

Project #85034
Green Spring Station Annex
Page 7
March 6, 1985

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

- Percent grades between cleanouts and/or manholes.
- Proposed location of connection to each building.
- The number of dwelling units in each building.
- Certification by Design Engineer that all lines were designed for the required capacity by the Fixture-Unit Method of Design described in A.S.C.E. Manual of Practice No. 37, and that a 2-foot per second minimum velocity is available at the design flow for the size and slope selected.

This drawing will become the copy for the Baltimore County Plumbing Department's permanent files and records. When received, the Plumbing Inspection Division will authorize issuance of a permit for the construction of the private sewer system upon proper application by a master plumber with installation to be made by journeymen plumbers.

No building permit applications will be approved until these drawings have been submitted to the Plumbing Division.

This Plan may be approved, subject to compliance with the above comments.

Edward A. McDonough, P.E.
EDWARD A. McDONOUGH, P.E., Chief
Developers Engineering Division

EAM:HWS:ass

cc: File

BALTIMORE COUNTY, MARYLAND

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

DATE: May 1, 1985

PROJECT NAME: Greenspring Station Annex	PLAN	XXXXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT VIII-252	PLAN EXTENSION	
	REVISED PLAN	
CONTINUED MEETING	PLAT	

The Office of Planning and Zoning has reviewed the subject plan and has the following comments:

Additional information was required at the CRG meeting March 7, 1985, in order to evaluate the compatibility of the new development and the storm water management area with adjacent residential property. Representatives of the neighboring properties have informed this office that they will present information on the compatibility issue at the continued CRG meeting. This office will reserve judgement on the issue until all information has been presented. Information has been submitted to this office by the developer which illustrates the relationship between the proposed development and the adjacent residential property.

The revised over all plan of Greenspring Station development which was required has not been submitted. The requirement remains as stated in comments dated March 6, 1985.

E. Bobber
Eugene A. Bobber

BALTIMORE COUNTY, MARYLAND

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

DATE: March 6, 1985

PROJECT NAME: Green Spring Station Annex	PLAN	XXX
COUNCIL & ELECTION DISTRICT VIII-252	PLAN EXTENSION	
	REVISED PLAN	
	PLAT	

The Office of Planning and Zoning has reviewed the subject plan and has the following comments:

- Since this development is to become part of the overall Green Spring Station complex, an updated and revised overall plan is required. In the area of the Green Spring Racquet Club a fence and a gate exists which restricts traffic movement between different uses on the site. This was not part of the previously approved plan for Green Spring Station. This must also be addressed on the revised overall plan.

- The dumpster must be relocated outside of the amenity open space. The dumpster must be screened in accordance with the Landscape Manual Standards.

- In order for this office to review for compliance with Section 22-104 of the Development Regulations, additional information is required regarding the stormwater management area. Section 22-104 requires in part:

- THE DEVELOPMENT WILL HAVE NO SIGNIFICANT ADVERSE IMPACT UPON, AND, TO THE EXTENT FEASIBLE, WILL GENERALLY ENHANCE AREAS NEARBY. In making this finding, the following are among the matters that must be considered:

- Landscaping, including the landscaping of parking areas;
- The way in which parking areas may be dispersed on the site, so that each of them will be relatively small;
- Design and placement of signs;
- Outdoor lighting;
- Prospective number of employees;
- Hours of operation;
- Present uses near the site; and
- Prospective residential development nearby.

- Since the stormwater management is proposed to be located adjacent to residential property, the plan must address the effect this use will have on the property, including visual effect. This information is necessary to make the determination of compatibility which is also required in Section 22-104.

BALTIMORE COUNTY, MARYLAND

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

DATE: March 6, 1985

PROJECT NAME: Green Spring Station Annex	PLAN	XXX
COUNCIL & ELECTION DISTRICT VIII-252	PLAN EXTENSION	
	REVISED PLAN	
CONTINUED	PLAT	

The landscape calculations are correct. The schematic landscaping is acceptable. However, some additional landscaping may be required around the stormwater management area as a result of review of the required information for compatibility. A Final Landscape Plan prepared by a registered landscape architect must be approved by this office prior to issuance of any permits.

E. Bobber
EUGENE BOBER

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: ZONING OFFICE

DATE: 3/5/85

PROJECT NAME: Greenspring Station Annex	PLAN: ✓
LOCATION: n/s Joppa Road	DEVELOPMENT PLAN:
DISTRICT: 8th Election District	PLAT:

- The following comments were written on the CRG plan dated 2/14/85.
- The CRG plan itself generally meets minimum requirements for site plan approval for Class C office buildings with a few exceptions which are as follows:
 - Elevation drawings have been provided only for one elevation of the building instead of all four sides. They must be submitted and must include the average height from average grade to the midpoint of the roof of the highest story, this may not exceed 60 feet.
 - A question has been raised by an adjacent property owner as to whether the storm water management facility is permitted under the Baltimore County Zoning Regulations to be located on the D. R. zoned portion of the adjacent property. Either the P. F. M. Associates or the adjacent property owner may request a Special Hearing for a formal determination of this matter. If no hearing is requested, the storm water management pond will be permitted as shown. If a hearing is requested, building permit approval will be contingent upon the outcome of the hearing.
 - It appears that the CRG plan revises the parking layout immediately to the west, if this results in a different configuration and for number of spaces a revised layout and parking breakdown for the Green Spring Station site would be required, preferably at this time.
 - All shaded amenity open space must meet the definition of same as indicated in Section 101 of the Baltimore County Zoning Regulations, i. e. if it is within or adjacent to a parking lot it must be at least 7 feet in width. It is difficult to check this on a 100 scale plan. The required amenity open space must also be located within the O-1 zone.
 - The adjacent dwelling on the Lankford property must be indicated on the plan.

Diana Litter
DIANA LITTER
Zoning Associate III

DL/sz

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

DATE: May 2, 1985

FROM: ZONING OFFICE

PROJECT NAME: Green Spring Station Annex	PLAN: Continued Meeting
LOCATION: N/side Joppa Road	DEVELOPMENT PLAN:
DISTRICT: 8th Election District	PLAT:

The following comments were written on the CRG plan dated 2/14/85 as no revised plan has been received.

- A petition for Special Hearing, Case No. 85-321 SPE, has been filed on 3/7/85 by the adjacent property owner, Norris Lankford, in order to determine whether a storm water management facility for an office building is a legal use in a D.R. zone. Building permit approval will be contingent upon the outcome of the hearing.
- The CRG plan needs the following revisions prior to plan approval. They are the following, as indicated in previous CRG comments dated 3/5/85.
 - Elevation drawings must be submitted for all four sides of the building which indicate the average height of the building; average height may not exceed 60 feet. The west elevation is the only elevation drawing received for review.
 - The CRG plan appears to revise the parking layout immediately to the west, if this results in a different configuration and number of parking spaces, a revised layout and parking breakdown for the Green Spring Station site would be required, preferably at this time.
 - All shaded amenity open space areas must meet the definition of same as indicated in Section 101 of the Baltimore County Zoning Regulations. It is difficult to check this on a 100 scale plan. The required amenity open space must be within the O-1 zone.
- The adjacent dwelling on the Lankford property must be located on the plan.

Diana Litter
DIANA LITTER
Zoning Associate III

DL/hr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Sy Benson
Charles K. Weiss, Chief
Bureau of Sanitation
FROM: [Signature]
SUBJECT: Greenspring Station Annex -- Joppa and Falls Roads
CRG 3/7/85

DATE: March 4, 1985

It must be noted that Baltimore County does not provide commercial refuse collection.

However, we foresee no major problem with the planned dumpster location, with the exception that the dumpster sits a good distance from the parking/loading area. It should be moved closer to the pavement to enable the truck to collect the dumpster effectively.

The site is in good proximity to both buildings.

CKW:gfw

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

GREEN SPRING STATION - ANNEX
Subdivision Name, Section and/or Plat

PF&M, Inc.	Developer and/or Engineer	Dyft, McLean & Walker
Joppa Falls Watershed	No. of Lots or Units	9.31
	Total Acreage	Public water
		Public Sewer

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.
- Public sewers, public water, must be utilized and/or extended to serve the property.
- A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, are not required, is incomplete and must be revised, has 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: on the attached plan dated 3-4-85.
- It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS

SS 783R

APR 9 1985

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

TO : Mr. James A. Markle
FROM : C. Richard Moore
SUBJECT: C.R.G. Comments

DATE: March 5, 1985

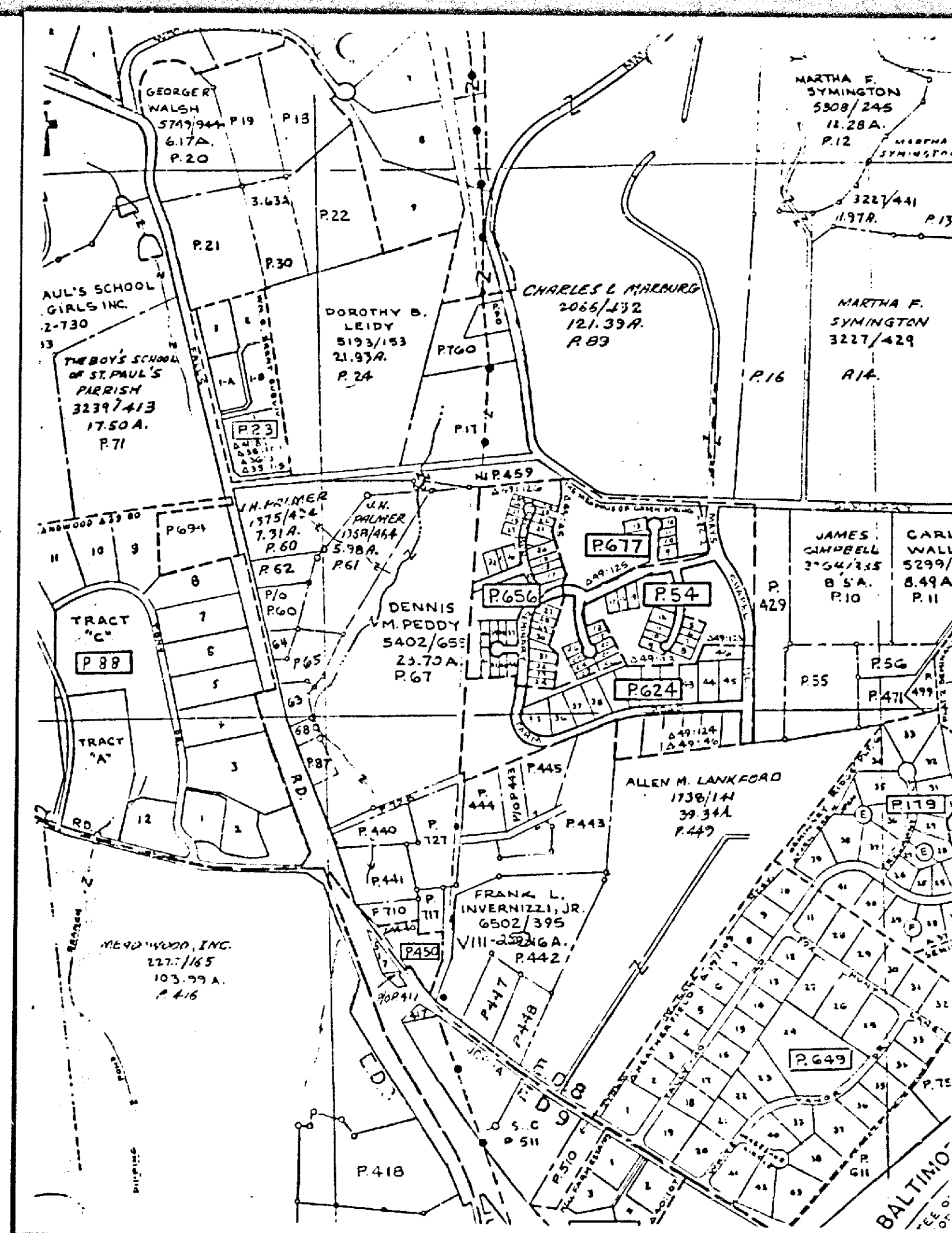
PROJECT NAME: Green Spring Station Annex C.R.G. PLAN: X
PROJECT NUMBER & DISTRICT: DEVELOPMENT PLAN:
LOCATION: Joppa & Falls Road RECORD PLAN:

In order to have adequate sight distance for this proposed access on Joppa Road, the existing crest on Joppa Road immediately to the east in front of Joppa Green II needs to be lowered. This work will be needed before the new Green Spring Station Annex access is opened to traffic.

The 55 ft. section on Joppa Rd. needs to be extended along the property frontage to the proposed access.

C. Richard Moore
Deputy Director
Traffic Engineering

CRM/GM/ccm



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE
EUGENE A. BOBER, Chief
Current Planning and Development Div.
TO: Office of Planning and Zoning Date: 7 MARCH 85
Comprehensive Planning Division
FROM: Office of Planning and Zoning
SUBJECT: CRG Comments on GREENSPRING STATION ANNEX
GENERAL COMMENTS:

HISTORICAL COMMENTS:
Not in the National Register Historical District. No known historic or archaeological sites. --J. McGrath

ENVIRONMENTAL COMMENTS:

LOS COMMENTS:

TRANSPORTATION COMMENTS:
No comments on the proposed plan.

COASTAL CRITICAL AREA COMMENTS:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE
Mr. Brooks Stafford, Director
TO: Environmental Support Services Date: March 4, 1985
FROM: Eugene A. Bober
Waste and Water Quality Management
SUBJECT: ENVIRONMENTAL EFFECTS REPORT Green Spring Station Annex
CRG MEETING March 7, 1985 10:30 AM
(Date) (Time)

PLAN REVIEW NOTES

- Two office buildings with related parking on 9.31 acres (Describe site)
- Public water and Public sewer is proposed.
- No streams (Describe streams on-site)
- No wetlands (Describe wetland soils on-site)
- Storm Water Management in required.
- 5.3 acres of proposed impervious area.

RESPONSES

The Environmental Effects Report is not approved. In order to receive approval, the following checked items/conditions must be met.

The Environmental Effects report is approved, subject to the following checked items/conditions.

- No development is allowed in (soil/name & symbol)
- A revised site plan indicating no development in must be submitted.

CRG MEETING of March 7, 1985
Greenspring Station Annex

1. Being data required to verify whether infiltration can be provided at both proposed facilities
2. 2.10 & 2.100 year peak management required in the watershed.
3. The proposed outfall for facility #1 appears questionable. The point must discharge into an adequate outfall.

Thomas L. Johnson
2/12/85

SUBJECT: SUBDIVISION REVIEW COMMENTS
FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU
Captain Joseph Kelly

PROJECT NAME: Greenspring Station Annex PRELIMINARY PLAN
PROJECT NUMBER: CRG Agenda 3/7/85, 10:30 am TENTATIVE PLAN
LOCATION: Joppa & Falls Roads DEVELOPMENT PLAN
DISTRICT: 8 FINAL PLAN

Comments

1. Proposed buildings shall be designed and constructed so as to meet the applicable provisions of the Fire Prevention Code and the NFPA 101 Life Safety Code, 1981 Edition.
2. Fire mains shall be a minimum of 10 inches in diameter.

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWNSHIP, MARYLAND 21204

April 11, 1985

TO: JAMES A. MARKLE
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 263 Zoning Advisory Committee Meeting are as follows:

Property Owner: Morris B. Lankford, et al
Location: 82/8 Joppa Road, 270' E. of Centerline of Falls Road
Existing Zoning: B-1 and B-2
Proposed Zoning: Special hearing for a storm water management facility for office buildings as a legal use in a D.R. zone pursuant to B.C.Z.R. #1801.1.A

Address: 2
District: 8th.

The items checked below are applicable:

- All structures shall conform to the Baltimore County Building Code 1981/Council 2111 L-82 State of Maryland Code for the Enclosed and Apert and other applicable Code.
- Buildings/ other miscellaneous
- Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal 10/18 not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group on an adjacent lot line shall be of one hour fire resistive construction. No openings permitted within 3'0" of lot lines. A fire wall is required if construction is on the lot line, see Table 101, line 2, Section 1107 and Table 1102, also Section 501.2.
- Requested variance appears to conflict with the Baltimore County Building Code, Section/s
- A change of occupancy shall be applied for, along with an alteration permit application, and three revised sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Knowledge may require a professional seal.
- 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 structure classification of Table 101.
- Comments - All plans shall be clear and legible. Show handicapped code compliance. In addition to parking show curb cuts, ramps, walks, signs, building access, etc., etc.

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 102 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burman, Chief

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: May 15, 1985
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition No. 85-321-Sph

As to the subject matter of this petition, that is a request for an interpretation of the regulations, this office has no comment. Please note, however, that there have been two meetings of the County Review Group on the specific site at the request of the developer pending discussions between the developer and the community. As of this date, the developer has not submitted a plan that is approvable by the County Review Group.

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

NE:JGH:sim

EXHIBIT A

BALTIMORE COUNTY, MARYLAND

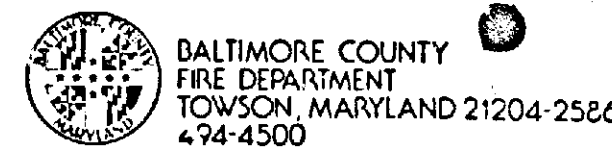
SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: 3/5/85
FROM: ZONING OFFICE

PROJECT NAME: Greenspring Station Annex PLAN: ☒
LOCATION: n/s Joppa Road DEVELOPMENT PLAN: ☐
DISTRICT: 8th Election District PLAT: ☐

- The following comments were written on the CRG plan dated 2/14/85.
- The CRG plan itself generally meets minimum requirements for site plan approval for Class C office buildings with a few exceptions which are as follows.
 - Elevation drawings have been provided only for one elevation of the building instead of all four sides. They must be submitted and must include the average height from average grade to the midpoint of the roof of the highest story, this may not exceed 60 feet.
 - A question has been raised by an adjacent property owner as to whether the storm water management facility is permitted under the Baltimore County Zoning Regulations to be located on the D. R. zoned portion of the adjacent property. Either the P. F. M. Associates or the adjacent property owner may request a Special Hearing for a formal determination of this matter. If no hearing is requested, the storm water management pond will be permitted as shown. If a hearing is requested, building permit approval will be contingent upon the outcome of the hearing.
 - It appears that the CRG plan revises the parking layout immediately to the west, if this results in a different configuration and for number of spaces a revised layout and parking breakdown for the Green Spring Station site would be required, preferably at this time.
 - All shaded amenity open space must meet the definition of same as indicated in Section 101 of the Baltimore County Zoning Regulations, i. e. if it is within or adjacent to a parking lot it must be at least 7 feet in width. It is difficult to check this on a 100 scale plan. The required amenity open space must also be located within the O-1 zone.
 - The adjacent dwelling on the Lankford property must be indicated on the plan.

Debra Titter
Debra Titter
Zoning Associate III

DL/sz



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204-2586
474-4500

PAUL H. RENCKE

April 4, 1985

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Norris B. Lankford, et al

Location: NE/S Joppa Road, 270' E. of centerline of Falls Road

Item No.: 263 Zoning Agenda: Meeting of 3/19/85

Gentlemen:

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

- Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- A second means of vehicle access is required for the site.
- The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- Site plans are approved, as drawn.
- The Fire Prevention Bureau has no comments, at this time.

REVIEWED: *4/10/85* Noted and Approved: *Roy W. Kemmer*
Planning Division Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.

April 26, 1985

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

Re: Item #263 (1984-1985)
Property Owner: Norris B. Lankford, et al
N/ES Joppa Rd., 270' E. of centerline of
Falls Road
Acres: 2 District: 8th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

GENERAL COMMENTS:

Please refer to the County Review Group comments prepared by the Developers Engineering Division, dated March 6, 1985, for this site.

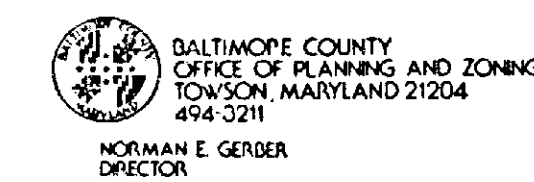
Very truly yours,

James A. Markle
James A. Markle, P.E., Chief
Bureau of Public Services

JAN:EMH:JOS:ss

cc: File (Greenspring Station Annex)

5/11



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
474-4500

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

APRIL 23, 1985

Re: Zoning Advisory Meeting of March 19, 1985
Item # 263
Property Owner: NORRIS B. LANKFORD, et al
Location: NE/S Joppa Rd., 270' E. of Falls Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☐ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☐ This site is part of a larger tract therefore it is defined as a subdivision. The plan must show the entire tract.
- ☐ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☐ The access is not satisfactory.
- ☐ The circulation on this site is not satisfactory.
- ☐ The parking arrangement is not satisfactory.
- ☐ Parking calculations must be shown on the plan.
- ☐ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☐ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☐ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☐ The amended Development Plan was approved by the Planning Board.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ☐ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

Additional comment:
The CRG Plan VIII-252 (GREEN SPRING STATION ANNEX)
INITIAL MEETING WAS HELD 3/17/85 AND WILL BE
CONTINUED ON 5/2/85

cc: James Hoswell

Eugene A. Bober
Chief, Current Planning and Development

5/11

LAW OFFICES

NOLAN, PLUMHOFF & WILLIAMS
OF COUNSEL
CHARLES B. NOLAN
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 823-7800

May 7, 1985

HAND DELIVERED

Honorable Arnold E. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

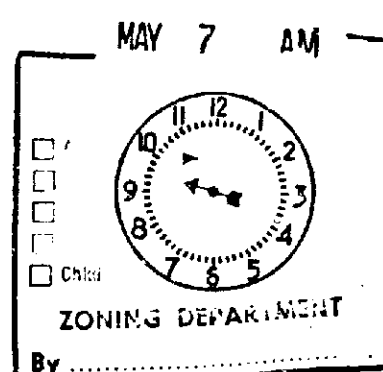
Re: Petition for Special Hearing
Item No. 263
Petitioners - Norris B. Lankford, et al
and Allan M. Lankford
May 17, 1985 Hearing

Dear Mr. Jablon:

Please enter the appearance of G. Scott Parhight and Nolan, Plumhoff & Williams, Chartered as attorneys on behalf of the above Petitioners in the above Petition. Kindly send all future correspondence to this office.

As you are probably aware, this Petition for Special Hearing relates to a CRG Plan for the development known as Greenspring Station Annex, presently owned by Frank L. and Sarah Jane Invernizzi. The continued CRG Meeting of May 2, 1985, was again continued at the request of the developer. A meeting is to occur on May 8, 1985, between the developer and various community associations in an attempt to negotiate acceptable development of this site.

As the CRG Plan for this development, upon which the Petition for Special Hearing is based, in all probability will be amended, I respectfully request a postponement of the May 17, 1985 Hearing. My main concern in making this request is that there may not be an actual case in controversy on May 17, 1985. It appears that if we proceed, you will be rendering an advisory opinion on a CRG Plan which is no longer at issue.



Honorable Arnold E. Jablon
May 7, 1985
Page 2

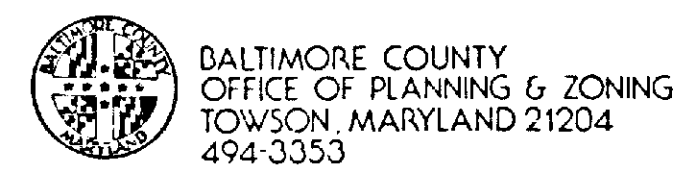
I have advised my clients that we will probably need to appear on May 17, 1985 to at least provide notice to any interested persons who may appear that the hearing has been postponed. I have also advised my client that the property may need to be re-posted and the Petition readvertised. However, if we at least hold the hearing on May 17, 1985 for the sole purpose of providing notice to interested persons, we may be able to avoid the necessity for reposting and readvertising.

Should you have any questions, please feel free to call me. Thank you for your cooperation.

Very truly yours,
G. Scott Parhight
G. Scott Parhight

GSB:ylm

cc: Mr. Norris B. Lankford



ARNOLD JABLON
ZONING COMMISSIONER

JAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

June 21, 1985

Robert Hoffman, Esquire
Cook, Howard, Downes & Tracy
P. O. Box 5517
Towson, Maryland 21204

G. Scott Parhight, Esquire
Nolan, Plumhoff & Williams
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
NE/S Joppa Rd., 270 ft. E of
the centerline of Falls Road
8th Election District
Norris B. Lankford, et al,
Petitioners
Case No. 85-321-SPH

Gentlemen:

This is to confirm the new hearing date in the above captioned matter to be Friday, July 19, 1985 at 10:00 a.m.

Should you have any questions, please feel free to call.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ:bg

IN RE: PETITION SPECIAL : BEFORE THE
HEARING : ZONING COMMISSIONER
NE/S OF JOPPA ROAD : OF BALTIMORE COUNTY
270' EAST OF THE
CENTERLINE OF
FALLS ROAD :
8TH ELECTION DISTRICT :
NORRIS B. LANKFORD, : CASE NO. 85-321-SPH
et al, :

Petitioners : : : : : :

ORDER OF APPEAL

Mr. Zoning Commissioner:

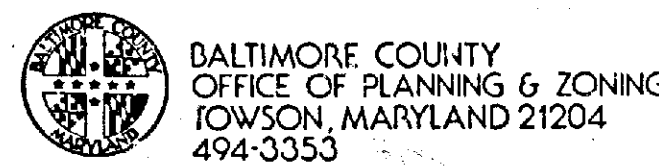
Please enter an Appeal on behalf of Norris B. Lankford and Allan M. Lankford, Petitioners, from the Order of the Zoning Commissioner dated August 14, 1985, in the above-referenced case to the Board of Appeals for Baltimore County. Both Petitioners/Appellants reside at 2310 West Joppa Road, Brooklandville, Maryland 21022.

A check in the amount of \$80.00 for the filing costs is attached.

BALTIMORE COUNTY, MARYLAND		No. 012516	
OFFICE OF FINANCE-REVENUE DIVISION		MISCELLANEOUS CASH RECEIPT	
DATE: 6/17/85	ACCOUNT: R-21-615-000		
AMOUNT: \$80.00			
RECEIVED: G. Scott Parhight, Esquire	Nolan, Plumhoff & Williams, Chartered		
FOR: Appeal fee for Case No. 85-321-SPH		C 8019*****800018 2121F	
VALIDATION OR SIGNATURE OF CASHIER			

G. Scott Parhight
G. Scott Parhight
Nolan, Plumhoff & Williams, Chartered
204 W. Pennsylvania Avenue
Towson, Maryland 21204
223-7800

APR 9 1985



ARNOLD JABLON
ZONING COMMISSIONER

August 21, 1985

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

G. Scott Barhight, Esquire
Nolan, Plumhoff & Williams
204 W. Pennsylvania Avenue
Towson, Maryland 21204

John B. Howard, Esquire
Cook, Howard, Downes & Tracy
P. O. Box 5517
Towson, Maryland 21204

RE: Petition for Special Hearing
NE/S of Joppa Road, 270' E of
the centerline of Falls Road
8th Election District
Norris B. Lankford, et al,
Petitioners
Case No. 85-321-SPH

Gentlemen:

Please be advised that an appeal has been filed by Mr. Robert C. Watson from the decision rendered by the Zoning Commissioner of Baltimore County in the above referenced matter.

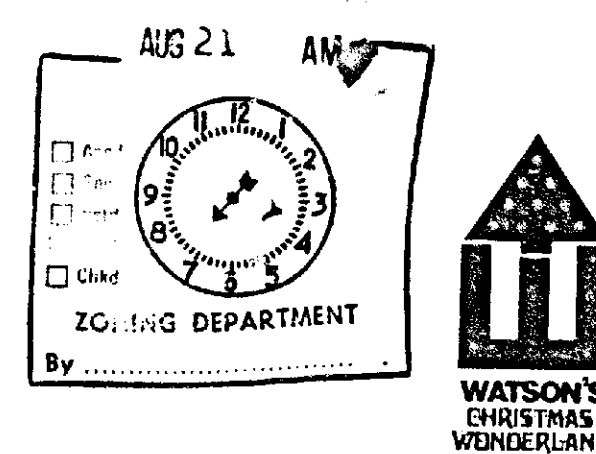
You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ:bg

cc: People's Counsel



Zoning Commissioner
County Office Building
Towson, MD 21204

RE: NOTICE OF APPEAL
Petition for Special Hearing
Case No. 85-321-SPH
Norris B. Lankford, et al, Petitioners

Dear Mr. Zoning Commissioner:

Please note an Appeal to the County Board of Appeals for Baltimore County from the Opinion and Order in the above-referenced case dated August 14, 1985, by Robert C. Watson, Appellant.

Enclosed please find a check in the amount of \$30.00 made payable to Baltimore County, Maryland to cover the fee for this Appeal.

Yours truly,

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

No. 005896

DATE 8/21/85 ACCOUNT R-01-85-000
AMOUNT \$30.00
RECEIVED FROM Robert C. Watson
FOR: Appeal Fee for Case No. 85-321-SPH
VALIDATION OF SIGNATURE OF CASHIER

1620 YORK ROAD / LUTHERVILLE, MARYLAND 21093 / PHONE 321-7300



County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

November 4, 1985

G. Scott Barhight, Esquire
Nolan, Plumhoff & Williams
204 W. Pennsylvania Avenue
Towson, MD 21204

Re: Case No. 85-321-SPH
Norris B. Lankford, et al
and
Case No. CBA-85-138
Greenspring Station Annex

Dear Mr. Barhight:

Enclosed herewith is a copy of the Agreement of Parties and Order of Dismissal passed today by the County Board of Appeals in the above entitled cases.

Very truly yours,

Edith I. Eisenhart
Edith I. Eisenhart, Adm. Secretary

Encl.

cc: Mr. Norris B. Lankford
Mr. Allan M. Lankford
John B. Howard, Esquire
Mr. Robert C. Watson
Frank L. & Sara Jane Invernizzi
P. F. & M. Associates
Daft-McCune-Walker, Inc.
Malcolm Spicer, Jr., Esquire
Thomas J. Bollinger, Esquire
Norman E. Gerber
James G. Hoswell
Susan Carroll
Edward McDonough
James A. Markie
Phyllis Cole Friedman
Arnold Jablon
Jean M. H. Jung
James E. Dyer

IN THE MATTER OF THE APPLICATION OF NORRIS B. LANKFORD, ET AL FOR SPECIAL HEARING RE STORM WATER MANAGEMENT AND APPEAL FROM CRG APPROVAL OF DEVELOPMENT PLAN NE/S JOPPA ROAD 270' E OF C/L OF FALLS ROAD 8th DISTRICT

BEFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY NO. 85-321-SPH and NO. CBA-85-138

AGREEMENT OF PARTIES
AND
ORDER OF DISMISSAL

This matter came before the Board of Appeals following an appeal from the County Review Group's (CRG) approval of the development plan on the subject property and on a petition for a special hearing.

On the day of the hearing the parties indicated that a resolution of the matters in dispute was likely to take place and, in fact, the Board has received an Agreement between all parties, the substance of which is incorporated in this Order.

The County Board of Appeals, therefore, ORDERS that:

PFM Associates Limited Partnership (PFM) hereby agrees to the following:

- That the drainage areas as shown on the approved CRG plan for the project and submitted to the County shall be adjusted so that the following will occur:
 - The amount of peak water runoff in a 100 year storm from the 1 acre of land immediately to the north of, and contiguous to, the subject site, or the amount of peak water runoff in the 100 year storm displaced by one-half of the footprint of the building, whichever is greater, shall be diverted from said one acre parcel to the north of the subject site, or from the site itself, to a facility other than storm water management facility No. 1 (as shown on the approved CRG plan.)

LANKFORD - 85-321-SPH and CBA-85-138

2.

- One-half of the peak water runoff in a 100 year storm which is displaced by the roof of the proposed building shall be diverted from the roof to the facility other than storm water management facility No. 1 (as shown on the approved CRG plan.)
 - That a Maryland professional engineer of Mr. Norris Lankford's choice will be permitted to review the storm water management plan submitted to the County, pursuant to existing County standards, to confirm the exact displacement of peak water runoff from the building during the 100 year storm and to confirm the diversion of water, as outlined above, from storm water management facility No. 1.
 - PFM agrees to plant trees or shrubs in conformance with the landscape plan attached as Exhibit A as supplied by the parties and incorporated by reference herein. The original will be kept in the file on this case.
 - That the DR-zoned portion of the property shall only be used for the storm water management facility, landscaping, and certain "park-like" uses (e.g., picnic tables, footpaths, etc.), unless:
 - The Lankford property adjacent to the project site becomes the subject of any filing for County approval of development to other than a farm or residential use;
 - The Lankford property is sold out of the Lankford family; or,
 - The parties agree in writing to remove this restriction.
- That the parties agree to evidence these restrictions by entering into a restrictive covenant agreement to be recorded among the Land Records of Baltimore County, the terms of which shall comply with the terms under this paragraph 4.
- PFM agrees that the storm water management plans as reviewed by Mr. Norris Lankford's engineer, pursuant to paragraph 2, and as approved by Baltimore County, shall be used by the developer in connection with the project.
 - PFM agrees to pay reasonable engineering fees for service contemplated by paragraph 2 hereof.
 - That the provisions herewith shall be binding upon the parties, their successors and assigns.

All matters in dispute having been resolved and upon request by the Petitioners and Appellants, case No. CBA-85-138 and case No. 85-321-SPH be and

LANKFORD - 85-321-SPH and CBA-85-138

3.

are hereby DISMISSED with prejudice.

Any appeal from this decision must be in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

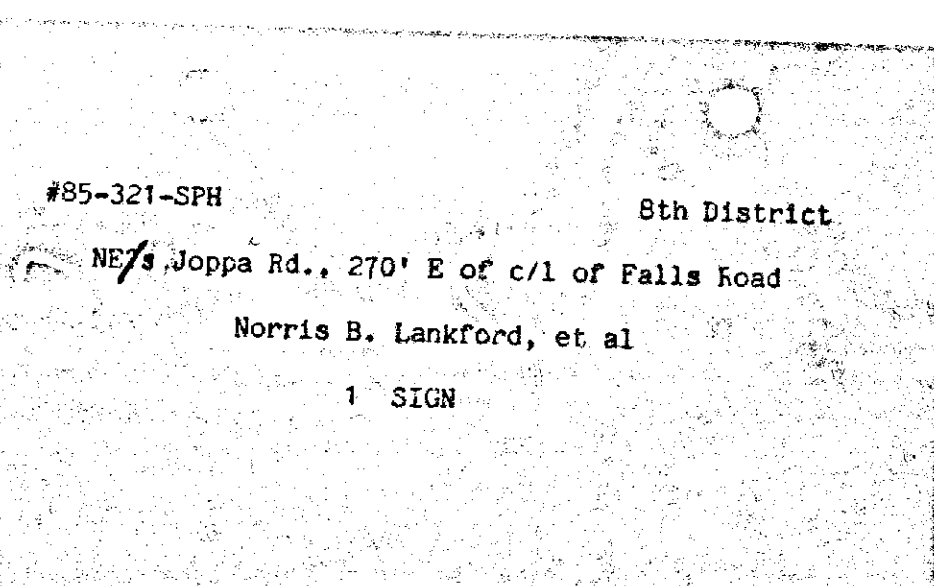
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Keith S. Franz, Acting Chairman

William B. Evans

LeRoy B. Spurrer

DATE: November 4, 1985



IN RE: PETITION SPECIAL HEARING NE/S of Joppa Road, 270' E of the centerline of Falls Road - 8th Election District Norris B. Lankford, et al, Petitioners

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 85-321-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request that the Zoning Commissioner rule against the placement of a storm water management (SWM) pond on the D.R.2-zoned portion of the property owned by Mr. and Mrs. Frank L. Invernizzi, which would serve an office building proposed to be constructed on an adjacent portion zoned O-1, as more particularly described on Protestants' Exhibit 1.

This Petition is filed pursuant to Section 500-7, Baltimore County Zoning Regulations (BCZR), which permits any interested person to petition the Zoning Commissioner for a public hearing to determine any rights whatsoever of such person in any property insofar as those rights are affected by the BCZR. The Petitioners herein, Norris B. Lankford, et al, own property adjacent to the Invernizzi property. The subject site consists of approximately 9.3 acres, of which 7.3 acres are zoned O-1 and two acres are zoned D.R.2. P.F.M. Associates, the Contract Purchaser, proposes to construct a Class C office building on the portion zoned O-1. It further proposes to place the necessary SWM pond, which will satisfy all County requirements, on that portion of the property zoned O-1 which borders the Lankford property.

Lankford objects to the placement of the pond in the D.R.2-zoned portion because he is convinced it will cause flooding on his property and believes it will adversely impact on his ability to develop his property as he so desires in the future. Simply, Mr. Lankford believes the pond should not be permitted

in the residential zone inasmuch as the office building for which it is required will be in an office zone.

Other individuals who appeared in opposition to the placement of the pond in a residential zone servicing a commercial project all agreed that the potential precedent is dangerous.

The Contract Purchaser disagreed and submitted a memorandum in support of the proposed pond. Protestants' Exhibit 2.

The pond would not be in the Residential Transition Area (RTA) nor would it be in the buffer zone between the portion zoned O-1 and the Lankford property. The site is one lot of record, which is defined in Section 101, BCZR, as a parcel of land with boundaries as recorded in the Land Records of Baltimore County, and its tract boundaries are described by one metes and bounds description.

I have often repeated the obvious and will do so again. The BCZR are inclusive, i.e., only those uses specifically delineated as a matter of right or by special exception are permitted. If not listed, a use is not allowed. Any use other than those permitted and being carried on as a matter of right or by special exception is prohibited. *Kowalski v. Lamar*, 334 A.2d 536 (1975). If there is no appropriate provision to cover a use, then that use would be prohibited. However, Section 1801.1.A.14, BCZR, does provide for accessory uses, which by definition covers a multitude of potential uses. The term "accessory use" is defined in Section 101 as being a use which is customarily incident and subordinate to and serves a principal use or structure; is subordinate in area, extent, or purpose to the principal use or structure; is located on the same lot as the principal use or structure served; and contributes to the comfort, convenience, or necessity of the occupants. Notwithstanding any argument that a SWM pond may not be a "use" within the meaning of the BCZR, it is an accessory use. The site here is one lot of record, one parcel that is divided by a zone

line. The principal use, i.e., the office building, is located on the same lot as the pond. It obviously is incidental and subordinate to the office building, and certainly, subordinate in area, extent, or purpose. Additionally, it is required by County law.

The only question is whether an accessory use can be permitted in a D.R. zone when the principal use it serves is in a commercial, office, manufacturing, et al, zone. The unequivocal answer must be yes. If any other conclusion were to be reached, it would be totally inconsistent with the intent of the BCZR.

There is a strong presumption of the correctness of original zones and of comprehensive zoning. Howard County v. Dorsey, 438 A.2d 1339 (1982). There is a presumption of validity that must be accepted. Johnson & Wales College v. DiPietro, 448 A.2d 1271 (R.I., 1982). When interpreting the zoning regulations, the restrictive language contained must be strictly construed so as to allow the landowner the least restrictive use of his property. Mayor of Balto. v. Byrd, 62 A.2d 588 (1948); Lake Adventure, Inc. v. Zoning Hearing Bd. of Dingham Township, 440 A.2d 1284 (Pa. Cmwlth., 1982). When the language of a zoning regulation is clear and certain, there is nothing left for interpretation and the ordinance must be interpreted literally. Mongony v. Bevilacqua, 432 A.2d 661 (R.I., 1981).

The meaning of the plainest words in a statute may be controlled by context. A statute should be so construed that all its parts harmonize with each other and render them consistent with its general object and scope. Pittman v. Housing Authority, 25 A.2d 466.

The basic principles of statutory construction were comprehensively set out by the Court of Appeals in State v. Fabritz, 276 Md. 416 (1975), cert. denied, 425 U.S. 942 (1976):

- 3 -

The cardinal rule in the construction of statutes is to effectuate the real and actual intention of the Legislature. Purifoy v. Merc. Safe Dep. & Trust, 273 Md. 58, 327 A.2d 483 (1974); Scoville Serv., Inc. v. Comptroller, 269 Md. 390, 306 A.2d 534 (1973); Height v. State, 225 Md. 291, 170 A.2d 212 (1961). Equally well settled is the principle that statutes are to be construed reasonably with reference to the purpose to be accomplished. Walker v. Montgomery County, 244 Md. 98, 223 A.2d 181 (1966), and in light of the evils or mischief sought to be remedied. Mitchell v. State, 115 Md. 360, 80 A.2d 1020 (1911); in other words, every statutory enactment must be "considered in its entirety, and in the context of the purpose underlying [its] enactment." Giant of Md. v. State's Attorney, 267 Md. 501 at 509, 298 A.2d 427, at 432 (1973). Of course, a statute should be construed according to the ordinary and natural import of its language, since it is the language of the statute which constitutes the primary source for determining the legislative intent. Grosvenor v. Supervisor of Assess., 271 Md. 232, 315 A.2d 758 (1974); Height v. State, supra. Where there is no ambiguity or obscurity in the language of a statute, there is usually no need to look elsewhere to ascertain the intention of the Legislature. Purifoy v. Merc. Safe Deposit & Trust, supra. Thus, where statutory language is plain and free from ambiguity and expresses a definite and sensible meaning, courts are not at liberty to disregard the natural import of words with a view towards making the statute express an intention which is different from its plain meaning. Gatewood v. State, 244 Md. 609, 224 A.2d 677 (1966). On the other hand, as stated in Maguire v. State, 192 Md. 615, 623, 65 A.2d 299, 302 (1949), "[a]dherence to the meaning of words does not require or permit isolation of words from their context...[since] the meaning of the plainest words in a statute may be controlled by the context...". In construing statutes, therefore, results that are unreasonable, illogical or inconsistent with common sense should be avoided whenever possible consistent with the statutory language, with the real legislative intention prevailing over the intention indicated by the literal meaning. B. F. Saul Co. v. West End Park, 250 Md. 707, 246 A.2d 591 (1968); Sanza v. Md. Board of Censors, 245 Md. 319, 226 A.2d 317 (1967); Height v. State, supra.

The intent of the BCZR must be determined as being construed as a whole. See Smith v. Miller, 249 Md. 390. Thus, the specific language delineating the use regulations in Section 1801.1, BCZR, must be construed in light of all of the provisions concerning uses permitted as a matter of right so that the several parts of those regulations are given their intended effect. Moreover, the relationship between those various provisions regulating those uses must be

- 4 -

reconciled as a whole. See Smith, supra; Bowie Vol. Fire Depart. & Rescue Squad, Inc. v. Bd. of County Commissioners, 295 Md. 381; Anderson, American Law of Zoning, Section 16.08.

"Zoning regulations are in derogation of common law rights and they cannot be construed to include or to exclude by implication that which is not clearly within their express terms." Yokely, Zoning Law & Practice, Sections 1-4 and 25-8; Aspen Hill Venture v. Montgomery County, 265 Md. 303 (1972). Landay v. MacWilliams, 173 Md. 460 (1938) a/k/a Landay v. Bd. of Zoning Appeals. Zoning regulations must be strictly construed and cannot be extended by implication to prohibit uses not clearly within their scope. Gino's of Maryland, Inc. v. Baltimore, 250 Md. 621 (1968); McQuillin, Municipal Corp., Section 25.72.

Section 1801.1.A, BCZR, lists all uses permitted as of right in D.R. zones. Section 1801.1.A.14 states "[a]ccessory uses...other than those permitted only by special exception, including, but not limited to..." and is followed by seven examples of such use. The language is clear. Further, the BCZR are clear in that an accessory use need not be located in the same zone as a principal use nor need the principal use be permitted in the same zone in which the accessory use is to be located. The definition of an accessory use is clear and unambiguous. The principal and accessory use need only be on the same lot of record and satisfy the other limitations found in the definition, Section 101. The Petitioner raises the specter of permitting a service garage in a residential zone as an accessory use to some other principal use. Although, irrational examples can be painted, it would be difficult to imagine a service garage as an accessory use to a dwelling, a church, or a school. Can a service garage be "customarily incident and subordinate to" those uses? Does it contribute, other than monetarily, to the comfort, convenience, or necessity of the occupants? One would rationally think not. Of course, could a service garage be considered

- 5 -

a home occupation? Certainly, further broad brushes from the same pattern could paint such irrational pictures. It is also of import to recognize that such placement of a SWM pond in a residential zone to serve a commercial use has been allowed by past interpretation of the Zoning Commissioners. Specifically, see In Re: Walter Windsor, Case No. 85-326-XSPH.

In addition, if the SWM pond is a "use", it would be permitted as a matter of right as an uncontrolled excavation by Section 1801.1.A.6, BCZR, and as limited by its definition. An uncontrolled excavation is defined in Section 101 as "[t]he digging of soil, sand, gravel...from a land surface for any of the following purposes: 1. When incidental to the operation of a permitted business or manufacturing use located on the same property...; 2. For grading or other purposes incidental to the improvement of the land; 3. When incidental to the development of land or to grading for public improvements." A SWM pond satisfies the requisite limitations. The pond will be a recession in the ground created by excavation of the soil and is incidental to the operation of the proposed office building, which is a permitted use on the same property even though it is in a different zone; is incidental to the improvement of the land; and is incidental to the development of the land or to its grading for public improvements.

The Development Regulations of Baltimore County were promulgated by the County to protect and promote public health, safety, and welfare and to ensure a provision for public facilities, services, and amenities. To ensure these objectives, the County included the necessity of providing for adequate storm water drainage. Sections 22-37(b) and 22-37 (b)(2). Nowhere does the BCZR limit an uncontrolled excavation to the same zone in which the permitted business or manufacturing use is located. It would be contradictory to the purpose of the BCZR to do so. Business or manufacturing uses are not permitted as a matter of right in a D.R. zone; an uncontrolled excavation is. Therefore, the Baltimore County Council recognized that there would be situations in which a single

- 6 -

property, divided by a commercial and residential zone line, could have a business use in the commercial portion and an uncontrolled excavation to serve it in the residential portion. Although the definition of uncontrolled excavation uses the term "permitted business or manufacturing use", this Commissioner draws no significance that the use proposed here is for an office building and that it is not included in the definition. In the land use regulations, the words "office" and "business" are synonyms for the word "commercial", just as the word "manufacturing" is used as a synonym for the words "industry" or "industrial". It is well-settled in Maryland that zoning statutes and ordinances are to be liberally construed to effect their objects. The object of an uncontrolled excavation is that of permitting it as a matter of right in a residential zone when on the same property and serving a commercial use, i.e., an office. An office use is a business use, i.e., a commercial use. Zoning ordinances should be construed so as to allow the landowner the least restrictive use of his property. No ambiguity exists. Such a pond as proposed here is an uncontrolled excavation and is permitted as a matter of right.

However, the foregoing rationale presumes that a SWM pond is a use within the meaning of the BCZR. Although the BCZR does not provide a definition, the Courts have been clear that in the absence of a definition provided by law, the term must therefore be construed according to its plain, usually understood meaning. Fairland Industries, Inc. v. Zoning Hearing Bd. of Pequea Township, 442 A.2d 895 (Pa., 1982).

The American Heritage Dictionary, New College Edition, defines "use" as "[t]he enjoyment of property, as by occupying or exercising it." The concept of the pond comes within the grading requirements as determined by the Departments of Public Works and Health. Grading is permitted, period. There is no thought that grading is a "use" or that it be regulated by the BCZR; other regulations and ordinances govern. The same is true for a pond; a depression is created,

- 7 -

but it is a form of grading and is required as a result of sound development control.

A legitimate argument can be made that under such circumstances, a SWM pond is not a use within the meaning of the BCZR, and therefore, such a pond does not come within the jurisdiction of the Zoning Commissioner. It may be a planning, engineering, or health function to determine where such a pond should be located; but, if it is not a use, it certainly would not be a zoning function, which is essentially limited to the establishment of land use districts through the imposition of zoning classifications. In other words, zoning is almost exclusively concerned with use regulations. Howard County v. Dorsey, supra, It could be argued that grading and SWM techniques are not uses but are land preservation techniques not subject to the BCZR.

Pursuant to the advertisement, posting of the property, and public hearing held, and for the reasons given above, the relief prayed for should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of August, 1985, that the placement of a SWM pond on the D.R.2-zoned portion of the property to serve an office building proposed to be constructed on an adjacent portion zoned O-1 be approved and, as such, the Petition for Special Hearing is hereby DENIED, from and after the date of this Order, subject to the following restriction which is a condition precedent to the herein determined approval:

1. The proposed development of the Invernizzi property, the subject of this Petition, shall not be permitted until such time as the Board of Appeals for Baltimore County renders its decision if an appeal herefrom is taken or until the 30-day appeal period has expired without any appeal having been filed.

Zoning Commissioner of

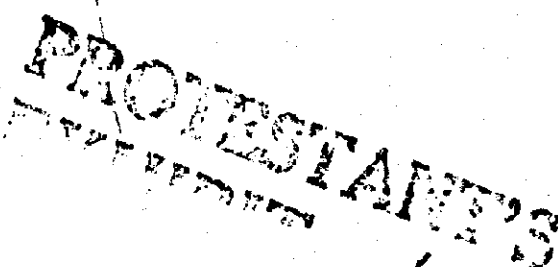
- 8 -

cc: G. Scott Barnight, Esquire
John B. Howard, Esquire
People's Counsel



- 9 -

APR 9 1986



PROPERTY LINE
ZONING LINE
EXISTING CONTOUR
PROPOSED GRADES
OPEN SPACE
DECIDUOUS TREES

STATION X
GREEN SPRING
AZ

	SCALE 1" = 100'
	JOB ORDER NO. 82015-D
	ISSUE DATE JANUARY 1965

DATE	REVISIONS
2/4/85	REV FOR County Committee
6/27/85	REV. Design Layout
7/15/85	REV. 300M. Outline

[illegible][illegible]

General Notes:

Application/Contract Number: P.F.M. Associates
10000 Highway 101, Suite 100
San Antonio, Texas 78217 (512) 350-5151

Section Number: B, Cominclusion Building 3, Common Tract 4085.0A.

Worksheet 2A, Subarea sheets 61 and 62.

Site Data:

Tract Size (Acres): Gross = 0.11 Acres +/- Includes 10 feet of Arroyo Band
Net = 0.11 Acres +/- (Includes 10-foot Arroyo Band Easement)

Current Zoning:

Gross = 7.31 Acres +/- (Per Sheet)
Net = 7.21 Acres +/-
Gross = 2.30 Acres +/- (Ord. 2 Zone)
Net = 2.20 Acres +/-

Proposed Use:

Class C Office Building, Heavy Construction

P.A.D.#:

Allowed: 0.15 (170,175 S.F.)
Planned: 10,000 S.F. ± (10,000 S.F. = 0.23 A.D.)

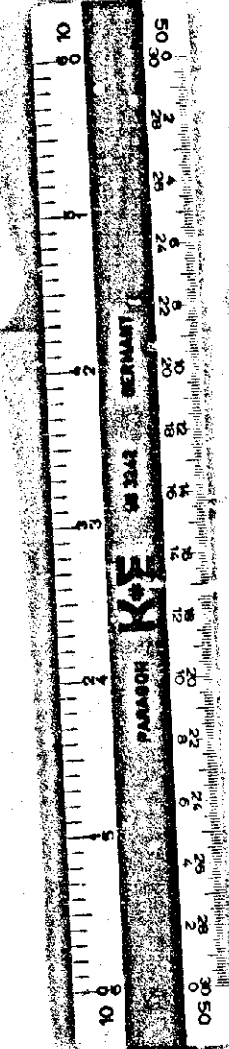
Paving:

Required = Building A Level 1 90,000 S.F. = 2.00 A.D.
Level 2 90,000 S.F. = 2.00 A.D.
Level 3 90,000 S.F. = 2.00 A.D.

Prepared: 400 Acres (Including 9 Haulpits)

Prepared: Anonymous Trust

Notes: Because the undersigned at the time hereof, believed, and still believes, that the undersigned is the owner of the above described land, and that the same should be accepted by me as a necessary amendment and so in this case there is no objection to the undersigned's acceptance of the same, and that the undersigned is willing to deliver and execute all necessary documents to carry out the above and to defend the same.

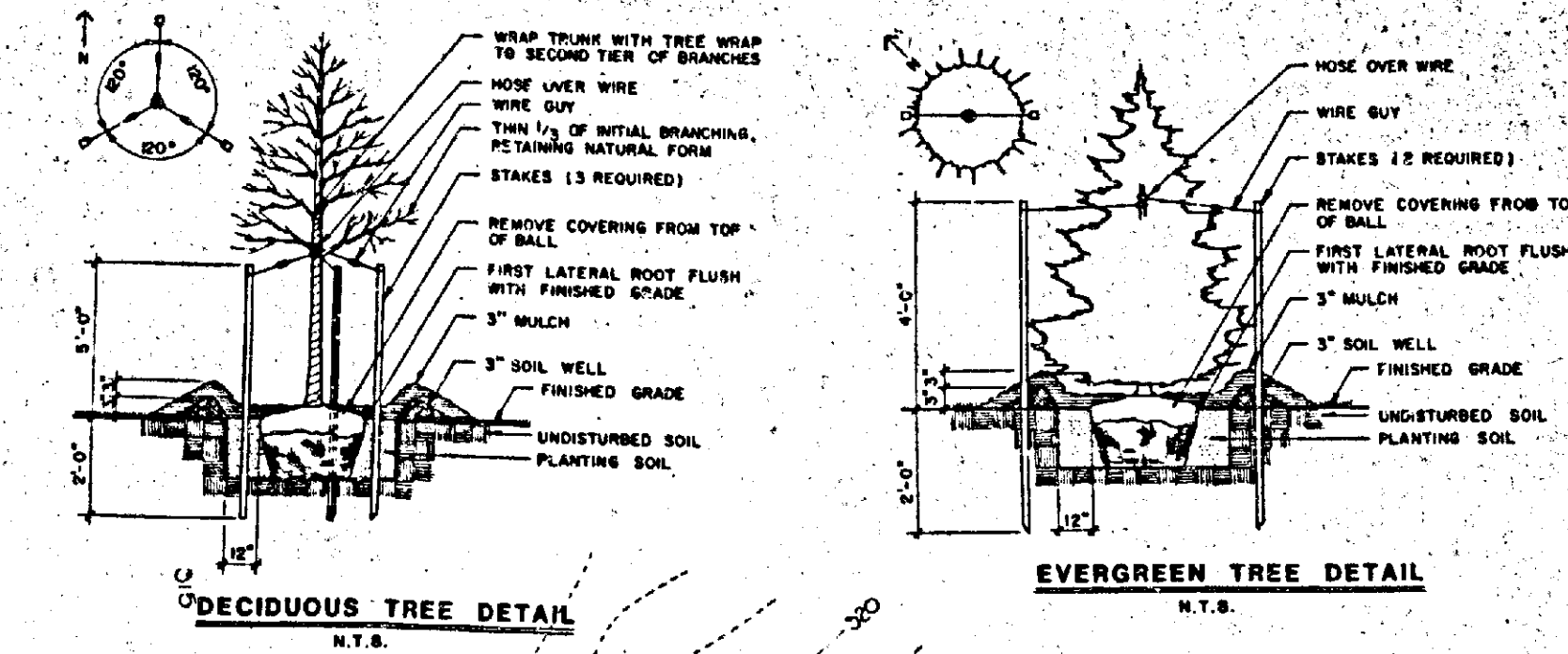


PLANT LIST:
LANK FORD FAMILY: (ALSO REFERENCE EXHIBIT #A)

QUANTITY	KEY	NAME	REMARKS/SIZE
5	T-1	SUGAR MAPLE	B+B 2-2 1/2" CAL.
2	T-2	RED MAPLE	B+B 2-2 1/2" CAL.
3	T-3	WEeping WILLOW	B+B 2-2 1/2" CAL.
8	E-1	NORWAY SPRUCE	B+B 6-8' HGT.
25	E-1A	NORWAY SPRUCE	B+B 3-4' HGT.
23	E-2	E. WHITE PINE	B+B 3-4' HGT.
3	E-3	JAP. BLACK PINE	B+B 3-4' HGT.

PF&M:

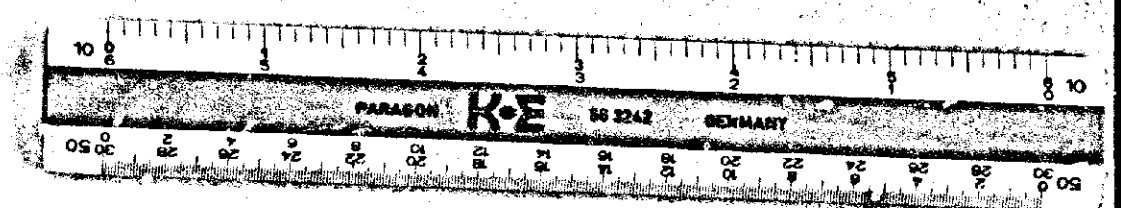
QUANTITY	KEY	NAME	REMARKS/SIZE
4	T1	SUGAR MAPLE	B+B 2-2 1/2" CAL.
3	T2	RED MAPLE	B+B 2-2 1/2" CAL.
3	T3	ZEALANDIA	B+B 2-2 1/2" CAL.
5	E1	NORWAY MAPLE	B+B 4-5' HGT.
14	E2	E. WHITE PINE	B+B 4-5' HGT.
6	E3	JAP. BLACK PINE	B+B 4-5' HGT.



GREEN SPRING STATION

GREEN SPRING STATION ANNEX

JOPPA GREEN



DAFT-McCUNE-WALKER INC.
 LAND PLANNING CONSULTANTS
 LANDSCAPE ARCHITECTS
 ENGINEERS
 630 E. JOPPA ROAD
 TOWSON, MD 21204
 TELEPHONE: (301) 296-3333

GREEN SPRING STATION ANNEX
 SUPPLEMENTAL AGREEMENT - PLANTING THE LANK FORD FAMILY & PF&M
 EXHIBIT # B, A, P. 2 of 2



SCALE:
 1" = 30'
JOB ORDER NO.
 1-02010-0
ISSUE DATE
 10-15-85

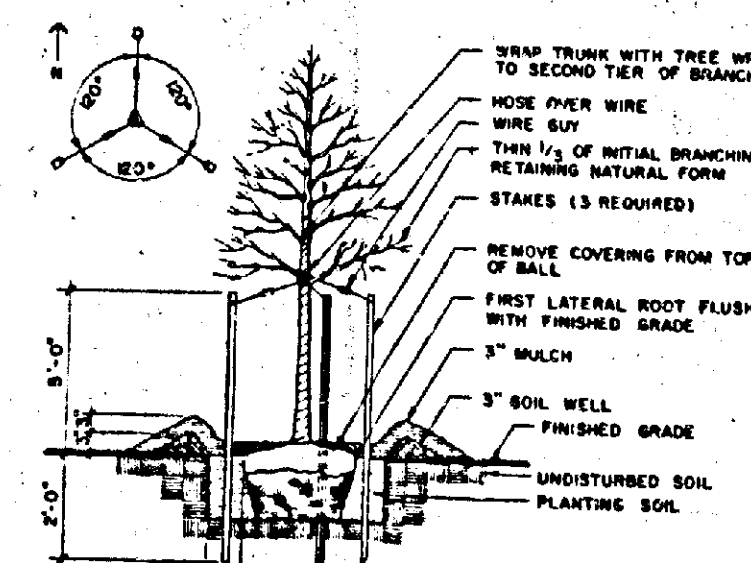
DATE	REVISIONS

PRINTED
 BY DAFT-McCUNE-WALKER, INC.

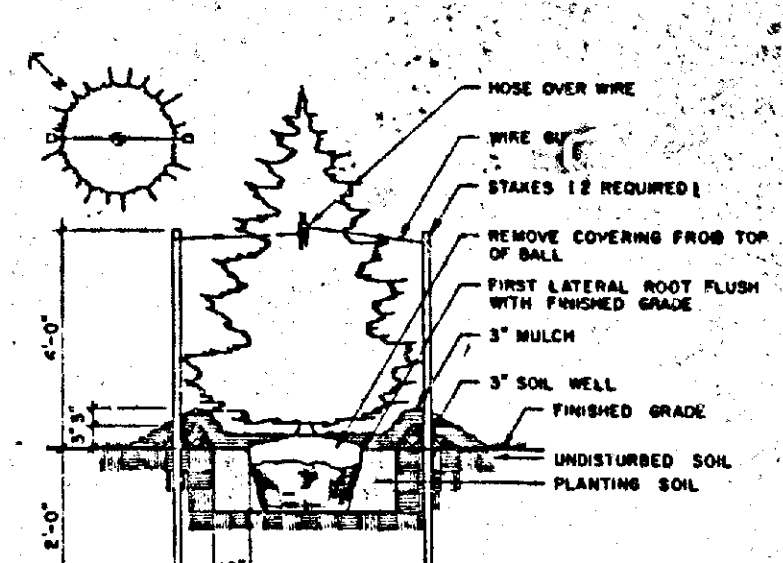
PLANT LIST:

LANKFERD FAMILY:

QUANTITY	KEY NAME	REMARKS/NOTE
5	T-1 SUGAR MAPLE	B+B 2-2 1/2' CAL.
2	T-2 RED MAPLE	B+B 2-2 1/2' CAL.
3	T-3 WEEPING WILLOW	B+B 2-2 1/2' CAL.
0	E-1 NORWAY SPRUCE	B+B 6'-8' HGT.
25	E-1A NORWAY SPRUCE	B+B 3'-4' HGT.
23	E-2 E. WHITE PINE	B+B 3'-4' HGT.
3	E-3 JP. BLACK PINE	B+B 3'-4' HGT.



DECIDUOUS TREE DETAIL
N.T.S.

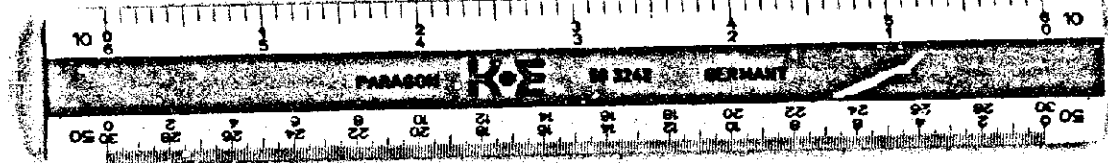


EVERGREEN TREE DETAIL
N.T.S.

GREEN SPRING STATION ANNEX

GREEN SPRING STATION

JOPPA GREEN



DAFT McCUNE WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 206-3333

GREEN SPRING STATION
ANNEX

SUPPLEMENTAL AGREEMENT- PLANTING
THE LANKFERD FAMILY &
P.F.M.



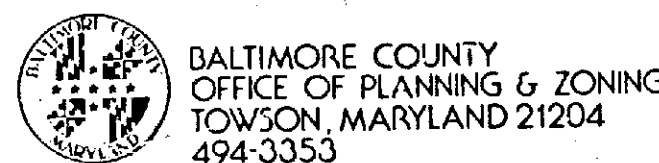
SCALE: 1" = 30'
JOB ORDER NO.
02C10 D
ISSUE DATE
10-15-85

PRINTED

OCT 17 1985

DAFT McCUNE WALKER, INC.

DATE	REVISIONS



ARNOLD JABLON
ZONING COMMISSIONER

May 9, 1985

Mr. Norris B. Lankford
2310 West Joppa Road
Brooklandville, Maryland 21022

RE: Petition for Special Hearing
NE/S Joppa Rd., 270' E of the c/l of
Falls Road
Frank L. Invernizzi, et ux - Petitioners
Case No. 85-321-SPH

Dear Mr. Lankford:

This is to advise you that \$57.21 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

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

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

No. 007238

DATE: 5/15/85 ACCOUNT: R-01-615-000

AMOUNT: \$57.21 total
Norris B. Lankford (\$17.63 paid)
Dr. A.M. Lankford (\$39.58 paid)

FOR: advertising and posting Case No. 85-321-SPH
B 0111*****721: a B101F

85-321-SPH

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
10th day of April, 1985.

ARNOLD JABLON
Zoning Commissioner

Petitioner: Norris B. Lankford, et al
Petitioner's Attorney: _____

Received by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 3, 1985

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

000
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

Mr. Norris B. Lankford
2310 West Joppa Road
Brooklandville, Maryland 21022

RE: Item No. 263 - Case No. 85-321-SPH
Norris B. Lankford, et al
Special Hearing Petition

Dear Mr. Lankford:

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

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:bsc

Enclosures

cc: Mr. & Mrs. Frank Invernizzi
617 Morris Avenue
Lutherville, Maryland 21093

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

85-321-SPH

Date of Posting: August 27-85

District: 8th

Posted for: Applicant

Petitioner: Norris B. Lankford et al

Location of property: NE/S of Joppa Road, 270' E of the

c/l of Falls Road

Location of Sign: NE/S of Joppa Road, approx. 300'

East of the c/l of Falls Road

Remarks:

Posted by: A. J. Jablon

Date of return: August 31-85

Number of Signs: 1

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

85-321-SPH

Date of Posting: 4-24-85

District: 8th

Posted for: Applicant

Petitioner: Norris B. Lankford et al

Location of property: NE/S of Joppa Rd., 270' E of the

c/l of Falls Rd.

Location of Sign: NE/S of Joppa Rd., approx. 300' East of the

c/l of Falls Rd.

Remarks:

Posted by: A. J. Jablon

Date of return: 5-3-85

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 25, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 25, 1985.

THE JEFFERSONIAN,

18 Vintak
Publisher

Cost of Advertising
22.00

CATE OF PUBLICATION

Towson, Md. 5/1/1985

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for consecutive weeks, the first publication appearing on the 4th day of April 1985.

The TOWSON TIMES
4 Vintak
Cost of Advertisement: \$30.21

April 10, 1985

NOTICE OF HEARING

RE: Petition for Special Hearing
NE/S Joppa Rd., 270' E of the c/l of
Falls Rd.
Frank L. Invernizzi, et ux
Case No. 85-321-SPH

TIME: 1:30 p.m.

DATE: Friday, May 17, 1985

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

cc: Mr. & Mrs. Frank L. Invernizzi
617 Morris Avenue
Lutherville, Maryland 21093

ARNOLD JABLON
Zoning Commissioner
of Baltimore County

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

No. 005282

DATE: 5/7/85 ACCOUNT: 01-615-000

AMOUNT: \$100.00
Norris B. Lankford (\$17.63 paid)
Dr. A.M. Lankford (\$82.37 paid)

FOR: Special Hearing # 263
B 0133*****10721: a B101F

VALIDATION OR SIGNATURE OF CARRIER

COUNTY REVIEW GROUP MEETING MIN. 5 Thursday, March 7, 1985

GREENSPRING STATION ANNEX
District 8 C3

COUNTY REVIEW GROUP-THOSE PRESENT:
Catherine Warfield, Chairman - Dept. of Public Works
Eugene Bober, Co-Chairman - Office of Planning

Agency Representatives

Harris Shalowitz - Developers Engineering Division
Greg Jones - Traffic Engineering

Developer and/or Representatives

Ed Hille - Daft-McCune-Walker, Inc.
Stacy Fisher - Daft-McCune-Walker, Inc.
Herb Fredeking - Peddy/Fredeking & Company
Thomas Peddy - Peddy/Fredeking & Company
Robert Hoffman - 210 Allegheny Avenue
Nes Guckert - STS LTD.

*Interested Citizens - Attachment

Mrs. Warfield opened the meeting at 10:45 a.m., introduced the staff, and explained the purpose of the meeting.

Mrs. Fisher presented the plan.

Mr. Bober summarized the staff comments submitted from the Bureau of Sanitation, Fire Prevention, Storm Water Management Review Section, Health Dept., Traffic Engineering, Planning and Zoning. These comments have been made a part of these minutes, and a copy was also given to the developer and developer's engineer.

Citizens comments were invited and Mr. Lankford owns the property on the east adjacent to this site, and he expressed concern about the placement of the storm water management pond in the D.R. 2 residentially zoned area. Mr. Barhight, Mr. Lankford's counsel, has filed a petition for a zoning hearing addressing the storm water management issue. He was led to understand at the zoning hearings that the area was to be left undisturbed. He also asked for clarification of the ultimate improvements planned for Mays Chapel Road, and he cited the heavy volume of traffic anticipated on Joppa Road resulting from this proposal. Mr. Lankford expressed dissatisfaction with the outfall from the storm water management pond onto his property.

GREENSPRING STATION ANNEX District 8 C3

-2-

March 7, 1985

M's Baer raised questions regarding the adequacy of the existing water and sanitary sewer mains to service this project as well as how the D level intersection at Joppa & Falls Roads has sufficient capacity for 2000 trips per day. She also asked if the existing entrance to Greenspring Station will be closed and the height of the proposed buildings relative to the exist buildings.

Several other citizens made similar comments.

1. Traffic Engineering - requirement of a 55 ft. section across the frontage of the site overrules the dimensions stated in comments from Developers Engineering Division.

The alignment of the future extension of Mays Chapel Road was clarified by the Developers Engineering Division, it will not encroach on this site.

2. Planning - stated that additional information is needed to evaluate the compatibility of the storm water management pond with relation to the adjacent residential property, and an overall layout of the Green Spring Station, as well as inclusion of detailed data as noted in comments.

An attempt was made to respond to the issues in question. Mr. Lankford was advised that the storm water management pond in the DR 2 zone would be resolved by the hearing requested by his attorney. The alignment of Mays Chapel Road has been established tentatively by the Highway Design Section and will be constructed as a developer's road only when the Lankford property develops. Mr. Guckert, the traffic consultant representing the developer, explained that the existing entrance to Greenspring Station will be closed in connection with the current proposal, and internal circulation will provide an additional access to Falls Road which has a mitigating effect on the number of trips at Joppa & Falls Roads. He noted also that major revisions imminent at the intersection at Joppa & Falls Roads will improve conditions at that location. The outfall from the storm water management pond discharges in a natural swale on the Lankford property. Detailed review of the design of the pond will determine the adequacy of the outfall.

The question of the capability of the existing water and sanitary sewer systems to accommodate this site was addressed by the County Project Engineer. The water supply has been shown adequate and the sanitary sewer must be proven adequate by a study prepared by the developer's engineer or supplementation of the interceptor must be constructed at the developer's expense. The Baltimore County Traffic Engineer explained that when the second means of access is provided through Greenspring Station and the intersection at Joppa & Falls Roads is revised, the anticipated volume at this site will be acceptable. The developer advised that the proposed building

APR 9 1985

GREENSPRING STATION ANNEX
District 8 C3

-3-

March 7, 1985

height will be a similar height to the existing new buildings in Greenspring Station.

The plan conforms with all agency requirements except for planning. An overall layout must be provided for Greenspring Station and this site, and a resolution must be given regarding the compatibility of the storm water management pond in the DR zone, which necessitates a continued meeting for this project.

The meeting was adjourned at 11:45 a.m.

C. R. G. MEETING AGENDA

1. Convene Meeting
2. Introductory statement concerning aims and goals of development regulations
3. Introduction of County representatives
4. Presentation of Plan by developer's representative
5. Comments of County agencies
6. Citizens' comments or questions
7. Developer's response
- County Review Group decision
9. Adjourn meeting

SIGN IN

Name	Address
Wm. C. Thibault	1621 Greenspring Rd. #116
Joan B. Bae	1312 W. Green Rd. #112
Norris B. Lusk	VPC-Box 5402 Trum Rd 21204
and reinal G. Smith B. Light	2310 W. Joppa Rd. 21204
Fran Hodges	204 W. Green Rd. 21204
JOSEPH A. WATFIELD	59 Seminary Farm Rd
Torge Jensen	McKoy Rd. 1155 2324 W. Joppa Rd. 21092
John Mac Fadden	8216 Tally Ho Rd 21203
William M. Brewster	4 Spring House Rd 21092
Neil K. Kridger	827 Hillside Rd. Brookland Rd 21093
Susan Murphy	61 Seminary Farm Rd 21093
	6 Spring House Rd. Lutherville, Md. 2105

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS
FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division

DATE: March 6, 1985

PROJECT NAME: Green Spring Station Annex
PROJECT NUMBER: #85034
LOCATION: Joppa and Falls Roads
DISTRICT: 8C3

The Plan for the subject site, dated January 30, 1985 and revised February 14, 1985, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.

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.

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 2.5 times payroll for Metropolitan District Projects and 2 times payroll for the Capital Improvement Fund.

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 and/or a plat may be recorded.

A property resubdivision will require full payment of pre-existing deficit utility charges before recordation.

In accordance with Bill No. 56-32, dredging, filling or construction in any wetland is prohibited.

Project #85034
Green Spring Station Annex
Page 2
March 6, 1985

GENERAL COMMENTS: (Cont'd)

Any manmade embankment over 10 feet vertically shall be designed and/or approved by a soils engineer. The following note is to be placed on the sediment control plans and grading plans before approval will be given:

"All manmade embankments have been designed and/or certified for stability by a soils engineer."

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his site. Occupancy Permits will be withheld until such damages have been corrected.

The contours on the plan reveal rather excessive grading. The Developer's engineer is cautioned not to exceed the maximum set by Baltimore County Standards. Benching requirements shall be in accordance with Section 41.02, Item 3 of the 1983 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

HIGHWAY COMMENTS:

It appears that the engineer is revising his entrance. The revision looks reasonable as long as the new driveway meets all County criteria.

Joppa Road is an existing road, which shall ultimately be improved as a 40-foot street cross-section on a 60-foot right-of-way.

The Developer's responsibilities along the existing road frontage of the site shall be as follows:

- a. The submission of detailed construction drawings to extend a minimum distance of 200 feet beyond the limits of the site or as may be required to establish line and grade. Construction drawings have previously been prepared for this road and may be used as a guide for this project.
- b. The submission of full cross-sections is deemed necessary for design and/or construction purposes. The sections are to be taken at 25-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.
- c. The preparation of the right-of-way plat for, and the dedication of any widening and slope easements at no cost to the County.
- d. The preparation of the right-of-way plats for any offsite road rights-of-way required to make the necessary improvements. Baltimore County will attempt to acquire the right-of-way, at the Developer's cost.

Project #85034
Green Spring Station Annex
Page 3
March 6, 1985

HIGHWAY COMMENTS: (Cont'd)

- e. The grading of the widening and the existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.

- f. The construction of combination curb and gutter in its ultimate location and a maximum of 28.5 feet of paving adjacent thereto along the frontage of the property. The paving thickness shall conform with Baltimore County Standards and requirements for 11-inch thick paving.

- g. The relocation of any utilities or poles as required by the road improvements.

Mays Chapel Road may ultimately be designed to run along the eastern property line of this property, on a 60-foot right-of-way. Slope easements may be required.

The Developer shall not convey to any railroad or utility company, a right-of-way or easement which enjoys superior rights to those entitled to or to be entitled to Baltimore County by inference of the record plat within a public road right-of-way.

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.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide. Depressed curb is to be used with no curb returns to the property line.

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.

In accordance with Bill No. 32-72, street lights are required in all developments. 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.

Ramps shall be provided for physically handicapped persons at all street intersections.

Project #85034
Green Spring Station Annex
Page 4
March 6, 1985

HIGHWAY COMMENTS: (Cont'd)

Sidewalks are required adjacent to the public roads serving this site. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line, or the adjacent unnumbered area.

The Developer shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

It shall be the Developer's responsibility to have his engineer set property line control stakes on the points of curvature and points of tangency and on adjacent rights-of-way along proposed roads to be used as control for the stake-out of utilities.

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. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer. The Developer must prove that any offsite pipes or drainage ditches will take his storm drainage flows.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on a plan and submitted to Baltimore County for review.

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.

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.

Project #85034
Green Spring Station Annex
Page 5
March 6, 1985

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

A sediment control plan is required. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year, 10-year and 100-year frequency storm must be provided on the site.

Storm water management must comply with the requirements of the 1984 Baltimore County Storm Water Management Policy and Design Manual adopted September 11, 1984. A public drainage and utility easement will be required around the entire storm water management facility.

Temporary construction easements of adequate width are necessary adjacent to all offsite rights-of-way or easements where utility construction is planned. They should be indicated on the right-of-way plats and construction drawings.

Occupancy Permits shall be withheld until offsite right-of-way and utility construction as required have been cleared and the contract for the utilities has been awarded.

The Developer is responsible for the cost of temporary structures and measures required in the event of sectional development.

WATER AND SANITARY SEWER COMMENTS:

A preliminary print of this property has been referred to the Baltimore City Water Division for review and comment in regard to adequacy of water pressure in this development. If Baltimore City has any comment, it will be forwarded.

Public water and sewer facilities exist in Joppa Road.

However, before the Developer can hook into these facilities, he must prove that the downstream sewers are large enough to take his flows. If the existing sewers are not adequate, he may be required to supplement the existing sewer. A sewer study will be required. He must also satisfy the Baltimore County Fire Department that adequate fire flows are available to serve this facility.

After all the problems mentioned above are resolved, permission to obtain a metered connection for water and a connection for sewer from the existing mains may be obtained from the Department of Permits and Licenses.

Project #85034
Green Spring Station Annex
Page 6
March 6, 1985

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

The Developer is responsible for the cost of capping or plugging any existing house connection not used to serve the proposed site.

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized in accordance with current County policy.

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.

The Developer will be given credit for one System Connection Charge for each existing house which is now connected into the public services.

Water and sanitary sewer service connections shall be installed by a utility contractor prior to the road improvements and shall be included in the Public Works Agreement.

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.

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.

This site is subject to the sewer allocation policy as established by the Baltimore County Council.

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

For the construction of two or more buildings, the Developer shall submit one (1) set of engineering drawings, signed and sealed by a Design Engineer, to be directed to the Plumbing Division via the Buildings Review Section when applying for a new building permit application. These drawings will include, but are not limited to the following information:

- a. All proposed lines will be marked with size of line and type of pipe.
- b. Length of line between changes in direction or changes in grade, or between manholes and/or cleanouts.
- c. Invert elevations for all proposed cleanouts and/or manholes.
- d. Proposed elevations and grades of proposed building floor elevations and finished grades.

APR 9 1985