

MEMORANDUM

DATE: April 17, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0196-A – Appeal Period Expired

The appeal period for the above-referenced case expired on April 13, 2018. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(808 Walker Station Court)

6th Election District

3th Council District

Brian & Erika Wodka

Legal Owners

Petitioner

*

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2018-0196-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Brian & Erika Wodka, legal owners of the subject property (“Petitioners”). The Petition seeks variance relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations (“B.C.Z.R.”) as follows: (1) to permit two accessory structures (shade structure and a pool house) and a pool to be located in the side yard in lieu of the required rear yard; and (2) to permit an accessory structure (shade structure) with a height of 16 ft. in lieu of the maximum 15 ft. A site plan was marked as Petitioners’ Exhibit 1.

Owners Brian & Erika Wodka and Bruce Doak, land surveyor appeared in support of the petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the B.C.Z.R. A substantive Zoning Advisory Committee (“ZAC”) comment was received from the Department of Environmental Protection and Sustainability (DEPS).

The site is approximately 1.4311 acres in size and zoned RC-4. The property is improved with a single-family dwelling constructed in 2008. Petitioners propose to construct a pool, pool house and shade pavilion at the subject property. Due to site constraints the proposed improvements would be in the side yard, which necessitates variance relief.

ORDER RECEIVED FOR FILING

Date

3/14/18

By

sen

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The property has irregular dimensions and there is a significant grade change from the front to the rear of the site. As such the property is unique. If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be unable to construct the proposed improvements. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the absence of Baltimore County and/or community opposition.

THEREFORE, IT IS ORDERED, this 14th day of **March, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R"): (1) to permit two accessory structures (shade structure and a pool house) and a pool to be located in the side yard in lieu of the required rear yard; and (2) to permit an accessory structure (shade structure) with a height of 16 ft. in lieu of the required 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

ORDER RECEIVED FOR FILING

Date 3/14/18

By Sen

2. Petitioners must comply with the ZAC comment of DEPS, a copy of which is attached.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING

Date 3/14/18

By sen



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 808 WALKER STATION COURT which is presently zoned RC4
 Deed References: SM 27557 / 1 10 Digit Tax Account # 2400003587
 Property Owner(s) Printed Name(s) BRIAN WODKA & ERICKA WODKA

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a **Variance** from Section(s)

SEE ATTACHED PAGE

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT THE HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

BRIAN WODKA / ERICKA WODKA

Name #1 - Type or Print Name #2 - Type or Print

Brian Wodka / Erica Wodka

Signature #1 Signature #2

808 WALKER STATION COURT PARKTON MD

Mailing Address City State

21120 / 410-919-8200

Zip Code Telephone # Email Address

ETHAN151@COMCAST.NET

Representative to be contacted:

BRUCE E. DOAK

BRUCE E. DOAK CONSULTING, LLC

Name - Type or Print

Bruce E. Doak

3801 BAKER SCHOOLHOUSE ROAD FREEBORN MO

Mailing Address City State

21053 / 410-419-4906

Zip Code Telephone # Email Address

BDOAK@BRUCEEDOAKCONSULTING.COM

CASE NUMBER # 2018-0196-A Filing Date 1/28/18 Do Not Schedule Dates: Reviewer JS

ORDER RECEIVED FOR FILING

Date 3/14/18

By Sen

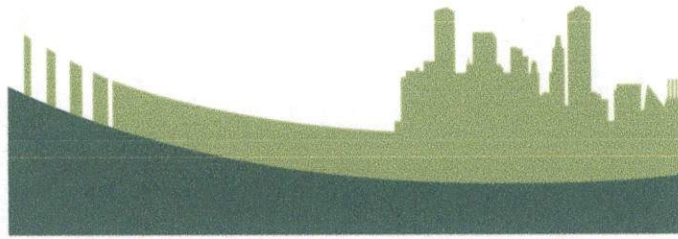
REV. 10/4/11

Petitions Requested

Variances:

To permit two accessory structures (shade structure and a pool house) and a pool to be located in the side yard in lieu of the required rear yard per Section 400.1 BCZR

To permit an accessory structures (shade structure) with a height 16 feet in lieu of the required 15 feet per Section 400.3 BCZR



Zoning Description

808 Walker Station Court- 1.4311 Acres
Lot #5 "Walker Station"
Sixth Election District Third Councilmanic District
Baltimore County, Maryland

Beginning at a point on the northwest side of Walker Station Court, approximately 60 feet, more or less, southwesterly of an extension of the centerline of Bentley Station Court.

Being Lot 5 of "Final Plat Three Walker Station" which was recorded in the Land Records of Baltimore County in Plat Book SM 76, page 16.

Containing 1.4311 acres of land, more or less.

This description is part of a zoning petition and is not intended for any conveyance purposes.



Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

CASE #2018-0196-A



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 5464057

Sold To:

Darien Dillon - CU00640187
13536 Jarrettsville Pike
Phoenix, MD 21131-2026

Bill To:

Darien Dillon - CU00640187
13536 Jarrettsville Pike
Phoenix, MD 21131-2026

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Feb 20, 2018

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: # 2018-0196-A
808 Walker Station Court
NW/s Walker Station Court, 60 ft. SW of the centerline of Bentley Station Court
6th Election District - 3rd Councilmanic District
Legal Owner(s) Brian & Erica Wodka

Variance to permit two accessory structures (shade structure and a pool house) and a pool to be located in the side yard in lieu of the required rear yard; to permit an accessory structure (shade structure) with a height of 16 ft. in lieu of the required 15 ft.

Hearing: Monday, March 12, 2018 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

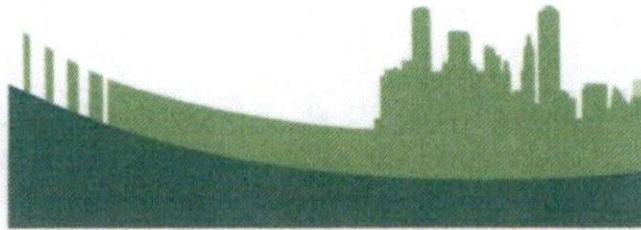
ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 2-714 February 20 5464057

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising



CERTIFICATE OF POSTING

February 19, 2018

Re:
Zoning Case No. 2018-0196-A
Legal Owner: Brian & Erica Wodka
Hearing date: March 12, 2018

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **808 Walker Station Court**.

The sign was posted on **February 17, 2018**.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2018-0196-A

808 Walker Station Court

**A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND**

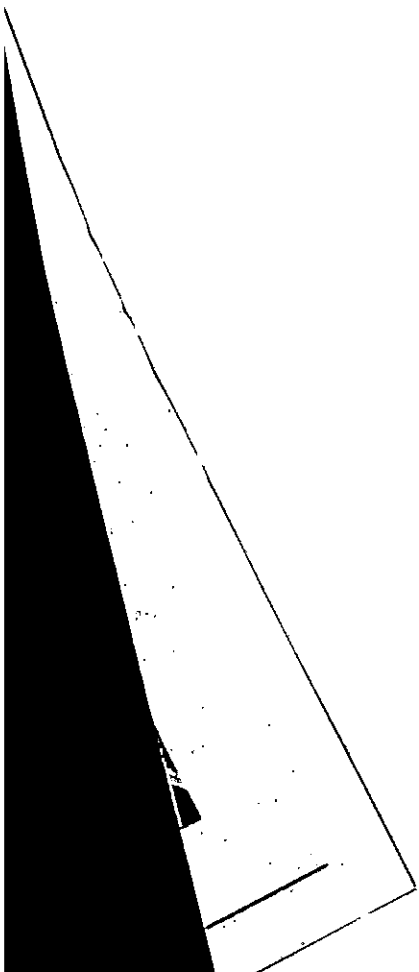
**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD
21204**

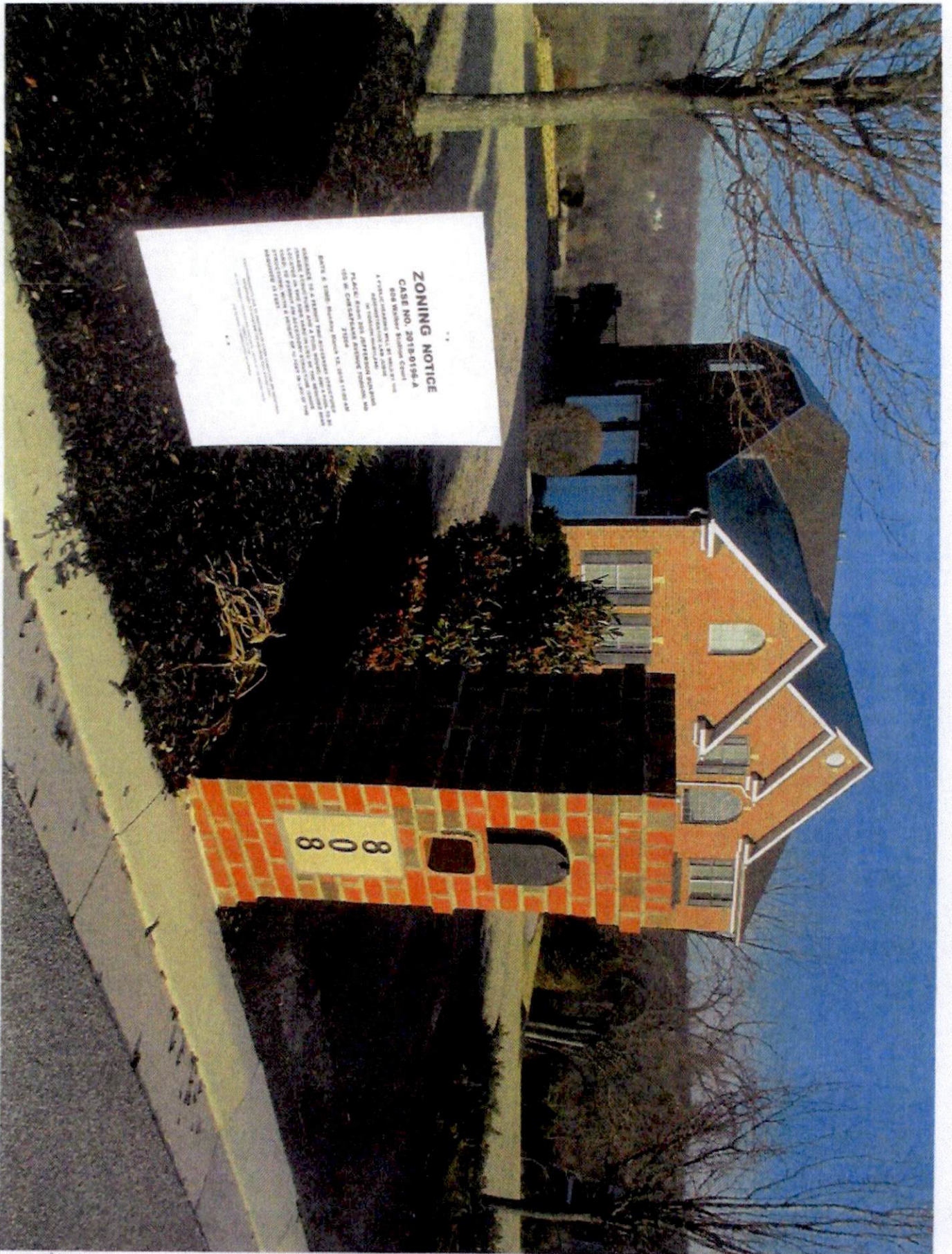
DATE & TIME: Monday March 12, 2018 11:00 AM

**VARIANCE TO A PERMIT TWO ACCESSORY STRUCTURES
(SHADE STRUCTURE AND A POOL HOUSE) AND A POOL TO BE
LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR
YARD; TO PERMIT AN ACCESSORY STRUCTURE (SHADE
STRUCTURE) WITH A HEIGHT OF 16 FEET IN LIEU OF THE
REQUIRED 15 FEET.**

**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-857-3391.**

**DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.
THE HEARING IS HANDICAPPED ACCESSIBLE**





ZONING NOTICE

CASE NO. 2018-0196-A

600 West Madison Street, 2nd Floor
Chicago, Illinois 60606
A ZONING NOTICE has been issued by the
City of Chicago, Department of Planning and Development
to the owner of the property located at the above address.
The notice is being issued to inform you of the proposed
change in zoning for the property and to provide you with
the opportunity to be heard at a public hearing on the matter.
The public hearing will be held on the date and at the location
indicated below. You are invited to attend the hearing and
to voice your opinion on the proposed change. If you wish
to be heard, you must appear in person or by a duly
authorized representative. The hearing will be held in
accordance with the provisions of the Chicago Zoning Ordinance.
If you have any questions or need more information, please
contact the City of Chicago, Department of Planning and
Development at (312) 744-6100.

808



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

February 14, 2018

NOTICE OF ZONING HEARING

The Administrative Law Judge 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 NUMBER: 2018-0196-A

808 Walker Station Court
NW/s Walker Station Court, 60 ft. SW of the centerline of Bentley Station Court
6th Election District – 3rd Councilmanic District
Legal Owners: Brian & Erica Wodka

Variance to permit two accessory structures (shade structure and a pool house) and a pool to be located in the side yard in lieu of the required rear yard; to permit an accessory structure (shade structure) with a height of 16 ft. in lieu of the required 15 ft.

Hearing: Monday, March 12, 2018 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Wodka, 808 Walker Station Court, Parkton 21120
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 20, 2018.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, February 20, 2018 Issue - Jeffersonian

Please forward billing to:
Darien Dillon
Lotharian
13536 Jarrettsville Pike
Phoenix, MD 21131

410-667-2123

NOTICE OF ZONING HEARING

The Administrative Law Judge 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 NUMBER: 2018-0196-A

808 Walker Station Court

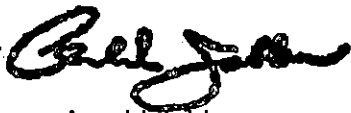
NW/s Walker Station Court, 60 ft. SW of the centerline of Bentley Station Court

6th Election District – 3rd Councilmanic District

Legal Owners: Brian & Erica Wodka

Variance to permit two accessory structures (shade structure and a pool house) and a pool to be located in the side yard in lieu of the required rear yard; to permit an accessory structure (shade structure) with a height of 16 ft. in lieu of the required 15 ft.

Hearing: Monday, March 12, 2018 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
808 Walker Station Court; NW/S Walker Station
Court, 60' SW of c/line of Bentley Station Court* OF ADMINISTRATIVE
6th Election & 3rd Councilmanic Districts
Legal Owner(s): Brian & Erika Wodka * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2018-196-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

FEB 05 2018

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of February, 2018, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) 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 (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2018-0196-4
Property Address: 808 WALKER STATION COURT
Property Description: NORTHWEST SIDE OF WALKER STATION COURT
OPPOSITE OF BENTLEY STATION COURT
Legal Owners (Petitioners): BRIAN WOOKA & ERICKA WOOKA
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: DARREN DILLON
Company/Firm (if applicable): LOTHORIAN
Address: 13536 JARRETSVILLE PIKE
PHOENIX MO 64111

Telephone Number: 410-667-2123

Revised 5/20/2014

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

NO 161194

Date: 1/26/18

Fund	Dept	Unit	Sub Unit	Rev	Sub	Obj	Sub Obj	Dept Obj	BS Acct	Amount
				Source/	Rev/					
001	806	000		650						75.00

Total: 75.00

Rec From: WODKA

For: 2018-0196-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME EAM
1/27/2018 1/26/2018 10:55:37 5
DEPT: 806 INTRN US
RECEIVED 9/19/87 1/26/2018 0519
Obj: 520 ZONING VERIFICATION
CR: 161194
Receipt Tot 75.00
75.00 OK 1.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

March 7, 2018

Brian & Erica Wodka
808 Walker Station Court
Parkton MD 21120

RE: Case Number: 2018-0196 A, Address: 808 Walker Station Court

Dear Mr. & Ms. Wodka:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 26, 2018. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (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. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Bruce E Doak Consulting, 3801 Baker Schoolhouse Road, Freeland MD 21053

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 2/5/18

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

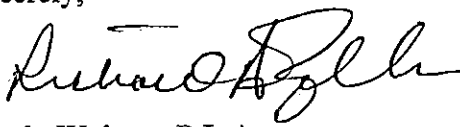
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2018-0196-A

Variance.
Brian & Erika Wodka
808 Walker Station Court

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,


Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

3-12

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 2/26/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-196



INFORMATION:

Property Address: 808 Walker Station Court
Petitioner: Brian Wodka, Emily Wodka
Zoning: RC 4
Requested Action: Variance

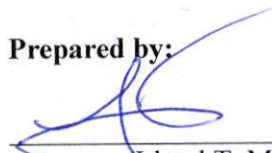
The Department of Planning has reviewed the petition for a variance to permit a pool, pool house and accessory shade structure with a height of 16 feet to be located in the side yard in lieu of the required rear yard and 15 foot height respectively.

A site visit was conducted on 2/15/2018.

The Department has no objection to granting the petitioned zoning relief.

For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/

c: Joseph Wiley
Bruce E. Doak, Bruce E. Doak Consulting, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

3-12

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: February 8, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0196-A
Address 808 Walker Station Court
(Wodka Property)

Zoning Advisory Committee Meeting of **February 9, 2018.**

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Ground Water Management must review any proposed permit(s) for a pool, etc., since the property is served by well and septic.

Reviewer: Dan Esser

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 2/26/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-196

INFORMATION:

Property Address: 808 Walker Station Court
Petitioner: Brian Wodka, Emily Wodka
Zoning: RC 4
Requested Action: Variance

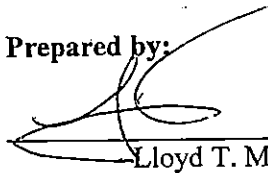
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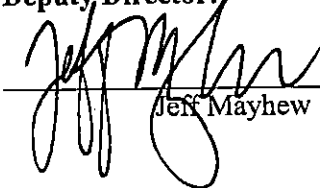
The Department has no objection to granting the petitioned zoning relief.

For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

Prepared by:


Lloyd T. Moxley

Deputy Director:


Jeff Mayhew

AVA/KS/LTM/

c: Joseph Wiley
Bruce E. Doak, Bruce E. Doak Consulting, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
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Reviewer: Dan Esser

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Zoning Advisory Committee Meeting of **February 9, 2018.**

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Ground Water Management must review any proposed permit(s) for a pool, etc., since the property is served by well and septic.

Reviewer: Dan Esser

ORDER RECEIVED FOR FILING

Date 3/14/18
By Sen

CASE NAME Wooka
CASE NUMBER 2018-0196-A
DATE 3/12/18

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
------	---------	------------------	----------

[illegible]

CASE NO. 2018-0196-A

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
2/8	DEPS (if not received, date e-mail sent _____)	Comment
_____	FIRE DEPARTMENT	_____
2/24	PLANNING (if not received, date e-mail sent _____)	No Objection
2/5	STATE HIGHWAY ADMINISTRATION	No Objection
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION (Case No. _____)		
PRIOR ZONING (Case No. _____)		
NEWSPAPER ADVERTISEMENT	Date: 2/20/18	
SIGN POSTING	Date: 2/17/18	by DOK
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

10000

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Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration					
Account Identifier:		District - 06 Account Number - 2400003587								
Owner Information										
Owner Name:		WODKA BRIAN WODKA ERICKA			Use: Principal Residence:		RESIDENTIAL YES			
Mailing Address:		808 WALKER STATION CT PARKTON MD 21120-9530			Deed Reference:		/27557/ 00001			
Location & Structure Information										
Premises Address:		808 WALKER STATION CT 0-0000			Legal Description:		1.4311 AC 808 WALKER STATION CT NW WALKER STATION			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	3
0012	0019	0030		0000			5	2017	Plat Ref:	0076/0016
Special Tax Areas:					Town:		NONE			
					Ad Valorem:					
					Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
2008		5,140 SF				1.4300 AC		04		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
2	YES	STANDARD UNIT	SIDING	3 full/ 1 half	1 Attached					
Value Information										
			Base Value	Value	Phase-in Assessments					
				As of	As of		As of			
				01/01/2017	07/01/2017		07/01/2018			
Land:			168,900	168,900						
Improvements			403,900	456,200						
Total:			572,800	625,100	590,233		607,667			
Preferential Land:			0				0			
Transfer Information										
Seller: BLUEWATER REAL ESTATE				Date: 01/13/2009		Price: \$650,000				
Type: ARMS LENGTH IMPROVED				Deed1: /27557/ 00001		Deed2:				
Seller: MORAN/LUTHER III LLC				Date: 01/18/2007		Price: \$250,000				
Type: ARMS LENGTH VACANT				Deed1: /25083/ 00352		Deed2:				
Seller: MATTERSON JOSEPHINE MARIE				Date: 10/02/2003		Price: \$500,000				
Type: ARMS LENGTH MULTIPLE				Deed1: /18891/ 00211		Deed2:				
Exemption Information										
Partial Exempt Assessments:		Class	07/01/2017		07/01/2018					
County:		000	0.00							
State:		000	0.00							
Municipal:		000	0.00 0.00		0.00 0.00					
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Homestead Application Information										
Homestead Application Status: Approved 02/10/2009										
Homeowners' Tax Credit Application Information										

Homeowners' Tax Credit Application Status: No
Application

Date:

3/12

11 AM

Case No.: 2018-0196-A - 808 Walker Station Ct.

Exhibit Sheet - Continued

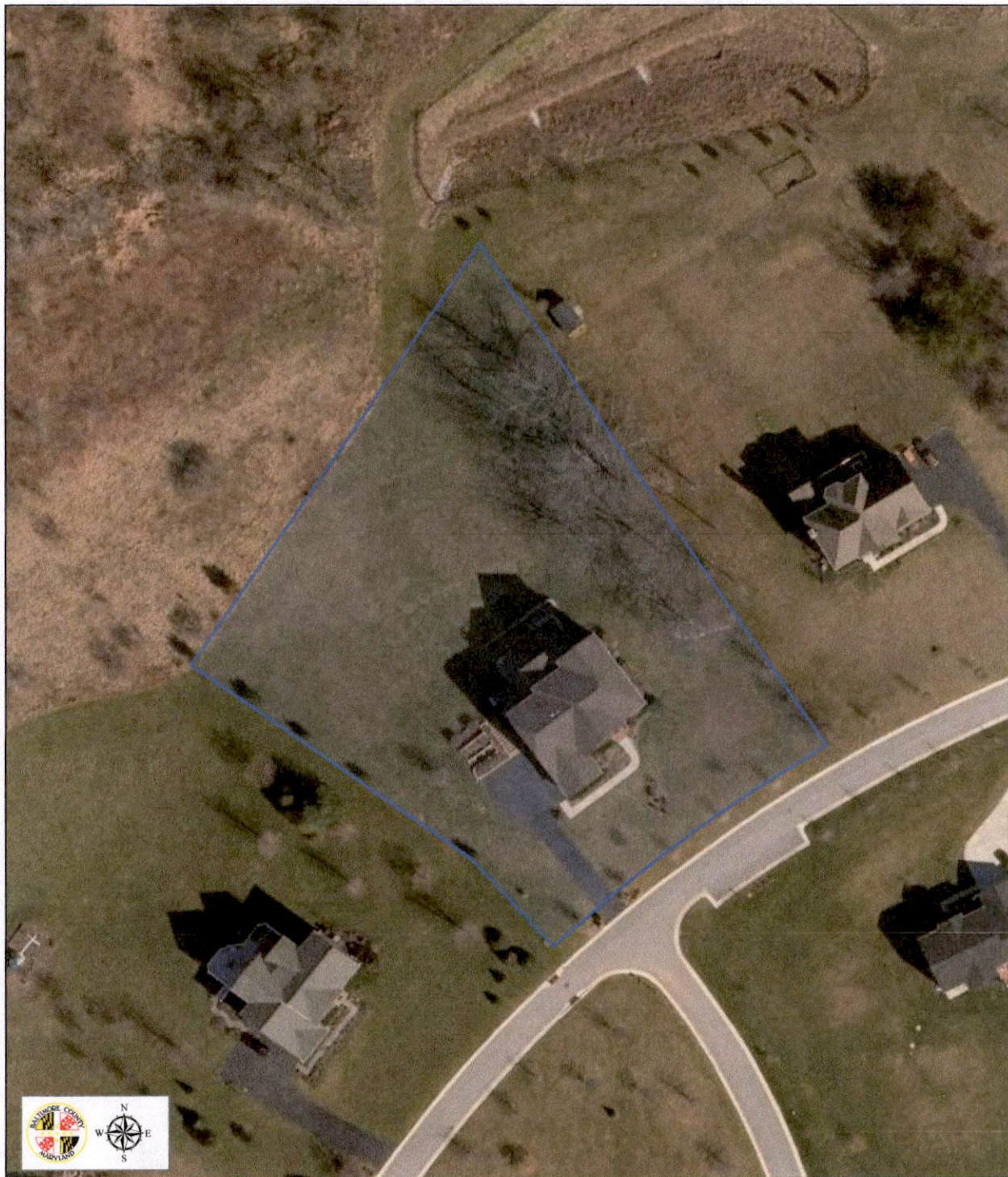
3/14/18
Senbus
3-12-18

Petitioner/Developer

Protestants

No. 1 1	Plan	
No. 2 2	Plats - Walker Station	
No. 3 3	Aerial photo	
No. 4 4	Topographical plan	
No. 5 5	DEPRM drawing	
No. 6 6	6A-6G Renderings	
No. 7 7	7A-7D Photos	
No. 8 8	Letter from Vassars	
No. 21		
No. 22		
No. 23		
No. 24		

808 Walker Station Court - GIS photo



December 26, 2017

0 0.01 Miles
1 inch = 94 feet

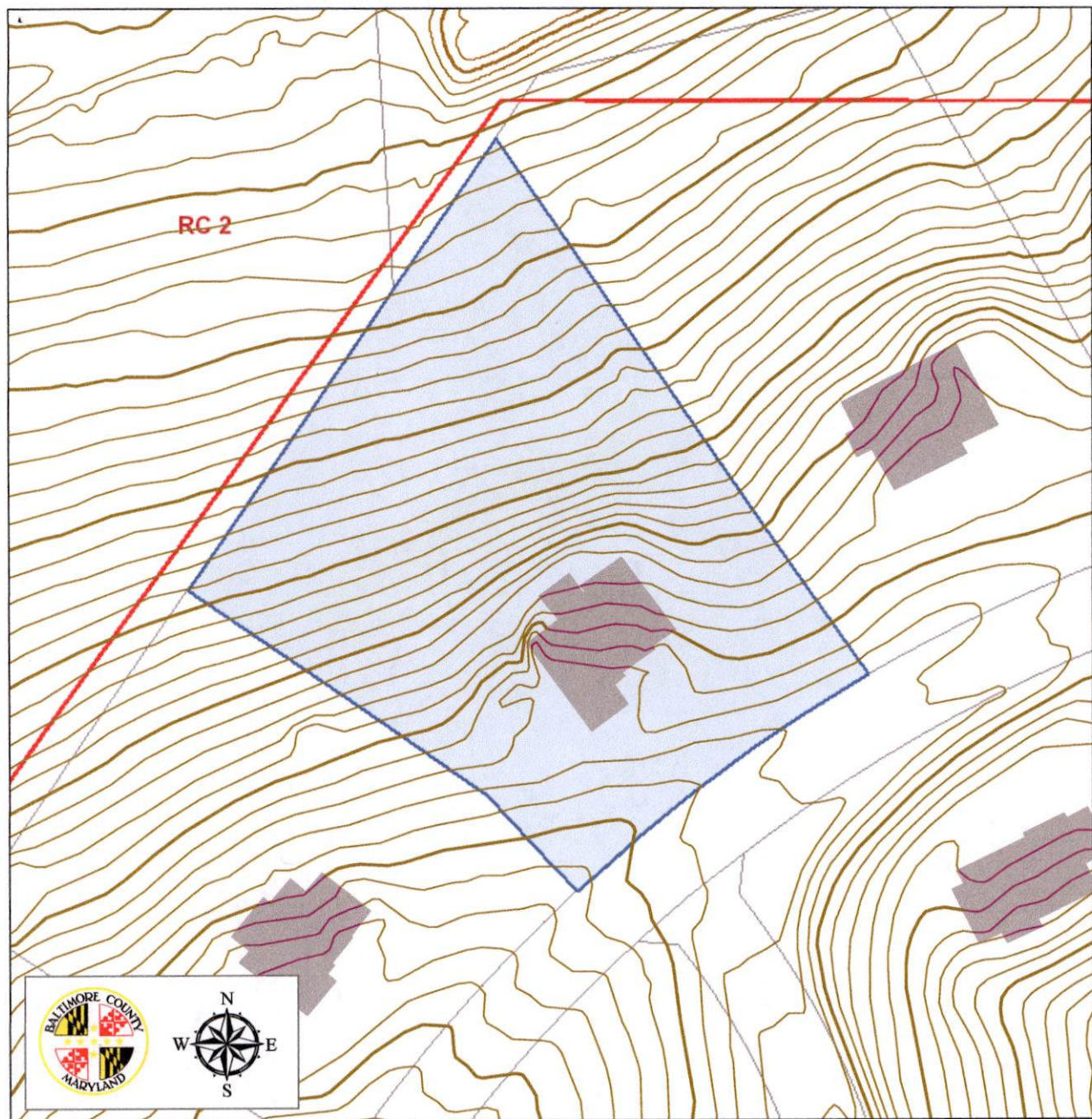
Legend

- | | | | |
|---|---------------|---|-----------------|
|  | Red: Band_1 |  | Property |
|  | Green: Band_2 |  | County Boundary |
|  | Blue: Band_3 | | |
|  | House Numbers | | |
|  | Zoning | | |

PETITIONER'S

EXHIBIT NO. 3

808 Walker Station Court- GIS



November 20, 2017

Legend

- <all other values>
- INDEX CONTOUR LINE
- INDEX DEPRESSION CONTOUR LINE
- INTERMEDIATE CONTOUR LINE
- INTERMEDIATE DEPRESSION CONTOUR LINE
- Building Footprints - Buildings
- House Numbers
- Zoning
- Property
- County Boundary

0 0.005 Miles
1 inch = 94 feet

PETITIONER' S

EXHIBIT NO. 4

B-66202

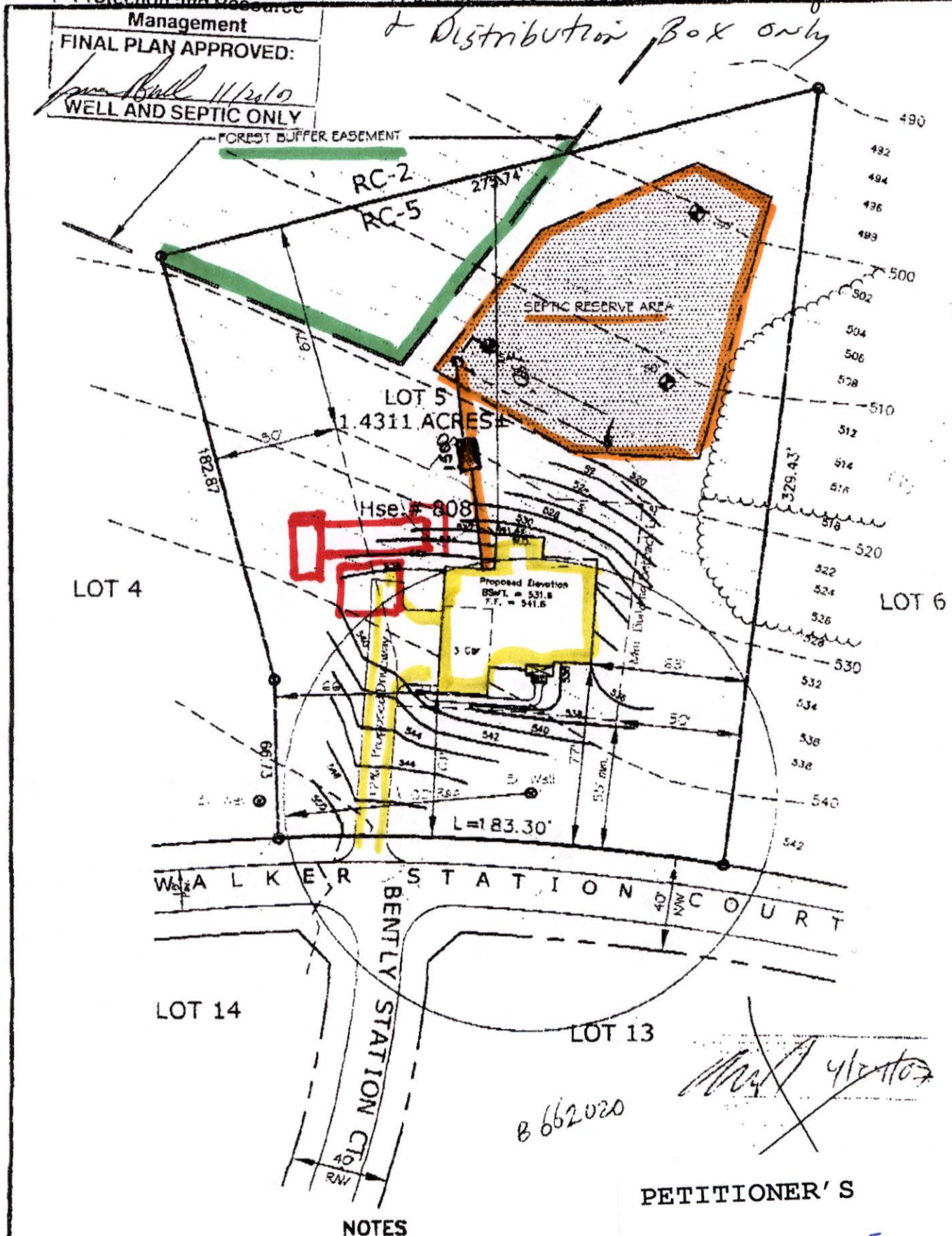
O.K. TO FILE:

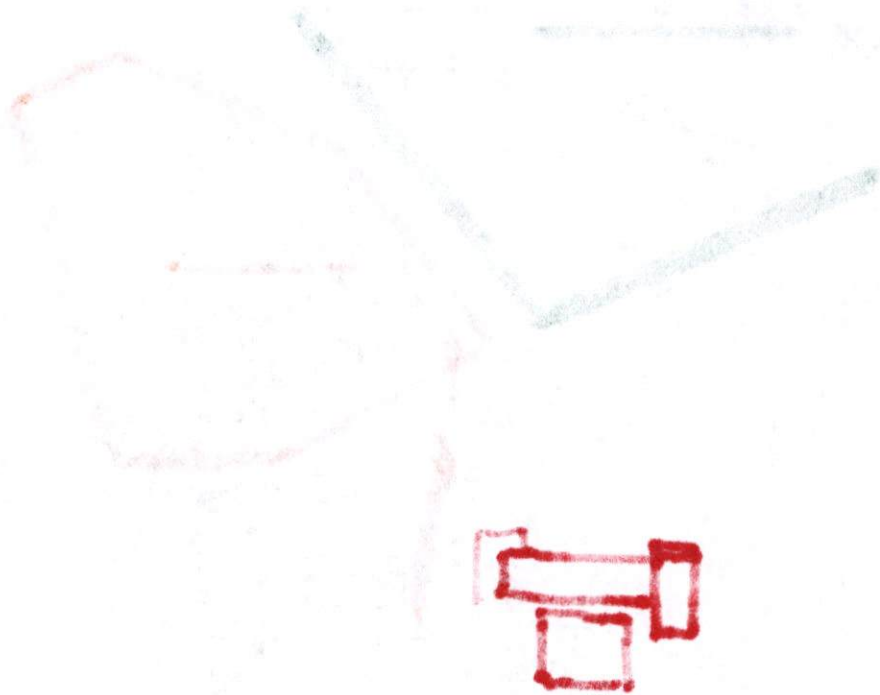
James Bull 11/24/07
Dept. of Environmental
Protection and Resource
Management

FINAL PLAN APPROVED:

James Bull 11/24/07
WELL AND SEPTIC ONLY

808 Walker Station Court
change in location of septic tank
& Distribution Box only







#808 WALKER STATION

PETITIONER'S

EXHIBIT NO. 7A-D A

Rear Ya20 - #808 Walker Station





812 WALKER STATION



812 WALKER STATION

Alan and Gretchen Vassar
810 Walker Station Ct.
Parkton, MD 21120

Department of Permits, Approvals, and Inspections
Baltimore County

February 16, 2018

To Whom it May Concern,

We have been the Wodka's neighbors for about 10 years. The project that the Wodka's have shared with us is proposed for the side yard that abuts our property. We have reviewed and discussed the plans with the Wodka's, and have no concerns. We fully support the approval of their variance request and look forward to the completion of their project. We believe that the project will be quite aesthetically pleasing, despite the challenge of working with a significant grade in their back yard.

I (Mr. Vassar) am also the President of our neighborhood's HOA. This project has been approved by our association. The Wodkas have also emailed the majority of our neighborhood, notifying them of the project and layout, and offering to share and review plans with anyone interested.

Please consider our full endorsement regarding this project.

Sincerely,

Handwritten signatures of Alan and Gretchen Vassar in black ink.

Alan and Gretchen Vassar

PETITIONER'S

EXHIBIT NO. 8



GENERAL SITE INFORMATION

1. Ownership: Brian Wodka & Ericka Wodka
808 Walker Station Court Parkton, MD 21120
2. Address: 808 Walker Station Court Parkton MD 21120
3. Deed references: SM 27557 / 1
4. Area: 1.4311 acres (per PB 76/16)
Lot 5 "Walker Station" PB 76/16
5. Tax Map / Parcel / Lot / Tax account #: 12 / 30 / 5 / 24-00-003587
6. Election District: 6 Councilmanic District: 3
ADC Map: 4120D6 GIS tile: 012A3 Position sheet: 130NW10 & 131NW10
Schools: Prettyboy ES Hereford MS Hereford HS
7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County and the information provided by Baltimore County on the internet.
8. Improvements: Single family dwelling & parking area. The existing dwelling and parking area will remain.

OFFICE OF ZONING

Zoning: R.C. 4 There are no previous zoning cases on the subject parcels.

Parking Calculations

Required parking spaces: 2
Parking spaces provided on site: 2

R.C. 4 Setbacks for Residential Buildings

See PB 76/16 for applicable setbacks

ENVIRONMENTAL IMPACT

Watershed: Loch Raven Reservoir URDL land type: 1

1. The existing dwelling is currently serviced by a private well and septic system.
2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.

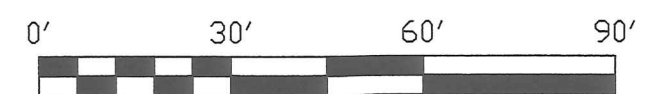
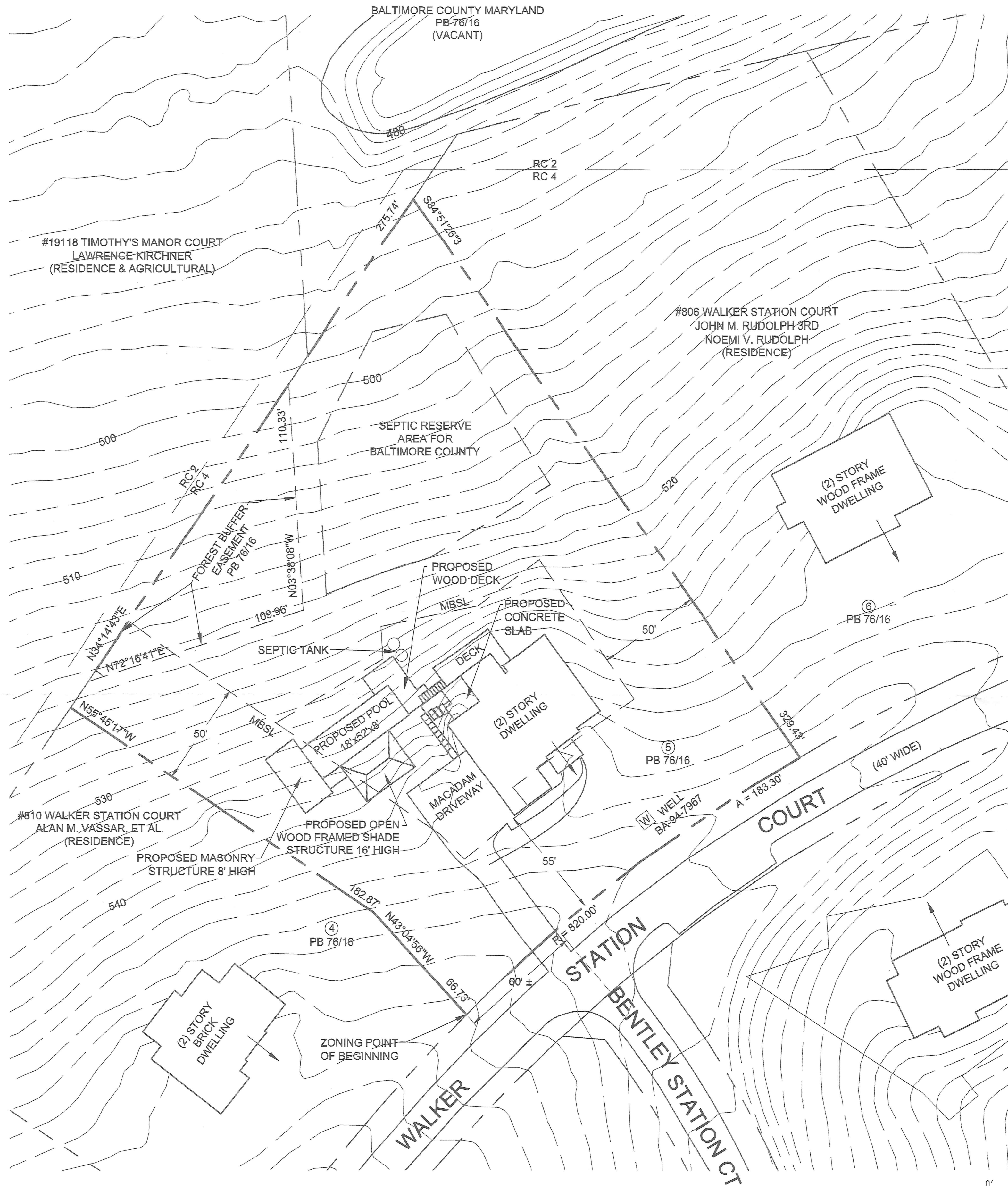
OFFICE OF PLANNING

Regional Planning District: Hereford / Maryland Line District Code: 301

1. The subject dwelling is not historic. The subject property is not in a historic district.

PROPOSED DEVELOPMENT

To add a pool, decking and accessory buildings



REVISION

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-300-5535 m 410-413-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#808 WALKER STATION COURT

BALTIMORE COUNTY, MARYLAND
6th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT



Date: 1/24/2018
Scale: 1"=30'

Case #2018-0196-A

GENERAL SITE INFORMATION

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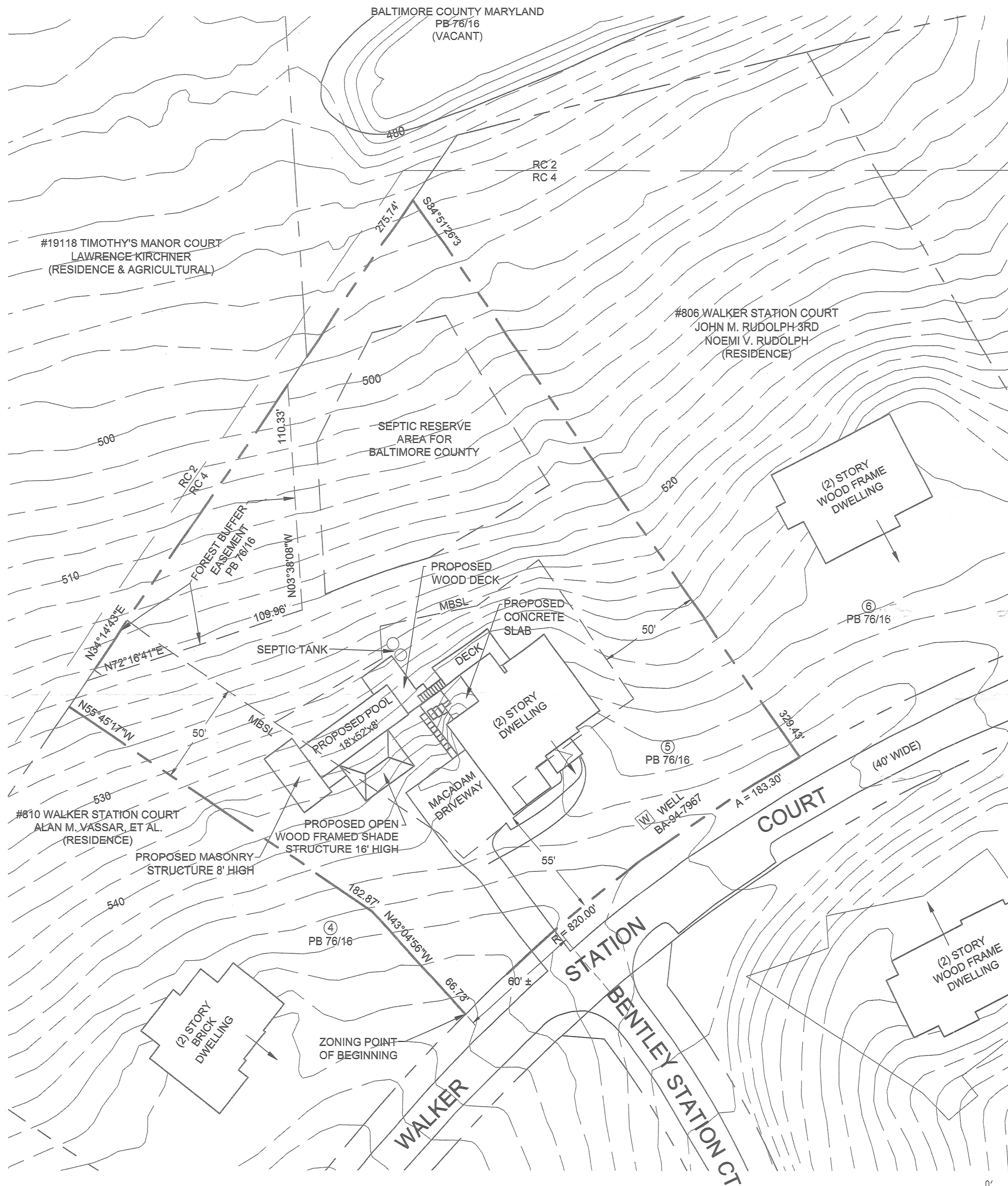
OFFICE OF PLANNING

Regional Planning District: Hereford / Maryland Line District Code: 301

1. The subject dwelling is not historic. The subject property is not in a historic district.

PROPOSED DEVELOPMENT

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REVISION

PETITIONER'S

EXHIBIT NO. 1

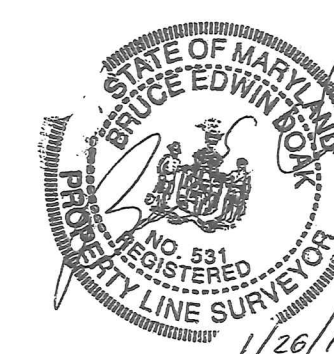
Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
p 443-800-5535 m 410-219-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#808 WALKER STATION COURT

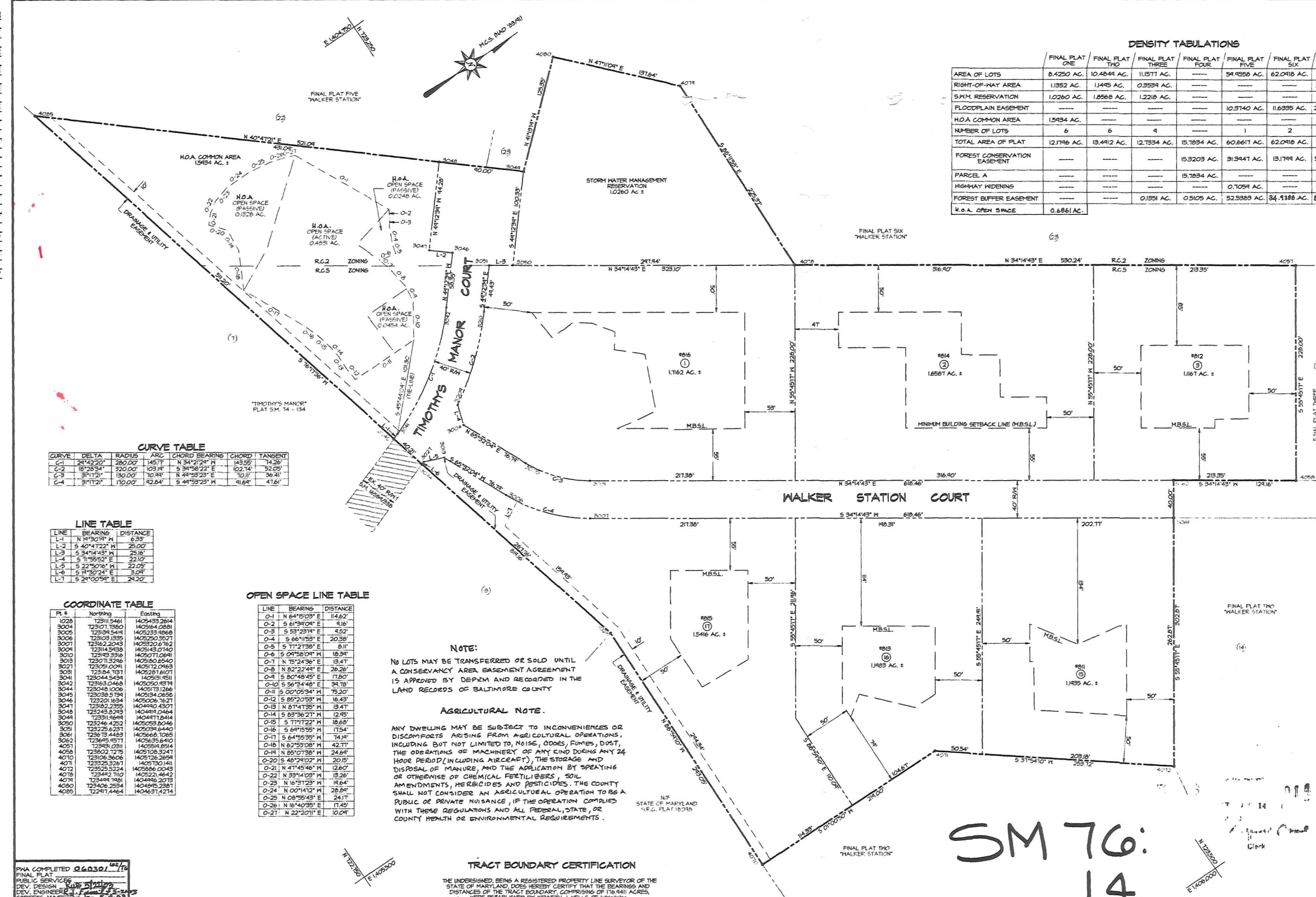
BALTIMORE COUNTY, MARYLAND
6th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 1/24/2018

Scale: 1"=30'

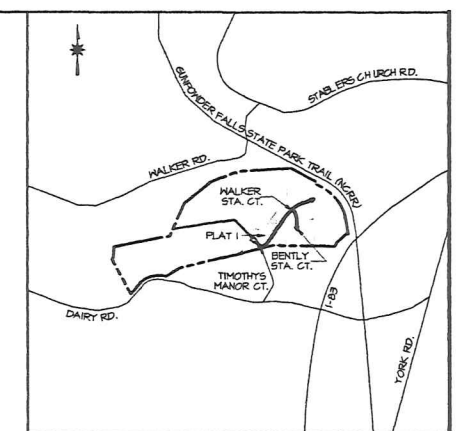


Case # 2018-0196-A



DENSITY TABULATIONS

	FINAL PLAT ONE	FINAL PLAT TWO	FINAL PLAT THREE	FINAL PLAT FOUR	FINAL PLAT FIVE	FINAL PLAT SIX	TOTALS
AREA OF LOTS	8,425.0 AC.	10,484.4 AC.	11,511.1 AC.	---	54,956.6 AC.	62,048.8 AC.	152,152.2 AC.
RIGHT-OF-WAY AREA	1,135.2 AC.	1,149.5 AC.	0,353.9 AC.	---	---	---	2,638.6 AC.
S.M.M. RESERVATION	1,026.0 AC.	1,856.8 AC.	1,221.8 AC.	---	---	---	4,104.6 AC.
FLOODPLAIN EASEMENT	---	---	---	---	10,514.0 AC.	11,635.5 AC.	22,007.5 AC.
H.O.A. COMMON AREA	1,543.4 AC.	---	---	---	---	---	1,543.4 AC.
NUMBER OF LOTS	6	6	4	---	1	2	24
TOTAL AREA OF PLAT	12,119.6 AC.	13,441.2 AC.	12,733.4 AC.	15,783.4 AC.	60,661.1 AC.	62,048.8 AC.	176,941.1 AC.
FOREST CONSERVATION EASEMENT	---	---	---	15,320.3 AC.	31,344.7 AC.	13,179.9 AC.	59,844.9 AC.
PARCEL A	---	---	---	15,783.4 AC.	---	---	15,783.4 AC.
HIGHWAY WIDENING	---	---	---	---	0,705.9 AC.	---	0,705.9 AC.
FOREST BUFFER EASEMENT	---	---	0,135.1 AC.	0,510.5 AC.	52,538.3 AC.	34,138.6 AC.	88,112.7 AC.
H.O.A. OPEN SPACE	0,686.1 AC.	---	---	---	---	---	0,686.1 AC.



CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C-1	24°42'27"	282.00'	145.17'	N 34°14'43" E	145.95'	14.55'
C-2	18°28'54"	320.00'	103.18'	S 34°56'22" E	102.14'	32.00'
C-3	31°11'21"	130.00'	70.48'	N 44°55'23" E	70.11'	36.41'
C-4	31°11'21"	110.00'	62.84'	S 44°55'23" E	61.64'	47.61'

LINE TABLE

LINE	BEARING	DISTANCE
L-1	N 14°30'11" E	6.39'
L-2	S 40°41'22" E	25.00'
L-3	S 34°14'43" E	25.16'
L-4	S 71°55'52" E	22.10'
L-5	S 22°50'16" E	22.05'
L-6	S 14°30'24" E	3.04'
L-7	S 24°00'54" E	24.30'

COORDINATE TABLE

PL. #	Northing	Eastings
1029	12311.5461	140543.2614
3004	12310.1780	140594.0891
3005	12304.5414	140523.4868
3006	12310.1335	140525.5521
3007	12316.2343	140523.6192
3008	12314.5438	140543.0740
3010	12310.5316	140507.0941
3013	12301.3246	140510.6540
3021	12305.0091	140512.0463
3023	12304.1131	140528.1601
3041	12304.4543	140519.1511
3042	12313.0468	140520.1874
3044	12304.1006	140513.1266
3045	12303.5194	140514.0856
3046	12301.1634	140506.1621
3047	12302.2355	140480.4301
3048	12324.8268	140481.0444
3049	12331.1644	140471.1444
3050	12324.4252	140503.8046
3051	12325.6251	140509.6440
3061	12367.9443	140566.1065
3062	12365.9511	140565.6410
4051	12343.0311	140554.8514
4052	12302.1275	140510.5241
4070	12310.3606	140525.2554
4071	12332.3261	140510.1411
4072	12342.1101	140488.0048
4073	12342.1101	140488.0073
4080	12340.6254	140485.2381
4085	12297.4464	140463.4214

OPEN SPACE LINE TABLE

LINE	BEARING	DISTANCE
O-1	N 64°50'29" E	114.62'
O-2	S 61°34'09" E	41.6'
O-3	S 53°23'14" E	4.52'
O-4	S 66°11'53" E	20.38'
O-5	S 71°21'38" E	8.11'
O-6	S 04°56'04" E	18.34'
O-7	N 75°24'36" E	19.41'
O-8	N 82°22'44" E	26.26'
O-9	S 80°48'45" E	17.60'
O-10	S 56°54'48" E	34.18'
O-11	S 00°05'34" E	75.20'
O-12	S 85°20'59" E	16.43'
O-13	N 81°41'35" E	19.41'
O-14	S 83°36'21" E	12.95'
O-15	S 71°17'22" E	18.69'
O-16	S 64°15'55" E	17.54'
O-17	S 64°55'35" E	74.18'
O-18	N 62°53'08" E	42.71'
O-19	N 85°01'38" E	24.64'
O-20	S 42°24'02" E	20.15'
O-21	N 47°45'46" E	12.62'
O-22	N 33°14'09" E	13.26'
O-23	N 16°31'23" E	18.64'
O-24	N 00°14'12" E	28.84'
O-25	N 08°55'43" E	24.11'
O-26	N 16°40'55" E	71.45'
O-27	N 22°20'11" E	10.04'

NOTE:
NO LOTS MAY BE TRANSFERRED OR SOLD UNTIL A CONSERVANCY AREA EASEMENT AGREEMENT IS APPROVED BY DEPDM AND RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY

AGRICULTURAL NOTE:
ANY DWELLING MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING BUT NOT LIMITED TO, NOISE, ODORS, FUMES, DUST, THE OPERATIONS OF MACHINERY OF ANY KIND DURING ANY 24 HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. THE COUNTY SHALL NOT CONSIDER AN AGRICULTURAL OPERATION TO BE A PUBLIC OR PRIVATE NUISANCE, IF THE OPERATION COMPLIES WITH THESE REGULATIONS AND ALL FEDERAL, STATE, OR COUNTY HEALTH OR ENVIRONMENTAL REQUIREMENTS.

TRACT BOUNDARY CERTIFICATION

THE UNDERSIGNED, BEING A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT THE BEARINGS AND DISTANCES OF THE TRACT BOUNDARY, COMPRISING OF 116.841 ACRES, HERE ESTABLISHED BY KENNETH J. KELLS OF KJ SUELLING.

Kenneth J. Kells 5/01/03
KENNETH J. KELLS REG. NO. 236 DATE

OWNER

JOSEPHINE MARIE MATTERSON
324 DAIRY ROAD
PARKTON, MARYLAND 21120-4502
TAX ACCT. NO. 1600000735

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFY THAT, TO THE BEST OF THEIR KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-103 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH INsofar AS THE SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS.

Josephine Marie Matterson 4-29-03
JOSEPHINE MARIE MATTERSON DATE

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED PROFESSIONAL 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 3-103 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS THE SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS.

Michael L. Ray 1/24/03
MICHAEL L. RAY, PROF. L.S.#11041 DATE

SURVEYOR'S SEAL



I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED DEVELOPMENT PLAN DATED 3/10/03 AND HAVE PREPARED THIS PLAT IN COMPLIANCE WITH THE DEVELOPMENT PLAN.



MORRIS & RITCHIE ASSOCIATES, INC.
BUSINESS, PLANNING, SURVEYING, AND LANDSCAPE ARCHITECTS

110 WEST ROAD - SUITE 245
TOWSON, MARYLAND 21204
(410) 821-6440
Fax: (410) 821-1748

JOB NO.	1224
SCALE	1"=50'
DATE	3/10/03
DRAWN BY	D.S.E.
REVIEW BY	MLR

PETITIONER'S

EXHIBIT NO. 2



COORDINATE TABLE

PT #	NORTHING	EASTING
3002	12391.2401	140580.6656
3003	123684.3744	140580.6656
3004	123184.7386	1405144.4611
3014	123684.3744	140580.6656
3015	124080.4744	1406128.6186
3016	123184.7386	140580.6656
3017	123684.3744	1406000.4183
3018	123591.8455	1406000.4183
3020	123546.1385	1406000.4183
3024	123546.1385	1405945.4183
3026	123591.8455	1405945.4183
3028	123607.2452	1405711.4022
3029	124186.6794	140615.2294
3030	123943.1016	140591.2654
3061	123613.4453	1405668.7065
3062	123495.9811	1406383.8410
4005	123363.7541	1406366.4244
4006	123095.4016	1406384.1061
4007	123146.4554	1406343.6096
4009	123524.6645	1406365.1421
4012	123518.1580	1406361.5874
4014	123844.5740	1406342.3561
4020	123943.1016	140641.3514
4021	123946.1550	1406622.4504
4023	123604.4744	1406622.4504
4024	124078.0096	1406923.1394
4030	123814.1921	1406181.4744
4031	123812.5247	1406181.7694
4032	123716.6484	1406216.2096
4033	123718.6484	1406254.1493
4070	123106.3606	1405726.2694
4071	123525.3267	1405730.1411
4072	123525.3264	1405896.0043
4073	123518.3250	1405931.0450

AGRICULTURAL NOTE.

ANY DWELLING MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FUMES, DUST, THE OPERATIONS OF MACHINERY OF ANY KIND DURING ANY 24 HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. THE COUNTY SHALL NOT CONSIDER AN AGRICULTURAL OPERATION TO BE A PUBLIC OR PRIVATE NUISANCE, IF THE OPERATION COMPLIES WITH THESE REGULATIONS AND ALL FEDERAL, STATE, OR COUNTY HEALTH OR ENVIRONMENTAL REQUIREMENTS.

TRACT BOUNDARY CERTIFICATION

THE UNDERSIGNED, BEING A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT THE BEARINGS AND DISTANCES OF THE TRACT BOUNDARY COMPRISING OF 176.9411 ACRES, HERE ESTABLISHED BY KENNETH J. WELLS OF JENNINGS.

Kenneth J. Wells
KENNETH J. WELLS, REG. NO. 236
DATE: 5/14/03

NOTE:

NOTE: DESIGN AND DRAWINGS BASED ON MARYLAND COORDINATE SYSTEM (NAD 83/91)

615 ±120 N 726°02'34.404 E 1410208.932
AZ. ME. ±120 N 726°48'05.936 E 1410385.4768

OWNER

JOSEPHINE MARIE MATTERSON
1524 DAIRY ROAD
PARKTON, MARYLAND 21120-4502
TAX ACCT. NO. 1600000795

OWNER CERTIFICATE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFY THAT, TO THE BEST OF THEIR KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-109 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH INsofar AS THE SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS.

Josephine Marie Matterson
JOSEPHINE MARIE MATTERSON
DATE: 4/29/03

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED PROFESSIONAL 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 3-109 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS THE SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS.

Michael L. Ray
MICHAEL L. RAY, PROF. LG. #11041
DATE: 4/24/03

SURVEYOR'S SEAL



I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED DEVELOPMENT PLAN DATED 3/12/03 AND HAVE PREPARED THIS PLAT PURSUANT TO THAT APPROVED FINAL DEVELOPMENT PLAN.

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
110 WEST ROAD - SUITE 245
TOWSON, MARYLAND 21204
(410) 821-6650
Fax: (410) 821-1746

FINAL PLAT TWO
WALKER STATION

6th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

SM76:015 86050 MSA S34 1236-11151-2

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C-1	36°14'05"	620.00'	510.56'	N 52°21'45" E	504.93'	265.24'
C-2	00°25'34"	180.00'	5.82'	S 10°15'54" N	5.82'	2.91'
C-3	8°02'20"	180.00'	11.18'	S 40°45'59" N	11.12'	8.14'
C-4	37°48'07"	380.00'	250.12'	N 18°54'05" N	246.20'	150.11'
C-5	45°34'23"	50.00'	34.11'	N 22°47'11" E	38.13'	21.00'
C-6	27°10'08"	50.00'	29.662'	N 40°00'00" N	10.00'	---
C-7	40°34'23"	50.00'	34.11'	S 22°47'11" E	38.13'	21.00'
C-8	36°01'33"	420.00'	278.14'	S 11°00'41" E	279.66'	144.12'
C-9	17°31'34"	180.00'	294.45'	S 61°42'22" N	294.01'	120.43'

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 18°12'12" E	40.00'
L-2	S 05°17'24" E	34.21'
L-3	N 05°33'03" N	20.61'
L-4	S 08°24'52" N	21.04'
L-5	N 80°52'01" N	45.81'
L-6	S 24°44'59" N	10.00'
L-7	S 07°54'11" E	16.04'
L-8	S 40°00'00" E	15.48'
L-9	S 04°54'11" E	12.82'
L-10	S 37°54'25" E	20.00'
L-11	N 54°41'30" E	54.68'
L-12	N 33°03'02" N	20.00'

GENERAL NOTES

- HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER OR FOREST CONSERVATION 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 WILL 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 ROADS, UTILITY LINES AND FACILITIES, AND STORMWATER MANAGEMENT FIELDS AND FACILITIES.
- STREETS AND/OR ROADS SHOWN HEREON AND MENTION THEREOF IN DEEDS ARE FOR THE PURPOSES OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE DEEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
- THIS PLAT MAY EXPIRE 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 OR AMENDED PLAT.
- ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT 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 THIS PLAT.
- THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- 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 THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.
- DEED REFERENCE: 5M. 10706/34
- THIS SITE IS LOCATED IN THE LOCH RAVEN WATERSHED.
- GROSS SITE AREA: 13.4412 AC.
- THE DEVELOPMENT PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON 3/12/03.
- SITE ZONING: R.C.4, R.C.5
- THE ROADS AND STORM DRAINS LAID OUT ON THIS PLAT HAVE BEEN DESIGNED BY A PROFESSIONAL ENGINEER (DONALD N. MITTEN P.E. NO. 16581).
- THERE SHALL BE NO CLEARINGS, GRADINGS, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT OR FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- ANY FOREST BUFFER EASEMENT OR FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
- SOIL PERCOLATION TEST WILL BE VALID FOR A PERIOD OF 5 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 PERCOLATION TESTS MAY BE REQUIRED.
- ALL REQUIREMENTS OF THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT AND BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT PERTAINING TO PRIVATE WATER AND/OR SEWAGE SYSTEMS MUST BE COMPLIED WITH PRIOR TO APPROVAL OF BUILDING APPLICATIONS.
- OWNERS OF LOTS CONTAINING STORMWATER MANAGEMENT EASEMENT/ DRAINAGE & UTILITY EASEMENTS SHALL GRANT TO AUTHORIZED BALTIMORE COUNTY PERSONNEL A RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTION AND/OR MONITORING SITE VISITS, SAID INSPECTION AND/OR MONITORING VISITS SHALL ONLY BE CONDUCTED DURING NORMAL BALTIMORE COUNTY WORKING HOURS (8:00 A.M. TO 4:00 P.M. MONDAY THROUGH FRIDAY).

SM76:15

DENSITY TABULATIONS

	FINAL PLAT ONE	FINAL PLAT TWO	FINAL PLAT THREE	FINAL PLAT FOUR	FINAL PLAT FIVE	FINAL PLAT SIX	TOTALS
AREA OF LOTS	8.4250 AC.	10.4844 AC.	11.8771 AC.	---	59.9559 AC.	62.0418 AC.	152.1152 AC.
RIGHT-OF-WAY AREA	1.1552 AC.	1.1445 AC.	0.3594 AC.	---	---	---	2.6386 AC.
SUM. RESERVATION	1.0260 AC.	1.8568 AC.	1.2218 AC.	---	---	---	4.1046 AC.
FLOODPLAIN EASEMENT	---	---	---	---	10.3740 AC.	11.6395 AC.	22.0075 AC.
H.O.A. COMMON AREA	1.5434 AC.	---	---	---	---	---	1.5434 AC.
NUMBER OF LOTS	6	6	9	---	1	2	24
TOTAL AREA OF PLAT	12.1796 AC.	13.4412 AC.	12.7394 AC.	15.7834 AC.	60.6617 AC.	62.0418 AC.	176.9411 AC.
FOREST CONSERVATION EASEMENT	---	---	---	15.3203 AC.	9.3441 AC.	13.7494 AC.	38.4138 AC.
PARCEL A	---	---	---	15.7834 AC.	---	---	15.7834 AC.
HIGHWAY WIDENING	---	---	---	---	0.7054 AC.	---	0.7054 AC.
FOREST BUFFER EASEMENT	---	---	0.1351 AC.	0.5105 AC.	52.5583 AC.	34.4388 AC.	88.1127 AC.



AGRICULTURAL NOTE.

ANY DWELLING MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING BUT NOT LIMITED TO, NOISE, DUST, FUMES, DUST, THE OPERATIONS OF MACHINERY OF ANY KIND DURING ANY 24 HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OF OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. THE COUNTY SHALL NOT CONSIDER ANY AGRICULTURAL OPERATION TO BE A PUBLIC OR PRIVATE NUISANCE, IF THE OPERATION COMPLIES WITH THESE REGULATIONS AND ALL FEDERAL, STATE, OR COUNTY HEALTH OR ENVIRONMENTAL REQUIREMENTS.



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E 1408.00'

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WALKER STATION

FINAL PLAT TWELVE HUNDRED-SEVEN
WALKER STATION

FINAL PLAT TWELVE HUNDRED-EIGHT
WALKER STATION

FINAL PLAT TWELVE HUNDRED-NINE
WALKER STATION

FINAL PLAT THIRTEEN HUNDRED
WALKER STATION

FINAL PLAT THIRTEEN HUNDRED-ONE
WALKER STATION

FINAL PLAT THIRTEEN HUNDRED-TWO
WALKER STATION

FINAL PLAT THIRTEEN HUNDRED-THREE
WALKER STATION

FINAL PLAT THIRTEEN HUNDRED-FOUR
WALKER STATION

FINAL PLAT THIRTEEN HUNDRED-FIVE
WALKER STATION

FINAL PLAT THIRTEEN HUNDRED-SIX
WALKER STATION

FINAL PLAT THIRTEEN HUNDRED-SEVEN
WALKER STATION

FINAL PLAT THIRTEEN HUNDRED-EIGHT
WALKER STATION

FINAL PLAT THIRTEEN HUNDRED-NINE
WALKER STATION

FINAL PLAT FOURTEEN HUNDRED
WALKER STATION

FINAL PLAT FOURTEEN HUNDRED-ONE
WALKER STATION

FINAL PLAT FOURTEEN HUNDRED-TWO
WALKER STATION

FINAL PLAT FOURTEEN HUNDRED-THREE
WALKER STATION

FINAL PLAT FOURTEEN HUNDRED-FOUR
WALKER STATION

FINAL PLAT FOURTEEN HUNDRED-FIVE
WALKER STATION

FINAL PLAT FOURTEEN HUNDRED-SIX
WALKER STATION

FINAL PLAT



AGRICULTURAL NOTE.

ANY DWELLING MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING BUT NOT LIMITED TO, NOISE, ODORS, DUST, THE OPERATIONS OF MACHINERY OF ANY KIND DURING ANY 24 HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. THE COUNTY SHALL NOT CONSIDER AN AGRICULTURAL OPERATION TO BE A PUBLIC OR PRIVATE NUISANCE, IF THE OPERATION COMPLIES WITH THESE REGULATIONS AND ALL FEDERAL, STATE, OR COUNTY HEALTH OR ENVIRONMENTAL REQUIREMENTS.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C-1	52°30'56"	1061.00'	472.48'	S 35°11'50" E	438.15'	523.41'
C-2	08°45'21"	2063.86'	318.51'	S 48°05'44" N	318.20'	194.57'
C-3	01°33'04"	2054.88'	55.82'	S 41°44'31" N	55.81'	21.41'

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 28°32'42" N	52.00'
L-2	N 55°19'46" E	39.64'
L-3	S 14°10'20" E	44.54'
L-4	N 36°41'43" E	128.06'
L-5	N 05°11'24" E	34.21'
L-6	N 47°53'49" N	41.01'
L-7	N 54°18'23" N	71.62'
L-8	S 11°41'59" E	119.51'
L-9	N 36°55'05" E	125.22'
L-10	N 11°05'14" N	46.89'

COORDINATE TABLE

PT #	NORTHING	EASTING
1016	124544.1080	1406433.1218
1017	124546.4290	1406408.2758
1018	124460.1754	1406384.4081
1020	123643.6178	1407110.5247
1021	123561.5918	1407161.4445
1022	123588.1524	1407133.8444
1024	123116.2354	1406971.0114
1025	123110.1950	1406984.9711
1027	123096.5135	1406941.7117
4005	123065.7547	1406866.4244
4006	123096.4076	1406936.8081
4007	123148.4554	1406943.6086
4008	123584.6485	1406968.1427
4012	123543.7380	1406965.5814
4021	123466.1500	1406922.4604
4022	123468.3200	1406941.8000
4028	123604.4144	1406922.4604
4038	124440.1676	1406955.1456
4053	124394.5811	1406956.2324
4056	124409.8200	1406953.1588
4059	124273.3634	1406864.4227
4060	124508.3647	1406922.4647
4061	124541.6658	1406926.8988
6007	124594.4360	1406956.1657
6008	124584.1194	1406982.3984
6009	124735.5480	1406976.1855

TRACT BOUNDARY CERTIFICATION

THE UNDERSIGNED, BEING A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT THE BEARINGS AND DISTANCES OF THE TRACT BOUNDARY, COMPRISING OF 176.941 ACRES, WERE ESTABLISHED BY KENNETH J. NIELLS OF KYNELINE.

Kenneth J. Niells
KENNETH J. NIELLS, RES. NO. 236
DATE 5/14/03

NOTE:

NO LOTS MAY BE TRANSFERRED OR SOLD UNTIL A CONSERVANCY AREA EASEMENT AGREEMENT IS APPROVED BY DEP. EM AND RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY.

OWNER

JOSEPHINE MARIE MATTERSON
1924 DAIRY ROAD
PARKTON, MARYLAND 21220-8502
TAX ACCT. NO. 1600000735

OWNER CERTIFICATE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFY THAT, TO THE BEST OF THEIR KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-103 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH INsofar AS THE SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS.

Josephine Marie Matterson
JOSEPHINE MARIE MATTERSON
DATE 4/24/03

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED PROFESSIONAL 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 3-103 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS THE SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS.

Michael L. Ray
MICHAEL L. RAY, PROF. U.S. #11041
DATE 4/24/03

SURVEYOR'S SEAL



I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED FINAL DEVELOPMENT PLAN DATED 3/10/03 AND HAVE PREPARED THIS PLAT IN COMPLIANCE WITH THE PLAT PURSUANT TO THAT APPROVED FINAL DEVELOPMENT PLAN.



JOB NO. 12240
SCALE: 1"=100'
DATE: 3/10/03
DRAWN BY: D.S.D.
REVIEW BY: M.L.R.

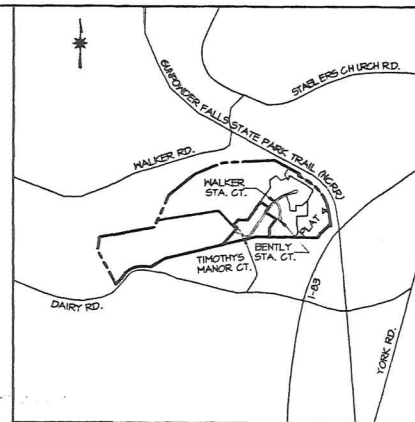
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

110 WEST ROAD - SUITE 245
TOWSON, MARYLAND 21204
(410) 821-1600
Fax: (410) 821-1748

FINAL FLAT FOUR
WALKER STATION

6th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

SM76:017 MSA 5541236-115-4
8-052



VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES

- HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER OR FOREST CONSERVATION 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 WILL 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 ROADS, UTILITY LINES AND FACILITIES, AND STORMWATER MANAGEMENT POND AND FACILITIES.
- STREETS AND/OR ROADS SHOWN HEREON AND MENTION THEREOF IN DEEDS ARE FOR THE PURPOSES OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
- THIS PLAT MAY EXPIRE 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 OR AMENDED PLAT.
- ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT 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 THIS PLAT.
- THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- 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 THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.
- DEED REFERENCE: SM 10106/34
- THIS SITE IS LOCATED IN THE LOCH RAVEN WATERSHED.
- GROSS SITE AREA: 15.7834 AC.
- THE DEVELOPMENT PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON 3/10/03.
- SITE ZONING: R.C.4, R.C.5
- THE ROADS AND STORM DRAINS LAID OUT ON THIS PLAT HAVE BEEN DESIGNED BY A PROFESSIONAL ENGINEER (DONALD N. MITTEN P.E. NO. 16591).
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT OR FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- ANY FOREST BUFFER EASEMENT OR FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
- SOIL PERCOLATION TEST WILL BE VALID FOR A PERIOD OF 5 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 PERCOLATION TESTS MAY BE REQUIRED.
- ALL REQUIREMENTS OF THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT AND BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT PERTAINING TO PRIVATE WATER AND/OR SEWERAGE SYSTEMS MUST BE COMPLIED WITH PRIOR TO THE APPROVAL OF BUILDING APPLICATIONS.
- OWNERS OF LOTS CONTAINING STORMWATER MANAGEMENT EASEMENT/ DRAINAGE & UTILITY EASEMENTS SHALL GRANT TO AUTHORIZED BALTIMORE COUNTY PERSONNEL A RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTION AND/OR MONITORING SITE VISITS. SAID INSPECTION AND/OR MONITORING VISITS SHALL ONLY BE CONDUCTED DURING NORMAL BALTIMORE COUNTY WORKING HOURS (8:00 A.M. TO 4:00 P.M. MONDAY THROUGH FRIDAY).

RC 4 RURAL CLUSTER INFORMATION	DATA
RC 4 ACREAGE	21.77Ac±
LOTS ALLOWED IN RC 4 (ACRES x 0.2)	4
EXISTING LOTS	0
PROPOSED LOTS	4
REMAINING DENSITY	0
MAXIMUM RC 4 BUILDING AREA (30% x ACREAGE)	6.58 Ac±
PROPOSED RC 4 BUILDING AREA	4.31 Ac±
MINIMUM RC 4 CONSERVANCY AREA (10% x ACREAGE)	15.24 Ac±
PROPOSED RC 4 CONSERVANCY AREA	15.78 Ac±

GENERAL NOTES

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- STREETS AND/OR ROADS SHOWN HEREON AND MENTION THEREOF IN DEEDS ARE FOR THE PURPOSES OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE DEEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
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- THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

- 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 THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.
- DEED REFERENCE: S.M. 10106/34
- THIS SITE IS LOCATED IN THE LOCH RAVEN WATERSHED.
- GROSS SITE AREA: 60.661 AC.
- THE DEVELOPMENT PLAN FOR THE PROPERTY SHOWN ON THIS PLAT HAS APPROVED ON 3/12/03.
- SITE ZONING: R.C.2
- THE AREA DESIGNATED AS A FLOOD PLAIN INCLUDES THE AREA INDICATED BY THE 100-YEAR FREQUENCY STORM AND A MINIMUM OF 1 FOOT VERTICAL FREEBOARD. THE ELEVATIONS SHOWN ON THE FLOOD PLAIN SECTIONS ARE THE 100-YEAR DESIGN FREQUENCY SURFACE ELEVATIONS.
- THE ROADS AND STORM DRAINS LAID OUT ON THIS PLAT HAVE BEEN DESIGNED BY A PROFESSIONAL ENGINEER (DONALD N. MITTEN P.E. NO. 16591).
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT OR FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- ANY FOREST BUFFER EASEMENT OR FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
- SOIL PERCOLATION TEST WILL BE VALID FOR A PERIOD OF 5 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 PERCOLATION TESTS MAY BE REQUIRED.
- ALL REQUIREMENTS OF THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT AND BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT PERTAINING TO PRIVATE WATER AND/OR SEWERAGE SYSTEMS MUST BE COMPLIED WITH PRIOR TO THE APPROVAL OF BUILDING APPLICATIONS.

NOTE:

NO LOTS MAY BE TRANSFERRED OR SOLD UNTIL A CONSERVANCY AREA EASEMENT AGREEMENT IS APPROVED BY DEPEM AND RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY

21. OWNERS OF LOTS CONTAINING STORMWATER MANAGEMENT EASEMENT/ DRAINAGE & UTILITY EASEMENTS SHALL GRANT TO AUTHORIZED BALTIMORE COUNTY PERSONNEL A RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTION AND/OR MONITORING SITE VISITS, SAID INSPECTION AND/OR MONITORING VISITS SHALL ONLY BE CONDUCTED DURING NORMAL BALTIMORE COUNTY WORKING HOURS (8:00 A.M. TO 4:00 P.M. MONDAY THROUGH FRIDAY)

AGRICULTURAL NOTE

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TRACT BOUNDARY CERTIFICATION

THE UNDERSIGNED, BEING A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT THE BEARINGS AND DISTANCES OF THE TRACT BOUNDARY COMPRISING OF 176.841 ACRES, WERE ESTABLISHED BY KENNETH J. HELLS OF LYNNING.

KENNETH J. HELLS REG. NO. 236

DATE

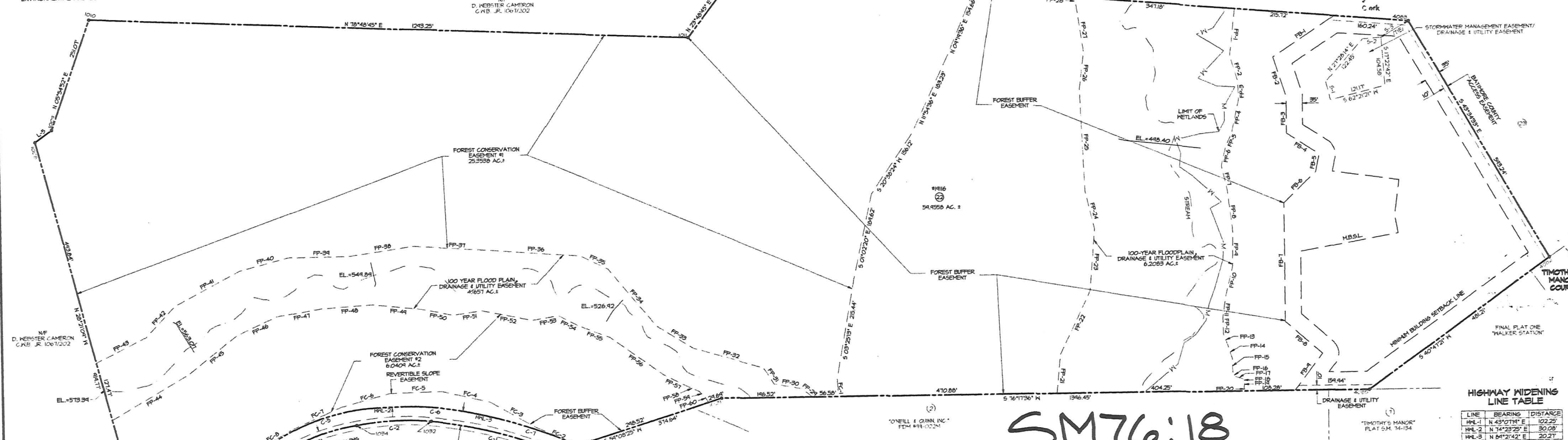
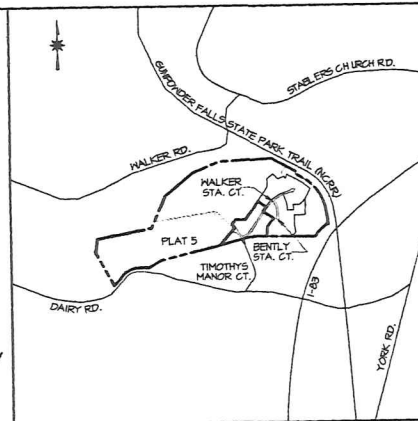
100-YEAR FLOOD PLAIN EASEMENT TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
FP-1	S 06°14'31" E	102.53'	FP-26	N 04°17'44" N	80.06'	FP-51	S 68°21'05" N	62.22'
FP-2	S 30°14'28" E	51.04'	FP-27	N 2°14'05" N	122.64'	FP-52	S 81°51'10" N	110.74'
FP-3	S 51°10'24" E	38.64'	FP-28	N 32°33'24" N	15.52'	FP-53	S 66°32'28" N	59.42'
FP-4	S 01°14'32" E	73.41'	FP-29	S 65°55'51" E	24.28'	FP-54	N 75°48'33" N	44.10'
FP-5	S 10°58'20" N	32.36'	FP-30	N 86°26'52" E	61.04'	FP-55	N 65°04'08" N	70.88'
FP-6	S 00°07'02" N	42.10'	FP-31	S 48°22'03" E	41.54'	FP-56	N 67°48'25" N	142.46'
FP-7	S 28°24'19" E	52.22'	FP-32	S 81°01'51" E	151.14'	FP-57	N 71°05'47" N	50.61'
FP-8	S 20°51'08" E	41.00'	FP-33	S 1°12'22" E	42.30'	FP-58	N 74°22'31" N	32.68'
FP-9	S 12°33'21" E	75.94'	FP-34	S 53°33'04" E	162.36'	FP-59	N 62°36'25" N	16.15'
FP-10	S 00°10'10" N	64.62'	FP-35	S 77°54'58" E	66.04'	FP-60	N 45°54'08" N	16.20'
FP-11	S 04°14'18" E	45.68'	FP-36	N 80°36'34" E	101.15'			
FP-12	S 14°34'54" E	31.57'	FP-37	N 60°13'25" E	162.36'			
FP-13	S 34°23'58" E	21.06'	FP-38	N 68°05'28" E	130.66'			
FP-14	S 31°16'40" E	28.14'	FP-39	N 75°45'11" E	131.07'			
FP-15	S 15°08'35" E	39.41'	FP-40	N 61°56'34" E	104.18'			
FP-16	S 38°40'11" E	12.81'	FP-41	N 48°55'48" E	158.71'			
FP-17	S 64°32'10" E	16.91'	FP-42	N 30°12'45" E	42.64'			
FP-18	S 55°31'11" E	6.14'	FP-43	N 41°43'42" E	120.12'			
FP-19	S 02°22'16" E	12.18'	FP-44	S 46°26'14" N	132.58'			
FP-20	S 24°16'44" E	8.15'	FP-45	S 38°03'41" N	134.14'			
FP-21	N 01°51'12" N	84.06'	FP-46	S 51°56'38" N	94.78'			
FP-22	N 12°04'41" E	152.00'	FP-47	S 66°59'34" N	41.92'			
FP-23	N 08°41'56" N	133.12'	FP-48	S 72°40'34" N	11.54'			
FP-24	N 27°13'55" N	83.36'	FP-49	S 82°40'22" N	103.89'			
FP-25	N 51°10'25" N	232.67'	FP-50	S 81°06'08" N	71.65'			

STORMWATER MANAGEMENT EASEMENT/ DRAINAGE & UTILITY EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
S-1	N 27°58'34" E	40.00'
S-2	N 12°31'18" E	40.00'
S-3	S 48°42'50" N	68.91'

VICINITY MAP (NOT TO SCALE)



FOREST CONSERVATION EASEMENT TABLE

LINE	BEARING	DISTANCE
FC-1	S 17°14'21" E	38.23'
FC-2	N 11°00'25" N	17.10'
FC-3	N 18°51'59" N	10.22'
FC-4	S 84°33'47" N	109.86'
FC-5	S 75°24'26" N	18.15'
FC-6	S 61°29'47" N	110.61'
FC-7	S 52°29'22" N	110.76'
FC-8	S 46°08'26" N	105.43'
FC-9	S 40°50'56" N	100.73'
FC-10	S 46°29'33" N	100.12'
FC-11	S 40°49'53" N	96.18'

FOREST BUFFER EASEMENT TABLE

LINE	BEARING	DISTANCE
FB-1	S 42°52'58" N	154.84'
FB-2	S 31°24'34" E	94.16'
FB-3	S 19°21'30" E	78.86'
FB-4	S 10°11'27" E	83.22'
FB-5	S 01°54'38" E	34.04'
FB-6	S 32°50'54" N	46.49'
FB-7	S 18°39'09" E	25.50'
FB-8	S 62°11'51" E	105.44'
FB-9	S 23°43'01" N	31.33'

COORDINATE TABLE

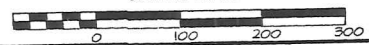
PT #	NORTHINGS	EASTINGS
1001	72884.8394	140219.0721
1002	72754.2125	140714.2602
1003	72821.1759	140714.3242
1004	72807.1508	140714.1496
1005	72820.4234	140305.1668
1006	72806.3946	140280.1493
1007	72804.5414	140254.1464
1008	72804.5414	140254.1464
1009	72804.5414	140254.1464
1010	72804.5414	140254.1464
1011	72804.5414	140254.1464
1012	72804.5414	140254.1464
1013	72804.5414	140254.1464
1014	72804.5414	140254.1464
1015	72804.5414	140254.1464
1016	72804.5414	140254.1464
1017	72804.5414	140254.1464
1018	72804.5414	140254.1464
1019	72804.5414	140254.1464
1020	72804.5414	140254.1464
1021	72804.5414	140254.1464
1022	72804.5414	140254.1464
1023	72804.5414	140254.1464
1024	72804.5414	140254.1464
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1094	72804.5414	140254.1464
1095	72804.5414	140254.1464
1096	72804.5414	140254.1464
1097	72804.5414	140254.1464
1098	72804.5414	140254.1464
1099	72804.5414	140254.1464
1100	72804.5414	140254.1464

CURVE	DELTA	RADIUS	ARC	CHORD BEARINGS	CHORD	TANGENT
C-1	16°15'41"	482.50'	276.30'	N 84°07'55" N	271.37'	140.04'
C-2	16°58'28"	541.62'	162.24'	S 74°01'54" N	161.65'	81.72'
C-3	21°32'34"	348.07'	205.28'	S 53°50'31" N	209.60'	124.47'
C-4	08°28'03"	1300.00'	111.34'	N 38°53'11" E	111.18'	86.83'
C-5	34°14'02"	450.00'	312.05'	N 54°31'00" E	305.81'	162.61'
C-6	14°53'12"	641.80'	181.30'	N 81°50'01" E	180.80'	91.17'
C-7	11°38'11"	1012.67'	206.13'	S 84°44'01" E	205.38'	109.22'

TRACT BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 32°54'12" N	22.00'
L-2	S 31°03'24" N	80.33'
L-3	S 40°14'34" N	66.43'
L-4	S 43°07'14" N	140.75'
L-5	N 40°55'14" E	44.34'

GRAPHIC SCALE 1"=100'



OWNER CERTIFICATE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFY THAT TO THE BEST OF THEIR KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-109 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH INsofar AS THE SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS.

Josephine Marie Matterson 40943
JOSEPHINE MARIE MATTERSON DATE

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED PROFESSIONAL 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 3-109 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS THE SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS.

Michael L. Ray, Prof. No. 11041
MICHAEL L. RAY, PROF. NO. 11041 DATE

SURVEYOR'S SEAL



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
110 WEST ROAD - SUITE 245
TOWSON, MARYLAND 21204
(410) 821-164



1. HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER OR FOREST CONSERVATION AREAS IN FEE OR EASEMENT, GREENWAY AREAS IN FEE OR EASEMENT, AND STORMWATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON ARE RESERVED TO 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 WILL 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 ROADS, UTILITY LINES AND FACILITIES, AND STORMWATER MANAGEMENT PONDS AND FACILITIES.
2. STREETS AND/OR ROADS SHOWN HEREON AND MENTION THEREOF IN DEEDS ARE FOR THE PURPOSES OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTS OF THE DEED TO WHICH THIS PLAN IS ATTACHED, THEIR HEIRS AND ASSIGNS.
3. THIS PLAN MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 26-216.
4. THE RECORDING OF THIS PLAN 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 PLAN.
6. ADDITIONAL INFORMATION CONCERNING THIS PLAN MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT OF PUBLIC WORKS.
7. OWNERS OF LOTS CONTAINING STORMWATER MANAGEMENT EASEMENT/ DRAINAGE & UTILITY EASEMENTS SHALL GRANT TO AUTHORIZED BALTIMORE COUNTY PERSONNEL A RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTION AND/OR MONITORING SITE VISITS, SAID INSPECTION AND/OR MONITORING VISITS SHALL ONLY BE CONDUCTED DURING NORMAL BALTIMORE COUNTY WORKING HOURS, (8:00 A.M. TO 4:00 P.M. MONDAY THROUGH FRIDAY).

AGRICULTURAL NOTE:

ANY DWELLING MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING BUT NOT LIMITED TO, NOISE, ODORS, FUMES, DUST, THE OPERATIONS OF MACHINERY OF ANY KIND DURING ANY 24 HOUR PERIOD (INCLUDING SUNDAYS), THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION OF SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. THE COUNTY SHALL NOT CONSIDER AN AGRICULTURAL OPERATION TO BE A PUBLIC OR PRIVATE NUISANCE, IF THE OPERATION COMPLIES WITH THE COUNTY REGULATIONS AND ALL FEDERAL, STATE, OR COUNTY HEALTH OR ENVIRONMENTAL REQUIREMENTS.

GENERAL NOTES

1. THE RECORDING OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THIS PLAN.
2. THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
3. 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 THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.
4. DEED REFERENCE: S.M. 10706/34, S.M. 10706/37
5. THIS SITE IS LOCATED IN THE LOCH RAVEN WATERSHED.
6. GROSS SITE AREA: 62.0918 AC.
7. THE DEVELOPMENT PLAN FOR THE PROPERTY SHOWN ON THIS PLAN WAS APPROVED ON 3/12/03.
8. SITE ZONING: R.C.2
9. THE AREA DESIGNATED AS A FLOOD PLAIN INCLUDES THE AREA INUNDATED BY THE 100-YEAR FREQUENCY STORM AND A MINIMUM OF 1 FOOT VERTICAL FREEBOARD. THE ELEVATIONS SHOWN ON THE FLOOD PLAIN SECTIONS ARE THE 100-YEAR DESIGN FREQUENCY SURFACE ELEVATIONS.

10. THE ROADS AND STORM DRAINS LAID OUT ON THIS PLAN HAVE BEEN DESIGNED BY A PROFESSIONAL ENGINEER, DONALD N. WITTEN P.E. NO. 16580.
11. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT OR FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
12. ANY FOREST BUFFER EASEMENT OR FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
13. SOIL PERCOLATION TEST WILL BE VALID FOR A PERIOD OF 5 YEARS FROM THE DATE THE RECORD PLAN IS SIGNED BY THE DIRECTOR, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT. AT THE EXPIRATION OF THIS PERIOD, NEW PERCOLATION TESTS MAY BE REQUIRED.
14. ALL REQUIREMENTS OF THE MARYLAND STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT PERTAINING TO PRIVATE WATER AND/OR SEWERAGE SYSTEMS MUST BE COMPLIED WITH PRIOR TO THE APPROVAL OF BUILDING APPLICATIONS.

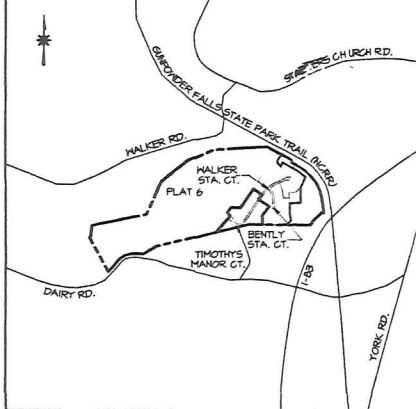
LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 17°05'14" E	46.25'
L-2	S 36°55'05" E	59.11'
L-3	S 64°46'50" E	136.46'
L-4	S 41°19'1" E	125.35'
L-5	S 40°47'21" E	59.88'

COORDINATE TABLE

PT #	NORTHING	EASTING
1000	124936.5481	140575.1626
1001	124925.8564	140490.3941
1002	124915.1647	140405.6256
1003	124904.4730	140320.8571
1004	124893.7813	140236.0886
1005	124883.0896	140151.3201
1006	124872.3979	140066.5516
1007	124861.7062	140000.0000
1008	124851.0145	139933.4484
1009	124840.3228	139866.8969
1010	124829.6311	139800.3453
1011	124818.9394	139733.7938
1012	124808.2477	139667.2422
1013	124797.5560	139600.6907
1014	124786.8643	139534.1391
1015	124776.1726	139467.5876
1016	124765.4809	139401.0361
1017	124754.7892	139334.4845
1018	124744.0975	139267.9330
1019	124733.4058	139201.3814
1020	124722.7141	139134.8300
1021	124712.0224	139068.2784
1022	124701.3307	139001.7269
1023	124690.6390	138935.1753
1024	124679.9473	138868.6238
1025	124669.2556	138802.0722
1026	124658.5639	138735.5207
1027	124647.8722	138668.9691
1028	124637.1805	138602.4176
1029	124626.4888	138535.8660
1030	124615.7971	138469.3145
1031	124605.1054	138402.7630
1032	124594.4137	138336.2114
1033	124583.7220	138269.6599
1034	124573.0303	138203.1083
1035	124562.3386	138136.5568
1036	124551.6469	138070.0052
1037	124540.9552	138003.4537
1038	124530.2635	137936.9021
1039	124519.5718	137870.3506
1040	124508.8801	137803.7990
1041	124498.1884	137737.2475
1042	124487.4967	137670.6959
1043	124476.8050	137604.1444
1044	124466.1133	137537.5928
1045	124455.4216	137471.0413
1046	124444.7299	137404.4897
1047	124434.0382	137337.9382
1048	124423.3465	137271.3866
1049	124412.6548	137204.8351
1050	124401.9631	137138.2835
1051	124391.2714	137071.7320
1052	124380.5797	137005.1804
1053	124369.8880	136938.6289
1054	124359.1963	136872.0773
1055	124348.5046	136805.5258
1056	124337.8129	136738.9742
1057	124327.1212	136672.4227
1058	124316.4295	136605.8711
1059	124305.7378	136539.3196
1060	124295.0461	136472.7680
1061	124284.3544	136406.2165
1062	124273.6627	136339.6649
1063	124262.9710	136273.1134
1064	124252.2793	136206.5618
1065	124241.5876	136140.0103
1066	124230.8959	136073.4587
1067	124220.2042	136006.9072
1068	124209.5125	135940.3556
1069	124198.8208	135873.8041
1070	124188.1291	135807.2525
1071	124177.4374	135740.7010
1072	124166.7457	135674.1494
1073	124156.0540	135607.5979
1074	124145.3623	135541.0463
1075	124134.6706	135474.4948
1076	124123.9789	135407.9432
1077	124113.2872	135341.3917
1078	124102.5955	135274.8401
1079	124091.9038	135208.2886
1080	124081.2121	135141.7370
1081	124070.5204	135075.1855
1082	124059.8287	135008.6339
1083	124049.1370	134942.0824
1084	124038.4453	134875.5308
1085	124027.7536	134808.9793
1086	124017.0619	134742.4277
1087	124006.3702	134675.8762
1088	123995.6785	134609.3246
1089	123984.9868	134542.7731
1090	123974.2951	134476.2215
1091	123963.6034	134409.6700
1092	123952.9117	134343.1184
1093	123942.2200	134276.5669
1094	123931.5283	134210.0153
1095	123920.8366	134143.4638
1096	123910.1449	134076.9122
1097	123899.4532	134010.3607
1098	123888.7615	133943.8091
1099	123878.0698	133877.2576
1100	123867.3781	133810.7060

NOTE: A VARIANCE WAS GRANTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT FROM THE REGULATIONS FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS AND FLOODPLAINS, WHICH BECAME EFFECTIVE ON JANUARY 1, 1991. A VARIANCE WAS GRANTED TO ALLOW CONTINUED USE OF THE WELL THAT IS LOCATED IN THE FOREST BUFFER EASEMENT ON LOT 24.



VICINITY MAP
(NOT TO SCALE)

100-YEAR FLOOD PLAIN EASEMENT LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
FP-1	S 84°06'51" E	44.63'	FP-26	N 25°24'28" E	56.71'	FP-66	S 02°46'02" E	12.75'
FP-2	S 60°16'51" E	15.81'	FP-27	N 36°46'41" E	11.16'	FP-67	S 15°15'17" E	4.14'
FP-3	S 54°02'17" E	11.91'	FP-28	N 15°02'22" E	42.12'	FP-68	S 42°55'08" E	26.83'
FP-4	N 36°12'35" E	301.04'	FP-29	N 04°44'12" E	24.90'	FP-69	S 22°03'37" E	11.52'
FP-5	S 55°01'23" E	11.00'	FP-30	N 20°14'40" E	24.03'	FP-70	S 34°13'23" E	14.32'
FP-6	S 21°07'30" E	40.47'	FP-31	N 04°15'55" E	23.14'	FP-71	S 18°55'24" E	11.14'
FP-7	S 53°05'01" E	61.84'	FP-32	N 31°21'44" E	41.27'	FP-72	S 44°14'28" E	43.96'
FP-8	S 39°36'43" E	115.81'	FP-33	N 31°22'44" E	29.89'	FP-73	S 28°46'11" E	38.03'
FP-9	N 39°04'55" E	61.14'	FP-34	N 33°54'23" E	30.44'	FP-74	S 44°32'01" E	50.56'
FP-10	N 18°30'48" E	103.91'	FP-35	N 32°17'46" E	18.40'	FP-75	S 54°11'31" E	36.60'
FP-11	N 48°31'06" E	205.12'	FP-36	N 61°27'22" E	24.54'	FP-76	S 33°56'28" E	1.76'
FP-12	N 44°14'31" E	11.81'	FP-37	N 10°44'10" E	15.41'	FP-77	S 02°28'31" E	1.21'
FP-13	N 63°06'18" E	64.84'	FP-38	N 60°34'05" E	37.80'	FP-78	S 36°13'34" E	101.36'
FP-14	N 66°28'18" E	52.86'	FP-39	N 55°04'04" E	22.55'	FP-79	S 78°48'11" E	3.11'
FP-15	N 54°14'31" E	54.71'	FP-40	N 66°05'45" E	31.43'	FP-80	S 05°00'24" E	11.50'
FP-16	N 23°37'21" E	31.50'	FP-41	N 54°11'22" E	10.01'	FP-81	S 38°12'51" E	41.96'
FP-17	N 49°02'24" E	36.85'	FP-42	N 34°51'15" E	6.84'	FP-82	S 42°18'41" E	50.82'
FP-18	N 50°18'52" E	15.32'	FP-43	N 78°12'01" E	46.24'	FP-83	S 35°46'57" E	13.14'
FP-19	N 05°38'54" E	16.58'	FP-44	N 00°51'48" E	56.97'	FP-84	S 30°54'36" E	14.44'
FP-20	N 31°46'02" E	54.56'	FP-45	N 24°15'03" E	51.38'	FP-85	S 18°42'48" E	51.98'
FP-21	N 10°15'50" E	20.86'	FP-46	N 22°59'31" E	26.31'	FP-86	S 29°56'13" E	41.46'
FP-22	N 10°19'16" E	24.60'	FP-47	N 18°59'51" E	24.81'	FP-87	S 44°59'07" E	61.30'
FP-23	N 00°15'05" E	29.61'	FP-48	N 01°40'40" E	15.55'	FP-88	S 73°20'28" E	36.58'
FP-24	N 22°00'52" E	45.35'	FP-49	N 12°16'02" E	6.83'	FP-89	S 06°10'56" E	21.54'
FP-25	N 00°18'51" E	49.14'	FP-50	N 08°07'39" E	54.88'	FP-90	S 11°52'05" E	46.64'

STORMWATER MANAGEMENT EASEMENT/ DRAINAGE & UTILITY EASEMENT LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
S-1	N 00°10'00" E	40.00'	S-11	N 00°10'00" E	40.00'	S-21	N 68°44'25" E	40.00'
S-2	S 62°28'57" E	66.50'	S-12	N 62°28'57" E	43.84'	S-22	S 51°34'36" E	40.71'
S-3	S 25°55'05" E	66.38'	S-13	S 08°41'28" E	40.00'			
S-4	S 08°41'28" E	40.00'	S-14	S 45°44'54" E	61.46'			
S-5	S 45°44'54" E	61.46'	S-15	S 36°13'34" E	101.36'			
S-6	S 36°13'34" E	101.36'	S-16	N 36°13'34" E	61.81'			
S-7	N 36°13'34" E	61.81'	S-17	N 49°48'54" E	84.35'			
S-8	N 49°48'54" E	84.35'	S-18	N 63°12'32" E	67.31'			
S-9	N 63°12'32" E	67.31'	S-19	N 25°55'05" E	46.42'			
S-10	N 25°55'05" E	46.42'	S-20	N 62°28'57" E	43.84'			
			S-21	S 52°18'24" E	30.00'			
			S-22	N 31°46'36" E	16.35'			
			S-23	N 16°33'16" E	30.00'			
			S-24	N 51°31'53" E	30.00'			
			S-25	S 38°28'07" E	81.82'			
			S-26	S 18°20'44" E	30.00'			
			S-27	N 38°28'07" E	40.75'			
			S-28	N 68°44'25" E	40.00'			
			S-29	S 51°34'36" E	40.71'			

FOREST BUFFER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
FB-1	S 60°51'41" E	161.10'
FB-2	S 46°09'47" E	151.81'
FB-3	S 14°58'51" E	41.84'
FB-4	S 84°52'40" E	63.16'
FB-5	S 54°24'07" E	127.24'
FB-6	N 71°21'18" E	117.44'
FB-7	S 36°20'31" E	104.73'
FB-8	S 20°59'10" E	101.01'
FB-9	S 22°18'53" E	56.82'
FB-10	S 41°10'41" E	45.16'
FB-11	N 73°21'04" E	123.53'
FB-12	S 34°18'36" E	104.71'
FB-13	S 42°59'10" E	101.01'
FB-14	N 71°54'32" E	65.30'
FB-15	S 87°12'34" E	71.57'
FB-16	S 80°13'24" E	11.21'
FB-17	S 68°03'10" E	80.31'
FB-18	S 56°44'42" E	66.81'
FB-19	S 31°22'42" E	39.47'
FB-20	S 14°32'42" E	55.02'
FB-21	S 14°32'42" E	40.56'
FB-22	S 10°14'14" E	23.91'
FB-23	N 16°52'14" E	26.44'
FB-24	N 45°04'34" E	41.80'
FB-25	S 20°02'36" E	55.46'



PETITIONER'S

EXHIBIT NO. 6A-G

A

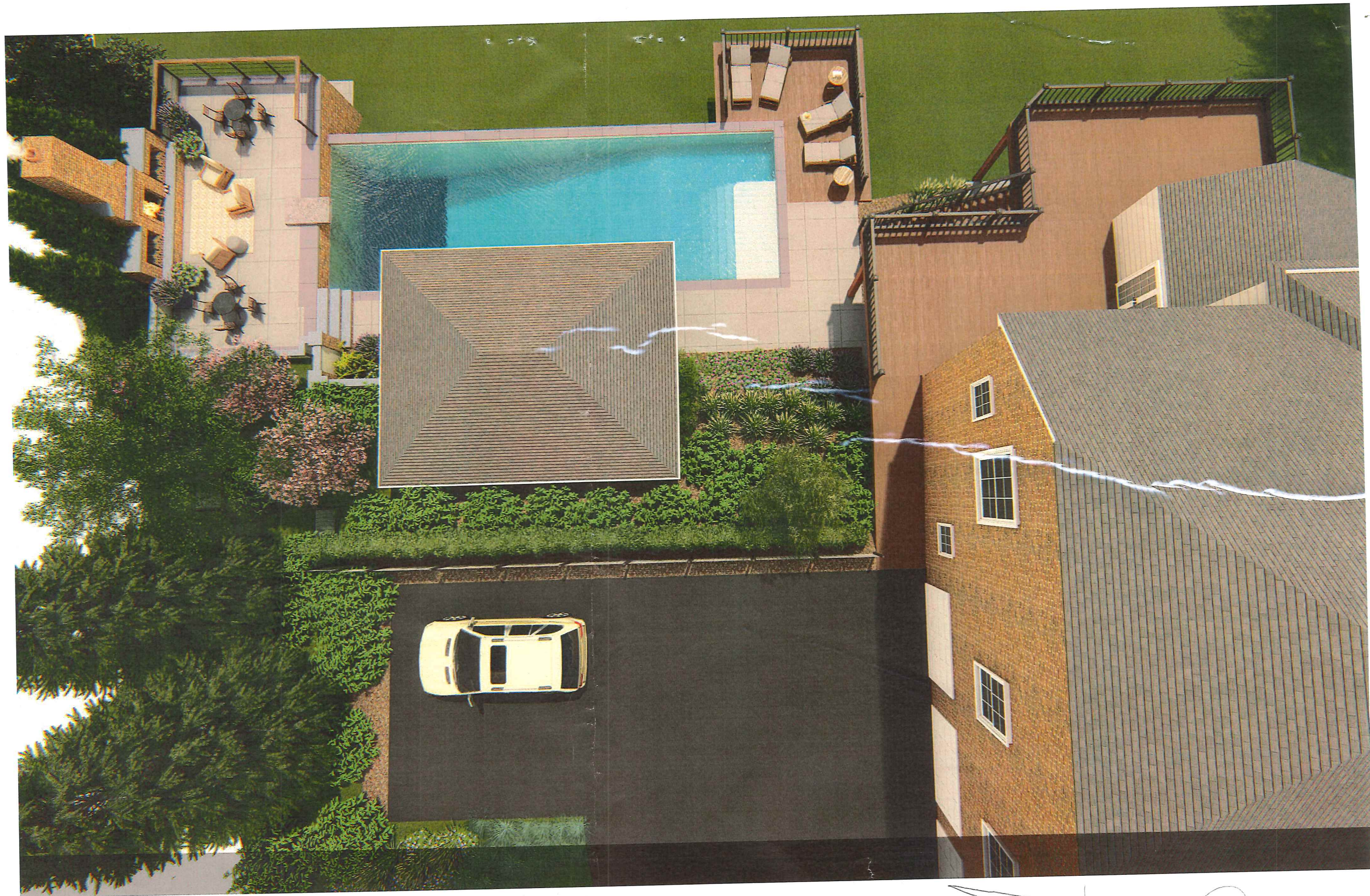












11

THURSDAY

GENERAL SITE INFORMATION

1.

Ownership:

Brian Wodka & Ericka Wodka
2.

Address:

808 Walker Station Court Parkton, MD 21120
3.

Deed references:

SM 27557/ 1
4.

Area:

1.4311 acres (per PB 76/16)
5.

Tax Map / Parcel / Lot / Tax account #:

12 / 30 / 5 / 24-00-003587
6.

Election District:

6
6.

Councilmanic District:

3
6.

ADC Map:

4120D6
6.

GIS tile:

012A3
6.

Position sheet:

130NW10 & 131NW10
6.

Schools:

Prettyboy ES Hereford MS Hereford HS
7.

The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County and the information provided by Baltimore County on the Internet.
8.

Improvements:

Single family dwelling & parking area. The existing dwelling and parking area will remain.

OFFICE OF ZONING

Zoning: R.C. 4 There are no previous zoning cases on the subject parcels.

Parking Calculations

Required parking spaces: 2
Parking spaces provided on site: 2

R.C. 4 Setbacks for Residential Buildings

See PB 76/ 16 for applicable setbacks

ENVIRONMENTAL IMPACT

Watershed: Loch Raven Reservoir URD/L land type: 1

1.

The existing dwelling is currently serviced by a private well and septic system.
2.

There are no underground storage tanks on the subject property.
3.

The subject property is not in the Chesapeake Bay Critical Area.
4.

The subject property is not located within a 100 year flood plain.

OFFICE OF PLANNING

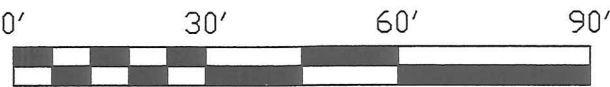
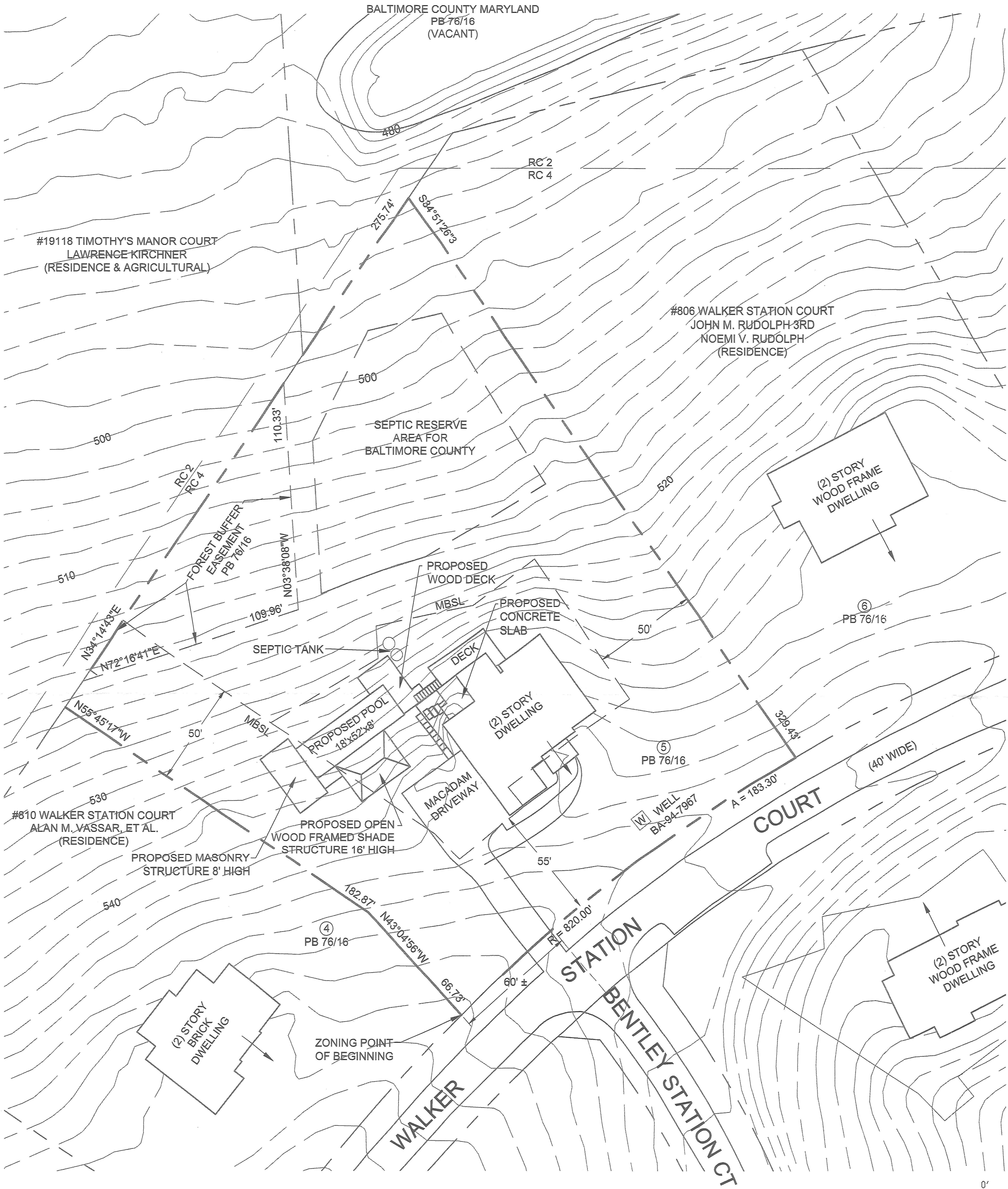
Regional Planning District: Hereford / Maryland Line District Code: 301

1.

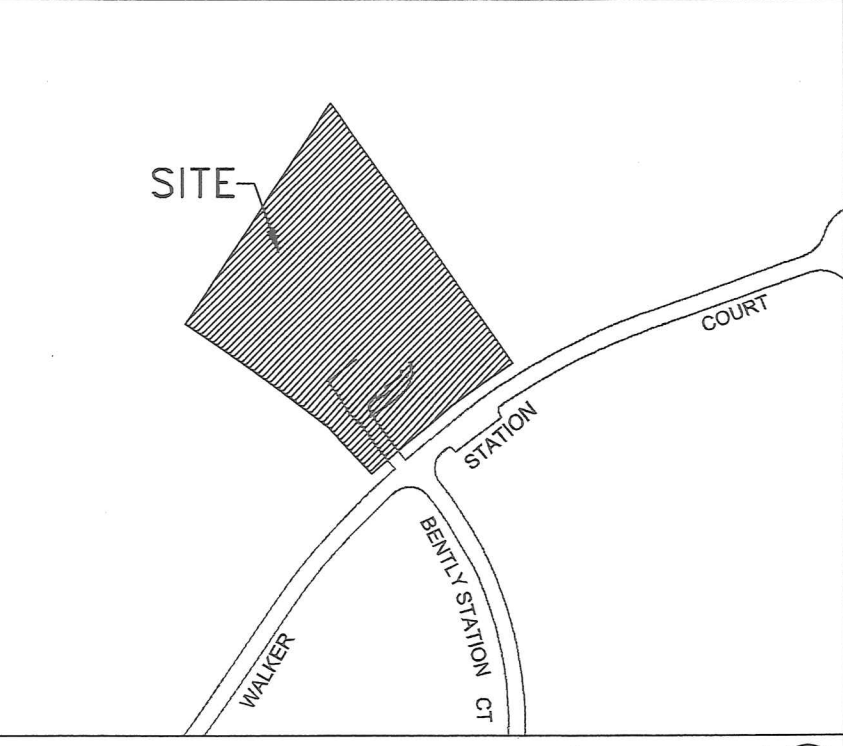
The subject dwelling is not historic. The subject property is not in a historic district.

PROPOSED DEVELOPMENT

To add a pool, decking and accessory buildings



REVISION

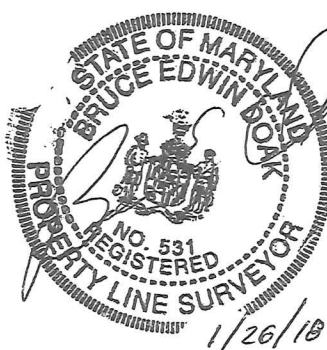


Vicinity Map - Scale: 1" = 300'

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#808 WALKER STATION COURT

BALTIMORE COUNTY, MARYLAND
6th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT



Date: 1/24/2018

Scale: 1"=30'

Case # 2018-0196-A