Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 15, 1998

Ms. Ina B. Singer
Director, Multifamily Housing Division
U.S. Department of Housing and Urban Development
Maryland State Office
City Crescent Building
10 South Howard Street, 5th Floor
Baltimore, MD 21201

RE: Ivy Hall Assisted Living
1320 Windlass Drive
Zoning Case #97-580-SPHA
14th Election District

Dear Ms. Singer:

Please be advised that Ivy Hall Assisted Living Facility, a proposed 70-unit assisted living facility to be developed at 1320 Windlass Drive, Baltimore, Maryland 21220, is zoned D.R.-16 (Density Residential, 16 density units per acre) per the 1" = 200' scale current zoning map number NE-4H. This permits the site as an assisted living facility as approved under zoning case number 97-580-SPHA, which modified a prior special exception (case number 84-111-X) and in which the special hearing and variances were granted on August 14, 1997 for assisted living with common eating areas, adult day care, and associated parking.

Please be further advised that the plans and specifications providing for construction of the captioned project have been examined and provided that a building permit has been granted by Baltimore County, Maryland for the project, then such plans would have been found to conform to all applicable provisions of zoning laws and regulations of the Permits and Development Management Office (Zoning Review Bureau) for Baltimore County, Maryland.

Printed with Soybean Ink
on Recycled Paper

NOTE: It is possible that different agencies have jurisdiction of the matters referred to in the above paragraph in which case a separate letter should be obtained from each agency.

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

Very truly yours,

John L. Lewis
Planner II
Zoning Review

JLL:scj

Enclosure

c: zoning case #97-580-SPHA & #84-111-X

PETITION FOR SPECIAL EXCEPTION 84-111-X

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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 Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a nursing home

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

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

IVY HALL, INC.
(Type or Print Name)

Signature

19 Harrison Avenue
Address

Baltimore, Maryland 21220
City and State

Attorney for Petitioner:

Patricia A. Aluisi
(Type or Print Name)

Signature

211 Charles Center South
36 S. Charles Street
Address

Baltimore, Maryland 21201
City and State

Attorney's Telephone No.: 727-4507

Legal Owner(s): DANIEL W. HUBERS

Power of Atty. for ANNA W. HUBERS
(Type or Print Name)

Signature

DANIEL W. HUBER
(Type or Print Name)

Signature

OLD 1520 EASTERN AVE 687-1600
Address Phone No.

BALTIMORE, MD 21231
City and State

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

Darell R. Commack, Jr.
Name

19 Harrison Ave., Balto., Md. 21220 Phone No. 687-1383
Address

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of September, 19 83, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 26th day of October, 1983, at 10:00 o'clock A. M.

Zoning Commissioner of Baltimore County.

Z.C.O.—No. 1 (over)

ORDER RECEIVED FOR FILING
DATE 9/1/83
BY

Anna W. Hubers
N/S Windlass Dr., 588' NE of Martin Boulevard

84-111-X

MICROFILMED

Patricia A. Aluisi, Esquire
211 Charles Center South
36 S. Charles Street
Baltimore, Maryland 21201

cc: Development Consultants Group, Inc.
12408 Route 108
Clarksville, Md. 21029

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 1st day of September, 1983.

ARNOLD JABLON
Zoning Commissioner

Petitioner Daniel W. Hubers, et ux Received by:

Petitioner's Attorney Patricia A. Aluisi

Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

MICROFILMED

RE: PETITION FOR SPECIAL EXCEPTION
N/S of Windlass Dr., 339' NE of Martin Blvd., 15th District

ANNA W. HUBERS, Petitioner

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 84-111-X

:::::::

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hessian, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2183

I HEREBY CERTIFY that on this 7th day of October, 1983, a copy of the foregoing Order was mailed to Patricia A. Aluisi, Attorney for Petitioner, 211 Charles Center South, 36 S. Charles Street, Baltimore, MD 21201; and Darell R. Commack, Jr., Ivy Hall, Inc., 19 Harrison Ave., Baltimore, MD 21220, Contract Purchaser.

John W. Hessian, III

MICROFILMED

NDC

COUNTY REVIEW GROUP MEETING
Wednesday, September 28, 1983

IVY HALL NURSING HOME

OCT 5 AM
ZONING DEPARTMENT

COUNTY REVIEW GROUP - THOSE PRESENT

Gilbert S. Benson, Chairman	*- Dept. of Public Works*
E. A. Bober	*- Office of Planning & Zoning*
Richard Moore	*- Traffic Engineering*
Bob Covahey	*- Developers Engineering Division*
Rob Powell	*- Health Department*
Diana Itter	*- Office of Zoning*
Barbara Ward	*- League of Women Voters*
Dick Mullineaux	*- Wilmot, Bower & Associates*
M. Lee Sutherland	*- Development Consultants Group, Inc.*
D. Cammock, Jr.	*- Ivy Hall Nursing Home*

The meeting was called to order by Mr. Benson, Chairman of the County Review Group, at 10:00 a.m. Mr. Benson introduced the members of the Committee and stated the purpose of the meeting.

Mr. Sutherland, developer's engineer, presented the plan. They propose to build a 60-bed nursing home within this property with a possible future expansion to 120 units. Access to this site is being provided from Windlass Drive with possible future access to be from the extension of Chandelle Rd. Storm water management has been provided for this site. Parking has been provided along the front of the site for the visitors and along the rear of the facility for the employees and service.

Mr. Eugene Bober, co-chairman of the CRG, summarized all of the written comments submitted by Traffic Engineering, Health, Developers Engineering Division, Recreation and Parks, Planning, Zoning, Fire Prevention. Mr. Bober's summary is as follows:

The radii at the intersection of the access road and Windlass Drive shall be 15'.

The Environmental Effects Report is incomplete. It was stated that this report must meet the satisfaction of the Health Department prior to a building permit.

Public sewer will have to be extended to serve this site in addition to the construction of all storm drain improvements that may be required. Storm water management and sediment control requirements apply in the development of this tract. A Public Works Agreement will be required between the developer and Baltimore County to make the public improvements. A 20' wide easement for access and utilities shall be provided along the south property line and is to be shown on this plan.

MICROFILMED

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

October 19, 1983

Patricia A. Aluisi, Esquire
211 Charles Center South
36 S. Charles Street
Baltimore, Maryland 21201

RE: Case No. 84-111-X (Item No. 74)
Petitioner - Daniel W. Hubers, et ux
Special Exception Petition

Dear M's. Aluisi:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above referenced petition. The following comments from the CRG have been substituted for those of the Zoning Plans Advisory Committee. They are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

This currently vacant wooded property is located on the north side of Windlass Road east of Martin Boulevard adjacent to the Windsor House Apartments.

In view of your client's proposal to construct a nursing home on the site, the special exception is required. The site plan should be revised to incorporate all of the enclosed comments prior to the hearing.

In addition, your attention is directed to the comment (#2-F) from Diana Itter of this office. The particular notation, referred to in this comment, can be obtained from this office.

This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:mch
Enclosures

cc: Development Consultants Group, Inc.
12408 Route 108
Clarksville, Md. 21029

MICROFILMED

IVY HALL NURSING HOME *-2-* *September 28, 1983*

Recreation & Parks is proposing to purchase a portion of the land for parking. This will be in addition to the requirements of the developer for open space based on the DR 16 zoning.

Developer was reminded of the agreement that exists between the owner of the property and Franklin Park Apartments. The clarification of this agreement will be necessary with reference to the possible future expansion of this site as stated by the developer's engineer. Access from the future extension of Chandelle Road should be clearly indicated in the plan.

A road has been indicated within the future buffer zone within this tract. Under Bill No. 109-82, no road shall be permitted within this buffer zone. This plan shall be revised accordingly. The maximum height of 35' within the residential transition area should be noted within the plan notes. A petition for a special exception for a convalescent home was filed on 9/6/83, Case No. 84-111, and has been scheduled for 10/26/83. A note should be placed on the plan to indicate that day-care centers are for the elderly and not pre-schoolers.

* * * * * * *

Developer was advised that in order for approval, some revisions should be made to this plan: storm water management slopes should not exceed 5 to 1; the roadway located in the western portion of the site should be eliminated; the buffer area is to be increased to 50' and is to be shown on the plan as requested by the Zoning Office; 20' access and easement right-of-way to be shown along the southern property line.

Revisions were made by the developer's engineer and the plan was approved by the Dept. of Public Works and the Office of Planning.

The meeting was adjourned at 11:00. GSB

MICROFILMED

BALTIMORE COUNTY, MARYLAND

TO: Mr. Robert Morton
FROM: C. Richard Moore
DATE September 27, 198
SUBJECT: C.R.G. COMMENTS

PROJECT NAME	Ivy Hall Nursing Home	C.R.G. PLAN	X
PROJECT NUMBER & DISTRICT	15C6	DEVELOPMENT PLAN	
LOCATION	N/S Windlass Drive E. of Martin Boulevard	RECORD PLAT	

1) The driveway to this site at Windlass Drive should have 15' radius.

2) Show the intersection of the future driveway and the driveway along the west P/L.

3) What is the purpose of the driveway along the west P/L?

C. Richard Moore
Acting Deputy Director
Traffic Engineering

CRM/MSF/ccm

MICROFILMED

MAY 14 1984

Franklin Square Hospital

9000 Franklin Square Drive - Baltimore, Md. 21237 - (301) 391-3900

April 8, 1980

Mr. Rick Cormack
19 Harrison Blvd.
Baltimore, MD 21220

Dear Mr. Cormack,

Pursuant to our earlier conversations, I am writing this letter to express my good wishes in your forthcoming venture involving an addition to Ivy Hall Nursing Home. As you are well aware there is a tremendous need in eastern Baltimore County for more nursing home beds. As our hospital population increases, so does the proportion of patients over the age of 65 who are requesting extended care placement. Many of these people must remain in our facility past the time that they are medically able to be discharged simply because of the unavailability of nursing home beds.

Over the years our department of social services and Ivy Hall Nursing Home have enjoyed a relationship of utmost cooperation. We are looking forward to continuing this relationship in the future.

Good luck with your new venture!

Sincerely,

Janet Rafky
Janet Rafky
Director
Department of Social Work

JR/sa

AERO DRUGS

Phone (301) 687-0100

AERO PHARMACY, INC.
2100 OREMS ROAD
Middle River, Md. 21220

APRIL 4, 1980

CENTRAL MARYLAND HEALTH PLANNING AGENCY
AND/OR

TO WHOM IT MAY CONCERN: RE: 50-60 BED NURSING CARE CENTER AND DAY CARE CENTER

HAVING BEEN THE OWNER OF AERO PHARMACY IN THE MIDDLE RIVER AREA FOR THE PAST THIRTY-FIVE YEARS, I AM THOROUGHLY FAMILIAR WITH THE NEEDS OF AERO ACRES.

I WAS PRESENT DURING THE INFANCY OF THIS AREA, WHICH BEGAN AROUND 1942, MIDST THE BOOMING EMPLOYMENT YEARS OF THE GLENN L. MARTIN AIRCRAFT COMPANY AND HAVE CLOSELY FOLLOWED THE HEALTH NEEDS OF THOSE 25-30 YEAR OLDS WHO ARE THE 65-70 YEAR OLD RESIDENTS OF AERO ACRES TODAY.

A VAST MAJORITY OF THOSE 1942 WORKERS REMAIN IN THE IMMEDIATE AREA TODAY.

IVY HALL NURSING HOME HAS BEEN AN INTEGRAL PART OF THE COMMUNITY SINCE 1948. THE SURROUNDING AREA HAS GROWN TENFOLD IN THE PAST 30 YEARS WHILE THE NUMBER OF FACILITIES OFFERING THE QUALITY NURSING HOME SERVICE CURRENTLY PROVIDED BY IVY HALL HAS NEVER INCREASED.

THE AVAILABILITY OF A DAY CARE CENTER AS PROPOSED BY MR. CAMMACK WOULD FULFILL A DESPERATE NEED OF THE COMMUNITY, THUS ENABLING THE LARGE ELDERLY SEGMENT OF THE POPULATION TO RECEIVE MUCH NEEDED GERIATRIC SERVICE WITHOUT THE NEED OF THEIR BEING INSTITUTIONALIZED ON A FULL TIME BASIS.

SINCERELY,

Jack Barshack
JACK BARSHACK
PRESIDENT

JB:NIW

Franklin Square Hospital

9000 Franklin Square Drive - Baltimore, Md. 21237 - (301) 391-3900

April 8, 1980

Mr. Rick Cormack
19 Harrison Blvd.
Baltimore, MD 21220

Dear Mr. Cormack,

Pursuant to our earlier conversations, I am writing this letter to express my good wishes in your forthcoming venture involving an addition to Ivy Hall Nursing Home. As you are well aware there is a tremendous need in eastern Baltimore County for more nursing home beds. As our hospital population increases, so does the proportion of patients over the age of 65 who are requesting extended care placement. Many of these people must remain in our facility past the time that they are medically able to be discharged simply because of the unavailability of nursing home beds.

Over the years our department of social services and Ivy Hall Nursing Home have enjoyed a relationship of utmost cooperation. We are looking forward to continuing this relationship in the future.

Good luck with your new venture!

Sincerely,

Janet Rafky
Janet Rafky
Director
Department of Social Work

JR/sa

EXXON Watchdog of Oil Heat Service

AERO HEATING COMPANY, INC.
2003 Orems Road
BALTIMORE, MARYLAND 21220
Phone: 686-6085

May 1, 1980

To Whom It May Concern:

In reference to the proposed expansion for Ivy Hall facilities for the aged, I would like to make the following comments.

I operate the Aero Heating Co., Inc., and at present supply heating oil to approximately 2,200 customers, mostly in the Middle River area. In my estimation, at least fifteen percent of these customers are in the sixty-five or over age bracket.

I was born in Middle River and have lived here all my fifty-two years and have been in heating oil supply and services for thirty-eight years. I feel I am pretty much of an authority on the community and its needs.

My experience in doing business with Mr. Cammack, Jr. had been very favorable. I find him most cooperative to deal with, and his credit standing with my company is beyond reproach.

My personal observation is that he is doing a superior job in managing Ivy Hall and would be very qualified to handle the expansion project, which I feel the community needs.

Sincerely,

Harry F. Horney, Jr.
Harry F. Horney, Jr.
President

HFH/ny

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

October 19, 1983

Patricia A. Aluisi, Attorney at Law
2110 Charles Center South
36 South Charles Street
Baltimore, Maryland 21201

Re: Petition for Special Exception
N/S Windlass Dr., 588' NE of
Martin Boulevard
Anna W. Hubers - Petitioner
Case No. 84-111-X

Dear Ms. Aluisi:

This is to advise you that $76.19 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

ARNOLD JABLON
Zoning Commissioner

September 27, 1983

Patricia A. Aluisi, Attorney at Law
2110 Charles Center South
36 South Charles Street
Baltimore, Maryland 21201

NOTICE OF HEARING

Re: Petition for Special Exception
N/S of Windlass Drive, 588 ft. Northeast
of Martin Boulevard
Anna W. Hubers - Petitioner
Case No. 84-111-X

TIME: 10:00 A.M.

DATE: Wednesday, October 26, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: Ivy Hall, Inc.
c/o Darell R. Cammack, Jr.
19 Harrison Avenue
Baltimore, Maryland 21220

Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 122913

DATE 10/25/83 ACCOUNT R-01-615-000

AMOUNT $76.19

RECEIVED FROM Ivy Hall, Inc.

FOR Advertising & Posting Case #84-111-X
(Anna W. Hubers)

C 002******76191b 8256A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 121594

DATE 9/6/83 ACCOUNT R01-615-000

AMOUNT $100.00

RECEIVED FROM Ivy Hall Inc.

FOR filing fee for Hearing #84-111-X
Hubers

C 041*****10000b 8056A

VALIDATION OR SIGNATURE OF CASHIER

Petition For Special Exception

16th Election District

ZONING: Petition for Special Exception.

LOCATION: North side of Windlass Drive, 588 ft. Northeast of Martin Boulevard

DATE & TIME: Wednesday, October 26, 1983 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a nursing home.

All that parcel of land in the Fifteenth District of Baltimore County:

Beginning for the same at a point on the Northerly right-of-way line of Windlass Drive, 70' wide, said point being 588 feet Northeast from the Northeasternmost right-of-line of Martin Blvd., 150' wide, thence leaving right-of-way line and traversing:

1) North 19° 00' 40" West, 158.56 feet
2) South 68° 49' 21" West, 500.00 feet
3) North 11° 05' 35" East, 787.99 feet
4) North 86° 06' 33" East, 500.00 feet
5) South 19° 00' 40" East, 761.81 feet
6) Thence South 54° 09' 33" East, 39.36 feet, thence
7) South 19° 00' 40" East, 304.17 feet, thence
8) 30.74 feet along the arc of a curvature in the left having a radius of 588.00 feet and a chord bearing and distance of South 63° 50' 07" West, 30.73 feet to the point of beginning, containing 8.1778 acres of land.

The above-described property also includes all that parcel of land lying, situate and being in the 16th Election District, Baltimore County, Maryland and also being part of the land conveyed to Carl T. Julio and Edward V. Julio, co-partners t/a Franklin Park Apartment Company by deed dated March 6, 1978 and recorded in Liber OTG No. 6078 at Folio 572 and also being part of Plat One, Section One, Windsor House recorded in Plat Book 36 at Page 8, 9 among the Land Records of Baltimore County, Maryland, containing 630 square feet of land.

Being the property of Anna W. Hubers, as shown on plat plan filed with the Zoning Department.

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

BY ORDER OF
Arnold Jablon
Zoning Commissioner
Of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th
Date of Posting 10/2/83
Posted for: Petition for Special Exception
Petitioner: Anna W. Hubers
Location of property: N/S Windlass Dr., 588' NE of Martin Blvd.
Location of Signs: At entrance lane to property being Windlass Blvd.
Remarks:
Posted by: John P. Hillman Date of return: 10/7/83
Signature
Number of Signs: 1

The Times

Middle River, Md., Oct 6 1983

This is to Certify, That the annexed Petition

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 6th day of Oct 1983

Publisher.

PETITION FOR SPECIAL EXCEPTION
16th Election District

ZONING: Petition for Special Exception
LOCATION: North side of Windlass Drive, 588 ft. Northeast of Martin Boulevard
DATE & TIME: Wednesday, October 26, 1983 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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Petition for Special Exception for a nursing home.

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By Order Of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County

Oct. 6

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 6, 19 83

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once a time~~ before the 26th day of October, 19 83, the ~~first~~ publication appearing on the 6th day ~~of~~ of October, 19 83

THE JEFFERSONIAN,
D. Frank Stricker
Manager.

Cost of Advertisement, $ 31.50

84-111-X

MAR 14 1984

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

September 26, 1983
Date

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH

Ivy Hall Nursing Home
Subdivision Name, Section and/or Plat

Ivy Hall, Inc. Development Consultants Group, Inc.
Developer and/or Engineer

Watershed	No. of Lots or Units	Total Acreage	Water	Sewer
Northeast Creek	1	9	Public	Public

COMMENTS ARE AS FOLLOWS:

___ Soil percolation tests are required, a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.

___ Soil percolation test have been conducted. Revised plans, _____ must be submitted prior to approval of plat, _____ are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.

X Public sewers X, public water X, must be utilized and/or extended to serve the property.

X A Hydrogeological Study and Environmental Effects Report for this subdivision, _____ must be submitted, _____ are not required, X is incomplete and must be revised, _____ has/have been reviewed and approved.

___ A Water Appropriation Permit Application, _____ must be submitted, _____ has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.

___ It is recommended the plan, _____ be approved as submitted, _____ be approved as submitted subject to the following conditions noted: _____

X It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS: BH

1. The Environmental Effects Report is incomplete and must be revised. The developer Engineer was so advised Septeber 12, 1983. (See attached memo dated Sept. 26)
2. Easements for future extension of metropolitan water and sewer must be provided to two properties located adjacent to the south and west of this Tracts boundary line. The ownership of these properties, as shown on the plan are Lewis Brevil (Liber 1457 Folio 223) and Simon Porter (Liber 1062 Folio 168)

SS 783R

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. Brooks Stafford Date September 26, 1983

FROM Robert Powell

SUBJECT ENVIRONMENTAL EFFECTS REPORT IVY HALL NURSING HOME
CRG MEETING SEPTEMBER 28, 1983 10:00 a.m.

Plan Review Notes

1. one lot (nursing home) on 9 acres.
2. Public water and sewer.
3. Not in reservoir watershed.
4. No wetland soils on-site.
5. No streams on-site.
6. Stormwater Management is required.
7. Proposed impervious area 1.8 acres 20% of site.

Responses

The Environmental Effects Report is incomplete and therefore can not be approved. The developer should contact this office to inquire about additional information required.

RP:pms

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: September 26, 1983

FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division

PROJECT NAME: Ivy Hall Nursing Home
PROJECT NUMBER: #83138
LOCATION: N/S Windlass Drive, E. of Martin Boulevard
DISTRICT: 15C6

The Plan for the subject site, dated May 1983, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

The State Health Department Construction Permits for each private utility (water, sanitary sewer and storm drains) totaling over 400 feet in length will be obtained through the Baltimore County Department of Public Works.

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

Under Bill No. 56-82, Section 22-72, security shall be posted prior to the issuance of building permits unless the posting of such security is deferred. The security shall be posted prior to the recording of the plat.

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 2½ times payroll for Metropolitan District Projects and 2 times payroll for the Capital Improvement Funds.

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, after which a Building Permit may be approved.

Tha Plan is satisfactory pending conformance with the following comments.

HIGHWAY COMMENTS:

Access to this site shall be via a private access road from Windlass Drive.

Project #83138
Ivy Hall Nursing Home
Page 2
September 26, 1983

HIGHWAY COMMENTS: (Cont'd)

Prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services, Attention: Mr. C. E. Brown, 494-3321.

The entrance shall be a minimum of 20 feet wide, shall have 10-foot minimum radii curb returns, shall be located a minimum of 15 feet from any property line, and shall be constructed in accordance with Baltimore County Standards (Detail R-32, 1977 Edition), as the Developer's total responsibility.

Since the access road is proposed as 20 feet in width within the 20-foot strip which will be part of this site, the easements acquired adjacent to this road must be permanent maintenance easements as well as for construction purposes.

A street light will be required at the entrance location if none exists in the immediate area. The Developer will be responsible for the full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power after installation.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

There does not appear to be a need for public storm drains in conjunction with the development of this property. Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

Project #83138
Ivy Hall Nursing Home
Page 3
September 26, 1983

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year frequency storm must be provided on the site.

Storm water management must comply with the requirements of the 1982 Baltimore County Storm Water Management Policy and Design Manual adopted January 17, 1983 and as amended.

A sediment control plan is required.

WATER AND SANITARY SEWER COMMENTS:

The Developer is responsible for any deficit to be incurred by the construction, under County contract and inspection, of public water main extension and/or public sanitary sewerage required to serve this property. He is responsible for the preparation and the cost of construction drawings and right-of-way plats required. He is further responsible for conveying any required right-of-way to Baltimore County at no cost to the County.

Water mains outside of public rights-of-way serving a proposed site improvement are considered private and shall be the Developer's full responsibility for construction and maintenance.

Onsite private water mains with fire hydrants shall be metered at the public source. The size and design of the meters shall conform with Baltimore City Standards. Permission to obtain a metered connection may be obtained from the Department of Permits and Licenses.

Installation of the water meter to serve this property must be accomplished under the Baltimore County Private Contract System. The Developer shall be responsible for the preparation of the construction drawing required for the meter installation.

Public sanitary sewerage can be made available to serve this property by construction of a public sewer extension along Windlass Drive and through the 20-foot access strip from the existing sewer in Windlass Drive at Fairwind Drive, as shown on Drawing #62-0765 (1).

The Developer is entirely responsible for the construction, and the cost of the construction and maintenance, of his onsite private sanitary sewerage, which must conform with the Baltimore County Plumbing Code.

Project #83138
Ivy Hall Nursing Home
Page 4
September 26, 1983

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

This property is subject to Water and/or Sanitary Sewer System Connection Charges based on the size of water meter required to provide domestic service to this development.

The total Water and/or Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This Charge is in addition to the normal front foot assessment and permit charges.

A private easement is required through this property from Windlass Drive and along the south property line to provide a means where the landlocked properties on the south and west of this site could obtain public water and sanitary sewer service.

EDWARD A. MCDONOUGH, P.E., Chief
Developers Engineering Division

EAM:REC:ss

cc: File

BALTIMORE COUNTY, MARYLAND

Subject: County Review Group Comments Date 9/9/83

From: Dept. of Recreation and Parks

Project Name: Ivy Hall Nursing Home Preliminary Plan ___
Project Number: _____ Development Plan ___
Location: Windlass Drive off Martin Blvd. Final Plat ___
Districts: 15 C 6 CRG Plan X

COMMENTS:

Since there is no subdivision involved, there will be no need for Local Open Space.

As indicated on the plan, there are discussions between the owner and the County concerning the purchase of the parcel shown as "Future Baltimore County Park."

Albert R. Svehla, Jr.
Facilities Coordinator

MAR 14 584

off of it; therefore, traffic flow will not be disturbed by the traffic, which will be minimal, generated by the nursing home. Any peak traffic to and from the nursing home will be at off hours from the peak generated by the apartments and in no way will there be interference.

The Petitioner requests approval to build a nursing home pursuant to Sections 1B01.1C.5. and 502.1 of the Baltimore County Zoning Regulations (BCZR).

It is clear that the zoning regulations permit the use requested by the Petitioner in a D.R.16 Zone by special exception. It is equally clear that the use would not be detrimental to the primary uses in the vicinity of the proposed use. Therefore, it must be determined whether the conditions as delineated by Section 502.1 are satisfied by the Petitioner.

After reviewing all of the testimony and evidence presented, it appears that the special exception as applied for by the Petitioner should be granted, with certain restrictions as more fully described below.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not actually adversely affect the public interest. The facts and circumstances of the use proposed by the Petitioner do not show that the proposed use at the particular location described by Petitioner's Exhibit 2 would have any adverse impact above and beyond those inherently associated with such a special exception use irrespective of the location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way inconsistent with the spirit and intent of the zoning regulations.

ORDER RECEIVED FOR FILING
DATE December 29, 1983
BY Jean M. Haines
ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of December, 1983, that the Petition for Special Exception for a nursing home, in accordance with the site plan introduced and accepted into evidence as Petitioner's Exhibit 2, be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

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

2. A detailed landscaping plan shall be submitted to the Current Planning and Development Division, Office of Planning and Zoning, and the Zoning Office for approval.

3. The Contract Purchaser shall meet all conditions as delineated by the comments contained in the CRG report and which are adopted in its entirety by this Order.

4. The special exception herein granted to the Contract Purchaser shall be utilized within five years from the date of this Order pursuant to Section 502.3, BCZR.

5. The special exception herein granted shall include the proposed use for a 60-bed nursing home and the possible increase to a 120-bed nursing home pursuant to State approval. A revised site plan, specifically detailing and incorporating the proposed addition, shall be submitted to the Zoning Office for approval before any addition may be constructed.

6. If the right of way granted to the Contract Purchaser by Carl T. Julio and Edward V. Julio, co-partners, t/a Franklin Park Apartment co., for ingress to and egress from Windlass Drive is terminated and if Chandelle Road is not operative, this special exception shall cease and be terminated at that time.

ORDER RECEIVED FOR FILING
DATE December 29, 1983
BY Jean M. Haines
ADMINISTRATIVE ASSISTANT

7. Appropriate parking shall be provided as determined by the Zoning Office.

Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE December 29, 1983
BY Jean M. Haines
ADMINISTRATIVE ASSISTANT

DEVELOPMENT CONSULTANTS GROUP, INC.
12408 ROUTE 108
CLARKSVILLE, MD. 21029
301-596-9050 / 301-988-9830

TRANSMITTAL

Project IVY HALL
Project # 01-25
EXHIBIT #6

To: Health Dept - Balto Co. Date: 12 Oct 1983
Subject: Environmental Assessment Report
Attn: Robert Powell
Transmitted: Herewith ☐ Under Separate cover ☐ Via: Mail

No. of Copies	Description
1	Copy of revised report

PETITIONER'S EXHIBIT

Submitted: ☐ At your request ☑ For your review ☐ For your file ☐ For your approval ☐ For your action ☐ For your information

General Remarks:
We were able to obtain a copy from the author of the report. Thank you.

Enclosure: R. Campack
Copies to: D. Mulineaux
By: Lee Sutherland

(Short form) 7/11/83
REQUIREMENTS FOR HYDROGEOLOGICAL STUDY 01-25
BALTIMORE COUNTY DEPARTMENT OF HEALTH Updated *
BUREAU OF ENVIRONMENTAL SERVICES 10-12-83

A. GENERAL INFORMATION

Site Name: IVY HALL NURSING HOME & MY CARE CASE El. Dist. 15th
Address: WINDLASS DRIVE
Location: NORTH OF WINDLASS DR & MARTIN BLVD
Description of Proposed Development: A one (1) story nursing facility (60 beds), day care center and associated parking areas.
Size of Development (acres): 9.0775AC ± 395,416SF
Proposed Number of Lots: 1 (NO SUBDIVISION)
Owner: ANNA C. HUBERS Phone:
Address:
Engineer: Development Consultants Group Inc Phone: 988-9830
Address: 12408 Route 108 Clarksville, Md. 21029

B. PROPOSED WATER SUPPLY AND SEWAGE DISPOSAL

WATER SUPPLY
(✓) Public water supply
(·) Individual water supply (well)

SEWAGE DISPOSAL
(✓) Public sewerage system
( ) Individual sewage disposal (septic system)
( ) Other

K. SIGNATURE

I, M. Lee Sutherland, acknowledge that I am the ~~owner, contract purchaser or~~ legally authorized representative of either and that I understand the requirements for Hydrogeological Studies and that the information I have provided is true and correct to the best of my knowledge, information and belief.

Applicant's Signature: M. Lee Sutherland
Date: 12 Oct 1983

IVY HALL NURSING
01-25

Baltimore County, Maryland

PLAN CHECKLIST

In addition to the Plan, have the following been submitted?

YES	NO	N/A	
✓			1. Pre-development conference checklist____ or waiver____,pursuant to Section 22-54?
✓			2. Hydrogeologic study and environmental effects report or Health Department waiver?
✓			3. Notarized certificate indicating that there are no delinquent accounts?
✓			4. Fees?

The Plan shall contain the following general information:

YES	NO	N/A	
			1. Group the following items:
✓			a. Development name
✓			b. Applicant's name, address, and phone no.
✓			c. Name, address and phone number of person who prepared the Plan, with appropriate seal
✓			d. Map scale
✓			e. Date
✓			2. North point
✓			3. Vicinity map, to scale
✓			4. Election district
✓			5. Councilmanic district
✓			6. Census tract
✓			7. Watershed and subsewershed
✓			8. Three (3) coordinate ties
			9. In chart form:
✓			a. Site acreage (gross and net area calculations)
✓			b. Common open space, required and proposed, with acreage noted, and note if open space waiver will be requested
✓			c. Parking, required and proposed
		✓	d. Density calculations by zoning classification, proposed dwelling units by housing type and indicate whether units are for sale or rental
✓			10. Plan outline, including bearings and distances
		✓	11. Proposed and existing well areas
		✓	12. Proposed and existing septic areas
✓			13. Sewer and water lines, with reference drawing numbers
✓			14. Fire hydrant locations
✓			15. Soil types

✓			16. Existing topography, with areas of 25% or greater slope crosshatched
✓			17. Grading proposed, shown schematically
✓			18. Existing wooded areas and vegetation proposed to be removed
		✓	19. Existing streams, bodies of water and springs
		✓	20. Floodplains or flood areas, 100-year riverine or 100-year tidal
✓			21. Existing buildings on the site, with all buildings noted as to proposed status
		✓	22. Historic buildings noted
✓			23. Existing buildings adjacent to the site with uses noted
✓			24. Current zoning on-site and off-site.
✓			Indicate all residential transition areas
✓			25. For all residential transition areas show:
✓			a. Existing and proposed uses
✓			b. Height and width of elevation of all proposed buildings
✓			c. Building setbacks and distances between buildings
✓			d. Existing and proposed vegetation and buffer areas (buffer areas shall contain one tree or shrub for each 3 feet of the boundary of the buffer area)
✓			e. Existing and proposed lighting
✓			26. Ownership of subject property, with deed reference(s) and property number(s)
✓			27. Ownership of adjacent properties, with deed references
✓			28. Proposed lot and building layout with setbacks on all sides
✓			29. Areas of common open space, with acreage of each area noted. Also, note who will retain and maintain the open space.
✓			30. Proposed parking layout including dimensions
✓			31. Street layout - paving and right-of-way widths for existing and proposed streets
		✓	32. For panhandle driveways - show dimensions of drives, existing and proposed profiles, width of paving and type of paving material. Note maintenance agreements.
		✓	33. Estimated average daily trips (ADT's) based upon proposed development
✓			34. Delineate and dimension handicapped parking spaces and note location of all access ramps
✓			35. Easements and rights-of-ways - public or private, existing and proposed, and dimensions
			36. Existing and proposed storm drains, include sizesof existing
✓			37. Existing and proposed utility systems, include sizesof existing
		✓	37A. STREET LIGHTS

✓			38. Storm water management areas
		✓	39. Wetlands
		✓	40. Critical areas
		✓	41. Archeological sites
		✓	42. Endangered species habitat
		✓	43. Hazardous materials sites and desciption of materials

Comments:

MAR 14 1984

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING

DATE: September 26, 1983

PROJECT NAME: IVY HILL NURSING HOME
COUNCIL & ELECTION DISTRICT XV-338 C-6

PLAN XXXXXXXXXXXXXXXXX
PLAN EXTENSION
REVISED PLAN
PLAT

N. side of Windlass Drive N/E side of Martin Boulevard.

Access to this property is through an easement granted by the Franklin Park Apartment Company.

Paragraph six of the right-of-way agreement states that the easement shall terminate if the construction of a nursing home is not commenced within six months or not completed within two years of the date of the agreement which is 17, June, 1983. Approval for this nursing home is contingent on this access being available. If this access lapses all approvals are revoked unless a suitable other means of access is provided. The right-of-way agreement with Franklin Park Apartments specifies a nursing home of 60 beds. Clarification will be necessary as to the access for this future addition. Also, no parking apparently is provided for this future addition. Further, this agreement provides that Franklin Park Apartments will at such time as Chandell Road is completed be able to gain access to Chandell Road through the nursing home property. Such access should be located on this plan.

The access road on the eastern boundary line appears to be unnecessary. Additional study is necessary to justify this access road.

E Bober

Eugene A. Bober

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland — 21204

Date: September 14, 1983

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: September 13, 1983

RE: Item No: 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, (74)
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

The above mentioned items have no adverse effect on student population.

Very truly yours,

Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

DATE: September 28, 1983

FROM: ZONING

PROJECT NAME: Ivy Hill Nursing Home & Day Care Center
LOCATION: S/Side of Eastern Avenue, E of Carroll Island Road
DISTRICT: 15th Election

PLAN: ✓
DEVELOPMENT PLAN:
PLAT:

1. A Petition for a Special Exception for a convalescent home was filed on September 6, 1983, Case No. 84-111-X, has been scheduled on October 26, 1983, at 10:00 A.M.

2. The following changes should occur on the plan prior to CRG approval:

   a. The maximum height of building allowed within a residential transition area is 35 feet, which should be added to site notes No. 2.

   b. The required setbacks site notes No. 3 are for an other principal building outside an RTA, within an RTA they are 75 feet-front and side, 150 feet-rear. These setbacks should be added. ✓

   c. Note No. 6 proposed use should be revised to clarify that the day care center is for the elderly and not pre-schoolers.

   d. The acreage, ownership and use of all vacant parcels or dwellings should be indicated on the plan in order to determine all residential transition areas. Of chief concern is the property shown as Simon Porter, Liber 1083, Folio 168, to the west; Julio, Liber 4968, Folio 696, to the north.

   e. An adequate buffer must be provided between any adjoining dwellings other than an apartment building or vacant lot of less than 2 acres and the proposed nursing home and parking lot that lies within a residential transition area. The buffer must be 75 feet in width for any parking areas or for the rear of the building and 50 feet for the front or side of the building. ✓

   It appears that there is a 24-foot wide driveway shown within a residential transition area and partially within a 50-foot wide buffer. Bill No. 109-82 clearly indicates that "no other uses are permitted within the buffer area, except walkways, site landscaping...other than...a road or a right of way." The plan should be revised accordingly. A note on the plan would be acceptable, "future driveway pending revision of Section 1B01.1.B.1.b.5 (b) of the Baltimore County Zoning Regulations."

7/82bsc

Page 1 of 2 Pages

ADDENDUM TO
RIGHT OF WAY AGREEMENT AND
AGREEMENT FOR THE IMPOSITION OF COVENANTS
RUNNING WITH THE LAND

This Addendum to the Right Of Way Agreement And Agreement For The Imposition Of Covenants Running With The Land, made this _____ day of June, 1983, by and between Carl T. Julio and Edward V. Julio, Co-Partners, t/a Franklin Park Apartment Company, and Ivy Hall, Inc.;

It is expressly understood by the parties hereto that by execution of this Addendum that they shall be bound by the provisions;

The provision of the Amendment shall supercede paragraph 6 of the Right Of Way Agreement And Agreement For The Imposition Of Covenants Running With The Land executed by and between the parties on the 17th day of June, 1983.

No. 6 Grantor and Grantee agree that the easement and right of way in and to the Easement Area shall terminate upon the first to occur of the following: (a) such time as other access is provided to Grantee's property, including, by way of illustration not limita tion, the extension of Chandelle Road as described in paragraph 5 of the Right Of Way Agreement And Agreement For The Imposition Of Covenants Running With The Land; (b) if construction of the Nursing Home has not commenced within one (1) year from the date of this Agreement or is not completed within three (3) years from the date of this Agreement; or (c) if Grantee shall cease using the Easement Area for ingress and egress to and from the Nursing Home. Construction shall be deemed to have commenced at such time as Grantee enters upon the land for the purposes of performing any work as is required for design and/or development of the site.

Except for the paragraph amended and superceded, all other provisions of the Right Of Way Agreement And Agreement For The Imposition Of Covenants Running With The Land shall remain in full force and effect. This Addendum and Right Of Way Agreement And Agreement For The Imposition Of Covenants Running With The Land as hereby amended shall constitute the entire agreement of the parties.

AS WITNESS, the signatures of the parties hereto the date and year first above written.

Witness — Carl T. Julio

Witness — Edward V. Julio
Co-Partners, t/a Franklin Park Apartment Co.

Witness — Darrell R. Camack, Jr.
President, Ivy Hall, Inc.

Ivy Hill Nursing Home &
Day Care Center (Continuation)
September 28, 1983

   f. A note should be added to the plan which states that the existing wooded area will be supplemented in accordance with the requirements of Bill No. 109-82 which should be signed by the owner. A separate landscaping plan showing the number, size and height of all existing and proposed trees and shrubs must be provided at the building permit stage.

   g. It is the opinion of this office that a trailer does not create a residential transition area so a buffer is not mandatory along a portion of the southern tract boundary. This is based on an interpretation by the Zoning Supervisor and is subject to challenge. If challenged, a Special Hearing would be required.

3. Since there is an adverse property involved in the construction of the proposed driveway off of Windlass Drive, it is recommended that the owner of that property, Windsor House Apartments, sign the petition forms for the convalescent home. It is recommended that the proposed day care center for the elderly, proposed future expansion and what appears to be a 24-foot wide future driveway in the buffer area be discussed in detail at the Zoning Hearing. If flexibility to allow for future growth is desired, it can be allowed provided the Zoning Commissioner's Order mandates.

Diana Itter

DIANA ITTER
Zoning Associate III

DI:nr

Page 2 of 2 Pages

STATE OF MARYLAND
COUNTY OF BALTIMORE, to wit:

On this 20th day of June, 1983, before me, the undersigned officer, personally appeared CARL T. JULIO and EDWARD V. JULIO, who acknowledged themselves to be Co-Partners of Franklin Park Apartment Company, a Maryland Partnership, and that they as such Co-Partners, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as Co-Partners.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

LLOYD N. BENNETT NOTARY PUBLIC HARFORD CO., MD.

STATE OF MARYLAND
COUNTY OF BALTIMORE, to wit:

On this 20 day of June, 1983, before me the undersigned officer, personally appeared DARRELL R. CAMACK, who acknowledged himself to be the President of Ivy Hall, Inc., a Maryland Corporation, and that he, as President, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

Form 203 9/21/73

BALTIMORE COUNTY, MARYLAND

DATE: September 15, 1983

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU
Captain Joseph Kelly and John Bryan

PROJECT NAME: Ivy Hall Nursing Home — PRELIMINARY PLAN:
PROJECT NUMBER: CRG Agenda 9-28-83 10:00a.m. — TENTATIVE PLAN:
LOCATION: N/S Windlass Dr. E. of Martin Blvd. — DEVELOPMENT PLAN:
DISTRICT: District 15 — FINAL PLAT:

COMMENTS:

1. Minimum width of all driveways including access from Windlass Drive shall be 24 feet.
2. Fire flow test is required to be conducted on Windlass Drive as close to proposed driveway entrance as possible, by the Baltimore City Water Department. Results of the test shall be forwarded to the office of the Fire Protection Engineer.
3. Minimum size of all on site water mains shall be 8 inch.
4. On site water mains shall be installed under a separate permit and shall be in accordance with NFPA Standard 24.
5. New public fire hydrant shall be provided on Windlass Drive at proposed driveway entrance.
6. Future public fire hydrant shall be provided on Chandelle Road at future driveway entrance.
7. Proposed on site hydrant in front of front parking area shall be posted to the Northwest corner of the 25' radius driveway curve.
8. Propose building shall be completely automatic sprinkler protected, with central station connection and shall be fully designed and constructed in accordance with all Maryland State and Baltimore County Fire Prevention Codes, and NFPA 101 Life Safety Code regulations.
9. Fire department siamese connection serving automatic sprinkler system shall be located within 50 feet of an approved fire hydrant.

PETITIONER'S EXHIBIT 10

RIGHT OF WAY AGREEMENT AND
AGREEMENT FOR THE IMPOSITION OF COVENANTS
RUNNING WITH THE LAND

THIS RIGHT OF WAY AGREEMENT AND AGREEMENT FOR THE IMPOSITION OF COVENANTS RUNNING WITH THE LAND Made this 17th day of June, 1983, by and between CARL T. JULIO and EDWARD V. JULIO, Co-Partners, t/a Franklin Park Apartment Company, for purposes of this Agreement called "Grantor", and IVY HALL, INC., for purposes of this Agreement called "Grantee".

WHEREAS, Grantor is vested with the fee simple title to all that real estate situate in Baltimore County, Maryland west of Windlass Drive and being more particularly described in a Deed dated March 6, 1970 from Carl T. Julio and Edward V. Julio, Co-Partners, t/a Franklin Park Apartment company, which Deed is recorded among the Land Records of Baltimore County, Maryland in Liber O.T.G. No. 5075, folio 572; and,

WHEREAS, Grantee is or will be vested with the fee simple title to all that real estate more particularly described in a Deed dated April 27, 1957, from Carville V. Mace, Jr. and Ruth K. Mace, his wife; Albert J. Mace and Patricia P. Mace, his wife; and Inez M. Mixson, widow, to Anton W. Hubers and Anna W. Hubers, his wife and recorded among the Land Records of Baltimore County, Maryland at Liber 3146, folio 324 (herein called the "Grantee's Property"), the Grantee's Property being partially shown as the property of "A.W. & A.W. Hubers 3146/324" on the plat entitled "Proposed Driveway for the A.W. Hubers Property" dated December 12, 1982, prepared by the Development Consultants Group, a copy of which Plat is attached hereto and made a part hereof as Exhibit A (herein called "Plat A"); and,

WHEREAS, Grantee also is or will be vested with the fee simple title to a tract of land connecting the Grantee's Property and Windlass Drive which contains .0857± acres of land (herein called the "Driveway Area") as shown on Plat A; and,

WHEREAS, Grantee intends to construct a 60 bed nursing home containing approximately 21,454 square feet of space (the "Nursing Home") on Grantee's Property; and,

WHEREAS, Grantee desires to acquire from Grantor a right of way and easement for the use of Grantee's Property as is depicted by cross-hatching on Plat A together with certain temporary construction easements also shown on Plat A; and,

- 1 -

MAR 14 1984

WHEREAS, Grantor in the development of Grantor's tract did expend $32,965.03 with respect to the cost and development of an off-site storm drain system which serves the Grantor's property and serves the Grantee's property herein; and,

WHEREAS, Grantor may construct a road to serve Grantor's real estate aforesaid, designated as Chandelle Road on the plat attached hereto and made a part hereof as Exhibit B (herein called "Plat B").

NOW, THEREFORE, in consideration of the grants contained herein, the monetary consideration herein set forth and the mutual covenants and conditions hereinafter contained, Grantor and Grantee do mutually covenant and agree as follows:

1. At and for the consideration of Ten Dollars ($10.00) paid by the Grantee unto the Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant and convey unto Grantee, Grantee's heirs, successors, licensees and assigns, an easement solely for ingress and egress to and from a Nursing Home on Grantee's property consisting of 620 square feet of land, which is shown on Plat A as the cross-hatched area designated as "Parcel to be acquired from Windsor House Apartments 620 s.f." (herein called the "Easement Area"), and the right to construct, operate and maintain electric, gas, telephone and sewage lines, including, by example and not by limitation, the electric, telephone and other wires, anchors, conduits, cables, street lights, gas mains, service pipes, and all necessary equipment in, under and through the land of the Grantor. The Grantee shall, at its expense, construct and maintain in good repair, in the Easement Area and the Driveaway Area a road connecting the Grantee's Property with Windlass Drive. In connection with the construction of such road, Grantor also grants and conveys to Grantee temporary construction easements adjoining the Easement Area and Driveaway Area, which easements are designated as "10' Constr. Easement" and "5' Constr. Easement" on Plat A (herein called the "Construction Easements"). The Construction Easements shall terminate on the first to occur of: (a) termination of Grantee's rights in and to the Easement Area as described in paragraph 6 below, or (b) upon completion of such road. Grantee, or Grantee's heirs, successors, licensees and assigns, shall, at his expense, cause that portion of the fence designated as "Existing fence" on Plat A which lies within the Driveaway Area to be relocated along the border of the "5' Constr.

Easement" shown on Plat A.

2. Grantee shall pay, at settlement of the loan for the construction of the nursing home or thirty (30) days prior to the start of construction of the improvements as outlined in Exhibit A whichever shall first occur, unto Grantor the sum of $12,361.89, representing 37.5% of the $32,965.03 expended by Grantor for development of off-site storm drain systems, for which payment Grantee shall be entitled to utilize said systems.

3. Grantee covenants and agrees to be responsible for and to pay all costs associated with the preparation of this Right of Way Agreement and Agreement for the Imposition of Covenants Running with the Land, including, but not limited to, all engineering, surveying costs, recording fees and counsel fees as incurred by Grantor with respect to the preparation of this Agreement and examination of the pertinent titles referenced herein.

4. Grantee agrees to indemnify and hold Grantor harmless from any claim, damage or liability arising out of, or in connection with, the road or the construction of the road and/or the use of the Easement Area, Driveaway Area and Construction Easements.

5. In the event that Grantor constructs the proposed Chandelle Road on Grantor's tract as situate to the north of Grantee's Property, the parties agree that Grantee shall have the right to utilize the road so constructed by Grantor. The parties further agree that Grantee will extend Chandelle road onto Grantee's property for use as ingress or egress onto Grantee's property to the exclusion of the use of the Easement Area heretofor granted for such purpose. Grantee agrees to maintain in good repair, at Grantee's sole cost, the road so constructed in Grantee's property and to construct said road to the standards and requirements imposed by Baltimore County for private roads.

6. Grantor and Grantee agree that the easement and right of way in and to the Easement Area shall terminate on the first to occur of the following: (a) such time as other access is provided to Grantee's Property, including, by way of illustration and not limitation, the extension of Chandelle Road as described in paragraph 5 above, or (b) if construction of the Nursing Home has not commenced within six (6) months from the date of this Agreement or is not completed within two (2) years from the date of this Agreement, or (c) if Grantee shall cease using the Easement Area for ingress and egress to and from the Nursing Home.

7. The burden and benefit of this Agreement are intended to attach and run with the land, it being understood and agreed that said easement is to be given with the express understanding and condition that the same may be used by the Grantee, Grantee's heirs, successors, licensees and assigns, in conjunction with the Grantor, Grantor's heirs, successors, licensees and assigns provided Grantee, Grantee's heirs, successors, licensees and assigns maintains use of Grantee's property for the express purpose of a 60 bed Nursing Home.

AS WITNESS the signatures of the parties hereto the day and year first above written.

WITNESS:

CARL T. JULIO

EDWARD V. JULIO
Co-Partners of Franklin Park Apartment Company

IVY HALL, INC.

William W Smith

By: Darrell R. Cammack, Jr., President, Ivy Hall, Inc.

STATE OF MARYLAND, COUNTY OF HARFORD, to Wit:

On this 17th day of June, 1983, before me, the undersigned officer, personally appeared CARL T. JULIO and EDWARD V. JULIO, who acknowledged themselves to be Co-Partners of Franklin Park Apartment Company, a Maryland Partnership, and that they, as such Co-Partners, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as Co-Partners.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

LLOYD N. MCKAY NOTARY PUBLIC HARFORD CO. MD

NOTARY PUBLIC

My Commission Expires:

STATE OF MARYLAND, COUNTY OF BALTIMORE, To Wit:

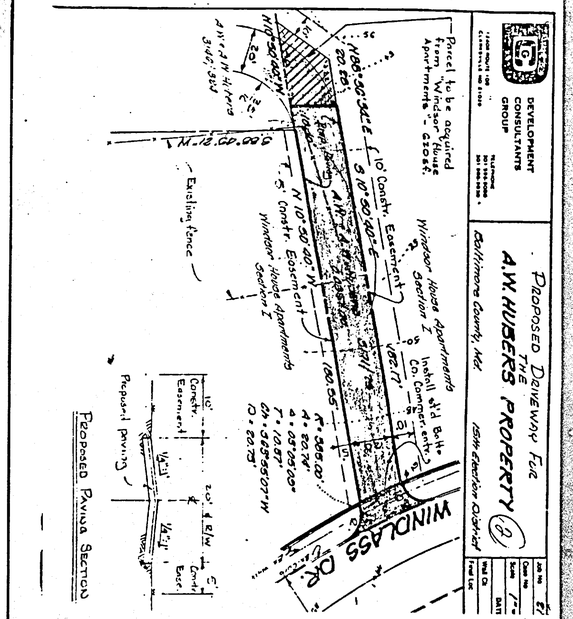
On this 16 day of June, 1983, before me the undersigned officer, personally appeared DARRELL R. CAMMACK, who acknowledged himself to be the President of Ivy Hall, Inc., a Maryland corporation, and that he, as President, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

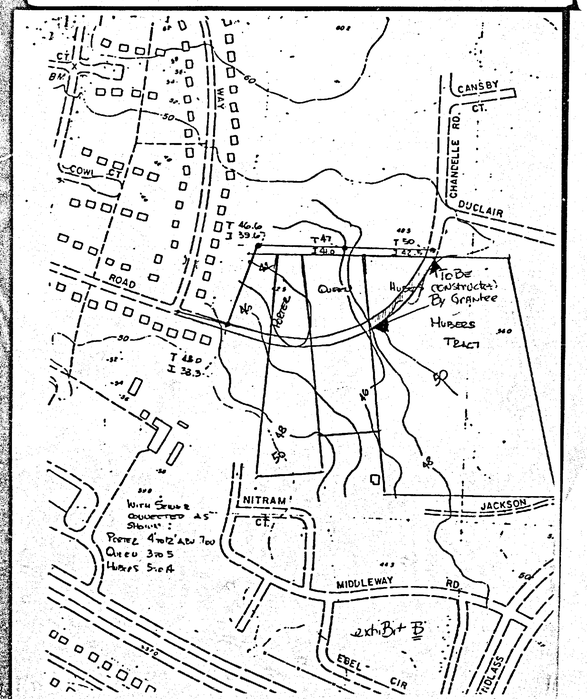
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC

My Commission Expires: 7/1/86

Exhibit A





BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner — Date: October 17, 1983

FROM: Norman E. Gerber, Director, Office of Planning and Zoning

SUBJECT: Anna W. Hubers 84-111-X

Please consider the comments of the CRG dated September 28, 1983 to be the comments of this office.

Norman E. Gerber per J Hoswell
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:cav

DEVELOPMENT CONSULTANTS GROUP, INC.

12405 ROUTE 108
CLARKSVILLE, MD. 21029
301-596-9080
301-988-9830

5316 CRESTEDGE LANE
ROCKVILLE, MD. 20852
301-460-3826

DESCRIPTION OF
PROPERTY OF A.W. HUBER
LIBER 3146 FOLIO 324
AND
LIBER 3171 FOLIO 75
9.1632 ACRES

All that piece or parcel of land lying, situate and being in the 15th Election District, Baltimore County, Maryland, and also being all of the land conveyed to Anton W. Hubers and Anna W. Hubers, his wife by the following two deeds:

1) Dated April 27, 1957 from Corville V. Mace, Jr. and Ruth K. Mace, his wife; Albert J. Mace and Patricia F. Mace, his wife and Inez M. Mixson, widow and record in Liber 3146 at page 324.

2) dated June 6, 1957 from William L. Bartels and Ida May Bartels, his wife; Margaret E. Bartels, widow and Janet L. Mentgen and Raymond Mentgen, her husband and recorded in Liber 3171 at page 75 both among the Land Records of Baltimore County, Maryland and being more particularly described as follows:

PARCEL I.

Beginning at the beginning point of the aforesaid conveyance recorded in Liber 3146 at page 324 and running with the outlines of said conveyance as now surveyed and with the North 10° 50' 41" West, 208.92 feet line of Section One, Windsor House Plat as recorded in Plat Book 34 at Folio 3; all of the North 10° 50' 41" West, 800.82 feet line of the land conveyed to Carl T. Julio and Edward V. Julio in Liber 4968 at page 686 and the North 10° 50' 41" West, 295.47 feet line of Section II-A Windsor House Apartments as recorded in Plat Book 35 at Folio 110

1) North 10° 50' 40" West, 811.41 feet to a stone found, thence with the South 86° 06' 32" West, 333.10 feet line of said Section II-A and part of the South 86° 06' 32" West, 837.11 feet line of the aforementioned conveyance recorded in Liber 4968 at page 687

2) South 86° 06' 32" West, 500.00 feet to a pipe set, thence with the South 10° 58' 12" East, 535.88 feet line of the land conveyed to Kale Kemp and Alma G. Kemp, his wife as recorded in Liber 5633 at page 337 and the land conveyed to Simon Porter as recorded in Liber 1089 at page 168

3) South 11° 05' 35" West, 787.99 feet to an iron pipe set, thence with the centerline of a 20' wide private road

4) North 88° 49' 21" Est, 500.00 feet to the point of beginning containing 9.0775 acres of land.

PARCEL 2.

Beginning for the same at a point on the Northerly right-of-way line of Windlass Drive, 70' wide, said point being 588 feet Northeast from the Northernmost right-of-way line of Martin Blvd, 150' wide, thence leaving said right-of-way line and traversing

1) North 10° 50' 40" West, 180.55 feet to a point also being the point of beginning of Parcel 1 above and the beginning point of the aforesaid conveyance recorded in Liber 3171 at page 75, thence running with the outline of said conveyance

2) North 10° 50' 40" West, 10.40 feet to a point thence,

3) North 88° 36' 34" East, 20.28 feet to a point thence,

4) South 10° 50' 40" East, 182.17 feet to a point on the Northerly right-of-way of Windlass Drive, 70' wide, thence with said Northerly right-of-way line

MAR 14 1984

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 74 Zoning Advisory Committee Meeting are as follows:

Property Owner: Daniel W. Hubers, et ux
Location: N/S Windlass Drive 588' N/E Martin Blvd.
Existing Zoning: D.R. 16
Proposed Zoning: Special exception for nursing home

Acres: 9.0775
District: 15th.

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-80 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

X B. A building/_____permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

D D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 6'0 for Commercial uses or 3'0 for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0 of lot lines. A firewall is required if construction is on the lot line, see Table 401, Line 2, Section 1107 and Table 1102, also Section 503.2.

F. Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

X I. Comments: A full review of the structure will be performed when plans are submitted for a building permit.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham, Chief
Plans Review

CEB:es

10/26 84-111-X

LIBER 6239 PAGE 097

POWER OF ATTORNEY

PETITIONER'S EXHIBIT 14

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ANNA W. HUBERS, being of sound and disposing mind, memory and understanding, have made, constituted and appointed and by these presents do make, constitute and appoint my son, DANIEL W. HUBERS, my true and lawful attorney for me and in my name, place and stead, to manage and conduct all my affairs, and for that purpose in my name and on my behalf to do and execute all or any of the following acts, deeds and things, that is to say:

1. For me and in my name to enter into any safe deposit box in my name in any bank whatsoever and wheresoever located and to remove any and all papers and other articles including checks, stocks and bonds, cash, bills of exchange, promissory notes, wills, insurance policies, all valuables including jewelry and any and all other assets which may be situate therein.

2. For me and in my name and for any of my accounts, whether the same be savings or checking accounts, to deposit in any bank or building and loan association, all moneys which shall come to his hands and all bills of exchange, drafts, checks, promissory notes, and other securities for money payable or belonging to me, and for that purpose to sign my name and endorse the same for deposit or collection, and from time to time withdraw any and all money deposited with any bank, to draw checks in my name for any purpose whatsoever.

3. For me and in my name to enter into and sign, seal, execute, acknowledge, and deliver any contracts, deeds or other instruments whatsoever, and to draw, accept, make, endorse, discount, or otherwise deal with any bills of exchange, checks, promissory notes, or other commercial or mercantile instruments.

OFFICE COPY

LIBER 6239 PAGE 098

4. In general, to do all acts, deeds, matters and things whatsoever, in or about my estate, property and affairs, as fully and effectually to all intents and purposes as I could do in my own proper person if personally present.

5. And I, the said ANNA W. HUBERS, hereby ratify and confirm and promise at all times to ratify and confirm all and whatsoever my son, DANIEL W. HUBERS, shall lawfully do or cause to be done in and about the premises by virtue of these presents.

6. I hereby revoke any and all prior powers of attorneys which have been executed by me.

IN WITNESS WHEREOF, I have set my hand and seal this 2nd day of June, 1979.

Anna W. Hubers (SEAL)
ANNA W. HUBERS

STATE OF MARYLAND)
COUNTY OF BALTIMORE) to wit:

I HEREBY CERTIFY, That on this 2nd day of June, 1979, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared before me ANNA W. HUBERS, and she made oath in due form of law that the matters and facts set forth in the foregoing Power of Attorney are true and correct to the best of her knowledge, information and belief, and that the Power of Attorney is her just act and deed.

AS WITNESS my hand and notarial seal.

Agnes Kellner
Notary Public
AGNES KELLNER

My commission expires: July 1, 1982

DOB***** RE2hih2 08-6-333
DOB***** RE2hih2 08-6-333

Rec'd for record DEC 9 1980 at 2:32 P M
Per Elmer H. Kahline, Jr., Clerk
Mail to Daniel W. Hubers
Receipt No. _____ $ 6.00

LIBER 6239 PAGE 099

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ANNA W. HUBERS, being of sound and disposing mind, memory and understanding, have made, constituted and appointed and by these presents do make, constitute and appoint my son, DANIEL W. HUBERS, my true and lawful attorney for me and in my name, place and stead, to manage and conduct all my affairs, and for that purpose in my name and on my behalf to do and execute all or any of the following acts, deeds and things, that is to say:

1. For me and in my name to enter into any safe deposit box in my name in any bank whatsoever and wheresoever located and to remove any and all papers and other articles including checks, stocks and bonds, cash, bills of exchange, promissory notes, wills, insurance policies, all valuables, including jewelry and any and all other assets which may be situate therein.

2. For me and in my name and for any of my accounts, whether the same be savings or checking accounts, to deposit in any bank or building and loan association, all moneys which shall come to his hands and all bills of exchange, drafts, checks, promissory notes, and other securities for money payable or belonging to me, and for that purpose to sign my name and endorse the same for deposit or collection, and from time to time withdraw any and all money deposited with any bank, to draw checks in my name for any purpose whatsoever.

3. For me and in my name to enter into and sign, seal, execute, acknowledge, and deliver any contracts, deeds or other instruments whatsoever, and to draw, accept, make, endorse, discount, or otherwise deal with any bill of exchange, checks, promissory notes, or other commercial or mercantile instruments.

4. For me and in my name to transact all business pertaining to the estate of the late Barbara O. Weber, including representing me in any court proceedings.

5. In general, to do all acts, deeds, matters and things whatsoever, in or about my estate, property and affairs, as fully and effectually to all

JAMES A. PINE
ATTORNEY AT LAW
607 BALTIMORE AVE.
TOWSON, MD. 21204

LIBER 6239 PAGE 100

intents and purposes as I could do in my own proper person if personally present.

6. And I, the said ANNA W. HUBERS, hereby ratify and confirm and promise at all times to ratify and confirm all and whatsoever my son, DANIEL W. HUBERS, shall lawfully do or cause to be done in and about the premises by virtue of these presents.

7. I hereby revoke any and all prior powers of attorneys which have been executed by me.

IN WITNESS WHEREOF, I have set my hand and seal this 2nd day of October 1979.

Anna W. Hubers (SEAL)
ANNA W. HUBERS

STATE OF MARYLAND
COUNTY OF BALTIMORE to wit:

I HEREBY CERTIFY, that on this 2nd day of October 1979, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared before me ANNA W. HUBERS, and she made oath in due form of law that the matters and facts set forth in the foregoing Power of Attorney are true and correct to the best of her knowledge, information and belief, and that the Power of Attorney is her just act and deed.

AS WITNESS my hand and notarial seal.

Agnes Kellner
NOTARY PUBLIC
AGNES KELLNER

My Commission expires: July 1, 1982

DOB***** RE2hih2 08-6-333
DOB***** RE2hih2 08-6-333

Rec'd for record DEC 9 1980 at 2:33 P M
For Elmer H. Kahline, Jr., Clerk
Mail to James A. Pine
Receipt No. _____ $ 6.00

JAMES A. PINE
ATTORNEY AT LAW
607 BALTIMORE AVE.
TOWSON, MD. 21204

IVY HALL
19 HARRISON AVE.
MIDDLE RIVER, MD 21220
TELEPHONE 687-1383

SPECIALIZING IN
GERIATRIC & CHRONIC CARE
D. CAMMACK, JR. ADMINISTRATOR
M. NEELY, R.N. DIRECTOR OF NURSING

September 26, 1983

Maryland Health Planning & Development Commission
201 West Preston Street
Baltimore, Maryland 21201

Re: Ivy Hall
80-03-0880

Gentlemen:

I am writing to make you aware of a phenomenon which I discovered regarding this project. As a result, I am requesting a modification of our C.O.N. from 60 beds and Day Care to 120 beds and Day Care.

The phenomenon which exists is strickly one of cost. The majority of these costs center around site development as a result of our requirement to change sites due to H.U.D. determinations.

Following is a list of costs which remain constant whether we proceed with the 60 bed facility or the 120 bed facility:

Earthwork	69,159.00
Utilities/site drainage	82,885.00
Paving (excludes curbs, gutters)	75,900.00
Kitchen	80,000.00
Landscaping (including seeding)	28,812.00
Land raw cost	175,000.00
Total constant cost	511,756.00
Cost per bed(60 beds)	$8,529.00
Cost per bed(120 beds)	4,264.00

The cost per bed is cut by 50% for these identified cost. Additional savings would be realized on items which were not specifically identified in our bids. These items would include curbs, gutters, sidewalks, outdoor signs, street lights and parking lots, additional volume purchasing discounts, etc. Also, I'm led to believe additional economy of scale savings would be realized on some of the soft cost associated with the project (financing, attorney and processing fees).

I want to point out that although we currently are plagued with these high per bed site cost, it will not jeopardize our planned 60 bed home. We are in the process of identifying areas which can be changed to offset these costs. Unfortunately, these changes will result in the reduction of building, operational and patient environmental quality items such as changes in heating and air conditioning systems, reduction in thickness of paving and building slab, elimination of vinyl wall coverings, utilization of cheap paints and reduction in number of coats

PETITIONER'S EXHIBIT 6

the physical plant are not feasiable. However, planning to maximize the services available to our long term care residents and day care participants will be carried out on an on going basis.

VI.

3. Need For Facility and Service:

The primary thrust for this project is to replace a very old, out-dated existing facility, with a more up to date structure that will be in full compliance with all applicable codes and regulations. Listed below are existing waviors permitting Ivy Hall to function out of compliance with the local codes which more than substantiate the need to rebuild. Also, included as part of this application are letters of support from various individuals and institutions familiar with our community, which further substantiate the need for such a facility we intend to provide for the community.

Existing Waivers

a. Frame Building
b. Space for Recreation/Dining Facilities is inadequate
c. Corridor width
d. Nurse's Call System
e. Correct number of Toilets are not provided
f. Less than 80 square feet per bed room number 7
g. Handsink not provided in Medicine Room
h. Seperate Clean and Dirty Laundry Facilities not provided
i. No Elevator

PETITIONER'S EXHIBIT 7

-33-

j. Utilization of staff for simultaneous Housekeeping and Dietary Duties
k. Night shift LPN wavior due to small size
l. No simultaneous visual and audible warning signal to alert the deaf in an emergency

The over 65 population of our service area currently requires further expansion of nursing home services and the development of alternatives to institutionalization. POPULATION PROFILES 1977, published by Baltimore County Department from Health update in 1979 shows a fair definition of the population of the service area that can be defined. This report states:

- "Forecasts for 1980 and 1985 indicate a gain in the 65 years and over populace. In 1970, only 7 percent of the County's citizens were 65 or over, but by 1985 they will make up 11 percent or more of the total. Conversely, the youth population - especially those 9 years and under - will experience significant decline." and
- "By 1980, according to most forecasts, Baltimore County population should hover near the 700,000 mark. A significant portion of the 1976-1980 expansion will take place in the Rossville - Windlass - Perry Hall area and the Middle River - Essex section ..." and
- "Estimates of age distribution for 1980 indicate an ever increasing gain in the 65 and over populace and a substantial downturn in the 5 - 9-year olds. The 40 - 59 group will be just about status quo with the 1970

-34-

MAR 14 1984

level. This trend seems to persist into 1985 when those 65 and over will represent a possible 11.0 percent of the total population and those 60 - 64 will account for another 5 percent."

Our service area reflects from the following table a population of 253,592 (1970 census) it is now estimated at 272,450 for 1980. In 1970 the over 65 population was 14,270, applying the 11 percent estimate from population profiles for 1985 to the 1980 estimate population. It reflects an over 65 population of 29,970 and an additional 5 percent or 13,622 population of 60 - 64 year olds by 1985.

NOTE: This projection is extremely conservative assumptions for the following reasons:

1. Population profile indicates our service area is slated for rapid growth.
2. We assumed no growth from 1980 estimates.

By applying use rates from Table 6 of CMHSA proposed 1980 plan we can determine the bed need for our service area.

TABLE 6

Utilization	1974	1975	1976	1977
SNF + ICF - A only	14,865	------	16,1.7	1(,408
SNF + IC - A ICF - B	------	------	16,847	17,120

The most recent information on this table is from 1977. Also, it should be noted that the ICF-B Program has been absorbed in the comprehensive (ICF-A) Program. However, to show conservation the ICF-A was used exclusively. The 1977 utilization figure applied to 1980 population projections will further add conservatism as the utilization trend on the table is upward; that is more patient days per 1,000 population each subsequent year.

and changes in floor covering, have all been identified as areas necessary to change resulting in reducing the building cost by more than the increase in site cost.

I personally would prefer to see per bed capital cost going into areas which increase operating efficiencies and patient environmental factors which can be achieved by increasing our size, as opposed to eliminating these factors because our small size will not support them.

Concord Mortgage Company, our H.U.D. processing agent has assured me that obtaining the additional financing approval from H.U.D. would not be a problem if the modification is granted.

This modification will not interfere with our projected construction start date of January 1984. I have also enclosed site plans of the proposed facility which demonstrates the site will more than adequately support the 120 bed facility with Day Care.

This requested modification becomes even more creditable when we review the community need for the increased beds. In my original C.O.N. application (pages 33-39 copies attached) it was clearly demonstrated that our service area would require between 999 and 1,498 beds while the existing and proposed beds including our 60 bed project would result in a community inventory of only 869 beds, thus a shortage of between 130 and 629 beds. Additionally, the 1983-1988 Proposed Health Plan identifies Baltimore County as an area of high priority for additional beds; 632 before applying the 5% change factor or 332 beds needed after application of this factor. I believe if Baltimore County were divided into sub-planning groups the majority of the states identified need would be in our section of the county as our original projections indentified.

It is our intent to honor all commitments in our original C.O.N. if this modification is granted. Also, since our existing building will not be torn down, we are investigating the viabilities of converting it into one of the long-term-care alternatives; D.O.M., Sheltered Housing, Alcoholic Rehabilitation Centers, etc. which will result in providing the community with additional resources.

Your assistance and cooperation in reviewing this modification is greatly appreciated. Should any further information be required, please contact me.

Sincerely,

Darell R. Cammack, Jr.

DRC:lg
Enclosure

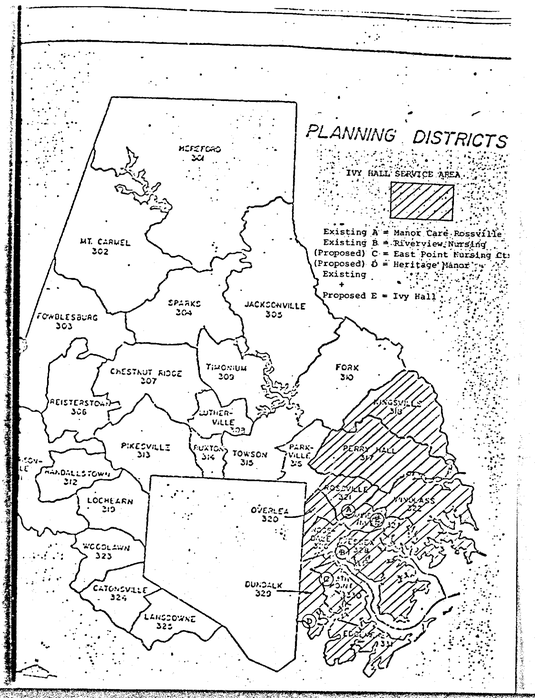
cc Concord Mortgage
Tri Ree Construction
WilsmithBower, Architect
Cyd Wolf, Attorney

Ivy Hall Service Area

Population Defined

District	Total Population 1970	Estimated Total Population 1980
318 - Kingsville	4,198	4,500
317 - Perry Hall	17,037	23,000
321 - Rossville	2,715	9,000
320 - Overlea	16,930	18,300
326 - Rosedale	12,780	12,050
327 - Middle River	19,790	25,050
322 - Windlass	10,577	15,900
328 - Essex	41,391	44,050
330 - North Point	34,666	29,000
329 - Dundalk	51,022	45,000
331 - Edgemere	11,376	8,600
TOTAL	253,592	272,450

SOURCE: Population profiles published by the Baltimore County Department of Health



Ivy Hall Service Area

Projected Bed Need

The projected bed need for Ivy Hall's service area is based upon demographic factors witnin certain areas not delinated in the broad population study of Baltimore County as a whole. These areas display a bed need in a range of 90% occupancy to 100% occupancy for the area. It would be expected that the range of numbers presented would target the need for the service area.

Estimated Population	272,450	
Estimated Over 65 Population (11%)	29,970	
CMHSA Patient Day Utilization Per 1,000 Population over 65		16,408
Required Patient Days For Service Area		492,240
Divide By 365 to Determine Beds at 100% Occupancy Rate		1,348 Beds
Require Beds For Service Area at 90% Occupancy Rate		1,498 Beds

If the 65+ Population is estimated at the 7% level established in the 1970 census the following is established:

Projected 1980 Population	272,450	
65+ Population	20,161	
CMHSA Patient Utilization per 1,000 population over 65		16,408

Required Patient Days for Service Area		328,165
Bed Need at 100%		899 Beds
90% Occupancy Rate		999 Beds

It can be safely assumed that the current bed need for our service area is between 999 and 1,498 beds.

These Are Currently Licensed or Certified in the Service Area:

Riverview	305
Manor Care - Rossville	174
Heritage Manor (C)	180
Eastpoint Nursing & Convalescence (C)	150
Ivy Hall	22
Total Proposed	831
This Project Addition	38
Projected Community Beds	869
Community Bed Need	999 to 1,498

Community Shortage after Certification of this Project is between 130 and 629

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ooo

Nicholas B. Commodari
Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrie, Development

November 4, 1983

Patricia A. Aluisi, Esquire
2110 Charles Center South
36 S. Charles Street
Baltimore, Maryland 21201

RE: Item No. 74 - Case No. 84-111-X
Petitioner - Daniel W. Hubers, et ux
Special Exception Petition

Dear Ms. Aluisi:

Enclosed herewith are the petition forms and related materials regarding the above referenced case. These comments were received after the hearing and were not considered in rendering the Zoning Commissioner's decision.

Very truly yours,

Nicholas B. Commodari, bsc

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosure

cc: Development Consultants Group
12408 Route 108
Clarksville, Maryland 21029

NOV 14 1984

Oct. 17, 1983
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 74, Zoning Advisory Committee Meeting of Sept. 13, 1983

Property Owner: Daniel W. Hubers, et ux

Location: N/S Windlass Drive District 15

Water Supply public Sewage Disposal public

COMMENTS ARE AS FOLLOWS:

(✓) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.

(✓) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

( ) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

( ) A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.

(✓) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

(✓) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.

( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 74
Page 2

( ) Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.

( ) Soil percolation tests have been conducted.
{ } The results are valid until _____
{ } Revised plans must be submitted prior to approval of the percolation tests.

( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

( ) In accordance with Section 13- 7 of the Baltimore County Code, the water well yield test
{ } shall be valid until _____
{ } is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.

( ) All roads and parking areas should be surfaced with a dustless, bonding material.

( ) No health hazards are anticipated.

(✓) Others Prior to approval of a Building Permit Application for renovation or construction a nursing home, applicant must contact the Health Care Facilities Plans Review Section of this Department. If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

83-2NA

Law Offices
GERALD S. KLEIN, CHARTERED
Suite 2110
Charles Center South
Baltimore, Maryland 21201
(301) 727-4507
Telecopier (301) 727-3756

GERALD S. KLEIN
PATRICIA ANN ALUISI
C. THOMAS WILLIAMSON, III
ROBERT E. SCHER
JEFFREY D. SILVERBERG
DOUGLAS L. BURGESS
CYD B. WOLF

COUNSEL
EUGENE KETTLEMAN
DENNIS E. FINNEGAN

OCEAN CITY OFFICE
616 BAKEMAN TOWERS
OCEAN CITY, MARYLAND 21842
(301) 289-1199

December 27, 1983

Arnold Jablon
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case No. 84-111-X (Item No. 74)
Petitioner - Daniel W. Hubers, et ux
Special Exception Petition

Dear Commissioner Jablon:

Attached hereto please find copies of the following documents to be entered as Exhibits into the record of the hearing which was held in the above referenced matter on Wednesday October 26, 1983:

1. Exhibit 10: Right of Way Agreement and Agreement for the Imposition of Covenants Running with the Land By and Between Carl T. Julio and Edward V. Julio, Co-partners, t/a Franklin Park Apartment Company and Ivy Hall, Inc., executed on June 17, 1983.

2. Exhibit 11: Addendum to Right of Way Agreement and Agreement for the Imposition of Covenants Running with the Land By and Between Carl T. Julio and Edward V. Julio, Co-partners, t/a Franklin Park Apartment Company and Ivy Hall, Inc., executed on June 22, 1983.

3. Exhibit 12: Addendum to Right of Way Agreement and Agreement for the Imposition of Covenants Running with the Land By and Between Carl T. Julio and Edward V. Julio, Co-partners, t/a Franklin Park Apartment Company and Ivy Hall, Inc., executed on September 7, 1983.

4. Exhibit 13: Community Support Letters.

Please excuse the delay in remitting the enclosed documents. The parties were unable to arrive at a final Agreement expressly granting the existing easements to the entity known as Ivy Hall Nursing Home and Day Care Center rather than referring to a "60 bed" facility. Notwithstanding this impasse, Mr. Cammack is prepared to proceed with the project, subject to the agreements which heretofor have been executed by and between Carl T. Julio and Edward V. Julio, Co-partners, t/a Franklin Park Apartment Company and Ivy Hall, Inc. In accordance with this decision, please note that the item previously designated as Exhibit 9 is herewith retracted.

Please advise if you require further materials or information. Again, we regret any inconvenience which may have been caused you as a result of our delay in remitting the enclosures and appreciate your consideration in this matter.

Very truly yours,

CYD B. WOLF

CBW:ll
Enc.
cc: Darell R. Cammack, Jr. w/enc.

DEC 29 AM
Acct
Rec'd
Rec'd
Entd
Chkd
ZONING DEPARTMENT

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

December 29, 1983

Cyd B. Wolf, Esquire
Suite 2110, Charles Center South
36 South Charles Street
Baltimore, Maryland 21201

IN RE: Petition Special Exception
N/S of Windlass Drive, 588' NE of
Martin Boulevard - 15th Election
District
Anna W. Hubers, Petitioner
Case No. 84-111-X

Dear Ms. Wolf:

I have this date passed my Order in the above-referenced matter in accordance with the attached.

Sincerely,

ARNOLD JABLON
Zoning Commissioner

AJ/srl

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

DEVELOPMENT CONSULTANTS GROUP, INC.

12408 ROUTE 108
CLARKSVILLE, MD. 21029
301-596-9080
301-988-9830

5316 CRESTEDGE LANE
ROCKVILLE, MD. 20853
301-460-3826
301-854-0157

DESCRIPTION FOR ZONING
A.W. HUBER PROPERTY
9.1779 ACRES

Revised #74 9-26-83

Beginning for the same at a point on the Northerly right-of-way line of Windlass Drive, 70' wide, said point being 588 feet Northeast from the Northernmost right-of-line of Martin Blvd., 150' wide, thence leaving right-of-way line and traversing

1) North 10° 50' 40" West, 180.55 feet
2) South 88° 49' 21" West, 500.00 feet
3) North 11° 05' 35" East, 787.99 feet
4) North 86° 06' 32" East, 500.00 feet
5) South 10° 50' 40" East, 761.01 feet
6) Thence South 54° 00' 23" East, 29.24 feet, thence
7) South 10° 50' 40" East, 204.17 feet, thence
8) 20.74 feet along the arc of a curve to the left having a radius of 385.00 feet and a chord bearing and distance of South 63° 55' 07" West, 20.73 feet to the point of beginning, containing 9.1779 acres of land.

The above-described property also includes all that parcel of land lying, situate and being in the 15th Election District, Baltimore County, Maryland and also being part of the land conveyed to Carl T. Julio and Edward V. Julio, co-partners t/a Franklin Park Apartment Company by deed dated March 6, 1970 and recorded in Liber OTG No. 5075 at Folio 572 and also being part of Plat One, Section One, Windsor House as recorded in Plat Book 34 at Page 3, all among the Land Records of Baltimore County, Maryland., containing 620 square feet of land.

STATE OF MARYLAND
CHRISTOPHER G. LAWRENCE
2018
LAND SURVEYOR

ORDER RECEIVED FOR FILING
Date 12/29/83
By Judith A. Kowalczyk

IN RE: PETITION SPECIAL EXCEPTION
N/S of Windlass Drive, 588' NE
of Martin Boulevard - 15th
Election District

Anna W. Hubers,
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 84-111-X

FINDINGS OF ACT AND CONCLUSIONS OF LAW

The Petitioner's Contract Purchaser herein, Ivy Hall, Inc., requests a special exception to build a nursing home, as more particularly described on Petitioner's Exhibit 2.

Ivy Hall, Inc. has entered into a contract of sale to buy property from the Petitioner subject to a condition that a special exception will be granted enabling it to build a nursing home. Ivy Hall, Inc., by its officer, Darrell R. Commack, Jr., appeared and testified. Lee Sutherland, engineer, also testified, as did Daniel Hubers, the son of the Petitioner who holds her power of attorney. Melvin Herzberger, a representative for the owners of Franklin Park Apartments, testified as well. Ivy Hall, Inc. was represented by Counsel. There were no Protestants.

Testimony was presented by the Contract Purchaser that the property is zoned D.R.16, which allows a nursing home by special exception. Ivy Hall presently operates a nursing home in eastern Baltimore County and plans to move from its existing facility to the proposed facility due to the age and physical condition of the old building. To do so, Ivy Hall must receive permission from the State to relocate the existing facility as well as approval for the number of beds it wishes to offer. The State requires justification to be submitted. Included in that was the claim that the eastern part of the County is vastly underrepresented in the number of beds needed for those requiring nursing home services. In fact, it is claimed that there is a need for 1,000 to 1,400 beds. There are only four homes now serving the area. See Petitioner's Exhibit 7. Ivy Hall has requested and received permission from the State to move and to build a 60-bed nursing home. It has since requested permission to expand to 120 beds. See Petitioner's Exhibit 8. Ivy Hall has submitted herein a request to build a 60-bed home with possible expansion to 120 beds. Petitioner's Exhibit 2 shows the planned 60-bed nursing home and the site for potential expansion. If permission is received from the State and if the special exception was to be granted, Ivy Hall would build the addition as soon as it can get the appropriate financing.

The proposed plans were submitted to the County Review Group (CRG) and comments were solicited and received. These comments were shared with Ivy Hall. The proposed site falls within a residential transition area (RTA) and identification of such is noted on Petitioner's Exhibit 2. Expansion would propose no additional zoning problems.

There is a future road proposed, Chandelle Road, as shown on Petitioner's Exhibit 2, which will provide access to the apartment complex bordering the Petitioner's property. Ivy Hall, if granted the special exception, will then build a driveway, 24 feet wide, from the proposed Chandelle Road to the nursing home. When and if said road is built, the right of way, permitted by easement granted by the owners of the Franklin Park Apartments to Ivy Hall, from Windlass Drive will cease and no vehicular traffic will be allowed. There is no present expectation that Chandelle Road will in fact be built.

There was testimony from Mr. Sutherland that in his professional opinion, based on his experience, there will be no adverse effect on traffic, that the nursing home will not create congestion in the roads, streets or alleys of the area. He concludes that there will be no detrimental impact on the health, safety, or general welfare of the neighborhood. Windlass Drive is the ingress and egress from the apartments and there are virtually no entrances or exits

ORDER RECEIVED FOR FILING
Date 12/29/83
By Judith A. Kowalczyk

MAR 14 1984

FOR DISTRIBUTION 3/1/83

2/14/83

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

TO: APPLICANTS FOR DEVELOPMENT APPROVAL

SUBJECT: REQUIREMENTS FOR HYDROGEOLOGICAL STUDIES AND ENVIRONMENTAL EFFECTS REPORTS

1. Attached are the requirements for preparing Hydrogeological Studies and Environmental Effects Reports required by Section 34-1 of the Baltimore County Code. Please complete the forms as instructed herein and attach supplemental sheets where necessary.

2. Reference materials to aid you in preparing Hydrogeological Studies and Environmental Effects Reports are available at the Department of Health, the Office of Planning and Zoning, the Department of Public Works and the Towson Branch of the Baltimore County Library.

3. If you have any questions concerning the contents and requirements of Hydrogeological Studies, please call 494-2762.
If you have any questions concerning the contents and requirements of Environmental Effects Reports, please call 494-3768.

4. The attached requirements are basic requirements for completion of Hydrogeological Studies and Environmental Effects Reports. During the review of such studies and reports the Department of Health retains the right to request additional information, including but not limited to soil borings, percolation tests, test wells and chemical analyses of groundwater and surface water.

2/14/83

DEFINITIONS

A HYDROGEOLOGICAL STUDY is a document which describes the geologic features; location, movement and quality of groundwater; soil types; and topography at a proposed development site and the nearby vicinity. The purposes of such a study are to determine the suitability of the site for the adequate development of water wells, to determine the capability of the soils for renovation or retention of wastewater pollutants, and to examine the potential for movement of wastewat pollutants into groundwater or surface waters.

An ENVIRONMENTAL EFFECTS REPORT is a document which describes the existing environmental conditions (geology, soil, topography, vegetation, hydrology, water quality, aquatic organisms, land use, air quality and noise) at a proposed development site and the nearby vicinity, the impact of the proposed development on environmental quality, and a plan to mitigate adverse environmental impacts of the proposed development.

DEVELOPMENT means the improvement of property for any purpose involving building, the subdivision of property, or the preparation of land for either purpose.

2/14/83

OUTLINE OF REQUIREMENTS FOR HYDROGEOLOGICAL STUDIES

A. GENERAL INFORMATION
B. PROPOSED WATER SUPPLY AND SEWAGE DISPOSAL
C. INSTRUCTIONS FOR PREPARING HYDROGEOLOGICAL STUDIES
D. GEOLOGY
E. WATER SUPPLY PROBLEMS
F. TEST WELLS
G. CHEMICAL QUALITY OF GROUNDWATER
H. SITE SOILS
I. SOIL EVALUATION
J. MAPPED INFORMATION
K. SIGNATURE

2/14/83

Updated 10-12-83 *

REQUIREMENTS FOR HYDROGEOLOGICAL STUDY
BALTIMORE COUNTY DEPARTMENT OF HEALTH
BUREAU OF ENVIRONMENTAL SERVICES

A. GENERAL INFORMATION

Site Name: IVY HALL NURSING HOME & DAY CARE CTR. Dist. 15TH
Address: WINDLASS DRIVE
Location: NORTH OF WINDLASS DR & MARTIN BLVD.
Description of Proposed Development: A one (1) story nursing home (60 beds) and daycare center with associated parking facilities.
Size of Development Site (acres): 9.0775 AC on 395, 416 SF
Proposed Number of Lots: N/A (no subdivision)
Owner: ANNA W. HUBERS Phone: 686-8018
Address: 65 Weber Ave. Balto, Md 21221
Engineer: Development Consultants Group Inc Phone: 988-9830
Address: 12408 ROUTE 108, Clarksville, Md 21029

B. PROPOSED WATER SUPPLY AND SEWAGE DISPOSAL

WATER SUPPLY
(✓) Public water supply
( ) Individual water supply (well)

SEWAGE DISPOSAL
(✓) Public sewerage system
( ) Individual sewage disposal (septic system)
( ) Other _____

2/14/83

C. INSTRUCTIONS FOR PREPARING HYDROGEOLOGICAL STUDIES

If public water and public sewerage, complete Sections (A,B,K.)

If public water and individual sewage, complete Sections A,B,D,H,I,J,K.

If individual water and public sewerage, complete Sections A,B,D,E,F,G,J (1,4,7) K.

If individual water and individual sewage, complete Sections A,B,D,E,F,G,H,I,J,K.

D. GEOLOGY (Geologic Map of Baltimore County and City and Geologic Quadrangle Maps, Maryland Geological Survey)

(✓) Sedimentary
( ) Crystalline

Group(s): _____

Formation(s): _____

Member(s): _____

Is there a geologic contact zone or geologic fault onsite or within a distance of 2,000 feet of the property line? ( )Yes (X)No. If yes, describe the geologic feature and your plans for addressing any potential environmental health problems associated with this feature:

N/A

2/14/83

E. WATER SUPPLY PROBLEMS (refer to records of nearby developments)

Are there water supply problems on site or within a distance of 2,000 feet of the property line? ( ) Yes (X) No. If yes, indicate the type of problem and your plans for addressing this problem:

F. TEST WELLS (contact Health Dept. to determine if necessary) N/A

Attach copies of: APPLICATION FOR PERMIT TO DRILL WELL
WELL COMPLETION REPORT
WELL YIELD TEST

G. CHEMICAL QUALITY OF GROUNDWATER (Contact Health Dept. to determine if necessary)

Was this site previously used for agriculture activities? ( )Yes ( )No

If yes, describe the agricultural activity and report nitrate test results:

N/A

Was this site or adjacent property previously used for industrial, chemical, or petroleum activites? ( )Yes ( )No. If yes, describe the type of activity and report relevant chemical test results:

N/A

2/14/83

CHEMICAL QUALITY OF GROUNDWATER: CHEMICAL TEST RESULTS

DATE	WELL NO.	CHEMICAL PARAMETER	CONCENTRATION
		N/A	

2/14/83

H. SITE SOILS (Balto. Co. Soil Survey. Soil Conservation Service, 1976, pp 120-137)

MAP SYMBOL	SOIL SERIES	LIMITATIONS FOR SEWAGE DISPOSAL FILTER FIELDS
		N/A

MAR 14 1984

2/14/83 (9)

I. SOIL EVALUATION

Contact the Health Department to determine if preliminary soil borings are recommended. Obtain APPLICATIONS FOR SOIL PERCOLATION TESTS at the County Office Building, Room 100. Report percolation test results below:

LOT NO.	TEST PIT	DRAWDOWN DEPTH	OVER-BURDEN DEPTH	PERVIOUS SOIL DEPTH	DEPTH AT WHICH ROCK OR WATER WAS ENCOUNTERED, IF ANY
			N/A		

2/14/83 (10)

N/A

J. MAPPED INFORMATION (Include items 1-6 on the same map, if possible)

1. Topography at a scale of 1 inch equals 100 feet with contour intervals of 5 feet; include vicinity plan on the map.
2. Delineation of all soil series that are rated as having severe limitations for sewage disposal due to high groundwater, high seasonal groundwater or poor drainage.
3. Location of all percolation test pits conducted in conjunction with the Hydrogeological Study.
4. Location of all existing wells and septic systems at the proposed development site or within a distance of 100 feet of the property line.
5. Location of any perennial waters onsite or within a distance of 200 feet of the property line (if the site is located in a reservoir watershed).

   Location of any perennial waters on site or within a distance of 100 feet of the property line (if the site is not located in a reservoir watershed).
6. Location of geologic features indicating bedrock close to the surface (rock outcroppings); location of vegetation indicating poor drainage or high groundwater conditions (such as marsh, swamp or wetland vegetation).
7. Delineation of geologic groups, formations, members and faults shown on Geologic Map of Balto. Co. and City (by Crowley, Reinhardt and Cleaves, 1976) on site or within a distance of 2,000 feet of the property line. (use smaller scale map)

(K) SIGNATURE

I, _____ acknowledge that I am the owner, contract purchaser or legally authorized representative of either and that I understand the requirements for Hydrogeological Studies and that the information I have provided is true and correct to the best of my knowledge, information and belief.

Applicant's Signature: _____

Date: _____

2/16/83 (11)

OUTLINE OF REQUIREMENTS FOR ENVIRONMENTAL EFFECTS REPORTS

A. GENERAL INFORMATION
B. INSTRUCTIONS FOR PREPARING ENVIRONMENTAL EFFECTS REPORTS
C. GEOLOGY
D. SOILS
E. TOPOGRAPHY
F. VEGETATION
G. HYDROLOGY
H. WATER QUALITY
I. AQUATIC ORGANISMS
J. ZONING
K. LAND USE
L. LAND DISTURBANCE
M. STORMWATER MANAGEMENT
N. WASTEWATER DISPOSAL
O. CHEMICAL HANDLING AND STORAGE
P. POLLUTANT LOADINGS
Q. IMPACT ON WATER QUALITY
R. WATER QUALITY BEST MANAGEMENT PRACTICES
S. AIR QUALITY
T. NOISE
U. MAPPED INFORMATION
V. SIGNATURE

(12)

1/20/83

Updated 10-12-83 *

REQUIREMENTS FOR ENVIRONMENTAL EFFECTS REPORT
BALTIMORE COUNTY DEPARTMENT OF HEALTH
BUREAU OF ENVIRONMENTAL SERVICES

A. GENERAL INFORMATION

Site Name: IVY HALL NURSING HOME & DAY CARE CENTER
Address: WINDLASS DRIVE
Location: NORTH OF WINDLASS DRIVE & MARTIN BLVD
Description of Proposed Development: A one (1) story nursing home (60 beds) and day care center with associated parking areas.
Size of Development (Acres): 9.0775 AC ± 395,416 SF
Number of Lots: NONE (NO SUBDIVISION)
Owner: Anna M. Hubers Phone: 686-8018
Address: 65 Weber Ave Baltimore Md 21221
Engineer/Consultant: Development Consultant Complete Phone: raised-9830
Address: 12408 ROUTE 108 CLARKSVILLE, MD 21029

B. INSTRUCTIONS FOR PREPARING ENVIRONMENTAL EFFECTS REPORTS FOR:

PROPOSED SUBDIVISIONS

- Is the proposed development a subdivision of land into 3 or fewer lots for residential single family dwellings? ( ) Yes (X) No

If yes, complete sections A,B,D,E,F,G,H,(2,3,4,5,6,9) N/A.

If no, complete sections A through V.

PROPOSED IMPROVEMENTS

- Is the proposed improvement a single family residential dwelling, addition, or accessory building? ( ) Yes (X) No

If yes, complete sections A,B,D,E,F,G,H,(2,3,4,5,6,9) N/A.

(13)

- Is the proposed improvement an apartment, townhouse, condominium, office, commercial or industrial building? (X) Yes ( ) No

If yes, complete sections A through V.

- Are stormwater management facilities required by the Department of Public Works for this proposed improvement? (X) Yes ( ) No

If yes, complete sections A,B,G,H, RUV

- Will cooling water, process water, or wastewater (other than single family residential wastewater) be discharged from this proposed improvement into ground or surface waters? ( ) Yes (X) No

If yes, complete sections A,B,C,G,N,O, RUV.

- Is a National Pollutant Discharge Elimination System (NPDES) permit required by the Maryland Department of Health and Mental Hygiene for this proposed improvement? ( ) Yes (X) No

If yes, complete sections A,B,C,G,N,O, RUV.

- Has this site been used in the past, is it currently being used, or will it be used in the future for the handling, storage, stockpiling or disposal of radioactive materials, pathological materials, chemicals, petroleum products, deicing compounds, fertilizers or similar materials? ( ) Yes (X) No

If yes, complete sections A,B,C,G,N,O, RUV.

- Will processing equipment, manufacturing equipment, or an incinerator be operated at this proposed improvement? ( ) Yes (X) No

If yes, complete sections A,B,R,S, V.

- Will fuel burning equipment (other than single family residential) be operated at this proposed improvement? (X) Yes ( ) No NATURAL GAS

If yes, complete sections A,B,R, V.

- Will activities at this proposed improvement generate noise greater than the noise levels specified in COMAR 10.20.02? ( ) Yes (X) No

If yes, complete sections A,B,S, V.

- Has an approved Soil Conservation District plan been developed for this proposed improvement? ( ) Yes (X) No

If yes, complete sections A,B,G, RV.

2/14/83 (14) *

C. GEOLOGY

(X) Sedimentary
( ) Crystalline

Group(s): _____

Formation(s): _____

Member(s): _____

Describe the geology on site and within 2,000 feet of the property line:

A Generally sedimentary area with a mix of apartment, single family and commercial uses. Soils indicated on plan are typical for area.

Describe your plans for preventing contamination of groundwater:

Storm drain system & storm water management facility onsite will carry runoff through & off the site.

(10-11-83) Public utilities will be utilized on this project. Approved maintenance procedures will be utilized for trash collection, snow removal & fertilization of plant material.

2/14/83 (15) *

D. SOILS

Do any of the alluvial/hydric soil types listed below exist at this site? (X) Yes ( ) No If yes, circle the appropriate map symbol(s).

SOIL SERIES	MAP SYMBOLS	SOIL SERIES	MAP SYMBOLS
Aldino	AdA	Iuka	Iu
Alluvial Land	Av	Kelly	KeB2, KeC2, KsC
Baile	BaA, BaB	Lenoir	LlB, LmB, LmC2, LnC3
Barclay	Br	Lenardtown	Lr
Beltsville	BtA	Linside	Ls
Captina	CaA	Mattapex	MlA
Coastal Beaches	Ct	Melvin	Mn, Mo
Codorous	Cu	Othello	Ot
Comus	Cv	Pocomoke	Po
Dunning	Du	Swamp	Sw
Elkton	Em (Ek) NO	Tidal Marsh	Tm
Fallsington	Fa, Fs	Watchung	WaA, WaB, WcB
Glenville	GnA, GnB	Woodstown	WdA, WoA
Hatboro	Hb		

If yes, describe your plans for protecting wetlands, streams and water bodies associated with these alluvial/hydric soil types:

Foundation drains will be installed around proposed building. Underdrains will be installed under roadway and parking areas. A storm water management facility will be constructed to mitigate the surface water runoff increase caused by this development.

(16) *

E. TOPOGRAPHY

Is any portion of this site located within the 100 year floodplain?
( ) Yes (X) No If yes, describe your plans for protecting the floodplain: _____

Are there slopes on site where the grade is 25 percent or greater?
( ) Yes (X) No If yes, describe your plans for protecting the steep slopes: _____

F. VEGETATION

Describe the existing vegetation at this site: Mixed woods and brush

Describe your plans for maintaining or enhancing the vegetation at this site:

A landscape plan has been prepared and is part of this submission. New trees and shrubs will be installed in areas that have been cleared. Wild plant material will be maintained in an approved manner.

MAR 14 1984

2/14/83 (17)

G. HYDROLOGY

Is this site located in a watershed which drains to Loch Raven, Prettyboy or Liberty Reservoir? ( )Yes (X)No
If yes, circle the appropriate watershed(s).

WRA Sub-Basin Name: _____

WRA Segment Name: _____

RPC Water Quality District Name: _____

RPC Water Quality District Code: _____

Indicate the names, Maryland State Water Use Classification and stream order of all streams to which this site directly drains:

NAME	CLASS	STREAM ORDER

H. WATER QUALITY

Describe the water quality for the Water Quality District in which this site is located: NO IMPACT ANTICIPATED BY this project.

2/14/83 (18)

I. AQUATIC ORGANISMS

Describe the existing aquatic organisms in the stream to which this site drains: N/A

Describe the potential aquatic organisms as determined by the Maryland State Water Use Classifications: N/A

J. ZONING (refer to maps at Office of Planning and Zoning)

Zoning Classification	Acres	Proposed Number of Units or Square Feet of Structure
DR-16	9.0775 ±	24,905 SF

K. LAND USE

	EXISTING LAND USE Number of Acres	% of Total	PROPOSED LAND USE Number of Acres	% of Total
Residential *			5.5775 ±	61%
Commercial				
Industrial				
Crops				
Pasture				
Meadow				
Forest	9.0775 ±	100%	3.5 ±	39%
Other (specify)				
Total	100		100	

* NURSING FACILITY

2/14/83 (19)

L. LAND DISTURBANCE

Estimated period of land disturbance activities: 90 days.

Estimated total sediment generated during land disturbance activities: 2.13 tons per year.

Estimated total sediment retained on site by erosion and sediment control facilities: All sediment will be retained onsite.

M. STORMWATER MANAGEMENT

Indicate the amount of impervious surfaces (buildings, roads, parking lots, etc.) existing and proposed for this site:

	Existing	Proposed
Acres	0	1.834 ±
% of Total Site	0	20%

Are stormwater management facilities required by the Department of Public Works for the proposed development of this site? (X) Yes ( ) No

If yes, describe the stormwater management methods/structures and the area served by each method/structure: A detention basin will be constructed along the west side of the site. The majority of the developed site will be directed to this facility by pipes and sod channels.

N. WASTEWATER DISPOSAL

Proposed Method of Sewage Disposal:
(✓) public sewerage system
( ) individual sewage disposal (septic system)
( ) other (specify) _____

Is there an existing or proposed NPDES Permit for this site?

( ) Existing ( )Proposed (✓)Not Applicable

Permit Number: N/A

Attach a copy of the NPDES Permit.

2/14/83 (20)

O. CHEMICAL HANDLING AND STORAGE

Has this site been used in the past for handling, storage, stockpiling or disposal of radioactive materials, pathological materials, chemicals, petroleum products, deicing compounds, fertilizers or similar materials?
( ) Yes (X) No

Is there any existing handling storage, stockpiling or disposal of radioactive materials, pathological materials, chemicals, petroleum products, deicing compounds, fertilizers or similar materials at this site?
( ) Yes (X) No

Is there any proposed handling, storage, stockpiling or disposal or radioactive materials, pathological materials, chemicals, petroleum products, deicing compounds, fertilizers or similar materials at this site?
( ) Yes (X) No

Is there an existing or proposed Maryland Designated Hazardous Substances Facility Permit for this site?
( ) Existing ( ) Proposed (X) Not Applicable

If yes to any of the above questions, please contact the Solid and Hazardous Wastes Management Section at 494-3768.

If yes to any of the above questions, prepare a table consisting of the following eight headings and provide the requested information:

1. TIME PERIOD OF USE
2. TYPE OF MATERIAL
3. NAME OF MATERIAL N/A
4. QUANTITY
5. LOCATION ON SITE
6. METHOD OF HANDLING/STORAGE
7. METHOD OF CONTROL
8. METHOD OF WASTE DISPOSAL

(21)

P. POLLUTANT LOADINGS

Indicate the estimated existing and proposed non-point pollutant loadings (lbs/yr) for the following parameters: BOD, Total P, Total N, Lead and Zinc.

Existing Land Use	Acres		Loading Rates	Existing Loadings
Forest (Silt Loam (MIA))	1.0	BOD:	8 *	8 *
		Total P:	0.1 *	0.1 *
		Total N:	2.5 *	2.5 *
		Lead:	0.02 *	0.02 *
		Zinc:	0.02 *	0.02 *
	Sediment	~~Other~~:	0.06 ⊕	0.06 ⊕
Forest (Sandy Loam (WdA & ShB))	8.0	BOD:	6.0 *	48.0 *
		Total P:	0.1 *	0.8 *
		Total N:	2.4 *	19.2 *
		Lead:	0.01 *	0.08 *
		Zinc:	0.01 *	0.08 *
	Sediment	~~Other~~:	0.01 ⊕	0.08 ⊕
Total		BOD:		56 lbs/yr
		Total P:		0.9 "
		Total N:		21.7 "
		Lead:		0.10 "
		Zinc:		0.10 "
	Sediment	~~Other~~:		0.14 tons/yr
		BOD:		
		Total P:		
		Total N:		
		Lead:		
		Zinc:		
		Other:		

* lbs/ac/yr
⊕ tons/ac/yr

(22)

Proposed Land Use	Acres		Loading Rates	PROPOSED Loadings
Forest (Park) Silt loam (MIA)	1.0	BOD:	8 *	8 lbs/yr
		Total P:	0.1 *	0.1 "
		Total N:	2.5 *	2.5 "
		Lead:	0.02 *	0.02 "
		Zinc:	0.02 *	0.02 "
		Sediment	0.06 ⊕	0.06 tons/yr
Forest (Park) Sandy Loam (WdA & ShB)	3.5	BOD:	6.0 *	21 lbs/yr
		Total P:	0.1 *	0.35 "
		Total N:	2.4 *	8.4 "
		Lead:	0.01 *	0.04 "
		Zinc:	0.01 *	0.04 "
		Sediment	0.01 ⊕	0.04 tons/yr
Nursing Home Sandy Loam (WdA & ShB)	4.5	BOD:	32 *	144 lbs/yr
		Total P:	1.5 *	6.75 "
		Total N:	10.8 *	48.6 "
		Lead:	0.79 *	3.56 "
		Zinc:	0.44 *	1.98 "
		Sediment	~~Other~~: 0.23 ⊕	1.04 tons/yr
Totals		BOD:		177 lbs/yr
		Total P:		7.2 "
		Total N:		59.5 "
		Lead:		3.62 "
		Zinc:		2.04 "
	Sediment	~~Other~~:		1.14 tons/yr

Note: Since no catagory is shown for this land use we will use "Garden Apts - 8-10 DU/ac"

* lbs/ac/yr
⊕ tons/ac/yr

2/15/83 (23)

SUMMARY TABLE

PARAMETER	TOTAL EXISTING LOADING	TOTAL PROPOSED LOADING	CHANGE IN LOADING	% CHANGE IN LOADING
BOD	56 *	173 lbs/yr	117	209%
TOTAL P	0.9 *	7.2 "	6.3	700%
TOTAL N	21.7 *	59.5 "	37.8	174%
LEAD	0.10 *	3.62 "	3.52	3520%
ZINC	0.10 *	2.04 "	1.94	1940%
Sediment ~~Other~~	0.14 ⊕	1.14 tons/yr	1.00	714%

* lbs/yr
⊕ tons/yr

Q. IMPACT ON WATER QUALITY

Discuss the significance of the proposed non-point pollutant loadings on the water quality, biological integrity, and eutrophication potential of the receiving waters (attach supplemental pages): Near is anticipated. The storm water management basin will allow the contaminants from the developed portion of the site to drop out of the runoff prior to leaving the site.

R. WATER QUALITY BEST MANAGEMENT PRACTICES

If your environmental effects evaluation reveals any potential adverse water quality impacts, describe proposed activities to mitigate against such impacts (attach supplemental pages): see attached list.

IVY HALL

BEST MANAGEMENT PRACTICES

"BMP"

CONTROLS FOR NON-POINT POLLUTION

1. FERTILIZER MANAGEMENT: Minimize the amounts of fertilizers and other plant foods applied to vegitated portions of the site as part of the maintenance program.

2. STREET/PARKING LOT SWEEPING PROGRAM: The owner will establish a driveway and parking lot cleaning program to minimize the accumulation of contaminants. This should be on at least a weekly basis.

3. SURFACE RUNOFF: The site plan incorporates the maximum use of grassed swales as well as a storm water management basin. These features will be maintained on a regular basis to insure maximum efficiency.

4. SNOW REMOVAL: The owner will establish a snow removal plan that will minimize the use of melting agents that are detrimental to the environment.

MAR 14 1984

(24)

S. AIR QUALITY

1. Will fuel burning equipment be operated at this site? (X) Yes ( ) No

2. Are any of the following conditions applicable to the fuel burning operation?

Maximum Heat Input of Equipment Burning Specified Fuel			
a. ≥ 1,000,000 BTU/hr	LPG, natural gas, #1 or #2 fuel oil	(X) Yes	( ) N
b. ≥ 350,000 BTU/hr	coal, wood, other solid fuel	( ) Yes	( ) N
c. any size	residual oil (grades 4, 5, or 6)	( ) Yes	( ) N
d. ≥ 1,000,000 BTU/hr	any fuel not mentioned	( ) Yes	( ) N

3. Will processing or manufacturing equipment be operated at this site?
( ) Yes (X) No

4. Will an incinerator be operated at this site? ( ) Yes (X) No
If yes to any part of questions 2, 3 and 4, please contact the Division of Air Pollution Control at 494-3775 for further instructions.

5. Will particulate matter (dust) be generated at this site from land clearing, grading, construction or materials handling activities?
(X) Yes ( ) No

If yes, please contact the Division of Air Pollution Control at 494-3775 for guidance in complying with the regulations contained in COMAR 10.18.06.03 D.

T. NOISE

Will site activities generate noise greater than the noise levels specified in COMAR 10.20.02? ( ) Yes (X) No
If yes, describe plans to control the noise:
N/A

(25)*

U. MAPPED INFORMATION

The following information shall be submitted in map form at a scale of 1"-200' unless otherwise indicated:

✓ 1. Delineation of geologic groups, formations, members and faults as published by the Maryland Geological Survey, onsite and within a distance of 2,000 feet of the property line. (use smaller scale map)

✓ 2. Delineation of alluvial/hydric soil types

N/A 3. Location of wetlands

N/A 4. Delineation of 100 year floodplain

✓ 5. Existing topography with contour intervals of 5 feet indicated and slopes of 25% or more shaded.

N/A 6. Location of springs, intermittent streams, perennial streams, and bodies of water into which this site directly drains

N/A 7. Water quality district boundaries, if any

✓ 8. Existing land use

✓ 9. Proposed land use

✓ 10. Location of proposed open space

✓ 11. Location of proposed stormwater management facilities

N/A 12. Location of NPDES discharge points (existing and proposed)

N/A 13. Location of radioactive materials, pathological materials, chemicals, petroleum products, deicing compounds, fertilizers or similar materials (past, existing and proposed)

N/A 14. Location of proposed water quality BMP's

V. Signature

I, Mkee Sutherland, acknowledge that I am the ~~owner, contract purchaser or~~ legally authorized representative of either and that I understand the requirements for Environmental Effects Reports and that the information I have provided is true and correct to the best of my knowledge, information and belief.

APPLICANTS'S SIGNATURE: Mi Lee Sutherland

DATE: Revised 10-12-83

COMMUNITY SUPPORT LETTERS

GOLDEN RING JUNIOR HIGH SCHOOL
6700 Kenwood Avenue
Baltimore, Maryland 21237
687-0110

June 3, 1980

Central Maryland Health System Agency
501 St. Paul Place
Suite 1000
Baltimore, Maryland 21201

Gentlemen:

Ivy Hall Nursing Home has been a very beneficial job site for the work-study program at Golden Ring Junior High for the past five years. The students have received a great deal of worthwhile on-the-job training here.

Rick Comack has exhibited a great deal of cooperation in placing my students at Ivy Hall according to their abilities and interests. He has shown interest in the program by attending public relations functions at my school and by counseling my students whenever they were having difficulties with their jobs at Ivy Hall. He has been flexible whenever a students' work schedule needed to be changed. His primary concern has always been the students best interest and at work or at school even when it caused him inconvenience.

His enthusiasm, patience, and concern for the students has made it a pleasure to work with him. I hope the relationship continues for many years.

Sincerely,

Clement W. Gavenas

Clement W. Gavenas

CLARENCE D. LONG
2d District, Maryland

COMMITTEE ON APPROPRIATIONS

CHAIRMAN:
SUBCOMMITTEE ON FOREIGN OPERATIONS

MEMBER:
SUBCOMMITTEES ON INTERIOR
MILITARY CONSTRUCTION

Congress of the United States
House of Representatives
Washington, D.C. 20515

2407 Rayburn Building
Washington, D.C. 20515
(202) 225-3061

District Office:
205 Post Office Building
Chesapeake and Washington Avenues
Towson, Maryland 21204
(301) 825-4616

"Office on Wheels"

May 6, 1980

To Whom It May Concern:

I am writing on behalf of Mr. Darrell R. Cammack, Jr., Director of the Ivy Hall nursing facility in Middle River, Maryland.

Mr. Cammack has been in touch with me concerning his plans for the expansion of Ivy Hall to a 60 bed Comprehensive Care nursing facility, including a 30 patient Day Care Center. The senior citizen population of Baltimore County currently numbers 102,000, many of whom require adequate, qualified nursing care. This is a fact which has repeatedly been brought to my attention by distraught families seeking placement for relatives, only to be told of long waiting lists and Medical Assistance refusals. They seek a home where they will be confident that their relative will receive proper care, both physically and emotionally. Eastern Baltimore County, in particular, has experienced large numbers of senior citizens requiring nursing home care in the past few years. This number continues to grow as population and life expectancy increase. The few facilities in this area are in great demand by the population which they serve.

It is most encouraging to hear of plans such as those presented by Mr. Cammack, which will not only provide much-needed Comprehensive Care beds, but also innovative programs such as patient Day Care Centers. There are currently less than five such programs in the entire State. Also of obvious importance are the 25-30 jobs that will be created for area residents by this project.

I fully support this plan for expansion of the Ivy Hall facility, and applaud Mr. Cammack's efforts to provide the caliber of nursing care that is so desperately needed.

Sincerely,

Clarence D. Long

CLARENCE D. LONG

CDL:cw

THIS STATIONERY PRINTED ON PAPER MADE WITH RECYCLED FIBERS

June 3, 1980

Mr. Darell R. Cammack, Jr.
President/Administrator
Ivy Hall
19 Harrison Blvd.
Middle River, Maryland 21220

Dear Mr. Cammack:

I want to thank you for your letter explaining your new plan to expand from a 22 bed to a 60 bed Comprehensive Care Nursing Facility and the creation of a 30 patient Day Care Center for the Elderly at your present site located in Middle River, Baltimore County, Maryland.

I, being a resident of the surrounding area for 50 years and an elected official for 12 years, have been active in community needs. This program you are embarking on is certainly needed in our area. We are in need of more employment in this area and 25 to 30 new jobs as mentioned in your letter will be very important.

The contacts I have had with different people that visit Ivy Hall and also relatives of people who are staying there have been very good. Ivy Hall has developed an excellent reputation, not just in the surrounding areas, but also with the Baltimore County and Maryland State Health Departments. I have made inquiries on my own and the results are very good.

In closing I certainly hope you can get started on this much needed facility in our area. I have no objections to my comments being passed along.

Sincerely,

Louis E. Einschutz

Louis E. Einschutz

HOUSE OF DELEGATES
ANNAPOLIS, MARYLAND 21401

MICHAEL J. COLLINS
8TH LEGISLATIVE DISTRICT
BALTIMORE COUNTY
CONSTITUTIONAL AND ADMINISTRATIVE LAW COMMITTEE

May 20, 1980

DISTRICT LEGISLATIVE OFFICE:
418 EASTERN BOULEVARD
BALTIMORE, MARYLAND 21221
PHONE: 391-7900
ANNAPOLIS PHONE: 269-3074

Central Maryland Health Systems Agency
501 St. Paul Street
Suite 1000
Baltimore, Maryland 21201

Gentlemen:

I am most interested in the proposed expansion of facilities and care planned for Ivy Hall Nursing Home at 19 Harrison Blvd. in Middle River, Maryland.

Ivy Hall has an excellent reputation in our community. It has served us well since 1947. The present structure needs replacement and in these inflationary times it does not seem to be financially feasible to rebuild without expansion.

As you are no doubt fully aware, every nursing facility has a waiting list. I think the additional beds planned will be a service to our area.

I am most pleased with the Ivy Hall plans to provide Day Care for those who can be domiciled with relatives but need to be cared for during working hours. This is a great service. The closest Day Care facility is in Towson, a prohibitive distance for our people.

I urge you to give Mr. Cammack's proposal serious consideration. Awarding a certificate of need will, in my mind, be a benefit to our district.

Very truly yours,

Michael J. Collins

Michael J. Collins

MJC:ah

To Whom It May Concern-
I have visited Ivy Hall the past two years and I find the home clean, the residents well taken care of and in good spirits, even tho we pass at times.
It will be a happy day when they get the new building because a new big recreation room and easier way to get the residents up and down the stairs is badly needed.

Margaret M Hance

Volunteer

MAR 24 1984

April 25, 1980

To whom it may Concern,

As a resident of Ivy Hall Nursing and Retirement Home for the past 5 years I would like to see Mr. Cammack build a bigger home. We need more space for our clothing and personal needs. We also need a lounge and recreation room, which we do not have due to space. It have a nice lounge would change our scenery each day. Our friends and relatives like to visit in our bedrooms, as a lounge would be wonderful.

Mr. Cammack has been the owner here for 2 years and is very concerned about all our welfare and improvements concerning us. The Community needs more beds for their mother and fathers.

Mr. Cammack is a young man with a lot to give to make a new home please.

Sincerely - Resident - Virginia Kanchich

April 1980

I would like to express my approval for the new building at Ivy Hall.

Mr. Cammack shows alot of enthusiasm about his new building plans. He has expressed a great desire to keep his new home as family style as possible. Alot of improvements has been made at his old home. But, I feel that a new home will help him to improve the quality of his care for the sick and the elderly. He shows a strong personal feelings for the people at his home.

The new home will be an aset to the community and their familys, but more important to the sick and elderly themselves.

Miss Deanna Andrews

ESSEX COMMUNITY COLLEGE

Division of Allied Health

May 29, 1980

Mr. Rick Cannack
Ivy Hall Nursing Home
19 Harrison Boulevard
Baltimore, MD 21220

Dear Mr. Cannack:

In response to your recent inquiry, Essex Community College is situated in the same geographic location as the Ivy Hall Nursing Home. The College offers a two-year, Associate in Arts degree Nursing program that graduates approximately 80 students per year. In addition, we currently have a pilot project with CETA for the training of Health Care Assistants and expect to graduate fifteen students in early August. Many of the above graduates will be working in the community, and we invite your institution to recruit from this pool.

Thank you for your interest in Essex Community College.

Sincerely,

Rhoda P. Levin
Chairman
Division of Allied Health

RPL/vm

Baltimore County, Maryland 21237 (301) 682-6000

ESSEX COMMUNITY COLLEGE

Division of Allied Health

May 8, 1980

Mr. Darell R. Cammack
Administrator
Ivy Hall Nursing Home
19 Harrison Boulevard
Middle River, MD 21220

Dear Mr. Cammack:

I am writing in reference to our previous telephone conversation as to the Nursing Program at Essex Community College, which has the potential for provision of staff needs in your agency.

The Nursing Program at Essex Community College admits 120 students annually to the first year of the program and graduates approximately 90 students each year. There is a defined component within the curriculum specific to geriatric care and our students are exposed to the care of the gerontological patient throughout a number of their clinical rotations. Very few of our students leave the Baltimore Metropolitan Area to seek employment, and most of our students are residents of the Eastern Baltimore County communities.

Although it is not under the Nursing Program per se, Essex Community College has initiated a CETA sponsored program for the education of health care technicians. The curriculum is designed to prepare these students to provide very basic health care to individuals in private homes and a variety of health care agencies, including nursing homes. At the present time these students are doing their practicum portion of the program in nursing homes. It is anticipated that there will be about 20 individuals completing the program later this summer. As to the future of this program, it is undecided at this time. We do feel, however, that there is a decided need in this surrounding community to provide an education basis for individuals who wish to seek employment as nursing assistants or in the provision of home health care.

The expansion of your agency, as described in our conversation, appears to be well planned and of a comprehensive nature. I was pleased to hear that you had plans to provide care for elderly on a daytime basis for those individuals who are able to stay with their families. I believe this to be a very strong need in this community and a trend of the future.

Baltimore County, Maryland 21237 (301) 682-6000

Mr. Darell R. Cammack
Page 2
May 8, 1980

Please let me know if I can provide any further information to you. I look forward to meeting you in the future.

Yours truly,

Lois L. Linn, Ph.D., R.N.
Nursing Program Coordinator

LLL/dlp

Middle River Baptist Church

610 MIDDLE RIVER ROAD · BALTIMORE, MARYLAND 21220 · (301) 686-8610

May 7, 1980

Central Maryland Health
Planning Agency

RE: Ivy Hall Nursing Home
19 Harrison Blvd., 21220

To Whom It May Concern:

Ivy Hall is presently attempting to expand to a 50-60 bed institution. This nursing home provides a good service for senior citizens who must reside there.

There has been demonstrated a positive operational change in Ivy Hall recently. The home has provided unique opportunities for its residents; for instance, they bring quite a few of the residents to our Family Night Dinner and Bible Study on Wednesday nights when weather and health permit.

It is my understanding that Ivy Hall would not only like to expand its bed capacity, but also to provide a Day Care Center for senior citizens. This would be an outstanding service for our community where many of our homebound senior adults could get out from time to time with professional assistance and watch-care.

Your positive consideration to Ivy Hall Nursing Home for the advances that it would like to make in caring for the elderly would be greatly appreciated.

Sincerely,

James Willey
Pastor

JW:gf

JAMES E. WILLEY, Pastor · JAMES F. DAVENPORT, Music & Youth · JAMES J. NELSON, Christian Ministries · CURTIS R. GAAS, S. Christian Development

May 5, 1980

TO WHOM IT MAY CONCERN:

I have been a member of the Essex, Middle River community since early 1041. After serving 20 years on local law enforcement for the community, I retired to open and manage may own retail business in the community. As a long time member in this community, and having served the local court system for 18 years, I am well qualified to identify the community needs: First, watching this community age over the last 30 years, there has not been an expansion of elderly care facilities to keep up with the rapidly increasing aging population.

The expansion of Ivy Hall to a 60 bed Nursing Home will greatly help towards providing the much needed care for the more disable senior citizens in our community while, the Day Care Center will provide an alternative to institutionalization, and I'm sure the community demand will exceed the 30 participants being planned for, once the community becomes aware of the program.

I should add that Ivy Hall as been as much a part of our community as I have over the past 40 years. It's current operations reflect the high standards of care for which Ivy Hall as been known. Mr. Cammack and his staff have impressed me as being dedicated to and extremly capable of providing the proper and professional level of care our senior citizens are in need of.

Your help in finding favorable for this project is deeply appreciated.

Sincerely,

George Egbert
George Erbert
4 Skipjack Court
Balto. Md. 21221

TO WHOM IT MAY CONCERN:

It is my understanding that Ivy Hall, which is presently a 22 - Bed Nursing Home, plans to extand and update its facilities. The expansion includes increasing the number of beds to 60 and providing day care services for 30 senior citizens. There is a need for both of these services in the Essex and Middle River area. The day care center is especially exciting as it will allow confused or handicapped elderly to remain with their families, while family members continue to work. The expansion of Ivy Hall will allow the facility to provide an increase in services, and it will remain small enough to maintain the friendly, family - like environment and excellent nursing care that now exists.

I hope to continue to depend on Ivy Hall as a resource for may patients and their families.

5.29.1980

MAR 14 1984

TO WHOM IT MAY CONCERN:

I have been a physician in Middle River for 35 years and have attended residents of Ivy Hall for 4½ years. The 22 residents of Ivy Hall enjoy excellent nursing care and a secure family - like environment. It is my understanding that Ivy Hall intends to expand to 70 beds and also to create a day care center with a capacity of 30 seniors. Having been a physician in this area for 35 years, many of my patients and families are approaching an age where such a facility is presently needed or will be needed in the near future. It is evident to me that the increase in beds and the planned elderly day care center will provide a welcome community service for seniors and their families as well as work opportunities for other citizens. I look forward to continuing to care for the increasing numbers of Ivy Hall residents.

Sincerely,

Irving R Beck MD

MAY 27 1980

DR. IRVING R. BECK DATE
901 FUSELAGE AVE.
BALTIMORE, MD. 21230
TEL. 686-4100

TO WHOM IT MAY CONCERN:

As Dietary Consultant to Ivy Hall I feel that the facility has an excellent dietary department and gives exceptional patient care. I also feel that Ivy Hall should be permitted to expand as planned. The new facility will allow for more modern kitchen equipment, improved infection control, and spaciousness that will enhance the pleasure of eating for all the residents. I am looking forward to the completion of the new facility and eager to be of service to the residents. I will be available for increased consultation as the need arises.

Sincerely,

Molli Feldman R.D.

PRACTICAL NURSING PROGRAM
STUDENT HANDBOOK

Mr. Commaik - Hope this booklet will substantiate the presence of a nearby facility from which you will be able to recruit personnel for your Nursing Home

Dorothy N. McAdams
Coordinator P.N. program - EVT

EASTERN VOCATIONAL TECHNICAL
HIGH SCHOOL

1970 EVT

HOUSE OF DELEGATES
ANNAPOLIS, MARYLAND 21404

WILLIAM RUSH
BALTIMORE COUNTY
6TH DISTRICT
COMMITTEES:
ORGANIZATION & PROCEDURE
ECONOMIC MATTERS
SUB-COMMITTEES:
ALCOHOLIC BEVERAGES
CHAIRMAN
CONSUMER AFFAIRS
BANKING
INSURANCE
LABOR & PROCEDURE

HOME ADDRESS:
3307 PUTTY HILL AVENUE
BALTIMORE, MARYLAND 21234

Mr. Darell Commack Jr.
Your letter regarding Day Care Center has been forwarded to Dr Roys Balt. Co. Health Dept. for his review
Dr Roys expressed his desire to work with you in this matter
Sincerely
William Rush

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent — Towson, Maryland – 21204

May 6, 1980

TO WHOM IT MAY CONCERN

Ivy Hall Nursing Home
19 Harrison Blvd.
Baltimore, Maryland 21221

The proposal for the expansion of the Ivy Hall Nursing Home from a twenty-two bed to a sixty bed facility should be granted approval as promptly as possible. Listed are the reasons I give to support this request.

1. Ivy Hall has established itself as a dependable, convenient and caring facility for aged who need their expertise in dealing with personality and behavioral problems as well as general health care and maintenance.

2. The location of Ivy Hall in Eastern Baltimore County places it in an area of need and convenience as well as other values to the community.

3. The professional staff and management has been cooperative in providing support and encouragement to volunteer services groups and individuals for their residents.

4. For the past eleven years, this facility has provided a valuable training site for the Special Education Vocational Experience Program of Baltimore County Public Schools.

5. The expansion of the nursing home will meet the needs of this community and additionally the needs of an expanding Special Education Vocational Experience Program.

Yours truly,

Leonard Iellaloni

Leonard Iellaloni
Job Development Coordinator
Office of Special Education
Vocational Experience Program

LY:kb



ESTABLISHED 1933

J. B. SCHAFTEL COMPANY
GENERAL LIFE BONDING Insurance
38 South Street ● Baltimore, Maryland 21202 ● (301) 539-0040

May 16th, 1980

Mr. Darell R. Cammack, Jr.
Ivy Hall Inc.
19 Harrison Avenue
Baltimore, Maryland 21220

Dear Rick:

For the past several years it has indeed been my pleasure to handle the insurance for Ivy Hall Incorporated. Based on the fine cleanliness, decorum and style that you run this Home, I must believe that your expansion to a 60 bed facility, to include a Senior Citizen Care Center, would be most beneficial to the community you serve. Your continued interest in up-grading your Home and compliance with Insurance Company recommendations serves as a foundation and indicates excellent management.

I do hope that your desire to expand your business and better serve your clientel will be fulfilled.

With best personal wishes

Very sincerely yours,

J. B. SCHAFTEL COMPANY

Robert B. Schaftel
Vice President

RBS/ja

May 14, 1980

Dear Sir

I have been visiting Ivy Hall for about 3 yrs and find the staff very loving & concerned for their patients. The building is kept very neat and all of the patients I have found to be bathed & fresh smelling & properly fed. I know they are in need of larger rooms & recreation center for the place they are in is small. I know of no people more deserving than these ones & his staff & especially their patients. More nursing homes could use some of the love & concern that is being shown here.

Thank You
I remain
Mrs. Nancy Lucas

April - 1980

To Whom it may concern,

I am a volunteer for the Ivy Hall Nursing Home. I help with the patients recreation activities, such as bowling, arts & crafts, picnics etc. at times I may just visit in the home. I feel the patients are given good care and personal recognition. In spite of the lack of facilities the entertainment for patients with movies - bingo - Religious services - but must use the dining room for all indoor activities, and the room is inadequate. They (the patients) need and deserve up dated and larger areas for baths & living facilities. The only way this can happen is to build a new Home.

MAR 14 1980

I the home cannot be built soon enough. The patients need & deserve better.

Mary Ellen Nagorski

A·I·D DRUGS

Phone: (301) 687-010

AERO PHARMACY, INC
2100 OREMS ROAD
Middle River, Md. 21220

May 8, 1980

CENTRAL MARYLAND HEALTH SYSTEM AGENCY
501 ST. PAUL STREET
BALTIMORE, MARYLAND 21202

GENTLEMEN:

AS THE CONSULTING PHARMACIST FOR IVY HALL
I HAVE BEEN ABLE TO CLOSELY OBSERVE ITS
1968. THE PERSONAL CARE AND ATTENTION,
ITS PATIENTS, HAS BEEN AND CONTINUES TO
CALIBER. THE NURSING STAFF, WHICH HAS
CHANGES IN THE PAST TEN YEARS IS PROVIDI
ING CARE AND ALSO OFFERING THE PATIENT TH
AND UNDERSTANDING WE SO DESPERATELY NEED.
SERVICES COMPLIMENT EACH OTHER AND CREATE A
RELATIONSHIP WHICH IS LACKING IN MOST

IVY HALL IS ONE OF THE FEW NURSING HOMES
WHICH, I FEEL, CAN TRULY CALL ITSELF A

IT IS MOST UNFORTUNATE THAT IVY HALL HAS
TO MEET THE NEEDS OF THE VASTLY EXPANDE
IT IS LOCATED. ITS PROJECTED EXPANSION
AS DESCRIBED TO ME BY MR. CAMMACK IS LO

SINCERELY,

NORMAN DUBOIS
PHARMACIST

ND:NEW

April 27, 19[illegible]

Ivy Hall Nursing Center
Harrison Blvd.
Dalto, Md. 21221

To Whom It May Concern:

For the past three years I have been a volunteer at Ivy Hall Nursing Center. I feel the quality of care the patients receive is good, but could be better with more modern nursing facilities. Several improvements I feel which would give the patients better care would include:

1) Modernizing nursing rooms with more space
2) Expand dining facilities
3) Provide recreational facilities including activities for patient therapy.

I solely support building a new Ivy Hall Nursing Center for the benefit of the patients, their families, staff, and the community. By enlarging Ivy Hall it would serve the needs of the community better. Ivy Hall tries to create a home type of atmosphere, while giving the best patient care possible. I feel the sooner the new Ivy Hall is built it will benefit the staff, patients, and the community.

Yours truly,

Helen L. Helton

Helen L. Helton

hlh/drh

Dundalk Community College

April 23, 1980

TO WHOM IT MAY CONCERN:

I am writing to express my concern about the lack of senior day care centers in the Essex area.

As a physical educator I have involved myself in teaching fitness classes to senior citizens at various sites around Baltimore County and find that they are very popular. With the establishment of more senior centers, many kinds of activities and programs can be of help to our older population.

I am also familiar with Ivy Hall Nursing Home and the excellent care they give to their patients. One of my former students did volunteer work there, and as a college group, we have visited the home on several occasions. There is a waiting list to get into the home, I understand, as well as in the neighboring homes, Riverview and Manor Care. With these kind of numbers, the homes need to expand, or more nursing centers need to be opened.

As a concerned citizen, and health educator, I hope these needs will be recognized.

Sincerely,

Wendy Harrison
Associate Professor
Health & Physical Eduction
Dundalk Community College

7200 Sollers Point Road Dundalk, Maryland 21222 (301) 282-6700

[illegible] Father [illegible]
Good Morning!

My name is Alice Hillemann and I'd like to speak with you about a matter that touches my heart, and hopefully will touch yours.

Yes on I have a weekly Bible study at my All Nursing Home after the study, I visit a little of the people who live there. Oh dear one — what a need is there, for a new home for these tender people. As my mind, I can just imagine the kind would be there for a big spacious new thing — a place with big wide windows that sick they could see our Lords beautiful creation. I love it — a smile from watching a little wind sway up a tree — the thrilling joy hearing a bird build its nest or a squirrel climbing every people work on their back yards, liking care & garden, planning xmas — oh, what a nest for that space — this openness! and need for the — the Home would know more people, the — the workers the volunteers — they are all more the workers the volunteers — they are all a kind — and gentle — and the work — spread think surely, the spirit our Mom in that Shelter who the wonderful aroma lifts the soul & spirit Dear — like a warm, unexpected and yet friendly Welcome!

Are other matter, I'd like to present, and it is this — I was made aware by a TV special and that there is a need for "day care centers" in our vicinity — and you know — we could use one here — oh — I'm sure you can see how important this could be — you know for [illegible] Mom must be gone during the day — or perhaps going a morning or [illegible] a break" for a while — while they can visit [illegible] there activities, or just to get out [illegible] meeting [illegible] Wouldn't it be wonderful! Oh place as a goal — Wouldn't it be truly sacred for! the [illegible] this utterly would be truly sacred for! the soul is great; and it's here — today.

I thank you, Sir, to not turn away as this letter is written positively — but the [illegible] consideration upon these matters, a man [illegible] and there to the hearts of all of us — those who daily care —

May the Lord Jesus Christ give you peace your heart as you ponder these things, and may God our Father, be glorified thru this all.

Amen.

With deep concern, and love,
Alice Hillemann

ERON WATCHDOG OIL HEAT SERVICE

AERO HEATING COMPANY, INC.
2003 Orems Road
BALTIMORE, MARYLAND 21220
Phone: 686-6085

May 1, 1980

To Whom It May Concern:

In reference to the proposed expansion for Ivy Hall facilities for the aged, I would like to make the following comments.

I operate the Aero Heating Co., Inc., and at present supply heating oil to approximately 2,200 customers, mostly in the Middle River area. In my estimation, at least fifteen percent of these customers are in the sixty-five or over age bracket.

I was born in Middle River and have lived here all my fifty-two years and have been in heating oil supply and services for thirty-eight years. I feel I am pretty much of an authority on the community and its needs.

My experience in doing business with Mr. Cammack, Jr. had been very favorable. I find him most cooperative to deal with, and his credit standing with my company is beyond reproach.

My personal observation is that he is doing a superior job in managing Ivy Hall and would be very qualified to handle the expansion project, which I feel the community needs.

Sincerely,

Harry F. Horney, Jr.
President

HFH/ny

A·I·D DRUGS

Phone. (301) 687-0100

AERO PHARMACY, INC.
2100 OREMS ROAD
Middle River, Md. 21220

APRIL 4, 1980

CENTRAL MARYLAND HEALTH PLANNING AGENCY
AND/OR

TO WHOM IT MAY CONCERN: RE: 50-60 BED NURSING CARE CENTER AND DAY CARE CENTER

HAVING BEEN THE OWNER OF AERO PHARMACY IN THE MIDDLE RIVER AREA FOR THE PAST THIRTY-FIVE YEARS, I AM THOROUGHLY FAMILIAR WITH THE NEEDS OF AERO ACRES.

I WAS PRESENT DURING THE INFANCY OF THIS AREA, WHICH BEGAN AROUND 1942, MIDST THE BOOMING EMPLOYMENT YEARS OF THE GLENN L. MARTIN AIRCRAFT COMPANY AND HAVE CLOSELY FOLLOWED THE HEALTH NEEDS OF THOSE 25-30 YEAR OLDS WHO ARE THE 65-70 YEAR OLD RESIDENTS OF AERO ACRES TODAY.

A VAST MAJORITY OF THOSE 1942 WORKERS REMAIN IN THE IMMEDIATE AREA TODAY.

IVY HALL NURSING HOME HAS BEEN AN INTEGRAL PART OF THE COMMUNITY SINCE 1948. THE SURROUNDING AREA HAS GROWN TENFOLD IN THE PAST 30 YEARS WHILE THE NUMBER OF FACILITIES OFFERING THE QUALITY NURSING HOME SERVICE CURRENTLY PROVIDED BY IVY HALL HAS NEVER INCREASED.

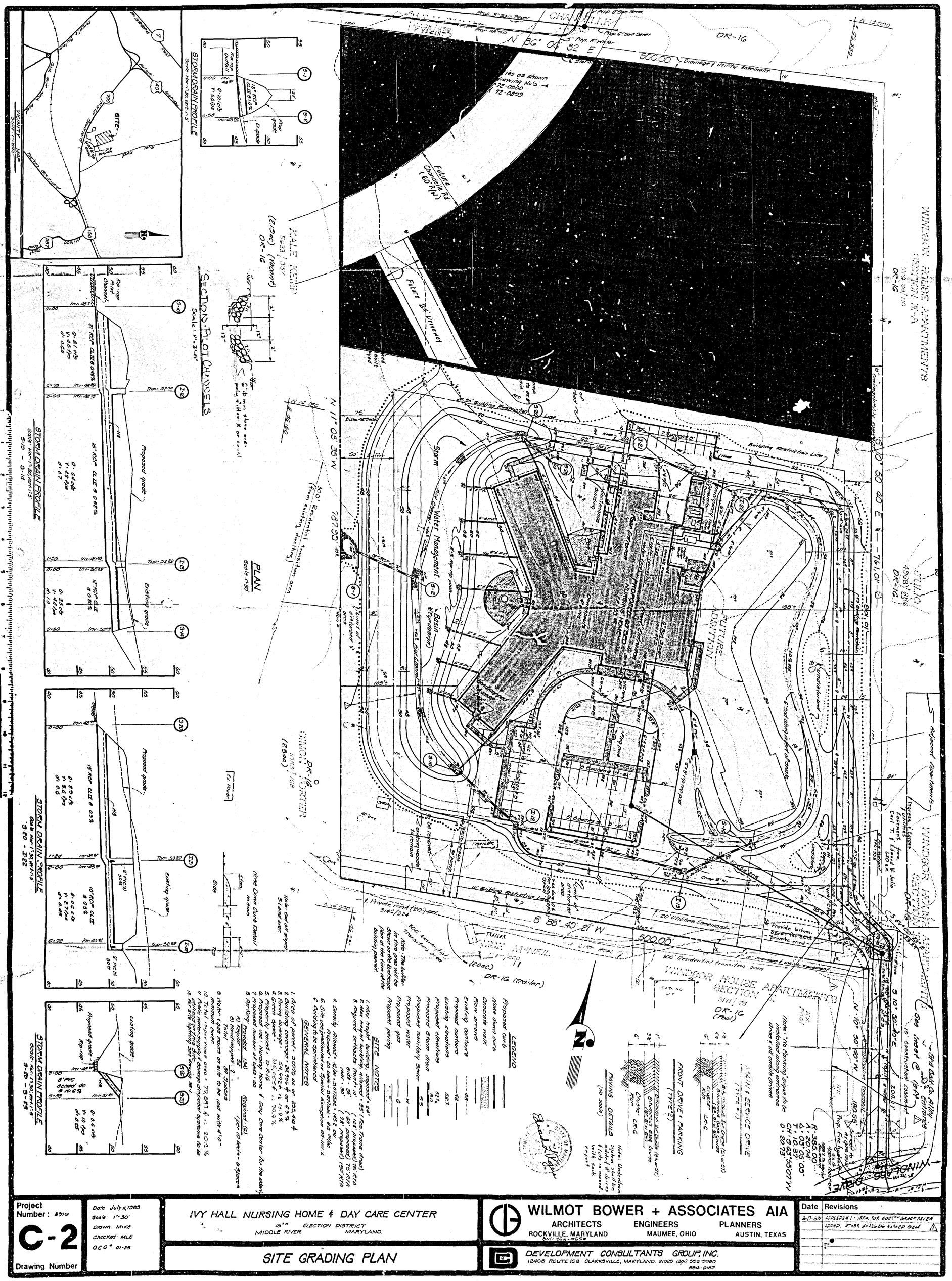
THE AVAILABILITY OF A DAY CARE CENTER AS PROPOSED BY MR. CAMMACK WOULD FULFILL A DESPERATE NEED OF THE COMMUNITY, THUS ENABLING THE LARGE ELDERLY SEGMENT OF THE POPULATION TO RECEIVE MUCH NEEDED GERIATRIC SERVICE WITHOUT THE NEED OF THEIR BEING INSTITUTIONALIZED ON A FULL TIME BASIS.

SINCERELY,

JACK BARSHACK
PRESIDENT

JB:NEW

MAR 14 1984


WINDSOR HOUSE APARTMENTS
ELECTION DISTRICT 15
OR-16
Future 24' Driveway
Future Chandelle Rd (60' R/W)
Adjacent Apartments
Existing Windsor House Apartments
Existing Water Management Basin
Proposed 80 Bed Nursing Home & Day Care Center for the Elderly
Proposed Parking
Existing Parking
Existing Trailer
Existing Maintenance Building
Existing Swimming Pool
Existing Tennis Courts
Existing Trailer Park
Existing Trailer Park Office
Existing Trailer Park Laundry
Existing Trailer Park Recreation Building
Existing Trailer Park Swimming Pool
Existing Trailer Park Tennis Courts
Existing Trailer Park Entrance
Existing Trailer Park Exit
Existing Trailer Park Entrance Sign
Existing Trailer Park Exit Sign
Existing Trailer Park Office Sign
Existing Trailer Park Laundry Sign
Existing Trailer Park Recreation Building Sign
Existing Trailer Park Swimming Pool Sign
Existing Trailer Park Tennis Courts Sign

WINDSOR HOUSE APARTMENTS
SECTION X-A
SVC 38/110
DR-16

ADJACENT APARTMENTS

WINDSOR HOUSE APARTMENTS
SECTION I
SVC 34/3
(DR-16)

SEE INSET THIS DRAWING FOR SANITARY SEWER

JULIO
4968/686
DR-16

10' DRAINAGE & UTILITY EASEMENT

S 10° 50' 40" E 811.41'

INGRESS, EGRESS & UTILITY EASEMENT FROM CARL T. & EDWARD V. JULIO (4205)

N 88° 36' 34" E 20.28'

10' Construction Easement

S 10° 50' 40" E 122.17'

PROP 8" WATER

PROP 8" SS

WHITEHALL DRIVE

N 10° 50' 40" W 180.55'

S1.1

EX. Bath House

EX. Pool

R: 385.00'
Δ: 20.74'
Δ: 03° 05' 09"
T: 10.37'
CH: S 03° 55' 07" W
D: 20.73'

WIDTH VARIES (20'-24') SEE SITE GRADING PLAN

MIN 2%

3:1 MAX

TRIPLE SURFACE TREATMENT SEE SPECIFICATIONS, DWG C-5

6" BANK RUN GRAVEL

COMPACTED SUBBASE (ON-SITE NATURAL MATERIAL, COMPACTED TO 95%)

POLY FILTER X OR APPROVED EQUAL

TYPICAL PAVING SECTION

TRIPLE BITUMINOUS SURFACE TREATMENT
DETAIL NOT TO SCALE

NOTE: NEW FIRE HYDRANT LOCATIONS

NOTE: NEW 8" W LIEU OF 6" WATER LINE AND NEW CONNECTION TO BLDG.

NOTE: THAT GAS LINE HAS BEEN DEEMED IN ITS ENTIRITY

N 14022
E 46,830

10' DRAINAGE & UTILITY EASEMENT

50' BUILDING RESTRICTION LINE

6' SOD ALONG INVERT OF PROP DRAINAGE SWALE

FUTURE BUILDING ADDITION

PROP 8" WATER

PROP 8" SS

PATIO

DUMPSTER

SIAMESE CONN.

PROPOSED 60 BED NURSING HOME & DAY CARE CENTER
FF. ELEV. = 53.00

PROPANE TANK & ENCLOSURE

GREASE INTERCEPTOR

6' SOD ALONG INVERT OF PROP DRAINAGE SWALE (TYPICAL)

FUTURE BALTIMORE COUNTY PARK
(3.64 ACRES)

80.00

N 86° 06' 32" E

CHANDELLE ROAD
(DR-16)

FUTURE EXTENSION OF CHANDELLE ROAD TO BE DEVELOPED BY PROPERTY OWNER WHEN ROAD IS BUILT TO PROPERTY LINE. WHEN ROAD IS BUILT, NURSING HOME SHALL UTILIZE AS PRIMARY ACCESS.

FUTURE CHANDELLE ROAD (60' R/W)

FUTURE OUT PARCEL TO BE CONVEYED TO BALTIMORE COUNTY FOR PARK

STORM WATER MANAGEMENT BASIN

PILOT CHANNEL

50' BUFFER

75' BUILDING SETBACK

S2

S1

EX. 40' R/W

N 11° 05' 35" W 787.30'

E 46,160

KALE KEMP
5633/337
(DR-16)

GIMON PORTER
1083/158
(DR-16)

300' RESIDENTIAL TRANSITION AREA (FROM EXISTING DWELLING)

E 46,290

N 12,000

EXIST. DWELLING

10' UTILITY EASEMENT

10' BUILDING SETBACK

AT 20' PRIVATE ROAD AS PER 3141/353

S 88° 42' 21" W 600.00'

EAST 1273
(DR-16)

TRAILER

75' BUILDING SETBACK

50' BUFFER

20'

50' RESIDENTIAL TRANSITION AREA (FROM EXISTING DWELLING)

6' SOD ALONG INVERT OF PROP DRAINAGE SWALE (TYPICAL)

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY _____ PLANNING
DATE 4/5/84
BY _____ ZONING COMMISSIONER
DATE 4/5/84
84-111-X
C-309-84

LEGEND

PROPOSED CURB & GUTTER	
PROPOSED NOSE DOWN CURB	
PROPOSED CONCRETE WALK	
PROPOSED BITUMINOUS PAVING	
EXISTING CONTOUR	48
PROPOSED CONTOUR	50
PROPOSED ELEVATION	50.5
LIMIT OF DISTURBANCE	
PROPOSED STORM DRAIN	11"/18" RCCMP
PROPOSED SANITARY SEWER	PROP 8" SS
PROPOSED WATER	PROP 8" W.

SITE NOTES

1. MAXIMUM BUILDING HEIGHT, PROPOSED = 24'0"
2. MAXIMUM BUILDING HEIGHT, ALLOWED = 60'0"
3. BUILDING SETBACKS: FRONT = 10' (PROPOSED: 130')
   SIDE = 25' (PROPOSED: 140'/125')
   REAR = 30' (PROPOSED: 91')
4. DENSITY ALLOWED = 16/AC + 1.0775 AC = 1492 DU.
   PROPOSED = 60 BEDS ÷ 1.0779 AC = 55.6 DU/AC.

309-84

GENERAL NOTES

1.	AREA OF PARCEL	= 1.0779 ACRES / 46,950 ± SF
2.	BUILDING COVERAGE	= 24,676 ± SF OR 7%
3.	PAVING COVERAGE	= 35,700 ± SF OR 9%
4.	GREEN SPACE	= 329,700 ± SF OR 83%
5.	PROPERTY ZONED	= DR16
6.	PROPOSED USE	= NURSING HOME & DAY CARE CNTR.
7.	PROPOSED NUMBER OF BEDS = 60	
8.	PARKING: REQUIRED: (60) 1/10 BEDS = 6 SP.	PROVIDED: (34) A) REGULAR = 32 SP. B) HANDICAP = 2 SP. TOTAL = 34 SPACES
9.	WATER AND GAS SERVICE MAINS TO BE LAID WITH 4'0" MIN. COVER.	
10.	TOTAL IMPERVIOUS AREA = 69,720 ± SF	
11.	PUBLIC WATER AND SEWER SYSTEMS TO BE UTILIZED ON THIS SITE.	
12.	FOR SITE LIGHTING, SEE DRAWING E9-1.	

The Contract Purchaser shall meet all conditions as delineated by the comments contained in the CRG report and which are adopted in the zoning hearing Order.

The special exception herein granted to the Contract Purchaser shall be utilized within five years from the date of the Order pursuant to section 502.3, BCZR.

The special exception herein granted shall include the proposed use for a 60-bed nursing home and the possible increase to a 120-bed nursing home, but pursuant to State approval, a revised site plan, specifically detailing and incorporating the proposed addition, shall be submitted to the Zoning Office for approval before any addition may be constructed.

It is the right of way granted to the Contract Purchaser by Carl T. Julio and Edward V. Julio, co-partners, c/o Franklin Park Apartments Co., for ingress to and egress from Windsor Drive to Centerline and of Chandelle Road is not to operation; this special exception shall cease and be terminated at that time.

DEVELOPER/LANDOWNER'S CERTIFICATION

I/We hereby certify that all clearing, grading, construction and/or development will be done pursuant to this plan. I/We also understand that it is my responsibility to have the construction supervised and certified, including the submittal of as-built plans, by a registered professional engineer within 10 days of completion.

Date 1/27/84

ENGINEER'S CERTIFICATION

"I hereby certify that this plan has been prepared by or under my supervision and meets the minimum standards of the Baltimore County Department of Public Works and the Baltimore County Soil Conservation District."

Edward L. Boyles P.E.# 18114 Date 2/6/84

SECTION - PILOT CHANNELS "A", B" & C"

Scale: 1"=3'-0"

6" ϕ min stone over poly filter X or equal

NOSE DOWN CURB DETAIL

No Scale

4" Transition

2'-0"

SIDE

TOP

PROFILE SCALE

HORIZONTAL: 1" = 20'
VERTICAL: 1" = 5'

PROP BLDG FF=53.0

TOP=52.5

TOP=53.5

PROP GRADE

PROP 8" SS @ 100%

PROP 8" SS @ 1.00%

PROP 8" SS @ 1.00%

4.68 @ BLDG CONN.

44.25

43.18

41.14

T=45.55

WINDLESS DRIVE

41.5'± TO NEAREST PUBLIC SANITARY SEWER @ WINDLESS & FAIRWIND DRIVE. PROVIDE STRUCTURES AS REQUIRED FOR THIS CONSTRUCTION

PROP 8" WATER

PROP 4" GAS

DATUM = 30.0

DATUM = 30.0

PLAN

SCALE: 1" = 30'

EXIST. DWELLING

UTILITY KEY MAP I-N.E.

Connect prop. 6" water to ex. 8" water main.

30'± Edge to Curb Ent. Driveway Apron

INSET

See right

WHITEHALL DRIVE

EAST 1273
(DR-16)

Connect prop. 8" SS to ex. 8" SS

Project Number: 83/6

C-2

Drawing Number

DATE: OCT 19, 83
SCALE: 1" = 50'
DRAWN:
CHECKED: MLG
PLOT PROJECT NUMBER: 01-25

IVY HALL NURSING HOME & DAY CARE CENTER
15TH ELECTION DISTRICT
MIDDLE RIVER, MARYLAND

SITE GRADING PLAN

Date	Revisions
11/7/83	GOOGLE MAPS (1/2) INCORPORATED INTO DRAWING

WILMOT BOWER + ASSOCIATES AIA
ARCHITECTS ENGINEERS PLANNERS
ROCKVILLE, MARYLAND MAUMEE, OHIO AUSTIN, TEXAS

DEVELOPMENT CONSULTANTS GROUP, INC.
12400 ROUTE # 108, CLARKSVILLE, MARYLAND 21029
301-596-1080 301-854-0127 301-465-1930

WINDSOR HOUSE APARTMENTS SECTION X-A (DR-16)
(Vacant)

Ex. Apt Building

OTG 34/3 (DR-16)
Ingress & Egress Easement from Carl T. & Edward V. Julio 620 S.R.

10' construction Easement

Ex. 6" W

Ex. 6" San

WINDSOR BRIDGE WAY

S 10° 50' 40" E — 761.01' —

801.01

N 10° 50' 40" W 804.17'

N 88° 36' 34" E 20.28

182.17'

180.85'

To Martin Blvd. 588±

R: 385.00'
Δ: 20.74'
Δ: 03° 05' 00"
T: 10.37'
CH: S 23° 35' 07" W
D: 20.73'

Ex. Bath House

Ex. Pool

OTG 34/3 (DR-16) (Pool)

WINDSOR HOUSE APARTMENTS SECTION VII

Building Setback

50.00

S 88° 40' 21" W

Ex. 50' Private road on 9 JAC/324

MmB

ShB
SnB

MIA
WdA

WdA
ShB

10' Drainage & Utility Easement

(DR-16)

500.00

Future Baltimore County Park
(3.7 AC ±)

B-1 B-2 B-3 B-4 B-5 B-6 B-7 B-8 B-9 B-10 B-11 B-12

Existing Woods

30' Setback

ShB
WdA

Future Chandelle Rd (60' R/W)

Utilities as shown on Dwg. 72-0900 72-0899

N 86° 05' 32" E 16+95.97

Ex. Prop 8" San
Ex. Prop 8" San
Ex. Prop 8" Water
Ex. Prop 8" Water
℄ Station

75' Setback
50' Buffer

50' Buffer
75' Setback

300' Residential transition area

300' Residential transition area (from existing dwelling)

S 11° 05' 35" W 187.39'

WdA
En

℄ Ex. 50' Private road on 9 JAC/324

MARY PORTER
(2.23 AC)
(DR-16)
(Ex. Residence)

Existing house

WdA
En

MARY PORTER
(2.196 AC)
(DR-16)
(Vacant)

GENERAL INFORMATION

1. ELECTION DISTRICT - 15th
2. COUNCILMANIC DISTRICT - 6
3. CENSUS TRACT - 4519
4. WATERSHED - No. 20
5. SUBSEWERSHED - No. 7
6. DEVELOPER - ITY HALL, INC., 19 MORIGAN AVE., MIDDLE RIVER, MD. 301-687-1983
7. PROPERTY OWNER - ANNA C. JUDERS - SEE NOTE No. 1 BELOW
8. ESTIMATED AVERAGE DAILY TRIPS - 44 ADTS
9. UTILITY KEY SHEET 1-NE.

GENERAL NOTES

1. Area of property = 9.0775 acres or 395,416 sf.
2. Property zoned = DR 16 (Special Exception 84-111-X)
3. Property found on Baltimore County Soil Map #40
4. Predominant soils = WdA, ShB, En, SnB, MlA.
5. Public water & sewer available to serve this site.
6. There is no encroachment by a 100 year flood plain on this site.
7. There are no running streams in this site.
8. There are no historic buildings on this site
9. There are no occupied buildings on this site.
10. There are no "wetlands", "critical areas", "archeological sites", endangered species habitat, or historic sites as per a site visit.
11. Deed Reference = 3146/324 Property No. 15-08-300010
12. Soil Borings = ○

Soil Data

SOILS	AREA	BLDG - 3 Stry or less	Streets & Parking Areas
En = Elkton silt loam	0.4%	Severe: Seasonable high W.T.	Severe: Season. high W.T.
MlA = Mattapex silt loam	1.3%	Moderate: perched W.T.	Mod: perched W.T.
ShB = Sassafras sandy loam	3.8%	Slight	Slight
SnB = Sassafras-Urban land complex	0.2%	"	"
WdA = Woodstown sandy loam	5.2%	Mod: Med. High Seas. W.T.	Mod: Med. high Seas W.T.

SURVEYOR'S CERTIFICATE

I hereby certify that the boundary shown hereon is correct, that it was obtained from a transit-tape survey.

06-21-83
Date

Jefferson D. Lawrence
Reg. P.L.S. Md. 5213

PETITIONER'S EXHIBIT 1

Assembly of God
Glenmar ES
Middle River Co. 12
Middle River JHS
Victory Villa ES
Middle River Church
SITE
Martin Blvd ES
Orems ES
Martin Plaza Shopping Center
Martin Blvd
Eastern Blvd
Route 40
Route 7
Route 700
Route 150
Route 387

VICINITY MAP
Scale: 1" = 2000'

Clover Ave
Raney Trail
Chandelle Rd
Exeter Dr.
Barbour Rd.
Middle River Rd
Middlevue Rd.
Site
Public main
Shopping Center
Longview Drive
Whitehall Dr.
To Martin Blvd

Vicinity Map
1" = 500'

Public
Water = ——
Sewer = ——
Public utility information from Balto. Co Key Map 1-NE.

COMPASS ROAD
MIDDLE RIVER ROAD
HONEYCOMB RD
FUTURE RD
CLOVER AVE.
COMPASS RD
CHANDELLE RD
FUTURE
SITE DR-16
DR-6.6 DE 16
DR-5.5
BL-CNS
BM-CCC
WINDLASS DRIVE
MARTIN BLVD
DR-16
DE-5.5
BL

ZONING VICINITY MAP
SCALE: 1" = 600'

WILMOT BOWER + ASSOCIATES AIA
ARCHITECTS ENGINEERS PLANNERS
ROCKVILLE, MARYLAND MAUMEE, OHIO AUSTIN, TEXAS

DEVELOPMENT CONSULTANTS GROUP, INC.
12406 ROUTE 108 CLARKSVILLE, MARYLAND 21029 (301) 596-9090 854-0157

Date	Revisions
6-17-83	Moved all 1-ton Ent. CHART to upper Zoner
10-5-83	Plans revised

IVY HALL NURSING HOME & DAY CARE CENTER
15TH ELECTION DISTRICT
MIDDLE RIVER
MARYLAND

TOPOGRAPHICAL SURVEY

Date: May, 1983
Scale: 1"=50'
Drawn: Mike
Checked: MLS
D.C.G. # 01-25

Project Number: 8316

C-1

Drawing Number

WINDSOR HOUSE APARTMENTS SECTION II-A

3173 35/110
OR-16 (Vacant)

CHANDELLE

Prop 8" San. Sewer
Prop 8" Water
Prop 6" San. Sewer
5" Prop 6" water

N 16200

N 86° 04' 32" E 300.00

Future Out parcel to be conveyed to Balto. Co. for Park.

Utilities as shown on Planning No's 72-0860 & 72-0899

Drainage & Utility Easement 10'

Future extension of Chandelle Rd. To be developed by property owner when road is built to property line. When road is built, pursuing home shall utilize of primary access.

Future Chandelle Rd (60' R/W)

Future Baltimore County Park

35 ac±

OR-16 (Vacant)

DEVELOPER/LANDOWNER'S CERTIFICATION

I/We hereby certify that all clearing, grading, construction and/or development will be done pursuant to this plan. I/We also understand that it is my responsibility to have the construction supervised, including the submittal of certification by a registered professional engineer within 10 days of completion.

Date

ENGINEER'S CERTIFICATION

"I hereby certify that this plan has been prepared by or under my supervision and meets the minimum standards of the Baltimore County Soil Conservation District."

Date 3/4/85

UTILITY EASEMENT

INSET
Scale 1"=50'

Future Driveway

415' to nearest public sanitary sewer @ Windsor Dr. & Fairway Drive. Private STRUCTURES in flow.

Connect proposed 8" water main to 8" water main

Limit of disturbance

Future Park Parcel Line

Building Restriction Line

Storm

Water Management

Basin

Handicapped ramps

Main Entrance

Proposed 60 BED NURSING HOME FF: 55.00

Front entrance

Lobby

Lounge

Dining

Kitchen

Laundry

Maintenance Building

Trash Enclosure

Recreation Building

Handicapped Parking

Curb cut

Existing 6" water main

Existing 8" sanitary sewer

Existing 8" storm drain

Existing 12" storm drain

Existing 24" storm drain

Existing 30" storm drain

Existing 36" storm drain

Existing 42" storm drain

Existing 48" storm drain

Existing 54" storm drain

Existing 60" storm drain

Existing 72" storm drain

Existing 84" storm drain

Existing 96" storm drain

Existing 108" storm drain

Existing 120" storm drain

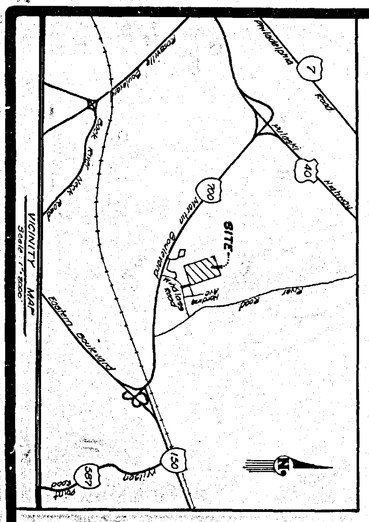
Existing 132" storm drain

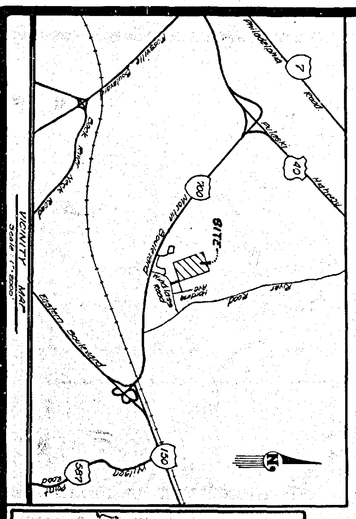
Existing 144" storm drain

Existing 156" storm drain

Existing 168" storm drain

Existing


VICINITY MAP
Scale 1"=2000'
SITE
Maryland Route 7
Maryland Route 140
Maryland Route 26
Maryland Route 97
Patapsco Regional Park
Liberty Reservoir
Liberty Road
Meadow View Road
Mount Airy Road
Mount Airy Road
Mount Airy


VICINITY MAP
SCALE 1" = 2000'
Eastern Boulevard
Middle River Road
Martin Boulevard
Honeywell Center
Wilson Point Road
Wilson Road
Stemmers Run Road
Philadelphia Road
Rossville Boulevard
Old Eastern Avenue
Old Road
Old Philadelphia Road
Old Road
Old Road
Old

STORM DRAIN STRUCTURES

No	Type	Top Elevations Upper	Top Elevations Lower	Inv. Elevations In	Inv. Elevations Out	Remarks
S-1	End Section	—		—	45.00	Balt. Co. Std. D-1.10
S-2	" "	—		45.00	—	" " *
S-10	" "	—		—	48.00	" "
I-12	"A-5" inlet	52.00	—	48.25	48.00	See detail below
I-13	"E" Inlet	52.00	—	50.00	49.83	" "
S-19	End Section	—		50.00	—	Balt. Co. Std. D-1.10
S-20	" "	—		—	48.00	" "
I-21	"E" Inlet	53.00	—	49.25	48.00	See detail below
I-22	"E" Inlet	52.25	—	—	49.61	" "
S-23	End Section	—		—	48.00	Balt. Co. Std. D-1.10
S-24	" "	—		51.00	—	" "

* Sediment Control riser to be installed during construction.

PIPE SCHEDULE

Size	Type	Length	Remarks
8"	PVC SDR	93'	Schedule 40
10"	RCP CLIII SD	78'	CL III
12"	" " SD	50'	"
15"	RCP CLIII SD	124'	"
18"	" " SD	213'	"
21"	" " SD	95'	"
8"	Sanitary Sewer	350'	PVC or equal
8"	" "	261'	"

SANITARY SEWER STRUCTURES

No.	Type	Top	Invert	Remarks
S-1	81'd Manhole	67.00	47.00	Balt. Co. Std. S-4
S-2	"	53.75	41.00	" "
S-3	"	52.00	45.00	" "

WATER PIPE SCHEDULE

Size	Type	Length	Remarks
8"	ductile iron or equal	1220'	

SEDIMENT CONTROL NOTES

1. SBB = Straw Bale Dike (See detail this sheet).
2. SCR = Stabilized Construction Entrance (See detail this sheet).
3. All sediment control measures to be adjusted to meet field conditions at the time of construction.
4. Periodic inspection and maintenance of all sediment control structures must be provided to insure intended purpose is accomplished.
5. Permanent and temporary seeding shall conform to "Standards & Specifications for Critical Area Stabilization", pages 51.01 - 51.06.
6. Straw bales shall be placed around storm drain inlets in an approved method to eliminate solid waste from blocking and washing into said inlets.

CONSTRUCTION SEQUENCE

PHASE

1. Install sediment control
2. Clear site
3. Strip and stockpile topsoil
4. Excavate for foundation
5. Pour footings
6. Install foundation walls
7. Install utilities
8. Backfill foundation
9. Rough grade site
10. Install walks and drive
11. Fine grade site *
12. Landscape
13. Stabilize site
14. Remove sediment control when approved by Sediment Control Inspector.

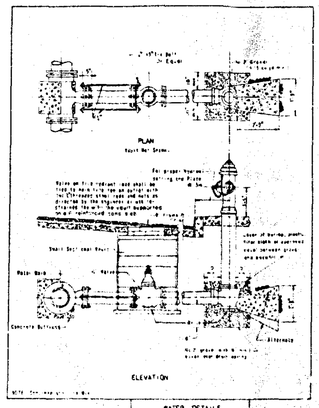
*Mulch only to be used during winter months.

GENERAL NOTES

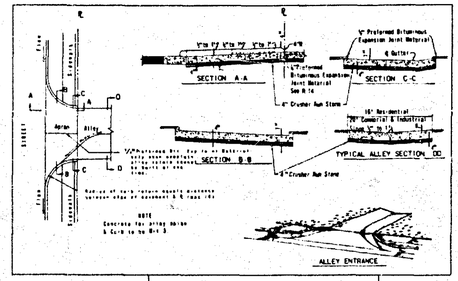
- [illegible] Conservation Service Standards and [illegible] Soil and Erosion and Sedime[illegible] for standard details and de[illegible] practice specified herein.
- [illegible] of sediment control practices [illegible] basis, minor field adjustments can and will be made to require the arrest and control of any sedime[illegible] leaves the construction site. Changes in sedime[illegible] practices require prior approval of the Sediment [illegible] and the Baltimore County Soil Conservation District.
- At the end of each working day, all sediment control practices will be inspected and left in operating condition.
- Any disturbed earth left idle for periods exceeding 30 days shall be stabilized according to temporary stabilization specifications.
- Any change in the grading proposed on this plan required re-approval from the Baltimore County Soil Conservation District.
- [illegible] maintain positive drainage to sediment [illegible].

SEDIMENT CONTROL NOTES

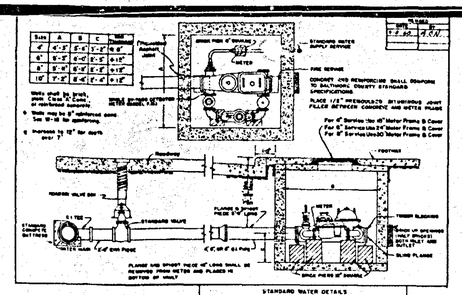
- [illegible] = 9.0775 ac. use 395,416 ±
- [illegible] = 45 ac. ea 136,000 ± ea 40%
- [illegible] = 19,897 ± sf. = 20.4%
- [illegible] = 315,919 ± ea 79.8%
- [illegible] Nursing Home & Day Care for the elderly.
- All Sediment Control facilities, specifications and procedures [illegible] in "Standards and Specifications For Soil [illegible] Sediment Control in Developing Areas" available [illegible] Soil Conservation Office.
- Sediment control facilities to be adjusted as necessary [illegible] differing field conditions



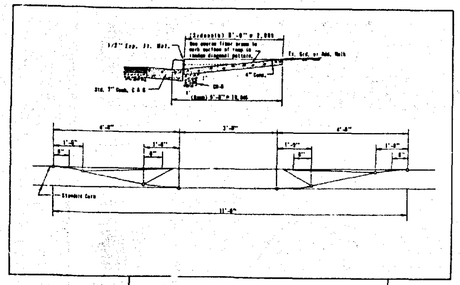
WATER DETAILS
STANDARD INSTALLATION OF FIRE HYDRANTS



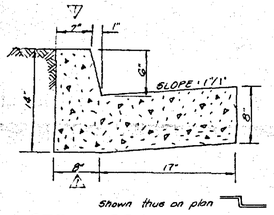
ROAD & STREET DETAILS
ALLEY ENTRANCE



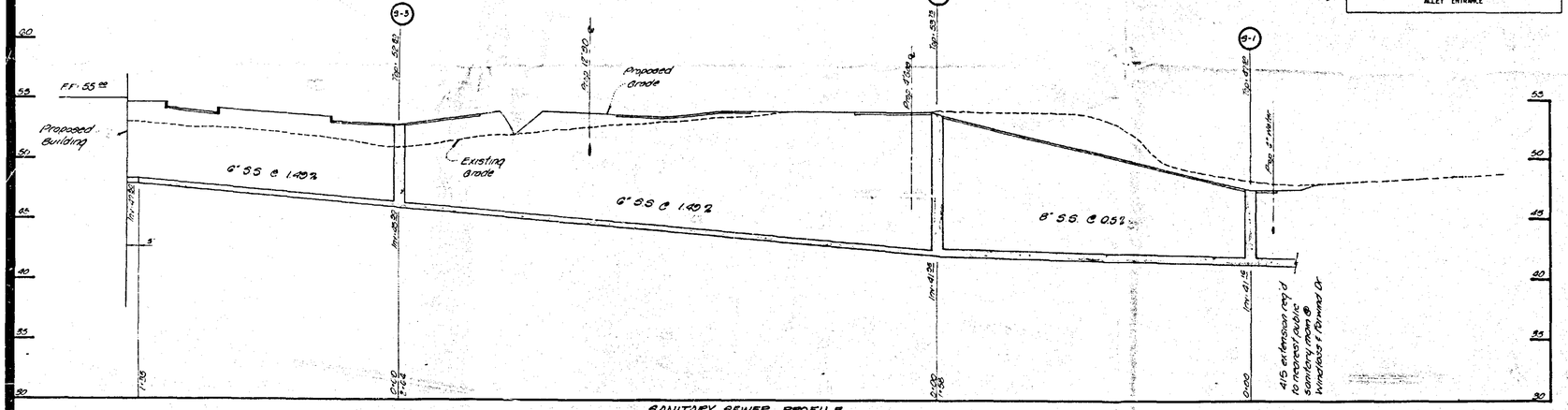
STANDARD WATER DETAILS
STANDARD INSTALLATION 4", 6" & 8" FIRE SUPPLY SERVICE WITH WATER SUPPLY SERVICE (OUTSIDE FIRE HYDRANTS)



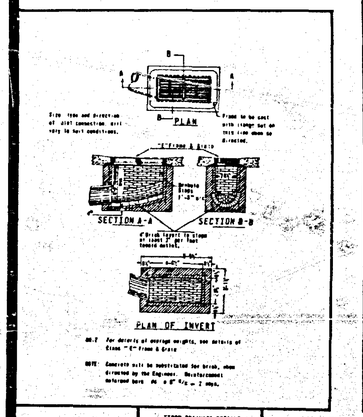
ROAD & STREET DETAILS
PEDESTRIAN RAMP



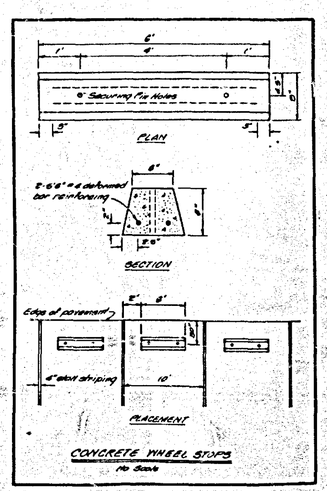
Shown thus on plan
STD. CURB & GUTTER DETAIL
NO SCALE



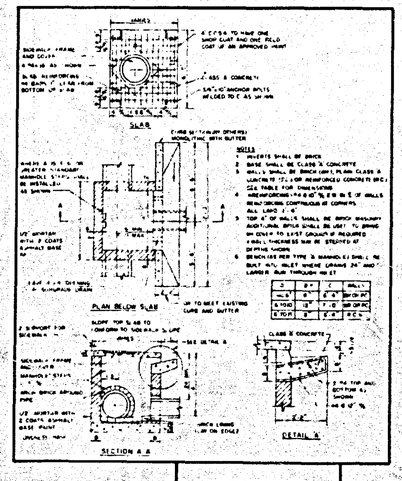
SANITARY SEWER PROFILE
Scale Hor.-1"=30', Vert.-1"=5'



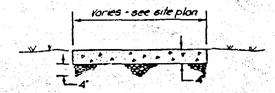
STORM DRAINAGE DETAILS
TYPE E INLET



CONCRETE WHEEL STOPS
No Scale



TYPE 'A-5' INLET



CONCRETE SIDEWALK

NOTES:
1. Sidewalk to be scribed in 5' maximum squares
2. Expansion joints across the sidewalk not be more than 15' apart.
3. ½" preformed bituminous expansion material in expansion joints to be kept ¼" below surface of sidewalk.
4. Concrete to be Mix No. 2.
5. When sidewalks abuts curb, walk shall be ¼" above curb with ½" preformed bituminous expansion material between sidewalk and curb and resting on a compacted crushed stone base.
6. On a longitudinal sidewalk grades of 5% or greater, a concrete headen 6" thick and 6" deep below the normal 4" sidewalk thickness shall be constructed for the full width of the sidewalk at intervals of 48 feet. The headers shall be placed at expansion joint locations and shall be monolithic with the sidewalk
7. All pedestrian concrete surfaces to receive non-slip broom finish

PERMANENT SEEDING NOTES

All disturbed areas shall be stabilized as follows:

Seedbed Preparation: Loosen upper 3 inches of soil by raking, discing or other acceptable means before seeding.

Soil Amendments - Apply 2 tons per acre dolomitic limestone (92 lbs./1,000 sq. ft.) and 600 lbs. per acre 0-20-20 fertilizer (14 lbs./1,000 sq. ft.). Harrow or disc lime and fertilizer into upper three inches of soil. At time of seeding, apply 400 lbs. per acre (9.2 lbs./1,000 sq. ft.) of 38-0-0- unreaform fertilizer and 500 lbs. per acre (11.5 lbs./1,000 sq. ft.) of 10-20-20 fertilizer.

Seeding - For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs. per acre (1.4 lbs./1,000 sq. ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs. Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (.05 lbs./1,000 sq. ft.) of weeping lovegrass. During the period of October 16 thru February 28, protect site by: Option (1) - 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) - use sod. Option (3) - seed with 60 lbs./acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

Mulching - Apply 1½ to 2 tons per acre (70 to 90 lbs./1,000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using 200 gallons per acre (5 gallons/1,000 sq. ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gallons/1,000 sq. ft.) for anchoring.

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

TEMPORARY SEEDING NOTES

Seedbed Preparation - Loosen upper 3 inches by discing, raking, or other acceptable means.

Soil Amendments - Apply 600 lbs. per acre (15 lbs./1,000 sq. ft.) of 10-20-10- fertilizer.

Seeding - For periods March 1 thru April 30, and from August 15 thru November 15, seed with 2½ bushels per acre (3.2 lbs./1,000 sq. ft.) of annual rye. For the period May 1 thru August 14, seed with 3 lbs./acre (0.07 lbs./1,000 sq. ft.) of weeping lovegrass.

Mulching - Apply 1½ to 2 tons per acre (70 to 90 lbs./1,000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using 200 gallons per acre (5 gallons/1,000 sq. ft.) of emulsified asphalt on flat areas. On slopes 8 feet higher use 348 gallons per acre (8 gallons/1,000 sq. ft.) for anchoring.

PETITIONER'S EXHIBIT

Date	Revisions
5/17/85	1024 Vol. 1 - 1990, Pet. County Comm. Review
	Updep. street changes as req'd

WILMOT BOWER + ASSOCIATES AIA
ARCHITECTS ENGINEERS PLANNERS
ROCKVILLE, MARYLAND MAUMEE, OHIO AUSTIN, TEXAS

DEVELOPMENT CONSULTANTS GROUP INC.
12400 ROUTE 108 CLARKSVILLE, MARYLAND 21029 (301) 596-9060
854-0187

IVY HALL NURSING HOME & DAY CARE CENTER
15TH ELECTION DISTRICT
MIDDLE RIVER MARYLAND

DETAIL SHEET

Date: July 11, 1985
Scale:
Drawn: Mike
Checked: MLS
DCG # 01-25

Project Number: 8316
C-5
Drawing Number

WINDSOR HOUSE APARTMENTS
SECTION X-A
3173 35/110

WINDSOR HOUSE APARTMENTS
SECTION X

JULIO
4968/692

KALE KEMP
5633/337

SIMON PORTER
1065/168

WINDSOR HOUSE APARTMENTS
SECTION II
3171/75

S 10° 50' 40" E 811.41'

N 80° 36' 34" E
20.28'

10' construction easement

S 10° 50' 40" E 182.17'

10' construction easement

N 10° 50' 40" W 180.55'

WINDSOR DRIVE

R: 385.00'
A: 20.74'
Δ: 03° 05' 09"
T: 10.37'
CH: S 03° 35' 07" W
O: 20.73'

Ex. Birth House

Ex. Pool

Ex. Dwelling

N 11° 05' 35" W 787.99'

N 80° 36' 34" E 600.00

S 88° 40' 21" W 600.00

Future Park

Future Park Line

Future Chandelle Road

CHANDELLE ROAD

Limit of disturbed area

6' Sod invert of swale

Prop. Elevation Spot

Prop. Paving

Bit. Walk

Service

Prop. Pav.

Proposed 1 Story Nursing Home FF = 53.0

B. Horn. Walk

Storm Water Management & Sediment Control basin
DA = 4.4 AC

Rip-rap Pilot Channel

Riser

Top of dike = 52.0

Undisturbed

DA = 0.9 AC
C = 0.8
Q = 3.8 cfs

DA = 0.9 AC
C = 0.8
Q = 3.8 cfs

FUTURE

Prop. Rip-rap Apron - see detail right

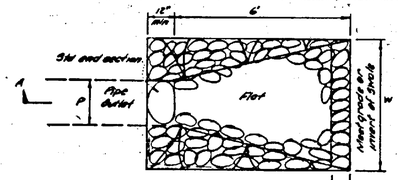
300' Residential Transitional Area

Limit of disturbed area

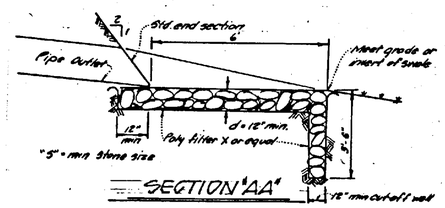
Future Park

Future Park

N



PLAN



SECTION "AA"

RESPONSIBLE PERSON CERTIFICATION

I/We hereby certify that all clearing, grading, construction and/or development will be done pursuant to this plan. I/We also certify that any responsible personnel involved in the construction project will have a certificate of attendance at a Department of Natural Resources approved training program for the control of sediment and erosion before beginning the project.

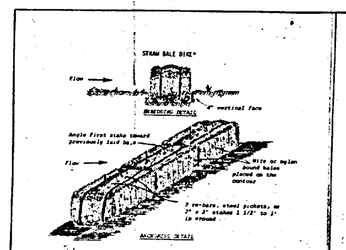
Developer's Name & Firm — Date 1/27/84

ENGINEER'S CERTIFICATION

"I hereby certify that this plan has been prepared by or under my supervision and meets the minimum standards of the Baltimore Department of Public Works and the Baltimore County Soil Conservation District.

P.E.# 12114 DATE 18 Oct 1983

STATE OF MARYLAND



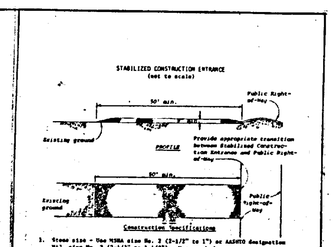
Construction Specifications

1. Bales shall be placed in a row with ends tightly abutting the adjacent bales.
2. Each bale shall be embedded in the soil a minimum of 4".
3. Bales shall be securely anchored in place by stakes or re-bars driven through the bales. The first stake in each bale shall be angled toward previously laid bale to force bales together.
4. Inspection shall be frequent and repair or replacement shall be made promptly as needed.
5. Bales shall be removed when they have served their usefulness so as not to block or impede storm flow or drainage.

Standard Symbol: SBD

* Drainage area less than 1/2 acre.

STRAW BALE DIKE

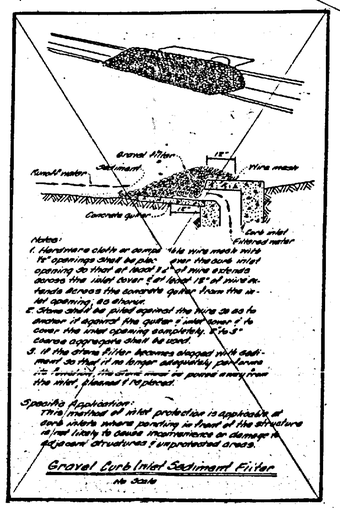


Construction Specifications

1. Stone size - Use NCHA size No. 2 (2-1/2" to 1") or AASHTO designation No1, size No. 2 (2-1/2" to 1-1/2"). Use crushed stone.
2. Length - As effective, but not less than 50 feet.
3. Thickness - Not less than eight (8) inches.
4. Width - Not less than full width of all points of ingress or egress.
5. Washing - When necessary, wheels shall be cleaned to remove sediment prior to entrance onto public right-of-way. When washing is required, it shall be done on an area stabilized with crushed stone which drains into a approved sediment trap or sediment basin. All sediment shall be prevented from entering any storm drain, ditch, or watercourse through use of sand bags, gravel, boards or other approved methods.
6. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public right-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.

Standard Symbol: SCE

STABILIZED CONSTRUCTION ENTRANCE



Notes:
1. Hardware cloth or equivalent wire mesh with 1/2" openings shall be placed over the curb inlet opening so that at least 1 1/2' of wire extends across the inlet and at least 18" of wire extends across the concrete gutter from the inlet opening, as shown.
2. Stone shall be placed against the wire so as to anchor it against the gutter and cover it to cover the inlet opening completely. #2 to 3" coarse aggregate shall be used.
3. If the drainage area is adequately protected by sediment control measures and there is no danger of sediment clogging the inlet, planned it replaced.

Specific Application:
This method of inlet protection is applicable at construction where ponding in front of the structure will not likely to cause inconvenience or damage to adjacent structures or unprotected areas.

Gravel Curb Inlet Sediment Filter
No Scale

Date	Revisions
1/17/84	

WILMOT BOWER + ASSOCIATES AIA
ARCHITECTS ENGINEERS PLANNERS
ROCKVILLE, MARYLAND MAUMEE, OHIO AUSTIN, TEXAS

DEVELOPMENT CONSULTANTS GROUP INC.
12409 ROUTE # 108, CLARKSVILLE, MARYLAND 21029
301-596-1080 301-854-0157 301-465-1130

IVY HALL NURSING HOME & DAY CARE CENTER
15TH ELECTION DISTRICT
MIDDLE RIVER, MARYLAND

SEDIMENT & EROSION CONTROL PLAN

DATE: OCT 19 83
SCALE: 1"=50'
DRAWN: WLA
CHECKED: MLS
PROJECT NUMBER: 01-25

Project Number: 83/6

C-2

Drawing Number