

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
W/S Robcaste Road. 2100' S of * ZONING COMMISSIONER
the c/l of Paper Mill Road * OF BALTIMORE COUNTY
(14100 Robcaste Road) * Case No. 95-315-SPH
10th Election District *
3rd Councilmanic District *
Ronald W. Diedeman, et ux and *
Jerome I. Rebold - Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for that property known as 14100 Robcaste Road, located in the vicinity of Jacksonville, between Paper Mill Road and Jarrettsville Pike. The Petition was filed by the owners of the property, Ronald W. and Joan C. Diedeman, and Jerome I. Rebold. The Petitioners seek approval of an amendment to the Fourth Amended Final Development Plan for Four Ponds North, Tract A, Lot 9 thereof to create two lots by subdividing Lot 9 and adding 13,040 sq.ft. of contiguous R.C. 4 zoned land to proposed Lot 10. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Ronald W. Diedeman and Jerome I. Rebold, co-owners of the subject property. They were unrepresented by Counsel. There were no Protestants present.

Testimony and evidence received revealed that the subject property was formerly known as Parcel C of Four Ponds North, a residential subdivision comprised of single family dwellings on relatively large lots located near Jarrettsville Pike in Jacksonville. The property consists of approximately 23 acres in area, is split zoned R.C. 4 and R.C. 5, and was established in the mid-1980s. At that time, eight (8) single family lots were proposed. These lots ranged in size from a little over 1.00 acre to

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Date 5/28/95
By [Signature]

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slightly over 3.00 acres. Although eight lots were laid out originally, part of the subject site remained undeveloped and was designated as Tract A. This parcel of land contains approximately 7.497 acres and is located on the extreme western side of Parcel C. The Petitioners now come before me seeking approval to subdivide Tract A to create two lots, in accordance with the site plan marked into evidence as Petitioner's Exhibit 1. This will result in a 10-lot subdivision. The proposed development of Tract A is within the permitted density allowed pursuant to the plan, which indicates that the site can be developed with 12 single family dwelling units. Proposed Lot 9 will consist of 3.94 acres and proposed Lot 10 will contain 3.53 acres.

Mr. Diedeman owns Tract A and is the Developer of this parcel. Apparently, while investigating the practicality of the proposed development, Mr. Diedeman determined that he could not obtain a valid percolation test for proposed Lot 10. Thus, he entered into negotiations with his neighbor, Jerome I. Rebold, for the acquisition of a small portion of Mr. Rebold's property which is not part of the originally subdivision. After conducting further percolation tests, the parties agreed that Mr. Rebold would sell to Mr. Diedeman, 13,040 sq.ft. of his land, which is located adjacent to Tract A on the extreme western side of the Four Ponds North subdivision. This small piece of land would provide Mr. Diedeman with appropriate area for a successful percolation test for proposed Lot 10. In exchange, Mr. Diedeman agreed to provide the means for vehicular access to a newly created lot on the Rebold property. The Rebold lot, which contains 3.47 acres, was created through a minor subdivision of their property. Apparently this subdivision has been approved by the Development Review Committee, a group of Baltimore County Department Head representatives

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Date

By

RECORDED

who evaluate minor subdivisions for approval through an exemption from the Development Regulations.

As per the usual procedure for all zoning cases, the instant Petition for Special Hearing was reviewed by the Zoning Plans Advisory Committee (ZAC), which constitutes a number of agencies in Baltimore County who review and offer recommendations to the Zoning Commissioner with respect to any proposed development. It is to be noted that the Office of Planning and Zoning, by comments dated March 23, 1995, stated that "the plan is in accordance with the appropriate provisions of the Comprehensive Manual of Development Policies (C.M.D.P.) and meets the specific standards and requirements of the Baltimore County Zoning Regulations (B.C.Z.R.)." I agree. Moreover, the Department of Environmental Protection and Resource Management (DEPRM) offered several general recommendations which require the site to comply with certain environmental standards. I shall incorporate DEPRM's comments and recommendations as a condition of the relief granted herein. It is to be noted that, apparently, Section 1A03.5 of the B.C.Z.R. regarding cluster developments, is not applicable here, in that the affected lots total less than 10 acres.

Lastly, a comment was received from the Developer's Engineering Division of the Department of Public Works (DPW) relating to the storm water management facility. A subsequent note from Mr. Robert W. Bowling, Chief, of that Division, disclosed that his concerns would be satisfied during the subdivision process. Nonetheless, I will require the Petitioners to comply with any recommendations made by that agency prior to the issuance of any building permits.

Based upon the testimony and evidence offered, as well as the comments submitted by the various Baltimore County reviewing agencies, I

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Date 5/2/95

By [Signature]

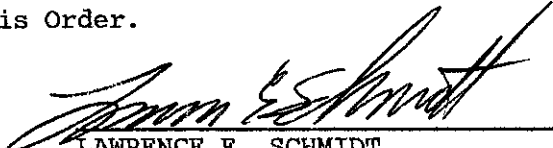
[Handwritten notes]

am persuaded that the relief requested within the Petition for Special Hearing should be granted and shall so Order. However, as noted above, the Petitioners need ultimately comply with those recommendations made by the Developer's Engineering Division of DPW and DEPRM.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons stated above, the Petition for Special Hearing shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 2nd day of May, 1995 that the Petition for Special Hearing to approve an amendment to the Fourth Amended Final Development Plan for Four Ponds North, Tract A, Lot 9 thereof to create two lots by subdividing Lot 9 and adding 13,040 sq.ft. of contiguous R.C. 4 acreage to proposed Lot 10, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED subject 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 relief granted herein shall be rescinded.
- 2) Compliance with the Zoning Plans Advisory Committee comments submitted by the Developer's Engineering Division of DPW, dated March 27, 1995, and DEPRM, dated March 28, 1995, prior to the issuance of any building permits, copies of which have been attached hereto and made a part hereof.
- 3) When applying for any building permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date 5/2/95

By [Signature]

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Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

May 2, 1995

Mr. Ronald W. Diedeman
14100 Robcaste Road
Phoenix, Maryland 21131

Mr. Jerome I. Rebold
P.O. Box 9747
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
W/S Robcaste Road, 2100' S of the c/l of Paper Mill Road
(14100 Robcaste Road)
10th Election District - 3rd Councilmanic District
Ronald W. Diedeman, et ux and Jerome I. Rebold - Petitioners
Case No. 95-315-SPH

Dear Messrs. Diedeman and Rebold:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has 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 the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

✓ File

MICROFILMED





Petition for Special Hearing

95-315-5PH

to the Zoning Commissioner of Baltimore County

for the property located at 14100 ROBCASTE RD
which is presently zoned RC-4

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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 Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

FDP AMENDMENT, FOUR PONDS NORTH
PLAT AMENDMENT, TRACT 'A' / LOT 9 (61/132)
FOR THE PURPOSE OF CREATING A LOT "10" BY
DIVIDING LOT "9" AND ADDING 13,040 SQ FT OF
CONTIGUOUS RC-4 ACREAGE TO LOT "10".

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

I, or we, agree to pay expenses of 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/Lessee

(Type or Print Name)

Signature

Address

City State Zipcode

Legal Owner(s).

RONALD W. DIEDEMAN
(Type or Print Name)

AND JOAN C. DIEDEMAN

Ronald W. Diedeman Joan C. Diedeman
Signature

(Type or Print Name)

JEROME I. REBOLD

Jerome I. Rebold
Signature

14100 ROBCASTE RD
Address Phone No

PHOENIX, MD 21131
City State Zipcode

Name, Address and phone number of representative to be contacted.

JEROME I. REBOLD
Name

PO BOX 3747 785-2247
Address Phone No
TOWSON 21204

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: *JLM* DATE 3-8-95

307

1-800-978-0847

COPY RECEIVED FOR FILING
BY

MICROFILMED



95-315-SPH

Z O N I N G D E S C R I P T I O N

ZONING DESCRIPTION for 14100 Robcaste Rd, Phoenix, MD 21131

Beginning at a point on the West side of the cul-de-sac of Robcaste Rd which is 100 feet in diameter, at a distance of 2100 feet south of the centerline of the nearest intersecting street, Paper Mill Rd, which is 30 feet wide.

Being Lot 9 / Tract 'A' in the subdivision of Four Ponds North as recorded in Baltimore County Plat Book 60, Folio 9, which Lot 9 is separately recorded in Baltimore County Plat Book 61, Folio 132, containing 7.49 acres.

Also known as 14100 Robcaste Rd, Phoenix, MD 21131 and located in the 10th Election District, 3rd Councilmanic District.

307

3/10/07

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-315-SPH

District: 10th

Date of Posting: 3/27/95

Posted for: Special Hearing

Petitioner: Ronald W. Joan C. & Jerome F. Dieckman

Location of property: 14100 Robcoast Rd, W/S

Location of Signs: Facing roadway, on property being zoned.

Remarks:

Posted by: M. Steaty
Signature

Date of return: 3/31/95

Number of Signs: 1



NOT RECORDED

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 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number:
88-215-89H (Item 307)
14100 FORDS ROAD
W/S ROBERTS ROAD 2100'

6 of 6 Paper Mill Road
10th Election District
919 Councilman's
Legal Owner(s)

Ronald W. Diedeman,
Joan C. Diedeman and
Jerome I. Rebold

HEARING: WEDNESDAY,
APRIL 12, 1995 at 2:00
p.m. in Rm. 106, County Of-
fice Building.

Special Hearing: to approve FDP amendment, Four Ponds North plat amendment, Tract "A"/Lot 9 (61/132) for the purpose of creating a lot "10" by dividing lot "9" and adding 13,040 square feet of contiguous R.C. 4 acreage to lot "10"

LAWRENCE E. SCHMIDT,
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Hand-icapped accessible; for special accommodations Please Call 887-3353.

(2) For informa-
tion concerning the File and/or
Hearing, Please Call 887-3391.

3/31/95 March 23.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 3/24, 1995

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 3/23, 1995.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

~~Publinter~~

APR 12 1995

William H. D.

LEWIS AND CLARK

307



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt



Account: R-001-6150

95-315-

Number

JCM SPH

Date

3-8-95

RONALD DIEDEMAN

141 POBCASTE R.

SPH. HRG. (030)

50.00

POSTING (050)

35.00

85.00

RECEIVED

03A03#0006M/CHRC

\$85.00

BA C003=12FND3-DB-95

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring 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:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) 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, DIRECTOR

For newspaper advertising:

Item No.: 307

Petitioner: DIEDEMAN + REBOLD

Location: 14100 ROBCASTE RD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: J. REBOLD

ADDRESS: PO BOX 3747

BALTIMORE, MD 21204

PHONE NUMBER: 785-2247

AJ:ggs

(Revised 04/09/93)



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

March 20, 1995

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 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-315-SPH (Item 307)

14100 Robcaste Road

W/S Robcaste Road, 2100' S of c/l Paper Mill Road

10th Election District - 3rd Councilmanic

Legal Owner(s): Ronald W. Diedeman, Joan C. Diedeman and Jerome I. Rebold

HEARING: WEDNESDAY, APRIL 12, 1995 at 2:00 p.m. in Room 106, County Office Building.

Special Hearing to approve FDP amendment, Four Ponds North plat amendment, Tract "A"/Lot 3 (61/132) for the purpose of creating a lot "10" by dividing lot "9" and adding 13,040 square feet of contiguous R.C.-4 acreage to lot "10".

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Ronald and Joan Diedeman and Jerome I. Rebold

- 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 FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

APR 12 1995

PET. OWNER WILL BE
SUPPLYING 12 COPIES
OF 3RD AMENDED PLAN.

JLW

307

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 5, 1995

Mr. and Mrs. Ronald W. Diedeman
14100 Robcaste Road
Phoenix, Maryland 21131

RE: Item No.: 307
Case No.: 95-315-SPH
Petitioner: R. W. Diedeman, et ux

Dear Mr. and Mrs. Diedeman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on March 8, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

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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: Arnold Jablon, Director DATE: March 27, 1995
Zoning Administration and Development Management

FROM: *sub* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for March 27, 1995
Item No. 307

The Developers Engineering Section has reviewed the subject zoning item. Per recorded plat SM 60/009, recorded March 31, 1989, please be advised that Note #7, states "Development of Tract "A" will require additional storm water management." and Note #8 states, "Maintenance of the storm water management facility will be privately shared by all residents." Also, the existing 16-foot macadam paved panhandle drive will be carried beyond the driveways of Lots 9 and 10, and from this point until the paved turnaround at house #14102 the macadam drive will be 12 feet wide.

A landscape plan must be approved prior to release of permits.


RWB:sw

Robert W. Bowling

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director 
Office of Planning and Zoning

DATE: March 23, 1995

SUBJECT: 14100 Robcaste Road

INFORMATION:

Item Number: 307
Petitioner: Diedeman/Rebold
Property Size: _____
Zoning: R.C.-4
Requested Action: Special Hearing
Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

The applicant requests a Special Hearing to approve a FDP amendment for Four Ponds North Tract A/Lot 9 for the purpose of creating an additional lot by subdividing Lot 9 and adding 13,040 sq. ft. of contiguous R.C.-4 acreage to Lot 10.

The Development Review Committee approved a limited exemption for this project on September 19, 1994.

Regarding the FDP amendment, the director of the Office of Planning and Zoning is required to make certain findings in approving amendments to Final Development Plans. The director is charged with determining whether the amendments are in accordance with all other provisions of the C.M.D.P., and whether the amendments are within the specific standards and requirements of Article 1B of the B.C.R.Z.

Based upon a review of the information provided, the staff finds that the plan is in accordance with the appropriate provisions of the C.M.D.P. and meets the specific standards and requirements of the Zoning Regulations.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 03/22/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF MAR. 20, 1995.

Item No.: SEE BELOW

Zoning Agenda:

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.

B. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 304, 305, 306, 307,
308, 310, 311, 312 AND 313. ?

RECEIVED

MAR 24 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





**Maryland Department of Transportation
State Highway Administration**

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

3-31-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: \$ 307 (JCM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

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PETITION PROBLEMS - AGENDA OF 3/205

#304 -- JRA

1. No address, zip code, or telephone number for legal owner.
2. No authorization for person signing for legal owner.
3. Review information on petition form not completed.

#305 -- MJK

1. Need attorney - improvement association is incorporated.

#307 -- JCM

1. No telephone number for legal owner.

#309 -- MJK

1. No telephone number for legal owner.

1/11/2005 11:00 AM

RE: PETITION FOR SPECIAL HEARING
14100 Robcaste Road, W/S Robcaste Road,
2100' S of c/l Paper Mill Road, 10th
Election District, 3rd Councilmanic

Ronald W. and Joan C. Diedeman
and Jerome I. Rebold
Petitioners

* * * * *

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 95-315-SPH

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

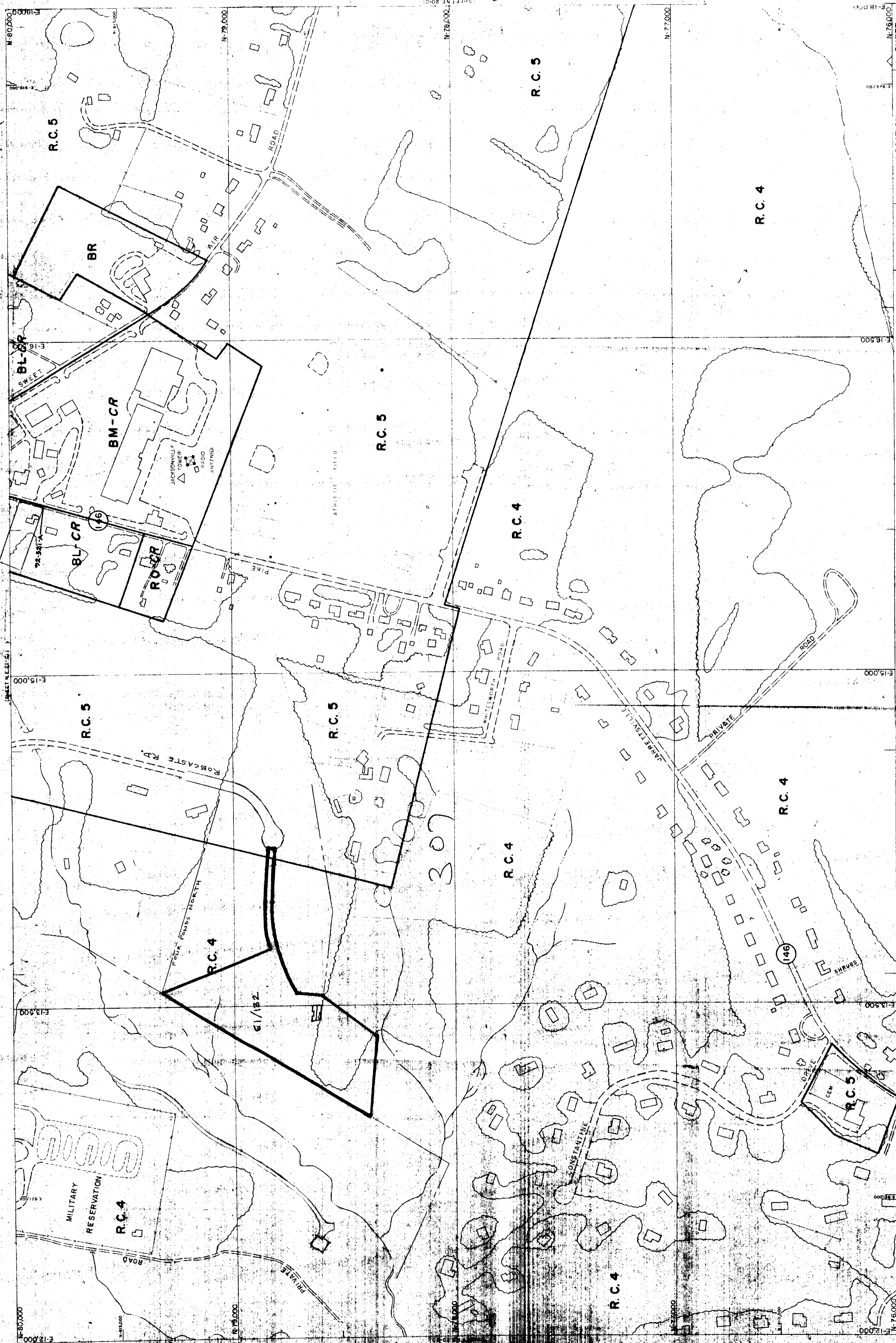
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of March, 1995, a copy of the foregoing Entry of Appearance was mailed to Ronald W. and Joan C. Diedeman and Jerome I. Rebold, 14100 Robcaste Road, Phoenix, MD 21131, Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

STEBMAN/REBOLD MAP NE 20-C



95-315-SPH

U-NW U-NE
EE-SW EE-NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210.

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Nos. 83-92, 94-92, 95-92, 96-92, 97-92, 98-92, 99-92
William A. Hammond
Chairman, County Council

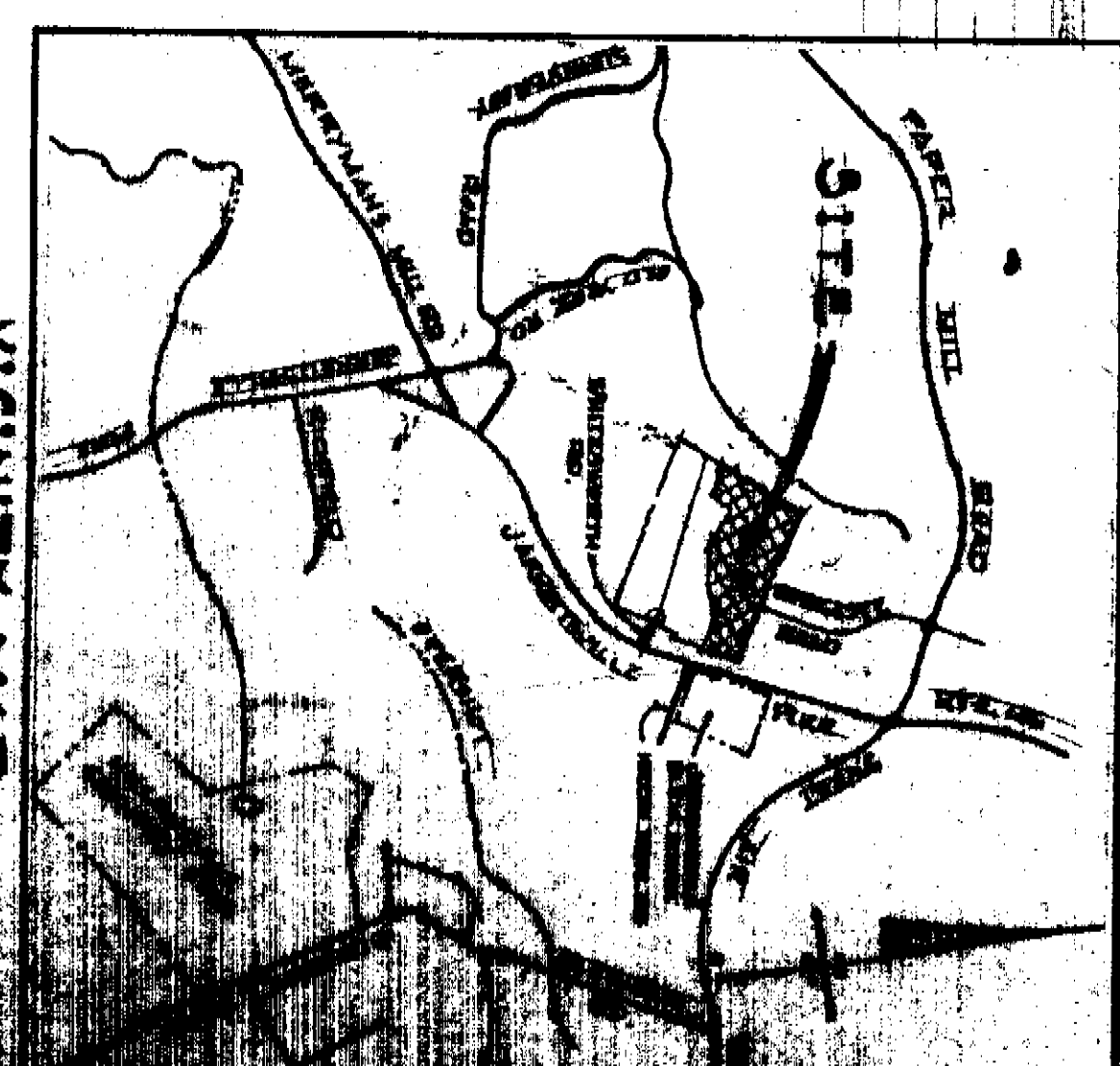
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE 1" = 200'	LOCATION SOUTH OF JACKSONVILLE	SHEET N.E.
DATE OF PHOTOGRAPHY JANUARY 1986		20-C

MICROFILMED

NO.	DESCRIPTION	DATE
1	PREPARED BY	
2	DATE	
3	SCALE	
4	PROJECT	
5	REVISION	

NO.	DESCRIPTION	DATE
1	PREPARED BY	
2	DATE	
3	SCALE	
4	PROJECT	
5	REVISION	



- NOTES:**
1. SITE IS 95% WOODED, 15% BUSH
 2. CLEARING AND GRADING TO BE IN ACCORDANCE WITH BALTIMORE COUNTY REGULATIONS
 3. NO RC 4 LOT TO HAVE MORE THAN 10,000 SQ. FT. OF IMPAVED AREA
 4. NO RC 5 LOT TO HAVE MORE THAN 10,000 SQ. FT. OF IMPAVED AREA
 5. NO MORE THAN 25% OF NATURAL VEGETATION TO BE REMOVED
 6. TRASH COLLECTION SHALL BE BY BALTIMORE COUNTY WITHIN 24 HOURS OF DAY
 7. ALL LOTS ARE FOR SALE
 8. PAVING TO BE BITUMINOUS CONC. RUN BASE
 9. CRG. APPROVAL DATE: AUGUST 1978
 10. MIN. LOT SIZE RC-4: 3 ACRES
 11. PRIVATE WATER AND SEPTIC SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH BALTIMORE COUNTY REGULATIONS
 12. TRACT A NOW LOT 9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100
 13. ADT - 100 - ROKECASTE RD
 14. RESTRICTIVE COVENANTS GOVERNING THE USE OF STREAM BUFFERS SHALL BE DELETED FROM LOTS 7 AND 11
 15. STREAM BUFFERS HAVE BEEN FIELD INSPECTED BY BALTIMORE COUNTY AND FOUND TO BE IN ACCORDANCE WITH BALTIMORE COUNTY REGULATIONS EXCEPT FOR THE FOLLOWING:

THE USE OF THE STREAM BUFFERS SHALL BE DELETED FROM THE USE OF LOTS 7 AND 11. THE USE OF THE STREAM BUFFERS SHALL BE DELETED FROM THE USE OF LOTS 7 AND 11.

REASON FOR AMENDMENT:

1. TO ADD 100' BUFFER TO STREAM
2. TO REMOVE 100' BUFFER FROM STREAM
3. TO REMOVE 100' BUFFER FROM STREAM
4. NO LOTS

LIST AMENDMENT:

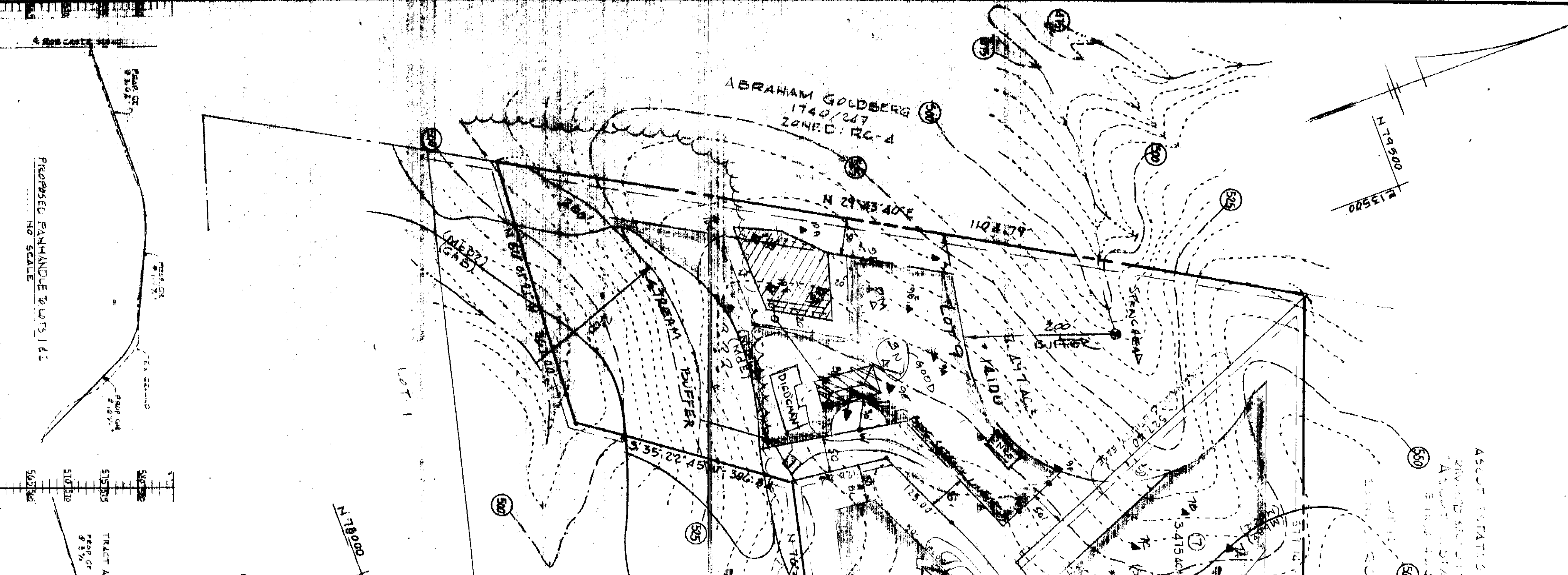
1. TO ADD 100' BUFFER TO STREAM
2. TO REMOVE 100' BUFFER FROM STREAM
3. TO REMOVE 100' BUFFER FROM STREAM
4. NO LOTS

NOTE:

THIS DEVELOPMENT IS IN ACCORDANCE WITH THE ZONING REGULATIONS OF BALTIMORE COUNTY. THE DEVELOPMENT IS IN ACCORDANCE WITH THE ZONING REGULATIONS OF BALTIMORE COUNTY.

FINAL DEVELOPMENT PLAN:

FOUR PONDS - NORTH 301 PARCEL C BALTIMORE COUNTY, MD



LEGEND:

- PROPERTY OUTLINE
- EXISTING CONTOURS
- PROPOSED GRADES
- TRASH PADS
- STREET LIGHT
- BUILDING ENVELOPE
- SEPTIC AREA
- WELL AREA
- PAVED TESTS
- PAVED TESTS

OWNER & DEVELOPER:

GAYLORD BROOKS REALTY CO.
P.O. BOX 193 PAPER MILL RD
SHEPHERD, MARYLAND 21151
TEL: 441-0500

PLANNING AND ENGINEERING:

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEHENY AVENUE
TOWSON, MARYLAND 21284
BUSINESS 818

DATE: MARCH 28, 1978

SCALE: 1" = 100'

PROJECT: FOUR PONDS - NORTH 301 PARCEL C BALTIMORE COUNTY, MD

REVISIONS:

NO.	DESCRIPTION	DATE
1	PREPARED BY	
2	DATE	
3	SCALE	
4	PROJECT	
5	REVISION	

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PLAN TO ACCOMPANY SPECIAL HEARING

19
3/80

Property of

Ronald W. and Joan C. Diedeman, 14100 Robcaste Rd, Phoenix, MD
and Jerome I. Rebold, P O Box 9747, Towson, MD 21204

Zoning history: see 56/80, Overall Density Plat for Sandler Property

This plan approved by the ORC 19 Sep 94.

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
 ARCHITECTS AND LAND SURVEYORS
 200 ALLESTREE AVENUE
 BALTIMORE, MARYLAND 21201



REASON FOR 4TH AMENDMENT 10/25/94

- SUBDIVIDE LOT 2 INTO 2 LOTS.
- CREATE IN-FREE STRIP OFF ROBCASTS RD. FOR ACCESS TO OFF-SITE LOT CREATED BY MINOR SUBDIVISION.

LOT #	OWNER'S NAME	SIGNATURE
14101	MILNANT	[Signature]
14102	CREWEN	[Signature]
14103	MANNAN	[Signature]
14104	DAVIS	[Signature]
14105	WORKY	[Signature]
14106	BYR LER	[Signature]
14107	HOLTON	[Signature]

REASON FOR 1ST AMENDMENT

- TO APPLY FOR ZONING AMENDMENT
- TO REVISE ZONING AMENDMENT
- TO REVISE ZONING AMENDMENT
- NO LOTS SHOWN WITHIN 500'

ACCESSORY STRUCTURE NOTE:

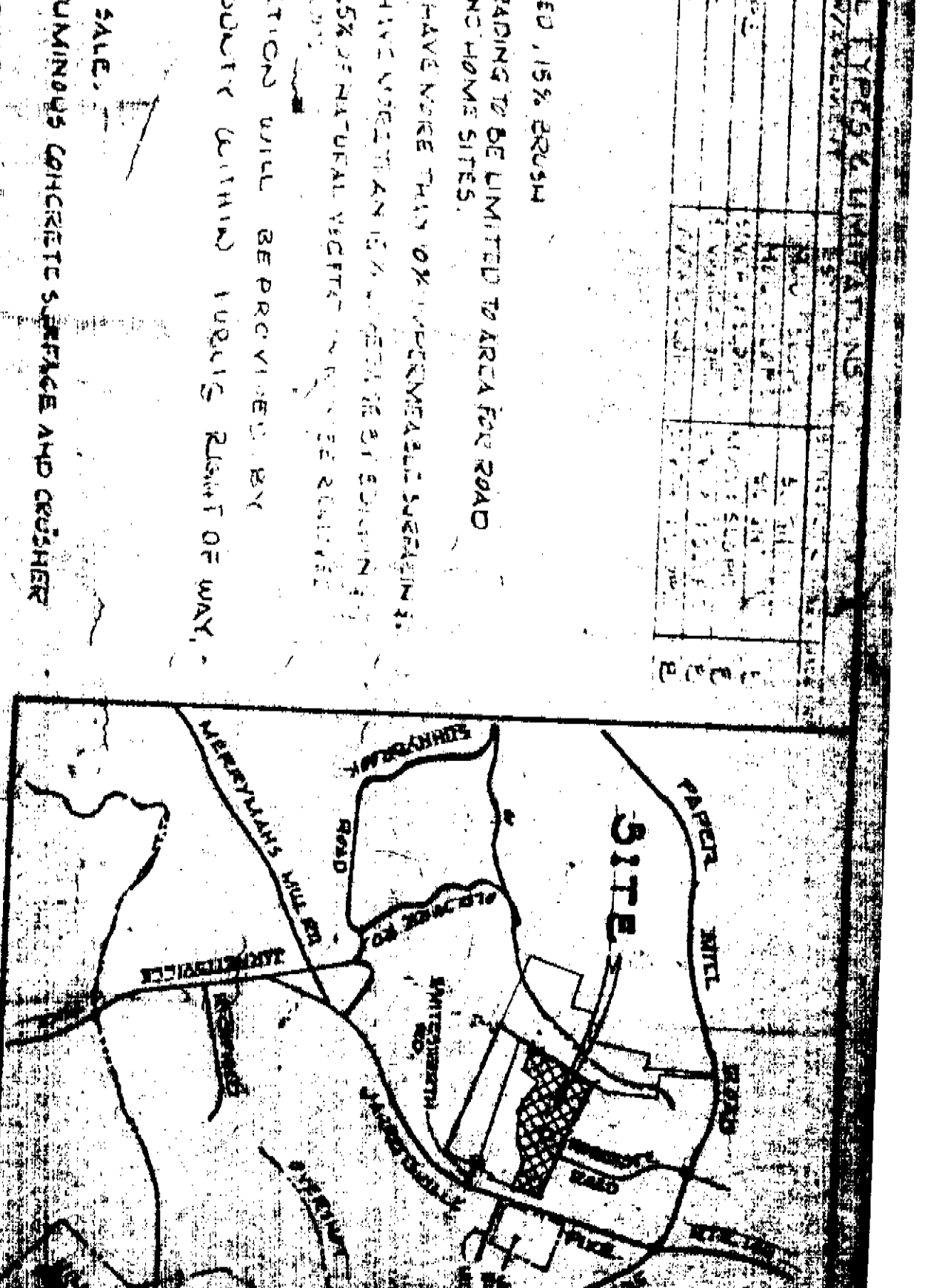
1. BEYOND THE SHOWN IN THIS LOCATION...
 2. TO BE CONSIDERED AS ACCESSORY...
 3. MUST BE CONSIDERED AS ACCESSORY...
 4. MUST BE CONSIDERED AS ACCESSORY...

ZONING AMENDMENT NOTE:

THIS ZONING AMENDMENT IS BASED ON THE...
 1. TO REVISE TRACT A TO 437.9
 2. TO REVISE TRACT B TO 437.9
 3. AS APPROVED PER PAR 34.56/65

VEHICLE TRAFFIC SURVEY

DATE	TIME	VEHICLE TYPE	COUNT
10/25/94	7:00 AM	CAR	15
10/25/94	7:15 AM	CAR	12
10/25/94	7:30 AM	CAR	10
10/25/94	7:45 AM	CAR	8
10/25/94	8:00 AM	CAR	6



FINAL DEVELOPMENT PLAN
 PHASE II
 4TH AMENDED
 PARCEL C
 BALTIMORE COUNTY, MD

95-315-5011

OFFICE OF PLANNING AND ZONING
 APPROVED BY: [Signature]
 DIRECTOR OF PLANNING

EXHIBIT

1. TO REVISE TRACT A TO 437.9
 2. TO REVISE TRACT B TO 437.9
 3. AS APPROVED PER PAR 34.56/65

NOTES:

- SITE IS 85% WOODED, 15% OPEN
- CLEARING AND GRADING TO BE LIMITED TO AREA FOR ROAD CONSTRUCTION AND HOME SITES
- NO ROAD LOT TO HAVE MORE THAN ONE OPENWELL SYSTEM
- NO ROAD LOT TO HAVE MORE THAN ONE OPENWELL SYSTEM
- NO MORE THAN 25% OF NATURAL VEGETATION TO BE REMOVED
- TRASH COLLECTION WILL BE PROVIDED BY BALTIMORE COUNTY WITHIN 100' OF ROAD

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
 W/S Robcaste Road, 2100' S of * ZONING COMMISSIONER
 the c/1 of Paper Mill Road * OF BALTIMORE COUNTY
 (14100 Robcaste Road) * 10th Election District
 3rd Councilmanic District * Case No. 95-315-SPH
 Ronald W. Diedeman, et ux and
 Jerome I. Rebold - Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for that property known as 14100 Robcaste Road, located in the vicinity of Jacksonville, between Paper Mill Road and Jarrettsville Pike. The Petition was filed by the owners of the property, Ronald W. and Joan C. Diedeman, and Jerome I. Rebold. The Petitioners seek approval of an amendment to the Fourth Amended Final Development Plan for Four Ponds North, Tract A, Lot 9 thereof to create two lots by subdividing Lot 9 and adding 13,040 sq.ft. of contiguous R.C. 4 zoned land to proposed Lot 10. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Ronald W. Diedeman and Jerome I. Rebold, co-owners of the subject property. They were unrepresented by Counsel. There were no Protestants present.

Testimony and evidence received revealed that the subject property was formerly known as Parcel C of Four Ponds North, a residential subdivision comprised of single family dwellings on relatively large lots located near Jarrettsville Pike in Jacksonville. The property consists of approximately 23 acres in area, is split zoned R.C. 4 and R.C. 5, and was established in the mid-1980s. At that time, eight (8) single family lots were proposed. These lots ranged in size from a little over 1.00 acre to

slightly over 3.00 acres. Although eight lots were laid out originally, part of the subject site remained undeveloped and was designated as Tract A. This parcel of land contains approximately 7.497 acres and is located on the extreme western side of Parcel C. The Petitioners now come before me seeking approval to subdivide Tract A to create two lots, in accordance with the site plan marked into evidence as Petitioner's Exhibit 1. This will result in a 10-lot subdivision. The proposed development of Tract A is within the permitted density allowed pursuant to the plan, which indicates that the site can be developed with 12 single family dwelling units. Proposed Lot 9 will consist of 3.94 acres and proposed Lot 10 will contain 3.53 acres.

Mr. Diedeman owns Tract A and is the Developer of this parcel. Apparently, while investigating the practicality of the proposed development, Mr. Diedeman determined that he could not obtain a valid percolation test for proposed Lot 10. Thus, he entered into negotiations with his neighbor, Jerome I. Rebold, for the acquisition of a small portion of Mr. Rebold's property which is not part of the originally subdivision. After conducting further percolation tests, the parties agreed that Mr. Rebold would sell to Mr. Diedeman, 13,040 sq.ft. of his land, which is located adjacent to Tract A on the extreme western side of the Four Ponds North subdivision. This small piece of land would provide Mr. Diedeman with appropriate area for a successful percolation test for proposed Lot 10. In exchange, Mr. Diedeman agreed to provide the means for vehicular access to a newly created lot on the Rebold property. The Rebold lot, which contains 3.47 acres, was created through a minor subdivision of their property. Apparently this subdivision has been approved by the Development Review Committee, a group of Baltimore County Department Head representatives

who evaluate minor subdivisions for approval through an exemption from the Development Regulations.

As per the usual procedure for all zoning cases, the instant Petition for Special Hearing was reviewed by the Zoning Plans Advisory Committee (ZAC), which constitutes a number of agencies in Baltimore County who review and offer recommendations to the Zoning Commissioner with respect to any proposed development. It is to be noted that the Office of Planning and Zoning, by comments dated March 23, 1995, stated that "the plan is in accordance with the appropriate provisions of the Comprehensive Manual of Development Policies (C.M.D.P.) and meets the specific standards and requirements of the Baltimore County Zoning Regulations (B.C.Z.R.)." I agree. Moreover, the Department of Environmental Protection and Resource Management (DEPRM) offered several general recommendations which require the site to comply with certain environmental standards. I shall incorporate DEPRM's comments and recommendations as a condition of the relief granted herein. It is to be noted that, apparently, Section 1A03.5 of the B.C.Z.R. regarding cluster developments, is not applicable here, in that the affected lots total less than 10 acres.

Lastly, a comment was received from the Developer's Engineering Division of the Department of Public Works (DPW) relating to the storm water management facility. A subsequent note from Mr. Robert W. Bowling, Chief, of that Division, disclosed that his concerns would be satisfied during the subdivision process. Nonetheless, I will require the Petitioners to comply with any recommendations made by that agency prior to the issuance of any building permits.

Based upon the testimony and evidence offered, as well as the comments submitted by the various Baltimore County reviewing agencies, I

am persuaded that the relief requested within the Petition for Special Hearing should be granted and shall so Order. However, as noted above, the Petitioners need ultimately comply with those recommendations made by the Developer's Engineering Division of DPW and DEPRM.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons stated above, the Petition for Special Hearing shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 2nd day of May, 1995 that the Petition for Special Hearing to approve an amendment to the Fourth Amended Final Development Plan for Four Ponds North, Tract A, Lot 9 thereof to create two lots by subdividing Lot 9 and adding 13,040 sq.ft. of contiguous R.C. 4 acreage to proposed Lot 10, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED subject 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 relief granted herein shall be rescinded.
- 2) Compliance with the Zoning Plans Advisory Committee comments submitted by the Developer's Engineering Division of DPW dated March 27, 1995, and DEPRM, dated March 28, 1995, prior to the issuance of any building permits, copies of which have been attached hereto and made a part hereof.
- 3) When applying for any building permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Lawrence E. Schmidt
 LAWRENCE E. SCHMIDT
 Zoning Commissioner
 for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
 Date 5/2/95
 By [Signature]

ORDER RECEIVED FOR FILING
 Date 5/2/95
 By [Signature]

ORDER RECEIVED FOR FILING
 Date 5/2/95
 By [Signature]

ORDER RECEIVED FOR FILING
 Date 5/2/95
 By [Signature]

Baltimore County Government
 Zoning Commissioner
 Office of Planning and Zoning
 Suite 112 Courthouse
 400 Washington Avenue
 Towson, MD 21204
 May 2, 1995 (410) 887-4386

Mr. Ronald W. Diedeman
 14100 Robcaste Road
 Phoenix, Maryland 21131
 Mr. Jerome I. Rebold
 P.O. Box 9747
 Towson, Maryland 21204
 RE: PETITION FOR SPECIAL HEARING
 W/S Robcaste Road, 2100' S of the c/1 of Paper Mill Road
 (14100 Robcaste Road)
 10th Election District - 3rd Councilmanic District
 Ronald W. Diedeman, et ux and Jerome I. Rebold - Petitioners
 Case No. 95-315-SPH

Dear Messrs. Diedeman and Rebold:
 Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has 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 the Zoning Administration and Development Management office at 887-3391.

Very truly yours,
Lawrence E. Schmidt
 LAWRENCE E. SCHMIDT
 Zoning Commissioner
 for Baltimore County

LES:bjs
 cc: People's Counsel
 file

Petition for Special Hearing
 95-315-SPH
 to the Zoning Commissioner of Baltimore County
 for the property located at 14100 ROBCASTE RD
 which is presently zoned RC-4

This Petition shall be filed with the Office of Zoning Administration & Development Management. 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 Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve:
 FDP AMENDMENT, FOUR PONDS NORTH
 PLAT AMENDMENT, TRACT 'A' / LOT 9 (61/132)
 FOR THE PURPOSE OF CREATING A LOT "10" BY
 DIVIDING LOT "9" AND ADDING 13,040 SQ FT OF
 CONTIGUOUS RC-4 ACREAGE TO LOT "10".

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of 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.

Use an ink stamp and affix, under the penalties of perjury, that you are the legal owner(s) of the property which is the subject of the Petition.

Legal Owner(s):
 RONALD W. DIEDEMAN / 1-300-978-0847
 JOAN C. DIEDEMAN
 Ronald W. Diedeman, et ux and Jerome I. Rebold

Agent for Petitioner:
 JEROME I. REBOLD
 14100 ROBCASTE RD
 PHOENIX, MD 21131
 JEROME I. REBOLD
 PO BOX 9747 785-2247
 TOWSON MD 21204

ESTIMATED LENGTH OF HEARING: []
 ALL OTHER: []
 RECEIVED BY: [Signature] DATE: 5-8-95

ZONING DESCRIPTION 95-315-SPH
 ZONING DESCRIPTION for 14100 Robcaste Rd, Phoenix, MD 21131
 Beginning at a point on the West side of the cul-de-sac of Robcaste Rd which is 100 feet in diameter, at a distance of 2100 feet south of the centerline of the nearest intersecting street, Paper Mill Rd, which is 30 feet wide.
 Being Lot 9 / Tract 'A' in the subdivision of Four Ponds North as recorded in Baltimore County Plat Book 60, Folio 9, which Lot 9 is separately recorded in Baltimore County Plat Book 61, Folio 132, containing 7.49 acres.
 Also known as 14100 Robcaste Rd, Phoenix, MD 21131 and located in the 10th Election District, 3rd Councilmanic District.

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY 95-315-SPH
 Towson, Maryland
 District: 10th Date of Posting: 5/2/95
 Posted for: Special Hearing
 Petitioner: Ronald W. Diedeman, Joan C. Diedeman, et ux
 Location of property: 14100 Robcaste Rd, W/S
 Location of Signs: []
 Remarks: []
 Posted by: [Signature] Date of return: 5/31/95
 Number of Signs: 1

CERTIFICATE OF PUBLICATION
 TOWSON, MD. 364 1995
 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 3/23, 1995.
 THE JEFFERSONIAN,
 A. Henikson
 LEGAL AD. - TOWSON
 Publisher



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

3-31-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: #307 (JCM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-7258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PETITION PROBLEMS - AGENDA OF 3/205

#304 -- JRA

1. No address, zip code, or telephone number for legal owner.
2. No authorization for person signing for legal owner.
3. Review information on petition form not completed.

#305 -- MJK

1. Need attorney - improvement association is incorporated.

#307 -- JCM

1. No telephone number for legal owner.

#309 -- MJK

1. No telephone number for legal owner.

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
14100 Robcaste Road, W/S Robcaste Road, * ZONING COMMISSIONER
2100' S of c/l Paper Mill Road, 10th *
Election District, 3rd Councilmanic *
Ronald W. and Joan C. Diedeman * OF BALTIMORE COUNTY
and Jerome I. Rebold * CASE NO. 95-315-SPH
Petitioners *
* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of March, 1995, a copy of the foregoing Entry of Appearance was mailed to Ronald W. and Joan C. Diedeman and Jerome I. Rebold, 14100 Robcaste Road, Phoenix, MD 21131, Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

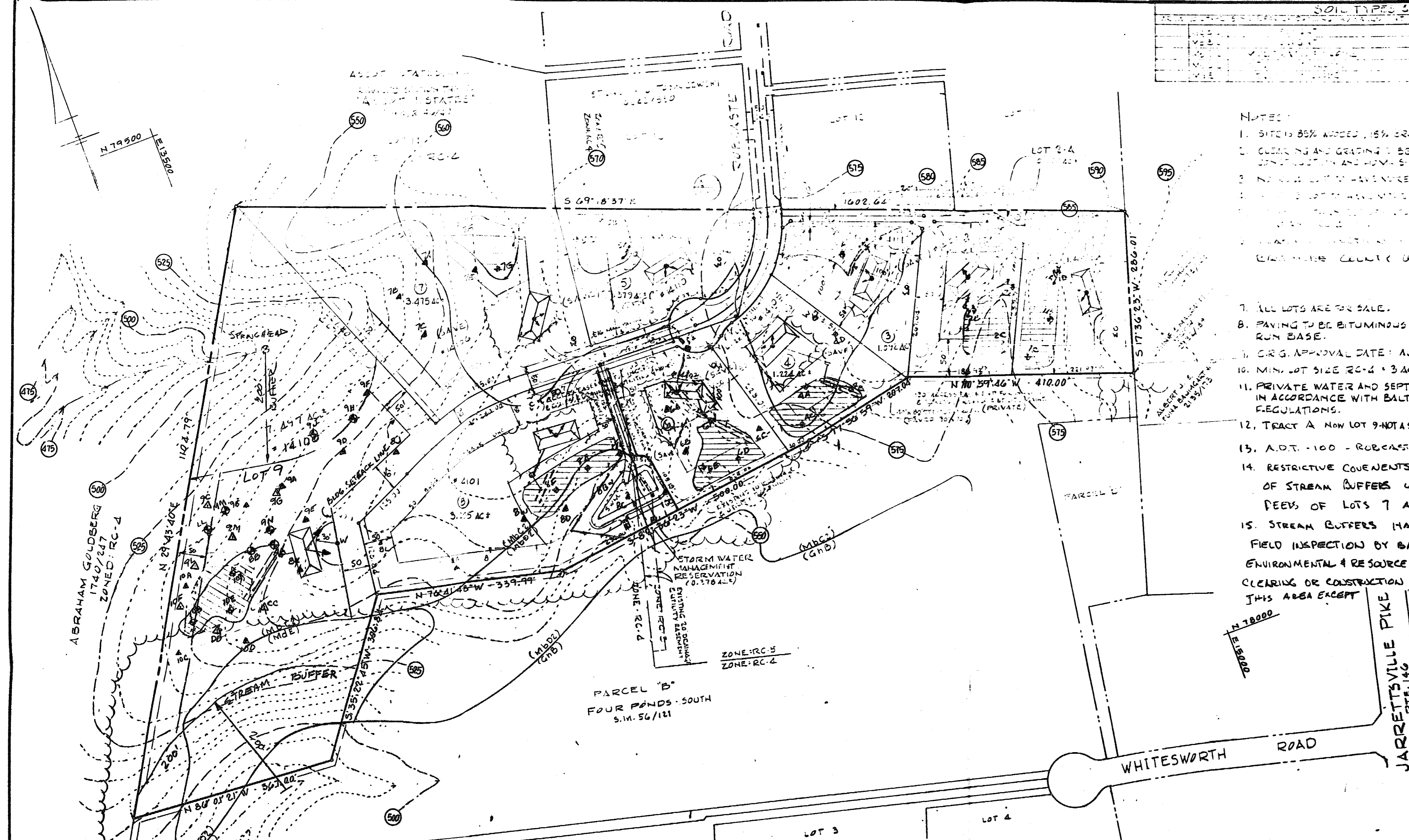
ADDRESS

RONALD W. DIEDEMAN

14100 ROBCASTE RD. 21131

JEROME I. REBOLD

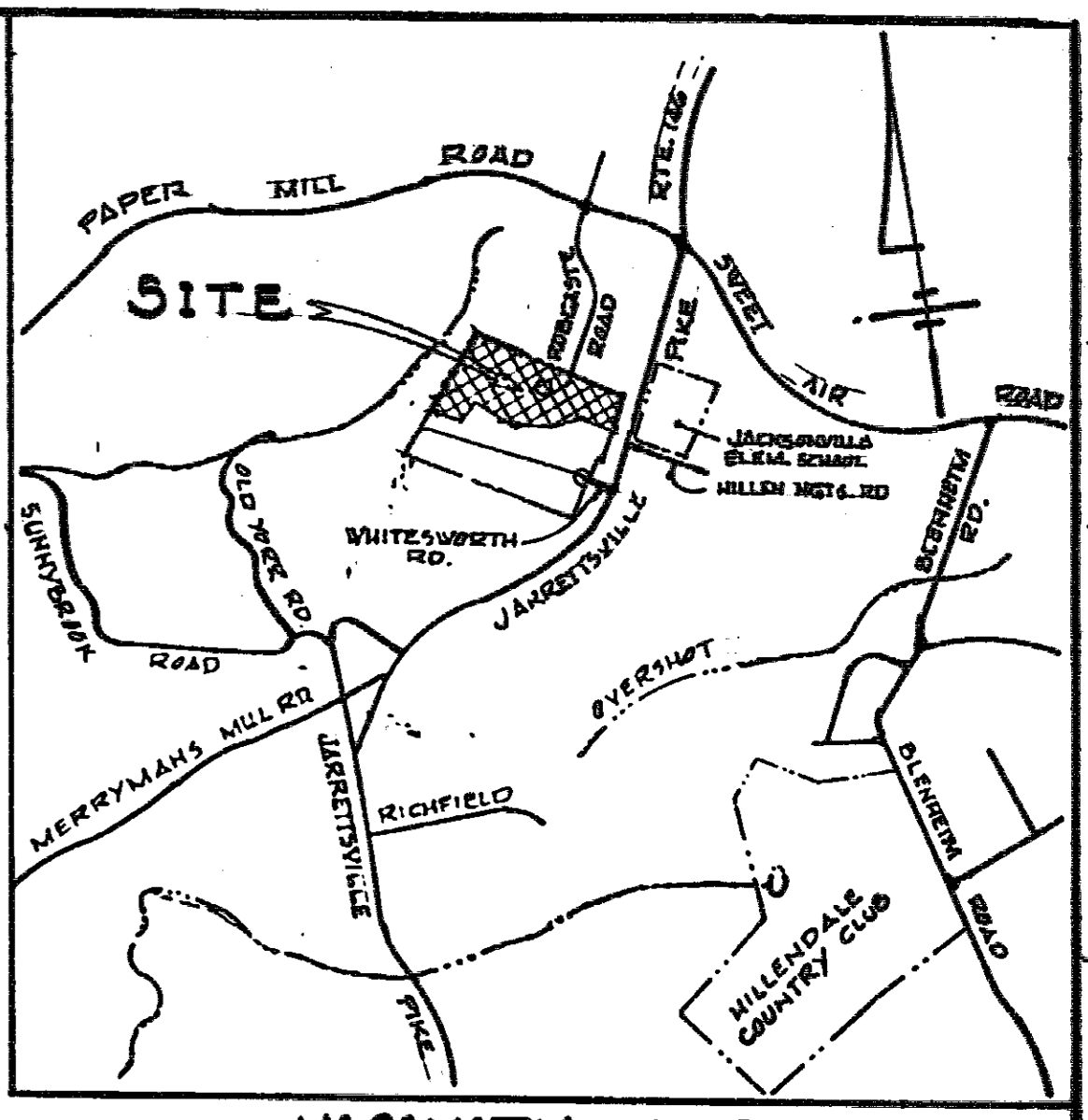
POB 9747 TOWSON 21204



SOIL TYPES & LIMITS

SOIL TYPE	AREA (ACRES)
...	...

- NOTES:**
1. SITE IS 85% WOODS, 15% OPEN
 2. CLEARING AND GRADING TO BE LIMITED TO AREA FOR ROAD AND UTILITIES AND HOME SITES.
 3. NO NEW LOTS TO BE LARGER THAN 20 ACRES UNLESS OTHERWISE SPECIFIED.
 4. ALL LOTS TO BE 1/4 ACRES OR MORE UNLESS OTHERWISE SPECIFIED.
 5. ALL LOTS TO BE 1/4 ACRES OR MORE UNLESS OTHERWISE SPECIFIED.
 6. ALL LOTS TO BE 1/4 ACRES OR MORE UNLESS OTHERWISE SPECIFIED.
 7. ALL LOTS ARE FOR SALE.
 8. PAVING TO BE BITUMINOUS CONCRETE SURFACE AND CUSHION RUN BASE.
 9. C.R.G. APPROVAL DATE: AUGUST 20, 1957.
 10. MIN. LOT SIZE RC-4 = 3 ACRES, MIN. METRAL = 300'.
 11. PRIVATE WATER AND SEPTIC SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH BALTIMORE COUNTY HEALTH DEPT. REGULATIONS.
 12. TRACT A NOW LOT 9-NOT A SUBDIVIDED LOT.
 13. A.D.T. - 100 - ROBCASTLE ROAD.
 14. RESTRICTIVE COVENANTS GOVERNING THE USE OF STREAM BUFFERS WILL BE INCLUDED IN THE DEEDS OF LOTS 7 AND 9.
 15. STREAM BUFFERS HAVE BEEN DETERMINED FROM FIELD INSPECTION BY BALTIMORE COUNTY DEPT. OF ENVIRONMENTAL & RESOURCE MANAGEMENT. NO GRADING, CLEARING OR CONSTRUCTION WILL BE CONDUCTED IN THIS AREA EXCEPT AS PERMITTED BY BALTO. CO. D.E.P.R.M.



PARCEL C TABULATION:
 TOTAL GROSS AREA: 23.286 ACRES*
 TOTAL NET AREA: 22.204 ACRES*
 TOTAL PLANNED LOTS: 9 (SEE DENSITY PLAT S.M. 56/50)
 TOTAL PROPOSED LOTS: 9

TABULATION:

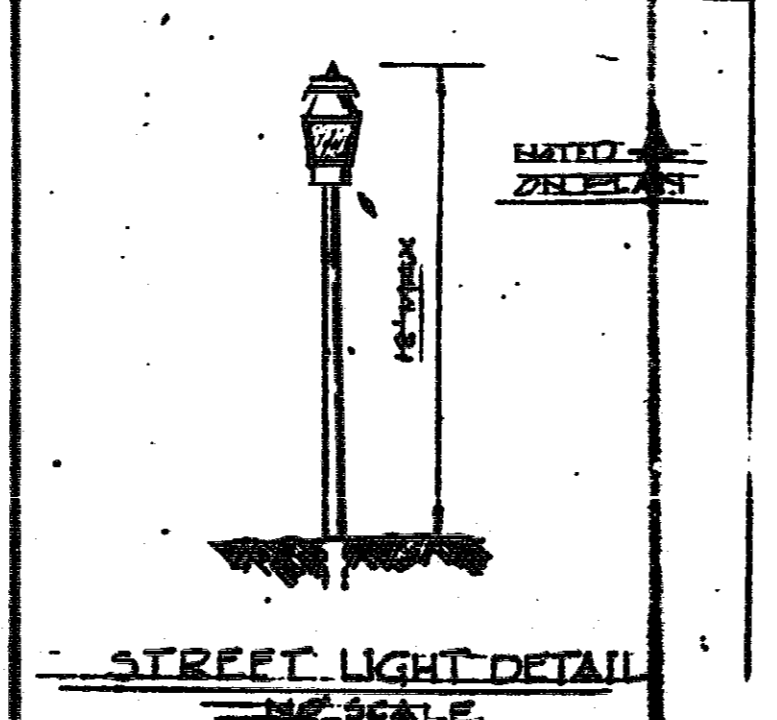
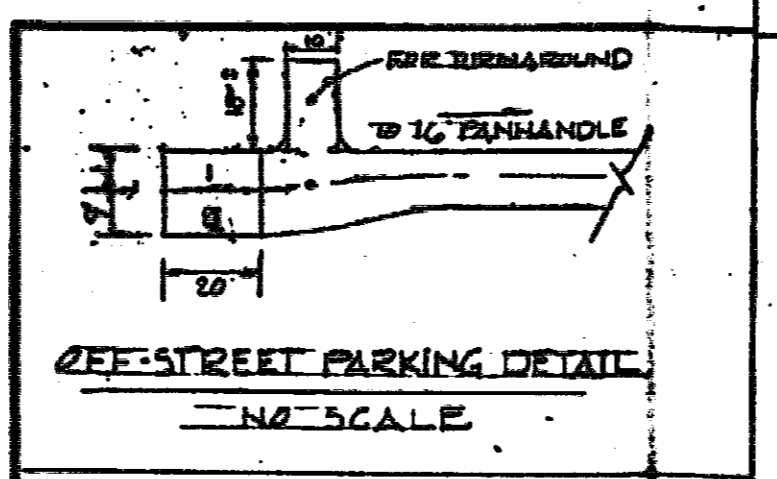
EXISTING ZONING - RC 4 & RC 5	
RC-4 - GROSS AREA: 14.387 ACRES*	
NET AREA: 14.282 ACRES*	
LOTS PERMITTED: 2 x 14.387 = 2.87	
LOTS PROPOSED: 2 + TRACT A	
RC-5 - GROSS AREA: 7.957 ACRES*	
NET AREA: 7.922 ACRES*	
LOTS PERMITTED: .667 x 7.957 ACRES* = 5.31	
LOTS PROPOSED: 6	
SEC DENSITY PLAT - S.M. 56/50	
TOTAL DENSITY TABULATION:	
TOTAL ACREAGE TRACT: 58.182 ACRES*	
TOTAL RC-4 ACREAGE: 41.61 ACRES*	
TOTAL RC-5 ACREAGE: 16.57 ACRES*	
DWELLING UNITS PERMITTED:	
RC-4: 41.61 x 0.2 = 8.32 DWELLING UNITS	
RC-5: 16.57 x .667 = 11.05 DWELLING UNITS	
TOTAL: 19.37 DWELLING UNITS	

DWELLING UNITS PROPOSED	RC-4	RC-5
PARCEL A: 4 DWELLING UNITS	4	
PARCEL B: 2		2
PARCEL C: 9	3	6
PARCEL D: 2		2
TOTAL: 18 DWELLING UNITS	7	9

- REASON FOR 1ST AMENDMENT**
1. TO ADD STORM WATER MANAGEMENT. RESERVATION IN LOT B WITH ACCESS DR.
 2. TO REVISE BUILDING ENVELOPE TO LOTS 6 & 8.
 3. REVISE LOT LINE BETWEEN LOTS 6 & 8.
 4. NO LOTS SOLD WITHIN 300'.

- REASON FOR 2ND AMENDMENT**
1. TO RELOCATE PANHANDLE TO LOTS 1 & 2 TO THE NORTH.
 2. REVISE LOT AREAS OF LOTS 1, 2 & 3.
 3. NO LOTS SOLD WITHIN 300'.

- LEGEND:**
- PROPERTY OUTLINE
 - EXISTING CONTOURS
 - PROPOSED GRADES
 - SOILS LIMITATIONS
 - TRASH PADS
 - STREET LIGHT
 - BUILDING ENVELOPE & DIR.
 - SEPTIC AREA
 - WELL AREA
 - PERMITS
 - EXIST. TESTS
 - EXIST. WELL
 - DIR. HOLE



ACCESSORY STRUCTURE NOTE:

1. ENVELOPES SHOWN IN THIS PLAN ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTIONS 400 AND 501 OF THE BALTIMORE COUNTY ZONING REGULATIONS. SUBJECT TO COVENANTS AND RESTRICTIONS PERTAINING TO ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS.

C.R.G. PLAN NOTE:

THIS DEVELOPMENT PLAN COMPLIES WITH THE C.R.G. PLAN AND ALL C.R.G. COMMENTS.

LANDSCAPE PLAN NOTE:

A LANDSCAPE PLAN MUST BE APPROVED BY THE OFFICE OF PLANNING PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

ZONING COMMISSIONER'S NOTE:

THIS DEVELOPMENT PLAN IS APPROVED BY THE ZONING COMMISSIONER BASED ON HIS INTERPRETATIONS OF THE ZONING REGULATIONS. THAT IT COMPLIES WITH PRESENT POLICY REGULATIONS AND BULK CONTROLS AS THEY ARE ENUNCIATED IN THE REGULATIONS. ANY PART OR PARTS OF THIS TRACT THAT HAVE BEEN UTILIZED FOR DENSITY TO SUPPORT GRADINGS SHALL THEREON SHALL NOT BE FURTHER DIVIDED FOR RESIDENTIAL DEVELOPMENT. ALL FUTURE GRADINGS ARE ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN.

OFFICE OF PLANNING AND ZONING

APPROVED BY:

DIRECTOR OF PLANNING	DATE
ZONING COMMISSIONER	DATE

REASON FOR 3RD AMENDMENT-10-2-89

1. TO REVISE TRACT A TO LOT 9
2. NO LOTS SOLD WITHIN 300' OF THE CURB
3. AS APPROVED PER DENSITY PLAT OF 56/50.

3RD AMENDED

FINAL DEVELOPMENT PLAN

FOUR PONDS-NORTH

PHASE II

PARCEL C

ELECTION DISTRICT

BALTIMORE COUNTY, MD

DATE: _____

OWNER & DEVELOPER

GAYLORD BROOKS REALTY Co.

P.O. BOX 193 PAPER MILL ROAD

PHOENIX, MARYLAND 21151

682-4000

GW'S

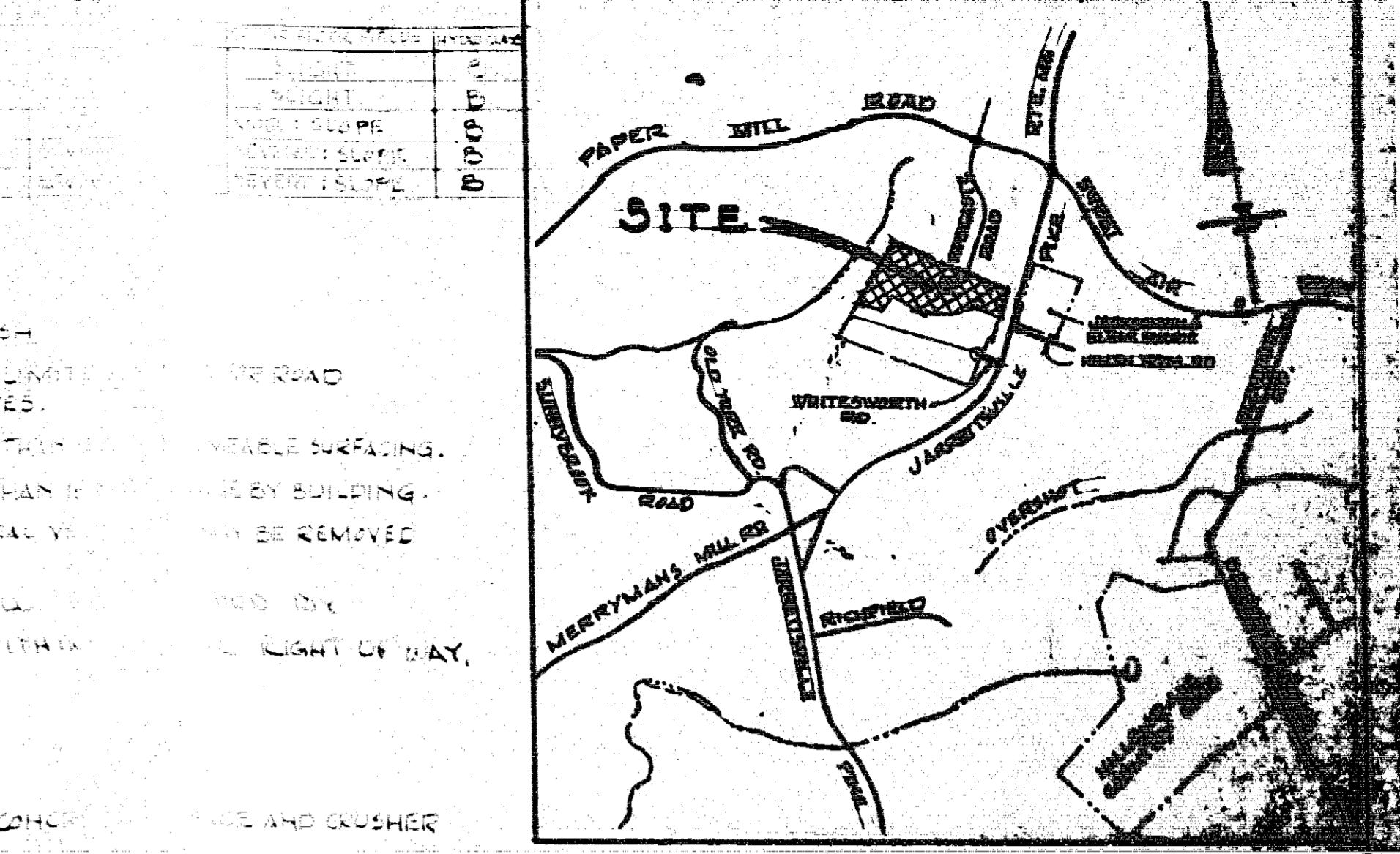
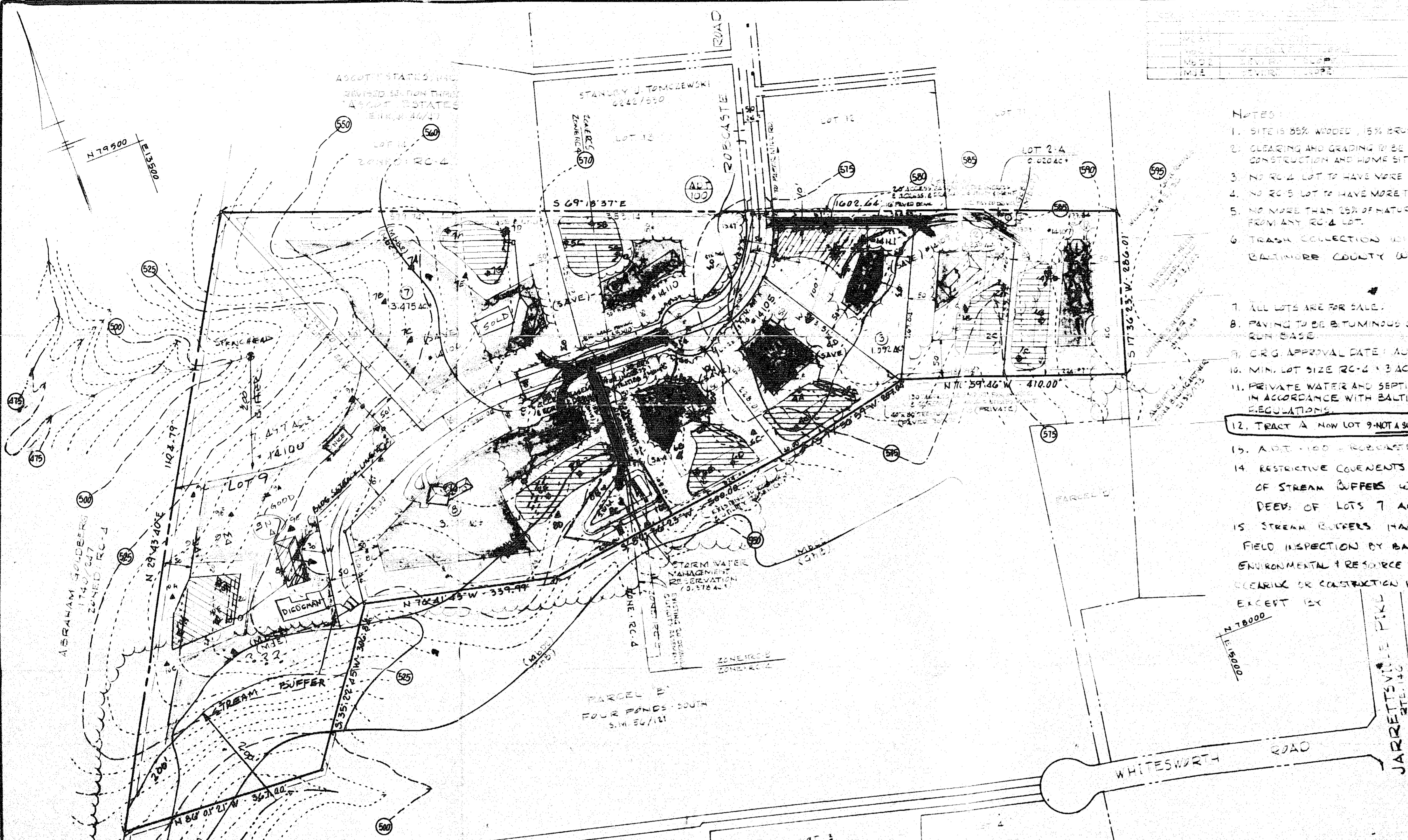
GEORGE WILLIAM STEPHENS, JR.

AND ASSOCIATES, INC.

CAL. ENGINEERING & ARCHITECTURE

1000 W. 10TH ST. SUITE 100

LOS ANGELES, CALIF. 90024



VICINITY MAP
SCALE 1" = 1000'

- NOTES:
1. SITE IS 85% WOODED, 15% BRUSH.
 2. CLEARING AND GRADING TO BE LIMITED TO CONSTRUCTION AND HOME SITES.
 3. NO ROAD LOT TO HAVE MORE THAN ONE BUILDING.
 4. NO ROAD LOT TO HAVE MORE THAN ONE DRIVEWAY.
 5. NO MORE THAN 25% OF NATURAL VEGETATION TO BE REMOVED FROM ANY ROAD LOT.
 6. TRASH COLLECTION SHALL BE IN ACCORDANCE WITH BALTIMORE COUNTY WASTE MANAGEMENT REGULATIONS.
 7. ALL LOTS ARE FOR SALE.
 8. PAVING TO BE BITUMINOUS CONCRETE ON DRIVEWAYS AND CRUSHER RUN BASE.
 9. ORIG. APPROVAL DATE: AUGUST 1980.
 10. MIN. LOT SIZE RC-4 = 3 ACRES.
 11. PRIVATE WATER AND SEPTIC SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH BALTIMORE COUNTY REGULATIONS.
 12. TRACT A - NOW LOT 9 - NOT A SUBDIVISION.
 13. A 10' x 100' BUFFER SHALL BE MAINTAINED ALONG THE USE OF STREAM BUFFERS WILL BE MAINTAINED FROM DEEPS OF LOTS 7 AND 9.
 14. RESTRICTIVE COVENANTS GOVERNING THE USE OF LOTS 7 AND 9 SHALL REMAIN FROM THE DATE OF THE ORIGINAL DEEDS TO THE BALTIMORE COUNTY DEPT. OF ENVIRONMENTAL & RESOURCE MANAGEMENT. NO GRADING, CLEARING OR CONSTRUCTION PERMITTED IN THIS AREA EXCEPT AS SHOWN ON THE PLAN (SEE DENSITY PLAT 5M-50/80).

PARCEL C TABULATION:
TOTAL GROSS AREA: 23.286 ACRES
TOTAL NET AREA: 22.204 ACRES
TOTAL PERMITTED LOTS: 12 (SEE DENSITY PLAT 5M-50/80)
TOTAL PROPOSED LOTS: 9

TABULATION:
EXISTING ZONING - RC-4 & RC-5
RC-4: GROSS AREA: 14.387 ACRES
NET AREA: 14.292 ACRES
LOTS PERMITTED: 12 x 4.387 = 2.87
LOTS PROPOSED: 2 x TRACT A
RC-5: GROSS AREA: 7.957 ACRES
NET AREA: 7.922 ACRES
LOTS PERMITTED: 1.607 x 7.957 ACRES = 8.91
LOTS PROPOSED: 6
SEE DENSITY PLAT 5M-50/80

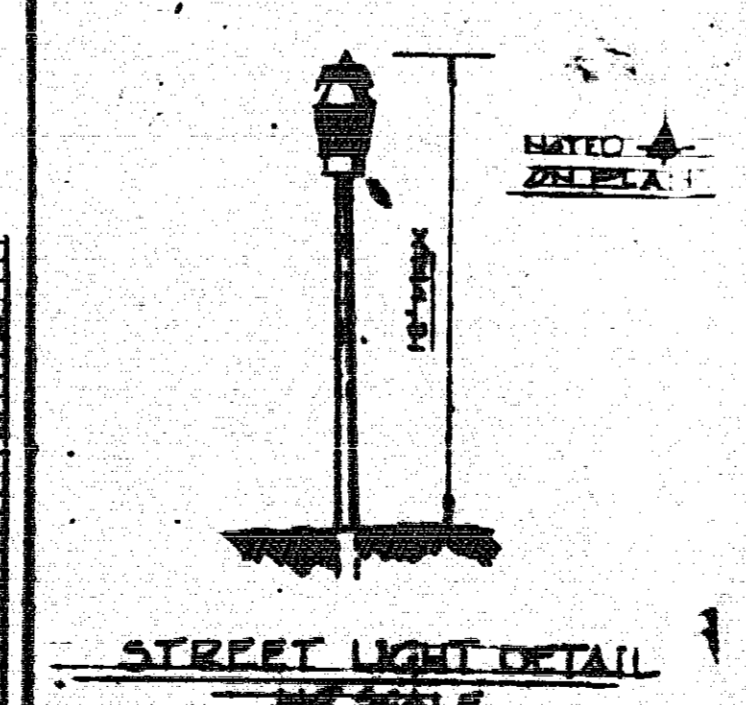
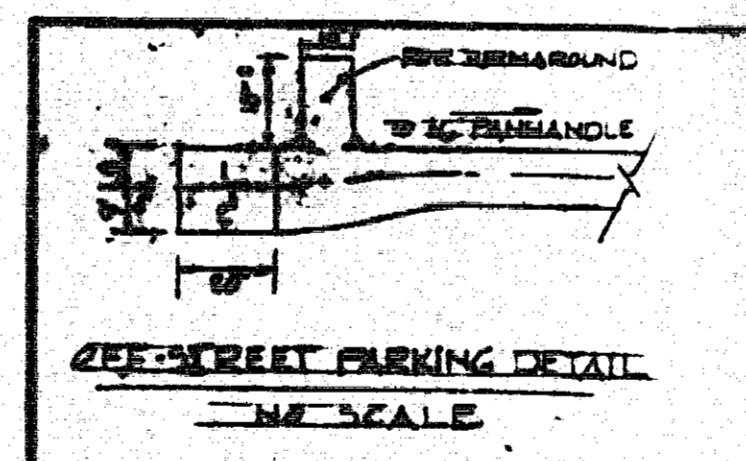
TOTAL DENSITY TABULATION:
TOTAL ACREAGE TRACT: 58.182 ACRES
TOTAL RC-4 ACREAGE: 41.61 ACRES
TOTAL RC-5 ACREAGE: 16.57 ACRES
DWELLING UNITS PERMITTED:
RC-4: 41.61 x 0.2 = 8.32 DWELLING UNITS
RC-5: 16.57 x 0.67 = 11.05 DWELLING UNITS
TOTAL: 19.37 DWELLING UNITS

DWELLING UNITS PERMITTED	REMARKS
PARCEL A: 4 DWELLING UNITS	
PARCEL B: 2	
PARCEL C: 9	
PARCEL D: 4	
TOTAL: 19 DWELLING UNITS	

- REASON FOR AMENDMENT:
1. TO ADD WATER MANAGEMENT RESERVATION IN LOT #8 WITH ACCESS DRIVING ENVELOPE TO LOTS #4 & 8.
 2. TO REVISE BUILDING ENVELOPE BETWEEN LOTS #4 & 8.
 3. NO LOTS SOLD WITHIN 300'.

- REASON FOR AMENDMENT:
1. TO RELOCATE PERMANENT STREAM BUFFER TO THE NORTH.
 2. TO REVISE LOT AREA OF LOTS #4 & 8.
 3. NO LOTS SOLD WITHIN 300'.

LEGEND:
PROPERTY OUTLINE
EXISTING CONTOURS
PROPOSED GRADES
SOILS LIMITATIONS
TRASH PADS
STREET LIGHT
BUILDING ENVELOPE (DIR.)
SEPTIC AREA
WELL AREA
PERC TESTS
FAILED TESTS



LOT # & HOUSE #	LOT OWNER
3	
#1411	GAYLORD BROOKS REALTY CO.
4	
#14105	PRUIT SIMPSON PLAN
5	
#14110	
6	
#14103	
7	
#14106	
8	
#14101	

ACCESSORY STRUCTURES:
1. ENVELOPE SHOWN OF ALL PRINCIPAL BUILDINGS, STRUCTURES, FENCES MAY BE CONSTRUCTED MUST COMPLY WITH BALTIMORE COUNTY REGULATIONS. (SUBJECT TO COVENANTS.)
2. ACCESSORY STRUCTURES INTO YARD CANNOT BE HYDRIC SOILS.

ZONING COMMISSION NOTE:
THIS DEVELOPMENT PLAN IS APPROVED BY THE ZONING COMMISSION OF BALTIMORE COUNTY IN ACCORDANCE WITH THE ZONING REGULATIONS AND POLICY DESIGNATED IN THIS TRACT THAT HAS SUPPLEMENTED BY FURTHER DIVIDED, SUPPLEMENTAL DWELLINGS OR INDICATED PRESENTLY.

C.R.G. PLAN NOTE:
THIS DEVELOPMENT PLAN IS APPROVED BY THE ZONING COMMISSION OF BALTIMORE COUNTY IN ACCORDANCE WITH THE ZONING REGULATIONS AND POLICY DESIGNATED IN THIS TRACT THAT HAS SUPPLEMENTED BY FURTHER DIVIDED, SUPPLEMENTAL DWELLINGS OR INDICATED PRESENTLY.

LANDSCAPE PLAN NOTE:
A LANDSCAPE PLAN MUST BE SUBMITTED TO THE OFFICE OF PLANNING AND ZONING IN CONNECTION WITH THE ISSUANCE OF A BUILDING PERMIT.

OFFICE OF PLANNING AND ZONING
APPROVED BY:
DIRECTOR OF PLANNING
ZONING COMMISSION

REASON FOR 3RD AMENDMENT:
1. TO CHANGE TRACT A TO LOT 9
2. TO REVISE BACKGROUND

3RD AMENDED
FINAL DEVELOPMENT PLAN
FOUR PONDS NORTH 3
PHASE II
ELECTRIC DISTRICT
BALTIMORE COUNTY

95-315-SPH

OWNER & DEVELOPER:
GAYLORD BROOKS REALTY CO.
P.O. BOX 193 WAPERS MILL RD.
PUNY, MARYLAND 20851

DATE	DESCRIPTION
10-2-84	3RD AMENDED
12-28-84	FINAL PLAN
1-11-85	1ST AMENDED
1-11-85	2ND AMENDED
1-11-85	3RD AMENDED

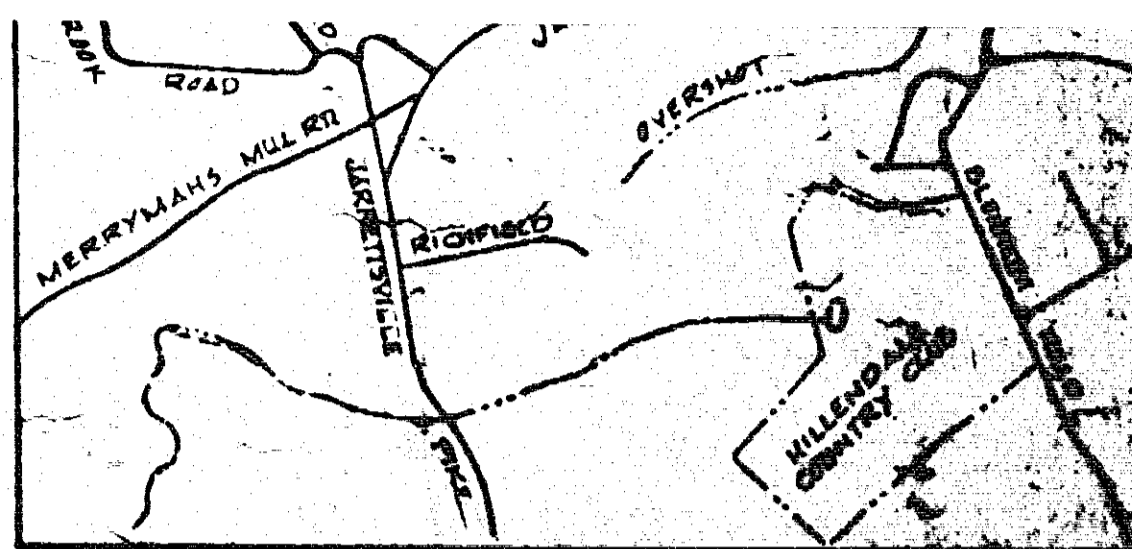


SOIL TYPES & LIMITATIONS	
1. S1	SHALLOWS
2. S2	SHALLOWS
3. S3	SHALLOWS
4. S4	SHALLOWS
5. S5	SHALLOWS
6. S6	SHALLOWS
7. S7	SHALLOWS
8. S8	SHALLOWS
9. S9	SHALLOWS
10. S10	SHALLOWS
11. S11	SHALLOWS
12. S12	SHALLOWS
13. S13	SHALLOWS
14. S14	SHALLOWS
15. S15	SHALLOWS
16. S16	SHALLOWS
17. S17	SHALLOWS
18. S18	SHALLOWS
19. S19	SHALLOWS
20. S20	SHALLOWS

PLAN TO ACCOMPANY SPECIAL HEARING

Property of
 Ronald W. and Joan C. Diedeman, 14100 Robcaste Rd, Phoenix, MD
 and
 Jerome I. Rebold, P O Box 9747, Towson, MD 21284

Zoning history: see 56/80, Overall Density Plat for Sandler Property
 This plan approved by the DRC 19 Sep 94.



VICINITY MAP
 SCALE 1" = 1000'

PARCEL C TABULATION:
 TOTAL GROSS AREA: 23.286 ACRES
 TOTAL NET AREA: 22.206 ACRES
 TOTAL PERMITTED LOTS: 2 (SEE DENSITY PLAT 5M 56/80)
 TOTAL PROPOSED LOTS: 9

TABULATION:
 EXISTING ZONING - RC 4 & RC 5
 RC-4 - GROSS AREA: 14.387 ACRES
 NET AREA: 14.282 ACRES
 LOTS PERMITTED: 2 x 12,287 = 2.87
 LOTS PROPOSED: 2 - TRACT 2

RC-5 - GROSS AREA: 7.997 ACRES
 NET AREA: 7.922 ACRES
 LOTS PERMITTED: 6 LOTS 7.922 ACRES
 LOTS PROPOSED: 6
 SEE DENSITY PLAT 5M 56/80

TOTAL DENSITY TABULATION:
 TOTAL ACREAGE TRACT: 58.182 ACRES
 TOTAL RC-4 ACREAGE: 41.61 ACRES
 TOTAL RC-5 ACREAGE: 16.57 ACRES

DWELLING UNITS PERMITTED:
 RC-4: 41.61 x 0.2 = 8.32 DWELLING UNITS
 RC-5: 16.57 x 0.67 = 11.09 DWELLING UNITS
 TOTAL: 19.41 DWELLING UNITS

DWELLING UNITS PROPOSED	
PARCEL A	4 DWELLING UNITS
PARCEL B	2
PARCEL C	10
PARCEL D	1
TOTAL	17 DWELLING UNITS

- REASON FOR 1ST AMENDMENT
1. TO ADD STORM WATER MANAGEMENT RESERVATION IN LOT # B WITH ACCESS DR.
 2. TO REVISE BUILDING ENVELOPE TO LOTS # 6 & 8.
 3. REVISE LOT # 6 BETWEEN LOTS # 6 & 8.
 4. NO LOTS SOLD WITHIN 300'.

- REASON FOR 2ND AMENDMENT
1. TO RELOCATE PANNHOLE TO LOTS 12 TO THE NORTH
 2. REVISE LOT AREAS OF LOTS 1, 2 & 3.
 3. NO LOTS SOLD WITHIN 300'.

- REASON FOR 4TH AMENDMENT 10/25/94
1. SUBDIVIDE LOT 9 INTO 2 LOTS, CREATING LOT 13.
 2. CREATE IN-FEE STRIP OFF ROBCASTE RD. FOR ACCESS TO OFF-SITE LOT CREATED BY MINOR SUBDIVISION.

LOT #	HOUSE #	NAME	SIGNATURE
8	19101	MARINELLO	<i>Robert Marinello 11/30/94</i>
7	14186	MILANI	
6	14103	CREMEN	<i>Michael + Jean Cremen</i>
5	14110	HANNAN	<i>John Hannan</i>
4	14105	DAVIS	<i>William Davis</i>
3	14111	MORITZ	<i>John Moritz</i>
2	14109	BUTLER	<i>William Butler</i>
1	14107	HOLTON	<i>Willie Holton 12/31/94</i>

APPROVED BY THE DRC 19 SEP 94

ACCESSORY STRUCTURE NOTES

1. ENVELOPES SHOWN ARE FOR THE LOCATION OF ALL PERMITTED BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PRODUCTIONS INTO YARDS MAY BE CONSTRUCTED WITHIN THE ENVELOPE BUT MUST COMPLY WITH SECTION 420 AND 501 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COUNTY ZONING REGULATIONS AND ACCESSORY STRUCTURE, FENCES AND PRODUCTIONS INTO YARDS REGULATIONS AND ANY OTHER LAWS OR ORDINANCES).

ZADM DIRECTOR NOTE:

THIS DEVELOPMENT PLAN IS APPROVED BY THE DIRECTOR OF ZADM BASED ON HIS INTERPRETATIONS OF THE ZONING REGULATIONS. THAT IT COMPLIES WITH PRESENT POLICY DENSITY AND BULK CONTROLS AS THEY ARE ORIGINATED IN THE REGULATIONS. ANY PART OF PARCEL OF THIS TRACT THAT HAS BEEN IDENTIFIED AS A SUPPORTING DEVELOPMENT SHALL BE PERMITTED TO BE PLACED ON THE TRACT. SEE SECTION 420 OF THE BALTIMORE COUNTY ZONING REGULATIONS.

CRG PLAN NOTE:

THIS DEVELOPMENT PLAN COMPLIES WITH THE CRG PLAN AND ALL CRG COMMITMENTS.

LANDSCAPE PLAN NOTE:

A LANDSCAPE PLAN MUST BE APPROVED BY THE OFFICE OF PLANNING PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

95-315-SP/1

OFFICE OF PLANNING AND ZONING
 APPROVED BY:

DIRECTOR OF PLANNING

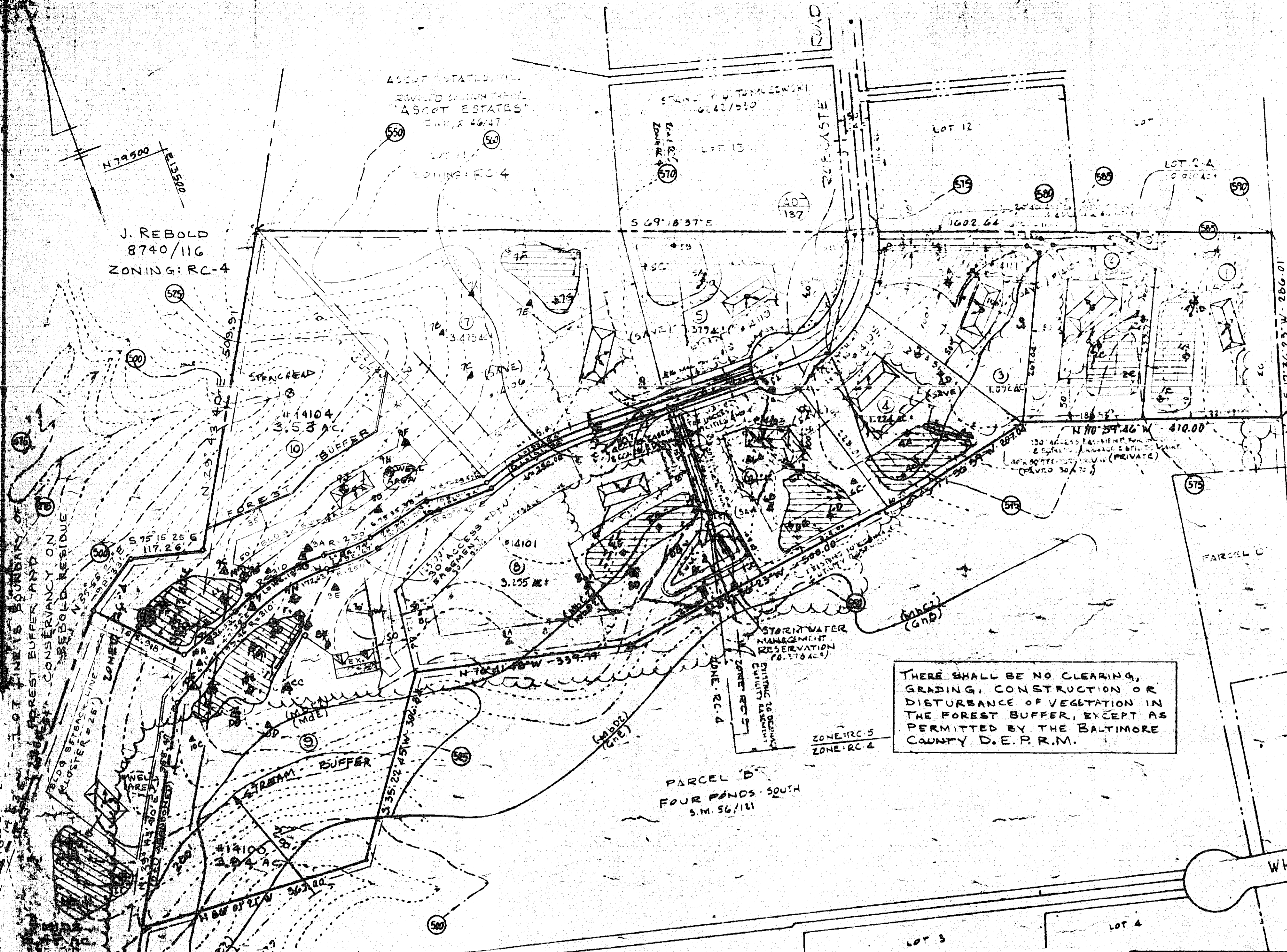
DIRECTOR OF ZADM

REASON FOR 3RD AMENDMENT 10/25/94

1. TO RELOCATE TRACT A TO LOT 9
2. NO LOTS SOLD WITHIN 300'
3. AS APPROVED PER DENSITY PLAT 5M 56/80

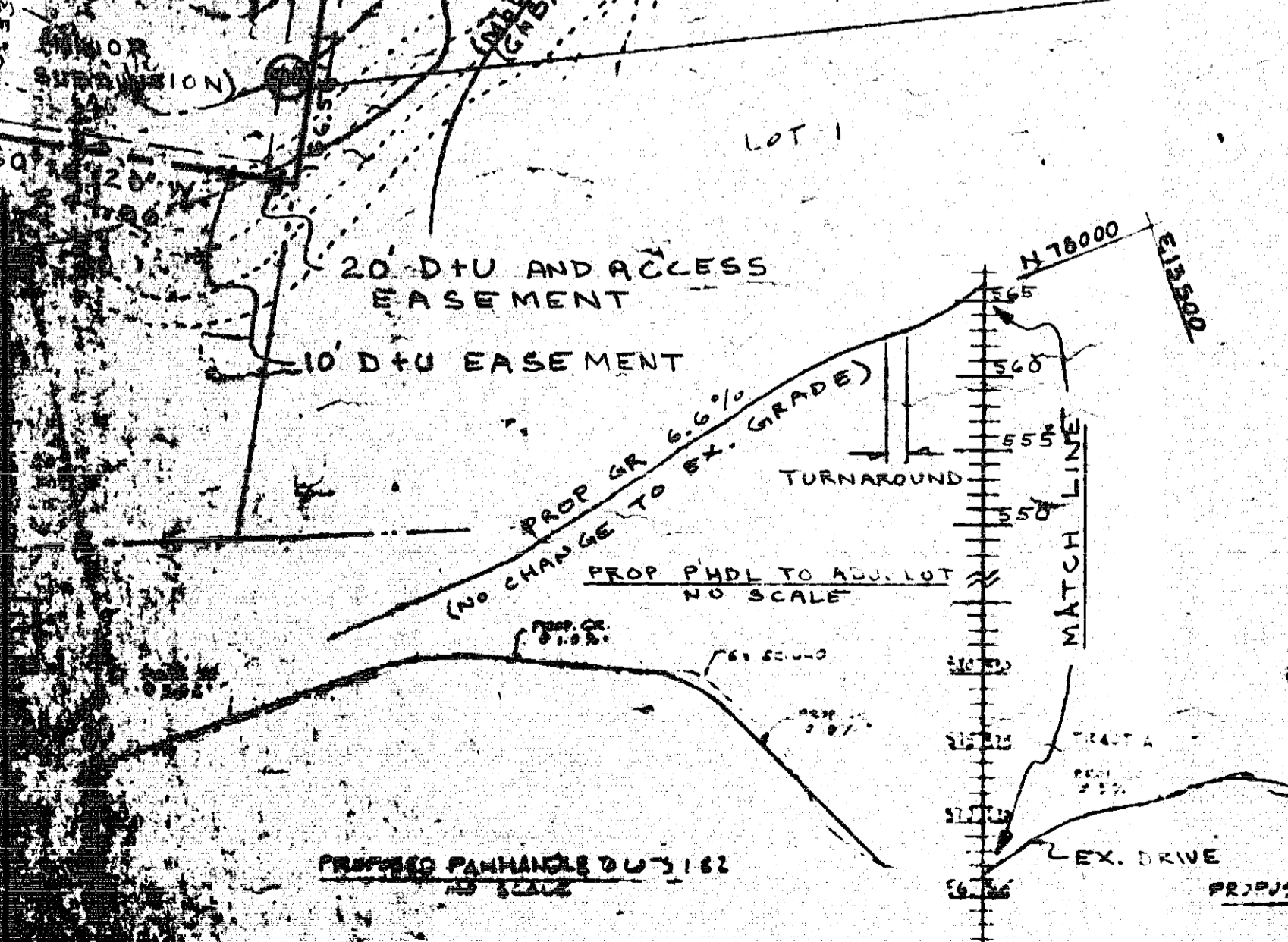
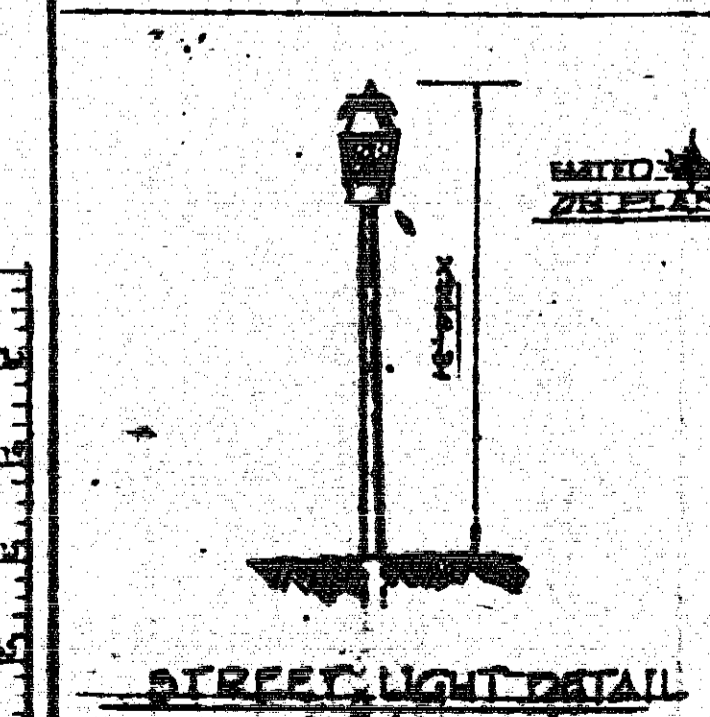
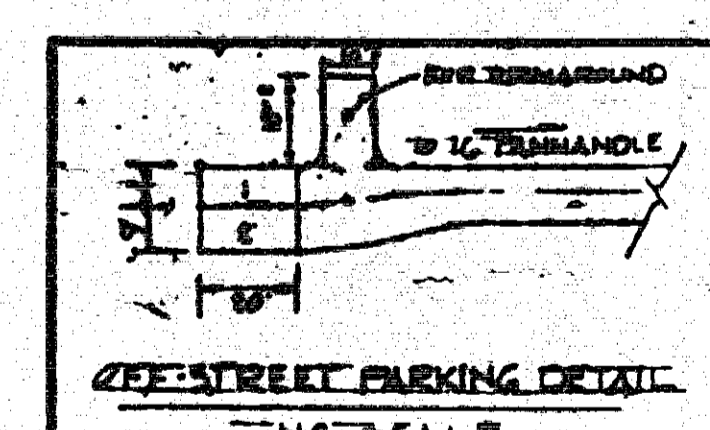
4TH AMENDED

PE EXHIBIT NO. 161



THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER, EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY D.E.P.R.M.

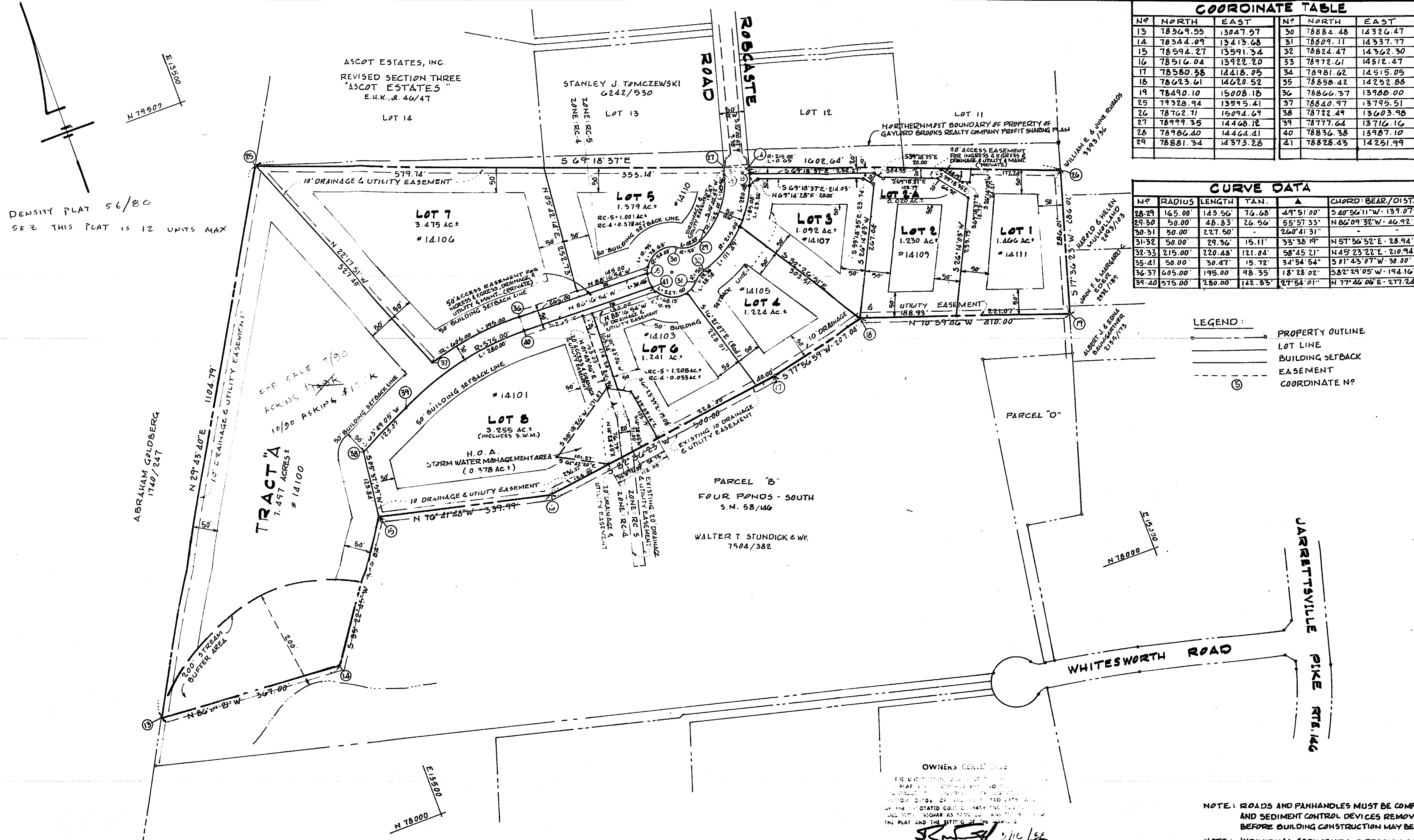
- LEGEND:
- PROPERTY OUTLINE
 - EXISTING CONTOURS
 - PROPOSED GRADES
 - SOILS LIMITATIONS
 - TRASH PADS
 - STREET LIGHT
 - BUILDING ENVELOPE (B.D.R.)
 - SEPTIC AREA
 - WELL AREA
 - PARC TESTS
 - FAILED TESTS
 - EXIST WELL
 - DRY HOLE



OWNERS + DEVELOPER, 4TH AMENDMENT: RONALD W. AND JOAN C. DIEDEMAN, 4100 ROBCASTE RD, PHOENIX, MD 21131; JEROME I. REBOLD, P O BOX 9747, TOWSON, MD 21284

OWNER & DEVELOPER: GAYLARD BROOKS REALTY CO., P O BOX 193, PAPER MILL ROAD, PHOENIX, MARYLAND 21131

FINAL DEVELOPMENT PLAN
 FOUR PONDS-NORTH
 PHASE II
 10 TH ELECTION DISTRICT

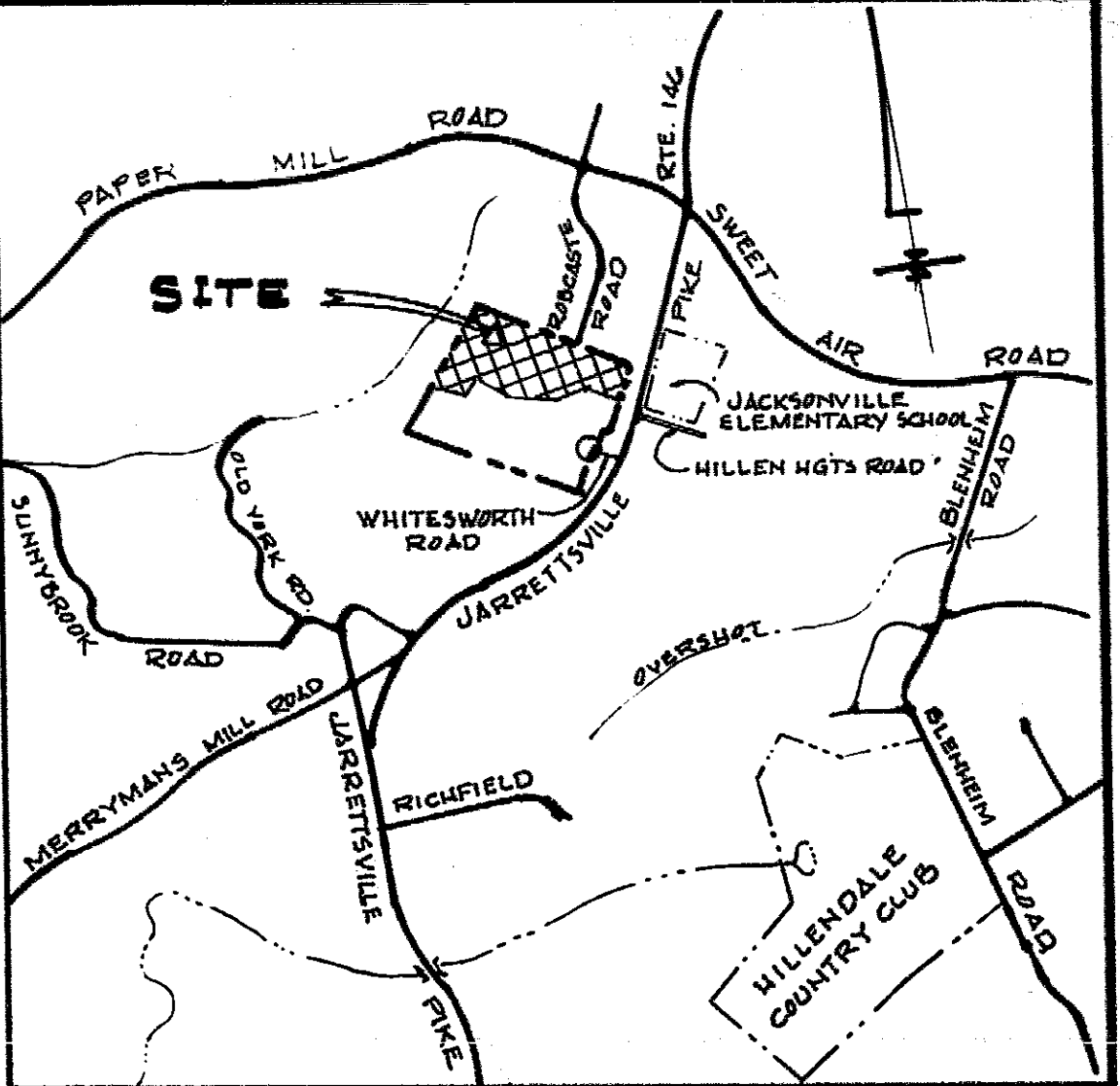


COORDINATE TABLE

Nº	NORTH	EAST	Nº	NORTH	EAST
13	78369.55	13047.97	30	78884.48	14326.47
14	78344.09	13413.68	31	78809.11	14337.77
15	78594.27	13591.34	32	78824.47	14362.30
16	78516.04	13922.20	33	78972.61	14512.47
17	78580.38	1418.05	34	78981.62	14515.05
18	78623.61	1460.52	35	78858.42	14252.88
19	78490.10	1508.18	36	78866.37	13988.00
25	79328.94	13595.41	37	78820.97	13795.51
26	78762.11	15094.69	38	78722.49	13603.98
27	78999.35	14468.12	39	78777.64	13716.16
28	78986.20	14464.41	40	78876.38	13987.10
29	78881.34	14373.28	41	78828.43	14251.99

CURVE DATA

Nº	RADIUS	LENGTH	TAN. Δ	CHORD BEAR/DIST.
28-29	165.00	143.56	76.68	54°56'11"W - 139.07'
29-30	50.00	48.83	26.56	55°57'33" N 86°09'32"W - 46.92'
30-31	50.00	22.75	15.11	26°04'31"
31-32	50.00	29.36	15.11	33°38'19" N 51°56'52"E - 28.94'
32-33	215.00	220.43	121.84	58°45'21" N 45°23'22"E - 210.94'
35-41	50.00	30.47	15.72	34°54'54" S 81°43'07"W - 30.00'
36-37	605.00	195.00	98.35	18°28'02" S 82°29'05"W - 194.16'
39-40	575.00	280.00	142.85	27°54'21" N 77°46'06"E - 277.24'



LEGEND:

- PROPERTY OUTLINE
- LOT LINE
- BUILDING SETBACK
- EASEMENT
- COORDINATE Nº

VICINITY MAP
SCALE: 1" = 2000'

TABULATION:

EXISTING ZONING: RC-4 & RC-5
 RC-4 - GROSS AREA: 14.387 AC.
 NET AREA: 14.282 AC.
 LOTS PERMITTED: 2 + 14.387 = 2.87
 LOTS PROPOSED: 2 + TRACT 'A'

RC-5 - GROSS AREA: 7.957 AC.
 NET AREA: 7.922 AC.
 LOTS PERMITTED: 6 + 7.957 = 5.31
 LOTS PROPOSED: 6
 (SEE DENSITY PLAT. SM 56/80)
 (ATTACHED)

DENSITY PLAT 56/80
SEE THIS PLAT IS 12 UNITS MAX

NOTE:

HIGHWAY AND HIGHWAY MEDIAN, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, AND SUBMITTED MANAGEMENT AREAS, AND NOTED FOR CONTROL, STORM WATERS, ARE RESERVED INTO THE OWNERS AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER HAS PERSONAL REPRESENTATIONS AND ASSURES THAT CONVEY USE AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST.

- NOTES:**
- THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE, OR OTHER PUBLIC AREA SHOWN ON THE PLAT; NOR DOES IT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
 - THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF BALTIMORE COUNTY BILL 56-82 (SECTION 22-68).
DATE OF C.R.G. APPROVAL: MAY 20, 1987.
 - ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING & ZONING AND THE DEPARTMENT OF PUBLIC WORKS.
 - THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
 - TRASH COLLECTION, SNOW REMOVAL & ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF PANHANDLE AND STREET.
 - THE DEVELOPER AGREES TO COMPLY WITH THE BEST MANAGEMENT PRACTICES.
 - DEVELOPMENT OF TRACT 'A' WILL REQUIRE ADDITIONAL STORM WATER MANAGEMENT MAINTENANCE OF THE STORM WATER MANAGEMENT FACILITY WILL BE BRIMBLE SHARED.

OWNER: TRACT 'A'

Bernard
OWNER
3300 WHITESWORTH ROAD
PHOENIX, MARYLAND 21131
DEED REF: 5893/041
DATE: 3/10/88
TAX ACCT. Nº 10-23-035190
TAX ACCT. Nº 10-16-000175

OWNER & DEVELOPER:
GAYLORD BROOKS REALTY COMPANY PROFIT SHARING PLAN
 P.O. BOX 193 PAPER MILL ROAD
 PHOENIX, MARYLAND 21131
 TELE. 667-0300
 DEED REF: 7774/130
 TAX ACCT. Nº 21-00-003912

NOTE: ROADS AND PANHANDLES MUST BE COMPLETED AND SEDIMENT CONTROL DEVICES REMOVED BEFORE BUILDING CONSTRUCTION MAY BEGIN.

NOTE: INDIVIDUAL SEDIMENT AND EROSION CONTROL PLANS FOR EACH LOT MUST BE APPROVED BY D.E.P.R.M. BEFORE THE BUILDING PERMIT MAY BE ISSUED.

Filed for record
 S.M. 60 - FOLIO 009
 Date: MAR 31 1988
 Clerk: *Signe*

FOUR PONDS-NORTH
 10 TH ELECTION DISTRICT
 BALTIMORE COUNTY, MARYLAND
 SCALE: 1" = 100'
 DATE: FEBRUARY 2, 1988

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 TOWSON, MARYLAND 21284
 BEL AIR, MARYLAND 21034

NOTE:

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRVERSE STATIONS:

X-11935 N 76658.12 E 14036.49
 X-11936 N 77430.23 E 15129.54

NOTE:

THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE USE THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE SOIL THEREOF IS RESERVED IN THE OWNERS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

OWNERS CERTIFICATE:

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODES OF MARYLAND, HAS BEEN COMPLIED WITH AS FAR AS SAME CONCERN THE DEED OF THIS PLAT AND THE SETTING OF THE MARKERS.

[Signature]
 OWNER: TRACT 'A'
 DATE: 3/10/88

SURVEYORS CERTIFICATE:

THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAYED OUT, AND THE PLAT THEREOF HAS BEEN PREPARED, IN ACCORDANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODES OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERN THE MARKING OF THE PLAT AND THE SETTING OF THE MARKERS.

[Signature]
 DATE: 3/10/88

APPROVED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

[Signature] 3-9-88
 DIRECTOR

APPROVED BY BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

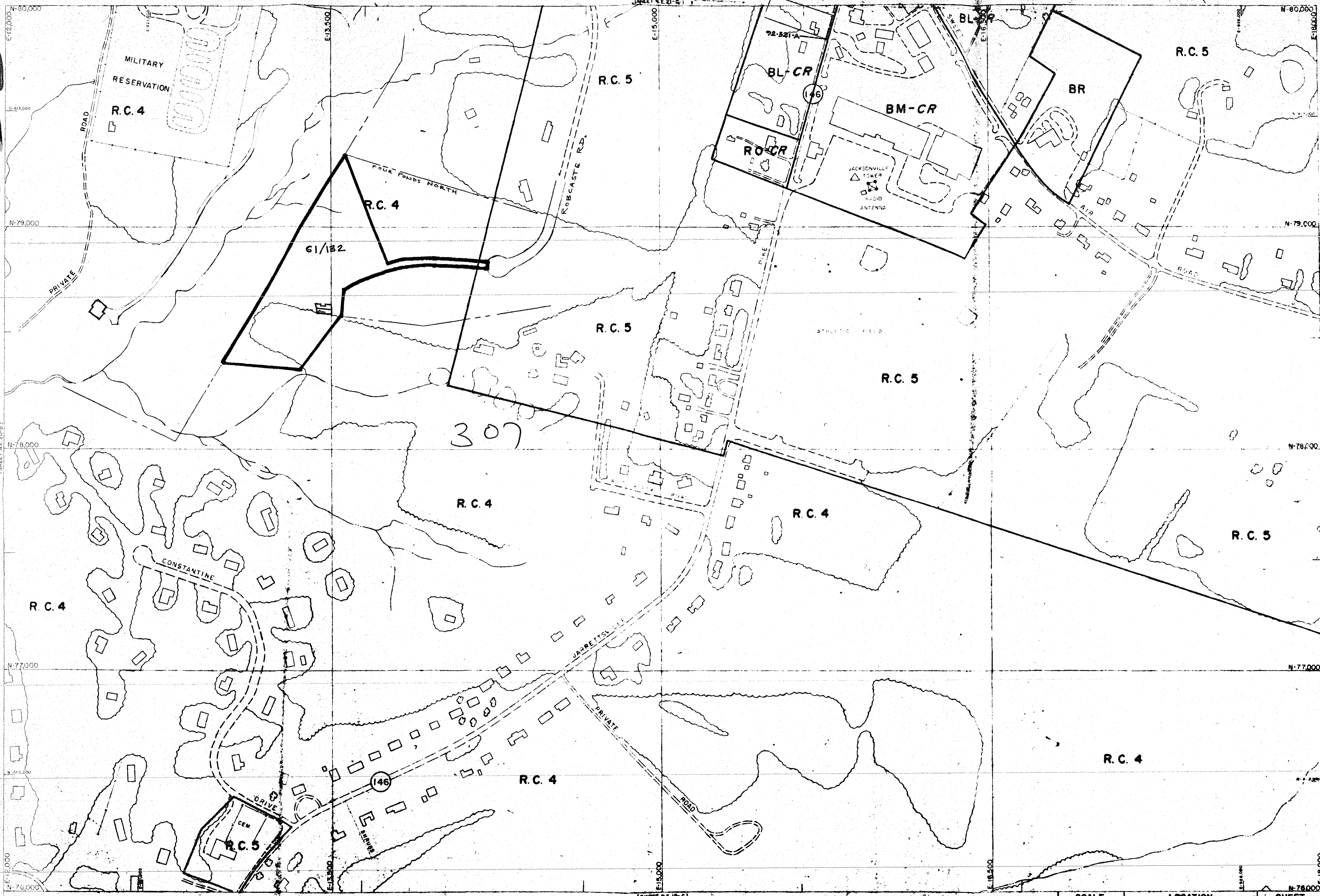
[Signature] 3/10/88
 SUPERVISOR OF PUBLIC WORKS

APPROVED BY DEPARTMENT OF PUBLIC WORKS

[Signature] 3/10/88
 SUPERVISOR OF PUBLIC WORKS

P.W.A. COMPLETED 10/8803
 FINAL PLAT CHECKED
 PLANNING
 102 ENGINEERING
 DRAWING NO. 5-112-2-159
 COMPUTED BY: S.M. CHECKED BY: S.M.
 DRAWING: G.Y. W.A. NO. 5-128

95-315-SPH



U-NW U-NE
EE-SW EE-NW

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
William C. Howard
Chairman, County Council

SCALE
1" = 200'
DATE
OF PHOTOGRAPHY
JANUARY 1986

LOCATION
SOUTH OF
JACKSONVILLE

SHEET
N.E.
20-C

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210