan to reflect CRG comments and golf course field construction changes. These changes include, but are not limited to:

revision of the residential road alignment to accommodate DEPRM requested setbacks

revision of the Greenspring entry gate and turnaround

elimination of the fire pond

preservation of the existing barn

We appreciate your patience and assistance in these matters.

Very truly yours,

David E. Locke
Vice President

DEL/kmb

Enclosure

cc: People's Counsel
Mr. George Nilson

DAFT·McCUNE·WALKER, INC.
200 East Pennsylvania Avenue Towson, Maryland 21204 301 296 3333 FAX 301 296 4705

August 1, 1990

Mr. Robert J. Haines
Baltimore County
Office of Planning and Zoning
Courts Building
401 Bosley Avenue
Towson, MD 21204

Land Planning
Environmental Sciences
Landscape Architecture
Computer Technologies
Engineering
Surveying/GIS

Re: Caves Valley Golf Club - Maintenance Facility
"Revised Plan and Plat to Accompany Zoning Petition"
Case No. 90-362-SPHA

Dear Commissioner Haines:

Based upon recent requests from the Department of Environmental Protection and Resource Management (DEPRM), we have revised the precise location and layout of several of the components of the Maintenance Area complex. The complex is still located generally where shown on the plans originally presented at the March hearing. We believe that the site location and parking changes on this interior parcel are minor and non-substantiative from a zoning perspective. We would ask that you consider the maintenance facility adjustments shown on the enclosed plans as part of our concept/site plan, and that you approve it as submitted herewith. Several changes to the individual buildings affect the building separation variances requested. These changes are summarized as follows:

1. Building B has been combined with Building C to create one structure (thus, eliminating one item of the original variance request).

2. Building F has been relocated to the west of Building A.

3. Allow Building C to (relocated) Building F variance - 25 feet instead of 70 feet (new).

4. Building F to Building A variance remains at 20 feet, but locations of Building F have changed as shown.

5. Building G has been eliminated.

6. Fuel-dispensing facility is aboveground; no variance for setback is required.

We are requesting that these revisions be incorporated into the current pending ruling on building separation variances so as not to delay the issuance of individual permits for the building components of the maintenance complex. However, should these requested changes create a potential for delay of your ruling, we would ask that your ruling be issued as originally requested.

In this event, we would submit a further request for amended building separation variances for the building C-F separation (item 3 above) if required at a later date, while constructing initially only those components which comply precisely with the original request.

Again, we apologize for this inconvenience and hope that you can share our desire for a prompt resolution of these issues and the avoidance of needless complication.

Sincerely,

David E. Locke
Vice President

DEL/pmw

Enclosures

cc: George A. Nilson, Esquire
People's Counsel (w/enclosures)

PIPER & MARBURY
1100 CHARLES CENTER SOUTH
36 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201
301-539-2530
TELECOPIER 301-539-0489
CABLE PIPERMAR BAL
TELEX 908054

GEORGE A. NILSON
DIRECT DIAL NUMBER
301-576-1769

1200 NINETEENTH STREET, N.W.
WASHINGTON, D.C. 20036
202-861-3900

March 28, 1990

RECEIVED
APR 3 1990
ZONING OFFICE

The Honorable J. Robert Haines
Zoning Commissioner
Baltimore County Office of Planning
and Zoning
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Caves Valley Club Petitions for Special Hearings and Variances
Case No. 90-362-SPHA

Dear Commissioner Haines:

As promised at our hearing on March 20, 1990 on the above matters, I am enclosing the various architectural drawings from Mr. Rhinehart's office which you indicated you would like us to submit as a supplemental portion of the record.

Daft-McCune-Walker will submit separately a plan showing the final results of the well and septic field location work relative to the residential lots in the central portion of the site pertaining to the variance request for easements within the RC-2 land allowing the location of septic fields and wells. My understanding is that we will probably not need all four of the easement areas encompassed in the request, but probably will only need several of them - and that our need will in all probability be limited to septic fields rather than wells. In any event, we will have that information to you as soon as it is available.

I am also enclosing a memorandum dealing with overnight accommodations which was submitted in support of the original 1989 special exception request, as well as our 1989 Petition to Modify (which deals in part with overnight

accommodations and staff residences). I wanted to make sure that they are before you in your deliberations on the overnight accommodations and on-site staff residences matters. In addition, I am enclosing the exhibit which was submitted at our original special exception hearing summarizing the overnight accommodations information which we gathered relative to other comparable golf club facilities and about which Mr. Brewster testified at the original hearing. I would ask that these materials be treated as a part of the record on the current application, inasmuch as they clearly were considered by you in your initial determination to permit, among other things, the first stage of overnight accommodations (8 rooms). The exhibit is responsive to the questions which were asked by People's Counsel relative to the number of overnight accommodations at other facilities.

The additional overnight accommodations for which we now seek approval - two rooms to be included in phase I in a separate building around the clubhouse courtyard and additional rooms to be located in up to three two bedroom cottages and an 18th hole facility - would all be subject to the very same limited purpose use restrictions as are the 8 rooms originally approved last summer. With all due respect to the position taken by People's Counsel, I do not perceive how these additional rooms are any less an appropriate accessory use than were the initial 8 rooms approved last year. If People's Counsel had objections to the inclusion of overnight accommodations as a part of the golf club, they should have registered them last year when the basic issue was before you. As both Mr. Rhinehart indicated, and as Mr. Disharoon testified at somewhat greater detail last summer, the Club believes it is important to be able to provide in the long run overnight accommodations for as many as 40 guests. I would ask in this regard that Mr. Disharoon's testimony of last year (on why a capacity of 40 was important) specifically be taken into account in your ruling on this follow-up request for approval of the remainder of the overnight accommodations plan.

Our Petition to Modify (filed last year) addresses the two on-site employee residences as accessory uses. As Club-owned facilities which can only be occupied by employees working at the Club and overseeing the management of its property, they are analogous to tenant houses (explicitly permitted as accessory uses in RC zones). Another analogous situation involves watchmen and caretaker living quarters, which are explicitly recognized as permitted uses in most manufacturing zones in order to overcome the general prohibition of residential uses in such zones (obviously, there is no such general prohibition in RC zones). Finally, it is important to bear in mind that accessory uses or structures are

generally permitted in RC zones, "including but not limited to" the specifically enumerated uses. As long as you find that the two staff residences fit within the general definition of "accessory use or structure" found in Section 101, and are not incompatible with the character of the permitted principal use or the zone in which they are proposed, then you may approve them as permitted accessory uses. Since these two residences are "incident and subordinate" to the principal golf course use, and are proposed for a residential zone, it is hard to imagine that they could be found to be incompatible.

As the petition, restriction notes 7g and 8g on the plan, and the undisputed testimony of Messrs. Disharoon (last year), Rhinehart and Gavrelis established - these two restricted residential facilities are clearly incident and subordinate to the principal golf course use. They will be owned by the Club, occupied only by employees (and their families) and are clearly designed to enhance the operation of the Club and the proper use and maintenance of the whole property. Moreover, they are but two living units on a 900 acre site which includes 120 acres of RC-5 land and which the Club has previously chosen to limit (by the Notes accompanying its Documented Site Plan) to 32 primary use residential sites (plus the 2 associated with the Fisher parcel) in addition to any overnight or residential accessory uses permitted as part of the golf course. If the Club's property were to be developed to the fullest capacity permitted by its present RC-5 and RC-2 zoning, unrestricted by the plan notes, over 90 homes could be located on the property (78 on the RC-5 acreage and over 15 on the remaining RC-2 acreage). The Club proposes only 32(+2) principal dwellings, plus the two accessory dwellings requested for Club employees.

The Club is clearly not trying to overload the property or to indirectly obtain more principal use dwelling units than would generally be permitted. Under authority of the special exception for the golf course, the staff residences are accessory to the permitted golf course and are not principal dwellings. They do not consume land area for density purposes. Their use and occupancy are inextricably tied by the terms of this special hearing and the special exception to the continued use of the property as a golf course.

With respect to the proposed relocation of the maintenance facility and the issues raised about it by People's Counsel, I would point out the following:

1. The precise location of the facility and any required design features will undoubtedly have to be worked out through the CRG process and through continuing discussions with DEPRM.

2. If the surprising and previously undisclosed comments of DEPRM produced at the hearing cause you to have doubts as to whether the revised overall concept plan should be approved because of the maintenance facility issue, I would ask permission to submit additional evidence on that point. Alternatively, you could simply "defer" the decision on the maintenance facility location to the CRG process, making its approval by you subject to CRG approval. I believe that the Club will work things out with DEPRM in terms of the maintenance facility now that we have seen their position and heard their concerns.

3. The proposed new location is in fact outside of a properly calculated and drawn natural resources conservation line. We have submitted the documentation supporting the drawing of that line to DEPRM for its review and approval.

4. The proposed new maintenance facility site is further away from the nearest stream than was the case with the old one.

5. The proposed new maintenance facility site is 5 or 6 times further away from the nearest existing residence than was the old one. The original maintenance facility would have been visible at least during the winter by the residents of the Worthington/Woodsyde Community, whereas the proposed new facility would be invisible to all residents as well as to all traffic on Park Heights Avenue.

6. The proposed new maintenance facility site would bring traffic serving that maintenance facility into the site on a separate road, thus keeping that traffic separate from the golf course and residential traffic with which it would be forced to mix if the facility were retained at its original location.

Again, Daft-McCune-Walker should be submitting to you sometime within the next week the materials relative to the well and septic system easement variance request.

Very truly yours,

George A. Nilson

George A. Nilson

GAN/rg
Enclosures
cc: Phyllis C. Friedman, Esquire
Mr. George Gavrelis (w/o encl)

PIPER & MARBURY
1100 CHARLES CENTER SOUTH
36 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201
301-539-2530
TELECOPIER 301-539-0489
CABLE PIPERMAR BAL
TELEX 908054

RECEIVED
MAY 21 1990
ZONING OFFICE

GEORGE A. NILSON
DIRECT DIAL NUMBER
301-576-1769

1200 NINETEENTH STREET, N.W.
WASHINGTON, D.C. 20036
202-861-3900

May 21, 1990

BY HAND

The Honorable J. Robert Haines
Zoning Commissioner
Baltimore County Office of Planning
& Zoning
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Caves Valley Club - Various Pending Requests for Special Hearing and Special Exception and Variance - Case #90-362-SPHA

Dear Commissioner Haines:

The above matters were heard before you on March 20, 1990 and taken under advisement. While several issues were addressed at that hearing, the concern of People's Counsel focused on the proposed location of the maintenance facility. I indicated at the close of that hearing that if you felt you required additional information from the Department of Environmental Protection and Resource Management ("DEPRM") or needed additional materials presented relative to the maintenance facility, we would be prepared to return if necessary for a continued hearing (although I truly hope that will not be needed).

It has now been two months since the hearing, and I am concerned about the possibility that delay on the separate and discreet issue of the maintenance facility location is

causing needless delay on our ability to proceed with other elements of the project that have no relationship whatsoever to the question of precisely where the maintenance facility should be located. Accordingly, I would ask you to consider acting on some or all of the other portions of the relief requested, even if you continue to keep the matter of the maintenance facility under advisement. An alternative way to proceed would be for you to act on the revised site plan and other matters, but subject to DEPRM's decision on the specific question of the maintenance facility location.

The maintenance facility was presented as simply one part of the overall revised site plan for the golf course facility. The entire remainder of that site plan could be approved, either reserving on the maintenance facility or leaving its location to DEPRM, without foreclosing any of the conceivable alternative maintenance facility sites.

The fact that we do not yet have your decision relative to the site plan generally is preventing us from completing the processing of building permit applications which have been pending for some time now relative to the clubhouse complex. That clubhouse complex cannot go forward until the request for building separation variances is acted upon and the site plan is approved, at least insofar as it relates to items in the clubhouse area. We also requested a limited variance for the purpose of utilizing some small pieces of RC-2 land for water and sewer facilities associated with several of the residential lots.

In addition, as you will recall, we filed a separate petition seeking approval of two employee residential facilities, one of which is to be located in the clubhouse complex and the other of which is associated with the maintenance facility (in whatever location). In that regard, I wanted to bring to your attention the fact that in Case #90-380-X, a petition for special exception by the Suburban Club of Baltimore County, Inc., you granted the requested special exception and included in your order on that request the authorization to continue the use of a residence at the Club, as a part of its special exception use. That relief is obviously consistent with the request of the Caves Valley Club to obtain the approval of staff residential facilities as a part of the golf club facility which is the subject of the special exception application.

If the maintenance facility or any other discreet elements of our package of relief must remain under consideration by your office or by DEPRM, I would ask that you consider acting on the remainder of our request so that we may

proceed with elements unaffected by your continuing deliberations.

Finally, I am enclosing a copy of the Opinion and Order of the Board of Appeals granting our request for modification of the Documented Site Plan. While the Board clearly acknowledges that you and DEPRM will have the final say on the maintenance facility site, it approves the proposed location based on the testimony and evidence presented to it by the Club and People's Counsel in March.

Your kind and thoughtful attention to our request is greatly appreciated.

Very truly yours,

George A. Nilson

George A. Nilson

GAN/rg
cc: Phyllis C. Friedman, Esquire (w/encl)

PIPER & MARBURY
CHARLES CENTER SOUTH
36 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-3010
410 539 2530
FAX: 410 539 0489

GEORGE A. NILSON
(410) 576-1769
FAX: (410) 576-7695

WASHINGTON
NEW YORK
PHILADELPHIA
LONDON
EASTON MD

March 15, 1995

FACSIMILE

Mr. Lawrence Schmidt
Commissioner
Office of Planning and Zoning, Baltimore County
400 Washington Avenue
Towson, Maryland 21204

Re: CVC - Case No. 90-362-SPHA

Dear Commissioner Schmidt:

The enclosed Order and Opinion of your predecessor deals with the issue that prompted my call to your office earlier today (relative to a minor plan adjustment dealing with overnight accommodations).

I look forward to your return call.

Sincerely yours,

George A. Nilson

George A. Nilson

GAN/bai
Enclosures

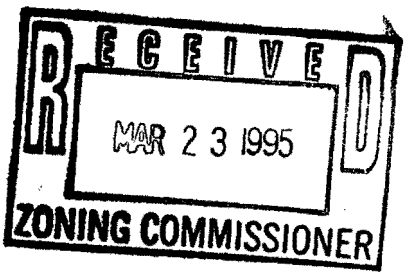
PIPER & MARBURY
CHARLES CENTER SOUTH
36 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-3010
410-539-2530
FAX: 410-539-0489

WASHINGTON
NEW YORK
PHILADELPHIA
LONDON
EASTON, MD

GEORGE A. NILSON
410-576-1769

March 21, 1995

Commissioner Lawrence Schmidt
Office of the Zoning Commissioner
for Baltimore County
400 Washington Avenue
Towson, Maryland 21204



Re: Caves Valley Club
Minor Plan Refinement
for Overnight Accommodations

Dear Commissioner Schmidt:

Having previously sent you a copy of your predecessor's final ruling of August 10, 1990 dealing with the Caves Valley Club and its overnight accommodations, I am now enclosing an architect's sketch plan showing the three cottages as recently approved by an amended CRG Plan, plus the proposed fourth cottage which the Club would now like to have approved. In addition, I am enclosing a "cut and paste" portion of the recently approved CRG Plan which shows the general relationship of the cottage cluster, the clubhouse complex and the originally proposed 18th hole dormitory.

As I indicated on the telephone, the Club does not seek any alteration of the overall limitation of twenty-eight rooms and forty overnight guests contained in the Zoning Commissioner's prior determination. The Club's original plan contemplated that the majority of its overnight accommodations would ultimately be provided for outside of the immediate clubhouse complex. The original clubhouse complex included, and includes now, a total of ten rooms. The original plan contemplated that the additional up to eighteen rooms would be provided in three cottages and one 18th hole dormitory. The three cottages have already been through CRG approval and are shown as Building Envelopes J, K and L on the enclosed cut and paste portion of the revised CRG Plan. That plan also shows the location of the 18th hole dormitory - Building I behind the 18th green. What the Club now wishes to do is to proceed with a fourth cottage in the location

indicated, making it a part of the cottage complex, and to defer any plans for the 18th hole dormitory - which was conceived of originally as a larger building capable of accommodating more guests than would be accommodated in a cottage. Again, none of this would involve any change to the overall maximum of twenty-eight bedrooms and forty overnight guests that has been a part of the zoning approvals since 1990.

We look forward to meeting with you and Pat Keller on Friday and answering any questions that either of you may have. I expect to have with me at that time a letter from the Club setting forth the reasons why the Club believes the fourth cottage is important to its overall operation and to its overnight accommodations package.

I am by copy of this letter providing these same materials to Pat Keller so that he may have them before our meeting. I am also sending to him a copy of the 1990 Zoning Commissioner's Order which I sent to you last week.

Sincerely,

George A. Nilson

GAN/mkg

Enclosures
cc: Pat Keller, Director of Planning & Zoning

3/27/95 1321-95
TO WLR
see sal

PIPER & MARBURY

CHARLES CENTER SOUTH
36 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-3010
410-539-2530
FAX: 410-539-0489

GEORGE A. NILSON
(410) 576-1769
FAX: (410) 576-7695

WASHINGTON
NEW YORK
PHILADELPHIA
LONDON
EASTON, MD

March 27, 1995

Honorable Arnold Jablon
Zoning Commissioner
Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Caves Valley Club Overnight Accommodations

Dear Arnold:

As promised, enclosed please find a copy of the Zoning Commissioner's Order of August 10, 1990, his final Order on the Club's Special Exception, and related applications. The pertinent paragraphs dealing with overnight accommodations and changes to the zoning plan are found at pages 11 and 14 of the enclosed Order and are highlighted on the enclosed Order.

Commissioner Schmidt expressed the view at Friday's meeting that the addition of the presently-proposed fourth cottage to be located in the already approved three cottage complex would not require a special hearing or other formal proceeding before him, and that that change falls within the spirit and intent of the original Order. He indicated, however, that this should be cleared through you.

Bear in mind, as I mentioned to you in our previous conversations, that the Club does not seek in any way to alter the original limitations of 28 rooms and 40 overnight guests as set forth in the Zoning Commissioner's 1990 Order.

I am also enclosing for your information and consideration a brief memorandum from Nancy Palmer at the Club setting forth certain information relative to the fourth cottage.

RECEIVED
MAR 27 1995
ZADM

The people at Whitley, Bailey, Cox & Magnani should be submitting for your consideration shortly a "spirit and intent" application, with appropriate plat materials.

Please do not hesitate to call me if you have any questions or if any problems develop. Many thanks in advance for your consideration of and attention to this matter.

Sincerely yours,

George A. Nilson

GAN/bal
Enclosures

cc: Mr. John Johnson

PIPER & MARBURY
CHARLES CROSS SOUTH
36 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-3018
410-539-2530
FAX: 410-539-0489

GEORGE A. NILSON
410-539-2530
FAX: 410-539-7863

WASHINGTON, D.C.
NEW YORK
PHILADELPHIA
LONDON
EASTON, MD

March 31, 1995

FACSIMILE

Honorable Arnold Jablon
Zoning Commissioner
Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Caves Valley Club Overnight Accommodations

Dear Arnold:

This is to confirm on behalf of the Caves Valley Club what I have said to both you and Commissioner Schmidt but did not make explicit in my recent letter to you -- that the presently-proposed fourth cottage is in lieu of and not in addition to the originally-proposed 18th hole dormitory.

If the fourth cottage is approved, this would bring the Club's total number of overnight rooms to 27 vs. an overall permitted maximum of 28. The only circumstance that I can presently conceive of under which the Club might seek approval under its current zoning for another building in the future for overnight accommodations is if some of the rooms in the existing Clubhouse complex are converted to office or other uses.

If you have any further questions, please feel free to call me.

Sincerely yours,

George A. Nilson

GAN/bai

cc: Mr. John Johnson
Ms. Karl Richards
Ms. Nancy Palmer
Mitchell Kolkin, Esquire

originally granted 8 overnight accomodation rooms;
now seeking to increase number to 40

opinion of Z.C. → cottages + clubhouse = sufficient # rooms
dorm. was speculative so building permits not issued; concept + proposal approved
- actual need for the facility will be reviewed at a later date by Z.C.

Special hearing amendments granted

- in order to get dorm. approved, Petitioners must provide proof that it is necessary. 4th cottage to replace dorm

As long as the positions of the cottages have not been significantly altered and as long as the number of overnight accommodations does not exceed 40 and the number of rooms does not exceed 28, it seems O.K. for an administrative hearing.

Red line on map shows new locations for 1st three cottages.
Find out location of last cottage.

WHITNEY
BAILEY
COX &
MAGNANI

849 Fairmount Avenue
Suite 100
Baltimore, Maryland 21286
(410) 512-4500
Fax:(410) 324-4100

To: JLG

LETTER OF TRANSMITTAL

Review as per letter 5/9 ucm

TO: Z.A.D.M. - OFF. OF ZONING

DATE: MAY 5, 1995

RE: CAVES VALLEY CLUB - COTTAGE #4

ATTN: CARL RICHARDS

JOB NO: 93-190

We are sending you ☒ attached ☐ under separate cover:

☐ Shop Drawings ☒ Prints ☐ Plans ☐ Specifications ☐ Disks

☐ Copy of Letter ☒ Reports ☐ _____

COPIES	DATE	NO.	DESCRIPTION
2	3/9/90	3	REVISED (3/21/95) PLAN & PLAT TO ACCOMPANY ZONING PETITION - REVISED TO CONFORM TO CRG REFINEMENT.

5/12/95

These are transmitted:

☐ For Approval ☐ For Review and Comment ☐ See Remarks

☒ For Your Use ☒ As Requested ☐ _____

Remarks: Reviewed - Approved OK STAMPED LTR

Sincerely,
WHITNEY, BAILEY, COX & MAGNANI

(FOR CASE FILE)

CARL WANTS THE COPY OF THE LTR FROM VALLEYS PLNG COUNCIL AND INCLUSION OF THE REFINEMENT NOTE REF TO #1+2 OF THIS MAR 31 LTR ON SHEETS 1 AND 3

5/10/95 PHONE CONV WITH J. JOHNSON. PLANS + LTR ON WAY

John J. Johnson, P.E.
PROJ. MGR.

cc: BRIAN JONES, WBCM
NANCY PALMER, CVA

I:\MARKET\PMFILES\FORMS

WHITNEY
BAILEY
COX &
MAGNANI

849 Fairmount Avenue
Suite 100
Baltimore, Maryland 21286
(410) 512-4500
Fax:(410) 324-4100

LETTER OF TRANSMITTAL

TO: Baltimore County
Permits & Development Mgt.
111 West Chesapeake Ave.
Towson Md. 21204

DATE: November 6, 1995

RE: Caves Valley Club
Overnight Accomodations
Zoning Case #90-362-SPHA

ATTN: Mr. Carl Richards Jr. / Mr. John Lewis

JOB NO: 93190.02

We are sending you ☒ attached ☐ under separate cover:

☐ Shop Drawings ☐ Prints ☐ Plans ☐ Specifications ☐ Disks
☐ Copy of Letter ☐ Reports ☒ Revision No. 3

COPIES	DATE	NO.	DESCRIPTION
4		3	Sets of prints, sheets 1 thru 3 of 3 as Revised per office of ~~Zoning~~ comments dtd 10/31/95 (attached)

These are transmitted:

☒ For Approval ☐ For Review and Comment ☐ See Remarks
☐ For Your Use ☐ As Requested ☒ For Signatures

Remarks: Note: Please return two stamped & signed copies for our files

OK

Sincerely,
WHITNEY, BAILEY, COX & MAGNANI

Brian Jones

cc: Mrs. Nancy Palmer CVGG.

I:\MARKET\PMFILES\FORMS

Called Brian Jones 10/31/95

Correct Sheet 2. 30 ROOMS REQUIRED WHILE 31 ARE REF'D IN LTR.

DOCUMENT ON PLAN THE LIMITS AND ACTIONS OF THE LTR REQUIREMENTS 1, 2 + 3. AND FOR #2 STATE WHEN AND WHO WAS CONTACTED ON THE V.P.C.

John Jones

5278-95

WHITNEY BAILEY COX & MAGNANI

849 Fairmount Avenue
Suite 100
Baltimore, Maryland 21286
(410) 512-4500
Fax:(410) 324-4100

John, See Me Carl

LETTER OF TRANSMITTAL

TO: Baltimore County
Permits and Development Mgt.
111 West Chesapeake Avenue
Towson MD. 21204

DATE: October 26, 1995

RE: Caves Valley Club
Overnight Accomodations
Zoning Case #90-362-SPHA

ATTN: Mr. W. Carl Richards Jr.

JOB NO: 93-190.02

We are sending you ☒ attached ☐ under separate cover:

☐ Shop Drawings ☐ Prints ☐ Plans ☐ Specifications ☐ Disks
☐ Copy of Letter ☐ Reports ☒ Revision No. 3

COPIES	DATE	NO.	DESCRIPTION
1			Red-Lined mark-ups of sheets 1 thru 3 of 3 showing proposed Revision No. 3
1			Letter, Caves Valley Golf Club dated Oct. 24, 1995 to The Valleys Planning Council
1			Balto Co. Permits and Development Mgt. Letter dated Aug. 8, 1995

These are transmitted:

☒ For Approval ☐ For Review and Comment ☐ See Remarks
☒ For Your Use ☐ As Requested ☐ _____

Remarks: We trust that Revision No. 3 meets the requirements of the Attached Letter from Balto Co. P&DM.
Upon approval we will revise the original Mylar Plans and submit the required Number of prints for record purposes

Sincerely,
WHITNEY, BAILEY, COX & MAGNANI

Brian Jones

RECEIVED
OCT 26 1995
PDM

cc: Mrs. Nancy Palmer
Mr. Sam Wells

I:\MARKET\PMFILES\FORMS

TRANSMITTAL

DAFT-McCUNE-WALKER, INC.
Land Planning Consultants
Landscape Architects
Engineers & Surveyors

☐ 200 East Pennsylvania Avenue
Towson, Maryland 21204
Telephone: (301) 296-3333

To: W. Carl Richards, Jr.
ZONING COORDINATOR

Date: 8 February 1990
Job no.: 88015 A i

Attention:

Reference: Caves Valley Club
Golf Course

Gentlemen:
We are sending you ☐ attached ☐ under separate cover: ☑ via CARRY
☐ Shop drawings ☐ Samples ☐ Plans
☐ Specifications ☐

Copies	Date	Number	Description
1			Sheets 1 thru 3 Plan & Plat to Accompany Zoning Petitions
3 each	2/8/90		Revised descriptions - with & without Fisher tract in petition

These are transmitted as checked below:
☐ For approval ☐ Approved as submitted ☐ Resubmit ____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit ____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return ____ corrected prints
☐ For review and comment ☑ FOR FILE

Remarks Sheets 1 and 2 have been revised as noted. Sheet 3 remains unchanged. Descriptions never described internal area - they excepted it. Plat metes and bounds are correct. Balance tomorrow.

cc:

Signed George E. Gavrelis

TRANSMITTAL

DAFT-McCUNE-WALKER, INC.
Land Planning Consultants
Landscape Architects
Engineers & Surveyors

☐ 200 East Pennsylvania Avenue
Towson, Maryland 21204
Telephone: (301) 296-3333

To: Balto Co.
Zoning Supervisor

Date: 2/9/90
Job no.: 88015A
Attention: W. Carl Richards, Jr.
Reference: Caves Valley Club

Gentlemen:
We are sending you ☐ attached ☐ under separate cover: ☑ via Debra
☐ Shop drawings ☐ Samples ☑ Plans
☐ Specifications ☐ _____

Copies	Date	Number	Description
11	2-9-90	1-3/3	Corrected "Plan and Plat to Accompany Zoning Petition

These are transmitted as checked below:
☐ For approval ☐ Approved as submitted ☐ Resubmit ____ copies for approval
☑ For your use ☐ Approved as noted ☐ Submit ____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return ____ corrected prints
☐ For review and comment ☐ _____

Remarks Please substitute these plans for the set date 12-20-89. These are corrected to show latest concept plan. One copy was delivered to you yesterday by George Garreis along with 3 copies of the 2 descriptions.

cc: _____

Signed Deanna Bailey

TRANSMITTAL

Paper - 2/22

DAFT-McCUNE-WALKER, INC.
Land Planning Consultants
Landscape Architects
Engineers & Surveyors

☐ 200 East Pennsylvania Avenue
Towson, Maryland 21204
Telephone: (301) 296-3333

90-362

RECEIVED
FEB 6 1990
ZONING OFFICE

I for 203 Cave Valley Club

3/20 9:50

780.6

To: _____

Date: February 5, 1990

Job no.: 88015.A

Attention: Bob Haines

Reference: Caves

Called 2/6 Need materials yesterday

Gentlemen:

We are sending you ☐ attached ☐ under separate cover: ☒ via Hand Delivery

☐ Shop drawings ☐ Samples ☐ Plans

☐ Specifications ☐ _____

Copies	Date	Number	Description

Plats
Descriptions
S.F. Form

These are transmitted as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit ____ copies for approval

☐ For your use ☐ Approved as noted ☐ Submit ____ copies for distribution

☐ As requested ☐ Returned for corrections ☐ Return ____ corrected prints

☒ For review and comment ☐ _____

Remarks George Nilson asked me to forward this material for your review. We will have a final revised plan with comped boundaries by Friday.

cc: Dennis Biedronski, Deanna Bailey, George Nilson

Signed David E. Locke

Re: In the Matter of the Petition for Special Exception on Property Located at NE and SW Side Park Hgts. Ave., 470' NW of C/L of Caves Rd., 4th Election Dist.; 3rd Councilmanic Dist.

Caves Valley Club, Inc., et al.

Petitioners

* Before the Zoning

* Commissioner of

* Baltimore County

*

* Zoning Case No. 89-409-X

* * * * * *

MEMORANDUM IN SUPPORT OF INCLUSION OF TWO ON-SITE RESIDENTIAL FACILITIES FOR CLUB EMPLOYEES AND ACCOMMODATIONS FOR AS MANY AS 40 OVERNIGHT MEMBERS AND GUESTS

The Caves Valley Club special exception application herein specifically describes a variety of component parts which together make up the proposed country club or golf club facility. The component parts include a clubhouse complex, a maintenance facility, 18 holes of golf, various practice facilities, possible swimming pool and tennis courts, parking areas, a pro-shop, and other related facilities. Also included in the club complex are 2 proposed residential facilities designed exclusively for occupancy by employees of the club (expected to be the general manager and the golf course superintendent). In addition, the proposal includes accommodations for a maximum of 40 overnight guests (limited to members and their guests), although the number of such accommodations likely to be provided in the initial stage is 16

Re: In the Matter of the Petition for Special Exception and Special Hearing for the Property Located at NE and SW Side Park Hgts. Ave., 470' NW of C/L of Caves Rd., 4th Election Dist.; 3rd Councilmanic Dist. * Before the Zoning

* Commissioner of

* Baltimore County

Caves Valley Club, Inc., et al. *

Petitioners

* Zoning Case No. 89-409-X

* Zoning Case No. 89-476-SPHX

* * * * * *

PETITION TO MODIFY ORDERS

The Zoning Commissioner issued Findings of Fact and Conclusions of Law, including multiparagraph orders, in these two matters on June 6, 1989 (89-409-X) and June 8, 1989 (89-476-SPHX). The focus of this Petition to Modify Orders is on three of the determinations in Case No. 89-409-X. The second case is only involved because it incorporates by reference the determinations of the Commissioner in Case No. 89-409-X. The Petition describes the relief requested and summarizes the argument in support of the requests.

The Commissioner's June 6, 1989 decision grants the special exception request of the Peititioner, Caves Valley Club, Inc., to construct a golf course and various associated facilities on a portion of an 885 acre site near the intersection of Park Heights Avenue and Caves Road. This Petition to Modify relates to: (a) one of the 6 enumerated

IN THE MATTER OF CAVES VALLEY CLUB, INC. MOTION TO AMEND DOCUMENTED SITE PLAN /PROPERTY LOCATED ON THE NORTH-EAST SIDE PARK HEIGHTS AVENUE, 931' NORTHWEST OF CENTERLINE CAVES ROAD 4th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT	:	BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY CASE NO. CR-89-367 (Motion to Amend Documented Site Plan)

: :

O P I N I O N

This case comes before the Board on the property owner's Motion to amend the documented site plan which was approved and granted by the Board under a Petition for Reclassification in Case No. CR-89-367. The history of this site as well as the Petitioner's development plans are all set out within the record and Opinion of this Board dated May 31, 1989. We will not repeat herein that history or those plans but shall incorporate by reference our Opinion and the record of this case.

In addition to the filing of a Petition for Reclassification which was granted by the Board as noted above, the property owners have also filed a request for special exception to permit an 18-hole golf course and related facilities on the site. That petition was granted by the Zoning Commissioner and was not appealed to this Board. Since that time, the Petitioner has returned to the Zoning Commissioner under petitions for special hearing and variance to refine the layout of the golf course. These refinements are currently under consideration by the Zoning Commissioner.

As noted above, the Petitioner has also returned to this Board to amend the documented site plan previously approved. A full summary of the amendments proposed is contained within Petitioner's Exhibit No. 5 and need not be listed in detail herein. Suffice it to say the major amendment offered arises from the Petitioner's acquisition of a tract formerly owned by Katherine L. Fisher. This tract, which is shown on the Petitioner's plans bordering the

CAVES VALLEY CLUB

Questionnaire - Accommodations

	Rooms	Guests	How Long	By Members Only	Zoning Approval?
Shoal Creek Shoal Creek, Alabama	10	20	1978	Members & Guests	No
Old Baldy Club Saratoga, New York	42	84	1961	Members & Guests	No
The Country Club Brooklin, Mass.	DECLINED TO COMPLETE QUESTIONNAIRE				
Castle Pines Golf Club Castle Rock, Co.	50	100-150	1982	Members & Guests	Yes
Augusta National Augusta, Georgia	Yes - No response				
Baltimore Country Club Timonium, Md.	Used to Have Accommodations - No Details				
Cypress Point Pebble Beach, Ca.	4	8	1927	Members & Guests	?
The Honors Course Chattanooga, Tenn.	10	20	1983	Members & Guests	No
Pine Valley Clementon, NJ	51	64	25yrs+	Members & Guests	?
Laurel Valley Ligonier, Pa.	20	26	1966	Members & Guests	No
Golf Club of Oklahoma Broken Arrow. Oklahoma	12	20	1983	Yes	No
Congressional Bethesda, Md.	Yes - No Details				
Chevy Case Club Chevy Chase, Md.	18	40	1927	Members & Guest	No

Other Golf Clubs Polled:

Oakmont Country Club Oakmont, Pa.	No Accommodations
Shinnecock Hills Southampton, NY	No Accommodations
Jupiter Hills Jupiter, Florida	No Accommodations
Rolling Rock Club Ligonier, Pa.	
Duquesne Club Pittsburg, Pa.	
Lake Nona Orlando, Florida	
Garden of the Gods Club Colorado Springs, Colorado	
Farmington Country Club Charlottesville, Virginia	

203 • Golf Course Caves Valley Club

90-362-SPHA

A. PRIOR TO PREPARING THE REQUIRED PLAN, THE PETITIONER OR HIS ENGINEER SHOULD CONTACT THE FOLLOWING COUNTY AGENCY AND/OR STATE AGENCY IF LOCATED ON A STATE ROAD FOR PERTINENT DATA THAT MAY BE REQUIRED BY THAT PARTICULAR AGENCY.

1. Public Services.....887-3340
2. Bureau of Traffic Engineering.....887-3554
3. D.E.P.R.M. (Department of Environmental Protection and Resource Management).....887-3733
4. State Highway Administration.....333-1350
5. County Roads.....County Office Building, Rooms 200 & 206
6. Current Planning (Design, Screening, Landscaping).....887-3335
7. Building Engineer (Plans).....887-3987
8. Fire Department.....887-3998

B. The surveyor's plat shall contain all the information as set forth on the checklist as follows:

Plans 1. ✓ North arrow

1"=50' \ 1"=200' 2. ✓ Scale: 1"=10', 1"=50', 1"=100' 1"=200

Plans 3. ✓ Election District Council District

Shts 1 & 2 4. ✓ Outline of parcel(s) in question (indicated by heavy bold line)

Shts 1 & 2 5. ✓ Zoning of parcel(s) in question and adjacent properties

Plans and Note 3 6. ✓ Bearings, distances, and area of parcel(s)

Shts 1 & 2 7. ✓ Name of adjoining street and distance to the closest intersection public street centerline

Shts 1 & 2 8. ✓ Existing and proposed width of street right-of-way from property line to property line

Shts 1 & 2 9. ✓ Existing and proposed topography, if required by the Office of Planning and Zoning

Shts 1, 2, 3 Notes 17 & 21 10. ✓ Existing and proposed width and type of paving

Sheet 1 11. ✓ Location and width of existing and/or proposed entrances and their relation to entrances on existing properties and properties across the street

Notes 6 & 8 12. ✓ Use, dimensions, and location of all existing buildings on parcel

Sheet 1 & 3 and Architectural exhibits for building dimensions. 13. ✓ Use, dimension, height, front orientation, and location of all proposed buildings or additions, and the proposed use if the use is to be changed

Shts 1 & 2 14. ✓ The location and use of all principal buildings within a minimum distance of 200 feet from the joint side, front, and rear property lines shall be shown

N/A 15. ✓ Appropriate height tent (for apartment buildings and commercial zones)

N/A 16. ✓ Apartment density shall be indicated as follows:

EXAMPLE:

Existing Zoning	--	D.R.-5.5
Proposed Zoning	--	D.R.-16
Gross Area	--	10 acres
Designed Density:		
Gross	--	16 units per acre
Total Units	--	160 units

Note 17 17. ✓ Off-street parking

Parking Data: Number of spaces required
Number of spaces provided

EXAMPLE: (two-story building, offices and apartments)

First Floor:	
Use	apartments
Total Floor Area	6,000 square feet
No. of spaces required	6,000/3.3 per 1,000
No. of spaces provided	19.8=20 spaces
Second Floor:	
Use	apartments
No. of units proposed	12
No. of spaces required	@1.53/unit=21
No. of spaces provided	28

Total Spaces Required	=	41
Total Spaces Provided	=	53

Note 17 Parking Space: Size (minimum 8-1/2 x 18)

Note 17 Paving: Type (must be a durable and dustless surface such as tar and chip, macadam, or bituminous concrete)

Notes 17 & 7 Screening: Size and Type and Location

Note 19 Lighting: Type, location, direction, and height

N/A 18. A curb not less than 8" wide and 6" high must be provided around every parking lot. The curb must be set back 4' from a street right-of-way line, if no parking is anticipated. The curb must setback 10' from the street right-of-way line, if parking is proposed against it.

All Private Roads

Sht 1 & 2 19. Location of streams or drainage courses on or within 50' of property.

Notes 18 and 20 20. Utilities: Location and size of existing water and sewer lines available at site. If water and/or sewer are not available at the site, the location and distance to the nearest lines must be indicated with the proper Baltimore County utility drawing number listed. (This may be indicated on Location Plan described below.) In the event no public water and/or sewerage exists, the means for providing proper water and sewerage disposal must be indicated.

N/A 21. Fire prevention: Location of fire hydrants (Hydrant spacing must conform to the Baltimore County Standard Design Manual and the Fire Prevention Code).

N/A 22. Buildings with zero setbacks must meet building code, as well as fire code requirements with regard to type of construction, windows, etc.

Sheet 1 23. The surveyor shall furnish one (1) copy of a reproducible location plan or an inserted vicinity map on the required site plans, either of which shall reflect the following information:

a. Scale: 1"=200' or 1"=1,000' Base plan is location plan
b. Outline of the parcel(s) in question
c. All existing and proposed streets and expressways in the area
N/A d. Location of available utilities connections, if necessary
N/A e. Approximate size and location of school and church sites or other landmarks in area

____ 24. Plats must be trimmed to a neat 8-1/2" by 11" or where larger prints are necessary, they shall be folded to that size. They must be clear with the lettering distinct.

C. The above information is to be used in part as a guide by the members of the Joint Zoning Advisory Committee.

D. The Joint Zoning Advisory Committee, as established by the County Administrative Officer in 1963, presently consists of ten (10) responsible representatives of various County departments. The Committee reviews zoning petitions weekly.

E. The review by the Joint Zoning Advisory Committee is aimed, not at making a judgment in the appropriateness of the zoning action requested, but rather to assure that all parties are made aware of plans or problems that may have a bearing on the case.

90-362
SPHA

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
George E. Gavrelis	DNW 200 E. Penn. Ave Towson 21204 296-~~3333~~
JACK RINEHART	ARCHITECT for Cows Valley 407 WATER ST. CHARLOTTESVILLE, VA. 22901
Glenn Shaffer	Env. Impact Review Section, DEPRM 401 Bosley Ave Towson
Karen Meyer	Valleys Planning Council PO Box 5402 Towson 21285
Barbara Ramsey - interested party	Owings Mills Times 409 Washington Ave Towson

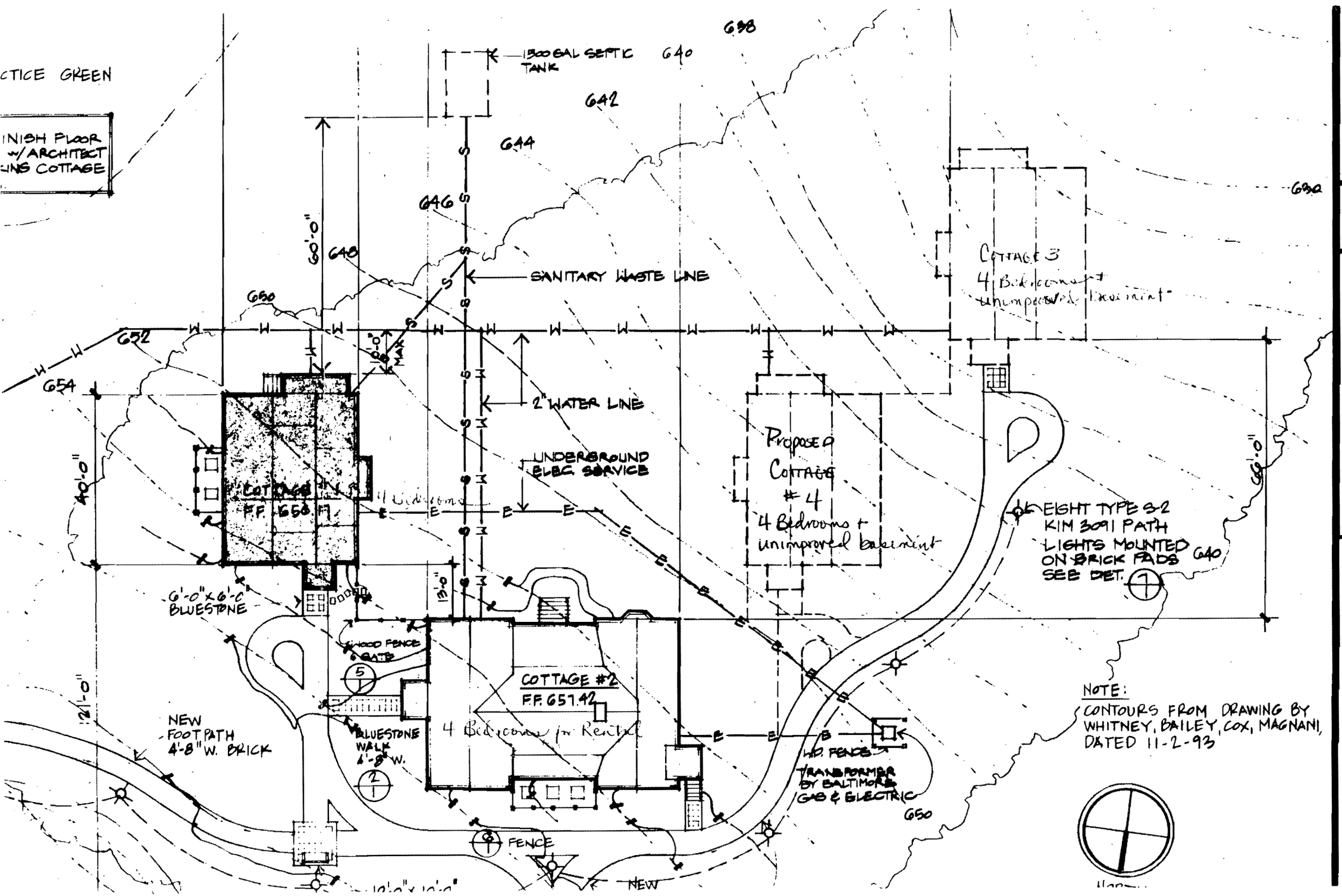
Caves Valley Golf Club

Summary of Golf S.E. Areas

1.	Area golf course - Case 89-409X	783.9 Acres ±
2.	Area added - Case 89-476SPHX	9.2 Acres ±
3.	Present area of golf course	793.1 Acres ±
4.	Refinement of golf course area as requested in 90-362SPHA	
	a. Delete previous maintenance area	-15.3 Acres ±
	b. Expand clubhouse area	+ 2.8 Acres ±
	c. Expand golf holes, etc.	+ 0.5 Acres ±
	d. Subtotal	-12.0 Acres ±
	e. Refined golf course area	781.1 Acres ±
5.	Refined golf course area if Board of Appeals does not approve two additional homesites within RC-5 documented site plan	
	a. Delete 6.7 acres from Fisher parcel to enable two lots	- 6.7 Acres ±
	b. Refined golf course area based on this contingency request	774.4 Acres ±

PETITIONER'S EXHIBIT 1

90-362SPHA



Ca
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REVISIOI

Sept. 2007 - #526 - Boyce v. Balto. Co.

19900362

(2)

RC5
O BE DELETED
PECIAL EXCEPTION
Acres

RC5
NOT INCLUDED IN
GOLF COURSE/COUNTRY CLUB
37.3 Acres

SPECIAL EXCEPTION
EXPANSION AREA 2.8 Acres

PROPOSED EASEMENT
FOR WELL AND SEPTIC

18' BITUMINOUS PAVING

ADDITIONAL SPECIAL EXCEPT. REQUESTS - GOLF USE IN RC5 ROS.

RELOCATED MAINTENANCE FACILITY

CAVES VA
S.M.

GOLF CLUB
CAVES VALLEY CLUB INC.

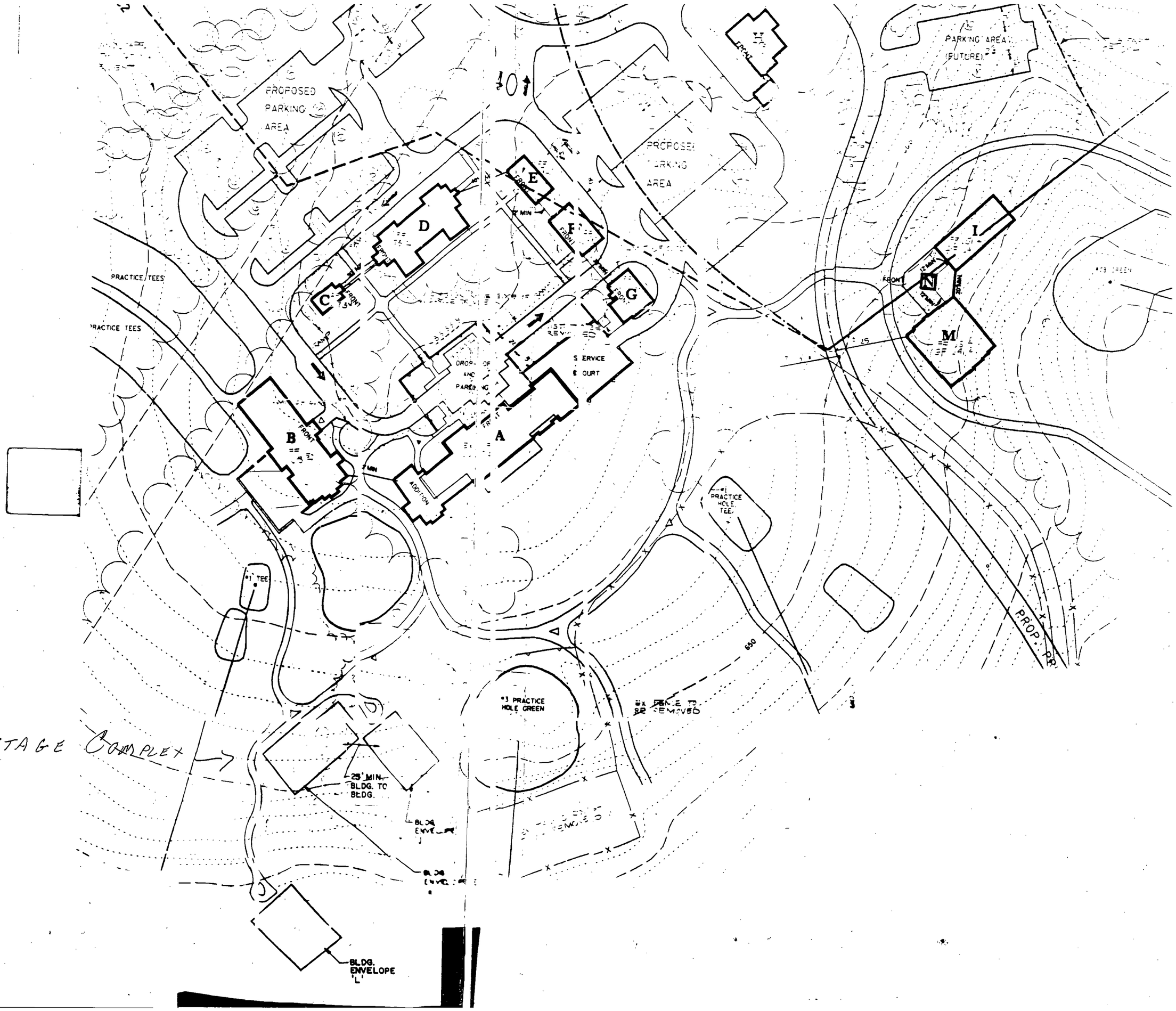
PLAN AND PLAT TO ACCOMPANY ZONING PETITION

ELECTION DISTRICT 4,03

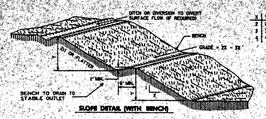
BALTIMORE COUNTY, MARYLAND

ADDED GOLF AREA SKETCH 2-5-90

SCALE:	1" = 200'
JOB ORDER NO.	88015A
ISSUE DATE	12-20-89



COTTAGE COMPLEX

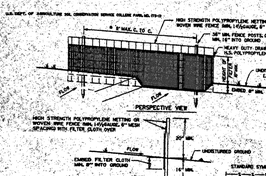


SLOPE DETAIL (WITH BENCHS)

CONSTRUCTION SPECIFICATIONS

1. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND GRADING OPERATIONS AND PERMANENTLY STABILIZED IMMEDIATELY AFTER GRADING IS COMPLETED.
2. ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE SEDIMENT CONTROL REGULATIONS.
3. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AN AMOUNT SUFFICIENT TO COMPLETE FINISH GRADING OF ALL EXPOSED AREAS.
4. AMOUNT OF FILL, DEPTH OF CUT, AND AMOUNT OF TOPSOIL TO REMOVE TREES, VEGETATION AND OTHER OBJECTIONABLE MATERIAL.
5. FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM DENSITY OF THREE HUNDRED (300) STANDARD PROCTOR.
6. FILL MATERIAL SHALL BE FREE OF FROZEN MATERIAL, ORGANIC MATERIAL, TRASH, DEBRIS, STONES EXCEEDING SUITABLE MATERIAL FOR FILL.
7. EXCESS OR UNSUITABLE EXCAVATED MATERIAL SHALL BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS.
8. EXCAVATED TOPSOIL SHALL BE USED IN AREAS TO BE SEEDED OR PLANTED.
9. FROZEN MATERIALS OR SOFT OR MUCKY OR OTHERWISE UNSUITABLE MATERIALS SHALL NOT BE PLACED IN FILLS.
10. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
11. ALL SEEDING SHALL BE IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN AND SHALL BE PERFORMED AT THE EARLIEST POSSIBLE STAGE OF DEVELOPMENT.
12. ALL DISTURBED AREAS MUST BE STABILIZED IMMEDIATELY AFTER GRADING IN ACCORDANCE WITH THE SEDIMENT CONTROL PLAN AND SPECIFICATIONS.
13. SEEDBED AREAS SHALL BE PERMANENTLY STABILIZED WITHIN SEVEN (7) CALENDAR DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF THE STANDARD SPECIFICATIONS.

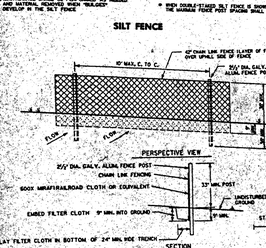
LANDGRADING



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. HIGH STRENGTH POLYPROPYLENE NETTING OR WOVEN WIRE FENCE (MIN. 15½ GAUGE) W/ MESH SPACING NOT EXCEEDING ONE FOOT (6" PREFERRED).
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE



1. ATTACH A CONTINUOUS PIECE OF WIRE MESH (OR CHAIN LINK MESH) TO THE FENCE AT THE BOTTOM TO SUPPORT THE FILTER CLOTH AND PREVENT IT FROM SAGGING AND COLLAPSING.
2. PLACE A PIECE OF FILTER CLOTH BEHIND THE FENCE SO THAT IT EXTENDS INTO THE TRENCH. ALLOW ENOUGH CLOTH SO THAT IT CAN BE SECURELY ATTACHED TO THE FENCE.
3. PLACE THE BOTTOM EDGE OF THE FILTER CLOTH IN A TRENCH LOCATED BETWEEN THE FENCE AND THE UPSLOPE DIRECTION OF FLOW. THE TRENCH SHALL BE AT LEAST 8" WIDE AND DEEP ENOUGH TO ACCOMMODATE THE BOTTOM EDGE OF THE FILTER CLOTH AND ALLOW IT TO BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE TRENCH WITH THE MATERIAL REMOVED FROM THE TRENCH. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER CLOTH.
4. THE FENCE POSTS SHALL BE PLACED SO THAT THE END SPACERS ARE A MINIMUM DISTANCE BOTH ENDS OF THE FENCE.
5. THE FILTER CLOTH SHALL BE FASTENED SECURELY TO THE CONCRETE BUTTER MEMBER THE SIDE OF DUMB OR BOTH SIDES OF THE WALL. PLACE CLOTH BETWEEN STONE AND WALL AND EXTEND FILTER CLOTH AT LEAST 8" ABOVE THE TOP OF THE STONE. HOLD CLOTH SNUGLY AGAINST THE WALL SO THAT ALL RUNOFF PASSES THROUGH THE FILTER CLOTH AND STONE.
6. THE STONE SHALL BE PLACED SO THAT IT COMPLETELY COVERS THE OPENING AND EXTENDS AT LEAST 12" BEYOND THE OPENING ON EACH SIDE.
7. ANY FLOW THAT BYPASSES THE STONE AND FILTER CLOTH MUST BE INSTALLING TEMPORARY EARTH OR ASPHALT DIKES DIRECTING FLOW INTO INLET.

INLET PROTECTION DETAIL

Vegetative Stabilization with Sod

A. Seedbed Preparations

1. Areas of turfgrass and shrubs: Maryland or Virginia State specifications for Maryland or Virginia grade turf are to be used.
2. Soil Amendments: Apply lime at a uniform rate of 1½ tons per acre (minimum 1½ inch depth) or the rate of pulverized limestone required by soil tests, whichever is greater. Apply 600 lbs. per acre of 10-10-10 fertilizer or equivalent. Lime and fertilizer shall be incorporated into the soil to a depth of 4 inches by disking, harrowing or other suitable tillage operations. Operations shall be on the contour wherever practicable. Tillage shall be repeated until a satisfactory seedbed is prepared.
3. Stone: All stone, stones, and rocks on the surface or in the upper 4 inches of soil which are of sufficient size to interfere with seeding, mowing or maintenance operations shall be removed.

B. Seeding

Seed shall be uniformly applied and incorporated to a depth of ½ inch by raking, cultipacking or other acceptable means. Seed shall be applied by hand seeders, cyclone seeders, drills or cultipackers. Hydroseeding may be used on suitable soils. Seeding shall be performed within the following dates:

Spring: February 15 to May 15
Summer: May 15 to August 15
Fall: August 15 to November 30

C. Mulching

Mulch shall be applied to all seeded areas immediately after seeding. Mulch shall be unrotted small grain straw applied at the rate of 1½ to 2 tons per acre. Mulch shall be anchored by a mulch anchoring tool or by asphalt emulsion at the rate of 160 gallons per ton.

D. Maintenance

Inspection and repair of seeded areas shall be performed as necessary until germination and growth are adequate.

SODDING NOTES

C. Sod Installation

1. During periods of excessively high temperature the sod should be lightly irrigated immediately before laying the sod.
2. The sod shall be laid in a straight line with subsequent rows placed parallel to and tightly against the previous row. Lateral joints should be staggered to provide a more uniform appearance. Sod shall not be placed in a manner that will cause stretching or pulling which would result in thinning of the grass. Sod shall be butted tight in order to prevent voids which would cause drying of the roots.
3. On sloping areas, the sod shall be laid with the long dimension parallel to the contour with staggered joints. Secure the sod by tamping and pegging or other approved means.
4. As soon as possible after sodding to any one section, the entire area sodded shall be rolled or tamped to insure solid contact of roots with the soil. The finished sod shall be watered immediately after rolling or tamping to a depth of at least 4 inches. Watering and the use of additional clean sod shall be performed as necessary. The operations of laying, tamping and watering a strip of sod shall be completed within eight hours.

D. Sod Maintenance

1. In the absence of adequate rainfall, watering should be performed daily or as often as necessary during the first week and in sufficient quantities to maintain moist soil to a depth of 4 inches. Watering should be done during the heat of the day to prevent wilting of the sod.
2. After the sod is established, watering as necessary to maintain adequate moisture and vigorous growth.
3. First mowing should not be attempted until the grass is sufficiently rooted to withstand cutting. The grass height should be maintained by the mowing of subsequent cuttings. Grass height shall not be permitted to exceed 3 inches unless approved.
4. Maintenance of established sod should follow specifications found in Table 54-1.

Permanent Seeding Notes

All disturbed areas shall be stabilized as follows:

A. Seedbed preparation:
Loosen upper 3 inches by discing, raking or other acceptable means before seeding.

B. Soil Amendments:
Apply 600 lbs/acre (14 lbs/1000 sq. ft.) of 10-10-10 fertilizer.

C. Seeding:
For periods March 1 through April 30, and from August 15 through November 15 seed with 2½ bu./acre of annual rye (56 lbs/1000 sq. ft.). For the period May 1 through August 15 seed with 2 lbs/acre (.05 lbs/1000 sq. ft.) of Sericea Lespedeza, 40 lbs/acre (1.0 lbs/1000 sq. ft.) of Kentucky 31 tall fescue and 5 lbs/acre (.10 lbs/1000 sq. ft.) of Kobe lespedeza. For the period November 16 through February 28, protect site by:

Option (1) 2 tons per acre of weathered straw mulch and seed as soon as possible in spring.
Option (2) Seed with 100 lbs/acre "Rebel" Winter Rye.
Option (3) Seed with 300 lbs/acre "Rebel" Variety Tall Fescue and mulch with 2 tons/acre weathered straw.

D. Mulching:
Apply 1½ to 2 tons per acre (70-90 lbs/1000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application by using mulch anchoring tool or 218 gallons per acre (5 gals/1000 sq. ft.) of emulsified asphalt on flat areas, 348 gallons per acre (8 gals/1000 sq. ft.) on slopes 8 feet or higher. Use 348 gallons per acre (8 gals/1000 sq. ft.) for anchoring.

E. Inspect all seeded areas and make needed repairs, replacements and reseedings.

PERMANENT SEEDING NOTES

Temporary Seeding Notes

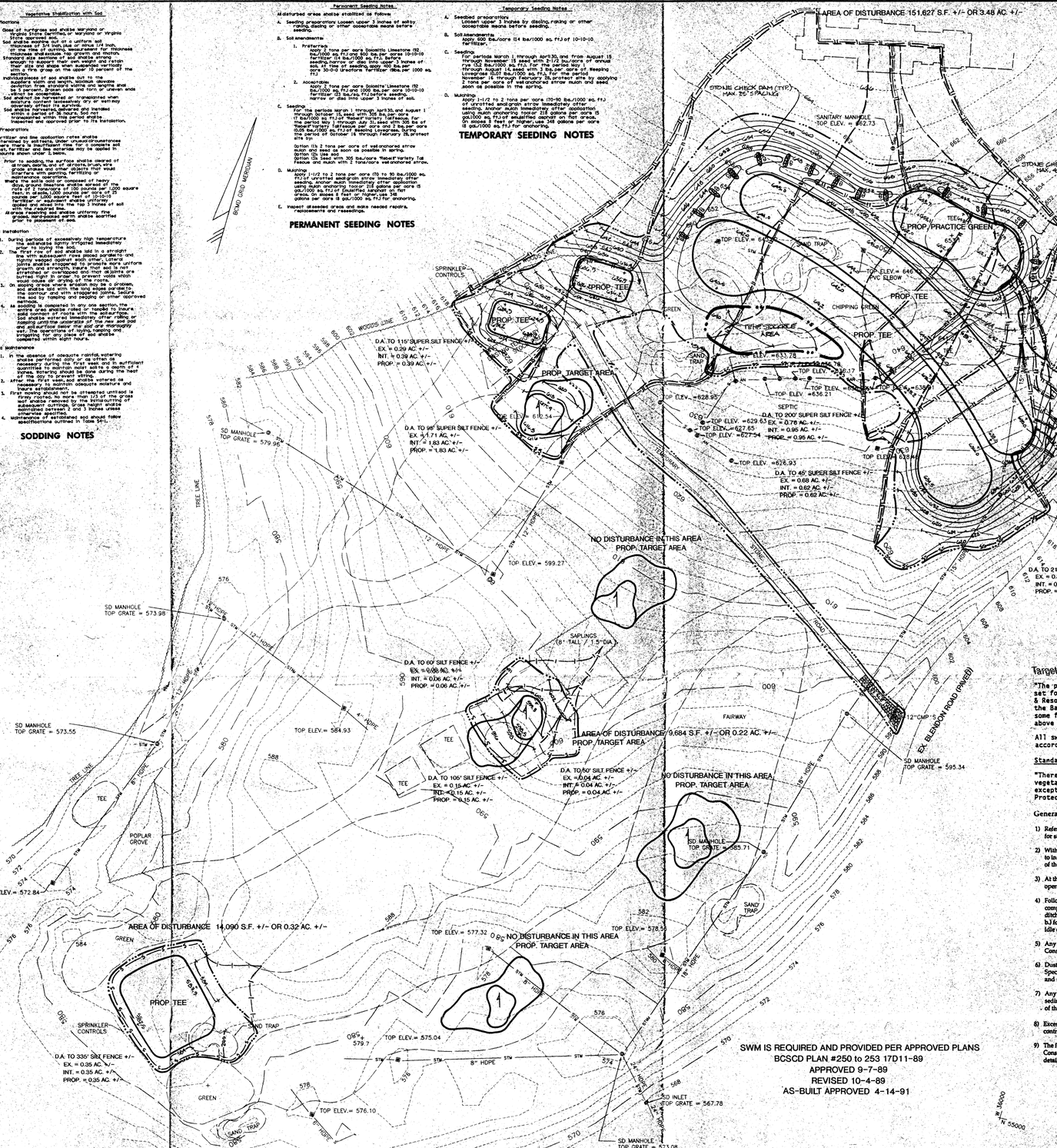
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Loosen upper 3 inches by disking, raking or other acceptable means before seeding.

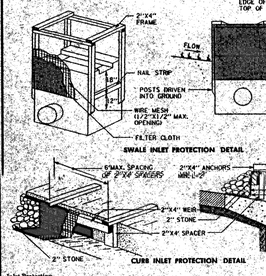
B. Soil Amendments:
Apply 600 lbs/acre (14 lbs/1000 sq. ft.) of 10-10-10 fertilizer.

C. Seeding:
For periods March 1 through April 30, and from August 15 through November 15 seed with 2½ bu./acre of annual rye (56 lbs/1000 sq. ft.). For the period May 1 through August 15 seed with 3 lbs/acre (.07 lbs/1000 sq. ft.) of Kobe lespedeza. For the period November 16 through February 28, protect site by applying 2 tons per acre of weathered straw mulch and seed as soon as possible in the spring.

D. Mulching:
Apply 1-1/2 to 2 tons per acre (70-90 lbs./1000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application by using mulch anchoring tool or 218 gallons per acre (5 gals./1000 sq. ft.) of emulsified asphalt on flat areas, 348 gallons per acre (8 gals./1000 sq. ft.) on slopes 8 feet or higher. Use 348 gallons per acre (8 gals./1000 sq. ft.) for anchoring.

TEMPORARY SEEDING NOTES





Inlet Protection

The contractor is required to install inlet protection on all storm drain inlets with the exception of the following:

*1. Any inlet outfalling directly into a sediment trapping device.

2. Inlets on private or public paved roadways open to the public.

All inlet protection will be installed as directed by the inspector in accordance with the 1983 Maryland Standards and Specifications for Soil Erosion and Sediment Control, Page 21.03 (or as may be amended).

The removal of any inlet protection devices will require approval from the inspector.

* Storm drains are to be flushed prior to removal of trapping device.

CONSTRUCTION SPECIFICATIONS

1. MATERIALS
   A. WOODEN FRAME (LESS OF CONSTRUCTED OF 2" X 4" CONSTRUCTION GRADE LUMBER).
   B. WIRE MESH (1/2"-1/2" MAXIMUM OPENING) TO SUPPORT FILTER FABRIC AND STONE FOR CURB INLETS.
   C. FILTER CLOTH SHALL BE OF A TYPE APPROVED FOR THIS PURPOSE/RESISTANT TO SUNLIGHT WITH SIEVE NUMBER OF 30 OR LESS AND CLEAN, WELL GRADED WASHED COARSE AGGREGATE.
2. PROCEDURE
   A. SWALE INSTALLATION, OR YARD INLET PROTECTION:
      1. EXCAVATE COMPATIBILITY AROUND INLET TO A DEPTH OF 18" BELOW INLET ELEVATION.
      2. PLACE WIRE MESH AROUND INLET AT A DISTANCE OF 18" FROM THE INLET OPENING AND EXTEND MESH 18" BEYOND EACH SIDE OF INLET OPENING. DRIVE POSTS SECURELY INTO GROUND. (IF USING 2"X4" FRAME, STAPLE MESH TO FRAME.)
      3. STRETCH FILTER CLOTH OVER WIRE MESH AND EXTEND IT INTO THE EXCAVATED AREA. ALLOW ENOUGH CLOTH SO THAT IT CAN BE SECURELY FASTENED TO FRAME, AND AT LEAST 8" MORE TO LAY IN BOTTOM OF EXCAVATED AREA.
      4. BACKFILL AROUND INLET WITH EXCAVATED MATERIAL TO A LEVEL JUST BELOW INLET GRATE OR TOP ELEVATION OF FRAME. TAMP BACKFILL FIRMLY.
      5. PLACE STONE OVER FILTER CLOTH IN AN EVEN LAYER AT LEAST 2" THICK OVER ENTIRE AREA. ENSURE THAT FILTER CLOTH IS NOT EXPOSED.
      6. WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED, THE STRUCTURE MUST BE INSPECTED THOROUGHLY AND THE FILTER FRAME AND LARGE STONE REMOVED.
   B. CURB INLET PROTECTION:
      1. USE A 2" CONSTRUCTION STONE OR WIRE MESH (1/2"-1/2" MAXIMUM MESH) BY TWO(2) FEET (2') WIDE FILTER CLOTH.
      2. PLACE A PIECE OF FILTER CLOTH OVER THE TOP OF THE INLET AND EXTEND IT DOWN THE SIDES AT LEAST 8" BEYOND THE OPENING. ATTACH TO THE BACK OF THE CURB.
      3. PLACE WIRE MESH OVER THE FILTER CLOTH TO PREVENT THE FILTER CLOTH FROM BEING LOCATED BETWEEN THE STONE AND THE INLET OPENING.
      4. PLACE STONE OVER WIRE MESH IN AN EVEN LAYER AT LEAST 2" THICK OVER ENTIRE AREA. ENSURE THAT WIRE MESH AND FILTER CLOTH ARE NOT EXPOSED.
      5. WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED, THE STRUCTURE MUST BE INSPECTED THOROUGHLY AND THE FILTER CLOTH AND STONE REMOVED.

DUST CONTROL SPECIFICATIONS

Temporary Methods

A. Mulching - See standards for vegetative stabilization with mulching when protection is required for longer than 30 days or as directed by Construction Supervisor.

B. Vegetative Cover - See standards for temporary vegetative cover.
   Mulching shall not be applied when wind velocity is more than 5 miles per hour unless effective dust control measures are provided.

	Rate (Gal./Sq. Yd.)	Type of Dilution	Apply (Gal./Sq. Yd.)
Asphalt emulsion	RS	Coarse Spray	1,000
Latex emulsion	12.5%	Fine Spray	235
Resin-in-water emulsion	12	Fine Spray	300

C. Tillage - To roughen surface and bring clods to the surface. This is an emergency measure to be used only when all other methods fail. Plowing, discing or harrowing may be used across the slope to produce a rough surface. Chisel plowing will be performed to a depth sufficient to bring clods to the surface.

D. Irrigation - Sprinkle site with water until surface is wet enough to prevent dust blowing. Irrigation shall be sufficient to prevent dust blowing but not enough to cause runoff.

E. Barriers - Solid board fences, snow fences, burlap fences, silt fences, or similar barriers may be used to control blowing dust.

F. Calcium Chloride - Apply at a rate that will keep surface moist. May need reapplication.

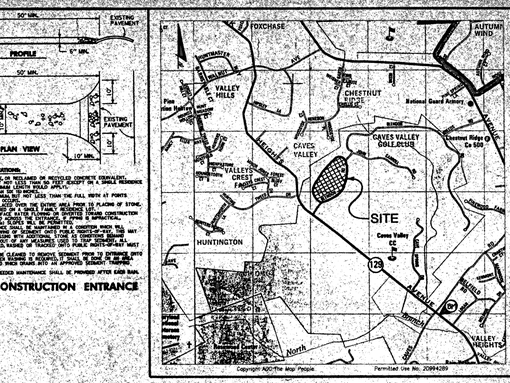
Permanent Methods

A. Permanent Vegetation - See standards for permanent vegetative cover. May be used in conjunction with mulching. Consult local agricultural advisory agencies for assistance in determining adaptable species.

B. Topsoiling - Covering with less erosive materials. See standards for topsoiling.

C. Stone - Cover surface with crushed stone or coarse gravel.

DUST CONTROL SPECIFICATIONS



CONSTRUCTION SPECIFICATIONS

1. PLACE STONE AT ENTRANCE WHERE VEHICLES ENTER OR LEAVE SITE.
2. USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
3. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE 30 FEET MAY BE ACCEPTABLE).
4. THICKNESS - NOT LESS THAN SIX (6) INCHES.
5. WIDTH - TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. WIDTH ESTABLISHED BY LOCAL JURISDICTION MAY BE REQUIRED.
6. GEOTEXTILE - PLACE GEOTEXTILE OVER THE ENTIRE AREA BEFORE PLACING OF STONE.
7. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION EXITS SHALL BE PIPED ACROSS THE ENTRANCE, MAINTAINING THE FLOW LINE OF THE ROADWAY DITCH. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
8. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
9. WASHING - WHEEL WASHING MAY BE REQUIRED TO ENSURE THAT SEDIMENT IS NOT TRACKED ONTO PUBLIC RIGHTS-OF-WAY. WASHWATER SHALL BE CONTROLLED TO PREVENT FLOODING OF PUBLIC RIGHTS-OF-WAY. WASHWATER SHALL BE DISCHARGED TO A SEDIMENT CONTROL SYSTEM.
10. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

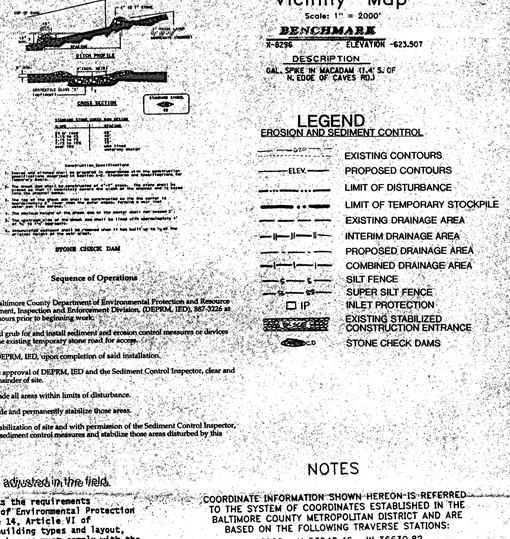
STABILIZED CONSTRUCTION ENTRANCE

Vicinity Map

Scale: 1" = 2000'

BENCHMARK
X-8296 ELEVATION -623.507

DESCRIPTION
DAL. SPIKE IN MACADAM (1.4' S./ OF N. EDGE OF CAVES RD.)



Sequence of Operations

1. Notify Baltimore County Department of Environmental Protection and Resource Management, Inspection and Enforcement Division, (DEPRM, IED), 887-3226 at least 48 hours prior to beginning work.
2. Clear and grub for and install sediment and erosion control measures or devices only. Use existing temporary stone road for access.
3. Notify DEPRM, IED, upon completion of said installation.
4. With the approval of DEPRM, IED and the Sediment Control Inspector, clear and grub remainder of site.
5. Mass grade all areas within limits of disturbance.
6. Fine grade and permanently stabilize those areas.
7. Upon stabilization of site and with permission of the Sediment Control Inspector, remove sediment control measures and stabilize those areas disturbed by this process.

LEGEND

EROSION AND SEDIMENT CONTROL

- 200 — EXISTING CONTOURS
- ELEV. — PROPOSED CONTOURS
- LIMIT OF DISTURBANCE
- LIMIT OF TEMPORARY STOCKPILE
- EXISTING DRAINAGE AREA
- INTERIM DRAINAGE AREA
- PROPOSED DRAINAGE AREA
- COMBINED DRAINAGE AREA
- SILT FENCE
- SUPER SILT FENCE
- IP — INLET PROTECTION
- EXISTING STABILIZED CONSTRUCTION ENTRANCE
- STONE CHECK DAMS

Target areas are approximate and may be adjusted in the field.

"The proposed grading shown on this plan meets the requirements set forth by the Baltimore County Department of Environmental Protection & Resource Management and complies with Title 14, Article VI of the Baltimore County Code. However, due to building types and layout, some field adjustments may be required. All changes must comply with the above mentioned requirements."

All swales have been design by the engineer to convey runoff according Baltimore County Dept. of Public Works design standards.

Standard-Nondisturbance Note:

"There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer Easement or other forest retention areas, except as permitted by the Baltimore County Department of Environmental Protection & Resource Management."

NOTES

COORDINATE INFORMATION SHOWN HEREON IS REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:

16022	N 53942.46	W 36630.82
16023	N 54695.21	W 37580.92

UTILITIES SHOWN HEREON ARE BASED SOLELY ON FIELD LOCATION. NO COMPARISON TO, OR ENHANCEMENT HAS BEEN MADE FROM ANY UTILITY DRAWINGS. THE LOCATION OF ANY UNDERGROUND UTILITY SHOWN HEREON IS APPROXIMATE AND MUST BE VERIFIED!!

LEGEND

- 200 — EXISTING CONTOURS
- STM — EXISTING STORM DRAIN
- SAN — EXISTING SANITARY
- EXISTING FEATURES
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- SANITARY MANHOLE
- YARD INLET
- SPRINKLER

TOTAL AREA OF DISTURBANCE 188,901 S.F. +/- OR 4.34 AC. +/-

SWM IS REQUIRED AND PROVIDED PER APPROVED PLANS
BCSCD PLAN #250 to 253 17D11-89
APPROVED 9-7-89
REVISED 10-4-89
AS-BUILT APPROVED 4-14-91

LAND SHOWN AND ALL ADJACENT LAND IS OWNED BY CAVES VALLEY CLUB, INC.
PLAT ONE OF CAVES VALLEY GOLF CLUB
SM 63/063
Deed Ref. SM 8539/152

OWNER'S/DEVELOPER'S CERTIFICATION:

I/We hereby certify that any clearing, grading, construction and/or development will be done pursuant to this plan and that any responsible personnel involved in this construction project will have a Certificate of Attendance at a Maryland Department of the Environment approved training program for the control of sediment and erosion before beginning the project. I/We also certify that the site will be inspected at the end of each working day, and that any needed maintenance will be completed so as to insure that all sediment control practices are left in operational condition. I/We authorize the right of entry for periodic on-site evaluation by the Baltimore County Soil Conservation District Board of Supervisors or their authorized agents.

Bruce E. Cadarelli — 1/19/95
Signature Owner/Developer — Date

BRUCE E. CADARELLI — GOLF COURSE + PROPERTY MANAGER
Print Name — Title

Owner's/Developer's Certification:
I/We certify that all grading on this site will be done in accordance with the current grading requirements as set forth by the Baltimore County Department of Environmental Protection and Resource Management and with the requirements specified in Title 14, Article VI of the Baltimore County Code.

Bruce E. Cadarelli — Golf Course + Property Manager — 1/19/95
Signature of Owner/Developer — Title — Date

BRUCE E. CADARELLI
Print Name

Owner's/Developer's Certification - Air Quality:
I acknowledge that I am responsible under the Code of Maryland Regulations (26.11.06.03.) to prevent particulate matter from becoming airborne due to grading, land clearing, excavation, construction or other related activities. I have received a copy of "Guidelines to the Air Pollution Regulations for Controlling Excessive ABP (dust) on Activity Sites" which includes a copy of COMAR 26.11.06.03. I will contact the Bureau of Air Quality, Field Services (887-3775) at least three days prior to beginning work.

Bruce E. Cadarelli — Golf Course + Property Manager — 1/19/95
Signature of Owner/Developer — Title — Date

BRUCE E. CADARELLI
Print Name

CONSULTANT'S CERTIFICATION:

I certify that this plan of erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site, and that this plan was prepared in accordance with the requirements of the Baltimore County Soil Conservation District and the current State of Maryland Specifications for Soil Erosion and Sediment Control. I have reviewed this erosion and sediment control plan with the owner/developer.

Larry W. Wallace — 1/19/95
Signature — Date

LARRY W. WALLACE — 16998
Print Name — MD License Number

BALTIMORE COUNTY
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
APPROVED FOR GRADING
2-22-95
Date

Baltimore County Soil Conservation District
APPROVED FOR SEDIMENT CONTROL 2-15-95
DATE
DISTRICT OFFICIAL
PLAN No. 030-17C10-95
Technical Review for the District by: QC.
USDA SOIL CONSERVATION SERVICE

If a grading permit has not been obtained within two years of this approval, the plan shall be re-submitted to the District.

DMW
Daft · McCune · Walker, Inc.
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
200 East Pennsylvania Avenue, Towson, Maryland 21286
410 296 3333
Fax 296 4705

CAVES VALLEY GOLF CLUB

FINAL GRADING PLAN EROSION AND SEDIMENT CONTROL PLAN

ELECTION DISTRICT 4 — BALTIMORE COUNTY, MARYLAND

LICENSED PROFESSIONAL ENGINEER No. 16968 — 1-19-95

ISSUE DATES

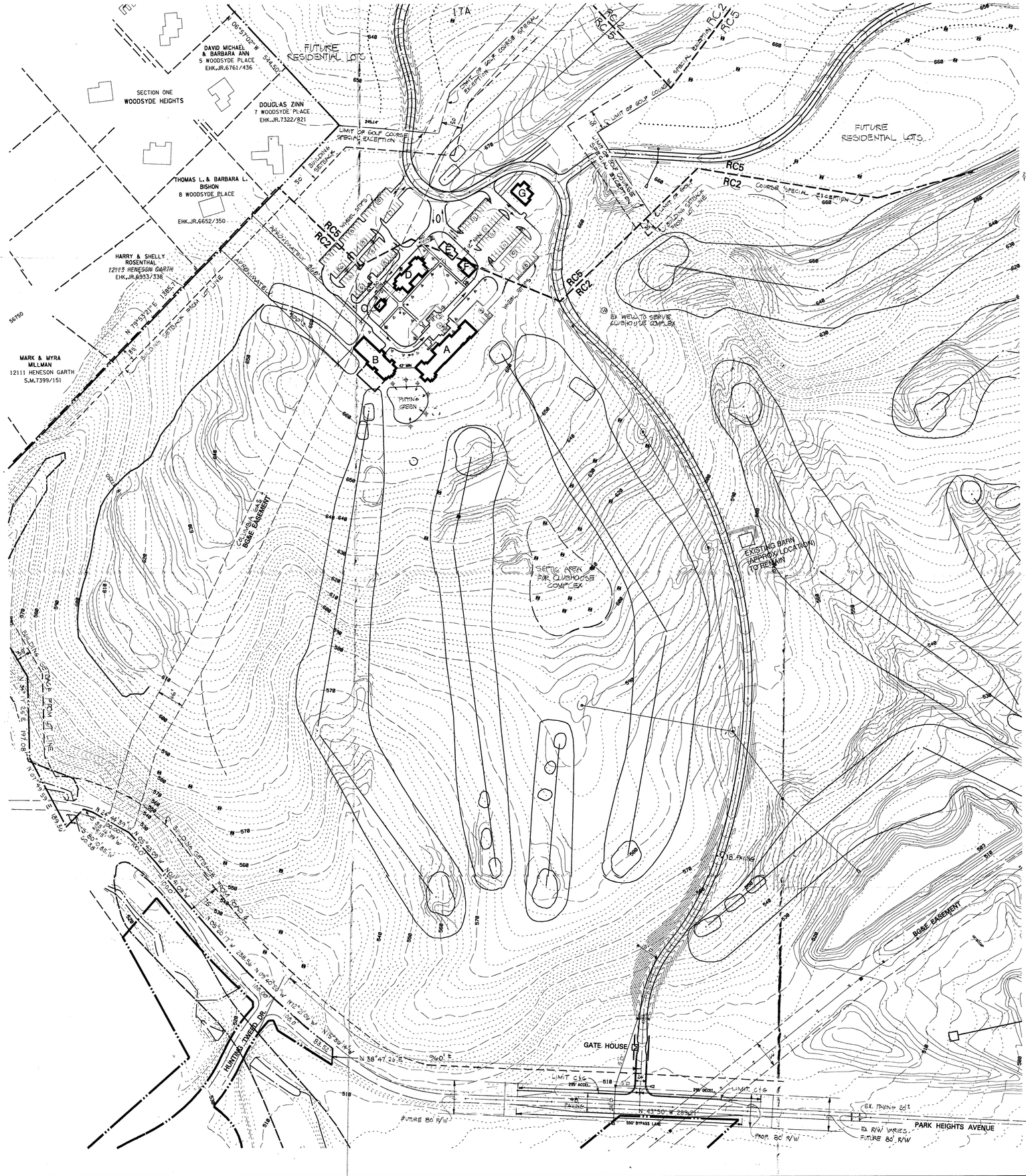
REVIEW: 1-19-95
BID:
PERMIT:
CONSTRUCTION:

BASE: DEW
DRAWN: CRW
DESIGNED: CRW
CHECKED BY: LWW
DATE CHECKED: 1-19-95
SCALE: 1" = 50'
PROJECT NO. 94007C
DRAWING

DATE	BY	REVISIONS
1-20-95	CRW	PER BCSCD COMMENTS
2-3-95	CRW	PER COUNTY COMMENTS

ESC-1

Fn: 94007C D.L.: SURFACE2


DAVID MICHAEL & BARBARA ANN
5 WOODSYDE PLACE
EHK.JR.6761/436
S44.50'
DOUGLAS ZINN
7 WOODSYDE PLACE
EHK.JR.7322/821
SECTION ONE
WOODSYDE HEIGHTS
THOMAS L. & BARBARA L. BISHON
8 WOODSYDE PLACE
EHK.JR.6652/350
HARRY & SHELLY ROSENTHAL
12113 HENESSIN GARTH
EHK.JR.6933/338
MARK & MYRA MILLMAN
12111 HENESON GARTH
S.M.7399/151
FUTURE RESIDENTIAL LOTS
LIMIT OF GOLF COURSE SPECIAL EXCEPTION
BUILDING SETBACK LINE
APPROXIMATE
RC5 RC2 COURSE SPECIAL EXCEPTION
RC5 RC3
RC2 RC5
EX WELL TO SERVE CLUBHOUSE COMPLEX
PUTTING GREEN
A
B
C
D
E
F
G
EXISTING BARN (APPROX LOCATION) TO REMAIN
SEPTIC AREA FOR CLUBHOUSE COMPLEX
COLUMBIA GAS ROAD EASEMENT
GATE HOUSE
HUNTING TWEED DR.
18 PAVING
FUTURE 80' R/W
PROP 80' R/W
EX. R/W VARIES - FUTURE 80' R/W
PARK HEIGHTS AVENUE
550' BYPASS LINE
N 38°47'22" E 360' ±
N 43°50' W 289.21'
N 79°52'27" E 1985.11'
N 01°43'55" E 1971.08'
N 10°43'20" W 1021.29'
N 05°57'02" W 544.50'
N 09°40'55" W 336.54'
N 12°20'00" W 165.00'
N 15°25'00" W 165.00'
N 18°35'00" W 165.00'
N 21°45'00" W 165.00'
N 25°55'00" W 165.00'
N 30°05'00" W 165.00'
N 33°15'00" W 165.00'
N 36°25'00" W 165.00'
N 39°35'00" W 165.00'
N 42°45'00" W 165.00'
N 45°55'00" W 165.00'
N 49°05'00" W 165.00'
N 52°15'00" W 165.00'
N 55°25'00" W 165.00'
N 58°35'00" W 165.00'
N 61°45'00" W 165.00'
N 64°55'00" W 165.00'
N 68°05'00" W 165.00'
N 71°15'00" W 165.00'
N 74°25'00" W 165.00'
N 77°35'00" W 165.00'
N 80°45'00" W 165.00'
N 83°55'00" W 165.00'
N

- PROPERTY BOUNDARY
- EXISTING ZONE LINE
- CONTOUR LINE, 10' INTERVAL
- EDGE OF WETLANDS
- STREAM BUFFER
- POWER TRANSMISSION TOWER
- STREAM
- PROPOSED FUTURE GOLF HOLE
- POND, EXISTING
- PROPOSED FUTURE POND
- INTERIOR PROPERTY LINE
- PROPOSED GOLF CART PATH
- NATURAL RESOURCE CONSERVATION LINE
- LIMIT OF 100 YEAR FLOODPLAIN
- LIMIT OF SPECIAL EXCEPTION

FORMER MAINTENANCE AREA TO BE REMOVED FROM GOLF COURSE SPECIAL EXCEPTION AND TO BE UTILIZED FOR RESIDENTIAL LOTS. MAINTENANCE AREA RELOCATED IN RC2 AS SHOWN (SEE SHEET 3 FOR DETAILS)

AREA TO BE ADDED TO SPECIAL EXCEPTION FOR CLUBHOUSE COMPLEX (SEE SHEET 3 FOR DETAILS) AND GOLF COURSE

RC2 AREA WITHIN GOLF COURSE SPECIAL EXCEPTION TO SERVE ADJOINING RC5 LOTS BY EASEMENTS AND PROVIDE WELLS AND SEPTIC SITES WITHIN AN RC2 ZONE, AS SHOWN

AREA OF FORMER FISHER TRACT TO BE DELETED FROM GOLF COURSE SPECIAL EXCEPTION IF REQUEST FOR 34 LOTS IN RC-5 IS NOT APPROVED

Vicinity Map
Scale 1"=1000'

GREENSPRING AVENUE
CHELLIS CT.
WOODSYDE CT.
HENSON GARTH
WOODSYDE PLACE
PINEWOOD FARM COURT
CHARTWELL COURT
MARBROOK RD.
CAVES ROAD
HUNTING TWEED DRIVE
PARK HEIGHTS AVENUE (MARYLAND RTE. 129)
PRIVATE DRIVEWAY

RC5
RC2
RC5 AREA TO BE DELETED FROM SPECIAL EXCEPTION 15.3 Acres
NOT INCLUDED GOLF COURSE/ COUNTRY CLUB
NOT INCLUDED IN GOLF COURSE/COUNTRY CLUB 36.8 Acres
SPECIAL EXCEPTION EXPANSION AREA 2.8 Acres
SPECIAL EXCEPTION EXPANSION AREA 0.12 Acres
SPECIAL EXCEPTION EXPANSION AREA 0.10 Acres
SPECIAL EXCEPTION EXPANSION AREA 0.27 Acres
PROPOSED EASEMENT FOR WELL AND SEPTIC
6.7 ACRE AREA TO BE DELETED FROM SPECIAL EXCEPTION
6.7 Acres
3.8 AC.

GATE
GATE HOUSE
PUMP HOUSE
STORMWATER MANAGEMENT RESERVATION
PROPOSED POND
PROPOSED ENTRANCE DRIVE
PROPOSED UNDERGROUND B.G.& E. LINE
BG&E UNDERGROUND TERMINATION STATION
RELOCATED MAINTENANCE FACILITY
EXIST. RESIDENCE PROPOSED CLUB HOUSE
EXIST. SWIMMING POOL & TENNIS COURT
EXIST. BARN / STORAGE
EXIST. TENANT FARM HOUSE
PRACTICE AREA
PRACTICE HOLES
PROP. SHELTER & FOUNTAIN
PROP. ACCESS AND UTILITY EASEMENT
PROP. 50' ACCESS EASEMENT
PROP. PAVING
ROAD WIDENING PER CRG REQUIREMENTS
POINT OF BEGINNING
SEE SHEET 3
CONTINUED ON SHEET 2

WILLIAM F. PORTER & WIFE EHK.JR. 6634/465
PLAT OF SPRINGWOOD EHK.JR. 41/77
CAVEMEN PROPERTIES S.M. 7190/489
STEPHAN GEORGE SIMMERS & MARY LYNCH SIMMERS EHK.JR. 5696/544
HOWARD CALVIN PRICE & PATRICIA LYNCH PRICE EHK.JR. 6201/585
BLANCHE SCOTT KEIR EHK.JR.5431/980
PLAT OF FIRST AMENDED WORTHINGTON VALLEY ESTATES EHK.JR. 47/8
ALVIN B. KRONGARD & WIFE OTG. 5048/98
ALVIN B. KRONGARD & WIFE OTG. 4977/112
RICHARD SHOFER & WIFE OTG 4909/317
FORMER KATHARINE L. FISHER TRAC. LMC.LM. 87 NOW A PART OF CAVES VALLEY, INC.
ALINE HAZEL JONES & GRACE CARMANIA JONES EHK.JR.5737/14
MINOR C.K. JONES LMC.LM. 899/146
CAVES VALLEY CLUB INC. 580 PARCEL S.M. 8029/720
CAVES VALLEY CLUB INC. S.M. 8029/737
CAVES VALLEY CLUB INC. 2ND PARCEL S.M. 8029/720
CAVES VALLEY CLUB INC. 1ST PARCEL S.M. 8029/720
CAVES VALLEY CLUB INC. 2ND PARCEL S.M. 8000/440
CAVES VALLEY CLUB INC. S.M.8000/451
CAVES VALLEY CLUB INC. S.M. 8000/446
SECTION ONE WOODSYDE HEIGHTS EHK.JR. 50/66
SECTION TWO WOODSYDE HEIGHTS EHK.JR. 52/2
SUBDIVISION PLAT OF PROPERTY OF SAMUEL & JANE SILVERMAN EHK.JR.44/36
HUNTINGTON SECTION ONE EHK.JR. 50/66
A RESUBDIVISION OF PINEWOOD FARM EHK.JR.41/13
A RESUBDIVISION OF PINEWOOD FARM EHK.JR.50/123
PLAT OF BURGESS SUBDIVISION EHK.JR. 53/36
AMENDED PLAT OF SIMEON YARUTA PROPERTY EHK.JR. 43/109
PLAT OF SIMEON YARUTA PROPERTY EHK.JR. 41/45
PLAT OF SIMEON YARUTA PROPERTY EHK.JR.45/83
SIMEON YARUTA W.J.R. 3578/148
SIMEON YARUTA W.J.R. 3578/147
PLAT OF MARIE T. GRADY PROPERTY EHK.JR.48/81
JAMES HOOPER & WIFE W.J.R. 3700/611
RANDOLPH BOLLING HUBBARD & WIFE W.J.R. 3700/615

PETITIONER'S EXHIBIT 3
90-362-SPHA

THE WHITING-TURNER CONTRACTING CO.
300 E. JOPPA ROAD, TOWSON
BALTIMORE, MARYLAND 21286-3048
301-821-1100

DAFT McCUNE WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS SURVEYORS
200 EAST PENNSYLVANIA AVENUE
TOWSON, MD. 21204
TELEPHONE 301-296-3333

GOLF CLUB
CAVES VALLEY CLUB INC.
PLAN AND PLAT TO ACCOMPANY ZONING PETITION

ELECTION DISTRICT 4,03 — BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 200'

6.7 ACRE AREA TO BE DELETED FROM SPECIAL EXCEPTION

NOT INCLUDED IN PETITION FOR GOLF COURSE /COUNTY CLUB

GRACE GARMANIA JONES
CMS.JR.979/14

MINOR C.K. JONES
LMC.L.M. 859/146

CAVES VALLEY CLUB INC.
3RD PARCEL
S.M. 8029/720

CAVES VALLEY CLUB INC.
S.M. 8029/737

CAVES VALLEY CLUB INC.
2ND PARCEL
S.M. 8029/720

CAVES VALLEY CLUB INC.
1ST PARCEL
S.M. 8029/720

CAVES VALLEY CLUB INC.
4TH PARCEL
S.M. 8029/720

CAVES VALLEY CLUB INC.
2ND PARCEL
S.M. 8000/440

CAVES VALLEY CLUB INC.
S.M. 8000/445

CAVES VALLEY CLUB INC.
S.M. 8000/451

HUNTINGTON
SECTION ONE
EHK.JR. 50/66

HUNTINGTON
SECTION TWO
EHK.JR. 55/13

HUNTINGTON
SECTION ONE
EHK.JR. 50/66

HUNTING TWEED DRIVE

PARK HEIGHTS AVENUE (MARYLAND RTE. 129)

PROPOSED POND

PROPOSED POND

PROPOSED POND

PUMP HOUSE

PROPOSED UTILITY HOUSE FOR WELL

GATE HOUSE

SEE SHEET 3

18' PAVING

24' PAVING

WIDENING PER CRG REQUIREMENTS

CONSOLIDATED GAS ELECTRIC & LIGHT CO.

3.8 AC. ±

PROP. UNDERGROUND TERMINATION STATION

GOLF COURSE IRRIGATION SYSTEM WELL SUPPLY

PRIVATE DRIVEWAY

ROAD WIDENING PER CRG REQUIREMENTS

POINT OF BEGINNING

NOT INCLUDED IN PETITION FOR GOLF COURSE /COUNTY CLUB

PLAT OF MARIE T. GRADY PROPERTY
EHK.JR.48/87

JAMES HOOPER & WIFE
W.JR. 3100/411

RANDOLPH BOLLING HUBARD & WIFE
EHK.JR. 3984/291

LILLY L. CROSS
W.JR. 3459/303

SIDNEY FRIEDMAN & WIFE
EHK.JR. 6778/141

SIMEON YARUTA
W.JR 3578/144

SIMEON YARUTA
W.JR 3578/147

PLAT OF SIMEON YARUTA PROPERTY
EHK.JR.45/33

LOT 1
PLAT OF GEORGE C.DOUB & WIFE PROPERTY
EHK.JR. 43/88

GEORGE C. DOUB & WIFE
J.M.O.L.M. 9177/750

CAVES ROAD

CAVES FARM INVESTMENT CO.
RRG.4245/212

ROSEWOOD STATE TRAINING SCHOOL
WFC 403/48

RESUBDIVISION OF
LOUIS A. HOGAN PROPERTY
S.M. 55/122

ATLANTIC SEABOARD GAS PIPELINE

TRANSCONTINENTAL GAS PIPELINE

LIMIT OF WETLANDS

ARNOLD M. SELIGMAN
OLD 2543/443

S & R INVESTORS
EHK.JR. 6517/801

RC2

RC5

N 56,000

N 54,000

N 52,000

N 50,000

W 34,000

Request for Special Exception for Golf Course Use within Existing RC-2 and RC-5 Zones

*1. Existing Zoning: RC-2 and RC-5. See plat for zone lines.

*2. Requested Special Exception:

Country Club/Golf Course and appropriate facilities as set forth in petitions and as shown on this plan

*3. Site Area:

A. RC-2 area northeast of Park Heights 409.7 acres ±

B. RC-5 area included in golf course northeast of Park Heights 7.0 acres ±

C. RC-2 area Southeast of Park Heights 362.4 acres ±

D. Total area within golf course 781.1 acres ±

*4. Existing Use:

Golf course, currently under construction.

The area within the golf course special exception includes the golf holes and a large portion of undeveloped property consisting mainly of fallow fields. The remainder of the site not in the golf course special exception is generally undeveloped woodland.

5. Proposed Principle Uses: A golf course

The golf course includes:

A. 18 holes of championship golf play area, including tees, roughs, hazards, fairways and greens (90 acres total exclusive of hazards).

B. Paths (including bridges) for golf carts, pedestrians (players), and course/club maintenance and emergency vehicles.

C. Private infrastructure serving golf course facility, including, but not limited to: irrigation and necessary water distribution mains, laterals and remote control wiring, private three phase and two phase electrical distribution, storm drainage lines, conduits and wiring for private and public telephone and cable TV lines, miscellaneous conduits for future electrical utilities and communication wiring.

D. Aesthetic and functional ponds and other water impoundments.

*6. Demolition:

The area encompassed by the golf course includes several existing residential structures and accessory buildings. Present plans contemplate that all existing structures, with the exception of Krongard residence, will be razed. The existing swimming pool and tennis court will also be removed prior to opening of the courses.

*7. Maintenance Facility: (see Sheet 3)

The Club will maintain the proposed golf course facility and related property by employing trained professional maintenance staff. The maintenance facility will be located as shown on the amended plans accompanying these petitions. Its component elements will include but not be limited to:

A. Maintenance Building, including administration, shop and equipment storage.

B. Support outbuildings for bulk materials, equipment and cart maintenance.

C. Facilities for storing and dispensing diesel and gasoline fuels.

D. Employee parking and additional outdoor storage areas for equipment and bulk materials.

E. A Residential Facility either in one of the maintenance complex structures or in the alternative, in a separate facility to be owned by the Club, as shown on the plan. The occupants shall be limited to club employees, specifically the golf course superintendent or people under his supervision. The separate residential facility shall provide housing for the club employee and family.

*8. Clubhouse Facility: (see Sheet 3)

The Club will maintain a clubhouse facility to serve the golfing and related needs of the membership. The clubhouse facility will be located as shown. Its component elements in Phase I will include, but not be limited to:

A. Clubhouse: The Club will renovate and expand the existing Krongard residence which will serve as the

G. Resident Manager's House: a private residence for the Resident Manger and family, to be owned by the Club,

H. Parking areas, and

I. Other facilities customarily associated with a golf course clubhouse complex.

Phase II of construction will include the following structures:

J. Housekeeping, including laundry and storage facilities.

K. 19th Hole Facility, including overnight guest bedrooms and spaces for gathering and informal dining.

L. Up to three cottages for overnight guest accomodations.

The Clubhouse complex, including the Clubhouse itself, Phase I Guest House, 18th hole facility, and the cottages will provide overnight accomodations in a maximum of 28 bedrooms for not more than 40 members and their guests. All overnight accomodations will be available only for club members and members's guests visiting the Club in order to use its golf facilities. Such overnight accomodations are often found at golf clubs with a significant number of non-resident members and are appropriate facilities to include in a golf/country club of this type.

*9. Other Accessory Uses:

Accessory uses normally provided as a part of a golf course facility will include golf course rain and shade structures, rest rooms and light food and snack facilities at appropriate locations on the course.

10. Other Recreational Uses:

The Club may locate up to 6 tennis or racket courts and a single swimming pool of up to 25 yards in length (plus a diving area) in the general clubhouse complex area.

11. Signs:

Sign shall be in accordance with provisions of Section 413.1, Baltimore County Zoning Regulations, and such other

13. Topography:

Existing topography is based on Daft-McCune-Walker, Inc. field run control and boundary survey with Photo-Science 100 scale photogrammetry dated December 28, 1988.

*14. Tree Cover:

The golf course is currently under construction. Tree clearing limits have been established with Baltimore County DEPRM to minimize disturbance.

*15. Stream Crossings:

Areas disturbed for golf cart stream crossings shall be revegetated to the following minimum standards:

Cart paths will be field aligned to avoid major deciduous trees. Disturbed areas will be planted with indigenous species of understory trees, shrubs and herbaceous plant material. All plantings will be spaced according to their present density. Plantings are to be used to stabilize disturbance to stream embankments, and to provide adequate canopy for the stream channel.

*16. RC-2 and RC-5 Building Standards: (see Sheet 3 and Petition form for requested variances related to distances between buildings.)

RC-2

A. Height shall not exceed 35 feet except as may be permitted by Section 300, Baltimore County Zoning Regulations.

B. Standards for accessory structures on the course shall be developed as a component of architectural restrictions.

C. Buildings shall be setback a minimum of 75 feet from the centerline of Park Heights Avenue or 35 feet from any lot line other than a street line.

RC-5

A. Height shall not exceed 35 feet except as permitted by Section 300.1, Baltimore County Zoning Regulations.

B. Standards for accessory structures on the course shall

*17. Parking:

Off street parking shall be provided for employees and members of this facility. No less than 144 spaces shall be provided (18 holes at 8 spaces/hole). All parking areas shall be 8-1/2' x 18' and shall be provided with a durable, dustless surface property drained so as not to create any undesirable conditions. All parking areas shall be screened in accordance with the provisions of the Baltimore County Landscape Manual adopted May 7, 1988, and the community agreement established with the Worthington-Woodyoke Community group.

*18. Utilities:

The site is not served by public water or sewerage lines. It is expected that water supply and sewage disposal for the clubhouse, maintenance and accessory use facilities will be on an individual facility basis. Irrigation for golf course areas will be handled on the basis of an overall, course-wide system or systems utilizing modern water conservation techniques. The water for this irrigation system will be drawn from on site storage ponds, supplemented by water from production wells. Storage ponds may be used as an emergency source of water for fire suppression purposes.

*19. Lighting:

All on-site lighting shall be minimized. Lighting will be arranged to not reflect or shine upon adjacent residential premises.

20. Storm Drains:

Runoff shall be accomodated by a storm drain system and management facilities. Water quality will be provided through infiltration and vegetative practices. A Water Quality Concept plan has been established with the Baltimore County Stormwater Management Division.

*21. R.C.D.W.:

On site roads and drives shall be private. Paving widths are as shown.

*22. Additional Requirements:

Caves Valley Club, Inc. shall execute and record among the

General Notes:

The arrangement of golf course holes, streets, structures and other facilities are schematic and conceptual. Final course configuration, accessory facility layout and other details are subject to modification based on field data and final plans.

These facilities are subject to the following locational criteria:

1. While specific routing and location of holes of golf may vary from what is shown on the routing and location plan contained in this application, the Club intends to adhere to that general plan to the extent it is able and is permitted to do so. All 18 holes are located to the northeast of Park Heights Avenue as presently shown.

*2. The clubhouse complex will be located in the area of the existing Krongard residence as shown. The maintenance complex will be located near the center of the portion of the site northeast of Park Heights Avenue as shown. All buildings and other significant structures constituting centralized facilities related directly to the operation of the clubhouse and golf course will be located either within these two areas or on that portion of the property to the northeast of Park Heights Avenue and in a location where they will not be visible from Park Heights Avenue. This limitation shall not apply to half-way houses, shelters or other facilities typically located along the route of the golf course.

3. No parking lots, buildings or similar structures associated with the golf course will be located to the southeast of Park Heights Avenue. Production well or wells will be either to the northeast of Park Heights Avenue and/or to the southwest of Park Heights Avenue along with appropriate pumping equipment and piping.

This application for special exception is directly and substantially related to the counterpart RC-5 documented site plan.

*Note text changed from that on the original petition.

March 16, 1990

PETITIONER'S EXHIBIT 4
90-362 SPHA

WT THE WISTING-TURNER CONTRACTING CO.
300 E. JOPPA ROAD, TOWSON
BALTIMORE, MARYLAND 21204-3098
301-321-1100

DAFT McCUNE WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS SURVEYORS
200 E. PENNSYLVANIA AVENUE
TOWSON, MD. 21204
(301) 296-3333

GOLF CLUB
CAVES VALLEY CLUB INC.
PLAN AND PLAT TO ACCOMPANY ZONING PETITION

ELECTION DISTRICT 4,5,3 BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 200'

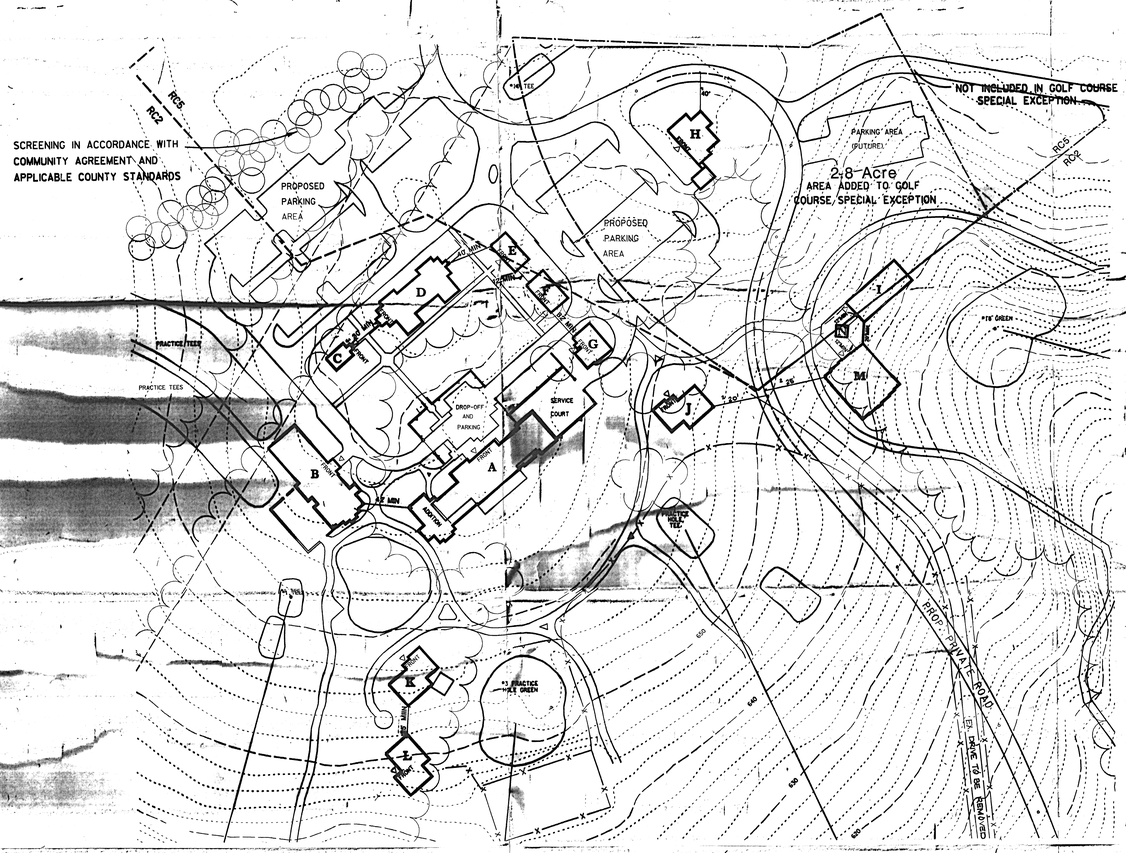
LEGEND

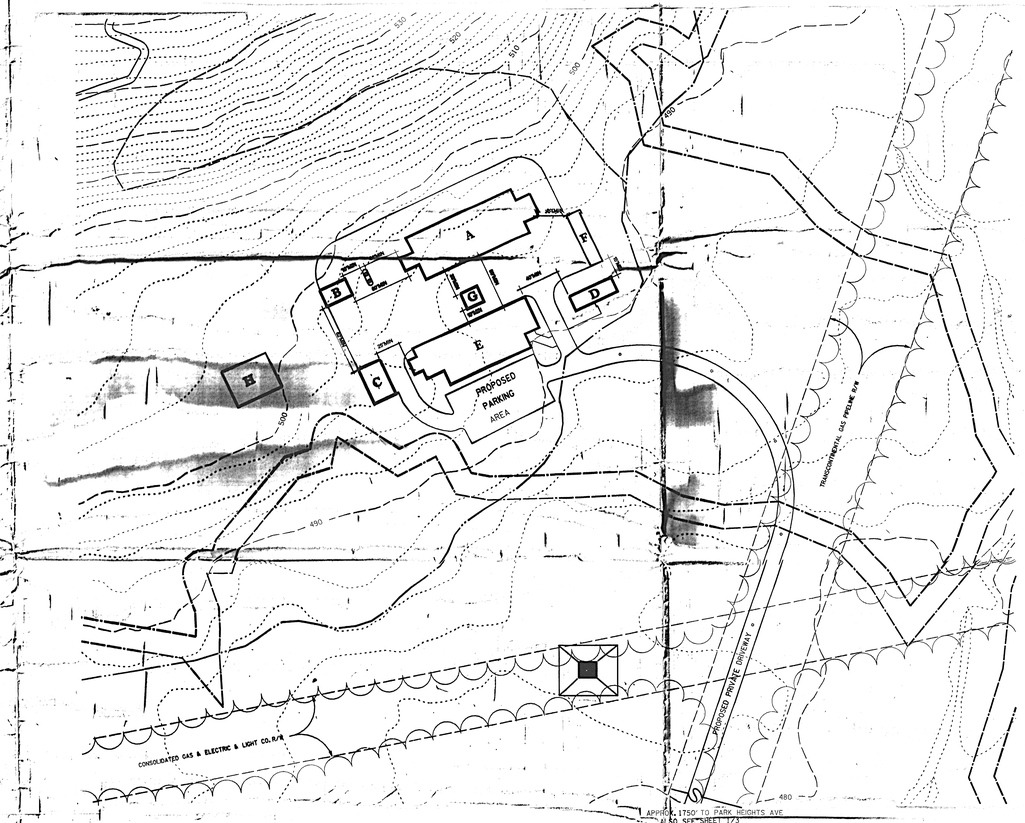
PHASE ONE

A CLUBHOUSE
B PRO SHOP AND CART SHED
C MEETING HOUSE
D MEN'S LOCKER BUILDING
E GUEST HOUSE
F ADMINISTRATION BUILDING
H RESIDENT MANAGER'S HOUSE

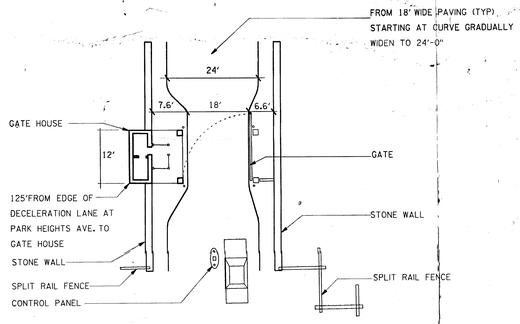
PHASE TWO (FUTURE)

G HOUSEKEEPING
I 18TH HOLE DORMITORY
J COTTAGE #ONE
K COTTAGE #TWO
L COTTAGE #THREE
M 18TH HOLE DINING AREA
N 18TH HOLE PAVILION





GATEHOUSE (PRELIMINARY)



Zoning History

A. Most of this property was formerly owned by Kingdon Gould Jr., or entities controlled by him (The Gould Parcel); some is now owned by Alvin B. and Patricia L. Kronpard. The Kronpard Parcel and is under contract to Caves Valley Club, Inc.

B. The Gould Parcel (which is zoned almost entirely RC-2) has been subject to the following rezoning requests and applications in the last five years.

1. In 1984, The Gould Parcel was the subject of a larger request to rezone 306 acres from RC-6 to RC-5 as part of the Comprehensive Map Process (Issue 3-60). The request was not adopted.

2. In 1986, Conservation Associates filed a petition seeking rezoning of 303.3 acres including The Gould Parcel from RC-2 to RC-5 on an open site plan (Case 86R-110). The Board of Appeals denied the request on May 1, 1987 and that denial was subsequently upheld.

3. In 1988, The Gould Parcel was the subject of a request to rezone a 303.3 acre parcel from RC-2 to RC-5 as part of the Comprehensive Map Process (Issue 3-004). The request was not adopted.

C. The Kronpard Parcel (which is zoned entirely RC-2) was the subject of the 1984 Comprehensive Map Process (Issue 3-004). The request for RC-5 rezoning was not adopted.

D. Portions of the property were also the subject of a documented site plan request to reclassify 123 acres from RC-2 to RC-5. On January 19, 1989 the Planning Board certified to the County Council that it was in the public interest to exempt the reclassification petition from the regular cyclical procedure. On February 6, 1989 the County Council approved the certification; 20.9 acres of the requested RC-5 area also were included in this petition for a golf course country club special exception.

E. The out-of-cycle, documented site plan reclassification petition was assigned Case No. CR-89-367. The Board of Appeals determined that the then existing RC-2 zoning was in error and that the requested RC-5 zoning was warranted by the evidence presented. On May 31, 1989, the Board ordered that the out-of-cycle Petition for Zoning Reclassification from RC-2 to RC-5 as clearly documented in Petitioner's Exhibits No. 11-1 and 11-2 be granted. This order was unappealed and became final.

F. Case No. 89-409-X requested a Special Exception for a country club and other related accessory uses. On June 6, 1989 an order by the Zoning Commissioner approved the Special Exception for a country club (primarily a golf oriented facility), including one regulation 18 hole golf course, practice fairways, greens, holes and other appropriate practice facilities, a clubhouse complex, including, without limitation, a pro shop, lounge, eating facility and locker rooms, other appropriate recreational facilities, maintenance facilities associated with the foregoing, shelters, and restroom structures. The order dismissed approval of proposed residential quarters on the subject site within the Special Exception area and denied approval of overnight accommodations for a maximum of 40 members and their guests. The order was subject to the following restrictions:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. Pursuant to Section 502.3 of the B.C.Z.R., this Special Exception may be utilized within five years of the date of this final order.

3. When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order, and the Petitioner shall submit to the Zoning Commissioner's office by no later than June 15, 1990 a new site plan prepared by a registered professional engineer and/or land surveyor, which

4. The country club and golf course shall be closed to the general public. The facilities shall not be rented or leased to the general public and this shall include golf tournaments. All facilities shall be used only by members and guests of the country club.

On June 30, 1989, the Zoning Commissioner's order was appealed to the Board of Appeals. The appeal was subsequently dismissed.

G. Case No. 89-476-SPHX added the Fisher tract to the previously requested Special Exception in Case No. 89-409-X and by Special Hearing sought to amend the previously issued Special Exception by introducing a new plan for the country club/golf course as more particularly described on Petitioner's Exhibits 1 and 2 this expanded the northern parcel to approximately 375 acres and the total area covered by the Special Exception to approximately 793 acres.

On June 8, 1989, the Zoning Commissioner ordered that the Special Exception component of Case No. 89-476 be dismissed and that the Special Hearing to amend the previously granted Special Exception in Case No. 89-409-X by adding additional land area as shown and described for primary use in the golf courses operation and to accept a new Special Exception site plan (Petitioner's Exhibits 1 and 2) for the country club/golf course be granted. All other terms, conditions, and restrictions of the Order of June 6, 1989 in Zoning Case No. 89-409-X are to be enforced except as amended by this order concerning the new site plan and additional land areas. The order was subject to the following restriction:

The Petitioner shall use the land incorporated into the Special Exception area for the purposes and in a manner consistent with Petitioner's Exhibits 1, and 2. Any additional use or differentiation of any part, area, lot or parcel included within the Special Exception area shall require an amendment to the Special Exception country club granted in Zoning Case No. 89-409-X and as amended in Zoning Case No. 89-476-SPHX.

H. Petitioner requested relief to amend or modify the Orders in Zoning Case No. 89-409-X issued on June 6, 1989 and in Case No. 89-476-SPHX issued on June 8, 1989. Additional evidence was provided together with a new plan for the clubhouse (Petitioner's Exhibit A).

On July 14, 1989 the Zoning Commissioner ordered that the Order in Zoning Case No. 89-409-X issued on June 6, 1989 and the Order in Zoning Case No. 89-476-SPHX issued on June 8, 1989 be amended to permit the eight overnight accommodation rooms, as shown on Petitioner's Exhibit A, as an accessory and ancillary use in conjunction with the principal use of the golf course and country club, as more particularly described on Petitioner's Exhibit 1A, subject, however, to the following restrictions:

The Petitioner may submit to the Zoning Commissioner a proposal for expansion of the accessory overnight accommodations use not to exceed a maximum of 28 rooms.

He further ordered that a Special Exception for approval of the proposed residential quarters for the golf courses superintendent and either the general manager or the golf professional on the actual site of the golf course be dismissed.

The Zoning Commissioner further ordered that Restriction No. 6 of the Order issued on June 6, 1989 in Zoning Case No. 89-409-X shall be amended to read as follows:

6. The country club and golf course shall be operated as private membership facilities and not as facilities generally available for public use. The facilities shall not be rented or leased for commercial purposes to the general public, either for golf tournaments or other events, provided that this limitation shall not prevent the Club itself from holding or sponsoring tournaments or other events to which persons other than members may be invited.

He further ordered that all other terms, conditions and restrictions of the original Orders of June 6, 1989 and June 8, 1989 be and are enforced except as amended by this Order.

See preliminary architectural floor plans and elevation to be submitted as an exhibit with this case, for all building dimensions.

Listing of Variances, Distances Between Buildings

1. Clubhouse Complex (RC-2 and RC-5)
   a. Building A to B = 42 instead of 70 feet
   b. Building C to D = 30 instead of 70 feet
   c. Building D to E = 40 instead of 70 feet
   d. Building E to F = 12 instead of 70 feet
      12 instead of 100 feet (RC-5)
   e. Building F to G = 32 instead of 70 feet
   f. Building K to L = 25 instead of 70 feet
   g. Building N to I = 12 instead of 70 feet
      N to J = 12 instead of 100 feet (RC-5)
   h. Building N to M = 12 instead of 70 feet
   i. Building I to M = 20 instead of 70 feet
2. Maintenance Facility (RC-2)
   a. Building A to pump island-44 instead of 70 feet
   b. Building A to B = 60 instead of 70 feet
   c. Building B to pump island-10 instead of 70 feet
   d. Building B to C = 62 instead of 70 feet
   e. Building C to E = 25 instead of 70 feet
   f. Building D to E = 40 instead of 70 feet
   g. Building D to F = 15 instead of 70 feet
   h. Building F to A = 20 instead of 70 feet

LEGEND

- EXISTING ZONE LINE
- CONTOUR LINE
- STREAM
- EDGE OF EXSITING WOODS
- PROPOSED GOLF CART PATH
- NATURAL RESOURCE CONSERVATION EASEMENT
- LIMIT OF 100 YEAR FLOODPLAIN

PETITIONER'S EXHIBIT 5
90-362 SPHA

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GOLF CLUB
CAVES VALLEY CLUB INC.

PLAN AND PLAT TO ACCOMPANY ZONING PETITION

ELECTION DISTRICT 4,C5 — BALTIMORE COUNTY, MARYLAND

SCALE: 1"= 50'

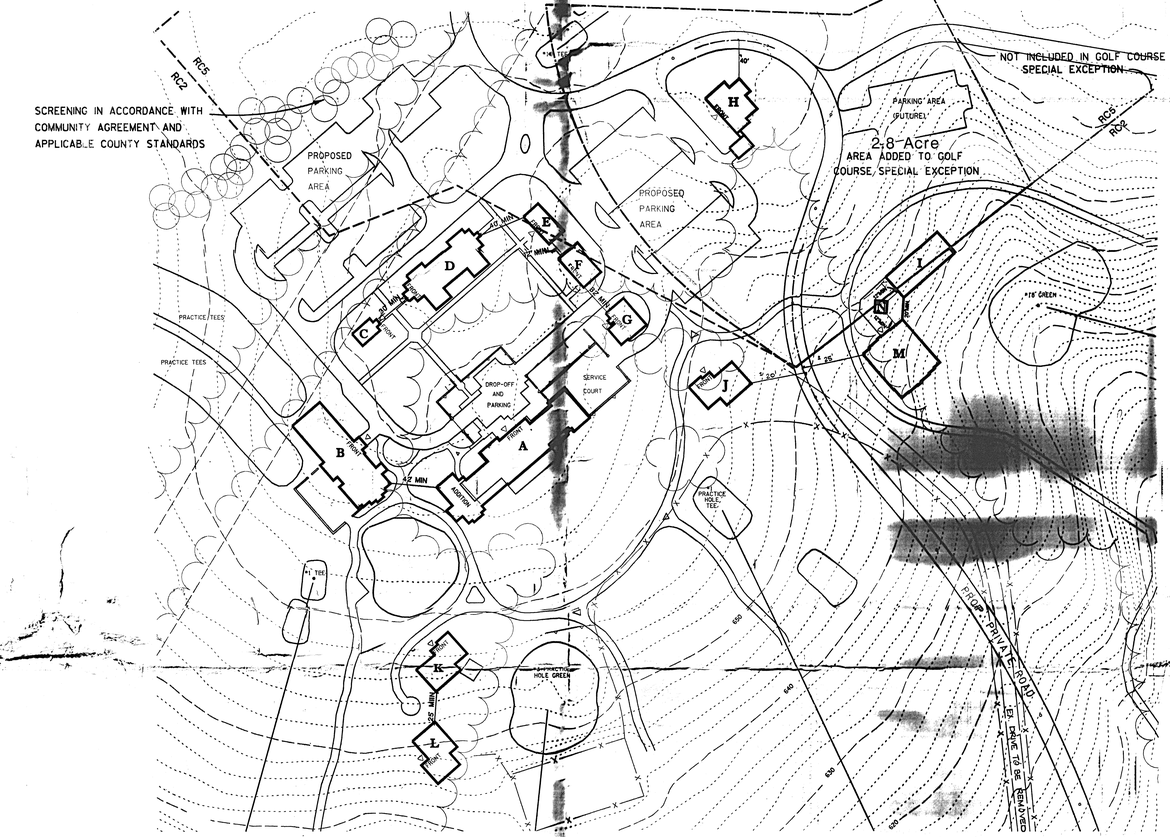
JOB ORDER NO.

PHASE ONE

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D MEN'S LOCKER BUILDING
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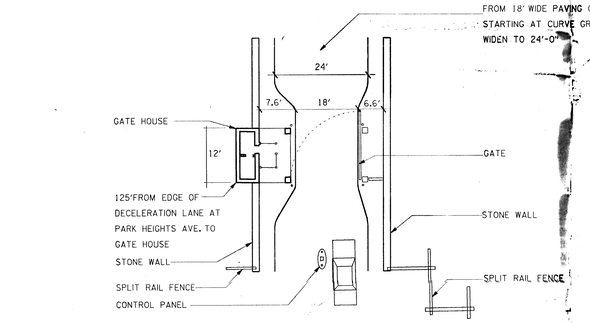
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M 18TH HOLE DINING AREA
N 18TH HOLE PAVILION



GATEHOUSE (PRELIMINARY)

(NOT TO SCALE)



Zoning History

A. Most of this property was formerly owned by Kingdon Gould Jr., or entities controlled by him (The Gould Parcel); some is now owned by Alvin B. and Patricia L. Kronqard, (The Kronqard Parcel) and is under contract to Caves Valley Club, Inc.

B. The Gould Parcel (which is zoned almost entirely RC-2) has been subject to the following rezoning requests and applications in the last five years.

1. In 1984, The Gould Parcel was the subject of a larger request to rezone 306 acres from RC-4 to RC-5 as part of the *Comprehensive Map Process (Issue 3-A5).* The request was not adopted.
2. In 1986, Conservation Associates filed a petition seeking rezoning of 303.3 acres including The Gould Parcel from RC-2 to RC-5 on an open site plan (Case #86-110). The Board of Appeals denied the request on May 1, 1987 and that denial was subsequently upheld.
3. In 1988, The Gould Parcel was the subject of a request to rezone a 303.3 acre parcel from RC-2 to RC-5 as part of the Comprehensive Map Process (Issue 3-D4). The request was not adopted.

C. The Kronqard Parcel (which is zoned entirely RC-2) was the subject of the 1984 Comprehensive Map Process (Issue 3-D4). The request for RC-5 rezoning was not adopted.

D. Portions of the property were also the subject of a documented site plan request to reclassify 123 acres from RC-2 to RC-5. On January 19, 1989 the Planning Board certified to the County Council that it was in the public interest to exempt the reclassification petition from the regular cyclical procedure. On February 6, 1989 the County Council approved the certification; 20.9 acres of the requested RC-5 area also were included in this petition for a golf course country club special exception.

E. The out-of-cycle, documented site plan reclassification petition was assigned Case No. CR-89-367. The Board of Appeals determined that the then existing RC-2 zoning was in error and that the requested RC-5 zoning was warranted by the evidence presented. On May 31, 1989, the Board ordered that the out-of-cycle Petition for Zoning Reclassification from RC-2 to RC-5 as clearly documented in Petitioner's Exhibits No. 11-1 and 11-2 be granted. This order was unappealed and became final.

F. Case No. 89-409-X requested a Special Exception for a country club and other related accessory uses. On June 6, 1989 an order by the Zoning Commissioner approved the Special Exception for a country club (primarily a golf oriented facility), including one regulation 18 hole golf course, practice fairways, greens, holes and other appropriate practice facilities, a clubhouse complex, including, without limitation, a pro shop, lounge, eating facility and locker rooms, other appropriate recreational facilities, maintenance facilities associated with the foregoing, shelters, and restroom structures. The order additionally approved 40 proposed residential quarters on the subject site within the Special Exception area and denied approval of overnight accommodations for a maximum of 40 members and their guests. The order was subject to the following restrictions:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Pursuant to Section 502.3 of the B.C.Z.R., this Special Exception may be utilized within five years of the date of this final order.
3. When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order, and the Petitioner shall submit to the Zoning Commissioner's office by no later than June 15, 1990 a new site plan prepared by a registered professional engineer and/or land surveyor, which clearly identifies all buildings, their size and area dimensions, their distances from all property lines, and any other information as may be required to be a certified site plan.
4. The country club and golf course shall be closed to the general public. The facilities shall not be rented or leased to the general public and shall include golf tournaments. All facilities shall be used only by members and guests of the country club.

On June 30, 1989, the Zoning Commissioner's Order was appealed to the Board of Appeals. The appeal was subsequently dismissed.

G. Case No. 89-476-SPHX added the Pinkard tract to the previously requested Special Exception in Case No. 89-409-X and by Special *Hearing sought to amend the previously granted* Special Exception by introducing a new plan for the country club/golf course as more particularly described on Petitioner's Exhibits 1 and 2 this expanded the northern parcel to approximately 275 acres and the total area covered by the Special Exception to approximately 793 acres.

On June 8, 1989, the Zoning Commissioner ordered that the Special Exception component of Case No. 89-476 be dismissed and that the Special Hearing to amend the previously granted Special Exception in Case No. 89-409-X by adding additional land area as shown and described for primary use in the golf course operation and to accept a new Special Exception site plan (Petitioner's Exhibits 1 and 2) for the country club/golf course be granted. All other terms, conditions, and restrictions of the Order of June 6, 1989 in Zoning Case No. 89-409-X are to be enforced except as amended by this order concerning the new site plan and additional land areas. The order was subject to the following restriction:

The Petitioner shall use the land incorporated into the Special Exception area for the purposes and in a manner consistent with Petitioner's Exhibits 1 and 2. Any additional use or different use of any part, area, lot or parcel included within the Special Exception area shall require an amendment to the Special Exception country club granted in Zoning Case No. 89-409-X and as amended in Zoning Case No. 89-476-SPHX.

H. Petitioner requested relief to amend or modify the Orders in Zoning Case No. 89-409-X issued on June 6, 1989 and in Case No. 89-476-SPHX issued on June 8, 1989. Additional evidence was provided together with a new plan for the clubhouse (Petitioner's Exhibit A).

On July 14, 1989 the Zoning Commissioner ordered that the Order in Zoning Case No. 89-409-X issued on June 6, 1989 and the Order in Zoning Case NO. 89-476-SPHX issued on June 8, 1989 be amended to permit the eight overnight accommodation rooms as shown on Petitioner's Exhibit A, as an accessory and ancillary use in conjunction with the principal use of the golf course and country club, as more particularly described on Petitioner's Exhibit 1A, subject, however, to the following restrictions:

The Petitioner may submit to the Zoning Commissioner a proposal for expansion of the accessory overnight accommodations use not to exceed a maximum of 24 rooms.

He further ordered that a Special Exception for approval of the proposed residential quarters for the golf course superintendent and either the general manager or the golf professional on the actual site of the golf course be dismissed.

The Zoning Commissioner further ordered that Restriction No. 6 of the Order issued on June 6, 1989 in Zoning Case No. 89-409-X shall be amended to read as follows:

6. The country club and golf course shall be operated as private membership facilities and not as facilities generally available for public use. The facilities shall not be rented or leased for commercial purposes to the general public, either for golf tournaments or other events, provided that this limitation shall not prevent the Club itself from holding or sponsoring tournaments or other events to which persons other than members may be invited.

He further ordered, that all other terms, conditions and restrictions of the original Orders of June 6, 1989 and June 8, 1989 be and are enforced except as amended by this Order.

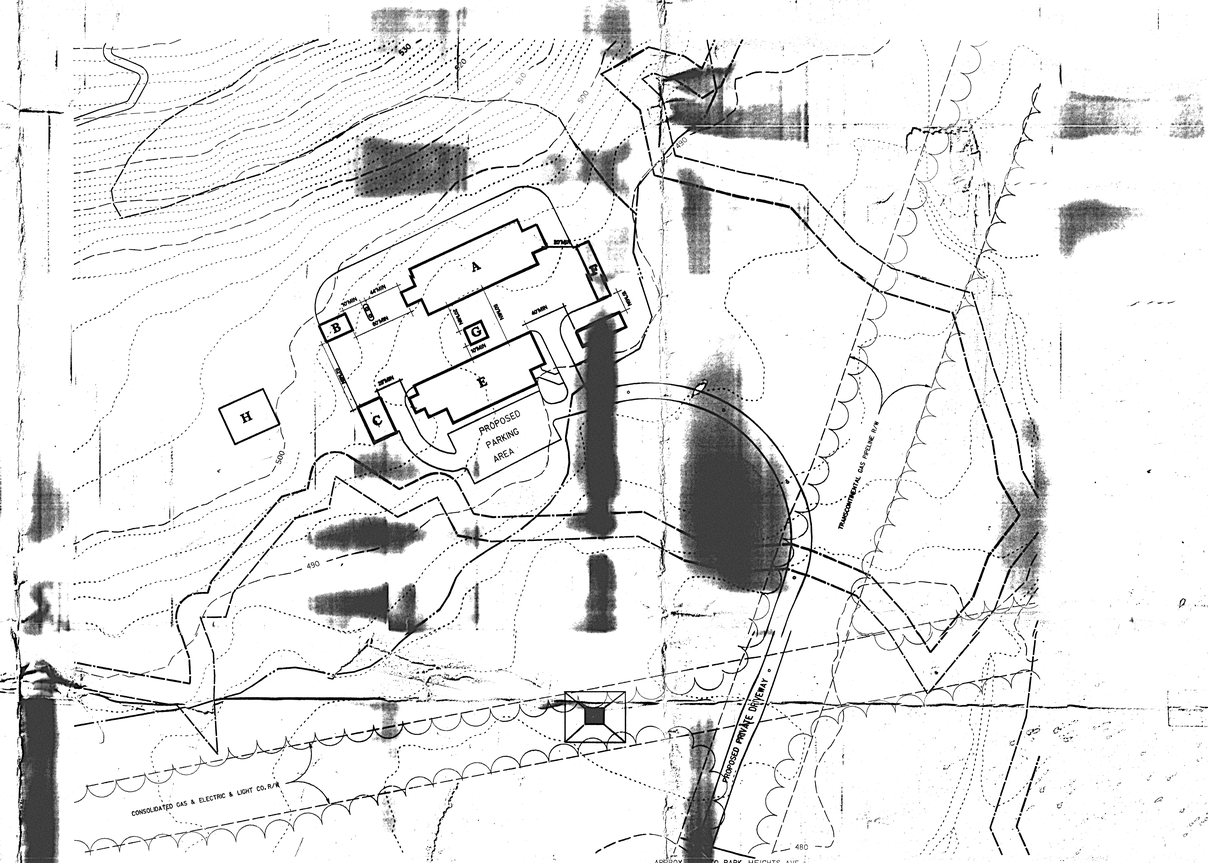
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See preliminary architectural floor plans and elevation to be submitted as an exhibit with this case, for all building dimensions.

MAINTENANCE FACILITY

A EQUIPMENT STORAGE
B WASH STATION
C BULK MATERIAL STORAGE
D EMPLOYEE RESIDENCE
E SHOP/ADMINISTRATION
F STORAGE SHED
G STORAGE/HOIST
H ALTERNATIVE RESIDENCE FACILITY
(TO BE USED IF D IS CONVERTED TO NONRESIDENTIAL USE)



LEGEND

- EXISTING ZONE LINE
- CONTOUR LINE
- STREAM
- EDGE OF EXSITING WOODS
- POWER TRANSMISSION TOWER
- LIMIT OF WETLANDS
- STREAM BUFFER
- PROPOSED GOLF CART PATH
- NATURAL RESOURCE CONSERVATION EASEMENT
- LIMIT OF 100 YEAR FLOODPLAIN

PETITIONER'S EXHIBIT 6
90-362-SPHA

DAFT McCUNE WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
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200 EAST PENNSYLVANIA AVENUE
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GOLF CLUB
CAVES VALLEY CLUB INC.

PLAN AND PLAT TO ACCOMPANY ZONING PETITION

ELECTION DISTRICT 4,C5 — BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 50'

JOB ORDER NO. 88015A

- OUR LINE, TO INTERVAL
- OF WETLANDS
- REAM BUFFER
- WER TRANSMISSION TOWER
- REAM
- OPOSED FUTURE GOLF HOLE
- ND, EXISTING
- ROPOSED FUTURE POND
- NTERIOR PROPERTY LINE
- ROPOSED GOLF CART PATH
- ATURAL RESOURCE CONSERVATION LINE
- LIMIT OF 100 YEAR FLOODPLAIN
- LIMIT OF SPECIAL EXCEPTION
- FORMER MAINTENANCE AREA TO BE REMOVED FROM GOLF COURSE SPECIAL EXCEPTION AND TO BE UTILIZED FOR RESIDENTIAL LOTS. MAINTENANCE AREA RELOCATED IN RC2 AS SHOWN (SEE SHEET 3 FOR DETAILS)
- AREA TO BE ADDED TO SPECIAL EXCEPTION FOR CLUBHOUSE COMPLEX (SEE SHEET 3 FOR DETAILS) AND GOLF COURSE
- RC2 AREA WITHIN GOLF COURSE SPECIAL EXCEPTION TO SERVE ADJOINING RC5 LOTS BY EASEMENTS AND PROVIDE WELLS AND SEPTIC SITES WITHIN AN RC2 ZONE, AS SHOWN
- AREA OF FORMER FISHER TRACT TO BE DELETED FROM GOLF COURSE SPECIAL EXCEPTION IF REQUEST FOR 34 LOTS IN RC-5 IS NOT APPROVED

Vicinity Map
Scale 1"=1000'

GREENSPRING AVENUE
HIDDEN GLEN DR.
CAVEMEN PROPERTIES
S.M. 7590/199
STEPHAN GEORGE SIMMERS
MARY LYNCH SIMMERS
ENK.JR. 5696/544
PROP. PAVING
PROP. 50' ACCESS EASEMENT
WILLIAM F. PORTER & WIFE
ENK.JR. 6634/465
PLAT OF SPRINGWOOD
ENK.JR. 41/17
HOWARD CALVIN PRICE
PATRICIA LYNCH PRICE
ENK.JR. 6201/585
40' STRIP TO BE CONVEYED TO H.PRICE ET.AL.
FUTURE 50' PAVING FUTURE 70' R/W
BLANCHE SCOTT KEIR
ENK.JR.5431/980
PLAT OF FIRST AMENDED WORTHINGTON VALLEY ESTATES
ENK.JR. 47/6
CHELLIS CT.
WOODSIDE CT.
HENESON GARTH
WOODSIDE PLACE
COURT
PINEWOOD FARM
A RESUBDIVISION OF PINEWOOD FARM
ENK.JR.41/103
LOT 16
A RESUBDIVISION OF PINEWOOD FARM
ENK.JR.50/123
PLAT OF BURGESS SUBDIVISION
ENK.JR. 41/38
SECTION ONE WOODSIDE HEIGHTS
ENK.JR. 30/75
SECTION TWO WOODSIDE HEIGHTS
ENK.JR. 32/52
SUBDIVISION PLAT OF PROPERTY OF SAMUEL & JANE SILVERMAN
ENK.JR.44/36
HUNTINGTON SECTION ONE
ENK.JR. 50/66
HUNTING TWEED DRIVE
PARK HEIGHTS AVENUE (MARYLAND RTE. 129)
CAVES ROAD
CHARTWELL COURT
MARBROOK RD.
PRIVATE DRIVEWAY
CAVES VALLEY CLUB INC.
S.M. 8000/446
CAVES VALLEY CLUB INC.
S.M.8000/451
CAVES VALLEY CLUB INC.
1ST PARCEL
S.M. 8029/720
CAVES VALLEY CLUB INC.
2ND PARCEL
S.M. 8029/720
CAVES VALLEY CLUB INC.
2ND PARCEL
S.M. 8000/440
CAVES VALLEY CLUB INC.
S.M. 8029/731
CAVES VALLEY CLUB INC.
1ST PARCEL
S.M. 8023/720
PLAT OF AMENDED PLAT SIMEON YARUTA PROPERTY
ENK.JR. 43/109
PLAT OF SIMEON YARUTA PROPERTY
ENK.JR. 43/125
PLAT OF SIMEON YARUTA PROPERTY
ENK.JR.45/39
SIMEON YARUTA
MJR 3578/144
SIMEON YARUTA
MJR 3578/147
PLAT OF MARIE T. GRADY PROPERTY
ENK.JR.48/87
JAMES HOOPER & WIFE
MJR. 3700/611
RANDOLPH BOLLING HUBBARD & WIFE
ENK.JR. 3984/239
ALVIN B. KRONGARD & WIFE
OTG. 5048/98
ALVIN B. KRONGARD & WIFE
OTG. 4977/112
RICHARD SHOFER & WIFE
OTG 4909/317
MINOR C.K. JONES
LMG.LM. 899/116
GRACE GARMANIA JONES
CMG.JR.979/14
KATHARINE L. FISHER TRACT
MCL.M. 870/114
NOW A PART OF CAVES VALLEY, INC.
CONTINUED ON SHEET 2
RC5
RC2
NOT INCLUDED GOLF COURSE/ COUNTRY CLUB
AREA TO BE DELETED FROM SPECIAL EXCEPTION 1.9 Acres
RC5 NOT INCLUDED IN GOLF COURSE/COUNTRY CLUB 38.8 Acres
PROPOSED EASEMENT FOR WELL AND SEPTIC
SPECIAL EXCEPTION EXPANSION AREA 0.27 Acres
SPECIAL EXCEPTION EXPANSION AREA 2.8 Acres
SPECIAL EXCEPTION EXPANSION AREA 0.12 Acres
SPECIAL EXCEPTION EXPANSION AREA 0.10 Acres
6.7 Acres
6.7 ACRE AREA TO BE DELETED FROM SPECIAL EXCEPTION
3.8 AC. RC2
PROPOSED ACCESS AND UTILITY EASEMENT
PROPOSED ENTRANCE DRIVE
PROPOSED POND
PROP. SHELTER AND FOUNTAIN
BG&E UNDERGROUND TERMINATION STATION
PROPOSED UNDERGROUND B.G. & E. LINE
RELOCATED MAINTENANCE FACILITY
EXIST. RESIDENCE PROPOSED CLUB HOUSE
EXIST. SWIMMING POOL & TENNIS COURT
EXIST. BARN FOR STORAGE PURPOSES
EXIST. TENANT FARM HOUSE
PRACTICE AREA
PRACTICE HOLES
EXISTING BARN UTILITY EASEMENT
ROAD WIDENING REQ. CRG REQUIREMENTS
GATE HOUSE
PUMP HOUSE
SEE SHEET 3
24' PAVING
8" BITUM. PAVING
BITUMINOUS PAVING
STORMWATER MANAGEMENT RESERVATION
POINT OF BEGINNING
PROP. 80' RIGHT OF WAY
PROP. 60' RIGHT OF WAY
FUTURE 80' R/W
EX. R/W VARIES
EX. 20' PAVING
FUTURE 40' PAVING
FUTURE 50' R/W
NORTHWESTERLY 1531'±
NORTHWESTERLY 430'±
N 58,000
N 56,000
N 54,000

PETITIONER'S EXHIBIT 7
90-362 SPHA

THE WHITING-TURNER CONTRACTING CO.
300 E. JOPPA ROAD, TOWSON
BALTIMORE, MARYLAND 21204-3948
301-833-1100

DAFT McCUNE WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS SURVEYORS
200 EAST PENNSYLVANIA AVENUE
TOWSON, MD. 21204
TELEPHONE 301-296-3333

GOLF CLUB
CAVES VALLEY CLUB INC.
PLAN AND PLAT TO ACCOMPANY ZONING PETITION

ELECTION DISTRICT 4,C3 — BALTIMORE COUNTY, MARYLAND

SCALE 1" = 200'
JOB ORDER NO. 88015A
ISSUE DATE

19900362

- EXISTING ZONE LINE
- CONTOUR LINE, 10' INTERVAL
- LIMIT OF WETLANDS
- STREAM BUFFER
- POWER TRANSMISSION TOWER
- STREAM
- PROPOSED FUTURE GOLF HOLE
- POND, EXISTING
- PROPOSED FUTURE POND
- INTERIOR PROPERTY LINE
- PROPOSED GOLF CART PATH
- NATURAL RESOURCE CONSERVATION LINE
- LIMIT OF 100 YEAR FLOODPLAIN
- LIMIT OF SPECIAL EXCEPTION

FORMER MAINTENANCE AREA TO BE REMOVED FROM GOLF COURSE SPECIAL EXCEPTION AND TO BE UTILIZED FOR RESIDENTIAL LOTS. MAINTENANCE AREA RELOCATED IN RC2 AS SHOWN (SEE SHEET 3 FOR DETAILS)

AREA TO BE ADDED TO SPECIAL EXCEPTION FOR CLUBHOUSE COMPLEX (SEE SHEET 3 FOR DETAILS)

RC2 AREA WITHIN GOLF COURSE SPECIAL EXCEPTION TO SERVE ADJOINING RC5 LOTS BY EASEMENTS AND PROVIDE WELLS AND SEPTIC SITES WITHIN AN RC2 ZONE, AS SHOWN

AREA OF FORMER FISHER TRACT TO BE DELETED FROM GOLF COURSE SPECIAL EXCEPTION IF REQUEST FOR 34 LOTS IN RC-5 IS NOT APPROVED

Vicinity Map
Scale 1"=1000'

RC5 RC2 RC5 RC5 RC5 RC5 RC5 RC2 RC5 RC2 RC2 RC5 RC5 RC5 RC5 RC5

Parcel	Use
A	Vehicular Stream Crossing
B	Vehicular Stream Crossing
C	Vehicular Stream Crossing
D	Public Residential Lot (pending Board of Appeals)

NOTE: Two 50 ft. property easements are proposed between lots 8 /9 and at lot 30 for the purpose of future and emergency golf course access.

BOTTOM ZONE CURB ENTRY

5' WITHIN SIDE WALL 7.8 FROM CENTER LINE OF PIPE 9 FROM TOP OF CURB SIDES

STEPHAN GEORGE SIMMERS & MARY LYNCH SIMMERS
EHK./JR.5698/544

THIS FUTURE PUBLIC ROAD SHALL BE PAVED NO PARKING

U.S. GOVERNMENT EASEMENT

CAVEMEN PROPERTIES LIMITED PARTNERSHIP
S.M.7393/489

EHK./JR. 7549/118

HOWARD GALVIN PRICE
PATRICIA LYNCH PRICE
EHK./JR.620/585
DOVER ROAD

40' STRIP TO BE CONVEYED TO H. PRICE ET. AL.

S 19°35'45" W 126.00'

S 39°03'37" W 660.00'

1.0 AC TO BE ACQUIRED WILM H. PRICE ET AL

S 38°57'58" E 401.93'

N 01° 40'00" E 45.94'

PARCEL C

PARCEL D

PUBLIC ROAD

BEGIN PRIVATE ROAD

SEE SHEET 1

SEE SHEET 1 FOR CONTINUATION

EL STREAM

REST AREA

50' ACCESS EASEMENT

LIMIT OF WETLAND
100 YEAR FLOODPLAIN

WETLAND BUFFER

UTILITY EASEMENT

BG&E & COLUMBIA GAS EASEMENT

NRC EASEMENT

GOLF COURSE
(NOT A PART OF THIS CRG)

MAINTENANCE COMPLEX

EX. TRANSCONTINENTAL GAS EASEMENT

TRANSCONTINENTAL GAS PIPELINE

CONSOLIDATED GAS AND ELECTRIC AND LIGHT CO.

PINEWOOD FARM COURT

A RESUBDIVISION OF PINEWOOD FARM

LOT 16
EHK./JR.41/102

LOT 15

LOT 13

LOT 14

LOT 11

LOT 12

LOT 10

LOT 9
RALPH & BEVERLY EPSTEIN
29 PINEWOOD FARM COURT
EHK./JR.5964/783

KENNETH & JUDITH GOODWICH
17 PINEWOOD FARM COURT
EHK./JR.6217/59

CHARLES & LINDA GOLDBERG
19 PINEWOOD FARM COURT
EHK./JR.6188/420

BARRY & SHARON STEIN
EHK./JR.5966/259
25 PINEWOOD FARM COURT

SUSAN THALER
27 PINEWOOD FARM COURT
EHK./JR.6822/453

6.6 ACRES

3.1 ACRES

5.0 ACRES

FREDERICK & MICHELE BURGESEN
2222 CAVES ROAD
7625/731

PLAT OF BURGESEN SUBDIVISION

JACK & KATHLEEN BURGESEN
2224 CAVES ROAD
7169/222

CATHY & SHELDON EPSTEIN
2228 CAVES ROAD
EHK./JR.7289/201

DAVID & ELIZABETH NOVICK
2304 CAVES ROAD
S.M.7617/97

EILEEN KOVENS
2308 CAVES ROAD
7836/319

PLAT OF SIMEON YARUTA PROPERTY
P.B.40/PG125

CHRISTIAN PHILLIPS
EHK./JR.6059/319
2312 CAVES ROAD

2316 CAVES ROAD

CAVES ROAD

THERE ARE NO KNOWN WELLS OR SEPTIC WITHIN 100' OF TL

EX. WELL

PROPOSED WELL

SEPTIC AREA

PROPOSED PAVING 50' ACCESS AND UTILITY EASEMENT

THE WHITING-TURNER CONTRACTING CO.
300 E. JOPPA ROAD, TOWSON
BALTIMORE, MARYLAND 21204-5048
301-421-1100

DAFT McCUNE WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS SURVEYORS
200 EAST PENNSYLVANIA AVENUE
TOWSON, MD. 21286
TELEPHONE 301-296-3333

CRG PLAN
CAVES VALLEY CLUB INC.
RESIDENTIAL LOTS
Petitioner's Exhibit B

ELECTION DISTRICT 4,C3 — BALTIMORE COUNTY, MARYLAND

SCALE: 1"=100'

JOB ORDER NO. 88015A

NATURAL RESOURCE CONSERVATION LINE; AREA SUBJECT TO ENVIRONMENTAL RESTRICTIONS

LIMIT OF 100 YEAR FLOODPLAIN

(10) GOLF HOLE

STREAM

CONTOUR INTERVAL

EXIST. EDGE OF WOODS

POWER TRANSMISSION TOWER

EXISTING WELL

GOLF PATH

STEEP SLOPES (25%+)

PERC TEST (PASSED)

PERC TEST (FAILED)

BUILDING SETBACK LINE (BALTO CO & H.O.A.)

ACCESS AND UTILITY EASEMENT

SOILS

STREET LIGHTS

WELL AND SEPTIC EASEMENTS

PARCELS A, B, C, & D - NON RESIDENTIAL LOTS	
Parcel	Use
A	Vehicular Stream Crossing
B	Vehicular Stream Crossing
C	Turnaround/Security Gate
D	Vehicular Stream Crossing

NOTE: Two 50 ft. property easements are proposed between lots 8 /9 and at lot 29 for the purpose of future and emergency golf course access.

CHELLIS CT.

HENESON GARTH

WOODSYDE PLACE

PARCEL A

PARCEL B

PARCEL C

GOLF COURSE
(NOT A PART OF THIS CRG)

CLUB HOUSE COMPLEX

MAINTENANCE COMPLEX

PRACTICE AREA

STORMWATER MANAGEMENT RESERVATION

REST AREA

FUTURE PUBLIC ROAD

SEE SHEET 2

SEE SHEET TWO FOR CONTINUATION

PLAT OF FIRST AMENDED MOR HINGTON VALLEY ESTATES

WILLIAM F. PORTER & W. GREENSPRING AVENUE EHK./R.6634/465

STEVEN & WENDY GRODNITZKY EHK./R.6912/40 5 CHELLIS COURT

LOT 17 LOT 18 LOT 19 LOT 20 LOT 21

DAVID & SHELLY MAZER 3 CHELLIS COURT EHK./R.7140/396

LOT 23 RICHARD & ROSLYN GOLDMAN 12127 HENESON GARTH EHK./R.6335/?

LOT 24 STEVEN & JUDITH VOGELHUT 12125 HENESON GARTH EHK./R.7071/454

MEYER & HARRIET SCHLEIN 3 WOODSYDE PLACE EHK./R.6649/81

DAVID MICHAEL & BARBARA ANN 5 WOODSYDE PLACE EHK./R.6761/436

SECTION ONE WOODSYDE HEIGHTS

DOUGLAS ZINN 7 WOODSYDE PLACE EHK./R.7322/821

THOMAS L. & BARBARA L. BISHON 8 WOODSYDE PLACE EHK./R.6652/350

HARRY & SHELLY ROSENTHAL 12113 HENESON GARTH EHK./R.6955/158

MARK & MYRA MILLMAN 12111 HENESON GARTH EHK./R.6939/45

HOWARD GALVIN PRICE & PATRICIA LYNCH PRICE EHK./R.6530/585 DOVER ROAD

LIE NOT TO BE ACQUIRED FROM PRICE, ET AL.

EX. STREAM

EX. EDGE & COLUMBIA GAS EASEMENT

TRANSCONTINENTAL GAS PIPELINE

PUBLIC WKGD NO. 90057 PLANNING No. IV-363

THE WHITING-TURNER CONTRACTING CO. 300 E. JOPPA ROAD TOWSON, BALTIMORE, MARYLAND 21204-3046 301-321-1100

DAFT McCUNE WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS SURVEYORS
200 EAST PENNSYLVANIA AVENUE
TOWSON, MD. 21204
TELEPHONE: 301-296-3333

WELL AND SEPTIC PLAN (INCL EASEMENTS)

CAVES VALLEY CLUB INC.

RESIDENTIAL LOTS

Petitioner's Exhibit A

ELECTION DISTRICT 4,C3 — BALTIMORE COUNTY, MARYLAND

SCALE: 1"=100'

JOB ORDER NO. 8901A

Note: (Clubhouse Area Building Permits)

Building A, Clubhouse, is not a part of the current permit applications

Building B, Pro Shop and Cart Shed, is the subject of a separate building permit application dated March 9, 1990, and is labelled as Building A

Building C, Meeting House, corresponds with Building A on February 5, 1990, Building Permit Plan

Building D, Men's Locker Building, corresponds with Building B on February 5, 1990, plan

Building E, Guest House, corresponds with Building C on February 5, 1990, plan

Building F, Administration, corresponds with Building D on February 5, 1990, plan

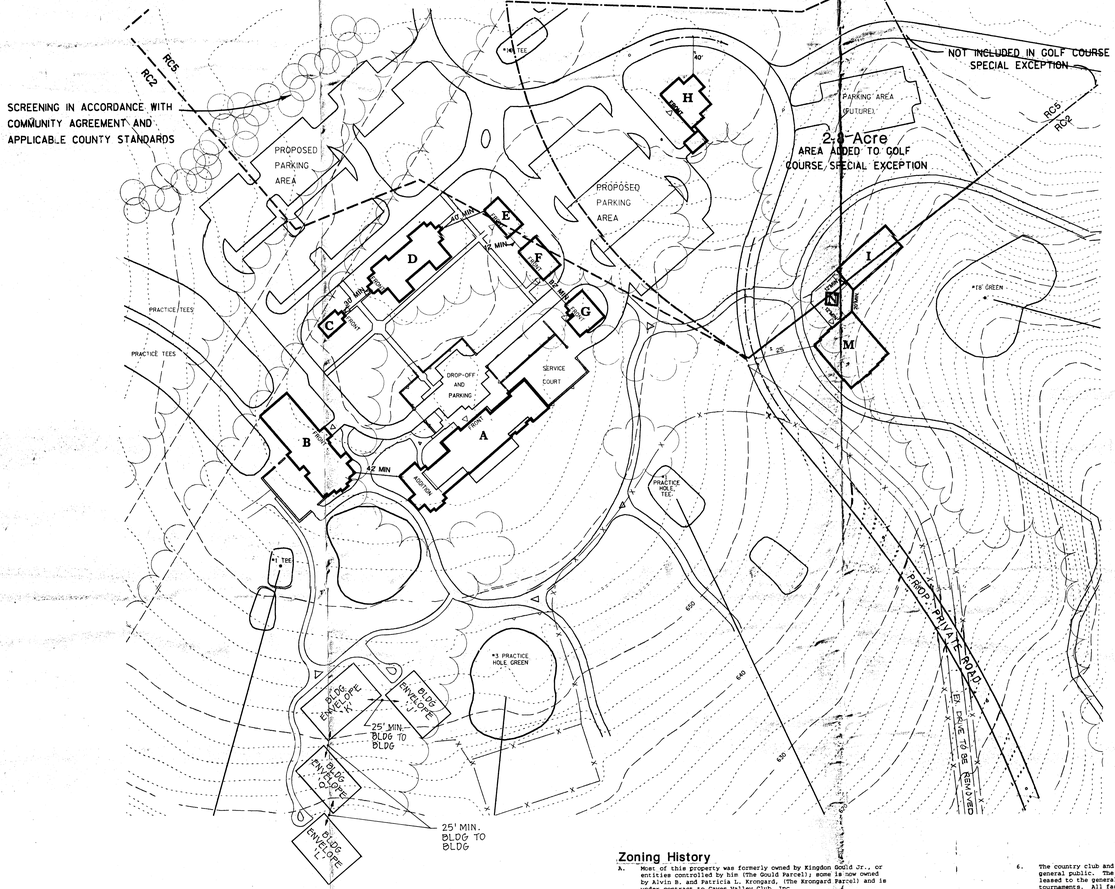
Building H, Resident Manager's House, corresponds with Building E on February 5, 1990, plan

PHASE ONE

- A CLUBHOUSE
- B PRO SHOP AND CART SHED
- C MEETING HOUSE
- D MEN'S LOCKER BUILDING
- E GUEST HOUSE
- F ADMINISTRATION BUILDING
- H RESIDENT MANAGER'S HOUSE

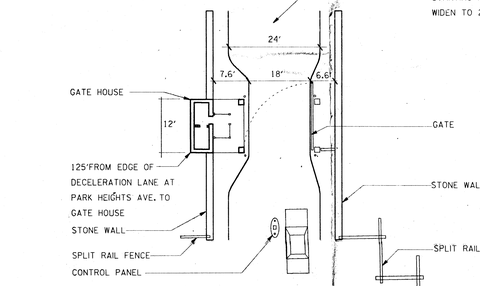
PHASE TWO (FUTURE)

- G HOUSEKEEPING
- I 18TH HOLE DORMITORY
- J COTTAGE #ONE
- K COTTAGE #TWO
- L COTTAGE #THREE
- M 18TH HOLE DINING AREA
- N 18TH HOLE PAVILION
- O COTTAGE # FOUR



GATEHOUSE (PRELIMINARY)

(NOT TO SCALE)



Zoning History

A. Most of this property was formerly owned by Kingdon Gould Jr., or entities controlled by him (The Gould Parcel); some is now owned by Alvin B. and Patricia L. Krongard, (The Krongard Parcel) and is under contract to Caves Valley Club, Inc.

B. The Gould Parcel (which is zoned almost entirely RC-2) has been subject to the following rezoning requests and applications in the last five years.

1. In 1984, The Gould Parcel was the subject of a larger *request to rezone 306 acres from RC-5 to RC-2 as part of the* Comprehensive Map Process (Issue 3-60). The request was not adopted.
2. In 1988, Conservation Associates filed a petition seeking rezoning of 303.3 acres including The Gould Parcel from RC-2 to RC-5 on an open site plan (Case 88R-110). The Board of Appeals denied the request on May 1, 1987 and that denial was subsequently upheld.
3. In 1988, The Gould Parcel was the subject of a request to rezone a 303.3 acre parcel from RC-2 to RC-5 as part of the Comprehensive Map Process (Issue 3-004). The request was not adopted.

C. The Krongard Parcel (which is zoned entirely RC-2) was the subject of the 1984 Comprehensive Map Process (Issue 3-004). The request for RC-5 rezoning was not adopted.

D. Portions of the property were also the subject of a documented site plan request to reclassify 123 acres from RC-2 to RC-5. On January 19, 1989 the Planning Board certified to the County Council that it was in the public interest to exempt the reclassification petition from the regular cyclical procedure. On February 6, 1989 the County Council approved the certification; 20.9 acres of the requested RC-5 area also were included in this petition for a golf course country club special exception.

E. The out-of-cycle, documented site plan reclassification petition was assigned Case No. CR-89-367. The Board of Appeals determined that the then existing RC-2 zoning was in error and that the requested RC-5 zoning was warranted by the evidence presented. On May 31, 1989, the Board ordered that the out-of-cycle Petition for Zoning Reclassification from RC-2 to RC-5 as clearly documented in Petitioner's Exhibits No. 11-1 and 11-2 be granted. This order was unappealed and became final.

F. Case No. 89-409-X requested a Special Exception for a country club and other related accessory uses. On June 6, 1989 an order by the Zoning Commissioner approved the Special Exception for a country club (primarily a golf oriented facility), including one regulation 18 hole golf course, practice fairways, greens, holes and other appropriate practice facilities, a clubhouse complex, including, without limitation, a pro shop, lounge, eating facility and locker rooms, other appropriate recreational facilities, maintenance facilities associated with the foregoing, shelters, and restroom structures. The order dismissed approval of proposed residential quarters on the subject site within the Special Exception area and denied approval overnight accommodations for a maximum of 40 members and their guests. The order was subject to the following restrictions:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Pursuant to Section 502.3 of the B.C.Z.R., this Special Exception be utilized within five years of the date of this final order.
3. When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order, and the Petitioner shall submit to the Zoning Commissioner's office by no later than June 15, 1990 a new site plan prepared by a registered professional engineer and/or land surveyor, which clearly identifies all buildings, their size and area dimensions, their distances from all property lines, and any other information as may be required to be a certified site
6. The country club and golf course shall be closed to the general public. The facilities shall not be rented or leased to the general public and this shall include golf tournaments. All facilities shall be used only by members and guests of the country club.

On June 30, 1989, the Zoning Commissioner's order was appealed to the Board of Appeals. The appeal was subsequently dismissed.

G. Case No. 89-476-SPHX added the Fisher tract to the previously *requested Special Exception in Case No. 89-409-X and by Special* Hearing sought to amend the previously issued Special Exception by introducing a new plan for the country club/golf course as more particularly described on Petitioner's Exhibits 1 and 2 this expanded the northern parcel to approximately 375 acres and the total area covered by the Special Exception to approximately 993 acres.

On June 8, 1989, the Zoning Commissioner ordered that the Special Exception component of Case No. 89-476 be dismissed and that the Special Hearing to amend the previously granted Special Exception in Case No. 89-409-X by adding additional land are as shown and described for primary use in the golf course operation and to accept a new Special Exception site plan (Petitioner's Exhibits 1 and 2) for the country club/golf course be granted. All other terms, conditions, and restrictions of the Order of June 6, 1989 in Zoning Case No. 89-409-X are to be enforced except as amended by this order concerning the new site plan and additional land areas. The order was subject to the following restriction:

The Petitioner shall use the land incorporated into the Special Exception area for the purposes and in a manner consistent with Petitioner's Exhibits 1 and 2. Any additional use or different use of any part, area, lot or parcel included within the Special Exception area shall require an amendment to the Special Exception country club granted in Zoning Case No. 89-409-X and as amended in Zoning Case No. 89-476-SPHX.

H. Petitioner requested relief to amend or modify the Orders in Zoning Case No. 89-409-X issued on June 6, 1989 and in Case No. 89-476-SPHX issued on June 8, 1989. Additional evidence was provided together with a new plan for the Clubhouse (Petitioner's Exhibit A).

On July 14, 1989 the Zoning Commissioner ordered that the Order in Zoning Case No. 89-409-X issued on June 6, 1989 and the Order in Zoning Case NO. 89-476-SPHX issued on June 8, 1989 be amended to permit the eight overnight accomodation rooms, as shown on Petitioner's Exhibit A, as an accessory and ancillary use in conjunction with the principal use of the golf course and country club, as more particularly described on Petitioner's Exhibit 1A, subject, however, to the following restrictions:

The Petitioner may submit to the Zoning Commissioner a proposal for expansion of the accessory overnight accommodations use not to exceed a maximum of 28 rooms.

He further ordered that a Special Exception for approval of the proposed residential quarters for the golf course superintendent and either the general manager or the golf professional on the actual site of the golf course be dismissed.

The Zoning Commissioner further ordered that Restriction No. 6 of the Order issued on June 6, 1989 in Zoning Case No. 89-409-X shall be amended to read as follows:

6. The country club and golf course shall be operated as private membership facilities and not as facilities generally available for public use. The facilities shall not be rented or leased for commercial purposes to the general public, either for golf tournaments or other events, provided that this limitation shall not prevent the Club itself from holding or sponsoring tournaments or other events to which persons other than members may be invited.

He further ordered, that all other terms, conditions and restrictions of the original Orders of June 6, 1989 and June 8, 1989 be and are enforced except as amended by this Order.

I. A motion was filed before the County Board of Appeals to amend the documented site plan approved in Case No. CR-89-367 to primarily reflect 34 residential lots in the RC-5 portion of the property and no residential lots in the RC-2, acquisition of the

2. The final location of the maintenance facility must comply with all Baltimore County regulations.

J. A Motion to Reconsider the order of May 16, 1990, Case No. CR-90-367 was granted June 22, 1990. The Board amended the order of May 16, 1990, adding paragraph 1 in its entirety and substituting the following:

1. Two density units from the parcel known as the Fisher property may be transferred to the RC-5 portion of the site.

K. Case No. 90-362-SPHA requested a special hearing and variances to *amend the special exception granted in Case Nos. 89-409-X and 89-476-* SPHA. On August 10, 1990, an order by the Zoning Commissioner granted the special hearings to approve amendments to the aforementioned Orders, including

a. deletion of the land previously designated as the "maintenance area" for the purpose of relocating the maintenance facility to an interior portion of the property.

b. deletion of a portion of the former Fisher tract, if the Board of Appeals does not approve the 34 lots in the RC-5.

c. deletion of the "easement area", to provide wall and fence easements in a RC-2 area for adjacent RC-5 residential lots.

d. relocation of the special exception area at the interior of the site into the RC-5.

e. deletion of a maximum of 40 overnight accommodations and a maximum of 28 rooms, subject, however, to the following restrictions.

1. The Petitioners may construct the three cottages to be used in the housekeeping area shown in the Petitioners' Exhibit No. 1 dated August 10, 1990. If Petitioners any request, one year after the opening of Phase One "Caves Valley Golf Club", for a building permit for the dormitory building. At the time of the request for the building permit, the Petitioners shall provide the Zoning Commissioner with a report from an independent overnight accommodations consultant for the successful operation of the Club.

f. deletion of a "concept plan" for the golf course facility.

g. deletion of relevant notes on the original special exception plan to and conform to the revised plan.

h. and inclusion of two residences for use by designated members of the Club and their families, as accessory uses to the Golf Club facility.

The order also granted variances to permit the structures within the clubhouse and maintenance facility complexes to be separated from one another by the following distances.

1. Clubhouse Complex
   - Building A to B = 42 feet in lieu of 70 feet;
   - Building C to D = 30 feet in lieu of 70 feet;
   - Building D to E = 40 feet in lieu of 70 feet;
   - Building E to F = 12 feet in lieu of 70 feet, and 11 feet in lieu of 100 feet (R.C. 5 zone);
   - Building F to G = 32 feet in lieu of 70 feet;
   - Building E to L = 25 feet in lieu of 70 feet;
   - Building H to I = 12 feet in lieu of 70 feet, and 12 feet in lieu of 100 feet (R.C. 5 zone);
   - Building J to M = 12 feet in lieu of 70 feet;
   - Building I to M = 20 feet in lieu of 70 feet;
2. Maintenance Facility
   - Building A to Pump Island = 44 feet in lieu of 50 feet;
   - Building A to B = 60 feet in lieu of 70 feet;
   - Building B to Pump Island = 10 feet in lieu of 70 feet;

CRG REFINEMENT PLAN - 09/21/95

2	09/21/95	ADDED COTTAGE 'O'
1	2/4/94	REVISED LOCATION AND AREA OF COTTAGES 'K' & 'L'
0	12/13/93	ORIGINAL PLAN

Note: (Maintenance Area Building Permits)

Building A, Equipment Storage, corresponds with Building A on April 14, 1990, Building Permit Plan

Building B, Wash Station, corresponds with Building E on April 14, 1990, plan

Building C, Bulk Material Storage also corresponds with Building E on April 14, 1990, plan

Building D, Employee Residence, corresponds with Building C on April 14, 1990, plan

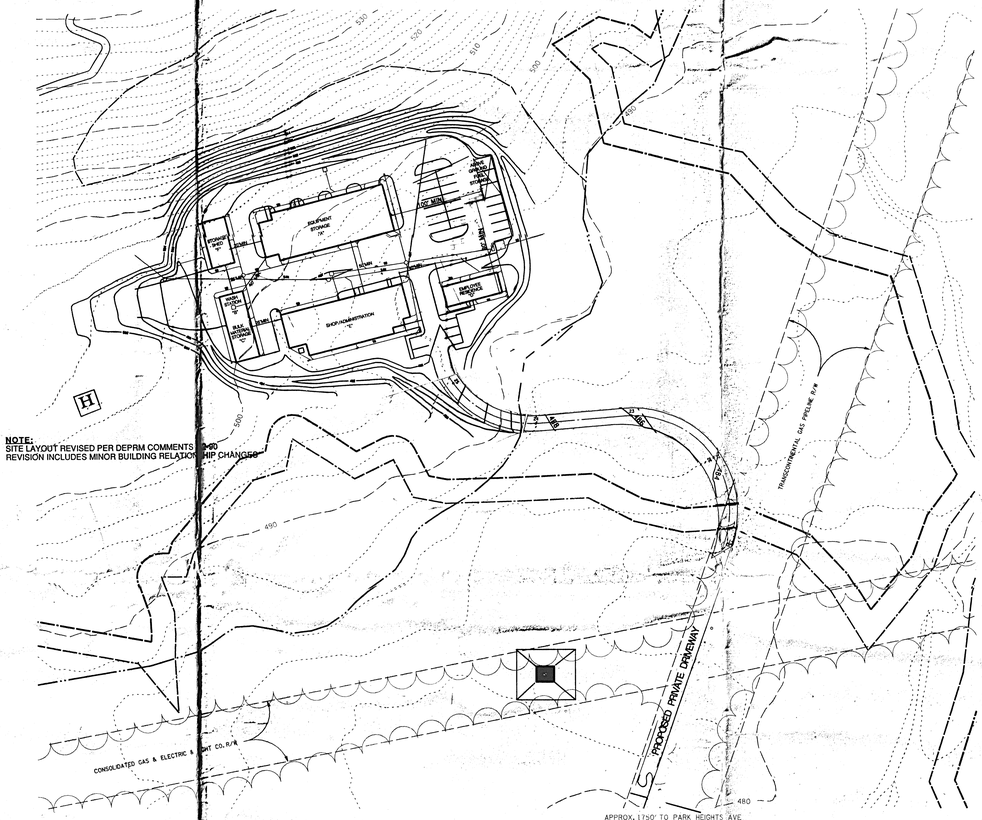
Building E, Shop/Administration, is the subject of a separate building permit application dated May 4, 1990, and is labelled as Building D

Building F, Storage Shed, corresponds with Building B on April 14, 1990, plan

Building G and H are not a part of the current permit applications

PHASE ONE

- A EQUIPMENT STORAGE
- B WASH STATION
- C BULK MATERIAL STORAGE
- D EMPLOYEE RESIDENCE (2300 CAVES SPRING DR)
- E SHOP/ADMINISTRATION
- F STORAGE SHED
- G ~~STORAGE/HOIST~~ NOT USED THIS REVISION
- H ALTERNATIVE RESIDENCE FACILITY
  (TO BE USED IF D IS CONVERTED TO NONRESIDENTIAL USE)



subject, however, to the following restrictions,

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Prior to the issuance of any building permits, Petitioners shall produce and file a site specific development plan supplementing and showing the exact location of all buildings and parking areas in conformance to the site plan entered into evidence as *Petitioner's Exhibit No. 6. Said plan shall be* subject to the Zoning Commissioner for final approval.
3. CRG approval of the plan and/or a waiver of same, if applicable, is required prior to the issuance of any permits. If the approved CRG plan differs from Petitioner's Exhibit 6, the revised plan shall be subject to a public hearing before the Commissioner for approval and a determination that it is within the spirit and intent of the original plan.
4. Upon request and reasonable notice, the Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.
5. When applying for a building permit, the site plan and/or landscaping plan filed shall reference this case and all previous cases for this property setting forth and addressing the restrictions in these Orders.
6. Pursuant to Section 502.3 of the B.C.Z.R., the Special Exception may be utilized within five years of the date of this final Order.
7. The Petitioners shall provide a landscape plan to the Baltimore County Landscape Planner and the landscape plan shall then be submitted to the Zoning Commissioner for approval. The approved landscape plan shall become a permanent part of the record and file in this matter.
8. The Petitioners shall use the land incorporated into the special exception area for the purposes and in a manner consistent with Petitioners' Exhibits 6 and 7 and Exhibits A, B and C. Any additional use or different use of any part, area, lot or parcel included within the special exception area shall require an amendment to the special exception country club granted in Zoning Case No. 89-409-X and as amended in Zoning Case No. 89-476SPHX.
9. The country club and golf course shall be operated as private membership facilities and not as facilities generally available for public use. The facilities shall not be rented or leased for commercial purposes to the general public, either for golf tournaments or other events, provided that this limitation shall not *prevent the Club itself from holding or sponsoring* tournaments or other events to which persons other than members may be invited.

CURRENT REQUESTED VARIANCES - DISTANCES BETWEEN BUILDINGS

MAINTENANCE FACILITY (RC-2)

A. A to B - 40 instead of 60 feet
B. B to F - 25 instead of 70 feet

SUMMARY OF PLAN REVISIONS

1. Building B has been combined with Building C to create one structure (thus eliminating one item of the original variance request).
2. Building F has been relocated to the west of Building A; variance request is unchanged.
3. Building G has been eliminated.
4. Fuel dispensing facility is above ground- no setback variances are required.
5. Amended variances, granted in Zoning Case No 90-362, to permit a distance between Buildings A and B from 70 feet to 40 feet and the distance between Buildings F and B from 70 feet to 25 feet.

Caves Valley Golf Club

Summary of Golf S.E. Areas

1.	Area golf course - Case 89-409X	783.9 Acres ±
2.	Area added - Case 89-476SPHX	9.8 Acres ±
3.	Present area of golf course	793.4 Acres ±
4.	Refinement of golf course area as requested in 90-362SPHA	
a.	Delete previous maintenance area	-35.5 Acres ±
b.	Expand clubhouse area	+ 2.8 Acres ±
c.	Expand golf holes, etc.	+ 0.5 Acres ±
d.	Subtotal	-12.0 Acres ±
e.	Refined golf course area	781.1 Acres ±
5.	Refined golf course area if Board of Appeals does not approve two additional homesites within RC-5 documented site plan	
a.	Delete 6.7 acres from Fisher parcel to enable two lots	- 6.7 Acres ±
b.	Refined golf course area based on this contingency request	774.4 Acres ±

LEGEND

- EXISTING ZONE LINE
- CONTOUR LINE
- STREAM
- EDGE OF EXSITING WOODS
- POWER TRANSMISSION TOWER
- LIMIT OF WETLANDS
- STREAM BUFFER
- PROPOSED GOLF CART PATH
- NATURAL RESOURCE CONSERVATION EASEMENT
- LIMIT OF 100 YEAR FLOODPLAIN

DAFT McCUNE WALKER INC.
LAND PLANNING CONSULTANTS
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200 EAST PENNSYLVANIA AVENUE
TOWSON, MD 21204
TELEPHONE: 301-296-3333

GOLF CLUB
CAVES VALLEY CLUB INC.

PLAN AND PLAT TO ACCOMPANY ZONING PETITION

2300 - 2308 CAVES SPRING DRIVE

COUNCILMANIC DISTRICT 3
ELECTION DISTRICT 4

BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 50'

JOB ORDER NO. 88015A

6.7 ACRE AREA TO BE DELETED FROM SPECIAL EXCEPTION

NOT INCLUDED IN PETITION FOR GOLF COURSE /COUNTY CLUB

HUNTING TWEED DRIVE

PARK HEIGHTS AVENUE (MARYLAND RTE. 129)

CAVES VALLEY CLUB INC.
3RD PARCEL
S.M. 8029/720

CAVES VALLEY CLUB INC.
2ND PARCEL
S.M. 8029/720

CAVES VALLEY CLUB INC.
1ST PARCEL
S.M. 8029/720

CAVES VALLEY CLUB INC.
4TH PARCEL
S.M. 8029/720

CAVES VALLEY CLUB INC.
2ND PARCEL
S.M. 8000/440

CAVES VALLEY CLUB INC.
S.M. 8000/451

MINOR C.K. JONES
LMcL.M. 899/146

HUNTINGTON SECTION ONE
EHK.JR. 50/66

HUNTINGTON SECTION TWO
EHK.JR. 55/13

ARNOLD M. SELIGMAN
G.L.B. 2543/443

S & R INVESTORS
EHK.JR. 6517/801

PROPOSED POND

PROPOSED UTILITY HOUSE FOR WELL

GOLF COURSE IRRIGATION SYSTEM WELL SUPPLY

PROP. UNDERGROUND TERMINATION STATION

PUMP HOUSE

GATE HOUSE

SEE SHEET 3

24' PAVING

PRIVATE DRIVEWAY

3.8 AC. ± CONSOLIDATED GAS ELECTRIC & LIGHT CO.

TRANSCONTINENTAL GAS PIPELINE

ATLANTIC SEABOARD GAS PIPELINE

LIMIT OF WETLANDS

ROSEWOOD STATE TRAINING SCHOOL WPC 405/48

RESUBDIVISION OF LOUIS A. HOGAN PROPERTY S.M. 55/122

PLAT OF SIMEON YARUTA PROPERTY EHK.JR. 45/33

SIMEON YARUTA W.J.R. 3578/144

SIMEON YARUTA W.J.R. 3578/147

PLAT OF MARIE T. GRADY PROPERTY EHK.JR. 48/87

JAMES HOOPER & WIFE W.J.R. 3700/611

RANDOLPH BOLLING HUBARD & WIFE EHK.JR. 3984/291

LILLY L. CROSS W.J.R. 3459/303

SIDNEY FRIEDMAN & WIFE EHK.JR. 6778/141

GEORGE C. DOUB & WIFE LMcL.M. 917/150

LOT 1 PLAT OF GEORGE C. DOUB & WIFE PROPERTY EHK.JR. 43/88

CAVES FARM INVESTMENT CO. RRG.4245/212

POINT OF BEGINNING

ROAD WIDENING PER CRG REQUIREMENTS

CAVES ROAD

RC2

RC5

N 56,000

N 54,000

N 52,000

N 50,000

N 33,000

Request for Special Exception for Golf Course Use within Existing RC-2 and RC-5 Zones

*1. Existing Zoning: RC-2 and RC-5. See plat for zone lines.

*2. Requested Special Exception:

Country Club/Golf Course and appropriate facilities as set forth in petitions and as shown on this plan

*3. Site Area:

A. RC-2 area Northeast of Park Heights 409.7 acres ±

B. RC-5 area included in golf course northeast of Park Heights 71.0 acres ±

C. RC-2 area Southwest of Park Heights 302.4 acres ±

D. Total area within golf course 781.1 acres ±

*4. Existing Use:

Golf course, currently under construction.

The area within the golf course special exception includes the golf holes and a large portion of undeveloped property consisting mainly of fallow fields. The remainder of the site not in the golf course special exception is generally undeveloped woodland.

5. Proposed Principle Uses: A golf course

The golf course includes:

A. 18 holes of championship golf play area, including tees, roughs, hazards, fairways and greens (91 acres total exclusive of hazards).

B. Paths (including bridges) for golf carts, pedestrians (players), and course/club maintenance and emergency vehicles.

C. Private infrastructure serving golf course facility, including, but not limited to: irrigation and necessary water distribution mains, laterals and remote control wiring, private three phase and two phase electrical distribution, storm drainage lines, conduits and wiring for private and public telephone and cable TV lines, miscellaneous conduits for future electrical utilities and communication wiring.

D. Aesthetic and functional ponds and other water holding facilities.

*6. Demolition:

The area encompassed by the golf course includes several existing residential structures and accessory buildings. Present plans contemplate that all existing structures, with the exception of Kronzer residence, will be razed. The existing swimming pool and tennis court will also be removed prior to opening of the course.

*7. Maintenance Facility? (see Sheet 3)

The Club will maintain the proposed golf course facility and related property by employing trained professional maintenance staff. The maintenance facility will be located as shown on the amended plans accompanying these petitions. Its component elements will include but not be limited to:

A. Maintenance Building, including administration, shop and equipment storage.

B. Support outbuildings for bulk materials, equipment and cart maintenance.

C. Facilities for storing and dispensing diesel and gasoline fuels.

D. Employee parking and additional outdoor storage areas for equipment and bulk materials.

E. A Residential Facility either in one of the maintenance complex structures or in the alternative, in a separate facility to be owned by the Club, as shown on the plan. The occupants shall be limited to club employees, specifically the golf course superintendent or people under his supervision. The separate residential facility shall provide housing for the club employees and family.

*8. Clubhouse Facility: (see Sheet 3)

The Club will maintain a clubhouse facility to serve the golfing and related needs of the membership. The clubhouse facility will be located as shown. Its component elements in Phase I will include, but not be limited to:

A. Clubhouse: The Club will renovate and expand the existing Kronzer residence which will serve as the primary clubhouse structure. This structure will provide areas for gathering, food preparation, and

G. Resident Manager's House: a private residence for the Resident Manger and family, to be owned by the Club,

H. Parking areas, and

I. Other facilities customarily associated with a golf course clubhouse complex.

Phase II of construction will include the following structures:

J. Housekeeping, including laundry and storage facilities.

K. 10th Hole Facility, including overnight guest bedrooms and spaces for gathering and informal dining.

L. Up to three cottages for overnight guest accomodations.

The Clubhouse complex, including the Clubhouse itself, Phase I Guest House, 18th hole facility, and the cottages will provide overnight accomodations in a maximum of 28 bedrooms for not more than 40 members and their guests. All overnight accomodations will be available only for club members and members's guests visiting the Club in order to use its golf facilities. Such overnight accommodations are often found at golf clubs with a significant number of non-resident members and are appropriate facilities to include in a golf/country club of this type.

*9. Other Accessory Uses:

Accessory uses normally provided as a part of a golf course facility will include golf course rain and shade structures, rest rooms and light food and snack facilities at appropriate locations on the course.

10. Other Recreational Uses:

The Club may locate up to 6 tennis or racket courts and a single swimming pool of up to 25 yards in length (plus a diving area) in the general clubhouse complex area.

11. Signs:

Sign shall be in accordance with provisions of Section 413.1, Baltimore County Zoning Regulations, and such other street name and traffic control signs as may be required by Baltimore County.

13. Topography:

Existing topography is based on Daft-McCune-Walker, Inc. field run control and boundary survey with Photo-Science 100 scale photogrammetry dated December 28, 1988.

*14. Tree Cover:

The golf course is currently under construction. Tree clearing limits have been established with Baltimore County DEPRM to minimize disturbance.

*15. Stream Crossings:

Areas disturbed for golf cart stream crossings shall be revegetated to the following minimum standards:

Cart paths will be field aligned to avoid major deciduous trees. Disturbed areas will be planted with indigenous species of understory trees, shrubs and herbaceous plant material. All plantings will be spaced according to their present density. Plantings are to be used to stabilize disturbance to stream embankments, and to provide adequate canopy for the stream channel.

*16. RC-2 and RC-5 Building Standards: (see Sheet 3 and Petition form for requested variances related to distances between buildings.)

RC-2

A. Height shall not exceed 35 feet except as may be permitted by Section 300, Baltimore County Zoning Regulations.

B. Standards for accessory structures on the course shall be developed as a component of architectural restrictions.

C. Buildings shall be setback a minimum of 75 feet from the centerline of Park Heights Avenue or 35 feet from any lot line other than a street line.

RC-5

A. Height shall not exceed 35 feet except as permitted by Section 300, Baltimore County Zoning Regulations.

B. Standards for accessory structures on the course shall be developed as a component of architectural restrictions.

*17. Parking:

Off street parking shall be provided for employees and members of this facility. No less than 144 spaces shall be provided (in holes at 8 spaces/hole). All parking areas shall be 8-1/2' x 18' and shall be provided with a durable, dustless surface properly drained so as not to create any undesirable conditions. All parking areas shall be screened in accordance with the provisions-of-the Baltimore County Landscape manual adopted May 7, 1988, and the community agreement established with the Worthington-Hodgdon Community group.

*18. Utilities:

The site is not served by public water or sewerage lines. It is expected that water supply and sewage disposal for the clubhouse, maintenance and accessory use facilities will be on an individual facility basis. Irrigation for golf course areas will be handled on the basis of an overall, course-wide system or systems utilizing modern water conservation techniques. The water for this irrigation system will be drawn from on site storage ponds, supplemented by water from production wells. Storage ponds may be used as an emergency source of water for fire suppression purposes.

*19. Lighting:

All on-site lighting shall be minimized. Lighting will be arranged to not reflect or shine upon adjacent residential premises.

20. Storm Drains:

Runoff shall be accomodated by a storm drain system and management facilities. Water quality will be provided through infiltration and vegetative practices. A Water Quality Concept plan has been established with the Baltimore County Stormwater Management Division.

*21. R.O.W.:

On site roads and drives shall be private. Paving widths are as shown.

*22. Additional Requirements:

Caves Valley Club, Inc. shall execute and record among the Land Records a fully executed and acknowledged counterpart of a permanent perpetual conservation easement or

General Notes:

The arrangement of golf course holes, streets, structures and other facilities are schematic and conceptual. Final course configuration, accessory facility layout and other details are subject to modification based on field data and final plans.

These facilities are subject to the following locational criteria:

1. While specific routing and location of holes of golf may vary from what is shown on the routing and location plan, contained in this application, the Club intends to adhere to that general plan to the extent it is able and is permitted to do so. All 18 holes are located to the northeast of Park Heights Avenue as presently shown.

*2. The clubhouse complex will be located in the area of the existing Kronzer residence as shown. The maintenance complex will be located near the center of the portion of the site northeast of Park Heights Avenue as shown. All buildings and other significant structures constituting centralized facilities related directly to the operation of the clubhouse and golf course will be located either within these two areas or on that portion of the property to the northeast of Park Heights Avenue and in a location where they will not be visible from Park Heights Avenue. This limitation shall not apply to half-way houses, shelters or other facilities typically located along the route of the golf course.

3. No parking lots, buildings or similar structures associated with the golf course will be located to the southwest of Park Heights Avenue. Production well or wells will be either to the northeast of Park Heights Avenue and/or to the southwest of Park Heights Avenue along with appropriate pumping equipment and piping.

This application for special exception is directly and substantially related to the counterpart RC-5 documented site plan.

*Note: text changed from that on the original petition.

March 16, 1990

Revised Demolition Note: The existing barn adjacent to the proposed 9th hole dogleg shall

CRG REFINEMENT PLAN - 03/21/95

1. THE CLUBHOUSE (A), GUESTHOUSE(E) AND COTTAGES (J)(K)(L)(O) WILL NOT EXCEED THE MAXIMUMS OF 40 OVERNIGHT ACCOMMODATIONS AND 28 BEDROOMS. THE COTTAGES ARE IN LIEU OF THE PREVIOUSLY APPROVED DORMITORY.

2. THE VALLEYS PLANNING COUNCIL HAS REVIEWED THIS PLAN AND AGREED IN WRITING THAT THEY HAVE NO OBJECTION TO THE CHANGE.

2	03/21/95	ADDED COTTAGE 'O' AND NOTES
1	2/4/94	REVISED LOCATION AND AREA OF COTTAGES J,K&L (COTTAGE 1,2&3).

WBCM - REVISIONS 1 & 2 ONLY

10-10-18

Consulting Engineers
849 Fairmount Avenue, Baltimore, Maryland 21286 (410) 512-4500
WHITNEY, BAILEY, COX & MAGNANI

THE WHITING-TURNER CONTRACTING CO.
300 E. Joppa Road, Towson
Baltimore, Maryland 21204-3848
410-821-1100

DAFT McCUNE WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS SURVEYORS
200 E. LEXINGTON STREET, SUITE 400
BALTIMORE, MD. 21202
(410) 296-3333

GOLF CLUB
CAVES VALLEY CLUB INC.
PLAN AND PLAT TO ACCOMPANY ZONING PETITION

ELECTION DISTRICT 7,C3 — BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 200'

JOB ORDER NO. 89015A

CONTOUR LINE, 10' INTERVAL

LIMIT OF WETLANDS

STREAM BUFFER

POWER TRANSMISSION TOWER

STREAM

PROPOSED FUTURE GOLF HOLE

POND, EXISTING

PROPOSED FUTURE POND

INTERIOR PROPERTY LINE

PROPOSED GOLF CART PATH

NATURAL RESOURCE CONSERVATION LINE

LIMIT OF 100 YEAR FLOODPLAIN

LIMIT OF SPECIAL EXCEPTION

FORMER MAINTENANCE AREA TO BE REMOVED FROM GOLF COURSE SPECIAL EXCEPTION AND TO BE UTILIZED FOR RESIDENTIAL LOTS. MAINTENANCE AREA RELOCATED IN RC5 AS SHOWN (SEE SHEET 3 FOR DETAILS)

AREA TO BE ADDED TO SPECIAL EXCEPTION FOR CLUBHOUSE COMPLEX (SEE SHEET 3 FOR DETAILS) AND GOLF COURSE

RC2 AREA WITHIN GOLF COURSE SPECIAL EXCEPTION TO SERVE ADJOINING RC5 LOTS BY EASEMENTS AND PROVIDE WELLS AND SEPTIC SITES WITHIN AN RC2 ZONE, AS SHOWN

AREA OF FORMER FISHER TRACT TO BE DELETED FROM GOLF COURSE SPECIAL EXCEPTION IF REQUEST FOR 34 LOTS IN RC-5 IS NOT APPROVED

Vicinity Map

Scale 1"=1000'

RC5 AREA TO BE DELETED FROM SPECIAL EXCEPTION 15.3 Acres

RC5 NOT INCLUDED IN GOLF COURSE/COUNTRY CLUB 36.8 Acres

NOT INCLUDED GOLF COURSE/ COUNTRY CLUB

PROPOSED EASEMENT FOR WELL AND SEPTIC

SPECIAL EXCEPTION EXPANSION AREA 0.27 Acres

EASEMENT FOR WELL AND SEPTIC

SPECIAL EXCEPTION EXPANSION AREA 2.8 Acres

SPECIAL EXCEPTION EXPANSION AREA 0.12 Acres

SPECIAL EXCEPTION EXPANSION AREA 0.10 Acres

6.7 ACRE AREA TO BE DELETED FROM SPECIAL EXCEPTION

6.7 Acres

3.8 AC.

GREENSPRING AVENUE

CHELLIS CT.

HENSON GARTH

WOODSYDE CT.

WOODSYDE PLACE

HUNTING TWEED DRIVE

PARK HEIGHTS AVENUE (MARYLAND RTE. 129)

PINEWOOD FARM COURT

CHARTWELL COURT

MARBROOK RD.

CAVES ROAD

GATE

PROPOSED ENTRANCE DRIVE

PROPOSED POND

POND HOUSE

BGE UNDERGROUND TERMINATION STATION

RELOCATED MAINTENANCE FACILITY

PRIVATE DRIVEWAY

PROPOSED UNDERGROUND B.G. & E. LINE

CONVERTED GAS ELECTRIC & LIGHT CO.

ROAD WIDENING PER CRG REQUIREMENTS

PROP. 60' RIGHT-OF-WAY FOR FUTURE IMPROVEMENTS

EXIST. RESIDENCE, PROPOSED CLUB HOUSE

EXIST. SWIMMING POOL & TENNIS COURT

EXIST. BARN (TENANT)

EXIST. TENANT & FARM HOUSE

PRACTICE AREA

PRACTICE HOLES

SEE SHEET 3

CRG REFINEMENT PLAN - 09/21/95

1. THE CLUBHOUSE (A), GUESTHOUSE (E) AND COTTAGES (J)(K)(L)(O) WILL NOT EXCEED THE MAXIMUMS OF 40 OVERNIGHT ACCOMMODATIONS AND 28 BEDROOMS. THE COTTAGES ARE IN LIEU OF THE PREVIOUSLY APPROVED DORMITORY.

2. THE VALLEYS PLANNING COUNCIL HAS REVIEWED THIS PLAN AND AGREED IN WRITING THAT THEY HAVE NO OBJECTION TO THE CHANGE.

2	09/21/95	ADDED COTTAGE 'O'
1	2/4/94	REVISED LOCATION AND AREA OF COTTAGES J,K&L (COTTAGE 1,2&3).

WBCM - REVISIONS 1 & 2 ONLY

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GOLF CLUB
CAVES VALLEY CLUB INC.
PLAN AND PLAT TO ACCOMPANY ZONING PETITION

ELECTION DISTRICT 4,C3

BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 200'

JOB ORDER NO.

REVISED PER 3/31/95 LTR. PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: Lewis Lauer
DATE: 5/17/95

CONTINUED ON SHEET 2

Note: (Clubhouse Area Building Permits)

Building A, Clubhouse, is not a part of the current permit applications

Building B, Pro Shop and Cart Shed, is the subject of a separate building permit application dated March 9, 1990, and is labelled as Building A

Building C, Meeting House, corresponds with Building A on February 5, 1990, Building Permit Plan

Building D, Men's Locker Building, corresponds with Building B on February 5, 1990, plan

Building E, Guest House, corresponds with Building C on February 5, 1990, plan

Building F, Administration, corresponds with Building D on February 5, 1990, plan

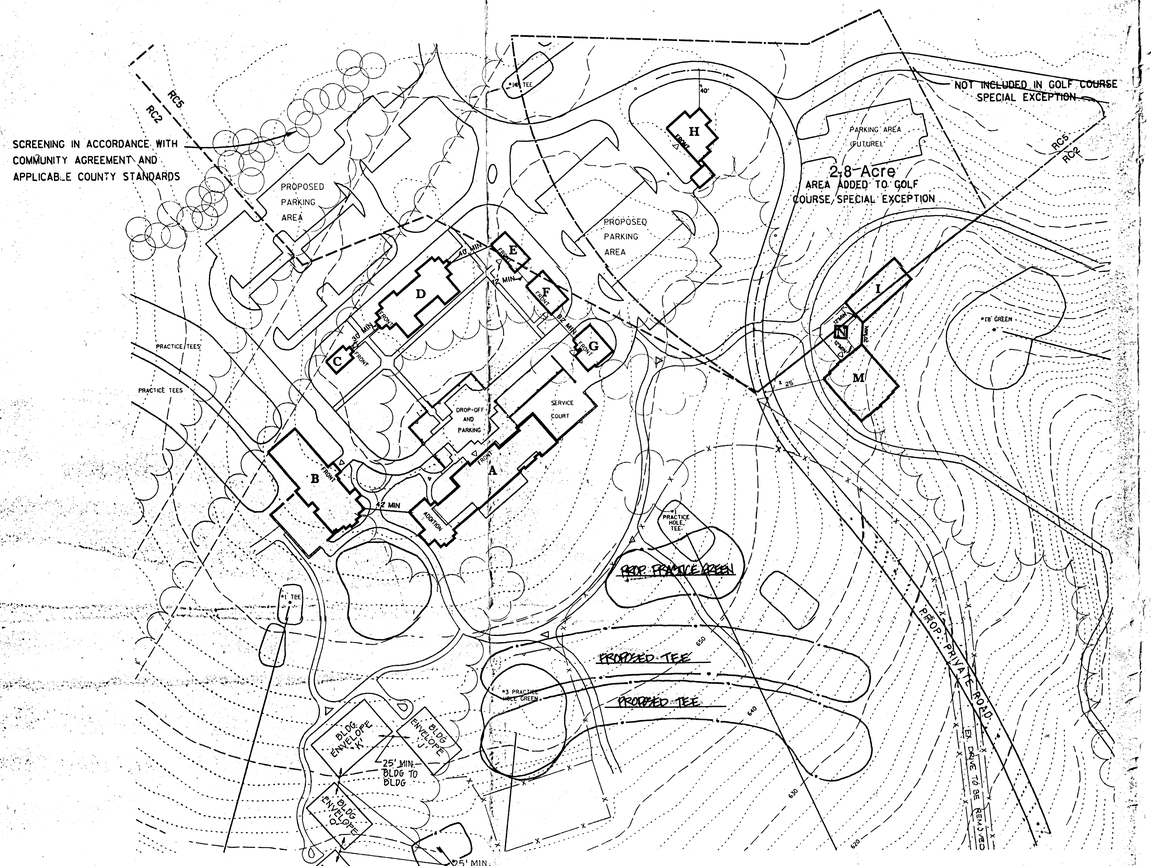
Building H, Resident Manager's House, corresponds with Building E on February 5, 1990, plan

PHASE ONE

A CLUBHOUSE
B PRO SHOP AND CART SHED
C MEETING HOUSE
D MEN'S LOCKER BUILDING
E GUEST HOUSE
F ADMINISTRATION BUILDING
H RESIDENT MANAGER'S HOUSE

PHASE TWO (FUTURE)

G HOUSEKEEPING
I 18TH HOLE DORMITORY
J COTTAGE #ONE
K COTTAGE #TWO
L COTTAGE #THREE
M 18TH HOLE DINING AREA
N 18TH HOLE PAVILION
O COTTAGE # FOUR



GATEHOUSE (PRELIMINARY)

(NOT TO SCALE)

Zoning History

A. Most of this property was formerly owned by Kingdon Gould Jr., or entities controlled by him (The Gould Parcel); some is now owned by Alvin B. and Patricia L. Kronpard. (The Kronpard Parcel) and is under contract to Caves Valley Club, Inc.

B. The Gould Parcel (which is zoned almost entirely RC-2) has been subject to the following rezoning requests and applications in the last five years.

1. In 1984, The Gould Parcel was the subject of a larger request to rezone 306 acres from RC-4 to RC-5 as part of the Comprehensive Map Process (Issue 3-60). The request was not adopted.

2. In 1986, Conservation Associates filed a petition seeking rezoning of 303.3 acres including The Gould Parcel from RC-2 to RC-5 on an open site plan (Case 86R-110). The Board of Appeals denied the request on May 1, 1987 and that denial was subsequently upheld.

3. In 1988, The Gould Parcel was the subject of a request to rezone a 303.3 acre parcel from RC-2 to RC-5 as part of the Comprehensive Map Process (Issue 3-004). The request was not adopted.

C. The Kronpard Parcel (which is zoned entirely RC-2) was the subject of the 1984 Comprehensive Map Process (Issue 3-004). The request for RC-5 rezoning was not adopted.

D. Portions of the property were also the subject of a documented site plan request to reclassify 123 acres from RC-2 to RC-5. On January 19, 1989 the Planning Board certified to the County Council that it was in the public interest to exempt the reclassification petition from the regular cyclical procedure. On February 6, 1989 the County Council approved the certification; 20.9 acres of the requested RC-5 area also were included in this petition for a golf course country club special exception.

E. The out-of-cycle, documented site plan reclassification petition was assigned Case No. CR-89-367. The Board of Appeals determined that the then existing RC-2 zoning was in error and that the requested RC-5 zoning was warranted by the evidence presented. On May 31, 1989, the Board ordered that the out-of-cycle Petition for Zoning Reclassification from RC-2 to RC-5 as clearly documented in Petitioner's Exhibits No. 11-1 and 11-2 be granted. This order was unappealed and became final.

F. Case No. 89-409-X requested a Special Exception for a country club and other related accessory uses. On June 6, 1989 an order by the Zoning Commissioner approved the Special Exception for a country club (primarily a golf oriented facility), including one regulation 18 hole golf course, practice fairway, greens, holes and other appropriate practice facilities, a clubhouse complex, including, without limitation, a pro shop, lounge, eating facility and locker rooms, other appropriate recreational facilities, maintenance facilities associated with the foregoing, shelters, and restroom structures. The order disallowed approval of proposed residential quarters on the subject site within the Special Exception area and denied approval of overnight accommodations for a maximum of 40 members and their guests. The order was subject to the following restrictions:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. Pursuant to Section 502.3 of the B.C.Z.R., this Special Exception may be utilized within five years of the date of this final order.

3. When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order, and the Petitioner shall submit to the Zoning Commissioner's office by no later than June 15, 1990 a new site plan prepared by a registered professional engineer and/or land surveyor, which clearly identifies all buildings, their size and area dimensions, their distances from all property lines, and any other information necessary for the aforementioned restrictions.

4. The country club and golf course shall be closed to the general public. The facilities shall not be rented or leased to the general public and this shall include golf tournaments. All facilities shall be used only by members and guests of the country club.

On June 30, 1989, the Zoning Commissioner's order was appealed to the Board of Appeals. The appeal was subsequently dismissed.

G. Case No. 89-476-SPHX added the Fisher tract to the previously requested Special Exception in Case No. 89-409-X and by Special Hearing sought to amend the previously issued Special Exception by introducing a new plan for the country club/golf course as more particularly described on Petitioner's Exhibits 1 and 2 this expanded the northern parcel to approximately 375 acres and the total area covered by the Special Exception to approximately 793 acres.

On June 8, 1989, the Zoning Commissioner ordered that the Special Exception component of Case No. 89-476 be dismissed and that the Special Hearing to amend the previously granted Special Exception in Case No. 89-409-X by adding additional land are; as shown and described for primary use in the golf course operation and to accept a new Special Exception site plan (Petitioner's Exhibits 1 and 2) for the country club/golf course be granted. All other terms, conditions, and restrictions of the Order of June 6, 1989 in Zoning Case No. 89-409-X are to be enforced except as amended by this order concerning the new site plan and additional land areas. The order was subject to the following restriction:

The Petitioner shall use the land incorporated into the Special Exception area for the purpose and in a manner consistent with Petitioner's Exhibits 1 and 2. Any additional use or different use of any part, area, lot or parcel shall require an amendment to the Special Exception area shall require an amendment to the Special Exception country club granted in Zoning Case No. 89-409-X and as amended in Zoning Case No. 89-476-SPHX.

H. Petitioner requested relief also to amend or modify the Orders in Zoning Case No. 89-409-X issued on June 6, 1989 and in Case No. 89-476-SPHX issued on June 8, 1989. Additional evidence was provided together with a new plan for the clubhouse (Petitioner's Exhibit A).

On July 14, 1989 the Zoning Commissioner ordered that the Order in Zoning Case No. 89-409-X issued on June 6, 1989 and the Order in Zoning Case NO. 89-476-SPHX issued on June 8, 1989 be amended to permit the eight overnight accommodation rooms, as shown on Petitioner's Exhibit A, as an accessory and ancillary use in conjunction with the principl use of the golf course and country club, as more particularly described on Petitioner's Exhibit 1A, subject, however, to the following restrictions:

The Petitioner may submit to the Zoning Commissioner a proposed residential quarters for the golf course superintendent and either the general manager or the golf professional on the actual site of the golf course to be eliminated.

The Zoning Commissioner further ordered that Restriction No. 6 of the Order issued on June 6, 1989 in Zoning Case No. 89-409-X shall be amended to read as follows:

6. The country club and golf course shall be operated as private membership facilities and not as facilities generally available for public use. The facilities shall not be rented or leased for commercial purposes to the general public, either for golf tournaments or other events, provided that this limitation shall not prevent the Club itself from holding a sponsoring tournamence or other events to which persons other than members may be invited.

He further ordered, that all other terms, conditions and restrictions of the original Orders of June 6, 1989 and June 8, 1989 be and are enforced except as amended by this Order.

I. A Motion was filed before the County Board of Appeals to amend the documented site plan approved in Case No. CR-89-367 to primarily reflect 34 residential lots in the RC-5 portion of the site.

2. The final location of the maintenance facility must comply with all Baltimore County regulations.

J. A Motion to Reconsider the order of May 16, 1990, Case No. CR-8-367 was granted June 22, 1990. The Board amended the order of May 16, 1990, striking paragraph 1 in its entirety and substituting the following:

1. Two density units from the parcel known as the Fisher property may be transferred to the RC-5 portion of the site.

K. Case No. 90-362-SPHA requested a special hearing and variances to amend the special exception granted in Case Nos. 89-409-X and 89-476-SPHA. On August 10, 1990, an order by the Zoning Commissioner granted the special hearings to approve amendments to the aforementioned Case Nos., including

a. deletion of the land previously designated as the "maintenance area" for the purpose of relocating the maintenance facility to the interior portion of the property.

b. deletion of a portion of the former Fisher tract, if the Board of Appeals does not approve it into the RC-5.

c. addition of the "maintenance area", to provide well and septic easements in a RC-5 zone for adjacent RC-2 residential lots.

d. expansion of the special exception area at the interior of the property.

e. provision of a maximum of 40 overnight accommodations and a maximum of 28 rooms, subject, however, to the following restrictions.

1. The Petitioner may construct the three cottages to be used in conjunction with the rooms in the clubhouse for additional overnight accommodations. Petitioner may request, one year after the opening of the "Caves Valley Club" for a building permit for a building permit for the dormitory building. At the time of the request for the building permit, the Petitioner shall provide the Zoning Commissioner with a report that addresses the need for the dormitory building based upon the utilization of the Caves Valley Club.

f. provision of a "concept plan" for the golf course facility.

g. revision of relevant notes on the original special exception plan to conform to the modified plan.

h. and inclusion of two residences for use by designated employees of the golf course and maintenance facility as uses in the Golf Club facility.

The order also granted variances to permit the structures within the clubhouse and maintenance facility complexes to be separated from one another by the following distances.

1. Clubhouse Complex

a) Building A to B - 42 feet in lieu of 70 feet;
b) Building C to D - 70 feet in lieu of 70 feet;
c) Building D to E - 40 feet in lieu of 70 feet;
d) Building E to F - 12 feet in lieu of 70 feet, and -12 feet by lieu of 100 feet (B.C. 5 zone);
e) Building F to G - 32 feet in lieu of 70 feet;
f) Building K to L - 25 feet in lieu of 70 feet;
g) Building M to I - 12 feet in lieu of 70 feet, and 12 feet in lieu of 100 feet (B.C. 5 zone);
h) Building M to N - 12 feet in lieu of 70 feet;
i) Building I to M - 20 feet in lieu of 70 feet;

2. Maintenance Facility

a) Building A to Pump Island - 44 feet in lieu of 70 feet;
b) Building A to B - 60 feet in lieu of 70 feet;
c) Building B to Pump Island - 10 feet in lieu of 70 feet;

subject, however, to the following restrictions,

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. Prior to the issuance of any building permits, Petitioners shall prepare and file a site specific landscape plan for review and approval by the staff of the Office of Planning and Zoning. *Petitioners are hereby assigned 30 DAY from approval thereof within which to file an appeal from the decision of the Board.* Said plan shall be submitted to the Zoning Commissioner for final approval.

3. ORC approval of the plan and/or a waiver of same, if applicable, is required prior to the issuance of any building permits. The building shall be as shown on Petitioner's Exhibit 1, the revised plan shall be red-lined and submitted to the Zoning Commissioner for approval and a determination that it is within the spirit and intent of the original plan.

4. Upon request and reasonable notice, the Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

5. When applying for a building permit, the site plan and/or landscaping plan filed shall reference this case and all previous cases for this property setting forth and addressing the restrictions in the Orders.

6. Pursuant to Section 502.3 of the B.C.Z.R. the Special Exception may be utilized within five years of the date of this final Order.

7. The Petitioners shall provide a landscape plan to the Office of Current Planning for approval by the Baltimore County Landscape Planner and said landscape plan shall then be submitted to the Zoning Commissioner for approval. The approved landscape plan shall become a permanent part of the record and file in this matter.

8. The Petitioners shall use the land incorporated into the special exception area for the purposes and in a manner consistent with Petitioner's Exhibits 1 and 2 and Exhibits A, B and C. Any additional use or different use of any part, area, lot or parcel included within the special exception area shall require an amendment to the special exception country club granted in Zoning Case No. 89-409-X and as amended in Zoning Case No. 89-476-SPHX.

9. The country club and golf course shall be operated as private membership facilities and not as facilities generally available for public use. The facilities shall not be rented or leased for commercial purposes to the general public, either for golf tournaments or other events, provided that this limitation shall not prevent the Club itself from holding sponsoring tournaments or other events to which persons other than members may be invited.

Note: (Maintenance Area Building Permits)

Building A, Equipment Storage, corresponds with Building A on April 14, 1990, Building Permit Plan

Building B, Wash Station, corresponds with Building E on April 14, 1990, plan

Building C, Bulk Material Storage also corresponds with Building E on April 14, 1990, plan

Building D, Employee Residence, corresponds with Building C on April 14, 1990, plan

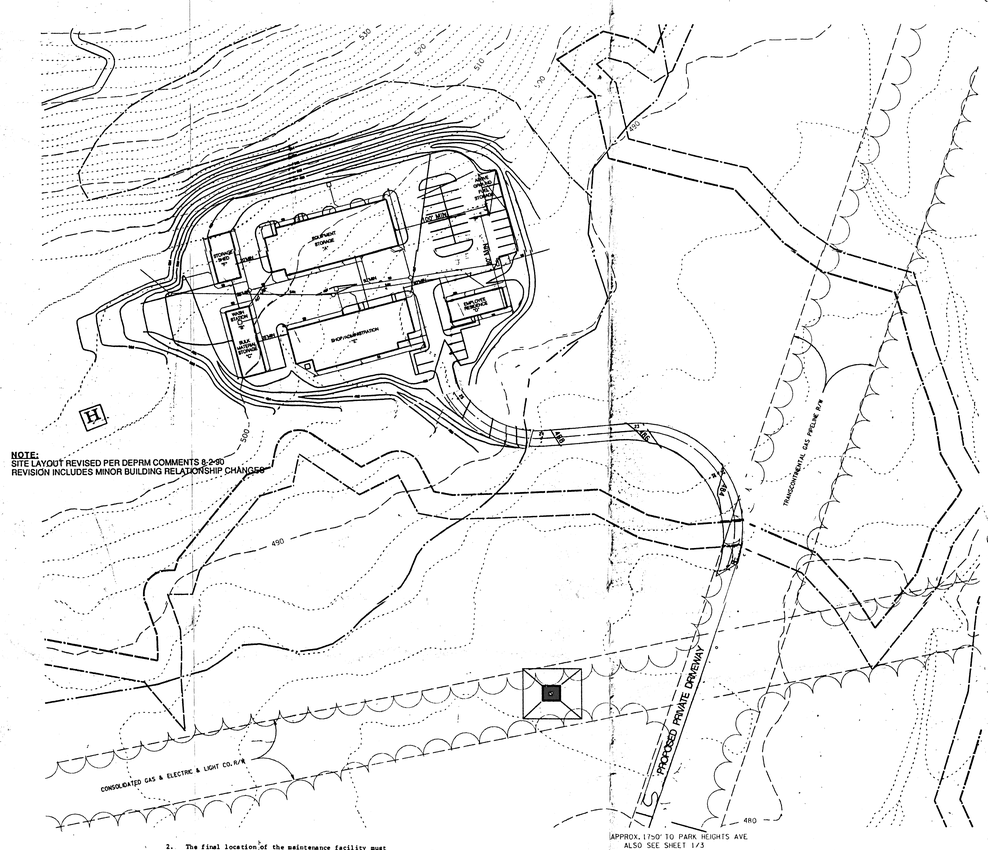
Building E, Shop/Administration, is the subject of a separate building permit application dated May 4, 1990, and is labelled as Building D

Building F, Storage Shed, corresponds with Building B on April 14, 1990, plan

Building G and H are not a part of the current permit applications

PHASE THREE (FUTURE)

A EQUIPMENT STORAGE
B WASH STATION
C BULK MATERIAL STORAGE
D EMPLOYEE RESIDENCE (2300 CAVES SPRING DR)
E SHOP/ADMINISTRATION
F STORAGE SHED
G ~~STORAGE/HOIST~~ NOT USED THIS REVISION
H ALTERNATIVE RESIDENCE FACILITY
(TO BE USED IF D IS CONVERTED TO NONRESIDENTIAL USE)



NOTE:
SITE LAYOUT REVISED PER DEPRM COMMENTS 8-2-90
REVISION INCLUDES MINOR BUILDING RELATIONSHIP CHANGES

Caves Valley Golf Club
Summary of Golf S.E. Areas

1.	Area golf course - Case 89-409Z	783.9 Acres ±
2.	Area added - Case 89-476SPHX	9.2 Acres ±
3.	Present area of golf course	793.1 Acres ±
4.	Refinement of golf course area as requested in 90-362SPHA	
a.	Delete previous maintenance area	-35.3 Acres ±
b.	Expand clubhouse area	+ 2.8 Acres ±
c.	Expand golf holes, etc.	+ 9.5 Acres ±
d.	Subtotal	-12.0 Acres ±
e.	Refined golf course area	781.1 Acres ±
5.	Refined golf course area if Board of Appeals does not approve two additional homesites within RC-5 documented site plan	
a.	Delete 6.7 acres from Fisher parcel to enable two lots	- 6.7 Acres ±
b.	Refined golf course area based on this contingency request	774.4 Acres ±

CURRENT REQUESTED VARIANCES - DISTANCES BETWEEN BUILDINGS

MAINTENANCE FACILITY (RC-2)

A. A to B - 40 instead of 60 feet
B. B to F - 25 instead of 70 feet

SUMMARY OF PLAN REVISIONS

1. Building B has been combined with Building C to create one structure (thus eliminating one item of the original variance request).
2. Building F has been relocated to the west of Building A; variance request is unchanged.
3. Building G has been eliminated.
4. Pad phasegrading facility is above ground- no setback variance required.
5. Amended variances, granted in Zoning Case 90-362, to permit a distance between Buildings A and B of from 70 feet to 60 feet and the distance between Buildings F and B from 70 feet to 25 feet.

LEGEND

- EXISTING ZONE LINE
- CONTOUR LINE
- STREAM
- EDGE OF EXSITING WOODS
- POWER TRANSMISSION TOWER
- LIMIT OF WETLANDS
- STREAM BUFFER
- PROPOSED GOLF CART PATH
- NATURAL RESOURCE CONSERVATION EASEMENT
- LIMIT OF 100 YEAR FLOODPLAIN

2	09/21/95	ADDED COTTAGE 'O'
1	08/10/90	REVISED LOCATION AND AREA

SPC REFINEMENT PLAN - 09/21/95

DAFT McCUNE WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS SURVEYORS
200 EAST PENNSYLVANIA AVENUE
TOWSON, MD. 21204
TELEPHONE 301-296-3333

GOLF CLUB
CAVES VALLEY CLUB INC.

PLAN AND PLAT TO ACCOMPANY
ZONING PETITION
2300 - 2308 CAVES SPRING DRIVE

COUNCILMANIC DISTRICT 3
ELECTION DISTRICT 5

BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 50'

JOB ORDER NO. 88015A

6.7 ACRE AREA TO BE DELETED FROM SPECIAL EXCEPTION

NOT INCLUDED IN PETITION FOR GOLF COURSE /COUNTY CLUB

CAVES VALLEY CLUB INC. 3RD PARCEL S.M. 8029/720

MINOR C.K. JONES LMCL.M. 899/146

CAVES VALLEY CLUB INC. S.M. 8029/737

HUNTING TWEED DRIVE

HUNTINGTON SECTION ONE ENK.JR. 50/66

HUNTINGTON SECTION TWO ENK.JR. 55/13

CAVES VALLEY CLUB INC. 2ND PARCEL S.M. 8029/720

CAVES VALLEY CLUB INC. S.M. 8029/737

CAVES VALLEY CLUB INC. 4TH PARCEL S.M. 8029/720

CAVES VALLEY CLUB INC. 1ST PARCEL S.M. 8029/720

PROPOSED POND

PROPOSED POND

PROPOSED POND

CAVES VALLEY CLUB INC. S.M. 8000/445

CAVES VALLEY CLUB INC. S.M. 8000/451

PUMP HOUSE

GATE HOUSE

SEE SHEET 3

18" PAVING

24" PAVING

WIDENING PER CRG REQUIREMENTS

PROPOSED UTILITY HOUSE FOR WELL

PARK HEIGHTS AVENUE (MARYLAND RTE. 129)

CAVES VALLEY CLUB INC. 2ND PARCEL S.M. 8000/440

CAVES VALLEY CLUB INC. 1ST PARCEL S.M. 8029/720

GOLF COURSE IRRIGATION SYSTEM WELL SUPPLY

PROP. UNDERGROUND TERMINATION STATION

3.8 AC. ±

CONSOLIDATED GAS ELECTRIC & LIGHT CO.

WPC 8/1/1960

ROAD WIDENING PER CRG REQUIREMENTS

POINT OF BEGINNING

NORTHWESTERLY 1531.7'

NORTHWESTERLY 1320.4'

PLAT OF SIMEON YARUTA PROPERTY ENK.JR.45/35

SIMEON YARUTA W.JR 3578/144

SIMEON YARUTA W.JR 3578/147

PLAT OF MARIE I. CRADY PROPERTY ENK.JR.48/87

JAMES HOOPER & WF W.JR. 3707/611

NOT INCLUDED IN PETITION FOR GOLF COURSE /COUNTY CLUB

RANDOLPH BOLLING HUBARD & WIFE ENK.JR. 3984/291

LILLY L. CROSS W.JR. 3459/303

SIDNEY FRIEDMAN & WIFE ENK.JR. 6718/141

ARNOLD M. SELIGMAN- O.B. 2543/443

S & R INVESTORS ENK.JR. 6517/801

LIMIT OF WETLANDS

LIMIT OF WETLANDS

TRANSCONTINENTAL GAS PIPELINE

ATLANTIC SEABOARD GAS PIPELINE

LIMIT OF WETLANDS

CAVES FARM INVESTMENT CO. RRG.4245/212

GEORGE C. DOUB & WFE LMCL.M. 917/150

LOT 1 PLAT OF GEORGE C.DOUB & WIFE PROPERTY ENK.JR. 43/88

CAVES ROAD

PRIVATE DRIVEWAY

RESUBDIVISION OF LOUIS A. HOGAN PROPERTY S.M. 55/122

LOT 1

LOT 2

ROSEWOOD STATE TRAINING SCHOOL WPC 409/48

RC2

RC5

N 36,000

N 54,000

N 52,000

N 50,000

N 34,000

Request for Special Exception for Golf Course Use within Existing RC-2 and RC-5 Zones

*1. Existing Zoning: RC-2 and RC-5. See plat for zone lines.

*2. Requested Special Exception:

Country Club/Golf Course and appropriate facilities as set forth are permitted and as shown on this plan

*3. Site Area:

A. RC-2 area Northeast of Park Heights 409.7 acres ±

B. RC-5 area included in golf course northeast of Park Heights 5.0 acres ±

C. RC-2 area Southwest of Park Heights 392.4 acres ±

D. Total area within golf course 781.1 acres ±

*4. Existing Use:

Golf course, currently under construction.

The area within the golf course special exception includes the golf holes and a large portion of undeveloped property consisting mainly of fallow fields. The remainder of the site not in the golf course special exception is generally undeveloped woodland.

5. Proposed Principle Uses: A golf course

The golf course includes:

A. 18 holes of championship golf play area, including tees, roughs, hazards, fairways and greens (91 acres total exclusive of hazards).

B. Paths (including bridges) for golf carts, pedestrians (players), and course/club maintenance and emergency vehicles.

C. Private infrastructure serving golf course facility, including, but not limited to: irrigation and necessary water distribution mains, laterals and remote control wiring, private three phase and two phase electrical distribution, storm drainage lines, conduits and wiring for private and public telephone and cable TV lines, miscellaneous conduits for future electrical utilities and communication wiring.

D. Aesthetic and functional ponds and other water holding facilities.

E. Irrigation and general use wells and all necessary pumps, distribution piping and other irrigation facilities.

*6. Demolition:

The area encompassed by the golf course includes several existing residential structures and accessory buildings. Present plans contemplate that all existing structures, with the exception of Kronzer's residence, will be razed. The existing swimming pool and tennis court will also be removed prior to opening of the course.

*7. Maintenance Facility: (see Sheet 3)

The Club will maintain the proposed golf course facility and related property by employing trained professional maintenance staff. The maintenance facility will be located as shown on the amended plans accompanying these petitions. Its component elements will include but not be limited to:

A. Maintenance Building, including administration, shop and equipment storage.

B. Support outbuildings for bulk materials, equipment and cart maintenance.

C. Facilities for storing and dispensing diesel and gasoline fuels.

D. Employee parking and additional outdoor storage areas for equipment and bulk materials.

E. A Residential Facility either in one of the maintenance complex structures or in the alternative, in a separate facility to be owned by the Club, as shown on the plan. The occupants shall be limited to Club employees, specifically the golf course superintendent or people under his supervision. The separate residential facility shall provide housing for the club employee and family.

*8. Clubhouse Facility: (see Sheet 3)

The Club will maintain a clubhouse facility to serve the golfing and related needs of the membership. The clubhouse facility will be located as shown. Its component elements in Phase I will include, but not be limited to:

A. Clubhouse: The Club will renovate and expand the existing Kronzer residence which will serve as the primary clubhouse structure. This structure will provide areas for gathering, food preparation, and dining, a cocktail lounge (a private club liquor license is required), and executive suites.

G. Resident Manager's House: a private residence for the Resident Manger and family, to be owned by the Club,

H. Parking areas, and

I. Other facilities customarily associated with a golf course clubhouse complex.

Phase II of construction will include the following structures:

J. Housekeeping, including laundry and storage facilities.

K. 10th Hole Facility, including overnight guest bedrooms and spaces for gathering and informal dining.

L. Up to three cottages for overnight guest accomodations.

The Clubhouse complex, including the Clubhouse itself, Phase I Guest House, 18th hole facility, and the cottages will provide overnight accomodations in a maximum of 28 bedrooms for not more than 40 members and their guests. All overnight accomodations will be available only for Club members and members's guests visiting the Club in order to use its golf facilities. Such overnight accomodations are often found at golf clubs with a significant number of non-resident members and are appropriate facilities to include in a golf/country club of this type.

*9. Other Accessory Uses:

Accessory uses normally provided as a part of a golf course facility will include golf course rain and shade structures, rest rooms and light food and snack facilities at appropriate locations on the course.

10. Other Recreational Uses:

The Club may locate up to 6 tennis or racket courts and a single swimming pool of up to 25 yards in length (plus a diving area) in the general clubhouse complex area.

11. Signs:

Sign shall be in accordance with provisions of Section 413.1, Baltimore County Zoning Regulations, and such other street name and traffic control signs as may be required by Baltimore County.

13. Topography:

Existing topography is based on Daft-McCune-Walker, Inc. field run control and boundary survey with Photo-Science 1UO scale photogrammetry dated December 28, 1988.

*14. Tree Cover:

The golf course is currently under construction. Tree clearing limits have been established with Baltimore County DEPRM to minimize disturbance.

*15. Stream Crossings:

Areas disturbed for golf cart stream crossings shall be revegetated to the following minimum standards:

Cart paths will be field aligned to avoid major deciduous trees. Disturbed areas will be planted with indigenous species of understory trees, shrubs and herbaceous plant material. All plantings will be spaced according to their present density. Plantings are to be used to stabilize disturbance to stream embankments, and to provide adequate canopy for the stream channel.

*16. RC-2 and RC-5 Building Standards: (see Sheet 3 and Petition form for requested variances related to distances between buildings.)

RC-2

A. Height shall not exceed 35 feet except as may be permitted by Section 300, Baltimore County Zoning Regulations.

B. Standards for accessory structures on the course shall be developed as a component of architectural restrictions.

C. Buildings shall be setback a minimum of 75 feet from the centerline of Park Heights Avenue or 35 feet from any lot line other than a street line.

RC-5

A. Height shall not exceed 35 feet except as permitted by Section 300, Baltimore County Zoning Regulations.

B. Standards for accessory structures on the course shall be developed as a component of architectural restrictions.

*17. Parking:

Off street parking shall be provided for employees and members of this facility. No less than 144 spaces shall be provided (16 holes at 9 spaces/hole). All parking areas shall be 8-1/2' x 18' and shall be provided with a durable, dustless surface. Property drained so as not to create any undesirable conditions. All parking areas shall be screened in accordance with the provisions of the Baltimore County Landscape Manual adopted May 7, 1984, and the Community agreement established with the Worthington-Woodyde Community group.

*18. Utilities:

The site is not served by public water or sewerage lines. It is expected that water supply and sewage disposal for the clubhouse, maintenance and accessory use facilities will be on an individual facility basis. Irrigation for golf course areas will be handled on the basis of an overall, course-wide system or systems utilizing modern water conservation techniques. The water for this irrigation system will be drawn from on site storage ponds, supplemented by water from production wells. Storage ponds may be used as an emergency source of water for fire suppression purposes.

*19. Lighting:

All on-site lighting shall be minimized. Lighting will be arranged to not reflect on shine upon adjacent residential premises.

20. Storm Drains:

Runoff shall be accomodated by a storm draft system and management facilities. Water quality will be provided through infiltration and vegetative practices. A Water Quality Concept plan has been established with the Baltimore County Stormwater Management Division.

*21. R.O.W.:

On site roads and drives shall be private. Paving widths are as shown.

*22. Additional Requirements:

Caves Valley Club, Inc. shall execute and record among the Land Records a fully executed and acknowledged counterpart of a permanent perpetual conservation easement or

General Notes:

The arrangement of golf course holes, streets, structures and other facilities are schematic and conceptual. Final course configuration, accessory facility layout and other details are subject to modification based on field data and final plans.

These facilities are subject to the following locational criteria:

1. While specific routing and location of holes of golf may vary from what is shown on the routing and location plan contained in this application, the Club intends to adhere to that general plan to the extent it is able and is permitted to do so. All 18 holes are located to the northeast of Park Heights Avenue as presently shown.

*2. The clubhouse complex will be located in the area of the existing Kronzard residence as shown. The maintenance complex will be located near the center of the portion of the site northeast of Park Heights Avenue as shown. All buildings and other significant structures constituting centralized facilities related directly to the operation of the clubhouse and golf courses will be located either within these two areas or on that portion of the property to the northeast of Park Heights Avenue and in a location where they will not be visible from Park Heights Avenue. This limitation shall not apply to half-way houses, shelters or other facilities typically located along the route of the golf course.

3. No parking lots, buildings or similar structures associated with the golf course will be located to the southeast of Park Heights Avenue. Production well or wells will be either to the northeast of Park Heights Avenue and/or to the southwest of Park Heights Avenue along with appropriate pumping equipment and piping.

This application for special exception is directed and substantially related to the counterpart RC-5 documented site plan.

*Note text changed from that on the original petition.

March 16, 1990

Revised Demolition Note: The existing barn

CRG REFINEMENT PLAN - 03/21/95

1. THE CLUBHOUSE (A), GUESTHOUSE (E) AND COTTAGES (J)(K)(L)(O) WILL NOT EXCEED THE MAXIMUMS OF 40 OVERNIGHT ACCOMMODATIONS AND 28 BEDROOMS. THE COTTAGES ARE IN LIEU OF THE PREVIOUSLY APPROVED DORMITORY.

2. THE VALLEYS PLANNING COUNCIL HAS REVIEWED THIS PLAN AND AGREED IN WRITING THAT THEY HAVE NO OBJECTION TO THE CHANGE.

2	03/21/95	ADDED COTTAGE,'O' AND NOTES
1	2/4/94	REVISED LOCATION AND AREA OF COTTAGES J,K&L(COTTAGE 1,2&3)
WBCM - REVISIONS 1 & 2 ONLY		

10-10-94

Consulting Engineers
849 Fairmount Avenue
Baltimore, Maryland 21286
(410) 512-4500
WHITNEY, BAILEY, COX & MAGNANI

WT TITE WHITING-TURNER CONTRACTING CO.
300 E. JOPPA ROAD, TOWSON
BALTIMORE, MARYLAND 21286-3698
(410) 321-1100

DAFT McCUNE WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS SURVEYORS
200 C EAST PENNSYLVANIA AVENUE
TOWSON, MD. 21286
(301) PHONE: 301-296-3333

GOLF CLUB
CAVES VALLEY CLUB INC.

PLAN AND PLAT TO ACCOMPANY ZONING PETITION

ELECTION DISTRICT #3 — BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 200'

JOB ORDER NO.

EXISTING ZONE LINE
CONTOUR LINE, 10' INTERVAL
EDGE OF WETLANDS
STREAM BUFFER
POWER TRANSMISSION TOWER
STREAM
PROPOSED FUTURE GOLF HOLE
POND, EXISTING
PROPOSED FUTURE POND
INTERIOR PROPERTY LINE
PROPOSED GOLF CART PATH
NATURAL RESOURCE CONSERVATION LINE
LIMIT OF 100 YEAR FLOODPLAIN
LIMIT OF SPECIAL EXCEPTION

FORMER MAINTENANCE AREA TO BE REMOVED FROM GOLF COURSE SPECIAL EXCEPTION AND TO BE UTILIZED FOR RESIDENTIAL LOTS. MAINTENANCE AREA RELOCATED IN RC2 AS SHOWN (SEE SHEET 3 FOR DETAILS)

AREA TO BE ADDED TO SPECIAL EXCEPTION FOR CLUBHOUSE COMPLEX (SEE SHEET 3 FOR DETAILS) AND GOLF COURSE

RC2 AREA WITHIN GOLF COURSE SPECIAL EXCEPTION TO SERVE ADJOINING RC5 LOTS BY EASEMENTS AND PROVIDE WELLS AND SEPTIC SITES WITHIN AN RC2 ZONE, AS SHOWN.

AREA OF FORMER FISHER TRACT TO BE DELETED FROM GOLF COURSE SPECIAL EXCEPTION IF REQUEST FOR 34 LOTS IN RC-5 IS NOT APPROVED

Vicinity Map
Scale 1"=1000'

CRG REFINEMENT PLAN - 03/21/95

1. THE CLUBHOUSE (A), GUESTHOUSE (E) AND COTTAGES (J)(K)(L)(O) WILL NOT EXCEED THE MAXIMUMS OF 40 OVERNIGHT ACCOMMODATIONS AND 28 BEDROOMS. THE COTTAGES ARE IN LIEU OF THE PREVIOUSLY APPROVED DORMITORY.
2. THE VALLEYS PLANNING COUNCIL HAS REVIEWED THIS PLAN AND AGREED IN WRITING THAT THEY HAVE NO OBJECTION TO THE CHANGE.

2	03/21/95	ADDED COTTAGE 'O'
1	2/4/94	REVISED LOCATION AND AREA OF COTTAGES J,K&L (COTTAGE 1,2&3).

WBCM - REVISIONS 1 & 2 ONLY

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TELEPHONE: 301-296-3333

GOLF CLUB
CAVES VALLEY CLUB INC.
PLAN AND PLAT TO ACCOMPANY ZONING PETITION

ELECTION DISTRICT 4,C3 — BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 200'
JOB ORDER NO. 88015A

REVISED PER 3/31/95 LTR. PLANS APPROVED
BY: Office of Planning & Zoning
DATE: 5/12/95
6.7 AC
REVISED PRACTICE TEE & GREEN &

LEGEND

PHASE ONE

A CLUBHOUSE
B PRO SHOP AND CART SHED
C MEETING HOUSE
D MEN'S LOCKER BUILDING
E GUEST HOUSE
F ADMINISTRATION BUILDING
H RESIDENT MANAGER'S HOUSE

PHASE TWO (FUTURE)

G HOUSEKEEPING
I 18TH HOLE DORMITORY
J COTTAGE #ONE
K COTTAGE #TWO
L COTTAGE #THREE
M 18TH HOLE DINING AREA
N 18TH HOLE PAVILION

Note: (Clubhouse Area Building Permits)

Building A, Clubhouse, is not a part of the current permit application

Building B, Pro Shop and Cart Shed, is the subject of a separate building permit application dated March 9, 1990, and is labelled as Building A

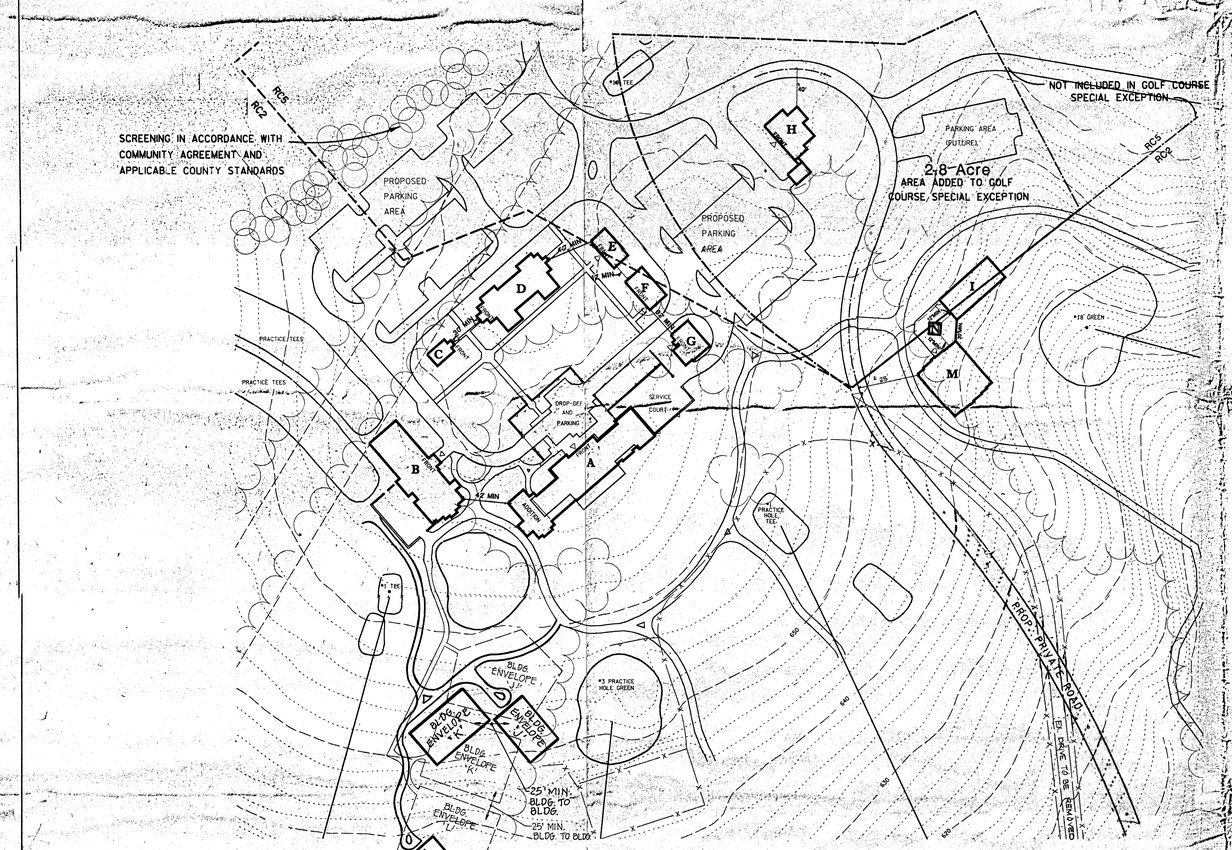
Building C, Meeting House, corresponds with Building A on February 5, 1990, Building Permit Plan

Building D, Men's Locker Building, corresponds with Building B on February 5, 1990, plan

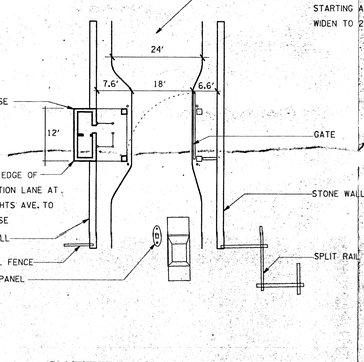
Building E, Guest House, corresponds with Building C on February 5, 1990, plan

Building F, Administration, corresponds with Building D on February 5, 1990, plan

Building H, Resident Manager's House, corresponds with Building E on February 5, 1990, plan



GATEHOUSE (PRELIMINARY)



Zoning History

A. Most of this property was formerly owned by Kingdon Gould Jr., or entities controlled by him (The Kongard Parcel) and is now owned by Alvin B. and Patricia L. Kronpard, (the Kronpard Parcel) and is under contract to Caves Valley Club, Inc.

B. The Gould Parcel (which is zoned almost entirely RC-2) has been subject to the following rezoning requests and applications in the *last five years.*

1. In 1984, The Gould Parcel was the subject of a larger request to rezone 306 acres from RC-4 to RC-5 as part of the Comprehensive Map Process (Issue 3-403). The request was not adopted.
2. In 1986, Conservation Associates filed a petition seeking rezoning of 303.2 acres including The Gould Parcel from RC-2 to RC-5 on an open site plan (Case R86-1101). The Board of Appeals denied the request on May 1, 1987 and that denial was subsequently upheld.
3. In 1988, The Gould Parcel was the subject of a request to rezone a 323.3 acre parcel from RC-2 to RC-5 as part of the Comprehensive Map Process (Issue 3-004). The request was not adopted.

C. The Kronpard Parcel (which is zoned entirely RC-2) was the subject of the 1984 Comprehensive Map Process (Issue 3-004). The request for RC-5 rezoning was not adopted.

D. Portions of the property were also the subject of a documented site plan request to reclassify 323 acres from RC-2 to RC-5. On January 19, 1989 the Planning Board certified to the County Council that it was in the public interest to exempt the reclassification petition from the regular cyclical procedure. On February 14, 1989 the County Council approved the certification; 20.9 acres of the requested RC-5 area also were included in this petition for a golf course country club special exception.

E. The out-of-cycle, documented site plan reclassification petition was assigned Case No. CR-89-367. The Board of Appeals determined that the then existing RC2 zoning was in error and that the requested RC-5 zoning was warranted by the evidence presented. On May 31, 1989, the Board ordered that the out-of-cycle Petition for Zoning Reclassification from RC-2 to RC-5 as clearly documented in Petitioner's Exhibits No. 11-1 and 11-2 be granted. This order was unappealed and became final.

F. Case No. 89-409-X requested a Special Exception for a country club and other accessory uses. On June 6, 1989 an order by the Zoning Commissioner approved the Special Exception for a country club (primarily a golf oriented facility), including one regulation 18 hole golf course, practice fairways, greens, holes and other appropriate practice facilities, a clubhouse complex, including, without limitation, a pro shop, lounge, eating facility and locker rooms, other appropriate recreational facilities, maintenance facilities associated with the foregoing, shelters, and restroom structures. The order dismissed approval of proposed residential quarters on the subject site within the Special Exception area and denied approval of certain accommodations for a maximum of 40 members and their guests. The order was subject to the following restrictions:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Pursuant to Section 502.3 of the B.C.Z.R., this Special Exception may not commence or any construction permit be issued within five years of the date of this final order.
3. When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order, and the Petitioner shall submit to the Zoning Commissioner's office by no later than June 15, 1990 a new site plan prepared by a registered professional engineer and/or land surveyor, which
4. The country club and golf course shall be closed to the general public. The facilities shall not be rented or leased to the general public and shall be used only by members and guests of the club and their families.

On June 30, 1989, the Zoning Commissioner's order was appealed to the *Board of Appeals. The appeal was subsequently dismissed.*

G. Case No. 89-476-SPHX added the Fisher tract to the previously requested Special Exception in Case No. 89-409-X and by Special Hearing sought to amend the previously issued Special Exception by introducing a new plan for the country club/golf course as more particularly described on Petitioner's Exhibits 1 and 2 this expanded the northern parcel to approximately 375 acres and the total area covered by the Special Exception to approximately 793 acres.

On June 8, 1989, the Zoning Commissioner ordered that the Special Exception component of Case No. 89-476 be dismissed and that the Special Hearing to amend the previously granted Special Exception in Case No. 89-409-X by adding additional land area as shown and described for primary use in the golf course operation and to accept a new Special Exception site plan (Petitioner's Exhibits 1 and 2) for the country club/golf course be granted. All other terms, conditions, and restrictions of the Order of June 6, 1989 in Zoning Case No. 89-409-X are to be enforced except as amended by this order concerning the new site plan and additional land areas. The order was subject to the following restrictions:

The Petitioner shall use the land incorporated into the Special Exception area for the purposes and in a manner consistent with Petitioner's Exhibits 1 and 2. Any additional use or different use of any part, area, lot or parcel included within the Special Exception area shall require an amendment to the Special Exception country club granted in Zoning Case No. 89-409-X and as amended in Zoning Case No. 89-476-SPHX.

H. Petitioner requested relief to amend or modify the Orders in Zoning Case No. 89-409-X issued on June 6, 1989 and in Case No. 89-476-SPHX issued on June 8, 1989. Additional evidence was provided together with a new plan for the Clubhouse (Petitioner's Exhibit A).

On July 14, 1989 the Zoning Commissioner ordered that the Order in Zoning Case No. 89-409-X issued on June 6, 1989 and the Order in Zoning Case NO. 89-476-SPHX issued on June 8, 1989 be amended to permit the eight overnight accommodations rooms, as shown on Petitioner's Exhibit A, as an accessory and ancillary use in conjunction with the principal use of the golf course and country club, as more particularly described on Petitioner's Exhibit 1A, subject, however, to the following restrictions:

The Petitioner may submit to the Zoning Commissioner a proposal for expansion of the accessory overnight accommodations use not to exceed a maximum of 28 rooms.

He further ordered that a Special Exception for approval of the proposed residential quarters for the golf course superintendent and either the general manager or the golf professional on the actual site of the golf course be dismissed.

The Zoning Commissioner further ordered that Restriction No. 6 of the Order issued on June 6, 1989 in Zoning Case No. 89-409-X shall be amended to read as follows:

6. The country club and golf course shall be operated as private membership facilities and not as facilities generally available for public use. The facilities shall not be rented or leased for commercial purposes to the general public, either for golf tournaments or other events, provided that this limitation shall not prevent the Club itself from holding or sponsoring tournaments or other events to which persons other than members may be invited.

He further ordered, that all other terms, conditions and restrictions of the Orders of June 6, 1989 and June 8, 1989 be and are enforced except as amended by this Order.

I. A motion was filed before the County Board of Appeals to amend the Order issued on June 8, 1989 in Case No. CR-89-367 to

2. The final location of the maintenance facility must comply with all Baltimore County regulations.

J. A Motion to Reconsider the order of May 16, 1990, Case No. CR-89-367 was granted June 25, 1990. The Board amended the order of May 16, 1990, striking paragraph 1 in its entirety and substituting the following:

1. Two density units from the parcel known as the Fisher property may be transferred to the RC-5 portion of the site.

K. Case No. 90-362-SPHA requested a special hearing and variances to amend the special exception granted in Case Nos. 89-409-X and 89-476-SPHA. On August 10, 1990, an order by the Zoning Commissioner granted the special hearings to approve amendments to the aforementioned Case Nos., including

a. deletion of a portion of the Fisher Tract, if the Board of Appeals does not approve it for use in the RC-5;
b. addition of the "easement area", to provide well and septic easements in a RC-2 area for adjacent RC-5 residential lots;
c. addition of the special exception area at the interior of the site into the RC-5;
d. expansion of a maximum of 40 overnight accommodations and a maximum of 28 rooms, subject, however, to the following restrictions:

1. The Petitioners may construct the three cottages to be used as overnight accommodations for the Clubhouse for overnight accommodations. The Petitioners may request the issuance and opening of the Clubhouse prior to the construction of the golf course. A building permit for the construction of the Clubhouse may be issued at any time after the building permit, the Petitioners shall provide the Zoning Commissioner with a letter from the Fire Marshal overnight accommodations are necessary for the successful operation of the Club.

e. revision of a "concept plan" for the golf course facility.
f. revision of relevant notes on the original special exception plan to conform to this modified plan;
g. and inclusion of two residences for use by designated employees of RC-5 site and their families, as accessory uses to the Golf Club facility.

The order also granted variances to permit the structures within the clubhouse complex and golf course complexes to be separated from one another by the following distances.

1. Clubhouse Complex
a) Building A to B - 42 feet in lieu of 70 feet;
b) Building C to B - 30 feet in lieu of 70 feet;
c) Building D to E - 40 feet in lieu of 70 feet;
d) Building E to F - 32 feet in lieu of 70 feet, and 42 feet in lieu of 100 feet (B.C.Z.R. 2 sides).
e) Building F to G - 32 feet in lieu of 70 feet;
f) Building G to I - 25 feet in lieu of 70 feet;
g) Building B to I - 12 feet in lieu of 70 feet, and 12 feet in lieu of 100 feet (B.C. 2 sides).
h) Building N to M - 12 feet in lieu of 70 feet;
i) Building I to M - 20 feet in lieu of 70 feet;
2. Maintenance Facility
a) Building A to Pump Island - 46 feet in lieu of 50 feet;
b) Building A to B - 60 feet in lieu of 70 feet;

subject, however, to the following restrictions.

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Prior to the issuance of any building permits, *Petitioners shall produce and file a site specific development plan supplementing and amending the above* Order, which shall be subject to the approval of the Zoning Commissioner. Said plan shall be consistent with the terms granted "Concept Plan" indicated on Petitioner's Exhibit No. 4. Said plan shall be submitted to the Zoning Commissioner for final approval.
3. Any approval of the plan and/or a variance thereto, if applicable, is required prior to the issuance of any permits. If the approved DPR plan differs from Petitioner's Exhibit 2, the revised plan shall be re-filed and submitted to the Zoning Commissioner for approval and a determination that it is within the spirit and intent of the original plan.
4. Upon request and reasonable notice, the Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with the Order.
5. When applying for a building permit, the site plan and/or landscaping plan filed shall reference this case and all previous cases for this property setting forth and addressing the restrictions of those Orders.
6. Pursuant to Section 502.3 of the B.C.Z.R. the Special Exception may be utilized within five years of the date of this final Order.
7. The Petitioners shall provide a landscape plan to the Office of Current Planning for approval by the Baltimore County Landscape Planner and said landscape plan shall then be submitted to the Zoning Commissioner for approval. The approved landscape plan shall become a permanent part of the record and file in this matter.
8. The Petitioners shall use the land incorporated into the special exception area for the purposes and in a manner consistent with Petitioners' Exhibits 8 and 9 (except as to the location of the maintenance facility, different use of any part, area, lot or parcel included within the special exception area shall require an amendment to the special exception country club granted in Zoning Case No. 89-409-X and as amended in Zoning Case No. 89-476-SPHX.
9. The country club and golf course shall be operated as private membership facilities and not as facilities generally available for public use. The facilities *shall not be rented or leased for commercial purposes* to the general public, either for golf tournaments or other events, provided that this limitation shall not prevent the Club itself from holding or sponsoring tournaments or other events to which persons other than members may be invited.

LEGEND

A EQUIPMENT STORAGE
B WASH STATION
C BULK MATERIAL STORAGE
D EMPLOYEE RESIDENCE (2300 CAVES SPRING DR)
E SHOP/ADMINISTRATION
F STORAGE SHED
G ~~STORAGE/HOIST~~ NOT USED THIS REVISION
H ALTERNATIVE RESIDENCE FACILITY
(TO BE USED IF D IS CONVERTED TO NONRESIDENTIAL USE)

Note: (Maintenance Area Building Permits)

Building A, Equipment Storage, corresponds with Building A on April 14, 1990, Building Permit Plan

Building B, Wash Station, corresponds with Building E on April 14, 1990, plan

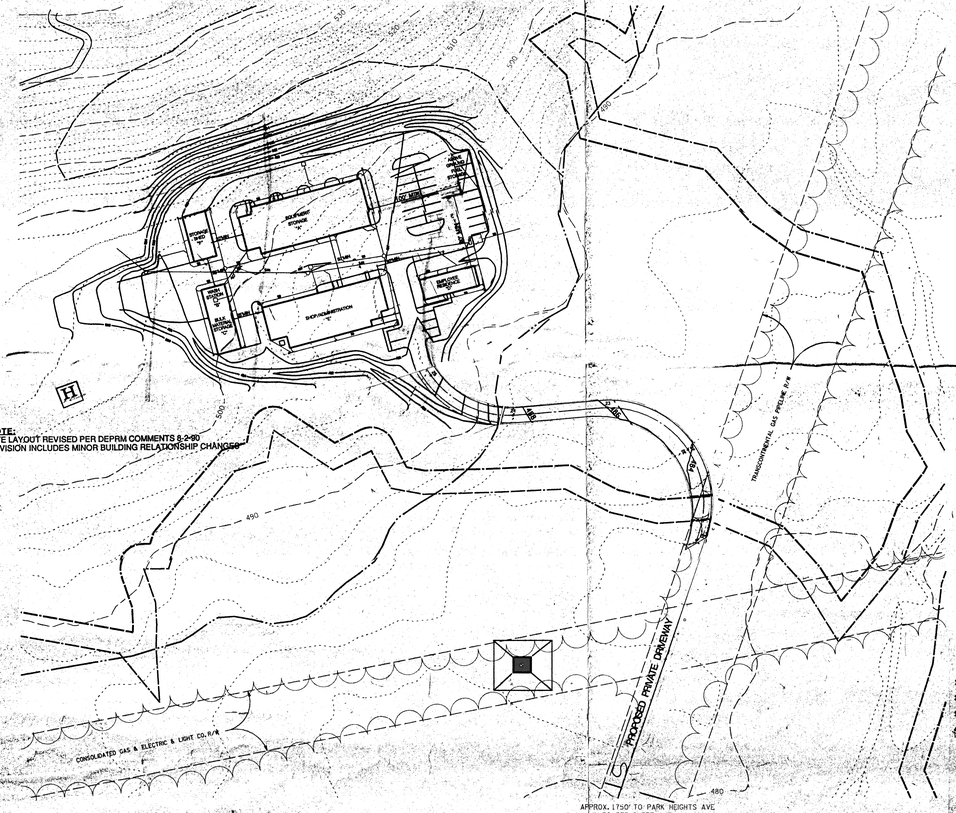
Building C, Bulk Material Storage also corresponds with Building E on April 14, 1990, plan

Building D, Employee Residence, corresponds with Building C on April 14, 1990, plan

Building E, Shop/Administration, is the subject of a separate building permit application dated May 4, 1990, and is labelled as Building D

Building F, Storage Shed, corresponds with Building B on April 14, 1990, plan

Building G and H are not a part of the current permit applications



NOTE:
SITE LAYOUT REVISED PER DEPRM COMMENTS 8-2-90
REVISION INCLUDES MINOR BUILDING RELATIONSHIP CHANGES

Caves Valley Golf Club
Summary of Golf C.E. Areas

1.	Area golf course - Case 89-409X	793.9 Acres ±
2.	Area added - Case 89-476SPHX	0.2 Acres ±
3.	Present area of golf course	793.4 Acres ±
4.	Refinement of golf course area as requested in 90-362SPHA	
a.	Delete previous maintenance area	-35.5 Acres ±
b.	Expand clubhouse area	+ 8.5 Acres ±
c.	Expand golf holes, etc.	+ 9.3 Acres ±
d.	Subtotal	-17.9 Acres ±
e.	Refined golf course area	793.4 Acres ±
5.	Refined golf course area if Board of Appeals does not approve two additional homelots within RC-5 documented site plan	
a.	Delete 6.7 acres from Fisher parcel to enable two lots	-6.7 Acres ±
b.	Refined golf course area *based on this contingency* request	774.4 Acres ±

CURRENT REQUESTED VARIANCES - DISTANCES BETWEEN BUILDINGS

MAINTENANCE FACILITY (RC-2)

A. A to B - 40 instead of 60 feet
B. B to F - 25 instead of 70 feet

SUMMARY OF PLAN REVISIONS

1. Building B has been combined with Building C to create one structure (thus eliminating one item of the original variance requests).
2. Building F has been relocated to the west of Building A; variance request is unchanged.
3. Building G has been eliminated.
4. Fuel dispensing facility is above ground- no setback variances are required.
5. Amended variances, granted in Zoning Case 90-362-SPHA to permit a distance between Buildings A and B, from 70 feet to 40 feet and the distance between Buildings F and B from 70 feet to 25 feet.

DAFT McCUNE WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERING SURVEYORS
200 EAST PENNSYLVANIA AVENUE
TOWSON, MD. 21204
TELEPHONE 301-296-3333

GOLF CLUB
CAVES VALLEY CLUB INC.

PLAN AND PLAT TO ACCOMPANY
ZONING PETITION
2300- 2308 CAVES SPRING DRIVE

COUNCILMANIC DISTRICT 3
ELECTION DISTRICT 4

BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 50'

JOB ORDER NO.

- EXISTING ZONE LINE
- CONTOUR LINE
- STREAM
- EDGE OF EXSITING WOODS
- POWER TRANSMISSION TOWER
- LIMIT OF WETLANDS
- STREAM BUFFER
- PROPOSED GOLF CART PATH
- NATURAL RESOURCE CONSERVATION EASEMENT
- LIMIT OF 100 YEAR FLOODPLAIN

NO.	DATE	REVISION
2	10/19/90	REVISED LOCATION AND ENVELOPE

NOT INCLUDED IN PETITION FOR GOLF COURSE /COUNTY CLUB

6.7 ACRE AREA TO BE DELETED FROM SPECIAL EXCEPTION

CAVES VALLEY CLUB INC. 3RD PARCEL S.M. 8029/720

MINOR C.E. JONES LIBER/FOLIO 899/146

CAVES VALLEY CLUB INC. S.M. 8029/737

CAVES VALLEY CLUB INC. 2ND PARCEL S.M. 8029/720

CAVES VALLEY CLUB INC. 1ST PARCEL S.M. 8029/720

CAVES VALLEY CLUB INC. 4TH PARCEL S.M. 8029/720

CAVES VALLEY CLUB INC. S.M. 8500/446

CAVES VALLEY CLUB INC. 2ND PARCEL S.M. 8000/440

CAVES VALLEY CLUB INC. S.M. 8000/451

HUNTING TWEED DRIVE

PARK HEIGHTS AVENUE (MARYLAND RTE. 129)

CAVES ROAD

PROPOSED POND

PROPOSED UTILITY HOUSE FOR WELL

PUMP HOUSE

SEE SHEET 3

24' PAVING

18' PAVING

BATH HOUSE

PROPOSED COMBO-GATED GAS ELECTRIC & LIGHT CO. EASEMENT

3.8 AC.

PROP. UNDERGROUND TERMINATION STATION

GOLF COURSE IRRIGATION SYSTEM WELL SUPPLY

POINT OF BEGINNING

ROAD WIDENING PER CRG REQUIREMENTS

PRIVATE DRIVEWAY

NOT INCLUDED IN PETITION FOR GOLF COURSE /COUNTY CLUB

HUNTINGTON SECTION ONE EHK.JR. 50/66

HUNTINGTON SECTION TWO EHK.JR. 55/13

ARNOLD M. SELIGMAN O.B. 2543/443

S & R INVESTORS EHK.JR. 6517/801

MARIE T. GRADY PROPERTY EHK.JR.45/83

JAMES HOOPER & WIFE WJR. 3100/61

RANDOLPH BOLLING HUBARD & WIFE EHK.JR. 3384/231

LILLY L. CROSS WJR. 3459/303

SIDNEY FRIEDMAN & WIFE EHK.JR. 6718/141

SIMEON YARUTA WJR 3578/144

SIMEON YARUTA WJR 3578/147

PLAT OF SIMEON YARUTA PROPERTY EHK.JR.45/33

GEORGE C. DOUB & WIFE LIBER/FOLIO 917/150

LOT 1 PLAT OF GEORGE C.DOUB & WIFE PROPERTY EHK.JR. 43/88

CAVES FARM INVESTMENT CO. BRC.4245/212

ROSEWOOD STATE TRAINING SCHOOL WPC 409/48

RESUBDIVISION OF LOUIS A. HOGAN PROPERTY S.M. 55/125

ATLANTIC SEABOARD GAS PIPELINE

TRANSCONTINENTAL GAS PIPELINE

LIMIT OF WETLANDS

RC2

RC5

N 36,000

N 34,000

N 50,000

W 33,000

Request for Special Exception for Golf Course Use within Existing RC-2 and RC-5 Zones

*1. Existing Zoning: RC-2 and RC-5. See plat for zone lines.

*2. Requested Special Exception:

Country Club/Golf Course and appropriate facilities as set forth in petitions and as shown on this plan.

*3. Site Area:

A. RC-2 area northeast of Park Heights 409.7 acres ±

B. RC-5 area included in golf course northeast of Park Heights 4.8 acres ±

C. RC-2 area Southeast of Park Heights 362.4 acres ±

D. Total area within golf course 781.9 acres ±

*4. Existing Use:

Golf course, currently under construction.

The area within the golf course special exception includes the golf holes and a large portion of undeveloped property consisting mainly of fallow fields. The remainder of the site not in the golf course special exception is generally undeveloped woodland.

5. Proposed Principle Use: A golf course.

The golf course includes:

A. 18 holes of championship golf play area, including tees, roughs, hazards, fairways and greens (91 acres total exclusive of hazards).

B. Paths (including bridges) for golf carts, pedestrians (players), and course/club maintenance and emergency vehicles.

C. Private infrastructure serving golf course facility, including, but not limited to: irrigation and domestic water distribution mains, laterals and remote control wiring, private three phase and two phase electrical distribution, storm drainage lines, conduits and wiring for private and public telephones and cable TV lines, miscellaneous conduits for future electrical utilities and communication wiring.

D. Aesthetic and functional ponds and other water holding facilities.

E. Irrigation and general use wells and all necessary pumping, treatment and storage facilities.

*6. Maintenance Facility: (see Sheet 3)

The Club will maintain the proposed golf course facility and related property by employing trained professional maintenance staff. The maintenance facility will be located as shown on the amended plans accompanying these petitions. Its component elements will include but not be limited to:

A. Maintenance building, including administration, shop and equipment storage.

B. Support outbuildings for bulk materials, equipment and cart maintenance.

C. Facilities for storing and dispensing diesel and gasoline fuels.

D. Employee parking and additional outdoor storage areas for equipment and bulk materials.

E. A Residential Facility either in one of the maintenance complex structures or in the alternative, in a separate facility to be owned by the Club, as shown on the plan. The occupants shall be limited to Club employees, specifically the golf course superintendent or people under his supervision. The residential facility shall provide housing for the club employee and family.

*7. Clubhouse Facility: (see Sheet 3)

The Club will maintain a clubhouse facility to serve the golfing and related needs of the membership. The clubhouse facility will be located as shown. Its component elements in Phase I will include, but not be limited to:

A. Clubhouse: The Club will renovate and expand the existing Kronegard residence which will serve as the primary clubhouse structure. This structure will provide areas for gathering, food service, and dining, a cocktail lounge (a private club liquor

G. Resident Manager's House: a private residence for the Resident Manger and family, to be owned by the Club.

H. Parking areas, and

I. Other facilities customarily associated with a golf course clubhouse complex.

Phase II of construction will include the following structures:

J. Housekeeping, including laundry and storage facilities.

K. 18th Hole Facility, including overnight guest bedrooms and spaces for gathering and informal dining.

L. Up to three cottages for overnight guest accomodations.

The Clubhouse complex, including the Clubhouse itself, Phase I Guest House, 18th hole facility, and the cottages will provide overnight accomodations in a maximum of 28 bedrooms for not more than 60 members and their guests. All overnight accomodations will be available only for club members and members's guests visiting the Club in order to use its golf facilities. Such overnight accomodations are often found at golf clubs with a significant number of non-resident members and are appropriate facilities to include in a golf/country club of this type.

*8. Other Accessory Uses:

Accessory uses normally provided as a part of a golf course facility will include golf course rain and shade structures, rest rooms and light food and snack facilities at appropriate location on the course.

10. Other Recreational Uses:

The Club may locate up to 6 tennis or racket courts and a single swimming pool of up to 25 yards in length (plus a diving area) in the general clubhouse complex area.

11. Signs:

Sign shall be in accordance with provisions of Section 413.1, Baltimore County Zoning Regulations, and such other street name and traffic control signs as may be required by Baltimore County.

13. Topography:

Existing topography is based on Daft-McCune-Walker, Inc. field run control and boundary survey with Photo-Science 100 scale photogrammetry dated December 28, 1988.

*14. Tree Cover:

The golf course is currently under construction. Tree clearing limits have been established with Baltimore County Landscape Manual adopted May 7, 1984, and the community agreement established with the Worthington-Woodyard Community group.

*15. Stream Crossings:

Areas disturbed for golf cart stream crossings shall be revegetated to the following minimum standards:

Cart paths will be field aligned to avoid major deciduous trees. Disturbed areas will be planted with indigenous species of understory trees, shrubs and herbaceous plant material. All plantings will be spaced according to their present density. Plantings are to be used to stabilize disturbance to stream embankments, and to provide adequate canopy for the stream channel.

*16. RC-2 and RC-5 Building Standards: (see Sheet 2 and Petition form for requested variances related to distances between buildings.)

RC-2

A. Height shall not exceed 35 feet except as may be permitted by Section 300, Baltimore County Zoning Regulations.

B. Standards for accessory structures on the course shall be developed as a component of architectural restrictions.

C. Buildings shall be setback a minimum of 75 feet from the centerline of Park Heights Avenue or 35 feet from any lot line other than a street line.

RC-5

A. Height shall not exceed 35 feet except as permitted by Section 300, Baltimore County Zoning Regulations.

B. Standards for accessory structures on the course shall be developed as a component of architectural restrictions.

*17. Parking:

Off street parking shall be provided for employees and members of this facility. No less than 144 spaces shall be provided (18 holes at 8 spaces/hole). All parking areas shall be 9-1/2' x 18' and shall be provided with a durable, dustless surface properly drained so as not to create any undesirable conditions. All parking areas shall be screened in accordance with the provisions of the Baltimore County Landscape Manual adopted May 7, 1984, and the community agreement established with the Worthington-Woodyard Community group.

*18. Utilities:

The site is not served by public water or sewerage lines. It is expected that water supply and sewage disposal for the clubhouse, maintenance and accessory use facilities will be on an individual facility basis. Irrigation for golf course areas will be handled on the basis of an overall, conservation system or systems utilizing modern water conservation techniques. The water for this irrigation system will be drawn from on site storage ponds, supplemented by water from production wells. Storage ponds may be used as an emergency source of water for fire suppression purposes.

*19. Lighting:

All on-site lighting shall be minimized. Lighting will be arranged to not reflect or shine upon adjacent residential premises.

20. Storm Drains:

Runoff shall be accomodated by a storm draft system and management facilities. Water quality will be provided through infiltration and vegetative practices. A Water Quality Concept plan has been established with the Baltimore County Stormwater Management Division.

*21. R.O.W.s:

On site roads and drives shall be private. Paving widths are as shown.

*22. Additional Requirements:

Caves Valley Club, Inc. shall execute and record among the Land Records a fully executed and acknowledged counterpart of a permanent perpetual conservation easement or easements, for the property which is the subject of this petition, in accordance with the provisions of Section 500.7 of the Baltimore County Zoning Regulations.

General Notes:

The arrangement of golf course holes, streets, structures and other facilities are schematic and conceptual. Final course configuration, accessory facility layout and other details are subject to modification based on field data and final plans.

These facilities are subject to the following locational criteria:

1. While specific routing and location of holes of golf may vary from what is shown on the routing and location plan contained in this application, the Club intends to adhere to that general plan to the extent it is able and is permitted to do so. All 18 holes are located to the northeast of Park Heights Avenue as presently shown.

*2. The clubhouse complex will be located in the area of the existing Kronegard residence as shown. The maintenance complex will be located near the center of the portion of the site northeast of Park Heights Avenue as shown. All buildings and other significant structures constituting centralized facilities related directly to the operation of the clubhouse and golf course will be located either within these two areas or on that portion of the property to the northeast of Park Heights Avenue and in a location where they will not be visible from Park Heights Avenue. This limitation shall not apply to hole-way houses, shelters or other facilities typically located along the course of the golf course.

3. No parking lots, buildings or similar structures associated with the golf course will be located to the southwest of Park Heights Avenue. Production well or wells will be either in the northeast of Park Heights Avenue and/or to the southwest of Park Heights Avenue along with appropriate pumping equipment and piping.

This application for special exception is directly and substantially related to the counterpart RC5 documented site plan.

*Note text changed from that on the original petition.

March 16, 1990

Revised Demolition Note: The existing barn adjacent to the proposed 9th hole dogleg shall

1	2/4/94	REVISED LOCATION AND AREA OF COTTAGES J,K&L (COTTAGE L 2.1.5)

FOR COTTAGES J, K & L ONLY

Consulting Engineers
849 Fairmount Avenue
Baltimore, Maryland 21286
(410) 512-4500
WHITNEY, BAILEY, COX & MAGNANI

THE WHITING-TURNER CONTRACTING CO.
300 E. JOPPA ROAD, TOWSON
BALTIMORE, WASHINGTON AND SUSSEX, DELAWARE
(410) 821-1100

DAFT McCUNE WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS SURVEYORS
200 EAST PENNSYLVANIA AVENUE
TOWSON, MD. 21204
(301) 296-3333

GOLF CLUB
CAVES VALLEY CLUB INC.
PLAN AND PLAT TO ACCOMPANY ZONING PETITION

ELECTION DISTRICT #3 — BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 200'

JOB ORDER NO. 88015A

TRACT BOUNDARY
EXISTING ZONE LINE
CONTOUR LINE, 10' INTERVAL
LIMIT OF WETLANDS
STREAM BUFFER
POWER TRANSMISSION TOWER
STREAM
PROPOSED FUTURE GOLF HOLE
POND, EXISTING
PROPOSED FUTURE POND
INTERIOR PROPERTY LINE
PROPOSED GOLF CART PATH
NATURAL RESOURCE CONSERVATION LINE
LIMIT OF 100-YEAR FLOODPLAIN
LIMIT OF SPECIAL EXCEPTION
FORMER MAINTENANCE AREA TO BE REMOVED FROM GOLF COURSE SPECIAL EXCEPTION AND TO BE UTILIZED FOR RESIDENTIAL LOTS; MAINTENANCE AREA RELOCATED IN RC2 AS SHOWN (SEE SHEET 3 FOR DETAILS)
AREA TO BE ADDED TO SPECIAL EXCEPTION FOR CLUBHOUSE COMPLEX (SEE SHEET 3 FOR DETAILS) AND GOLF COURSE
RC2 AREA WITHIN GOLF COURSE SPECIAL EXCEPTION TO SERVE ADJOINING RC5 LOTS BY EASEMENTS AND PROVIDE WELLS AND SEPTIC SITES WITHIN AN RC2 ZONE, AS SHOWN
AREA OF FORMER FISHER TRACT TO BE DELETED FROM GOLF COURSE SPECIAL EXCEPTION IF REQUEST FOR 34 LOTS IN RC-5 IS NOT APPROVED

Vicinity Map
Scale 1"=1000'

RC5
RC2
NOT INCLUDED GOLF COURSE/ COUNTRY CLUB
RC5 AREA TO BE DELETED FROM SPECIAL EXCEPTION 15.3 Acres±
NOT INCLUDED IN GOLF COURSECOUNTRY CLUB 36.8 Acres
SPECIAL EXCEPTION EXPANSION AREA 2.8 Acres
SPECIAL EXCEPTION EXPANSION AREA 0.12 Acres
SPECIAL EXCEPTION EXPANSION AREA 0.10 Acres
SPECIAL EXCEPTION EXPANSION AREA 0.27 Acres
PROPOSED EASEMENT FOR WELL AND SEPTIC
EASEMENT FOR (WELL AND SEPTIC)
6.7 ACRE AREA TO BE DELETED FROM SPECIAL EXCEPTION
9.7 Acres±
3.8 AC.±
PROPOSED POND
PROPOSED ENTRANCE DRIVE
RELOCATED MAINTENANCE FACILITY
GATE HOUSE
PUMP HOUSE
SEE SHEET 3
PARK HEIGHTS AVENUE (MARYLAND RTE. 129)
CHELLIS CT.
WOODSIDE CT.
HENSON GARTH
WOODSIDE PLACE
HUNTING TWEED DRIVE
GREENSPRING AVENUE
HIDDEN GLEN DR.
CAVES ROAD
CHARTWELL COURT
MARBROOK RD.
PINEWOOD FARM COURT
PROPOSED ACCESS AND UTILITY EASEMENT
PROPOSED 50' ACCESS EASEMENT
40' STRIP TO BE CONVEYED TO ALPRICE ET AL.
FUTURE 50' PAVING TURNING TO R/W
ROAD UNDERGROUND TERMINATION STATION
PRIVATE DRIVEWAY
ROAD WIDENING PER CRG REQUIREMENTS
POINT OF BEGINNING
PROP. 80' RIGHT-OF-WAY FOR WIDEN OF IMPROVEMENTS
EX. 80' PAVING
FUTURE 80' PAVING
EX. R/W VARIES
EX. 20' PAVING
FUTURE 40' PAVING
FUTURE 60' R/W
CONSOLIDATED GAS ELECTRIC & LIGHT CO.
STORMWATER MANAGEMENT RESERVATION
PRACTICE AREA
PRACTICE HOLES
EXIST. RESIDENCE PROPOSED CLUB HOUSE
EXIST. TENANT HOUSE
EXIST. STORAGE POND & TENNIS COURT
TEE SHELTER & FOUNTAIN
PROP. PAVING
PROP. 18' BITUM. PAVING
BITUMINOUS PAVING
CONCRETE PAVING
PROP. RETAINING WALL
PROP. SEDIMENT CONTROL
PROP. SILT FENCE
PROP. TREE PROTECTION FENCE
PROP. SUPER SILT FENCE
PROP. CONSTRUCTION ENTRANCE
PROP. INLET PROTECTION
PROP. STONE OUTLET PROTECTION
PROP. STONE CHECK DAM
PROP. SEDIMENT TRAP
PROP. SEDIMENT BASIN
PROP. DIVERSION
PROP. STORM DRAIN
PROP. INLET
PROP. MANHOLE
PROP. CLEANOUT
PROP. FLARE END SECTION
PROP. RIP-RAP
PROP. CONCRETE MONUMENT
PROP. IRON PIN
PROP. IRON PIPE
PROP. CONCRETE MONUMENT FOUND
PROP. IRON PIN FOUND
PROP. IRON PIPE FOUND
PROP. MARKER FOUND
PROP. MARKER SET
PROP. CONCRETE MONUMENT SET
PROP. IRON PIN SET
PROP. IRON PIPE SET
PROP. CONCRETE MONUMENT TO BE REMOVED
PROP. IRON PIN TO BE REMOVED
PROP. IRON PIPE TO BE REMOVED
PROP. MARKER TO BE REMOVED
PROP. CONCRETE MONUMENT TO BE REMOVED AND REPLACED
PROP. IRON PIN TO BE REMOVED AND REPLACED
PROP. IRON PIPE TO BE REMOVED AND REPLACED
PROP. MARKER TO BE REMOVED AND REPLACED
PROP. CONCRETE MONUMENT TO BE REMOVED AND SET
PROP. IRON PIN TO BE REMOVED AND SET
PROP. IRON PIPE TO BE REMOVED AND SET
PROP. MARKER TO BE REMOVED AND SET
PROP. CONCRETE MONUMENT TO BE REMOVED AND FOUND
PROP. IRON PIN TO BE REMOVED AND FOUND
PROP. IRON PIPE TO BE REMOVED AND FOUND
PROP. MARKER TO BE REMOVED AND FOUND
PROP. CONCRETE MONUMENT TO BE REMOVED AND SET
PROP. IRON PIN TO BE REMOVED AND SET
PROP. IRON PIPE TO BE REMOVED AND SET
PROP. MARKER TO BE REMOVED AND SET
PROP. CONCRETE MONUMENT TO BE REMOVED AND FOUND
PROP. IRON PIN TO BE REMOVED AND FOUND
PROP. IRON PIPE TO BE REMOVED AND FOUND
PROP. MARKER TO BE REMOVED AND FOUND

CONTINUED ON SHEET 2

THIS AMENDED PLAN IS WITHIN THE SPIRIT AND INTENT OF ZONING CASE 90-362-SPHA
DIRECTOR OF ZADM

2	10/4/94	REVISED LOCATION AND ENVELOPE SIZE OF COTTAGES J,K & L
1	2/4/94	REVISED LOCATION AND AREA OF COTTAGES J,K & L (COTTAGE 1,2 & 3)

FOR COTTAGES J, K & L ONLY

Consulting Engineers
849 Fairmount Avenue,
Baltimore, Maryland 21286
(410) 512-4500
WHITNEY, BAILEY, COX & MAGNANI

THE WHITING-TURNER CONTRACTING CO.
300 E. JOPPA ROAD, TOWSON
BALTIMORE, MARYLAND 21204-3069
301-825-1100

DAFT McCUNE WALKER INC.
LAND PLANNING CONSULTANTS
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200 EAST PENNSYLVANIA AVENUE
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GOLF CLUB
CAVES VALLEY CLUB INC.
PLAN AND PLAT TO ACCOMPANY ZONING PETITION

ELECTION DISTRICT 4,C3 — BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 200'
JOB ORDER NO.

LEGEND

PHASE ONE

Note: (Clubhouse Area Building Permits)

Building A, Clubhouse, is not a part of the current permit applications

Building B, Pro Shop and Cart Shed, is the subject of a separate building permit application dated March 9, 1990, and is labelled as Building A

Building C, Meeting House, corresponds with Building A on February 5, 1990, Building Permit Plan

Building D, Men's Locker Building, corresponds with Building B on February 5, 1990, plan

Building E, Guest House, corresponds with Building C on February 5, 1990, plan

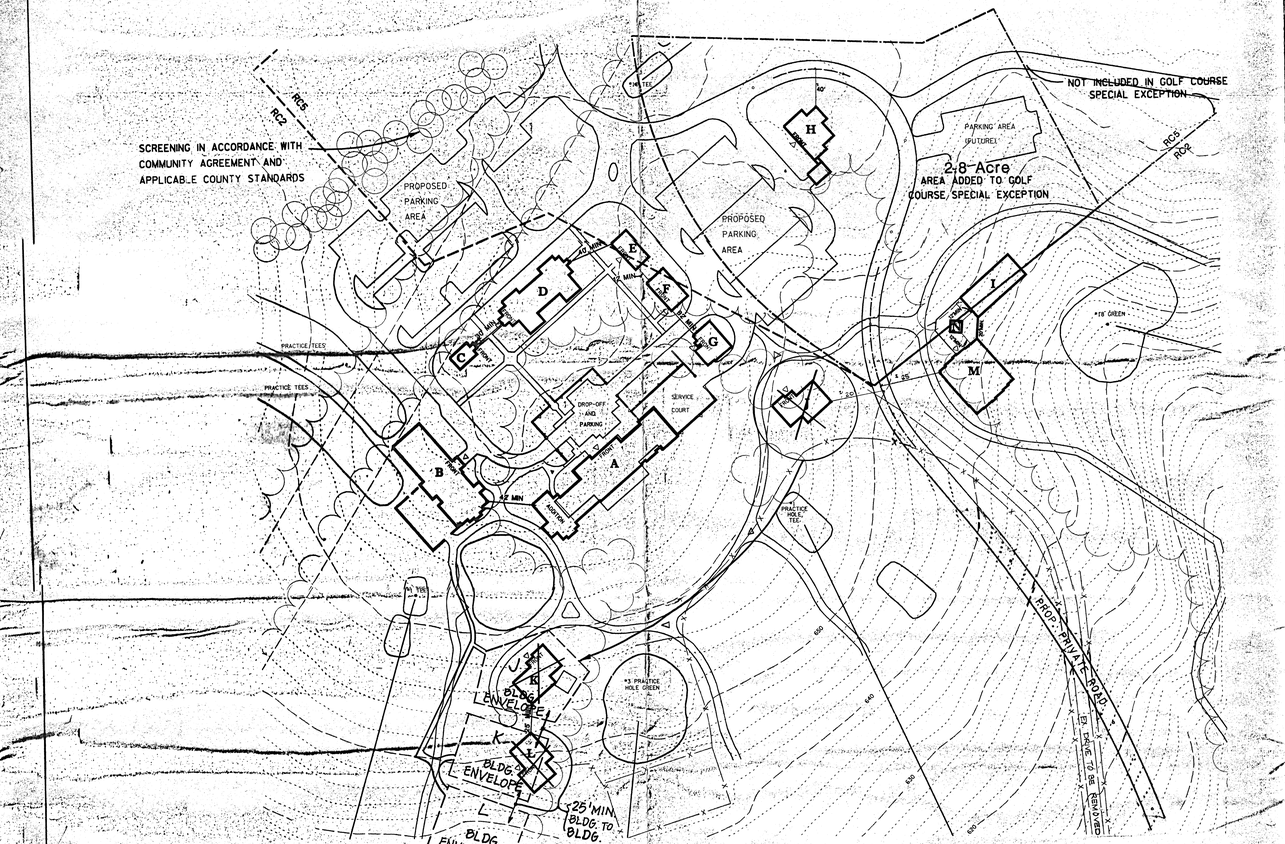
Building F, Administration, corresponds with Building D on February 5, 1990, plan

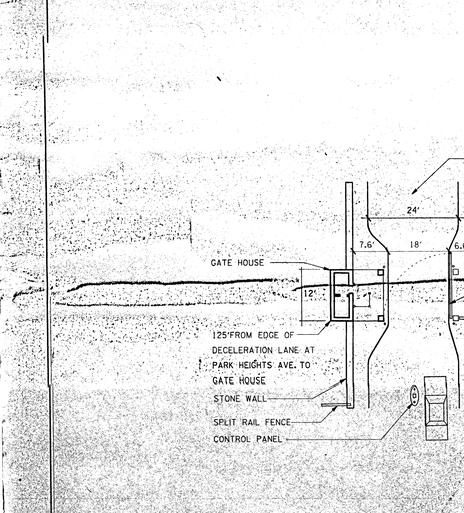
Building H, Resident Manager's House, corresponds with Building E on February 5, 1990, plan

- A CLUBHOUSE
- B PRO SHOP AND CART SHED
- C MEETING HOUSE
- D MEN'S LOCKER BUILDING
- E GUEST HOUSE
- F ADMINISTRATION BUILDING
- H RESIDENT MANAGER'S HOUSE

PHASE TWO (FUTURE)

- G HOUSEKEEPING
- I 18TH HOLE DORMITORY
- J COTTAGE #ONE
- K COTTAGE #TWO
- L COTTAGE #THREE
- M 18TH HOLE DINING AREA
- N 18TH HOLE PAVILION





GATEHOUSE (PRELIMINARY)

Zoning History

A. Most of this property was formerly owned by Kingdon Gould,Jr., or entities controlled by him (the Gould Parcel); some is now owned entities controlled by his (the Gould Parcel); some is now owned by Alvin R. and Patricia L. Kronyard, (The Kronyard Parcel) and is under contract to Caves Valley Club, Inc.

B. The Gould Parcel (which is zoned almost entirely RC-2) has been *subject to the following* rezoning requests and applications in the last five years.

1. In 1984, The Gould Parcel was the subject of a larger request to rezone 306 acres from RC-6 to RC-5 as part of the Comprehensive Map Process (Issue 3-60). The request was not adopted.
2. In 1986, Conservation Associates filed a petition seeking rezoning of 353.3 acres including The Gould Parcel from RC-2 to RC-5 on an open site plan (Case #86-110). The Board of Appeals denied the request on May 1, 1987 and that denial was subsequently upheld.
3. In 1988, The Gould Parcel was the subject of a request to rezone a 353.3 acre parcel from RC-2 to RC-5 as part of the Comprehensive Map Process (Issue 3-004). The request was not adopted.

C. The Kronyard Parcel (which is zoned entirely RC-2) was the subject of the 1984 Comprehensive Map Process (Issue 3-004). The request for RC-5 rezoning was not adopted.

D. Portions of the property were also the subject of a documented site plan request to reclassify 123 acres from RC-2 to RC-5. On January 19, 1989 the Planning Board certified to the County Council that it was in the public interest to exempt the reclassification petition from the regular cyclical procedure. On February 6, 1989 the County Council approved the certification; 52.5 acres of the requested RC-5 area was not included in this petition for a golf course country club special exception.

E. The out-of-cycle, documented site plan reclassification petition was assigned Case No. CR-15-89. The Board of Appeals determined that the then existing RC-2 zoning was in error and that the requested RC-5 zoning was warranted by the evidence presented. On May 31, 1989, the Board ordered that the out-of-cycle Petition for Zoning Reclassification from RC-2 to RC-5 as clearly documented in Petitioner's Exhibits No. 11-1 and 11-2 be granted. This order was unappealed and became final.

F. Case No. 89-469-X requested a Special Exception for a country club and other related accessory uses. On June 6, 1989 an order by the Zoning Commissioner approved the Special Exception for a country club (primarily a golf oriented facility), including one regulation 18 hole golf course, putting green, driving greens, holes and other appropriate practice facilities, clubhouse complex, swimming pool without commercial operation, pro shop, lounge, eating facility and locker room, administrative and secretarial facilities, maintenance facilities associated with the foregoing, shelters, and restroom structures. The order directed approval of proposed residential quarters on the subject site within the Special Exception Area and denied approval of proposed accommodations for a maximum of 45 members and their guests. The order was subject to the following restrictions:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Pursuant to Section 502.3 of the B.C.Z.R., this Special Exception may be utilized within five years of the date of this final order.
3. When applying for a building permit, the site plan and landscaping plan filed must reference this order and set forth and address the restrictions of this Order, and the Petitioner shall submit to the Zoning Commissioner's office by no later than June 15, 1990 a new site plan prepared by a registered professional engineer and/or land surveyor, which

4. The country club and golf courses shall be closed to the general public. The facilities shall not be rented or leased to the general public and the facilities shall include golf tournaments. All facilities shall be used only by members and guests of the country club.

On June 30, 1989, the Zoning Commissioner's Order was appealed to the *Board of Appeals. The appeal was subsequently withdrawn.*

G. Case No. 89-476-SPHX added the Fisher tract to the previously requested Special Exception in Case No. 89-469-X and by Special Hearing sought to amend the previously granted Special Exception by introducing a new plan for the country club/golf courses as more particularly described on Petitioner's Exhibits 1 and 2 (this expanded the northern parcel to approximately 375 acres and the total area covered by the Special Exception to approximately 793 acres.

On June 8, 1989, the Zoning Commissioner ordered that the Special Exception component of Case No. 89-476-SPHX be dismissed and that the Special Hearing to amend the previously granted Special Exception in Case No. 89-469-X by adding additional land area as more particularly described for primary use in the golf course operation shown and accept a new Special Exception site plan (Petitioner's Exhibits 1 and 2) for the country club/golf courses as more particularly described terms, conditions, and restrictions of the Order of June 6, 1989 in Zoning Case No. 89-469-X are to be incorporated unless amended by this order remaining in full force and effect. The order was subject to the following restrictions:

The Petitioner shall use the land incorporated into the Special Exception area for the purposes and in a manner consistent with Petitioner's Exhibits 1 and 2. Any additional use or different use of any part; area, lot or parcel established within the Special Exception area shall require an amendment to the Special Exception country club granted in Zoning Case No. 89-469-X and as amended in Zoning Case No. 89-476-SPHX.

H. Petitioner requested relief to amend and modify the Orders in Zoning Case No. 89-469-X dated June 6, 1989 and in Case No. 89-476-SPHX issued on June 8, 1989. Additional evidence was provided together with a new plan for the clubhouse (Petitioner's Exhibit A).

On July 14, 1989 the Zoning Commissioner ordered that the Order in Zoning Case No. 89-469-X issued on June 6, 1989 and the Order in Zoning Case NO. 89-476-SPHX issued on June 8, 1989 be amended to permit the night overnight accommodations for 28 rooms, as shown on Petitioner's Exhibit A, as an accessory but ancillary use in conjunction with the principal use of the golf courses and country club, as more particularly described on Petitioner's Exhibit 1A, subject, however, to the following restrictions:

The Petitioner may submit to the Zoning Commissioner a proposal for expansion of the accessory overnight accommodations use not to exceed maximum of 28 rooms.

He further ordered that a Special Exception for approval of the proposed residential quarters for the golf courses superintendent and either the general manager or the golf professional on the actual site of the golf course be dismissed.

The Zoning Commissioner further ordered that Restriction No. 6 of the Order issued on June 6, 1989 in Zoning Case No. 89-469-X shall be amended to read as follows:

6. The country club and golf courses shall be operated as private membership facilities and not as facilities generally available for public use. The facilities shall not be rented or leased for commercial purposes to the general public, either for golf tournaments or other events, provided that this limitation shall not prevent the Club itself from holding or sponsoring tournaments or other events to which persons other than members may be invited.

He further ordered, that all other terms, conditions and restrictions of the original Orders dated June 6, 1989 and June 8, 1989 be and are enforced except as amended by this Order.

I. A motion was filed before the County Board of Appeals to amend

J. A Motion to Reconsider the order of May 16, 1990, Case No. CR-89-367 was granted June 22, 1990. The Board amended the order of May 16, 1990, striking paragraph 1 in its entirety and substituting the following:

1. Two density units from the parcel known as the Fisher property may be transferred to the RC-5 portion of the site.

K. Case No. 90-362-SPHA requested a special hearing and variances to amend the special exception granted in Case Nos. 89-469-X and 89-476-SPHA. On August 10, 1990, an order by the Zoning Commissioner granted the special hearings to approve amendments to the aforementioned Case Nos., including

a. deletion of the land previously designated as the "maintenance area" for the purpose of relocating the maintenance facility to an interior portion of the property.

b. deletion of a portion of the Kemper Fisher tract, if the Board of Appeals does not approve RC-5 zoning on it.

c. addition of the "maintenance area", to provide well and septic easements in a RC-2 zone for adjacent RC-2 residential lots.

d. expansion of the special exception area at the interior of the site into the RC-5.

e. provision of a maximum of 40 overnight accommodations and a maximum of 28 rooms, subject, however, to the following restrictions.

1. The Petitioners may construct the three cottages to be used in conjunction with the Resort Hotel Clubhouse for overnight accommodations. The Petitioners shall not be required to obtain the posting of the "Notice of Zoning Hearing" sign prior to the issuance of a building permit for the dormitory building. At the time of the request for the building permit, the Petitioners shall provide the Zoning Commissioner with documentation that the additional accommodations are necessary for the successful operation of the Club.

f. provision of a driving range for the golf course facility.

g. variance of relevant notes on the original special exception plan to permit the golf course, the Clubhouse facility and landscape plan shall then be submitted to the Zoning Commissioner for approval. The approved landscape plan shall become a permanent part of the record and file in this matter.

The order also granted variances to permit the structures within the minimum setback requirements for employees to be separated from one another by the following distances,

1. Clubhouse Complex

a) Building A to B - 42 feet in lieu of 70 feet;
b) Building C to D - 30 feet in lieu of 70 feet;
c) Building D to E - 40 feet in lieu of 70 feet;
d) Building E to F - 32 feet in lieu of 70 feet, and
e) All feet in lieu of 100 feet, (B.C. 5 asmd).

e) Building F to G - 32 feet in lieu of 70 feet;
f) Building G to I - 25 feet in lieu of 70 feet;
g) Building H to I - 32 feet in lieu of 70 feet, and
h) 32 feet in lieu of 100 feet (B.C. 5 asmd);
i) Building I to M - 40 feet in lieu of 70 feet;
j) Building I to N - 20 feet in lieu of 70 feet;

2. Maintenance Facility:

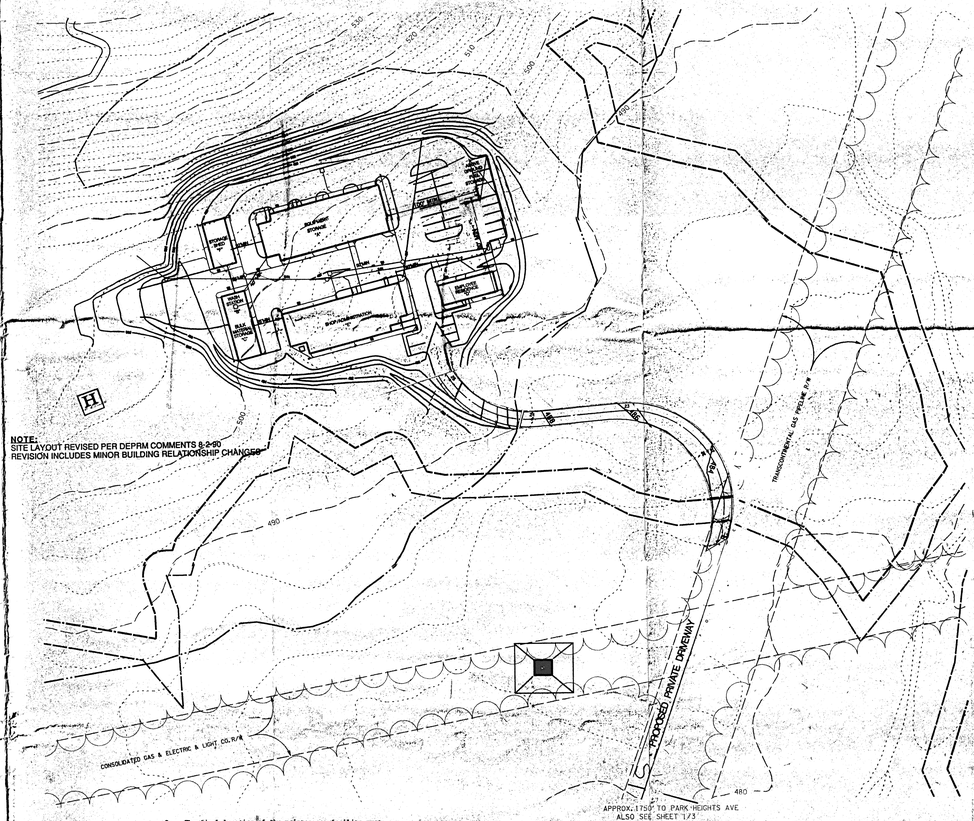
a) Building A to Prop. Lease - 44 feet in lieu of 70 feet;
b) Building A to B - 60 feet in lieu of 70 feet;

subject, however, to the following restrictions.

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Prior to the issuance of any building permits, Petitioners shall produce and file a site specific *development plan supplementing and detailing the above* location of all buildings and parking areas in contrast to the more general "Concept Plan" indicated on Petitioner's Exhibit No. 6. Said plan shall be submitted to the Zoning Commissioner for his review and approval.
3. On approval of the plan and/or a waiver of same, if applicable, is required prior to the issuance of any permits. If the approved CRG plan differs from Petitioner's Exhibit 1, the revised plan shall be reviewed by the Petitioners for a determination for approval and a determination that it is within the spirit and intent of the original plan.
4. Upon request and reasonable notice, the Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the entire property to insure compliance with this Order.
5. When applying for a building permit, the site plan and/or landscaping plan filed shall reference this case and all previous cases for this property setting forth and addressing the restrictions of the Order.
6. Pursuant to Section 502.3 of the B.C.Z.R. the Special Exception may be utilized within five years of the date of this final Order.
7. The Petitioners shall provide a landscape plan to the Zoning Commissioner's office for review and approval. The Petitioners landscape Planner and landscape plan shall then be submitted to the Zoning Commissioner for approval. The approved landscape plan shall become a permanent part of the record and file in this matter.

8. The Petitioners shall use the land incorporated into the special exception area for the purposes and in a manner consistent with Petitioners' Exhibits 1 and 2. Any additional use or different use of any part; area, lot or parcel established within the Special Exception area shall require an amendment to the Special Exception country club granted in Zoning Case No. 89-469-X and as amended in Zoning Case No. 89-476-SPHX.

9. The country club and golf courses shall be operated as private membership facilities and not as facilities generally available for public use. The facilities shall not be rented or leased for commercial purposes to the general public, either for golf tournaments or other events, provided that this limitation shall not prevent the Club itself from holding or sponsoring tournaments or other events to which persons other than members may be invited.



LEGEND

- EXISTING ZONE LINE
- CONTOUR LINE
- STREAM
- EDGE OF EXSITING WOODS
- POWER TRANSMISSION TOWER
- LIMIT OF WETLANDS
- STREAM BUFFER
- PROPOSED GOLF CART PATH
- NATURAL RESOURCE CONSERVATION EASEMENT
- LIMIT OF 100 YEAR FLOODPLAIN

Note: (Maintenance Area Building Permits)

Building A, Equipment Storage, corresponds with Building A on April 14, 1990, Building Permit Plan

Building B, Wash Station, corresponds with Building E on April 14, 1990, plan

Building C, Bulk Material Storage also corresponds with Building E on April 14, 1990, plan

Building D, Employee Residence, corresponds with Building C on April 14, 1990, plan

Building E, Shop/Administration, is the subject of a separate building permit application dated May 4, 1990, and is labelled as Building D

Building F, Storage Shed, corresponds with Building B on April 14, 1990, plan

Building G and H are not a part of the current permit applications

Caves Valley Golf Club Summary Of Golf C.E. Areas	
1. Area golf course - Case 89-469X	783.9 Acres ±
2. Area added - Case 89-476SPHX	9.1 Acres ±
3. Present area of golf course	793 A Acres ±
4. Refinement of golf course area as requested in 90-362SPHA	
a. Delete previous maintenance area	- 10.5 Acres ±
b. Expand clubhouse area	+ 1.6 Acres ±
c. Expand golf holes, etc.	+ 9.1 Acres ±
d. Subtotal	-13.8 Acres ±
e. Refined golf course area	781.1 Acres ±
5. Refined golf course area if Board of Appeals does not approve the additional homesites within RC-5 Recreational site plan	
a. Delete 6.7 acres from Fisher parcel to enable two lots	- 6.7 Acres ±
b. Refined golf courses area based on this contingency request	774.4 Acres ±

CURRENT REQUESTED VARIANCES - DISTANCES BETWEEN BUILDINGS

MAINTENANCE FACILITY (RC-2)

A. A to B - 40 instead of 60 feet
B. B to F - 25 instead of 70 feet

SUMMARY OF PLAN REVISIONS

1. Building B has been combined with Building C to create one structure (thus eliminating one item of the original variance request).
2. Building F has been relocated to the west of Building A; variance is unchanged.
3. Building G has been eliminated.
4. Fuel dispensing facility is above ground- no setback variances are required.
5. Amended variances, granted in Zoning Case #90-362, to permit a distance between Buildings A and B from 70 feet to 40 feet, and from between Buildings F and B from 70 feet to 25 feet.

DAFT McCUNE WALKER INC.
LAND PLANNING CONSULTANTS
ENGINEERS SURVEYORS
200 EAST PENNSYLVANIA AVENUE
TOWSON, MD. 21204
TELEPHONE 301-296-3333

GOLF CLUB
CAVES VALLEY CLUB INC.

PLAN AND PLAT TO ACCOMPANY ZONING PETITION

2300- 2308 CAVES SPRING DRIVE

COUNCILMANIC DISTRICT 3
ELECTION DISTRICT 4

BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 50'

JOB ORDER NO. 89015A

REVISED LOCATION OF

6.7 ACRE AREA TO BE DELETED FROM SPECIAL EXCEPTION

NOT INCLUDED IN PETITION FOR GOLF COURSE /COUNTY CLUB

NOT INCLUDED IN PETITION FOR GOLF COURSE /COUNTY CLUB

CAVES VALLEY CLUB INC. 1ST PARCEL S.M. 8029/120

CAVES VALLEY CLUB INC. 2ND PARCEL S.M. 8029/120

CAVES VALLEY CLUB INC. 2ND PARCEL S.M. 8000/440

CAVES VALLEY CLUB INC. 4TH PARCEL S.M. 8029/120

CAVES VALLEY CLUB INC. S.M.8000/451

CAVES VALLEY CLUB INC. S.M. 8000/446

CAVES VALLEY CLUB INC. S.M. 8029/139

CAVES VALLEY CLUB INC. S.M. 8029/137

PARK HEIGHTS AVENUE (MARYLAND RTE. 129)

HUNTING TWEED DRIVE

CAVES ROAD

PROPOSED POND

PROPOSED POND

PROPOSED POND

PUMP HOUSE

GATE HOUSE

SEE SHEET 3

18' PAVING

PROPOSED UTILITY HOUSE FOR WELL

PROP. UNDERGROUND TERMINATION STATION

GOLF COURSE IRRIGATION SYSTEM WELL SUPPLY

CONSOLIDATED GAS ELECTRIC & LIGHT CO. WIDTH VARIES 3.8 AC. RC2

PRIVATE DRIVEWAY

ROAD WIDENING PER CRG REQUIREMENTS

POINT OF BEGINNING

WIDENING PER CRG REQUIREMENTS

ALINE HAZEL JONES & GRACE GARMANA JONES CWB.JR.979/14

MINOR C.K. JONES LMcL.M. 899/146

HUNTINGTON SECTION ONE EHK.JR. 50/66

HUNTINGTON SECTION TWO EHK.JR. 56/13

ARNOLD M. SELIGMAN O.G.B. 2543/443

S & R INVESTORS EHK.JR. 6517/801

PLAT OF SIMEON YARUTA PROPERTY EHK.JR.45/33

SIMEON YARUTA WJR 3578/144

SIMEON YARUTA WJR 3578/147

PLAT OF MARIE L. GRADY PROPERTY EHK.JR.46/87

JAMES HOOPER & WIFE WJR. 3700/611

RANDOLPH BOLLING HUBARD & WIFE EHK.JR. 3984/291

LILLY L. CROSS WJR. 3459/303

SIDNEY FRIEDMAN & WIFE EHK.JR. 6778/141

GEORGE C. DOUB & WIFE LMcL.M. 917/150

PLAT OF GEORGE C. DOUB & WIFE PROPERTY EHK.JR. 43/88

CAVES FARM INVESTMENT CO. RRG.4245/212

ROSEWOOD STATE TRAINING SCHOOL MFC 409/48

RESUBDIVISION OF LOUIS A. HOGAN PROPERTY S.M. 50/122

LOT 1

LOT 2

LOT 4

LOT 6

LOT 8

LOT 10

LOT 12

LOT 31

LOT 1

LOT 2

LOT 1

LIMIT OF WETLANDS

LIMIT OF WETLANDS

TRANSCONTINENTAL GAS PIPELINE

ATLANTIC SEABOARD GAS PIPELINE

RC2

RC5

N 36,000

N 52,000

N 50,000

N 54,000

N 34,000

N 48°13'28"E 198.42'

N 42°20'08"E 182.44'

N 50°17'18"E 173.32'

N 64°01'03"E 308.75'

N 67°13'51"E 376.57'

N 44°06'38"E 76.69'

N 13°21'33"E 100.83'

N 01°03'52"W 124.98'

N 36°58'38"W 208.09'

S 75°34'46"W 29.44'

N 12°39'48"E 74.88'

N 16°39'14"W 69.52'

N 15°00'00"W 20.80'

R=140.00' L=122.54'

N 35°08'58"E 49.69'

S 36°01'06"E 139.01'

S 83°44'54"E 309.36'

S 83°54'02"E 386.04'

N 01°03'52"W 1947.20'

S 62°18'00"E 1180.30'

S 69°15'00"W 1886.00'

N 37°51'10"W 1591.30'

N 65°57'10"W 1080.32'

S 69°51'10"E 1428.80'

S 31°48'10"E 453.85'

S 58°38'57"E 31.00'

R=250.00' L=176.86'

S 11°09'00"E 83.17'

S 29°36'00"W 97.35'

S 27°15'00"E 387.75'

S 50°58'44"E 393.92'

S 50°58'44"E 656.46'

S 50°58'44"E 402.93'

S 39°48'01"E 1428.75'

S 31°48'10"E 453.85'

N 31°48'10"W 448.09'

N 58°12'00"W 1428.75'

N 39°48'01"W 1428.75

EXISTING ZONE LINE
CONTOUR LINE, 10' INTERVAL
LIMIT OF WETLANDS
STREAM BUFFER
POWER TRANSMISSION TOWER
STREAM
PROPOSED FUTURE GOLF HOLE
POND, EXISTING
PROPOSED FUTURE POND
INTERIOR PROPERTY LINE
PROPOSED GOLF CART PATH
NATURAL RESOURCE CONSERVATION LINE
LIMIT OF 100 YEAR FLOODPLAIN
LIMIT OF SPECIAL EXCEPTION

FORMER MAINTENANCE AREA TO BE REMOVED FROM GOLF COURSE SPECIAL EXCEPTION AND TO BE UTILIZED FOR RESIDENTIAL LOTS. MAINTENANCE AREA RELOCATED IN RC2 AS SHOWN (SEE SHEET 3 FOR DETAILS)

AREA TO BE ADDED TO SPECIAL EXCEPTION FOR CLUBHOUSE COMPLEX (SEE SHEET 3 FOR DETAILS) AND GOLF COURSE

RC2 AREA WITHIN GOLF COURSE SPECIAL EXCEPTION TO SERVE ADJOINING RC5 LOTS BY EASEMENTS AND PROVIDE WELLS AND SEPTIC SITES WITHIN AN RC2 ZONE, AS SHOWN

AREA OF FORMER FISHER TRACT TO BE DELETED FROM GOLF COURSE SPECIAL EXCEPTION IF REQUEST FOR 34 LOTS IN RC-5 IS NOT APPROVED

Vicinity Map
Scale 1"=1000'

RC5 AREA TO BE DELETED FROM SPECIAL EXCEPTION 15.3 Acres

RC5 NOT INCLUDED GOLF COURSE/ COUNTRY CLUB 36.8 Acres

EASEMENT FOR WELL AND SEPTIC

SPECIAL EXCEPTION EXPANSION AREA 2.8 Acres

PROPOSED EASEMENT FOR WELL AND SEPTIC

SPECIAL EXCEPTION EXPANSION AREA 0.27 Acres

SPECIAL EXCEPTION EXPANSION AREA 0.12 Acres

SPECIAL EXCEPTION EXPANSION AREA 0.10 Acres

6.7 ACRE AREA TO BE DELETED FROM SPECIAL EXCEPTION

3.8 AC.

CONTINUED ON SHEET 2

Revised Plan Case # 90-362-SPHA
PLANS APPROVED
OFFICIAL ZONING
BY
DATE 10/13/94
REVISED PER LTR. TO ARNOLD JABLON DATED 1/14/94

1	2/4/94	REVISED LOCATION OF COTTAGES J,K & L (1 of 3)

FOR COTTAGES J, K & L ONLY

Consulting Engineers
849 Fairmount Avenue,
Baltimore, Maryland 21286
(410) 512-4500
WHITNEY, BAILEY, COX & MAGNANI

THE WHITEFORD-TAYLOR CONSTRUCTION CO.
305 S. JOPPA ROAD, TOWSON
BALTIMORE, MARYLAND 21204-3605
301-821-1700

DAFT McCUNE WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS SURVEYORS
200 EAST PENNSYLVANIA AVENUE
TOWSON, MD. 21204
TELEPHONE: 301-296-3333

GOLF CLUB CAVES VALLEY CLUB INC.

PLAN AND PLAT TO ACCOMPANY ZONING PETITION

ELECTION DISTRICT 4,C5 — BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 200'

Note: (Clubhouse Area Building Permits)

Building A, Clubhouse, is not a part of the current permit applications

Building B, Pro Shop and Cart Shed, is the subject of a separate building permit application dated March 9, 1990, and is labelled as Building A

Building C, Meeting House, corresponds with Building A on February 5, 1990, Building Permit Plan

Building D, Men's Locker Building, corresponds with Building B on February 5, 1990, plan

Building E, Guest House, corresponds with Building C on February 5, 1990, plan

Building F, Administration, corresponds with Building D on February 5, 1990, plan

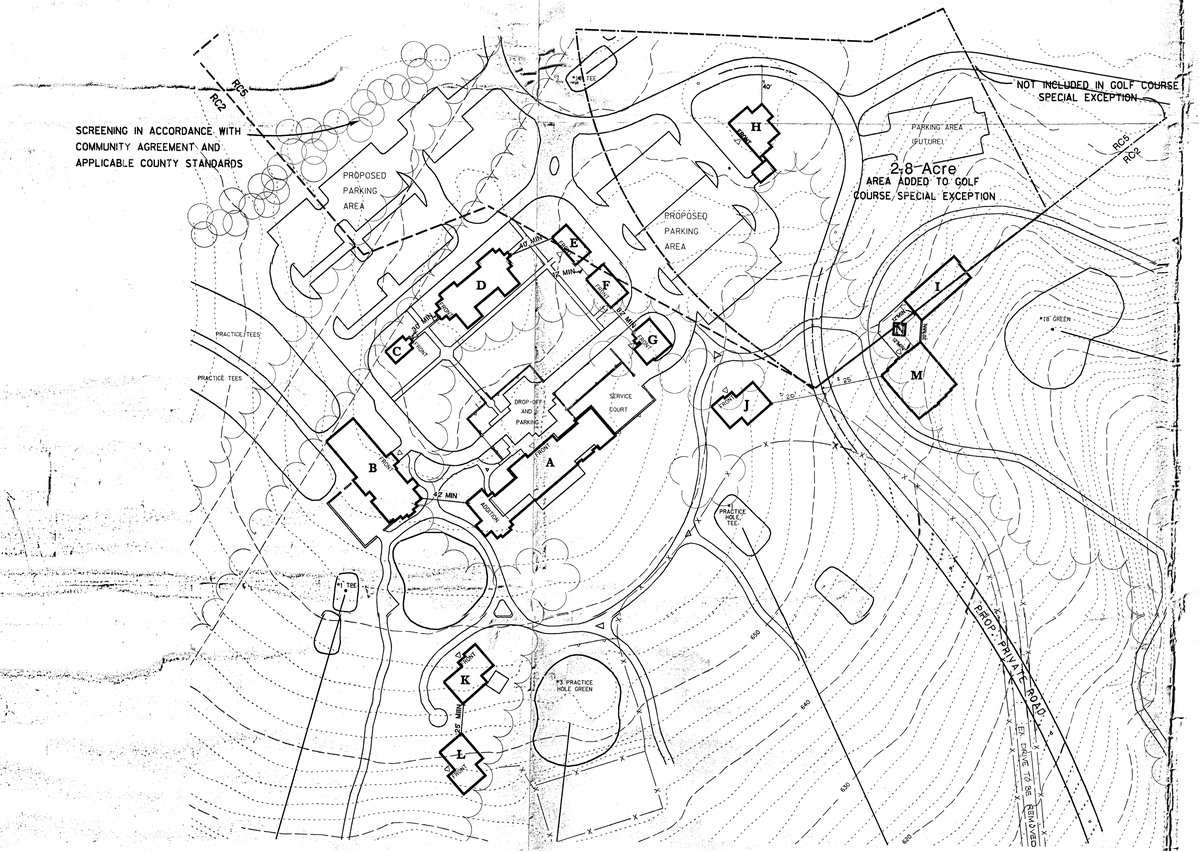
Building H, Resident Manager's House, corresponds with Building E on February 5, 1990, plan

PHASE ONE

- A CLUBHOUSE
- B PRO SHOP AND CART SHED
- C MEETING HOUSE
- D MEN'S LOCKER BUILDING
- E GUEST HOUSE
- F ADMINISTRATION BUILDING
- H RESIDENT MANAGER'S HOUSE

PHASE TWO (FUTURE)

- G HOUSEKEEPING
- I 18TH HOLE DORMITORY
- J COTTAGE #ONE
- K COTTAGE #TWO
- L COTTAGE #THREE
- M 18TH HOLE DINING AREA
- N 18TH HOLE PAVILION



Zoning History

A. Most of this property was formerly owned by Kingdon Gould Jr., or entities controlled by him (The Gould Parcel); some is now owned by Alvin B. and Patricia L. Krongard, (The Krongard Parcel) and is under contract to Caves Valley Club, Inc.

B. The Gould Parcel (which is zoned almost entirely RC-2) has been subject to the following rezoning requests and applications in the last five years.

1. In 1984, The Gould Parcel was the subject of a larger *request to rezone 96 acres from RC-4 to RC-5 as part of the* Comprehensive Map Process (Issue 3-60). The request was not adopted.
2. In 1986, Conservation Associates filed a petition seeking rezoning of 303.3 acres including The Gould Parcel from RC-2 to RC-5 on an open site plan (Case #86-121). The Board of Appeals denied the request on May 1, 1987 and that denial was subsequently upheld.
3. In 1988, The Gould Parcel was the subject of a request to rezone a 303.3 acre parcel from RC-2 to RC-5 as part of the Comprehensive Map Process (Issue 3-004). The request was not adopted.

C. The Krongard Parcel (which is zoned entirely RC-2) was the subject of the 1984 Comprehensive Map Process (Issue 3-004). The request for RC-5 rezoning was not adopted.

D. Portions of the property were also the subject of a documented site plan request to reclassify 123 acres from RC-2 to RC-5. On January 19, 1989 the Planning Board certified to the County Council that it was in the public interest to exempt the reclassification petition from the regular cyclical procedure. On February 6, 1989 the County Council approved the certification; 20.9 acres of the requested RC-5 area also were included in this petition for a golf course, country club and special exception.

E. The out-of-cycle, documented site plan reclassification petition was assigned Case No. CR-89-367. The Board of Appeals determined that the then existing RC-2 zoning was in error and that the requested RC-5 zoning was warranted by the evidence presented. On May 31, 1989, the Board ordered that the out-of-cycle Petition for Zoning Reclassification from RC-2 to RC-5 as clearly documented in Petitioner's Exhibits No. 11-1 and 11-2 be granted. This order was unappealed and became final.

F. Case No. 89-409-X requested a Special Exception for a country club and other related accessory uses. On June 6, 1989 an order by the Zoning Commissioner approved the Special Exception for a country club (primarily a golf oriented facility), including one regulation 18 hole golf course, practice fairways, greens, holes and other appropriate practice facilities, a clubhouse complex, including, without limitation, a pro shop, lounge, eating facility and locker rooms, other appropriate recreational facilities, maintenance facilities associated with the foregoing, shelters, and restroom structures. The order dismissed approval of proposed residential quarters on the subject site within the Special Exception area and denied approval of overnight accommodations for a maximum of 40 members and their guests. The order was subject to the following restrictions:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Pursuant to Section 502.3 of the B.C.Z.R., this Special Exception may be utilized within five years of the date of this final order.
3. When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order, and the Petitioner shall submit to the Zoning Commissioner's office by no later than June 15, 1990 a new site plan prepared by a registered professional engineer and/or land surveyor, which clearly identifies all buildings, their size and area dimensions, their distances from all property lines, and any other information as may be required to be a certified site plan.
4. The country club and golf courses shall be closed to the general public. The facilities shall not be rented or leased to the general public and this shall include golf tournaments. All facilities shall be used only by members and guests of the country club.

On June 30, 1989, the Zoning Commissioner's order was appealed to the Board of Appeals. The appeal was subsequently dismissed.

G. Case No. 89-476-SPHX asked *the Fisher tract to the previously requested Special Exception in Case No.* 89-409-X and by Special Hearing sought to amend the previously issued Special Exception by introducing a new plan for the country club/golf course as more particularly described on Petitioner's Exhibits 1 and 2 this expanded the northern parcel to approximately 375 acres and the total area covered by the Special Exception to approximately 793 acres.

On June 8, 1989, the Zoning Commissioner ordered that the Special Exception component of Case No. 89-476 be dismissed and that the Special Hearing to amend the previously granted Special Exception in Case No. 89-409-X by adding additional land are as shown and described for primary use in the golf course operation and to accept a new Special Exception site plan (Petitioner's Exhibits 1 and 2) for the country club/golf course be granted. All other terms, conditions, and restrictions of the Order of June 6, 1989 in Zoning Case No. 89-409-X are to be enforced except as amended by this order concerning the new site plan and additional land areas. The order was subject to the following restriction:

The Petitioner may use the land incorporated into the Special Exception area for the purposes and in a manner consistent with Petitioner's Exhibits 1 and 2. Any additional plans for different use of any part, area, lot or parcel included within the Special Exception area shall require an amendment to the Special Exception country club granted in Zoning Case No. 89-409-X and as amended in Zoning Case No. 89-476-SPHX.

H. Petitioner requested relief to amend or modify the Orders in Zoning Case No. 89-409-X issued on June 6, 1989 and in Case No. 89-476-SPHX issued on June 6, 1989. Additional evidence was presented together with a new plan for the clubhouse (Petitioner's Exhibit A).

On July 14, 1989 the Zoning Commissioner ordered that the Order in Zoning Case No. 89-409-X issued on June 6, 1989 and the Order in Zoning Case NO. 89-476-SPHX issued on June 8, 1989 be amended to permit the eight overnight accommodation rooms, as shown on Petitioner's Exhibit A as an accessory and ancillary use in conjunction with the principal use of the golf course and country club, as more particularly described on Petitioner's Exhibit 1A, subject, however, to the following restrictions:

The Petitioner may submit to the Zoning Commissioner a proposal for expansion of the accessory overnight accommodations use not to exceed a maximum of 28 rooms.

He further ordered that a Special Exception for approval of the proposed residential quarters for the golf course superintendent and either the general manager or the golf professional on the actual site of the golf course be dismissed.

The Zoning Commissioner further ordered that Restriction No. 4 of the Order issued on June 6, 1989 In Zoning Case No. 89-409-X shall be amended to read as follows:

6. The country club and golf courses shall be operated as private membership facilities and not as facilities generally available for public use. The facilities shall not be rented or leased for commercial purposes to the general public, either for golf tournaments or other events, provided that this limitation shall not prevent the Club itself from holding or sponsoring tournaments or other events to which persons other than members may be invited.

He further ordered, that all other terms, conditions and restrictions of the original Orders of June 6, 1989 and June 8, 1989 be and are enforced except as amended by this Order.

I. A Motion was filed before the County Board of Appeals to amend the documented site plan approved in Case No. CR-89-367 to primarily reflect 34 residential lots in the RC-5 portion of the

2. The final location of the maintenance facility must comply with all Baltimore County regulations.

J. A Motion to Reconsider the order of May 16, 1990, Case No. CR-B-367 was granted June 22, 1990. The Board amended the order of May 16, 1990, striking paragraph 1 in its entirety and substituting the following:

1. Two density units from the parcel known as the Fisher property may be transferred to the RC-5 portion of the site.

K. *Case No. 90-362-SPHA* requested a special hearing and variances to amend the special exception granted in Case Nos. 89-409-X and 89-476-SPHA. On August 10, 1990, an order by the Zoning Commissioner granted the special hearings to approve amendments to the aforementioned Case Nos., including

a. deletion of the land previously designated as the "Maintenance Area" for the purpose of relocating the maintenance facility to an interior portion of the property.
b. deletion of a portion of the former Fisher tract, if the Board of Appeals does not approve 34 lots in the RC-5,
c. addition of the "basement area", to provide well and septic easements in a RC-2 area for adjacent RC-5 residential lots.
d. expansion of the special exception area at the interior of the site into the RC-5;
e. provision of a maximum of 40 overnight accommodations and a maximum of 28 rooms, subject, however, to the following restrictions:

1. The Petitioners may construct the three cottages to be used in conjunction with the rooms in the clubhouse for overnight accommodations. The Petitioners may request, one year after the opening of the "Seven Valleys" golf course, approval of a building permit for the dormitory building. At the time of the request for the building permit, the Petitioners shall demonstrate to the Commissioner with proof that the additional overnight accommodations are necessary for the successful operation of the Club.

f. provision of a "concept plan" for the golf course facility,
g. revision of relevant notes on the original special exception plan to conform to the modified plan,
h. and inclusion of two tract parcels for use by designated employees of the Club and their families immediately adjacent to the Gold Course.

The order also granted variances to permit the structures within the clubhouse and maintenance facility complexes to be separated from one another by the following distances,

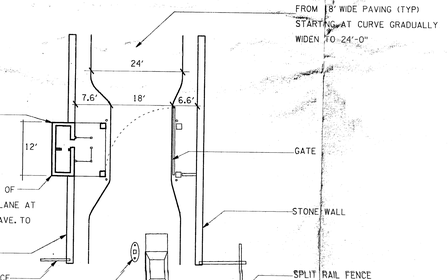
1. Clubhouse Complex
   a) Building A to B - 42 feet in lieu of 70 feet;
   b) Building C to D - 30 feet in lieu of 70 feet;
   c) Building D to E - 40 feet in lieu of 70 feet;
   d) Building E to F - 12 feet in lieu of 70 feet, and 12 feet in lieu of 100 feet (B.C. 5 zone);
   e) Building F to G - 32 feet in lieu of 70 feet;
   f) Building H to L - 25 feet in lieu of 70 feet;
   g) Building M to I - 12 feet in lieu of 70 feet, and 12 feet in lieu of 100 feet (B.C. 5 zone);
   h) Building N to M - 12 feet in lieu of 70 feet;
   i) Building I to M - 20 feet in lieu of 70 feet;
2. Maintenance Facility
   a) Building A to Penp Island - 44 feet in lieu of 70 feet;
   b) Building A to B - 60 feet in lieu of 70 feet;
   c) Building A to Penn Island - 30 feet in lieu of 70 feet;

subject, however, to the following restrictions.

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Prior to the issuance of any building permits, Petitioners shall produce and file a site specific development plan supplementing and amending each *submission of all buildings and grading areas* in contrast to the more general "Concept Plan" indicated on Petitioner's Exhibit No. 2. Said plan shall be submitted to the Zoning Commissioner for final approval.
3. CRG approval of the plan and/or a waiver if same, if applicable, is required prior to the issuance of any permits. If the approved CRG plan differs from Petitioner's Exhibit 1, the revised plan shall be red-lined and submitted to the Zoning Commissioner for approval and a determination that it is within the spirit and intent of the original plan.
4. Upon request and reasonable notice, the Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.
5. Prior to applying for a building permit, the site plan and/or landscaping plan shall be submitted to the Baltimore County Landscape Planner and all landscape plan shall then be submitted to the Zoning Commissioner for approval. The approved landscape plan shall become a permanent part of the record and file in this matter.
6. Pursuant to Section 502.3 of the B.C.Z.R. the Special Exception may be utilized within five years of the date of this Final Order.
7. The Petitioners shall provide a landscape plan to the Office of Current Planning for approval by the Baltimore County Landscape Planner and said landscape plan shall then be submitted to the Zoning Commissioner for approval. The approved landscape plan shall become a permanent part of the record and file in this matter.
8. The Petitioners shall use the land incorporated into the special exception area for the purposes and in a manner consistent with Petitioners' Exhibits 6 and 7 and Exhibits A, B and C. Any additional use or different use of any part, area, lot or parcel included within the special exception area shall require an amendment to the special exception country club granted in Zoning Case No. 89-409-X and as amended in Zoning Case No. 89-476-SPHX.
9. The country club and golf course shall be operated as private membership facilities and not as facilities generally available for public use. The facilities shall not be rented or leased for commercial purposes *to the general public, either for golf tournaments or* other events, provided that this limitation shall not prevent the Club itself from holding or sponsoring tournaments or other events to which persons other than members may be invited.

GATEHOUSE (PRELIMINARY)

(NOT TO SCALE)



Note: (Maintenance Area Building Permits)

Building A, Equipment Storage, corresponds with Building A on April 14, 1990, Building Permit Plan

Building B, Wash Station, corresponds with Building E on April 14, 1990, plan

Building C, Bulk Material Storage also corresponds with Building E on April 14, 1990, plan

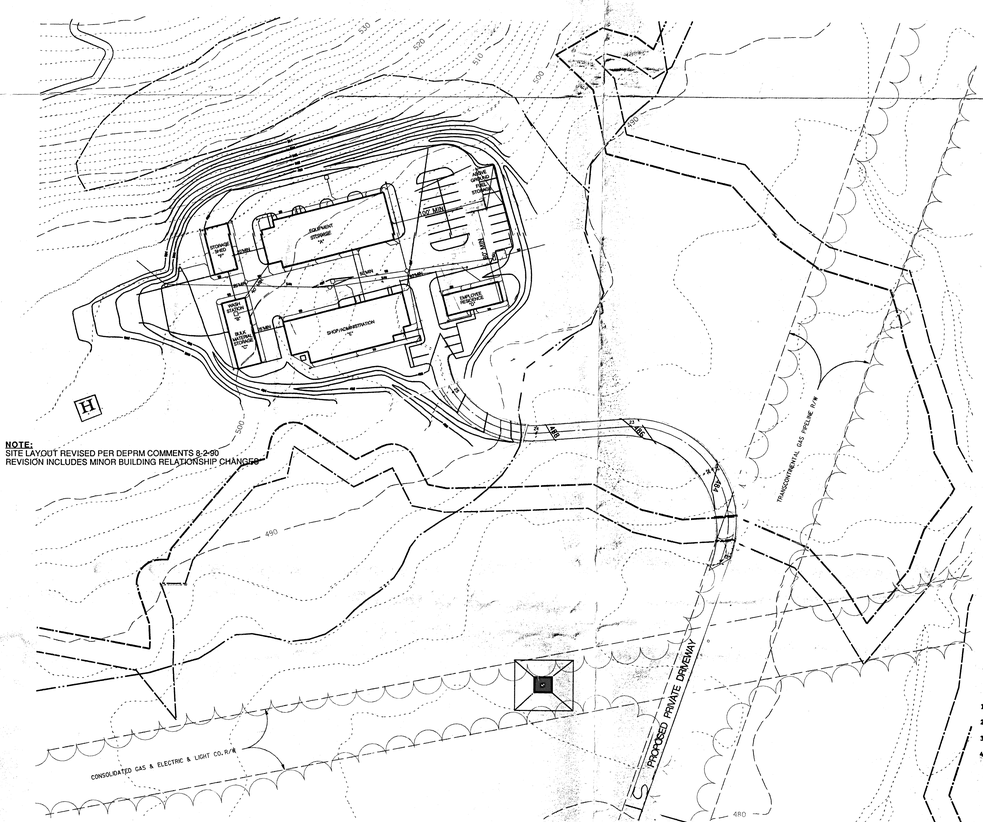
Building D, Employee Residence, corresponds with Building C on April 14, 1990, plan

Building E, Shop/Administration, is the subject of a separate building permit application dated May 4, 1990, and is labelled as Building D

Building F, Storage Shed, corresponds with Building B on April 14, 1990, plan

Building G and H are not a part of the current permit applications

- A EQUIPMENT STORAGE
- B WASH STATION
- C BULK MATERIAL STORAGE
- D EMPLOYEE RESIDENCE (2300 CAVES SPRING DR)
- E SHOP/ADMINISTRATION
- F STORAGE SHED
- G ~~STORAGE/HOIST~~ NOT USED THIS REVISION
- H ALTERNATIVE RESIDENCE FACILITY
  (TO BE USED IF D IS CONVERTED TO NONRESIDENTIAL USE)



NOTE:
SITE LAYOUT REVISED PER DEPRM COMMENTS 8-2-90
REVISION INCLUDES MINOR BUILDING RELATIONSHIP CHANGES

Caves Valley Golf Club

Summary of Golf S.E. Areas

1.	Area golf course - Case 89-409X	783.9 Acres ±
2.	Area added - Case 89-476SPHX	9.2 Acres ±
3.	Present area of golf course	793.1 Acres ±
4.	Refinement of golf course area as requested in 90-362SPHA	
a.	Delete previous maintenance area	-15.5 Acres ±
b.	Expand clubhouse area	+ 2.8 Acres ±
c.	Expand golf holes, etc.	+ 0.5 Acres ±
d.	Subtotal	-12.0 Acres ±
e.	Refined golf course area	781.1 Acres ±
5.	Refined golf course area if Board of Appeals does not approve two additional homesites within RC-5 documented site plan	
a.	Delete 6.7 acres from Fisher parcel to enable two lots	- 6.7 Acres ±
b.	Refined golf course area based on this contingency request	774.4 Acres ±

CURRENT REQUESTED VARIANCES - DISTANCES BETWEEN BUILDINGS

MAINTENANCE FACILITY (RC-2)

A. A to B - 40 instead of 60 feet
B. B to F - 25 instead of 70 feet

SUMMARY OF PLAN REVISIONS

1. Building B has been combined with Building C to create one structure (thus eliminating one item of the original variance request).
2. Building F has been relocated to the west of Building A; variance request is unchanged.
3. Building G has been eliminated.
4. Fuel dispensing facility is above ground- no setback variances are required.
5. Amended variances, granted in Zoning Case 90-362, necessary for the distance between Buildings A and B from 70 feet to 40 feet and the distance between Buildings F and B from 70 feet to 25 feet.

LEGEND

- EXISTING ZONE LINE
- CONTOUR LINE
- STREAM
- EDGE OF EXSITING WOODS
- POWER TRANSMISSION TOWER
- LIMIT OF WETLANDS
- STREAM BUFFER
- PROPOSED GOLF CART PATH
- NATURAL RESOURCE CONSERVATION EASEMENT
- LIMIT OF 100 YEAR FLOODPLAIN

DAFT McCUNE WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
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200 EAST PENNSYLVANIA AVENUE
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TELEPHONE 301-296-3333

GOLF CLUB
CAVES VALLEY CLUB INC.

PLAN AND PLAT TO ACCOMPANY ZONING PETITION

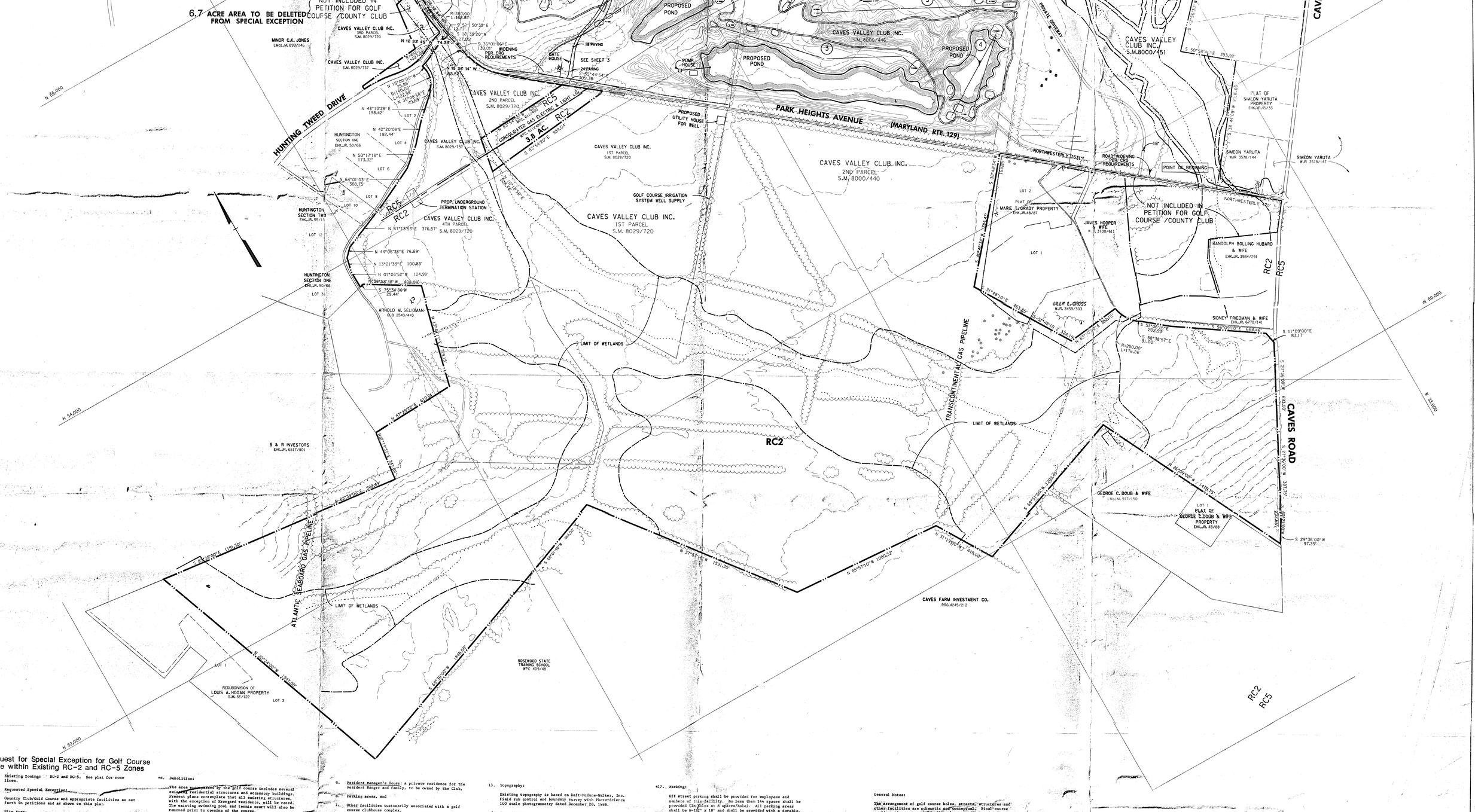
2300- 2308 CAVES SPRING DRIVE

COUNCILMANIC DISTRICT 3
ELECTION DISTRICT 4

BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 50'

JOB ORDER NO.



Request for Special Exception for Golf Course Use within Existing RC-2 and RC-5 Zones

*1. Existing Zoning: RC-2 and RC-5. See plat for zone lines.

*2. Requested Special Exception:

Country Club/Golf Course and appropriate facilities as set forth in petitions and as shown on this plan

*3. Site Area:

A. RC-2 area Northeast of Park Heights 409.7 acres ±

B. RC-5 area included in golf course Northeast of Park Heights 9.0 acres ±

C. RC-2 area Southwest of Park Heights 362.4 acres ±

D. Total area within golf course 781.1 acres ±

*4. Existing Use:

Golf course, currently under construction.

The area within the golf course special exception includes the golf holes and a large portion of undeveloped property consisting mainly of fallow fields. The remainder of the site not in the golf course special exception is generally undeveloped woodland.

5. Proposed Principle Uses: A golf course

The golf course includes:

A. 18 holes of championship golf play area, including tees, roughs, hazards, fairways and greens (91 acres total exclusive of hazards).

B. Paths (including bridges) for golf carts, pedestrians (players), and course/club maintenance and emergency vehicles.

C. Private infrastructure serving golf course facility, including, but not limited to: irrigation and necessary water distribution mains, laterals and remote control wiring, private three phase and two phase electrical distribution, storm drainage lines, conduits and wiring for private and public telephone and cable TV lines, miscellaneous conduits for future electrical utilities and communication wiring.

D. Aesthetic and functional ponds and other water holding facilities.

E. Irrigation and general use wells and all necessary pumps, distribution piping and other irrigation system equipment serving golf course and related facilities.

*6. Demolition:

The area encompassed by the golf course includes several existing residential structures and accessory buildings. Present plans contemplate that all existing structures, with the exception of Krongard residence, will be razed. The existing swimming pool and tennis court will also be removed prior to opening of the course.

*7. Maintenance Facility: (see Sheet 3)

The Club will maintain the proposed golf course facility and related property by employing trained professional maintenance staff. The maintenance facility will be located as shown on the amended plans accompanying these petitions. Its component elements will include but not be limited to:

A. Maintenance Building, including administration, shop and equipment storage.

B. Support outbuildings for bulk materials, equipment and cart maintenance.

C. Facilities for storing and dispensing diesel and gasoline fuels.

D. Employee parking and additional outdoor storage areas for equipment and bulk materials.

E. A Residential Facility either in one of the maintenance complex structures or in the alternative, in a separate facility to be owned by the Club, as shown on the plan. The occupants shall be limited to club employees, specifically the golf course superintendent or people under his supervision. The separate residential facility shall provide housing for the club employee and family.

*8. Clubhouse Facility: (see Sheet 3)

The Club will maintain a clubhouse facility to serve the golfing and related needs of the membership. The clubhouse facility will be located as shown. Its component elements in Phase I will include, but not be limited to:

A. Clubhouse: The Club will renovate and expand the existing Krongard residence which will serve as the primary clubhouse structure. This structure will provide areas for gathering, food preparation, and dining, a cocktail lounge (a private club liquor license is required), and overnight guest accomodations in a maximum of 8 bedrooms.

G. Resident manager's House: a private residence for the Resident Manger and family, to be owned by the Club.

*K. Parking areas, and

L. Other facilities customarily associated with a golf course clubhouse complex.

Phase II of construction will include the following structures:

J. Housekeeping, including laundry and storage facilities.

*E. 18th Hole Facility, including overnight guest bedrooms and spaces for gathering and informal dining.

L. Up to three cottages for overnight guest accomodations.

The Clubhouse complex, including the Clubhouse itself, Phase I Guest House, 18th hole facility, and the cottages will provide overnight accomodations in a maximum of 28 bedrooms for not more than 40 members and their guests. All overnight accomodations will be available only for club members and members's guests visiting the Club in order to use its golf facilities. Such overnight accomodations are often found at golf clubs with a significant number of non-resident members and are appropriate facilities to include in a golf/country club of this type.

*9. Other Accessory Uses:

Accessory uses normally provided as a part of a golf course facility will include golf course rain and shade structures, rest rooms and light food and snack facilities at appropriate locations on the course.

10. Other Recreational Uses:

The Club may locate up to 6 tennis or racket courts and a single swimming pool of up to 25 yards in length (plus a diving area) in the general clubhouse complex area.

11. Signs:

Sign shall be in accordance with provisions of Section 413.1, Baltimore County Zoning Regulations, and such other street name and traffic control signs as may be required by Baltimore County.

12. Environmental Impacts:

13. Topography:

Existing topography is based on Daft-McCune-Walker, Inc. field run control and boundary survey with Photo-Science 100 scale photogrammetry dated December 28, 1988.

*14. Tree Cover:

The golf course is currently under construction. Tree clearing limits have been established with Baltimore County DEPRM to minimize disturbance.

*15. Stream Crossings:

Areas disturbed for golf cart stream crossings shall be revegetated to the following minimum standards:

Cart paths will be field aligned to avoid major deciduous trees. Disturbed areas will be planted with indigenous species of understory trees, shrubs and herbaceous plant material. All plantings will be spaced according to their present density. Plantings are to be used to stabilize disturbance to stream embankments, and to provide adequate canopy for the stream channel.

*16. RC-2 and RC-5 Building Standards: (see Sheet 3 and Petition form for requested variances related to distances between buildings.)

RC-2

A. Height shall not exceed 35 feet except as may be permitted by Section 300, Baltimore County Zoning Regulations.

B. Standards for accessory structures on the course shall be developed as a component of architectural restrictions.

C. Buildings shall be setback a minimum of 75 feet from the centerline of Park Heights Avenue or 35 feet from any lot line other than a street line.

RC-5

A. Height shall not exceed 35 feet except as permitted by Section 300, Baltimore County Zoning Regulations.

B. Standards for accessory structures on the course shall be developed as a component of architectural restrictions.

C. Buildings shall be setback 75 feet from the centerline of Park Heights Avenue or 35 feet from any lot line other than a street line.

*17. Parking:

Off street parking shall be provided for employees and members of this facility. No less than 144 spaces shall be provided (18 per 4 golfers/hole). All parking areas shall be 8-1/2' x 18' and shall be provided with a durable, dustless surface properly drained so as not to create any undesirable conditions. All parking areas shall be screened in accordance with the provisions of the Baltimore County Landscape Manual adopted May 7, 1984, and the community agreement established with the Worthington-Woodyard community group.

*18. Utilities:

The site is not served by public water or sewerage lines. It is expected that water supply and sewage disposal for the clubhouse, maintenance and accessory use facilities will be on an individual facility basis. Irrigation for golf course areas will be handled on the basis of an overall, conserve-side system or system utilizing modern water conservation techniques. The water for this irrigation system will be drawn from on site storage ponds, supplemented by water from production wells. Storage ponds may be used as an emergency source of water for fire suppression purposes.

*19. Lighting:

All on-site lighting shall be minimized. Lighting will be arranged to not reflect or shine upon adjacent residential premises.

20. Storm Drains:

Runoff shall be accomodated by a storm drain system and management facilities. Water quality will be provided through infiltration and vegetative practices. A Water Quality Concept plan has been established with the Baltimore County Stormwater Management Division.

*21. R.O.W.:

On site roads and drives shall be private. Paving widths are as shown.

*22. Additional Requirements:

Caves Valley Club, Inc. shall execute and record among the Land Records a fully executed and acknowledged counterpart of a permanent perpetual conservation easement or easements, for the property which is the subject of this application. Such conservation easement shall be granted

General Notes:

The arrangement of golf course holes, streets, structures and other facilities are schematic and conceptual. Final course configuration, accessory facility layout and other details are subject to modification based on field data and final plans.

These facilities are subject to the following locational criteria:

1. While specific routing and location of holes of golf may vary from what is shown on the routing and location plan contained in this application, the Club intends to adhere to that general plan to the extent it is able and is permitted to do so. All 18 holes are located to the northeast of Park Heights Avenue as presently shown.

*2. The clubhouse complex will be located in the area of the existing Krongard residence as shown. The maintenance complex will be located near the center of the portion of the site northeast of Park Heights Avenue as shown. All buildings and other significant structures constituting centralized facilities related directly to the operation of the clubhouse and golf course will be located either within these two areas or on that portion of the property to the northeast of Park Heights Avenue and in a location where they will not be visible from Park Heights Avenue. This limitation shall not apply to half-way houses, shelters or other facilities typically located along the route of the golf course.

3. No parking lots, buildings or similar structures associated with the golf course will be located to the southwest of Park Heights Avenue. Production well or wells will be either to the northeast of Park Heights Avenue and/or to the southwest of Park Heights Avenue along with appropriate pumping equipment and piping.

This application for special exception is directly and substantially related to the counterpart RC-5 documented site plan.

*Note text changed from that on the original petition.

March 16, 1990

Revised Demolition Note: The existing barn adjacent to the proposed 9th hole dogleg shall remain.

THE WHITTING-TURNER CONTRACTING CO.
300 E. JOPPA ROAD / SUITE 1101
BALTIMORE, MARYLAND 21204-3648
301-821-1100

DAFT McCUNE WALKER INC.
LAND PLANNING CONSULTANTS
SURVEYING, APE ARCHITECTS
ENGINEERING SURVEYORS
200 E. PENNSYLVANIA AVENUE
TOWSON, MD. 21204
(301) PHONE 823-3366

GOLF CLUB
CAVES VALLEY CLUB INC.
PLAN AND PLAT TO ACCOMPANY ZONING PETITION

ELECTION DISTRICT 4/C3 — BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 200'

JOB ORDER NO.: 88015A

- STREET BOUNDARY
- EXISTING ZONE LINE
- CONTOUR LINE, 10' INTERVAL
- LIMIT OF WETLANDS
- STREAM BUFFER
- POWER TRANSMISSION TOWER
- STREAM
- PROPOSED FUTURE GOLF HOLE
- POND, EXISTING
- PROPOSED FUTURE POND
- INTERIOR PROPERTY LINE
- PROPOSED GOLF CART PATH
- NATURAL RESOURCE CONSERVATION LINE
- LIMIT OF 100 YEAR FLOODPLAIN
- LIMIT OF SPECIAL EXCEPTION

FORMER MAINTENANCE AREA TO BE REMOVED FROM GOLF COURSE SPECIAL EXCEPTION AND TO BE UTILIZED FOR RESIDENTIAL LOTS. MAINTENANCE AREA RELOCATED IN RC2 AS SHOWN (SEE SHEET 3 FOR DETAILS)

AREA TO BE ADDED TO SPECIAL EXCEPTION FOR CLUBHOUSE COMPLEX (SEE SHEET 3 FOR DETAILS) AND GOLF COURSE

RC2 AREA WITHIN GOLF COURSE SPECIAL EXCEPTION TO SERVE ADJOINING RC5 LOTS BY EASEMENTS AND PROVIDE WELLS AND SEPTIC SITES WITHIN AN RC2 ZONE, AS SHOWN

AREA OF FORMER FISHER TRACT TO BE DELETED FROM GOLF COURSE SPECIAL EXCEPTION IF REQUEST FOR 34 LOTS IN RC-5 IS NOT APPROVED

Vicinity Map
Scale 1"=1000'

RC5 AREA TO BE DELETED FROM SPECIAL EXCEPTION 15.3 Acres

NOT INCLUDED GOLF COURSE/ COUNTRY CLUB

NOT INCLUDED IN GOLF COURSE/COUNTRY CLUB 36.8 Acres

PROPOSED EASEMENT FOR WELL AND SEPTIC

EASEMENT FOR WELL AND SEPTIC

SPECIAL EXCEPTION EXPANSION AREA 2.8 Acres

SPECIAL EXCEPTION EXPANSION AREA 0.27 Acres

SPECIAL EXCEPTION EXPANSION AREA 0.12 Acres

SPECIAL EXCEPTION EXPANSION AREA 0.10 Acres

6.7 ACRE AREA TO BE DELETED FROM SPECIAL EXCEPTION

6.7 Acres

3.8 AC.

CONTINUED ON SHEET 2

GREENSPRING AVENUE
HIDDEN GLEN DR.
CHELLIS CT.
WOODSIDE CT.
HENESON GARTH
WOODSIDE PLACE
FARM COURT
PINEWOOD
CHARTWELL COURT
MARBROOK RD.
CAVES ROAD
HUNTING TWEED DRIVE
PARK HEIGHTS AVENUE (MARYLAND RTE. 129)
GATE

PLAT OF SPRINGWOOD EHK.JR. 41/17
PLAT OF FIRST ADDED WORTHINGTON VALLEY ESTATES EHK.JR. 41/98
PLAT OF WOODSIDE HEIGHTS SECTION ONE EHK.JR. 59/22
PLAT OF WOODSIDE HEIGHTS SECTION TWO EHK.JR. 59/22
SUBDIVISION PLAT OF PROPERTY OF SAMUEL & JANE SILVERMAN EHK.JR.44/56
A RESUBDIVISION OF PINEWOOD FARM EHK.JR.41/102
A RESUBDIVISION PINEWOOD FARM EHK.JR.50/123
AMENDED PLAT SIMEON YARUTA PROPERTY EHK.JR. 45/109
PLAT OF SIMEON YARUTA PROPERTY EHK.JR. 45/111
PLAT OF SIMEON YARUTA PROPERTY EHK.JR.45/113
PLAT OF MARIE T. GRADY PROPERTY EHK.JR.48/87

WILLIAM F. PORTER & WIFE EHK.JR. 6634/465
CAVEMEN PROPERTIES S.M. 7990/489
STEPHAN GEORGE SIMMERS & MARY LYNCH SIMMERS EHK.JR. 5696/544
HOWARD CALVIN PRICE PATRICIA LYNCH PRICE EHK.JR. 6201/585
BLANCHE SCOTT KEIR EHK.JR.5431/980
ALVIN B. KRONGARD & WIFE OTG. 5048/98
ALVIN B. KRONGARD & WIFE OTG. 4977/112
RICHARD SHOFER & WIFE OTG. 4905/311
GRACE GARMANA JONES EHK.JR. 919/14
MINOR C.K. JONES L.M.C.M. 859/146
CAVES VALLEY CLUB INC. S.M. 8000/446
CAVES VALLEY CLUB INC. S.M.8000/451
CAVES VALLEY CLUB INC. 3RD PARCEL S.M. 8029/720
CAVES VALLEY CLUB INC. 2ND PARCEL S.M. 8029/720
CAVES VALLEY CLUB INC. 1ST PARCEL S.M. 8029/720
CAVES VALLEY CLUB INC. 2ND PARCEL S.M. 8000/440
JAMES HOOPER & WIFE WJR. 3700/611
RANDOLPH BOLLING HUBARD & WIFE
SIMEON YARUTA WJR 3578/144
SIMEON YARUTA WJR 3578/147

EXIST. RESIDENCE PROPOSED CLUB HOUSE
EXIST. SWIMMING POOL & TENNIS COURT
EXIST. BARN & STORAGE
EXIST. TENANT FARM HOUSE
PROPOSED ENTRANCE DRIVE
PROPOSED POND
POOL SHELTER & FOUNTAIN
BG&E UNDERGROUND TRANSMISSION STATION
RELOCATED MAINTENANCE FACILITY
PROPOSED ACCESS AND UTILITY EASEMENT
40' STRIP TO BE CONVEYED TO H.PRICE ET.AL.
FUTURE 50' PAVING FUTURE 70' R/W
EX. R/W VARIES
EX. 80' R/W
EX. 20' PAVING FUTURE 80' R/W
EX. 40' PAVING FUTURE 80' R/W
PROP. 50' ACCESS EASEMENT
PROP. PAVING
8" BITUMINOUS PAVING
24' PAVING
18' BITUM. PAVING
ROAD WIDENING REQ. CRG REQUIREMENTS
GATE HOUSE
POND HOUSE
PROPOSED UNDERGROUND BG & E LINE
PRIVATE DRIVEWAY
PROP. 50' RIGHT-OF-WAY IMPROVEMENTS
CONDEMNED GAS ELECTRIC & LIGHT CO.
STORMWATER MANAGEMENT RESERVATION
PRACTICE AREA
PRACTICE HOLES
EXISTING DRAIN UTILITY EASEMENT
POINT OF BEGINNING
NORTHWESTERLY 153.11'
NORTHWESTERLY 410.12'
SEE SHEET 3
Area deleted from Easement Request
Area added to Easement Request

THE WHITTED-TURNER CONTRACTING CO.
2148 E. JOPPA ROAD, TOWSON
BALTIMORE, MARYLAND 21234-3598
301-882-1100

DAFT McCUNE WALKER INC.
LAND PLANNING CONSULTANTS
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200 EAST PENNSYLVANIA AVENUE
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GOLF CLUB
CAVES VALLEY CLUB INC.
PLAN AND PLAT TO ACCOMPANY ZONING PETITION

ELECTION DISTRICT 4,C3
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 200'

LEGEND

PHASE ONE

A CLUBHOUSE
B PRO SHOP AND CART SHED
C MEETING HOUSE
D MEN'S LOCKER BUILDING
E GUEST HOUSE
F ADMINISTRATION BUILDING
H RESIDENT MANAGER'S HOUSE

PHASE TWO (FUTURE)

G HOUSEKEEPING
I 18TH HOLE DORMITORY
J COTTAGE #ONE
K COTTAGE #TWO
L COTTAGE #THREE
M 18TH HOLE DINING AREA
N 18TH HOLE PAVILION
O COTTAGE # FOUR

Note: (Clubhouse Area Building Permits)

Building A, Clubhouse, is not a part of the current permit applications

Building B, Pro Shop and Cart Shed, is the subject of a separate building permit application dated March 9, 1990, and is labelled as Building A

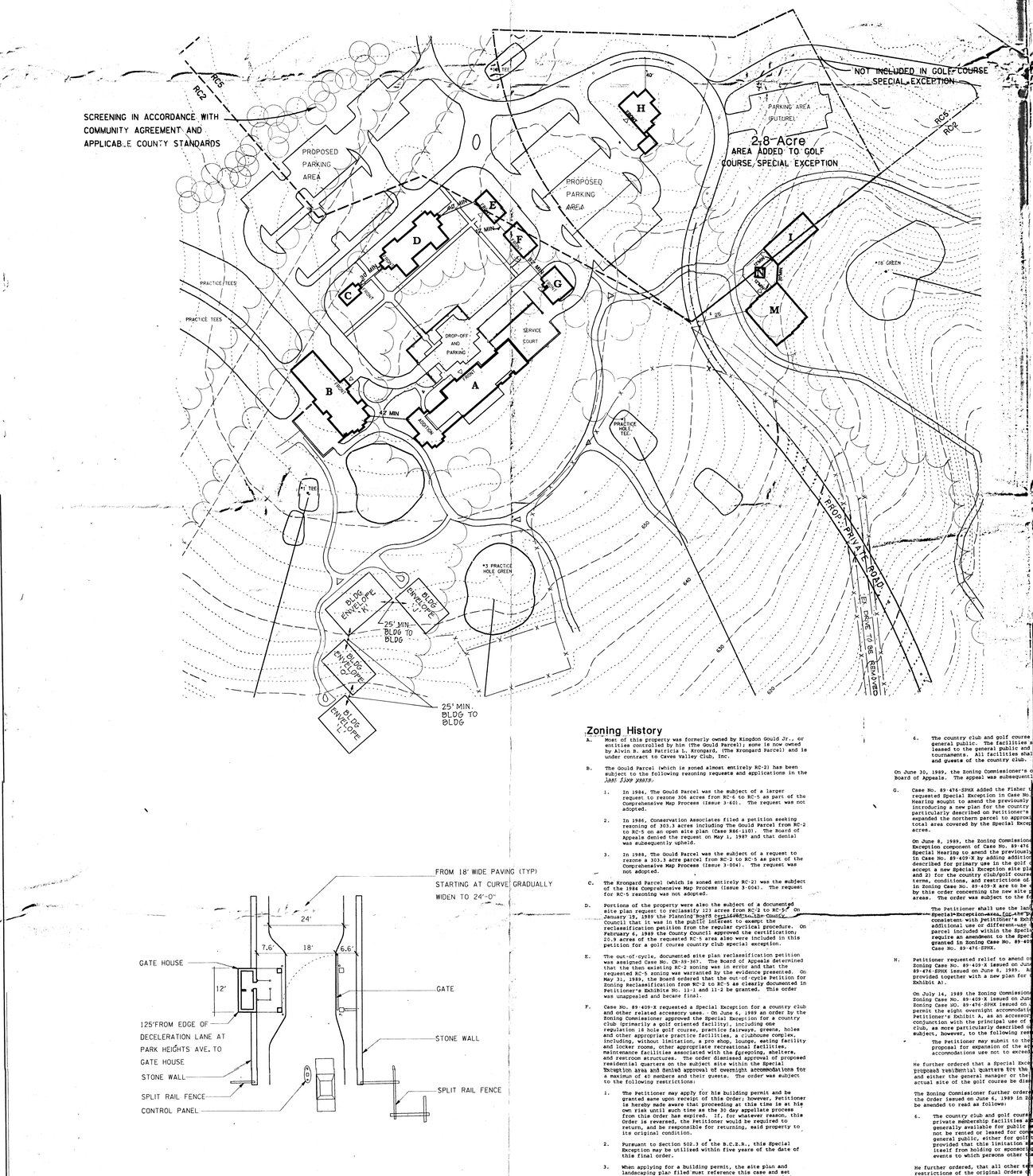
Building C, Meeting House, corresponds with Building A on February 5, 1990, Building Permit Plan

Building D, Men's Locker Building, corresponds with Building B on February 5, 1990, plan

Building E, Guest House, corresponds with Building C on February 5, 1990, plan

Building F, Administration, corresponds with Building D on February 5, 1990, plan

Building H, Resident Manager's House, corresponds with Building E on February 5, 1990, plan



GATEHOUSE (PRELIMINARY)

LEGEND

A EQUIPMENT STORAGE
B WASH STATION
C BULK MATERIAL STORAGE
D EMPLOYEE RESIDENCE (2300 CAVES SPRING DR)
E SHOP/ADMINISTRATION
F STORAGE SHED
G ~~STORAGE/HOIST~~ NOT USED THIS REVISION
H ALTERNATIVE RESIDENCE FACILITY
(TO BE USED IF D IS CONVERTED TO NONRESIDENTIAL USE)

Note: (Maintenance Area Building Permits)

Building A, Equipment Storage, corresponds with Building A on April 14, 1990, Building Permit Plan

Building B, Wash Station, corresponds with Building E on April 14, 1990, plan

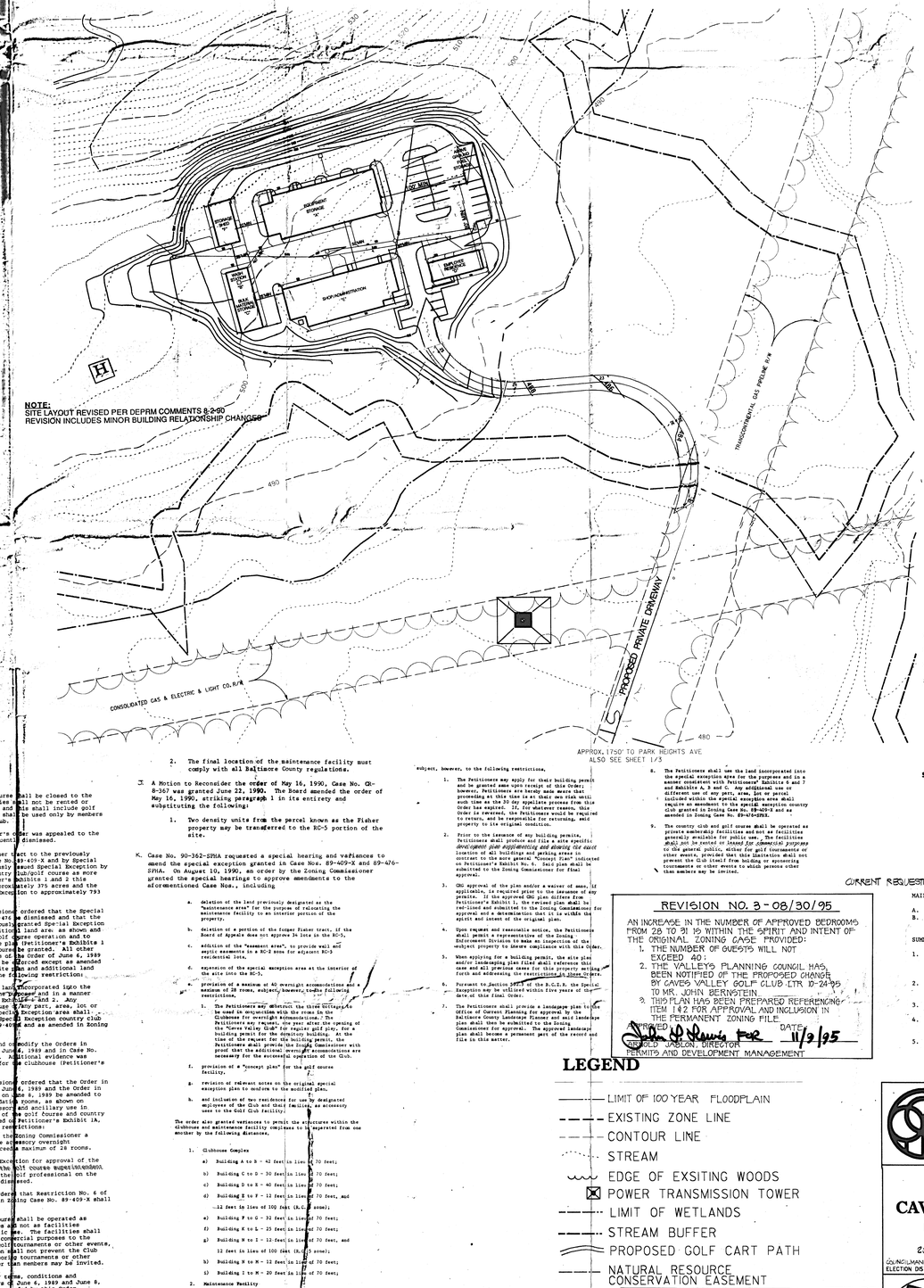
Building C, Bulk Material Storage also corresponds with Building E on April 14, 1990, plan

Building D, Employee Residence, corresponds with Building C on April 14, 1990, plan

Building E, Shop/Administration, is the subject of a separate building permit application dated May 4, 1990, and is labelled as Building D

Building F, Storage Shed, corresponds with Building B on April 14, 1990, plan

Building G and H are not a part of the current permit applications



6.7 ACRE AREA TO BE DELETED FROM SPECIAL EXCEPTION

NOT INCLUDED IN PETITION FOR GOLF COURSE /COUNTY CLUB

CAVES VALLEY CLUB INC. (3RD PARCEL) S.M. 8029/720

MINOR C.K. JONES LMCL.M. 859/146

CAVES VALLEY CLUB INC. S.M. 8029/737

N 12° 33' 46" W 74.38'

N 15° 36' 14" W 83.52'

R=380.00' L=168.87' S 51° 50' 38" E 167.11' S 10° 39' 20" W 27.05'

S 36° 01' 06" E 139.05'

WIDENING PER CRG REQUIREMENTS

GATE HOUSE

18' PAVING

SEE SHEET 3

24' PAVING S 83° 44' 54" E 105.36'

PUMP HOUSE

PROPOSED POND

CAVES VALLEY CLUB INC. S.M. 8000/446

PROPOSED POND

PROPOSED POND

PRIVATE DRIVEWAY

CAVES VALLEY CLUB INC. S.M. 8000/451

S 50° 38' 40" E 393.92'

PLAT OF SIMEON YARUTA PROPERTY EHK.JR. 45/33

S 38° 46' 05" W 1,568.68'

SIMEON YARUTA W.JR 3578/144

SIMEON YARUTA W.JR 3578/147

CAVES ROAD

HUNTING TWEED DRIVE

CAVES VALLEY CLUB INC. 2ND PARCEL S.M. 8029/720

RC5 RC2

CONSOLIDATED GAS ELEC. INC. & LIGHT CO. WPC 1144/207

3.8 AC.

N 83° 54' 20" E 588.64'

N 83° 54' 20" E 1017.98'

N 83° 54' 20" E 206.18'

PROPOSED UTILITY HOUSE FOR WELL

PARK HEIGHTS AVENUE (MARYLAND RTE. 129)

NORTHWESTERLY 1531'±

ROAD WIDENING PER CRG REQUIREMENTS

POINT OF BEGINNING

18'

N 48° 13' 28" E 198.42'

N 42° 20' 08" E 182.44'

N 50° 17' 18" E 173.32'

N 64° 01' 03" E 306.75'

HUNTINGTON SECTION ONE EHK.JR. 50/66

LOT 2 LOT 4 LOT 6 LOT 8 LOT 10

CAVES VALLEY CLUB INC. S.M. 8029/737

CAVES VALLEY CLUB INC. S.M. 8029/720

CAVES VALLEY CLUB INC. 2ND PARCEL S.M. 8000/440

GOLF COURSE IRRIGATION SYSTEM WELL SUPPLY

PROP. UNDERGROUND TERMINATION STATION

HUNTINGTON SECTION TWO EHK.JR. 55/13

LOT 12

CAVES VALLEY CLUB INC. 4TH PARCEL S.M. 8029/720

N 67° 13' 53" E 376.57'

CAVES VALLEY CLUB INC. 1ST PARCEL S.M. 8029/720

N 44° 08' 38" E 76.69'

N 13° 21' 33" E 100.83'

N 01° 03' 52" W 124.98'

N 58° 58' 38" W 408.05'

S 75° 34' 38" W 29.44'

HUNTINGTON SECTION ONE EHK.JR. 50/66

LOT 31

ARNOLD M. SELIGMAN G.L.B. 2543/443

N 14° 48' 11" E 268.65'

N 87° 29' 22" E 610.01'

LIMIT OF WETLANDS

S & R INVESTORS EHK.JR. 6517/801

S 87° 29' 22" E 492.48'

S 87° 29' 22" E 1,191.30'

ATLANTIC SEABOARD GAS PIPELINE

LIMIT OF WETLANDS

N 10° 42' 00" W 1,952.00'

LOT 1

RESUBDIVISION OF LOUIS A. HOGAN PROPERTY S.M. 55/122 LOT 2

ROSEWOOD STATE TRAINING SCHOOL WPC 409/48

N 37° 57' 10" W 1591.30'

N 85° 07' 10" W 1080.32'

S 85° 01' 05" W 466.00'

S 85° 01' 05" W 1486.00'

CAVES FARM INVESTMENT CO. RRG.4245/212

N 31° 19' 00" W 466.00'

S 85° 07' 10" E 1080.32'

N 31° 19' 00" W 1,476.72'

LOT 1 PLAT OF GEORGE C.DOUB & WIFE PROPERTY EHK.JR. 43/88

GEORGE C. DOUB & WIFE LMCL.M. 917/150

S 29° 36' 00" W 97.35'

S 38° 46' 05" W 1,568.68'

S 38° 46' 05" W 1,276.67'

LOT 2 PLAT OF MARIE T. GRADY PROPERTY EHK.JR. 48/87

JAMES HOOPER & WIFE W.JR. 3700/611

NOT INCLUDED IN PETITION FOR GOLF COURSE /COUNTY CLUB

RANDOLPH BOLLING HUBARD & WIFE EHK.JR. 3984/291

LOT 1

LILLY L. CROSS W.JR. 3459/303

SIDNEY FRIEDMAN & WIFE EHK.JR. 6778/141

S 31° 46' 10" E 401.68'

S 34° 46' 10" E 334.10'

N 87° 10' 00" E 394.15'

S 51° 06' 15" E 202.93'

S 58° 38' 57" E 31.00'

S 50° 09' 00" E 664.46'

S 11° 09' 00" E 83.17'

R=250.00' L=176.86'

TRANSCONTINENTAL GAS PIPELINE

LIMIT OF WETLANDS

RC2

RC2 RC5

S 27° 36' 00" W 693.00'

S 27° 36' 00" W 381.75'

N 52,000

N 54,000

N 56,000

N 50,000

W 33,000

Request for Special Exception for Golf Course Use within Existing RC-2 and RC-5 Zones

*1. Existing Zoning: RC-2 and RC-5. See plat for zone lines.

*2. Requested Special Exception:

Country Club/Golf Course and appropriate facilities as set forth in petitions and as shown on this plan

*3. Site Area:

A. RC-2 area Northeast of Park Heights 409.7 acres ±

B. RC-5 area included in golf course northeast of Park Heights 71.0 acres ±

C. RC-2 area Southwest of Park Heights 362.4 acres ±

D. Total area within golf course 781.1 acres ±

*4. Existing Use:

Golf course, currently under construction.

The area within the golf course special exception includes the golf holes and a large portion of undeveloped property consisting mainly of fallow fields. The remainder of the site not in the golf course special exception is generally undeveloped woodland.

5. Proposed Principle Uses: A golf course

The golf course includes:

A. 18 holes of championship golf play area, including tees, roughs, hazards, fairways and greens (91 acres total exclusive of hazards).

B. Paths (including bridges) for golf carts, pedestrians (players), and course/club maintenance and emergency vehicles.

C. Private infrastructure serving golf course facility, including, but not limited to: irrigation and necessary water distribution mains, laterals and remote control wiring, private three phase and two phase electrical distribution, storm drainage lines, conduits and wiring for private and public telephone and cable TV lines, miscellaneous conduits for future electrical utilities and communication wiring.

D. Aesthetic and functional ponds and other water holding facilities.

*6. Demolition:

The area encompassed by the golf course includes several existing residential structures and accessory buildings. Present plans contemplate that all existing structures, with the exception of Krongard residence, will be razed. The existing swimming pool and tennis court will also be removed prior to opening of the course.

*7. Maintenance Facility: (see Sheet 3)

The Club will maintain the proposed golf course facility and related property by employing trained professional maintenance staff. The maintenance facility will be located as shown on the amended plans accompanying these petitions. Its component elements will include but not be limited to:

A. Maintenance Building, including administration, shop and equipment storage.

B. Support outbuildings for bulk materials, equipment and cart maintenance.

C. Facilities for storing and dispensing diesel and gasoline fuels.

D. Employee parking and additional outdoor storage areas for equipment and bulk materials.

E. A Residential Facility either in one of the maintenance complex structures or in the alternative, in a separate facility to be owned by the Club, as shown on the plan. The occupants shall be limited to club employees, specifically the golf course superintendent or people under his supervision. The separate residential facility shall provide housing for the club employee and family.

*8. Clubhouse Facility: (see Sheet 3)

The Club will maintain a clubhouse facility to serve the golfing and related needs of the membership. The clubhouse facility will be located as shown. Its component elements in Phase I will include, but not be limited to:

A. Clubhouse: The Club will renovate and expand the existing Krongard residence which will serve as the primary clubhouse structure. This structure will provide areas for gathering, food preparation, and

G. Resident Manager's House: a private residence for the Resident Manger and family, to be owned by the Club,

H. Parking areas, and

I. Other facilities customarily associated with a golf course clubhouse complex.

Phase II of construction will include the following structures:

J. Housekeeping, including laundry and storage facilities.

K. 10th Hole Facility, including overnight guest bedrooms and spaces for gathering and informal dining.

L. Up to three cottages for overnight guest accomodations.

The Clubhouse complex, including the Clubhouse itself, Phase I Guest House, 18th hole facility, and the cottages will provide overnight accomodations in a maximum of 28 bedrooms for not more than 40 meters and their guests. All overnight accomodations will be available only for club members and members's guests visiting the Club in order to use its golf facilities. Such overnight accomodations are often found at golf clubs with a significant number of non-resident members and are appropriate facilities to include in a golf/country club of this type.

*9. Other Accessory Uses:

Accessory uses normally provided as a part of a golf course facility will include golf course rain and shade structures, rest rooms and light food and snack facilities at appropriate locations on the course.

10. Other Recreational Uses:

The Club may locate up to 6 tennis or racket courts and a single swimming pool of up to 25 yards in length (plus a diving area) in the general clubhouse complex area.

11. Signs:

Sign shall be in accordance with provisions of Section 413.1, Baltimore County Zoning Regulations, and such other street name and traffic control signs as may be required by Baltimore County.

13. Topography:

Existing topography is based on Daft-McCune-Walker, Inc. field run control and boundary survey with Photo-Science 100 scale photogrammetry dated December 28, 1988.

*14. Tree Cover:

The golf course is currently under construction. Tree clearing limits have been established with Baltimore County DENR to minimize disturbance.

*15. Stream Crossings:

Areas disturbed for golf cart stream crossings shall be revegetated to the following minimum standards:

Cart paths will be field aligned to avoid major deciduous trees. Disturbed areas will be planted with indigenous species of understory trees, shrubs and herbaceous plant material. All plantings will be spaced according to their present density. Plantings are to be used to stabilize disturbance to stream embankments, and to provide adequate canopy for the stream channel.

*16. RC-2 and RC-5 Building Standards: (see Sheet 3 and Petition form for requested variances related to distances between buildings.)

RC-2

A. Height shall not exceed 35 feet except as may be permitted by Section 300, Baltimore County Zoning Regulations.

B. Standards for accessory structures on the course shall be developed as a component of architectural restrictions.

C. Buildings shall be setback a minimum of 75 feet from the centerline of Park Heights Avenue or 35 feet from any lot line other than a street line.

RC-5

A. Height shall not exceed 35 feet except as permitted by Section 300, Baltimore County Zoning Regulations.

B. Standards for accessory structures on the course shall be developed as a component of architectural

*17. Parking:

Off street parking shall be provided for employees and members of this facility. Not less than 144 spaces shall be provided (4 baces at 5 spaces/hole). All parking areas shall be 9'-7" x 18' and shall be provided with a durable, dustless surface property drained so as not to create any undesirable conditions. All parking areas shall be screened in accordance with the provisions of the Baltimore County Landscape Manual adopted May 7, 1988, and the community agreement established with the Worthington-Woodyde Community group.

*18. Utilities:

The site is not served by public water or sewerage lines. It is expected that water supply and sewage disposal for the clubhouse, maintenance and accessory use facilities will be on an individual facility basis. Irrigation for golf courses areas will be handled on the basis of an overall, course-wide system or systems utilizing modern water conservation techniques. The water for this irrigation system will be drawn from on site storage ponds, supplemented by water from production wells. Storage ponds may be used as an emergency source of water for fire suppression purposes.

*19. Lighting:

All on-site lighting shall be minimized. Lighting will be arranged to not reflect or shine upon adjacent residential premises.

20. Storm Drains:

Runoff shall be accommodated by a storm drain system and management facilities. Water quality will be provided through infiltration and vegetative practices. A Water Quality Concept plan has been established with the Baltimore County Stormwater Management Division.

*21. R.O.W.:

On site roads and drives shall be private. Paving widths are as shown.

*22. Additional Requirements:

Caves Valley Club, Inc. shall execute and record among the Land Records a fully executed and acknowledged counterpart of a permanent perpetual conservation easement

General Notes:

The arrangement of golf course holes, streets, structures and other facilities are schematic and conceptual. Final course configuration, accessory facility layout and other details are subject to modification based on field data and final plans.

These facilities are subject to the following locational criteria:

1. While specific routing and location of holes of golf may vary from what is shown on the routing and location plan contained in this application, the Club intends to adhere to that general plan to the extent it is able and is permitted to do so. All 18 holes are located to the northeast of Park Heights Avenue as presently shown.

*2. The clubhouse complex will be located in the area of the existing Krongard residence as shown. The maintenance complex will be located near the center of the portion of the site northeast of Park Heights Avenue as shown. All buildings and other significant structures constituting centralized facilities related directly to the operation of the clubhouse and golf course will be located either within these two areas or on that portion of the property to the northeast of Park Heights Avenue and in a location where they will not be visible from Park Heights Avenue. This limitation shall not apply to ball-way houses, shelters or other facilities typically located along the route of the golf course.

3. No parking lots, buildings or similar structures associated with the golf course will be located to the southwest of Park Heights Avenue. Production well or wells will be either to the northeast of Park Heights Avenue and/or to the southwest of Park Heights Avenue along with appropriate pumping equipment and piping.

This application for special exception is directly and substantially related to the counterpart RC-5 documented site plan.

*Note text changed from that on the original petition.

March 16, 1990

Revised Demolition Note: The existing barn

3	10/03/95	REVISED NUMBER OF BEDROOMS PERMITTED FROM 28 TO 31.
2	09/21/95	ADDED COTTAGE 'O' AND NOTES
1	2/4/94	REVISED LOCATION AND AREA OF COTTAGES J,K,L (COTTAGE 1,2,3).

WBCM - REVISIONS 1, 2 & 3 ONLY

-CRG REFINEMENT PLAN - 03/21/95

1. THE CLUBHOUSE (A), GUESTHOUSE (E) AND COTTAGES (J)(K)(L)(O) WILL NOT EXCEED THE MAXIMUMS OF 40 OVERNIGHT ACCOMMODATIONS AND 28 BEDROOMS. THE COTTAGES ARE IN LIEU OF THE PREVIOUSLY APPROVED DORMITORY.
2. THE VALLEYS PLANNING COUNCIL HAS REVIEWED THIS PLAN AND AGREED IN WRITING THAT THEY HAVE NO OBJECTION TO THE CHANGE.

REVISION NO. 3 - 08/30/95

AN INCREASE IN THE NUMBER OF APPROVED BEDROOMS FROM 28 TO 31 IS WITHIN THE SPIRIT AND INTENT OF THE ORIGINAL ZONING CASE PROVIDED:

1. THE NUMBER OF GUESTS WILL NOT EXCEED 40;
2. THE VALLEYS PLANNING COUNCIL HAS BEEN NOTIFIED OF THE PROPOSED CHANGE BY CAVES VALLEY GOLF CLUB LTR 10-24-95 TO MR. JOHN BERNSTEIN
3. THIS PLAN HAS BEEN PREPARED REFERENCING ITEM 142 FOR APPROVAL AND INCLUSION IN THE PERMANENT ZONING FILE.

APPROVED: John D. Lewis FOR DATE: 11/9/95
ARNOLD JABLON, DIRECTOR
PERMITS AND DEVELOPMENT MANAGEMENT

10-10-94

Consulting Engineers
849 Fairmount Avenue,
Baltimore, Maryland 21286
(410) 512-4500
WHITNEY, BAILEY, COX & MAGNANI

WT
THE WISTING-TURNER CONTRACTING CO.
300 E. JOPPA ROAD, TOWSON
BALTIMORE, MARYLAND 21204-3045
(410) 821-1100

DAFT McCUNE WALKER INC.
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TOWSON, MD. 21204
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GOLF CLUB
CAVES VALLEY CLUB INC.
PLAN AND PLAT TO ACCOMPANY ZONING PETITION

ELECTION DISTRICT 4 C3 — BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 200'

JOB ORDER NO.

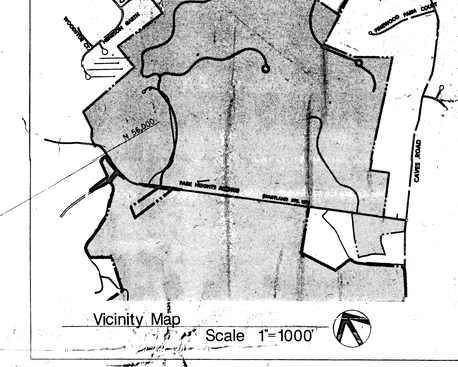
EXISTING ZONE LINE
CONTOUR LINE, 10' INTERVAL
LIMIT OF WETLANDS
STREAM BUFFER
POWER TRANSMISSION TOWER
STREAM
PROPOSED FUTURE GOLF HOLE
POND, EXISTING
PROPOSED FUTURE POND
INTERIOR PROPERTY LINE
PROPOSED GOLF CART PATH
NATURAL RESOURCE CONSERVATION LINE
LIMIT OF 100 YEAR FLOODPLAIN
LIMIT OF SPECIAL EXCEPTION

FORMER MAINTENANCE AREA TO BE REMOVED FROM GOLF COURSE SPECIAL EXCEPTION AND TO BE UTILIZED FOR RESIDENTIAL LOTS. MAINTENANCE AREA RELOCATED IN RC2 AS SHOWN (SEE SHEET 3 FOR DETAILS)

AREA TO BE ADDED TO SPECIAL EXCEPTION FOR CLUBHOUSE COMPLEX (SEE SHEET 3 FOR DETAILS) AND GOLF COURSE

6.2 AREA WITHIN GOLF COURSE SPECIAL EXCEPTION TO SERVE ADJOINING RC5 LOTS BY EASEMENTS AND PROVIDE WELLS AND SEPTIC SITES WITHIN AN RC2 ZONE, AS SHOWN

AREA OF FORMER FISHER TRACT TO BE DELETED FROM GOLF COURSE SPECIAL EXCEPTION IF REQUEST FOR 34 LOTS IN RC-5 IS NOT APPROVED



REVISION NO. 3 - 08/30/95

AN INCREASE IN THE NUMBER OF APPROVED BEDROOMS FROM 28 TO 31 IS WITHIN THE SPIRIT AND INTENT OF THE ORIGINAL ZONING CASE PROVIDED:
1. THE NUMBER OF GUESTS WILL NOT EXCEED 40;
2. THE VALLEYS PLANNING COUNCIL HAS BEEN NOTIFIED OF THE PROPOSED CHANGE BY CAVES VALLEY GOLF CLUB LTR 10-24-95 TO MR. JOHN BERNSTEIN
3. THIS PLAN HAS BEEN PREPARED REFERENCING ITEM #2 FOR APPROVAL AND INCLUSION IN THE PERMANENT ZONING FILE.

APPROVED: John D. Thomas for DATE: 11/9/95
ARNOLD JABLON, DIRECTOR
PERMITS AND DEVELOPMENT MANAGEMENT

CRG REFINEMENT PLAN - 03/21/95

1. THE CLUBHOUSE (A), GUESTHOUSE (E) AND COTTAGES (J)(K)(L)(O) WILL NOT EXCEED THE MAXIMUMS OF 40 OVERNIGHT ACCOMMODATIONS AND 28 BEDROOMS. THE COTTAGES ARE IN LIEU OF THE PREVIOUSLY APPROVED DORMITORY.
2. THE VALLEYS PLANNING COUNCIL HAS REVIEWED THIS PLAN AND AGREED IN WRITING THAT THEY HAVE NO OBJECTION TO THE CHANGE.

3	10/09/95	REVISED NUMBER OF BEDROOMS PERMITTED FROM 28 TO 31.
2	09/21/95	ADDED COTTAGE 'O'
1	2/4/94	REVISED LOCATION AND AREA OF COTTAGES J,K&L (COTTAGE L,2±3).
WBCM - REVISIONS 1, 2 & 3 ONLY		

Consulting Engineers
849 Fairmount Avenue
Baltimore, Maryland 21286
(410) 512-4500
WHITNEY, BAILEY, COX & MAGNANI

THE WHITING-TURNER CONTRACTING CO.
300 E. JOPPA ROAD, TOWSON
BALTIMORE, MARYLAND 21204-2648
301-821-1100

DAFT McCUNE WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS SURVEYORS
200 EAST PENNSYLVANIA AVENUE
TOWSON, MD. 21204
TELEPHONE: 301-296-3333

GOLF CLUB CAVES VALLEY CLUB INC.

PLAN AND PLAT TO ACCOMPANY ZONING PETITION

ELECTION DISTRICT 4,C3 — BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 200'

RC5 NOT INCLUDED GOLF COURSE/ COUNTRY CLUB

RC5 AREA TO BE DELETED FROM SPECIAL EXCEPTION 15.3 Acres

RC5 NOT INCLUDED IN GOLF COURSE/COUNTRY CLUB 36.8 Acres

SPECIAL EXCEPTION EXPANSION AREA 2.8 Acres

SPECIAL EXCEPTION EXPANSION AREA 0.12 Acres

SPECIAL EXCEPTION EXPANSION AREA 0.10 Acres

SPECIAL EXCEPTION EXPANSION AREA 0.27 Acres

6.7 ACRE AREA TO BE DELETED FROM SPECIAL EXCEPTION

3.8 AC.

PROPOSED EASEMENT FOR WELL AND SEPTIC

EASEMENT FOR WELL AND SEPTIC

CONTINUED ON SHEET 2

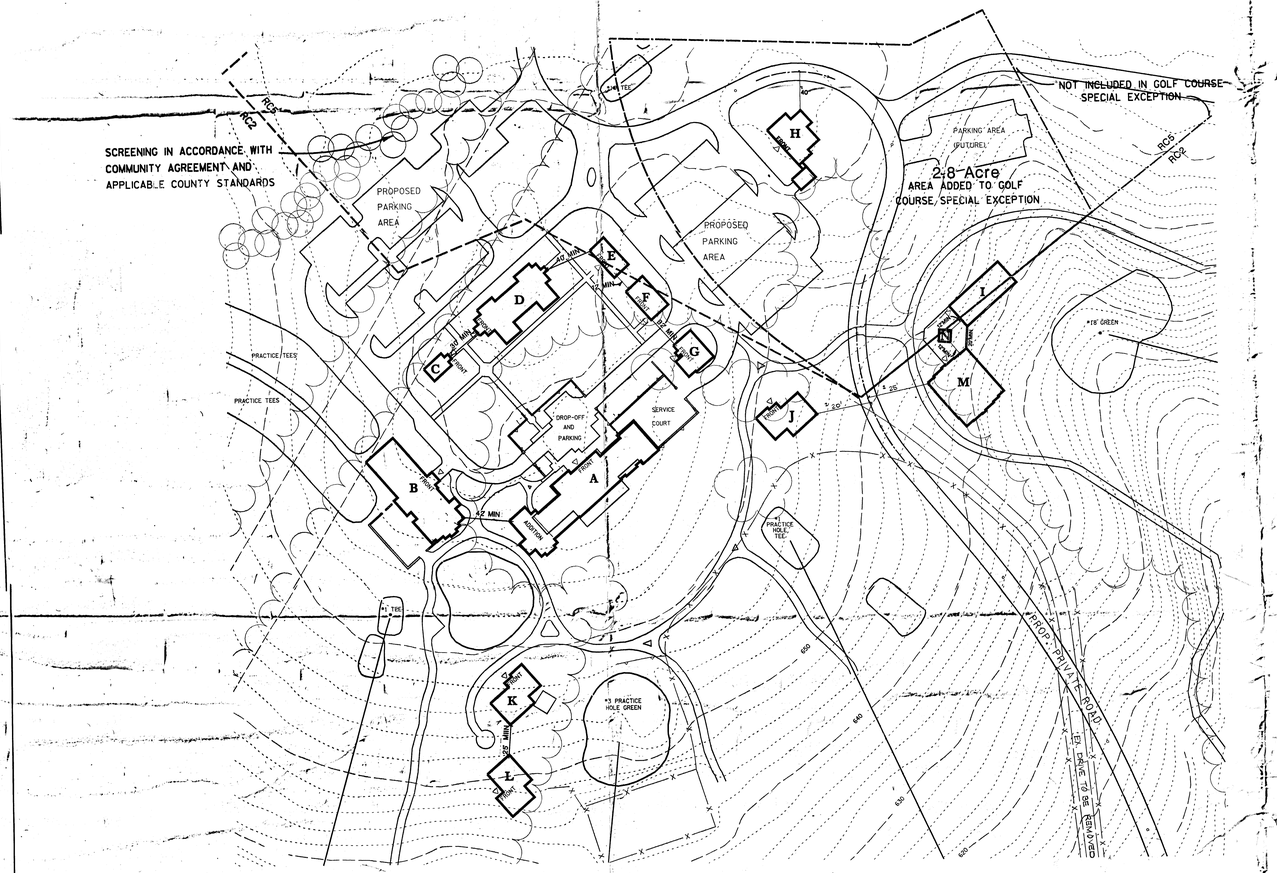
LEGEND

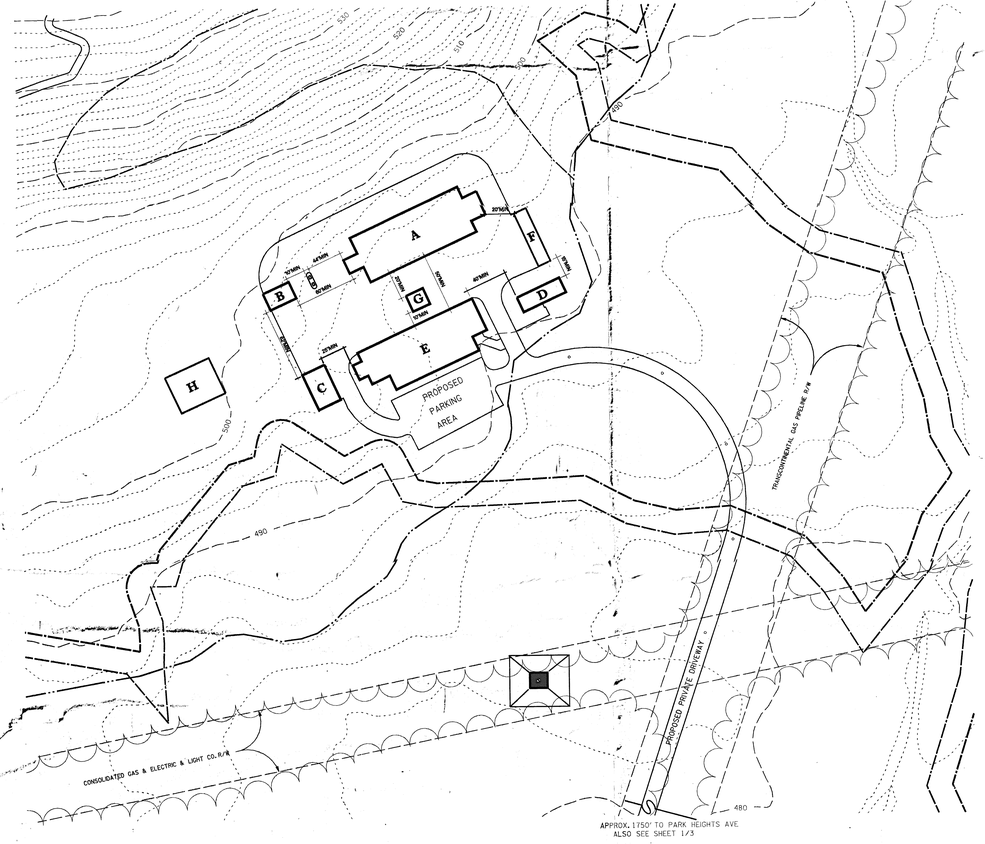
PHASE ONE

A CLUBHOUSE
B PRO SHOP AND CART SHED
C MEETING HOUSE
D MEN'S LOCKER BUILDING
E GUEST HOUSE
F ADMINISTRATION BUILDING
H RESIDENT MANAGER'S HOUSE

PHASE TWO (FUTURE)

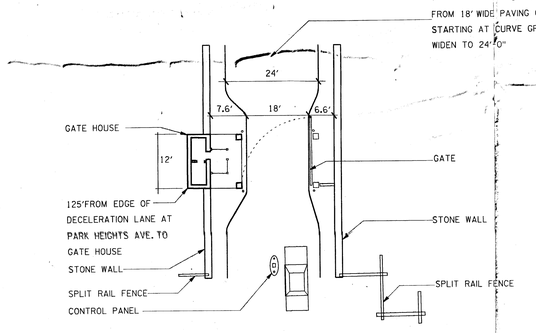
G HOUSEKEEPING
I 18TH HOLE DORMITORY
J COTTAGE #ONE
K COTTAGE #TWO
L COTTAGE #THREE
M 18TH HOLE DINING AREA
N 18TH HOLE PAVILION





LEGEND

A EQUIPMENT STORAGE
B WASH STATION
C BULK MATERIAL STORAGE
D EMPLOYEE RESIDENCE
E SHOP/ADMINISTRATION
F STORAGE SHED
G STORAGE/HOIST
H ALTERNATIVE RESIDENCE FACILITY
(TO BE USED IF D IS CONVERTED TO NONRESIDENTIAL USE)



Zoning History

A. Most of this property was formerly owned by Kingdon Gould Jr., or entities controlled by him (The Gould Parcel); some is now owned by Alvin B. and Patricia L. Kronpard, (The Kronpard Parcel) and is under contract to Caves Valley Club, Inc.

B. The Gould Parcel (which is zoned almost entirely RC-2) has been subject to the following rezoning requests and applications in the last five years.

1. In 1984, The Gould Parcel was the subject of a larger request to rezone 356 acres from RC-4 to RC-5 as part of the Comprehensive Map Process (Issue 3-60). The request was not adopted.

2. In 1986, Conservation Associates filed a petition seeking rezoning of 303.3 acres including The Gould Parcel from RC-2 to RC-5 on an open site plan (Case 86R-110). The Board of Appeals denied the request on May 1, 1987 and that denial was subsequently upheld.

3. In 1988, The Gould Parcel was the subject of a request to rezone a 303.3 acre parcel from RC-2 to RC-5 as part of the Comprehensive Map Process (Issue 3-004). The request was not adopted.

C. The Kronpard Parcel (which is zoned entirely RC-2) was the subject of the 1984 Comprehensive Map Process (Issue 3-004). The request for RC-5 rezoning was not adopted.

D. Portions of the property were also the subject of a documented site plan request to reclassify 123 acres from RC-2 to RC-5. On January 19, 1989 the Planning Board certified to the County Council that it was in the public interest to exempt the reclassification petition from the regular cyclical procedure. On February 6, 1989 the County Council approved the certification; 20.9 acres of the requested RC-5 area also were included in this petition for a golf course country club special exception.

E. The out-of-cycle, documented site plan reclassification petition was assigned Case No. CR-89-367. The Board of Appeals determined that the then existing RC-2 zoning was in error and that the requested RC-5 zoning was warranted by the evidence presented. On May 31, 1989, the Board ordered that the out-of-cycle Petition for Zoning Reclassification from RC-2 to RC-5 as clearly documented in Petitioner's Exhibits No. 11-1 and 11-2 be granted. This order was unappealed and became final.

F. Case No. 89-409-X requested a special Exception for a country club and other related accessory uses. On June 6, 1989 an order by the Zoning Commissioner approved the special Exception for a country club (primarily a golf oriented facility), including one regulation 18 hole golf course, practice fairways, greens, holes and other appropriate practice facilities, a clubhouse complex, including, without limitation, a pro shop, lounge, eating facility and locker rooms, other appropriate recreational facilities, Maintenance facilities associated with the foregoing, shelters, and restroom structures. The order dismissed approval of proposed residential quarters on the subject site within the Special Exception area and denied approval of overnight accommodations for a maximum of 40 members and their guests. The order was subject to the following restrictions:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. Pursuant to Section 502.3 of the B.C.Z.R., this Special Exception may be utilized within five years of the date of this final order.

3. When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order, and the

6. The country club and golf course shall be closed to the general public. The facilities shall not be rented or leased to the general public and this shall include golf tournaments. All facilities shall be used only by members and guests of the country club.

On June 30, 1989, the Zoning Commissioner's order was appealed to the Board of Appeals. The appeal was subsequently dismissed.

G. Case No. 89-476-SPHX added the Fisher tract to the previously requested Special Exception in Case No. 89-409-X and by Special Hearing sought to amend the previously issued Special Exception by introducing a new plan for the country club/golf course as more particularly described on Petitioner's Exhibits 1 and 2 this expanded the northern parcel to approximately 375 acres and the total area covered by the Special Exception to approximately 793 acres.

On June 8, 1989, the Zoning Commissioner ordered that the Special Exception component of Case No. 89-476 be dismissed and that the Special Hearing to amend the previously granted Special Exception in Case No. 89-409-X by adding additional land area as shown and described for primary use in the golf course operation and to accept a new Special Exception site plan (Petitioner's Exhibits 1 and 2) for the country club/golf course be granted. All other terms, conditions, and restrictions of the Order of June 6, 1989 in Zoning Case No. 89-409-X are to be enforced except as amended by this order concerning the new site plan and additional land areas. The order was subject to the following restriction:

The Petitioner shall use the land incorporated into the Special Exception area for the purposes and in a manner consistent with Petitioner's Exhibits 1 and 2. Any additional use or diversion of any part, area, lot or parcel included within the Special Exception area shall require an amendment to the Special Exception country club granted in Zoning Case No. 89-409-X and as amended in Zoning Case No. 89-476-SPHX.

H. Petitioner requested relief to amend or modify the Orders in Zoning Case No. 89-409-X issued on June 6, 1989 and in Case No. 89-476-SPHX issued on June 8, 1989. Additional evidence was provided together with a new plan for the clubhouse (Petitioner's Exhibit A).

On July 14, 1989 the Zoning Commissioner ordered that the Order in Zoning Case No. 89-409-X issued on June 6, 1989 and the Order in Zoning Case No. 89-476-SPHX issued on June 8, 1989 be amended to permit the eight overnight accommodation rooms, as shown on Petitioner's Exhibit A, as an accessory and ancillary use in conjunction with the principal use of the golf course and country club, as more particularly described on Petitioner's Exhibit 1A, subject, however, to the following restrictions:

The Petitioner may submit to the Zoning Commissioner a proposal for expansion of the accessory overnight accommodations use not to exceed a maximum of 24 rooms.

He further ordered that a Special Exception for approval of the proposed residential quarters for the golf course superintendent and either the general manager or the golf professional on the actual site of the golf course be dismissed.

The Zoning Commissioner further ordered that Restriction No. 6 of the Order issued on June 6, 1989 in Zoning Case No. 89-409-X shall be amended to read as follows:

6. The country club and golf course shall be operated as private membership facilities and not as facilities generally available for public use. The facilities shall not be rented or leased for commercial purposes to the general public, either for golf tournaments or other events, provided that this limitation shall not prevent the club itself from holding or sponsoring tournaments or other events to which persons other than members may be invited.

He further ordered, that all other terms, conditions and restrictions of the original Orders of June 6, 1989 and June 8, 1989 be and are enforced except as amended by this Order.

See preliminary architectural floor plans and elevation to be submitted as an exhibit with this case, for all building dimensions.

Listing of Variances, Distances Between Buildings

1. Clubhouse Complex (RC-2 and RC-5)
   a. Building A to B - 42 instead of 70 feet
   b. Building C to D - 30 instead of 70 feet
   c. Building D to E - 40 instead of 70 feet
   d. Building E to F - 12 instead of 70 feet
      12 instead of 100 feet (RC-5)
   e. Building F to G - 32 instead of 70 feet
   f. Building K to L - 25 instead of 70 feet
   g. Building N to I - 12 instead of 70 feet
      N to I - 12 instead of 100 feet (RC-5)
   h. Building N to M - 12 instead of 70 feet
   i. Building I to M - 20 instead of 70 feet
2. Maintenance Facility (RC-2)
   a. Building A to pump island-44 instead of 70 feet
   b. Building A to B - 60 instead of 70 feet
   c. Building B to pump island-10 instead of 70 feet
   d. Building B to C - 62 instead of 70 feet
   e. Building C to E - 25 instead of 70 feet
   f. Building D to E - 40 instead of 70 feet
   g. Building D to F - 15 instead of 70 feet

LEGEND

- EXISTING ZONE LINE
- CONTOUR LINE
- STREAM
- EDGE OF EXSITING WOODS
- POWER TRANSMISSION TOWER
- LIMIT OF WETLANDS
- STREAM BUFFER
- PROPOSED GOLF CART PATH
- NATURAL RESOURCE CONSERVATION EASEMENT
- LIMIT OF 100 YEAR FLOODPLAIN

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GOLF CLUB
CAVES VALLEY CLUB INC

PLAN AND PLAT TO ACCOMPANY ZONING PETITION

ELECTION DISTRICT 4,C3 — BALTIMORE COUNTY, MARYLAND

SCALE: 1"= 50'

6.7 ACRE AREA TO BE DELETED FROM SPECIAL EXCEPTION

NOT INCLUDED IN PETITION FOR GOLF COURSE /COUNTY CLUB

CAVES VALLEY CLUB INC.
3RD PARCEL
S.M. 8029/720

MINOR C.K. JONES
LMcL.M. 859/146

CAVES VALLEY CLUB INC.
S.M. 8029/737

HUNTING TWEED DRIVE

HUNTINGTON SECTION ONE
EHK.JR. 50/66

HUNTINGTON SECTION TWO
EHK.JR. 55/13

HUNTINGTON SECTION ONE
EHK.JR. 50/66

ARNOLD M. SELIGMAN
OLD 2543/443

S & R INVESTORS
EHK.JR. 6517/801

CAVES VALLEY CLUB INC.
2ND PARCEL
S.M. 8029/720

CAVES VALLEY CLUB INC.
S.M. 8029/731

CAVES VALLEY CLUB INC.
4TH PARCEL
S.M. 8029/720

CAVES VALLEY CLUB INC.
1ST PARCEL
S.M. 8029/720

CAVES VALLEY CLUB INC.
1ST PARCEL
S.M. 8029/720

CAVES VALLEY CLUB INC.
2ND PARCEL
S.M. 8000/440

CAVES VALLEY CLUB INC.
S.M. 8000/446

CAVES VALLEY CLUB INC.
S.M. 8000/451

PROPOSED POND

PROPOSED POND

PROPOSED POND

POND HOUSE

SKATE HOUSE

SEE SHEET 3

PROPOSED UTILITY HOUSE FOR WELL

PROP. UNDERGROUND TERMINATION STATION

GOLF COURSE IRRIGATION SYSTEM WELL SUPPLY

PARK HEIGHTS AVENUE [MARYLAND RTE. 129]

PRIVATE DRIVEWAY

NORTHWESTERLY 1531'±

ROAD WIDENING PER CRC REQUIREMENTS

POINT OF BEGINNING

NOT INCLUDED IN PETITION FOR GOLF COURSE /COUNTY CLUB

PLAT OF MARIE T. GRADY PROPERTY
EHK.JR. 48/87

JAMES HOOPER & WIFE
W.JR. 3700/611

RANDOLPH BOLLING HUBARD & WIFE
EHK.JR. 3984/291

LILLY L. CROSS
W.JR. 3459/303

SIDNEY FRIEDMAN & WIFE
EHK.JR. 6778/141

PLAT OF SIMEON YARUTA PROPERTY
EHK.JR. 46/53

SIMEON YARUTA
W.JR. 3578/144

SIMEON YARUTA
W.JR. 3578/147

CAVES ROAD

GEORGE C. DOUB & WIFE
LMcL.M. 917/150

LOT 1
PLAT OF
GEORGE C. DOUB & WIFE
PROPERTY
EHK.JR. 43/88

CAVES FARM INVESTMENT CO.
RRG.4245/212

ROSEWOOD STATE TRAINING SCHOOL
WPC 409/48

RESUBDIVISION OF
LOUIS A. HOGAN PROPERTY
S.M. 55/122

LIMIT OF WETLANDS

ATLANTIC SEABOARD GAS PIPELINE

TRANSCONTINENTAL GAS PIPELINE

3.8 AC. RC2

CONCRETE PLATED GAS ELECTRIC & LIGHT CO.

RC2

RC5

RC

N 56,000
N 54,000
N 52,000
N 50,000
E 33,000

Request for Special Exception for Golf Course Use within Existing RC-2 and RC-5 Zones

*1. Existing Zoning: RC-2 and RC-5. See plat for zone lines.

*2. Requested Special Exception:

Country Club/Golf Course and appropriate facilities as set forth in petitions and as shown on this plat.

*3. Site Area:

A. RC-2 area Northeast of Park Heights 409.7 acres ±

B. RC-5 area included in golf course northeast of Park Heights 9.0 acres ±

C. RC-2 area Southwest of Park Heights 362.4 acres ±

D. Total area within golf course 781.1 acres ±

*4. Existing Use:

Golf course, currently under construction.

The area within the golf course special exception includes the golf holes and a large portion of undeveloped property containing mainly of fallow fields. The remainder of the site not in the golf course special exception is generally undeveloped woodland.

5. Proposed Principle Uses: A golf course

The golf course includes:

A. 18 holes of championship golf play area, including tees, roughs, hazards, fairways and greens (93 acres total exclusive of hazards).

B. Paths (including bridges) for golf carts, pedestrians (players), and course/club maintenance and emergency vehicles.

C. Private infrastructure serving golf course facility, including, but not limited to: irrigation and necessary water distribution mains, laterals and remote control wiring, private three phase and two phase electrical distribution, storm drainage lines, conduits and wiring for private and public telephone and cable TV lines, miscellaneous conduits for future electrical utilities and communication wiring.

D. Aesthetic and functional ponds and other water holding facilities.

E. Irrigation and general use wells and all necessary pumps, distribution piping and other irrigation system

*6. Demolition:

The area encompassed by the golf course includes several existing residential structures and accessory buildings. Present plans contemplate that all existing structures, with the exception of Krongard residence, will be razed. The existing swimming pool and tennis court will also be removed prior to opening of the course.

*7. Maintenance Facility: (see Sheet 3)

The Club will maintain the proposed golf course facility and related property by employing trained professional maintenance staff. The maintenance facility will be located as shown on the amended plans accompanying these petitions. Its component elements will include but not be limited to:

A. Maintenance Building, including administration, shop and equipment storage.

B. Support outbuildings for bulk materials, equipment and cart maintenance.

C. Facilities for storing and dispensing diesel and gasoline fuels.

D. Employee parking and additional outdoor storage areas for equipment and bulk materials.

E. A Residential Facility either in one of the maintenance complex structures or in the alternative, in a seperate facility to be owned by the Club, as shown on the plan. The occupants shall be limited to club employees, specifically the golf course superintendent or people under his supervision. The separate residential facility shall provide housing for the club employee and family.

*8. Clubhouse Facility: (see Sheet 3)

The Club will maintain a clubhouse facility to serve the golfing and related needs of the membership. The clubhouse facility will be located as shown. Its component elements in Phase I will include, but not be limited to:

A. Clubhouse: The Club will renovate and expand the existing Krongard residence which will serve as the primary clubhouse structure. This structure will provide areas for gathering, food preparation, and dining, a cocktail lounge (a private club liquor license is required), and overnight guest

G. Resident Manager's House: a private residence for the Resident Manger and family, to be owned by the Club,

H. Parking areas, and

I. Other facilities customarily associated with a golf course clubhouse complex.

Phase II of construction will include the following structures:

J. Housekeeping, including laundry and storage facilities.

K. 10th Hole Facility, including overnight guest bedrooms and spaces for gathering and informal dining.

L. Up to three cottages for overnight guest accomodations.

The Clubhouse complex, including the Clubhouse itself, Phase I Guest Houses, 10th hole facility, and the cottages will provide overnight accomodations in a maximum of 28 bedrooms for not more than 40 members and their guests. All overnight accomodations will be available only for club members and members's guests visiting the Club in order to use its golf facilities. Such overnight accomodations are often found at golf clubs with a significant number of non-resident members and are appropriate facilities to include in a golf/country club of this type.

*9. Other Accessory Uses:

Accessory uses normally provided as a part of a golf course facility will include golf course rain and shade structures, rest rooms and light food and snack facilities at appropriate locations on the course.

10. Other Recreational Uses:

The Club may locate up to 6 tennis or racket courts and a single swimming pool of up to 25 yards in length (plus a diving area) in the general clubhouse complex area.

11. Signs:

Sign shall be in accordance with provisions of Section 413.1, Baltimore County Zoning Regulations, and such other street name and traffic control signs as may be required by Baltimore County.

12. Environmental Impacts:

13. Topography:

Existing topography is based on Daft-McCune-Walker, Inc. field run control and boundary survey with Photo-Science 100 scale photogrammetry dated December 28, 1968.

*14. Tree Cover:

The golf course is currently under construction. Tree clearing limits have been established with Baltimore County DEPRM to minimize disturbance.

*15. Stream Crossings:

Areas disturbed for golf cart stream crossings shall be revegetated to the following minimum standards:

Cart paths will be field aligned to avoid major deciduous trees. Disturbed areas will be planted with indigenous species of understory trees, shrubs and herbaceous plant material. All plantings will be spaced according to their present density. Plantings are to be used to stabilize disturbance to stream embankments, and to provide adequate canopy for the stream channel.

*16. RC-2 and RC-5 Building Standards: (see Sheet 3 and Petition form for requested variances related to distances between buildings.)

RC-2

A. Weight shall not exceed 35 feet except as may be permitted by Section 300, Baltimore County Zoning Regulations.

B. Standards for accessory structures on the course shall be developed as a component of architectural restrictions.

C. Buildings shall be setback a minimum of 75 feet from the centerline of Park Heights Avenue or 35 feet from any lot line other than a street line.

RC-5

A. Weight shall not exceed 35 feet except as permitted by Section 300, baltimore County Zoning Regulations.

B. Standards for accessory structures on the course shall be developed as a component of architectural restrictions.

*17. Parking:

Off street parking shall be provided for employees and members of this facility. No less than 144 spaces shall be provided (18 holes at 8 spaces/hole). All parking areas shall be 9-1/2' x 18' and shall be provided with a durable, dustless surface, properly drained so as not to create any undesirable conditions. All parking areas shall be screened in accordance with the provisions of the Baltimore County Landscape Manual adopted May 7, 1984, and the community agreement established with the Worthington-Woodyde Community group.

*18. Utilities:

The site is not served by public water or sewerage lines. It is expected that water supply and sewage disposal for the clubhouse, maintenance and accessory use facilities will be on an individual facility basis. Irrigation for golf course areas will be handled on the basis of an overall, course-wide system or systems utilizing modern water conservation techniques. The water for this irrigation system will be drawn from on site storage ponds, supplemented by water from production wells. Storage ponds may be used as an emergency source of water for fire suppression purposes.

*19. Lighting:

All on-site lighting shall be minimized. Lighting will be arranged to not reflect or shine upon adjacent residential premises.

20. Storm Drains:

Runoff shall be accommodated by a storm drain system and management facilities. Water quality will be provided through infiltration and vegetative practices. A Water Quality Concept plan has been established with the Baltimore County Stormwater Management Division.

*21. R.O.W.:

On site roads and drives shall be private. Paving widths are as shown.

*22. Additional Requirements:

Caves Valley Club, Inc. shall execute and record among the Land Records a fully executed and acknowledged counterpart of a permanent perpetual conservation easement or easements, for the property which is the subject of this

General Notes:

The arrangement of golf course holes, streets, structures and other facilities are schematic and conceptual. Final course configuration, accessory facility layout and other details are subject to modification based on field data and final plans.

These facilities are subject to the following locational criteria:

1. While specific routing and location of holes of golf may vary from what is shown on the routing and location plan contained in this application, the Club intends to adhere to that general plan to the extent it is able and is permitted to do so. All 18 holes are located to the northeast of Park Heights Avenue as presently shown.

*2. The clubhouse complex will be located in the area of the existing Krongard residence as shown. The maintenance complex will be located near the center of the portion of the site northeast of Park Heights Avenue as shown. All buildings and other significant structures constituting centralized facilities related directly to the operation of the clubhouse and golf course will be located either within these two areas or on that portion of the property to the northeast of Park Heights Avenue and in a location where they will not be visible from Park Heights Avenue. This limitation shall not apply to half-way houses, shelters or other facilities typically located along the route of the golf course.

3. No parking lots, buildings or similar structures associated with the golf course will be located to the southwest of Park Heights Avenue. Reduction will or walls will be either to the northeast of Park Heights Avenue and/or to the southwest of Park Heights Avenue along with appropriate pumping equipment and piping.

This application for special exception is directly and substantially related to the counterpart RC-5 documented site plan.

*Note text changed from that on the original petition.

THE WHITING-TURNER CONTRACTING CO.
300 E. JOPPA ROAD, TOWSON
BALTIMORE, MARYLAND 21204-2648
301-321-1100

DAFT McCUNE WALKER INC.
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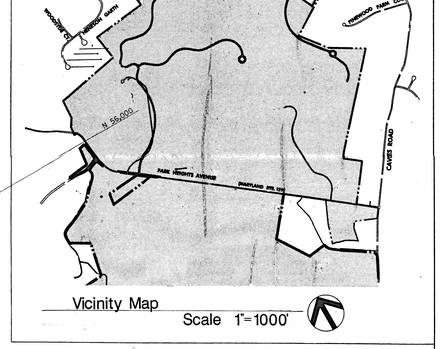
GOLF CLUB
CAVES VALLEY CLUB INC.
PLAN AND PLAT TO ACCOMPANY ZONING PETITION

ELECTION DISTRICT 4,C3 — BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 200'

JOB ORDER NO.

- ING ZONE LINE
- OUR LINE, 10' INTERVAL
- OF WETLANDS
- REAM BUFFER
- OWER TRANSMISSION TOWER
- REAM
- OPOSED FUTURE GOLF HOLE
- OND, EXISTING
- ROPOSED FUTURE POND
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- LIMIT OF SPECIAL EXCEPTION
- FORMER MAINTENANCE AREA TO BE REMOVED FROM GOLF COURSE SPECIAL EXCEPTION AND TO BE UTILIZED FOR RESIDENTIAL LOTS. MAINTENANCE AREA RELOCATED IN RC2 AS SHOWN (SEE SHEET 3 FOR DETAILS)
- AREA TO BE ADDED TO SPECIAL EXCEPTION FOR CLUBHOUSE COMPLEX (SEE SHEET 3 FOR DETAILS) AND GOLF COURSE
- RC2 AREA WITHIN GOLF COURSE SPECIAL EXCEPTION TO SERVE ADJOINING RC5 LOTS BY EASEMENTS AND PROVIDE WELLS AND SEPTIC SITES WITHIN AN RC2 ZONE, AS SHOWN
- AREA OF FORMER FISHER TRACT TO BE DELETED FROM GOLF COURSE SPECIAL EXCEPTION IF REQUEST FOR 34 LOTS IN RC-5 IS NOT APPROVED



Vicinity Map
Scale 1"=1000'

RC5
RC2
NOT INCLUDED GOLF COURSE/ COUNTRY CLUB
RC5 AREA TO BE DELETED FROM SPECIAL EXCEPTION 15.3 Acres
NOT INCLUDED IN GOLF COURSE/COUNTRY CLUB 36.8 Acres
SPECIAL EXCEPTION EXPANSION AREA 2.8 Acres
SPECIAL EXCEPTION EXPANSION AREA 0.12 Acres
SPECIAL EXCEPTION EXPANSION AREA 0.10 Acres
SPECIAL EXCEPTION EXPANSION AREA 0.27 Acres
PROPOSED EASEMENT FOR WELL AND SEPTIC
6.7 Acres
6.7 ACRE AREA TO BE DELETED FROM SPECIAL EXCEPTION
3.8 AC.
GATE
GREENSPRING AVENUE
HIDDEN GLEN DR
CHELLIS CT.
HENESON GARTH
WOODSYDE PLACE
WOODSYDE CT.
HUNTING TWEED DRIVE
PARK HEIGHTS AVENUE (MARYLAND RTE. 129)
PINEWOOD FARM COURT
CHARTWELL COURT
MARBROOK RD.
CAVES ROAD
PRIVATE DRIVEWAY
PROPOSED POND
PROPOSED ENTRANCE GROVE
PUMP HOUSE
GATE HOUSE
RELOCATED MAINTENANCE FACILITY
BG&E UNDERGROUND TERMINATION STATION
PROPOSED UNDERGROUND BG & E LINE
EXIST. RESIDENCE PROPOSED CLUB HOUSE
EXIST. SWIMMING POOL & TENNIS COURT
EXIST. BARN
EXIST. TENANT & FARM HOUSE
PRACTICE AREA
PRACTICE HOLES
STORMWATER MANAGEMENT RESERVATION
PROP. 50' ACCESS EASEMENT
PROPOSED ACCESS AND UTILITY EASEMENT
EXISTING BG&E UTILITY EASEMENT
PROP. 80' RIGHT-OF-WAY FOR CONSTRUCTION OF IMPROVEMENTS
FUTURE 80' R/W
FUTURE 70' R/W
FUTURE 50' R/W
FUTURE 40' R/W
40' STRIP TO BE CONVEYED TO H.PRICE ET.AL.
18' BITUM. PAVING
16' BITUMINOUS PAVING
8" BITUMINOUS PAVING
24' PAVING
SEE SHEET 3
CONTINUED ON SHEET 2
POINT OF BEGINNING
NORTHWESTERLY 1531'±
NORTHWESTERLY 820'±
S 24°33'19"E 34.73'
S 58°22'54"E 174.71'
S 37°01'05"E 669.16'
S 24°33'19"E 1166.45'
S 50°58'40"E 393.92'
N 58°25'27"E 1913.59'
S 69°25'27"W 1150.09'
N 58°25'27"E 1150.09'
N 02°44'57"E 235.55'
N 89°41'06"W 950.22'
N 59°31'40"W 84.83'
N 50°32'21"W 340.50'
N 07°49'59"E 189.86'
N 36°47'21"W 76.19'
S 80°10'35"W 53.58'
N 13°47'10"W 105.00'
N 03°18'57"W 260.00'
N 12°33'45"W 74.35'
N 15°38'14"W 83.52'
S 49°31'15"E 240.56'
N 49°31'15"W 240.56'
S 40°28'45"W 445.42'
N 40°28'45"E 445.42'
S 49°31'15"E 23.79'
N 49°31'15"W 23.79'
S 40°28'45"W 147.56'
N 40°28'45"E 147.56'
S 49°49'54"E 150.19'
S 41°30'24"E 107.00'
S 74°08'11"E 108.32'
S 49°31'15"E 240.56'
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S 74°08'11"E 108.32'
N 24°48'21"W 1655.25'
N 58,000
N 56,000
N 54,000
N 52°

1	RICHARD SHOFER & WIFE OTG 4909/317
2	ALVIN B. KRONGARD & WIFE OTG. 4977/112
3	CAVES VALLEY CLUB INC. 1ST PARCEL S.M. 8029/720
4	CAVES VALLEY CLUB INC. 2ND PARCEL S.M. 8000/440
5	CAVES VALLEY CLUB INC. S.M.8000/451
6	CAVES VALLEY CLUB INC. S.M. 8000/446
7	ALVIN B. KRONGARD & WIFE OTG. 5048/98
8	CAVES VALLEY CLUB INC. S.M. 8029/737
9	CAVES VALLEY CLUB INC. S.M. 8029/737
10	CAVES VALLEY CLUB INC. 2ND PARCEL S.M. 8029/720
11	CAVES VALLEY CLUB INC. 1ST PARCEL S.M. 8029/720
12	CAVES VALLEY CLUB INC. 2ND PARCEL S.M. 8029/720
13	CAVES VALLEY CLUB INC. 2ND PARCEL S.M. 8029/720
14	CAVES VALLEY CLUB INC. 2ND PARCEL S.M. 8029/720
15	CAVES VALLEY CLUB INC. 2ND PARCEL S.M. 8029/720
16	CAVES VALLEY CLUB INC. 2ND PARCEL S.M. 8029/720
17	CAVES VALLEY CLUB INC. 2ND PARCEL S.M. 8029/720
18	CAVES VALLEY CLUB INC. 2ND PARCEL S.M. 8029/720

WILLIAM F. PORTER & WIFE EHK.,JR. 6634/465
PLAT OF SPRINGWOOD EHK.,JR. 41/17
CAVEMEN PROPERTIES S.M. 7111/489
STEPHAN GEORGE SIMMERS & MARY LYNCH SIMMERS EHK.,JR. 5696/544
HOWARD CALVIN PRICE & PATRICIA LYNCH PRICE EHK.,JR. 6201/585
BLANCHE SCOTT KEIR EHK.,JR.5431/980
PLAT OF FIRST AMENDED NORTHINGTON VALLEY ESTATES EHK.,JR. 47/8
SECTION ONE WOODSYDE HEIGHTS EHK.,JR. 59/52
SUBDIVISION PLAT OF PROPERTY OF SAMUEL & JANE SEVERMAN EHK.,JR.44/56
HUNTINGTON SECTION ONE EHK.,JR. 50/66
MINOR C.K. JONES LIBER/M. 899/146
ALINE HAZEL JONES & GRACE GARMANIA JONES EHK.,JR.979/14
FORMER 14 PARCEL E. FISHER TRACT NOW A PART OF CAVES VALLEY, INC.
PLAT OF BURGESEN SUBDIVISION EHK.,JR. 53/76
AMENDED PLAT SIMEON YARUTA PROPERTY EHK.,JR. 43/109
PLAT OF SIMEON YARUTA PROPERTY EHK.,JR. 43/125
PLAT OF SIMEON YARUTA PROPERTY EHK.,JR.45/53
A RESUBDIVISION OF PINEWOOD FARM EHK.,JR.41/102
A RESUBDIVISION OF PINEWOOD F RM EHK.,JR.50/123
PLAT OF MARIE T. GRADY PROPERTY EHK.,JR.48/87
JAMES HOOPER & WIFE W.JR. 3700/611
RANDOLPH BOLLING HUBARD & WIFE EHK.,JR. 3984/291
SIMEON YARUTA W.JR 3578/144
SIMEON YARUTA W.JR 3578/147

WT THE WHITING-TURNER CONTRACTING CO. 300 E. JOPPA ROAD, TOWSON BALTIMORE, MARYLAND 21204-3068 301-821-1100

DAFT McCUNE WALKER INC.
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TELEPHONE: 301-296-3333

GOLF CLUB
CAVES VALLEY CLUB INC.
PLAN AND PLAT TO ACCOMPANY ZONING PETITION

ELECTION DISTRICT 4,C3
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 200'
JOB ORDER NO.

Note: (Clubhouse Area Building Permits)

Building A, Clubhouse, is not a part of the current permit applications

Building B, Pro Shop and Cart Shed, is the subject of a separate building permit application dated March 9, 1990, and is labelled as Building A

Building C, Meeting House, corresponds with Building A on February 5, 1990, Building Permit Plan

Building D, Men's Locker Building, corresponds with Building B on February 5, 1990, plan

Building E, Guest House, corresponds with Building C on February 5, 1990, plan

Building F, Administration, corresponds with Building D on February 5, 1990, plan

Building H, Resident Manager's House, corresponds with Building E on February 5, 1990, plan

PHASE ONE

- A CLUBHOUSE
- B PRO SHOP AND CART SHED
- C MEETING HOUSE
- D MEN'S LOCKER BUILDING
- E GUEST HOUSE
- F ADMINISTRATION BUILDING
- H RESIDENT MANAGER'S HOUSE

PHASE TWO (FUTURE)

- G HOUSEKEEPING
- I 18TH HOLE DORMITORY
- J COTTAGE #ONE
- K COTTAGE #TWO
- L COTTAGE #THREE
- M 18TH HOLE DINING AREA
- N 18TH HOLE PAVILION

Note: (Maintenance Area Building Permits)

Building A, Equipment Storage, corresponds with Building A on April 14, 1990, Building Permit Plan

Building B, Wash Station, corresponds with Building E on April 14, 1990, plan

Building C, Bulk Material Storage also corresponds with Building E on April 14, 1990, plan

Building D, Employee Residence, corresponds with Building C on April 14, 1990, plan

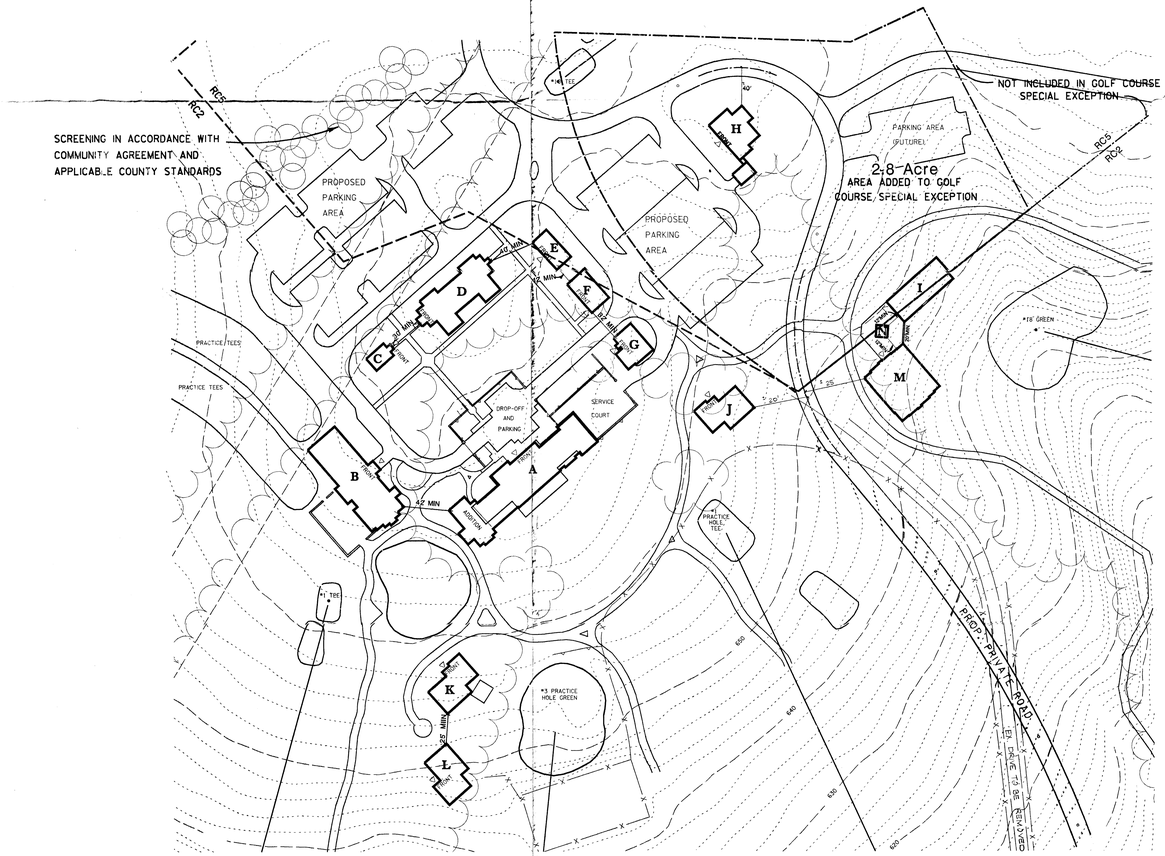
Building E, Shop/Administration, is the subject of a separate building permit application dated May 4, 1990, and is labelled as Building D

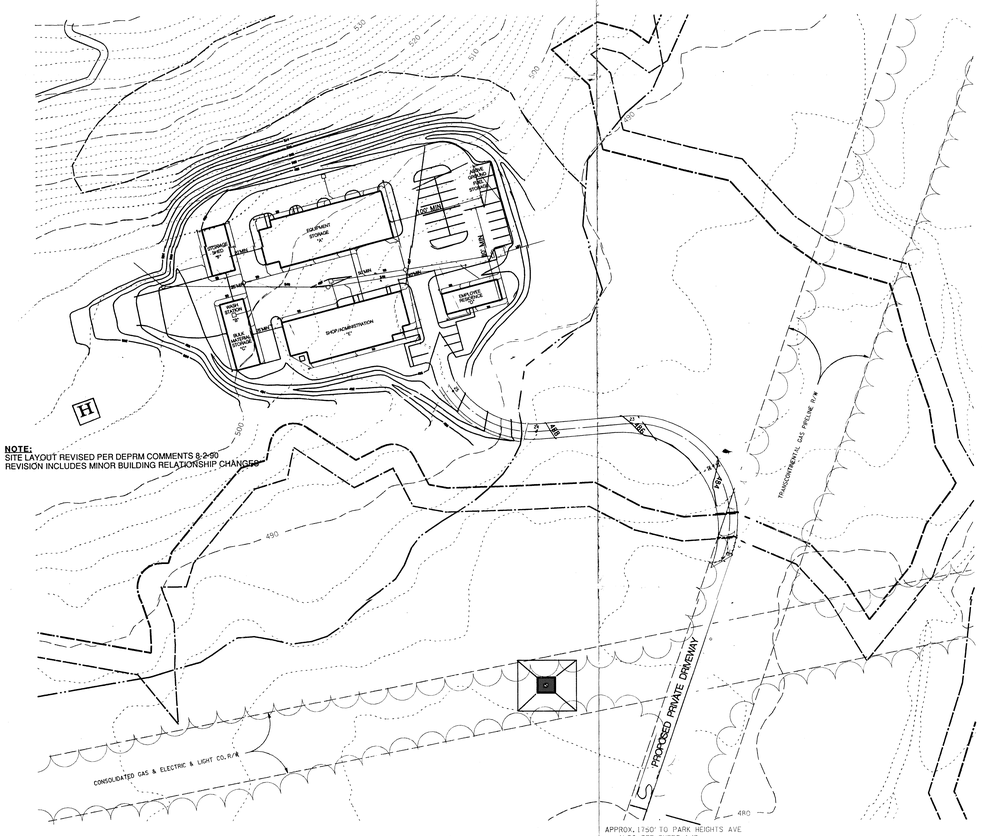
Building F, Storage Shed, corresponds with Building B on April 14, 1990, plan

Building G and H are not a part of the current permit applications

MAINTENANCE AREA

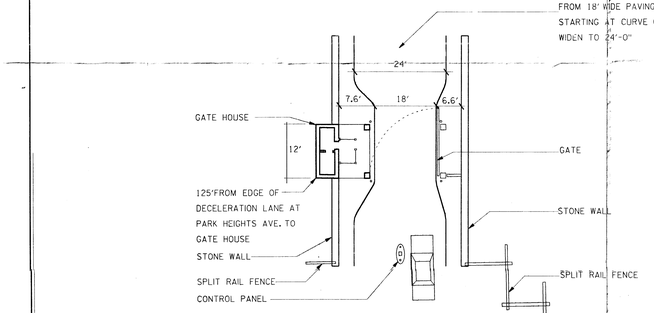
- A EQUIPMENT STORAGE
- B WASH STATION
- C BULK MATERIAL STORAGE
- D EMPLOYEE RESIDENCE
- E SHOP/ADMINISTRATION
- F STORAGE SHED
- G ~~STORAGE/HOIST~~ NOT USED THIS REVISION 8-2-90
- H ALTERNATIVE RESIDENCE FACILITY
  (TO BE USED IF D IS CONVERTED TO NONRESIDENTIAL USE)





GATEHOUSE (PRELIMINARY)

(NOT TO SCALE)



Zoning History

A. Most of this property was formerly owned by Kingdon Gould Jr., or entities controlled by him (The Gould Parcel); some is now owned by Alvin B. and Patricia L. Krongard, (The Krongard Parcel) and is under contract to Caves Valley Club, Inc.

B. The Gould Parcel (which is zoned almost entirely RC-2) has been subject to the following rezoning requests and applications in the last five years.

1. In 1984, The Gould Parcel was the subject of a larger *request to rezone 306 acres from RC-5 to RC-5 as part of the* Comprehensive Map Process (Issue 3-60). The request was not adopted.

2. In 1986, Conservation Associates filed a petition seeking rezoning of 303.3 acres including The Gould Parcel from RC-2 to RC-5 on an open site plan (Case #86-110). The Board of Appeals denied the request on May 1, 1987 and that denial was subsequently upheld.

3. In 1988, The Gould Parcel was the subject of a request to rezone a 303.3 acre parcel from RC-2 to RC-5 as part of the Comprehensive Map Process (Issue 3-004). The request was not adopted.

C. The Krongard Parcel (which is zoned entirely RC-2) was the subject of the 1984 Comprehensive Map Process (Issue 3-004). The request for RC-5 rezoning was not adopted.

D. Portions of the property were also the subject of a documented site plan request to reclassify 123 acres from RC-2 to RC-5. On January 19, 1989 the Planning Board certified to the County Council that it was in the public interest to exempt the reclassification petition from the regular cyclical procedure. On February 6, 1989 the County Council approved the certification; 20.9 acres of the requested RC-5 area also were included in this petition for a golf course country club special exception.

E. The out-of-cycle, documented site plan reclassification petition was assigned Case No. CR-89-367. The Board of Appeals determined that the then existing RC-2 zoning was in error and that the requested RC-5 zoning was warranted by the evidence presented. On May 31, 1989, the Board ordered that the out-of-cycle Petition for Zoning Reclassification from RC-2 to RC-5 as clearly documented in Petitioner's Exhibits No. 11-1 and 11-2 be granted. This order was unappealed and became final.

F. Case No. 89-409-X requested a Special Exception for a country club and other related accessory uses. On June 6, 1989 an order by the Zoning Commissioner approved the Special Exception for a country club (primarily a golf oriented facility) including one regulation 18 hole golf course, practice area, putting green, tees and other appropriate practice facilities, a clubhouse complex, including, without limitation, a pro shop, locker, meeting facility and locker rooms, other appropriate recreational facilities, maintenance facilities associated with the golfing, shelters, and restroom structures. The order dismissed approval of proposed residential quarters on the subject site within the Special Exception area and denied approval of overnight accommodations for a maximum of 40 members and their guests. The order was subject to the following restrictions:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. Pursuant to Section 502.3 of the B.C.Z.R., this Special Exception may be utilized within five years of the date of this final order.

3. When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order, and the Petitioner shall submit to the Zoning Commissioner's office by no later than June 15, 1990 a new site plan prepared by a registered professional engineer and/or land surveyor, which clearly identifies all buildings, their size and area, dimensions, their distances from all property lines, and any other information as may be required to be a certified site

6. The country club and golf course shall be closed to the general public. The facilities shall not be rented or leased to the general public and this shall include golf tournaments. All facilities shall be used only by members and guests of the country club.

On June 30, 1989, the Zoning Commissioner's order was appealed to the Board of Appeals. The appeal was subsequently dismissed.

G. Case No. 89-476-SPHX added the Fisher tract to the previously *requested Special Exception in* Case No. 89-409-X and by Special Hearing sought to amend the previously issued Special Exception by introducing a new plan for the country club/golf course as more particularly described on Petitioner's Exhibits 1 and 2 this expanded the northern parcel to approximately 375 acres and the total area covered by the Special Exception to approximately 793 acres.

On June 8, 1989, the Zoning Commissioner ordered that the Special Exception component of Case No. 89-476 be dismissed and that the Special Hearing to amend the previously granted Special Exception in Case No. 89-409-X by adding additional land area as shown and described for primary use in the golf course operation and to accept a new Special Exception site plan (Petitioner's Exhibits 1 and 2) for the country club/golf course be granted. All other terms, conditions, and restrictions of the Order of June 6, 1989 in Zoning Case No. 89-409-X are to be enforced except as amended by this order concerning the new site plan and additional land areas. The order was subject to the following restrictions:

The Petitioner shall use the land incorporated into the Special Exception area for the purposes and in a manner consistent with Petitioner's Exhibits 1 and 2. Any additional use or different use of any part, area, lot or parcel included within the Special Exception area shall require an amendment to the Special Exception country club granted in Zoning Case No. 89-409-X and as amended in Zoning Case No. 89-476-SPHX.

H. Petitioner requested relief to amend or modify the Orders in Zoning Case No. 89-409-X issued on June 6, 1989 and in Case No. 89-476-SPHX issued on June 6, 1989. Additional evidence was provided together with a new plan for the clubhouse (Petitioner's Exhibit A).

On July 14, 1989 the Zoning Commissioner ordered that the Order in Zoning Case No. 89-409-X issued on June 6, 1989 and the Order in Zoning Case NO. 89-476-SPHX issued on June 8, 1989 be amended to permit the eight overnight accommodation rooms, as shown on Petitioner's Exhibit A, as an accessory and ancillary use in conjunction with the principal use of the golf course and country club, as more particularly described on Petitioner's Exhibit 1A, subject, however, to the following restrictions:

The Petitioner may submit to the Zoning Commissioner a proposal for expansion of the accessory overnight accommodations use not to exceed a maximum of 28 rooms.

He further ordered that a Special Exception for approval of the proposed residential quarters for the golf course superintendent and either the general manager or the golf professional on the actual site of the golf course be dismissed.

The Zoning Commissioner further ordered that Restriction No. 6 of the Order issued on June 6, 1989 in Zoning Case No. 89-409-X shall be amended to read as follows:

6. The country club and golf course shall be operated as private membership facilities and not as facilities generally available for public use. The facilities shall not be rented or leased for commercial purposes to the general public, either for golf tournaments or other events, provided that this limitation shall not prevent the Club itself from holding or sponsoring tournaments or other events to which persons other than members may be invited.

He further ordered, that all other terms, conditions and restrictions of the original Orders of June 6, 1989 and June 8, 1989 be and are enforced except as amended by this Order.

Listing of Variances, Distances Between Buildings

1. Clubhouse Complex (RC-2 and RC-5)
   a. Building A to B - 42 instead of 70 feet
   b. Building C to D - 30 instead of 70 feet
   c. Building D to E - 40 instead of 70 feet
   d. Building E to F - 12 instead of 70 feet
      12 instead of 100 feet (RC-5)
   e. Building F to G - 32 instead of 70 feet
   f. Building K to L - 25 instead of 70 feet
   g. Building N to I - 12 instead of 70 feet
      N to J - 12 instead of 100 feet (RC-5)
   h. Building N to M - 12 instead of 70 feet
   i. Building I to M - 20 instead of 70 feet
2. Maintenance Facility (RC-2)

Revised 8-2-90:

a. Building A to B - 40 ft. instead of 70 ft.
b. Building C to E - 25 ft. instead of 70 ft.
c. Building D to E - 40 ft. instead of 70 ft.
d. Building F to A - 20 ft. instead of 70 ft.
e. Building A to E - 50 ft. instead of 70 ft.

Summary of 8-2-90 Maintenance Complex Revisions:

1. Building B has been combined with Building C to create one structure (thus eliminating one item of the original variance request).
2. Building F has been relocated to the west of

LEGEND

- EXISTING ZONE LINE
- CONTOUR LINE
- STREAM
- EDGE OF EXSITING WOODS
- POWER TRANSMISSION TOWER
- LIMIT OF WETLANDS
- STREAM BUFFER
- PROPOSED GOLF CART PATH
- NATURAL RESOURCE CONSERVATION EASEMENT
- LIMIT OF 100 YEAR FLOODPLAIN

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GOLF CLUB
CAVES VALLEY CLUB INC.

PLAN AND PLAT TO ACCOMPANY ZONING PETITION

ELECTION DISTRICT 4C3 — BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 50'

JOB ORDER NO. 88015A

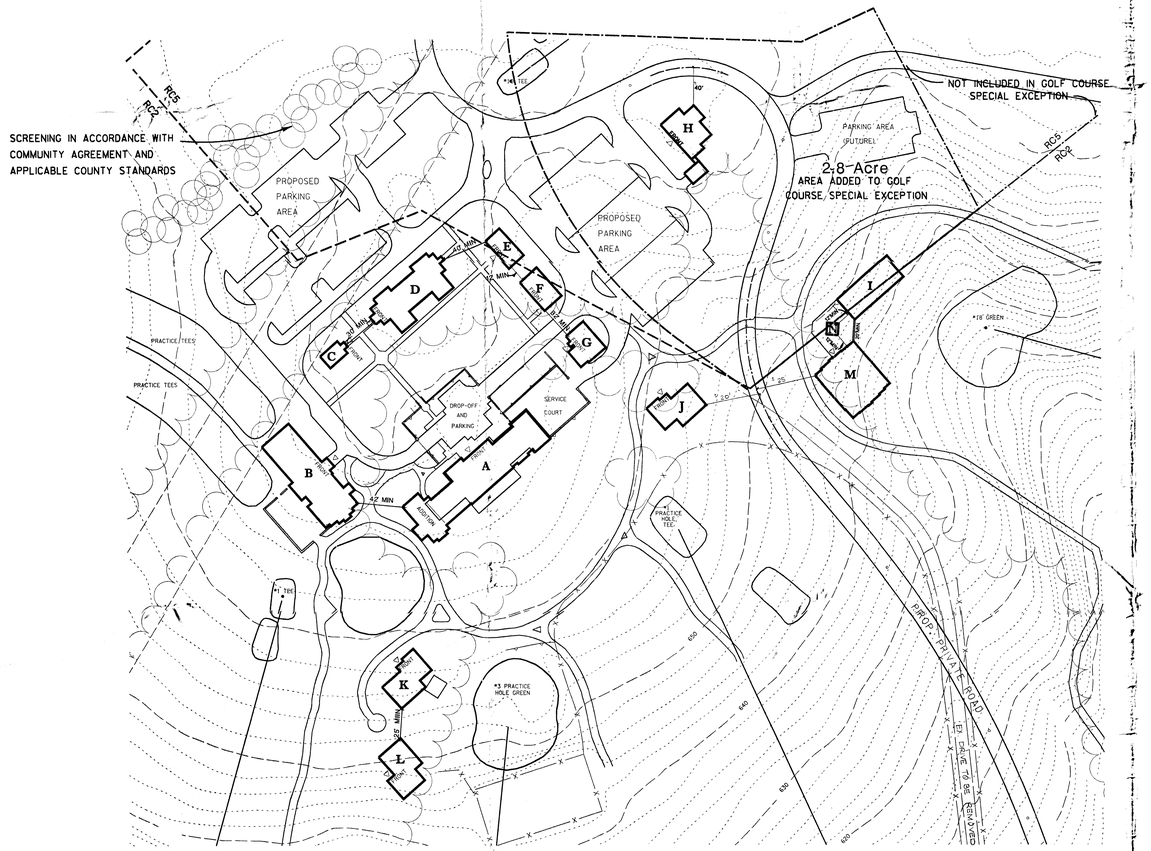
PHASE ONE

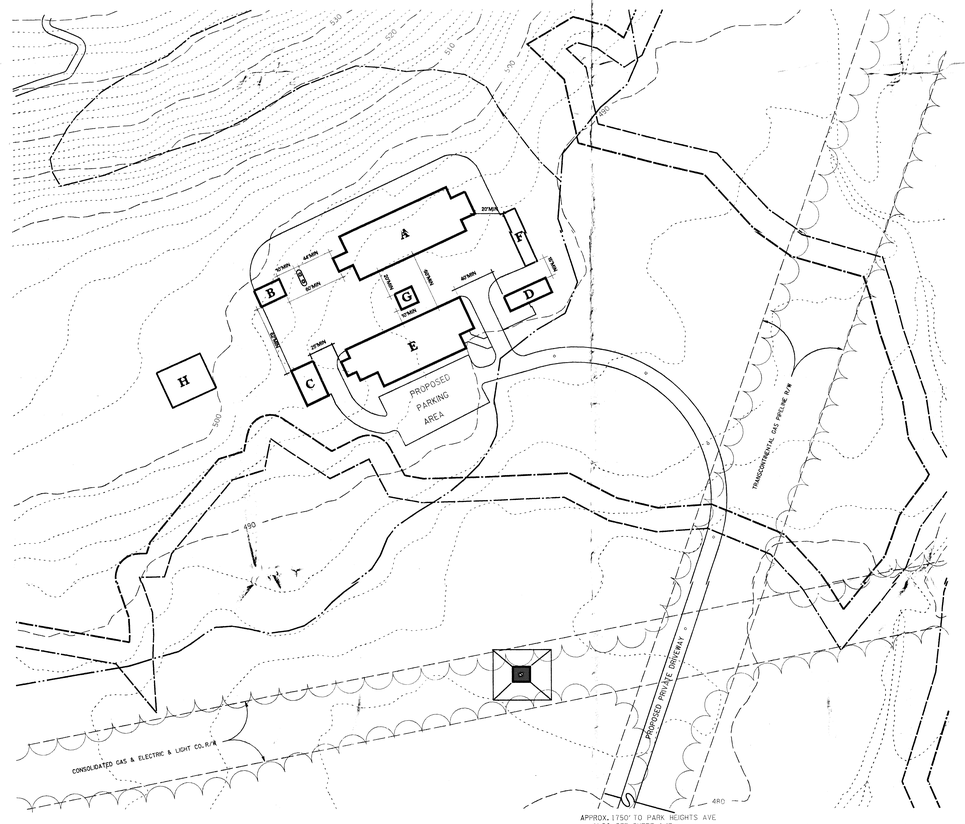
A CLUBHOUSE
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H RESIDENT MANAGER'S HOUSE

PHASE TWO (FUTURE)

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Zoning History

A. Most of this property was formerly owned by Kingdon Gould Jr., or entities controlled by him (The Gould Parcel); some is now owned by Alvin B. and Patricia L. Krongard, (The Krongard Parcel) and is under contract to Caves Valley Club, Inc.

B. The Gould Parcel (which is zoned almost entirely RC-2) has been subject to the following rezoning requests and applications in the last five years.

1. *In 1986, The Gould Parcel was the subject of a larger* request to rezone 306 acres from RC-4 to RC-5 as part of the Comprehensive Map Process (Issue 3-60). The request was not adopted.

2. In 1986, Conservation Associates filed a petition seeking rezoning of 303.3 acres including The Gould Parcel from RC-2 to RC-5 on an open site plan (Case #86-110). The Board of Appeals denied the request on May 1, 1987 and that denial was subsequently upheld.

3. In 1988, The Gould Parcel was the subject of a request to rezone a 303.3 acre parcel from RC-2 to RC-5 as part of the Comprehensive Map Process (Issue 3-004). The request was not adopted.

C. The Krongard Parcel (which is zoned entirely RC-2) was the subject of the 1984 Comprehensive Map Process (Issue 3-004). The request for RC-5 rezoning was not adopted.

D. Portions of the property were also the subject of a documented site plan request to reclassify 321 acres from RC-2 to RC-5. On January 19, 1989 the Planning Board certified to the County Council that it was in the public interest to exempt the reclassification petition from the regular cyclical procedure. On February 6, 1989 the County Council approved the certification; 20.9 acres of the requested RC-5 area also were included in this petition for a golf course country club special exception.

E. The out-of-cycle, documented site plan reclassification petition was assigned Case No. CR-89-367. The Board of Appeals determined that the then existing RC-2 zoning was in error and that the requested RC-5 zoning was warranted by the evidence presented. On May 31, 1989, the Board ordered that the out-of-cycle Petition for Zoning Reclassification from RC-2 to RC-5 as clearly documented in Petitioner's Exhibits No. 11-1 and 11-2 be granted. This order was unappealed and became final.

F. Case No. 89-409-X requested a Special Exception for a country club and other related accessory uses. On June 6, 1989 an order by the Zoning Commissioner approved the Special Exception for a country club (primarily a golf oriented facility), including one regulation 18 hole golf course, practice fairways, greens, holes and other appropriate practice facilities, a clubhouse complex, including, without limitation, a pro shop, lounge, eating facility and locker rooms, other appropriate recreational facilities, maintenance facilities associated with the foregoing, shelters, and restroom structures. The order dismissed approval of proposed residential quarters on the subject site within the Special Exception area and denied approval of overnight accommodations for a maximum of 40 members and their guests. The order was subject to the following restrictions:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. Pursuant to Section 502.3 of the B.C.Z.R., this Special Exception may be utilized within five years of the date of this final order.

3. When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order, and the Petitioner shall submit to the Zoning Commissioner's office by no later than June 15, 1990 a new site plan prepared by a registered professional engineer and/or land surveyor, which clearly identifies all buildings, their size and area dimensions, their distances from all property lines, and any

4. The country club and golf course shall be closed to the general public. The facilities shall not be rented or leased to the general public and this shall include golf tournaments. All facilities shall be used only by members and guests of the country club.

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On June 8, 1989, the Zoning Commissioner ordered that the Special Exception component of Case No. 89-476 be dismissed and that the Special Hearing to amend the previously granted Special Exception in Case No. 89-409-X by adding additional land area as shown and described for primary use in the golf course operation and to accept a new Special Exception site plan (Petitioner's Exhibits 1 and 2) for the country club/golf course be granted. All other terms, conditions, and restrictions of the Order of June 6, 1989 in Zoning Case No. 89-409-X are to be enforced except as amended by this order concerning the new site plan and additional land areas. The order was subject to the following restriction:

The Petitioner shall use the land incorporated into the Special Exception area for the purposes and in a manner consistent with Petitioner's Exhibits 1 and 2. Any additional use or different use of any part, area, lot or parcel included within the Special Exception area shall require an amendment to the Special Exception country club granted in Zoning Case No. 89-409-X and as amended in Zoning Case No. 89-476-SPHX.

H. Petitioner requested relief to amend or modify the Orders in Zoning Case No. 89-409-X issued on June 6, 1989 and in Case No. 89-476-SPHX issued on June 8, 1989. Additional evidence was provided together with a new plan for the clubhouse (Petitioner's Exhibit A).

On July 14, 1989 the Zoning Commissioner ordered that the Order in Zoning Case No. 89-409-X issued on June 6, 1989 and the Order in Zoning Case NO. 89-476-SPHX issued on June 8, 1989 be amended to permit the eight overnight accommodation rooms, as shown on Petitioner's Exhibit A, as an accessory and ancillary use in conjunction with the principal use of the golf course and country club, as more particularly described on Petitioner's Exhibit 1A, subject, however, to the following restrictions:

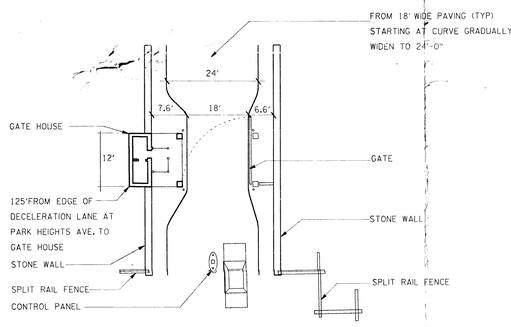
The Petitioner may submit to the Zoning Commissioner a proposal for expansion of the accessory overnight accommodations use not to exceed a maximum of 24 rooms.

He further ordered that a Special Exception for approval of the proposed residential quarters for the golf course superintendent and either the general manager or the golf professional on the actual site of the golf course be DISMISSED.

The Zoning Commissioner further ordered that Restriction No. 6 of the Order issued on June 6, 1989 in Zoning Case No. 89-409-X shall be amended to read as follows:

6. The country club and golf course shall be operated as private membership facilities and not as facilities generally available for public use. The facilities shall not be rented or leased for commercial purposes to the general public, either for golf tournaments or other events, provided that this limitation shall not prevent the Club itself from holding or sponsoring tournaments or other events to which persons other than members may be invited.

He further ordered, that all other terms, conditions and restrictions of the original Orders of June 6, 1989 and June 8, 1989 be and are enforced except as amended by this Order.



GATEHOUSE (PRELIMINARY)

(NOT TO SCALE)

Listing of Variances, Distances Between Buildings

1. Clubhouse Complex (RC-2 and RC-5)
   a. Building A to B - 42 instead of 70 feet
   b. Building C to D - 30 instead of 70 feet
   c. Building D to E - 40 instead of 70 feet
   d. Building E to F - 12 instead of 70 feet
      12 instead of 100 feet (RC-5)
   e. Building F to G - 32 instead of 70 feet
   f. Building A to L - 25 instead of 70 feet
   g. Building N to I - 12 instead of 70 feet
      N to I - 12 instead of 100 feet (RC-5)
   h. Building N to M - 12 instead of 70 feet
   i. Building I to M - 20 instead of 70 feet
2. Maintenance Facility (RC-2)
   a. Building A to pump island-44 instead of 70 feet
   b. Building A to B - 60 instead of 70 feet
   c. Building B to pump island-10 instead of 70 feet
   d. Building B to C - 62 instead of 70 feet
   e. Building C to E - 25 instead of 70 feet
   f. Building D to E - 40 instead of 70 feet
   g. Building D to F - 15 instead of 70 feet
   h. Building F to A - 20 instead of 70 feet
   i. Building A to G - 20 instead of 70 feet

See preliminary architectural floor plans and elevation to be submitted as an exhibit with this case, for all building dimensions.

LEGEND

- EXISTING ZONE LINE
- CONTOUR LINE
- STREAM
- EDGE OF EXSITING WOODS
- POWER TRANSMISSION TOWER
- LIMIT OF WETLANDS
- STREAM BUFFER
- PROPOSED GOLF CART PATH
- NATURAL RESOURCE CONSERVATION EASEMENT
- LIMIT OF 100 YEAR FLOODPLAIN

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GOLF CLUB
CAVES VALLEY CLUB INC.

PLAN AND PLAT TO ACCOMPANY ZONING PETITION

ELECTION DISTRICT 4,5 — BALTIMORE COUNTY, MARYLAND

SCALE: 1"= 50'

JOB ORDER NO. 88015A



Request for Special Exception for Golf Course Use within Existing RC-2 and RC-5 Zones

*1. Existing Zoning: RC-2 and RC-5. See plat for zone lines.

*2. Requested Special Exception:

County Club/Golf Course and appropriate facilities as set forth in petitions and as shown on this plan

*3. Site Area:

A. RC-2 area northeast of Park Heights 409.7 acres ±

B. RC-5 area included in golf course northeast of Park Heights 8.5 acres ±

C. RC-2 area Southwest of Park Heights 362.4 acres ±

D. Total area within golf course 780.6 acres ±

*4. Existing Use:

Golf course, currently under construction.

The area within the golf course special exception includes the golf holes and a large portion of undeveloped property consisting mainly of fallow fields. The remainder of the site not in the golf course special exception is generally undeveloped woodland.

5. Proposed Principle Uses: A golf course

The golf course includes:

A. 18 holes of championship golf play area, including tees, roughs, hazards, fairways and greens (91 acres total exclusive of hazards).

B. Paths (including bridges) for golf carts, pedestrians (players), and course/club maintenance and emergency vehicles.

C. Private infrastructure serving golf course facility, including, but not limited to: irrigation and necessary water distribution mains, laterals and remote control wiring, private three phase and two phase electrical distribution, storm drainage lines, conduits and wiring for private and public telephone and cable TV lines, miscellaneous conduits for future electrical utilities and communication wiring.

D. Aesthetic and functional ponds and other water features.

*6. Demolition:

The area encompassed by the golf course includes several existing residential structures and accessory buildings. Present plans contemplate that all existing structures, with the exception of Krongard residence, will be razed. The existing swimming pool and tennis court will also be removed prior to opening of the course.

*7. Maintenance Facility: (see Sheet 3)

The Club will maintain the proposed golf course facility and related property by employing trained professional maintenance staff. The maintenance facility will be located as shown on the amended plans accompanying these petitions. Its component elements will include but not be limited to:

A. Maintenance Building, including administration, shop and equipment storage.

B. Support outbuildings for bulk materials, equipment and cart maintenance.

C. Facilities for storing and dispensing diesel and gasoline fuels.

D. Employee parking and additional outdoor storage areas for equipment and bulk materials.

E. A Residential Facility either in one of the maintenance complex structures or in the alternative, in a separate facility to be owned by the Club, as shown on the plan. The occupants shall be limited to club employees, specifically the golf course superintendent or people under his supervision. The separate residential facility shall provide housing for the club employee and family.

*8. Clubhouse Facility: (see Sheet 3)

The Club will maintain a clubhouse facility to serve the golfing and related needs of the membership. The clubhouse facility will be located as shown. Its component elements in Phase I will include, but not be limited to:

A. Clubhouse: The Club will renovate and expand the existing Krongard residence which will serve as the

G. Resident Manager's House: a private residence for the Resident Manger and family, to be owned by the Club.

H. Parking areas, and

I. Other facilities customarily associated with a golf course clubhouse complex.

Phase II of construction will include the following structures:

J. Housekeeping, including laundry and storage facilities.

K. 10th Hole Facility, including overnight guest bedrooms and spaces for gathering and informal dining.

L. Up to three cottages for overnight guest accomodations.

The Clubhouse complex, including the Clubhouse itself, Phase I Guest House, 10th hole facility, and the cottages will provide overnight accomodations in a maximum of 28 bedrooms for not more than 40 members and their guests. All overnight accomodations will be available only for club members and members's guests visiting the Club in order to use its golf facilities. Such overnight accomodations are often found at golf clubs with a significant number of non-resident members and are appropriate facilities to include in a golf/country club of this type.

*9. Other Accessory Uses:

Accessory uses normally provided as a part of a golf course facility will include golf course rain and shade structures, rest rooms and light food and snack facilities at appropriate locations on the course.

10. Other Recreational Uses:

The Club may locate up to 6 tennis or racket courts and a single swimming pool of up to 25 yards in length (plus a diving area) in the general clubhouse complex area.

11. Signs:

Sign shall be in accordance with provisions of Section 413.1, Baltimore County Zoning Regulations, and such other

13. Topography:

Existing topography is based on Daft-McCune-Walker, Inc. field run control and boundary survey with Photo-Science 100 scale photogrammetry dated December 28, 1968.

*14. Tree Cover:

The golf course is currently under construction. Tree clearing limits have been established with Baltimore County DEWR to minimize disturbance.

*15. Stream Crossings:

Areas disturbed for golf cart stream crossings shall be revegetated to the following minimum standards:

Cart paths will be field aligned to avoid major deciduous trees. Disturbed areas will be planted with indigenous species of understory trees, shrubs and herbaceous plant material. All plantings will be spaced according to their present density. Plantings are to be used to stabilize disturbance to stream embankments, and to provide adequate canopy for the stream channel.

*16. RC-2 and RC-5 Building Standards: (see Sheet 3 and Petition form for requested variances related to distances between buildings.)

RC-2

A. Height shall not exceed 35 feet except as may be permitted by Section 300, Baltimore County Zoning Regulations.

B. Standards for accessory structures on the course shall be developed as a component of architectural restrictions.

C. Buildings shall be setback a minimum of 75 feet from the centerline of Park Heights Avenue or 35 feet from any lot line other than a street line.

RC-5

A. Height shall not exceed 35 feet except as permitted by Section 300, Baltimore County Zoning Regulations.

B. Standards for accessory structures on the course shall

*17. Parking:

Off street parking shall be provided for employees and members of this facility. No less than 144 spaces shall be provided (18 holes at 8 spaces/hole). All parking areas shall be 8'-1/2" x 18' and shall be provided with a durable, dustless surface, properly drained so as not to create any undesirable conditions. All parking areas shall be screened in accordance with the provisions of the Baltimore County Landscape Manual adopted May 7, 1984, and the community agreement established with the Worthington-Woodyde Community group.

*18. Utilities:

The site is not served by public water or sewerage lines. It is expected that water supply and sewage disposal for the clubhouse, maintenance and accessory use facilities will be on an individual facility basis. Irrigation for golf course areas will be handled on the basis of an overall, coursewide system or systems utilizing modern water conservation techniques. The water for this irrigation system will be drawn from on site storage ponds, supplemented by water from production wells. Storage ponds may be used as an emergency source of water for fire suppression purposes.

*19. Lighting:

All on-site lighting shall be minimized. Lighting will be arranged to not reflect or shine upon adjacent residential premises.

20. Storm Drains:

Runoff shall be accomodated by a storm drain system and management facilities. Water quality will be provided through infiltration and vegetative practices. A Water Quality Concept plan has been established with the Baltimore County Stormwater Management Division.

*21. R.O.W.:

On site roads and drives shall be private. Paving widths are as shown.

*22. Additional Requirements:

Caves Valley Club, Inc. shall execute and record among the

General Notes:

The arrangement of golf course holes, streets, structures and other facilities are schematic and conceptual. Final course configuration, accessory facility layout and other details are subject to modification based on field data and final plans.

These facilities are subject to the following locational criteria:

1. While specific routing and location of holes of golf may vary from what is shown on the routing and location plan contained in this application, the Club intends to adhere to that general plan to the extent it is able and is permitted to do so. All 1b holes are located to the northeast of Park Heights Avenue as presently shown.

*2. The clubhouse complex will be located in the area of the existing Krongard residence as shown. The maintenance complex will be located near the center of the portion of the site northeast of Park Heights Avenue as shown. All buildings and other significant structures constituting centralized facilities related directly to the operation of the clubhouse and golf course will be located either within these two areas or on that portion of the property to the northeast of Park Heights Avenue and in a location where they will not be visible from Park Heights Avenue. This limitation shall not apply to half-way houses, shelters or other facilities typically located along the route of the golf course.

3. No parking lots, buildings or similar structures associated with the golf course will be located to the southwest of Park Heights Avenue. Production well or wells will be either to the northeast of Park Heights Avenue and/or to the southwest of Park Heights Avenue along with appropriate pumping equipment and piping.

This application for special exception is directly and substantially related to the counterpart RC-5 documented site plan.

*Note text changed from that on the original petition.

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GOLF CLUB
CAVES VALLEY CLUB INC.

PLAN AND PLAT TO
ACCOMPANY ZONING PETITION

ELECTION DISTRICT 4C3 — BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 200'

EXISTING ZONE LINE
CONTOUR LINE, 10' INTERVAL
LIMIT OF WETLANDS
STREAM BUFFER
POWER TRANSMISSION TOWER
STREAM
PROPOSED FUTURE GOLF HOLE
POND, EXISTING
PROPOSED FUTURE POND
INTERIOR PROPERTY LINE
PROPOSED GOLF CART PATH
NATURAL RESOURCE CONSERVATION LINE
LIMIT OF 100 YEAR FLOODPLAIN
LIMIT OF SPECIAL EXCEPTION

FORMER MAINTENANCE AREA TO BE REMOVED FROM GOLF COURSE SPECIAL EXCEPTION AND TO BE UTILIZED FOR RESIDENTIAL LOTS. MAINTENANCE AREA RELOCATED IN RC2 AS SHOWN (SEE SHEET 3 FOR DETAILS)

AREA TO BE ADDED TO SPECIAL EXCEPTION FOR CLUBHOUSE COMPLEX (SEE SHEET 3 FOR DETAILS) AND GOLF COURSE

RC2 AREA WITHIN GOLF COURSE SPECIAL EXCEPTION TO SERVE ADJOINING RC5 LOTS BY EASEMENTS AND PROVIDE WELLS AND SEPTIC SITES WITHIN AN RC2 ZONE, AS SHOWN

AREA OF FORMER FISHER TRACT TO BE DELETED FROM GOLF COURSE SPECIAL EXCEPTION IF REQUEST FOR 34 LOTS IN RC-5 IS NOT APPROVED

Vicinity Map
Scale 1"=1000'

GREENSPRING AVENUE
HIDDEN GLEN DR.
CHELLIS CT.
WOODSIDE CT.
HENESON GARTH
WOODSIDE PLACE
PINEWOOD FARM COURT
CHARTWELL COURT
MARBROOK RD.
CAVES ROAD
PARK HEIGHTS AVENUE (MARYLAND RTE. 129)
HUNTING TWEED DRIVE
GATE

RC5 AREA TO BE DELETED FROM SPECIAL EXCEPTION 15.3 Acres
NOT INCLUDED GOLF COURSE/ COUNTRY CLUB
RC5 NOT INCLUDED IN GOLF COURSE/COUNTRY CLUB 36.8 Acres
PROPOSED EASEMENT FOR WELL AND SEPTIC
SPECIAL EXCEPTION EXPANSION AREA 0.27 Acres
EASEMENT FOR (WELL AND SEPTIC)
SPECIAL EXCEPTION EXPANSION AREA 2.8 Acres
SPECIAL EXCEPTION EXPANSION AREA 0.12 Acres
SPECIAL EXCEPTION EXPANSION AREA 0.10 Acres
6.7 ACRE AREA TO BE DELETED FROM SPECIAL EXCEPTION
3.8 AC.
CONTINUED ON SHEET 2

PLAT OF SPRINGWOOD E.H.K.JR. 41/11
WILLIAM F. PORTER & WIFE E.H.K.JR. 6624/465
CAVEMEN PROPERTIES S.M. 7900/489
STEPHAN GEORGE SIMMERS & MARY LYNCH SIMMERS E.H.K.JR. 5616/544
HOWARD CALVIN PRICE & PATRICIA LYNCH PRICE E.H.K.JR. 6201/585
BLANCHE SCOTT KEIR E.H.K.JR. 5431/980
PLAT OF FIRST AMENDED WORTHINGTON VALLEY ESTATES E.H.K.JR. 69/6
STORMWATER MANAGEMENT RESERVATION
SECTION ONE WOODSIDE HEIGHTS E.H.K.JR. 55/52
SUBDIVISION PLAT OF PROPERTY OF SAMUEL & JANE SILVERMAN E.H.K.JR. 44/35
ALVIN B. KRONGARD & WIFE O.T.G. 5048/98
ALVIN B. KRONGARD & WIFE O.T.G. 4977/142
RICHARD SHOFER & WIFE O.T.G. 4909/317
ACRE HAZEL JONES & GRACE GARMANIA JONES E.H.K.JR. 3979/14
MINOR C.K. JONES L.W.L.W.K. 595/146
CAVES VALLEY CLUB INC. 2ND PARCEL S.M. 8029/720
CAVES VALLEY CLUB INC. S.M. 8029/731
CAVES VALLEY CLUB INC. 1ST PARCEL S.M. 8029/720
CAVES VALLEY CLUB INC. 2ND PARCEL S.M. 8000/440
CAVES VALLEY CLUB INC. S.M. 8000/451
CAVES VALLEY CLUB INC. S.M. 8000/446
HUNTINGTON SECTION ONE E.H.K.JR. 50/66
PLAT OF MARIE T. GRADY PROPERTY E.H.K.JR. 48/87
JAMES HOOPER & WIFE W.J.R. 3700/611
RANDOLPH BOLLING HUBARD & WIFE E.H.K.JR. 3984/291
A RESUBDIVISION OF PINEWOOD FARM E.H.K.JR. 41/102
A RESUBDIVISION OF PINEWOOD FARM E.H.K.JR. 50/123
PLAT OF BURGESS SUBDIVISION E.H.K.JR. 51/36
AMENDED PLAT SIMEON YARUTA PROPERTY E.H.K.JR. 42/109
PLAT OF SIMEON YARUTA PROPERTY E.H.K.JR. 43/125
PLAT OF SIMEON YARUTA PROPERTY E.H.K.JR. 45/33
SIMEON YARUTA W.J.R. 3578/144
SIMEON YARUTA W.J.R. 3578/147

EXIST. RESIDENCE PROPOSED CLUB HOUSE
EXIST. SWIMMING POOL & TENNIS COURT
EXIST. BARN & STABLING
EXIST. TENANT & FARM HOUSES
PRACTICE AREA
PRACTICE HOLES
PROPOSED ENTRANCE DRIVE
PROPOSED POND
BGE UNDERGROUND TERMINATION STATION
RELOCATED MAINTENANCE FACILITY
POND HOUSE
GATE HOUSE
PRIVATE DRIVEWAY
PROPOSED UNDERGROUND BG & E LINE
EXIST. BURDENSVILLE-FOUNTAIN LINE
PROP. BURDENSVILLE-FOUNTAIN LINE
PROP. 50' ACCESS EASEMENT
PROPOSED ACCESS AND UTILITY EASEMENT
40' STRIP TO BE CONVEYED TO H.PRICE ET.AL.
FUTURE 50' PAVING FUTURE 70' R/W
EX. R/W VARIES
EX. 20' PAVING FUTURE 40' R/W FUTURE 50' R/W
EX. 30' PAVING FUTURE 80' R/W
18' BITUMINOUS PAVING
24' PAVING
POINT OF BEGINNING
ROAD WIDENING PER DPW REQUIREMENTS
FUTURE 80' R/W
SEE SHEET 3
Area deleted from Easement Request
Area added to Easement Request

WT THE WHITTINGHAM-TURNER CONTRACTING CO.
300 E. JOPPA ROAD, SUITE 1000
BALTIMORE, MARYLAND 21204-2010
301-823-4100

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PLAN AND PLAT TO ACCOMPANY ZONING PETITION

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SCALE: 1" = 200'
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Petitioner's Exhibit C