

IN RE: PETITION FOR SPECIAL HEARING
W/S Dover Road, 1300 ft. N
Of c/l Baublitz Road
Chestnut Woods
4th Election District
3rd Councilmanic District
Chestnut Woods, LLC
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-218-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the residential subdivision known as Chestnut Woods, located on the west side of Dover Road, 520 ft. N of Knox Avenue in the Worthington Valley community of northern Baltimore County. The Petition was filed by Chestnut Woods LLC, property owner. Special Hearing relief was requested to approve the First Amendment Final Development Plan for the subject subdivision. The amendment includes a lot line adjustment for lots 30 and 31, forest conservation easement adjustment for lot 12 and several other minimal refinements to the Final Development Plan. The subject property and requested relief are more particularly described on Petitioner's Exhibit Nos. 1A and 1B, the two page First Amended Final Development Plan of Chestnut Woods.

Appearing at the requisite public hearing held for this case was Dwight Little, an engineer from Duvall and Associates, Inc., the preparers of the plan. The Petitioner was represented by David Meadows, Esquire. William B. Payne, a property owner within the subdivision, appeared as an interested party. There were no Protestants present.

The subject property under consideration is a large tract, approximately 54 acres in area, zoned R.C.5. Previously, approval of the development of the property was granted by Baltimore County. The property is to be subdivided and developed as a single family residential community containing 49 units. In fact, the infrastructure has been installed and approximately 15 lots have been sold and developed.

At the hearing before me, Mr. Little indicated that subsequent to the approval of the subdivision, a final development plan was filed with the Zoning Office of Baltimore County

ORDER RECEIVED FOR FILING

Date

By

11/8/99
[Signature]

as required. Ultimately, a record plat was recorded among the Land Records of Baltimore County. Subsequently, it was discovered that there are several relatively minor differences between the record plat and final development plan. The most significant of these differences pertains to the lot line between lots 30 and 31 and the Forest Conservation Easement Area on lot 12. Essentially, an internal land swap is proposed for lot 12 to bring the FDP into compliance with the record plat, and an adjustment is proposed to the property line between lots 30 and 31. Moreover, it was indicated that the subdivision has been developed and sold in accordance with the information shown on the record plat.

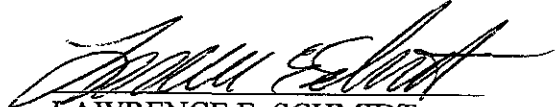
Based upon the testimony and evidence offered, I am persuaded to grant the Petition. It is appropriate to amend the FDP to conform to same with the record plat. Moreover, the changes are subtle and minor. Moreover, there are no adverse Zoning Plans Advisory Plans (ZAC) comments offered. A comment was received from the Department of Environmental Protection and Resource Management (DEPRM) advising of certain reservations by that agency regarding the Forest Conservation Easement Area on lot 12. Mr. Little indicated that he had a conference with DEPRM regarding this issue and that same could be resolved. As a condition precedent to the relief granted herein, I shall require that DEPRM approve any revision to the area of Forest Conservation Easement on lot 12. Moreover, the plan shall comply with all previously mandated regulations as they relate to environmental issues.

Pursuant to the advertisement, posting of the property and the public hearing on this Petition held, and for the reasons given above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 8th day of January 1999 that, pursuant to the Petition for Special Hearing, approval of that the First Amended Final Development Plan include a lot line adjustment for lots 30 and 31, and Forest Conservation Easement adjustment for lot 12, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired.

2. Any changes to the Forest Conservation Easement Area on lot 12 shall require approval from DEPRM.
3. The plan shall be subject to any and all other environmental regulations which were attached as a part of the development plan approval.


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

COPIES RECEIVED
11/19/99
M. Novak



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

January 8, 1999

David Meadows, Esquire
Moore, Carney, Ryan and Lattanzi, LLC
4111 E. Joppa Road
Baltimore, Maryland 21236

RE: Petition for Special Hearing
Case No. 99-218-SPH
Chestnut Woods LLC, Petitioner

Dear Mr. Meadows:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an Appeal, please feel free to contact our Appeals Clerk at AC-410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
Encl.
Copy
Mr. Dwight Little
W. Duvall and Associates, Inc.
530 E. Joppa Road
Towson, Maryland 21286





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at West Side of Dover Road,
520' North of Knox Avenue

which is presently zoned RC-5

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.

Special Hearing to approve the 1st. amended FDP; the amendment includes a lot line adjustment for lots 30 and 31 and Forest Conservation Easement adjustment for lot 12.

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.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

David Meadows

(Type or Print Name)

Signature

Moore, Carney, Ryan and Lattanzi, L.L.C.

4111 E. Joppa Road (410) 529-4600

Address Phone No.
Baltimore, MD 21236
City State Zipcode

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.

Legal Owner(s):

Chestnut Woods L.L.C.

c/o David E. Gonzales (Member)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

17 Glenberry Court (410) 785-9630

Address Phone No.

Phoenix MD 21131

City State Zipcode

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

Chuck Merritt

c/o W. Duvall & Associates, Inc.

Name

530 E. Joppa Road (410) 583-9571

Address Phone No.

Towson, MD 21286

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL ☒ OTHER

REVIEWED BY: JA DATE 11-24-98

99-218-SPA

218

W. DUVALL & ASSOCIATES, INC.

Engineers • Surveyors • Land Planners



530 East Joppa Road
Towson, Maryland 21286

Telephone: (410) 583-9571
Fax: (410) 583-1513

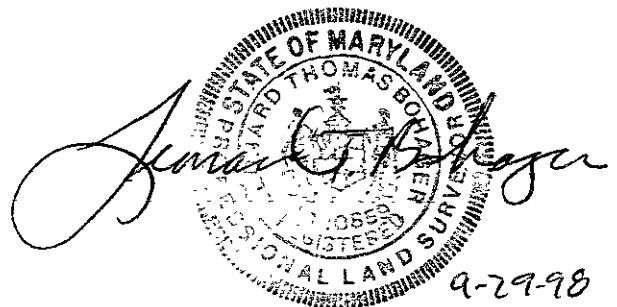
ZONING DESCRIPTION FOR "CHESTNUT WOODS" 4TH ELECTION DISTRICT OF BALTIMORE COUNTY, MARYLAND

Beginning at a point on the west side of Dover Road, proposed 50 feet wide, at the distance of 1300 feet northerly of the centerline of Baublitz Road, 60 feet wide, thence:

1. South 86 degrees 31 minutes 16 seconds West 909.38 feet; thence
2. South 80 degrees 18 minutes 24 seconds West 161.13 feet; thence
3. South 79 degrees 59 minutes 04 seconds West 566.19 feet; thence
4. South 02 degrees 35 minutes 27 seconds West 451.38 feet; thence
5. South 76 degrees 18 minutes 44 seconds West 568.77 feet; thence
6. North 88 degrees 41 minutes 16 seconds West 628.00 feet; thence
7. North 07 degrees 11 minutes 16 seconds West 354.00 feet; thence
8. South 79 degrees 59 minutes 03 seconds West 516.06 feet; thence
9. North 07 degrees 19 minutes 19 seconds West 1038.56 feet; thence
10. North 79 degrees 50 minutes 51 seconds East 928.20 feet; thence
11. South 88 degrees 49 minutes 28 seconds East 688.65 feet; thence
12. North 00 degrees 27 minutes 43 seconds East 484.73 feet; thence
13. North 80 degrees 49 minutes 56 seconds East 796.00 feet; thence
14. North 88 degrees 31 minutes 44 seconds East 660.00 feet; thence
15. South 07 degrees 33 minutes 16 seconds West 113.73 feet; thence
16. South 07 degrees 18 minutes 15 seconds West 136.27 feet; thence
17. South 79 degrees 28 minutes 36 seconds West 124.63 feet; thence
18. South 07 degrees 32 minutes 32 seconds West 205.75 feet; thence
19. South 86 degrees 37 minutes 21 seconds East 741.37 feet; thence
20. South 06 degrees 33 minutes 49 seconds West 299.80 feet; thence
21. South 07 degrees 29 minutes 02 seconds West 505.76 feet to the place of beginning.

218

Being known as "Chestnut Woods" as recorded in the Land Records of Baltimore County in Plat Book S.M. 69 folios 41 and 42.



99-218-SPH

BALTIMORE COUNTY, MAR AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

218
Form No. 053188

DATE 11-24-98 ACCOUNT R-001-6150
AMOUNT \$ 150.00

RECEIVED FROM: W. Pruvall & Associates, Inc.

FOR: Special Hearing filing fee - 31014 in
Chesnut not needed

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

Paid Receipt

PROFESS 681000 THE
11/24/1998 11/26/1998 11:19:17
PFT 0503 CASHIER PMS PFM DRAMER
P MISCELLANEOUS CASH RECEIPT
RECEIPT # 055650
CR NO. 009188

150.00 CHECK
BALTIMORE COUNTY, Maryland

99-218-SPH

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #99-218-SPH
W/S Dover Road, 1300' N of
centerline, Baubitz Road
(Chestnut Woods)
4th Election District
3rd Councilmanic District
Legal Owner(s):

Chestnut Woods, LLC
Special Hearing: to approve
the first amended FDP
Hearing: Monday, January 4,
1999 at 2:00 p.m., in Room
407, County Courts Bldg.,
401 Bayley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Call (410) 887-3353.
(2) For information concern-
ing the file and/or hearing,
Please Call (410) 887-3331.

12/169 Dec. 17 C279478

CERTIFICATE OF PUBLICATION

TOWSON, MD., 12/17, 1998

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 12/17, 1998.

THE JEFFERSONIAN,

A. Henriksen

LEGAL AD. - TOWSON

RE: PETITION FOR SPECIAL HEARING
Chestnut Woods, W/S Dover Road, 1300' N
of c/I Baublitz Road, 4th Election District,
3rd Councilmanic

Legal Owners: Chestnut Woods LLC

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-218-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 of 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
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of December, 1998, a copy of the foregoing Entry of Appearance was mailed to Dave Meadows, Esq., Moore, Carney, Ryan and Lattanzi, 4111 E. Joppa Road, Baltimore, MD 21236, attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

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

December 3, 1998

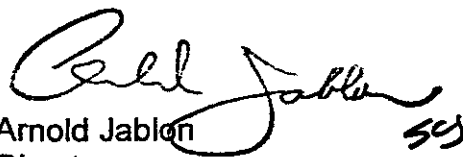
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W/S Dover Road, 1300' N of centerline Baublitz Road (Chestnut Woods)
4th Election District – 3rd Councilmanic District
Legal Owner: Chestnut Woods, LLC

Special Hearing to approve the first amended FDP.

HEARING: Monday, January 4, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue


Arnold Jablon
Director

c: David Meadows, Esquire
Chestnut Woods, LLC
W. Duvall & Associates, Inc.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 21, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
December 17, 1998 Issue – Jeffersonian

Please forward billing to:

David Gonzales 410-785-9630
c/o Chestnut Woods LLC
17 Glenberry Court
Phoenix, MD 21131

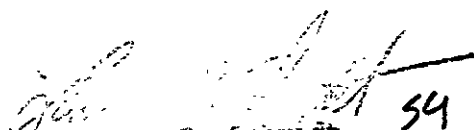
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W/S Dover Road, 1300' N of centerline Baublitz Road (Chestnut Woods)
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Special Hearing to approve the first amended FDP.

HEARING: Monday, January 4, 1999 at 2:00 p.m. in Room 407, County Courts
Building, 401 Bosley Avenue


Lawrence E. Schmidt 54

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS
PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL
410-887-3391.

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/neighbor 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.: 218

Petitioner: CHESTNUT WOODS L.L.C.

Location: CHESTNUT WOODS

PLEASE FORWARD ADVERTISING BILL TO:

DAVID GONZALES

NAME: % CHESTNUT WOODS L.L.C.

ADDRESS: 17 GLENBERRY CT

PHOENIX MD 21131

PHONE NUMBER: (410) 785-9630

AJ:ggs

99-218-SPH

(Revised 04/09/93)

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-218-SPH

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: A special Hearing to approve the 1st Amended
Final Development Plan of Chestnut Woods for a
lot line adjustment for lot nos 30 & 31 and a
Forest Conservation Easement adjustment for lot
#12.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

December 14, 1998

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

RE: Property Owner: CHESTNUT WOODS, LLC

Location: DISTRIBUTION MEETING OF DECEMBER 7, 1998

Item No.: 218 Zoning Agenda:

Gentlemen:

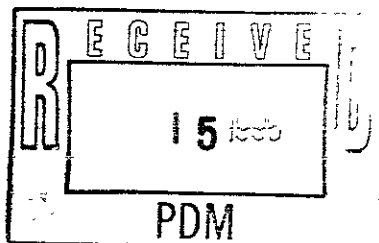
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

11. IF THE BUILDING PERMITS FOR THIS DEVELOPMENT ARE ISSUED AFTER JUNE 30, 1998; THE DEVELOPER SHALL PROVIDE A RURAL WATER SUPPLY FOR FIRE FIGHTING PURPOSES, OR INSTALL SPRINKLER SYSTEMS COMPLYING WITH NFPA 13D IN ALL HOUSES. AS PER FIRE DEPARTMENT REQUIREMENTS, IN ACCORDANCE WITH BALTIMORE COUNTY FIRE PREVENTION CODE; SECTION F-517.12.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Jo
1/4

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: December 15, 1998

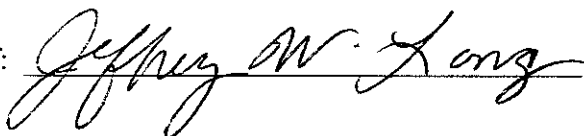
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 218, 220, 223, 224, 225, 226, 227, 228, 231, and 232

If there should be any questions or this office can provide additional information, please
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



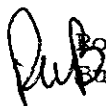
AFK/JL

B A L T I M O R E C O U N T Y, M A R Y L A N D

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
 Department of Permits & Development
 Management

Date: December 24, 1998

FROM:  Robert W. Bowling, Supervisor
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for December 14, 1998
 Item Nos. 216, 217, 218, 219, and
 220

 The Bureau of Developer's Plans Review has reviewed the subject
zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE1214.NOC

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Date: December 10, 1998

TO: Arnold Jablon
FROM: R. Bruce Seeley *msy/gj*
SUBJECT: Zoning Item #218

Chestnut Woods

Zoning Advisory Committee Meeting of December 17, 1998

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- X Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- X There shall be no revisions permitted to the Forest Conservation Easement on Lot 12, as a result of this zoning petition.
- X The Forest Conservation Easement for Lot 12 is the same as shown on the previously approved Final Development Plan.
- X Changes to Forest Conservation Easements require DEPRM approval and should be requested separate from zoning petition requests.



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
David L. Winstead
Secretary
Parker F. Williams
Administrator

Date: 12.10.94

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 218 (JJS)

Dear Ms Stephens:

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 affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

14 Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

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

Amend FDP to
match record plat

match of dp to record plat
lot 30 & 31

reality is adjustments
throughout plan -
no variances generated
housekeeping

Trade off (land swap) on lot
12 for Forest
Conservation Easement

- Dep'm will approve
adjustment to forest
conservation easement
for lot 12 -

not fully built out
14 lots -

lot 2 is record plat

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

David M Meadows, Attorney at Law
w. Duval & Assoc D Little

MCR of L., Suite 201, 4111 E Joppa Rd, Baltimore, MD 21236
530 E Joppa Rd, Towson MD 21286



**BALTIMORE COUNTY
SAVINGS BANK**

DAVID M. MEADOWS, ESQ.
Vice President, General Counsel

Mailing Address: P.O. Box 397, Perry Hall, MD 21128
Office Location: 4111 E. Joppa Rd., Baltimore, MD 21236
Telephone: 410-256-5000 • FAX: 410-529-0147
E-Mail: baltosav@clark.net



Printed with Soybean Ink
on Recycled Paper

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

William B. Payne

ADDRESS

2604 Chestnut Woods Ct.
REISTERSTOWN, MD 21136

GENERAL NOTES

- HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT, GREENWAY AREAS IN FEE OR EASEMENT, AND STORMWATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON ARE RESERVED UNTO THE OWNER AND, EXCEPT FOR THOSE INDICATED AS PRIVATE, ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED, TO BALTIMORE COUNTY, MARYLAND, AT NO COST. UNTIL SUCH TIME AS SAID CONVEYANCE IS ACCEPTED BY BALTIMORE COUNTY, THE OWNER AUTHORIZES BALTIMORE COUNTY, ITS AGENTS AND ASSIGNS, THE RIGHT TO ENTER UPON THE PROPERTY FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING AND REPAIRING ROAD, UTILITY LINES AND FACILITIES, AND STORMWATER MANAGEMENT PONDS AND FACILITIES.
- THE STREETS AND/OR ROADS SHOWN HEREON AND THE MENTIONED THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE LANDS THEREON ARE HEREBY RESERVED TO BE DEDICATED TO PUBLIC USE, THE FEE SHALLEN THERE TO THE BALTIMORE COUNTY, MARYLAND, AT NO COST. THE BALTIMORE COUNTY, MARYLAND, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STREETS AND/OR ROADS SHOWN HEREON AND THE MENTIONED THEREOF IN DEEDS.
- THIS PLAT MAY ENTER IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 26-216.
- THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
- THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OF AMENDED PLAT.
- ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM BALTIMORE COUNTY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, AND DEPT. OF PUBLIC WORKS.
- 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.
- THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- THE PLAN FOR THIS PROPERTY SHOWN ON THIS PLAT WAS SUBMITTED TO D.K.C. NO. 8178H, FOR REFINEMENT 8-17-78.
- EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF BALTIMORE COUNTY THE DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT.
- THIS SITE IS LOCATED IN THE PATAPSCO WATERSHED.
- TRASH COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND STREET RIGHT OF WAY.
- REASON FOR FIRST AMENDMENT AND PLAN REFINEMENT: REVISE THE LINE OF DIVISION BETWEEN LOT NE 30 AND LOT NE 31.
- FOR DENSITY CALCULATIONS SEE PREVIOUSLY RECORDED PLAT

100% COMPLETED:
FINAL PLAT CHECKED:
ENGINEERING:
STREET NAMES:
HOUSE NOS.:
ASSES:

APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 26-215 (C), BALTIMORE COUNTY CODE

DATE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT

APPROVED:

DIRECTOR OF THE DEPT. OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT DATE

OWNER'S CERTIFICATE
THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFIES THAT, TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF MARKERS.

CHESTNUT WOODS, INC.

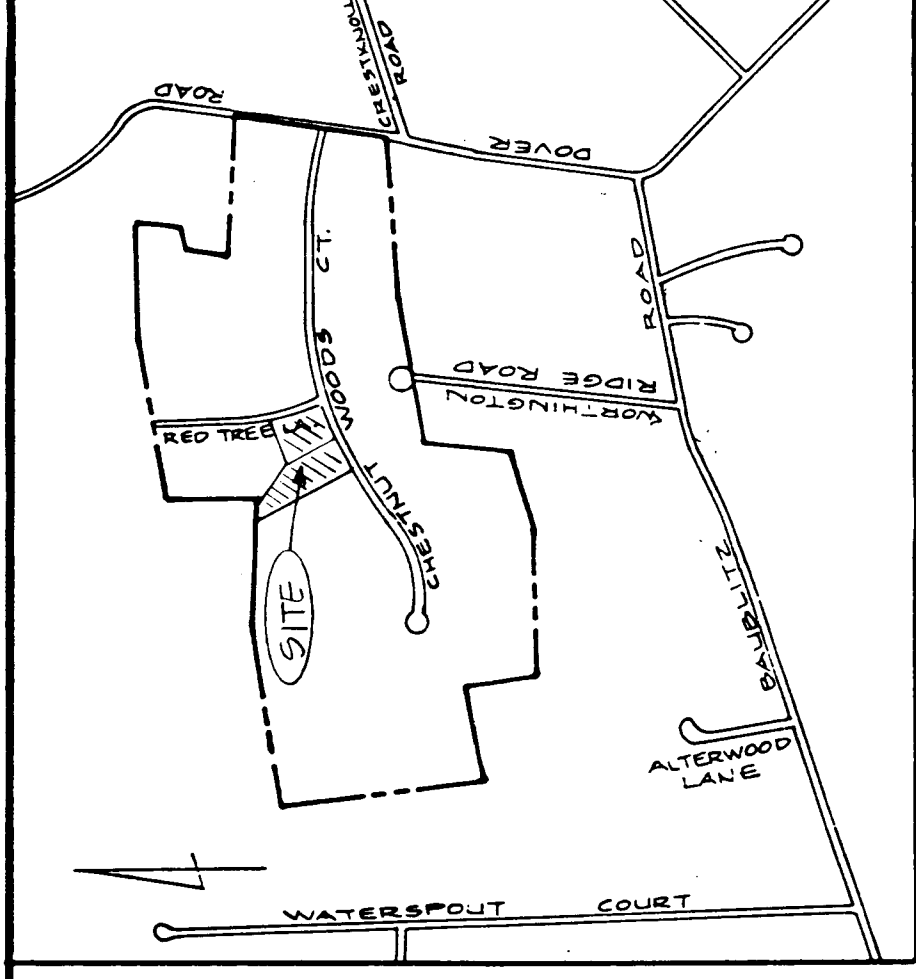
DK ROBERT G. FRIEMAN DAVIDE GONZALES PRESIDENT TONI M. FRIEMAN

SURVEYOR'S CERTIFICATE
THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT, AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF MARKERS.

J. TILGHMAN DOWNEY, JR. 9/16/98 DATE
114 REG. NO.

HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE DKS DATED 8-17-78 FOR REFINEMENT AND HAVE PREPARED WITH DUE DILIGENCE THIS FIRST AMENDED RECORD PLAT.

NOTE: COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE AN ASSUMED SYSTEM TAKEN FROM PREVIOUSLY RECORDED S.M. 69-41 AND S.M. 69-42



VICINITY MAP

SCALE: 1" = 1000'

COORDINATES	
NE	NORTH WEST
1	64685 401 95229 418
2	64524 259 95026 435
3	64619 648 94819 954
4	64577 501 94808 442
5	64357 140 94787 308
6	64344 520 94743 721
7	64283 502 94900 462
8	64199 606 95061 864
9	64687 059 95910 348

FIRST AMENDED
RESUBDIVISION OF LOTS 30 & 31
"CHESTNUT WOODS"
S.M. 69 FOLIO 41 & 42
ELECTION DISTRICT N#4
BALTIMORE CO MD
SCALE: 1" = 100'
AUGUST 21, 1998

OWNER: LOT N# 30
DR. ROBERT G. FRIEMAN & TONI M. FRIEMAN
8338 W. HAN WOODS ROAD
BALTIMORE, MD 21234
(410) 484-0634

OWNER: LOT N# 31
CHESTNUT WOODS, INC.
501 E. ELLIOTT STREET
PHOENIX, AZ 85011
(410) 785-9630

TAX MAP: 50-060-1 PARCEL 6
DEED REF: 2022-0600
TAX ACCT N# 2200028894

DEVELOPMENT
ENGINEERS, INC.

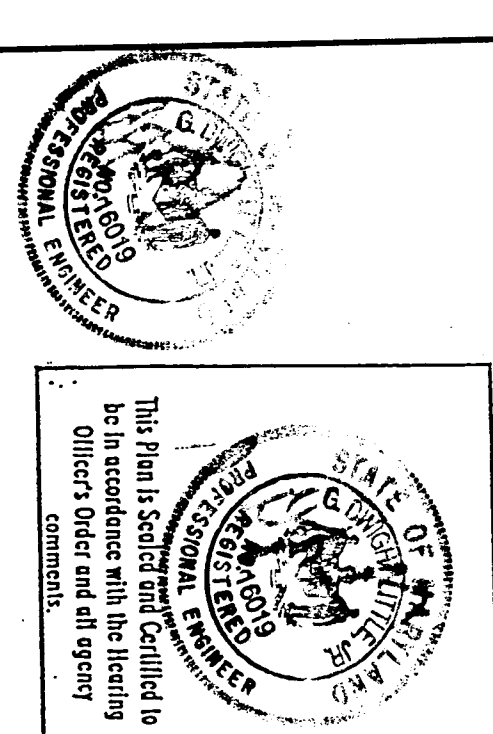
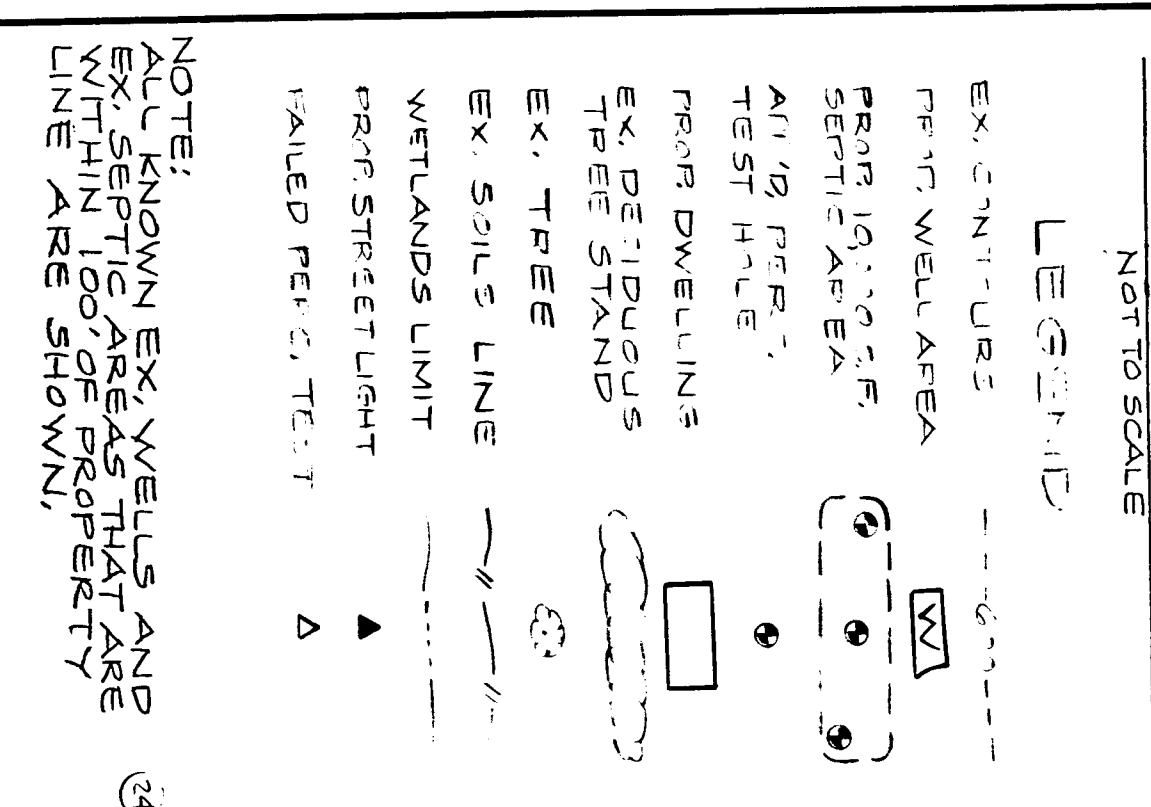
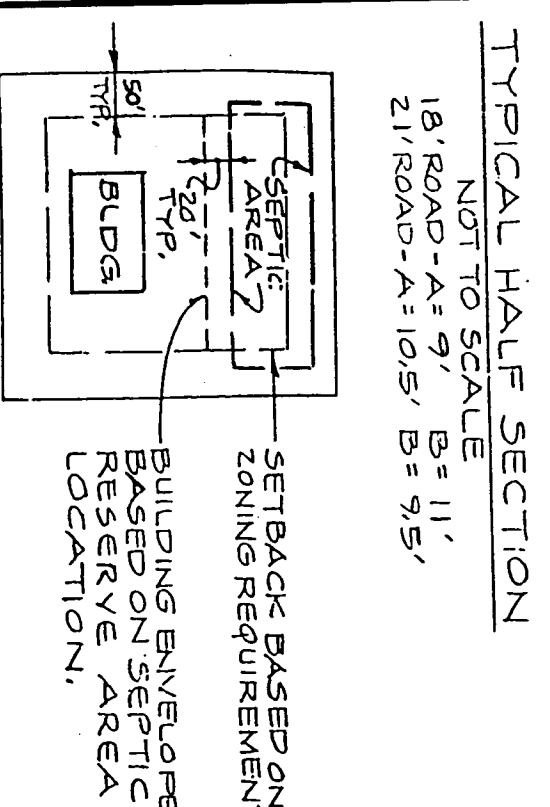
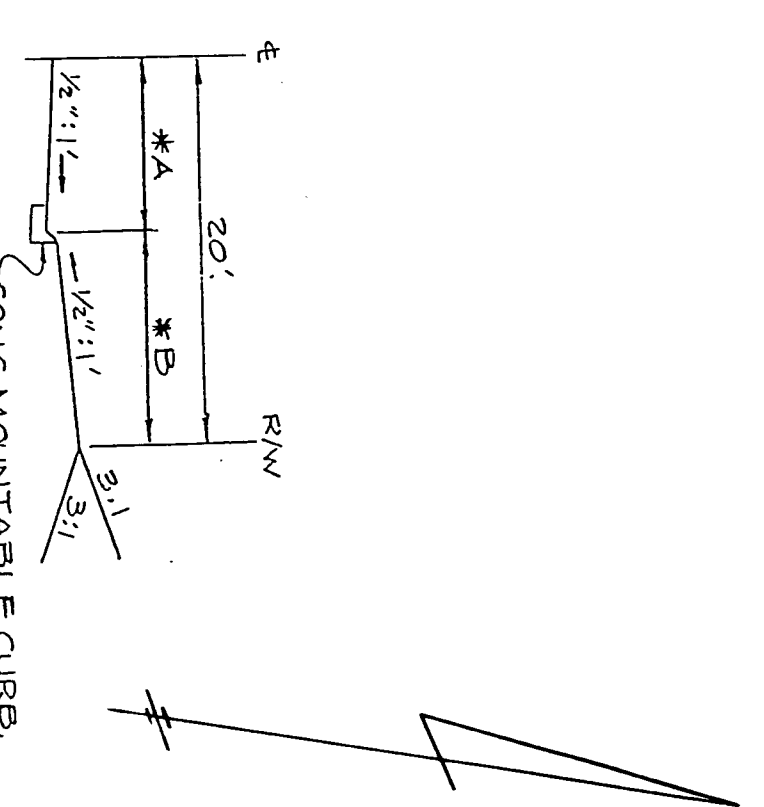
200 East Joppa Road
Room 101, Shell Building
Lanham, Maryland
21055

98-8088

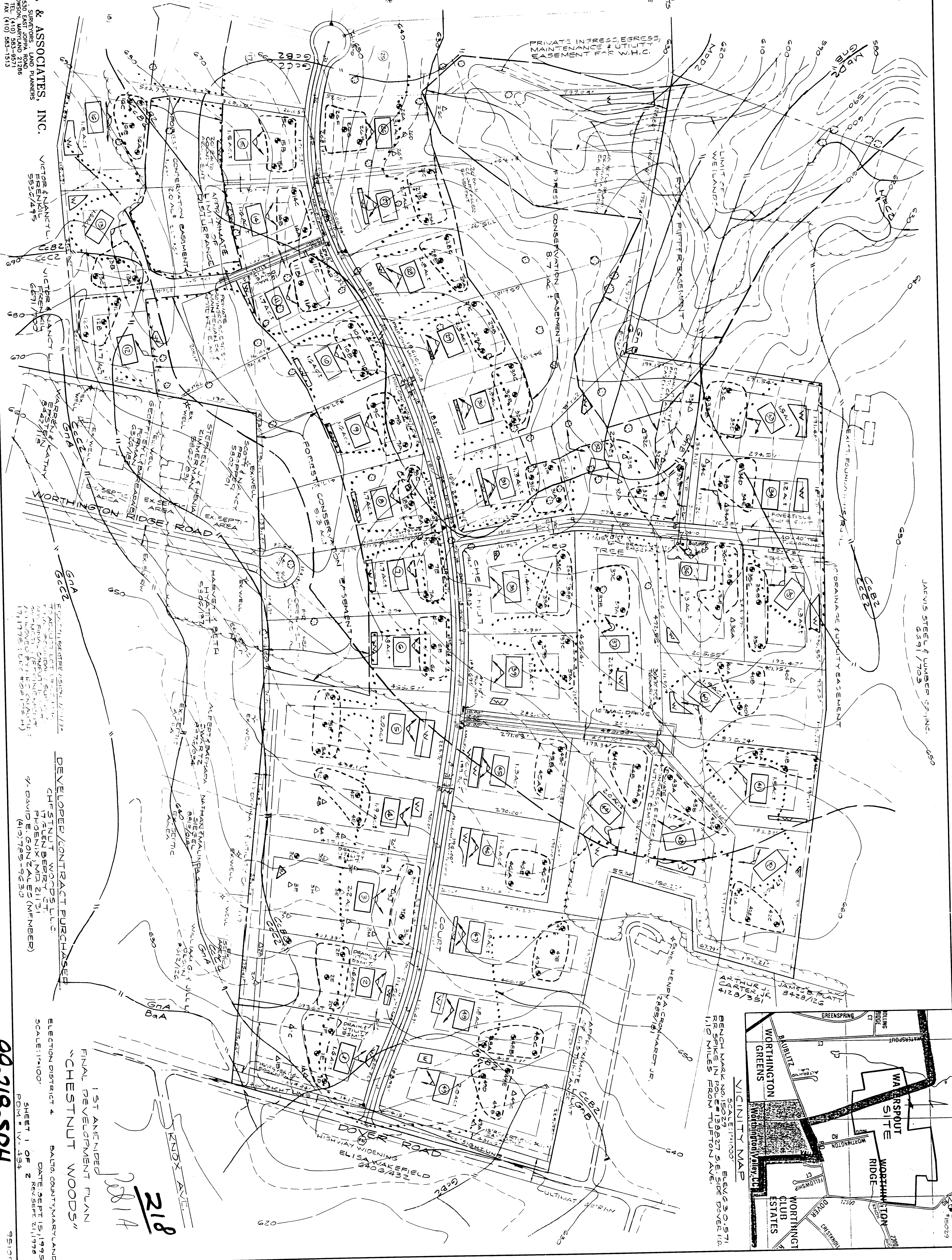


CHESTNUT WOODS
99-218-SPH

4 218



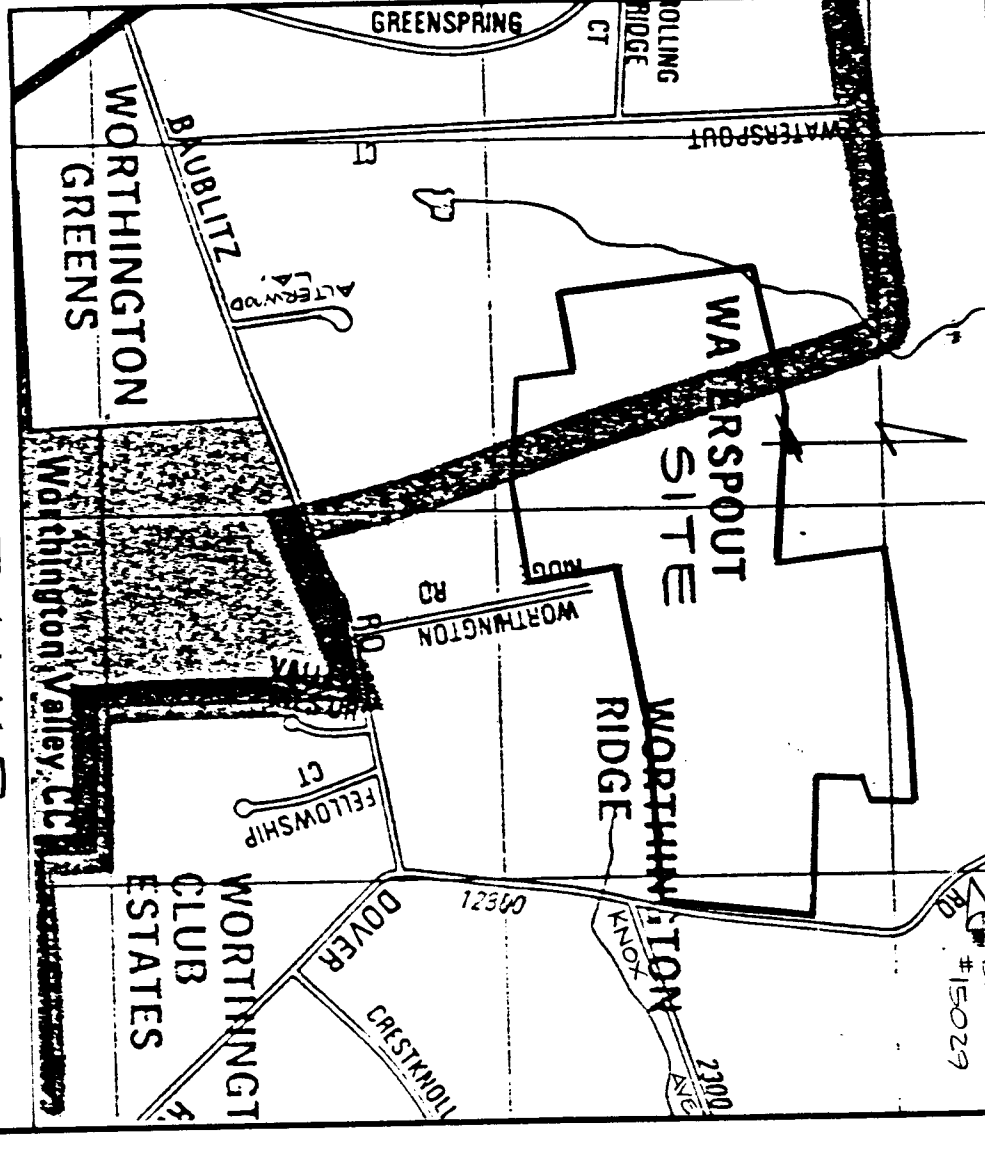
W. DUVALL & ASSOCIATES, INC.
ENGINEERS, SURVEYORS, LAND PLANNERS
530 EAST JOPPA ROAD
TOWSON, MD 21204
TEL (410) 583-4576
FAX (410) 583-1513

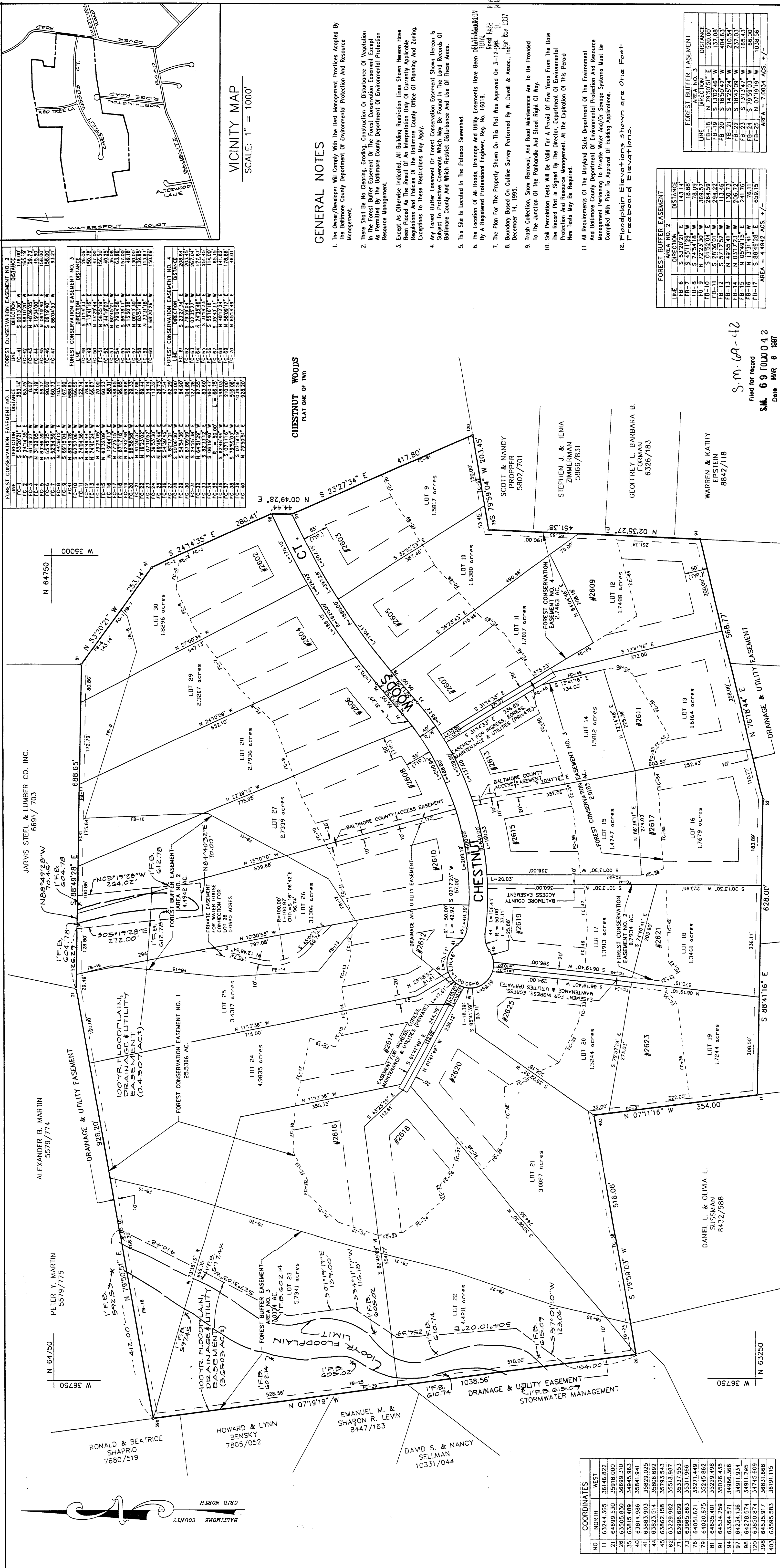


99-218-SPH

1ST AMENDED
FINAL DEVELOPMENT PLAN
"CHESTNUT WOODS"

ELECTION DISTRICT 4 BALTO. COUNTY/MARYLAND
SCALE: 1"=100'
DATE: SEPT 15, 1995
SHEET 1 OF 2 REV SEPT 21, 1995
FORM 1-V-1534 95107





GENERAL NOTES

1. The Owner/Developer Will Comply With The Best Management Practices Adopted By The Baltimore County Department Of Environmental Protection And Resource Management.
2. There Shall Be No Clearing, Grading, Construction Or Disturbance Of Vegetation On The Property Shown On This Plat Without First Obtaining A Permit From The Baltimore County Department Of Environmental Protection And Resource Management.
3. Except As Otherwise Indicated, All Building Restrictions Lines Shown Hereon Have Been Placed As The Result Of An Interpretation Only Of Currently Applicable Regulations And Policies Of The Baltimore County Office Of Planning And Zoning. Exceptions To These Restrictions May Apply.
4. Any Forest Buffer Easement Or Forest Conservation Easement Shown Hereon Is Subject To The Requirements Of The Forest Conservation Act Of 1991 And The Regulations Thereunder, As Amended, And To Any Other Laws, Rules And Regulations Of The Baltimore County And Which Restrict Land Use Of These Areas.
5. This Site Is Located In The Palisades Swardish.
6. The Location Of All Roads, Drainage And Utility Easements Have Been Determined By A Registered Professional Engineer, Reg. No. 18019.
7. The Plan For The Property Shown On This Plat Was Approved On 3-12-96, By The Board Of Public Works, Baltimore County, Maryland, On December 14, 1995.
8. Boundary Based On Outline Survey Performed By W. Duval & Assoc., Inc. For 1997.
9. Trash Collection, Snow Removal, And Road Maintenance Are To Be Provided To The Junction Of The Panhandle And Street Right Of Way.
10. Soil Percolation Tests Will Be Valid For A Period Of Five Years From The Date The Record Plat Is Signed By The Director, Department Of Environmental Protection And Resource Management, At The Expiration Of This Period New Tests May Be Required.
11. All Requirements Of The Maryland State Department Of The Environment And The Department Of General Services, Division Of Planning And Resource Management Pertaining To Private Water And/or Sewer Systems Must Be Complied With Prior To Approval Of Building Applications.
12. Floodplain Elevations Shown are One Foot Floodboard Elevations.

CHESTNUT WOODS PLAT ONE OF TWO

CHESTNUT WOODS

PLAT TWO OF TWO
4TH ELECTION DISTRICT BALTO. CO., MARYLAND
SCALE: 1" = 100'
DEED REF.: 6691/703, 5856/956, 5536/495, 6691/700
TAX ACCT. NO. 04-0406058333, 04-1900000237
04-0406058333, 04-2000000514
04-0406058330, 04-0406058332

FOREST BUFFER EASEMENT			
LINE	AREA NO. 2	DISTANCE	BEARING
FB-1	1	18.88'	S 13°15'00" E
FB-2	2	18.88'	S 13°15'00" E
FB-3	3	18.88'	S 13°15'00" E
FB-4	4	18.88'	S 13°15'00" E
FB-5	5	18.88'	S 13°15'00" E
FB-6	6	18.88'	S 13°15'00" E
FB-7	7	18.88'	S 13°15'00" E
FB-8	8	18.88'	S 13°15'00" E
FB-9	9	18.88'	S 13°15'00" E
FB-10	10	18.88'	S 13°15'00" E
FB-11	11	18.88'	S 13°15'00" E
FB-12	12	18.88'	S 13°15'00" E
FB-13	13	18.88'	S 13°15'00" E
FB-14	14	18.88'	S 13°15'00" E
FB-15	15	18.88'	S 13°15'00" E
FB-16	16	18.88'	S 13°15'00" E
FB-17	17	18.88'	S 13°15'00" E
FB-18	18	18.88'	S 13°15'00" E
FB-19	19	18.88'	S 13°15'00" E
FB-20	20	18.88'	S 13°15'00" E
FB-21	21	18.88'	S 13°15'00" E
FB-22	22	18.88'	S 13°15'00" E
FB-23	23	18.88'	S 13°15'00" E
FB-24	24	18.88'	S 13°15'00" E
FB-25	25	18.88'	S 13°15'00" E
AREA	1.0000 AC.		

DENSITY CALCULATIONS			
DESCRIPTION	THIS PLAT	TOTAL	PERCENT
GROSS AREA OF TRACT	54.814 AC.	182.274 AC.	
NET AREA OF TRACT	54.814 AC.	182.274 AC.	
EXISTING DENSITY	10.00	10.00	
TOTAL NO. OF UNITS ALLOWED	548	1823	
PERCENT OF UNITS ALLOWED	28	28	

W. DUVAL & ASSOCIATES, INC.
ENGINEERS - SURVEYORS - LAND PLANNERS
530 EAST JOPPA ROAD
TOWSON, MARYLAND 21286
(410) 563-9571

NOTE: 1) Formal Irrevocable Offers Of Dedication Have Been Made.
2) The Boundary Of This Plat Does Not Constitute An Imposition By The County Of Any Street, Easement, Right-Of-Way, Or Other Public Area Shown On This Plat.
3) This Plat May Expire In Accordance With The Provisions Of The Baltimore County Code, Section 26-216.
4) The Recording Of This Plat Does Not Guarantee The Installation Of Streets Or Utilities By Baltimore County.
5) The Information Shown Hereon May Be Superseded By A Subsequent Or Amended Plat.
6) Additional Information Concerning This Plat May Be Obtained From The Baltimore County Office Of Planning And Zoning And The Department Of Public Works.

NOTE: 1) The Streets And/or Roads Shown Hereon Are Not Intended To Be Dedicated To Public Use. The Fee Simple Title In The Streets Shown Is Entirely Reserved To The Grantors Of The Deed In Which This Plat Is Located, Their Heirs And Assigns.
2) The Streets And/or Roads Shown Hereon Are Not Intended To Be Dedicated To Public Use. The Fee Simple Title In The Streets Shown Is Entirely Reserved To The Grantors Of The Deed In Which This Plat Is Located, Their Heirs And Assigns.

OWNER'S CERTIFICATE
The undersigned, Owner Of The Land Shown On This Plat, hereby certifies That, To The Best Of Its Knowledge, The Requirements Of Subsection (C) Of Section 3-108 Of The Code Of The City Of Baltimore, Maryland, Have Been Fully Complied With, And That The Plat Is Being Recorded In Accordance With The Provisions Of The Code Of The City Of Baltimore, Maryland, And That The Plat Is Being Recorded In Accordance With The Provisions Of The Code Of The City Of Baltimore, Maryland.

SURVEYOR'S CERTIFICATE
The undersigned, A Registered Land Surveyor Of The State Of Maryland, Do hereby certify That I Have Examined The Plat And The Field Notes Thereon, And That The Plat Is Correctly Prepared In Accordance With The Provisions Of The Code Of The City Of Baltimore, Maryland, And That The Plat Is Being Recorded In Accordance With The Provisions Of The Code Of The City Of Baltimore, Maryland.

APPROVED: 3-5-97 David H. Brown
DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT

APPROVED: 10-10-96
DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

S.M. 69-42
Filed for record
SM 69 7010 0.42
Date: MAR 6 1997

Test: [Signature]
Clerk

DEVELOPER/CONTRACT PURCHASER
CHESTNUT WOODS, INC.
17 GLENBERRY COURT
PHOENIX, MARYLAND 21131
C/O DAVID E. GONZALES, PRES.
(410) 785-8830

VICTOR & MARY
CRENSHAW
6691/700
5536/495

VICTOR & MARY
CRENSHAW
5536/495

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5536/495

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CRENSHAW
5536/495

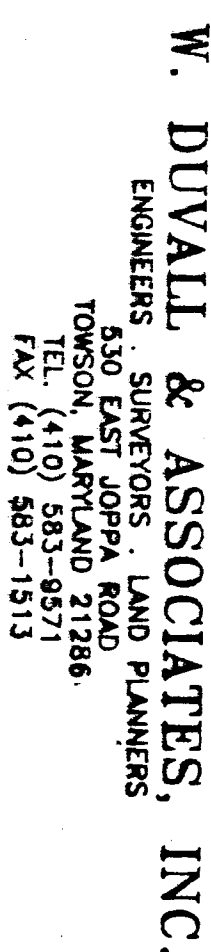
VICTOR & MARY
CRENSHAW
5536/495

VICTOR & MARY
CRENSHAW
5536/495

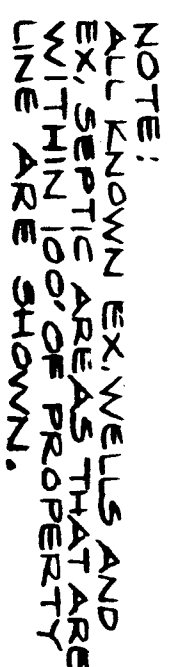
VICTOR & MARY
CRENSHAW
5536/495

VICTOR & MARY
CRENSHAW
5536/495

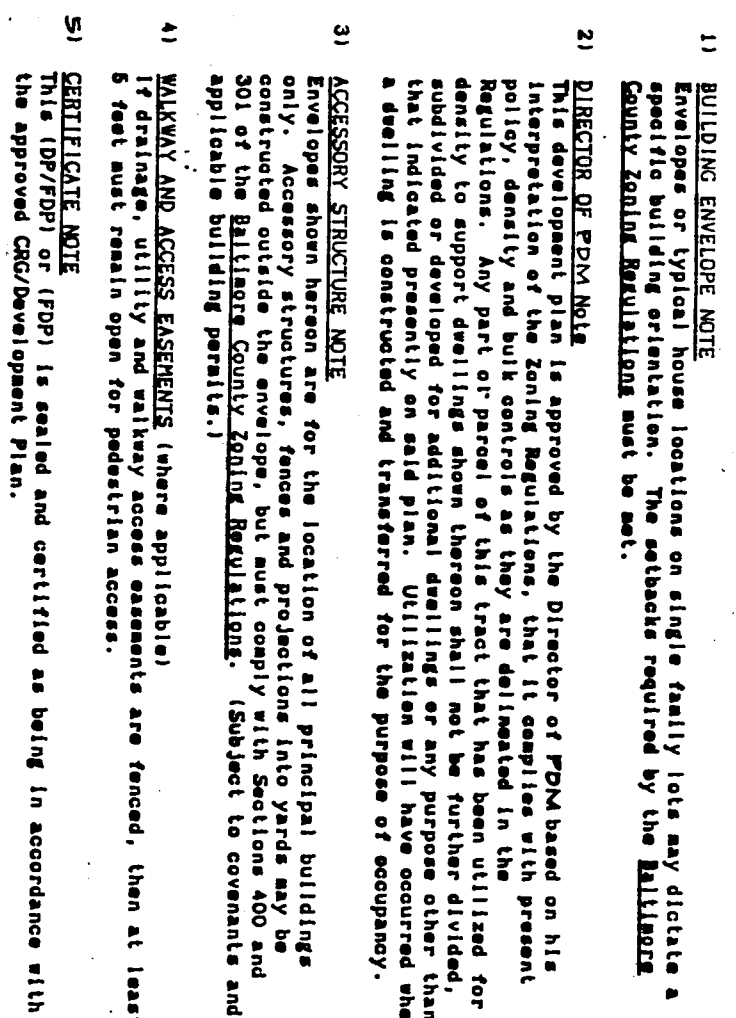
VICTOR & MARY
CRENSHAW
5536/495



LL & ASSOCIATES,
ENGINEERS, SURVEYORS, LAND PLANNERS
530 EAST JOPPA ROAD
TOWSON, MARYLAND 21286
TEL. (410) 583-9571
FAX (410) 583-1513



REASON FOR REVISION 9/2/1980
TO ADJUST LOT LINES PER
FINAL BOUNDARY SURVEY,
AND FINAL COMPUTED LOT
GEOMETRY (REFERENCE
APPROVED BY DRC ON AUGUST
17, 1978; DRC # 081704)



GENERAL NOTES

1. Applicant: Mr. David E. Gonzalez
Address: 10000 E. 1st Avenue, Apt. 102
Denver, Colorado 80231
Phone No. 773-8850
2. Site location: 10000 E. 1st Ave. & Councilman's District No. 3
Wardens No. 12, Sec. 4 Councilman's District No. 3
Census Tract 4048
City and County of Denver, Colorado
Tax Account No. 04-009000038 53567-065 8891/700
04-1700000315 04-2000000514
3. Property Information: 10000 E. 1st Avenue, Apt. 102
Ownership: 10000 E. 1st Avenue, Apt. 102
Ownership: 10000 E. 1st Avenue, Apt. 102

- C. Properly outlined is based on the proposed list of amendments as approved by DRC on 9/26/95. DRC 40262551 for parcels 5, 1400, 3800 and 3900 as shown on tax maps amended 40 and 50. This outline represents the resulting parcel 6 of that DRC approval.
- D. Existing zoning is MC-5.
- E. General Information:

- [illegible]

High	Middle	Elem.
11	7	11

W. A building setback of 35 feet applies to Forest Buffer and/or Forest Conservation Easement limits.

SITE DATA

Zone	Acres	Unit Allowed	Density Units	Unit Proposed
RC-5	104.2	62.5		49
Total	104.2	62.5		49

SITE DEVELOPMENT PROPOSAL

Unit	Proposed Unit	Existing Required	Existing Provided	Open Space Required (acres)	Open Space Provided	Phase Amount Daily Tons	Unitization Schedule
SINGLE FAMILY	49	96	96			490	1996
Total	49	96	96				

Local Open Space Type	

Admission Open Space	N/A
100 Year Flood Plain	N/A
Forest Buffer	N/A
Arterial Access	N/A
Traffic and Circulation	N/A
Other Property Consideration	N/A
Total Provided	65.0
Proposed Ownership	LOTs

Anticipated Actions:

Waterlines 6" STEELWATER MANAGEMENT
Wastewater 12" PUBLIC WASTES STANDARDS (WORTHINGTON RIDGE RD) (2) MASTER PLAN REQUIRMENT
Special Conditions NONE
Other ROAD CONSTRUCTION/EXTENSIONS

Consistency with design manuals: ☒

NOTES

knowledge, there are no delinquent accounts for any other development with respect to any of the following: the applicant, a person with a financial interest in the proposed development, or a person who will perform contractual services on behalf of the proposed development.

1ST AMENDED
FINAL DEVELOPMENT PLAN
"CHESTNUT WOODS"

ELECTION DISTRICT 4
BALTO. COUNTY, MARYLAND
SCALE: 1"=100'
DATE: Sept 11, 1996

SHEET 2 OF 2
PDM # IV-484