

IN RE: DEVELOPMENT PLAN HEARING AND PETITION FOR ZONING VARIANCE
E/S Belair Road, N/S Stillmeadow Road
"Beldale Courts"
11th Election District
6th Councilmanic District
Applicant: Gamma Construction Co., Inc., Petitioner/Contractor/
Developer

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. XI-692 & 94-206-A

HEARING OFFICER'S OPINION AND DEVELOPMENT PLAN/VARIANCE ORDER

This matter comes before the Hearing Officer/Zoning Commissioner for consideration of the development plan and related variances for the proposed residential subdivision known as Beldale Courts located on the north and south sides of Dunfield Road, east of Stillmeadow Road. The Petitioner/Developer/Contract Purchaser is Gamma Construction Company, Inc., which appeared through its President, Uri Ben-Or. Identified as the legal owner of the property is Sophia Gertrude Sauerbrey and Morris C. Fridinger, Personal Representative of the Estate of Marie K. Reiner. The development plan, as amended and submitted at the hearing, was received into evidence as Developer's Exhibit No. 1. That plan shows the proposed development and also the requested variances.

As to the history of the development review process for this project, a Concept Plan was submitted and a conference was held thereon on July 26, 1993. Subsequently, a Community Input Meeting was held at the White Marsh Library on August 11, 1993. Subsequently, a development plan was submitted and a conference thereon was held on December 8, 1993. The required public hearing before the Hearing Officer was held on December 22, 1993 in Room 118 of the Old Court House. The developer seeks approval of the development plan pursuant to Section 26-206 of the Baltimore County Code.

As to the Petition for Zoning Variance, several variances are requested from the strict application of Section 1801.2.C.1.c. of the B.C.Z.R. Specifically, relief is requested to permit a side building face to side building face setback of 20 ft., in lieu of the required 25 ft., between lots 44 and 45; 63 and 64; 68 and 69; and 73 and 74. Also requested is a variance from that same section to allow a side building face to right of way line of 20 ft., in lieu of the required 25 ft., for lot No. 1; 15 ft., in lieu of the required 25 ft., for lot No. 18; and 10 ft., in lieu of the required 25 ft., for lot No. 57. The Petition, as originally filed, also requested a building face to right of way lot line setback of 4 ft., in lieu of the required 25 ft., for lots 32 and 33 and a front yard setback of 9 ft., in lieu of the required 13 ft., for lot 33. However, these last two referenced variance requests were withdrawn during the course of the hearing.

Appearing and testifying in support of the project at the public hearing was Uri Ben-Or, President of Gamma Construction Co., Inc., Developers. Also appearing were J. S. Smith and J. Kline, engineers with George W. Stephens and Associates, who prepared the site plan noted above as Petitioner's Exhibit No. 1. Also appearing was J. Canoles of Eco-Science, Inc. The Petitioner/Developer was represented by Julius Lichter, Esquire. Also appearing as interested persons were Norris Fridinger, property owner, and Irwin Cohen, Property Manager for David O. Feldman, Inc. A number of representatives of various reviewing agencies of Baltimore County participated in the hearing. These included Carol McVoy from the Office of Planning and Zoning, Don Rascoe, the Project Manager, of the Office of Zoning Administration and Development Management, R. Bruce

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Date 1/6/94
By M. D. Smith

Seeley, Nancy Pentz and Dave Lykens from the Department of Environmental Protection and Resource Management (D.E.P.R.M.), and Les Schreiber from the Department of Public Works (D.P.W.).

As to the development plan, testimony and evidence offered was that the subject site is 12.30 net acres in area and is zoned D.R.16. Under the applicable density computations, 206 density units would be allowed, however, only 80 units are proposed. The Developer specifically noted at the hearing that it was reserving the use of these non utilized density units. The site is located in the White Marsh area not far from Belair Road. In fact, Dunfield Road bisects the site into two tracts. Development is proposed on both sides of the road. As the development plan shows, the Developer proposes an 80 townhouse unit community with sufficient parking areas to support same. The site is wooded and also contains a stream which limits the amount of acreage available for development. Total open space provided encompasses 5.67 acres.

In considering the development plan, I am required by Section 26-206 of the Baltimore County Code to identify and resolve any open County agency's comments. I am also to consider any issues raised by the Developer or surrounding residential or commercial community. At this hearing, there were no community representatives present and, thus, no issues raised in that respect. As to the County and Developer comments, the Petitioner/Developer submitted an amended development plan (Petitioner's Exhibit No.1) which contains a number of red line changes. It was testified that these changes had been made in response to development plan comments issued by a number of County agencies. In fact, the red line changes reflected the Developer's efforts to comply with and satisfy many of the County agency's comments. The County representatives present cor-

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robated that the red line changes had, in fact, resolved many of the open issues.

Nonetheless, several issues remained open which are appropriate for discussion herein. First, there was a comment authored by Robert M. Rowling, Professional Engineer from the Department of Public Works (D.P.W.), dated December 16, 1993. This agency comment was discussed by Mr. Schreiber at the hearing. Four different concerns were expressed within that comment: First, the comment required the plan to show main line sewer and drains within the roadway pavings as required with the Landscape Manual. In fact, the red line plan showed the required sewers and drains and resolved this issue. Secondly, a note was suggested indicating that fencing should be located 10 ft. off the right of way/property line in the event a variance was granted for lots 18 and 57. In fact, the red line plan also included such a note thereby satisfying that concern. Third, D.P.W. suggested that "no parking" signs be posted in the "T" turnaround areas where parking is prohibited. The Developer indicated, on the record, that the plan would be so amended. Thus, the above three items within the December 16th agency comment were resolved. The remaining item related to a right of way distance near lot 57. As shown on the plan, the proposed right of way provided is 40 ft. in width. However, the Department of Public Works standards mandate that the right of way distance be shown as 44 ft. There was extensive discussion regarding this issue during the hearing. Ultimately, an agreement was reached by both Mr. Schreiber and the Developer's engineers. In summary, the agreement reached was that D.P.W. would accept a 40 ft. right of way, where shown, adjacent to lot 57, and would agree to a waiver of sidewalks in that area for so long as the Developer conveyed an easement to property adjacent to

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the right of way. The easement was described as encompassing that property on the western side of the parking lane as same continued in a north/south access from lot 39 to lot 49. That is, the Developer would convey an easement for potential roadway widening, although none is envisioned, for that stretch of the proposed road from the frontage of lot 39 to lot 49. The easement would encompass the western portion of the tract on the opposite side of the paved area near lot 57. Incorporation of a note to reflect this understanding was acceptable to both D.P.W. and the Developer. Thus, the plan will be red lined to incorporate such a change thereby bringing the plan into compliance with D.P.W.'s concerns as outlined in their agency comment of December 16, 1993.

Moreover, to facilitate this agreement, I shall approve a waiver of the sidewalk requirements, as recommended by D.P.W. This waiver is issued pursuant to Section 26-172 of the Baltimore County Code.

Another issue raised by D.P.W., but not within my jurisdiction, relates to a potential water availability problem. It was noted at the hearing that correspondence has been received by D.P.W. from Baltimore City that a water moratorium may be imposed. This moratorium would affect availability of City water to this project from City owned resources.

The Loch Raven reservoir, although located in Baltimore County, is owned by Baltimore City and water connections channeled from that reservoir must apparently be approved by the City. Certainly, I have no authority to compel Baltimore City to approve this connection, however; note same in this issue. Assuming City water can be obtained, the Developer should be permitted to proceed.

A second open comment was offered by the Office of Planning and Zoning (O.P.Z.). Their amended agency comment dated December 15, 1993 recom-

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mends approval of the development plan, subject to certain conditions. The conditions are more fully described within that correspondence, and the Developer indicated that they were acceptable. Thus, the Developer shall amend its plan acknowledging its responsibility with OPZ's concerns. That agency's comments shall be incorporated on the plan as a condition to the approval. Moreover, O.P.Z. presented at the public hearing certain architectural renderings which suggest proposed landscaping, screening and buffering on certain of the subject lots. The Developer agreed that the plan should be amended to reflect the adoption of those recommendations by O.P.Z. Thus, I shall require the addition of those recommendations to the development plan and require the Developer to submit finished elevation drawings to me for final review and approval. My review may include referral to the Office of Planning and Zoning for final study and comment.

The final unresolved issue presented was discussed by Mr. Seeley from the Department of Environmental Protection and Resource Management (D.E.P.R.M.) and related to the necessary forest conservation area. It is to be noted that the plan currently contains a note indicating certain calculations of the forestation cover. The plan shows that the net forest area is 11.26 acres, that 7.65 acres of forest would be removed and that 3.41 acres were to be retained. Moreover, the note indicates that the Developer was requesting payment in lieu of reforestation pursuant to the Forest Conservation Act of .9 acres. Mr. Seeley explained that the Director of D.E.P.R.M. has taken issue with the Developer's calculations in this respect. Specifically, a question has arisen as to whether the area of the revertible slope easement, adjacent to Dunfield Road, must be considered within the forested area. If so, the total area subject to pay-

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ment of a fee, in lieu of forestation, would be 1 acre, an increase of .1 acres. Translated into actual cost, the difference would be \$1,746.00.

The parties were unable to resolve this issue during the course of the hearing. Moreover, it appears that this is an appropriate issue for D.E.P.R.M.'s consideration upon an opinion from the Office of Law. Significantly, it is abundantly clear that the issue should have been resolved prior to the hearing before me. Under the circumstances, I shall require an amendment to the plan to delete the calculation of .9 acres as that area where the Developer is requesting payment of fee in lieu of new planning. In its place, the Developer shall include a comment indicating that the area so involved will be ".9 or 1.0 acres, as to be determined by the Director of D.E.P.R.M." This issue will ultimately be resolved before development can proceed.

Having addressed the above development issues, it is to be noted that no further issues were outstanding. As all issues can be resolved in the manner set forth above, the development plan shall, therefore, be approved, as set forth herein. The Developer shall resubmit its plan, in compliance with the above comments, for approval.

As to the variances, same are fully described above and relate to a number of the lots in this multi-unit development. In support of these variances, the Developer noted that this is a large piece of property which is impacted by a number of site constraints. First, as noted above, the property is bisected by Dunfield Road, which diminishes the buildable area. As importantly, the site is also heavily wooded and contains severe slopes. Thus, the area of development is extremely limited. Under these circumstances, it is argued that the requested variances are necessary to

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ORDER RECEIVED FOR FILING

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By M. D. Smith

utilize any reasonable use of this property. It is to be noted that the variances are conditionally approved by the Office of Planning and Zoning.

As is well settled, any variance must be considered within the test enunciated in Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.). This statute requires that the Developer demonstrate a practical difficulty if the variances were denied. Moreover, it must be shown that a variance can be granted without detriment to the surrounding locale and within the spirit and intent of the B.C.Z.R. The uncontradicted evidence offered, as set forth above, clearly satisfies these tests.

Pursuant to the zoning and development regulations of Baltimore County as contained within the B.C.Z.R. and Subtitle 26 of the Baltimore County Code, the advertising of the property, and public hearing held thereon, I will approve the amended development plan and variances requested herein consistent with the comments contained above and shall so order.

THEREFORE, IT IS ORDERED by the Hearing Officer/Zoning Commissioner for Baltimore County this 6th day of January, 1994 that approval of the development plan, pursuant to the development regulations codified in Section 26-166, et seq., of the Baltimore County Code, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED that the Petitioner/Developer shall prepare and submit to the Zoning Administration and Development Management (ZADM), within 10 days from the date of this Order, a development plan which reflects and incorporates the terms, conditions, and restrictions, if any, of this Order. The amended plan to be submitted shall reflect the conditions and restrictions referenced within this opinion, to wit:

1. The plan must show main line sewer and drains within the roadway pavings in order to comply with the Landscape Manual.

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ORDER RECEIVED FOR FILING

Date 1/6/94
By M. D. Smith

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21284 (410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- Posting fees will be assessed and paid to this office at the time of filing.
- Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:
Item No.: 212
Petitioner: Gamma Construction Co. Inc.
Location: Dunfield Road

PLEASE FORWARD ADVERTISING BILL TO:
NAME: Gamma Construction Co. Inc.
ADDRESS: P.O. Box 68
Reisterstown, MD 21134
PHONE NUMBER: 321-0600

Attachment (Revised 04/09/93)

TO: **PAPERBY PUBLISHING COMPANY**
329719 Issues - Jeffersonian
11-25-93
Please forward billing to:
Gamma Construction Co., Inc.
P. O. Box 68
Reisterstown, MD 21134
410-321-0600

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, 111 W. Chesapeake Avenue in Towson, Maryland 21284 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21284 as follows:

CASE NUMBER: 94-206-A (Item 212)
North and South sides of Dunfield Road, E of Stillmeadow Road, NW of Belair Road
11th Election District - 6th Councilmanic
Legal Owner(s): Sophia Gertrude Searbey
Contract Purchaser: Gamma Construction Co. Inc.

Variance to permit side building face to side building face of 20 feet in lieu of 25 feet between lots 44 & 45, 63 & 64, 68 & 69, and 73 & 74; side building face to right-of-way line of 4 feet in lieu of 25 feet for lot 32 & 33, 20 feet in lieu of 25 feet for lot 1, 15 feet in lieu of 25 feet for lot 18, and 10 feet in lieu of 25 feet for lot 57; and a front yard of 9 feet in lieu of 13 feet for lot 33.

HEARING: WEDNESDAY, DECEMBER 22, 1993 at 9:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILING AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21284 (410) 887-3353

NOVEMBER 19, 1993

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 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21284 as follows:

DEVELOPMENT PLAN HEARING
Project: Beldale Courts
Project Number: 21-692
Location: North and South sides of Dunfield Road, E of Stillmeadow Road and NW of Belair Road
Acres: 12.38
Developer/Owner: Gamma Construction Co., Inc.
Engineer: G. W. Stephens, Jr. and Associates, Inc.
Proposer: 81 Townhouses

AND

CASE NUMBER: 94-206-A (Item 212)
North and South sides of Dunfield Road, E of Stillmeadow Road, NW of Belair Road
11th Election District - 6th Councilmanic
Legal Owner(s): Sophia Gertrude Searbey
Contract Purchaser: Gamma Construction Co. Inc.

Variance to permit side building face to side building face of 20 feet in lieu of 25 feet between lots 44 & 45, 63 & 64, 68 & 69, and 73 & 74; side building face to right-of-way line of 4 feet in lieu of 25 feet for lot 32 & 33, 20 feet in lieu of 25 feet for lot 1, 15 feet in lieu of 25 feet for lot 18, and 10 feet in lieu of 25 feet for lot 57; and a front yard of 9 feet in lieu of 13 feet for lot 33.

HEARING: WEDNESDAY, DECEMBER 22, 1993 at 9:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon
Director

cc: Gamma Construction Co., Inc.
Julius W. Lichter, Esq.
Morris C. Fridinger

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILING AND/OR HEARING, CONTACT THIS OFFICE BY 887-3391.

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Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21284 (410) 887-3353

December 2, 1993

Julius W. Lichter, Esquire
105 West Chesapeake Avenue
Towson, MD 21284

RE: **Preliminary Petition Review (Item #212)**
Beldale Courts
81 Single Family Townhouses
11th Election District

Dear Mr. Lichter:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final zoning review by the staff. The plan was accepted with the understanding that outstanding issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and the petitioner identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

- No authorization letter or proof of authority for individuals identified as personal representative.
- Zip code for attorney is incorrect.
- Be aware that the zoning public hearing plan and the development plan must agree. See the attached copy of the zoning comments for the development plan conference to be held on 12/8/93.

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Julius W. Lichter, Esquire
December 2, 1993
Page 2

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,
John L. Lewis
John L. Lewis
Planner II

JLL:scj
Enclosure (receipt)
cc: Zoning Commissioner

Baltimore County Government
Department of Environmental Protection
and Resource Management

401 Bosley Avenue
Towson, MD 21204 (410) 887-3733

January 7, 1994

Mr. Jim Kline
George W. Stephens and Associates
658 Kentilworth Drive, Suite 100
Towson, Maryland 21204

Re: Beldale Courts
Hearing Officer's Hearing

Dear Mr. Kline:

In response to your letter dated December 21, 1993 and to reiterate the Development Plan comments dated December 8, 1993 the following items must be revised:

- The condemnation order, which you forwarded to us, describes the area labeled "reversible slope easement" as "a temporary easement area to be used during the period of construction". This infers that the area can no longer be used or occupied by the County when construction is completed. This raises questions as to whether the area labeled on the right-of-way plat as "reversible slope easement" ever received the full status of a reversible slope easement. As you stated in your letter the design of Dunfield Road was completed in 1972. However, in contradiction to your letter, construction was also completed in accordance with the original construction drawings. The construction of the remaining curb and gutter was left for the future and was not part of that capital project. Therefore this is not exempt from the Forest Conservation Act under section 14-402(B)(21).

Specifically addressing the issue of reversible slope easements in their relation to the Forest Conservation Act, the following generalizations can be made. It is clear in Baltimore County's law, Section 14-402(B)(21), that the land within an existing public road right-of-way existing prior to January 1, 1993, can be deducted from the net tract area. If a reversible slope easement must be maintained in its original configuration to support the integrity of an existing road, and therefore prohibits the property owner from reacquiring use of the land for development, then the developer could subtract the area on the forest conservation worksheet from the net tract area. The requirements of the Forest Conservation Act would be encumbered by Baltimore County as part of any future capital

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Mr. Jim Kline
January 7, 1994
Page 2

improvement project on that road. However, if the developer has the right to use the land within a reversible slope easement for lots, dwellings, stormwater management facilities, new roads, etc., then the developer shall incur the burden of the requirements of the Forest Conservation Act for this area.

Therefore, we still maintain the comment that the calculations on the forest conservation worksheet must be corrected.

- This Department may consider a fee-in-lieu payment for the reforestation requirement, however, the applicant must first demonstrate that an exhaustive search for off-site mitigation areas has not been successful. For purposes of this project, as stated to you verbally, three potential sites within the same watershed as this development site must be examined. At this time the Department is not satisfied that this has been accomplished.
- A Forest Buffer and a Forest Conservation Access Easement must be provided.
- Add the full standard Forest Conservation Easement notes to the development plan or rewrite the existing Forest Buffer Easement notes to include Forest Conservation Easement into them.

Please submit a revised forest conservation worksheet and a revised development plan reflecting the above changes to us through Mr. Don Rascoe of Zoning and Development Management. If there are any questions, please contact Ms. Nancy Pentz at 887-3980.

Sincerely,
Patricia M. Farr
Patricia M. Farr
Program Supervisor
Environmental Impact Review

PMF:NSP:tm

cc: Mr. Larry Schmidt
Mr. Don Rascoe

BELDALE/DEPRM/WQBCBA

BALTIMORE COUNTY, MARYLAND

SUBJECT: DEVELOPMENT PLAN COMMENTS DPC DATE: 12/9/93
9:00 a.m., Room 123

FROM: ZADM - DEVELOPMENT CONTROL

PROJECT NAME: Beldale Courts PLAN DATE: 6/30/91

LOCATION: NMC Belair Road and Stillmeadow Road REV.: REV.:

DISTRICT: 11c5 REVISED PLAN KEY:
PROPOSAL: 80 Single Family Townhouses (X) COMPLIANCE WITH COMMENT CHECKED
in D.R.-16 Zone (O) NON-COMPLIANCE IS CIRCLED
(HA) BE ADVISED (NOT NECESSARY FOR CONCEPT PLAN APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)

ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

The plan has been reviewed by the staff at this level of detail and has been found to be in general compliance with the Baltimore County Zoning Regulations for development plan approval. To avoid any possible delays in the development review and zoning approval process, when additional details are available or changed, this office should be contacted and it should be the responsibility of the owner, developer or developer's engineer to rectify any zoning conflicts well in advance of any expected final approvals. The following comments must be addressed on the development plan and only if necessary, will they be up-dated and/or supplemented during the review of the zoning final development plan.

- Townhouse units are permitted as of right in the D.R.-16 zone, subject to all applicable BCZR and CNDP requirements.
- Note maximum building height and include a typical scaled and measured height detail on the plan. Be aware that the height is not measured from soffit but from highest point of natural grade of the foundation to the roof peak. As part of the modification notes, include a request to permit more than 6 units in a group. Document all such requests clearly on the plan and continue to key them as started and shown in the plan notes. Correct plan note "C" to read "20 feet between buildings must also be approved"...not may.

(OVER)

- Note on the plan under the density calculation: "This property as shown on the plan has been held intact since 1971. The developer's engineer has confirmed that no part of the gross area of this property as shown on the plan has ever been utilized, recorded or represented as density or area to support any off-site dwellings".
- If this is not the case and this property was part of a larger tract since 1971, then the overall tract with all density figures must be shown and must be included as part of the overall plan.
- Note all HOA and SMM areas ownership. Any parcel not HOA or to be given to Baltimore County must be indicated as a lot in the density notes.
- Signs: Provide an engineering scale elevation on the plan of all existing and proposed free-standing signs clearly indicating the type, height, dimensions, square footage, single or double-face and illumination. All signs must be keyed to their existing or proposed location on the plan print and enough detail must be shown to determine compliance with Section 411.1 (RCZR) and all zoning sign policies or a zoning variance is required.

Final zoning approval is contingent first, upon all plan comments being addressed on the development plan; and secondly, upon the final resolution of all comments, the outcome of any requested zoning hearings and finally, the inclusion of the FDP checklist information being included on the Final Development Plan.

[Signature]
 JOHN L. LEWIS
 Planner II

JLL:rcj

BALTIMORE COUNTY
 MERCANTILE BANK & TRUST BUILDING
 9TH FLOOR
 BALTIMORE, MARYLAND 21204
 TELEPHONE 460-250-1200
 TELECOPIER 460-250-1250

LAW OFFICES
LEVIN & GANN
 305 W. CHESAPEAKE AVENUE
 TOWSON, MARYLAND 21284
 410-321-0600
 TELECOPIER 410-296-2801

212
 BILL LEVIN (1893-1960)

KATHRYN T. MAY
 November 15, 1993

94-206-A

HAND DELIVERED

Mr. Carl Richards
 Baltimore County Zoning Office
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

RE: Petition for Variance
 Beldale Courts
 Gamma Construction Co., Inc., Petitioner

Dear Mr. Richards:

On Friday, November 12, 1993, Jim Kline of George W. Stephens & Associates filed a development plan for Beldale Courts on behalf of Gamma Construction Co., Inc. Enclosed herein is a Petition for Variance for this development. Pursuant to the new regulations, the development plan and variance request should be presented to the Hearing Examiner at a consolidated hearing.

Please call me if you have any questions about this filing.

Sincerely,
Katie
 Kathryn T. May

enclosure

ZADM TRANSMITTAL
 887-3335

Date: 11/15/93

TO: // DES _____
 // SCD _____
 // USDM _____
 // ZONING _____
 // ZADM _____
 // OTHER _____

Re: Project Name Beldale CRTS // Project Not Managed
 Project Manager RASCOE ZADM No. XI-692
 Type of Plan FDP // Preliminary // Final // Signature

Team Leader _____
 Engineer Stephens Tele # 825 8120

Phase II Routing Slip

Scheduled submission date: (see Project Chart) 8-15
 Scheduled completion date: (see Project Chart) 8-29
 or (2 wks from submission)

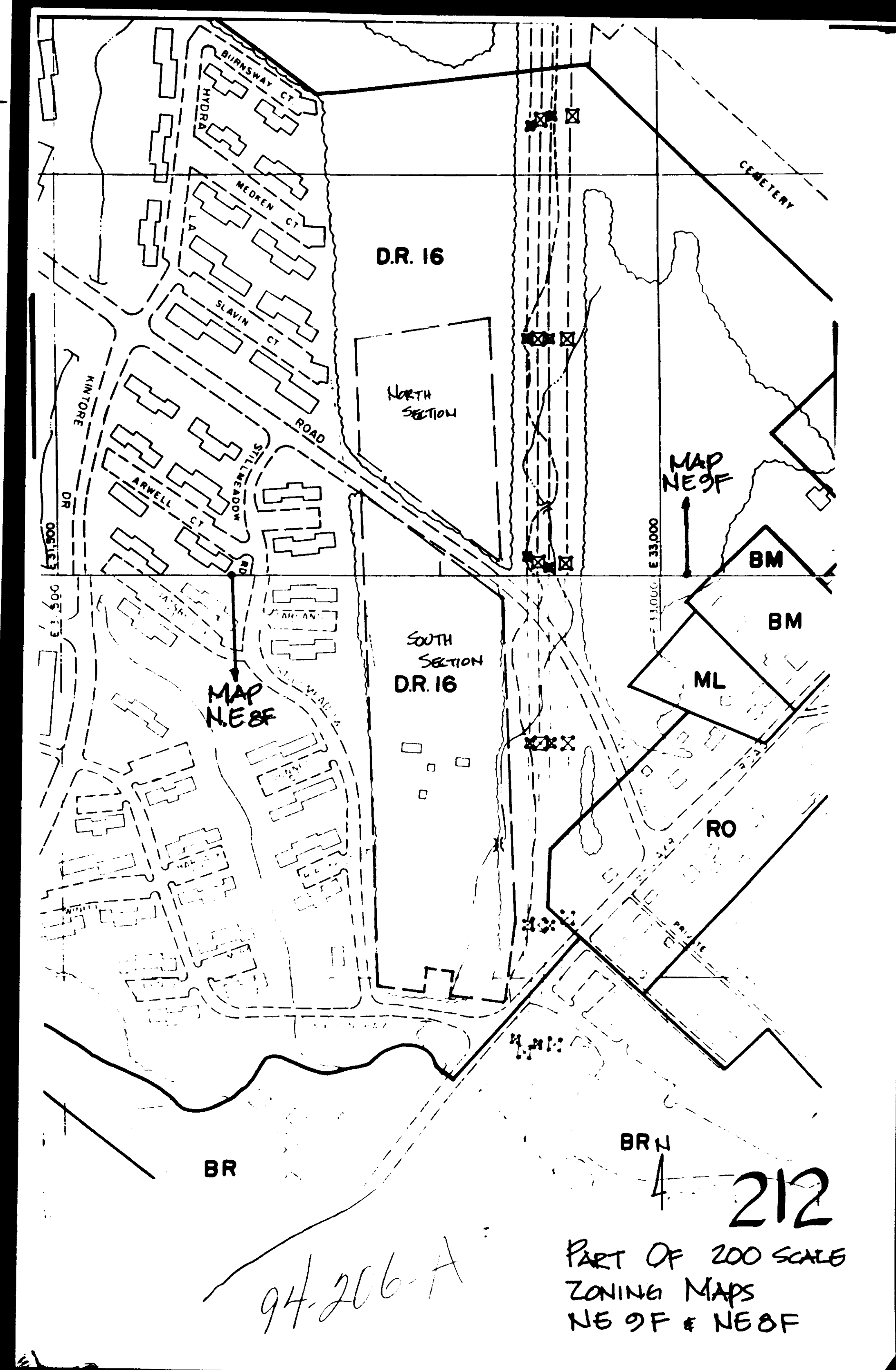
// Approved
 // Approved with comments
 // Returned for revision
 // Disapproved SMRY with these comments:
 CORRECT ZONING CASE # TO 94-206-A.
 ON LOTS 18 AND 17 SHOW AND LABEL FENCE RESTRICTION LINES AND REFER TO RESTRICTION NOTE #2. SUBMIT TO REVISED PLANS WITH A COPY OF THESE COMMENTS.

ACTION TAKEN BY REVIEWER:
[Signature]
 Reviewer's Name DATE

ZADM Agency _____
 RETURN TO: ZADM - Room 123 COUNTY OFFICE BUILDING

"FLAGS" or "Too Many Reviews" should be brought to P.M.'s attention!

This form is being sent to you from _____ name



PLEASE PRINT CLEARLY CITIZEN SIGN-IN SHEET

NAME	ADDRESS
<u>IRVIN COHEN</u>	<u>107 SUBBROOK LANE</u>
<u>WALTER FREDENBERG</u>	<u>8330 Beldale rd</u>

PLEASE PRINT CLEARLY BALTIMORE COUNTY REPRESENTATIVES SIGN-IN SHEET

NAME	ADDRESS
<u>Carol McEvoy</u>	<u>OP2 3211</u>
<u>DAVE LYONS</u>	<u>DEPKM x 3480</u>
<u>Vivian Pentz</u>	<u>DEPKM x 3280</u>
<u>JES SCHREIBER</u>	<u>D.P.W x 3451</u>
<u>Jan Rascoe</u>	<u>ZADM</u>
<u>Bruce Sealey</u>	

PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
<u>Uel. Bev-Oe</u>	<u>GAMMA CONSTRUCTION</u>
<u>J. SALTU</u>	<u>G.W. STEPHENS</u>
<u>J. KLINE</u>	<u>G.W. STEPHENS</u>
<u>J. GONTEZ</u>	<u>LEVIN & GANN</u>
<u>J. CAGLES</u>	<u>EQV. SCIENCE</u>

5362-94
 10/11/94 To: CAM #at. Caution
 Next 5/15 Letter
 Pending changes
 RE: AIR 11/1/94

TOWSON
 606 KENNEDY DRIVE
 SUITE 105
 TOWSON, MARYLAND 21284
 (410) 281-2120
 FAX (410) 281-2108

GEORGE WILLIAM STEPHENS, JR.
 AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 201 LANSANWORTH ST.
 BALTIMORE, MARYLAND 21201
 (410) 675-1500
 (410) 636-9800
 FAX (410) 675-1505

TO: Mr. Arnold Jablon, Director
 Baltimore County
 Z.A.D.M.
 Towson, Maryland 21204

DATE: October 28, 1994
 REFERENCE: Beldale Courts
 11TH ED
 94-206-A

ATTENTION: Mr. John Lewis

We are:
 Submitting Herewith Under Separate Cover
 Forwarding
 Returning

COPIES DESCRIPTION
 2 Amended Development Plan (one marked in red)
 1 CHECK FOR #40

DEAR MR. KLINE
 Must increase parking calculation
 must print to revised S.I. called J. Kline 10/13/94
 called again 10/13/94

CATHERINE A. HILTON
 PLANNER I
 For your use
 For your review
 For processing
 Plans reviewed and accepted
 Plans reviewed and accepted as noted

For your use
 Please call when ready
 Please return to this office
 Approval requested
 Meeting requested

Remarks: D.R.C. has approved changes. The plan has been amended. Please note: We believe the amendments meet the spirit and intent of the zoning regulations and hearing officer order. Confirmation is requested.

For further information, please contact the writer at this office.
 JSK:lmj
 Enclosures

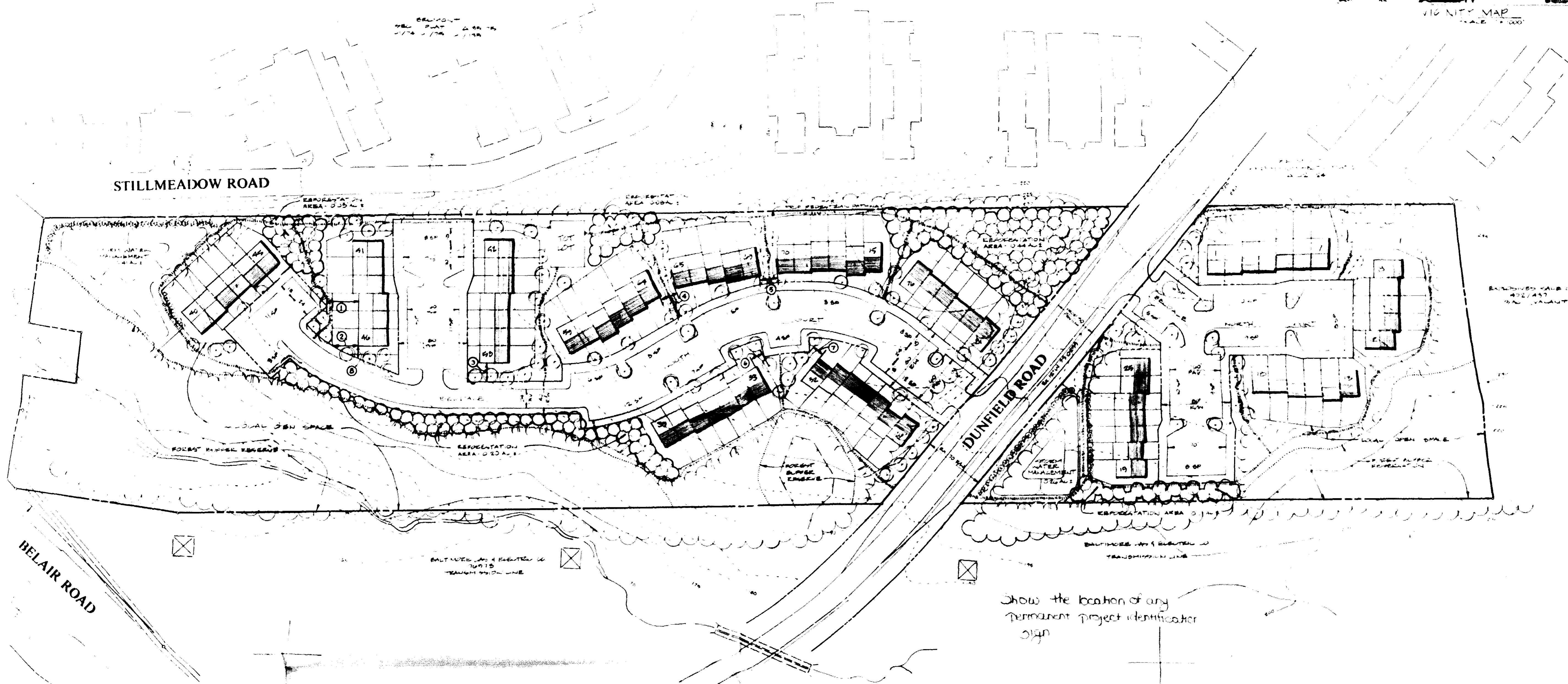
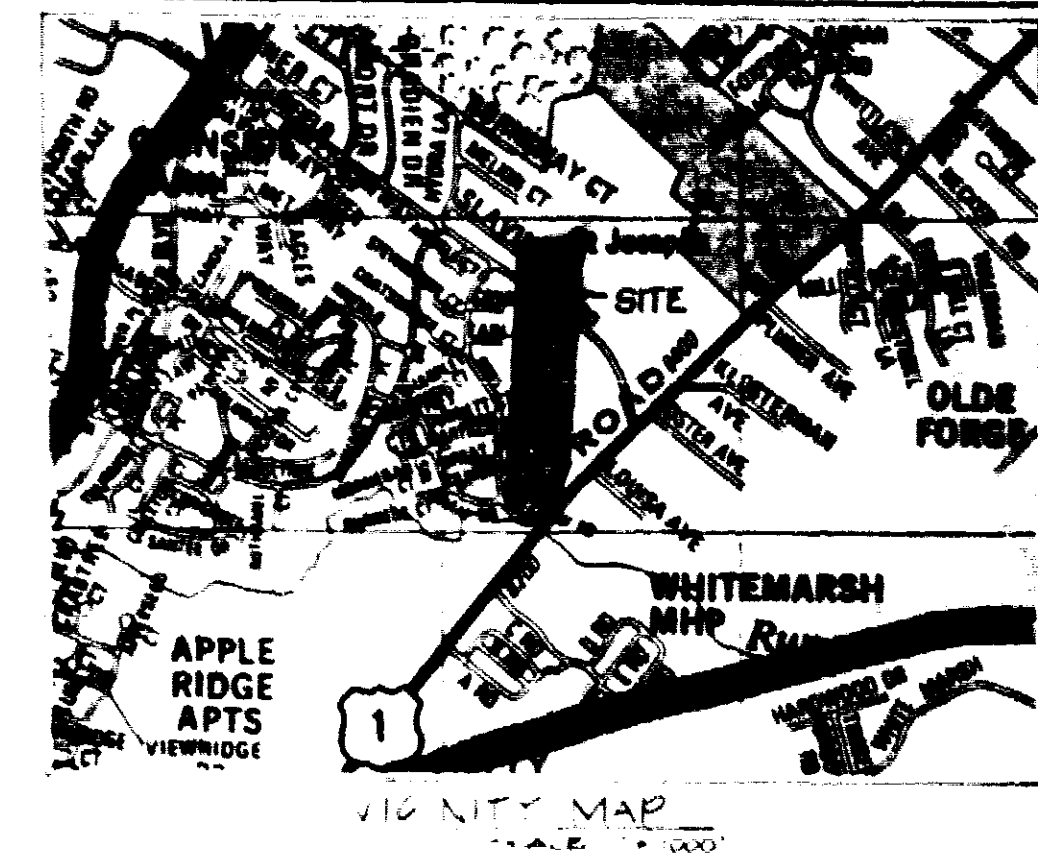
Sincerely yours,
James S. Kline
 James S. Kline

DAVID O. FELDMANN, INC.
 ACCREDITED MANAGEMENT ORGANIZATION
 Association Management Societies

IRVIN COHEN
 PROPERTY MANAGER

107 BARBROOK LANE • BALTIMORE, MD 21208
 (410) 463-9400 • FAX (410) 466-7976

212
 PART OF 200 SCALE
 ZONING MAPS
 NE 9 F & NE 8 F



Show the location of any permanent project identifier sign

SITE DATA

Existing Zoning and Maximum Density Permitted

Zone	Area	Max Density	Min Lot Area	Min Front Setback
CR-16	1.45	2.7	11,111	31
Other				

SITE DEVELOPMENT PROPOSAL

Building Type	Proposed Units	Existing Units	Net Change	Open Space	Other	Notes
TOWNHOUSES	51	187	136	1.21	0.57	CR-16
Other						

OPEN SPACE PROPOSAL

Open Space Type	Area (sq ft)	Percentage
Open Space	1,200	0.9%
Other	1,200	0.9%

ADDITIONAL INFORMATION

Additional notes and project details.

Post Purposes

X1-692
94-206-A



GWS
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21284
(410) 825-8120

OWNER / DEVELOPER
GAMMA CONSTRUCTION COMPANY, INC.
P.O. BOX 68
REISTERSTOWN, MARYLAND 21136

**CONCEPT PLAN
SITE PROPOSAL MAP**

BELDALE COURTS
DUNFIELD ROAD BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT #11
SCALE: 1" = 90'
DATE: JUNE 30, 1993

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EXISTING STRAM
- WETLANDS LIMIT LINE
- 100 YR. FLOODPLAIN
- SOILS LIMIT LINE
- EXISTING COUNTOUR
- PROPOSED FOREST BUFFER
- WOODED AREA LIMIT LINE
- LIMIT OF DISTURBANCE
- ACCESS EASEMENT TO REAR OF LOTS
- LANDSCAPE EASEMENTS

SOIL TYPES & LIMITATIONS

SOIL TYPE	B.L.C.	W.B.S.M.T.	B.L.C.	W.C.	B.S.M.T.	PARKING	PLANTING
1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5

STANDARD FOREST CONSERVATION NOTES

1. There shall be no logging or other activities that would result in the destruction of forest resources within the Forest Conservation Area.

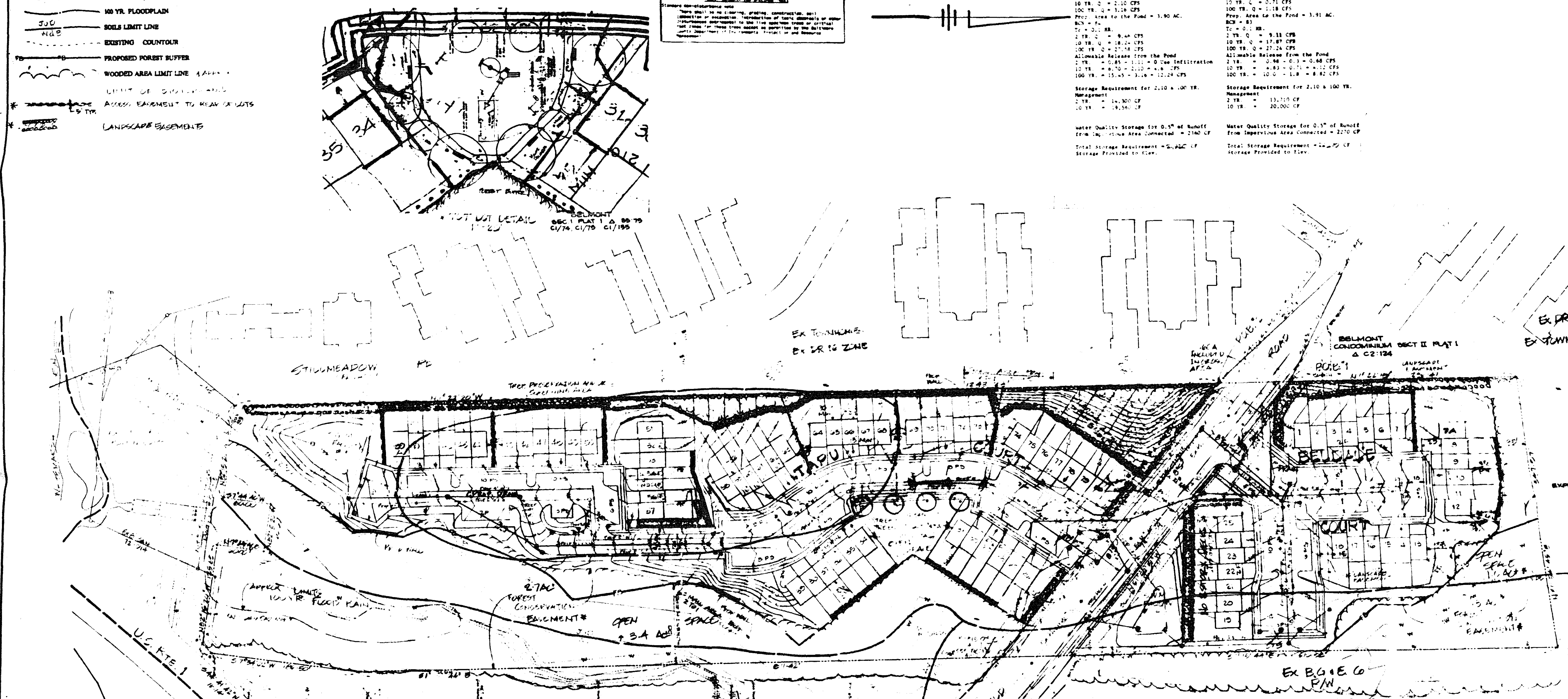
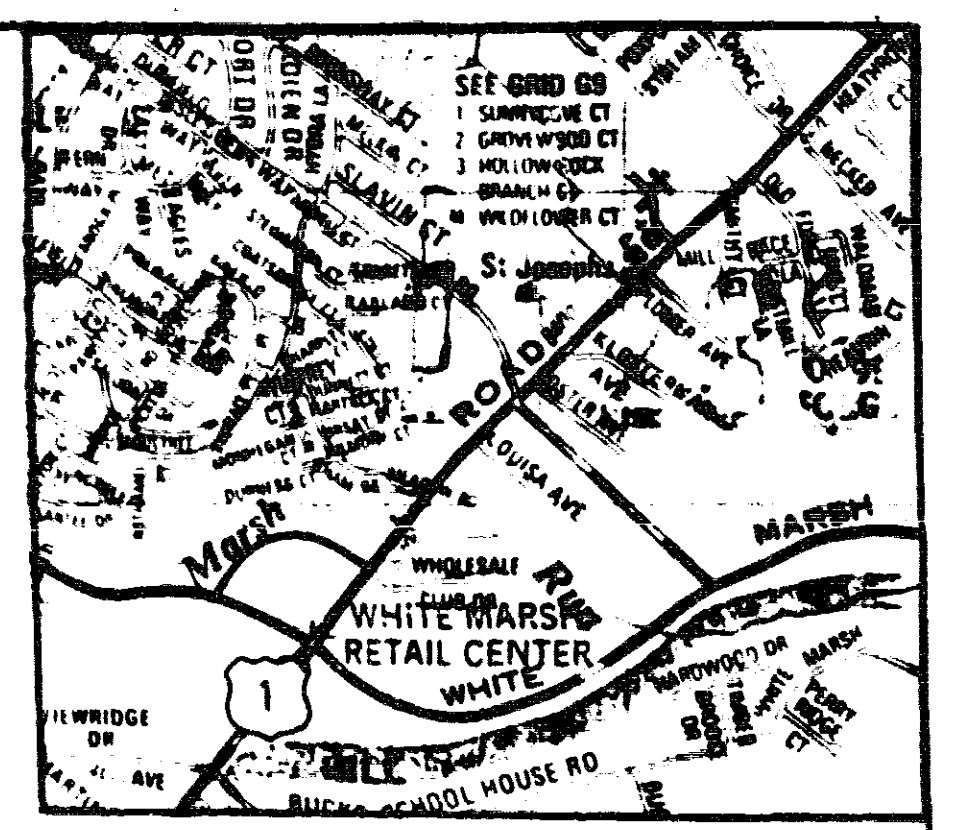
2. The Forest Conservation Area shall be subject to protective measures which may be required by the State of Maryland Department of the Environment and the National Forest Service.

3. The Forest Conservation Area shall be subject to the following restrictions:

- a. No clearing, grading, or other activities shall be permitted within the Forest Conservation Area.
- b. No structures, roads, or other improvements shall be permitted within the Forest Conservation Area.
- c. No parking areas shall be permitted within the Forest Conservation Area.
- d. No other activities shall be permitted within the Forest Conservation Area.

STORE WATER MANAGEMENT DESIGN SUMMARY

POD #1	POD #2
Relating D.A. = 3.45 AC.	Relating D.A. = 2.75 AC.
TC = 0.20 HR.	TC = 0.15 HR.
2 YR. Q = 0.85 CFS	2 YR. Q = 0.96 CFS
10 YR. Q = 4.10 CFS	10 YR. Q = 4.81 CFS
100 YR. Q = 15.47 CFS	100 YR. Q = 10.0 CFS
Prop. Storage Area = 0.44 AC.	Prop. Storage Area = 0.2 AC.
RCR = 81	RCR = 81
TC = 0.18 HR.	TC = 0.15 HR.
2 YR. Q = 1.11 CFS	2 YR. Q = 0.93 CFS
10 YR. Q = 2.10 CFS	10 YR. Q = 2.18 CFS
100 YR. Q = 3.19 CFS	100 YR. Q = 1.18 CFS
Prop. Area for the Pond = 3.90 AC.	Prop. Area for the Pond = 3.91 AC.
RCR = 81	RCR = 81
TC = 0.18 HR.	TC = 0.15 HR.
2 YR. Q = 0.84 CFS	2 YR. Q = 0.93 CFS
10 YR. Q = 2.22 CFS	10 YR. Q = 1.87 CFS
100 YR. Q = 2.76 CFS	100 YR. Q = 2.24 CFS
Allowable Release from the Pond	Allowable Release from the Pond
2 YR. = 0.85 - 1.11 = 0.26 Infiltration	2 YR. = 0.96 - 0.93 = 0.03 CFS
10 YR. = 4.10 - 2.10 = 2.00 CFS	10 YR. = 4.81 - 2.18 = 2.63 CFS
100 YR. = 15.47 - 3.19 = 12.28 CFS	100 YR. = 10.0 - 1.18 = 8.82 CFS
Storage Requirement for 2.10 & 100 YR. Management	Storage Requirement for 2.10 & 100 YR. Management
2 YR. = 14,500 CF	2 YR. = 13,710 CF
10 YR. = 28,500 CF	10 YR. = 20,000 CF
Water Quality Storage for 0.17' of Runoff from Impervious Area Connected = 2140 CF	Water Quality Storage for 0.17' of Runoff from Impervious Area Connected = 2140 CF
Total Storage Requirement = 52,540 CF	Total Storage Requirement = 52,540 CF
Storage Provided in Site	Storage Provided in Site



EMPLOYER BALOR CORP
402/407
BAC 10/21/10

Item	Value
Professional Fee	10,000
Construction Fee	10,000
Permitting Fee	10,000
Other Fees	10,000
Total	40,000

NOTES:

1. FINISHED ELEVATIONS OF THE BUILDING CORNER SHALL BE SUBMITTED TO THE HEALTH DEPARTMENT FOR APPROVAL PRIOR TO BUILDING PERMIT.

NOTE:

1. LOTS 51 TO 63 CONTAIN 7-10 TH. ALL OTHERS 20 TH.

NOTE:

1. MAX BUILDING HEIGHT 50' (FROM FINISH GRADE TO ROOF OF ROOF)

NOTE:

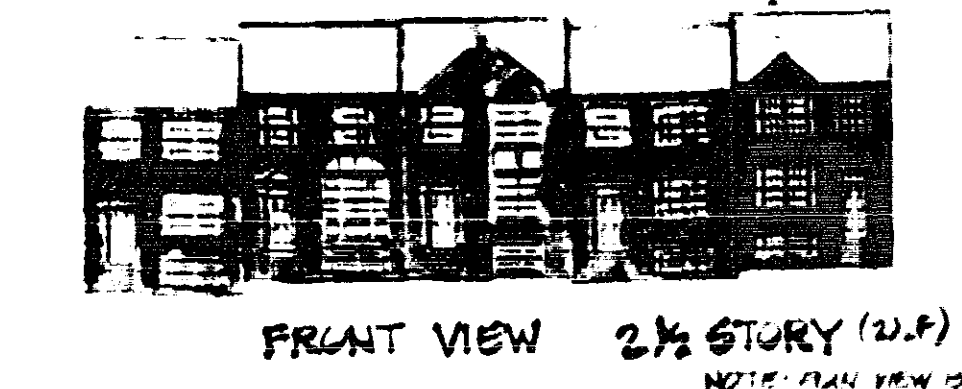
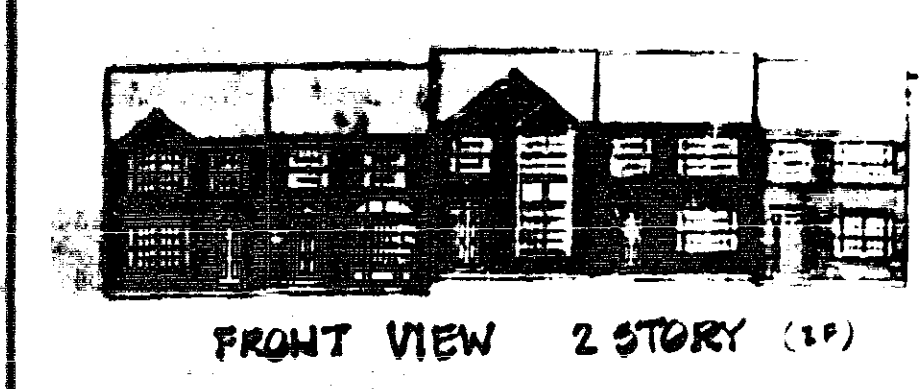
1. FOREST CONSERVATION EASEMENTS ARE SUBJECT TO REGULATIONS AS NOTED FOR FOREST DISTRICT, SEE GENERAL NOTES 154-16.

NOTE:

1. OPEN SPACE FOREST BUFFER & FOREST CONSERVATION EASEMENT ABOUT PUPIL ROADS.

NOTE:

1. FROM BULKY SECT 1801: (1)(C) ZONING VARIANCES REQUESTED



LANDSCAPING REQUIRED

1/2" W/LF INTERIOR ROAD 1800-20 24 TREES

1/4" W/LF EXTERIOR ROAD 900-10 22 TREES

TOTAL 107 TREES

SCREENING

1450 LF @ 1/15 LF = 96

192 EVERGREENS

SHRUBS TO BE PLANTED AND SCREENING

LANDSCAPING REQUIRED

1/2" W/LF INTERIOR ROAD 1800-20 24 TREES

1/4" W/LF EXTERIOR ROAD 900-10 22 TREES

TOTAL 107 TREES

SCREENING

1450 LF @ 1/15 LF = 96

192 EVERGREENS

SHRUBS TO BE PLANTED AND SCREENING

NOTE:

1. 20' BETWEEN BUILDING LOT #

ALSO BE APPROV. AS A MODIFICATION REQUEST (MADR) (SEE BAC 10/21/10)

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
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BELDALE COURTS
DUNFIELD ROAD BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT #11
SCALE: 1" = 50'
DATE: JUNE 30, 1993
REP 12/20/93

DEVELOPER'S EXHIBIT NO. 1

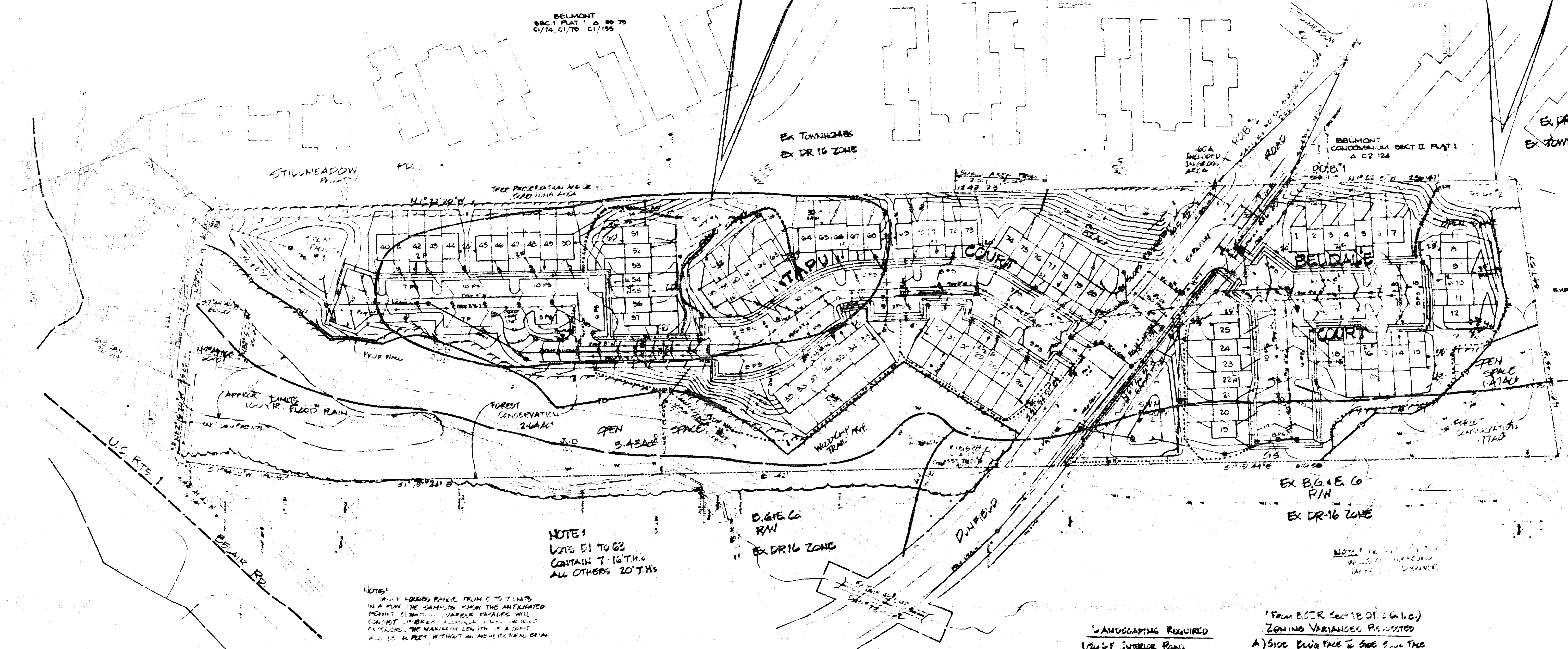
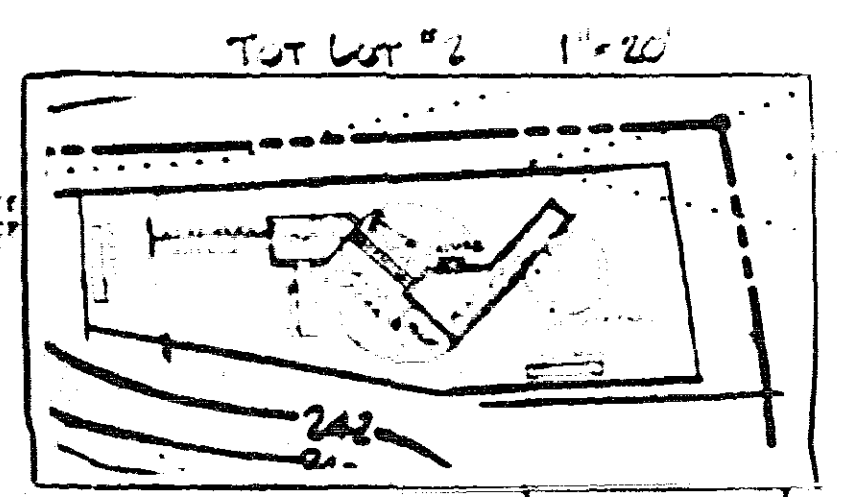
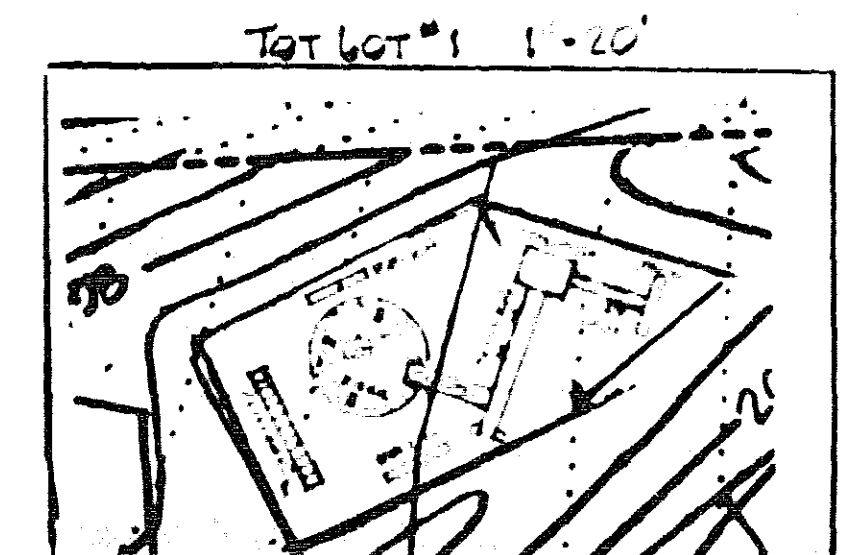
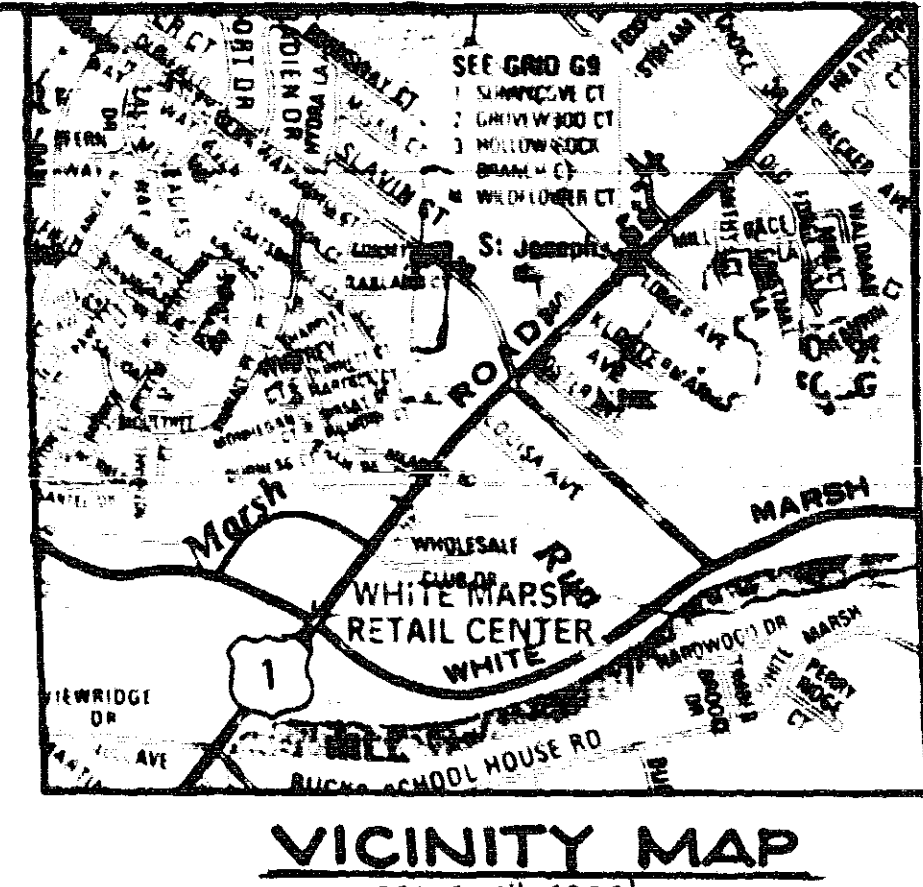
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- WETLANDS LIMIT LINE
- 100 YR. FLOODPLAIN
- SOILS LIMIT LINE
- EXISTING COUNTOUR
- PROPOSED FOREST BUFFER
- WOODED AREA LIMIT LINE
- LIMIT OF DISTURBANCE

SOIL TYPES & LIMITATIONS				
SOIL TYPE	BLDG. W/ESMT	BLDG. W/O ESMT	PARKING	LIMITATION
U1	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	A
U2	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	A
U3	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	C
U4	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	D

STORM WATER MANAGEMENT DESIGN SUMMARY

POINT #	DESCRIPTION	AREA (AC)	PEAK FLOW (CFS)	STORAGE (CU FT)
1	Existing D.A. = 3.85 AC	3.85	10.0	0.0
2	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
3	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
4	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
5	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
6	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
7	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
8	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
9	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
10	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
11	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
12	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
13	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
14	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
15	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
16	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
17	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
18	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
19	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
20	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
21	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
22	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
23	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
24	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
25	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
26	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
27	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
28	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
29	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
30	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
31	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
32	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
33	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
34	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
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45	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
46	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
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49	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
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51	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
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82	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
83	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
84	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
85	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
86	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
87	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
88	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
89	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
90	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
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99	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0
100	Prop. Bldg. Area = 2.75 AC	2.75	7.5	0.0



ENVOLVED BALCO CORP
1402/457
BAC VICANT

Item	Amount
Professional Fee	10,000
Site Survey	5,000
Engineering	15,000
Permitting	2,000
Construction	1,000,000
Other	50,000
Total	1,172,000



LANDSCAPING REQUIRED
1/20 LT INTERIOR ROAD 1600'-20' = 54 TREES
1/40 LT EXTERIOR ROAD 200'-40' = 23 TREES
TOTAL = 107 TREES
SCREENING S.H.M. 950 LPA 1/15LF = 84 = 60 EVERGREEN

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1/20 LT INTERIOR ROAD 1600'-20' = 54 TREES
1/40 LT EXTERIOR ROAD 200'-40' = 23 TREES
TOTAL = 107 TREES
SCREENING S.H.M. 950 LPA 1/15LF = 84 = 60 EVERGREEN

- GENERAL NOTES**
- AREA 13.90 AC. ± NET = 12.30 AC. ±
 - CENSUS TRACT 4114.02, REGIONAL PLAN AREA 317A
 - ACCOUNT NUMBER 11-18-011051, DEED REF. 2933-19
 - ELECTION DISTRICT 11
 - COUNCILMANIC DISTRICT 6
 - BATHINGEN RD. & SUBDIVISION NO. 18
 - EXISTING ZONING DR-16
 - DENSITY 16 X 12.90 = 206 DENSITY UNITS PROPOSED 80 UNITS
 - OPEN SPACE REQUIRED = 80 X 490 = 39,200 S.F. = 1.19 AC. ±
 - OPEN SPACE TO BE CONVEYED TO BALTIMORE COUNTY.
 - AVERAGE DAILY TRIPS (ADTP) = 8.5 X 80 = 680
 - IT IS ANTICIPATED THAT ALL LOTS WILL BE FOR SALE.
 - LANDSCAPING: THIS SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY LANDSCAPE MANUAL.
 - THERE ARE NO CRITICAL AREAS, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITATS OR HISTORICAL BUILDINGS CLOSE TO THE BOUNDARY OF OUR DEVELOPMENT.
 - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER BOUNDARY OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
 - ANY FOREST BUFFER BOUNDARY BOUNDARY IS SUBJECT TO PROTECTIVE COVENANTS WHICH WILL BE RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT THE DISTURBANCE AND USE OF THESE AREAS.
 - THE SITE IS SERVED BY S.T.A. TRANSIT ROUTE 15.
 - PARKING (60X12) REQUIRED = 80 X 2.5 = 200 S.F. SHOWN = 107 S.F.
 - NO SIGN PLANNED AT THIS TIME.

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21284
(301) 825-8120

GAMMA CONSTRUCTION COMPANY, INC.
P.O. BOX 68
REISTERSTOWN, MARYLAND 21136

MARIE K. REINHOLD
DEED REF. 2932/19
ACT NO. 11-16-01051
PROPERTY WAS RECORDED IN 1992 SINCE 1988 S.I.C. HIGHWAY INCREASE AND HAS NOT BEEN USED TO SUPPORT DENSITY OR OTHER PROJECTS.

BELDALE COURTS
DUNFIELD ROAD BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT #11
SCALE: 1" = 50'
DATE: JUNE 30, 1993

212

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EXISTING STRIPAM
- WETLANDS LIMIT LINE
- 100 YR FLOODPLAIN
- SOILS LIMIT LINE
- EXISTING COUNTOUR
- PROPOSED FOREST BUFFER
- WOODED AREA LIMIT LINE
- LIMIT OF SUBDIVISION
- ACCESS EASEMENT TO NEAR ROADS
- LANDSCAPE ELEMENTS

SOIL TYPES & LIMITATIONS

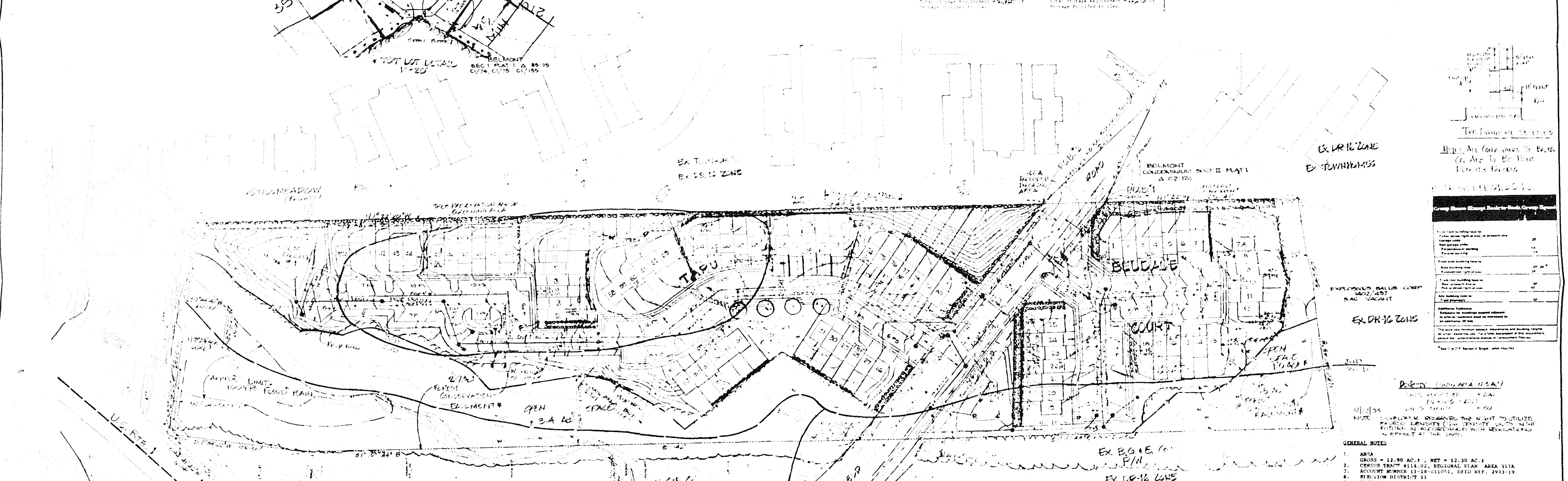
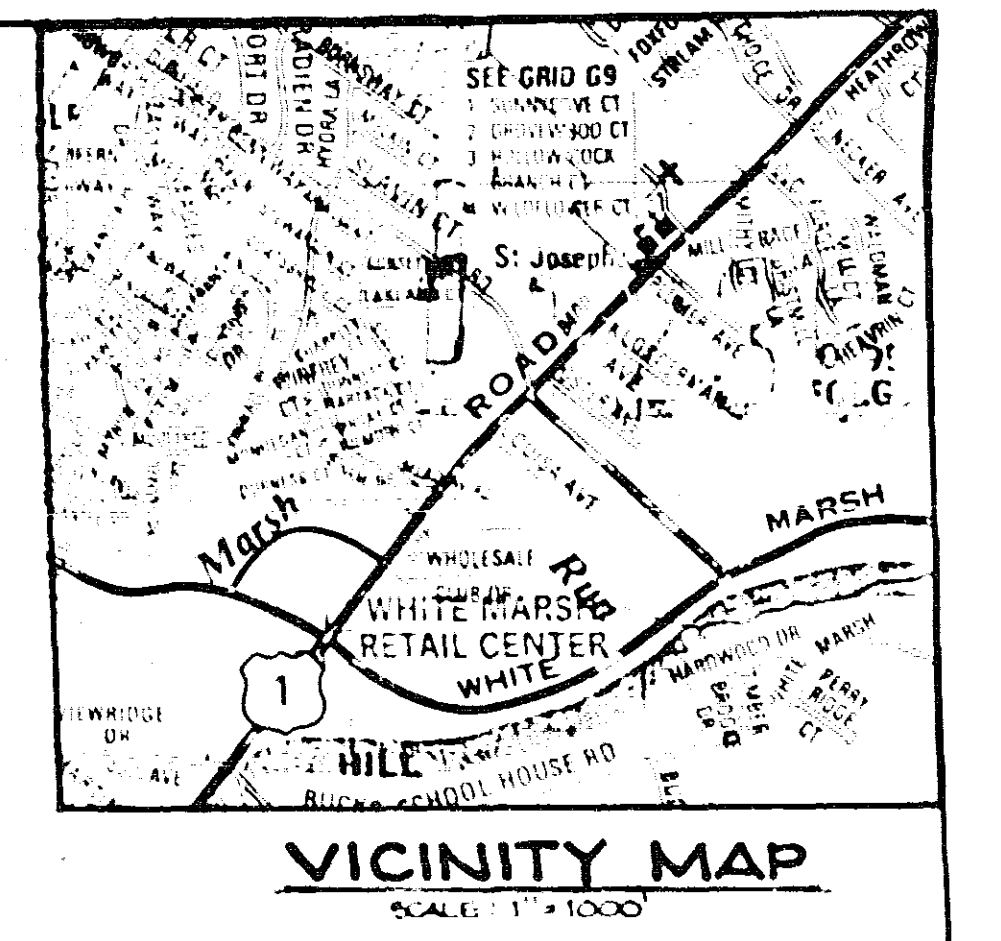
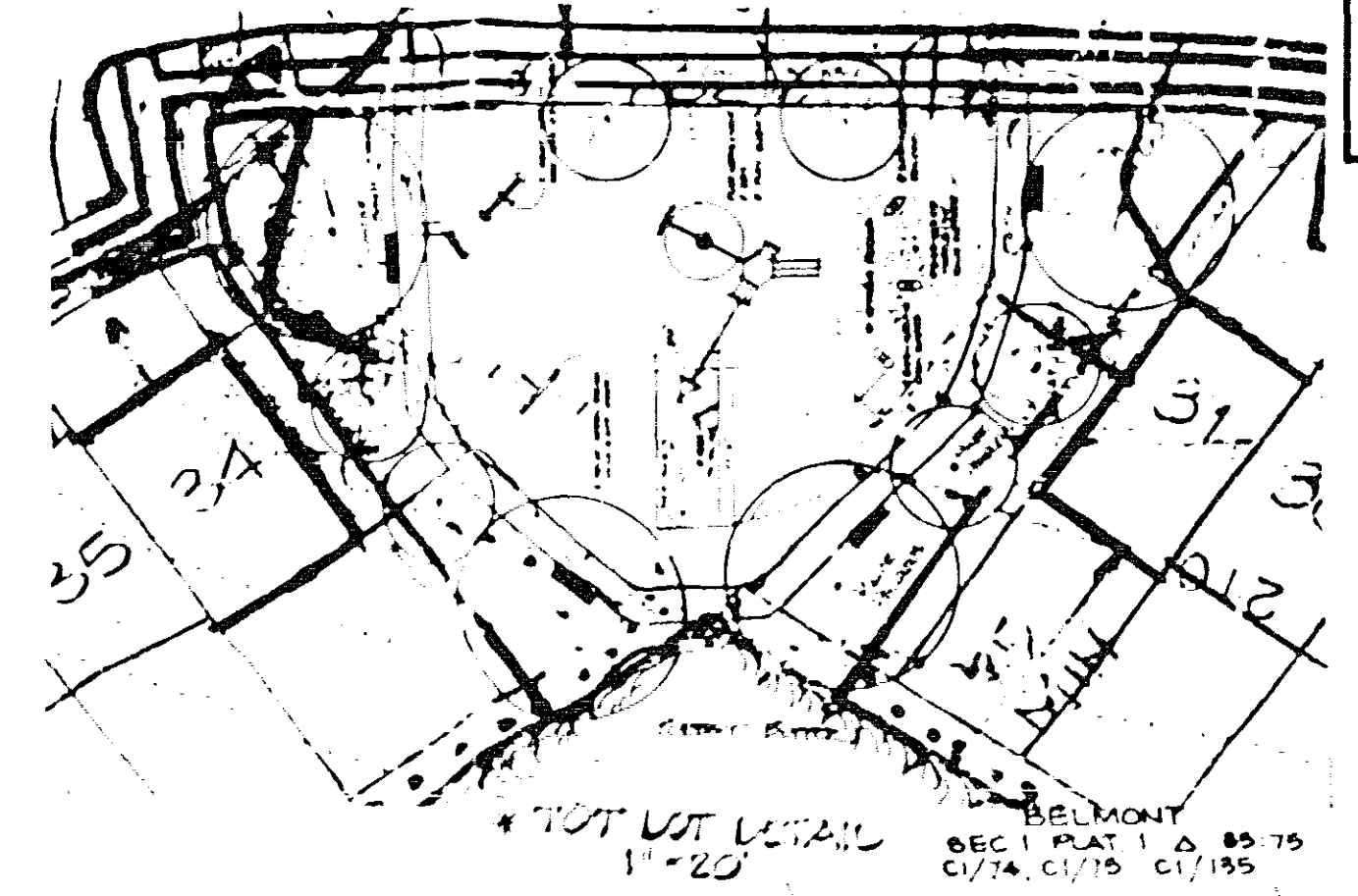
SOIL TYPE	LIMITATIONS
CLAY	RESTRICTED USE
SAND	RESTRICTED USE
SILT	RESTRICTED USE
LOESS	RESTRICTED USE

STANDARD FOREST CONSERVATION NOTES

1. FOREST CONSERVATION EASEMENTS ARE SUBJECT TO RESTRICTIONS AS NOTED FOR FOREST EASEMENTS SPECIFICALLY NOTED ON THIS PLAN.

2. FOREST CONSERVATION EASEMENTS ARE SUBJECT TO RESTRICTIONS AS NOTED FOR FOREST EASEMENTS SPECIFICALLY NOTED ON THIS PLAN.

3. FOREST CONSERVATION EASEMENTS ARE SUBJECT TO RESTRICTIONS AS NOTED FOR FOREST EASEMENTS SPECIFICALLY NOTED ON THIS PLAN.



NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BALTIMORE COUNTY ZONING ORDINANCES AND SUPPLEMENTAL REGULATIONS.
2. ALL UTILITIES SHALL BE DEEPENED AND REPAIRED TO MEET THE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING ORDINANCES AND SUPPLEMENTAL REGULATIONS.
3. ALL UTILITIES SHALL BE DEEPENED AND REPAIRED TO MEET THE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING ORDINANCES AND SUPPLEMENTAL REGULATIONS.

NOTES:
1. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES.
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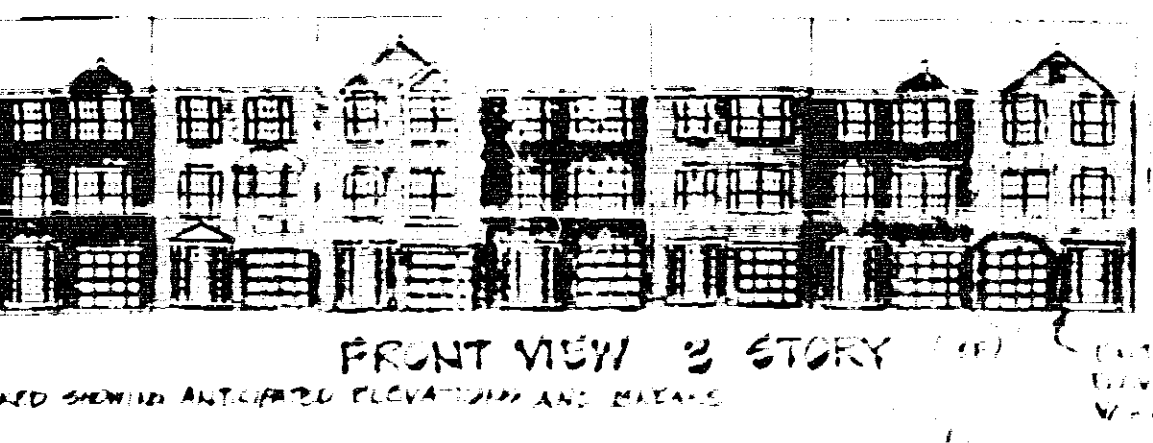
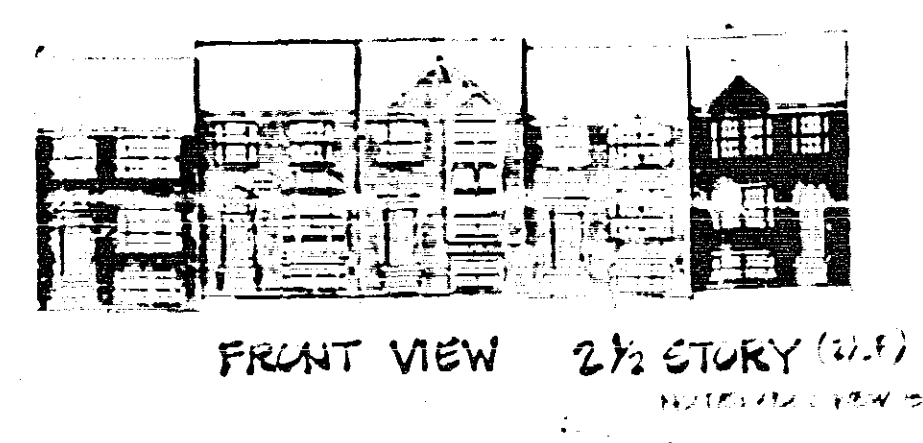
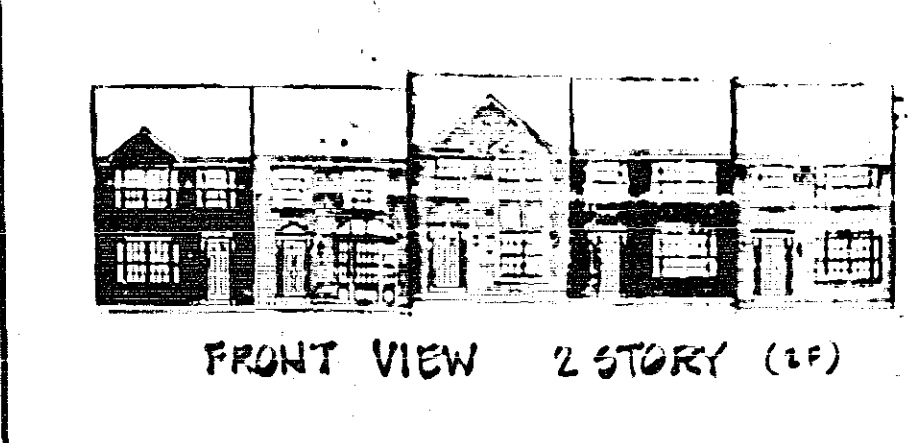
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GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENNEDY DRIVE, SUITE 100
TOWSON, MARYLAND 21284
(301) 825-8100

CONTRACT PURCHASER / OWNER / DEVELOPER
GAMMA CONSTRUCTION COMPANY, INC.
P.O. BOX 68
REISTERSTOWN, MARYLAND 21136

LANDSCAPING REQUIRED
1/2" 1" INTERIOR ROW 1600:20 = 24 TREES
1/4" 1" EXTERIOR ROW 300:40 = 23 TREES
TOTAL = 47 TREES
SCREENING = 14' 0" LF @ 1/15 LF = 96 = 102 EVERGREENS
SHRUBS TO BE PLANTED AND SCREENING

ZONING VARIANCES REQUESTED
A) SIDE EDDY FACE TO SIDE EDDY FACE 20' IN VIEW OF 25'
B) SIDE EDDY FACE TO 1' IN VIEW OF 25' FOR LOT # 1
15' IN VIEW OF 25' FOR LOT # 10
10' IN VIEW OF 25' FOR LOT # 57
C) A FRONT YARD SETBACK OF 5' IN VIEW OF 15' FOR LOT # 57
NOTE: 20' BETWEEN BUILDING SETBACK ALSO BE APPROX. AS A MODIFICATION TO THE (MDOP) 100' SETBACK FOR LOT # 57

GENERAL NOTES
1. AREA GROSS = 12.90 AC. ±, NET = 12.30 AC. ±
2. CENSUS TRACT 4114.02, REGIONAL PLAN AREA 317A
3. ACCOUNT NUMBER 11-18-01101, DEED REF. 2933-19
4. RESIDING DISTRICT 11
5. COUNCILMANS DISTRICT 6
6. WATERMOUND RD. SURVEYED NO. 10
7. EXISTING EDDY DE-10
8. DENSITY PERMITTED IS 20 TO 12.90 = 266 DENSITY UNITS
9. PROPOSED 80 UNITS
10. OPEN SPACE REQUIRED = 80 X 500 = 40,000 S.F. = 1.19 AC. ±
11. OPEN SPACE TO BE CONVEYED TO BALTIMORE COUNTY.
12. AVOIDED DAILY TRIPS (ADPT) = 8.0 X 80 = 640
13. IT IS ANTICIPATED THAT ALL LOTS WILL BE FOR SALE.
14. LANDSCAPING: THIS SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY LANDSCAPE MANUAL.
15. THERE ARE NO CRITICAL AREAS, ARCHIOLOGICAL SITES, ENDANGERED SPECIES HABITATS OR HISTORICAL BUILDINGS ON SITE TO THE BEST OF OUR KNOWLEDGE.
16. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
17. ANY FOREST BUFFER EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH WILL BE RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT THE DISTURBANCE AND USE OF THESE AREAS.
18. THE SITE IS SERVED BY M.T.A. TRANSIT ROUTE 15.
19. PARKING (ON-STREET) REQUIRED = 80 X 25 = 2000 PD
SHOWN = 100 PD
20. NO OTHER PLANS IN EFFECT AT THIS TIME

PLAT TO ACCOMPANY A ZONING PETITION FOR VARIANCES & REVISED DEVELOPMENT PLAN

BELDALE COURTS
DUNFIELD ROAD BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT #11
SCALE: 1" = 50'
DATE: JUNE 30, 1993

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EXISTING STRIP
- WETLANDS LIMIT LINE
- 100 YR. FLOODPLAIN
- SOILS LIMIT LINE
- EXISTING COUNTOUR
- PROPOSED FOREST BUFFER
- WOODED AREA LIMIT LINE
- LANDSCAPE SCENARIOS

STANDARD FOREST CONSERVATION NOTES

1. These shall be the clearing, grading, construction or destruction of structures in the forest conservation planning area as permitted by the Baltimore County Department of Planning, Protection and Economic Management.

2. The forest conservation planning shall be subject to the approval of the Baltimore County Department of Planning, Protection and Economic Management.

SOIL TYPES & LIMITATIONS

SOIL TYPE	BLOCC	W/BSMT	BLG	WC	BSMT	PARKING
CL						
CLC						
CLG						
CLH						
CLL						
CLM						
CLN						
CLS						
CLT						
CLU						
CLV						

DEVELOPMENT PLAN NOTES

1. THE DEVELOPMENT PLAN IS SUBJECT TO THE APPROVAL OF THE BALTIMORE COUNTY DEPARTMENT OF PLANNING, PROTECTION AND ECONOMIC MANAGEMENT.

2. THE DEVELOPMENT PLAN IS SUBJECT TO THE APPROVAL OF THE BALTIMORE COUNTY DEPARTMENT OF PLANNING, PROTECTION AND ECONOMIC MANAGEMENT.

STORM WATER MANAGEMENT DESIGN SUMMARY

ITEM	DESCRIPTION	QUANTITY
1	Retention Pond	1
2	Retention Pond	1
3	Retention Pond	1
4	Retention Pond	1
5	Retention Pond	1
6	Retention Pond	1
7	Retention Pond	1
8	Retention Pond	1
9	Retention Pond	1
10	Retention Pond	1

AMENDED PLAT & REVISED DEVELOPMENT PLAN REVISIONS 10/7/14

1. REVISED FRONT VIEW 1 STORY TO GARAGE TOWNHOUSES

2. REVISED LOTS 68 TO 80 TO GARAGE TOWNHOUSES AND

3. REVISED CURB & GUTTER

4. REVISED LOTS 54 TO 57 TO 1.5 STORY TOWNHOUSES

5. REVISED LOTS 58 TO 63 TO 2.5 STORY TOWNHOUSES

6. REVISED LOTS 64 TO 67 TO 2.5 STORY TOWNHOUSES

7. REVISED LOTS 68 TO 73 TO 2.5 STORY TOWNHOUSES

8. REVISED LOTS 74 TO 79 TO 2.5 STORY TOWNHOUSES

9. REVISED LOTS 80 TO 85 TO 2.5 STORY TOWNHOUSES

10. REVISED LOTS 86 TO 91 TO 2.5 STORY TOWNHOUSES

11. REVISED LOTS 92 TO 97 TO 2.5 STORY TOWNHOUSES

12. REVISED LOTS 98 TO 103 TO 2.5 STORY TOWNHOUSES

13. REVISED LOTS 104 TO 109 TO 2.5 STORY TOWNHOUSES

14. REVISED LOTS 110 TO 115 TO 2.5 STORY TOWNHOUSES

15. REVISED LOTS 116 TO 121 TO 2.5 STORY TOWNHOUSES

16. REVISED LOTS 122 TO 127 TO 2.5 STORY TOWNHOUSES

17. REVISED LOTS 128 TO 133 TO 2.5 STORY TOWNHOUSES

18. REVISED LOTS 134 TO 139 TO 2.5 STORY TOWNHOUSES

19. REVISED LOTS 140 TO 145 TO 2.5 STORY TOWNHOUSES

20. REVISED LOTS 146 TO 151 TO 2.5 STORY TOWNHOUSES

21. REVISED LOTS 152 TO 157 TO 2.5 STORY TOWNHOUSES

22. REVISED LOTS 158 TO 163 TO 2.5 STORY TOWNHOUSES

23. REVISED LOTS 164 TO 169 TO 2.5 STORY TOWNHOUSES

24. REVISED LOTS 170 TO 175 TO 2.5 STORY TOWNHOUSES

25. REVISED LOTS 176 TO 181 TO 2.5 STORY TOWNHOUSES

26. REVISED LOTS 182 TO 187 TO 2.5 STORY TOWNHOUSES

27. REVISED LOTS 188 TO 193 TO 2.5 STORY TOWNHOUSES

28. REVISED LOTS 194 TO 199 TO 2.5 STORY TOWNHOUSES

29. REVISED LOTS 200 TO 205 TO 2.5 STORY TOWNHOUSES

30. REVISED LOTS 206 TO 211 TO 2.5 STORY TOWNHOUSES

31. REVISED LOTS 212 TO 217 TO 2.5 STORY TOWNHOUSES

32. REVISED LOTS 218 TO 223 TO 2.5 STORY TOWNHOUSES

33. REVISED LOTS 224 TO 229 TO 2.5 STORY TOWNHOUSES

34. REVISED LOTS 230 TO 235 TO 2.5 STORY TOWNHOUSES

35. REVISED LOTS 236 TO 241 TO 2.5 STORY TOWNHOUSES

36. REVISED LOTS 242 TO 247 TO 2.5 STORY TOWNHOUSES

37. REVISED LOTS 248 TO 253 TO 2.5 STORY TOWNHOUSES

38. REVISED LOTS 254 TO 259 TO 2.5 STORY TOWNHOUSES

39. REVISED LOTS 260 TO 265 TO 2.5 STORY TOWNHOUSES

40. REVISED LOTS 266 TO 271 TO 2.5 STORY TOWNHOUSES

41. REVISED LOTS 272 TO 277 TO 2.5 STORY TOWNHOUSES

42. REVISED LOTS 278 TO 283 TO 2.5 STORY TOWNHOUSES

43. REVISED LOTS 284 TO 289 TO 2.5 STORY TOWNHOUSES

44. REVISED LOTS 290 TO 295 TO 2.5 STORY TOWNHOUSES

45. REVISED LOTS 296 TO 301 TO 2.5 STORY TOWNHOUSES

46. REVISED LOTS 302 TO 307 TO 2.5 STORY TOWNHOUSES

47. REVISED LOTS 308 TO 313 TO 2.5 STORY TOWNHOUSES

48. REVISED LOTS 314 TO 319 TO 2.5 STORY TOWNHOUSES

49. REVISED LOTS 320 TO 325 TO 2.5 STORY TOWNHOUSES

50. REVISED LOTS 326 TO 331 TO 2.5 STORY TOWNHOUSES

51. REVISED LOTS 332 TO 337 TO 2.5 STORY TOWNHOUSES

52. REVISED LOTS 338 TO 343 TO 2.5 STORY TOWNHOUSES

53. REVISED LOTS 344 TO 349 TO 2.5 STORY TOWNHOUSES

54. REVISED LOTS 350 TO 355 TO 2.5 STORY TOWNHOUSES

55. REVISED LOTS 356 TO 361 TO 2.5 STORY TOWNHOUSES

56. REVISED LOTS 362 TO 367 TO 2.5 STORY TOWNHOUSES

57. REVISED LOTS 368 TO 373 TO 2.5 STORY TOWNHOUSES

58. REVISED LOTS 374 TO 379 TO 2.5 STORY TOWNHOUSES

59. REVISED LOTS 380 TO 385 TO 2.5 STORY TOWNHOUSES

60. REVISED LOTS 386 TO 391 TO 2.5 STORY TOWNHOUSES

61. REVISED LOTS 392 TO 397 TO 2.5 STORY TOWNHOUSES

62. REVISED LOTS 398 TO 403 TO 2.5 STORY TOWNHOUSES

63. REVISED LOTS 404 TO 409 TO 2.5 STORY TOWNHOUSES

64. REVISED LOTS 410 TO 415 TO 2.5 STORY TOWNHOUSES

65. REVISED LOTS 416 TO 421 TO 2.5 STORY TOWNHOUSES

66. REVISED LOTS 422 TO 427 TO 2.5 STORY TOWNHOUSES

67. REVISED LOTS 428 TO 433 TO 2.5 STORY TOWNHOUSES

68. REVISED LOTS 434 TO 439 TO 2.5 STORY TOWNHOUSES

69. REVISED LOTS 440 TO 445 TO 2.5 STORY TOWNHOUSES

70. REVISED LOTS 446 TO 451 TO 2.5 STORY TOWNHOUSES

71. REVISED LOTS 452 TO 457 TO 2.5 STORY TOWNHOUSES

72. REVISED LOTS 458 TO 463 TO 2.5 STORY TOWNHOUSES

73. REVISED LOTS 464 TO 469 TO 2.5 STORY TOWNHOUSES

74. REVISED LOTS 470 TO 475 TO 2.5 STORY TOWNHOUSES

75. REVISED LOTS 476 TO 481 TO 2.5 STORY TOWNHOUSES

76. REVISED LOTS 482 TO 487 TO 2.5 STORY TOWNHOUSES

77. REVISED LOTS 488 TO 493 TO 2.5 STORY TOWNHOUSES

78. REVISED LOTS 494 TO 499 TO 2.5 STORY TOWNHOUSES

79. REVISED LOTS 500 TO 505 TO 2.5 STORY TOWNHOUSES

80. REVISED LOTS 506 TO 511 TO 2.5 STORY TOWNHOUSES

81. REVISED LOTS 512 TO 517 TO 2.5 STORY TOWNHOUSES

82. REVISED LOTS 518 TO 523 TO 2.5 STORY TOWNHOUSES

83. REVISED LOTS 524 TO 529 TO 2.5 STORY TOWNHOUSES

84. REVISED LOTS 530 TO 535 TO 2.5 STORY TOWNHOUSES

85. REVISED LOTS 536 TO 541 TO 2.5 STORY TOWNHOUSES

86. REVISED LOTS 542 TO 547 TO 2.5 STORY TOWNHOUSES

87. REVISED LOTS 548 TO 553 TO 2.5 STORY TOWNHOUSES

88. REVISED LOTS 554 TO 559 TO 2.5 STORY TOWNHOUSES

89. REVISED LOTS 560 TO 565 TO 2.5 STORY TOWNHOUSES

90. REVISED LOTS 566 TO 571 TO 2.5 STORY TOWNHOUSES

91. REVISED LOTS 572 TO 577 TO 2.5 STORY TOWNHOUSES

92. REVISED LOTS 578 TO 583 TO 2.5 STORY TOWNHOUSES

93. REVISED LOTS 584 TO 589 TO 2.5 STORY TOWNHOUSES

94. REVISED LOTS 590 TO 595 TO 2.5 STORY TOWNHOUSES

95. REVISED LOTS 596 TO 601 TO 2.5 STORY TOWNHOUSES

96. REVISED LOTS 602 TO 607 TO 2.5 STORY TOWNHOUSES

97. REVISED LOTS 608 TO 613 TO 2.5 STORY TOWNHOUSES

98. REVISED LOTS 614 TO 619 TO 2.5 STORY TOWNHOUSES

99. REVISED LOTS 620 TO 625 TO 2.5 STORY TOWNHOUSES

100. REVISED LOTS 626 TO 631 TO 2.5 STORY TOWNHOUSES

101. REVISED LOTS 632 TO 637 TO 2.5 STORY TOWNHOUSES

102. REVISED LOTS 638 TO 643 TO 2.5 STORY TOWNHOUSES

103. REVISED LOTS 644 TO 649 TO 2.5 STORY TOWNHOUSES

104. REVISED LOTS 650 TO 655 TO 2.5 STORY TOWNHOUSES

105. REVISED LOTS 656 TO 661 TO 2.5 STORY TOWNHOUSES

106. REVISED LOTS 662 TO 667 TO 2.5 STORY TOWNHOUSES

107. REVISED LOTS 668 TO 673 TO 2.5 STORY TOWNHOUSES

108. REVISED LOTS 674 TO 679 TO 2.5 STORY TOWNHOUSES

109. REVISED LOTS 680 TO 685 TO 2.5 STORY TOWNHOUSES

110. REVISED LOTS 686 TO 691 TO 2.5 STORY TOWNHOUSES

111. REVISED LOTS 692 TO 697 TO 2.5 STORY TOWNHOUSES

112. REVISED LOTS 698 TO 703 TO 2.5 STORY TOWNHOUSES

113. REVISED LOTS 704 TO 709 TO 2.5 STORY TOWNHOUSES

114. REVISED LOTS 710 TO 715 TO 2.5 STORY TOWNHOUSES

115. REVISED LOTS 716 TO 721 TO 2.5 STORY TOWNHOUSES

116. REVISED LOTS 722 TO 727 TO 2.5 STORY TOWNHOUSES

117. REVISED LOTS 728 TO 733 TO 2.5 STORY TOWNHOUSES

118. REVISED LOTS 734 TO 739 TO 2.5 STORY TOWNHOUSES

119. REVISED LOTS 740 TO 745 TO 2.5 STORY TOWNHOUSES

120. REVISED LOTS 746 TO 751 TO 2.5 STORY TOWNHOUSES

121. REVISED LOTS 752 TO 757 TO 2.5 STORY TOWNHOUSES

122. REVISED LOTS 758 TO 763 TO 2.5 STORY TOWNHOUSES

123. REVISED LOTS 764 TO 769 TO 2.5 STORY TOWNHOUSES

124. REVISED LOTS 770 TO 775 TO 2.5 STORY TOWNHOUSES

125. REVISED LOTS 776 TO 781 TO 2.5 STORY TOWNHOUSES

126. REVISED LOTS 782 TO 787 TO 2.5 STORY TOWNHOUSES

127. REVISED LOTS 788 TO 793 TO 2.5 STORY TOWNHOUSES

128. REVISED LOTS 794 TO 799 TO 2.5 STORY TOWNHOUSES

129. REVISED LOTS 800 TO 805 TO 2.5 STORY TOWNHOUSES

130. REVISED LOTS 806 TO 811 TO 2.5 STORY TOWNHOUSES

131. REVISED LOTS 812 TO 817 TO 2.5 STORY TOWNHOUSES

132. REVISED LOTS 818 TO 823 TO 2.5 STORY TOWNHOUSES

133. REVISED LOTS 824 TO 829 TO 2.5 STORY TOWNHOUSES

134. REVISED LOTS 830 TO 835 TO 2.5 STORY TOWNHOUSES

135. REVISED LOTS 836 TO 841 TO 2.5 STORY TOWNHOUSES

136. REVISED LOTS 842 TO 847 TO 2.5 STORY TOWNHOUSES

137. REVISED LOTS 848 TO 853 TO 2.5 STORY TOWNHOUSES

138. REVISED LOTS 854 TO 859 TO 2.5 STORY TOWNHOUSES

139. REVISED LOTS 860 TO 865 TO 2.5 STORY TOWNHOUSES

140. REVISED LOTS 866 TO 871 TO 2.5 STORY TOWNHOUSES

141. REVISED LOTS 872 TO 877 TO 2.5 STORY TOWNHOUSES

142. REVISED LOTS 878 TO 883 TO 2.5 STORY TOWNHOUSES

143. REVISED LOTS 884 TO 889 TO 2.5 STORY TOWNHOUSES

144. REVISED LOTS 890 TO 895 TO 2.5 STORY TOWNHOUSES

145. REVISED LOTS 896 TO 901 TO 2.5 STORY TOWNHOUSES

146. REVISED LOTS 902 TO 907 TO 2.5 STORY TOWNHOUSES

147. REVISED LOTS 908 TO 913 TO 2.5 STORY TOWNHOUSES

148. REVISED LOTS 914 TO 919 TO 2.5 STORY TOWNHOUSES

149. REVISED LOTS 920 TO 925 TO 2.5 STORY TOWNHOUSES

150. REVISED LOTS 926 TO 931 TO 2.5 STORY TOWNHOUSES

151. REVISED LOTS 932 TO 937 TO 2.5 STORY TOWNHOUSES

152. REVISED LOTS 938 TO 943 TO 2.5 STORY TOWNHOUSES

153. REVISED LOTS 944 TO 949 TO 2.5 STORY TOWNHOUSES

154. REVISED LOTS 950 TO 955 TO 2.5 STORY TOWNHOUSES

155. REVISED LOTS 956 TO 961 TO 2.5 STORY TOWNHOUSES

156. REVISED LOTS 962 TO 967 TO 2.5 STORY TOWNHOUSES

157. REVISED LOTS 968 TO 973 TO 2.5 STORY TOWNHOUSES

158. REVISED LOTS 974 TO 979 TO 2.5 STORY TOWNHOUSES

159. REVISED LOTS 980 TO 985 TO 2.5 STORY TOWNHOUSES

160. REVISED LOTS 986 TO 991 TO 2.5 STORY TOWNHOUSES

161. REVISED LOTS 992 TO 997 TO 2.5 STORY TOWNHOUSES

162. REVISED LOTS 998 TO 1003 TO 2.5 STORY TOWNHOUSES

163. REVISED LOTS 1004 TO 1009 TO 2.5 STORY TOWNHOUSES

164. REVISED LOTS 1010 TO 1015 TO 2.5 STORY TOWNHOUSES

165. REVISED LOTS 1016 TO 1021 TO 2.5 STORY TOWNHOUSES

166. REVISED LOTS 1022 TO 1027 TO 2.5 STORY TOWNHOUSES

167. REVISED LOTS 1028 TO 1033 TO 2.5 STORY TOWNHOUSES

168. REVISED LOTS 1034 TO 1039 TO 2.5 STORY TOWNHOUSES

169. REVISED LOTS 1040 TO 1045 TO 2.5 STORY TOWNHOUSES

170. REVISED LOTS 1046 TO 1051 TO 2.5 STORY TOWNHOUSES

171. REVISED LOTS 1052 TO 1057 TO 2.5 STORY TOWNHOUSES

172. REVISED LOTS 1058 TO 1063 TO 2.5 STORY TOWNHOUSES

173. REVISED LOTS 1064 TO 1069 TO 2.5 STORY TOWNHOUSES

174. REVISED LOTS 1070 TO 1075 TO 2.5 STORY TOWNHOUSES

175. REVISED LOTS 1076 TO 1081 TO 2.5 STORY TOWNHOUSES

176. REVISED LOTS 1082 TO 1087 TO 2.5 STORY TOWNHOUSES

177. REVISED LOTS 1088 TO 1093 TO 2.5 STORY TOWNHOUSES

178. REVISED LOTS 1094 TO 1099 TO 2.5 STORY TOWNHOUSES

179. REVISED LOTS 1100 TO 1105 TO 2.5 STORY TOWNHOUSES

180. REVISED LOTS 1106 TO 1111 TO 2.5 STORY TOWNHOUSES

181. REVISED LOTS 1112 TO 1117 TO 2.5 STORY TOWNHOUSES

182. REVISED LOTS 1118 TO 1123 TO 2.5 STORY TOWNHOUSES

183. REVISED LOTS 1124 TO 1129 TO 2.5 STORY TOWNHOUSES

184. REVISED LOTS 1130 TO 1135 TO 2.5 STORY TOWNHOUSES

185. REVISED LOTS 1136 TO 1141 TO 2.5 STORY TOWNHOUSES

186. REVISED LOTS 1142 TO 1147 TO 2.5 STORY TOWNHOUSES

187. REVISED LOTS 1148 TO 1153 TO 2.5 STORY TOWNHOUSES

188. REVISED LOTS 1154 TO 1159 TO 2.5 STORY TOWNHOUSES

189. REVISED LOTS 1160 TO 1165 TO 2.5 STORY TOWNHOUSES

190. REVISED LOTS 1166 TO 1171 TO 2.5 STORY TOWNHOUSES

191. REVISED LOTS 1172 TO 1177 TO 2.5 STORY TOWNHOUSES

192. REVISED LOTS 1178 TO 1183 TO 2.5 STORY TOWNHOUSES

193. REVISED LOTS 1184 TO 1189 TO 2.5 STORY TOWNHOUSES

194. REVISED LOTS 1190 TO 1195 TO 2.5 STORY TOWNHOUSES

195. REVISED LOTS 1196 TO 1201 TO 2.5 STORY TOWNHOUSES

196. REVISED LOTS 1202 TO 1207 TO 2.5 STORY TOWNHOUSES

197. REVISED LOTS 1208 TO 1213 TO 2.5 STORY TOWNHOUSES

198. REVISED LOTS 1214 TO 1219 TO 2.5 STORY TOWNHOUSES

199. REVISED LOTS 1220 TO 1225 TO 2.5 STORY TOWNHOUSES

200. REVISED LOTS 1226 TO 1231 TO 2.5 STORY TOWNHOUSES

201. REVISED LOTS 1232 TO 1237 TO 2.5 STORY TOWNHOUSES

202. REVISED LOTS 1238 TO 1243 TO 2.5 STORY TOWNHOUSES

203. REVISED LOTS 1244 TO 1249 TO 2.5 STORY TOWNHOUSES

204. REVISED LOTS 1250 TO 1255 TO 2.5 STORY TOWNHOUSES

205. REVISED LOTS 1256 TO 1261 TO 2.5 STORY TOWNHOUSES

206. REVISED LOTS 1262 TO 1267 TO 2.5 STORY TOWNHOUSES

207. REVISED LOTS 1268 TO 1273 TO 2.5 STORY TOWNHOUSES

208. REVISED LOTS 1274 TO 1279 TO 2.5 STORY TOWNHOUSES

209. REVISED LOTS 1280 TO 1285 TO 2.5 STORY TOWNHOUSES

210. REVISED LOTS 1286 TO 1291 TO 2.5 STORY TOWNHOUSES

211. REVISED LOTS 1292 TO 1297 TO 2.5 STORY TOWNHOUSES

212. REVISED LOTS 1298 TO 1303 TO 2.5 STORY TOWNHOUSES

213. REVISED LOTS 1304 TO 1309 TO 2.5 STORY TOWNHOUSES

214. REVISED LOTS 1310 TO 1315 TO 2.5 STORY TOWNHOUSES

215. REVISED LOTS 1316 TO 1321 TO 2.5 STORY TOWNHOUSES

216. REVISED LOTS 1322 TO 1327 TO 2.5 STORY TOWNHOUSES

217. REVISED LOTS 1328 TO 1333 TO 2.5 STORY TOWNHOUSES

218. REVISED LOTS 1334 TO 1339 TO 2.5 STORY TOWNHOUSES

219. REVISED LOTS 1340 TO 1345 TO 2.5 STORY TOWNHOUSES

220. REVISED LOTS 1346 TO 1351 TO 2.5 STORY TOWNHOUSES

221. REVISED LOTS 1352 TO 1357 TO 2.5 STORY TOWNHOUSES

222. REVISED LOTS 1358 TO 1363 TO 2.5 STORY TOWNHOUSES

223. REVISED LOTS 1364 TO 1369 TO 2.5 STORY TOWNHOUSES

224. REVISED LOTS 1370 TO 1375 TO 2.5 STORY TOWNHOUSES

225. REVISED LOTS 1376 TO 1381 TO 2.5 STORY TOWNHOUSES

226. REVISED LOTS 1382 TO 1387 TO 2.5 STORY TOWNHOUSES

227. REVISED LOTS 1388 TO 1393 TO 2.5 STORY TOWNHOUSES

228. REVISED LOTS 1394 TO 1399 TO 2.5 STORY TOWNHOUSES

229. REVISED LOTS 1400 TO 1405 TO 2.5 STORY TOWNHOUSES

230. REVISED LOTS 1406 TO 1411 TO 2.5 STORY TOWNHOUSES

231. REVISED LOTS 1412 TO 1417 TO 2.5 STORY TOWNHOUSES

232. REVISED LOTS 1418 TO 1423 TO 2.5 STORY TOWNHOUSES

233. REVISED LOTS 1424 TO 1429 TO 2.5 STORY TOWNHOUSES

234. REVISED LOTS 1430 TO 1435 TO 2.5 STORY TOWNHOUSES

235. REVISED LOTS 1436 TO 1441 TO 2.5 STORY TOWNHOUSES

236. REVISED LOTS 1442 TO 1447 TO 2.5 STORY TOWNHOUSES

237. REVISED LOTS 1448 TO 1453 TO 2.5 STORY TOWNHOUSES

238. REVISED LOTS 1454 TO 1459 TO 2.5 STORY TOWNHOUSES

239. REVISED LOTS 1460 TO 1465 TO 2.5 STORY TOWNHOUSES

240. REVISED LOTS 1466 TO 1471 TO 2.5 STORY TOWNHOUSES

241. REVISED LOTS 1472 TO 1477 TO 2.5 STORY TOWNHOUSES

242. REVISED LOTS 1478 TO 1483 TO 2.5 STORY TOWNHOUSES

243. REVISED LOTS 1484 TO 1489 TO 2.5 STORY TOWNHOUSES

244. REVISED LOTS 1490 TO 1495 TO 2.5 STORY TOWNHOUSES

245. REVISED LOTS 1496 TO 1501 TO 2.5 STORY TOWNHOUSES

246. REVISED LOTS 1502 TO 1507 TO 2.5 STORY TOWNHOUSES

247. REVISED LOTS 1508 TO 1513 TO 2.5 STORY TOWNHOUSES

248. REVISED LOTS 1514 TO 1519 TO 2.5 STORY TOWNHOUSES

249. REVISED LOTS 1520 TO 1525 TO 2.5 STORY TOWNHOUSES

250. REVISED LOTS 1526 TO 1531 TO 2.5 STORY TOWNHOUSES

251. REVISED LOTS 1532 TO 1537 TO 2.5 STORY TOWNHOUSES

252. REVISED LOTS 1538 TO 1543 TO 2.5 STORY TOWNHOUSES

253. REVISED LOTS 1544 TO 1549 TO 2.5 STORY TOWNHOUSES

254. REVISED LOTS 1550 TO 1555 TO 2.5 STORY TOWNHOUSES

255. REVISED LOTS 1556 TO 1561 TO 2.5 STORY TOWNHOUSES

256. REVISED LOTS 1562 TO 1567 TO 2.5 STORY TOWNHOUSES

257. REVISED LOTS 1568 TO 1573 TO 2.5 STORY TOWNHOUSES

258. REVISED LOTS 1574 TO 1579 TO 2.5 STORY TOWNHOUSES

259. REVISED LOTS 1580 TO 1585 TO 2.5 STORY TOWNHOUSES

260. REVISED LOTS 1586 TO 1591 TO 2.5 STORY TOWNHOUSES

261. REVISED LOTS 1592 TO 1597 TO 2.5 STORY TOWNHOUSES

262. REVISED LOTS 1598 TO 1603 TO 2.5 STORY TOWNHOUSES

263. REVISED LOTS 1604 TO 1609 TO 2.5 STORY TOWNHOUSES

264. REVISED LOTS 1610 TO 1615 TO 2.5 STORY TOWNHOUSES

265. REVISED LOTS 1616 TO 1621 TO 2.5 STORY TOWNHOUSES

266. REVISED LOTS 1622 TO 1627 TO 2.5 STORY TOWNHOUSES

267. REVISED LOTS 1628 TO 1633 TO 2.5 STORY TOWNHOUSES

268. REVISED LOTS 1634 TO 1639 TO 2.5 STORY TOWNHOUSES

269. REVISED LOTS 1640 TO 1645 TO 2.5 STORY TOWNHOUSES

270. REVISED LOTS 1646 TO 1651 TO 2.5 STORY TOWNHOUSES

271. REVISED LOTS 1652 TO 1657 TO 2.5 STORY TOWNHOUSES

272. REVISED LOTS 1658 TO 1663 TO 2.5 STORY TOWNHOUSES

273. REVISED LOTS 1664 TO 1669 TO 2.5 STORY TOWNHOUSES

274. REVISED LOTS 1670 TO 1675 TO 2.5 STORY TOWNHOUSES

275. REVISED LOTS 1676 TO 1681 TO 2.5 STORY TOWNHOUSES

276. REVISED LOTS 1682 TO 1687 TO 2.5 STORY TOWNHOUSES

277. REVISED LOTS 1688 TO 1693 TO 2.5 STORY TOWNHOUSES

278. REVISED LOTS 1694 TO 1699 TO 2.5 STORY TOWNHOUSES

279. REVISED LOTS 1700 TO 1705 TO 2.5 STORY TOWNHOUSES

280. REVISED LOTS 1706 TO 1711 TO 2.5 STORY TOWNHOUSES

281. REVISED LOTS 1712 TO 1717 TO 2.5 STORY TOWNHOUSES

282. REVISED LOTS 1718 TO 1723 TO 2.5 STORY TOWNHOUSES

283. REVISED LOTS 1724 TO 1729 TO 2.5 STORY TOWNHOUSES

284. REVISED LOTS 1730 TO 1735 TO 2.5 STORY TOWNHOUSES

285. REVISED LOTS 1736 TO 1741 TO 2.5 STORY TOWNHOUSES

286. REVISED LOTS 1742 TO 1747 TO 2.5 STORY TOWNHOUSES

287. REVISED LOTS 1748 TO 1753 TO 2.5 STORY TOWNHOUSES

288. REVISED LOTS 1754 TO 1759 TO 2.5 STORY TOWNHOUSES

289. REVISED LOTS 1760 TO 1765 TO 2.5 STORY TOWNHOUSES

290. REVISED LOTS 1766 TO 1771 TO 2.5 STORY TOWNHOUSES

291. REVISED LOTS 1772 TO 1777 TO 2.5 STORY TOWNHOUSES

292. REVISED LOTS 1778 TO 1783 TO 2.5 STORY TOWNHOUSES

293. REVISED LOTS 1784 TO 1789 TO 2.5 STORY TOWNHOUSES

294. REVISED LOTS 1790 TO 1795 TO 2.5 STORY TOWNHOUSES

295. REVISED LOTS 1796 TO 1801 TO 2.5 STORY TOWNHOUSES

296. REVISED LOTS 1802 TO 1807 TO 2.5 STORY TOWNHOUSES

297. REVISED LOTS 1808 TO 1813 TO 2.5 STORY TOWNHOUSES

298. REVISED LOTS 1814 TO 1819 TO 2.5 STORY TOWNHOUSES

299. REVISED LOTS 1820 TO 1825 TO 2.5 STORY TOWNHOUSES

300. REVISED LOTS 1826 TO 1831 TO 2.5 STORY TOWNHOUSES

301. REVISED LOTS 1832 TO 1837 TO 2.5 STORY TOWNHOUSES

302. REVISED LOTS 1838 TO 1843 TO 2.5 STORY TOWNHOUSES

303. REVISED LOTS 1844 TO 1849 TO 2.5 STORY TOWNHOUSES

304. REVISED LOTS 1850 TO 1855 TO 2.5 STORY TOWNHOUSES

305. REVISED LOTS 1856 TO 1861 TO 2.5 STORY TOWNHOUSES

306. REVISED LOTS 1862 TO 1867 TO 2.5 STORY TOWNHOUSES

307. REVISED LOTS 1868 TO 1873 TO 2.5 STORY TOWNHOUSES

308. REVISED LOTS 1874 TO 1879 TO 2.5 STORY TOWNHOUSES

309. REVISED LOTS 1880 TO 1885 TO 2.5 STORY TOWNHOUSES

310. REVISED LOTS 1886 TO 1891 TO 2.5 STORY TOWNHOUSES

311. REVISED LOTS 1892 TO 1897 TO 2.5 STORY TOWNHOUSES

312. REVISED LOTS 1898 TO 1903 TO 2.5 STORY TOWNHOUSES

313. REVISED LOTS 1904 TO 1909 TO 2.5 STORY TOWNHOUSES

314. REVISED LOTS 1910 TO 1915 TO 2.5 STORY TOWNHOUSES

315. REVISED LOTS 1916 TO 1921 TO 2.5 STORY TOWNHOUSES

316. REVISED LOTS 1922 TO 1927 TO 2.5 STORY TOWNHOUSES

317. REVISED LOTS 1928 TO 1933 TO 2.5 STORY TOWNHOUSES

318. REVISED LOTS 1934 TO 1939 TO 2.5 STORY TOWNHOUSES

319. REVISED LOTS 1940 TO 1945 TO 2.5 STORY TOWNHOUSES

320. REVISED LOTS 1946 TO 1951 TO 2.5 STORY TOWNHOUSES

321. REVISED LOTS 1952 TO 1957 TO 2.5 STORY TOWNHOUSES

322. REVISED LOTS 1958 TO 1963 TO 2.5 STORY TOWNHOUSES

323. REVISED LOTS 1964 TO 1969 TO 2.5 STORY TOWNHOUSES

324. REVISED LOTS 1970 TO 1975 TO 2.5 STORY TOWNHOUSES

325. REVISED LOTS 1976 TO 1981 TO 2.5 STORY TOWNHOUSES

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